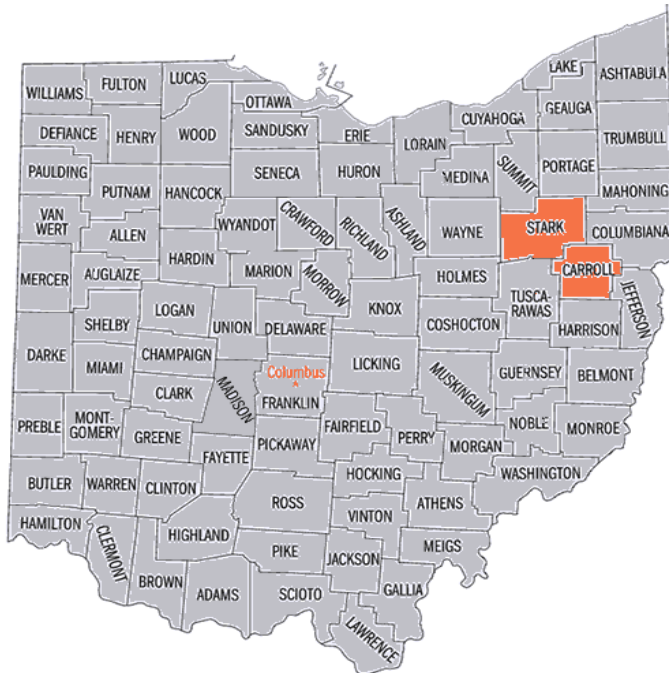


# Monthly Indicators

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



## March 2014



## Quick Facts

<b>- 9.9%</b>	<b>+ 0.0%</b>	<b>0.0%</b>	<b>+ 54.5%</b>
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

	<b>Stark County</b>	<b>Carroll County</b>
Market Overview	2	13
New Listings	3	14
Pending Sales	4	15
Closed Sales	5	16
Days On Market Until Sale	6	17
Median Sales Price	7	18
Average Sales Price	8	19
Pct. Of Orig. Price Received	9	20
Housing Affordability Index	10	21
Inventory of Homes for Sale	11	22
Months Supply of Inventory	12	23

[Click on page to jump to desired metric.](#)



# Stark County Market Overview

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



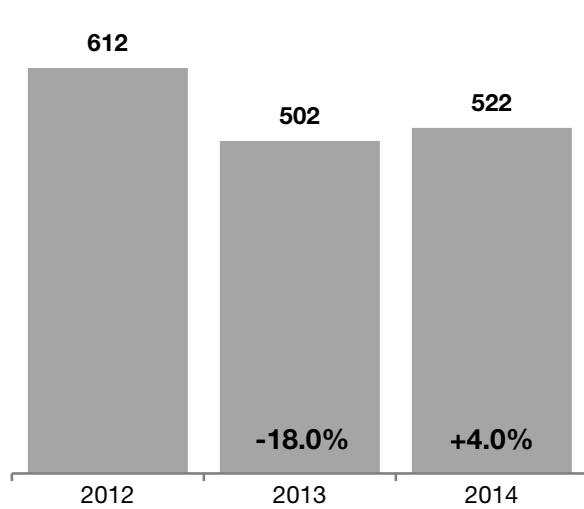
Key Metrics	Historical Sparklines	3-2013	3-2014	+ / -	YTD 2013	YTD 2014	+ / -
<b>New Listings</b>		502	<b>522</b>	+ 4.0%	1,439	<b>1,385</b>	- 3.8%
<b>Pending Sales</b>		334	<b>420</b>	+ 25.7%	921	<b>975</b>	+ 5.9%
<b>Closed Sales</b>		322	<b>290</b>	- 9.9%	802	<b>746</b>	- 7.0%
<b>Days on Market Until Sale</b>		92	<b>83</b>	- 9.6%	95	<b>87</b>	- 8.0%
<b>Median Sales Price</b>		\$100,000	<b>\$100,015</b>	+ 0.0%	\$95,000	<b>\$94,000</b>	- 1.1%
<b>Average Sales Price</b>		\$115,484	<b>\$115,509</b>	+ 0.0%	\$112,257	<b>\$110,897</b>	- 1.2%
<b>Percent of Original List Price Received</b>		91.2%	<b>92.6%</b>	+ 1.5%	90.5%	<b>90.9%</b>	+ 0.4%
<b>Housing Affordability Index</b>		248	<b>233</b>	- 6.2%	261	<b>248</b>	- 5.2%
<b>Inventory of Homes for Sale</b>		1,591	<b>1,316</b>	- 17.3%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		5.0	<b>3.9</b>	- 23.1%	--	<b>--</b>	--

# New Listings

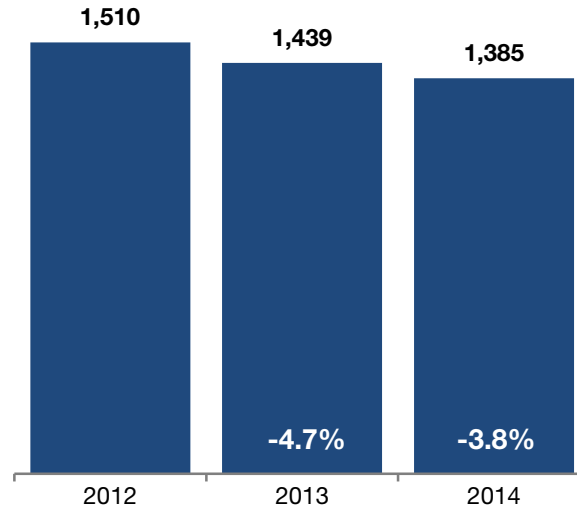
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	586	638	+8.9%
May	563	648	+15.1%
June	563	628	+11.5%
July	569	637	+12.0%
August	560	611	+9.1%
September	516	542	+5.0%
October	490	545	+11.2%
November	397	407	+2.5%
December	277	291	+5.1%
January	460	455	-1.1%
February	477	408	-14.5%
March	502	522	+4.0%
<b>12-Month Avg</b>	<b>497</b>	<b>528</b>	<b>+6.2%</b>

## Historical New Listing Activity

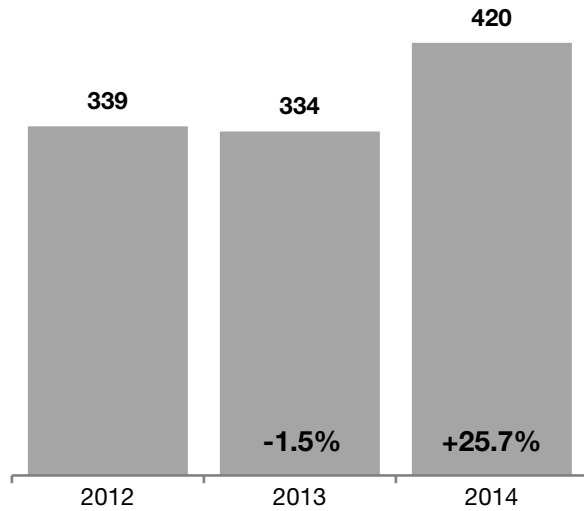


# Pending Sales

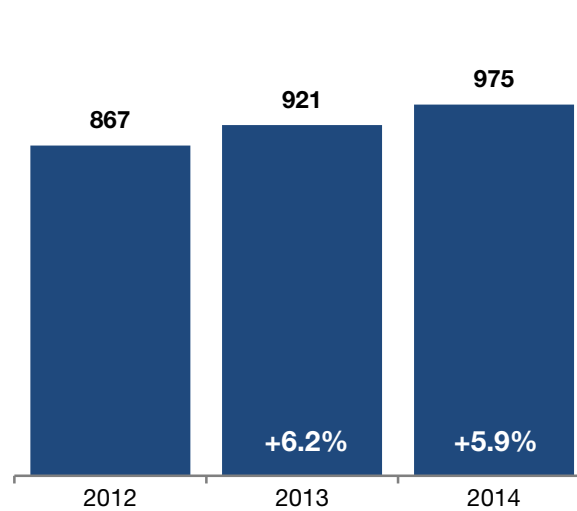
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



## March

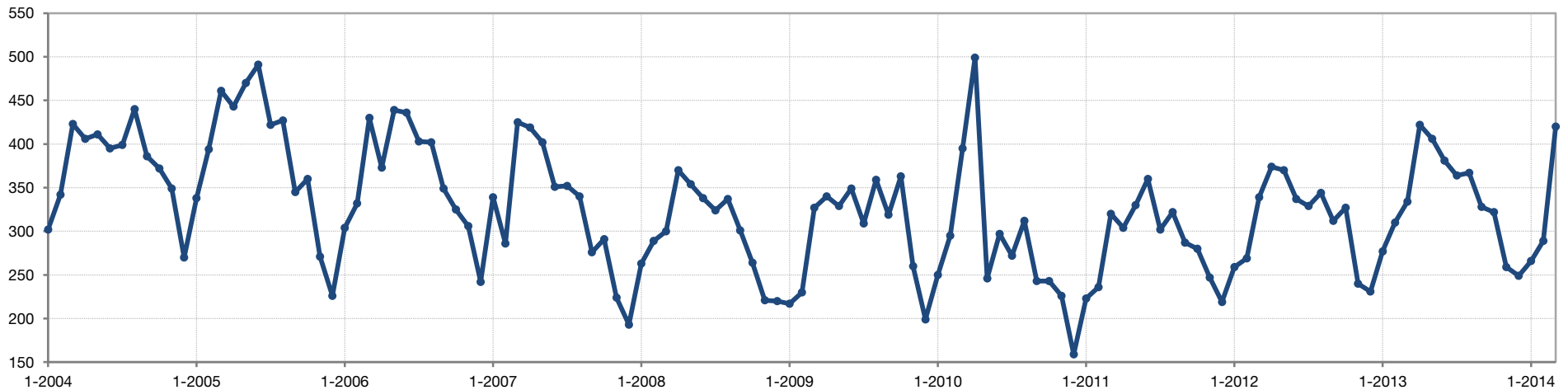


## Year To Date



Month	Prior Year	Current Year	+ / -
April	374	422	+12.8%
May	370	406	+9.7%
June	337	381	+13.1%
July	329	364	+10.6%
August	344	367	+6.7%
September	312	328	+5.1%
October	327	322	-1.5%
November	240	259	+7.9%
December	231	249	+7.8%
January	277	266	-4.0%
February	310	289	-6.8%
March	334	420	+25.7%
<b>12-Month Avg</b>	<b>315</b>	<b>339</b>	<b>+7.6%</b>

