

# Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE STARK COUNTY ASSOCIATION OF REALTORS®



## December 2015



## Quick Facts

**+ 31.7%**      **+ 13.1%**      **- 5.6%**      **+ 73.5%**

Change in <b>Closed Sales</b> Stark County	Change in <b>Median Sales Price</b> Stark County	Change in <b>Closed Sales</b> Carroll County	Change in <b>Median Sales Price</b> Carroll County
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# Stark County Market Overview

Key market metrics for the current month and year-to-date figures for **Stark County Only**.



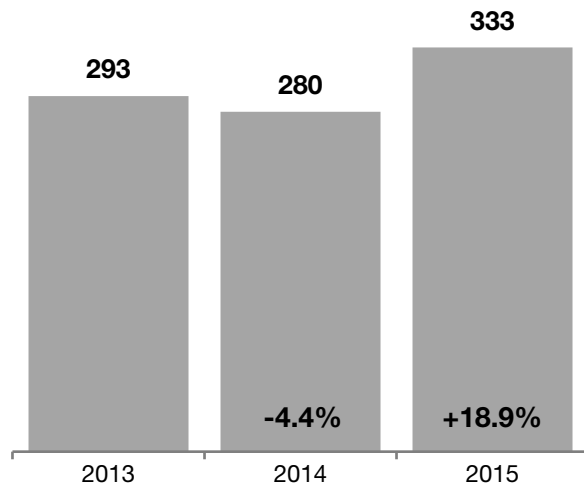
Key Metrics	Historical Sparklines	12-2014	12-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		280	<b>333</b>	+ 18.9%	6,275	<b>6,775</b>	+ 8.0%
<b>Pending Sales</b>		215	<b>292</b>	+ 35.8%	3,920	<b>4,415</b>	+ 12.6%
<b>Closed Sales</b>		290	<b>382</b>	+ 31.7%	3,913	<b>4,264</b>	+ 9.0%
<b>Days on Market Until Sale</b>		85	<b>75</b>	- 11.8%	77	<b>77</b>	0.0%
<b>Median Sales Price</b>		\$102,000	<b>\$115,350</b>	+ 13.1%	\$114,900	<b>\$120,500</b>	+ 4.9%
<b>Average Sales Price</b>		\$124,060	<b>\$132,417</b>	+ 6.7%	\$128,777	<b>\$136,001</b>	+ 5.6%
<b>Percent of Original List Price Received</b>		90.9%	<b>93.3%</b>	+ 2.6%	92.4%	<b>93.3%</b>	+ 1.0%
<b>Housing Affordability Index</b>		238	<b>210</b>	- 11.7%	211	<b>201</b>	- 4.8%
<b>Inventory of Homes for Sale</b>		1,327	<b>1,292</b>	- 2.6%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		4.1	<b>3.5</b>	- 13.6%	--	<b>--</b>	--

# New Listings

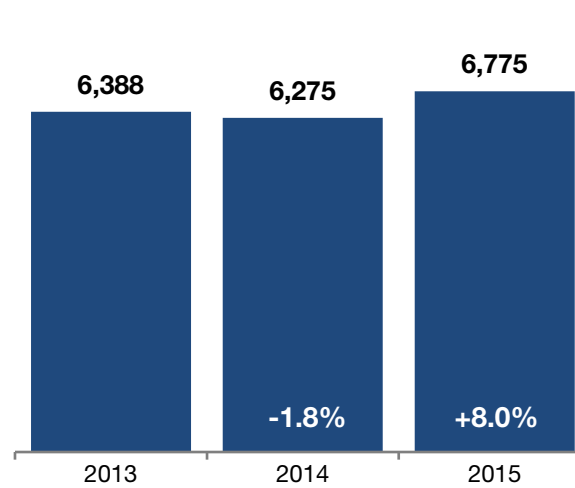
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## December



## Year To Date



Month	Prior Year	Current Year	+ / -
January	456	428	-6.1%
February	411	364	-11.4%
March	519	543	+4.6%
April	635	687	+8.2%
May	627	698	+11.3%
June	671	680	+1.3%
July	684	727	+6.3%
August	551	689	+25.0%
September	527	594	+12.7%
October	539	626	+16.1%
November	375	406	+8.3%
December	280	333	+18.9%
<b>12-Month Avg</b>	<b>523</b>	<b>565</b>	<b>+8.0%</b>

## Historical New Listing Activity

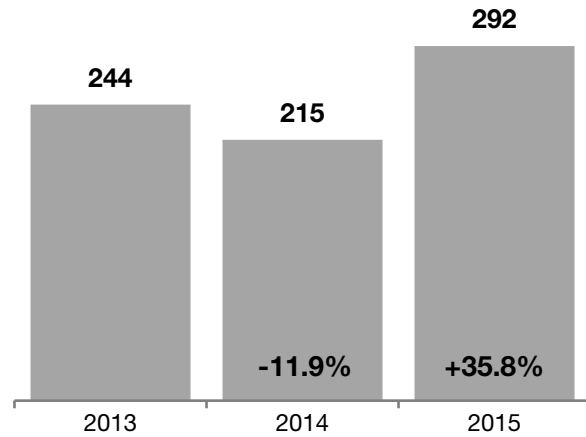


# Pending Sales

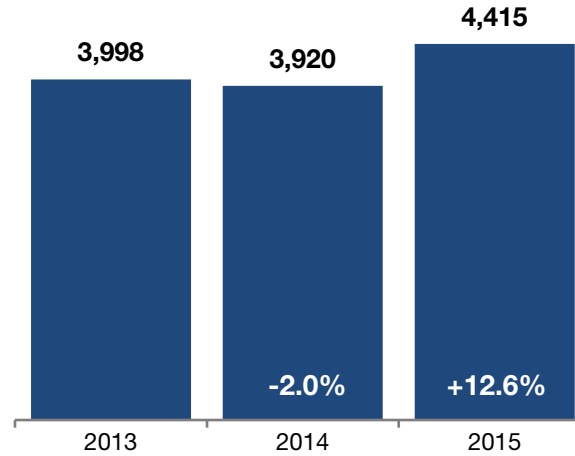
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



## December

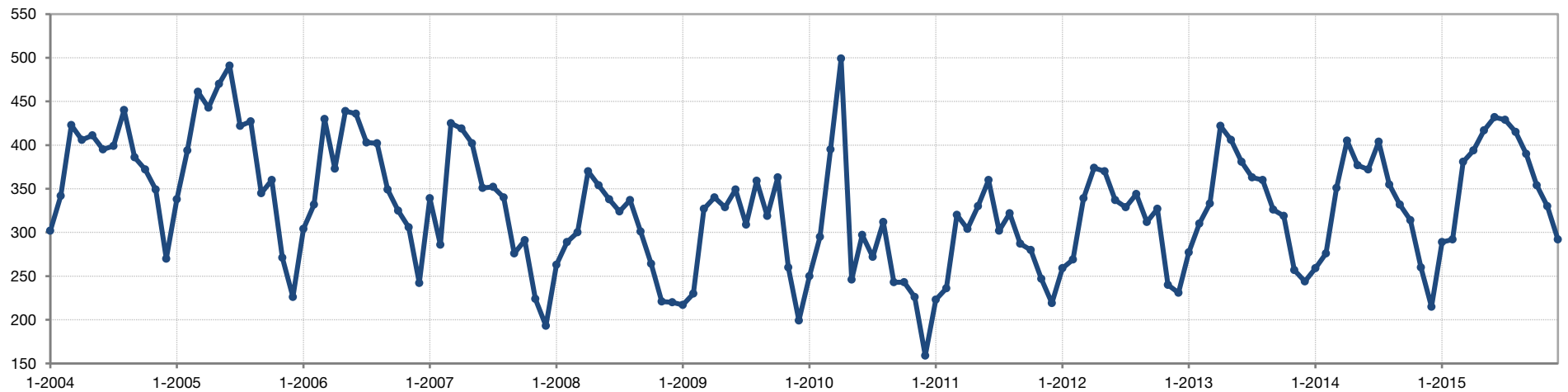


## Year To Date



Month	Prior Year	Current Year	+ / -
January	259	289	+11.6%
February	276	292	+5.8%
March	351	381	+8.5%
April	405	394	-2.7%
May	377	417	+10.6%
June	372	432	+16.1%
July	404	429	+6.2%
August	355	415	+16.9%
September	332	390	+17.5%
October	314	354	+12.7%
November	260	330	+26.9%
December	215	292	+35.8%
<b>12-Month Avg</b>	<b>327</b>	<b>368</b>	<b>+12.6%</b>

## Historical Pending Sales Activity

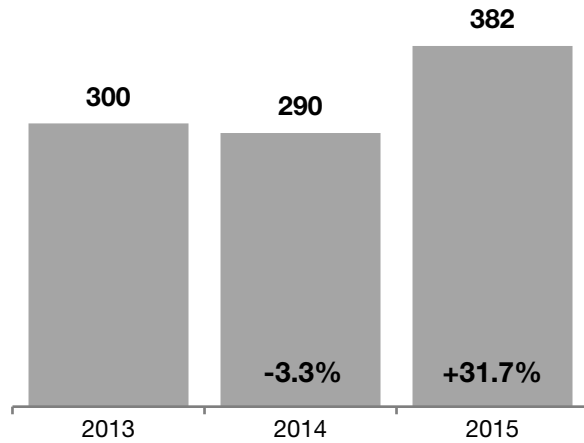


# Closed Sales

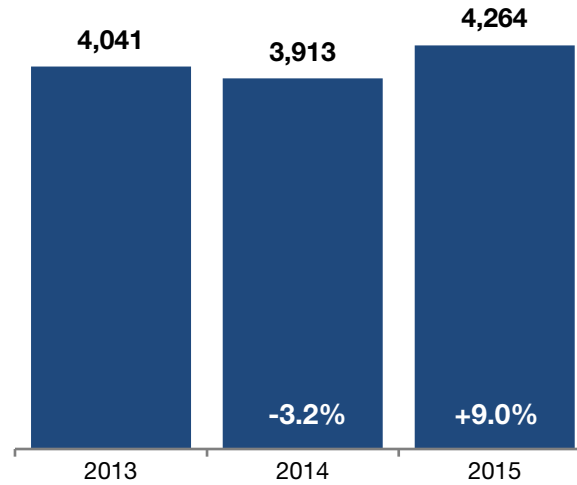
A count of the actual sales that have closed in a given month for **Stark County Only**.



