

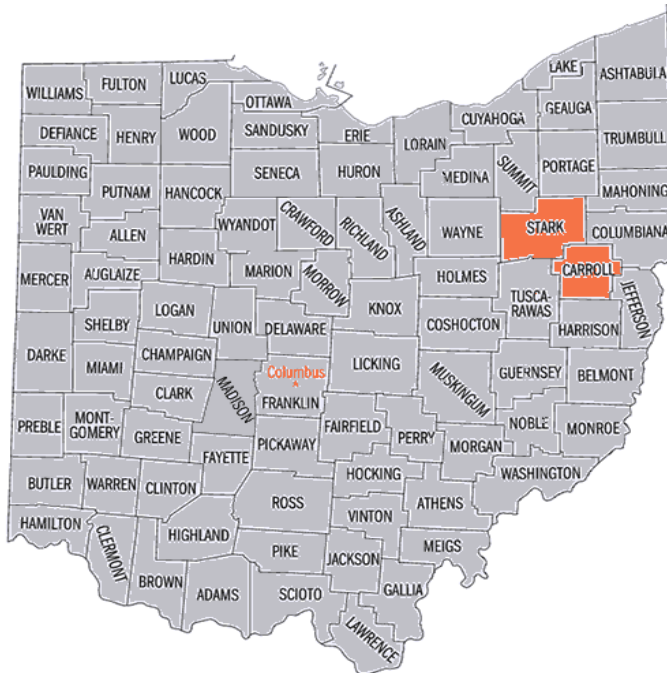
# Monthly Indicators

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



## February 2014

## Quick Facts



**- 16.3%**      **+ 13.5%**      **- 15.4%**      **+ 0.6%**

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**.

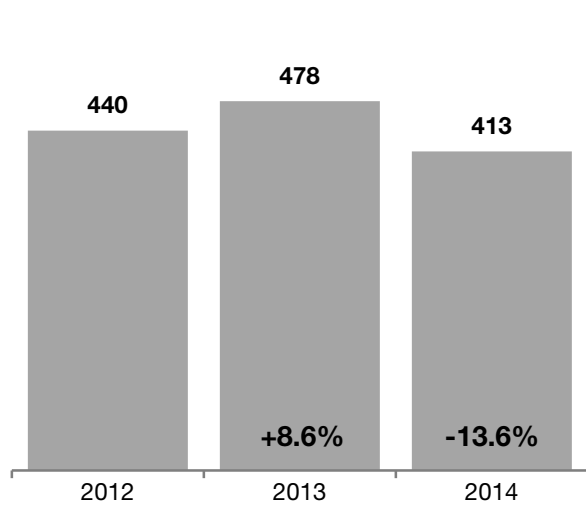
Key Metrics	Historical Sparklines	2-2013	2-2014	+ / -	YTD 2013	YTD 2014	+ / -
<b>New Listings</b>		478	<b>413</b>	- 13.6%	942	<b>870</b>	- 7.6%
<b>Pending Sales</b>		311	<b>301</b>	- 3.2%	588	<b>567</b>	- 3.6%
<b>Closed Sales</b>		240	<b>201</b>	- 16.3%	480	<b>431</b>	- 10.2%
<b>Days on Market Until Sale</b>		100	<b>86</b>	- 13.2%	96	<b>89</b>	- 8.0%
<b>Median Sales Price</b>		\$88,000	<b>\$99,900</b>	+ 13.5%	\$93,200	<b>\$90,585</b>	- 2.8%
<b>Average Sales Price</b>		\$110,335	<b>\$114,652</b>	+ 3.9%	\$111,251	<b>\$110,042</b>	- 1.1%
<b>Percent of Original List Price Received</b>		90.5%	<b>89.8%</b>	- 0.7%	89.9%	<b>89.5%</b>	- 0.5%
<b>Housing Affordability Index</b>		300	<b>253</b>	- 15.8%	289	<b>271</b>	- 6.1%
<b>Inventory of Homes for Sale</b>		1,601	<b>1,437</b>	- 10.2%	--	--	--
<b>Months Supply of Homes for Sale</b>		5.1	<b>4.3</b>	- 16.4%	--	--	--

# New Listings

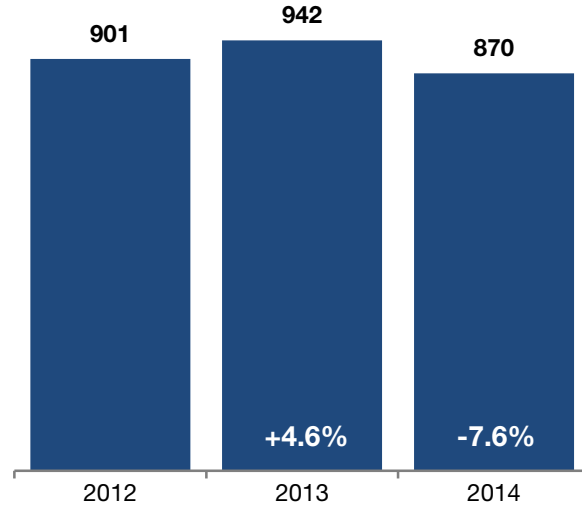
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## February

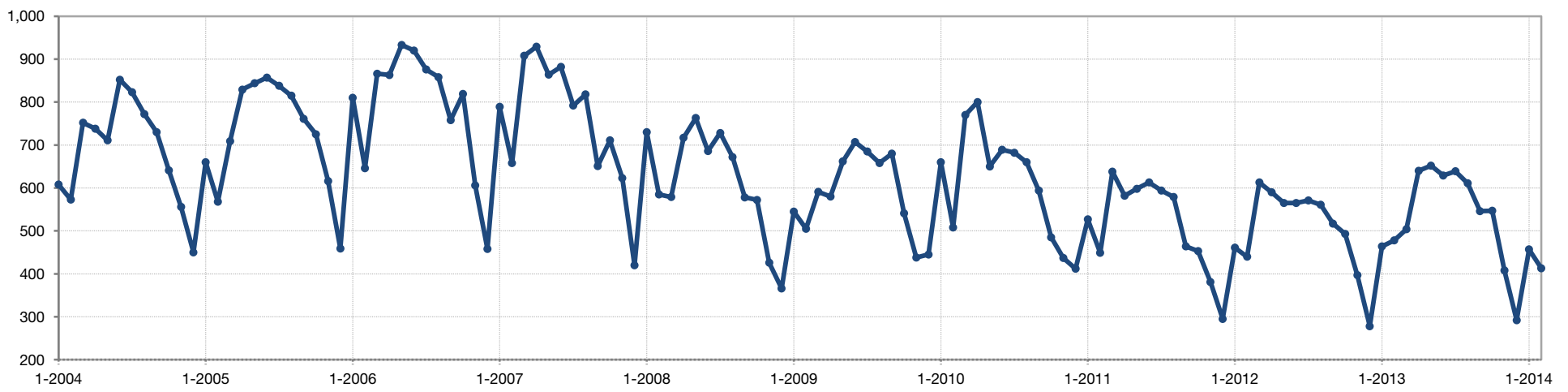


## Year To Date



Month	Prior Year	Current Year	+ / -
March	613	504	-17.8%
April	590	640	+8.5%
May	565	652	+15.4%
June	565	629	+11.3%
July	571	639	+11.9%
August	561	611	+8.9%
September	517	546	+5.6%
October	493	547	+11.0%
November	397	408	+2.8%
December	278	292	+5.0%
January	464	457	-1.5%
February	478	413	-13.6%
<b>12-Month Avg</b>	<b>508</b>	<b>528</b>	<b>+4.0%</b>

## Historical New Listing Activity

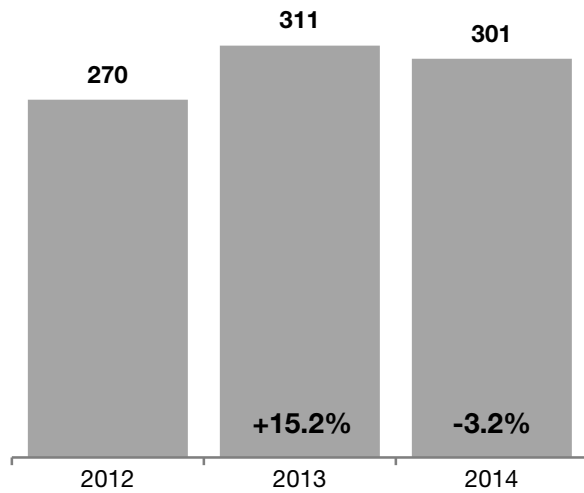


# Pending Sales

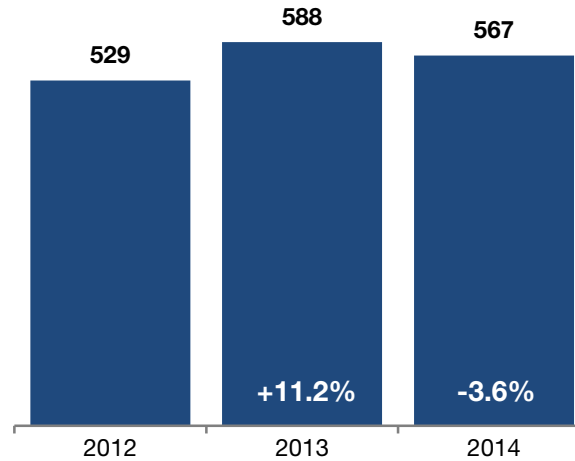
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



