

Monthly Indicators

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



November 2013



Quick Facts

+ 1.4% **- 5.3%** **- 11.1%** **+ 3.7%**

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

Stark County Carroll County

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Stark County Market Overview

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



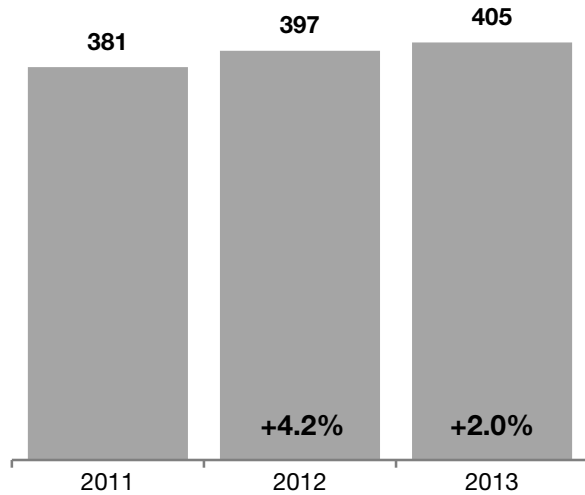
Key Metrics	Historical Sparklines	11-2012	11-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		397	405	+ 2.0%	5,772	6,113	+ 5.9%
Pending Sales		240	274	+ 14.2%	3,503	3,827	+ 9.2%
Closed Sales		291	295	+ 1.4%	3,412	3,715	+ 8.9%
Days on Market Until Sale		81	77	- 5.3%	103	82	- 20.4%
Median Sales Price		\$105,500	\$99,950	- 5.3%	\$99,900	\$111,000	+ 11.1%
Average Sales Price		\$124,506	\$118,444	- 4.9%	\$117,560	\$126,915	+ 8.0%
Percent of Original List Price Received		89.7%	91.4%	+ 1.9%	90.6%	92.0%	+ 1.5%
Housing Affordability Index		263	272	+ 3.5%	273	252	- 7.7%
Inventory of Homes for Sale		1,871	1,714	- 8.4%	--	--	--
Months Supply of Homes for Sale		6.0	5.1	- 15.1%	--	--	--

New Listings

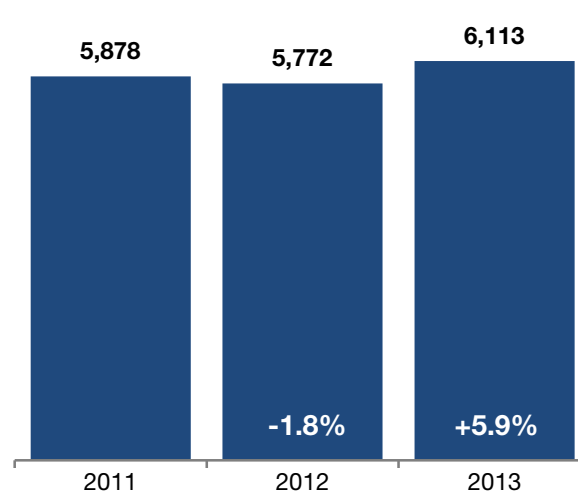
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



November

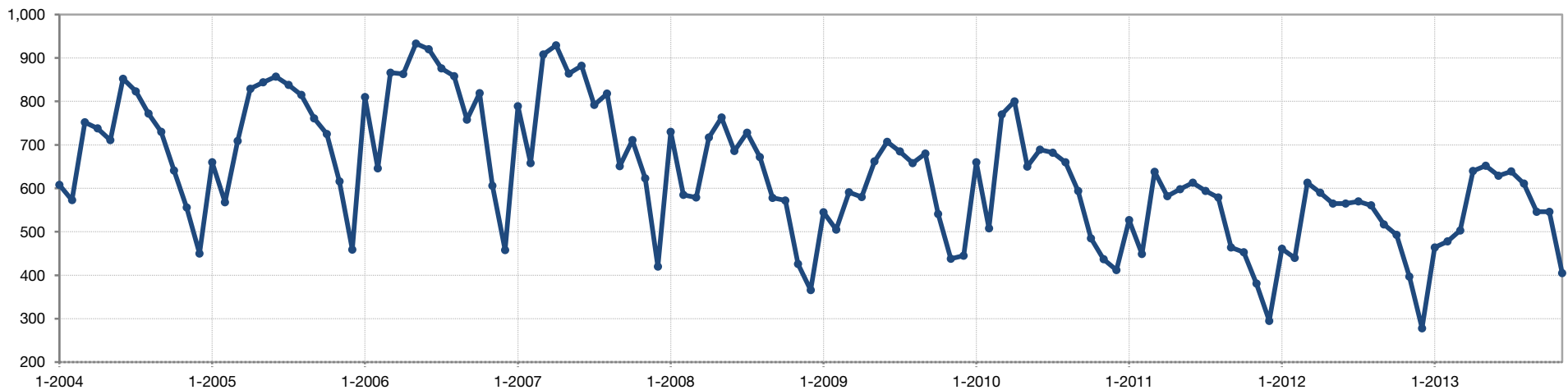


Year To Date



Month	Prior Year	Current Year	+ / -
December	295	278	-5.8%
January	461	464	+0.7%
February	440	478	+8.6%
March	613	503	-17.9%
April	590	640	+8.5%
May	565	652	+15.4%
June	565	629	+11.3%
July	570	639	+12.1%
August	561	611	+8.9%
September	517	546	+5.6%
October	493	546	+10.8%
November	397	405	+2.0%
12-Month Avg	506	533	+5.3%

Historical New Listing Activity

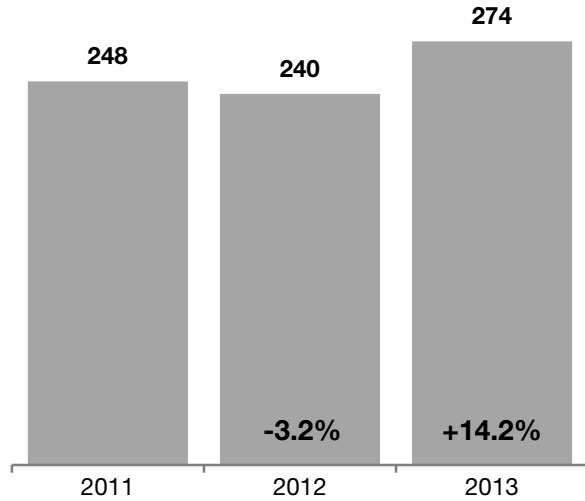


Pending Sales

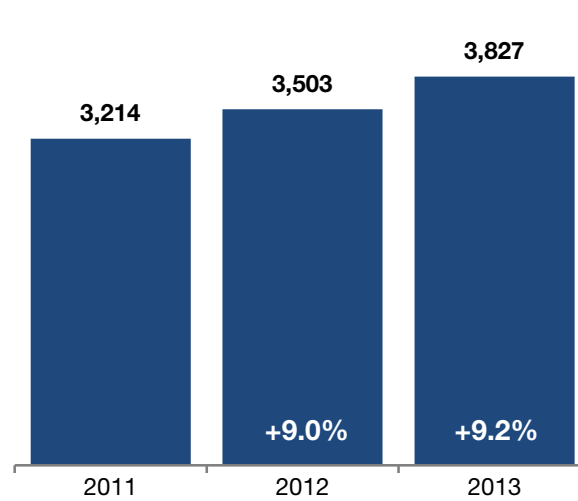
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



November

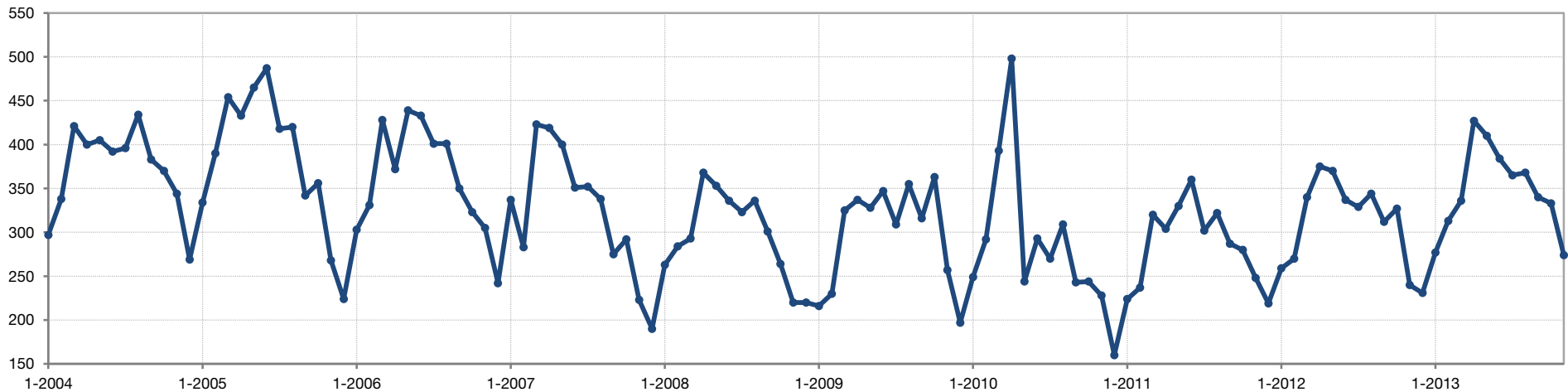


Year To Date



Month	Prior Year	Current Year	+ / -
December	219	231	+5.5%
January	259	277	+6.9%
February	270	313	+15.9%
March	340	336	-1.2%
April	375	427	+13.9%
May	370	410	+10.8%
June	337	384	+13.9%
July	329	365	+10.9%
August	344	368	+7.0%
September	312	340	+9.0%
October	327	333	+1.8%
November	240	274	+14.2%
12-Month Avg	310	338	+9.0%

Historical Pending Sales Activity

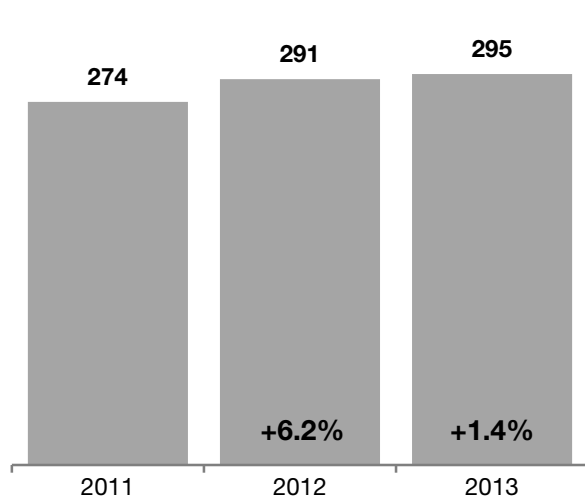


Closed Sales

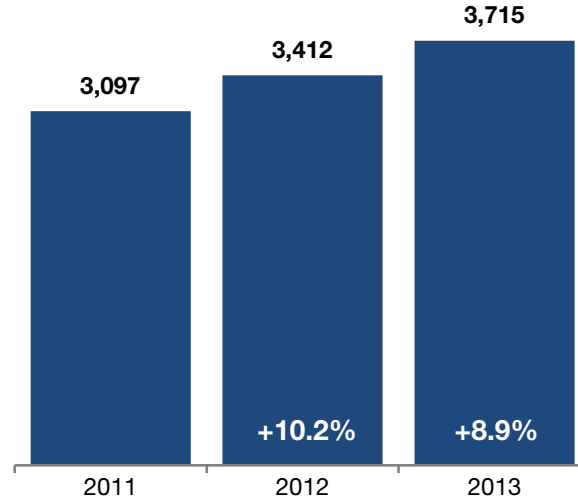
A count of the actual sales that have closed in a given month for **Stark County Only**.



