

# Monthly Indicators

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



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April 2016

## Quick Facts



**+ 17.4%**      **+ 12.2%**      **+ 40.0%**      **+ 62.3%**

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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	<b>Stark County</b>	<b>Carroll County</b>
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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**.



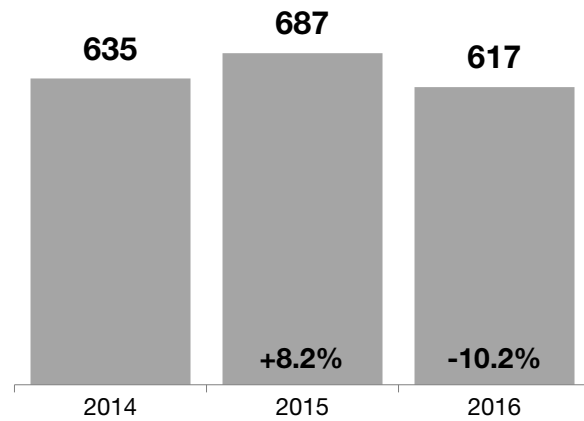
Key Metrics	Historical Sparklines	4-2015	4-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		687	<b>617</b>	- 10.2%	2,022	<b>2,033</b>	+ 0.5%
<b>Pending Sales</b>		393	<b>515</b>	+ 31.0%	1,353	<b>1,581</b>	+ 16.9%
<b>Closed Sales</b>		333	<b>391</b>	+ 17.4%	1,117	<b>1,225</b>	+ 9.7%
<b>Days on Market Until Sale</b>		96	<b>92</b>	- 4.2%	95	<b>92</b>	- 3.2%
<b>Median Sales Price</b>		\$110,000	<b>\$123,400</b>	+ 12.2%	\$110,000	<b>\$116,450</b>	+ 5.9%
<b>Average Sales Price</b>		\$125,371	<b>\$138,168</b>	+ 10.2%	\$124,047	<b>\$131,634</b>	+ 6.1%
<b>Percent of Original List Price Received</b>		93.2%	<b>92.4%</b>	- 0.9%	92.2%	<b>92.4%</b>	+ 0.2%
<b>Housing Affordability Index</b>		224	<b>204</b>	- 9.2%	224	<b>216</b>	- 3.8%
<b>Inventory of Homes for Sale</b>		1,434	<b>1,153</b>	- 19.6%	--	--	--
<b>Months Supply of Homes for Sale</b>		4.3	<b>3.0</b>	- 30.1%	--	--	--

# New Listings

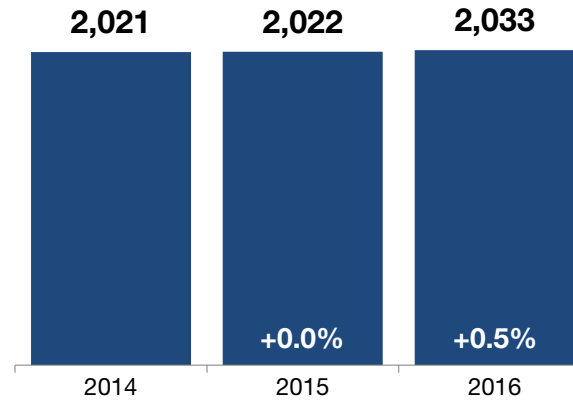
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## April

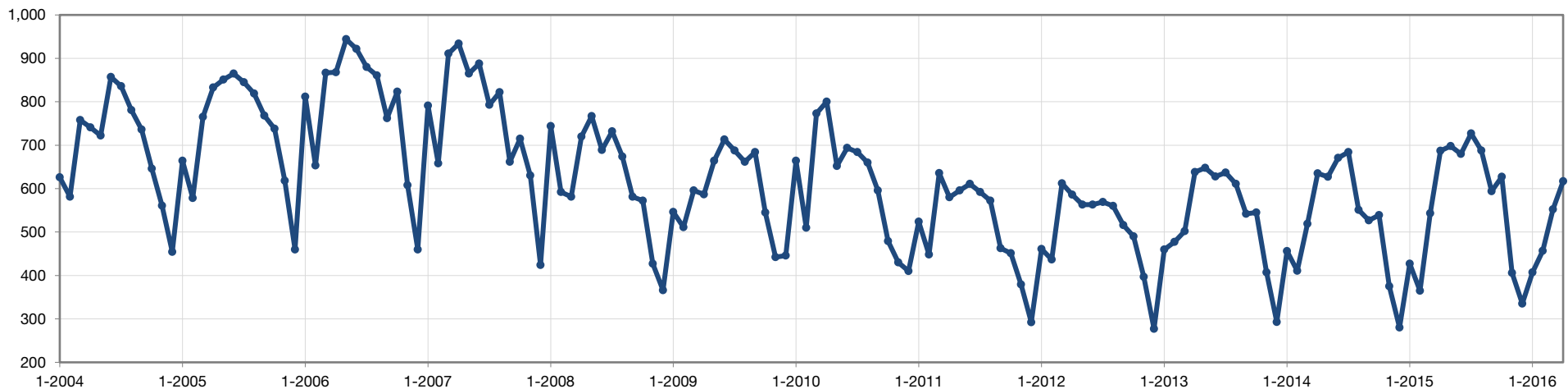


## Year To Date



Month	Prior Year	Current Year	+ / -
May	627	698	+11.3%
June	671	680	+1.3%
July	684	727	+6.3%
August	551	688	+24.9%
September	527	594	+12.7%
October	539	627	+16.3%
November	375	406	+8.3%
December	280	335	+19.6%
January	427	407	-4.7%
February	365	457	+25.2%
March	543	552	+1.7%
April	687	617	-10.2%
<b>12-Month Avg</b>	<b>523</b>	<b>566</b>	<b>+8.2%</b>

## Historical New Listing Activity



# Pending Sales

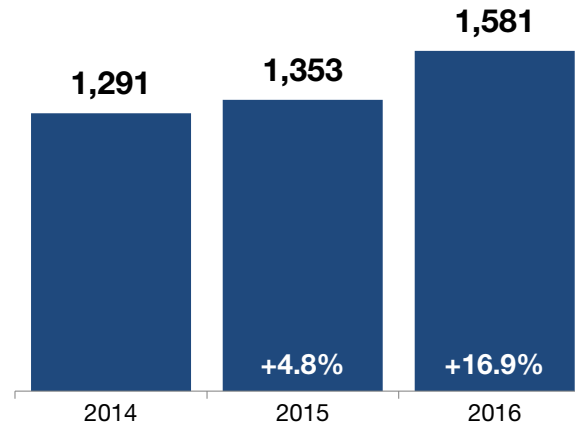
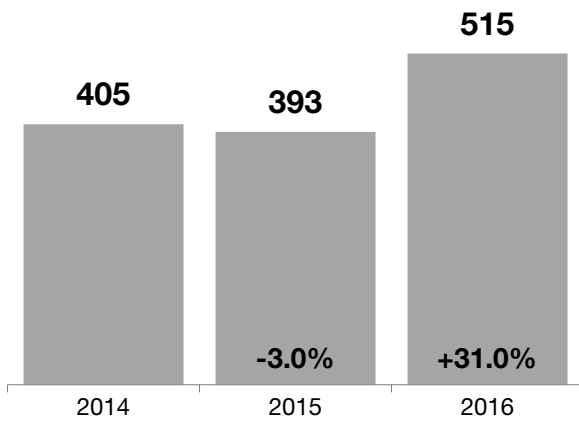
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



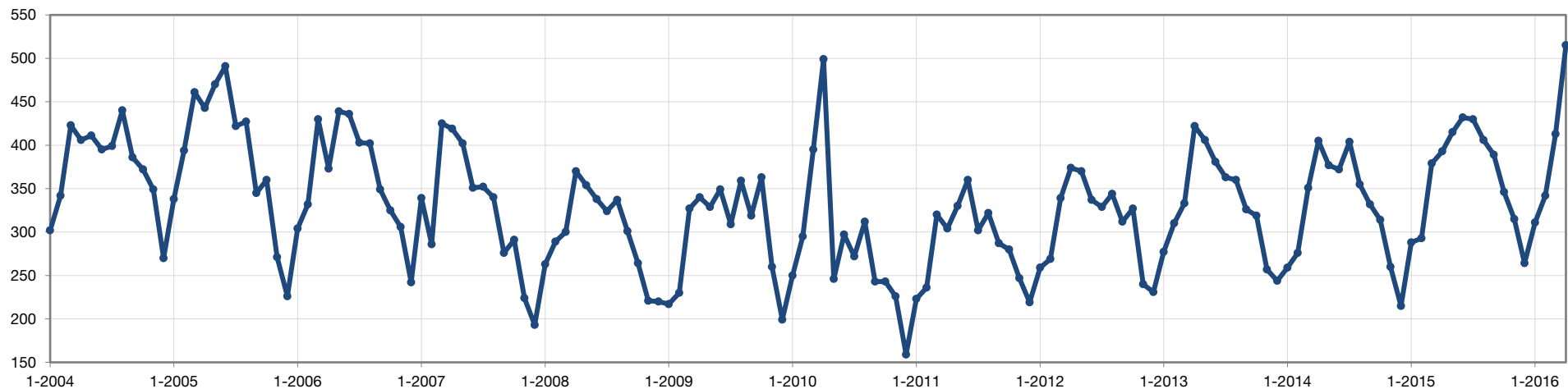
## April

## Year To Date

Month	Prior Year	Current Year	+ / -
May	377	415	+10.1%
June	372	432	+16.1%
July	404	430	+6.4%
August	355	406	+14.4%
September	332	389	+17.2%
October	314	346	+10.2%
November	260	315	+21.2%
December	215	264	+22.8%
January	288	311	+8.0%
February	293	342	+16.7%
March	379	413	+9.0%
April	393	515	+31.0%
<b>12-Month Avg</b>	<b>332</b>	<b>382</b>	<b>+15.0%</b>



