

Monthly Indicators

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



www.StarkRealtors.com

June 2016



Quick Facts

+ 5.1%	+ 3.6%	- 5.6%	+ 68.5%
Change in Closed Sales Stark County	Change in Median Sales Price Stark County	Change in Closed Sales Carroll County	Change in Median Sales Price Carroll County

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Housing Affordability Index	10	21
Inventory of Homes for Sale	11	22
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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	6-2015	6-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		680	690	+ 1.5%	3,400	3,402	+ 0.1%
Pending Sales		430	431	+ 0.2%	2,196	2,376	+ 8.2%
Closed Sales		432	454	+ 5.1%	1,889	2,082	+ 10.2%
Days on Market Until Sale		64	69	+ 7.8%	85	84	- 1.2%
Median Sales Price		\$126,500	\$131,000	+ 3.6%	\$117,900	\$123,000	+ 4.3%
Average Sales Price		\$152,986	\$150,537	- 1.6%	\$133,810	\$138,513	+ 3.5%
Percent of Original List Price Received		95.2%	94.9%	- 0.3%	93.3%	93.4%	+ 0.1%
Housing Affordability Index		192	195	+ 1.6%	206	208	+ 0.8%
Inventory of Homes for Sale		1,668	1,366	- 18.1%	--	--	--
Months Supply of Homes for Sale		4.9	3.6	- 26.1%	--	--	--

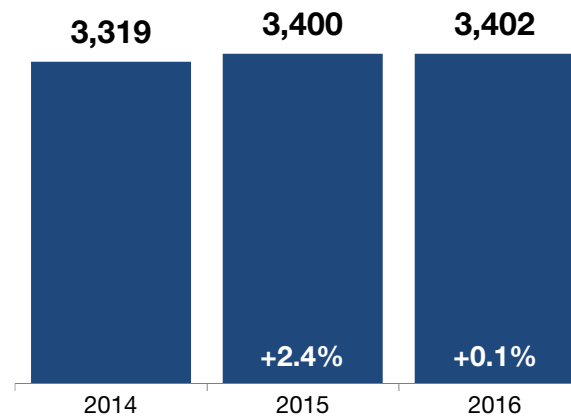
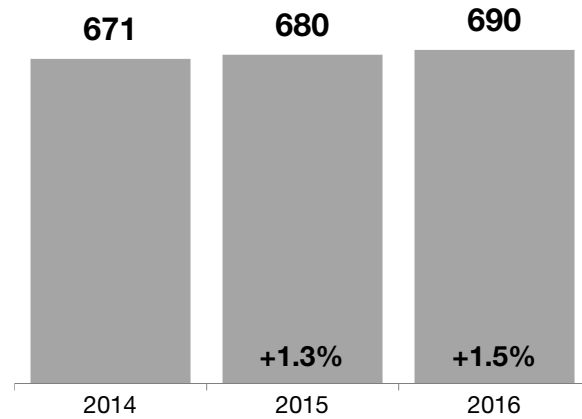
New Listings

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



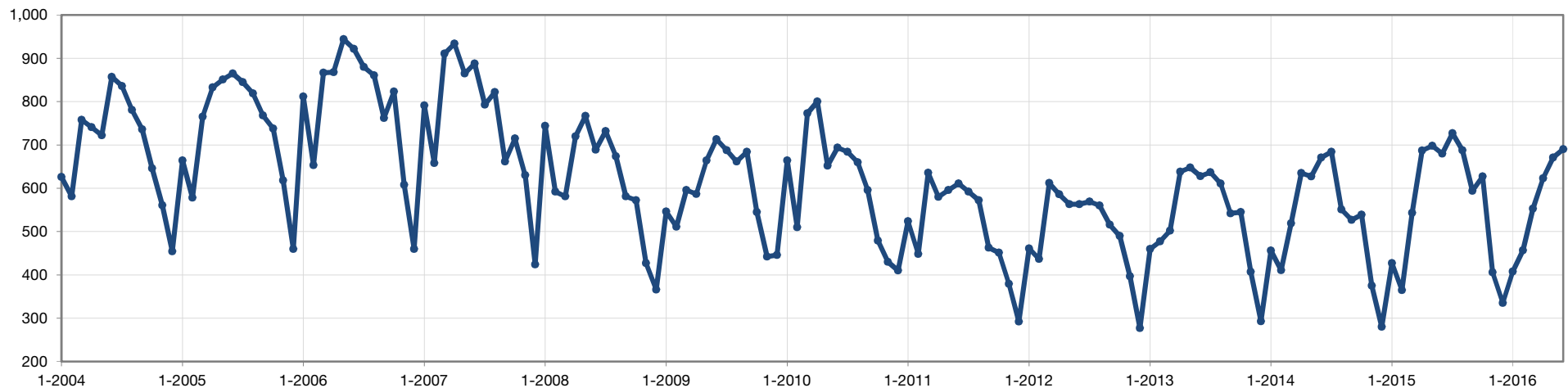
June

Year To Date



Month	Prior Year	Current Year	+ / -
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	671	-3.9%
June	680	690	+1.5%
12-Month Avg	530	565	+6.7%

Historical New Listing Activity

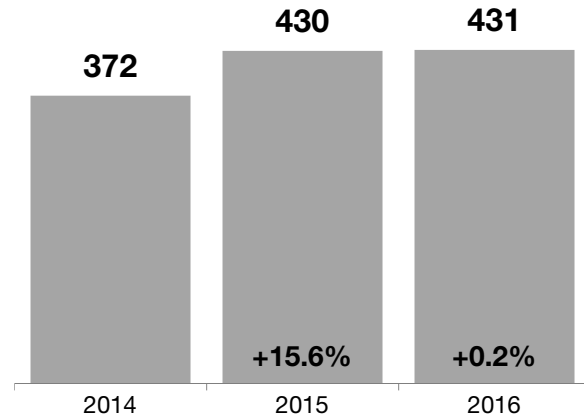


Pending Sales

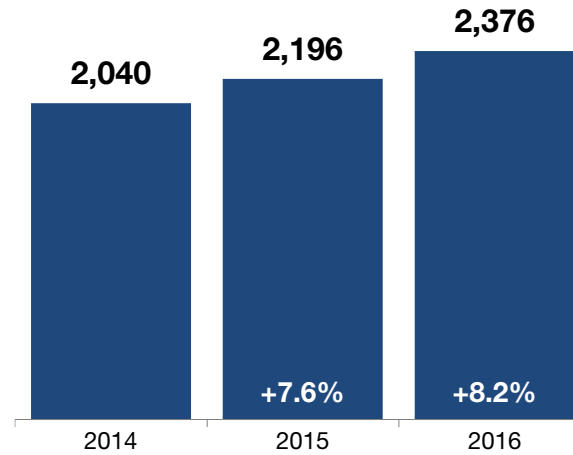
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