## December

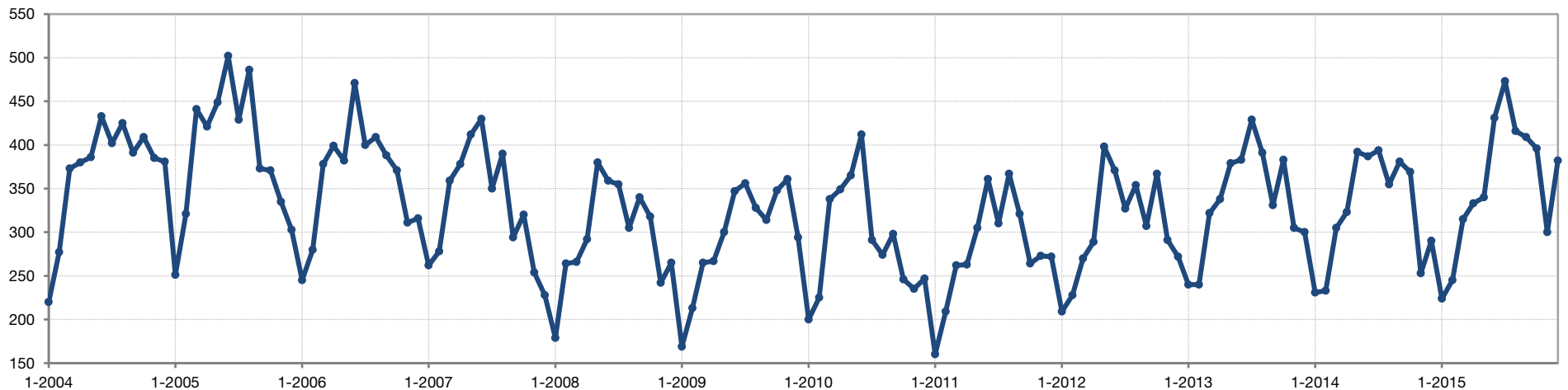


## Year To Date



Month	Prior Year	Current Year	+ / -
January	231	224	-3.0%
February	233	245	+5.2%
March	305	315	+3.3%
April	323	333	+3.1%
May	392	340	-13.3%
June	387	431	+11.4%
July	394	473	+20.1%
August	355	416	+17.2%
September	381	409	+7.3%
October	369	396	+7.3%
November	253	300	+18.6%
December	290	382	+31.7%
<b>12-Month Avg</b>	<b>326</b>	<b>355</b>	<b>+9.1%</b>

## Historical Closed Sales Activity

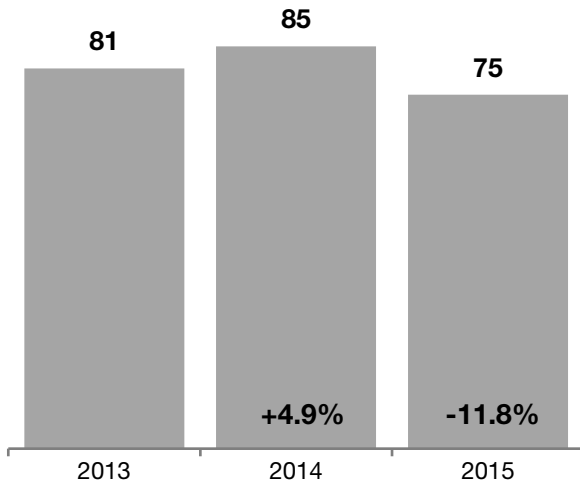


# Days on Market Until Sale

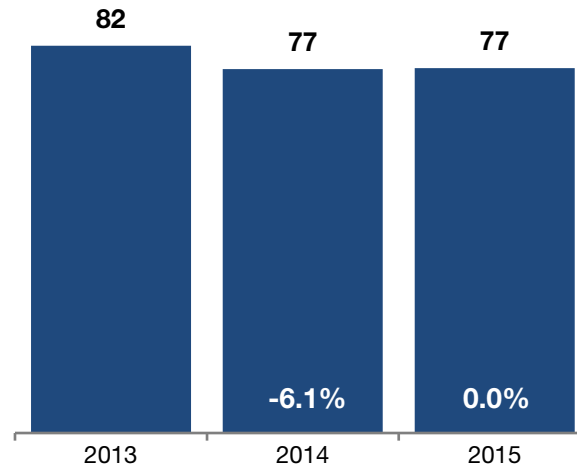
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## December



## Year To Date



Month	Prior Year	Current Year	+ / -
January	90	92	+2.2%
February	89	92	+3.4%
March	82	97	+18.3%
April	83	96	+15.7%
May	84	81	-3.6%
June	68	64	-5.9%
July	71	67	-5.6%
August	70	67	-4.3%
September	69	73	+5.8%
October	79	72	-8.9%
November	61	71	+16.4%
December	85	75	-11.8%
<b>12-Month Avg</b>	<b>77</b>	<b>77</b>	<b>0.0%</b>

## Historical Days on Market Until Sale

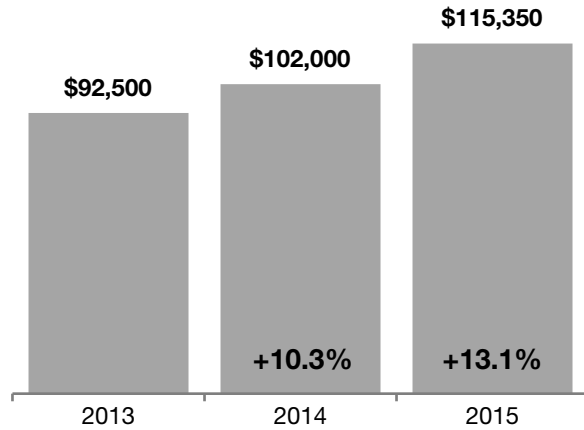


# Median Sales Price

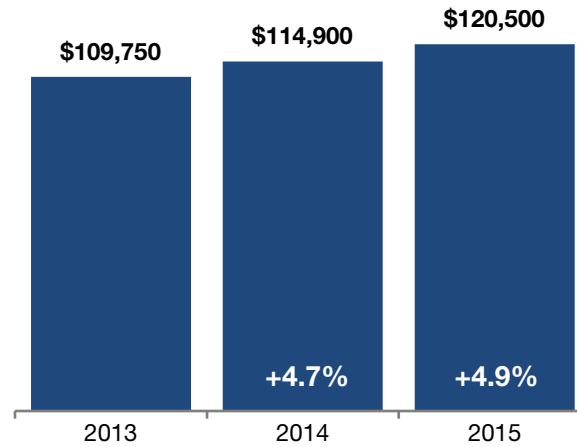
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## December



## Year To Date



Month	Prior Year	Current Year	+ / -
January	\$84,000	\$99,450	+18.4%
February	\$99,900	\$95,000	-4.9%
March	\$104,000	\$120,000	+15.4%
April	\$110,000	\$110,000	0.0%
May	\$115,900	\$127,250	+9.8%
June	\$121,000	\$126,250	+4.3%
July	\$122,000	\$130,000	+6.6%
August	\$120,000	\$128,250	+6.9%
September	\$124,450	\$116,500	-6.4%
October	\$115,000	\$126,000	+9.6%
November	\$118,008	\$114,900	-2.6%
December	\$102,000	\$115,350	+13.1%
<b>12-Month Med</b>	<b>\$114,900</b>	<b>\$120,500</b>	<b>+4.9%</b>

## Historical Median Sales Price

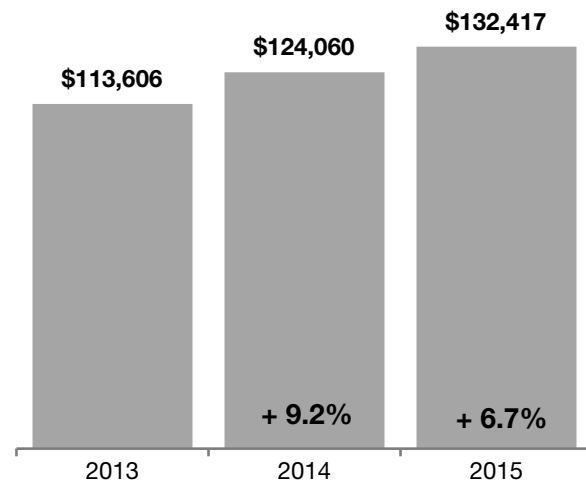


# Average Sales Price

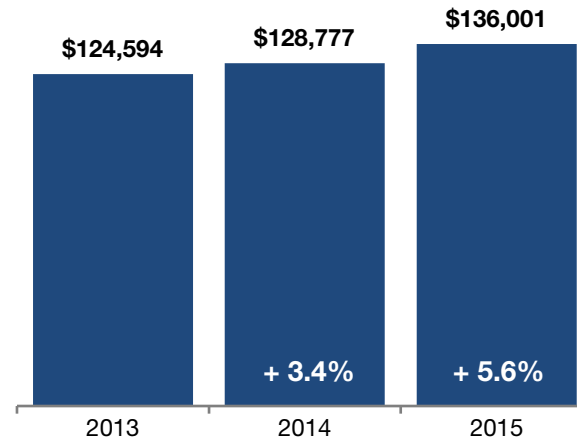
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## December



## Year To Date



Month	Prior Year	Current Year	+ / -
January	\$104,034	<b>\$115,807</b>	+11.3%
February	\$111,694	<b>\$115,447</b>	+3.4%
March	\$114,726	<b>\$135,275</b>	+17.9%
April	\$122,410	<b>\$125,371</b>	+2.4%
May	\$132,886	<b>\$141,959</b>	+6.8%
June	\$142,077	<b>\$152,750</b>	+7.5%
July	\$136,218	<b>\$144,413</b>	+6.0%
August	\$143,036	<b>\$144,347</b>	+0.9%
September	\$135,674	<b>\$133,585</b>	-1.5%
October	\$130,339	<b>\$135,167</b>	+3.7%
November	\$127,387	<b>\$134,274</b>	+5.4%
December	\$124,060	<b>\$132,417</b>	+6.7%
<b>12-Month Avg</b>	<b>\$128,777</b>	<b>\$136,001</b>	<b>+5.6%</b>