November

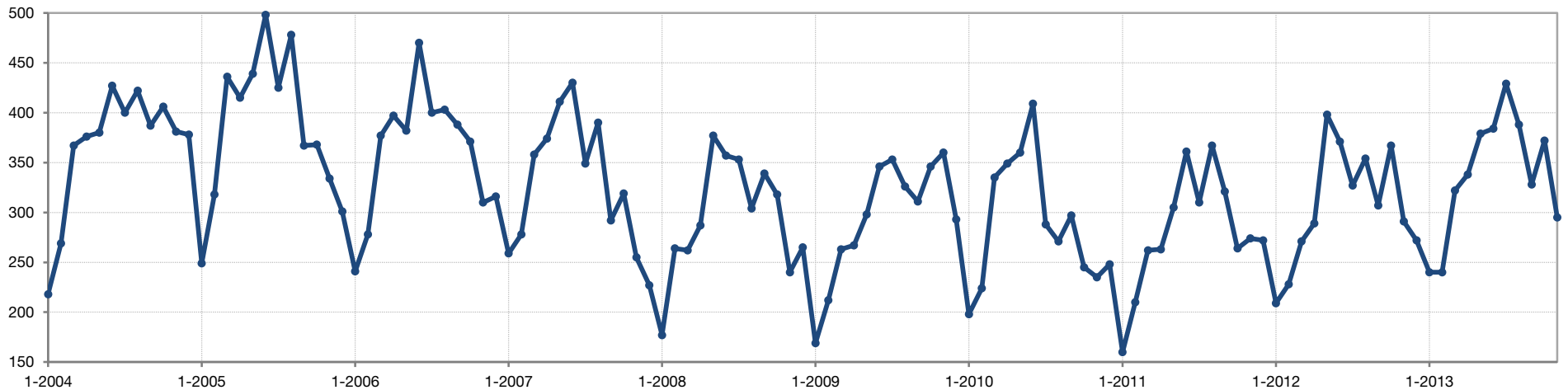


Year To Date



Month	Prior Year	Current Year	+ / -
December	272	272	0.0%
January	209	240	+14.8%
February	228	240	+5.3%
March	271	322	+18.8%
April	289	338	+17.0%
May	398	379	-4.8%
June	371	384	+3.5%
July	327	429	+31.2%
August	354	388	+9.6%
September	307	328	+6.8%
October	367	372	+1.4%
November	291	295	+1.4%
12-Month Avg	307	332	+8.7%

Historical Closed Sales Activity

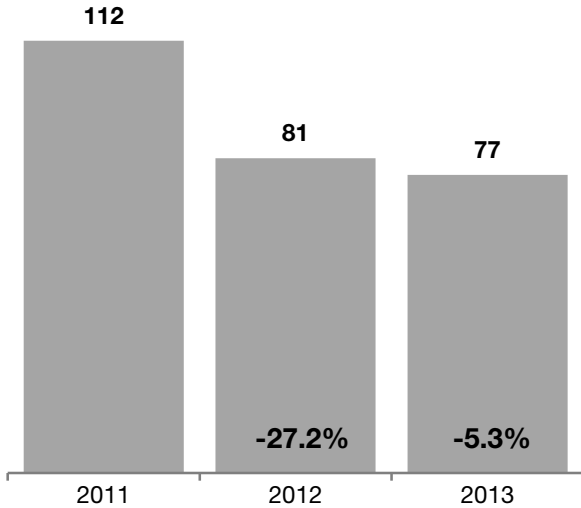


Days on Market Until Sale

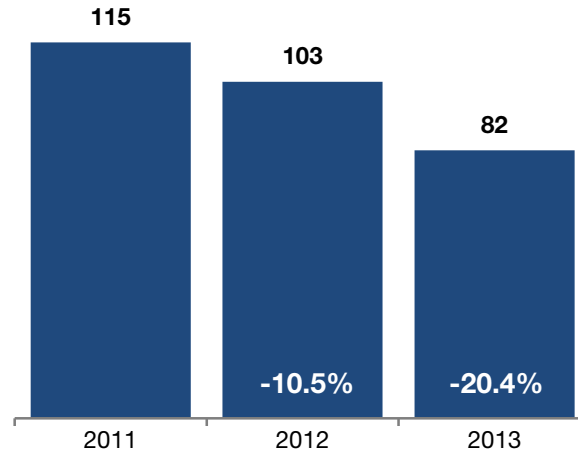
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



November

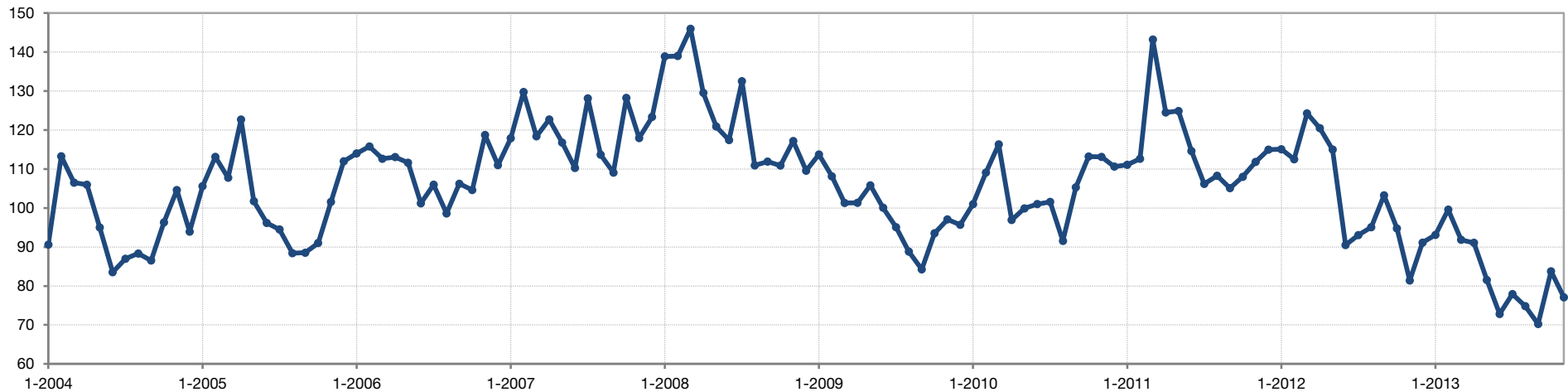


Year To Date



Month	Prior Year	Current Year	+ / -
December	115	91	-20.7%
January	115	93	-19.1%
February	112	100	-11.5%
March	124	92	-26.1%
April	120	91	-24.4%
May	115	82	-29.1%
June	90	73	-19.5%
July	93	78	-16.3%
August	95	75	-21.3%
September	103	70	-32.0%
October	95	84	-11.6%
November	81	77	-5.3%
12-Month Avg	79	67	-15.5%

Historical Days on Market Until Sale

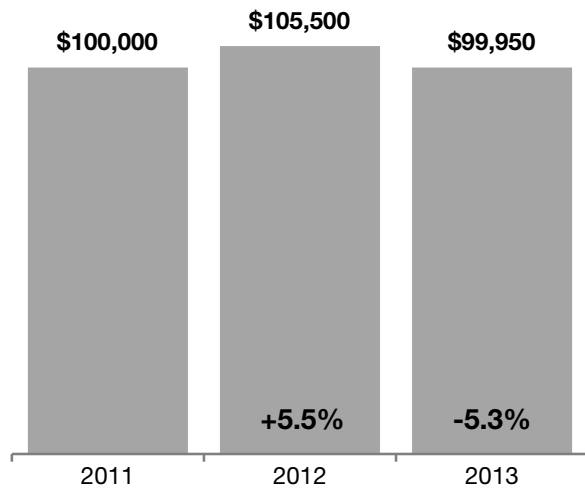


Median Sales Price

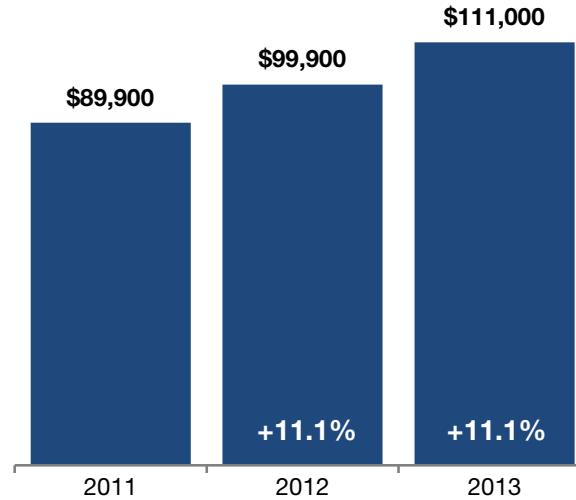
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



November



Year To Date



Month	Prior Year	Current Year	+ / -
December	\$95,000	\$89,000	-6.3%
January	\$73,018	\$95,000	+30.1%
February	\$89,900	\$88,000	-2.1%
March	\$102,000	\$102,000	0.0%
April	\$95,000	\$106,750	+12.4%
May	\$95,000	\$108,500	+14.2%
June	\$112,000	\$119,900	+7.1%
July	\$114,000	\$120,750	+5.9%
August	\$99,900	\$118,000	+18.1%
September	\$94,450	\$120,000	+27.1%
October	\$99,450	\$114,000	+14.6%
November	\$105,500	\$99,950	-5.3%
12-Month Med	\$99,400	\$110,000	+10.7%