June

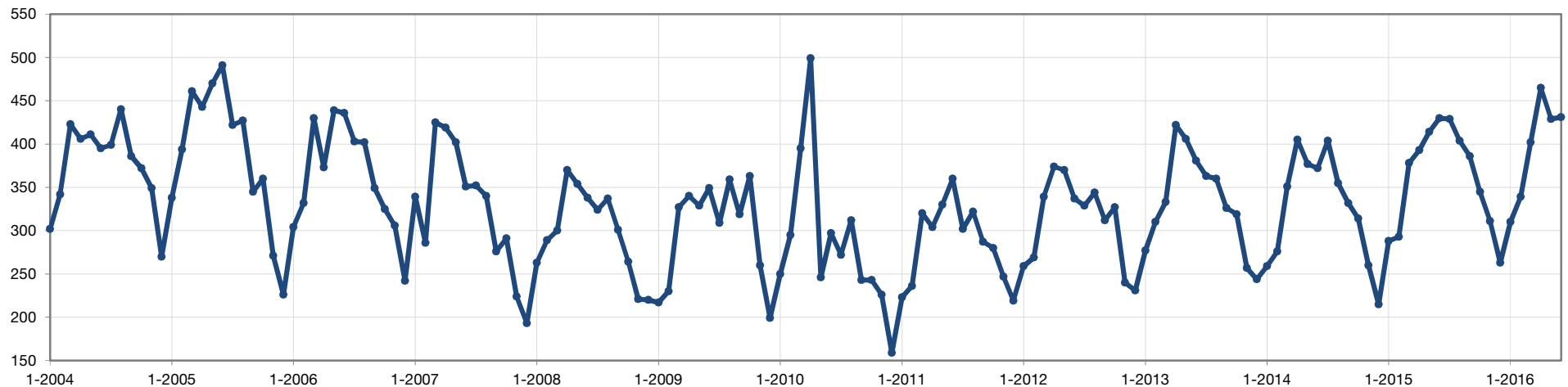


Year To Date



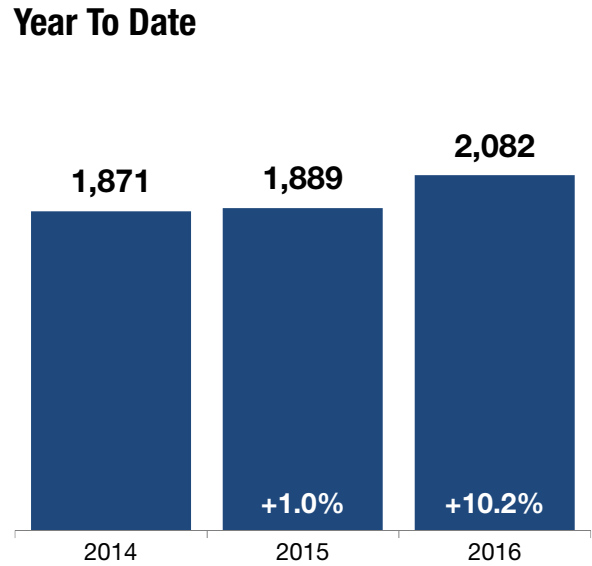
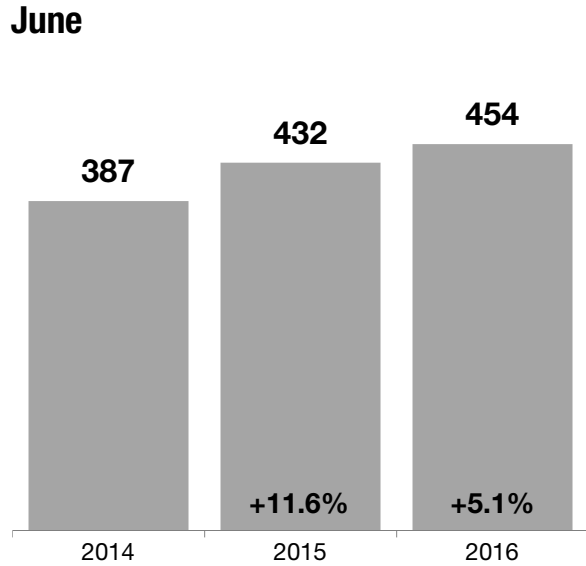
Month	Prior Year	Current Year	+ / -
July	404	429	+6.2%
August	355	404	+13.8%
September	332	386	+16.3%
October	314	345	+9.9%
November	260	311	+19.6%
December	215	263	+22.3%
January	288	310	+7.6%
February	293	339	+15.7%
March	378	402	+6.3%
April	393	465	+18.3%
May	414	429	+3.6%
June	430	431	+0.2%
12-Month Avg	340	376	+10.7%

Historical Pending Sales Activity



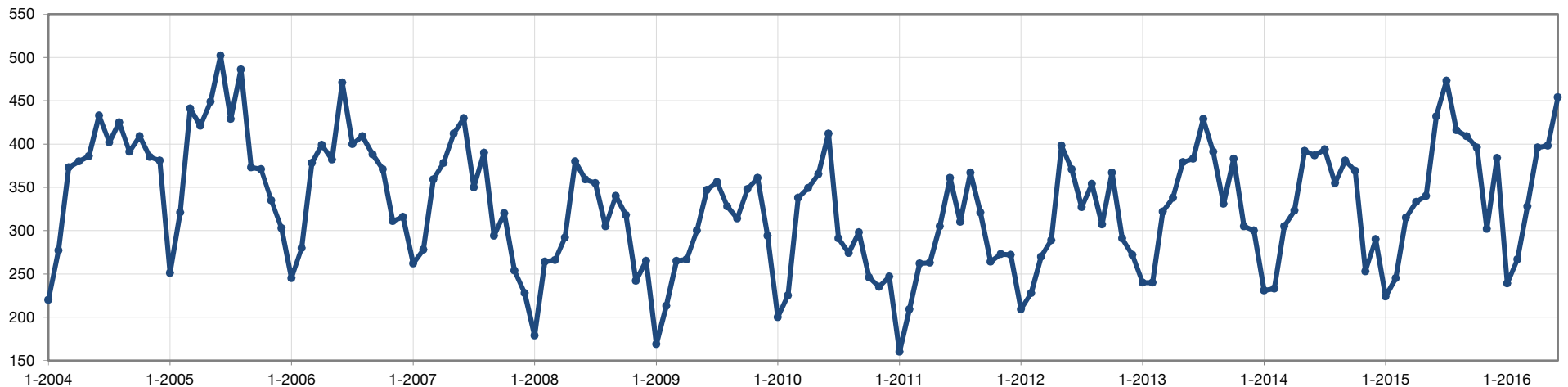
Closed Sales

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



Month	Prior Year	Current Year	+ / -
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	398	+17.1%
June	432	454	+5.1%
12-Month Avg	328	372	+13.7%

Historical Closed Sales Activity

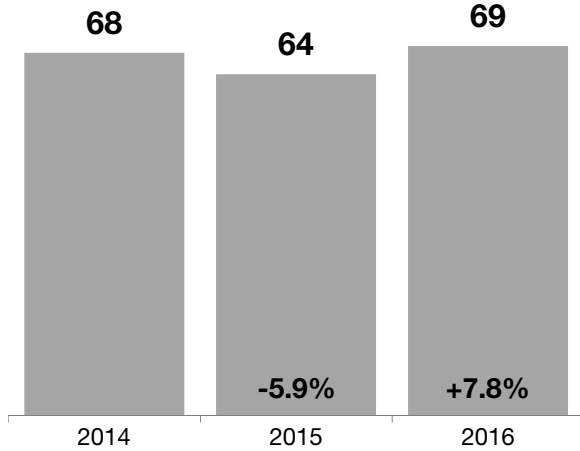


Days on Market Until Sale

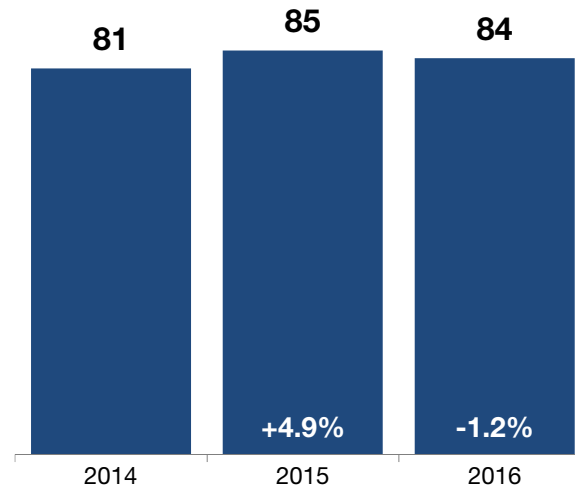
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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	74	-8.6%
June	64	69	+7.8%
12-Month Avg	79	77	-2.5%

Historical Days on Market Until Sale

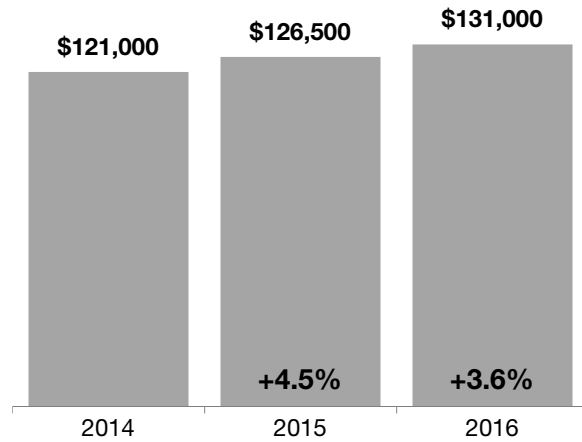


Median Sales Price

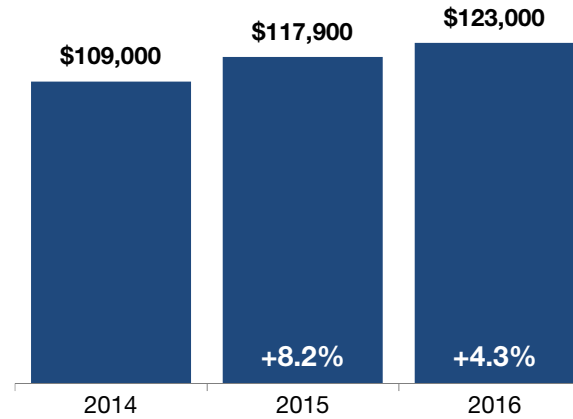
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$129,000	+1.4%
June	\$126,500	\$131,000	+3.6%
12-Month Med	\$118,000	\$123,750	+4.9%

Historical Median Sales Price

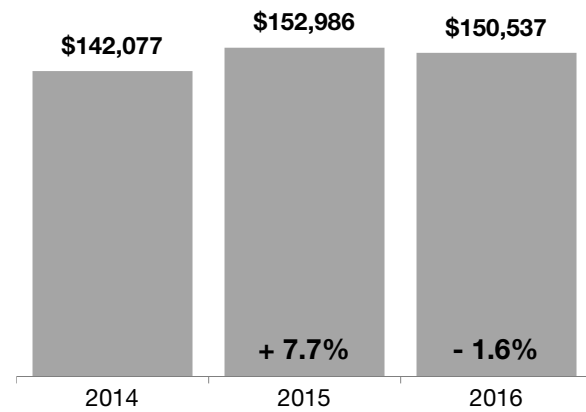


Average Sales Price

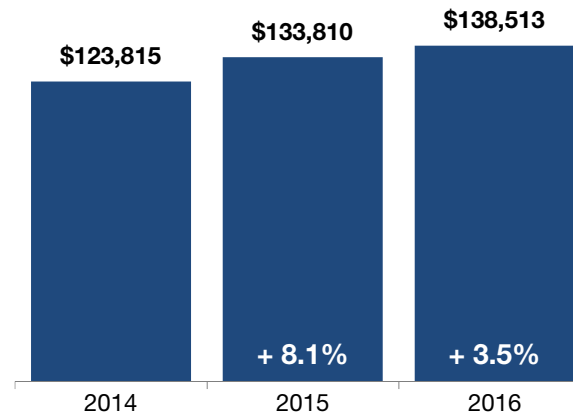
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



