

# Monthly Indicators

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



## February 2016



## Quick Facts

<b>+ 7.8%</b>	<b>+ 12.6%</b>	<b>0.0%</b>	<b>- 37.0%</b>
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

	<b>Stark County</b>	<b>Carroll County</b>
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Days On Market Until Sale	6	17
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Pct. Of Orig. Price Received	9	20
Housing Affordability Index	10	21
Inventory of Homes for Sale	11	22
Months Supply of Inventory	12	23



# Stark County Market Overview

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



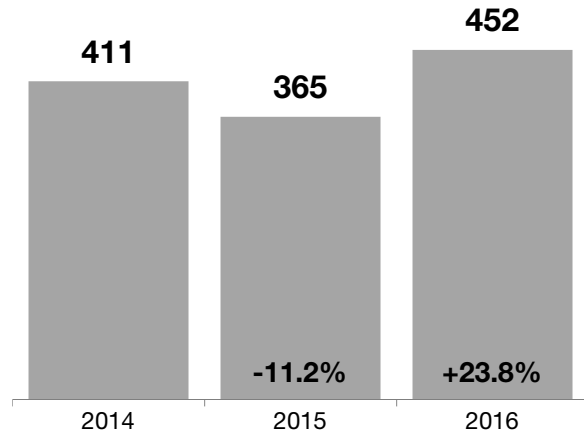
Key Metrics	Historical Sparklines	2-2015	2-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		365	<b>452</b>	+ 23.8%	792	<b>859</b>	+ 8.5%
<b>Pending Sales</b>		293	<b>377</b>	+ 28.7%	581	<b>694</b>	+ 19.4%
<b>Closed Sales</b>		245	<b>264</b>	+ 7.8%	469	<b>504</b>	+ 7.5%
<b>Days on Market Until Sale</b>		92	<b>93</b>	+ 1.1%	92	<b>94</b>	+ 2.2%
<b>Median Sales Price</b>		\$95,000	<b>\$107,000</b>	+ 12.6%	\$96,000	<b>\$110,000</b>	+ 14.6%
<b>Average Sales Price</b>		\$115,447	<b>\$134,809</b>	+ 16.8%	\$115,619	<b>\$130,805</b>	+ 13.1%
<b>Percent of Original List Price Received</b>		90.5%	<b>91.5%</b>	+ 1.1%	91.0%	<b>92.0%</b>	+ 1.1%
<b>Housing Affordability Index</b>		260	<b>236</b>	- 9.4%	257	<b>229</b>	- 10.9%
<b>Inventory of Homes for Sale</b>		1,248	<b>1,169</b>	- 6.3%	--	--	--
<b>Months Supply of Homes for Sale</b>		3.8	<b>3.1</b>	- 16.9%	--	--	--

# New Listings

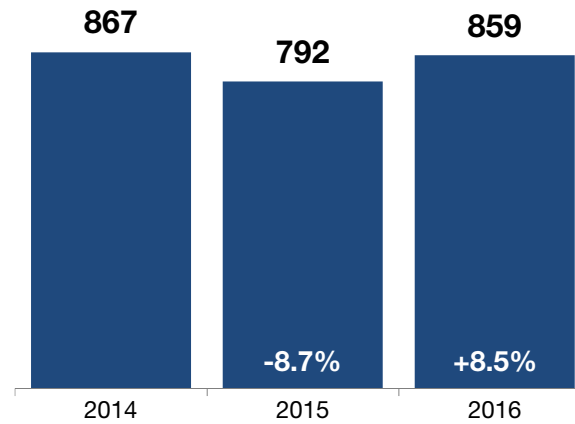
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## February

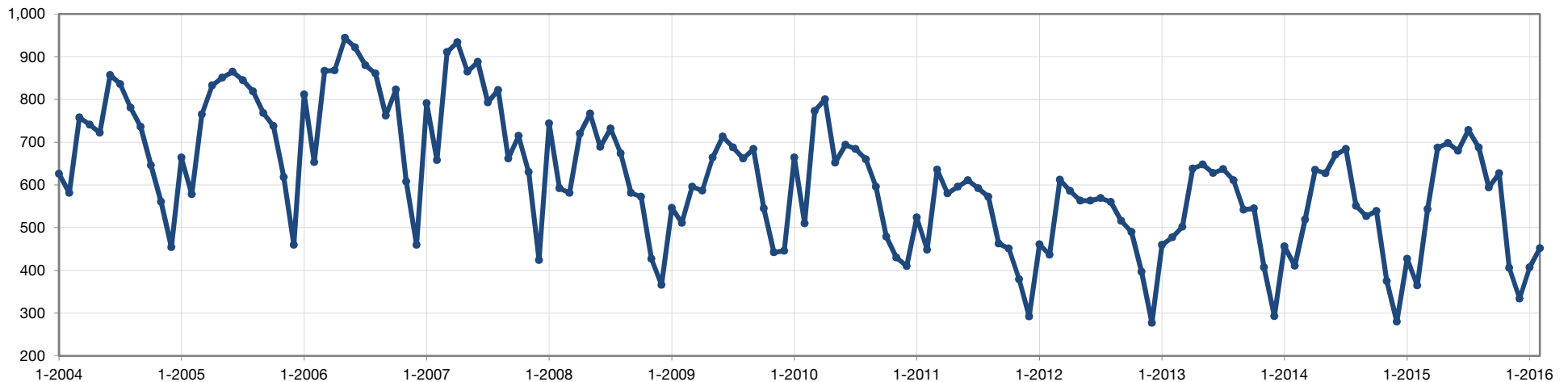


## Year To Date



Month	Prior Year	Current Year	+ / -
March	519	543	+4.6%
April	635	687	+8.2%
May	627	698	+11.3%
June	671	680	+1.3%
July	684	728	+6.4%
August	551	688	+24.9%
September	527	594	+12.7%
October	539	627	+16.3%
November	375	406	+8.3%
December	280	334	+19.3%
January	427	407	-4.7%
February	365	452	+23.8%
<b>12-Month Avg</b>	<b>517</b>	<b>570</b>	<b>+10.4%</b>

## Historical New Listing Activity

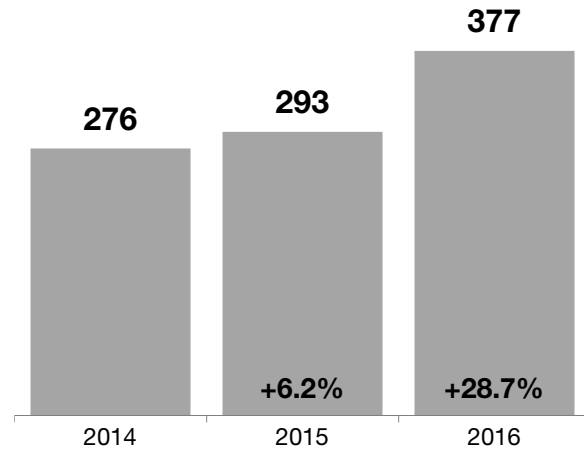


# Pending Sales

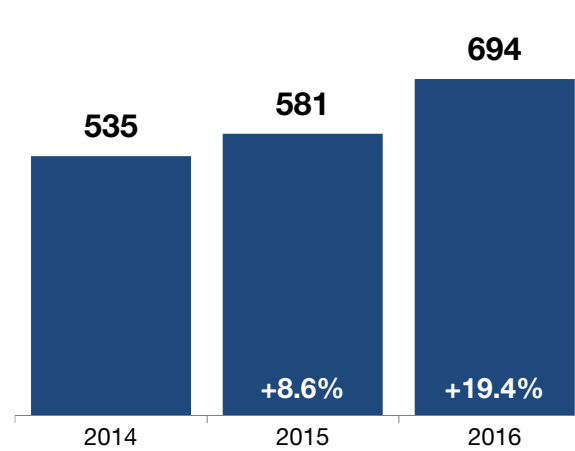
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