## Historical Pending Sales Activity

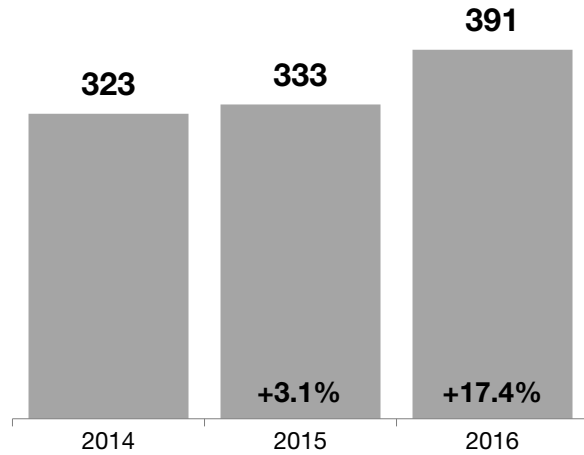


# Closed Sales

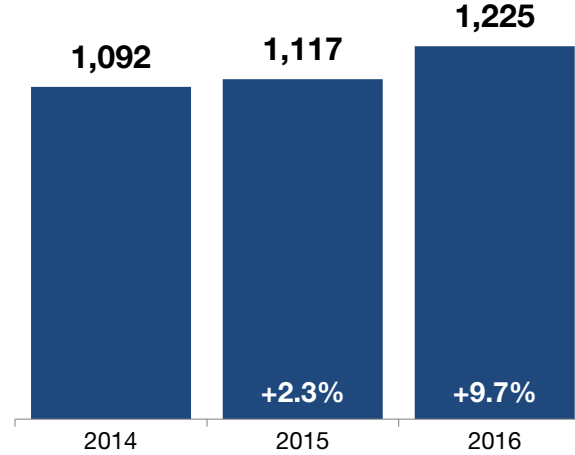
A count of the actual sales that have closed in a given month for **Stark County Only**.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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	302	+19.4%
December	290	384	+32.4%
January	224	239	+6.7%
February	245	267	+9.0%
March	315	328	+4.1%
April	333	391	+17.4%
<b>12-Month Avg</b>	<b>328</b>	<b>365</b>	<b>+11.6%</b>

## Historical Closed Sales Activity

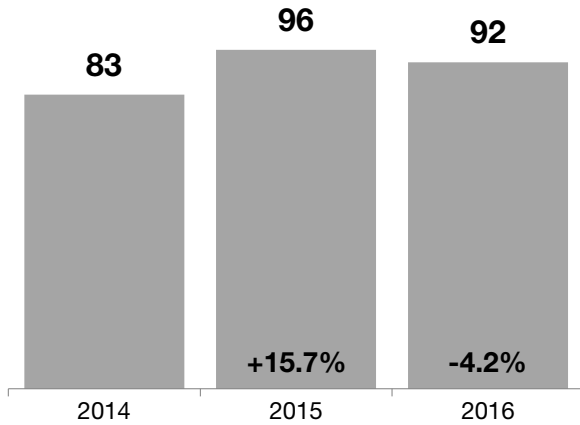


# Days on Market Until Sale

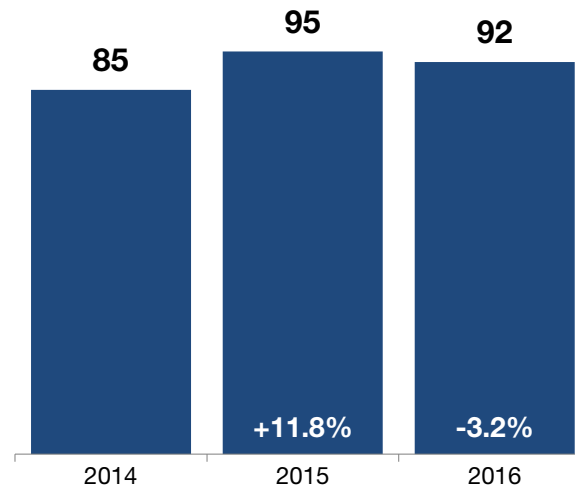
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	97	89	-8.2%
April	96	92	-4.2%
<b>12-Month Avg</b>	<b>79</b>	<b>77</b>	<b>-2.5%</b>

## Historical Days on Market Until Sale

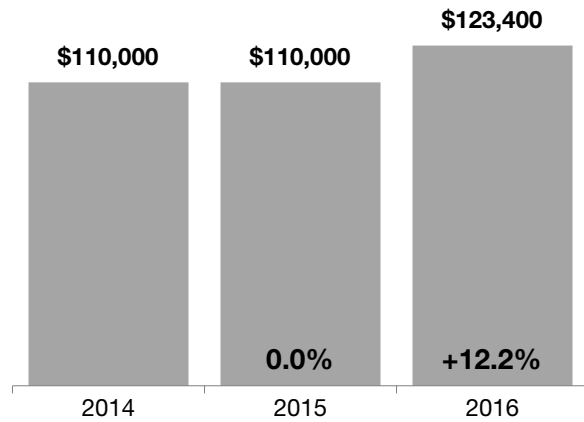


# Median Sales Price

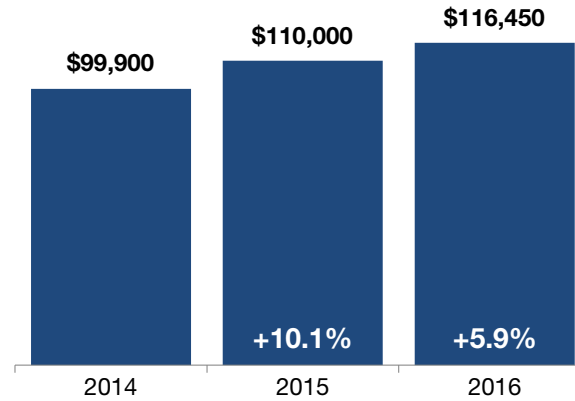
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$115,700	+13.4%
January	\$99,450	\$110,500	+11.1%
February	\$95,000	\$110,000	+15.8%
March	\$120,000	\$114,900	-4.3%
April	\$110,000	\$123,400	+12.2%
<b>12-Month Med</b>	<b>\$116,000</b>	<b>\$122,500</b>	<b>+5.6%</b>

## Historical Median Sales Price

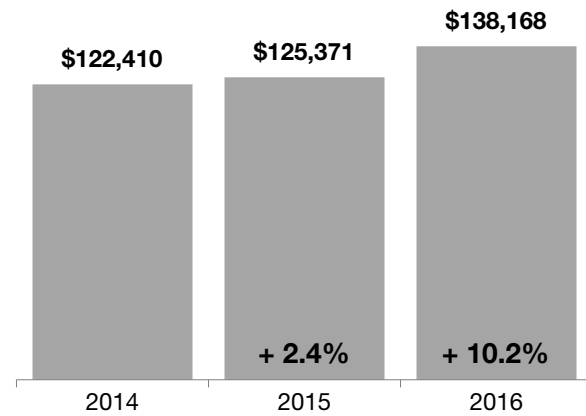


# Average Sales Price

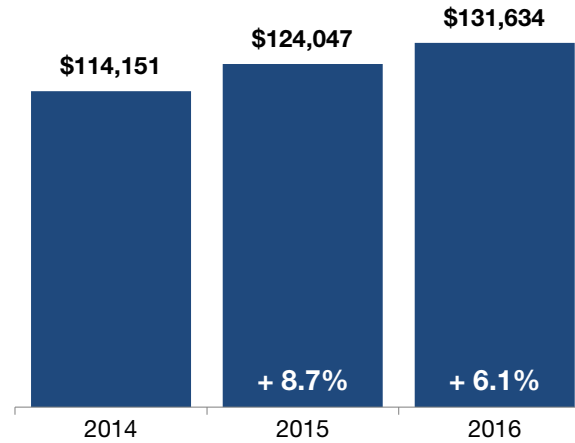
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
May	\$132,886	\$141,959	+6.8%
June	\$142,077	\$152,986	+7.7%
July	\$136,218	\$144,413	+6.0%
August	\$143,036	\$144,347	+0.9%
September	\$135,674	\$133,585	-1.5%
October	\$130,339	\$135,167	+3.7%
November	\$127,387	\$134,975	+6.0%
December	\$124,060	\$132,576	+6.9%
January	\$115,807	\$126,282	+9.0%
February	\$115,447	\$134,704	+16.7%
March	\$135,244	\$125,204	-7.4%
April	\$125,371	\$138,168	+10.2%
<b>12-Month Avg</b>	<b>\$131,540</b>	<b>\$137,948</b>	<b>+4.9%</b>