## Historical Pending Sales Activity

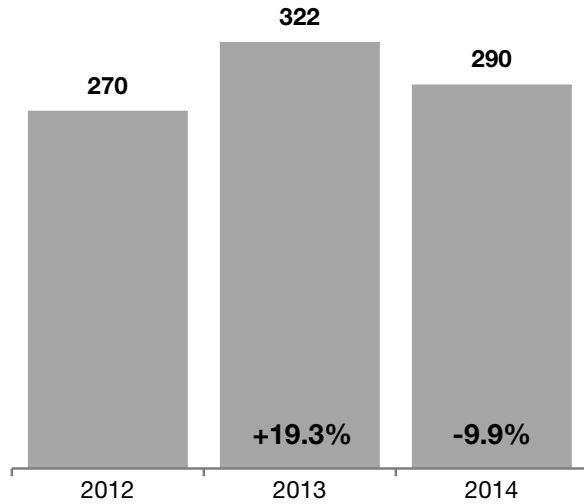


# Closed Sales

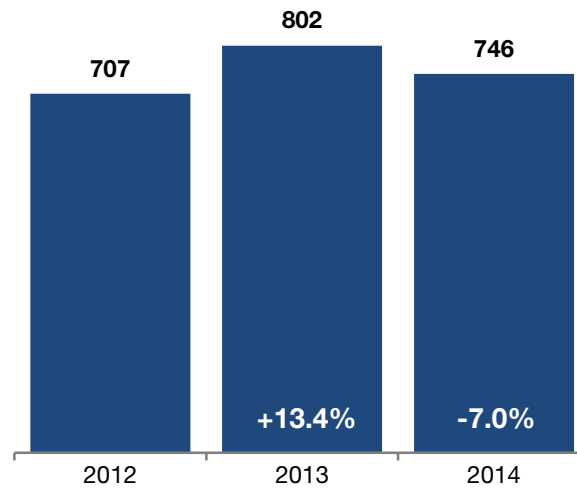
A count of the actual sales that have closed in a given month for **Stark County Only**.



## March

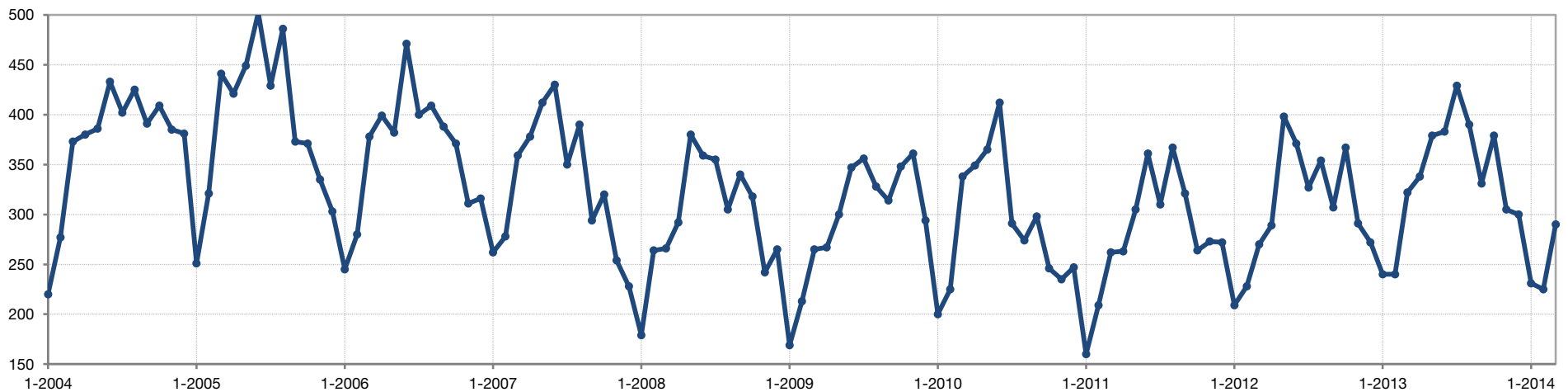


## Year To Date



Month	Prior Year	Current Year	+ / -
April	289	338	+17.0%
May	398	379	-4.8%
June	371	383	+3.2%
July	327	429	+31.2%
August	354	390	+10.2%
September	307	331	+7.8%
October	367	379	+3.3%
November	291	305	+4.8%
December	272	300	+10.3%
January	240	231	-3.8%
February	240	225	-6.3%
March	322	290	-9.9%
<b>12-Month Avg</b>	<b>315</b>	<b>332</b>	<b>+5.3%</b>

## Historical Closed Sales Activity

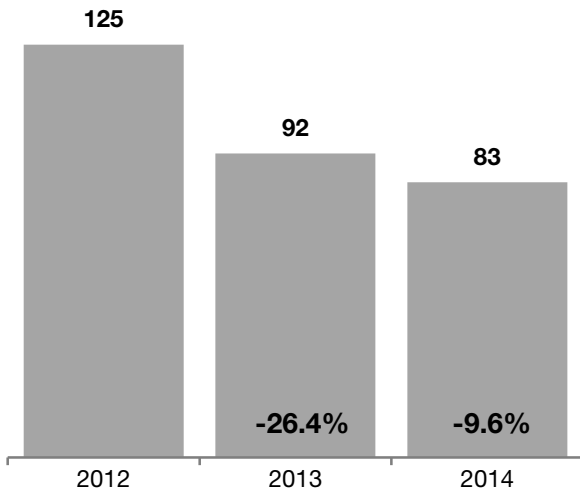


# Days on Market Until Sale

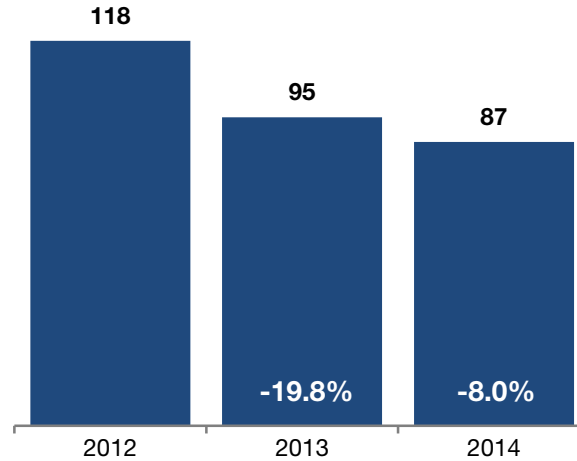
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	120	91	-24.4%
May	115	82	-29.1%
June	90	73	-19.4%
July	93	78	-16.3%
August	95	75	-21.6%
September	103	71	-31.5%
October	95	83	-12.6%
November	81	76	-6.2%
December	91	79	-12.8%
January	93	90	-3.0%
February	100	89	-10.9%
March	92	83	-9.6%
<b>12-Month Avg</b>	<b>98</b>	<b>80</b>	<b>-17.9%</b>

## Historical Days on Market Until Sale

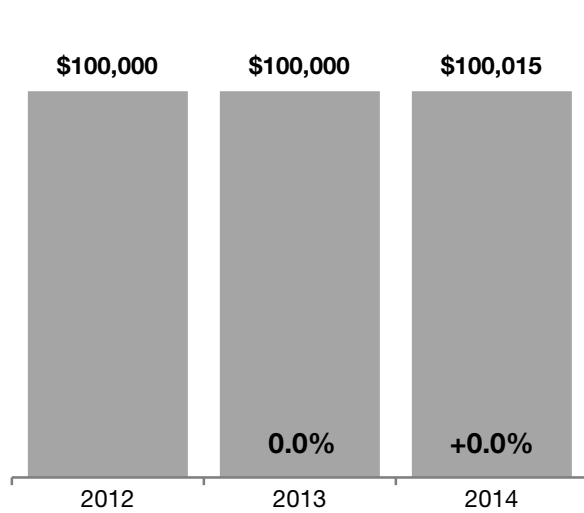


# Median Sales Price

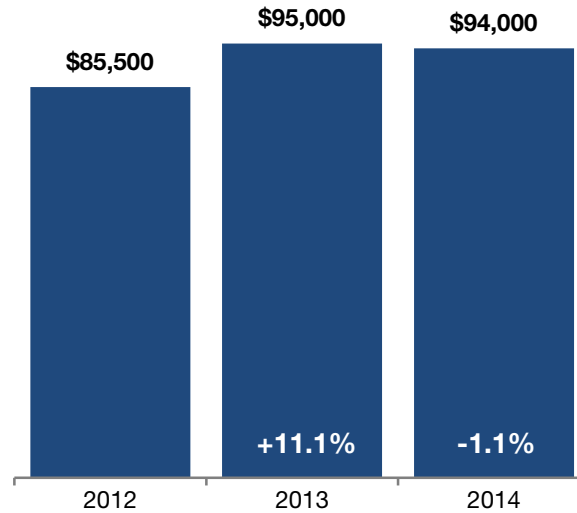
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$93,500	\$106,000	+13.4%
May	\$93,000	\$107,950	+16.1%
June	\$112,000	\$118,500	+5.8%
July	\$112,000	\$120,000	+7.1%
August	\$98,500	\$118,000	+19.8%
September	\$93,000	\$117,000	+25.8%
October	\$96,950	\$113,500	+17.1%
November	\$105,000	\$99,950	-4.8%
December	\$87,500	\$93,500	+6.9%
January	\$94,200	\$84,000	-10.8%
February	\$88,000	\$99,900	+13.5%
March	\$100,000	\$100,015	+0.0%
<b>12-Month Med</b>	<b>\$99,000</b>	<b>\$109,000</b>	<b>+10.1%</b>

## Historical Median Sales Price

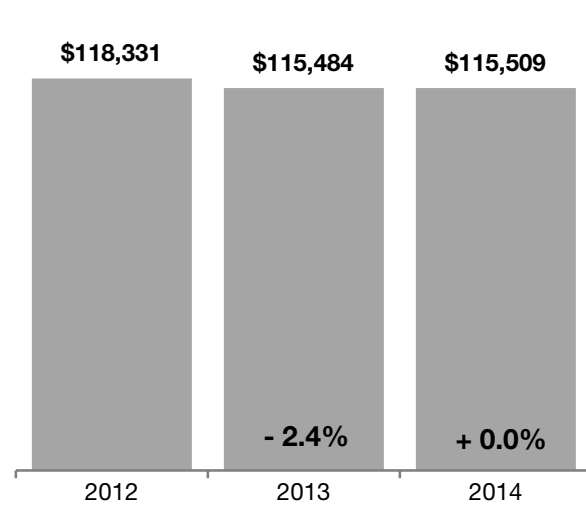


# Average Sales Price

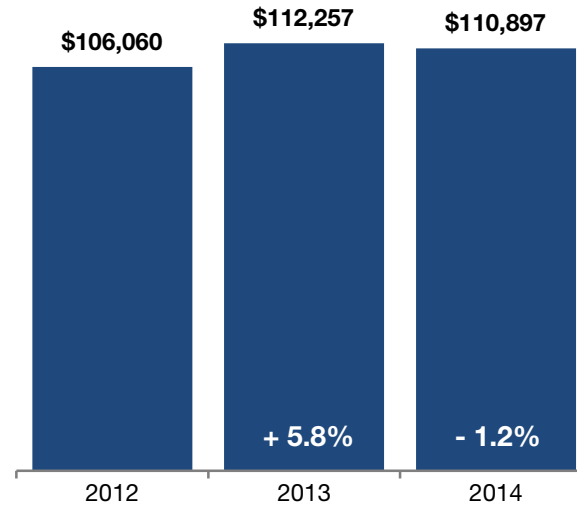
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## March