## February

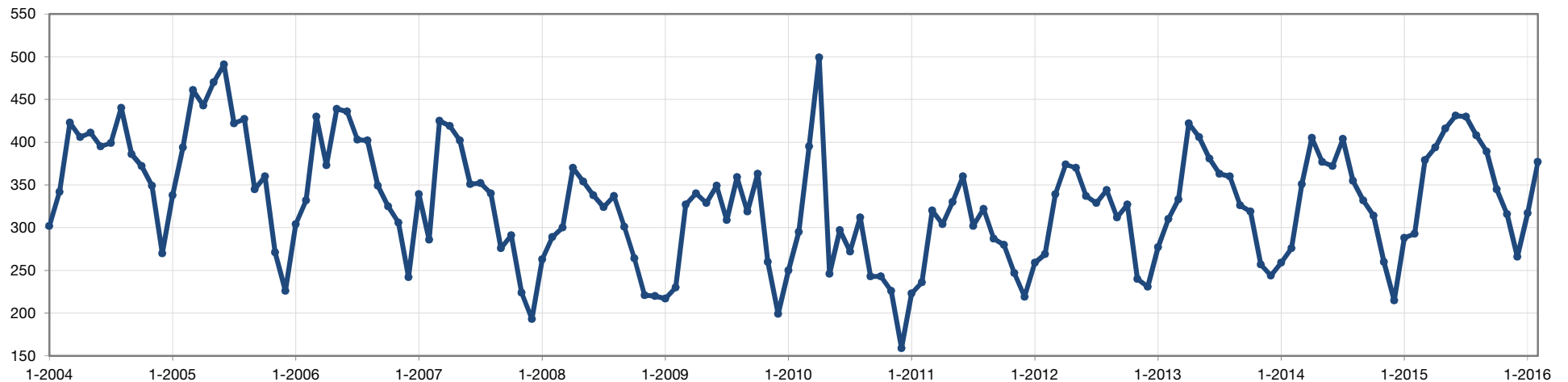


## Year To Date



Month	Prior Year	Current Year	+ / -
March	351	379	+8.0%
April	405	394	-2.7%
May	377	416	+10.3%
June	372	431	+15.9%
July	404	430	+6.4%
August	355	408	+14.9%
September	332	389	+17.2%
October	314	345	+9.9%
November	260	316	+21.5%
December	215	266	+23.7%
January	288	317	+10.1%
February	293	377	+28.7%
<b>12-Month Avg</b>	<b>331</b>	<b>372</b>	<b>+12.7%</b>

## Historical Pending Sales Activity

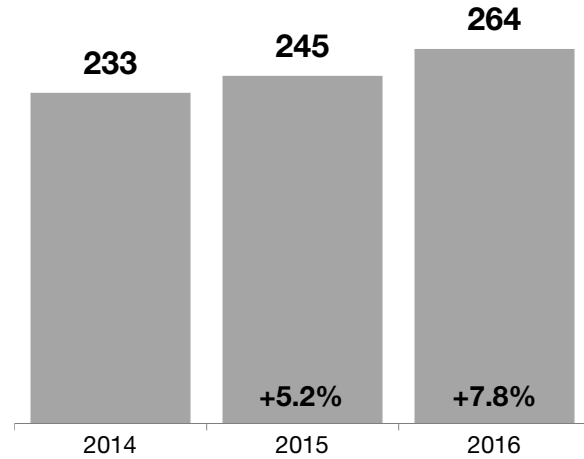


# Closed Sales

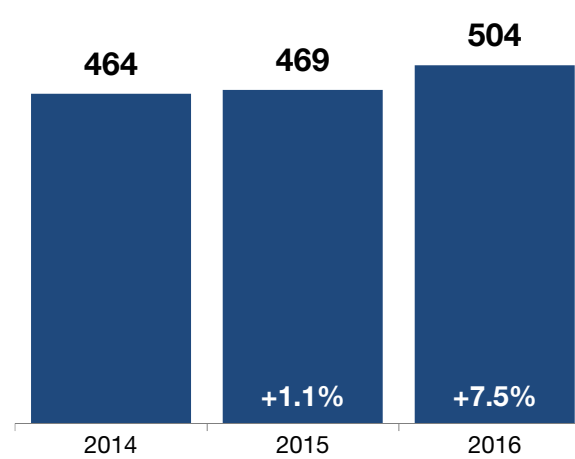
A count of the actual sales that have closed in a given month for **Stark County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	305	315	+3.3%
April	323	333	+3.1%
May	392	340	-13.3%
June	387	432	+11.6%
July	394	473	+20.1%
August	355	416	+17.2%
September	381	409	+7.3%
October	369	396	+7.3%
November	253	301	+19.0%
December	290	383	+32.1%
January	224	240	+7.1%
February	245	264	+7.8%
<b>12-Month Avg</b>	<b>327</b>	<b>359</b>	<b>+10.2%</b>

## Historical Closed Sales Activity

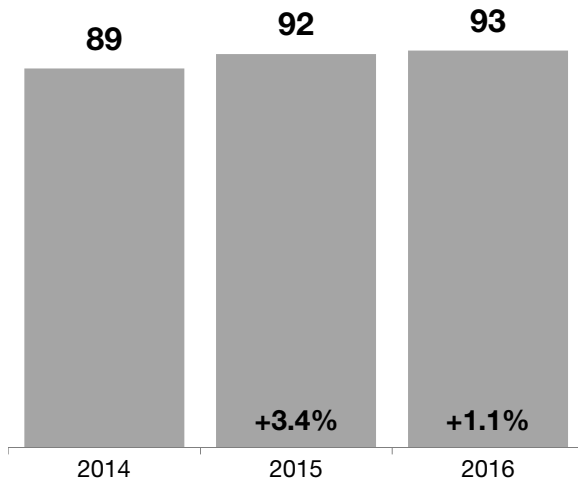


# Days on Market Until Sale

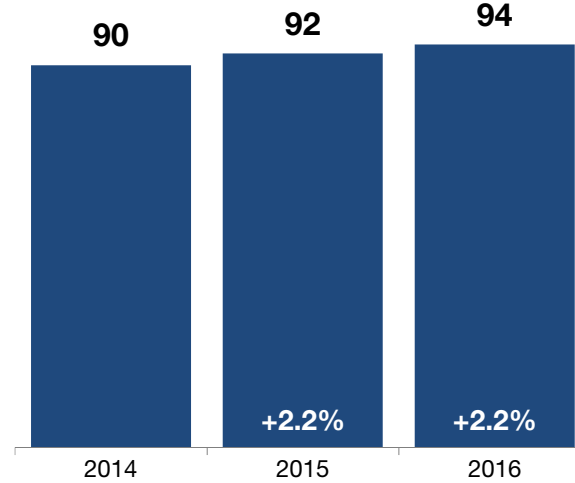
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
January	92	96	+4.3%
February	92	93	+1.1%
<b>12-Month Avg</b>	<b>77</b>	<b>77</b>	<b>0.0%</b>

## Historical Days on Market Until Sale

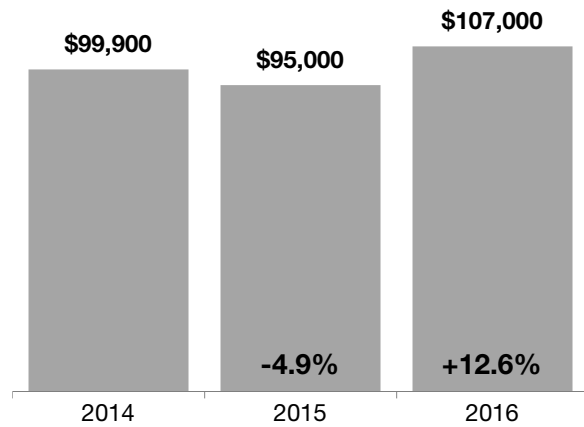


# Median Sales Price

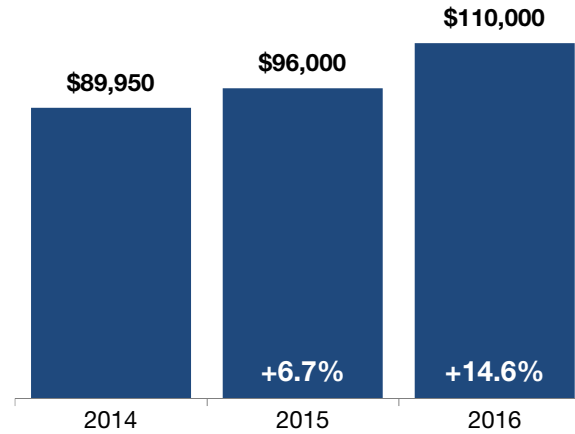
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$104,000	\$120,000	+15.4%
April	\$110,000	\$110,000	0.0%
May	\$115,900	\$127,250	+9.8%
June	\$121,000	\$126,500	+4.5%
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	\$115,700	-2.0%
December	\$102,000	\$115,350	+13.1%
January	\$99,450	\$110,500	+11.1%
February	\$95,000	\$107,000	+12.6%
<b>12-Month Med</b>	<b>\$115,000</b>	<b>\$122,000</b>	<b>+6.1%</b>