## February

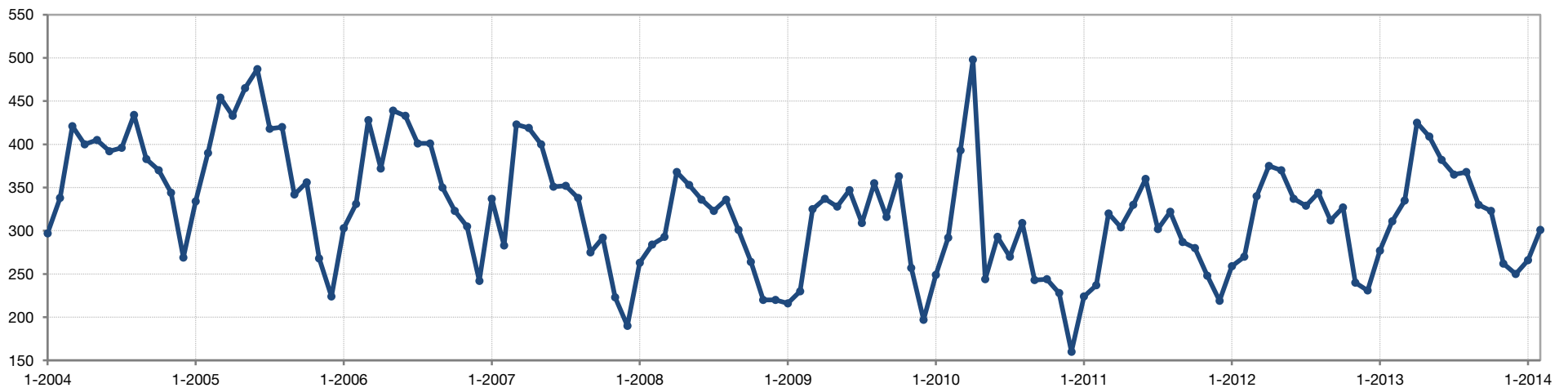


## Year To Date



Month	Prior Year	Current Year	+ / -
March	340	335	-1.5%
April	375	425	+13.3%
May	370	409	+10.5%
June	337	382	+13.4%
July	329	365	+10.9%
August	344	368	+7.0%
September	312	330	+5.8%
October	327	323	-1.2%
November	240	262	+9.2%
December	231	250	+8.2%
January	277	266	-4.0%
February	311	301	-3.2%
<b>12-Month Avg</b>	<b>316</b>	<b>335</b>	<b>+5.9%</b>

## Historical Pending Sales Activity

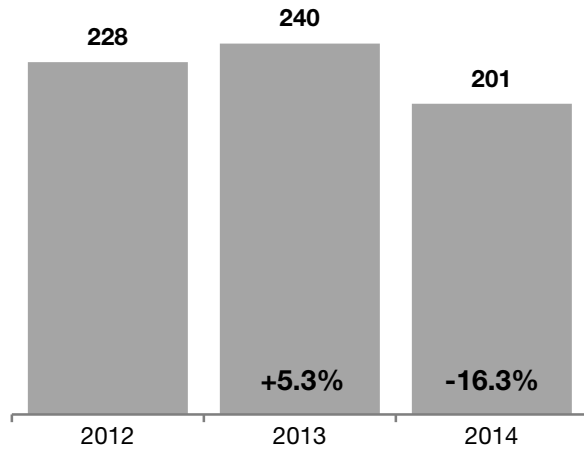


# Closed Sales

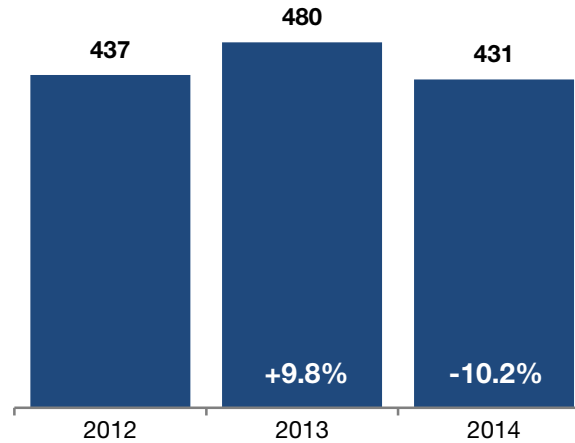
A count of the actual sales that have closed in a given month for **Stark County Only**.



## February

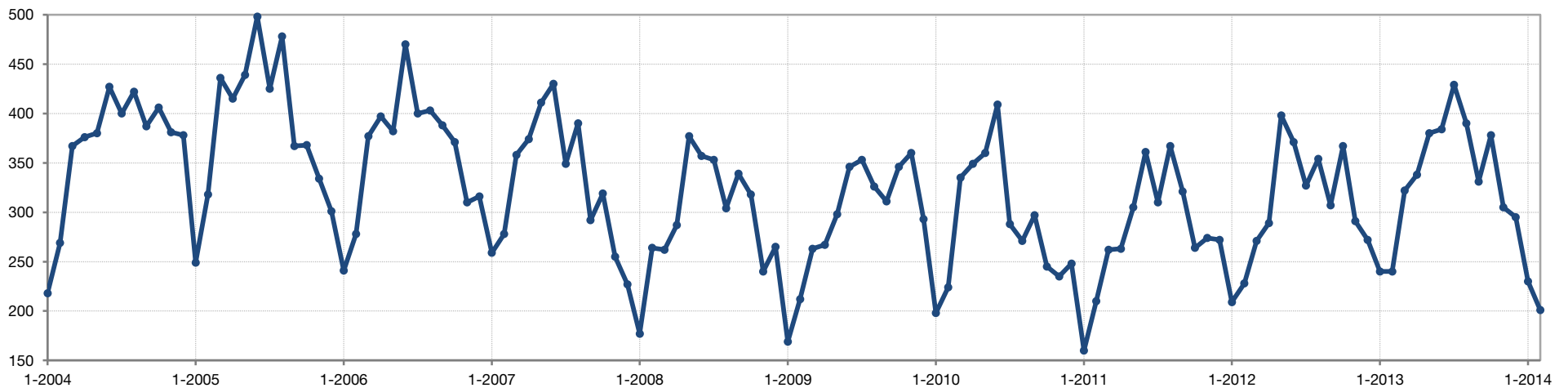


## Year To Date



Month	Prior Year	Current Year	+ / -
March	271	322	+18.8%
April	289	338	+17.0%
May	398	380	-4.5%
June	371	384	+3.5%
July	327	429	+31.2%
August	354	390	+10.2%
September	307	331	+7.8%
October	367	378	+3.0%
November	291	305	+4.8%
December	272	295	+8.5%
January	240	230	-4.2%
February	240	201	-16.3%
<b>12-Month Avg</b>	<b>311</b>	<b>332</b>	<b>+6.6%</b>

## Historical Closed Sales Activity

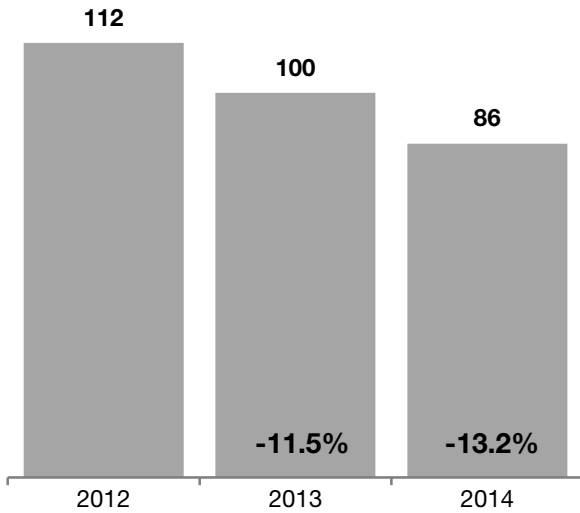


# Days on Market Until Sale

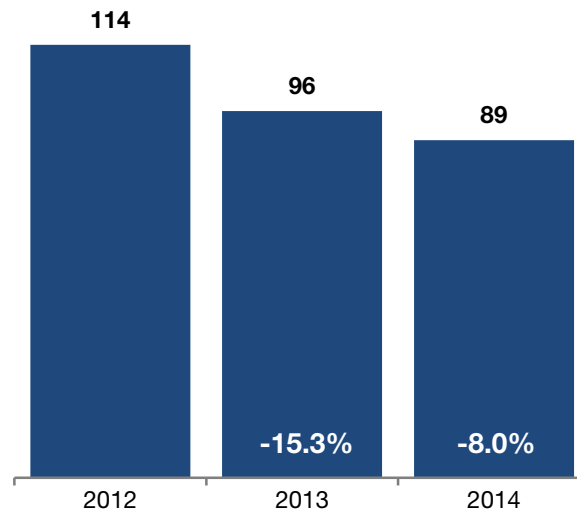
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	124	92	-26.1%
April	120	91	-24.4%
May	115	81	-29.3%
June	90	73	-19.5%
July	93	78	-16.3%
August	95	75	-21.6%
September	103	71	-31.5%
October	95	83	-12.1%
November	81	76	-6.2%
December	91	80	-12.2%
January	93	91	-2.7%
February	100	86	-13.2%
<b>12-Month Avg</b>	<b>77</b>	<b>65</b>	<b>-16.3%</b>

## Historical Days on Market Until Sale

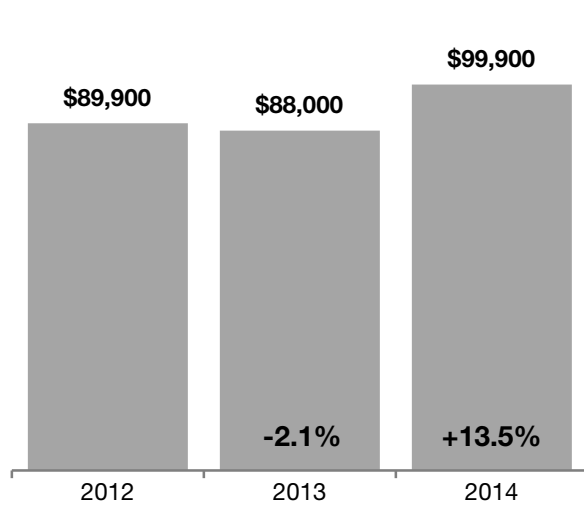


# Median Sales Price

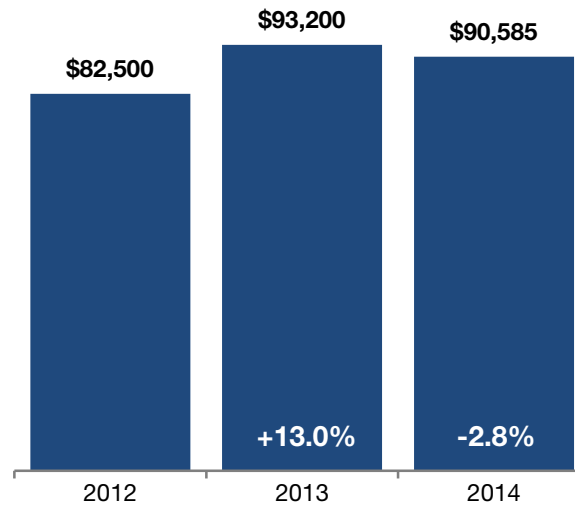
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$102,000	\$102,000	0.0%
April	\$95,000	\$106,750	+12.4%
May	\$95,000	\$108,000	+13.7%
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	\$100,000	-5.2%
December	\$89,000	\$95,000	+6.7%
January	\$95,000	\$84,500	-11.1%
February	\$88,000	\$99,900	+13.5%
<b>12-Month Med</b>	<b>\$100,000</b>	<b>\$110,000</b>	<b>+10.0%</b>

