

Monthly Indicators

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



July 2014



Quick Facts

- 12.8%	- 0.0%	- 42.1%	- 4.7%
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

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Stark County Market Overview

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



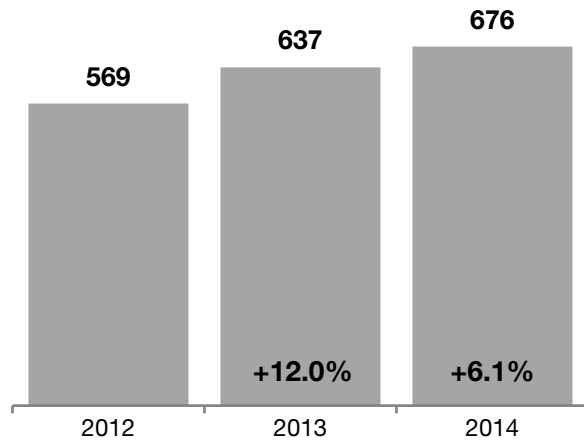
Key Metrics	Historical Sparklines	7-2013	7-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		637	676	+ 6.1%	3,990	3,993	+ 0.1%
Pending Sales		363	456	+ 25.6%	2,492	2,538	+ 1.8%
Closed Sales		429	374	- 12.8%	2,331	2,222	- 4.7%
Days on Market Until Sale		78	74	- 5.5%	85	81	- 5.6%
Median Sales Price		\$120,000	\$119,950	- 0.0%	\$108,000	\$110,000	+ 1.9%
Average Sales Price		\$134,306	\$137,163	+ 2.1%	\$123,257	\$126,316	+ 2.5%
Percent of Original List Price Received		93.8%	92.8%	- 1.1%	92.0%	92.1%	+ 0.1%
Housing Affordability Index		193	198	+ 2.4%	215	216	+ 0.5%
Inventory of Homes for Sale		1,811	1,637	- 9.6%	--	--	--
Months Supply of Homes for Sale		5.5	4.9	- 11.9%	--	--	--

New Listings

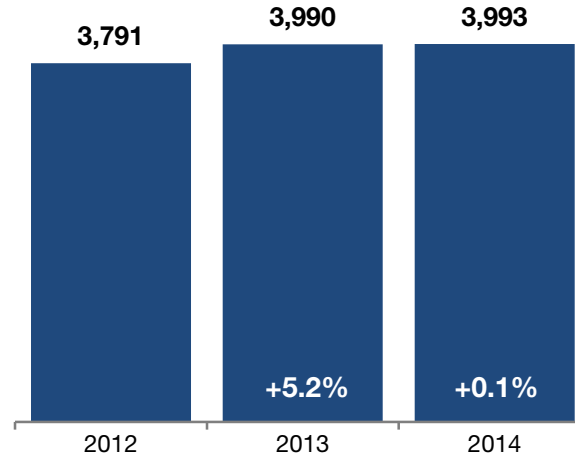
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



July

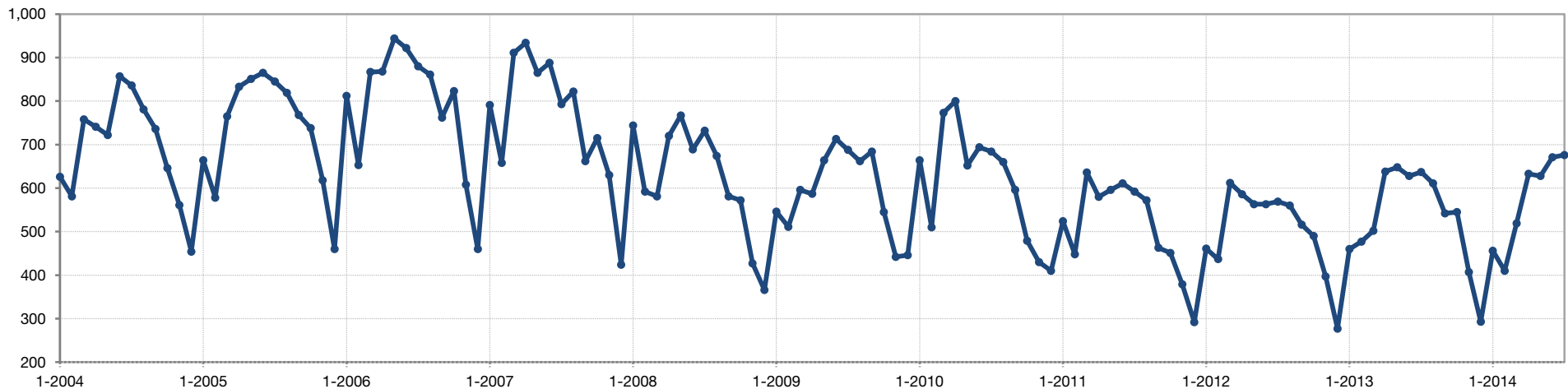


Year To Date



Month	Prior Year	Current Year	+ / -
August	560	611	+9.1%
September	516	542	+5.0%
October	490	545	+11.2%
November	397	407	+2.5%
December	277	293	+5.8%
January	460	456	-0.9%
February	477	410	-14.0%
March	502	519	+3.4%
April	638	633	-0.8%
May	648	628	-3.1%
June	628	671	+6.8%
July	637	676	+6.1%
12-Month Avg	519	533	+2.6%

Historical New Listing Activity

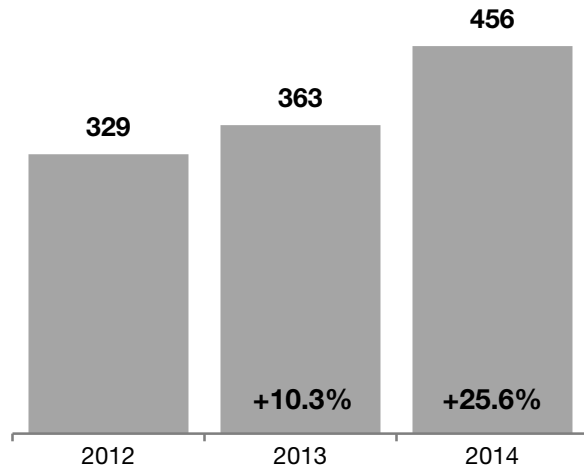


Pending Sales

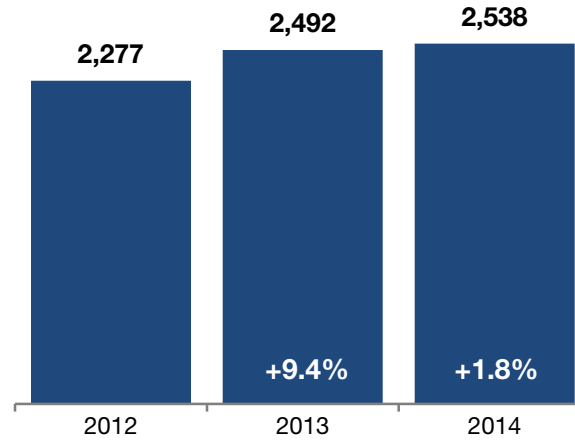
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