## Historical Average Sales Price



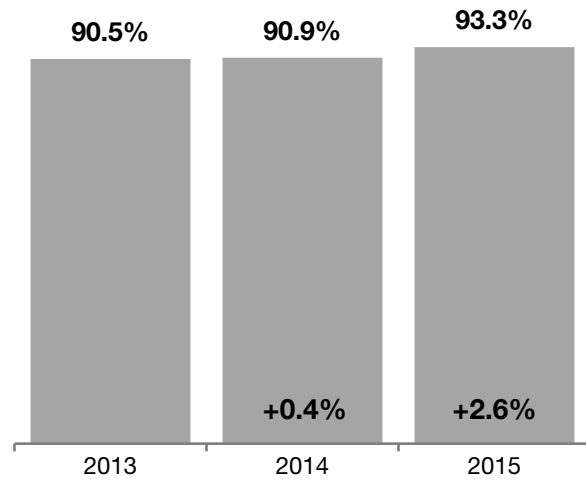


# Percent of Original List Price Received

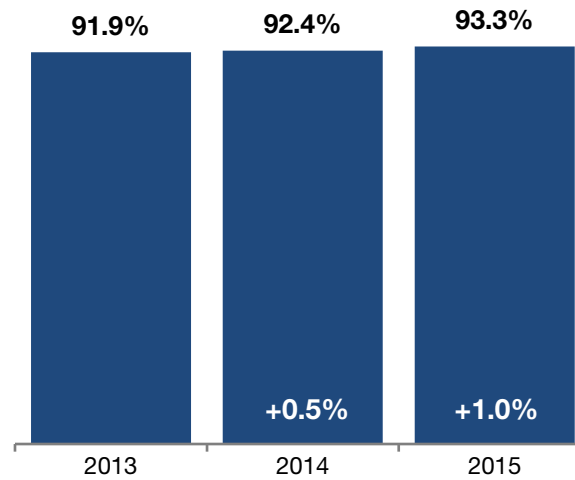


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

## December



## Year To Date



Month	Prior Year	Current Year	+ / -
January	89.2%	91.6%	+2.7%
February	89.9%	90.5%	+0.7%
March	92.5%	92.8%	+0.3%
April	92.0%	93.2%	+1.3%
May	92.9%	94.4%	+1.6%
June	93.5%	95.2%	+1.8%
July	93.0%	94.6%	+1.7%
August	93.2%	93.7%	+0.5%
September	93.0%	92.8%	-0.2%
October	93.1%	92.8%	-0.3%
November	92.4%	92.5%	+0.1%
December	90.9%	93.3%	+2.6%
<b>12-Month Avg</b>	<b>92.4%</b>	<b>93.3%</b>	<b>+1.0%</b>

## Historical Percent of Original List Price Received

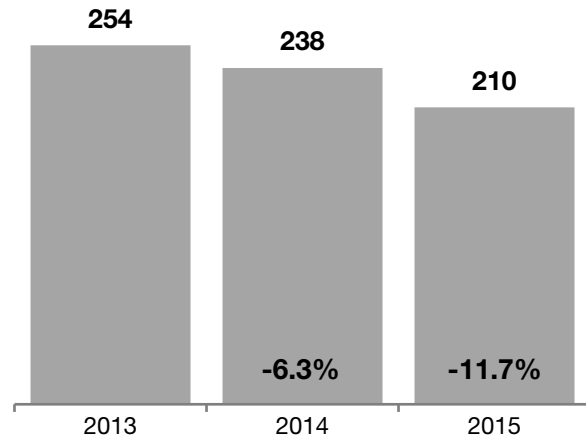


# Housing Affordability Index

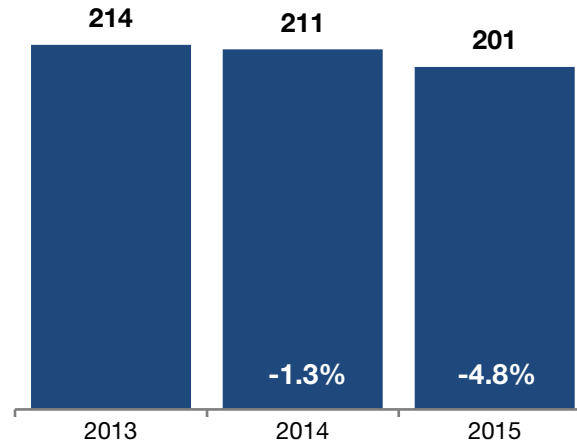


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

## December

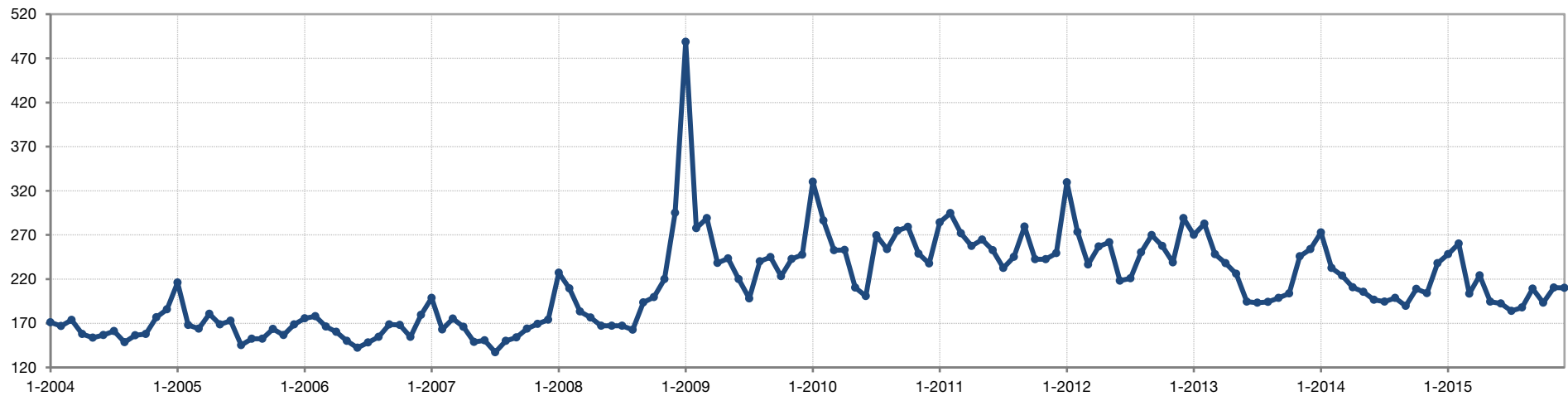


## Year To Date



Month	Prior Year	Current Year	+ / -
January	273	248	-9.0%
February	233	260	+11.9%
March	224	203	-9.2%
April	211	224	+6.5%
May	206	194	-5.4%
June	197	192	-2.2%
July	195	184	-5.4%
August	199	188	-5.5%
September	190	209	+10.2%
October	209	193	-7.5%
November	204	210	+3.1%
December	238	210	-11.7%
<b>12-Month Avg</b>	<b>215</b>	<b>210</b>	<b>-2.0%</b>

## Historical Housing Affordability Index

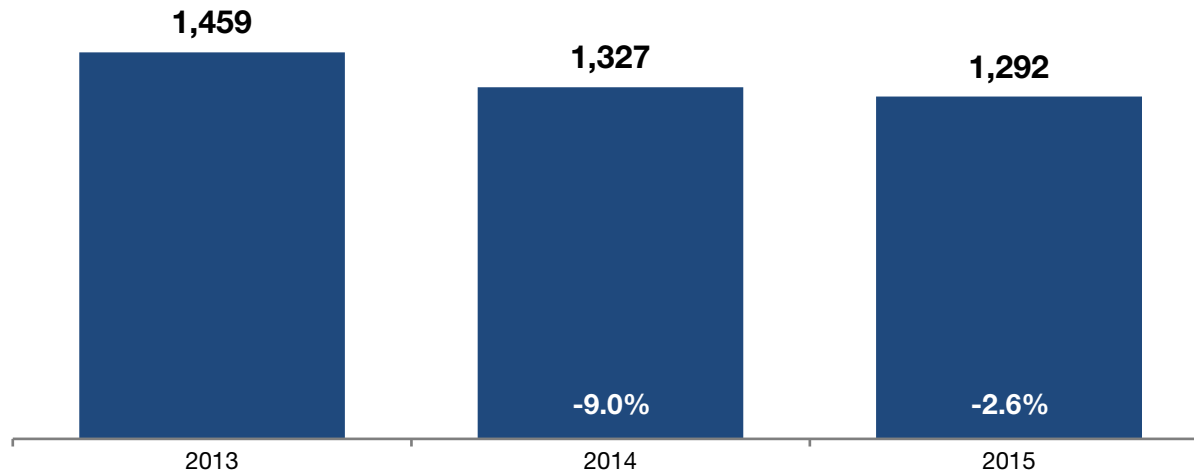


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month for **Stark County Only**.