## Historical Median Sales Price

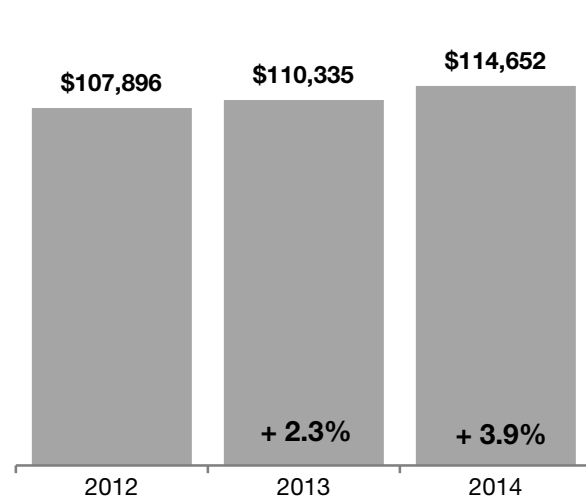


# Average Sales Price

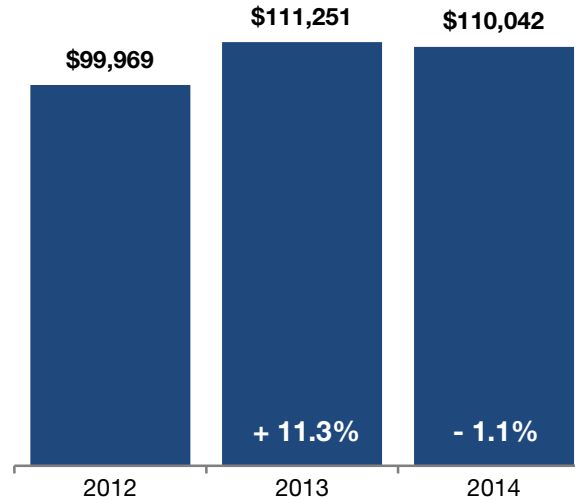
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$119,896	<b>\$116,422</b>	-2.9%
April	\$113,005	<b>\$121,025</b>	+7.1%
May	\$113,622	<b>\$128,583</b>	+13.2%
June	\$130,270	<b>\$134,014</b>	+2.9%
July	\$136,363	<b>\$135,796</b>	-0.4%
August	\$115,959	<b>\$136,398</b>	+17.6%
September	\$114,521	<b>\$133,781</b>	+16.8%
October	\$113,046	<b>\$132,939</b>	+17.6%
November	\$124,506	<b>\$117,994</b>	-5.2%
December	\$109,137	<b>\$117,555</b>	+7.7%
January	\$112,209	<b>\$105,950</b>	-5.6%
February	\$110,335	<b>\$114,652</b>	+3.9%
<b>12-Month Avg</b>	<b>\$118,179</b>	<b>\$126,197</b>	<b>+6.8%</b>

## Historical Average Sales Price



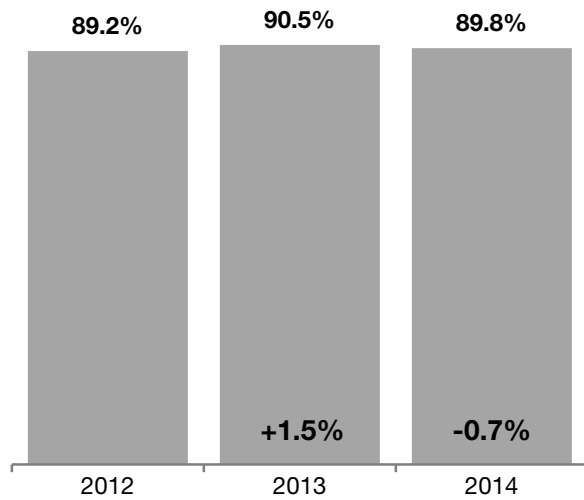


# Percent of Original List Price Received

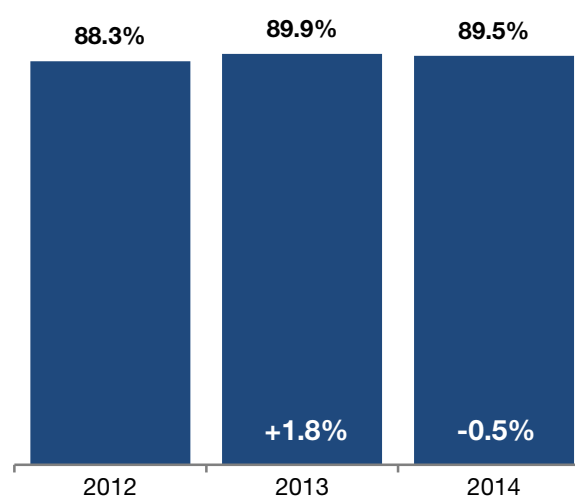


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

## February

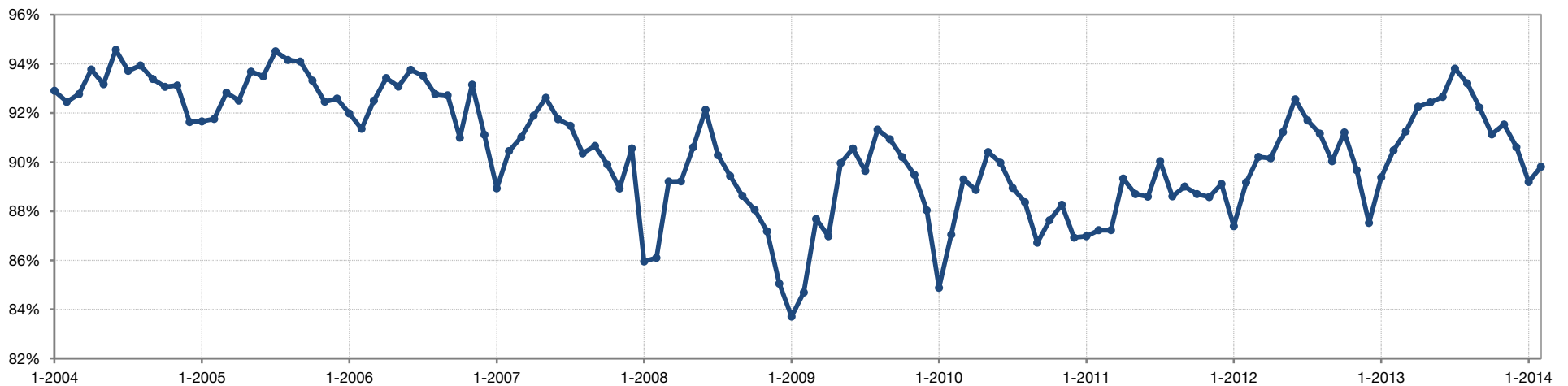


## Year To Date



Month	Prior Year	Current Year	+ / -
March	90.2%	91.2%	+1.1%
April	90.2%	92.3%	+2.3%
May	91.2%	92.4%	+1.3%
June	92.6%	92.7%	+0.1%
July	91.7%	93.8%	+2.3%
August	91.2%	93.2%	+2.2%
September	90.0%	92.2%	+2.4%
October	91.2%	91.1%	-0.1%
November	89.7%	91.5%	+2.1%
December	87.5%	90.6%	+3.5%
January	89.4%	89.2%	-0.2%
February	90.5%	89.8%	-0.7%
<b>12-Month Avg</b>	<b>90.6%</b>	<b>91.9%</b>	<b>+1.4%</b>