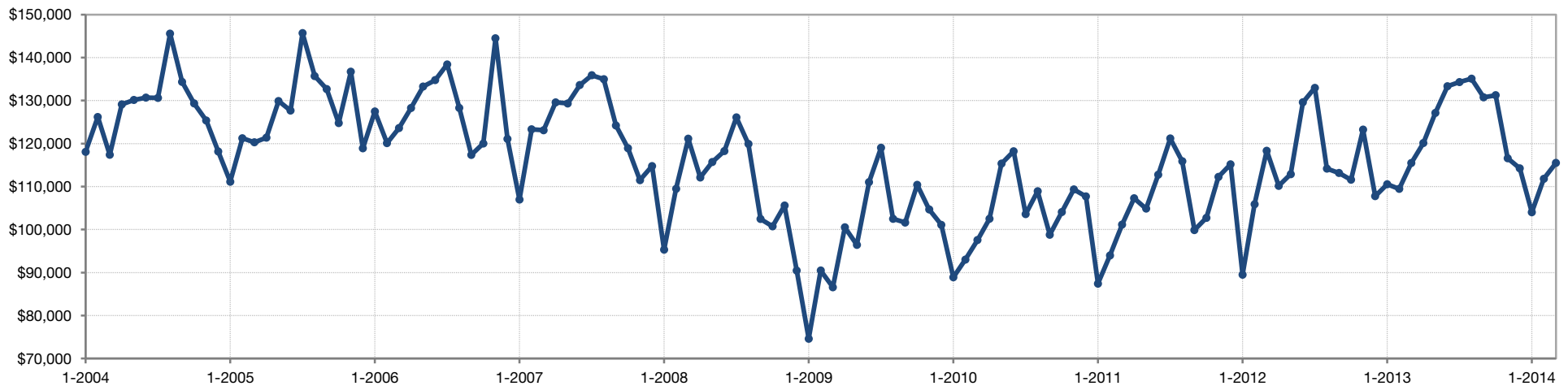


## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$110,167	\$120,130	+9.0%
May	\$112,883	\$127,139	+12.6%
June	\$129,612	\$133,341	+2.9%
July	\$132,958	\$134,306	+1.0%
August	\$114,178	\$135,099	+18.3%
September	\$113,172	\$130,763	+15.5%
October	\$111,602	\$131,263	+17.6%
November	\$123,255	\$116,588	-5.4%
December	\$107,781	\$114,243	+6.0%
January	\$110,543	\$104,034	-5.9%
February	\$109,476	\$111,816	+2.1%
March	\$115,484	\$115,509	+0.0%
<b>12-Month Avg</b>	<b>\$116,397</b>	<b>\$124,526</b>	<b>+7.0%</b>

## Historical Average Sales Price

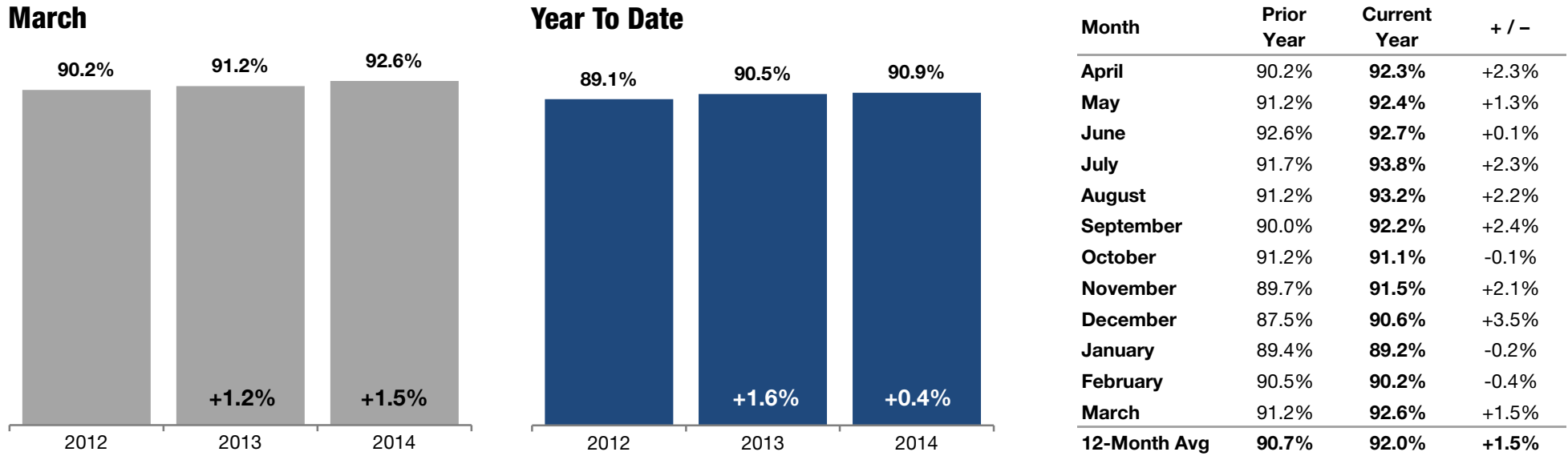




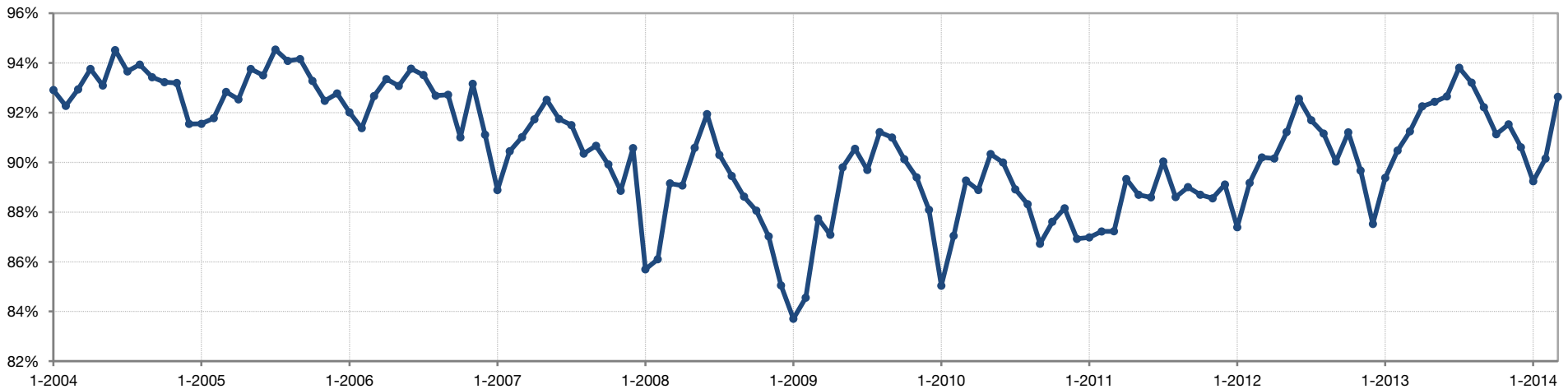
# Percent of Original List Price Received



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**.