June



Year To Date



Month	Prior Year	Current Year	+ / -
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	\$146,399	+3.1%
June	\$152,986	\$150,537	-1.6%
12-Month Avg	\$133,642	\$138,220	+3.4%

Historical Average Sales Price



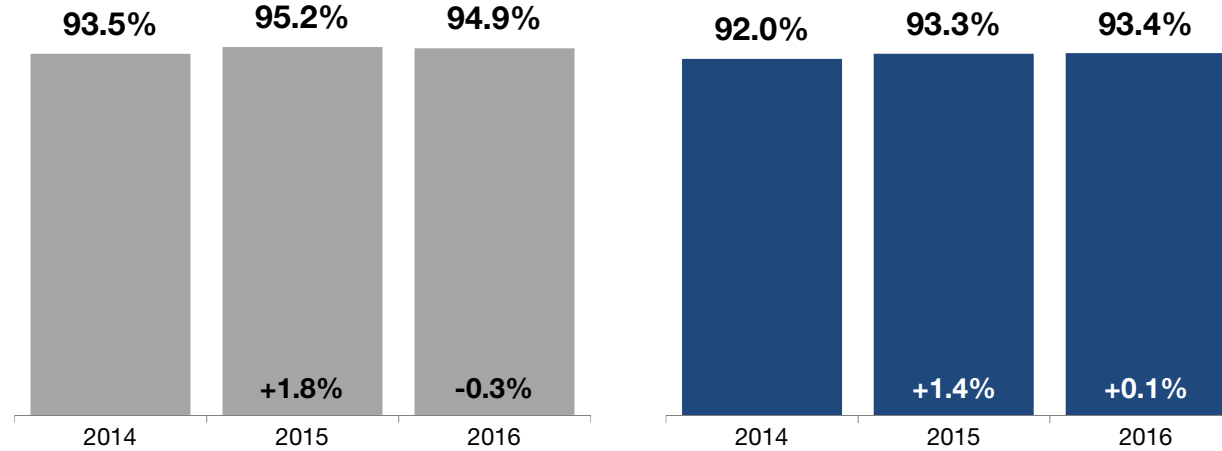
Percent of Original List Price Received

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**.



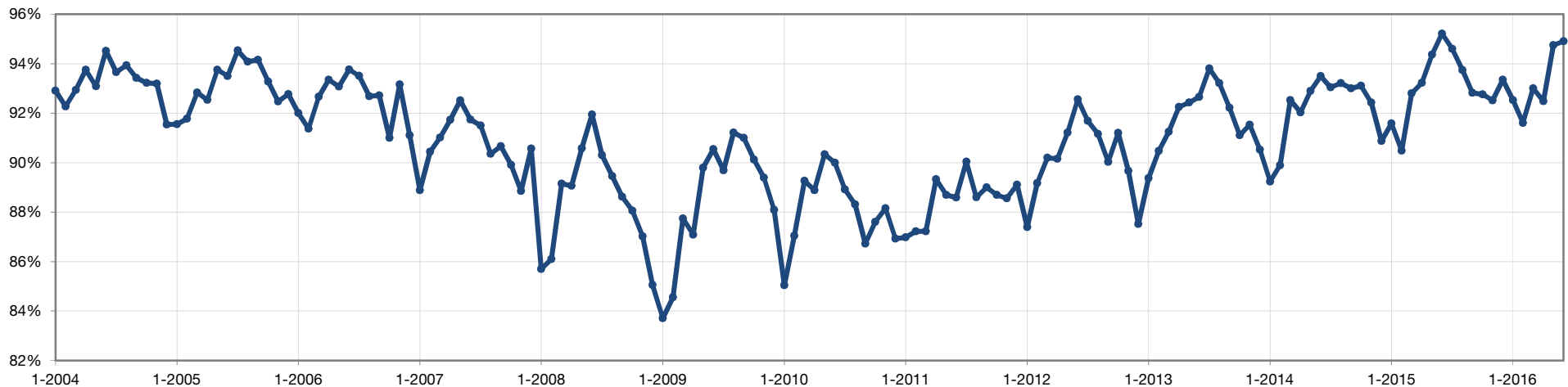
June

Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	95.2%	94.9%	-0.3%
12-Month Avg	93.0%	93.4%	+0.4%

Historical Percent of Original List Price Received



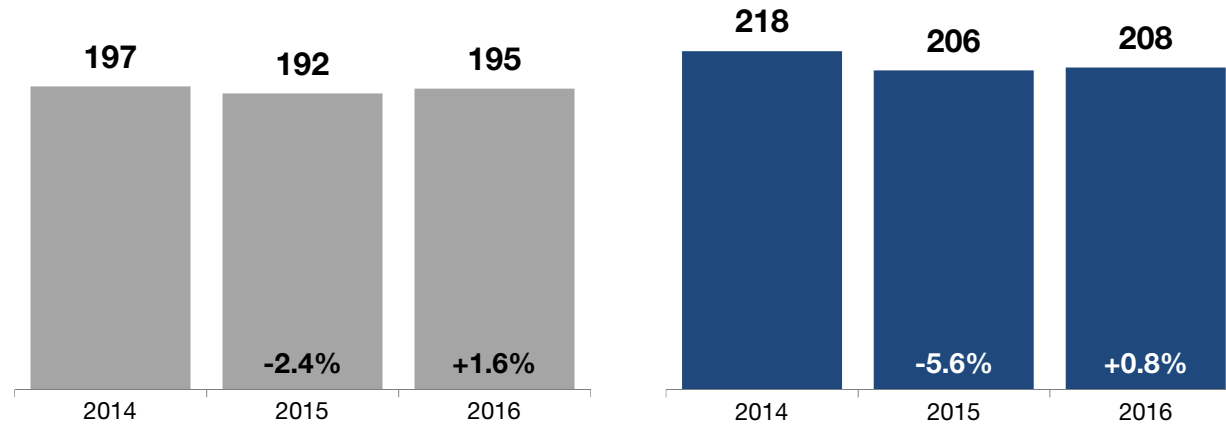
Housing Affordability Index

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.**



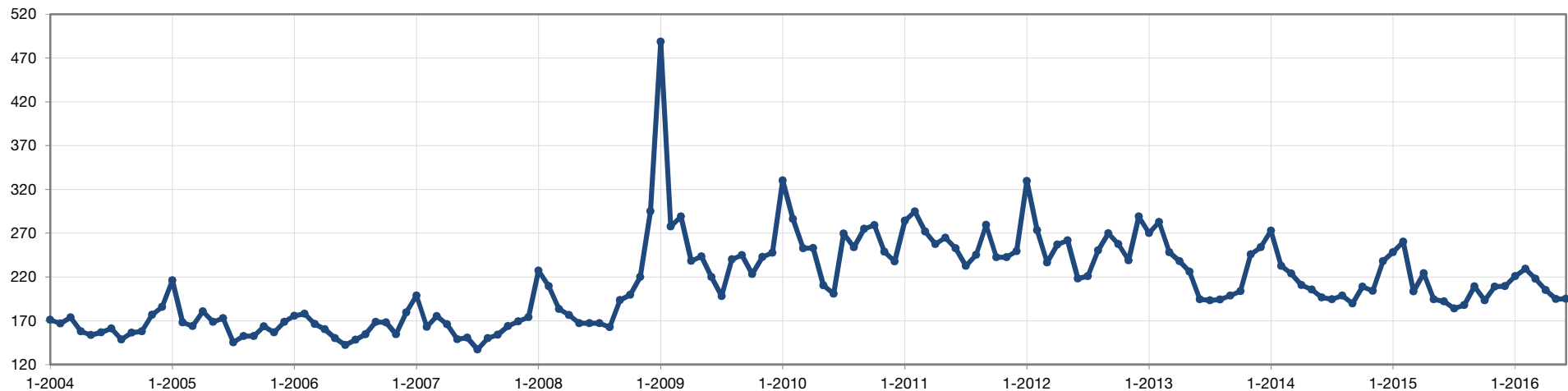
June

Year To Date



Month	Prior Year	Current Year	+ / -
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	+0.3%
June	192	195	+1.6%
12-Month Avg	213	205	-3.4%