## Historical Percent of Original List Price Received

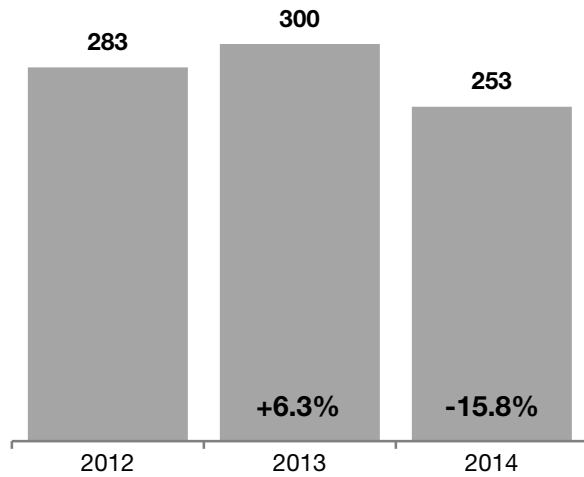


# Housing Affordability Index

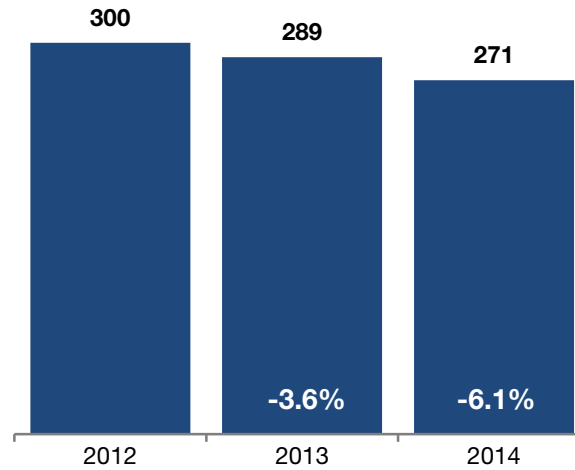


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

## February

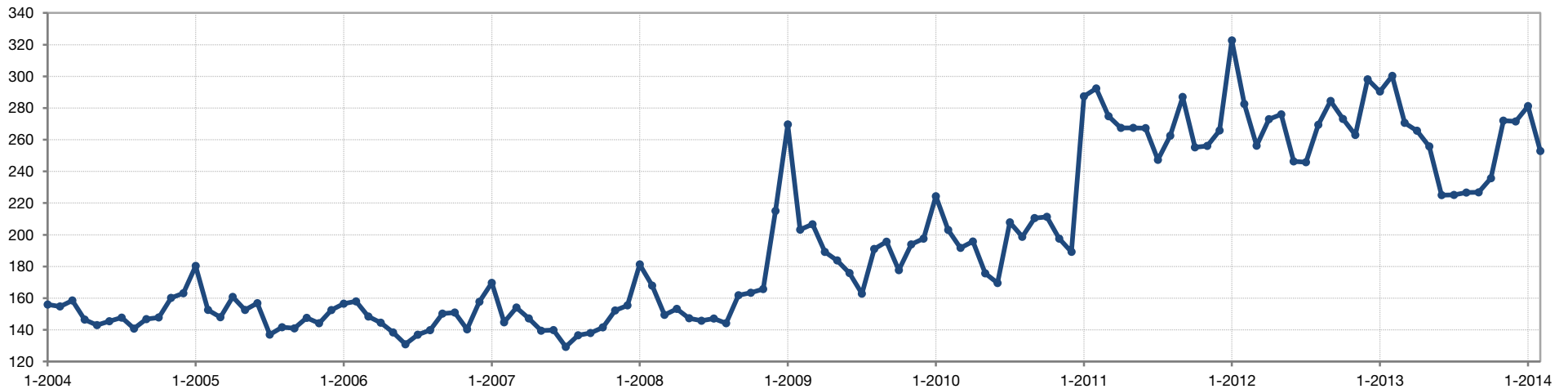


## Year To Date



Month	Prior Year	Current Year	+ / -
March	256	271	+5.6%
April	273	266	-2.7%
May	276	256	-7.3%
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	+3.4%
December	298	272	-8.9%
January	290	281	-3.2%
February	300	253	-15.8%
<b>12-Month Avg</b>	<b>273</b>	<b>251</b>	<b>-8.0%</b>

## Historical Housing Affordability Index

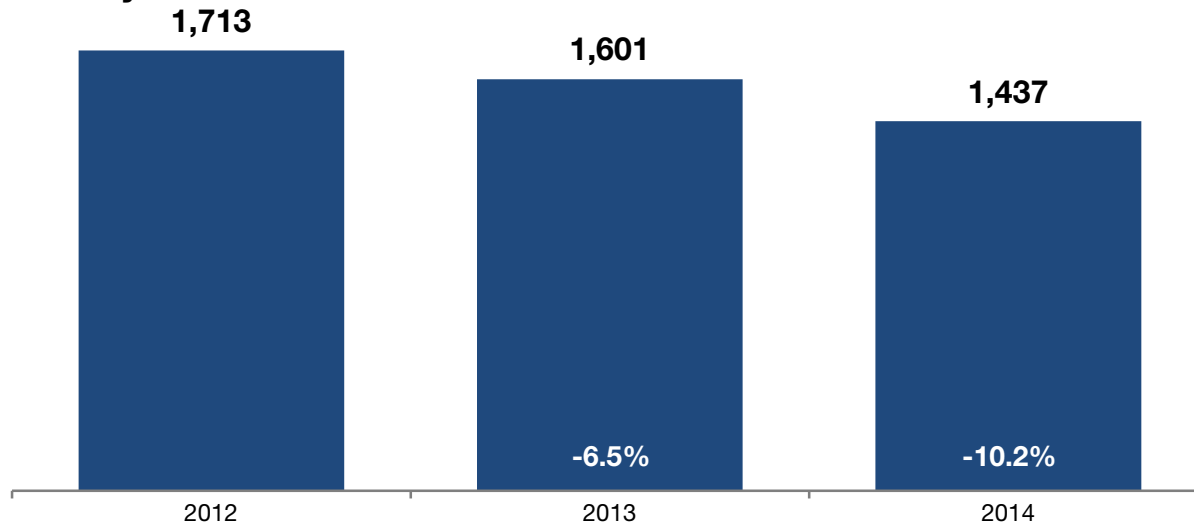


# Inventory of Homes for Sale

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

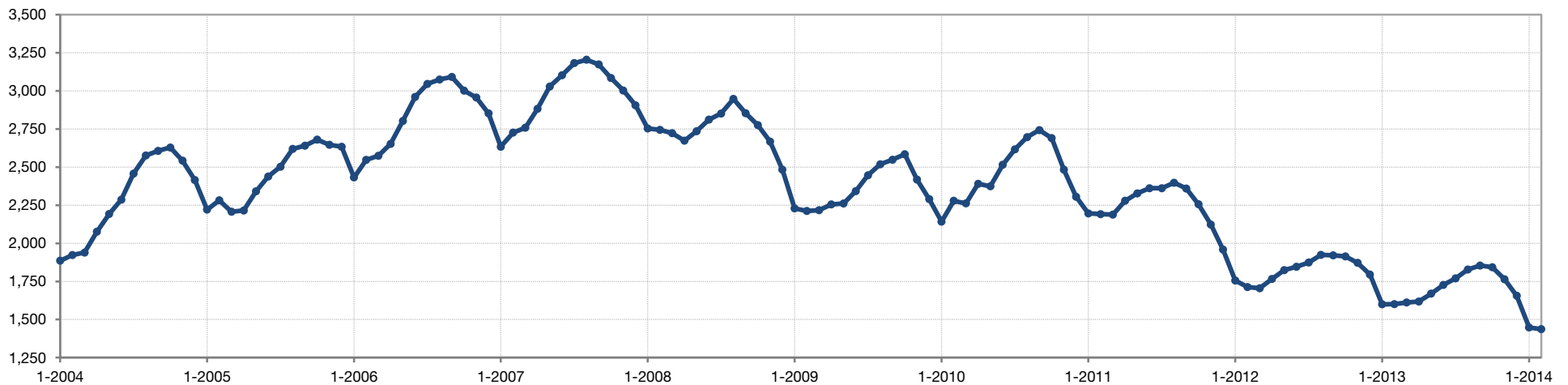


## February



Month	Prior Year	Current Year	+ / -
March	1,705	1,612	-5.5%
April	1,766	1,618	-8.4%
May	1,824	1,670	-8.4%
June	1,846	1,727	-6.4%
July	1,874	1,770	-5.5%
August	1,924	1,828	-5.0%
September	1,921	1,854	-3.5%
October	1,914	1,843	-3.7%
November	1,872	1,764	-5.8%
December	1,795	1,656	-7.7%
January	1,600	1,448	-9.5%
February	1,601	1,437	-10.2%
12-Month Avg	1,804	1,686	-6.6%

## Historical Inventory of Homes for Sale

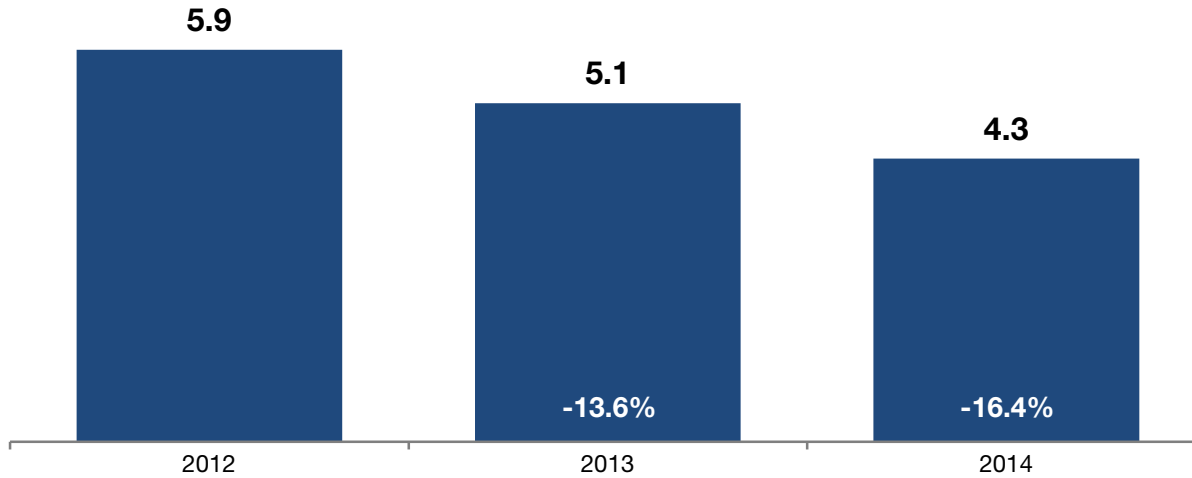


# Months Supply of Inventory



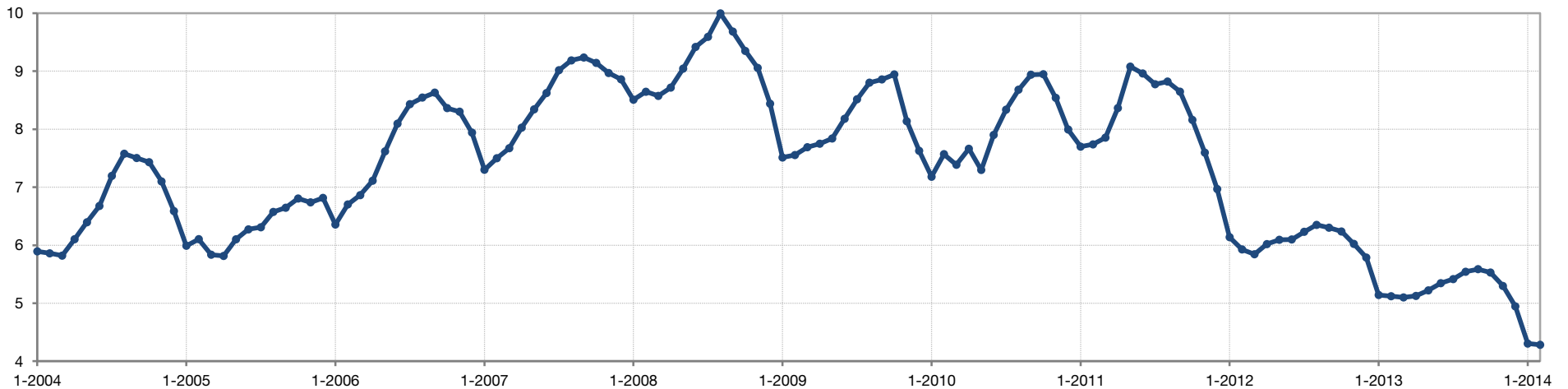
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