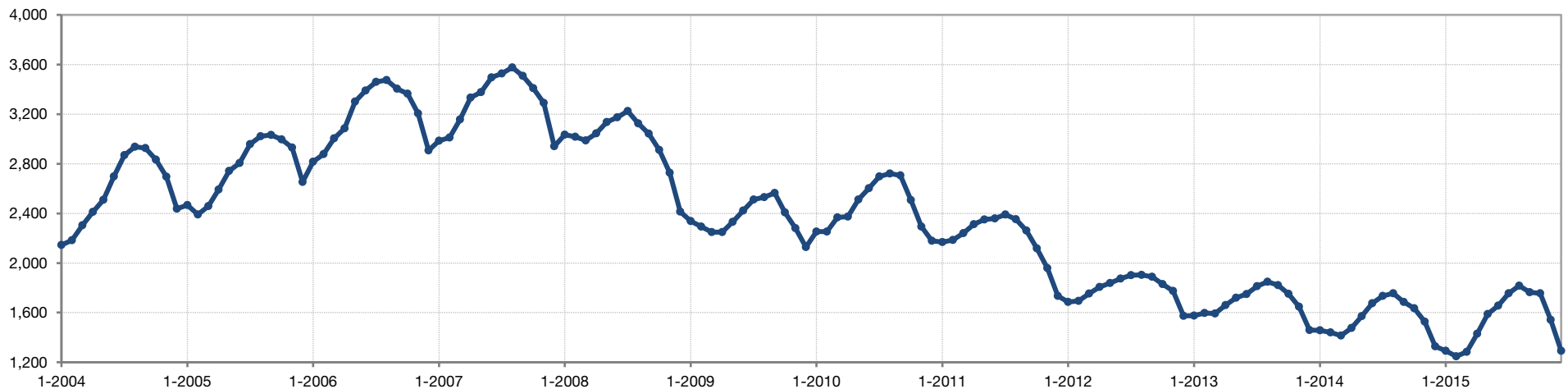


## December



Month	Prior Year	Current Year	+ / -
January	1,458	<b>1,293</b>	-11.3%
February	1,440	<b>1,248</b>	-13.3%
March	1,415	<b>1,283</b>	-9.3%
April	1,476	<b>1,430</b>	-3.1%
May	1,572	<b>1,588</b>	+1.0%
June	1,675	<b>1,657</b>	-1.1%
July	1,734	<b>1,755</b>	+1.2%
August	1,755	<b>1,816</b>	+3.5%
September	1,686	<b>1,764</b>	+4.6%
October	1,635	<b>1,755</b>	+7.3%
November	1,526	<b>1,541</b>	+1.0%
December	1,327	<b>1,292</b>	-2.6%
<b>12-Month Avg</b>	<b>1,558</b>	<b>1,535</b>	<b>-1.8%</b>

## Historical Inventory of Homes for Sale

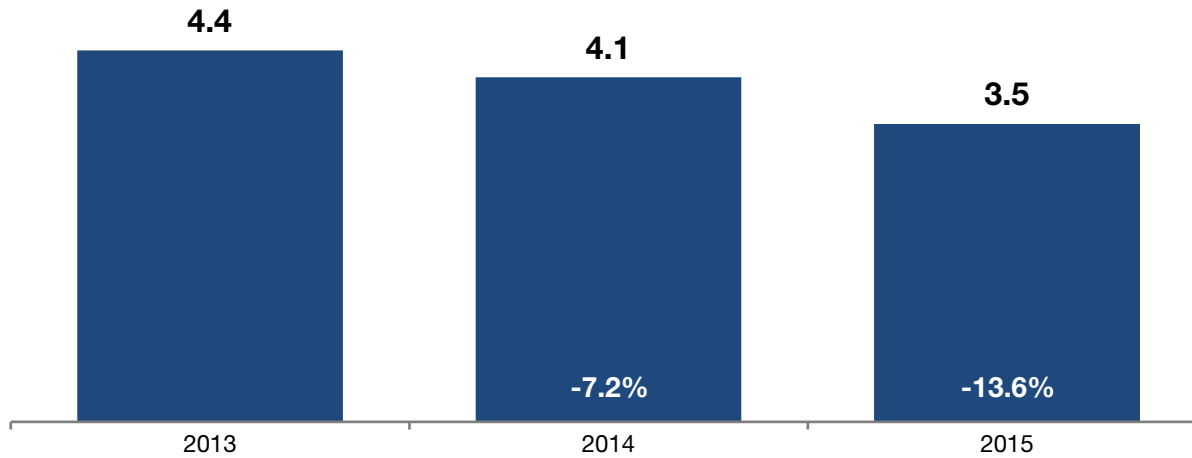


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

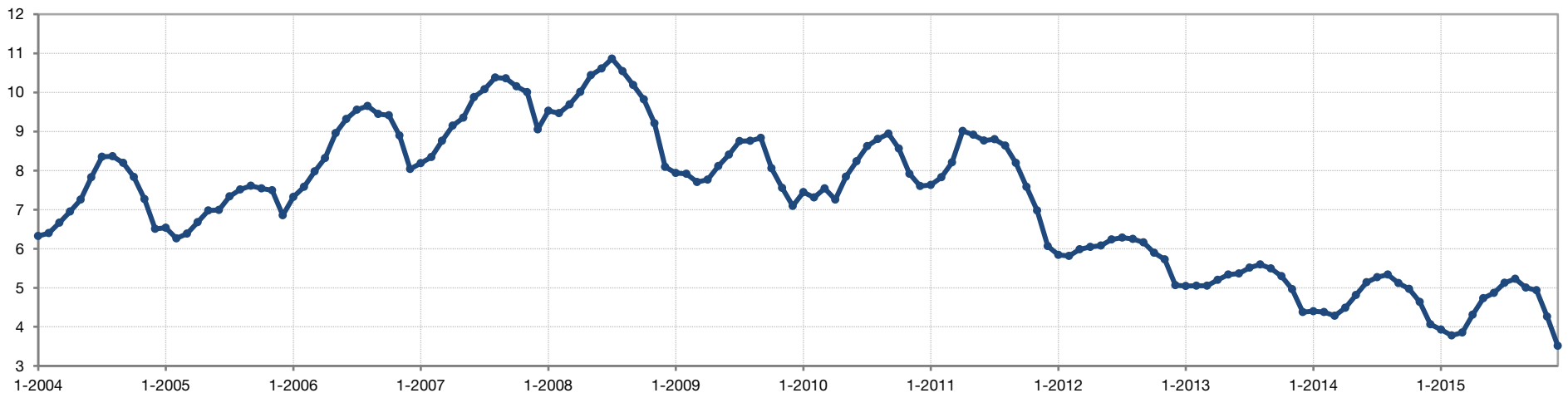


## December



Month	Prior Year	Current Year	+ / -
January	4.4	3.9	-10.6%
February	4.4	3.8	-13.8%
March	4.3	3.9	-10.1%
April	4.5	4.3	-4.0%
May	4.8	4.7	-1.7%
June	5.1	4.9	-5.3%
July	5.3	5.1	-2.7%
August	5.3	5.2	-2.1%
September	5.1	5.0	-2.2%
October	5.0	4.9	-0.8%
November	4.6	4.3	-8.1%
December	4.1	3.5	-13.6%
<b>12-Month Avg</b>	<b>4.7</b>	<b>4.5</b>	<b>-5.9%</b>

## Historical Months Supply of Inventory



# Carroll County Market Overview

Key market metrics for the current month and year-to-date figures for **Carroll County Only**.



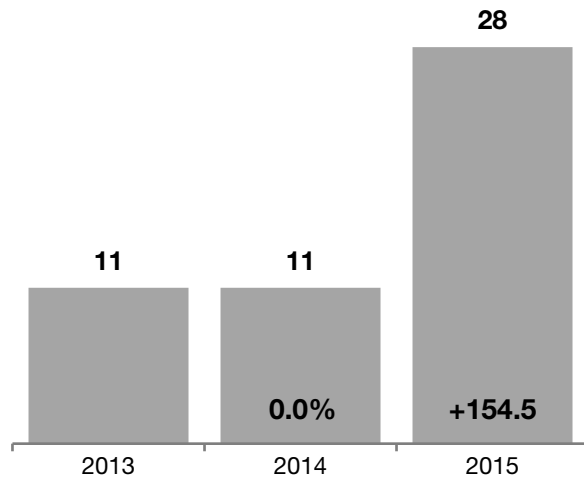
Key Metrics	Historical Sparklines	12-2014	12-2015	+ / -	YTD 2014	YTD 2015	+ / -
<b>New Listings</b>		11	<b>28</b>	+ 154.5%	395	<b>454</b>	+ 14.9%
<b>Pending Sales</b>		13	<b>18</b>	+ 38.5%	218	<b>245</b>	+ 12.4%
<b>Closed Sales</b>		18	<b>17</b>	- 5.6%	216	<b>234</b>	+ 8.3%
<b>Days on Market Until Sale</b>		78	<b>94</b>	+ 20.5%	104	<b>102</b>	- 1.9%
<b>Median Sales Price</b>		\$85,000	<b>\$147,500</b>	+ 73.5%	\$117,450	<b>\$103,450</b>	- 11.9%
<b>Average Sales Price</b>		\$107,888	<b>\$178,232</b>	+ 65.2%	\$135,264	<b>\$126,973</b>	- 6.1%
<b>Percent of Original List Price Received</b>		88.1%	<b>87.0%</b>	- 1.2%	91.7%	<b>90.6%</b>	- 1.2%
<b>Housing Affordability Index</b>		286	<b>164</b>	- 42.5%	207	<b>234</b>	+ 13.3%
<b>Inventory of Homes for Sale</b>		113	<b>123</b>	+ 8.8%	--	--	--
<b>Months Supply of Homes for Sale</b>		6.2	<b>6.0</b>	- 3.1%	--	--	--

# New Listings

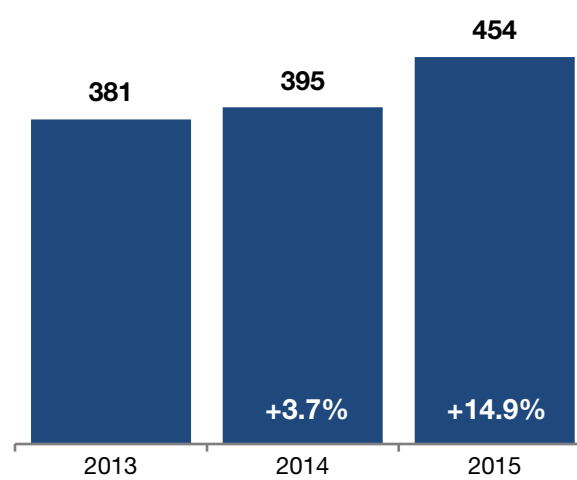
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## December

