

# Monthly Indicators

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



www.StarkRealtors.com

## May 2016



## Quick Facts

**+ 16.2%**      **+ 1.3%**      **+ 20.0%**      **- 18.4%**

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**.



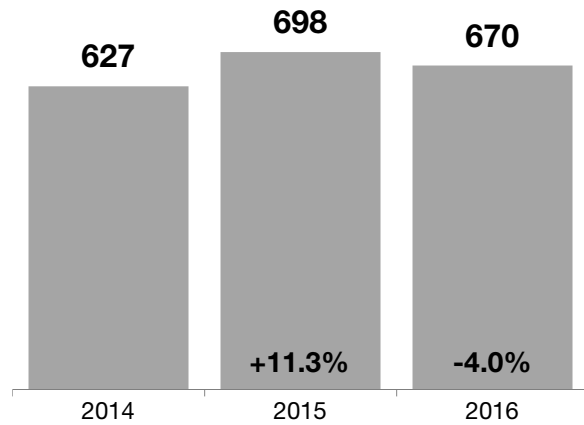
Key Metrics	Historical Sparklines	5-2015	5-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		698	<b>670</b>	- 4.0%	2,720	<b>2,711</b>	- 0.3%
<b>Pending Sales</b>		414	<b>472</b>	+ 14.0%	1,766	<b>2,009</b>	+ 13.8%
<b>Closed Sales</b>		340	<b>395</b>	+ 16.2%	1,457	<b>1,625</b>	+ 11.5%
<b>Days on Market Until Sale</b>		81	<b>75</b>	- 7.4%	91	<b>88</b>	- 3.3%
<b>Median Sales Price</b>		\$127,250	<b>\$128,850</b>	+ 1.3%	\$114,900	<b>\$120,000</b>	+ 4.4%
<b>Average Sales Price</b>		\$141,959	<b>\$146,544</b>	+ 3.2%	\$128,228	<b>\$135,236</b>	+ 5.5%
<b>Percent of Original List Price Received</b>		94.4%	<b>94.7%</b>	+ 0.3%	92.7%	<b>93.0%</b>	+ 0.3%
<b>Housing Affordability Index</b>		194	<b>195</b>	+ 0.4%	215	<b>210</b>	- 2.7%
<b>Inventory of Homes for Sale</b>		1,596	<b>1,250</b>	- 21.7%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		4.8	<b>3.3</b>	- 31.3%	--	<b>--</b>	--

# New Listings

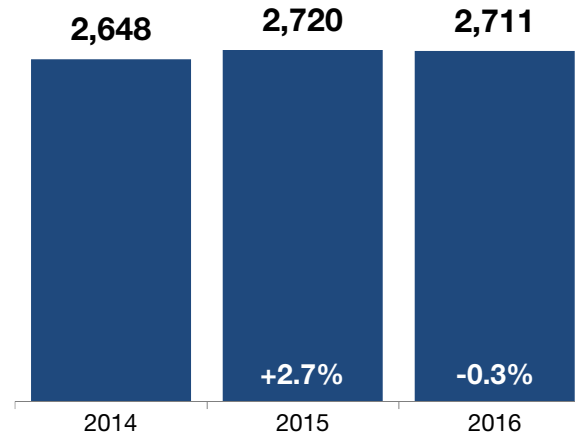
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## May



## Year To Date



Month	Prior Year	Current Year	+ / -
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	408	-4.4%
February	365	457	+25.2%
March	543	553	+1.8%
April	687	623	-9.3%
May	698	670	-4.0%
<b>12-Month Avg</b>	<b>529</b>	<b>564</b>	<b>+6.6%</b>

## Historical New Listing Activity

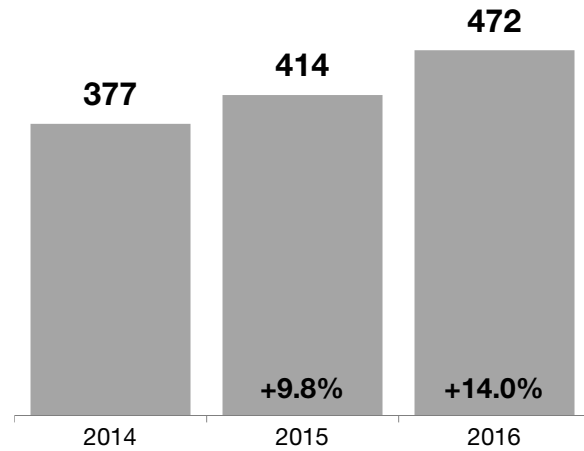


# Pending Sales

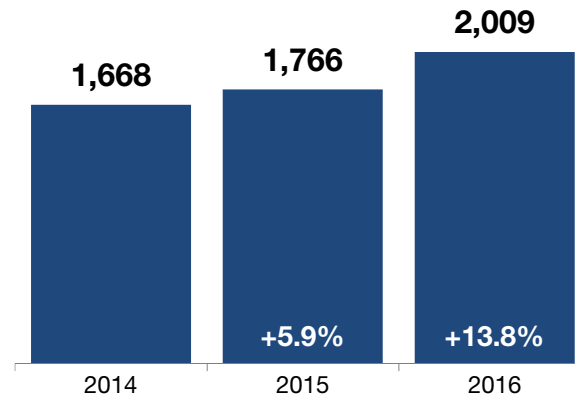
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



## May

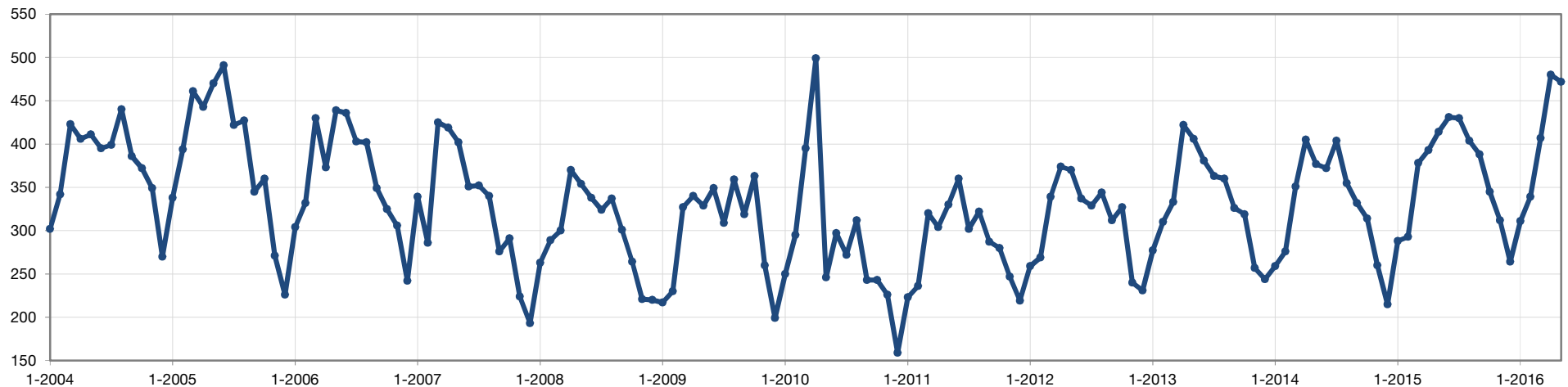


## Year To Date



Month	Prior Year	Current Year	+ / -
June	372	431	+15.9%
July	404	430	+6.4%
August	355	404	+13.8%
September	332	388	+16.9%
October	314	345	+9.9%
November	260	312	+20.0%
December	215	264	+22.8%
January	288	311	+8.0%
February	293	339	+15.7%
March	378	407	+7.7%
April	393	480	+22.1%
May	414	472	+14.0%
<b>12-Month Avg</b>	<b>335</b>	<b>382</b>	<b>+14.1%</b>

## Historical Pending Sales Activity

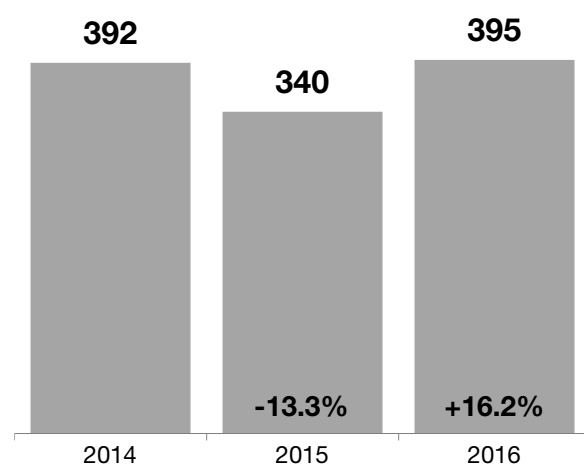


# Closed Sales

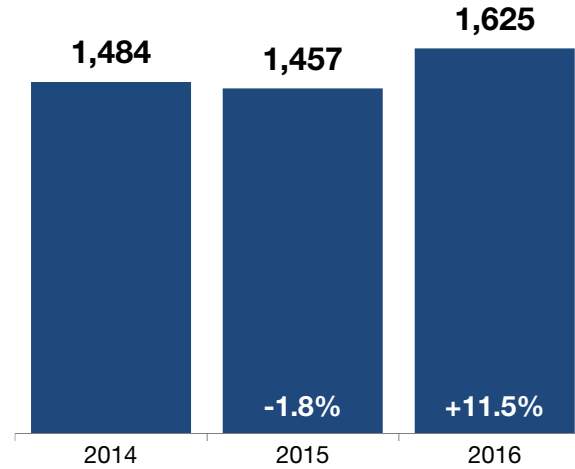
A count of the actual sales that have closed in a given month for **Stark County Only**.