## Historical Average Sales Price





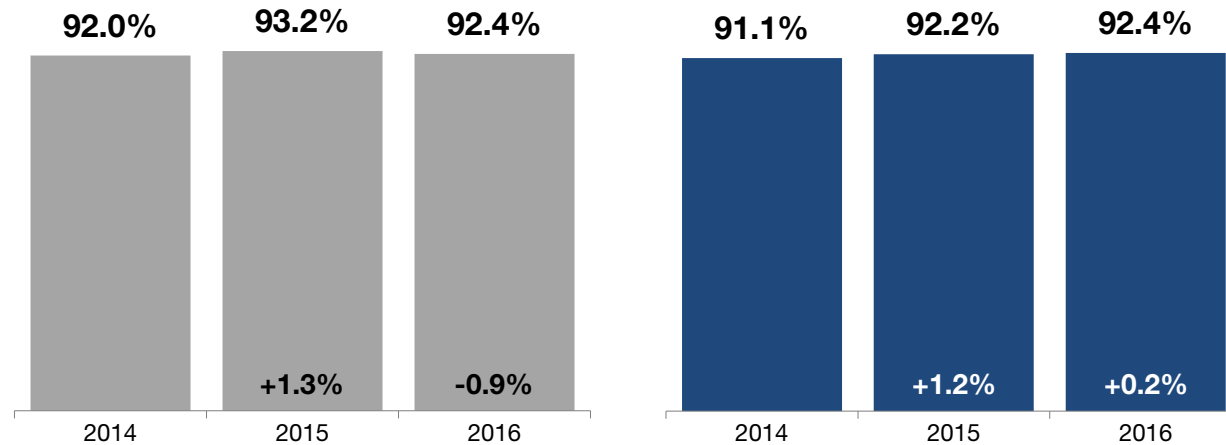
# Percent of Original List Price Received

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**.



## April

## Year To Date



Month	Prior Year	Current Year	+ / -
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%	93.4%	+2.8%
January	91.6%	92.5%	+1.0%
February	90.5%	91.6%	+1.2%
March	92.8%	93.0%	+0.2%
April	93.2%	92.4%	-0.9%
<b>12-Month Avg</b>	<b>92.6%</b>	<b>93.4%</b>	<b>+0.9%</b>

## Historical Percent of Original List Price Received



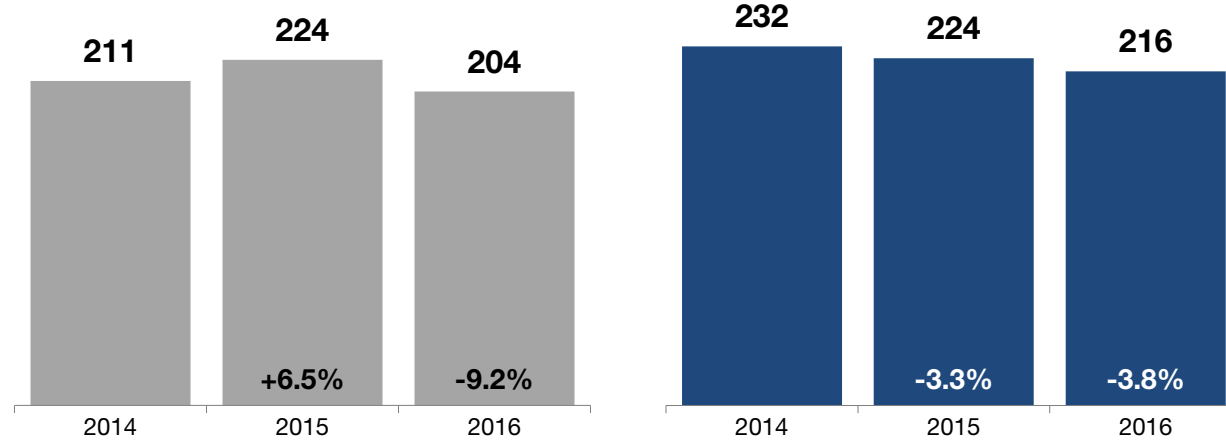
# Housing Affordability Index

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.**



## April

## Year To Date



Month	Prior Year	Current Year	+ / -
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	209	-12.0%
January	248	221	-11.1%
February	260	229	-11.9%
March	203	218	+7.1%
April	224	204	-9.2%
12-Month Avg	214	204	-4.2%

## Historical Housing Affordability Index

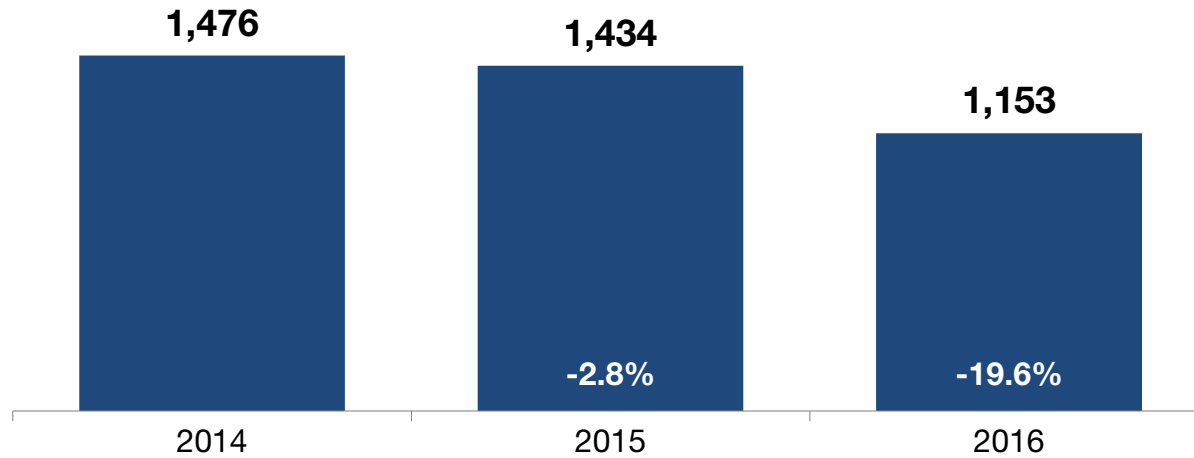


# Inventory of Homes for Sale

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

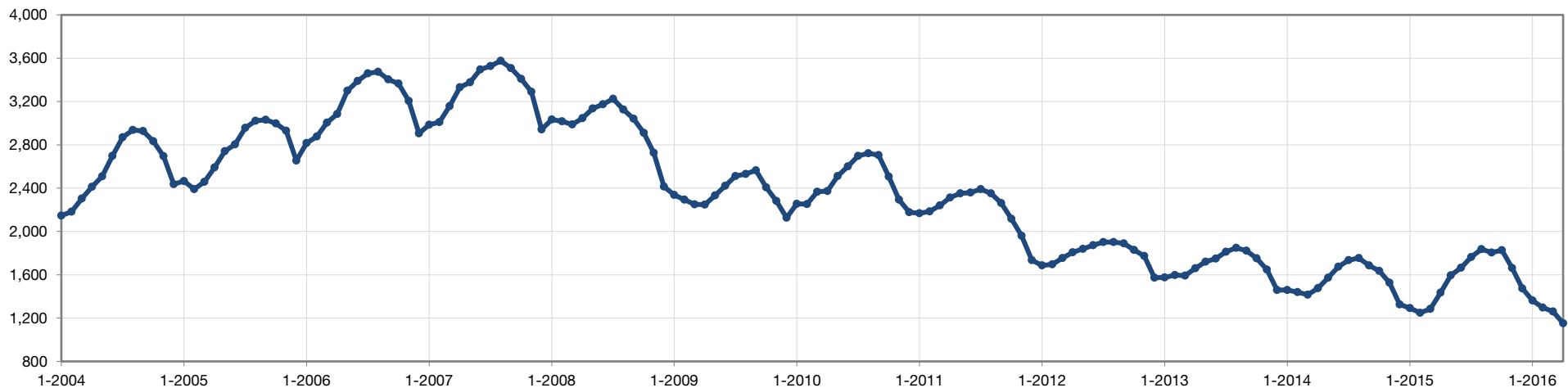


## April



Month	Prior Year	Current Year	+ / -
May	1,572	<b>1,594</b>	+1.4%
June	1,675	<b>1,664</b>	-0.7%
July	1,734	<b>1,763</b>	+1.7%
August	1,755	<b>1,837</b>	+4.7%
September	1,686	<b>1,805</b>	+7.1%
October	1,635	<b>1,827</b>	+11.7%
November	1,526	<b>1,662</b>	+8.9%
December	1,327	<b>1,474</b>	+11.1%
January	1,293	<b>1,362</b>	+5.3%
February	1,248	<b>1,296</b>	+3.8%
March	1,285	<b>1,261</b>	-1.9%
April	1,434	<b>1,153</b>	-19.6%
<b>12-Month Avg</b>	<b>1,514</b>	<b>1,558</b>	<b>+2.8%</b>