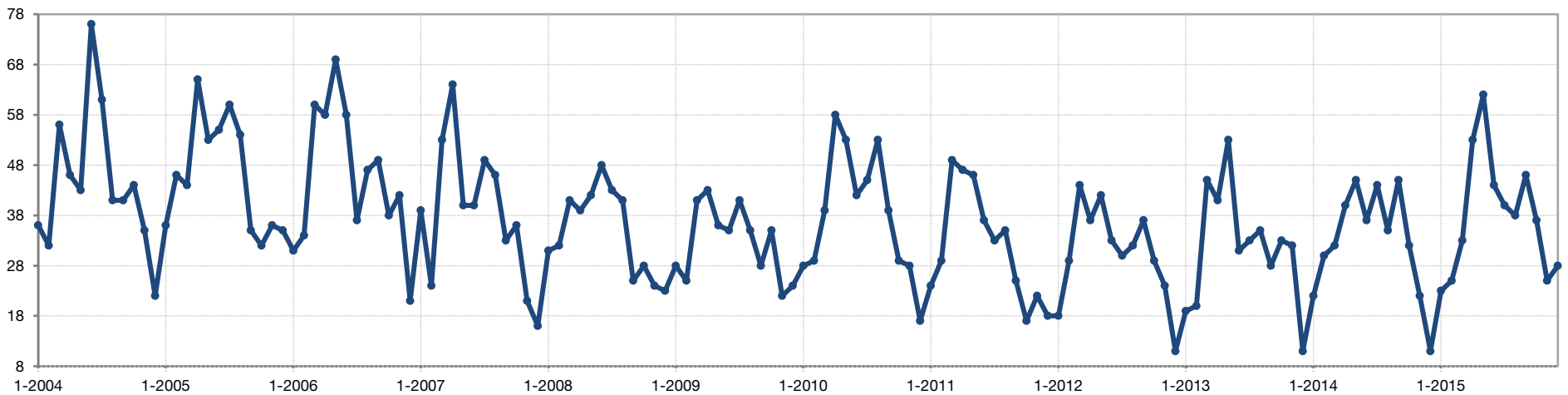


## Year To Date



Month	Prior Year	Current Year	+ / -
January	22	23	+4.5%
February	30	25	-16.7%
March	32	33	+3.1%
April	40	53	+32.5%
May	45	62	+37.8%
June	37	44	+18.9%
July	44	40	-9.1%
August	35	38	+8.6%
September	45	46	+2.2%
October	32	37	+15.6%
November	22	25	+13.6%
December	11	28	+154.5%
<b>12-Month Avg</b>	<b>33</b>	<b>38</b>	<b>+14.9%</b>

## Historical New Listing Activity

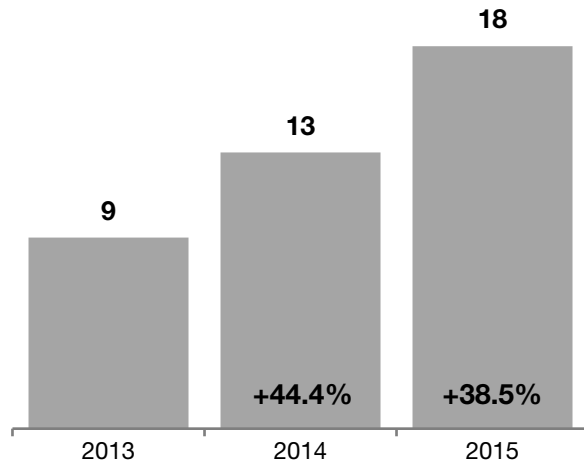


# Pending Sales

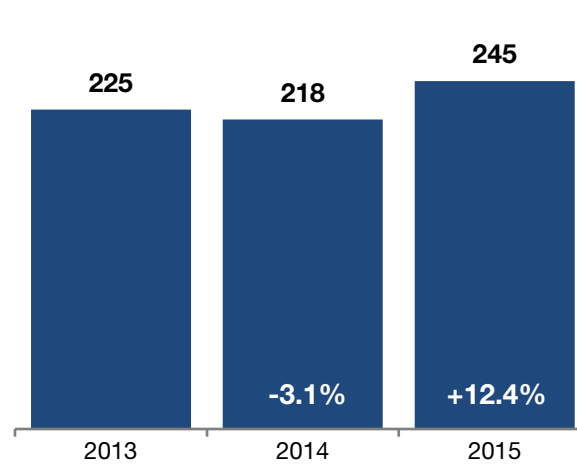
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



## December

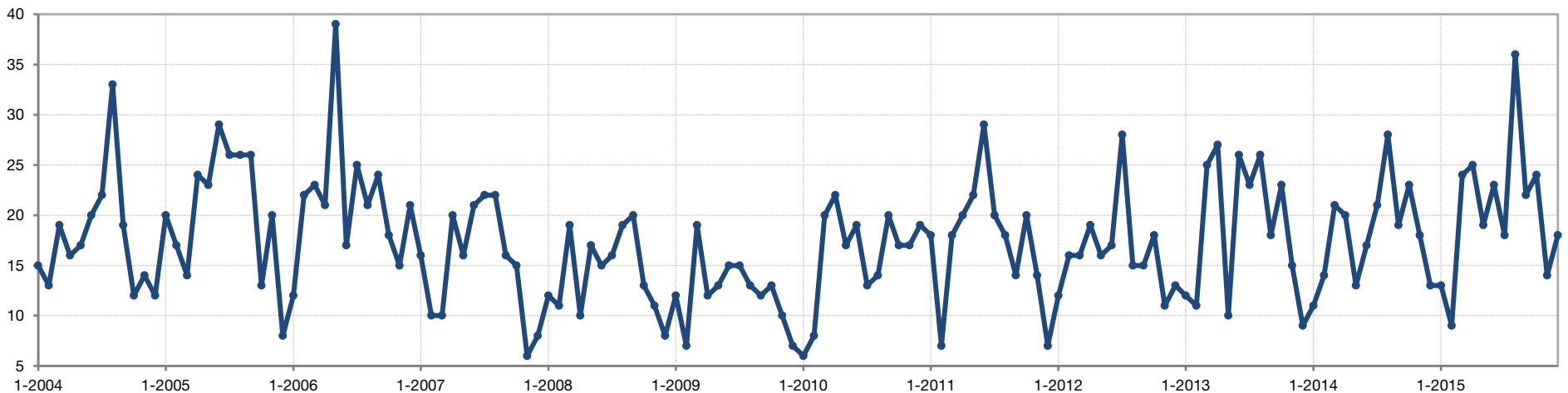


## Year To Date



Month	Prior Year	Current Year	+ / -
January	11	13	+18.2%
February	14	9	-35.7%
March	21	24	+14.3%
April	20	25	+25.0%
May	13	19	+46.2%
June	17	23	+35.3%
July	21	18	-14.3%
August	28	36	+28.6%
September	19	22	+15.8%
October	23	24	+4.3%
November	18	14	-22.2%
December	13	18	+38.5%
<b>12-Month Avg</b>	<b>18</b>	<b>20</b>	<b>+12.4%</b>

## Historical Pending Sales Activity

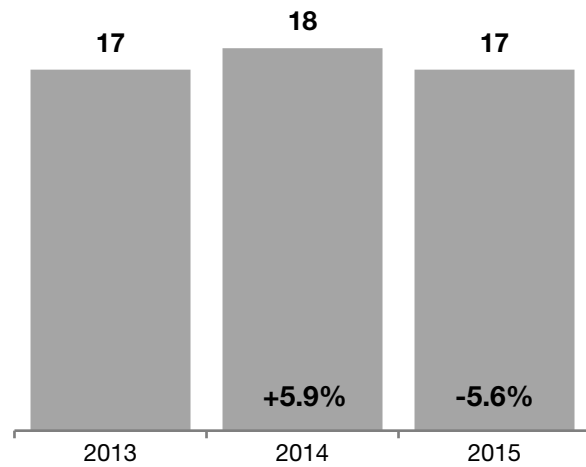


# Closed Sales

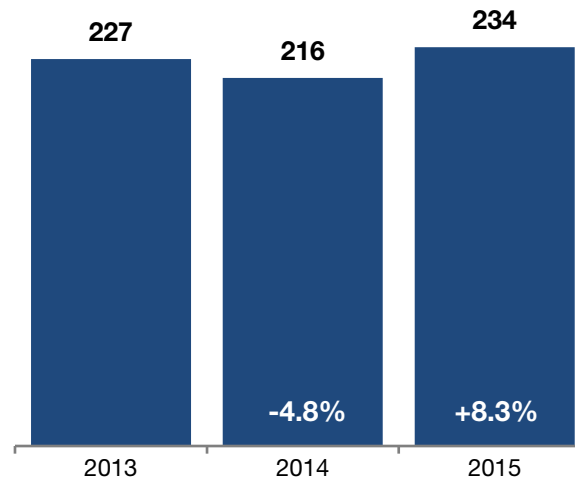
A count of the properties that have closed in a given month for **Carroll County Only**.



## December

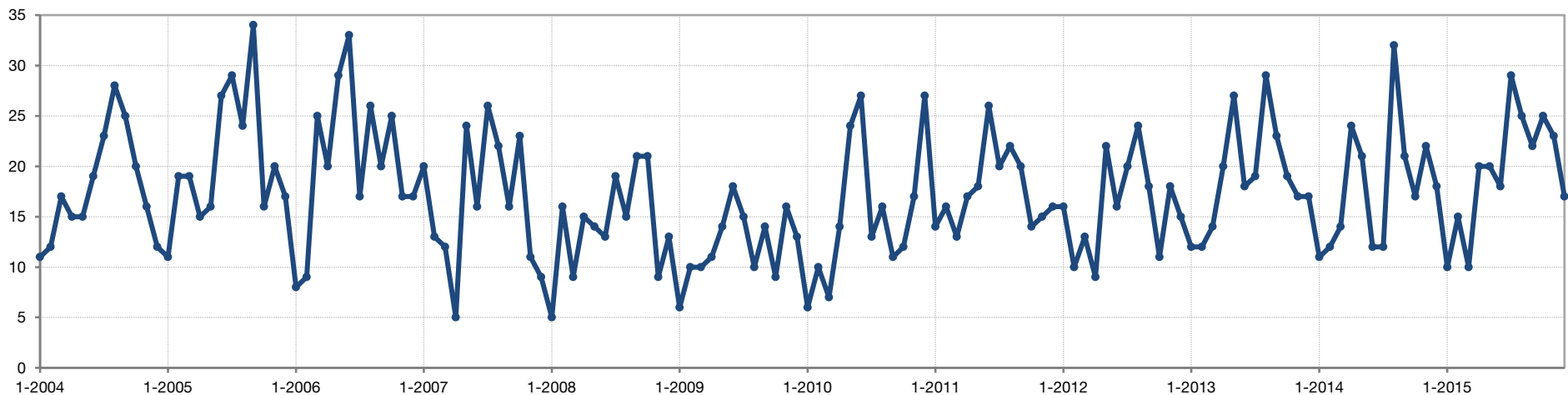


## Year To Date



Month	Prior Year	Current Year	+ / -
January	11	10	-9.1%
February	12	15	+25.0%
March	14	10	-28.6%
April	24	20	-16.7%
May	21	20	-4.8%
June	12	18	+50.0%
July	12	29	+141.7%
August	32	25	-21.9%
September	21	22	+4.8%
October	17	25	+47.1%
November	22	23	+4.5%
December	18	17	-5.6%
<b>12-Month Avg</b>	<b>18</b>	<b>20</b>	<b>+15.5%</b>