July

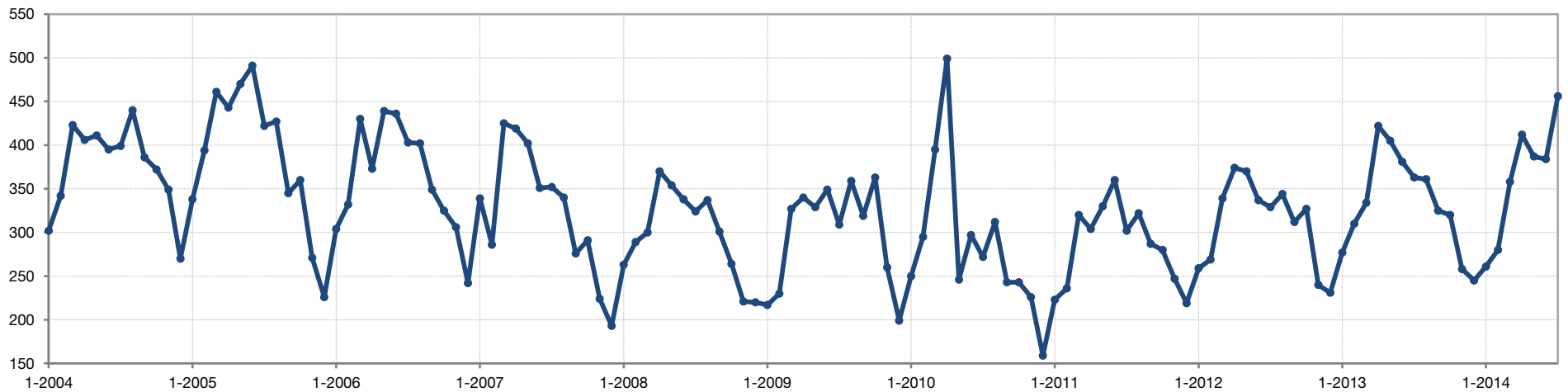


Year To Date



Month	Prior Year	Current Year	+ / -
August	344	361	+4.9%
September	312	325	+4.2%
October	327	320	-2.1%
November	240	258	+7.5%
December	231	245	+6.1%
January	277	261	-5.8%
February	310	280	-9.7%
March	334	358	+7.2%
April	422	412	-2.4%
May	405	387	-4.4%
June	381	384	+0.8%
July	363	456	+25.6%
12-Month Avg	329	337	+2.6%

Historical Pending Sales Activity

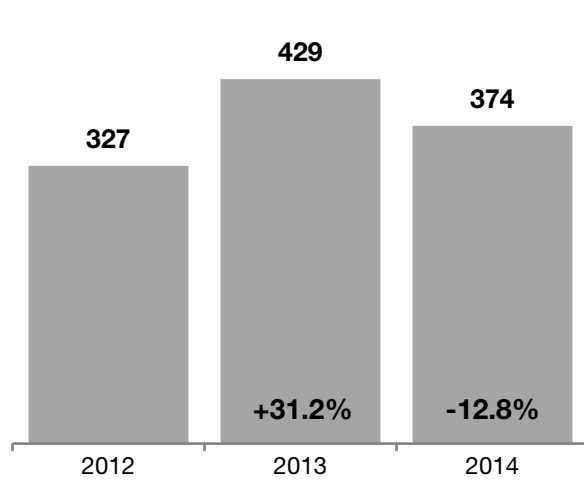


Closed Sales

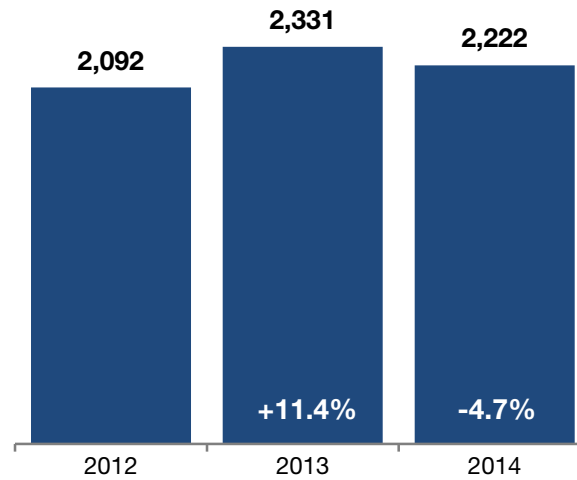
A count of the actual sales that have closed in a given month for **Stark County Only**.



July

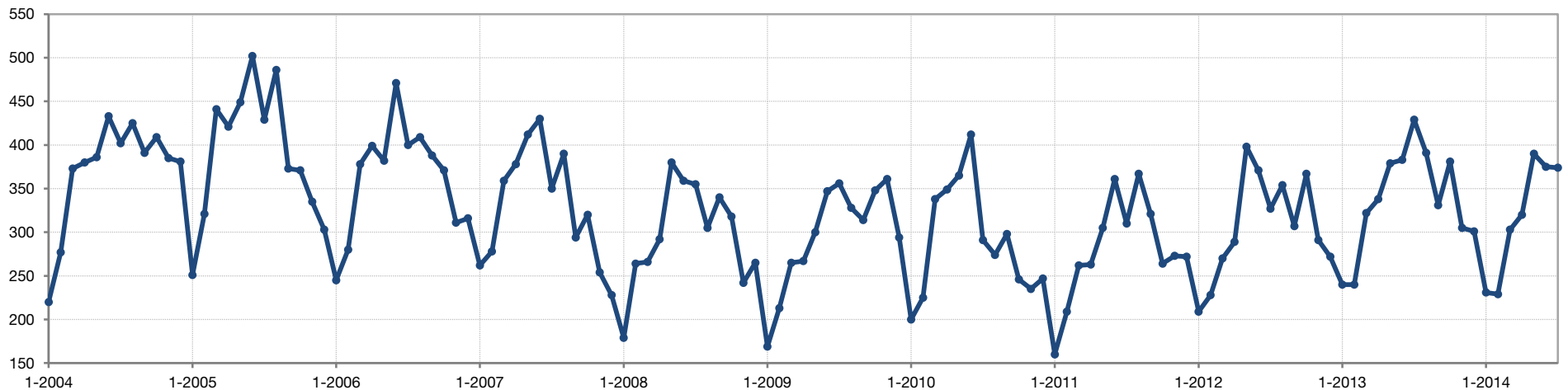


Year To Date



Month	Prior Year	Current Year	+ / -
August	354	391	+10.5%
September	307	331	+7.8%
October	367	381	+3.8%
November	291	305	+4.8%
December	272	301	+10.7%
January	240	231	-3.8%
February	240	229	-4.6%
March	322	303	-5.9%
April	338	320	-5.3%
May	379	390	+2.9%
June	383	375	-2.1%
July	429	374	-12.8%
12-Month Avg	327	328	+0.5%