## Historical Inventory of Homes for Sale

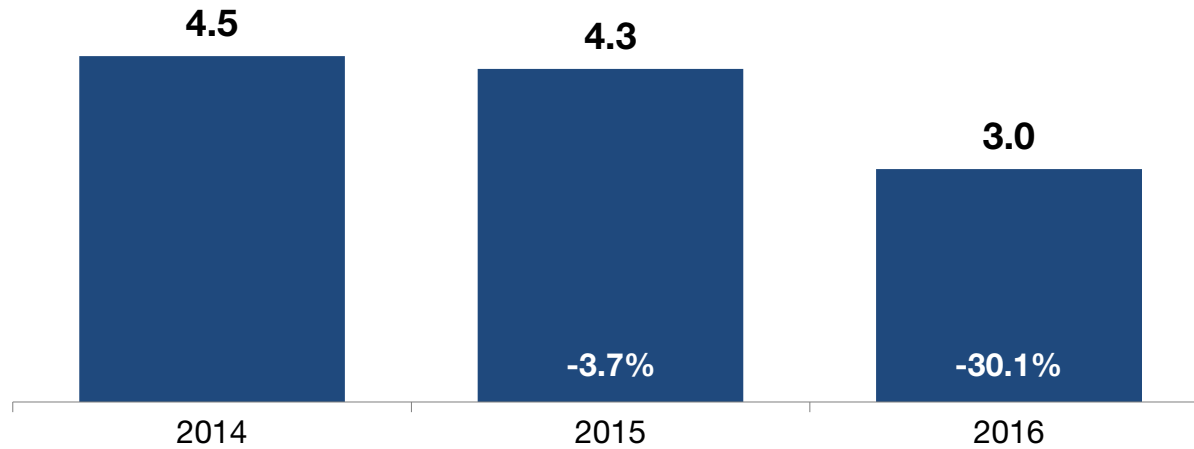


# Months Supply of Inventory

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**.

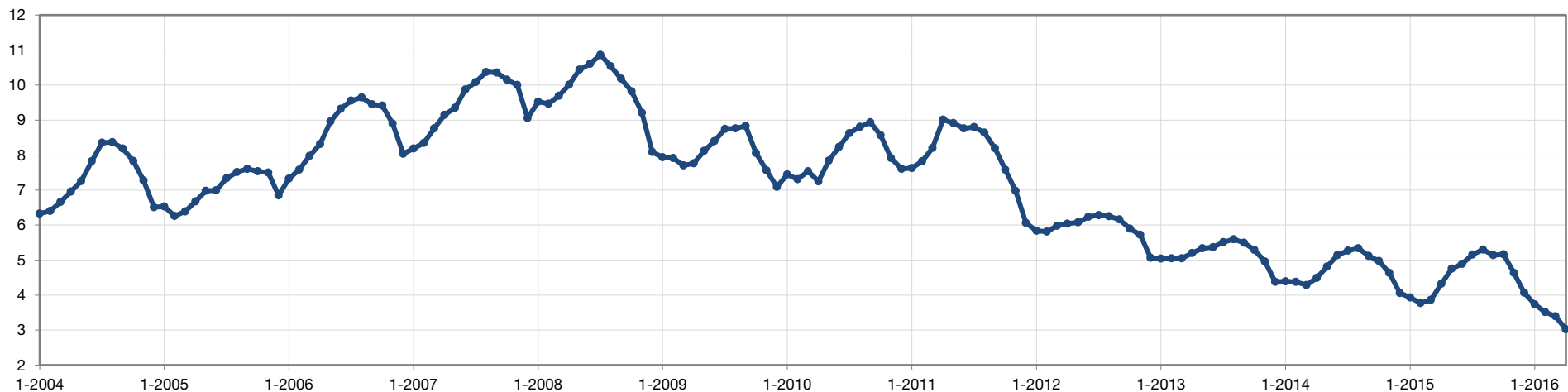


## April



Month	Prior Year	Current Year	+ / -
May	4.8	4.8	-1.2%
June	5.1	4.9	-4.8%
July	5.3	5.2	-2.2%
August	5.3	5.3	-0.7%
September	5.1	5.1	+0.4%
October	5.0	5.2	+3.8%
November	4.6	4.6	-0.0%
December	4.1	4.1	+0.1%
January	3.9	3.7	-4.9%
February	3.8	3.5	-6.9%
March	3.9	3.4	-12.0%
April	4.3	3.0	-30.1%
12-Month Avg	4.6	4.4	-4.4%

## 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**.



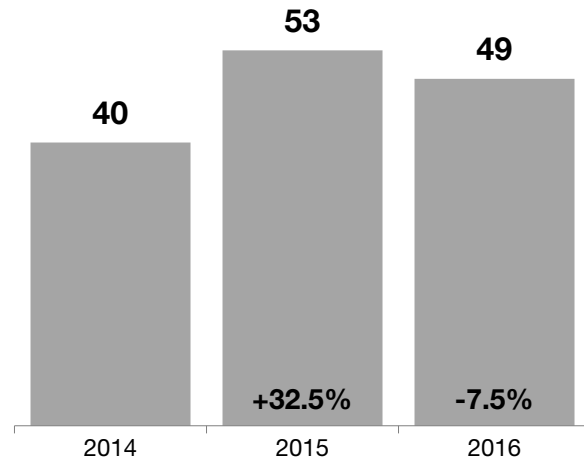
Key Metrics	Historical Sparklines	4-2015	4-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		53	<b>49</b>	- 7.5%	134	<b>138</b>	+ 3.0%
<b>Pending Sales</b>		24	<b>34</b>	+ 41.7%	69	<b>93</b>	+ 34.8%
<b>Closed Sales</b>		20	<b>28</b>	+ 40.0%	55	<b>71</b>	+ 29.1%
<b>Days on Market Until Sale</b>		145	<b>149</b>	+ 2.8%	144	<b>117</b>	- 18.8%
<b>Median Sales Price</b>		\$88,700	<b>\$144,000</b>	+ 62.3%	\$92,700	<b>\$119,850</b>	+ 29.3%
<b>Average Sales Price</b>		\$115,485	<b>\$152,320</b>	+ 31.9%	\$112,286	<b>\$151,140</b>	+ 34.6%
<b>Percent of Original List Price Received</b>		89.4%	<b>92.3%</b>	+ 3.2%	89.9%	<b>91.0%</b>	+ 1.2%
<b>Housing Affordability Index</b>		278	<b>174</b>	- 37.3%	266	<b>210</b>	- 21.2%
<b>Inventory of Homes for Sale</b>		144	<b>132</b>	- 8.3%	--	--	--
<b>Months Supply of Homes for Sale</b>		7.8	<b>6.1</b>	- 22.1%	--	--	--

# New Listings

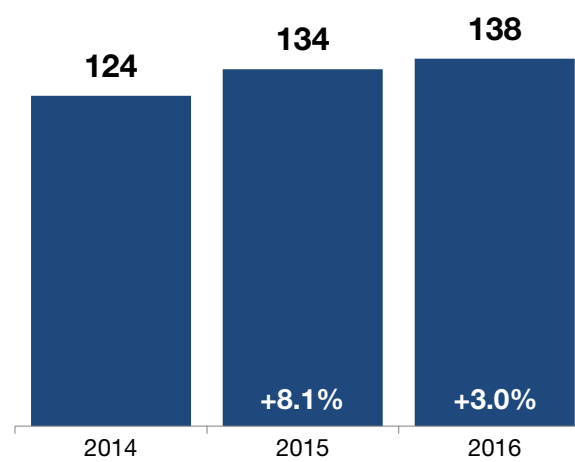
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## April



## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	33	36	+9.1%
April	53	49	-7.5%
<b>12-Month Avg</b>	<b>34</b>	<b>38</b>	<b>+13.1%</b>