## Historical Closed Sales Activity



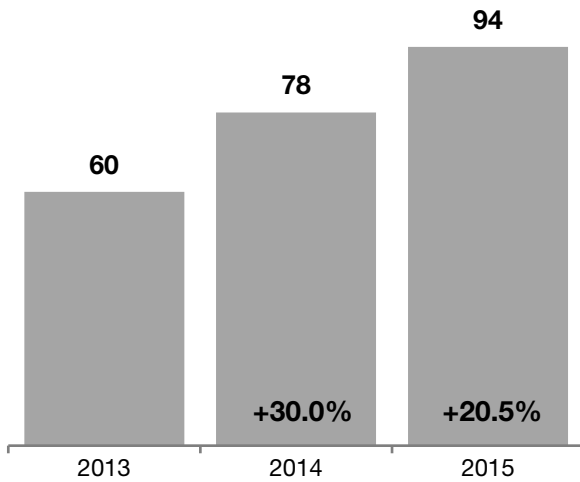


# Days on Market Until Sale

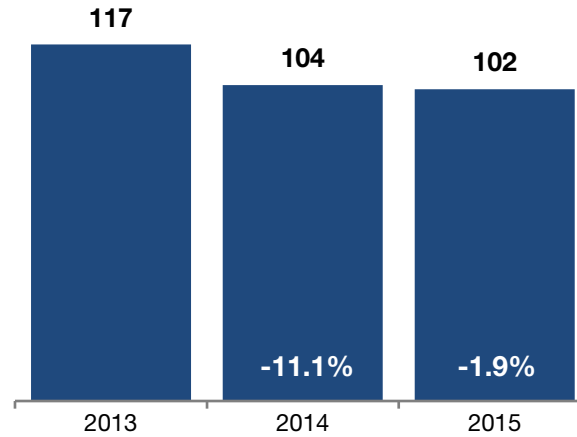
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



## December

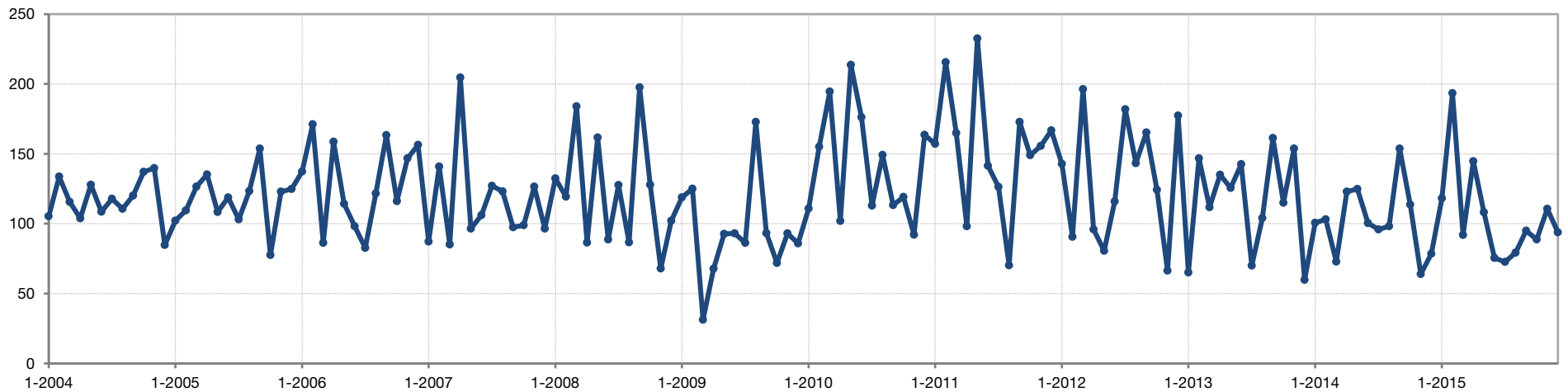


## Year To Date



Month	Prior Year	Current Year	+ / -
January	101	118	+16.8%
February	103	193	+87.4%
March	73	92	+26.0%
April	123	145	+17.9%
May	125	108	-13.6%
June	101	76	-24.8%
July	96	73	-24.0%
August	98	79	-19.4%
September	154	95	-38.3%
October	114	89	-21.9%
November	64	111	+73.4%
December	78	94	+20.5%
<b>12-Month Avg</b>	<b>104</b>	<b>102</b>	<b>-1.9%</b>

## Historical Days on Market Until Sale

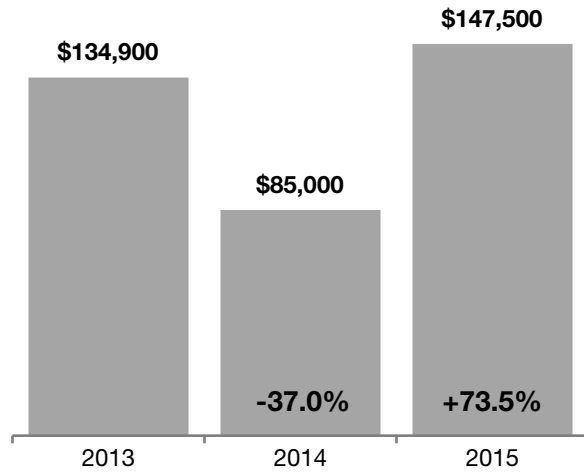


# Median Sales Price

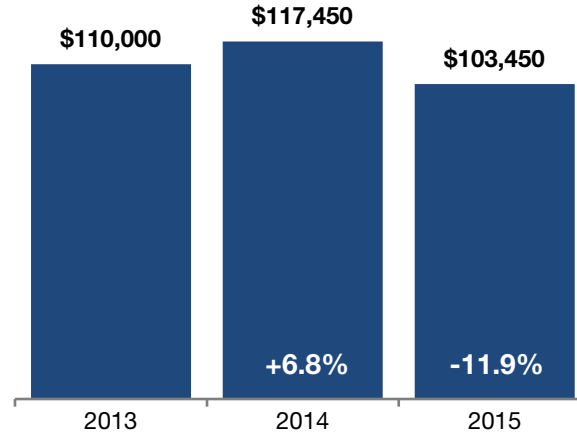
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## December

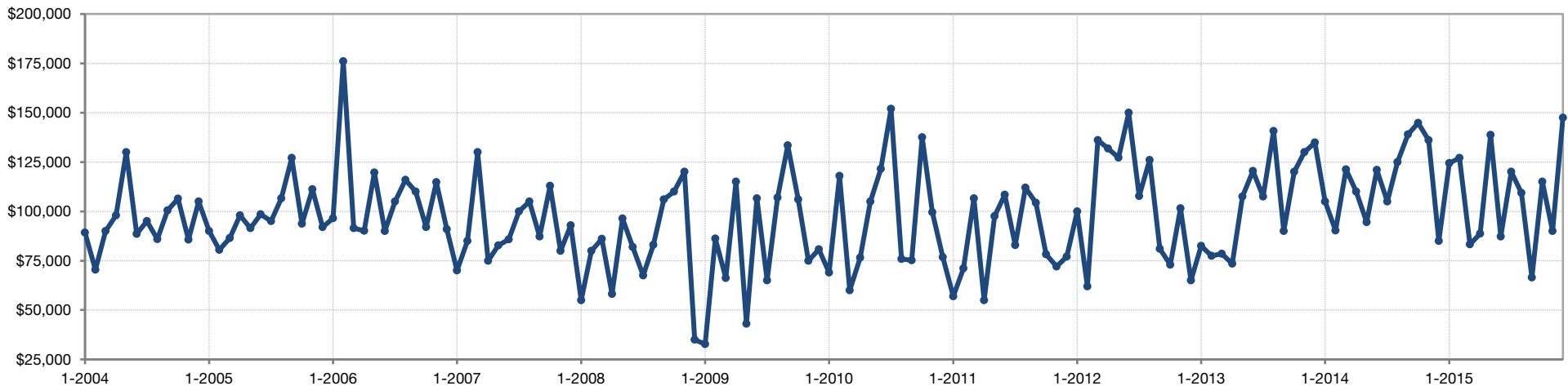


## Year To Date



Month	Prior Year	Current Year	+ / -
January	\$105,000	\$124,385	+18.5%
February	\$90,250	\$127,000	+40.7%
March	\$121,250	\$83,250	-31.3%
April	\$110,000	\$88,700	-19.4%
May	\$94,500	\$138,750	+46.8%
June	\$121,000	\$87,250	-27.9%
July	\$105,000	\$120,000	+14.3%
August	\$124,950	\$109,400	-12.4%
September	\$139,000	\$66,450	-52.2%
October	\$144,750	\$115,000	-20.6%
November	\$136,000	\$90,000	-33.8%
December	\$85,000	\$147,500	+73.5%
<b>12-Month Med</b>	<b>\$117,450</b>	<b>\$103,450</b>	<b>-11.9%</b>