Historical Median Sales Price

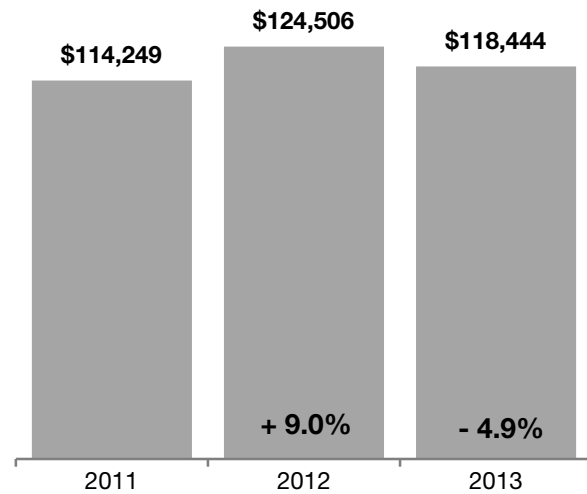


Average Sales Price

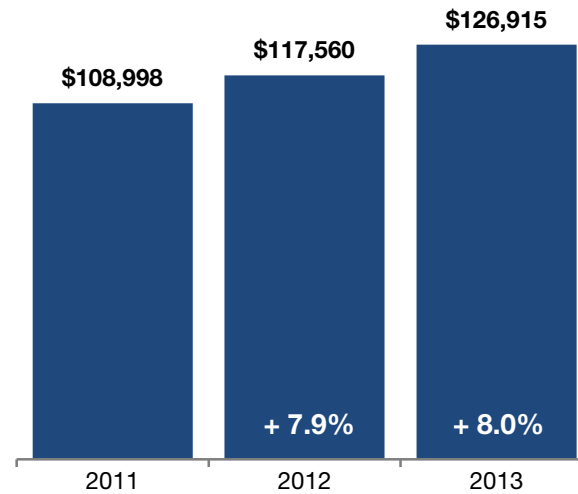
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



November



Year To Date



Month	Prior Year	Current Year	+ / -
December	\$116,355	\$109,137	-6.2%
January	\$90,988	\$112,209	+23.3%
February	\$107,896	\$110,335	+2.3%
March	\$119,896	\$116,422	-2.9%
April	\$113,005	\$121,025	+7.1%
May	\$113,622	\$128,793	+13.4%
June	\$130,270	\$134,014	+2.9%
July	\$136,363	\$135,796	-0.4%
August	\$115,959	\$136,813	+18.0%
September	\$114,521	\$134,416	+17.4%
October	\$113,046	\$132,538	+17.2%
November	\$124,506	\$118,444	-4.9%
12-Month Avg	\$117,474	\$125,749	+7.0%

Historical Average Sales Price

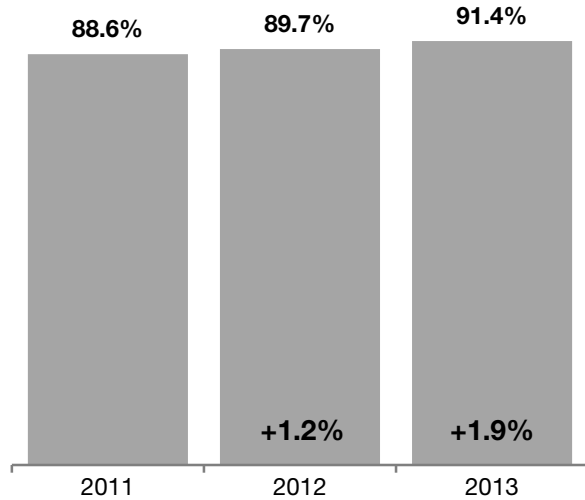


Percent of Original List Price Received

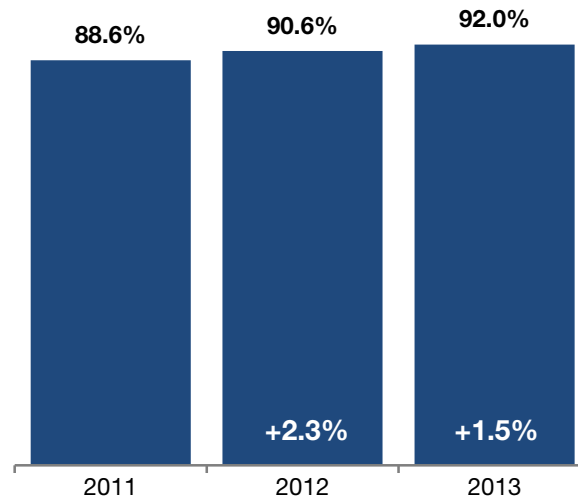


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

November

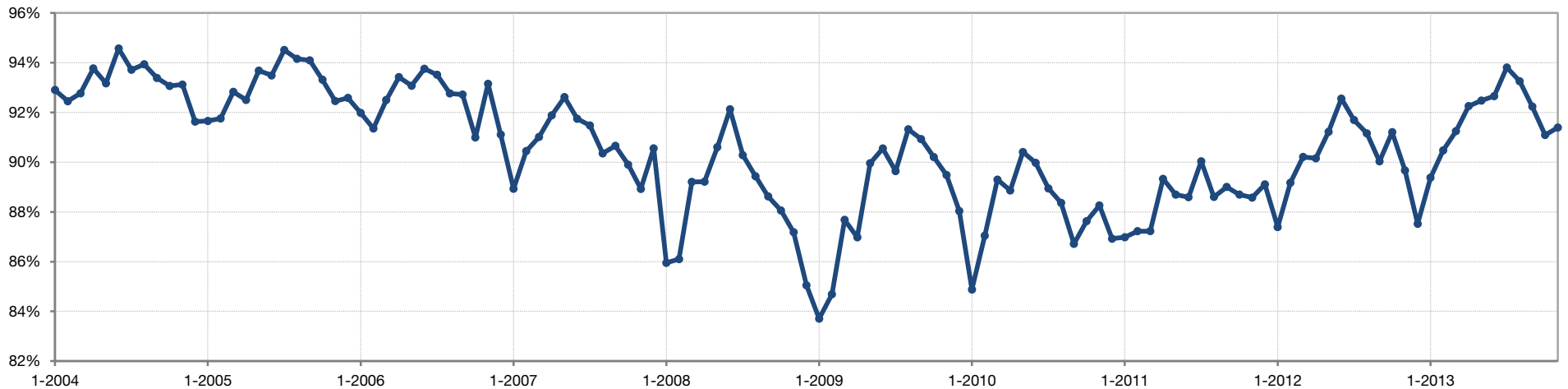


Year To Date



Month	Prior Year	Current Year	+ / -
December	89.1%	87.5%	-1.8%
January	87.4%	89.4%	+2.3%
February	89.2%	90.5%	+1.5%
March	90.2%	91.2%	+1.1%
April	90.2%	92.3%	+2.3%
May	91.2%	92.5%	+1.4%
June	92.6%	92.7%	+0.1%
July	91.7%	93.8%	+2.3%
August	91.2%	93.3%	+2.3%
September	90.0%	92.2%	+2.4%
October	91.2%	91.1%	-0.1%
November	89.7%	91.4%	+1.9%
12-Month Avg	90.5%	91.7%	+1.3%

Historical Percent of Original List Price Received

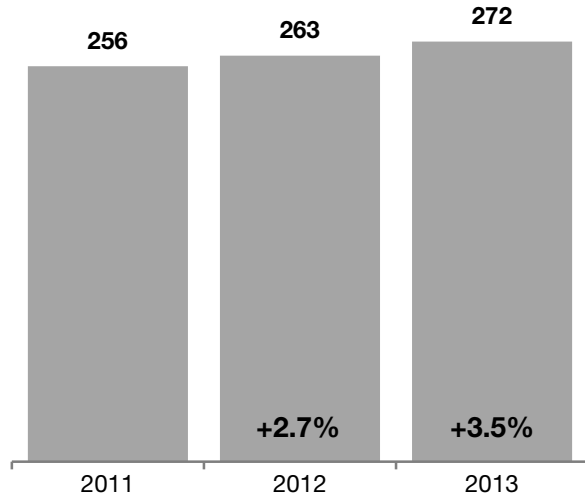


Housing Affordability Index

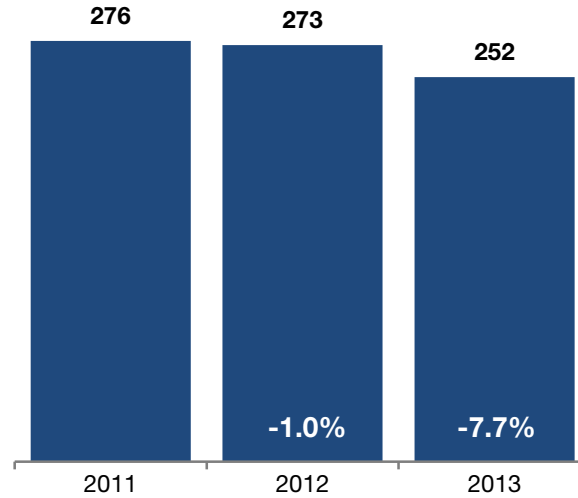


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

November

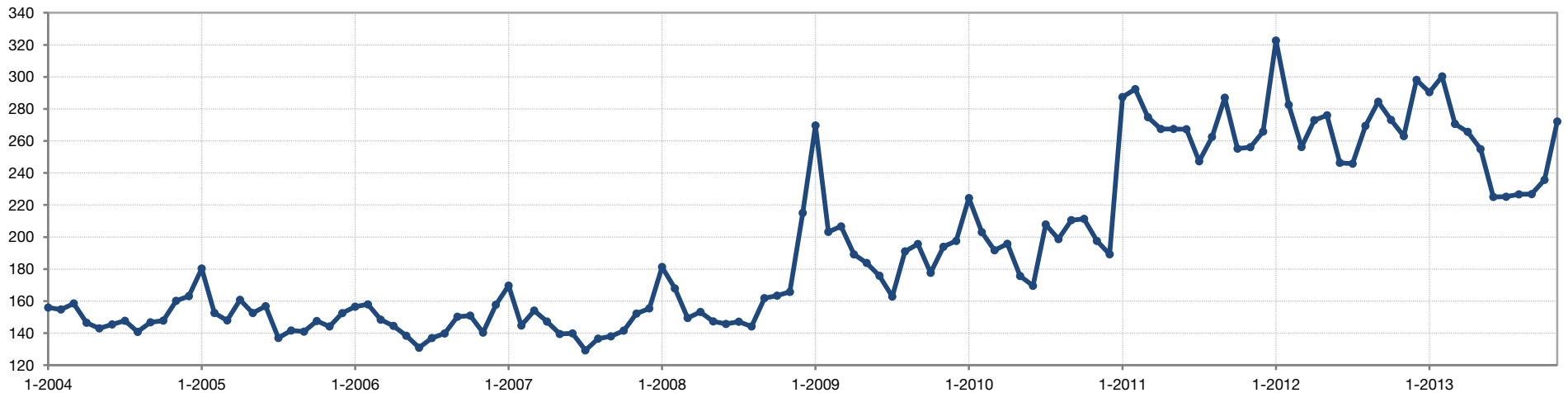


Year To Date



Month	Prior Year	Current Year	+ / -
December	266	298	+12.1%
January	323	290	-10.0%
February	283	300	+6.3%
March	256	271	+5.6%
April	273	266	-2.7%
May	276	255	-7.6%
June	246	225	-8.6%
July	246	225	-8.4%
August	269	227	-15.9%
September	284	227	-20.3%
October	273	236	-13.7%
November	263	272	+3.5%
12-Month Avg	272	258	-5.0%