Historical Housing Affordability Index

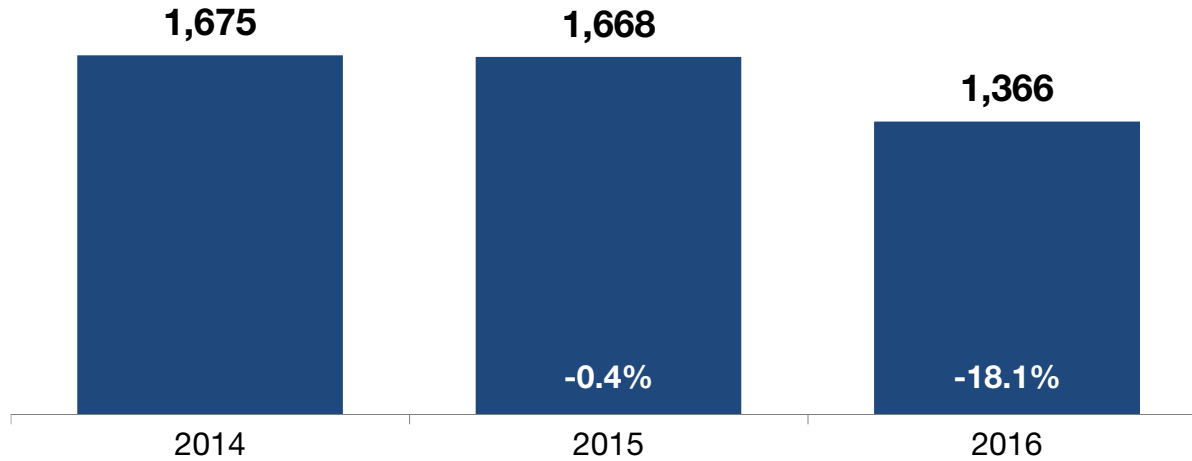


Inventory of Homes for Sale

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

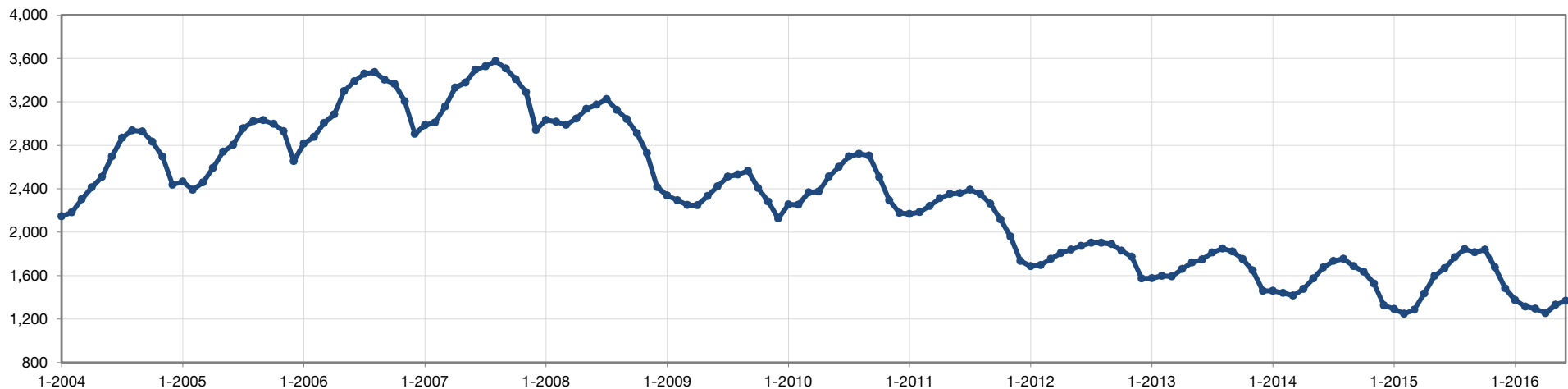


June



Month	Prior Year	Current Year	+ / -
July	1,734	1,768	+2.0%
August	1,755	1,844	+5.1%
September	1,686	1,815	+7.7%
October	1,635	1,838	+12.4%
November	1,526	1,677	+9.9%
December	1,327	1,483	+11.8%
January	1,293	1,374	+6.3%
February	1,248	1,315	+5.4%
March	1,286	1,295	+0.7%
April	1,435	1,253	-12.7%
May	1,596	1,330	-16.7%
June	1,668	1,366	-18.1%
12-Month Avg	1,516	1,530	+1.1%

Historical Inventory of Homes for Sale

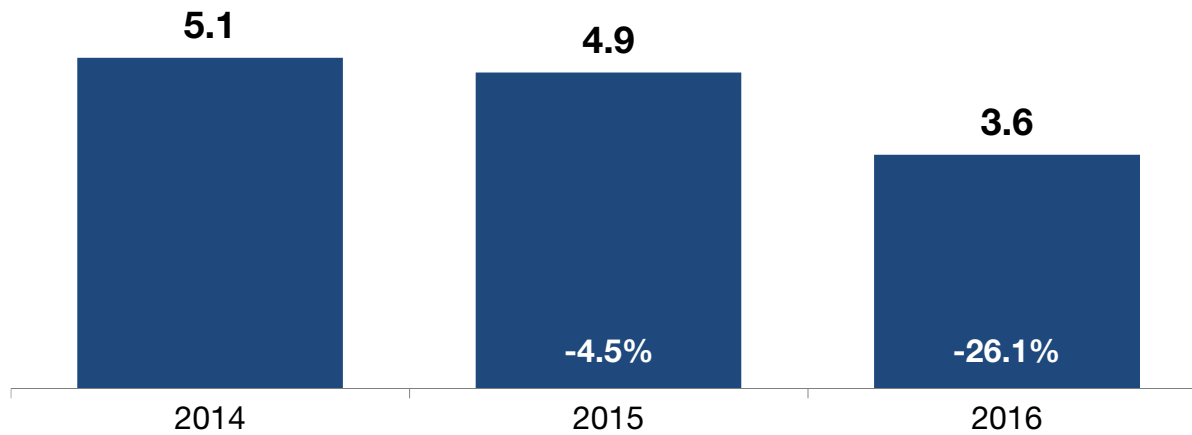


Months Supply of Inventory

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**.

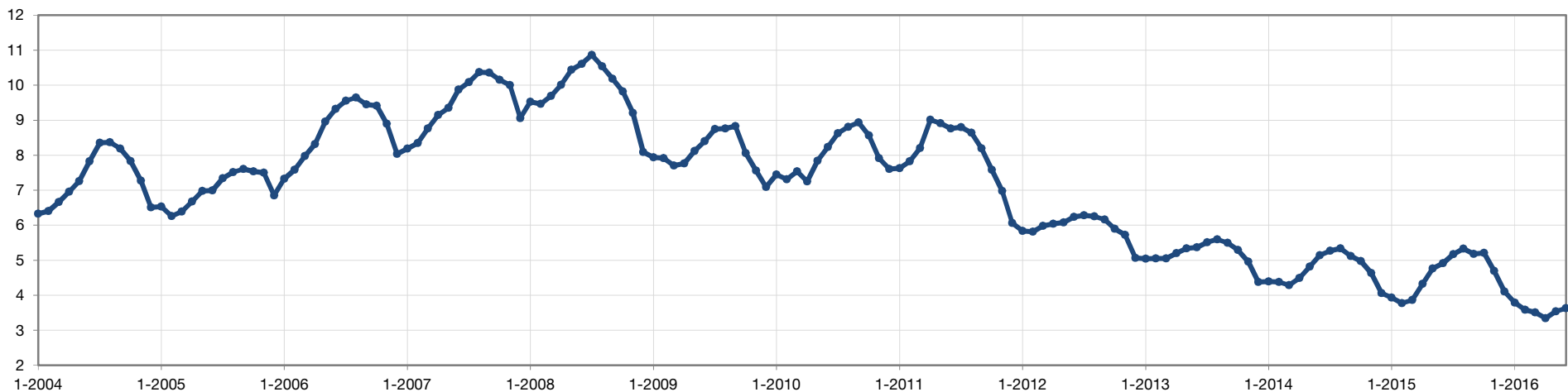


June



Month	Prior Year	Current Year	+ / -
July	5.3	5.2	-1.8%
August	5.3	5.3	-0.1%
September	5.1	5.2	+1.2%
October	5.0	5.2	+4.7%
November	4.6	4.7	+1.3%
December	4.1	4.1	+1.1%
January	3.9	3.8	-3.7%
February	3.8	3.6	-5.1%
March	3.9	3.5	-9.2%
April	4.3	3.3	-22.7%
May	4.8	3.5	-25.8%
June	4.9	3.6	-26.1%
12-Month Avg	4.6	4.3	-7.1%