## Historical Median Sales Price

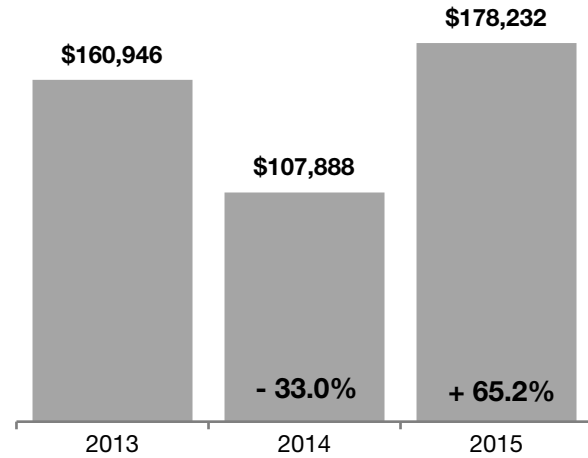


# Average Sales Price

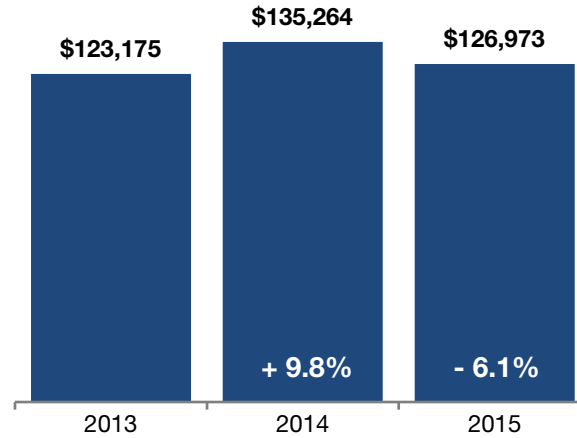
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## December

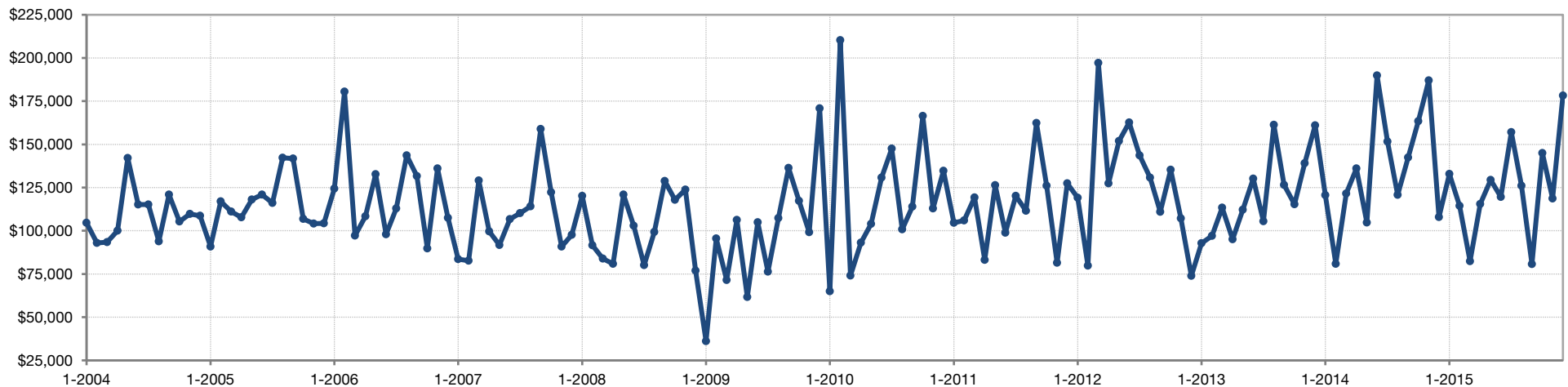


## Year To Date



Month	Prior Year	Current Year	+ / -
January	\$120,625	<b>\$132,837</b>	+10.1%
February	\$80,867	<b>\$114,420</b>	+41.5%
March	\$121,571	<b>\$82,350</b>	-32.3%
April	\$136,119	<b>\$115,485</b>	-15.2%
May	\$104,814	<b>\$129,453</b>	+23.5%
June	\$189,833	<b>\$119,498</b>	-37.1%
July	\$151,609	<b>\$157,075</b>	+3.6%
August	\$120,838	<b>\$126,029</b>	+4.3%
September	\$142,405	<b>\$80,746</b>	-43.3%
October	\$163,463	<b>\$144,959</b>	-11.3%
November	\$187,029	<b>\$118,667</b>	-36.6%
December	\$107,888	<b>\$178,232</b>	+65.2%
<b>12-Month Avg</b>	<b>\$135,264</b>	<b>\$126,973</b>	<b>-6.1%</b>

## Historical Average Sales Price

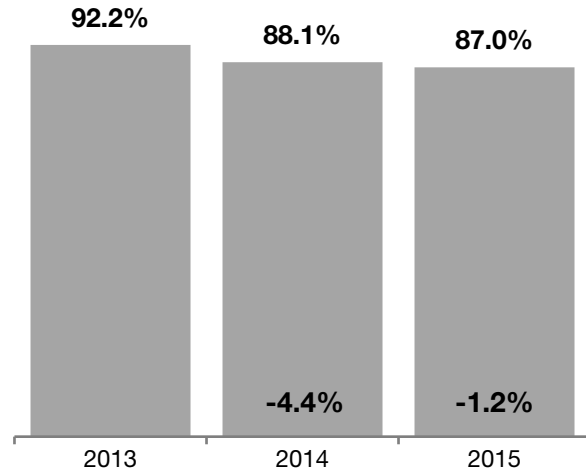


# Percent of Original List Price Received

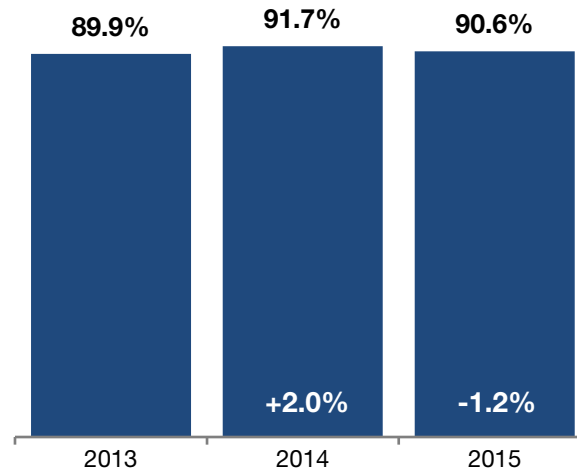


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

## December

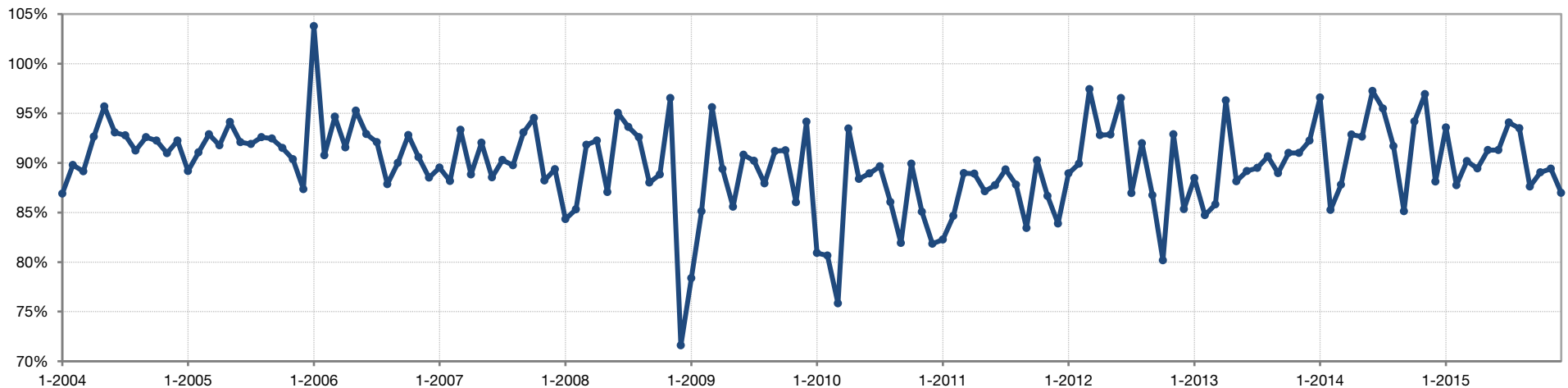


## Year To Date



Month	Prior Year	Current Year	+ / -
January	96.6%	<b>93.6%</b>	-3.1%
February	85.2%	<b>87.7%</b>	+2.9%
March	87.8%	<b>90.2%</b>	+2.7%
April	92.8%	<b>89.4%</b>	-3.7%
May	92.6%	<b>91.3%</b>	-1.4%
June	97.2%	<b>91.3%</b>	-6.1%
July	95.5%	<b>94.1%</b>	-1.5%
August	91.7%	<b>93.5%</b>	+2.0%
September	85.1%	<b>87.6%</b>	+2.9%
October	94.2%	<b>89.0%</b>	-5.5%
November	96.9%	<b>89.4%</b>	-7.7%
December	88.1%	<b>87.0%</b>	-1.2%
<b>12-Month Avg</b>	<b>91.7%</b>	<b>90.6%</b>	<b>-1.2%</b>