Historical Housing Affordability Index

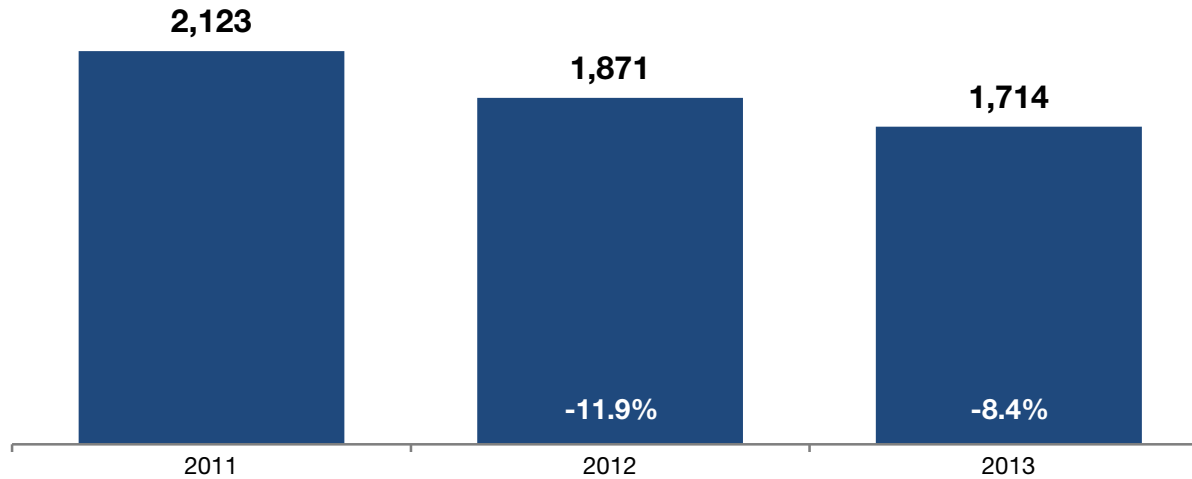


Inventory of Homes for Sale

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

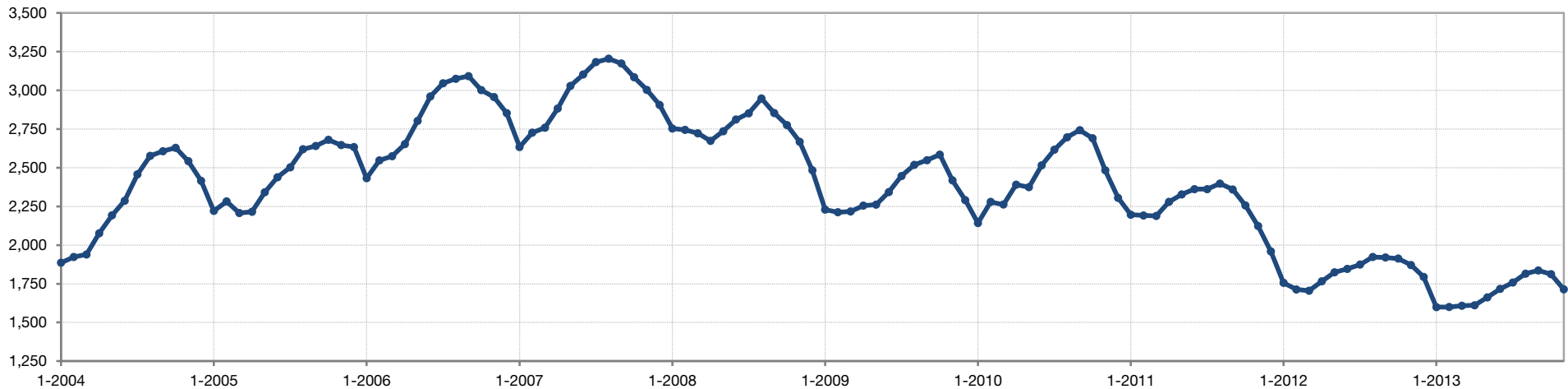


November



Month	Prior Year	Current Year	+ / -
December	1,959	1,794	-8.4%
January	1,756	1,599	-8.9%
February	1,713	1,600	-6.6%
March	1,705	1,608	-5.7%
April	1,766	1,611	-8.8%
May	1,824	1,662	-8.9%
June	1,846	1,717	-7.0%
July	1,874	1,758	-6.2%
August	1,923	1,815	-5.6%
September	1,920	1,836	-4.4%
October	1,913	1,812	-5.3%
November	1,871	1,714	-8.4%
12-Month Avg	1,839	1,711	-7.0%

Historical Inventory of Homes for Sale

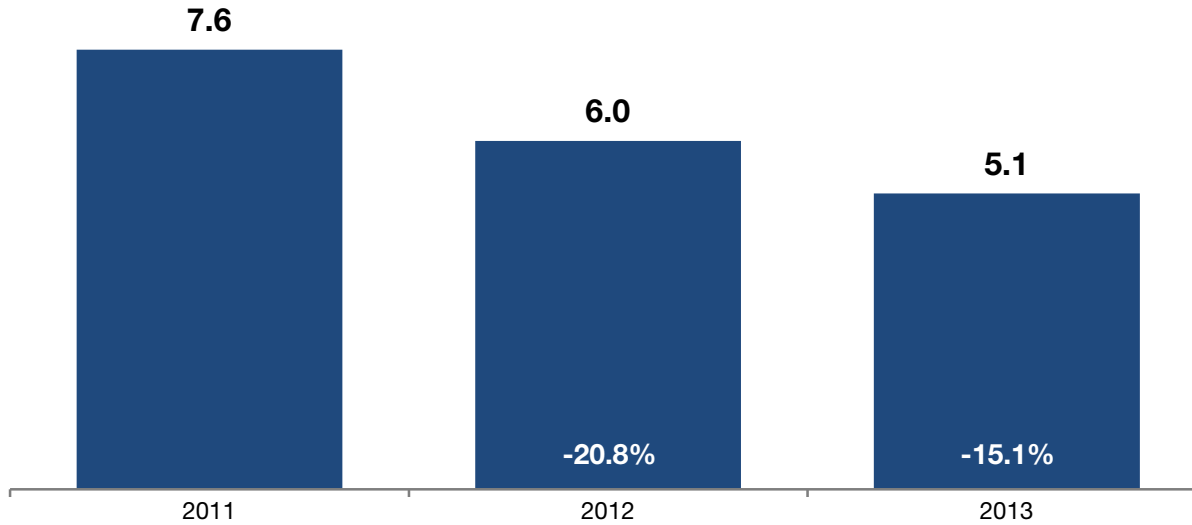


Months Supply of Inventory

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**.



November



Month	Prior Year	Current Year	+ / -
December	7.0	5.8	-17.0%
January	6.1	5.1	-16.3%
February	5.9	5.1	-13.7%
March	5.8	5.1	-13.0%
April	6.0	5.1	-15.3%
May	6.1	5.2	-14.8%
June	6.1	5.3	-13.0%
July	6.2	5.4	-13.9%
August	6.3	5.5	-13.5%
September	6.3	5.5	-12.3%
October	6.2	5.4	-13.2%
November	6.0	5.1	-15.1%
12-Month Avg	6.2	5.3	-14.3%

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**.



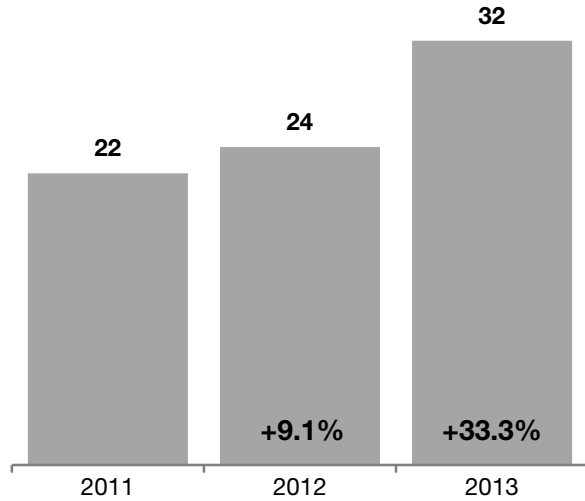
Key Metrics	Historical Sparklines	11-2012	11-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		24	32	+ 33.3%	356	370	+ 3.9%
Pending Sales		11	18	+ 63.6%	183	224	+ 22.4%
Closed Sales		18	16	- 11.1%	177	210	+ 18.6%
Days on Market Until Sale		67	160	+ 140.3%	129	122	- 5.5%
Median Sales Price		\$116,000	\$120,250	+ 3.7%	\$106,475	\$109,900	+ 3.2%
Average Sales Price		\$116,171	\$139,307	+ 19.9%	\$136,200	\$122,372	- 10.2%
Percent of Original List Price Received		92.9%	90.1%	- 3.0%	90.8%	89.7%	- 1.2%
Housing Affordability Index		246	238	- 3.1%	261	254	- 2.7%
Inventory of Homes for Sale		148	124	- 16.2%	--	--	--
Months Supply of Homes for Sale		9.2	6.5	- 29.7%	--	--	--