## February



Month	Prior Year	Current Year	+ / -
March	5.8	5.1	-12.7%
April	6.0	5.1	-14.8%
May	6.1	5.2	-14.3%
June	6.1	5.3	-12.4%
July	6.2	5.4	-13.1%
August	6.3	5.5	-12.7%
September	6.3	5.6	-11.3%
October	6.2	5.5	-11.3%
November	6.0	5.3	-12.0%
December	5.8	4.9	-14.5%
January	5.1	4.3	-16.3%
February	5.1	4.3	-16.4%
<b>12-Month Avg</b>	<b>5.9</b>	<b>5.1</b>	<b>-13.4%</b>

## 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**.



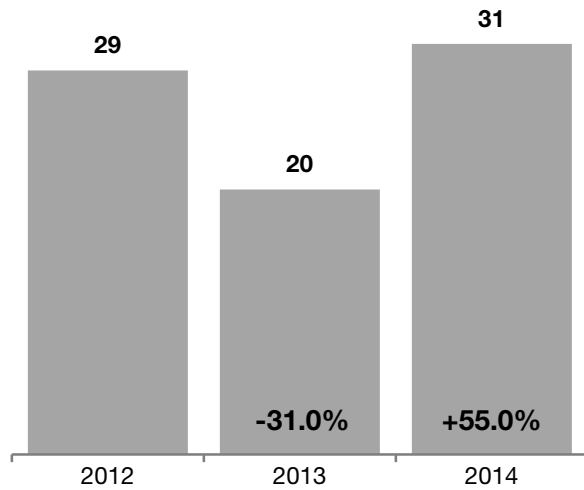
Key Metrics	Historical Sparklines	2-2013	2-2014	+ / -	YTD 2013	YTD 2014	+ / -
<b>New Listings</b>		20	<b>31</b>	+ 55.0%	40	<b>53</b>	+ 32.5%
<b>Pending Sales</b>		11	<b>15</b>	+ 36.4%	24	<b>26</b>	+ 8.3%
<b>Closed Sales</b>		13	<b>11</b>	- 15.4%	25	<b>22</b>	- 12.0%
<b>Days on Market Until Sale</b>		139	<b>111</b>	- 20.2%	104	<b>106</b>	+ 2.2%
<b>Median Sales Price</b>		\$90,000	<b>\$90,500</b>	+ 0.6%	\$85,500	<b>\$92,900</b>	+ 8.7%
<b>Average Sales Price</b>		\$102,254	<b>\$84,218</b>	- 17.6%	\$97,920	<b>\$99,547</b>	+ 1.7%
<b>Percent of Original List Price Received</b>		85.9%	<b>84.1%</b>	- 2.1%	87.1%	<b>89.3%</b>	+ 2.6%
<b>Housing Affordability Index</b>		296	<b>271</b>	- 8.3%	306	<b>266</b>	- 13.0%
<b>Inventory of Homes for Sale</b>		119	<b>115</b>	- 3.4%	--	--	--
<b>Months Supply of Homes for Sale</b>		7.2	<b>6.1</b>	- 15.8%	--	--	--

# New Listings

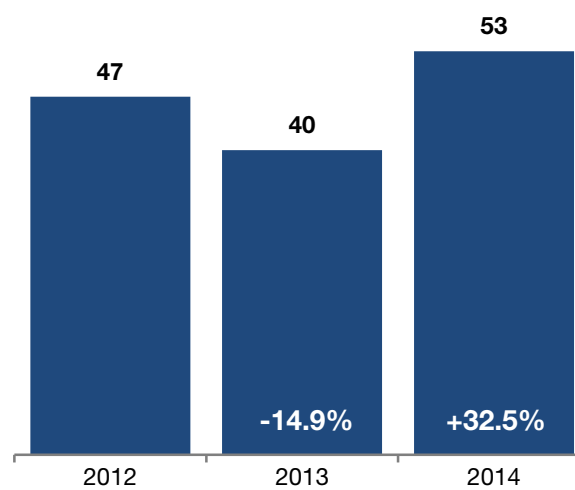
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	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%
December	11	11	0.0%
January	20	22	+10.0%
February	20	31	+55.0%
<b>12-Month Avg</b>	<b>30</b>	<b>33</b>	<b>+9.4%</b>

## Historical New Listing Activity

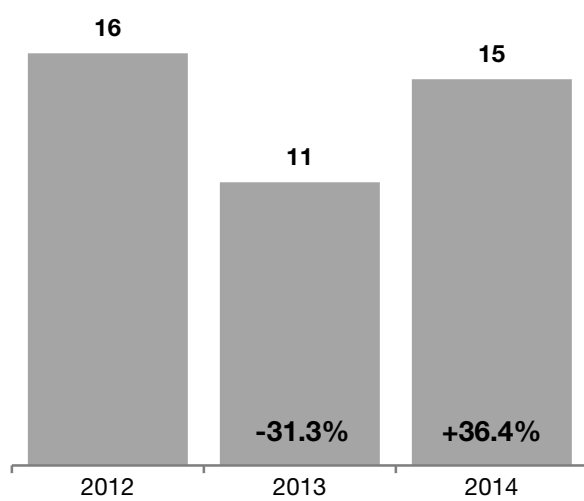


# Pending Sales

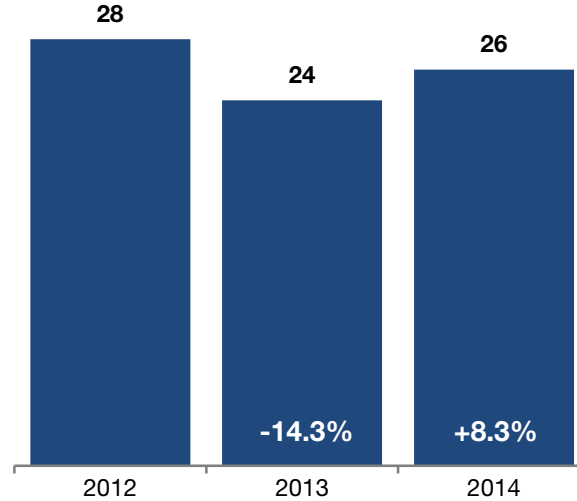
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



## February

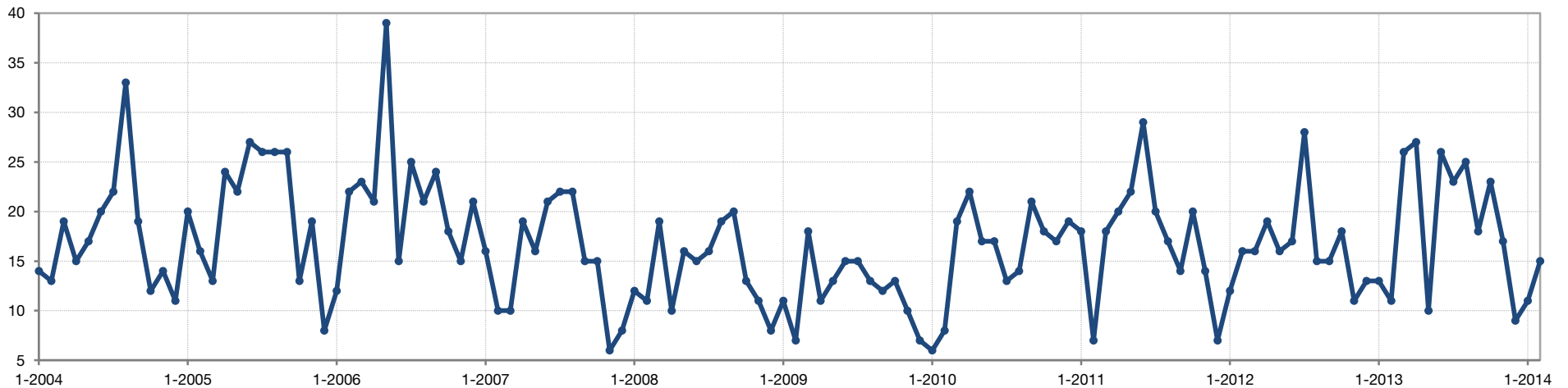


## Year To Date



Month	Prior Year	Current Year	+ / -
March	16	26	+62.5%
April	19	27	+42.1%
May	16	10	-37.5%
June	17	26	+52.9%
July	28	23	-17.9%
August	15	25	+66.7%
September	15	18	+20.0%
October	18	23	+27.8%
November	11	17	+54.5%
December	13	9	-30.8%
January	13	11	-15.4%
February	11	15	+36.4%
<b>12-Month Avg</b>	<b>16</b>	<b>19</b>	<b>+19.8%</b>

## Historical Pending Sales Activity

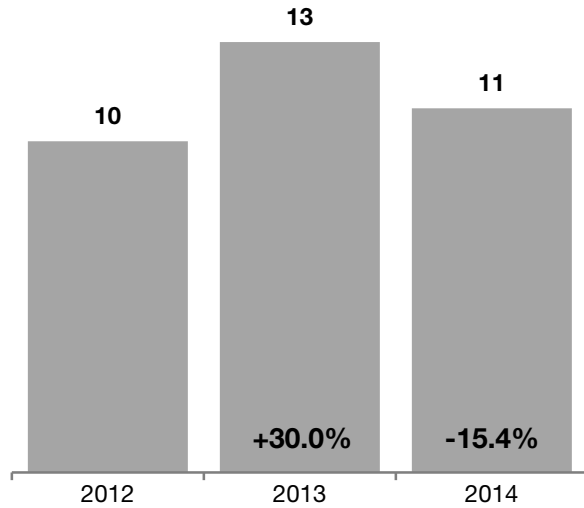


# Closed Sales

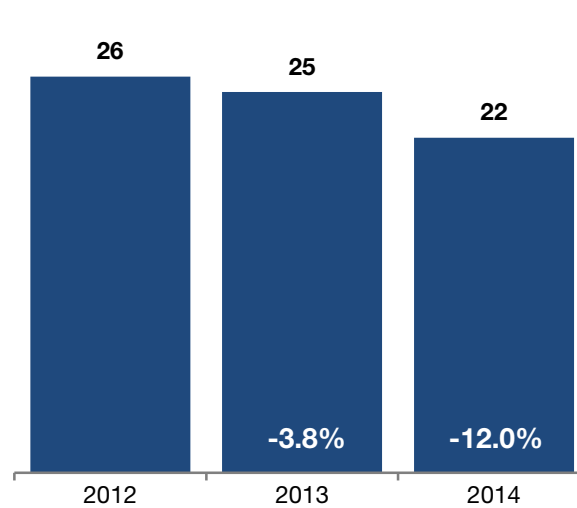
A count of the properties that have closed in a given month for **Carroll County Only**.