## Historical Percent of Original List Price Received

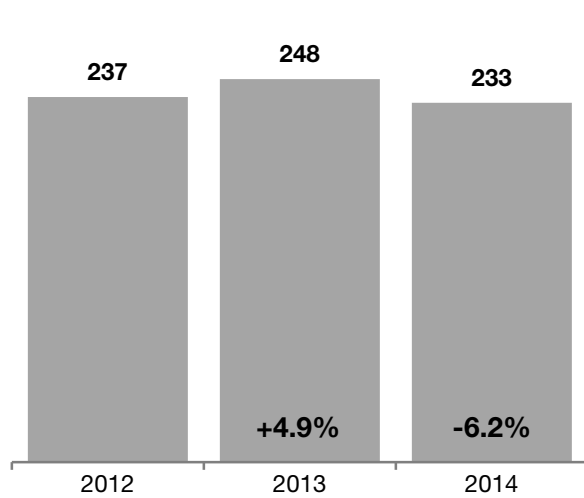


# Housing Affordability Index

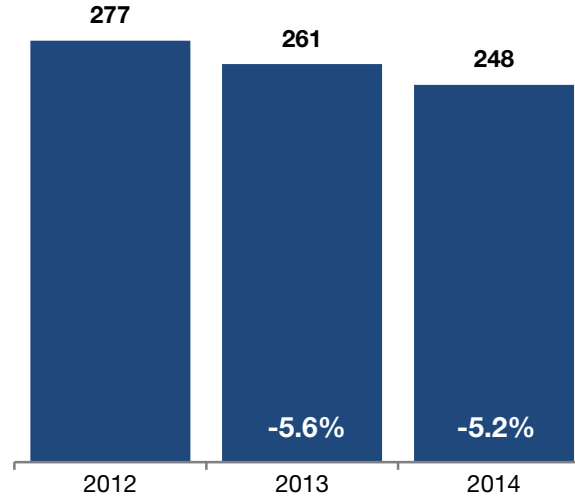


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

## March

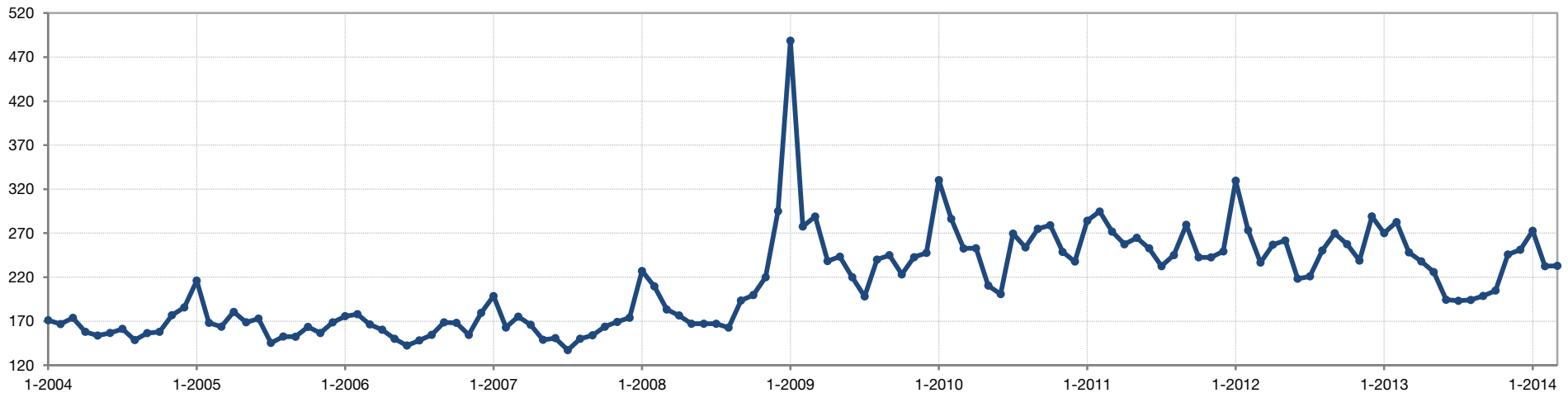


## Year To Date



Month	Prior Year	Current Year	+ / -
April	257	238	-7.4%
May	262	226	-13.7%
June	218	194	-11.0%
July	221	193	-12.6%
August	250	194	-22.5%
September	270	199	-26.4%
October	257	205	-20.4%
November	239	246	+2.9%
December	289	251	-13.1%
January	270	273	+1.0%
February	283	233	-17.7%
March	248	233	-6.2%
<b>12-Month Avg</b>	<b>255</b>	<b>224</b>	<b>-12.3%</b>

## Historical Housing Affordability Index

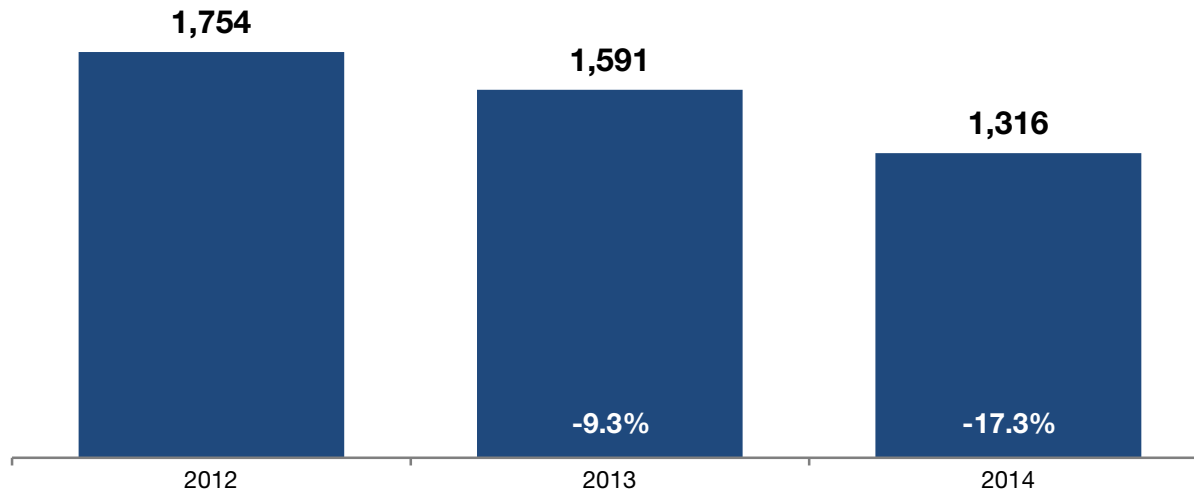


# Inventory of Homes for Sale

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

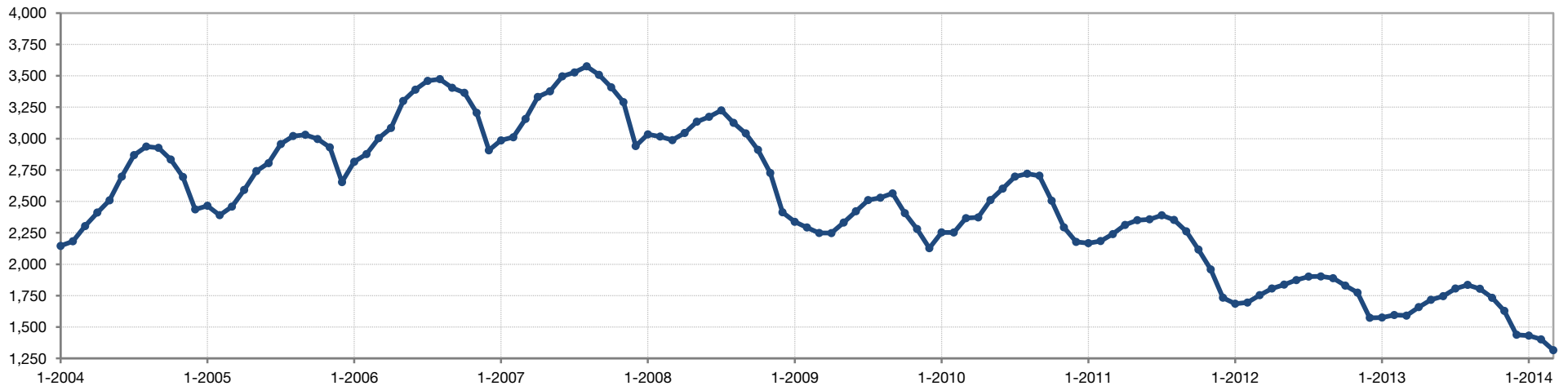


## March



Month	Prior Year	Current Year	+ / -
April	1,807	1,659	-8.2%
May	1,838	1,717	-6.6%
June	1,874	1,746	-6.8%
July	1,902	1,807	-5.0%
August	1,903	1,836	-3.5%
September	1,889	1,805	-4.4%
October	1,830	1,733	-5.3%
November	1,774	1,629	-8.2%
December	1,574	1,439	-8.6%
January	1,576	1,432	-9.1%
February	1,596	1,402	-12.2%
March	1,591	1,316	-17.3%
12-Month Avg	1,763	1,627	-7.9%

## Historical Inventory of Homes for Sale

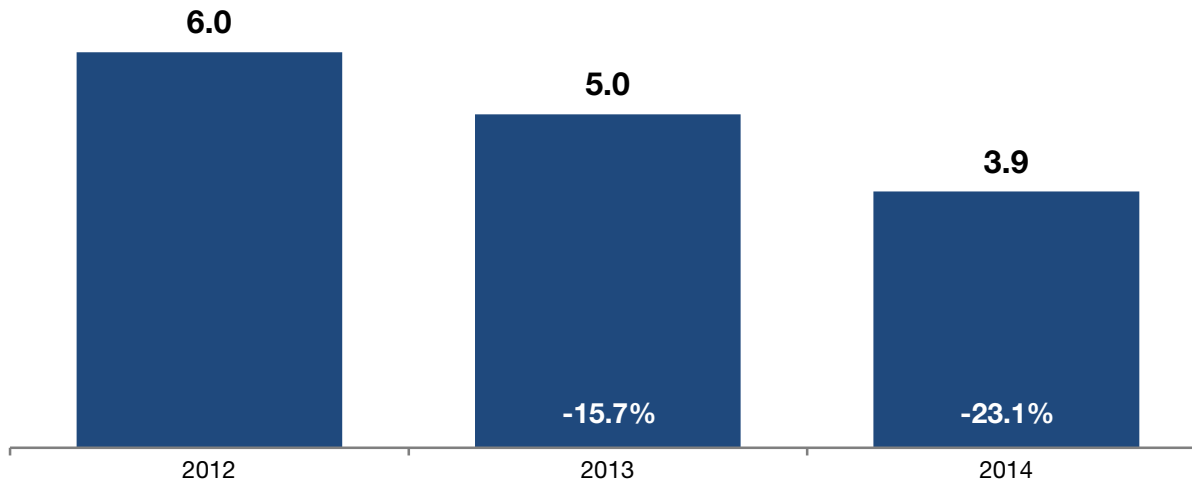


# Months Supply of Inventory



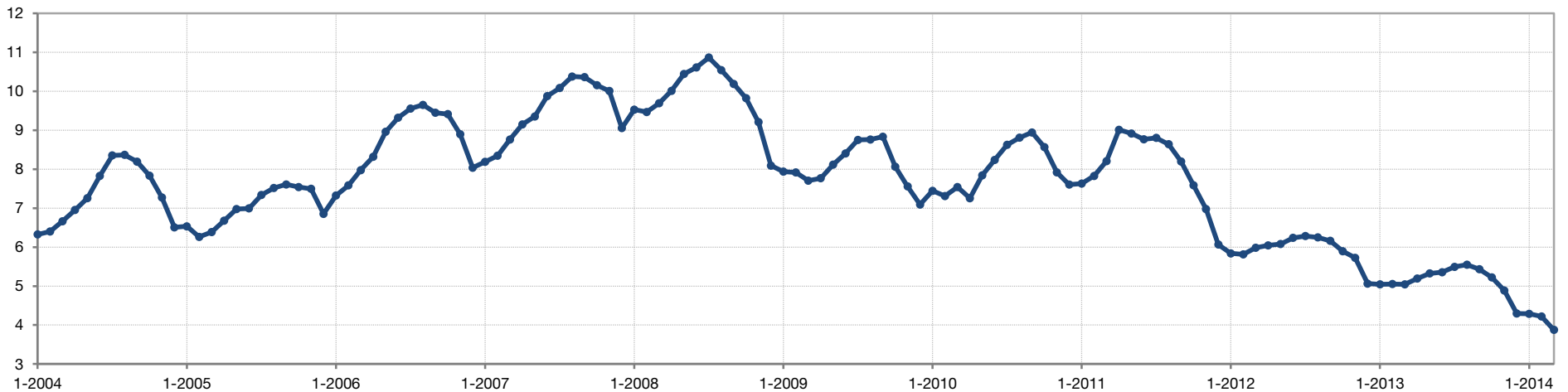
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

## March



Month	Prior Year	Current Year	+ / -
April	6.0	5.2	-14.1%
May	6.1	5.3	-12.4%
June	6.2	5.4	-14.2%
July	6.3	5.5	-12.6%
August	6.2	5.5	-11.2%
September	6.2	5.4	-11.8%
October	5.9	5.2	-11.4%
November	5.7	4.9	-14.6%
December	5.1	4.3	-15.1%
January	5.0	4.3	-15.0%
February	5.1	4.2	-16.5%
March	5.0	3.9	-23.1%
12-Month Avg	5.7	4.9	-14.1%