## Historical New Listing Activity



# Pending Sales

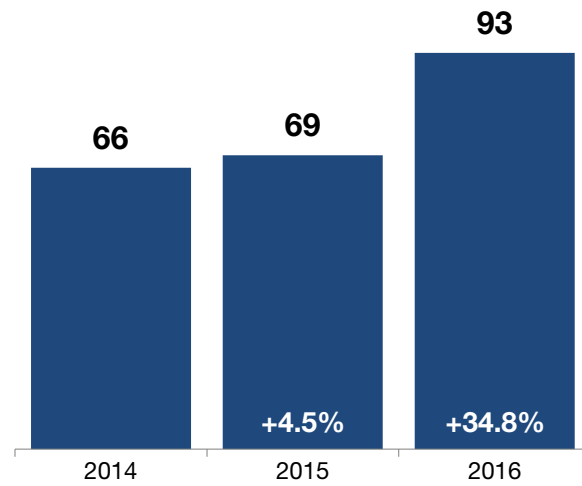
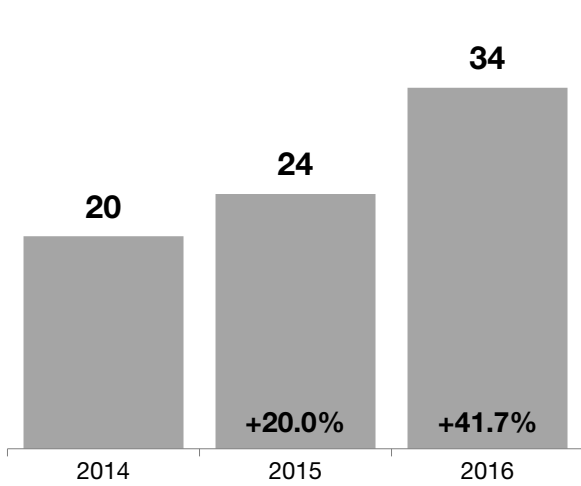
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



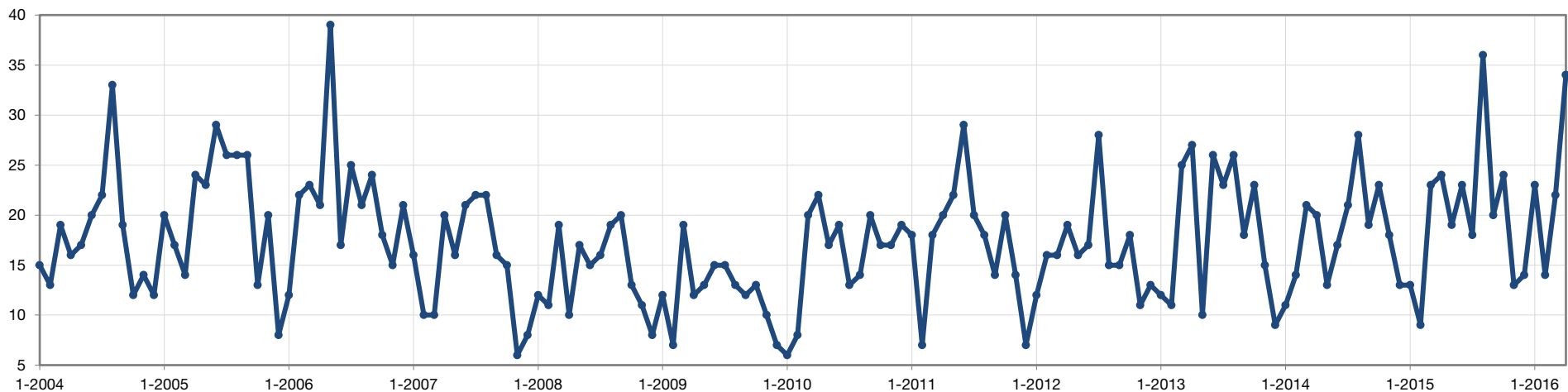
## April

## Year To Date

Month	Prior Year	Current Year	+ / -
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	14	+7.7%
January	13	23	+76.9%
February	9	14	+55.6%
March	23	22	-4.3%
April	24	34	+41.7%
<b>12-Month Avg</b>	<b>18</b>	<b>22</b>	<b>+17.6%</b>



## Historical Pending Sales Activity

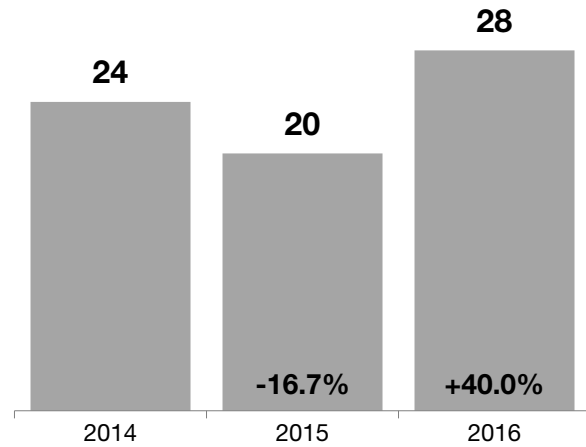


# Closed Sales

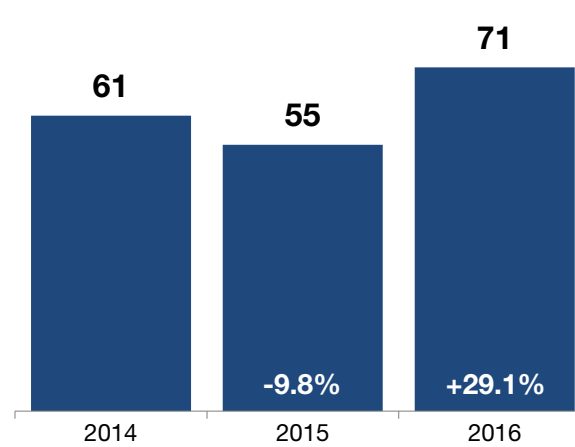
A count of the properties that have closed in a given month for **Carroll County Only**.



## April

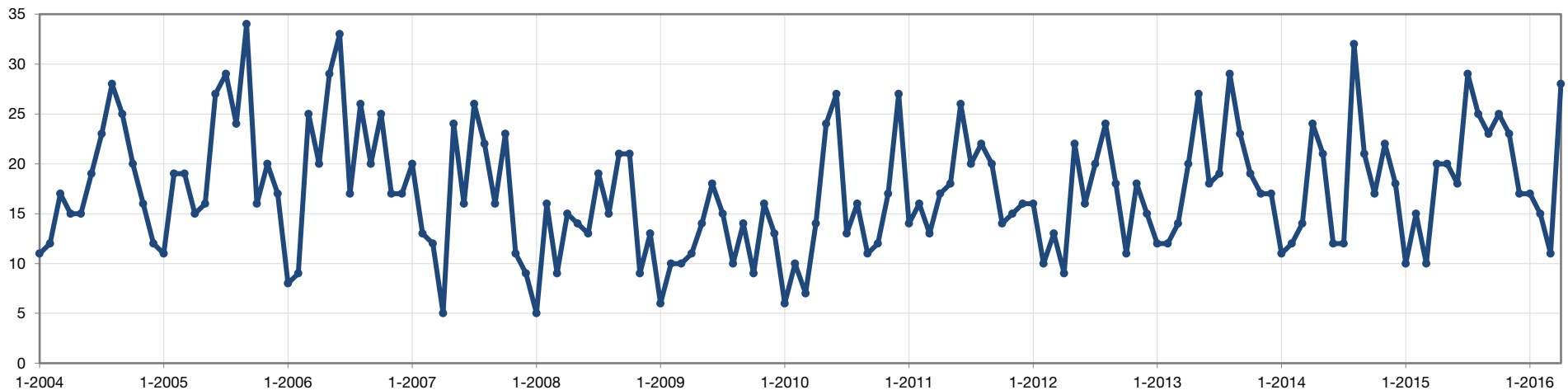


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	10	11	+10.0%
April	20	28	+40.0%
<b>12-Month Avg</b>	<b>18</b>	<b>21</b>	<b>+28.4%</b>

## Historical Closed Sales Activity



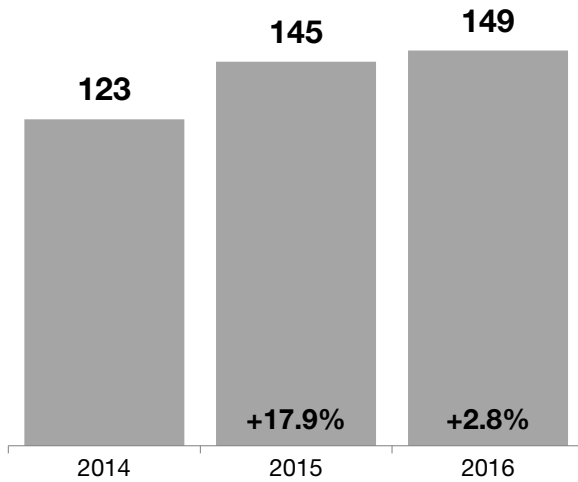


# Days on Market Until Sale

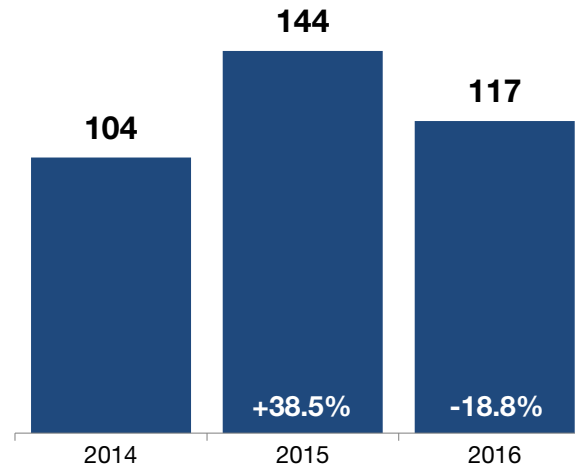
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