## February

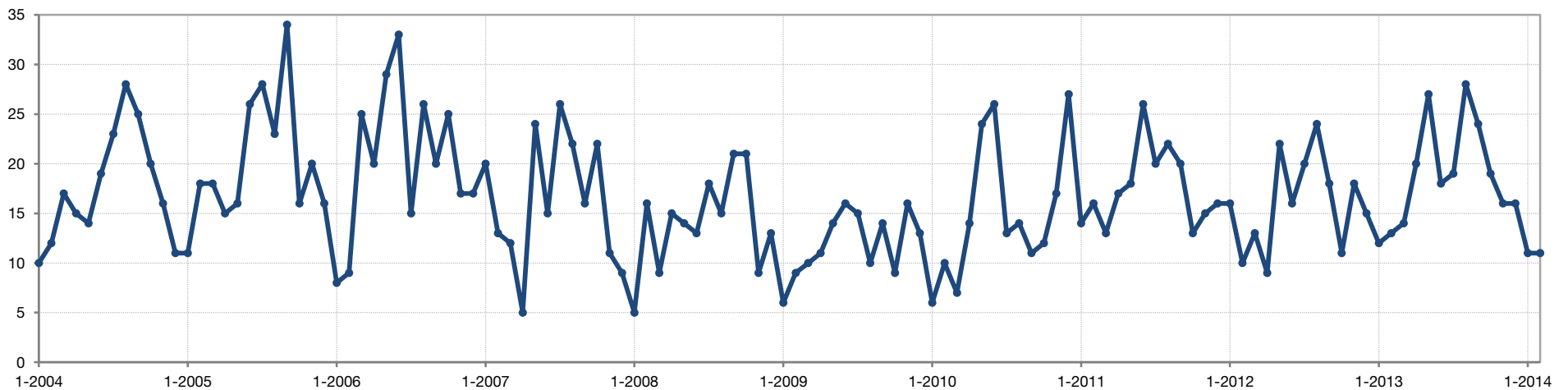


## Year To Date



Month	Prior Year	Current Year	+ / -
March	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%
December	15	16	+6.7%
January	12	11	-8.3%
February	13	11	-15.4%
<b>12-Month Avg</b>	<b>16</b>	<b>19</b>	<b>+21.2%</b>

## Historical Closed Sales Activity



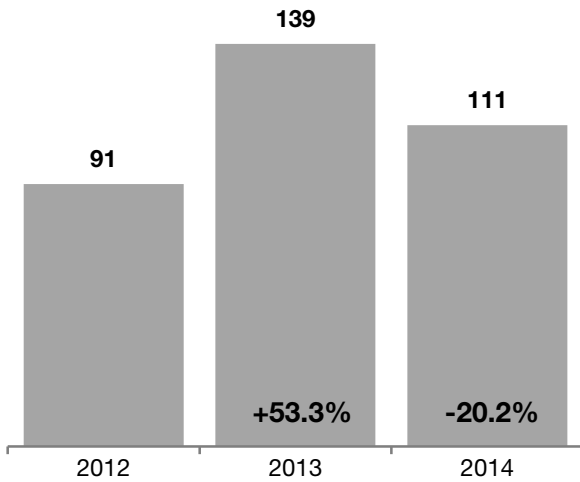


# Days on Market Until Sale

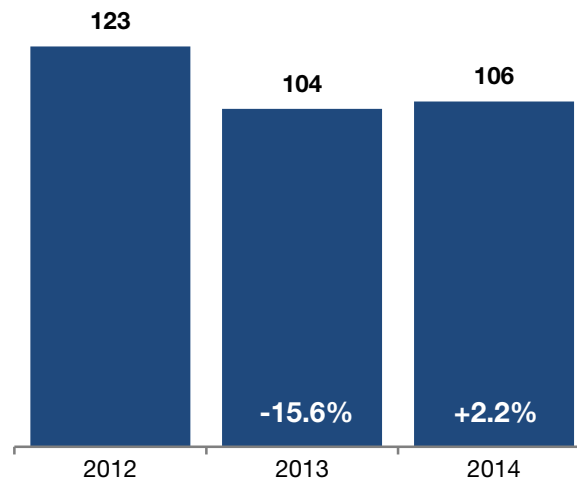
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



## February

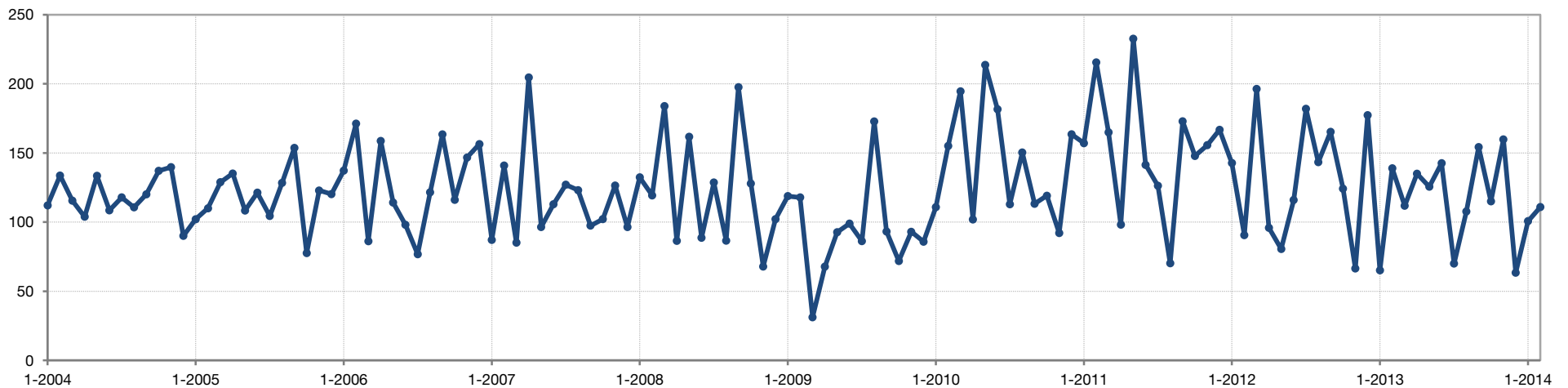


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
December	177	63	-64.2%
January	65	101	+54.6%
February	139	111	-20.2%
<b>12-Month Avg</b>	<b>109</b>	<b>95</b>	<b>-12.8%</b>

## Historical Days on Market Until Sale

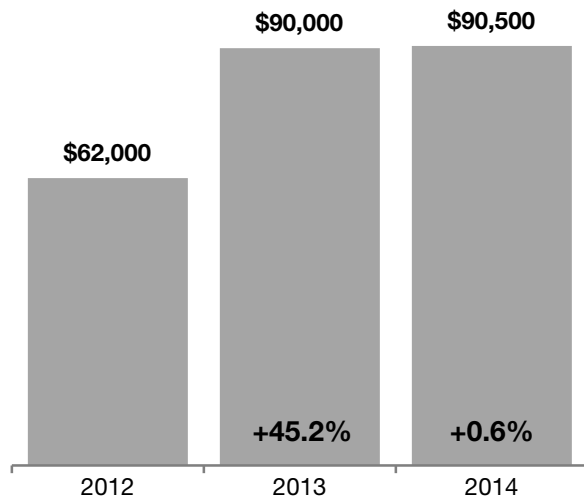


# Median Sales Price

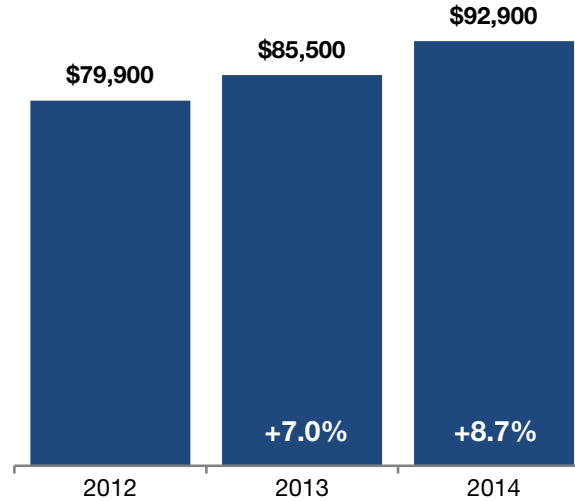
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## February

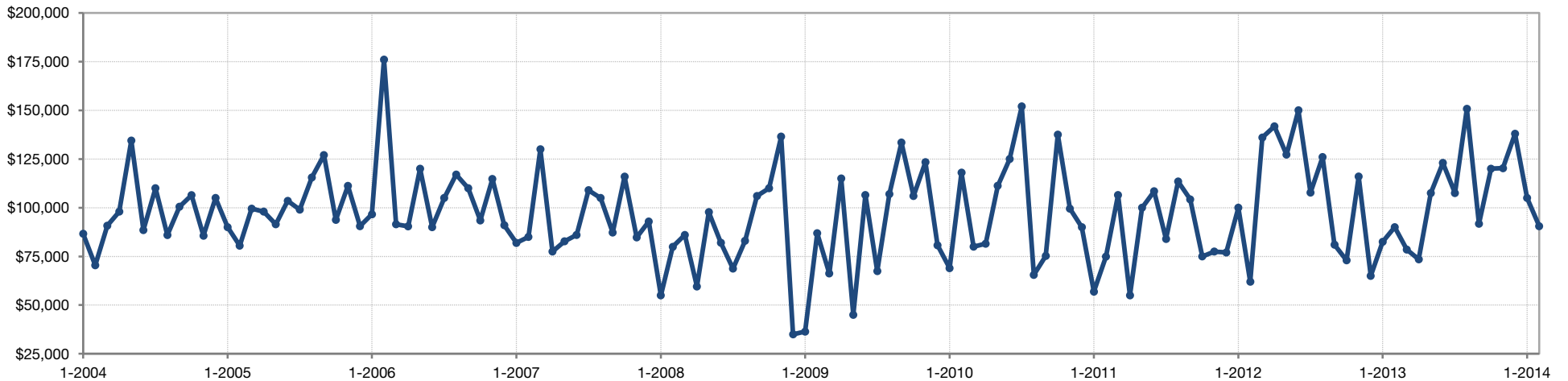


## Year To Date



Month	Prior Year	Current Year	+ / -
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%
December	\$65,000	\$137,950	+112.2%
January	\$82,500	\$105,000	+27.3%
February	\$90,000	\$90,500	+0.6%
<b>12-Month Med</b>	<b>\$106,000</b>	<b>\$110,250</b>	<b>+4.0%</b>