## 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**.



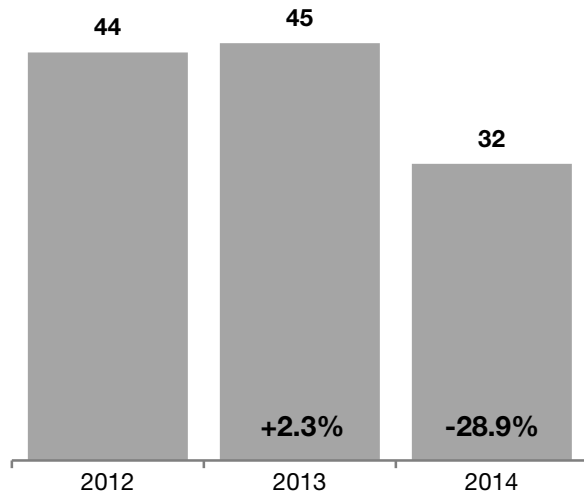
Key Metrics	Historical Sparklines	3-2013	3-2014	+ / -	YTD 2013	YTD 2014	+ / -
<b>New Listings</b>		45	<b>32</b>	- 28.9%	84	<b>84</b>	0.0%
<b>Pending Sales</b>		25	<b>24</b>	- 4.0%	48	<b>51</b>	+ 6.3%
<b>Closed Sales</b>		14	<b>14</b>	0.0%	38	<b>37</b>	- 2.6%
<b>Days on Market Until Sale</b>		112	<b>73</b>	- 34.9%	108	<b>91</b>	- 15.9%
<b>Median Sales Price</b>		\$78,500	<b>\$121,250</b>	+ 54.5%	\$82,500	<b>\$100,000</b>	+ 21.2%
<b>Average Sales Price</b>		\$113,360	<b>\$121,571</b>	+ 7.2%	\$101,952	<b>\$106,982</b>	+ 4.9%
<b>Percent of Original List Price Received</b>		85.8%	<b>87.8%</b>	+ 2.3%	86.2%	<b>89.0%</b>	+ 3.1%
<b>Housing Affordability Index</b>		316	<b>192</b>	- 39.2%	301	<b>233</b>	- 22.6%
<b>Inventory of Homes for Sale</b>		120	<b>122</b>	+ 1.7%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b>		7.2	<b>6.4</b>	- 10.8%	--	<b>--</b>	--

# New Listings

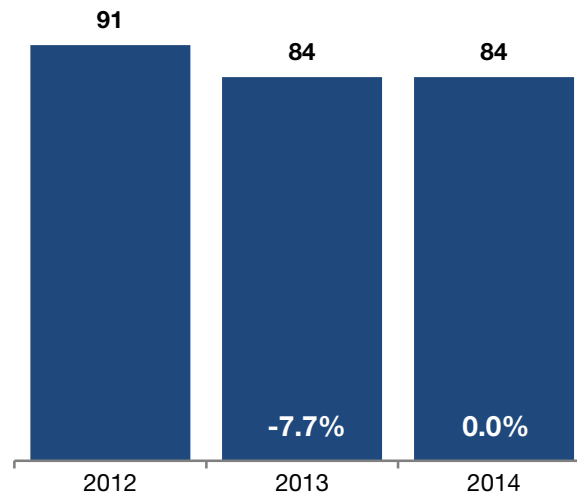
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## March



## Year To Date



Month	Prior Year	Current Year	+ / -
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	27	-27.0%
October	29	32	+10.3%
November	24	32	+33.3%
December	11	11	0.0%
January	19	22	+15.8%
February	20	30	+50.0%
March	45	32	-28.9%
<b>12-Month Avg</b>	<b>30</b>	<b>32</b>	<b>+5.6%</b>

## Historical New Listing Activity

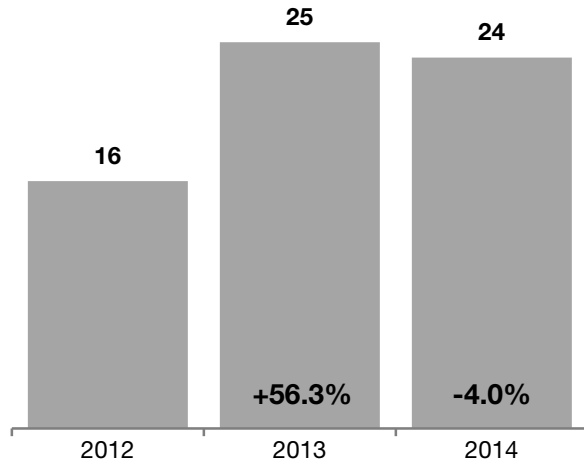


# Pending Sales

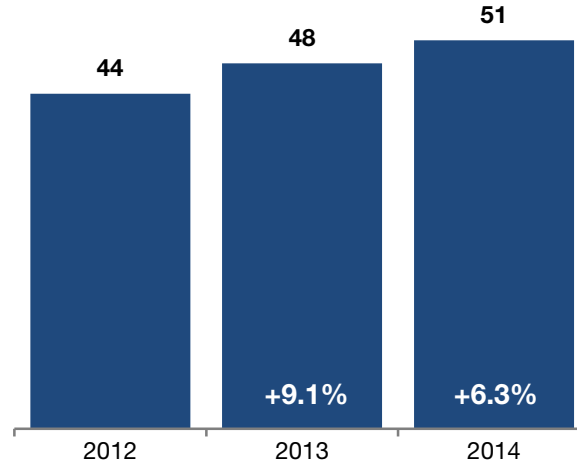
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



## March

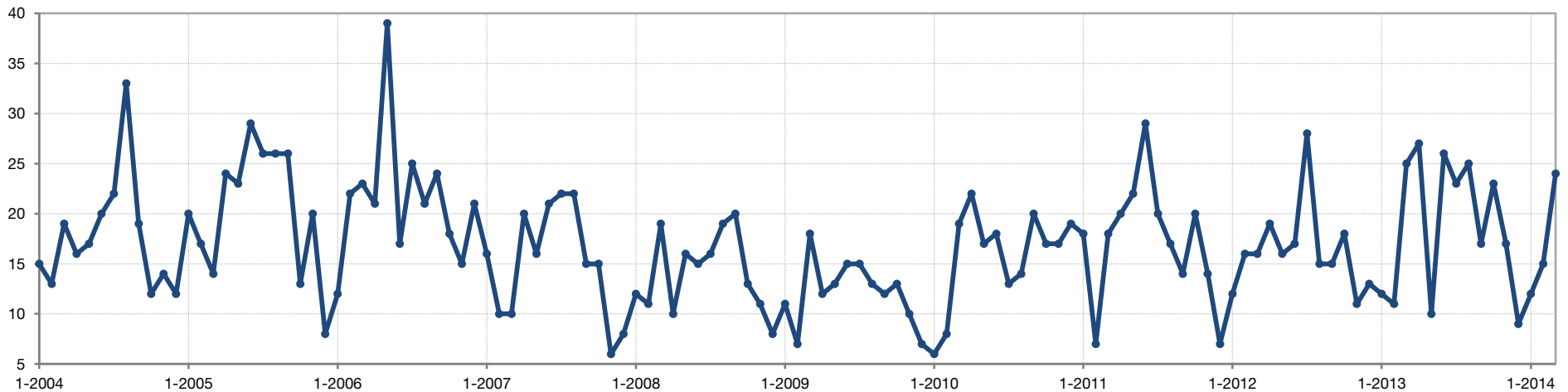


## Year To Date



Month	Prior Year	Current Year	+ / -
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	17	+13.3%
October	18	23	+27.8%
November	11	17	+54.5%
December	13	9	-30.8%
January	12	12	0.0%
February	11	15	+36.4%
March	25	24	-4.0%
<b>12-Month Avg</b>	<b>17</b>	<b>19</b>	<b>+14.0%</b>

## Historical Pending Sales Activity

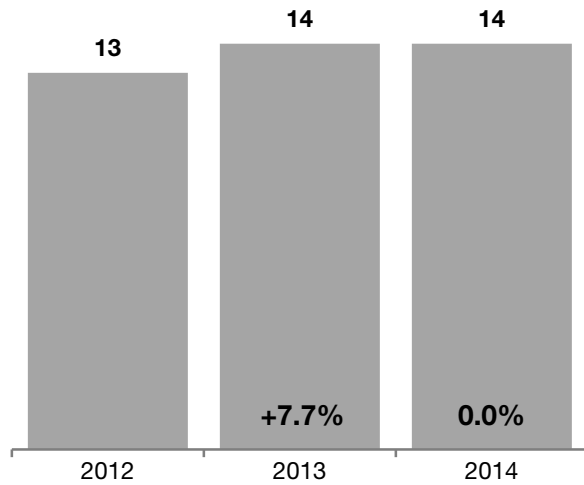


# Closed Sales

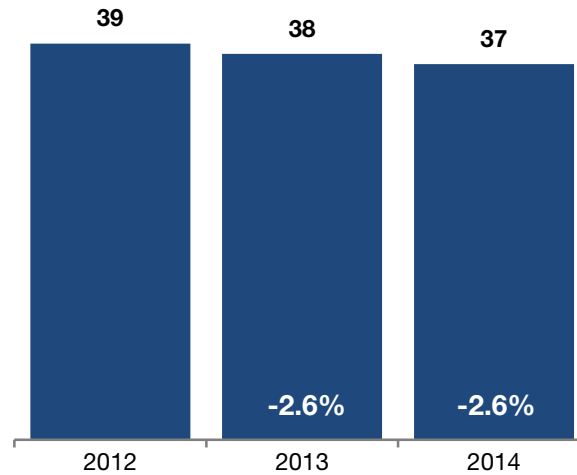
A count of the properties that have closed in a given month for **Carroll County Only**.