## May



## Year To Date



Month	Prior Year	Current Year	+ / -
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	396	+18.9%
May	340	395	+16.2%
<b>12-Month Avg</b>	<b>324</b>	<b>370</b>	<b>+14.2%</b>

## Historical Closed Sales Activity

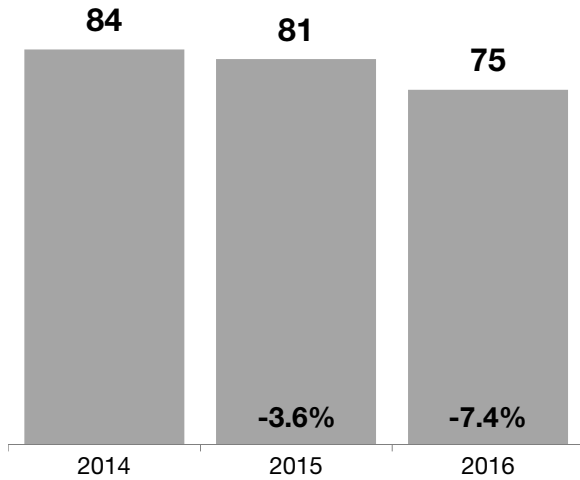


# Days on Market Until Sale

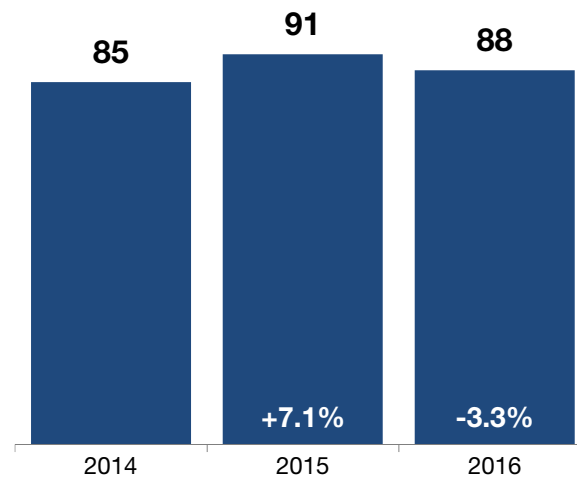
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## May

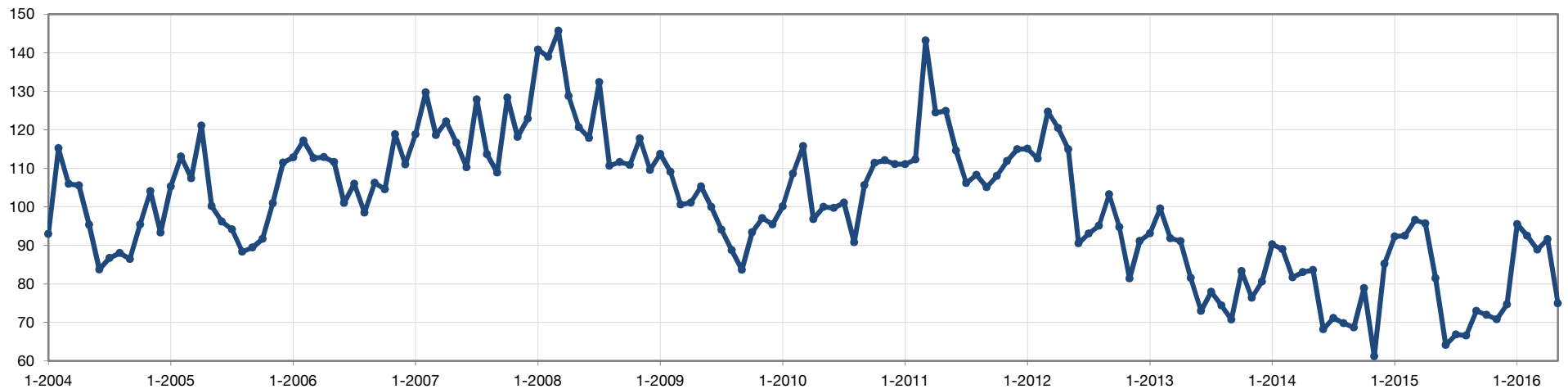


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	81	75	-7.4%
<b>12-Month Avg</b>	<b>79</b>	<b>76</b>	<b>-3.8%</b>

## Historical Days on Market Until Sale

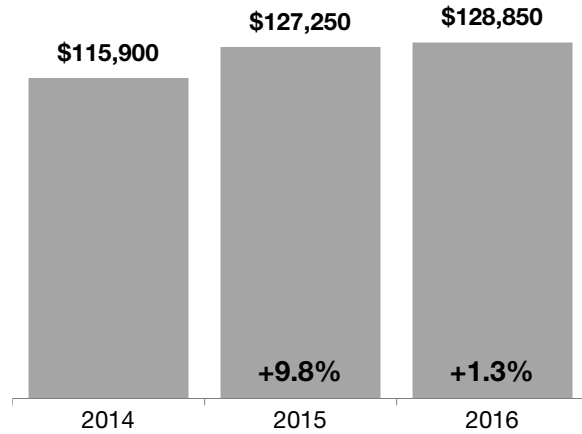


# Median Sales Price

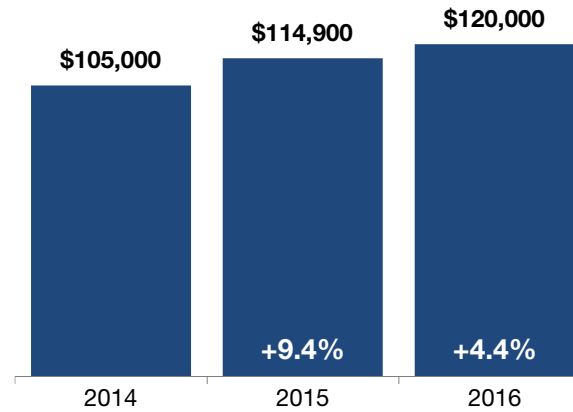
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## May



## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$122,500	+11.4%
May	\$127,250	\$128,850	+1.3%
<b>12-Month Med</b>	<b>\$117,500</b>	<b>\$122,500</b>	<b>+4.3%</b>

## Historical Median Sales Price

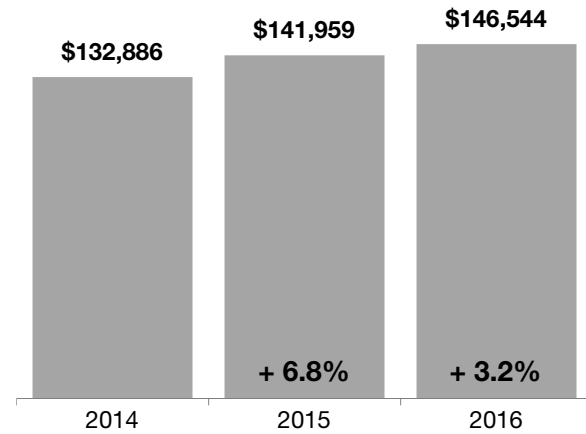


# Average Sales Price

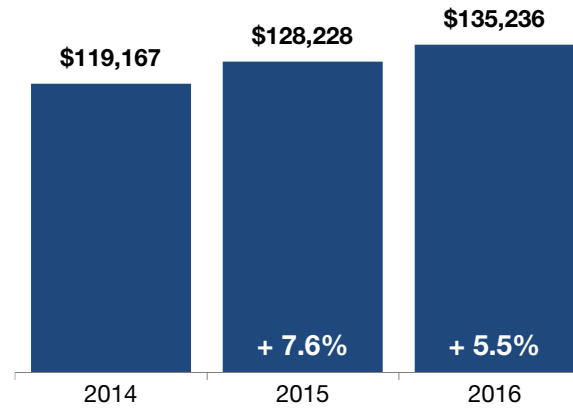
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## May



## Year To Date



Month	Prior Year	Current Year	+ / -
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	\$137,871	+10.0%
May	\$141,959	\$146,544	+3.2%
<b>12-Month Avg</b>	<b>\$132,329</b>	<b>\$138,398</b>	<b>+4.6%</b>