New Listings

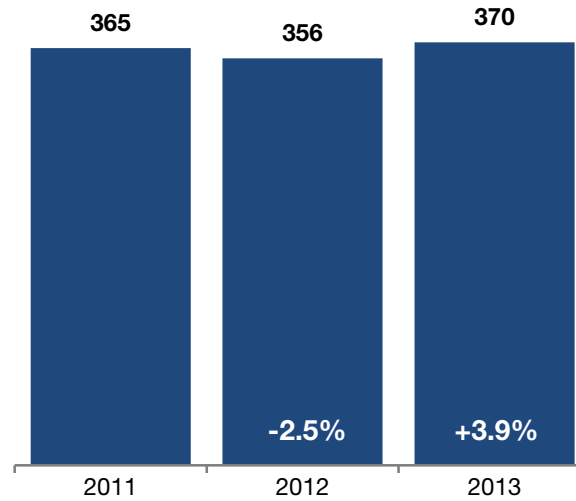
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



November

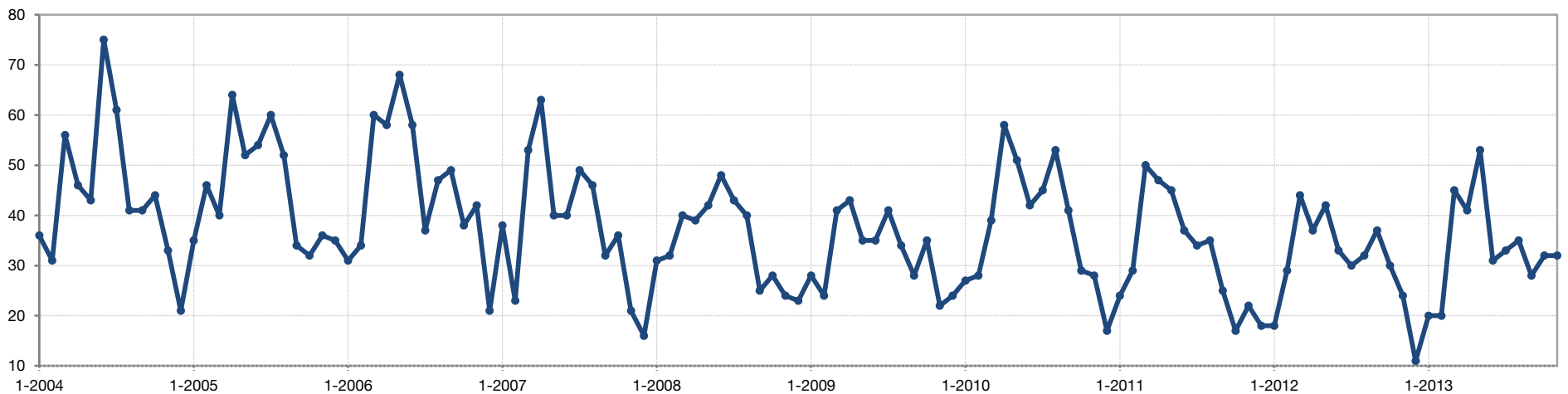


Year To Date



Month	Prior Year	Current Year	+ / -
December	18	11	-38.9%
January	18	20	+11.1%
February	29	20	-31.0%
March	44	45	+2.3%
April	37	41	+10.8%
May	42	53	+26.2%
June	33	31	-6.1%
July	30	33	+10.0%
August	32	35	+9.4%
September	37	28	-24.3%
October	30	32	+6.7%
November	24	32	+33.3%
12-Month Avg	31	32	+1.9%

Historical New Listing Activity

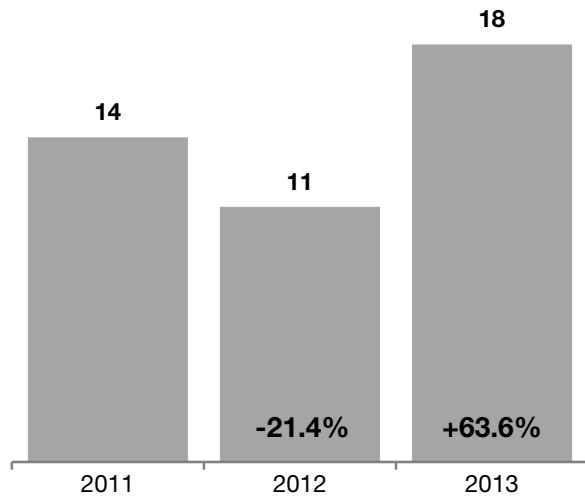


Pending Sales

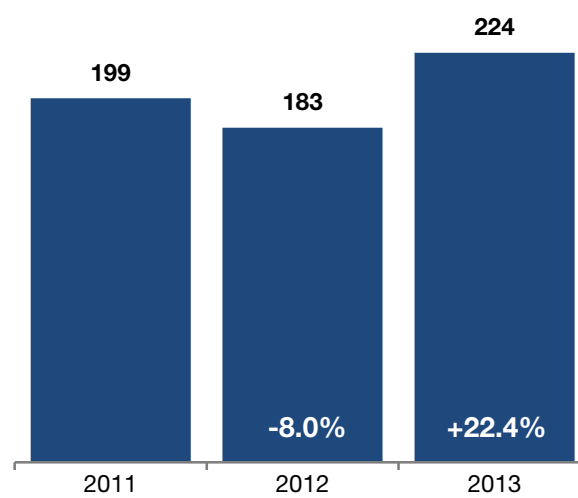
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



November

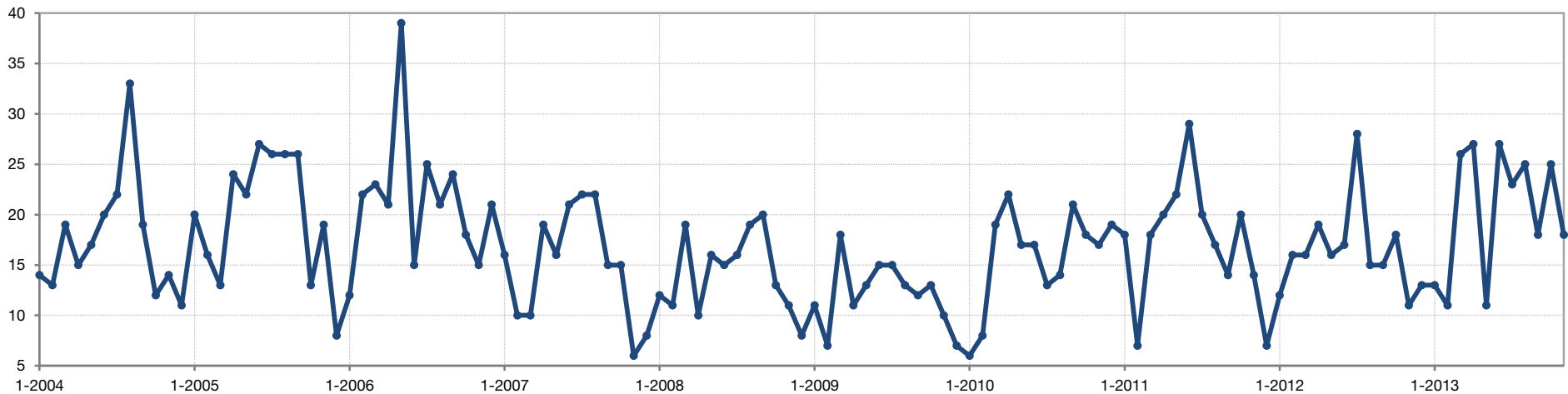


Year To Date



Month	Prior Year	Current Year	+ / -
December	7	13	+85.7%
January	12	13	+8.3%
February	16	11	-31.3%
March	16	26	+62.5%
April	19	27	+42.1%
May	16	11	-31.3%
June	17	27	+58.8%
July	28	23	-17.9%
August	15	25	+66.7%
September	15	18	+20.0%
October	18	25	+38.9%
November	11	18	+63.6%
12-Month Avg	16	20	+24.7%

Historical Pending Sales Activity

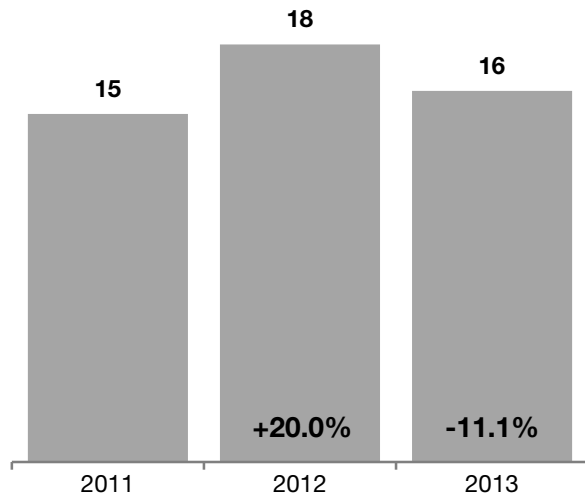


Closed Sales

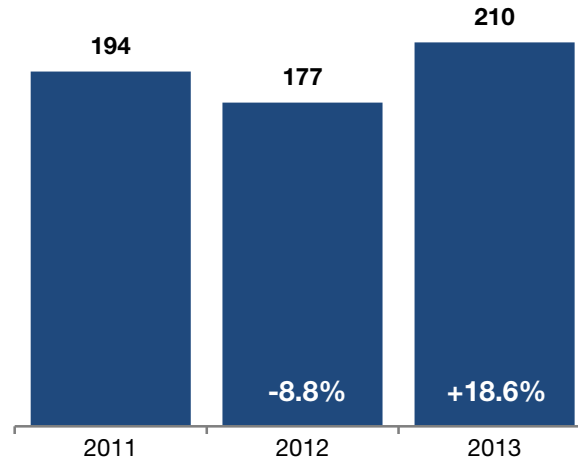
A count of the properties that have closed in a given month for **Carroll County Only**.