Historical Closed Sales Activity

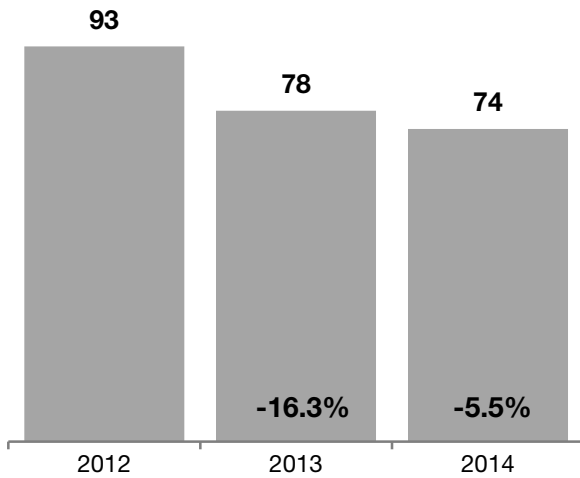


Days on Market Until Sale

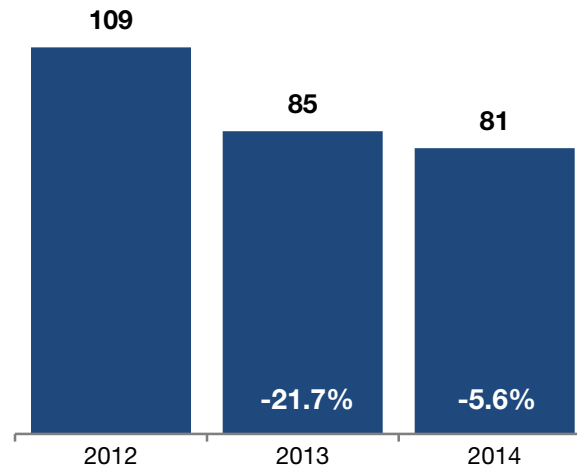
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



July

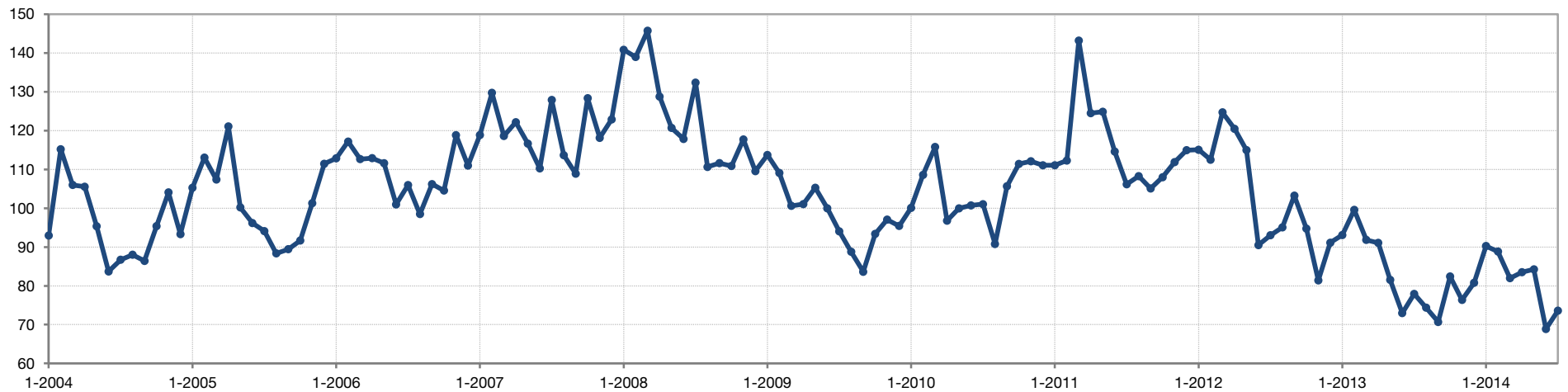


Year To Date



Month	Prior Year	Current Year	+ / -
August	95	74	-21.8%
September	103	71	-31.5%
October	95	82	-13.0%
November	81	76	-6.2%
December	91	81	-11.3%
January	93	90	-3.0%
February	100	89	-10.8%
March	92	82	-10.7%
April	91	84	-8.3%
May	82	84	+3.3%
June	73	69	-5.6%
July	78	74	-5.5%
12-Month Avg	89	79	-10.8%

Historical Days on Market Until Sale

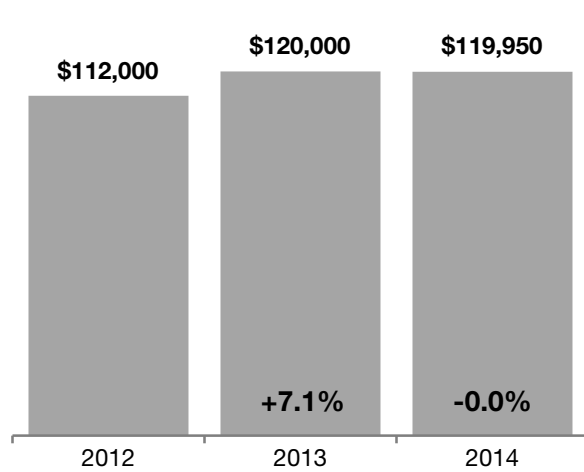


Median Sales Price

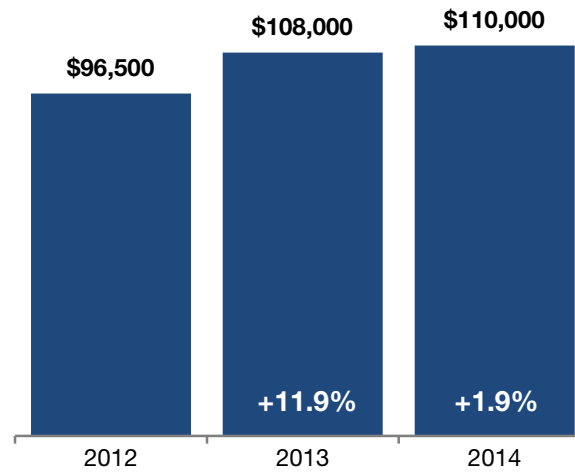
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