## Historical Median Sales Price

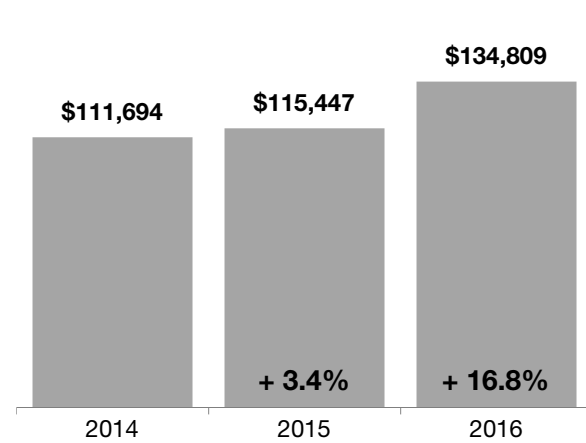


# Average Sales Price

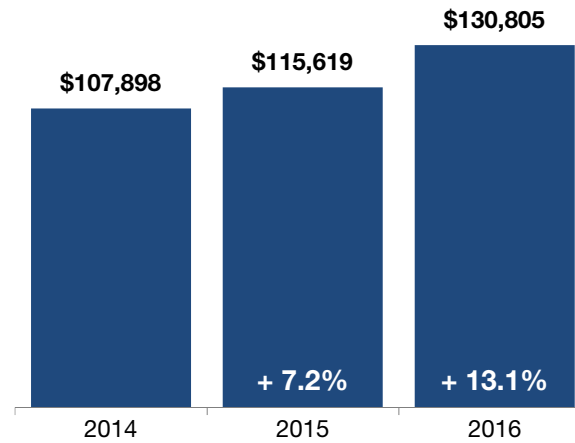
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$114,726	<b>\$135,244</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>\$152,986</b>	+7.7%
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>\$134,975</b>	+6.0%
December	\$124,060	<b>\$132,417</b>	+6.7%
January	\$115,807	<b>\$126,282</b>	+9.0%
February	\$115,447	<b>\$134,809</b>	+16.8%
<b>12-Month Avg</b>	<b>\$129,656</b>	<b>\$137,741</b>	<b>+6.2%</b>

## Historical Average Sales Price





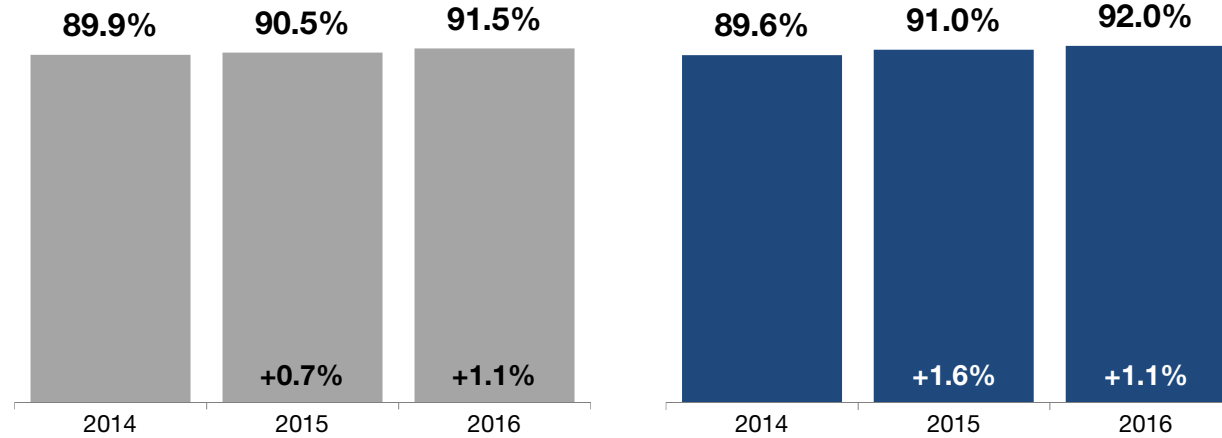
# Percent of Original List Price Received

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**.



## February

## Year To Date



Month	Prior Year	Current Year	+ / -
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%
January	91.6%	92.5%	+1.0%
February	90.5%	91.5%	+1.1%
<b>12-Month Avg</b>	<b>92.5%</b>	<b>93.4%</b>	<b>+1.0%</b>

## Historical Percent of Original List Price Received

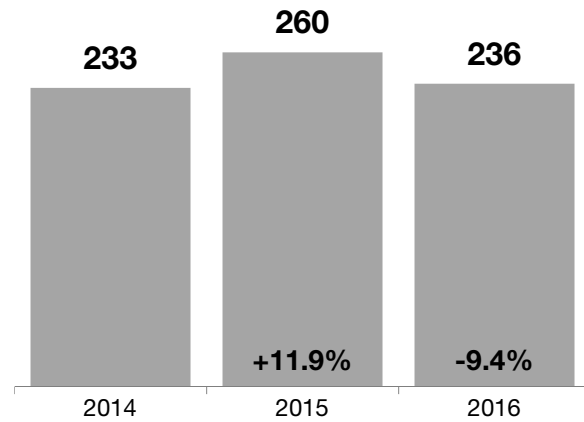


# Housing Affordability Index

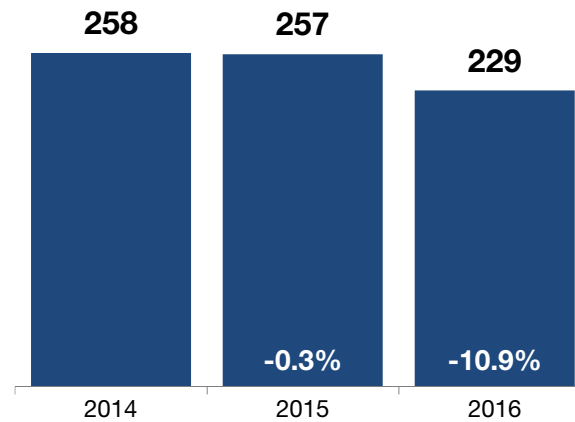
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	224	203	-9.2%
April	211	224	+6.5%
May	206	194	-5.4%
June	197	192	-2.4%
July	195	184	-5.4%
August	199	188	-5.5%
September	190	209	+10.2%
October	209	193	-7.5%
November	204	209	+2.4%
December	238	210	-11.7%
January	248	221	-11.1%
February	260	236	-9.4%
<b>12-Month Avg</b>	<b>215</b>	<b>205</b>	<b>-4.0%</b>

## Historical Housing Affordability Index

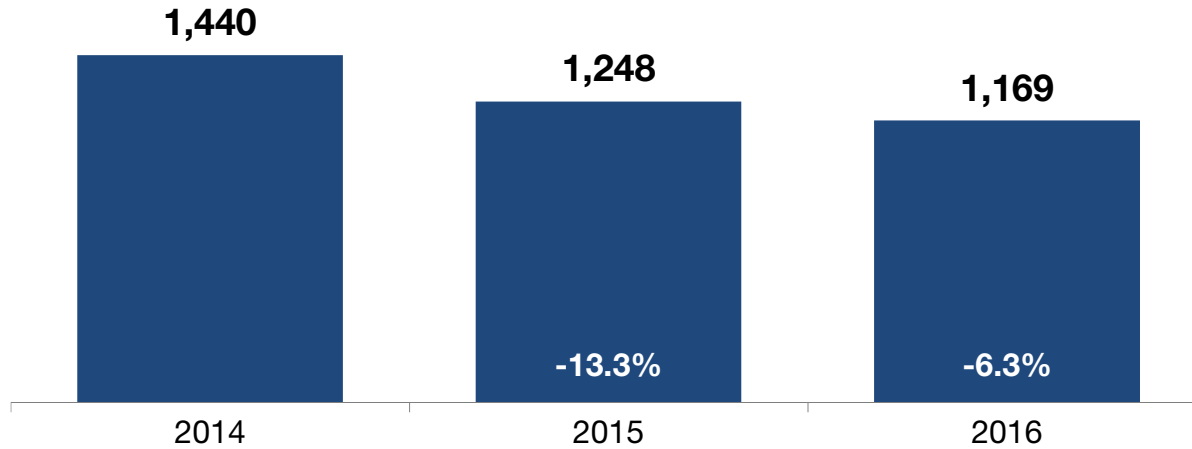


# Inventory of Homes for Sale

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

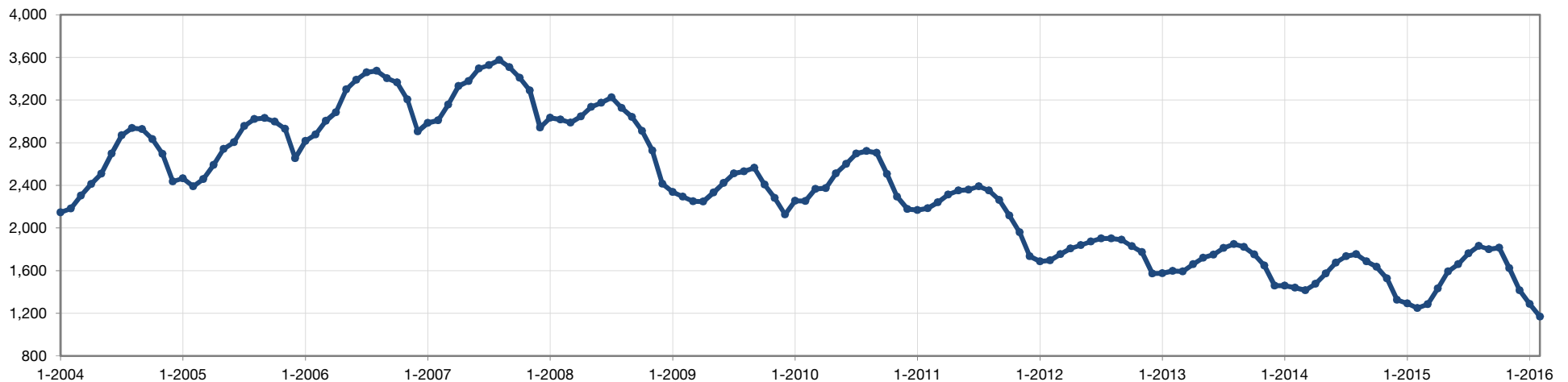


## February



Month	Prior Year	Current Year	+ / -
March	1,415	<b>1,285</b>	-9.2%
April	1,476	<b>1,432</b>	-3.0%
May	1,572	<b>1,591</b>	+1.2%
June	1,675	<b>1,661</b>	-0.8%
July	1,734	<b>1,761</b>	+1.6%
August	1,755	<b>1,831</b>	+4.3%
September	1,686	<b>1,800</b>	+6.8%
October	1,635	<b>1,814</b>	+10.9%
November	1,526	<b>1,624</b>	+6.4%
December	1,327	<b>1,416</b>	+6.7%
January	1,293	<b>1,287</b>	-0.5%
February	1,248	<b>1,169</b>	-6.3%
<b>12-Month Avg</b>	<b>1,529</b>	<b>1,556</b>	<b>+1.5%</b>