November

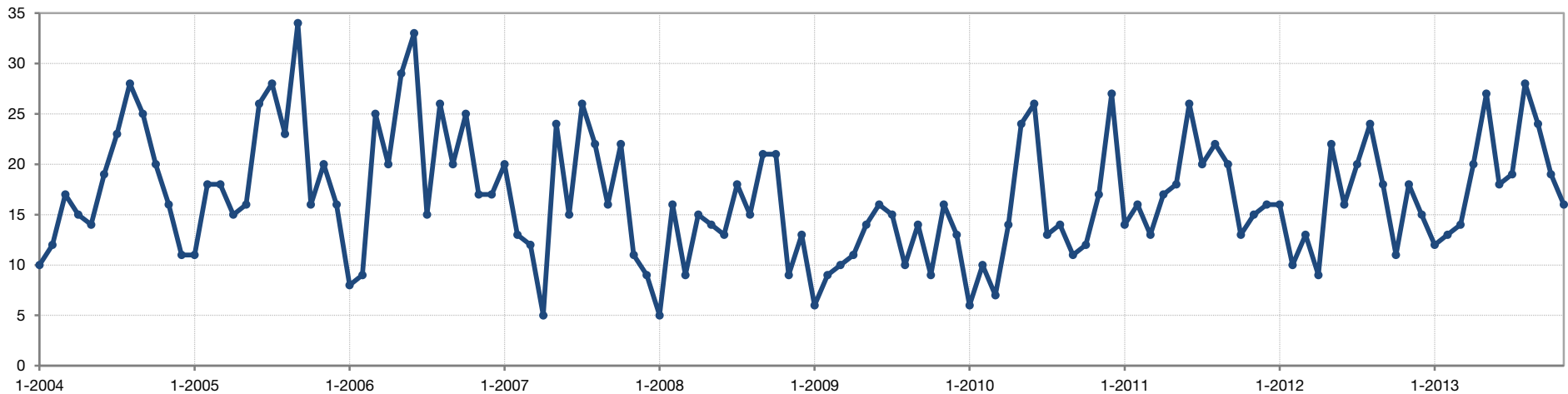


Year To Date



Month	Prior Year	Current Year	+ / -
December	16	15	-6.3%
January	16	12	-25.0%
February	10	13	+30.0%
March	13	14	+7.7%
April	9	20	+122.2%
May	22	27	+22.7%
June	16	18	+12.5%
July	20	19	-5.0%
August	24	28	+16.7%
September	18	24	+33.3%
October	11	19	+72.7%
November	18	16	-11.1%
12-Month Avg	16	19	+22.5%

Historical Closed Sales Activity

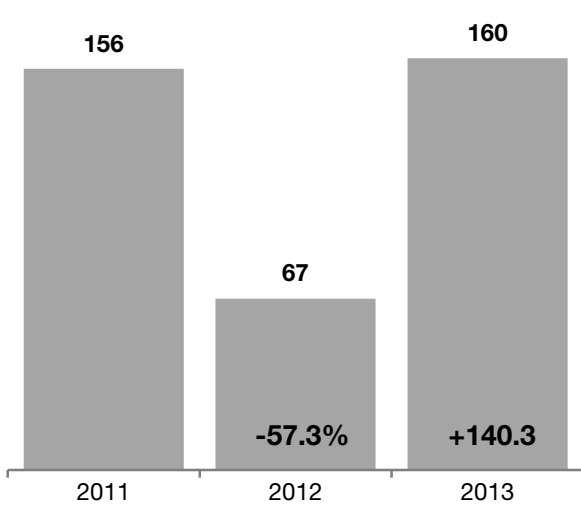


Days on Market Until Sale

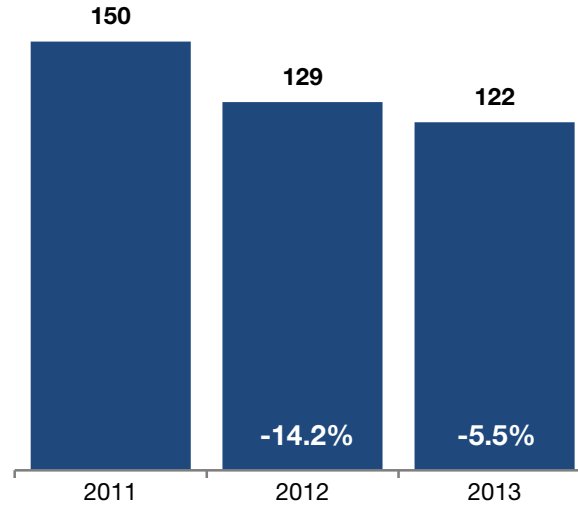


Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.

November

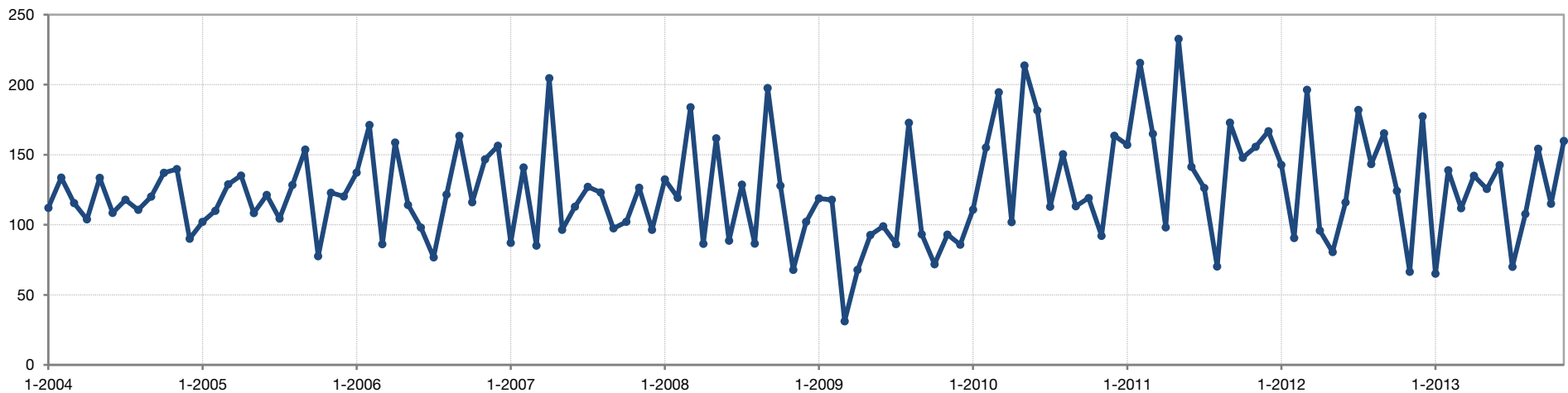


Year To Date



Month	Prior Year	Current Year	+ / -
December	167	177	+6.3%
January	143	65	-54.3%
February	91	139	+53.3%
March	196	112	-43.0%
April	96	135	+40.8%
May	81	126	+55.9%
June	116	143	+22.9%
July	182	70	-61.5%
August	143	108	-24.9%
September	165	154	-6.7%
October	124	115	-7.4%
November	67	160	+140.3%
12-Month Avg	112	101	-9.5%

Historical Days on Market Until Sale

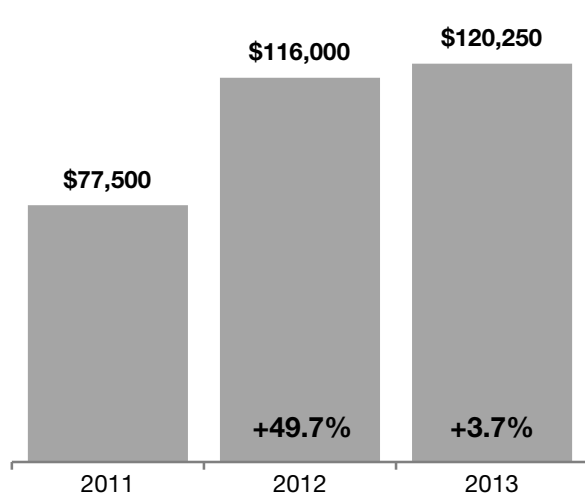


Median Sales Price

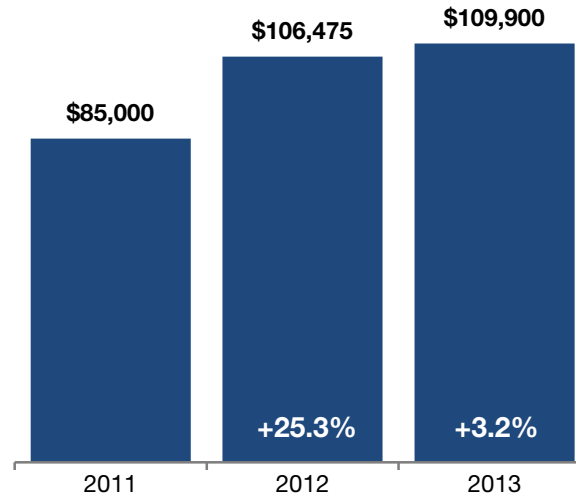
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



November

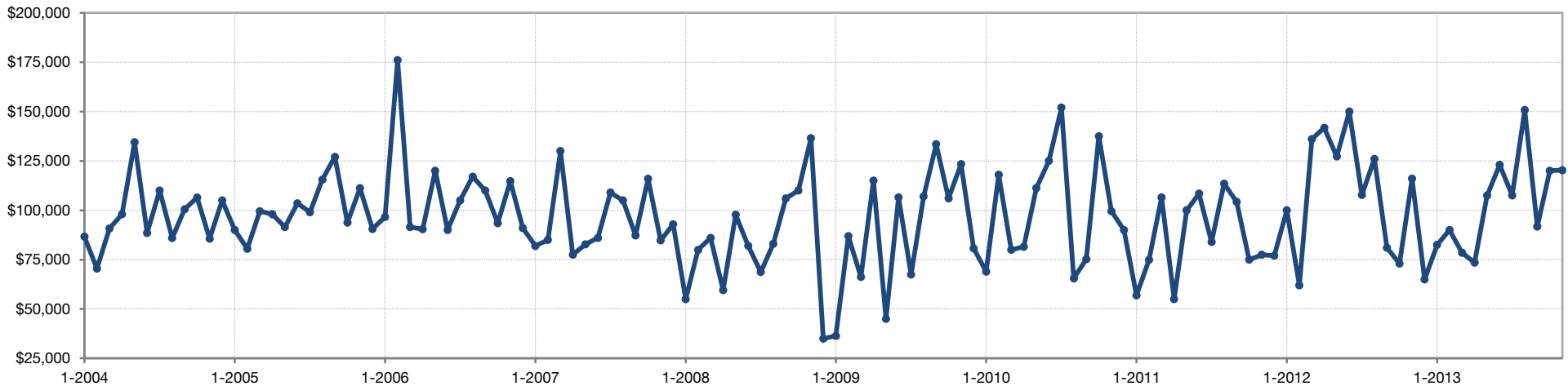


Year To Date



Month	Prior Year	Current Year	+ / -
December	\$77,000	\$65,000	-15.6%
January	\$100,000	\$82,500	-17.5%
February	\$62,000	\$90,000	+45.2%
March	\$136,000	\$78,500	-42.3%
April	\$141,750	\$73,500	-48.1%
May	\$127,250	\$107,500	-15.5%
June	\$150,000	\$123,000	-18.0%
July	\$107,750	\$107,500	-0.2%
August	\$126,000	\$150,750	+19.6%
September	\$81,000	\$91,750	+13.3%
October	\$73,000	\$120,000	+64.4%
November	\$116,000	\$120,250	+3.7%
12-Month Med	\$101,000	\$107,500	+6.4%