July

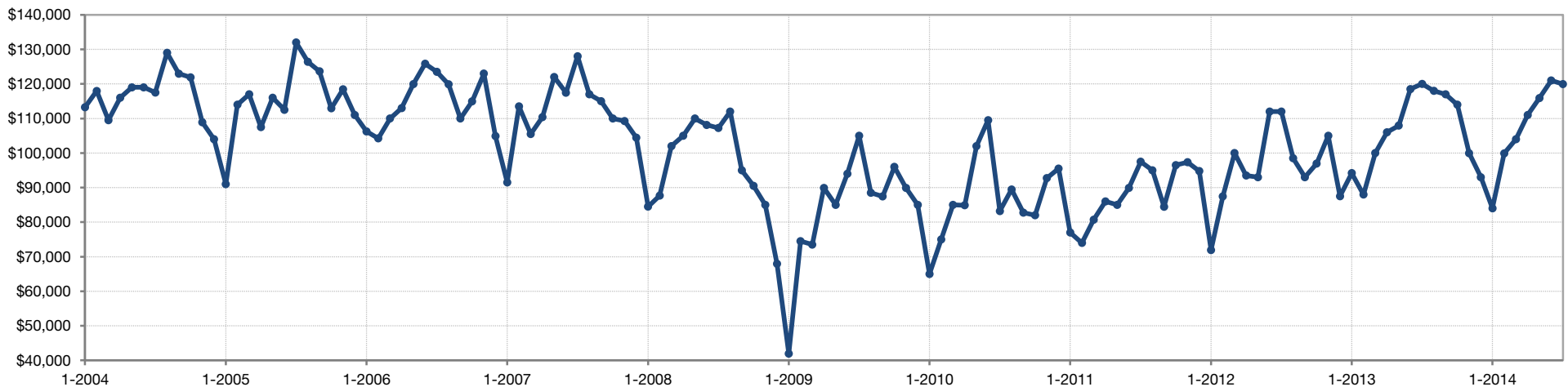


Year To Date



Month	Prior Year	Current Year	+ / -
August	\$98,500	\$118,000	+19.8%
September	\$93,000	\$117,000	+25.8%
October	\$96,950	\$114,000	+17.6%
November	\$105,000	\$99,950	-4.8%
December	\$87,500	\$93,000	+6.3%
January	\$94,200	\$84,000	-10.8%
February	\$88,000	\$99,900	+13.5%
March	\$100,000	\$104,000	+4.0%
April	\$106,000	\$111,000	+4.7%
May	\$107,950	\$115,900	+7.4%
June	\$118,500	\$121,000	+2.1%
July	\$120,000	\$119,950	-0.0%
12-Month Med	\$103,894	\$110,000	+5.9%

Historical Median Sales Price



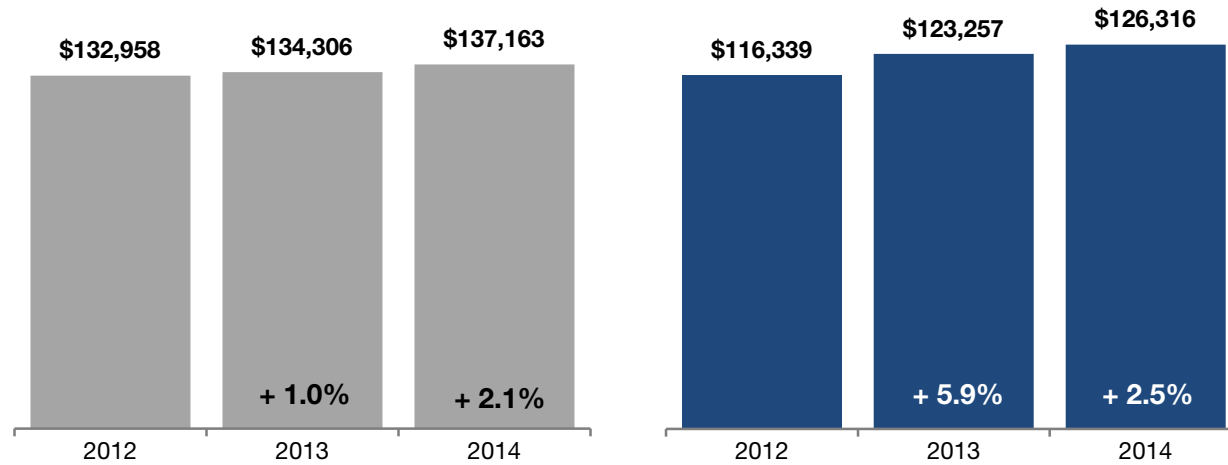
Average Sales Price

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



July

Year To Date



Month	Prior Year	Current Year	+ / -
August	\$114,178	\$135,071	+18.3%
September	\$113,172	\$130,763	+15.5%
October	\$111,602	\$131,316	+17.7%
November	\$123,255	\$116,588	-5.4%
December	\$107,781	\$114,150	+5.9%
January	\$110,543	\$104,034	-5.9%
February	\$109,476	\$111,837	+2.2%
March	\$115,484	\$114,953	-0.5%
April	\$120,130	\$123,075	+2.5%
May	\$127,139	\$132,926	+4.6%
June	\$133,341	\$143,498	+7.6%
July	\$134,306	\$137,163	+2.1%
12-Month Avg	\$119,542	\$126,373	+5.7%