## April

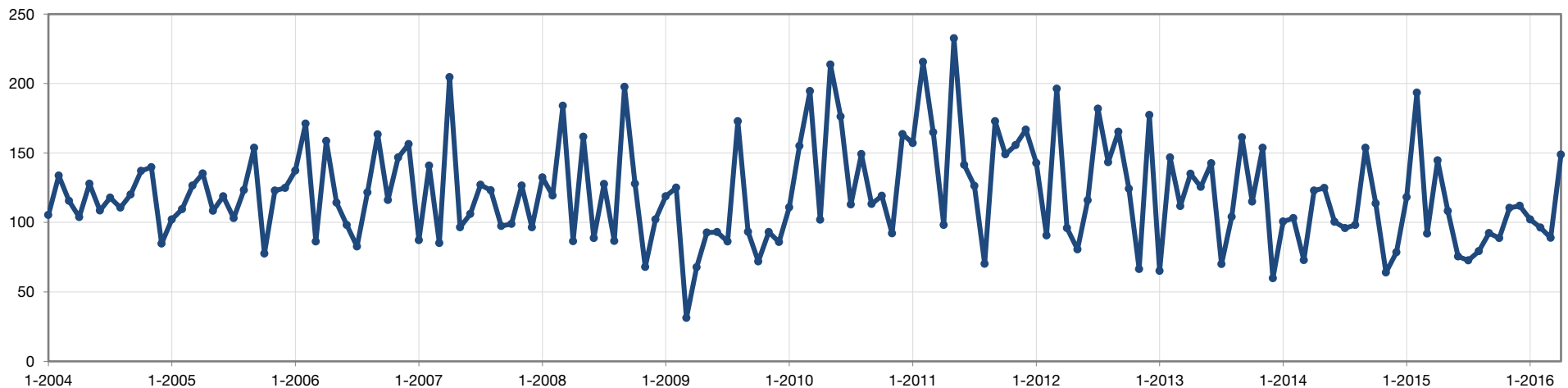


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	92	89	-3.3%
April	145	149	+2.8%
<b>12-Month Avg</b>	<b>114</b>	<b>99</b>	<b>-13.2%</b>

## Historical Days on Market Until Sale

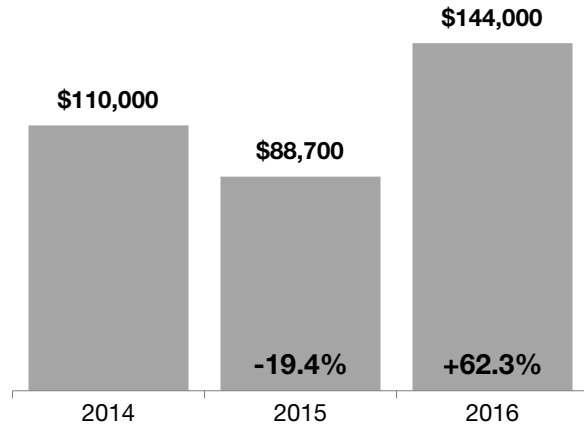


# Median Sales Price

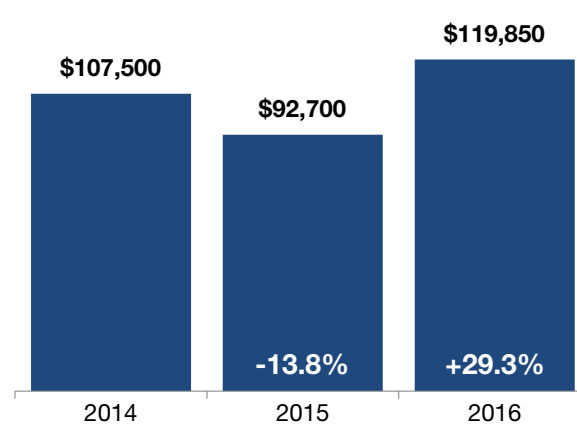
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## April

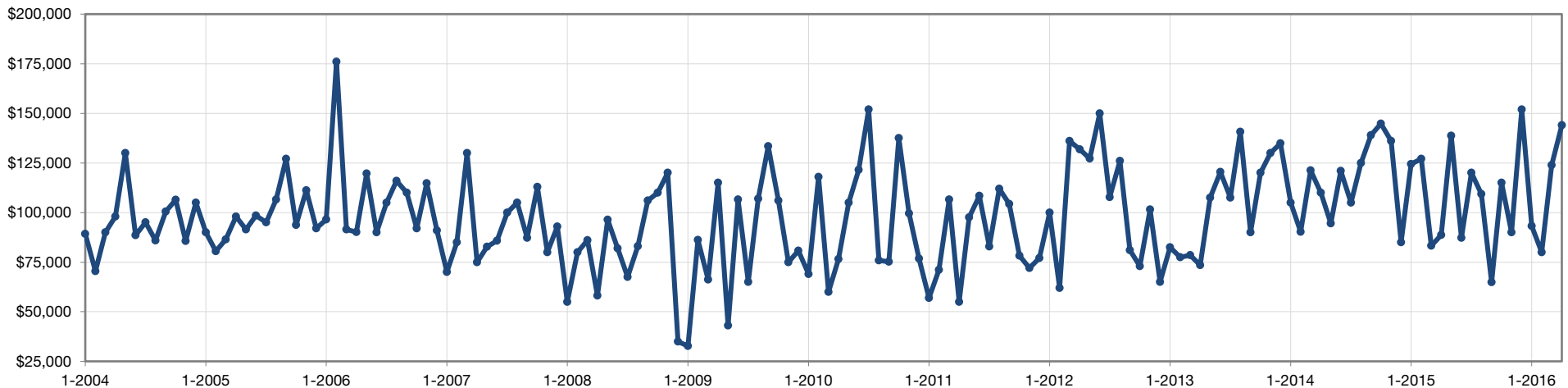


## Year To Date



Month	Prior Year	Current Year	+ / -
May	\$94,500	<b>\$138,750</b>	+46.8%
June	\$121,000	<b>\$87,250</b>	-27.9%
July	\$105,000	<b>\$120,000</b>	+14.3%
August	\$124,950	<b>\$109,400</b>	-12.4%
September	\$139,000	<b>\$64,900</b>	-53.3%
October	\$144,750	<b>\$115,000</b>	-20.6%
November	\$136,000	<b>\$90,000</b>	-33.8%
December	\$85,000	<b>\$151,950</b>	+78.8%
January	\$124,385	<b>\$93,187</b>	-25.1%
February	\$127,000	<b>\$80,000</b>	-37.0%
March	\$83,250	<b>\$123,950</b>	+48.9%
April	\$88,700	<b>\$144,000</b>	+62.3%
<b>12-Month Med</b>	<b>\$119,700</b>	<b>\$115,000</b>	<b>-3.9%</b>

## Historical Median Sales Price

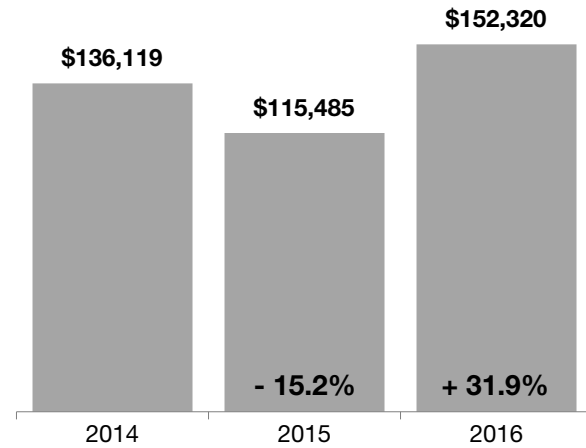


# Average Sales Price

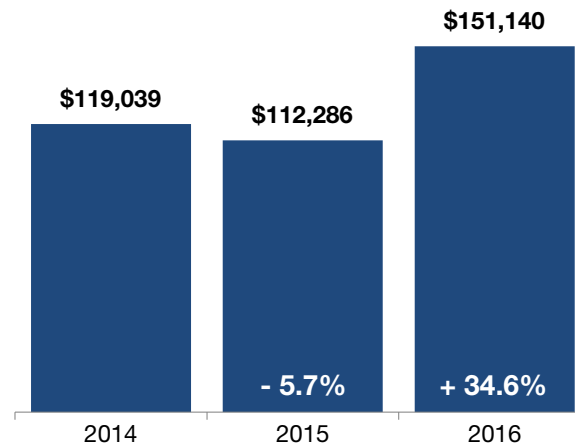
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## April