Historical Median Sales Price

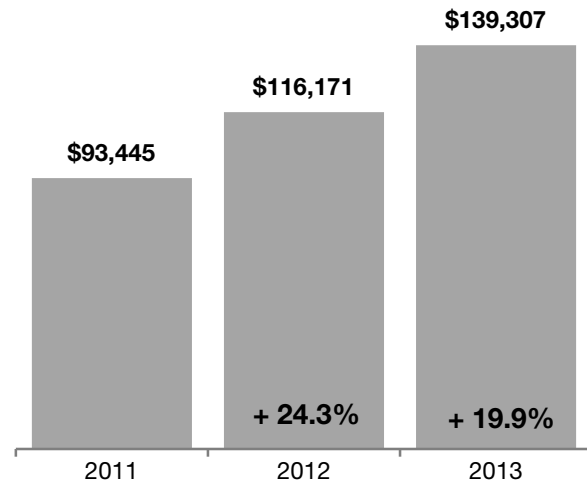


Average Sales Price

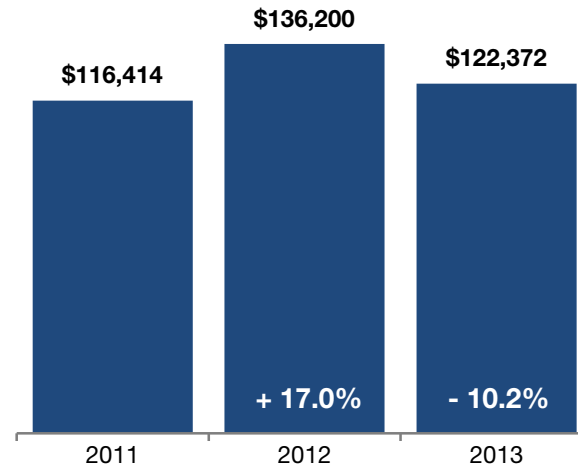
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



November

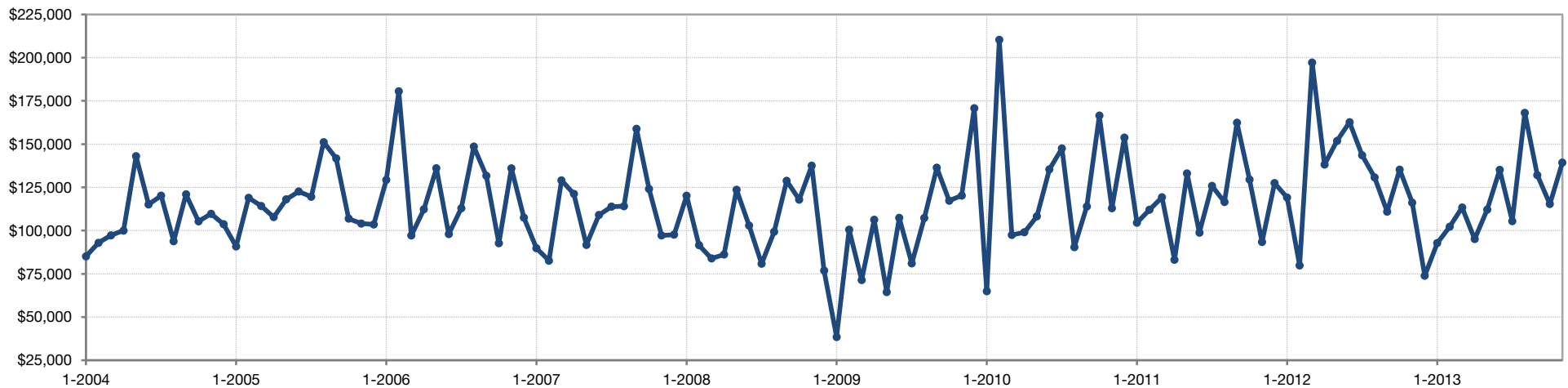


Year To Date



Month	Prior Year	Current Year	+ / -
December	\$127,490	\$73,911	-42.0%
January	\$119,127	\$92,799	-22.1%
February	\$79,863	\$102,254	+28.0%
March	\$197,146	\$113,360	-42.5%
April	\$138,193	\$95,138	-31.2%
May	\$151,863	\$112,134	-26.2%
June	\$162,674	\$135,128	-16.9%
July	\$143,555	\$105,485	-26.5%
August	\$130,756	\$168,079	+28.5%
September	\$110,959	\$132,073	+19.0%
October	\$135,240	\$115,379	-14.7%
November	\$116,171	\$139,307	+19.9%
12-Month Avg	\$135,470	\$119,094	-12.1%

Historical Average Sales Price

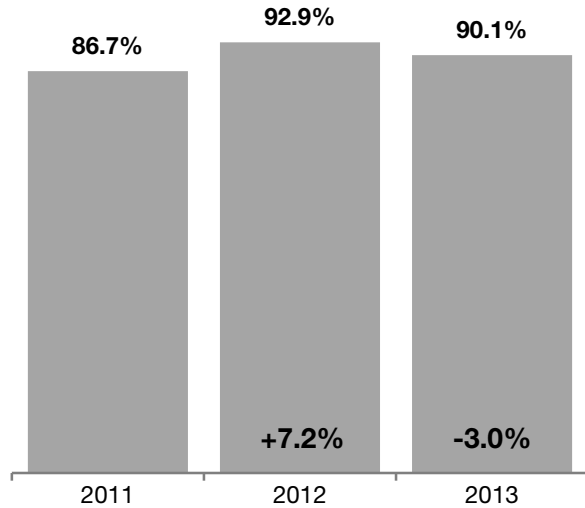


Percent of Original List Price Received

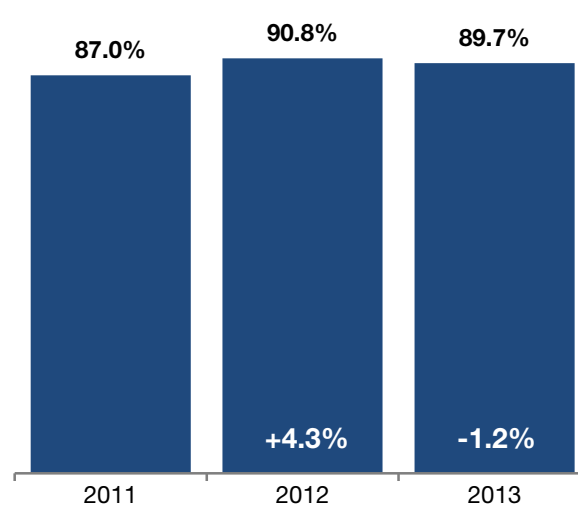


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

November

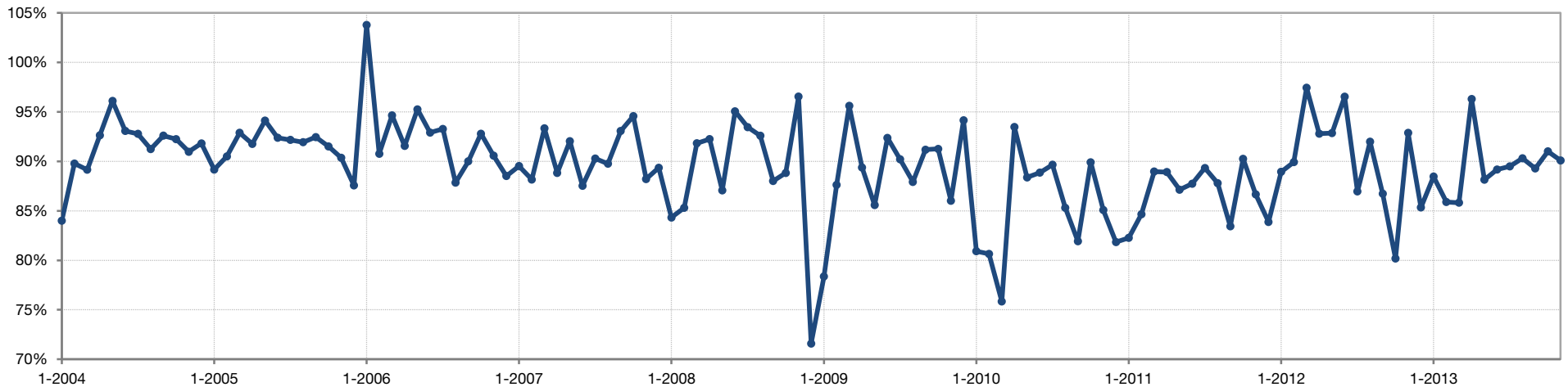


Year To Date



Month	Prior Year	Current Year	+ / -
December	83.9%	85.3%	+1.8%
January	88.9%	88.5%	-0.5%
February	89.9%	85.9%	-4.5%
March	97.4%	85.8%	-11.9%
April	92.8%	96.3%	+3.8%
May	92.8%	88.1%	-5.1%
June	96.5%	89.2%	-7.6%
July	87.0%	89.5%	+2.9%
August	92.0%	90.3%	-1.8%
September	86.7%	89.3%	+2.9%
October	80.2%	91.0%	+13.5%
November	92.9%	90.1%	-3.0%
12-Month Avg	90.2%	89.4%	-0.9%