## Historical Inventory of Homes for Sale

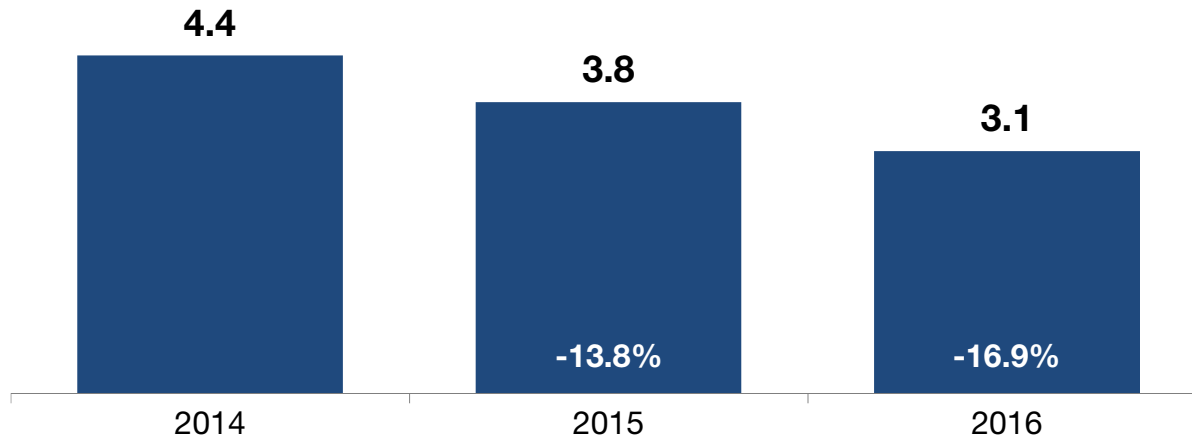


# Months Supply of Inventory

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**.

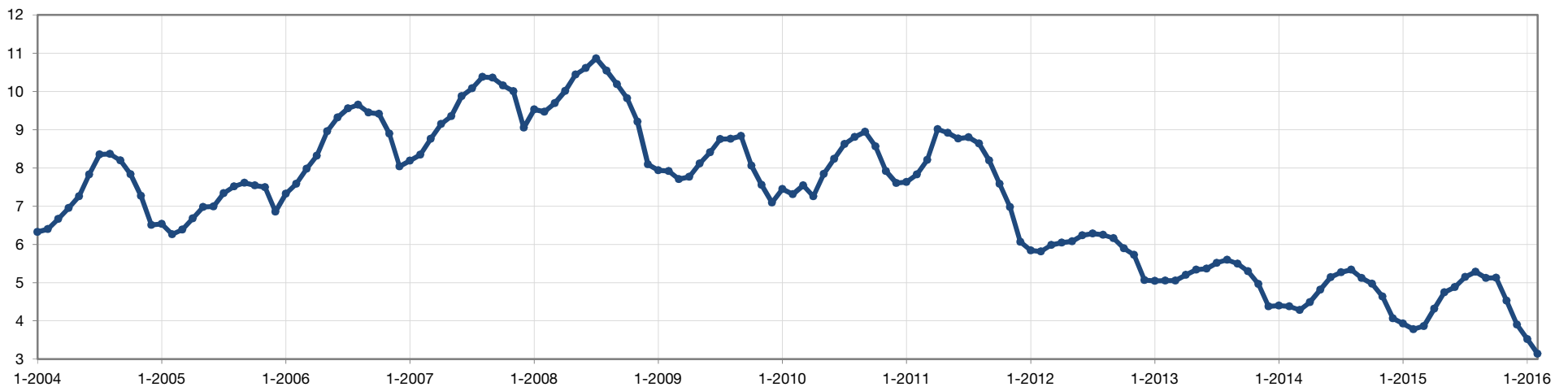


## February



Month	Prior Year	Current Year	+ / -
March	4.3	3.9	-9.9%
April	4.5	4.3	-3.9%
May	4.8	4.7	-1.4%
June	5.1	4.9	-5.0%
July	5.3	5.1	-2.3%
August	5.3	5.3	-1.1%
September	5.1	5.1	+0.0%
October	5.0	5.1	+3.1%
November	4.6	4.5	-2.4%
December	4.1	3.9	-4.0%
January	3.9	3.5	-10.3%
February	3.8	3.1	-16.9%
12-Month Avg	4.7	4.5	-4.0%

## 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**.



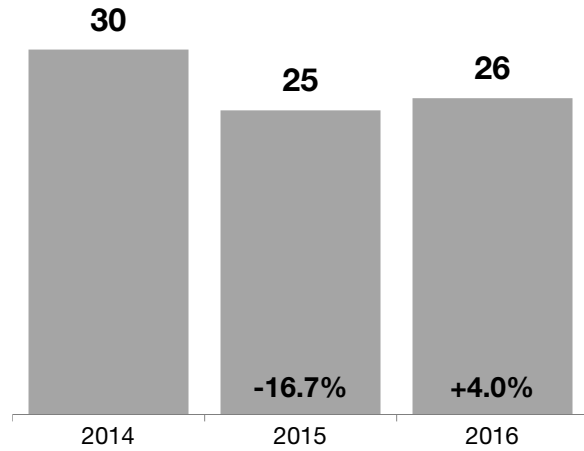
Key Metrics	Historical Sparklines	2-2015	2-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		25	<b>26</b>	+ 4.0%	48	<b>53</b>	+ 10.4%
<b>Pending Sales</b>		9	<b>13</b>	+ 44.4%	22	<b>37</b>	+ 68.2%
<b>Closed Sales</b>		15	<b>15</b>	0.0%	25	<b>32</b>	+ 28.0%
<b>Days on Market Until Sale</b>		193	<b>96</b>	- 50.3%	163	<b>99</b>	- 39.3%
<b>Median Sales Price</b>		\$127,000	<b>\$80,000</b>	- 37.0%	\$126,250	<b>\$92,844</b>	- 26.5%
<b>Average Sales Price</b>		\$114,420	<b>\$167,805</b>	+ 46.7%	\$122,094	<b>\$155,093</b>	+ 27.0%
<b>Percent of Original List Price Received</b>		87.7%	<b>90.3%</b>	+ 3.0%	90.2%	<b>89.3%</b>	- 1.0%
<b>Housing Affordability Index</b>		195	<b>315</b>	+ 62.0%	196	<b>272</b>	+ 38.8%
<b>Inventory of Homes for Sale</b>		124	<b>120</b>	- 3.2%	--	--	--
<b>Months Supply of Homes for Sale</b>		6.9	<b>5.7</b>	- 17.8%	--	--	--

# New Listings

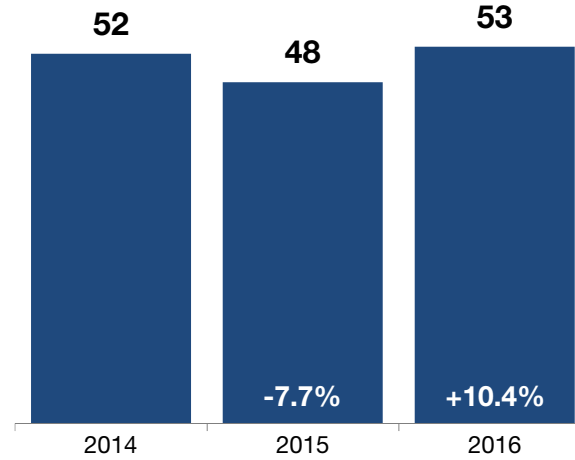
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
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	38	+18.8%
November	22	24	+9.1%
December	11	28	+154.5%
January	23	27	+17.4%
February	25	26	+4.0%
<b>12-Month Avg</b>	<b>33</b>	<b>38</b>	<b>+17.4%</b>