## Historical Average Sales Price





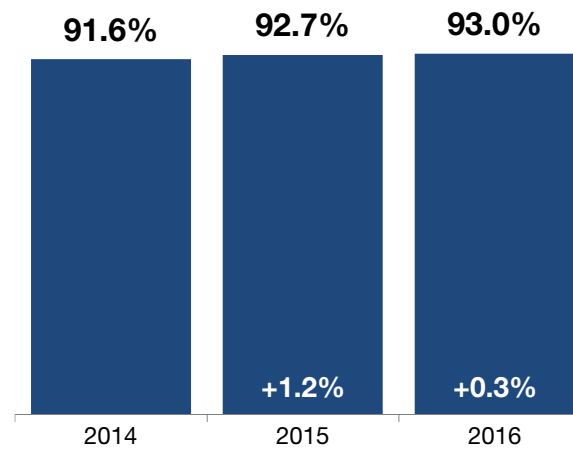
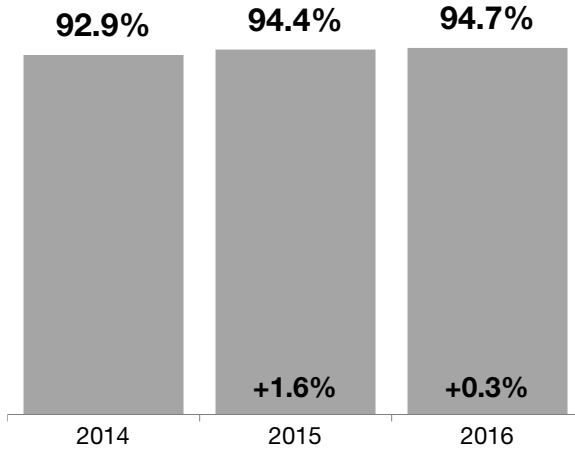
# Percent of Original List Price Received

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**.



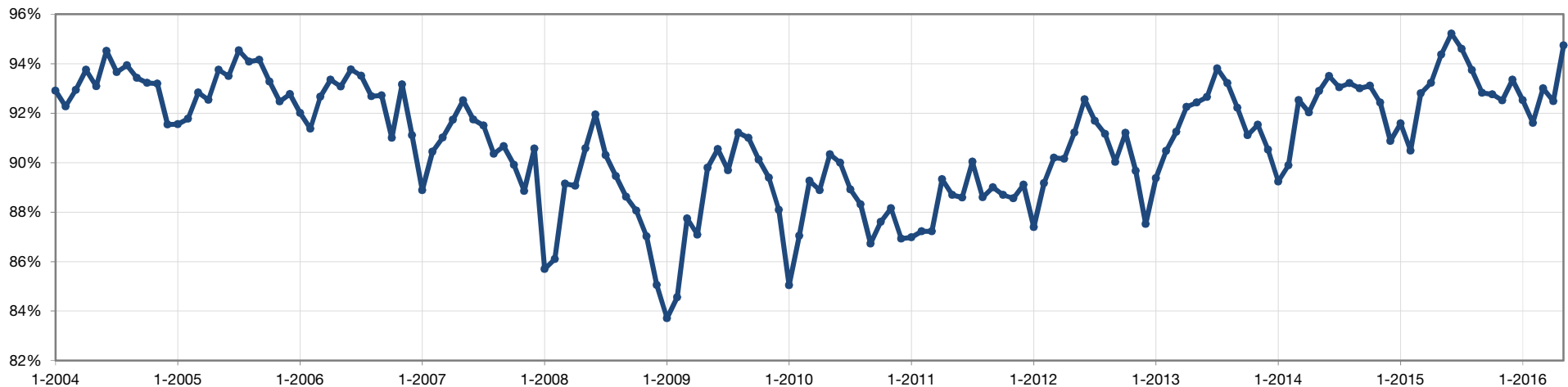
## May

## Year To Date



Month	Prior Year	Current Year	+ / -
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%	92.5%	-0.8%
May	94.4%	94.7%	+0.3%
<b>12-Month Avg</b>	<b>92.8%</b>	<b>93.4%</b>	<b>+0.6%</b>

## Historical Percent of Original List Price Received



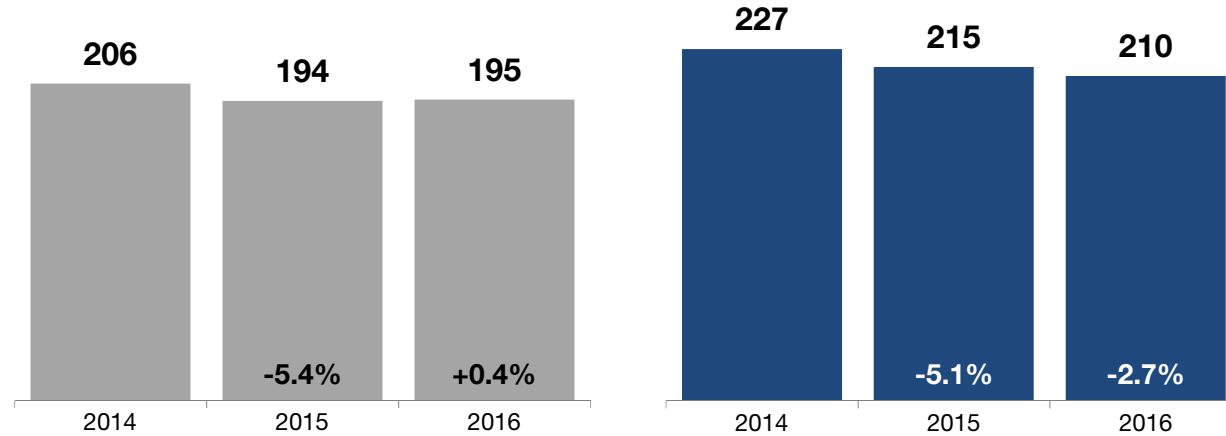
# Housing Affordability Index

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.**



## May

## Year To Date



Month	Prior Year	Current Year	+ / -
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	205	-8.5%
May	194	195	+0.4%
<b>12-Month Avg</b>	<b>213</b>	<b>204</b>	<b>-3.7%</b>