## Historical Percent of Original List Price Received

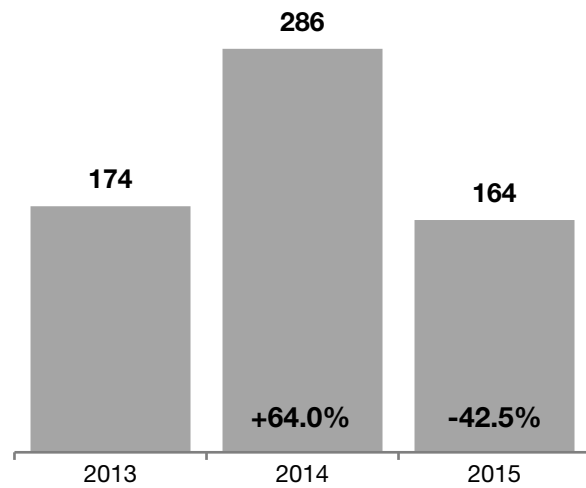


# Housing Affordability Index

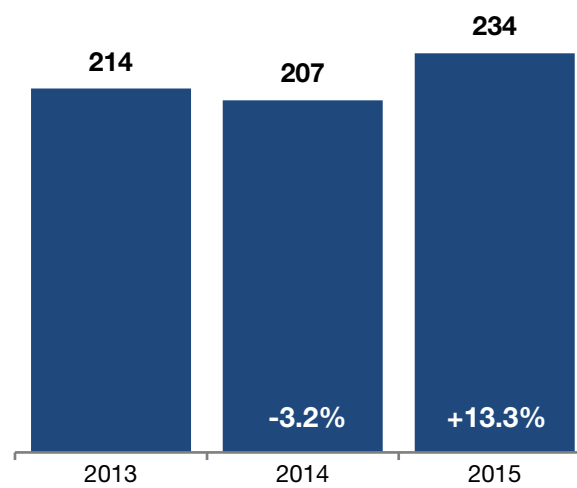


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

## December

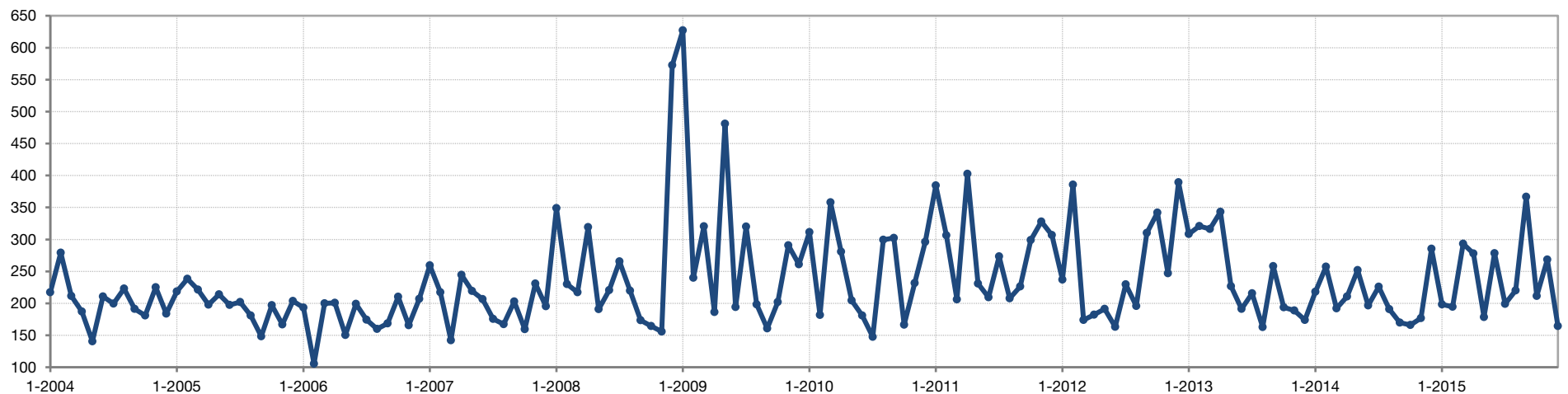


## Year To Date



Month	Prior Year	Current Year	+ / -
January	218	198	-9.0%
February	257	195	-24.4%
March	192	293	+52.6%
April	211	278	+32.0%
May	252	178	-29.3%
June	197	278	+41.6%
July	226	199	-11.8%
August	191	220	+15.4%
September	170	367	+115.8%
October	166	212	+27.5%
November	177	268	+51.7%
December	286	164	-42.5%
12-Month Avg	212	238	+18.3%

## Historical Housing Affordability Index

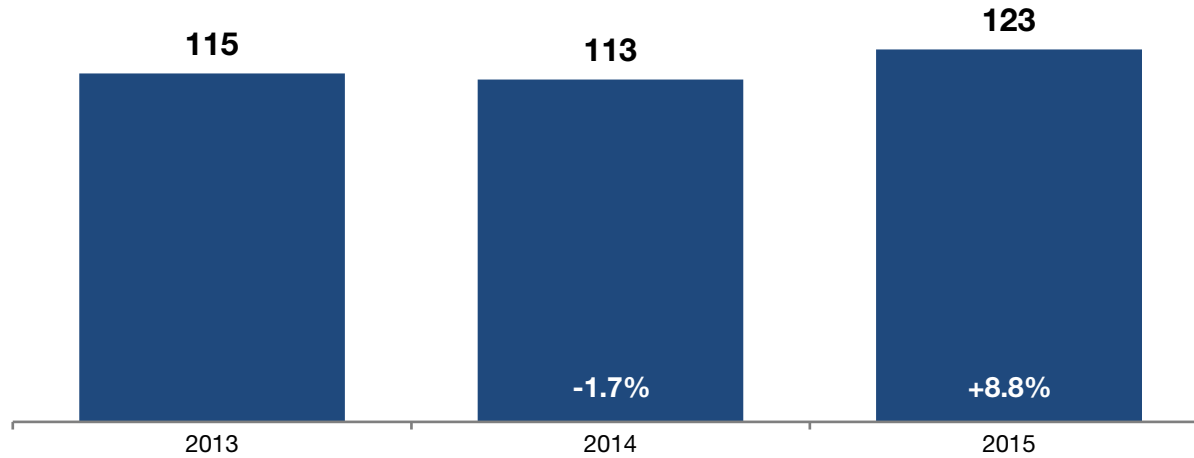


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month for **Carroll County Only**.

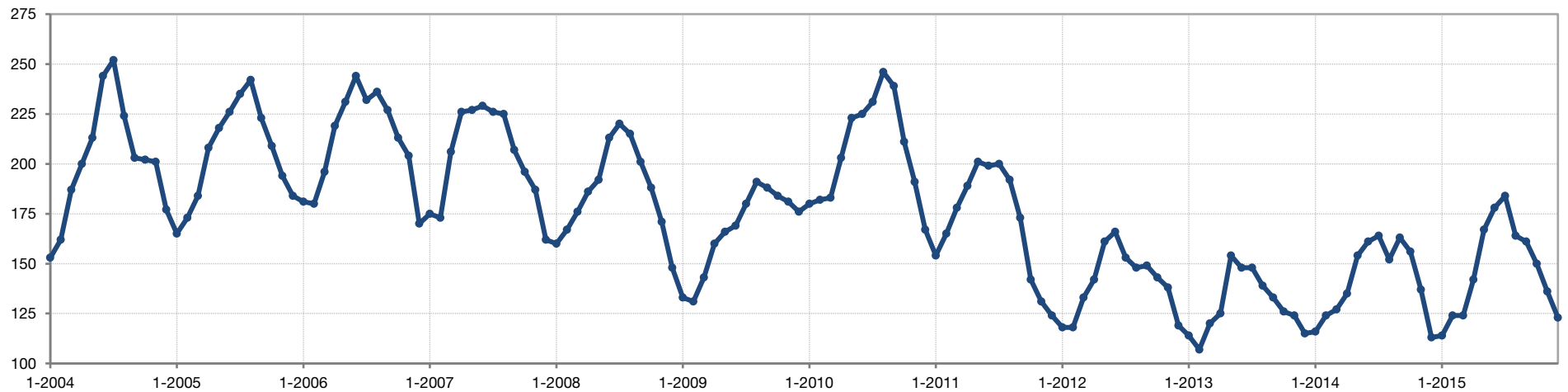


## December



Month	Prior Year	Current Year	+ / -
January	116	114	-1.7%
February	124	124	0.0%
March	127	124	-2.4%
April	135	142	+5.2%
May	154	167	+8.4%
June	161	178	+10.6%
July	164	184	+12.2%
August	152	164	+7.9%
September	163	161	-1.2%
October	156	150	-3.8%
November	137	136	-0.7%
December	113	123	+8.8%
<b>12-Month Avg</b>	<b>142</b>	<b>147</b>	<b>+3.6%</b>

## Historical Inventory of Homes for Sale

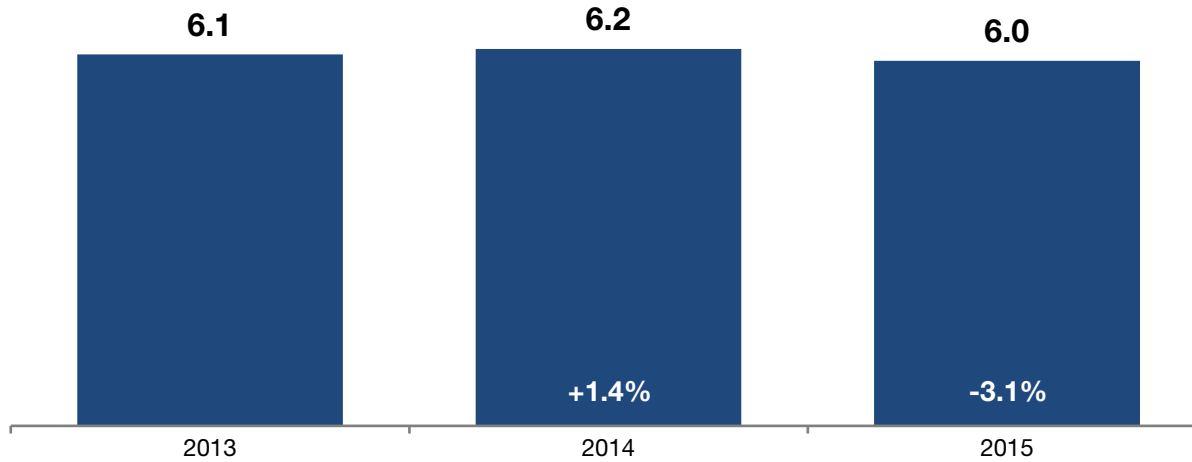


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Carroll County Only**.



## December



Month	Prior Year	Current Year	+ / -
January	6.2	6.2	+0.1%
February	6.6	6.9	+5.6%
March	6.8	6.8	-0.1%
April	7.5	7.6	+1.9%
May	8.4	8.8	+3.7%
June	9.2	9.1	-1.2%
July	9.5	9.5	+0.6%
August	8.7	8.2	-5.6%
September	9.3	8.0	-14.2%
October	8.9	7.4	-16.9%
November	7.7	6.8	-11.5%
December	6.2	6.0	-3.1%
<b>12-Month Avg</b>	<b>7.9</b>	<b>7.6</b>	<b>-3.8%</b>

## Historical Months Supply of Inventory