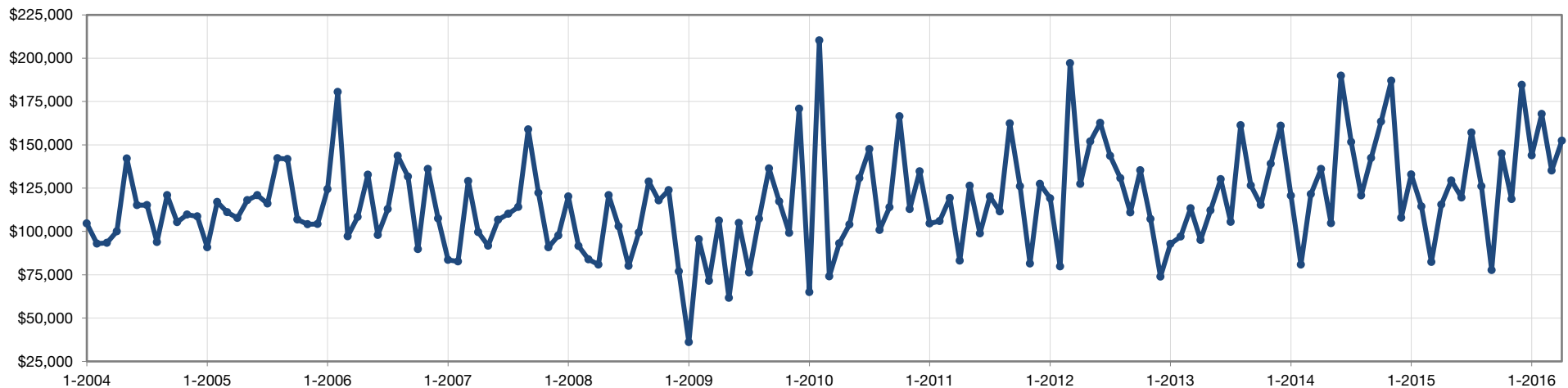


## Year To Date



Month	Prior Year	Current Year	+ / -
May	\$104,814	\$129,453	+23.5%
June	\$189,833	\$119,498	-37.1%
July	\$151,609	\$157,075	+3.6%
August	\$120,838	\$126,029	+4.3%
September	\$142,405	\$77,734	-45.4%
October	\$163,463	\$144,959	-11.3%
November	\$187,029	\$118,667	-36.6%
December	\$107,888	\$184,582	+71.1%
January	\$132,837	\$143,876	+8.3%
February	\$114,420	\$167,805	+46.7%
March	\$82,350	\$135,190	+64.2%
April	\$115,485	\$152,320	+31.9%
<b>12-Month Avg</b>	<b>\$133,750</b>	<b>\$137,283</b>	<b>+2.6%</b>

## Historical Average Sales Price



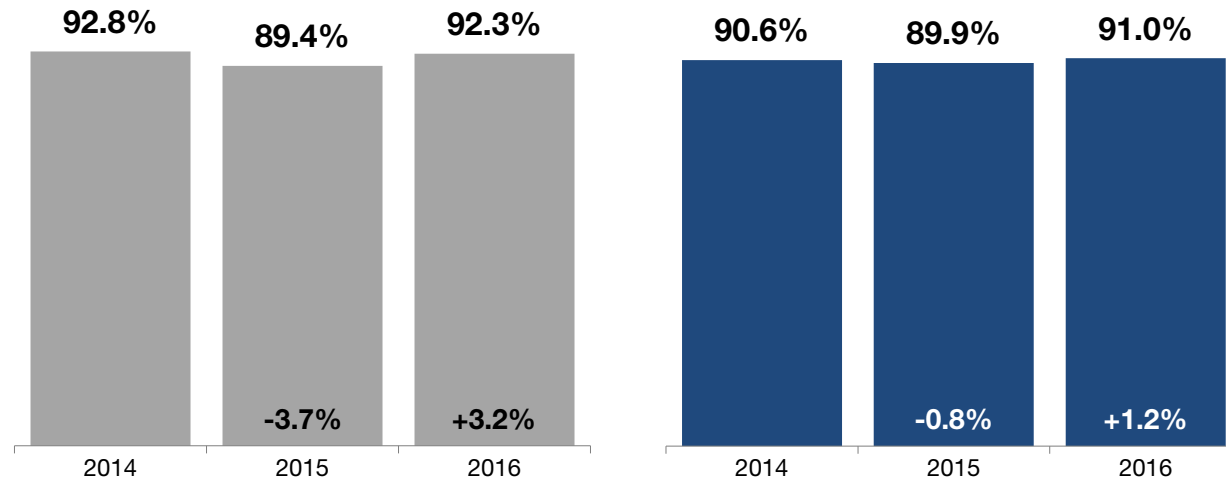
# Percent of Original List Price Received

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 **Carroll County Only**.



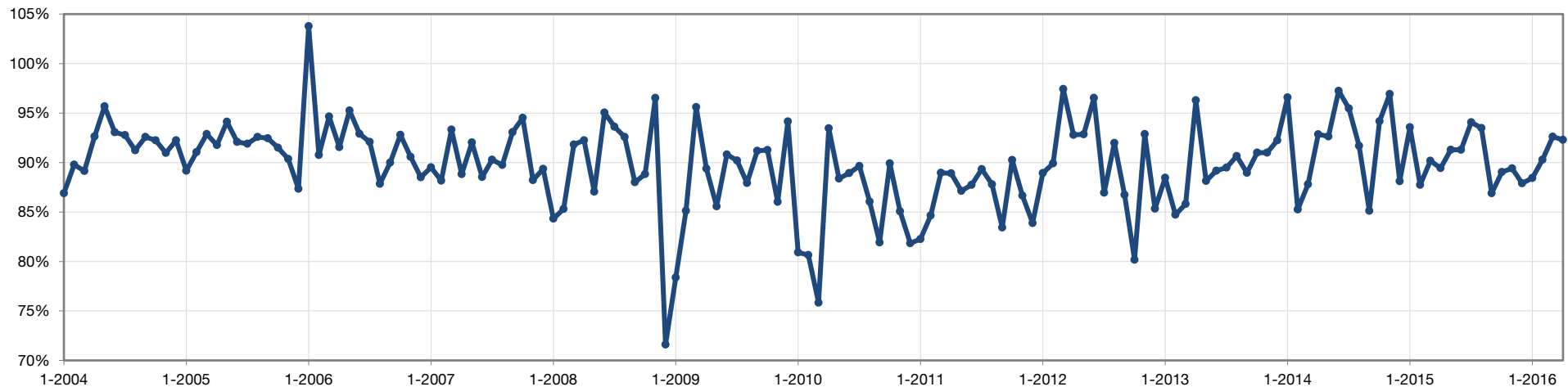
## April

## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	90.2%	92.6%	+2.7%
April	89.4%	92.3%	+3.2%
<b>12-Month Avg</b>	<b>91.6%</b>	<b>90.8%</b>	<b>-0.9%</b>

## Historical Percent of Original List Price Received

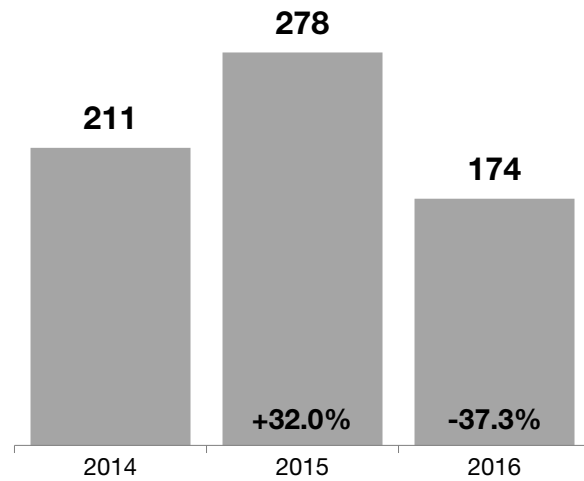


# Housing Affordability Index

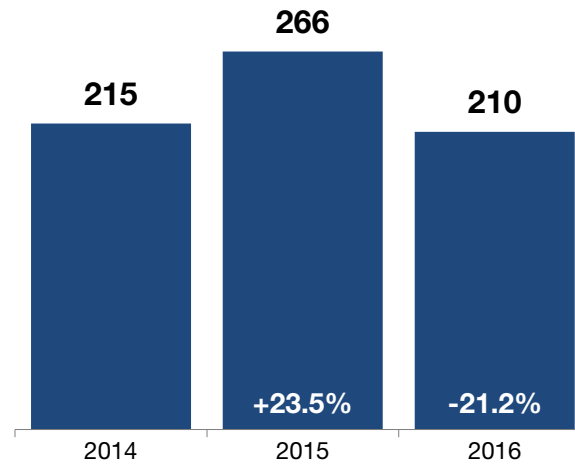
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**