## Historical Median Sales Price

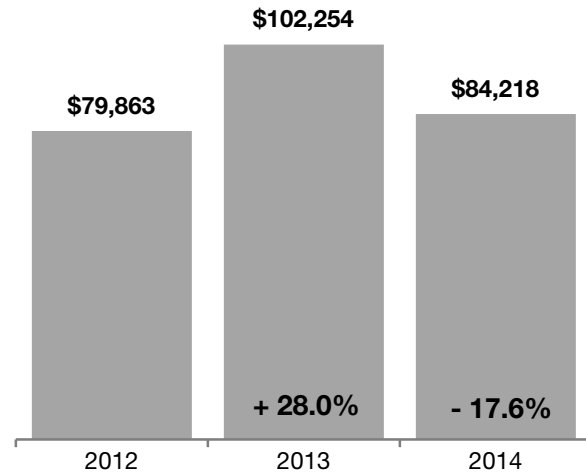


# Average Sales Price

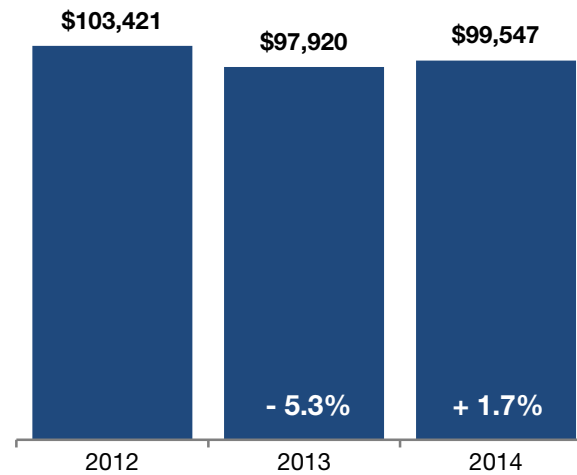
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## February

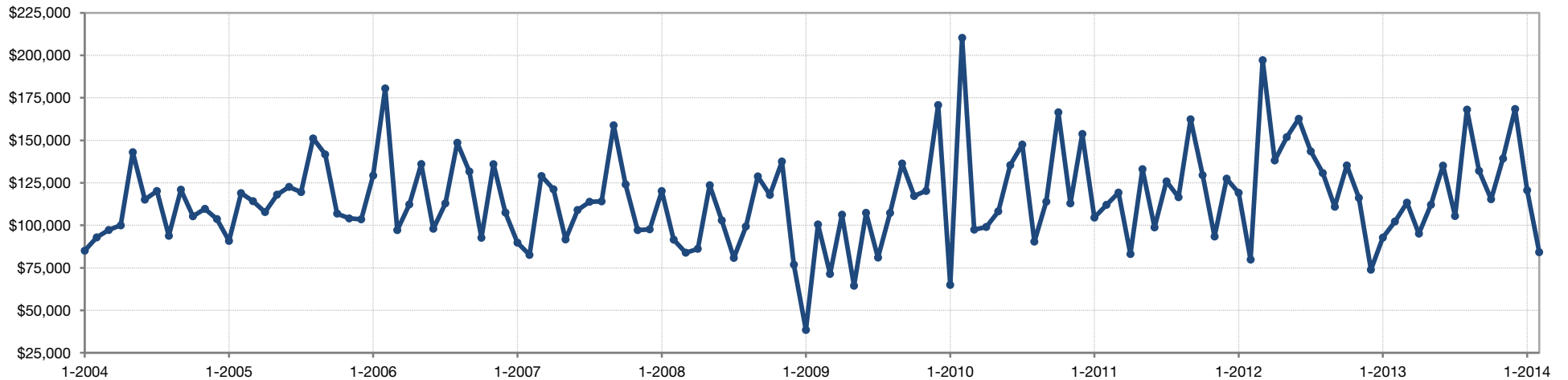


## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$197,146	<b>\$113,360</b>	-42.5%
April	\$138,193	<b>\$95,138</b>	-31.2%
May	\$151,863	<b>\$112,134</b>	-26.2%
June	\$162,674	<b>\$135,128</b>	-16.9%
July	\$143,555	<b>\$105,485</b>	-26.5%
August	\$130,756	<b>\$168,079</b>	+28.5%
September	\$110,959	<b>\$132,073</b>	+19.0%
October	\$135,240	<b>\$115,379</b>	-14.7%
November	\$116,171	<b>\$139,307</b>	+19.9%
December	\$73,911	<b>\$168,442</b>	+127.9%
January	\$92,799	<b>\$120,625</b>	+30.0%
February	\$102,254	<b>\$84,218</b>	-17.6%
<b>12-Month Avg</b>	<b>\$130,712</b>	<b>\$125,902</b>	<b>-3.7%</b>

## Historical Average Sales Price

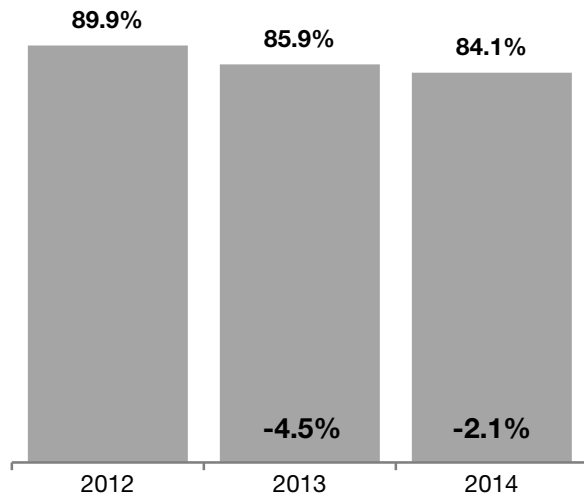


# Percent of Original List Price Received

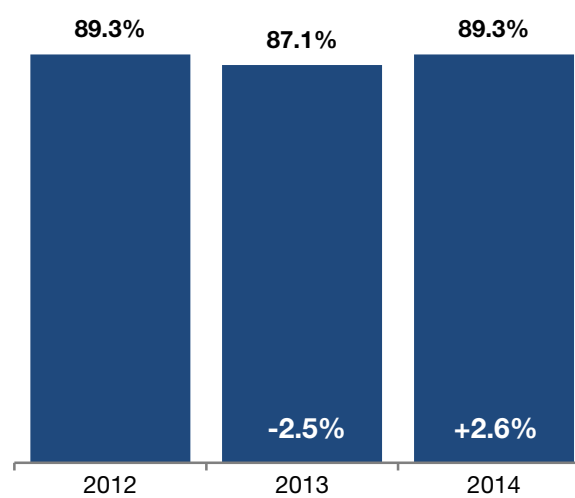


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

## February

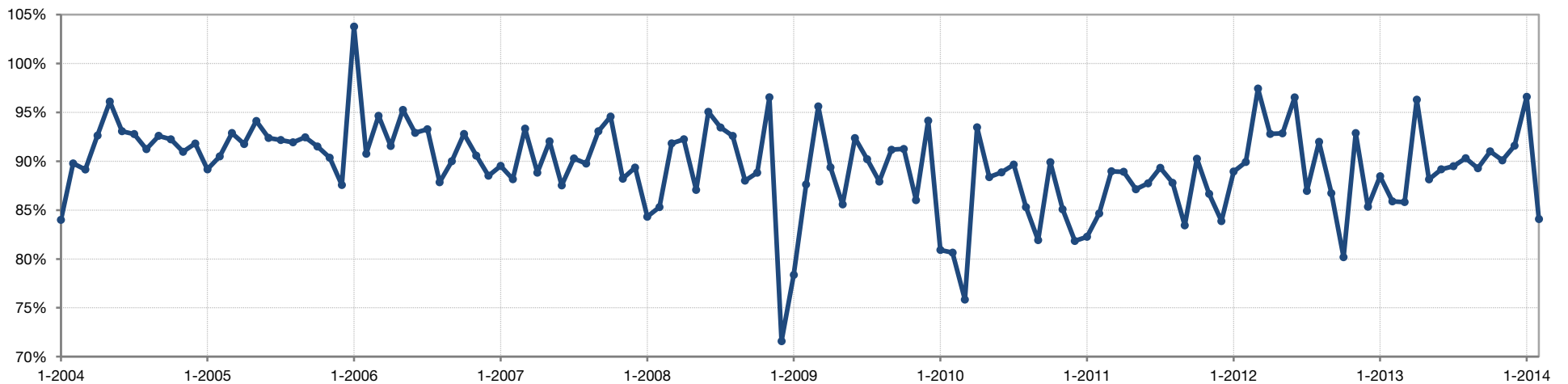


## Year To Date



Month	Prior Year	Current Year	+ / -
March	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%
December	85.3%	91.6%	+7.3%
January	88.5%	96.6%	+9.2%
February	85.9%	84.1%	-2.1%
<b>12-Month Avg</b>	<b>90.0%</b>	<b>90.1%</b>	<b>+0.1%</b>