## March

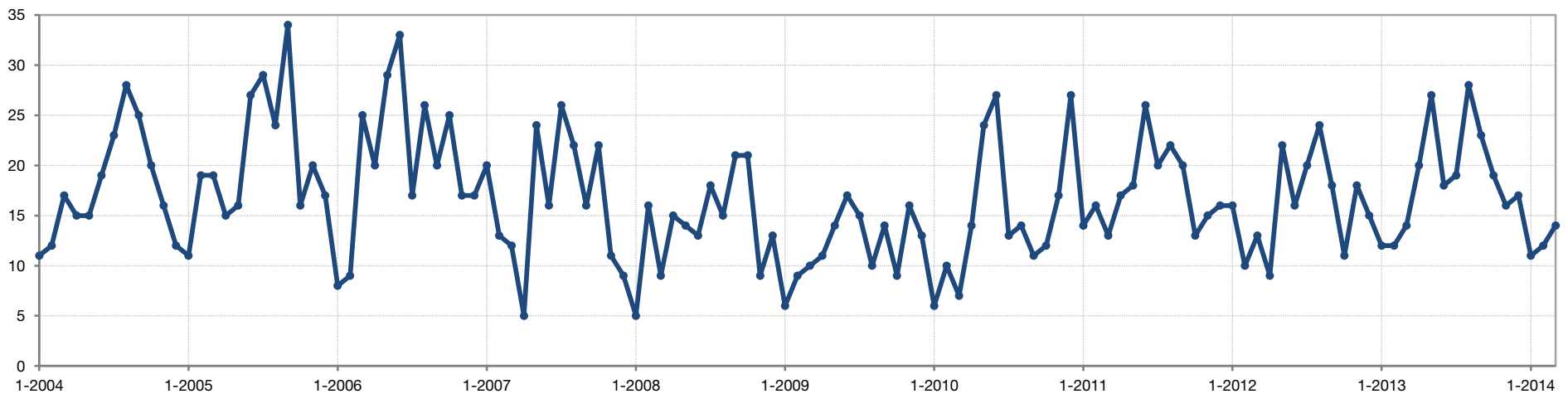


## Year To Date



Month	Prior Year	Current Year	+ / -
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	23	+27.8%
October	11	19	+72.7%
November	18	16	-11.1%
December	15	17	+13.3%
January	12	11	-8.3%
February	12	12	0.0%
March	14	14	0.0%
<b>12-Month Avg</b>	<b>16</b>	<b>19</b>	<b>+22.0%</b>

## Historical Closed Sales Activity



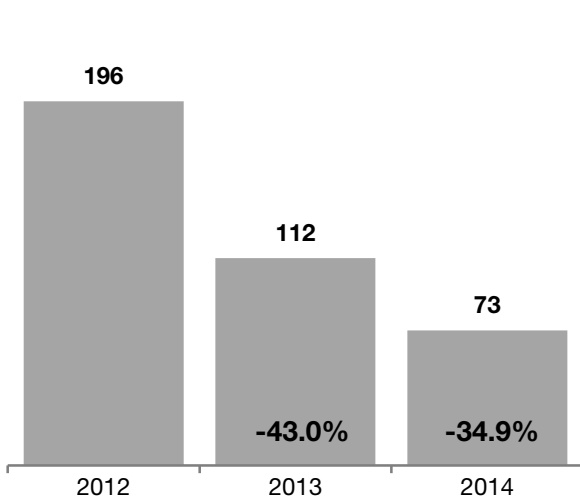


# Days on Market Until Sale

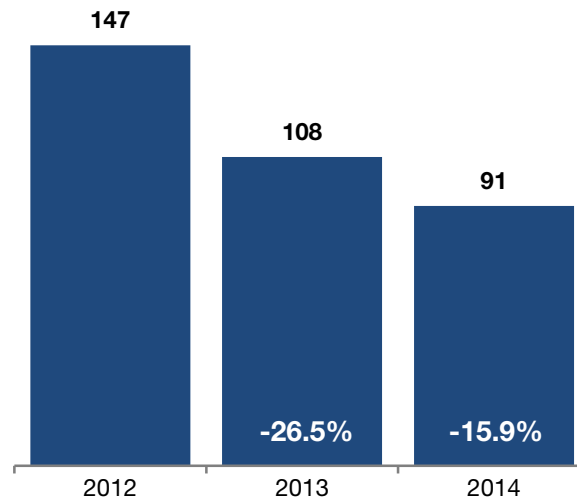


Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.

## March

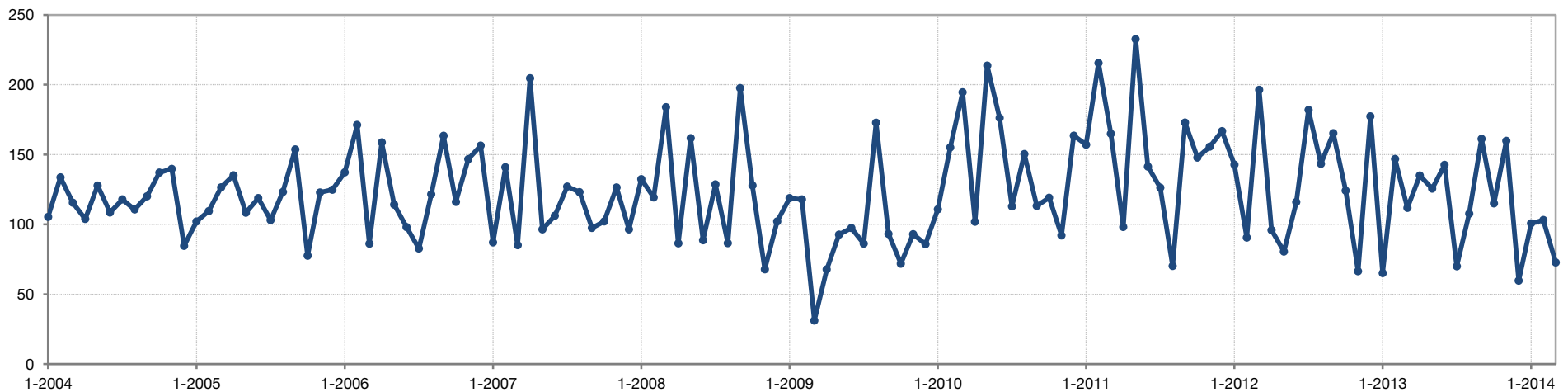


## Year To Date



Month	Prior Year	Current Year	+ / -
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	161	-2.5%
October	124	115	-7.4%
November	67	160	+140.3%
December	177	60	-66.3%
January	65	101	+54.6%
February	147	103	-29.7%
March	112	73	-34.9%
<b>12-Month Avg</b>	<b>125</b>	<b>115</b>	<b>-7.7%</b>

## Historical Days on Market Until Sale

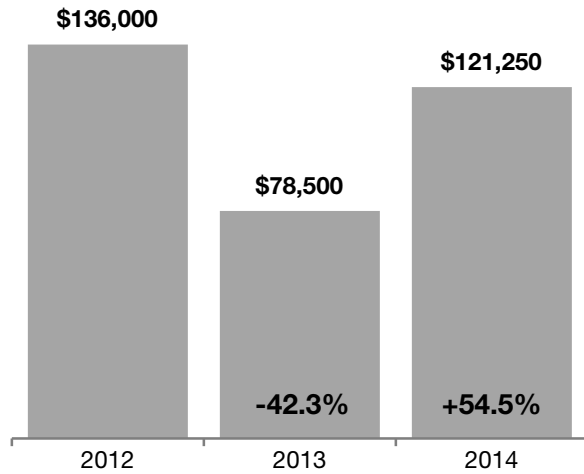


# Median Sales Price

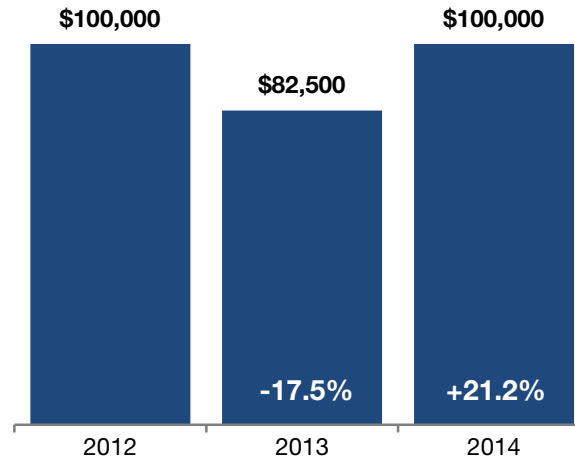
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## March

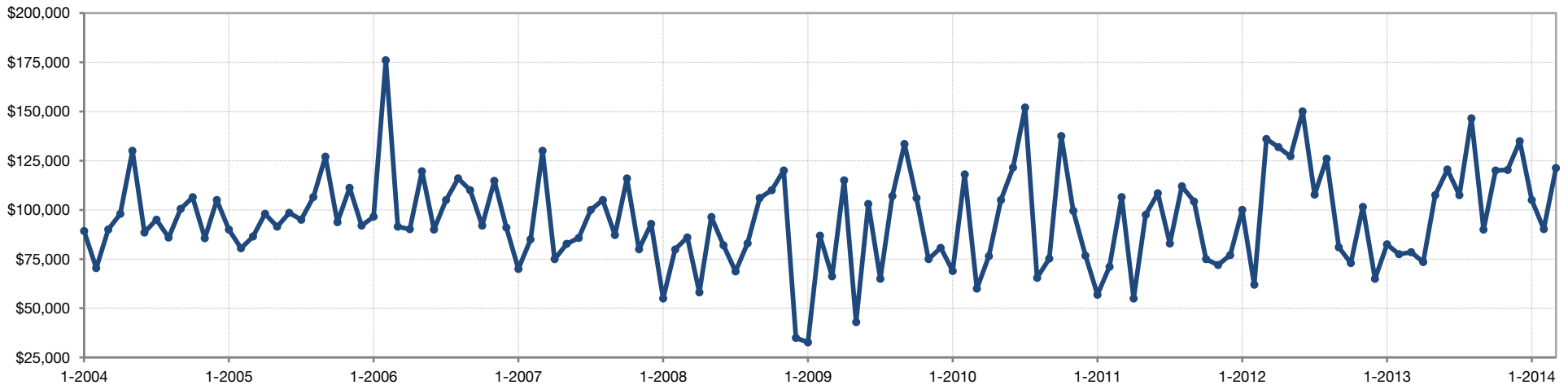


## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$131,875	\$73,500	-44.3%
May	\$127,250	\$107,500	-15.5%
June	\$150,000	\$120,514	-19.7%
July	\$107,750	\$107,500	-0.2%
August	\$126,000	\$146,500	+16.3%
September	\$81,000	\$90,000	+11.1%
October	\$73,000	\$120,000	+64.4%
November	\$101,500	\$120,250	+18.5%
December	\$65,000	\$134,900	+107.5%
January	\$82,500	\$105,000	+27.3%
February	\$77,500	\$90,250	+16.5%
March	\$78,500	\$121,250	+54.5%
<b>12-Month Med</b>	<b>\$91,000</b>	<b>\$112,000</b>	<b>+23.1%</b>