Historical Months Supply of Inventory



Carroll County Market Overview

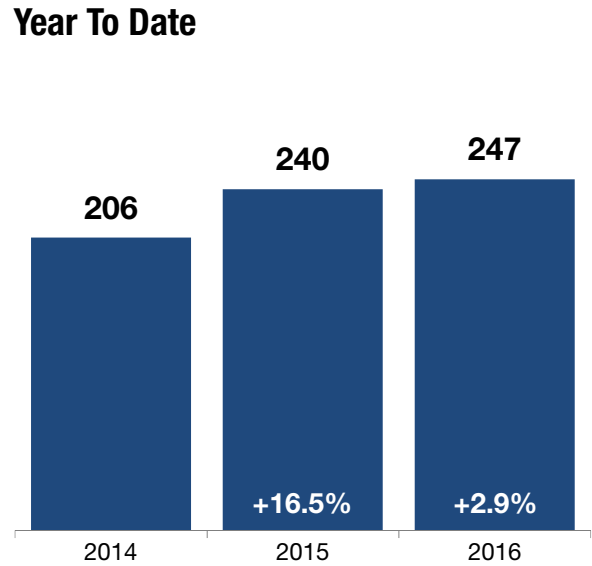
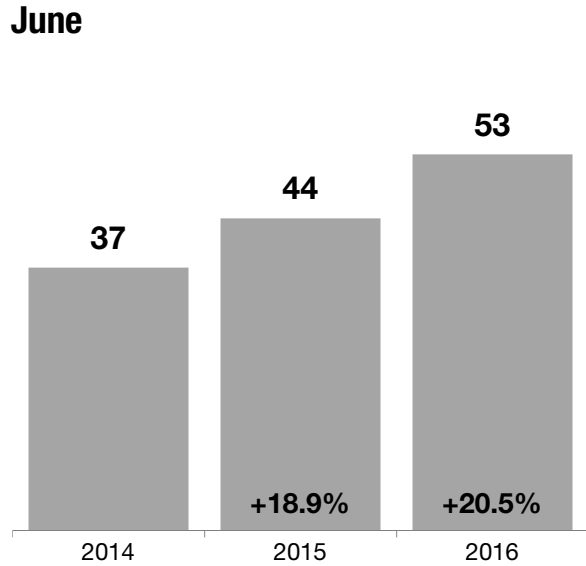
Key market metrics for the current month and year-to-date figures for **Carroll County Only**.



Key Metrics	Historical Sparklines	6-2015	6-2016	+ / -	YTD 2015	YTD 2016	+ / -
New Listings		44	53	+ 20.5%	240	247	+ 2.9%
Pending Sales		23	31	+ 34.8%	111	138	+ 24.3%
Closed Sales		18	17	- 5.6%	93	112	+ 20.4%
Days on Market Until Sale		76	125	+ 64.5%	123	128	+ 4.1%
Median Sales Price		\$87,250	\$147,000	+ 68.5%	\$98,000	\$123,000	+ 25.5%
Average Sales Price		\$119,498	\$149,047	+ 24.7%	\$117,406	\$145,994	+ 24.3%
Percent of Original List Price Received		91.3%	94.7%	+ 3.7%	90.4%	91.1%	+ 0.8%
Housing Affordability Index		278	174	- 37.6%	248	208	- 16.2%
Inventory of Homes for Sale		180	174	- 3.3%	--	--	--
Months Supply of Homes for Sale		9.3	7.9	- 14.4%	--	--	--

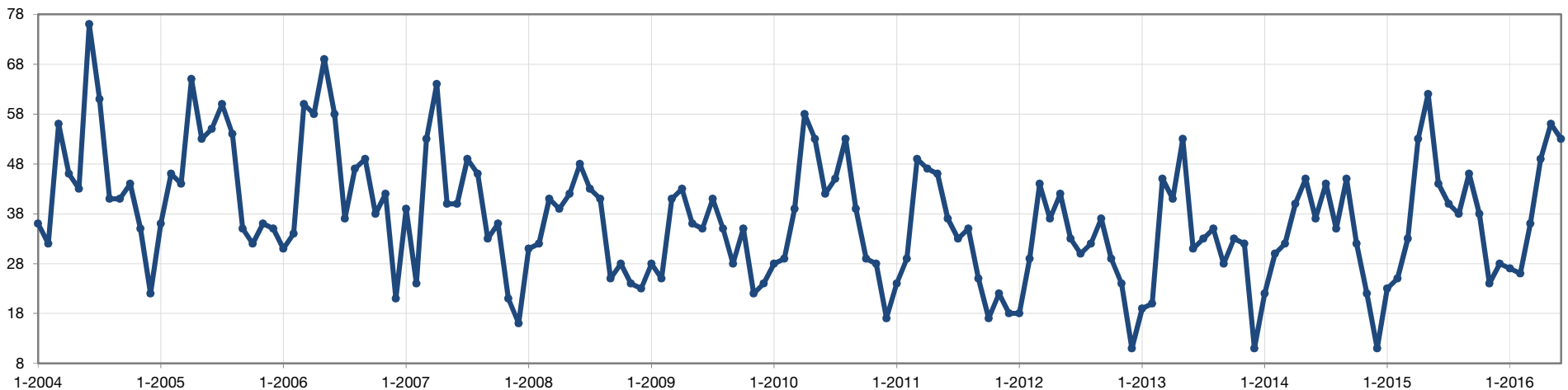
New Listings

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	+ / -
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	56	-9.7%
June	44	53	+20.5%
12-Month Avg	36	38	+7.5%

Historical New Listing Activity

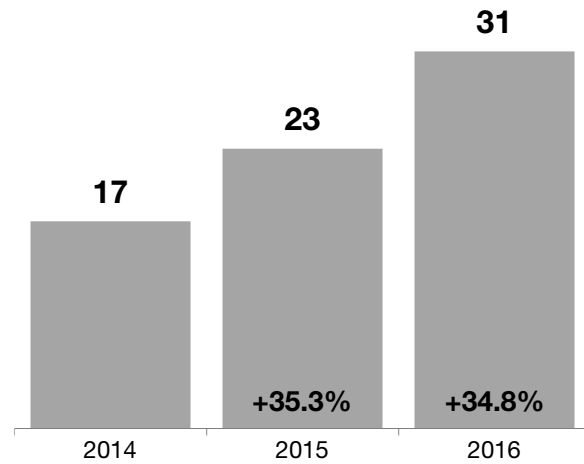


Pending Sales

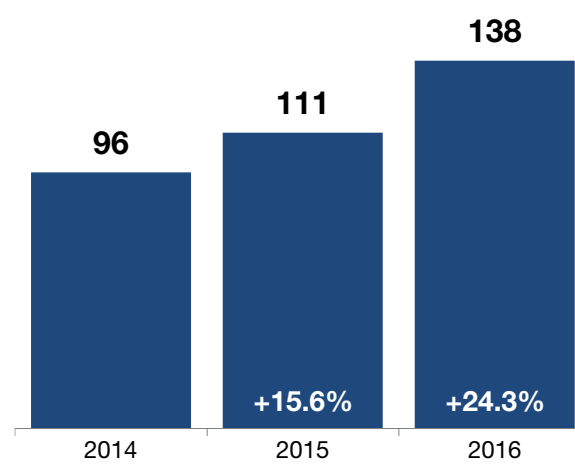
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



June

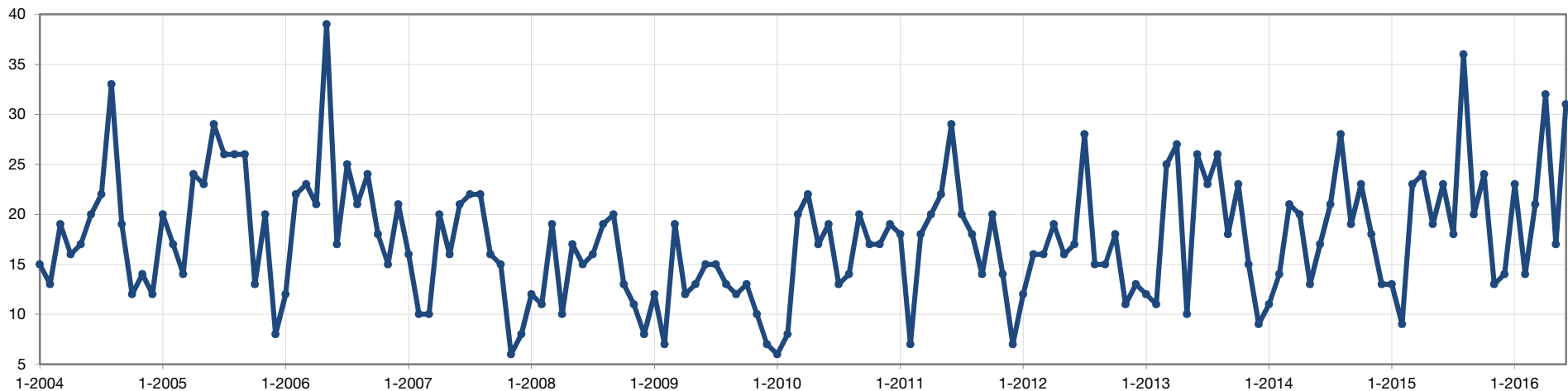


Year To Date



Month	Prior Year	Current Year	+ / -
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	32	+33.3%
May	19	17	-10.5%
June	23	31	+34.8%
12-Month Avg	19	22	+12.9%