Historical Average Sales Price



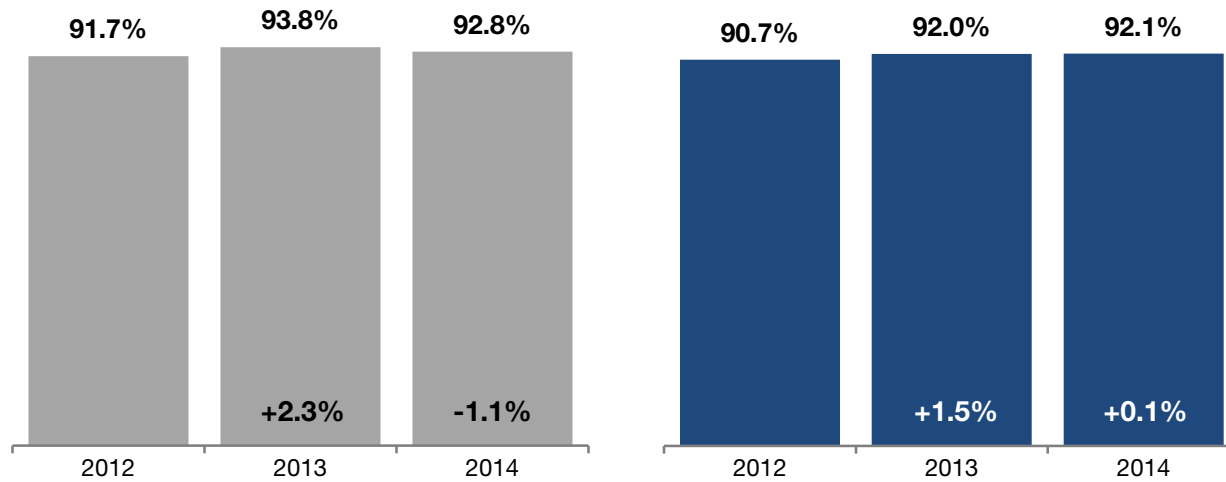
Percent of Original List Price Received



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**.

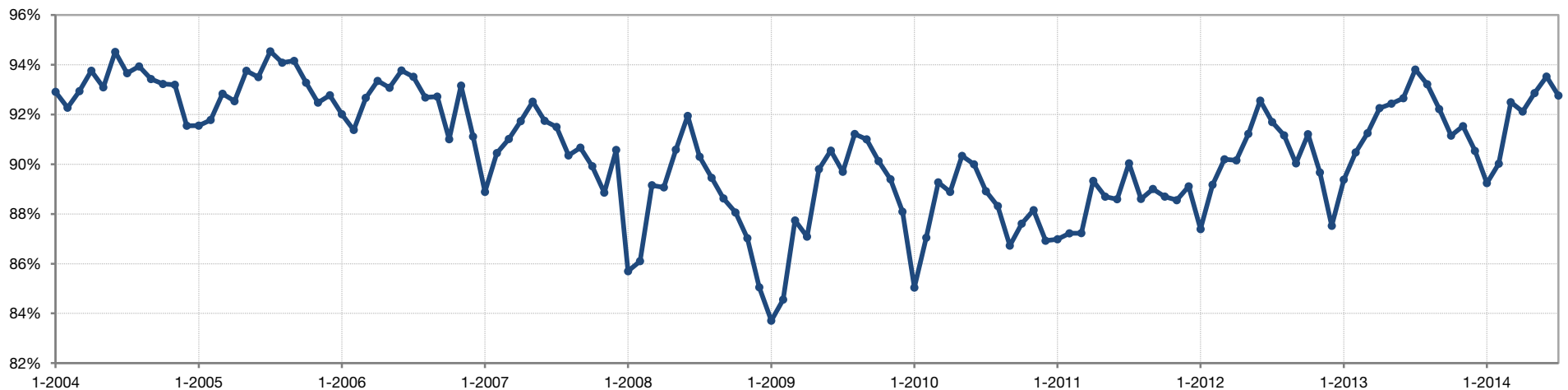
July

Year To Date



Month	Prior Year	Current Year	+ / -
August	91.2%	93.2%	+2.3%
September	90.0%	92.2%	+2.4%
October	91.2%	91.1%	-0.1%
November	89.7%	91.5%	+2.1%
December	87.5%	90.5%	+3.4%
January	89.4%	89.2%	-0.2%
February	90.5%	90.0%	-0.5%
March	91.2%	92.5%	+1.4%
April	92.3%	92.1%	-0.2%
May	92.4%	92.9%	+0.5%
June	92.7%	93.5%	+0.9%
July	93.8%	92.8%	-1.1%
12-Month Avg	91.2%	92.0%	+0.8%

Historical Percent of Original List Price Received



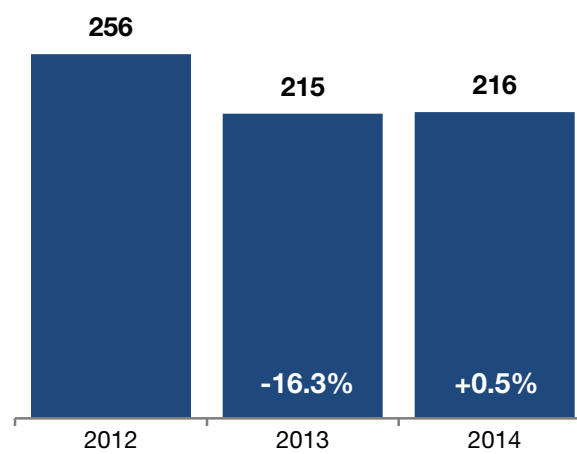
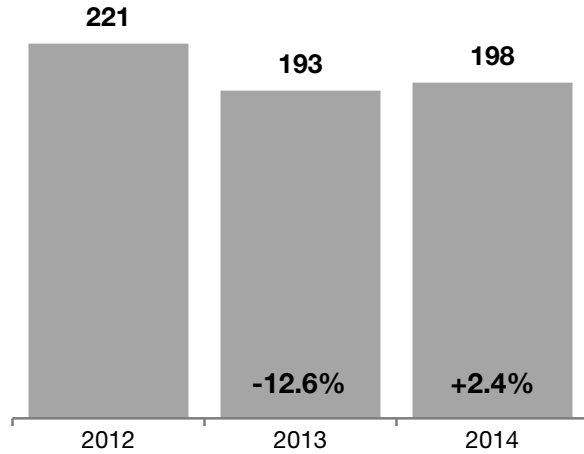
Housing Affordability Index