## Historical Median Sales Price

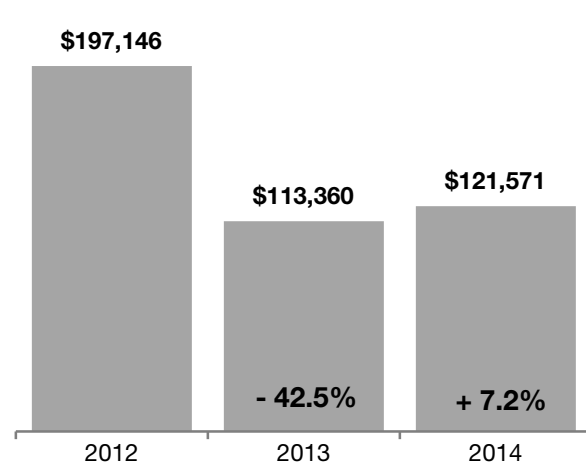


# Average Sales Price

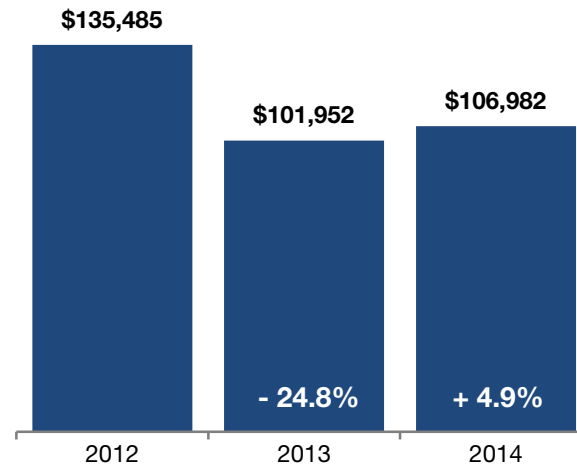
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## March

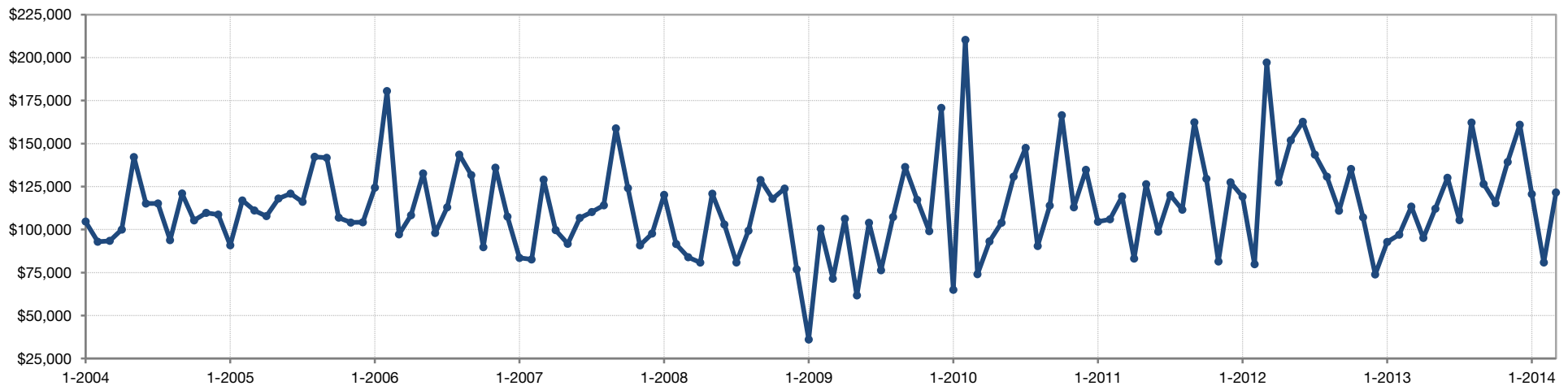


## Year To Date



Month	Prior Year	Current Year	+ / -
April	\$127,455	<b>\$95,138</b>	-25.4%
May	\$151,863	<b>\$112,134</b>	-26.2%
June	\$162,674	<b>\$130,121</b>	-20.0%
July	\$143,555	<b>\$105,485</b>	-26.5%
August	\$130,756	<b>\$162,236</b>	+24.1%
September	\$110,959	<b>\$126,458</b>	+14.0%
October	\$135,240	<b>\$115,379</b>	-14.7%
November	\$107,106	<b>\$139,307</b>	+30.1%
December	\$73,911	<b>\$160,946</b>	+117.8%
January	\$92,799	<b>\$120,625</b>	+30.0%
February	\$97,033	<b>\$80,867</b>	-16.7%
March	\$113,360	<b>\$121,571</b>	+7.2%
<b>12-Month Avg</b>	<b>\$122,971</b>	<b>\$124,215</b>	<b>+1.0%</b>

## Historical Average Sales Price

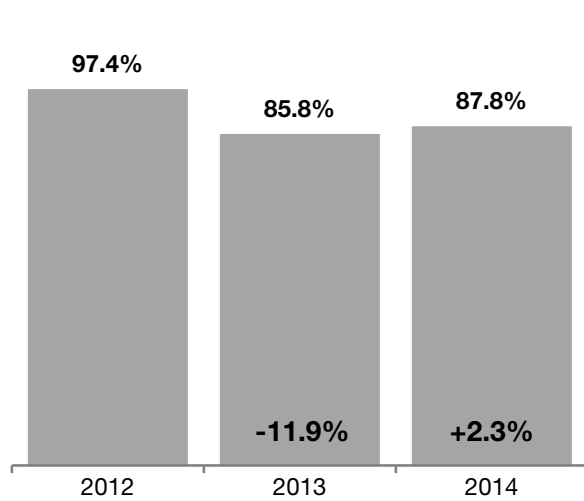


# Percent of Original List Price Received

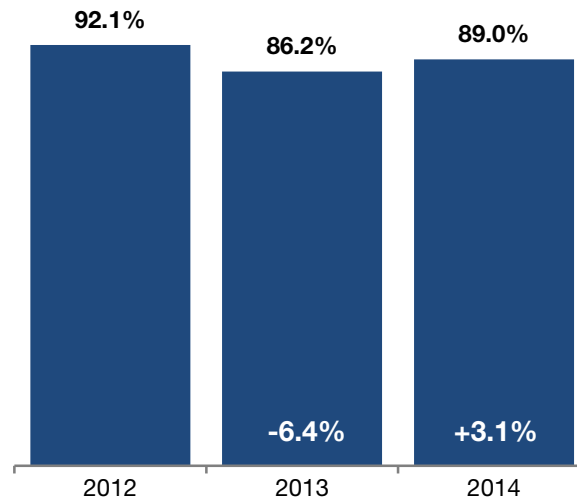


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

## March

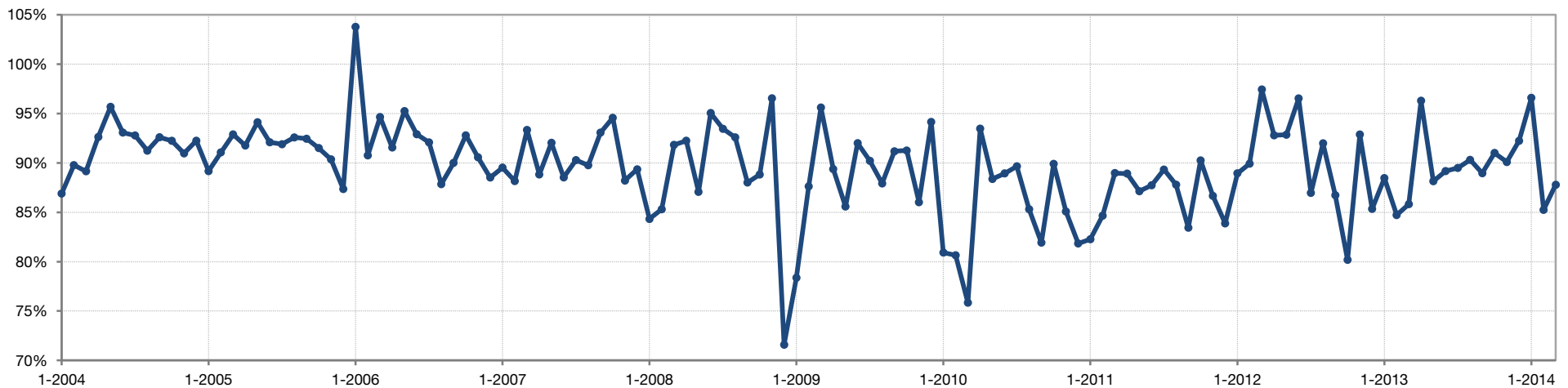


## Year To Date



Month	Prior Year	Current Year	+ / -
April	92.8%	<b>96.3%</b>	+3.8%
May	92.8%	<b>88.1%</b>	-5.1%
June	96.5%	<b>89.2%</b>	-7.6%
July	87.0%	<b>89.5%</b>	+2.9%
August	92.0%	<b>90.3%</b>	-1.8%
September	86.7%	<b>89.0%</b>	+2.6%
October	80.2%	<b>91.0%</b>	+13.5%
November	92.9%	<b>90.1%</b>	-3.0%
December	85.3%	<b>92.2%</b>	+8.1%
January	88.5%	<b>96.6%</b>	+9.2%
February	84.7%	<b>85.2%</b>	+0.6%
March	85.8%	<b>87.8%</b>	+2.3%
<b>12-Month Avg</b>	<b>89.1%</b>	<b>90.3%</b>	<b>+1.3%</b>