Historical Pending Sales Activity

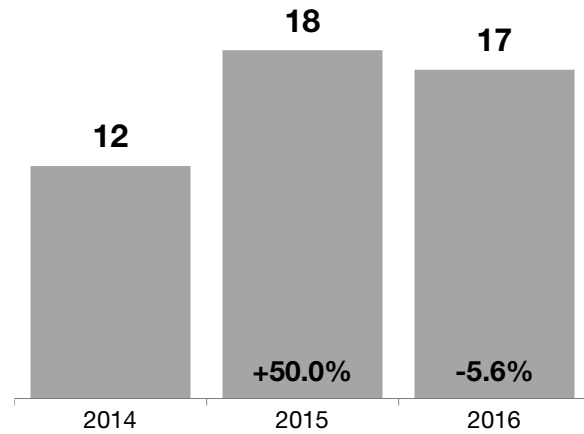


Closed Sales

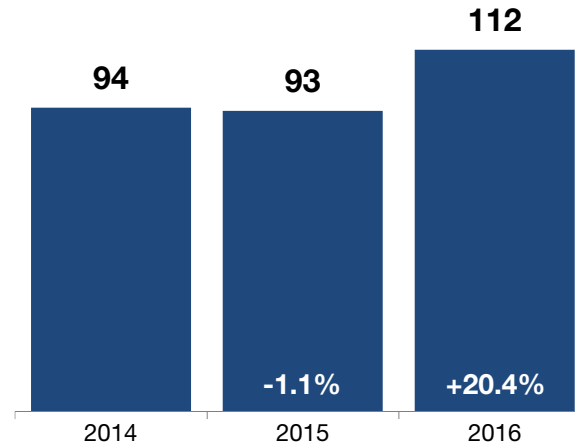
A count of the properties that have closed in a given month for **Carroll County Only**.



June

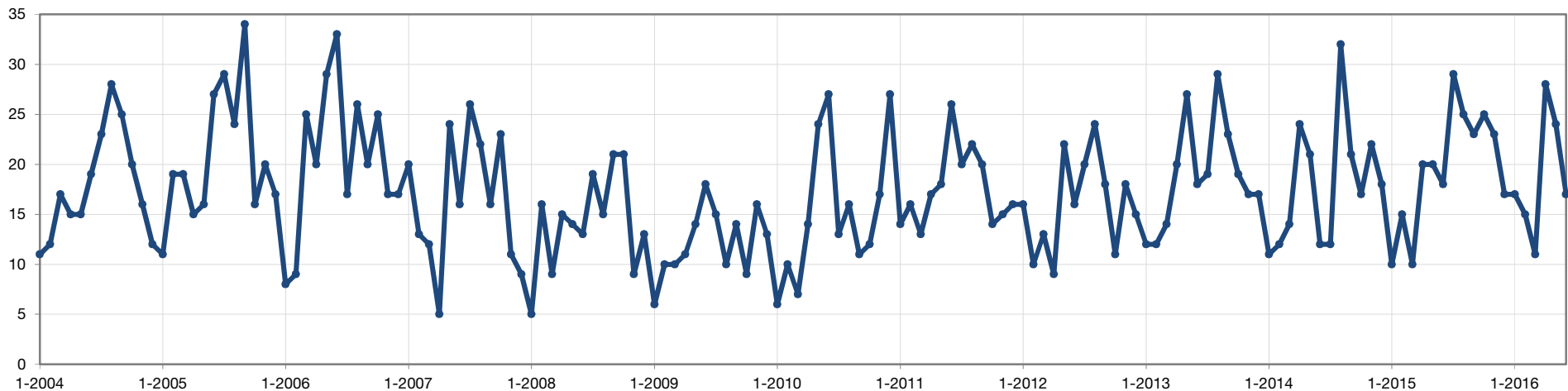


Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	18	17	-5.6%
12-Month Avg	18	21	+25.8%

Historical Closed Sales Activity

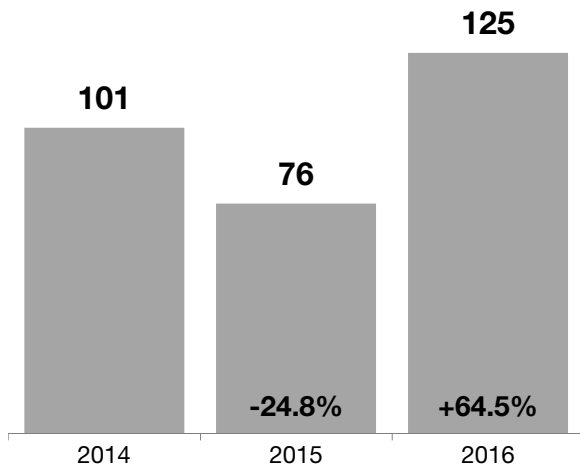


Days on Market Until Sale

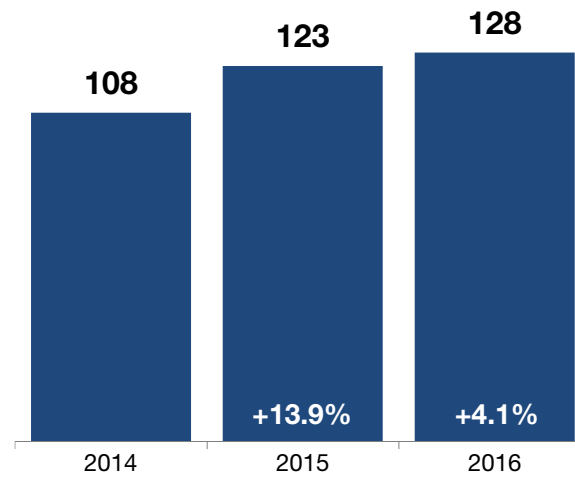
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



June

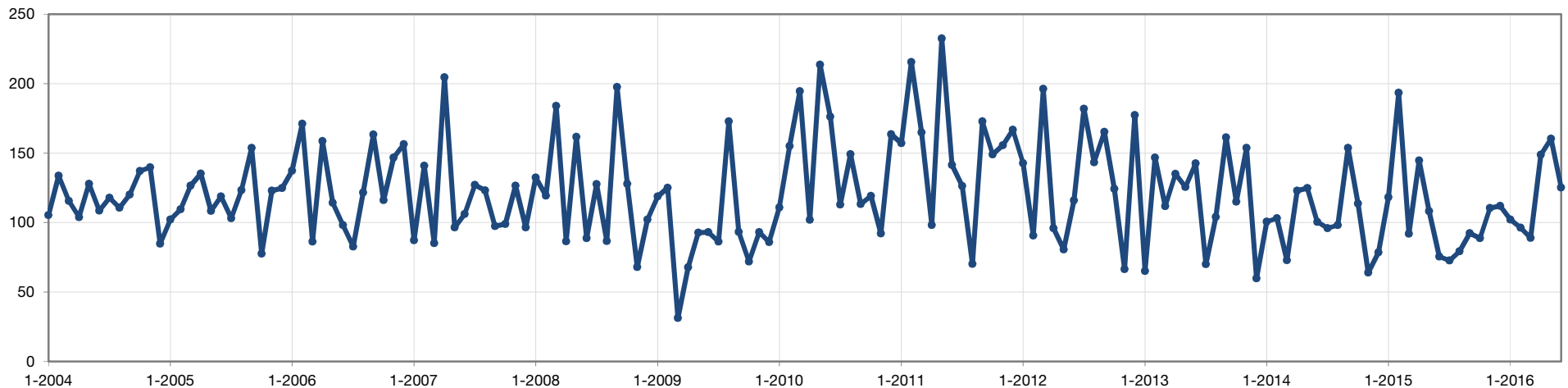


Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	76	125	+64.5%
12-Month Avg	110	107	-2.7%

Historical Days on Market Until Sale

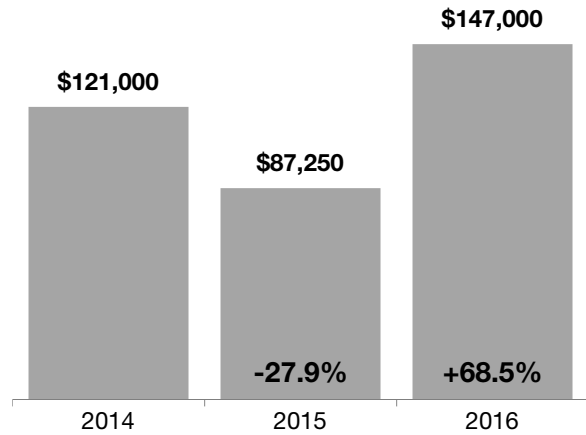


Median Sales Price

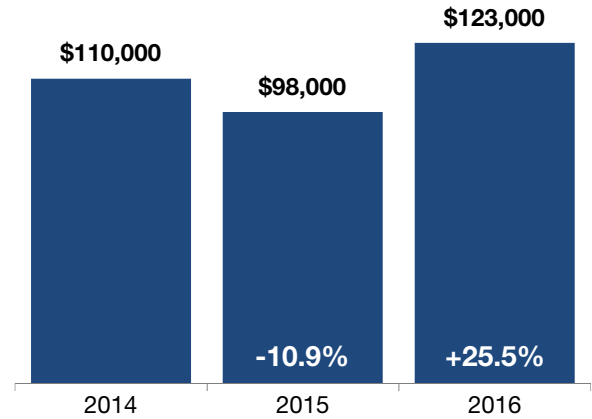
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