## Historical Housing Affordability Index

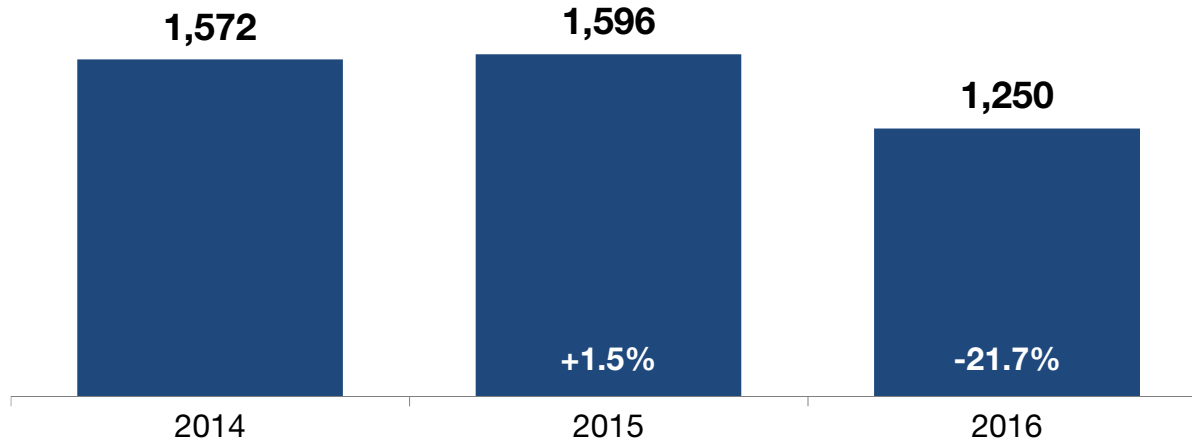


# Inventory of Homes for Sale

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

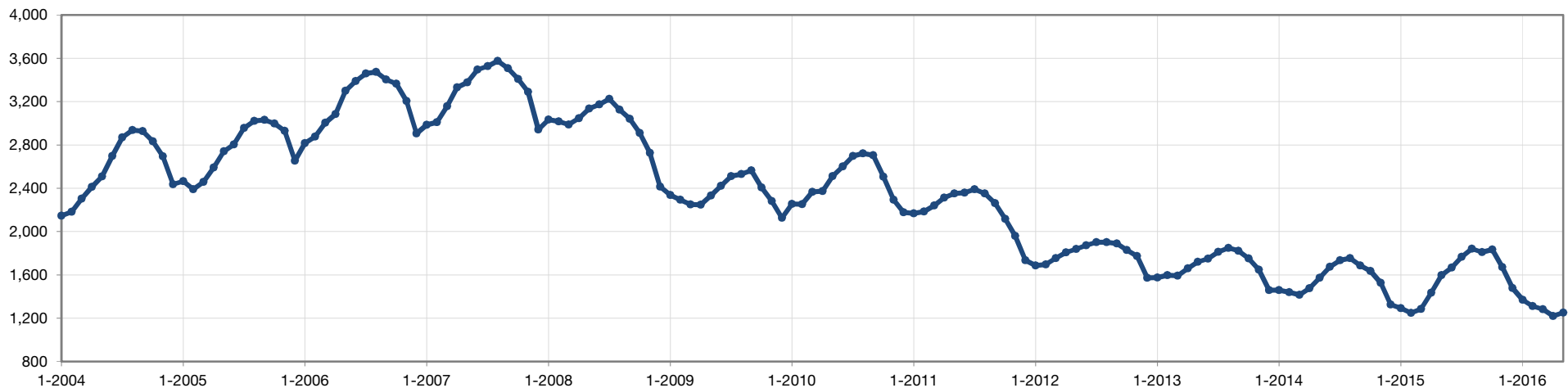


## May



Month	Prior Year	Current Year	+ / -
June	1,675	<b>1,667</b>	-0.5%
July	1,734	<b>1,766</b>	+1.8%
August	1,755	<b>1,842</b>	+5.0%
September	1,686	<b>1,811</b>	+7.4%
October	1,635	<b>1,834</b>	+12.2%
November	1,526	<b>1,671</b>	+9.5%
December	1,327	<b>1,478</b>	+11.4%
January	1,293	<b>1,370</b>	+6.0%
February	1,248	<b>1,311</b>	+5.0%
March	1,286	<b>1,283</b>	-0.2%
April	1,435	<b>1,220</b>	-15.0%
May	1,596	<b>1,250</b>	-21.7%
<b>12-Month Avg</b>	<b>1,516</b>	<b>1,542</b>	<b>+1.7%</b>

## Historical Inventory of Homes for Sale

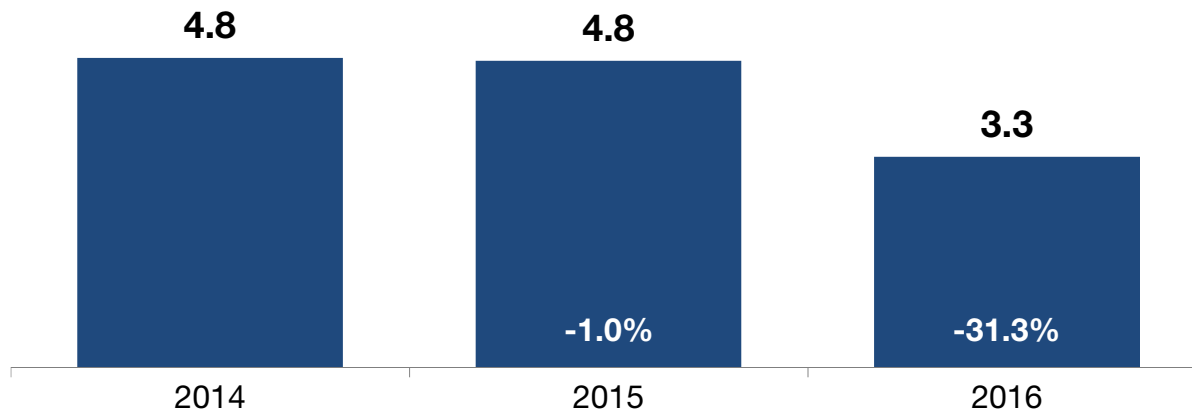


# Months Supply of Inventory

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**.

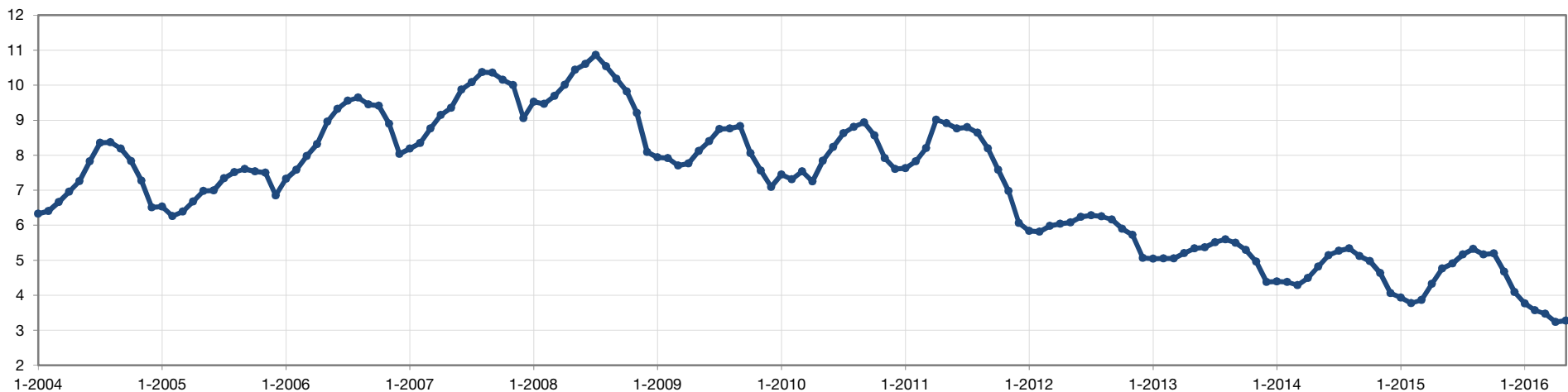


## May



Month	Prior Year	Current Year	+ / -
June	5.1	4.9	-4.6%
July	5.3	5.2	-2.0%
August	5.3	5.3	-0.3%
September	5.1	5.2	+0.9%
October	5.0	5.2	+4.4%
November	4.6	4.7	+0.8%
December	4.1	4.1	+0.6%
January	3.9	3.8	-4.1%
February	3.8	3.6	-5.5%
March	3.9	3.5	-10.2%
April	4.3	3.2	-25.2%
May	4.8	3.3	-31.3%
12-Month Avg	4.6	4.3	-6.1%

## Historical Months Supply of Inventory



# Carroll County Market Overview

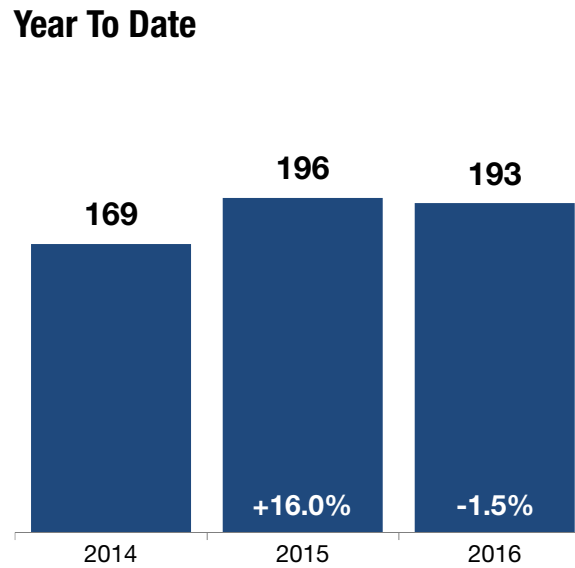
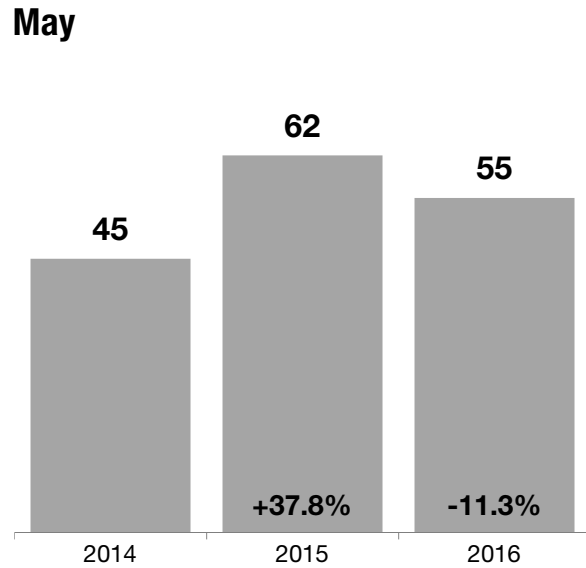
Key market metrics for the current month and year-to-date figures for **Carroll County Only**.