## Historical New Listing Activity

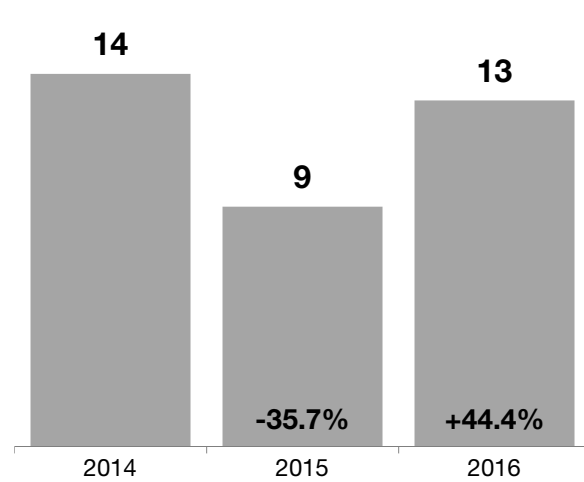


# Pending Sales

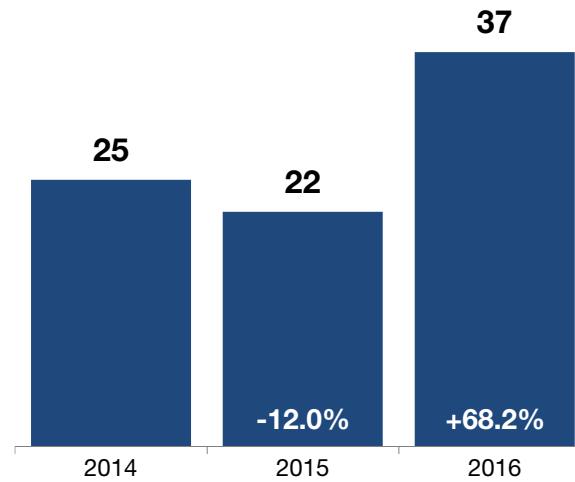
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



## February

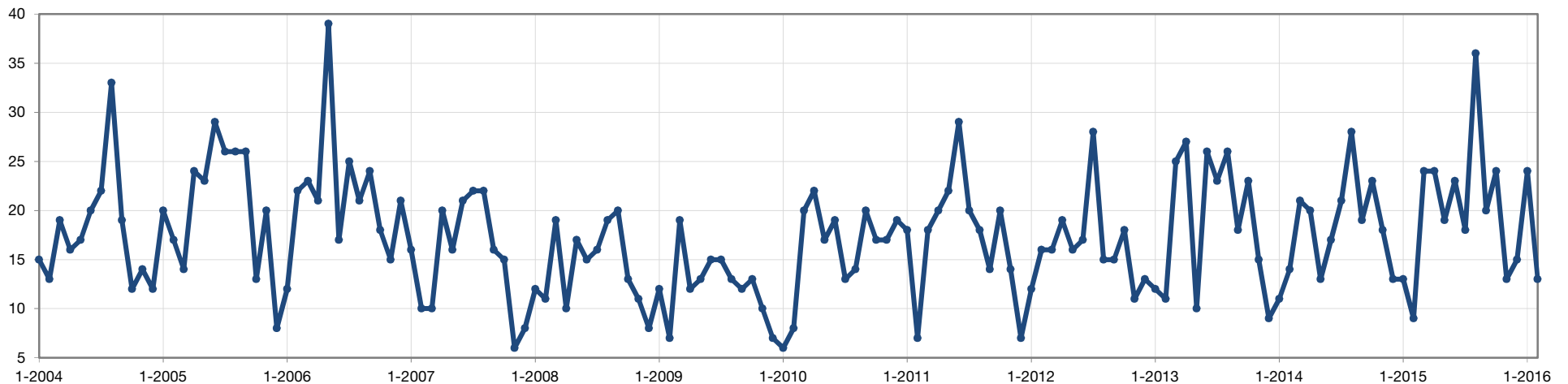


## Year To Date



Month	Prior Year	Current Year	+ / -
March	21	24	+14.3%
April	20	24	+20.0%
May	13	19	+46.2%
June	17	23	+35.3%
July	21	18	-14.3%
August	28	36	+28.6%
September	19	20	+5.3%
October	23	24	+4.3%
November	18	13	-27.8%
December	13	15	+15.4%
January	13	24	+84.6%
February	9	13	+44.4%
<b>12-Month Avg</b>	<b>18</b>	<b>21</b>	<b>+17.7%</b>

## Historical Pending Sales Activity

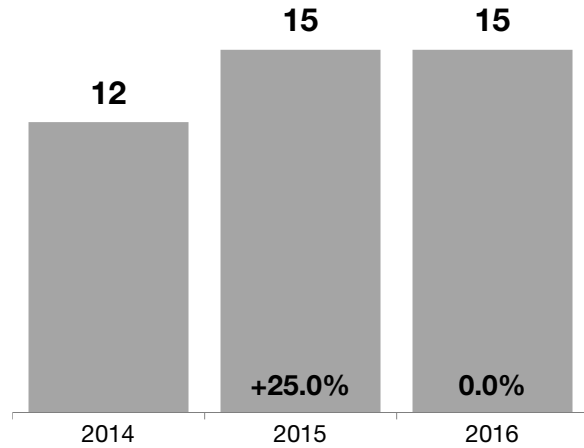


# Closed Sales

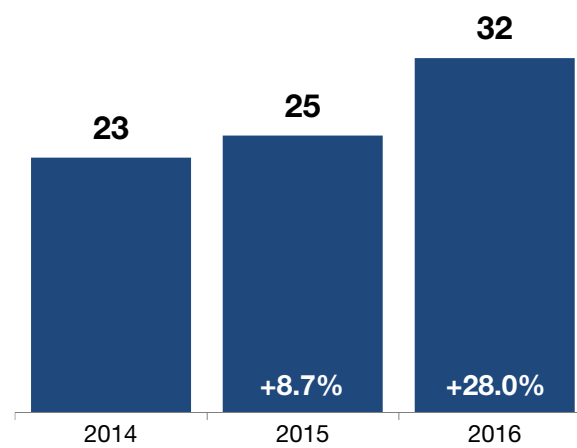
A count of the properties that have closed in a given month for **Carroll County Only**.



## February

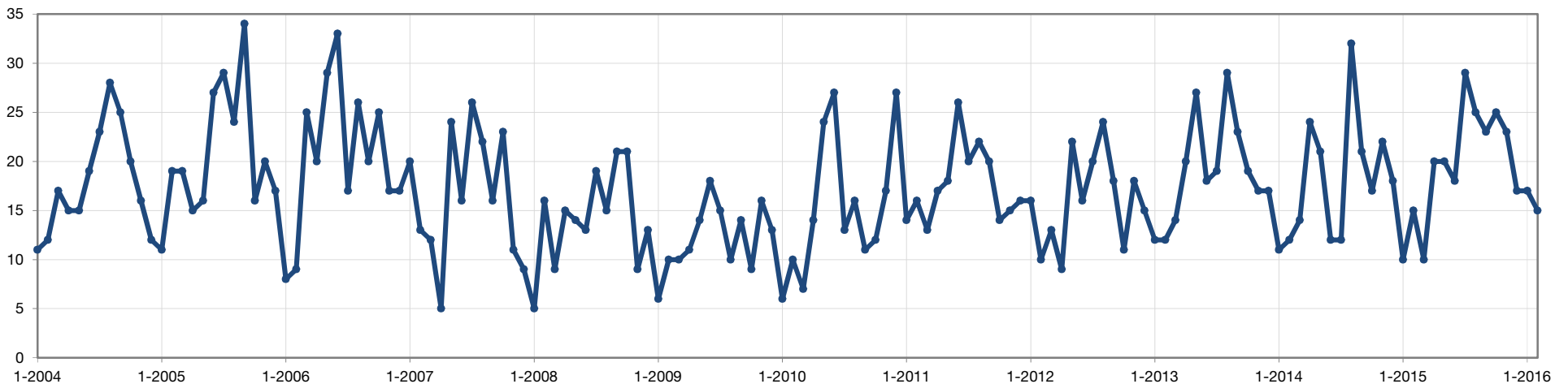


## Year To Date



Month	Prior Year	Current Year	+ / -
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	23	+9.5%
October	17	25	+47.1%
November	22	23	+4.5%
December	18	17	-5.6%
January	10	17	+70.0%
February	15	15	0.0%
<b>12-Month Avg</b>	<b>18</b>	<b>20</b>	<b>+20.4%</b>