June

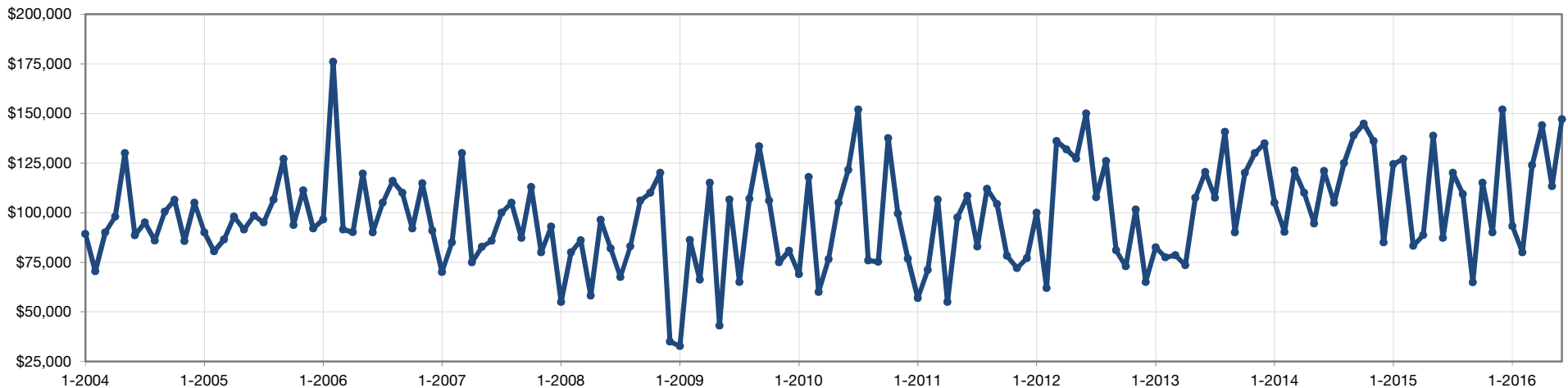


Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	\$87,250	\$147,000	+68.5%
12-Month Med	\$120,000	\$117,000	-2.5%

Historical Median Sales Price

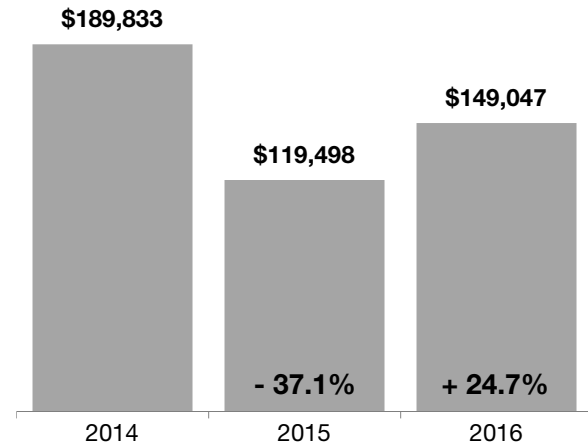


Average Sales Price

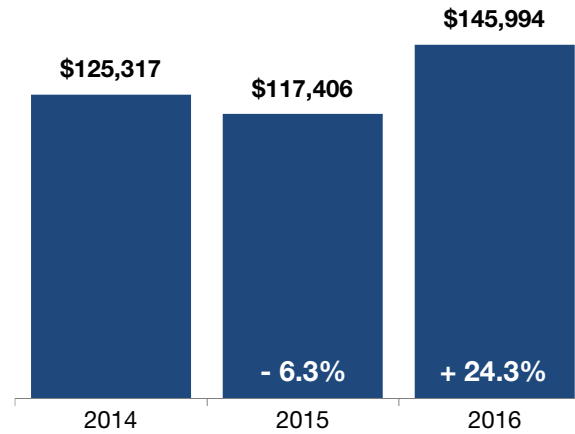
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



June

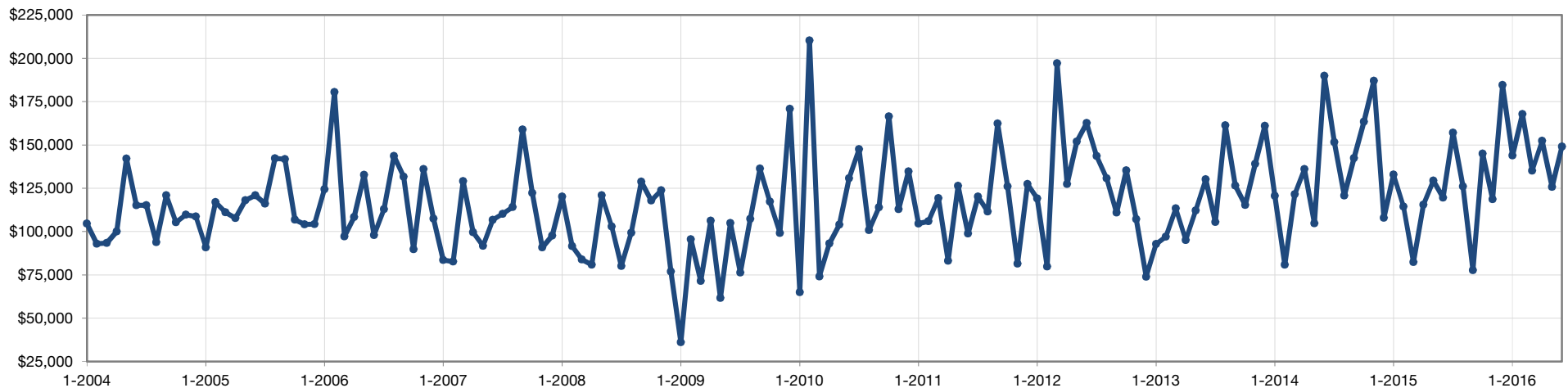


Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	\$119,498	\$149,047	+24.7%
12-Month Avg	\$131,668	\$138,986	+5.6%

Historical Average Sales Price



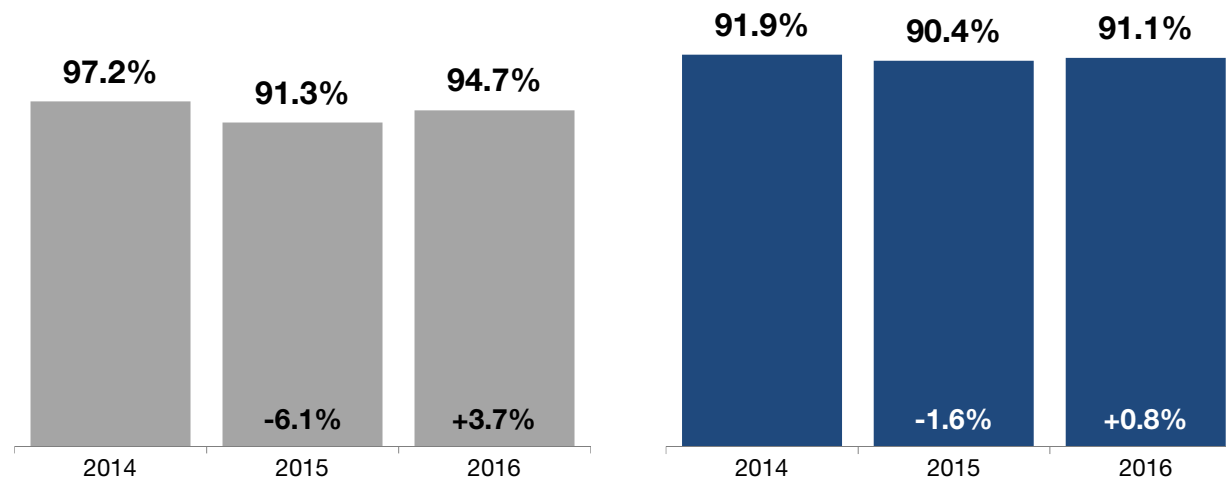
Percent of Original List Price Received

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**.