Key Metrics	Historical Sparklines	5-2015	5-2016	+ / -	YTD 2015	YTD 2016	+ / -
<b>New Listings</b>		62	<b>55</b>	- 11.3%	196	<b>193</b>	- 1.5%
<b>Pending Sales</b>		19	<b>26</b>	+ 36.8%	88	<b>117</b>	+ 33.0%
<b>Closed Sales</b>		20	<b>24</b>	+ 20.0%	75	<b>95</b>	+ 26.7%
<b>Days on Market Until Sale</b>		108	<b>160</b>	+ 48.1%	134	<b>128</b>	- 4.5%
<b>Median Sales Price</b>		\$138,750	<b>\$113,250</b>	- 18.4%	\$100,000	<b>\$119,100</b>	+ 19.1%
<b>Average Sales Price</b>		\$129,453	<b>\$125,694</b>	- 2.9%	\$116,926	<b>\$145,486</b>	+ 24.4%
<b>Percent of Original List Price Received</b>		91.3%	<b>88.9%</b>	- 2.6%	90.3%	<b>90.5%</b>	+ 0.2%
<b>Housing Affordability Index</b>		178	<b>222</b>	+ 24.6%	247	<b>211</b>	- 14.6%
<b>Inventory of Homes for Sale</b>		169	<b>158</b>	- 6.5%	--	--	--
<b>Months Supply of Homes for Sale</b>		8.9	<b>7.2</b>	- 19.9%	--	--	--

# New Listings

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



Month	Prior Year	Current Year	+ / -
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%
May	62	55	-11.3%
<b>12-Month Avg</b>	<b>35</b>	<b>38</b>	<b>+6.9%</b>

## Historical New Listing Activity

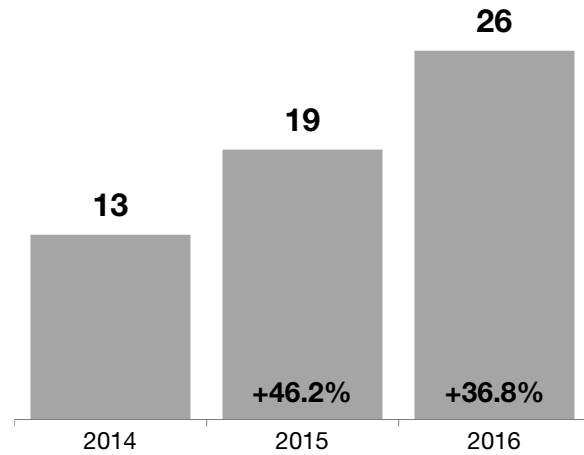


# Pending Sales

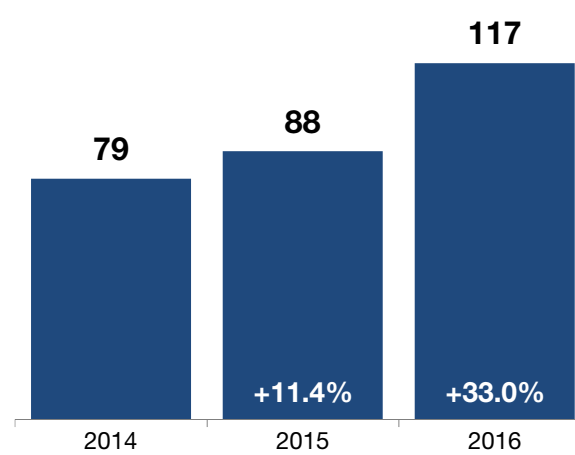
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



## May

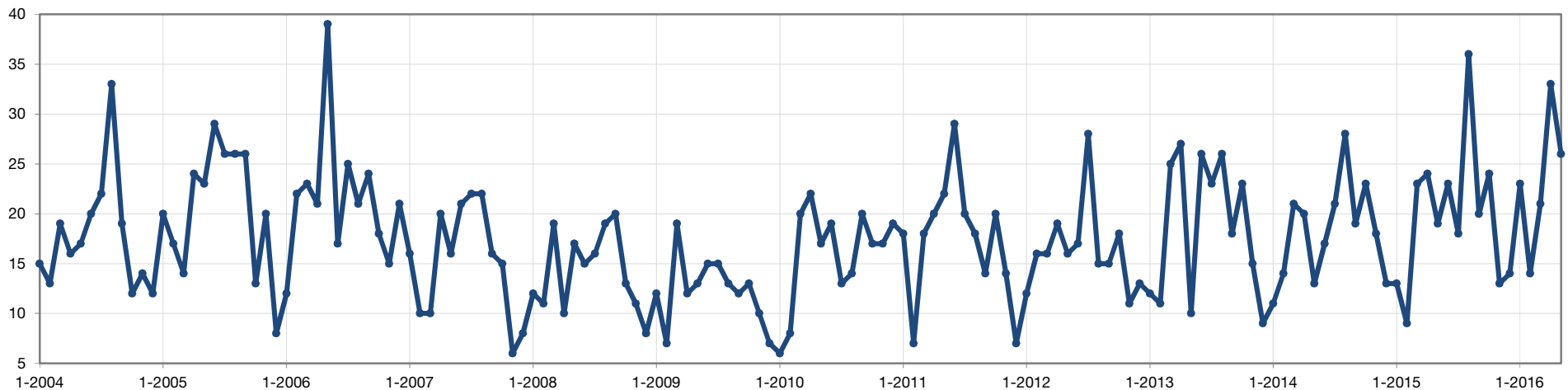


## Year To Date



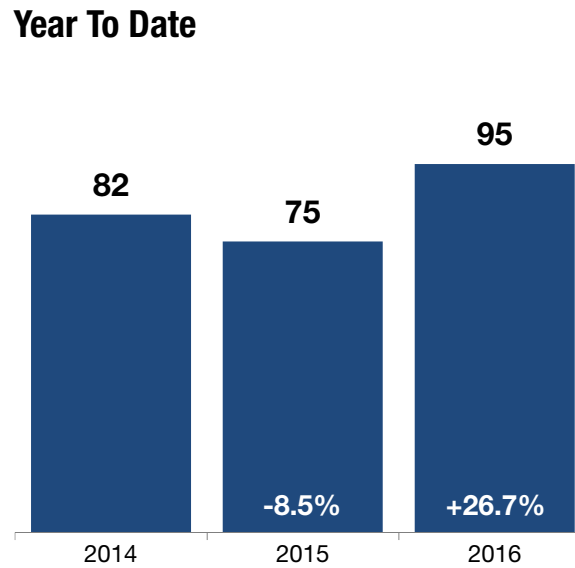
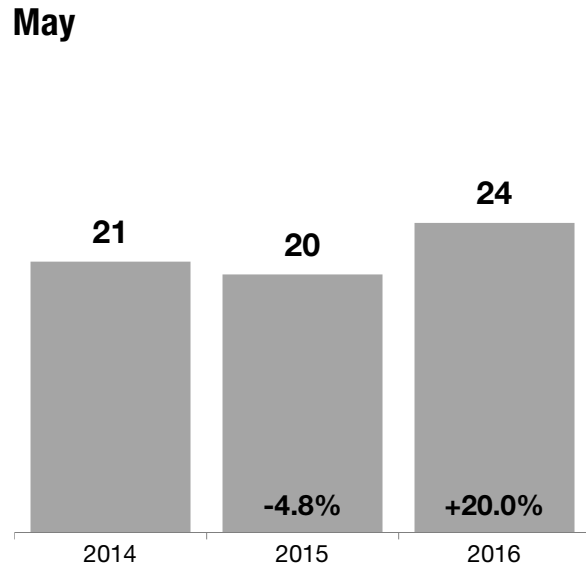
Month	Prior Year	Current Year	+ / -
June	17	23	+35.3%
July	21	18	-14.3%
August	28	36	+28.6%
September	19	20	+5.3%
October	23	24	+4.3%
November	18	13	-27.8%
December	13	14	+7.7%
January	13	23	+76.9%
February	9	14	+55.6%
March	23	21	-8.7%
April	24	33	+37.5%
May	19	26	+36.8%
<b>12-Month Avg</b>	<b>19</b>	<b>22</b>	<b>+16.7%</b>

## Historical Pending Sales Activity



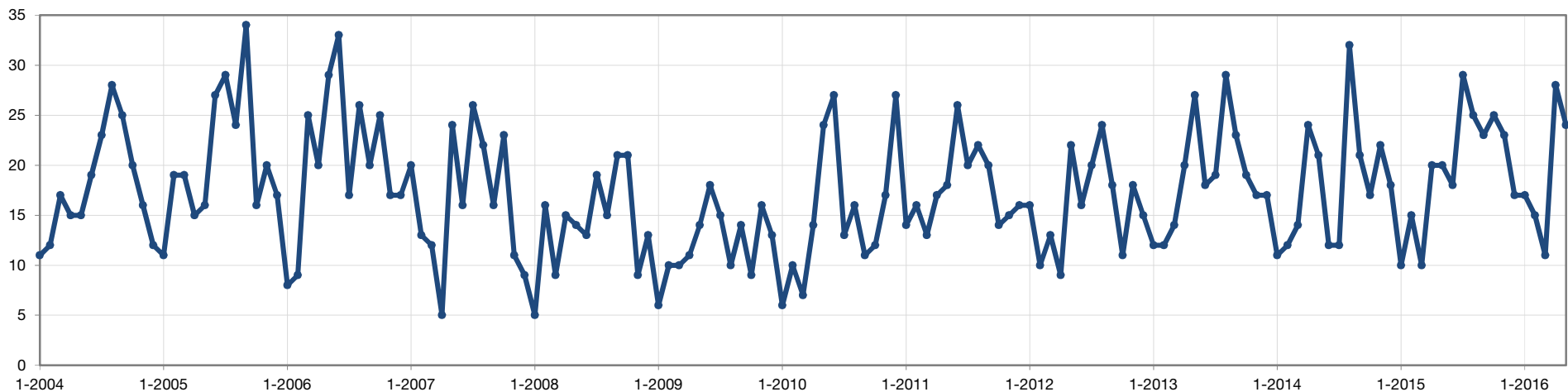
# Closed Sales

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



Month	Prior Year	Current Year	+ / -
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%
May	20	24	+20.0%
<b>12-Month Avg</b>	<b>17</b>	<b>21</b>	<b>+30.4%</b>