## April

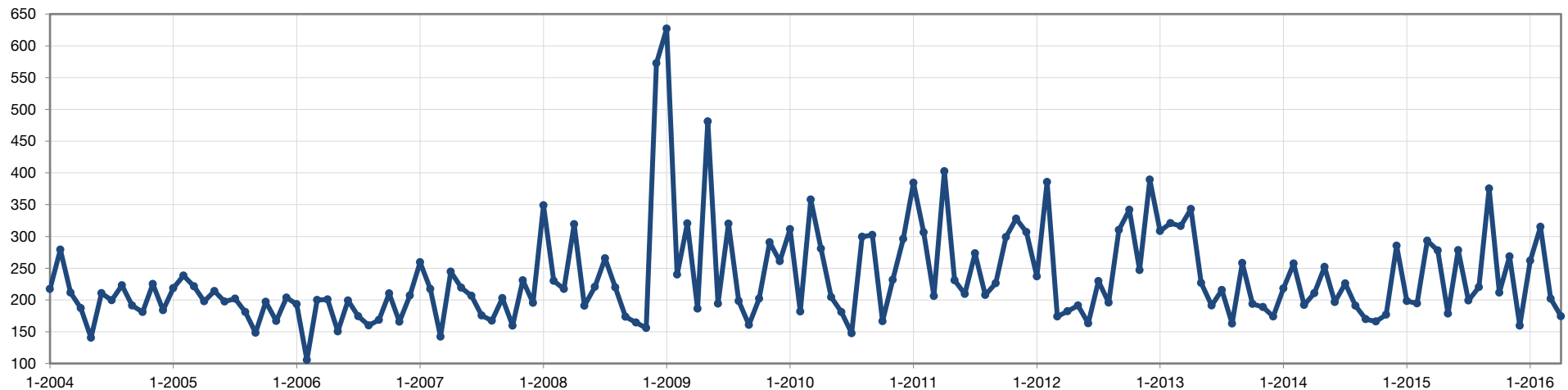


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	293	202	-31.1%
April	278	174	-37.3%
<b>12-Month Avg</b>	<b>219</b>	<b>237</b>	<b>+16.4%</b>

## Historical Housing Affordability Index

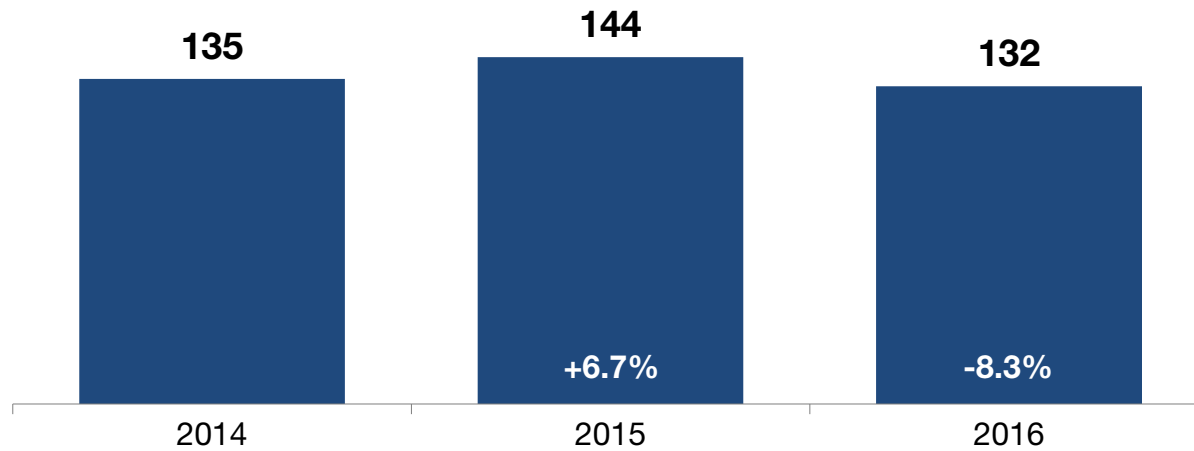


# Inventory of Homes for Sale

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

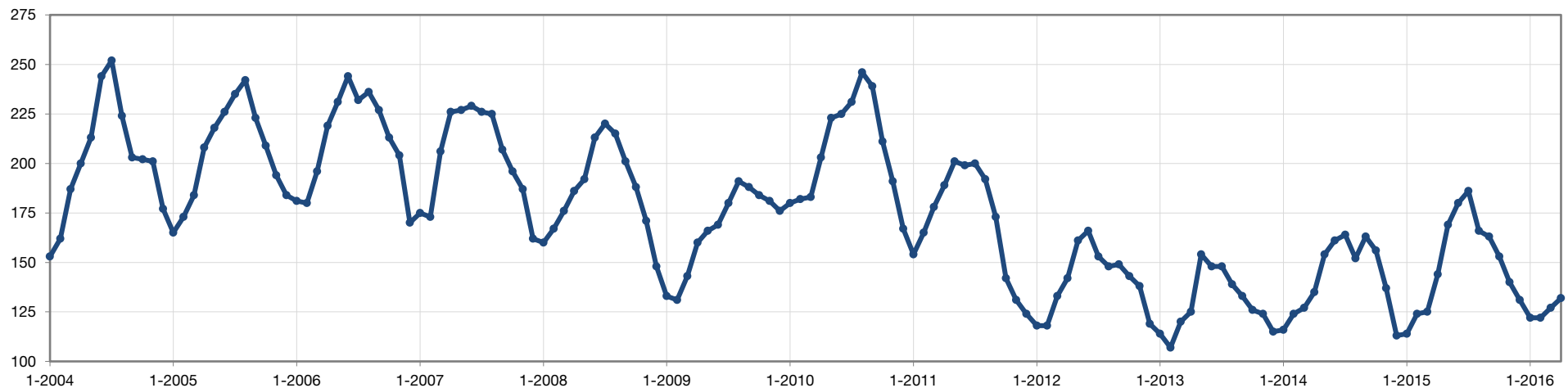


## April



Month	Prior Year	Current Year	+ / -
May	154	169	+9.7%
June	161	180	+11.8%
July	164	186	+13.4%
August	152	166	+9.2%
September	163	163	0.0%
October	156	153	-1.9%
November	137	140	+2.2%
December	113	131	+15.9%
January	114	122	+7.0%
February	124	122	-1.6%
March	125	127	+1.6%
April	144	132	-8.3%
<b>12-Month Avg</b>	<b>142</b>	<b>149</b>	<b>+4.9%</b>

## Historical Inventory of Homes for Sale

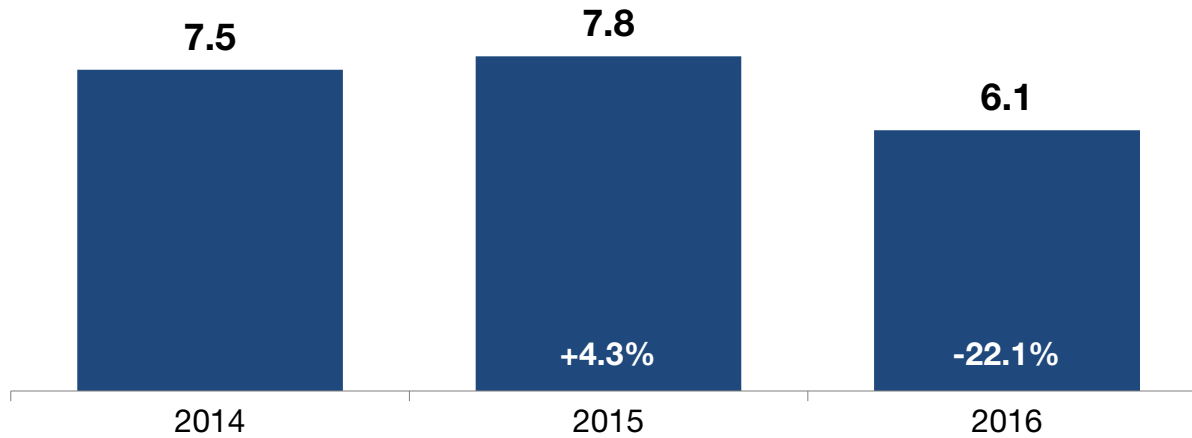


# Months Supply of Inventory

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**.



## April



Month	Prior Year	Current Year	+ / -
May	8.4	8.9	+5.9%
June	9.2	9.3	+0.8%
July	9.5	9.7	+2.6%
August	8.7	8.4	-3.6%
September	9.3	8.2	-11.7%
October	8.9	7.7	-13.8%
November	7.7	7.1	-6.9%
December	6.2	6.7	+7.1%
January	6.2	6.0	-4.3%
February	6.9	5.8	-15.7%
March	6.9	6.1	-11.8%
April	7.8	6.1	-22.1%
12-Month Avg	8.0	7.5	-6.1%

## Historical Months Supply of Inventory