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.**

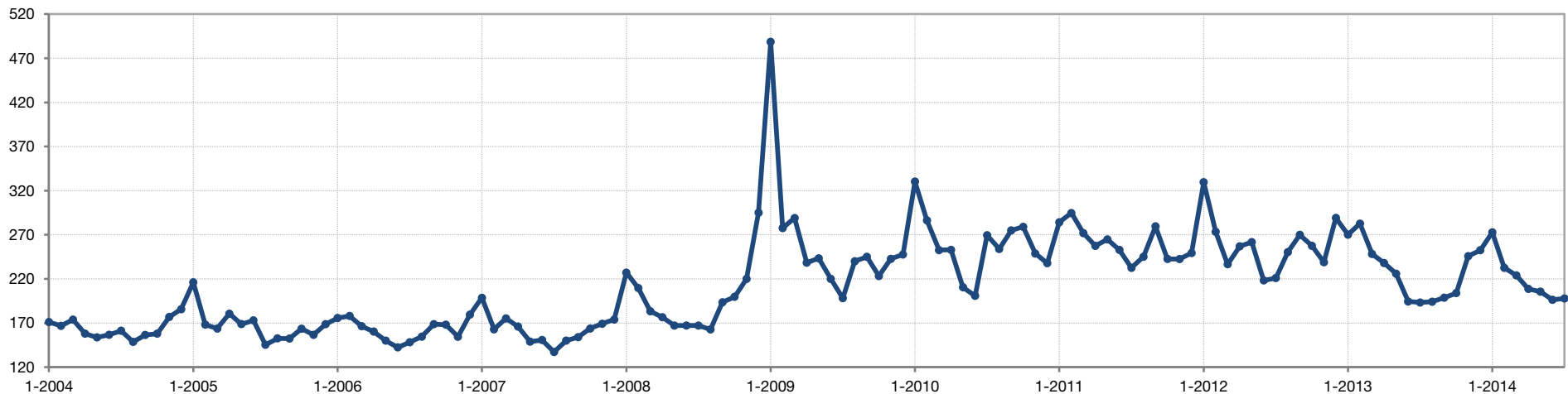
July

Year To Date



Month	Prior Year	Current Year	+ / -
August	250	194	-22.5%
September	270	199	-26.4%
October	257	204	-20.8%
November	239	246	+2.9%
December	289	253	-12.6%
January	270	273	+1.0%
February	283	233	-17.7%
March	248	224	-9.8%
April	238	209	-12.3%
May	226	206	-9.0%
June	194	196	+1.0%
July	193	198	+2.4%
12-Month Avg	246	219	-10.3%

Historical Housing Affordability Index

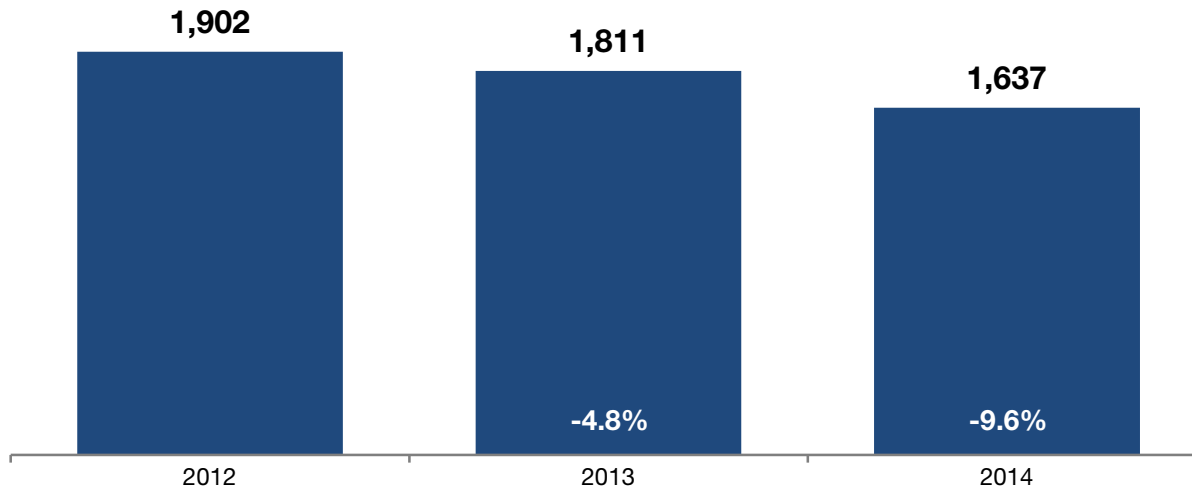


Inventory of Homes for Sale

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

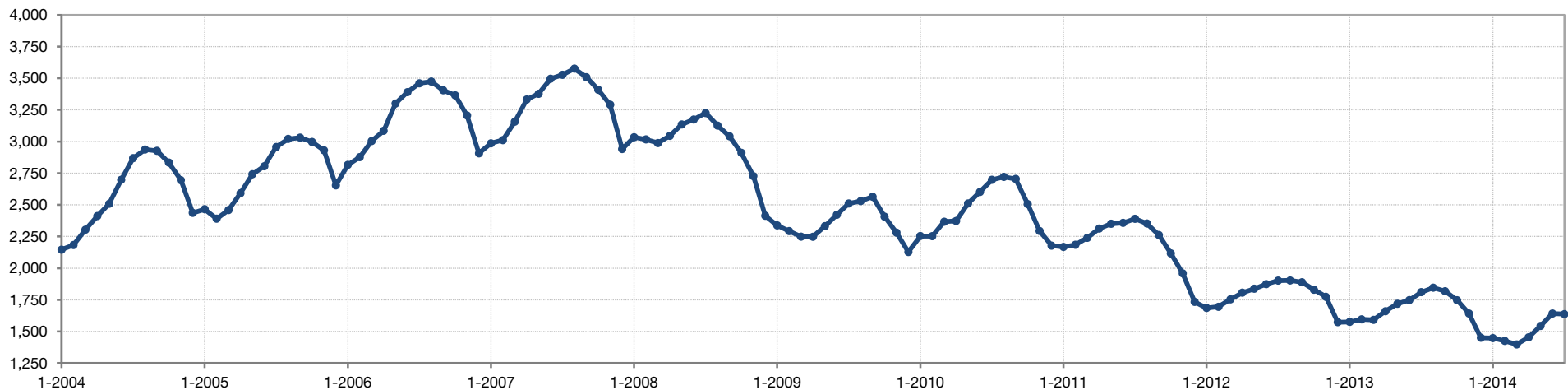


July



Month	Prior Year	Current Year	+ / -
August	1,903	1,846	-3.0%
September	1,889	1,818	-3.8%
October	1,830	1,747	-4.5%
November	1,774	1,642	-7.4%
December	1,574	1,451	-7.8%
January	1,576	1,448	-8.1%
February	1,596	1,426	-10.7%
March	1,592	1,398	-12.2%
April	1,660	1,454	-12.4%
May	1,719	1,544	-10.2%
June	1,748	1,642	-6.1%
July	1,811	1,637	-9.6%
12-Month Avg	1,723	1,588	-8.0%