## Historical Closed Sales Activity



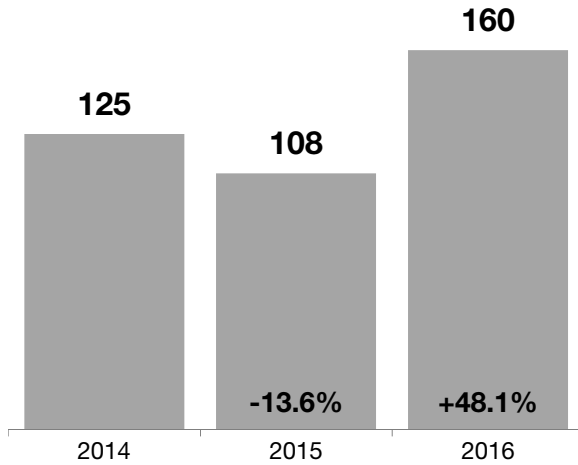


# Days on Market Until Sale

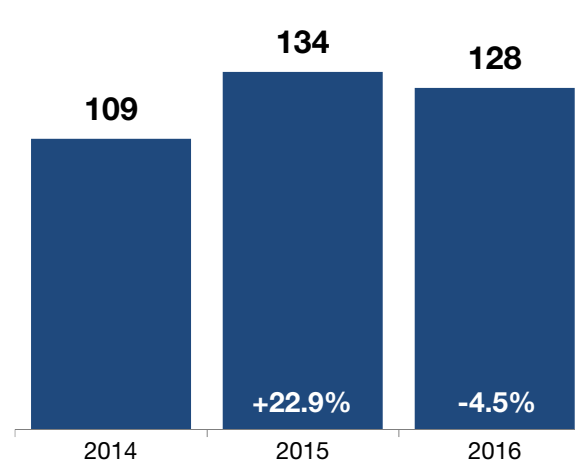
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



## May

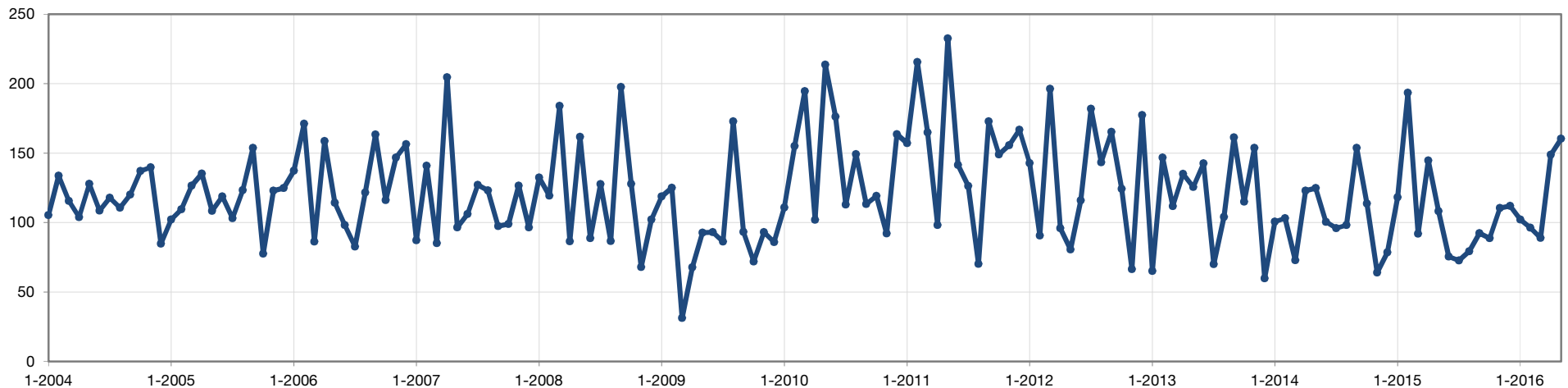


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	108	160	+48.1%
<b>12-Month Avg</b>	<b>113</b>	<b>104</b>	<b>-8.0%</b>

## Historical Days on Market Until Sale

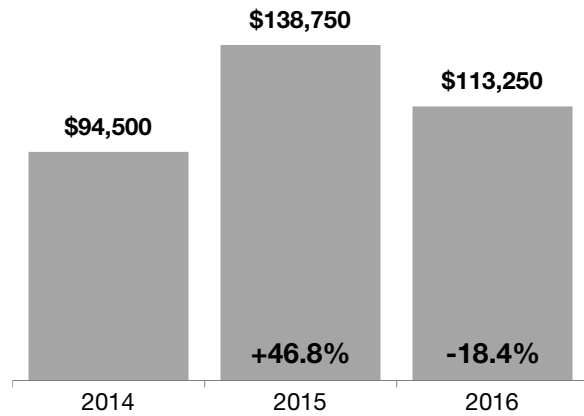


# Median Sales Price

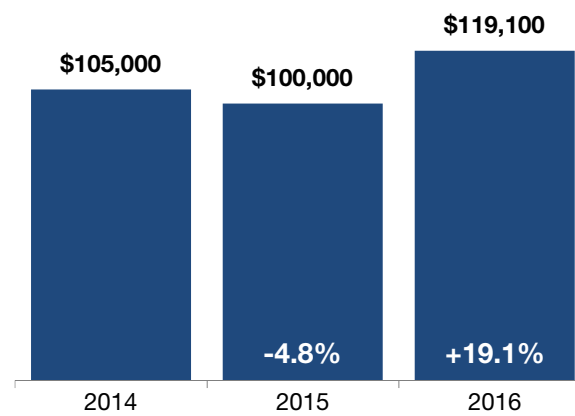
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## May

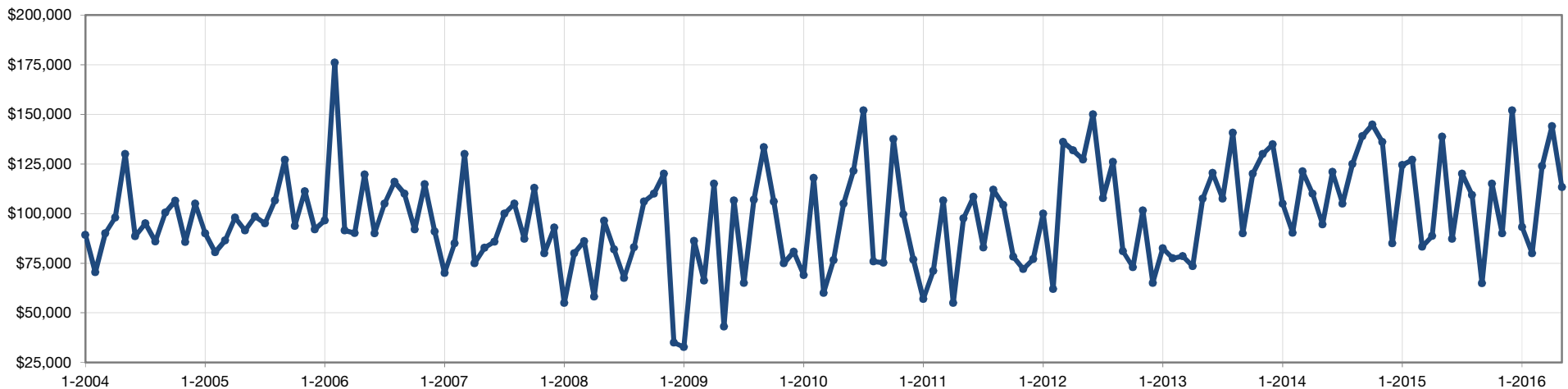


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
March	\$83,250	\$123,950	+48.9%
April	\$88,700	\$144,000	+62.3%
May	\$138,750	\$113,250	-18.4%
<b>12-Month Med</b>	<b>\$120,635</b>	<b>\$111,000</b>	<b>-8.0%</b>