## Historical Percent of Original List Price Received

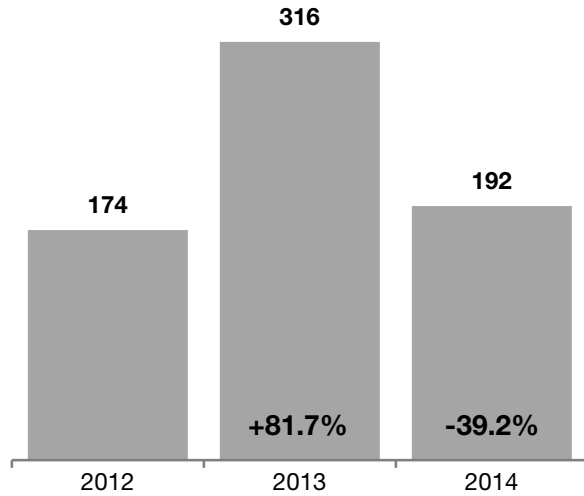


# Housing Affordability Index

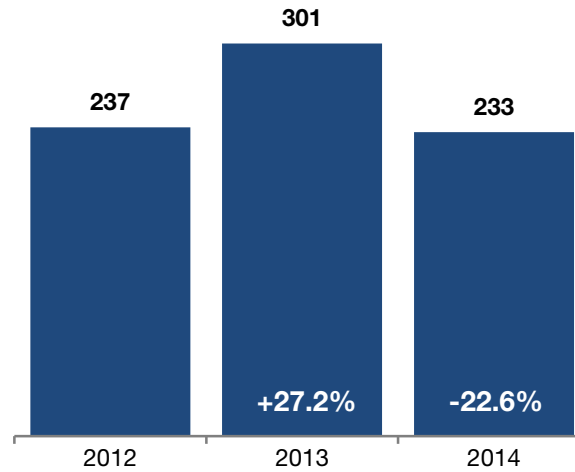


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

## March

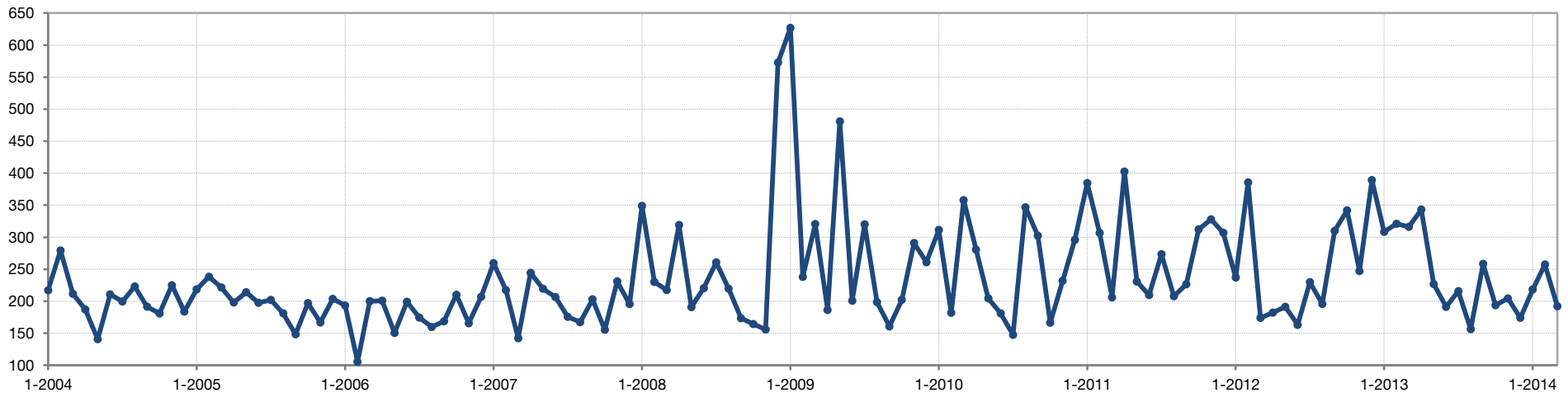


## Year To Date



Month	Prior Year	Current Year	+ / -
April	182	343	+88.4%
May	191	227	+18.6%
June	163	191	+17.3%
July	230	216	-6.1%
August	196	156	-20.1%
September	310	258	-16.7%
October	342	194	-43.3%
November	247	204	-17.3%
December	389	174	-55.3%
January	308	218	-29.3%
February	321	257	-19.8%
March	316	192	-39.2%
<b>12-Month Avg</b>	<b>266</b>	<b>219</b>	<b>-10.2%</b>

## Historical Housing Affordability Index

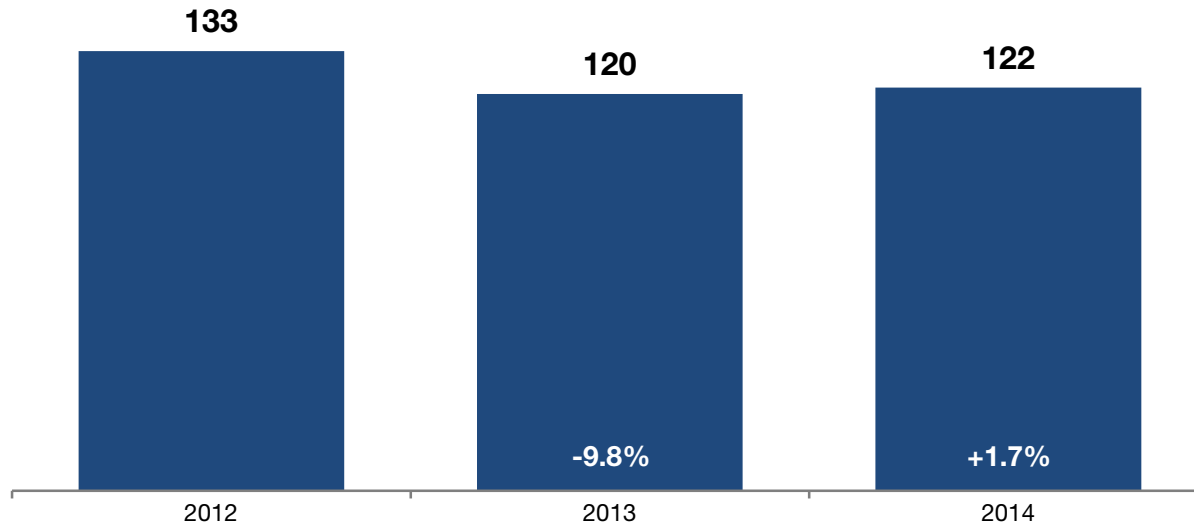


# Inventory of Homes for Sale

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

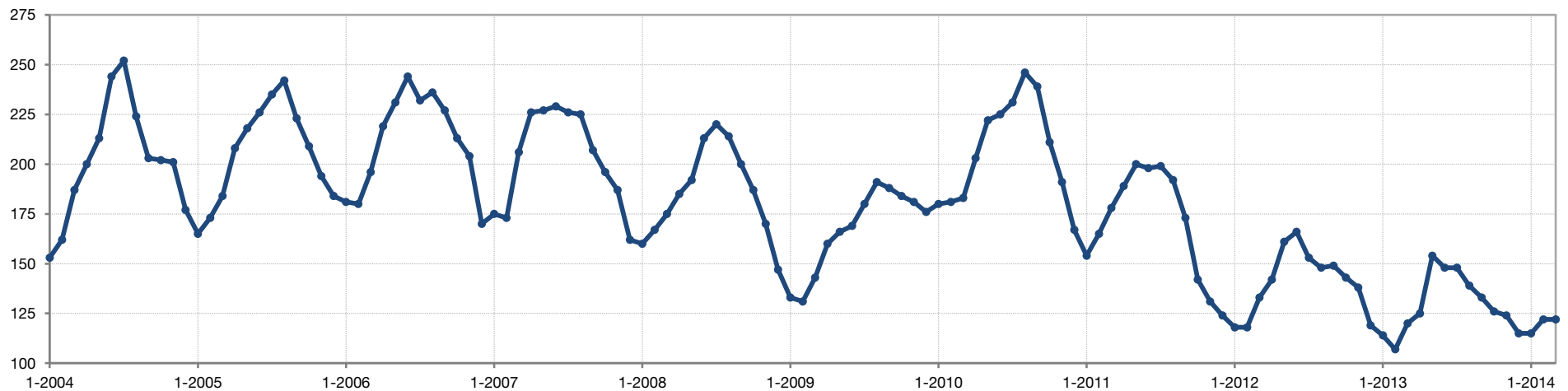


## March



Month	Prior Year	Current Year	+ / -
April	142	125	-12.0%
May	161	154	-4.3%
June	166	148	-10.8%
July	153	148	-3.3%
August	148	139	-6.1%
September	149	133	-10.7%
October	143	126	-11.9%
November	138	124	-10.1%
December	119	115	-3.4%
January	114	115	+0.9%
February	107	122	+14.0%
March	120	122	+1.7%
<b>12-Month Avg</b>	<b>138</b>	<b>131</b>	<b>-4.7%</b>

## Historical Inventory of Homes for Sale

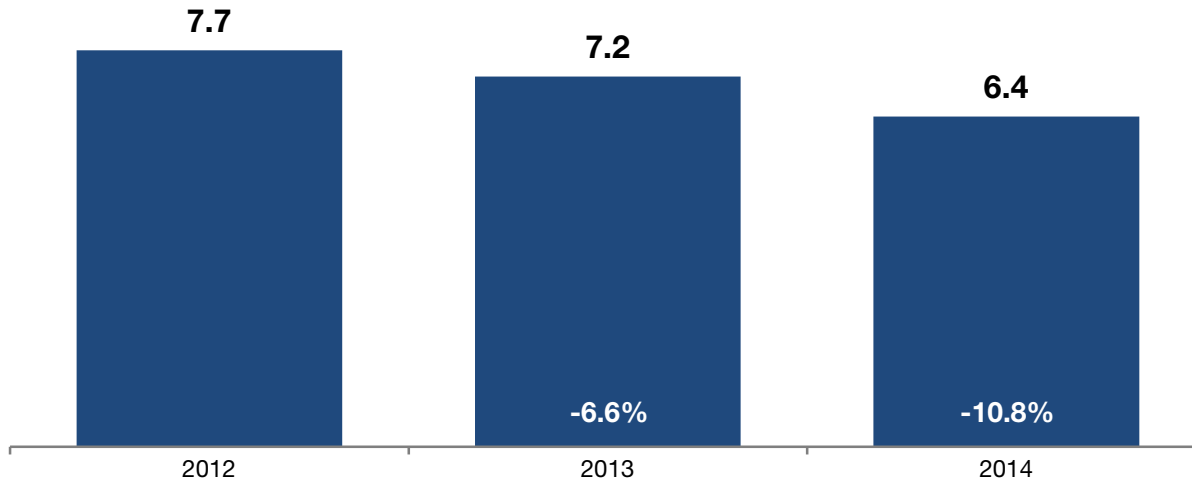


# Months Supply of Inventory

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**.



## March



Month	Prior Year	Current Year	+ / -
April	8.3	7.2	-12.8%
May	9.7	9.1	-5.3%
June	10.6	8.4	-20.6%
July	9.4	8.6	-8.0%
August	9.2	7.7	-15.6%
September	9.2	7.3	-20.2%
October	8.9	6.8	-23.7%
November	8.7	6.5	-25.4%
December	7.3	6.1	-15.8%
January	7.0	6.1	-12.1%
February	6.7	6.4	-4.9%
March	7.2	6.4	-10.8%
<b>12-Month Avg</b>	<b>8.5</b>	<b>7.2</b>	<b>-14.9%</b>

## Historical Months Supply of Inventory