## Historical Closed Sales Activity



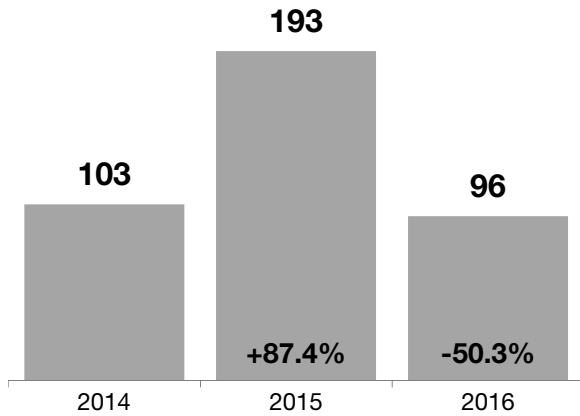


# Days on Market Until Sale

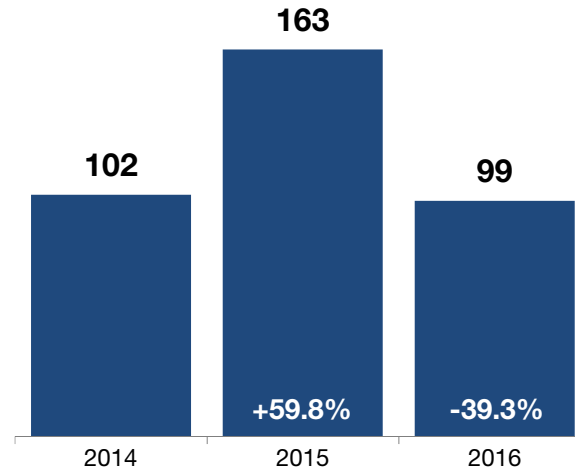
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



## February

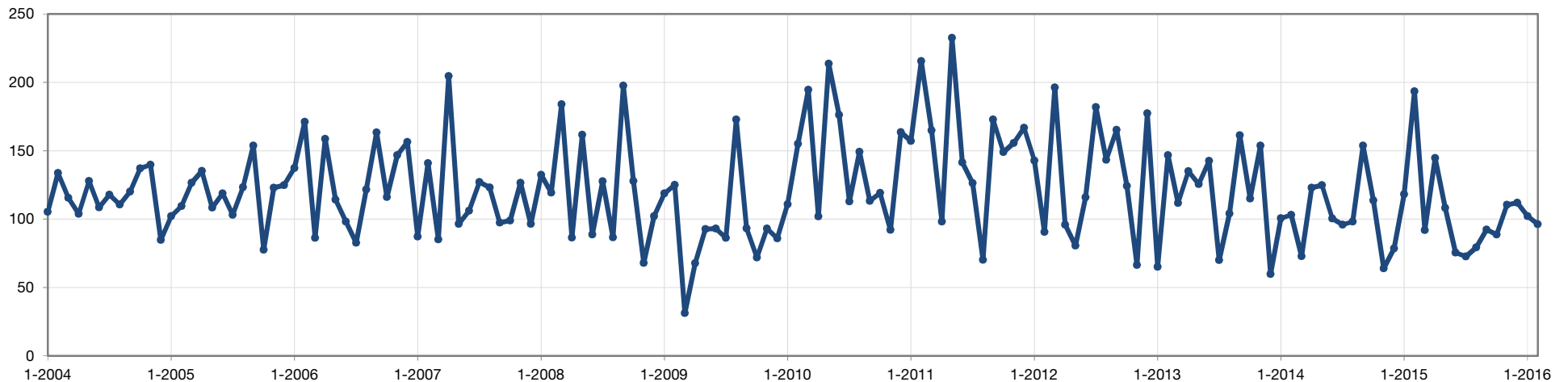


## Year To Date



Month	Prior Year	Current Year	+ / -
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	92	-40.3%
October	114	89	-21.9%
November	64	111	+73.4%
December	78	112	+43.6%
January	118	102	-13.6%
February	193	96	-50.3%
<b>12-Month Avg</b>	<b>111</b>	<b>97</b>	<b>-12.6%</b>

## Historical Days on Market Until Sale

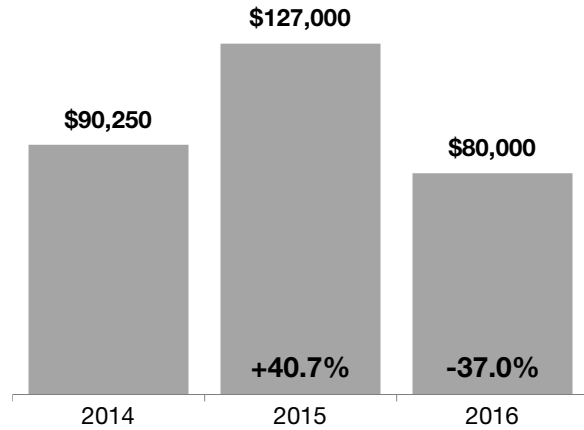


# Median Sales Price

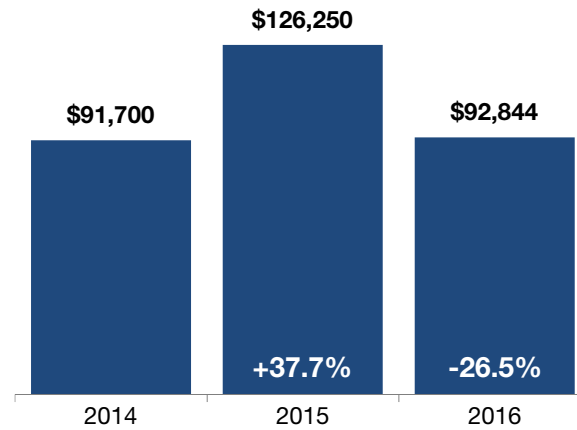
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## February

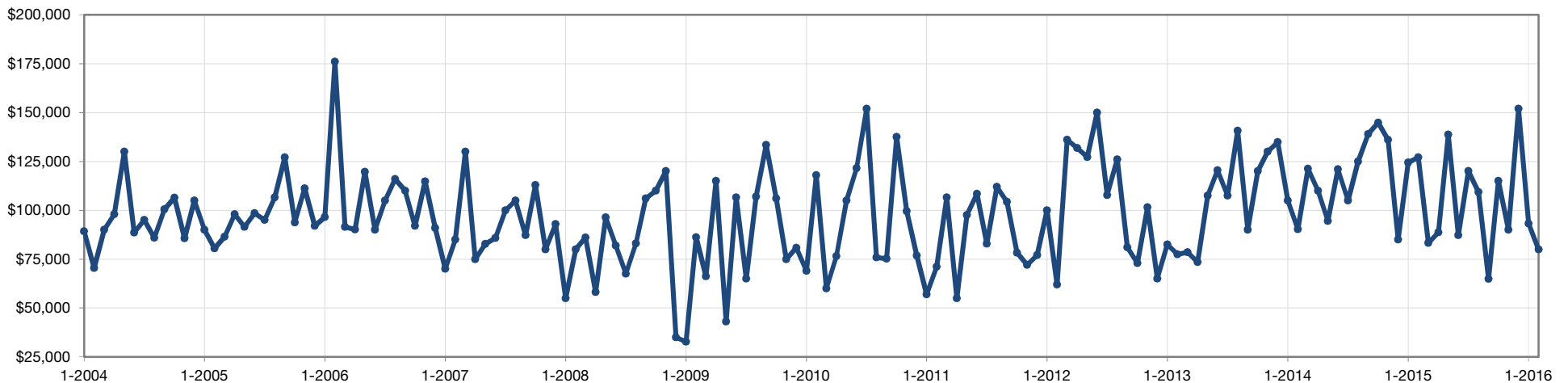


## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$64,900	-53.3%
October	\$144,750	\$115,000	-20.6%
November	\$136,000	\$90,000	-33.8%
December	\$85,000	\$151,950	+78.8%
January	\$124,385	\$93,187	-25.1%
February	\$127,000	\$80,000	-37.0%
<b>12-Month Med</b>	<b>\$120,635</b>	<b>\$96,000</b>	<b>-20.4%</b>

## Historical Median Sales Price

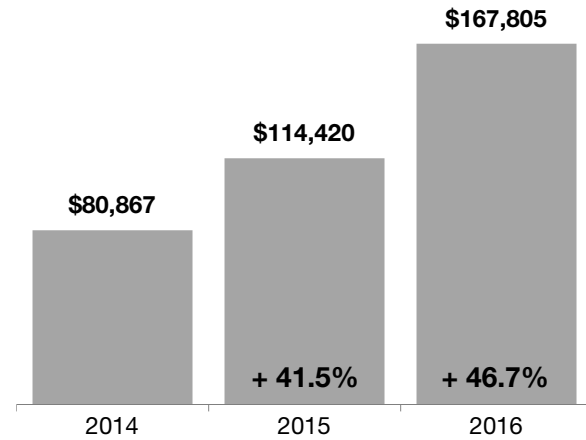


# Average Sales Price

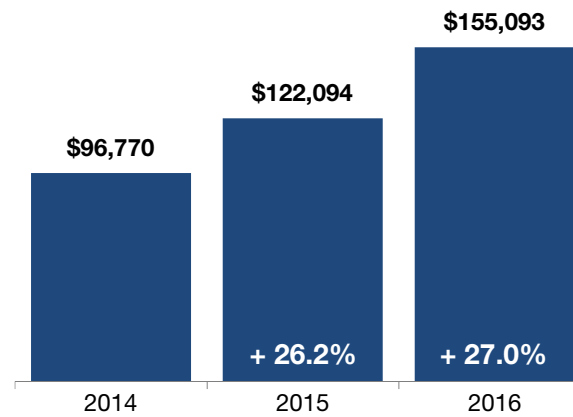
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## February