## Historical Median Sales Price

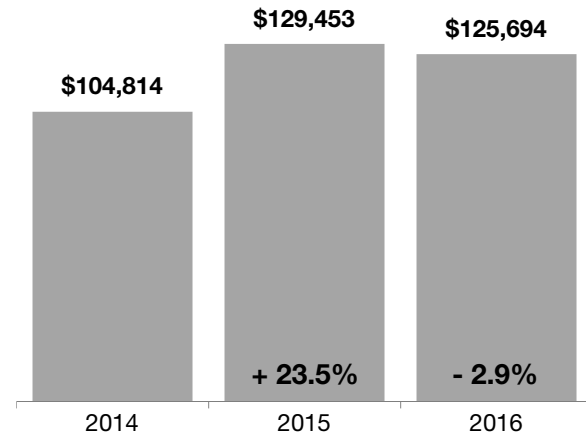


# Average Sales Price

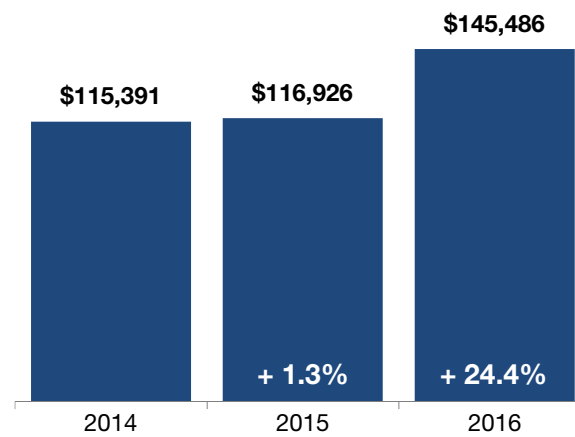
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## May

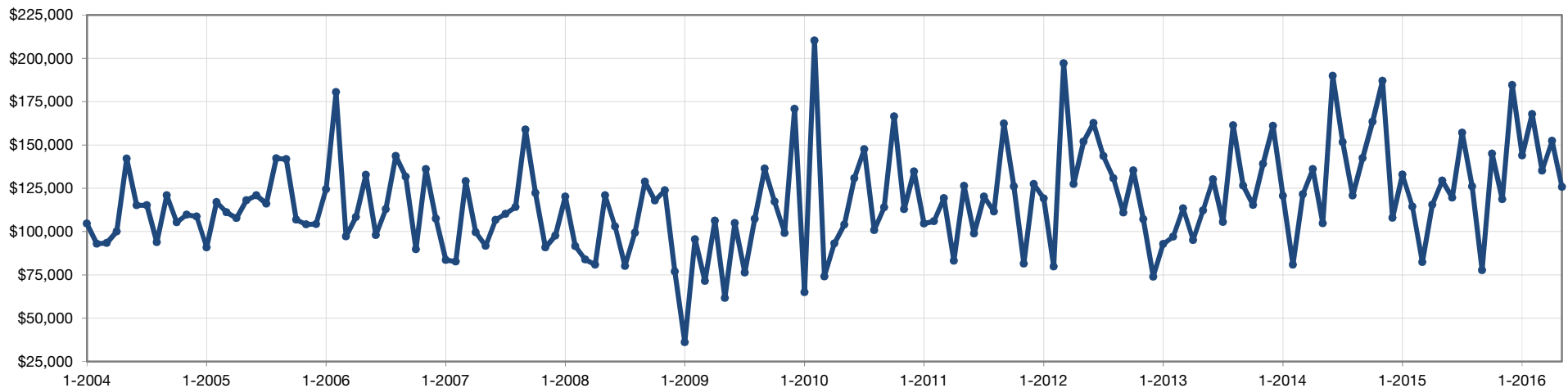


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	\$129,453	\$125,694	-2.9%
<b>12-Month Avg</b>	<b>\$136,238</b>	<b>\$136,969</b>	<b>+0.5%</b>

## Historical Average Sales Price



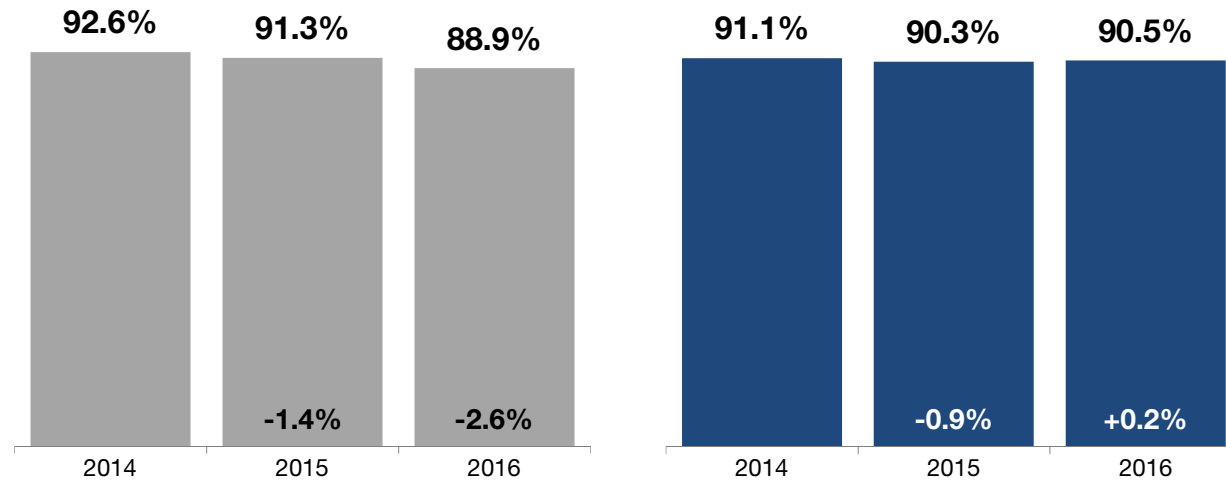
# Percent of Original List Price Received

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**.



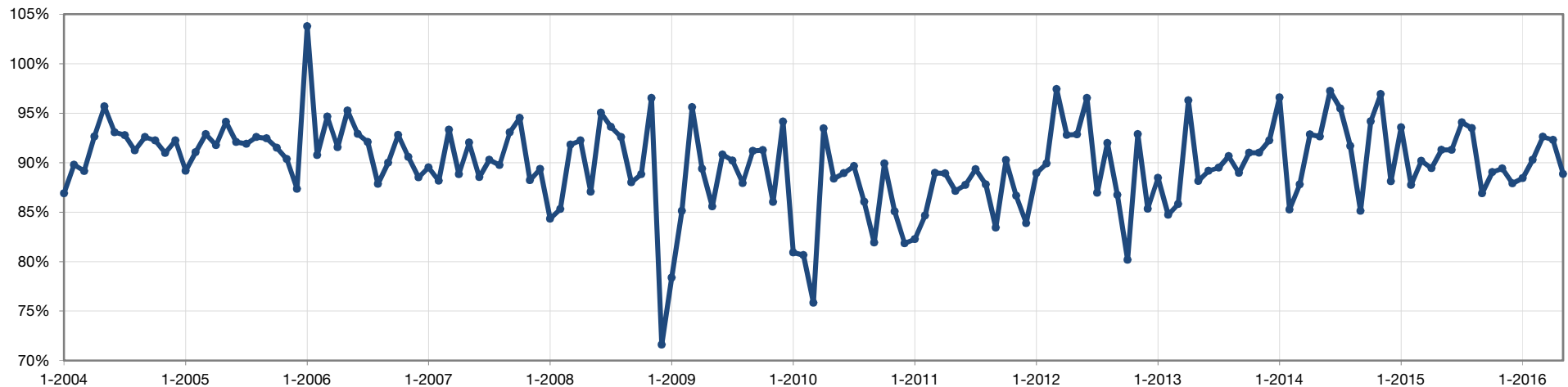
## May

## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	91.3%	88.9%	-2.6%
<b>12-Month Avg</b>	<b>91.4%</b>	<b>90.6%</b>	<b>-0.9%</b>

## Historical Percent of Original List Price Received

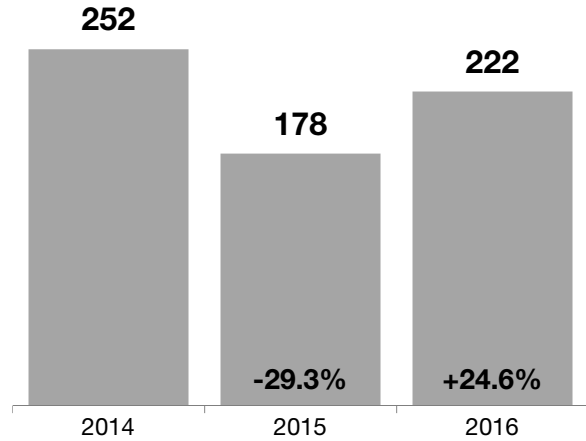


# Housing Affordability Index

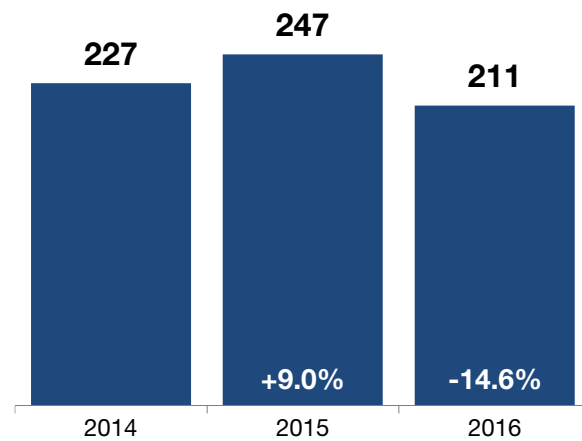
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**