Historical Percent of Original List Price Received

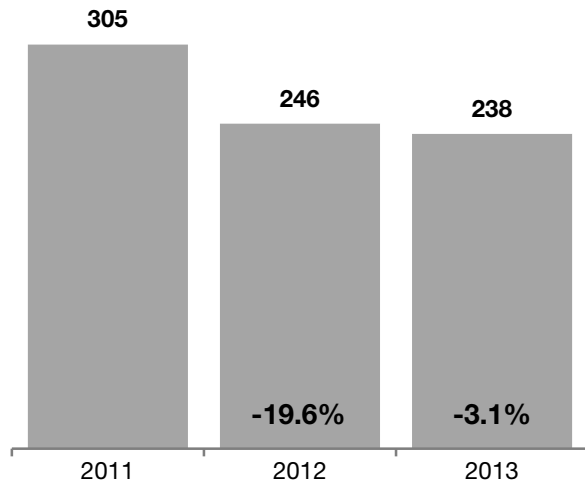


Housing Affordability Index

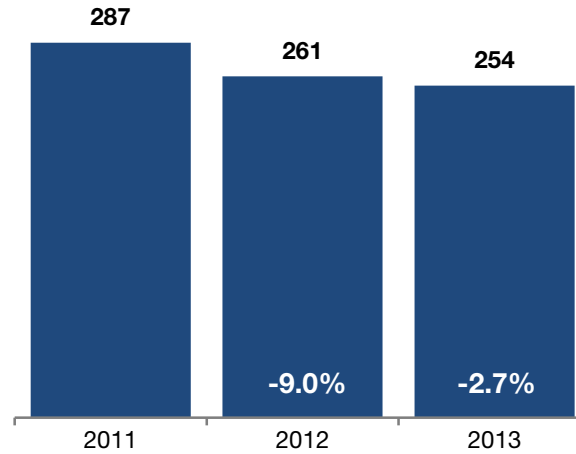


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

November

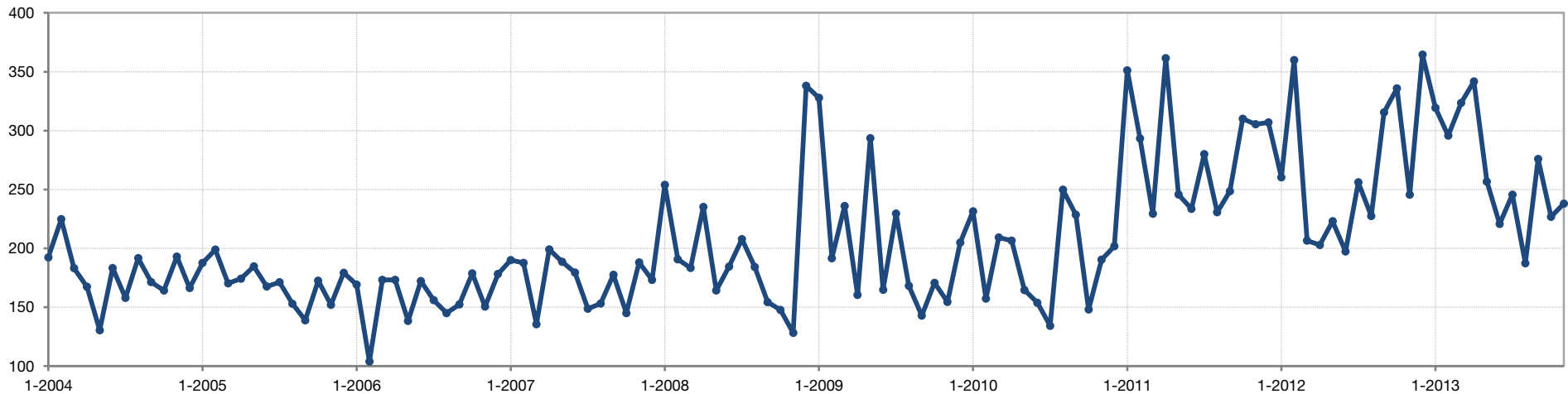


Year To Date



Month	Prior Year	Current Year	+ / -
December	307	365	+18.7%
January	260	319	+22.7%
February	360	296	-17.8%
March	207	324	+56.6%
April	203	342	+68.5%
May	223	257	+15.1%
June	197	221	+11.8%
July	256	246	-4.1%
August	227	187	-17.6%
September	315	276	-12.5%
October	336	227	-32.5%
November	246	238	-3.1%
12-Month Avg	261	275	+8.8%

Historical Housing Affordability Index

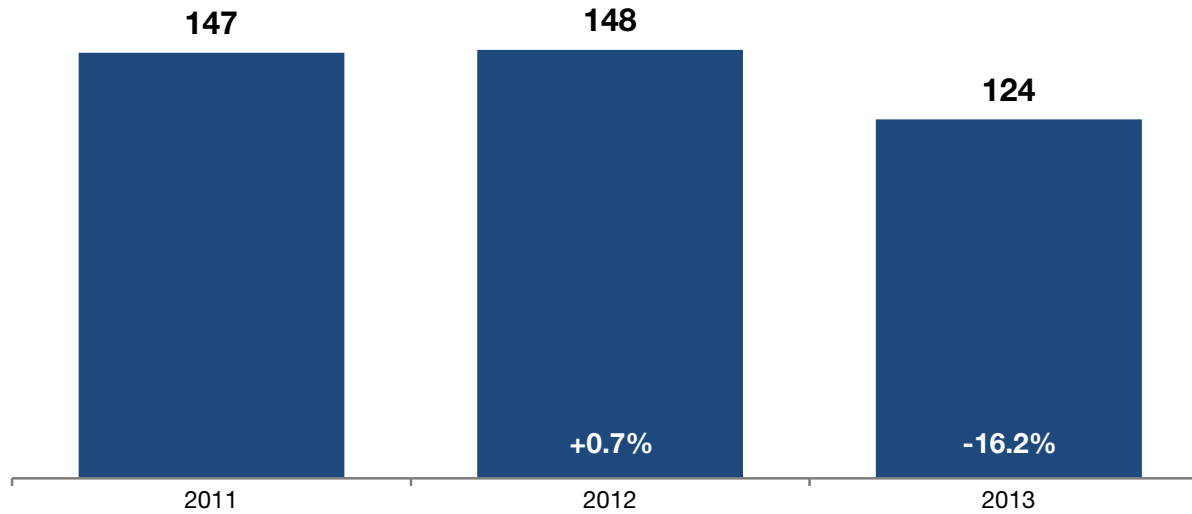


Inventory of Homes for Sale

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

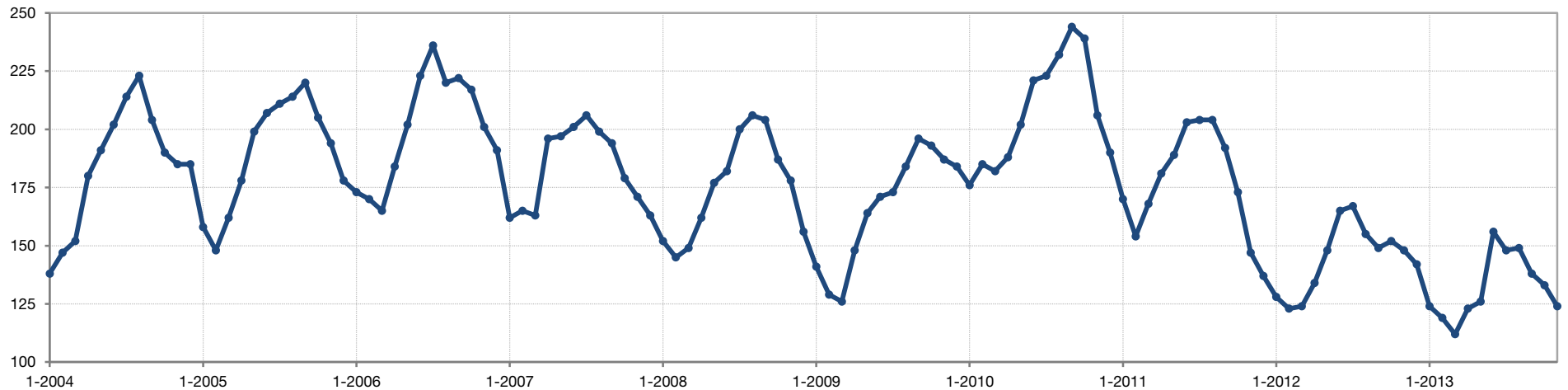


November



Month	Prior Year	Current Year	+ / -
December	137	142	+3.6%
January	128	124	-3.1%
February	123	119	-3.3%
March	124	112	-9.7%
April	134	123	-8.2%
May	148	126	-14.9%
June	165	156	-5.5%
July	167	148	-11.4%
August	155	149	-3.9%
September	149	138	-7.4%
October	152	133	-12.5%
November	148	124	-16.2%
12-Month Avg	144	133	-7.7%

Historical Inventory of Homes for Sale

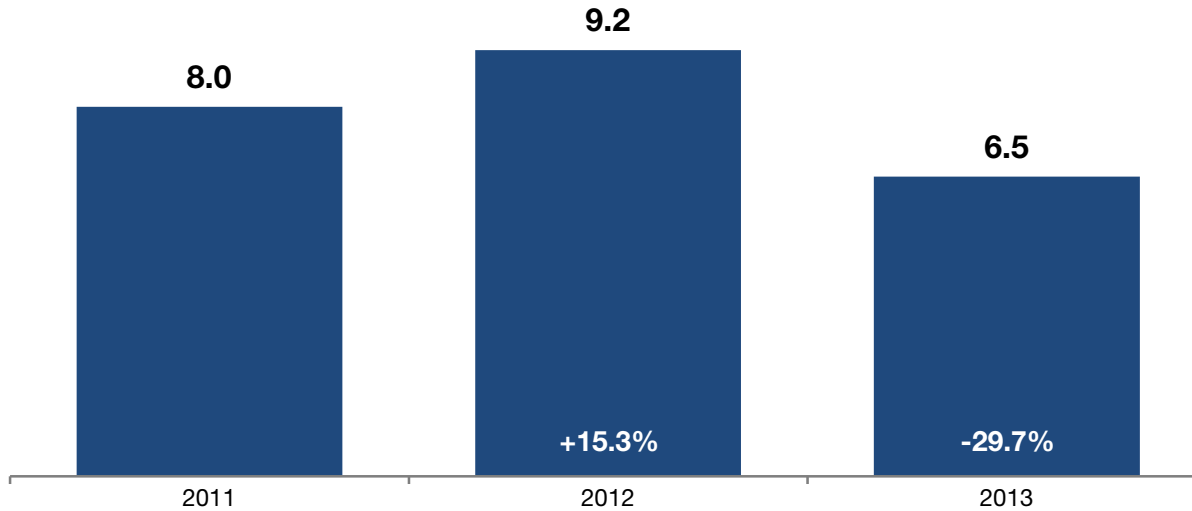


Months Supply of Inventory



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**.

November



Month	Prior Year	Current Year	+ / -
December	7.5	9.0	+18.9%
January	7.5	7.6	+1.8%
February	7.4	7.2	-1.8%
March	7.1	7.0	-1.7%
April	7.8	7.3	-5.9%
May	8.6	7.2	-16.5%
June	9.9	9.1	-7.8%
July	10.7	8.3	-22.5%
August	9.5	8.5	-10.3%
September	9.2	7.5	-18.3%
October	9.4	7.2	-23.5%
November	9.2	6.5	-29.7%
12-Month Avg	8.6	7.7	-10.9%

Historical Months Supply of Inventory