## Historical Percent of Original List Price Received

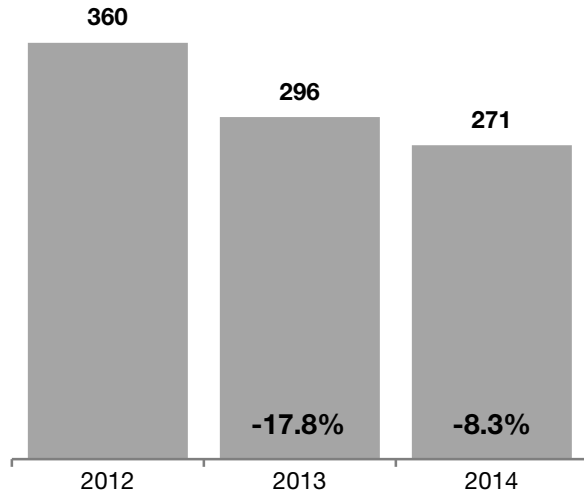


# Housing Affordability Index

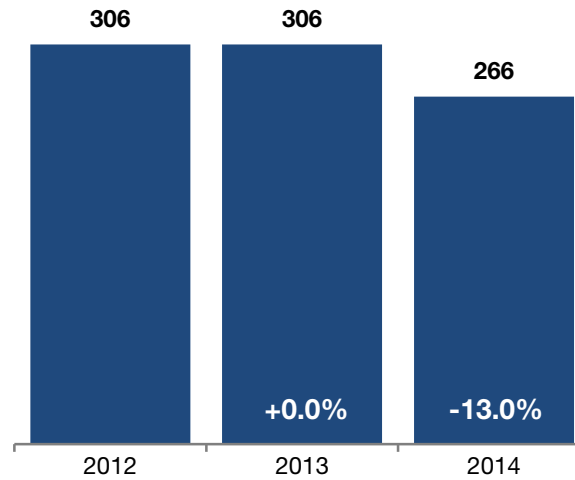


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

## February

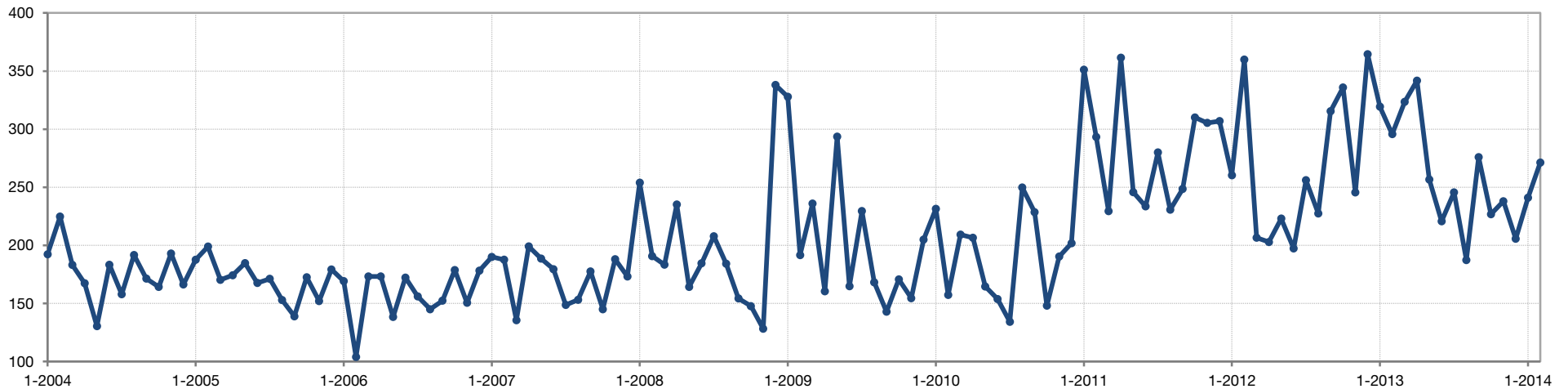


## Year To Date



Month	Prior Year	Current Year	+ / -
March	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%
December	365	206	-43.6%
January	319	241	-24.5%
February	296	271	-8.3%
<b>12-Month Avg</b>	<b>266</b>	<b>253</b>	<b>+0.5%</b>

## Historical Housing Affordability Index

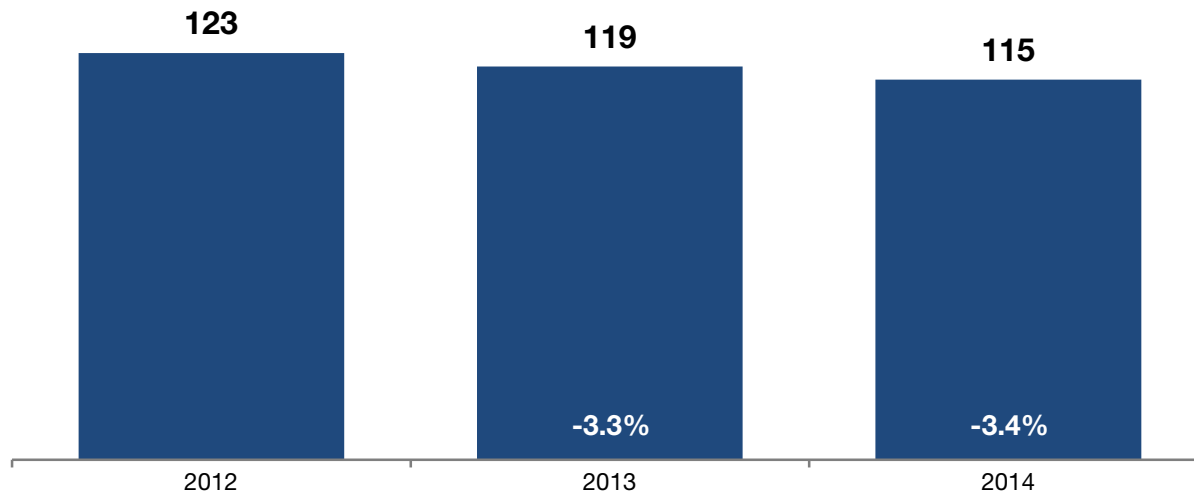


# Inventory of Homes for Sale

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

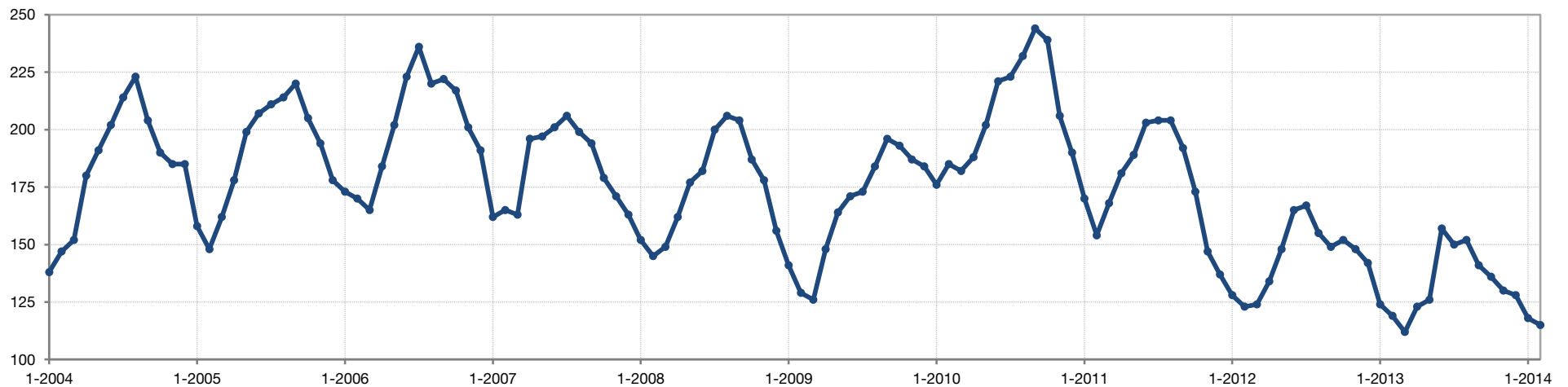


## February



Month	Prior Year	Current Year	+ / -
March	124	112	-9.7%
April	134	123	-8.2%
May	148	126	-14.9%
June	165	157	-4.8%
July	167	150	-10.2%
August	155	152	-1.9%
September	149	141	-5.4%
October	152	136	-10.5%
November	148	130	-12.2%
December	142	128	-9.9%
January	124	118	-4.8%
February	119	115	-3.4%
<b>12-Month Avg</b>	<b>144</b>	<b>132</b>	<b>-8.0%</b>

## Historical Inventory of Homes for Sale

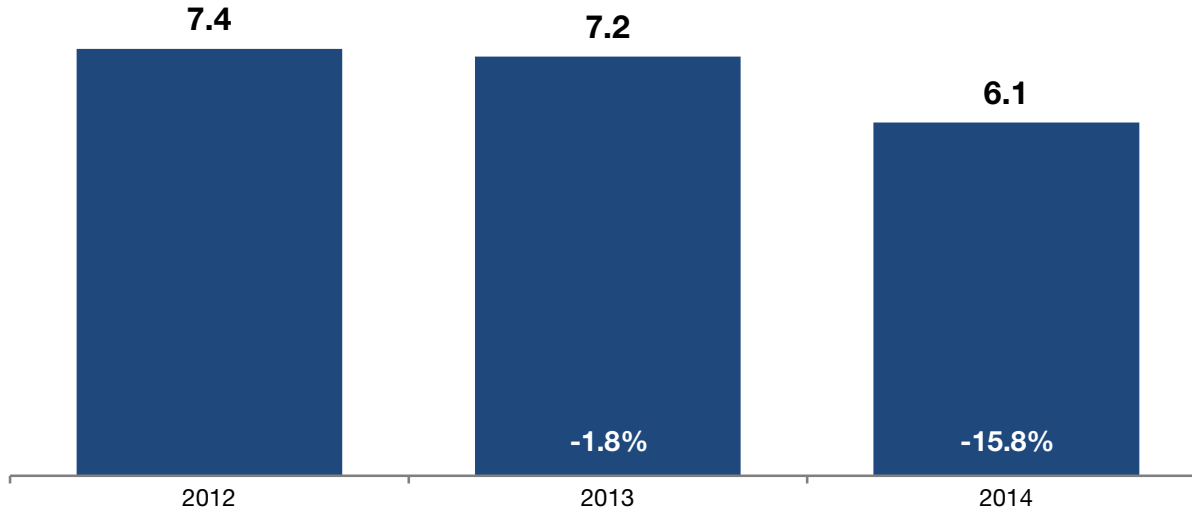


# Months Supply of Inventory



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	7.1	7.0	-1.7%
April	7.8	7.3	-5.9%
May	8.6	7.2	-16.5%
June	9.9	9.2	-6.7%
July	10.7	8.5	-20.7%
August	9.5	8.8	-7.6%
September	9.2	7.8	-15.8%
October	9.4	7.4	-21.1%
November	9.2	6.9	-25.0%
December	9.0	6.6	-26.2%
January	7.6	6.2	-18.2%
February	7.2	6.1	-15.8%
12-Month Avg	8.8	7.4	-15.4%

## Historical Months Supply of Inventory