## May

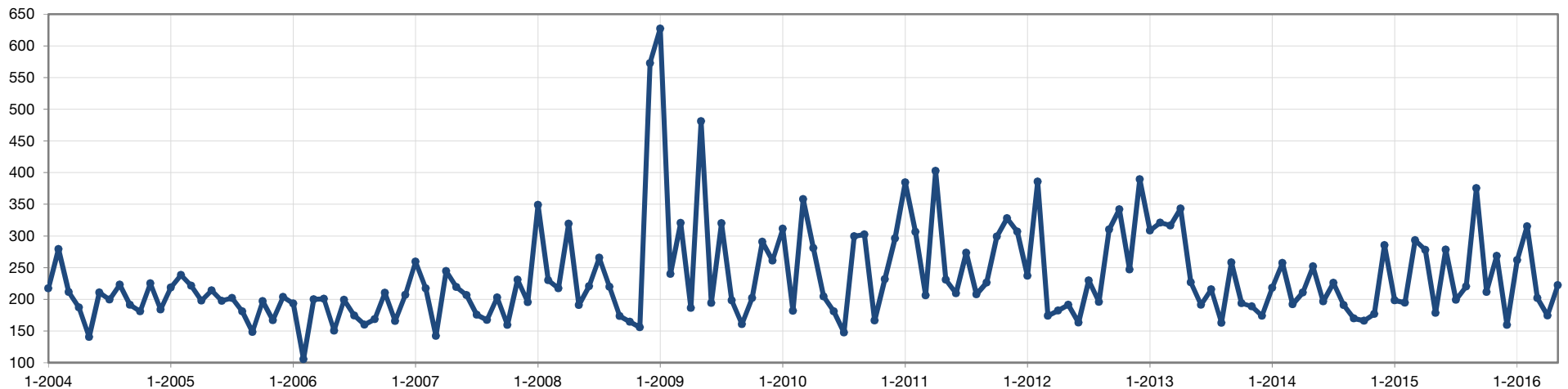


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
May	178	222	+24.6%
<b>12-Month Avg</b>	<b>213</b>	<b>241</b>	<b>+20.9%</b>

## Historical Housing Affordability Index

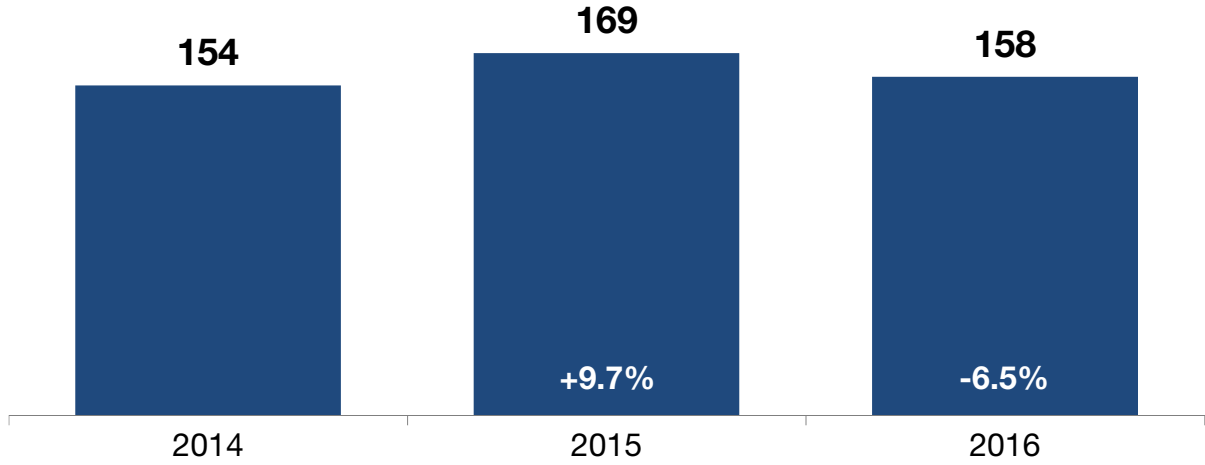


# Inventory of Homes for Sale

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

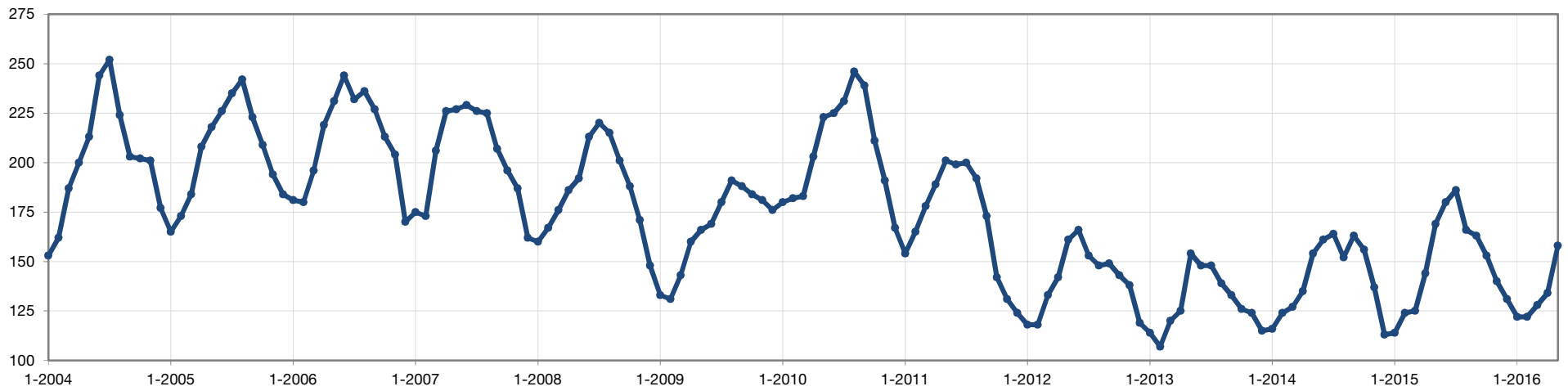


## May



Month	Prior Year	Current Year	+ / -
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	128	+2.4%
April	144	134	-6.9%
May	169	158	-6.5%
<b>12-Month Avg</b>	<b>144</b>	<b>149</b>	<b>+3.7%</b>

## Historical Inventory of Homes for Sale

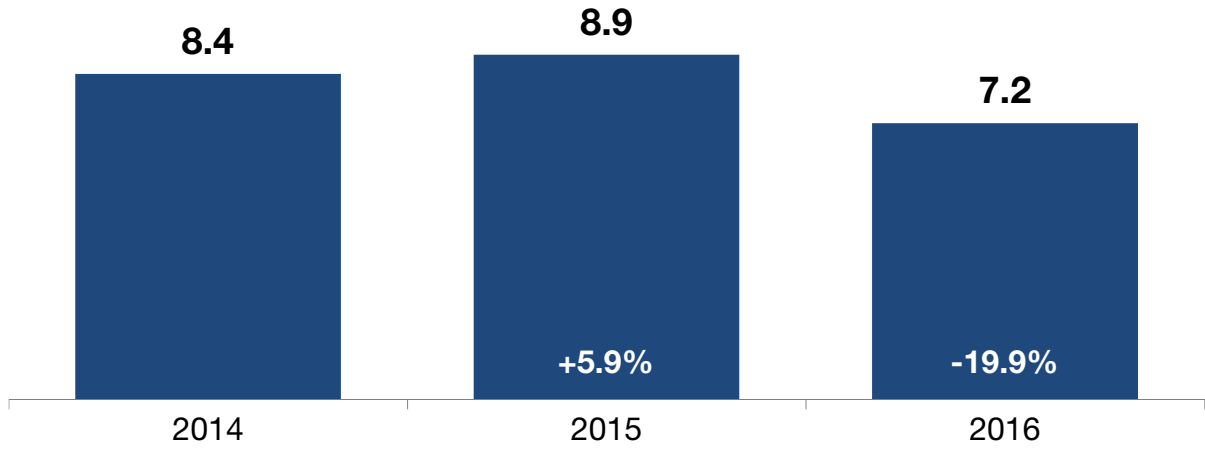


# Months Supply of Inventory

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**.



## May



Month	Prior Year	Current Year	+ / -
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	6.2	-10.8%
April	7.8	6.2	-20.3%
May	8.9	7.2	-19.9%
12-Month Avg	8.0	7.4	-8.2%

## Historical Months Supply of Inventory