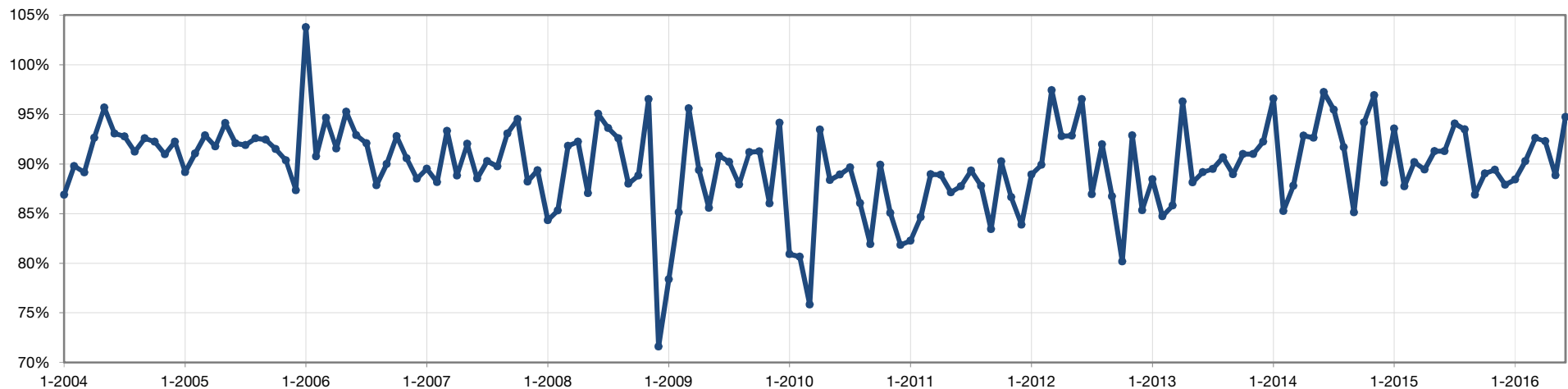
June

Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	91.3%	94.7%	+3.7%
12-Month Avg	91.1%	90.8%	-0.3%

Historical Percent of Original List Price Received

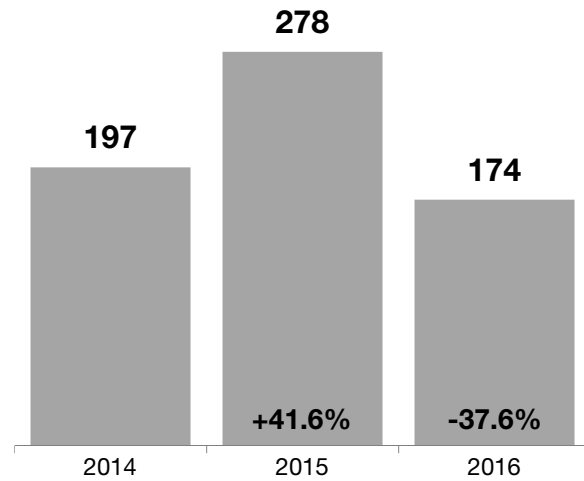


Housing Affordability Index

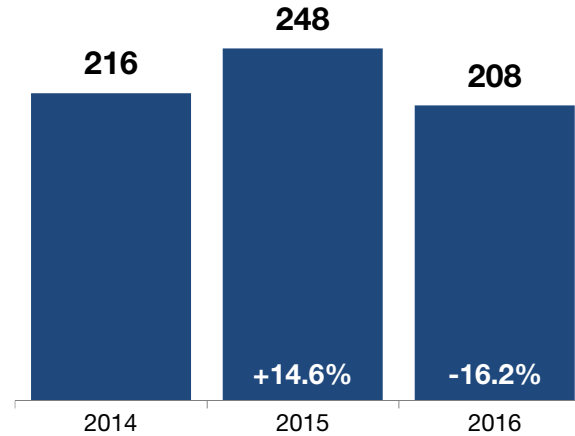
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**



June

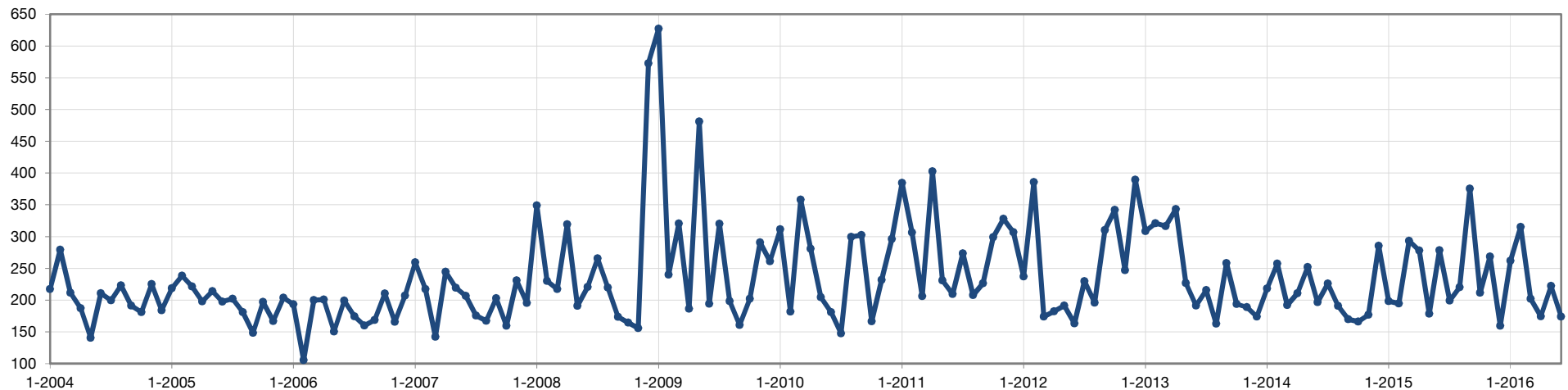


Year To Date



Month	Prior Year	Current Year	+ / -
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%
June	278	174	-37.6%
12-Month Avg	220	232	+14.3%

Historical Housing Affordability Index

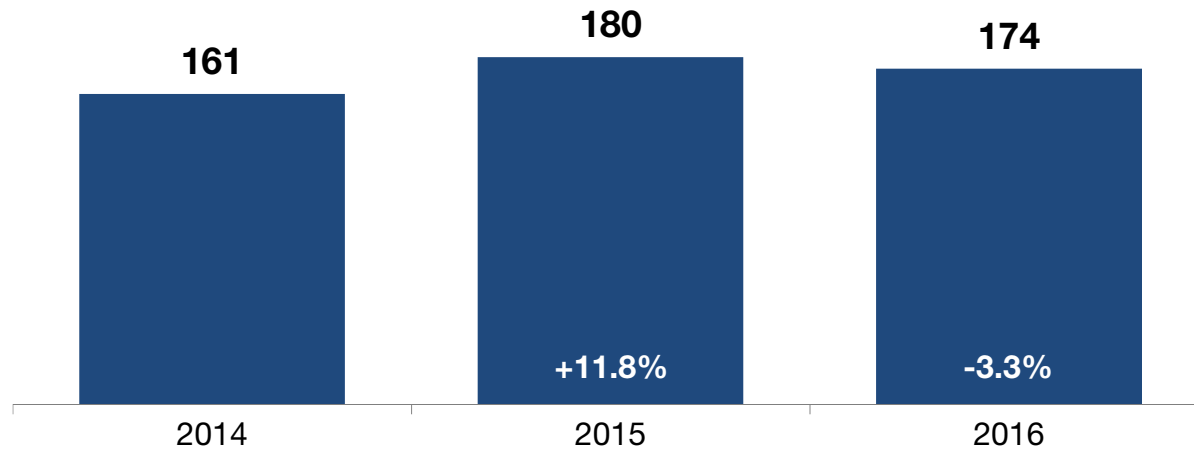


Inventory of Homes for Sale

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



June



Month	Prior Year	Current Year	+ / -
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	136	-5.6%
May	169	170	+0.6%
June	180	174	-3.3%
12-Month Avg	145	149	+3.2%

Historical Inventory of Homes for Sale

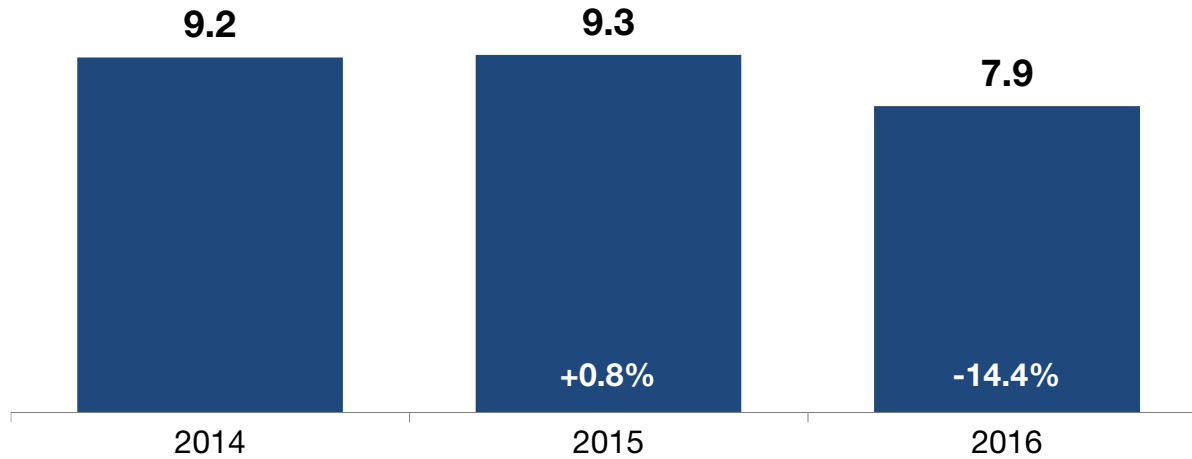


Months Supply of Inventory

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**.



June



Month	Prior Year	Current Year	+ / -
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	6.4	-18.8%
May	8.9	8.0	-10.5%
June	9.3	7.9	-14.4%
12-Month Avg	8.0	7.3	-8.6%

Historical Months Supply of Inventory