Historical Inventory of Homes for Sale

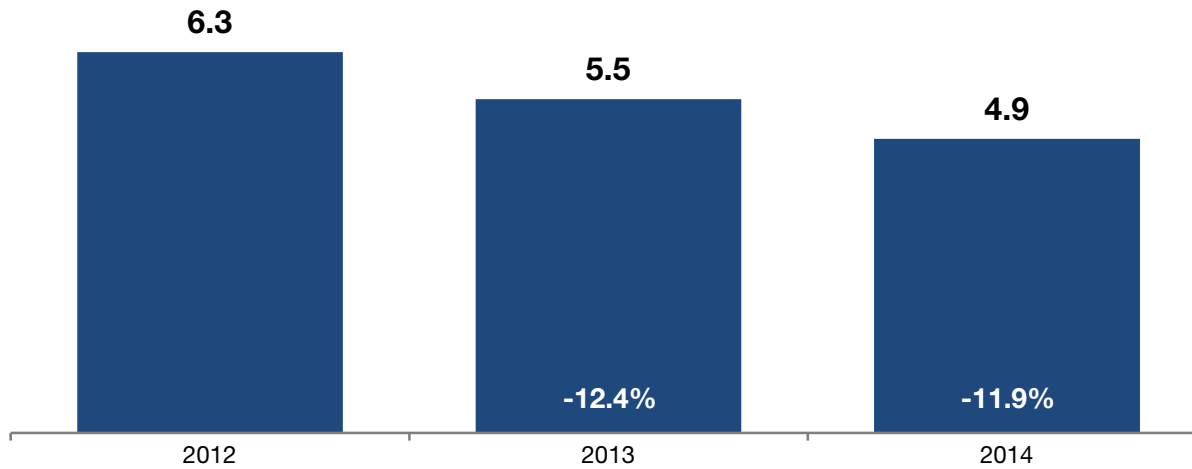


Months Supply of Inventory

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**.

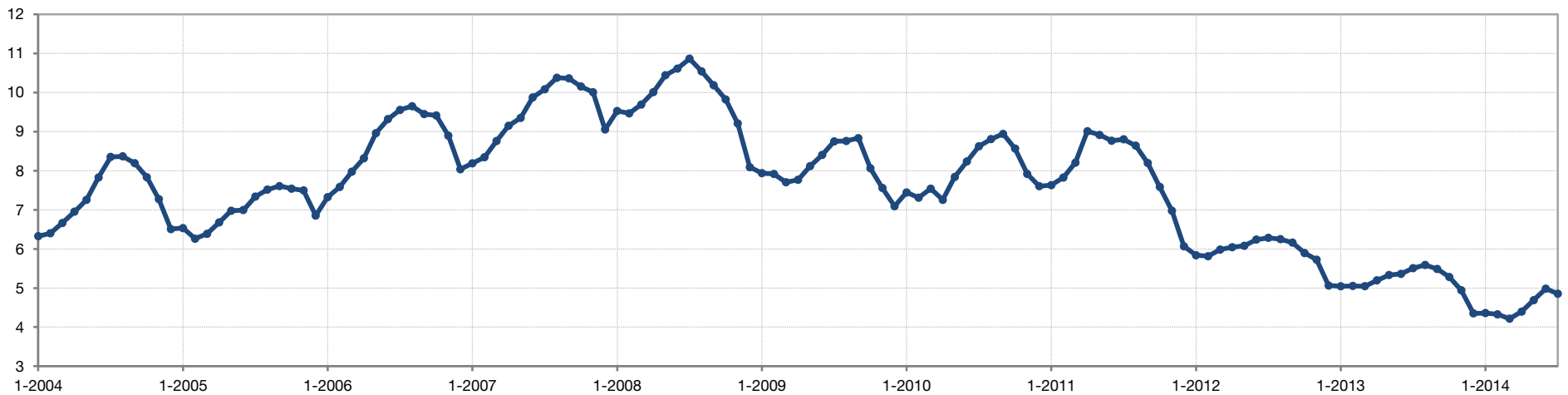


July



Month	Prior Year	Current Year	+ / -
August	6.2	5.6	-10.6%
September	6.2	5.5	-10.9%
October	5.9	5.3	-10.4%
November	5.7	4.9	-13.7%
December	5.1	4.4	-14.0%
January	5.0	4.4	-13.6%
February	5.1	4.3	-14.4%
March	5.0	4.2	-16.5%
April	5.2	4.4	-15.4%
May	5.3	4.7	-12.1%
June	5.4	5.0	-7.1%
July	5.5	4.9	-11.9%
12-Month Avg	5.5	4.8	-12.4%

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	7-2013	7-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		33	44	+ 33.3%	242	250	+ 3.3%
Pending Sales		23	27	+ 17.4%	134	129	- 3.7%
Closed Sales		19	11	- 42.1%	122	103	- 15.6%
Days on Market Until Sale		70	102	+ 46.3%	116	103	- 11.1%
Median Sales Price		\$107,500	\$102,500	- 4.7%	\$92,250	\$107,500	+ 16.5%
Average Sales Price		\$105,485	\$132,770	+ 25.9%	\$107,854	\$127,320	+ 18.0%
Percent of Original List Price Received		89.5%	95.2%	+ 6.3%	89.3%	92.2%	+ 3.2%
Housing Affordability Index		216	232	+ 7.4%	251	221	- 12.2%
Inventory of Homes for Sale		148	153	+ 3.4%	--	--	--
Months Supply of Homes for Sale		8.6	8.4	- 2.3%	--	--	--

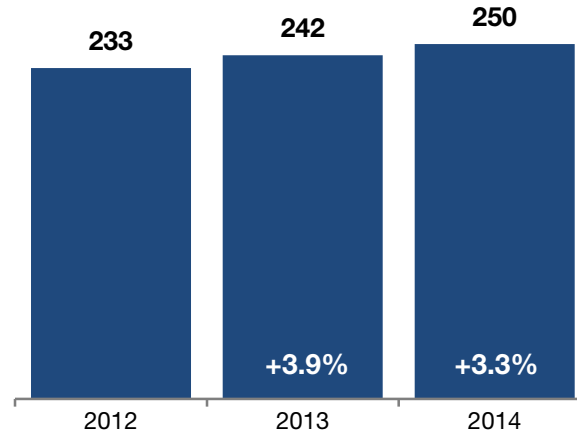
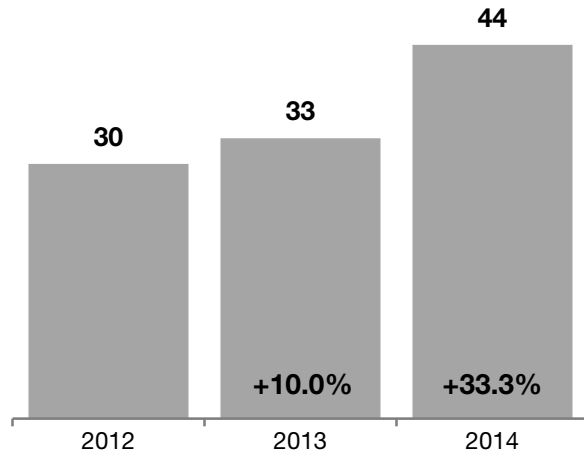
New Listings