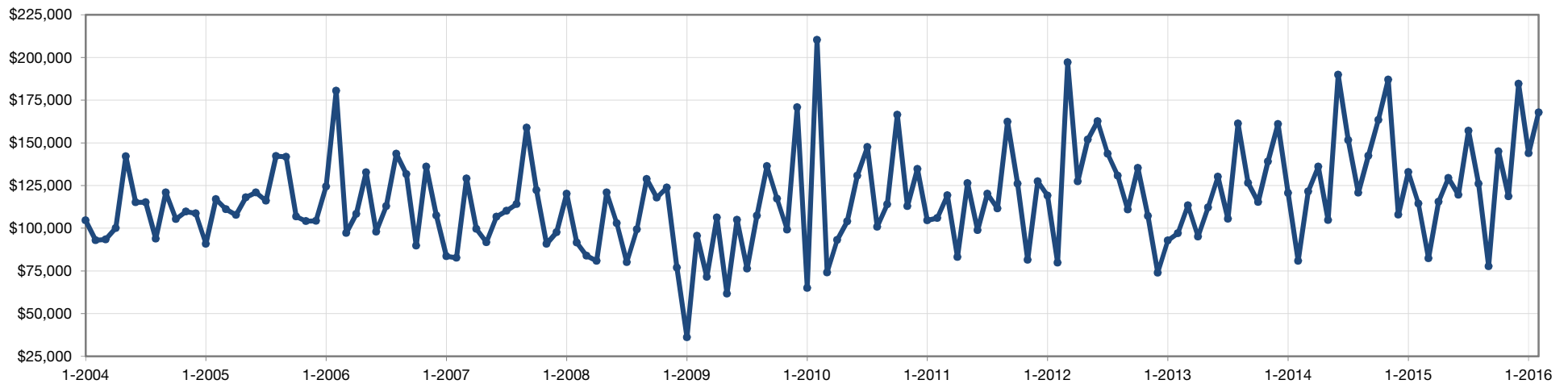


## Year To Date



Month	Prior Year	Current Year	+ / -
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>\$77,734</b>	-45.4%
October	\$163,463	<b>\$144,959</b>	-11.3%
November	\$187,029	<b>\$118,667</b>	-36.6%
December	\$107,888	<b>\$184,582</b>	+71.1%
January	\$132,837	<b>\$143,876</b>	+8.3%
February	\$114,420	<b>\$167,805</b>	+46.7%
<b>12-Month Avg</b>	<b>\$137,466</b>	<b>\$131,286</b>	<b>-4.5%</b>

## Historical Average Sales Price



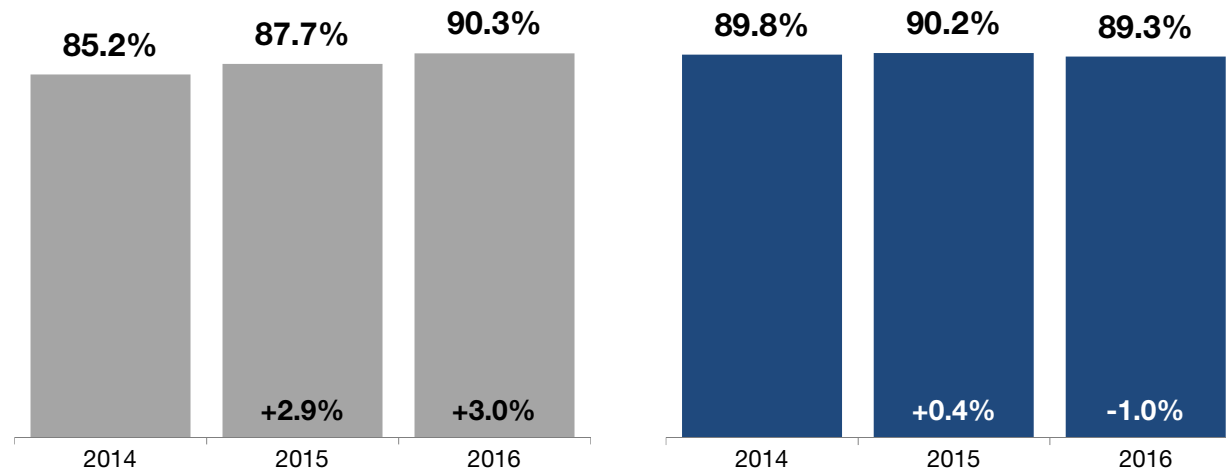
# Percent of Original List Price Received

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**.



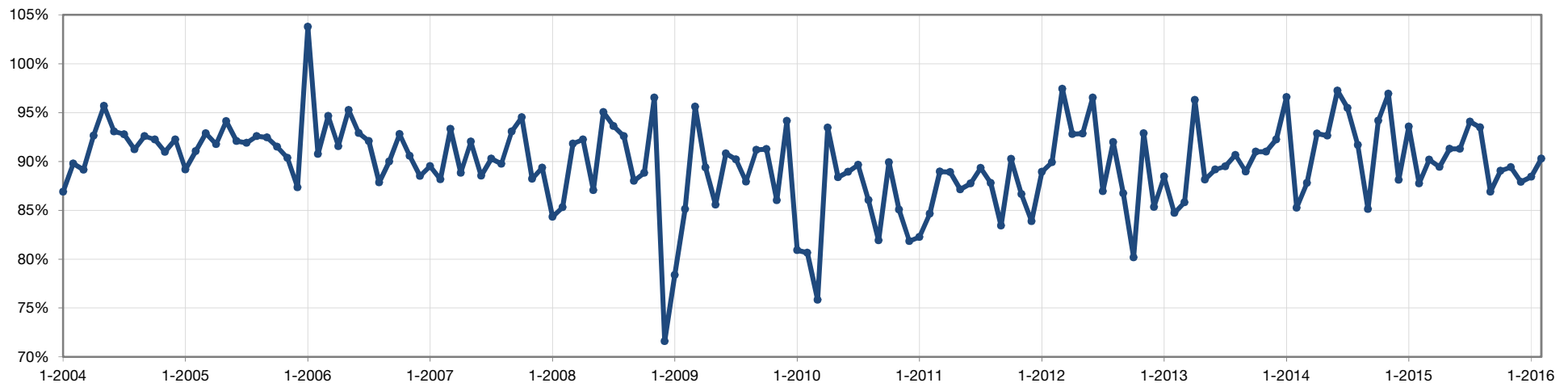
## February

## Year To Date



Month	Prior Year	Current Year	+ / -
March	87.8%	90.2%	+2.7%
April	92.8%	89.4%	-3.7%
May	92.6%	91.3%	-1.4%
June	97.2%	91.3%	-6.1%
July	95.5%	94.1%	-1.5%
August	91.7%	93.5%	+2.0%
September	85.1%	86.9%	+2.1%
October	94.2%	89.0%	-5.5%
November	96.9%	89.4%	-7.7%
December	88.1%	87.9%	-0.2%
January	93.6%	88.4%	-5.6%
February	87.7%	90.3%	+3.0%
<b>12-Month Avg</b>	<b>91.7%</b>	<b>90.4%</b>	<b>-1.4%</b>

## Historical Percent of Original List Price Received

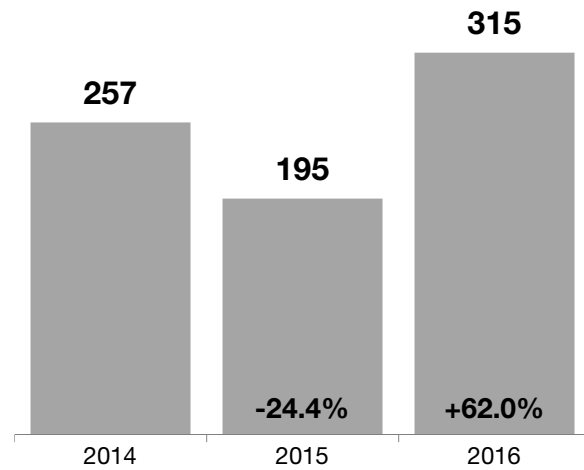


# Housing Affordability Index

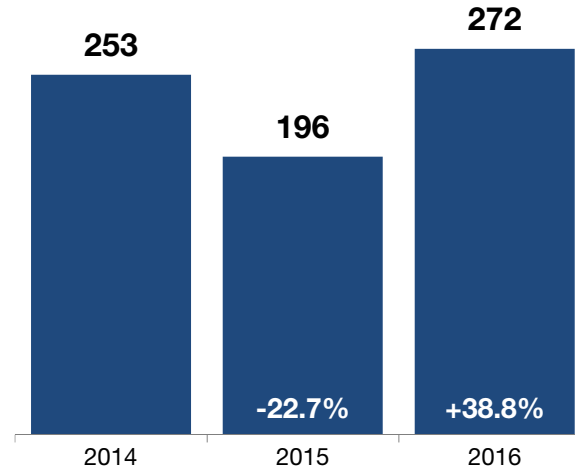
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**



## February

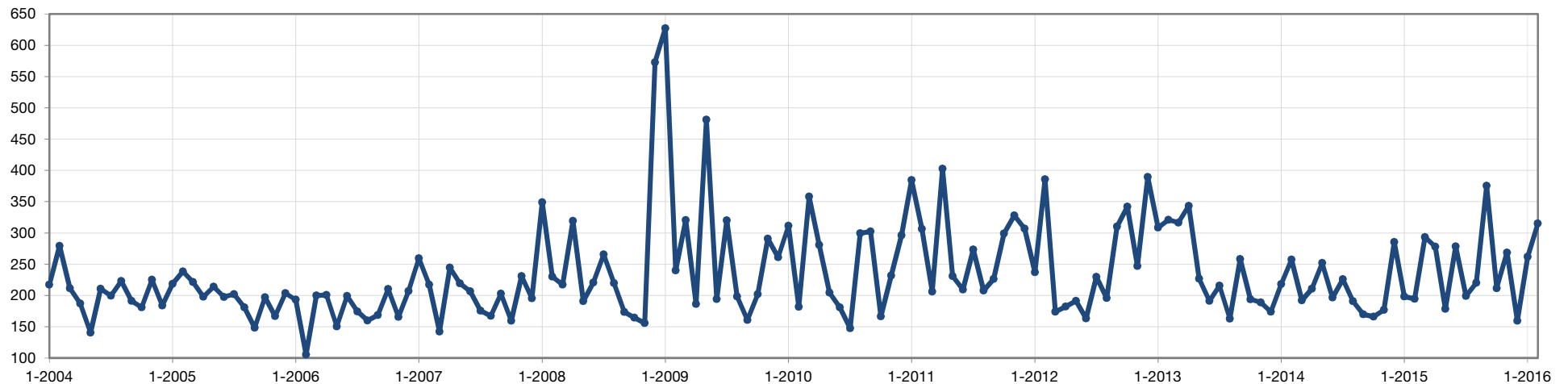


## Year To Date



Month	Prior Year	Current Year	+ / -
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	375	+120.9%
October	166	212	+27.5%
November	177	268	+51.7%
December	286	159	-44.2%
January	198	262	+31.9%
February	195	315	+62.0%
12-Month Avg	205	253	+29.2%

## Historical Housing Affordability Index

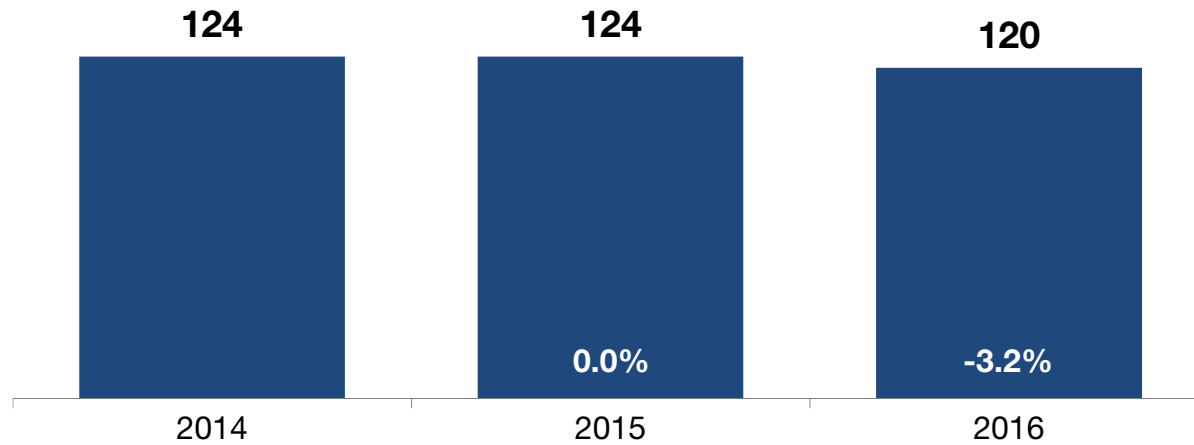


# Inventory of Homes for Sale

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

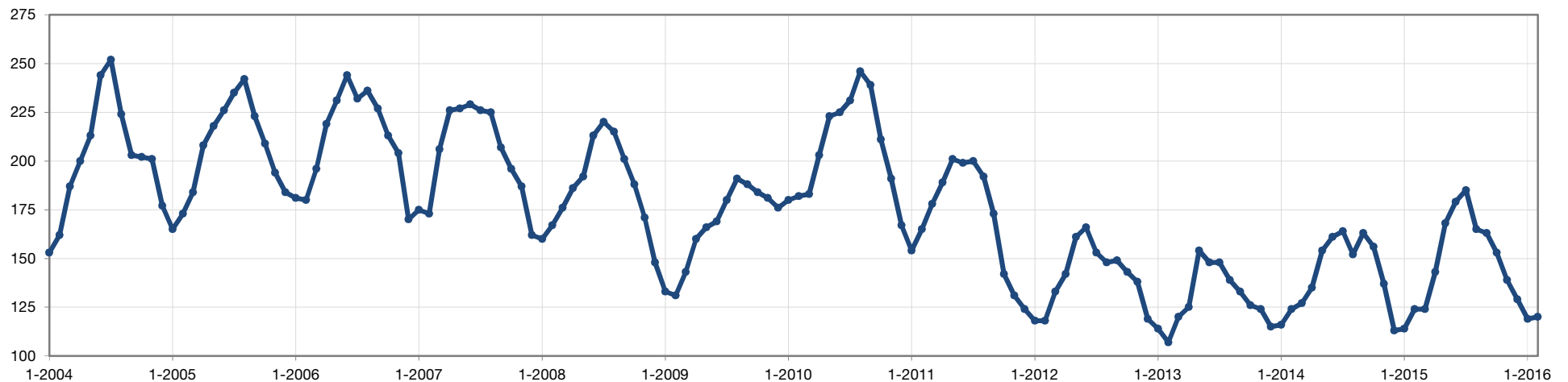


## February



Month	Prior Year	Current Year	+ / -
March	127	124	-2.4%
April	135	143	+5.9%
May	154	168	+9.1%
June	161	179	+11.2%
July	164	185	+12.8%
August	152	165	+8.6%
September	163	163	0.0%
October	156	153	-1.9%
November	137	139	+1.5%
December	113	129	+14.2%
January	114	119	+4.4%
February	124	120	-3.2%
<b>12-Month Avg</b>	<b>142</b>	<b>149</b>	<b>+5.0%</b>

## Historical Inventory of Homes for Sale

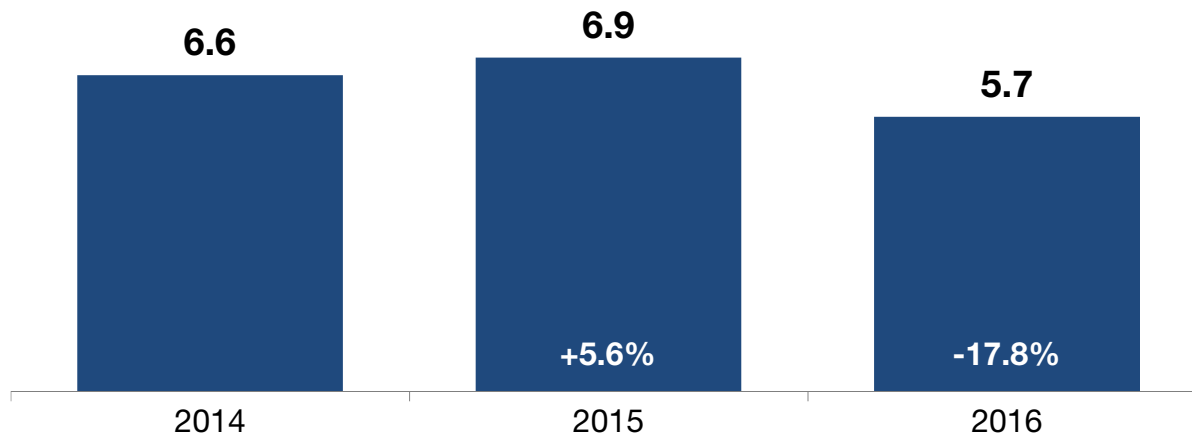


# Months Supply of Inventory

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**.



## February



Month	Prior Year	Current Year	+ / -
March	6.8	6.8	-0.1%
April	7.5	7.7	+3.1%
May	8.4	8.8	+4.8%
June	9.2	9.2	-0.2%
July	9.5	9.6	+1.6%
August	8.7	8.3	-4.6%
September	9.3	8.2	-12.1%
October	8.9	7.6	-14.1%
November	7.7	7.1	-8.0%
December	6.2	6.5	+4.6%
January	6.2	5.7	-7.8%
February	6.9	5.7	-17.8%
12-Month Avg	7.9	7.6	-4.3%

## Historical Months Supply of Inventory