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



July

Year To Date



Month	Prior Year	Current Year	+ / -
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%
April	41	40	-2.4%
May	53	45	-15.1%
June	31	37	+19.4%
July	33	44	+33.3%
12-Month Avg	31	32	+3.2%

Historical New Listing Activity

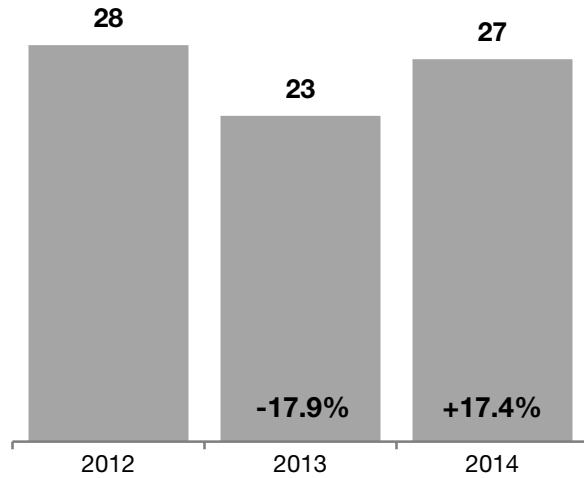


Pending Sales

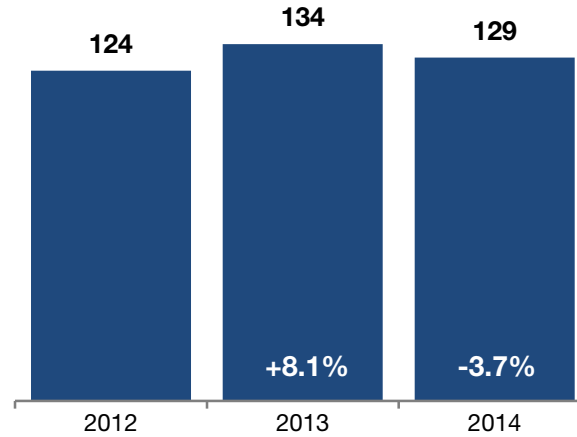
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



July

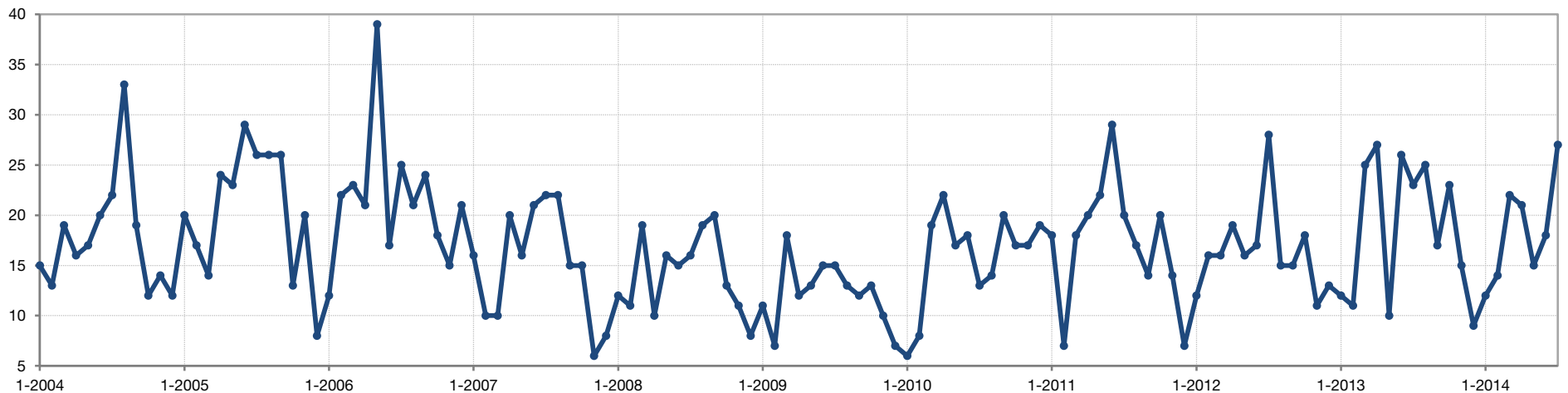


Year To Date



Month	Prior Year	Current Year	+ / -
August	15	25	+66.7%
September	15	17	+13.3%
October	18	23	+27.8%
November	11	15	+36.4%
December	13	9	-30.8%
January	12	12	0.0%
February	11	14	+27.3%
March	25	22	-12.0%
April	27	21	-22.2%
May	10	15	+50.0%
June	26	18	-30.8%
July	23	27	+17.4%
12-Month Avg	17	18	+5.8%

Historical Pending Sales Activity

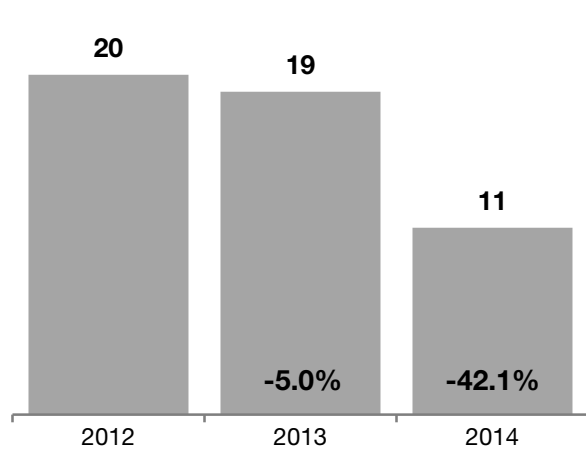


Closed Sales

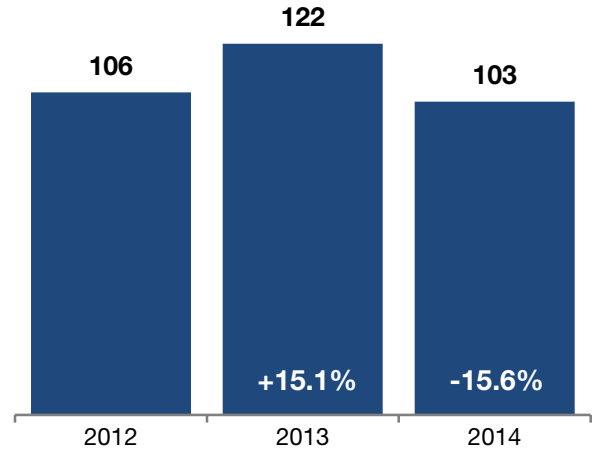
A count of the properties that have closed in a given month for **Carroll County Only**.



July

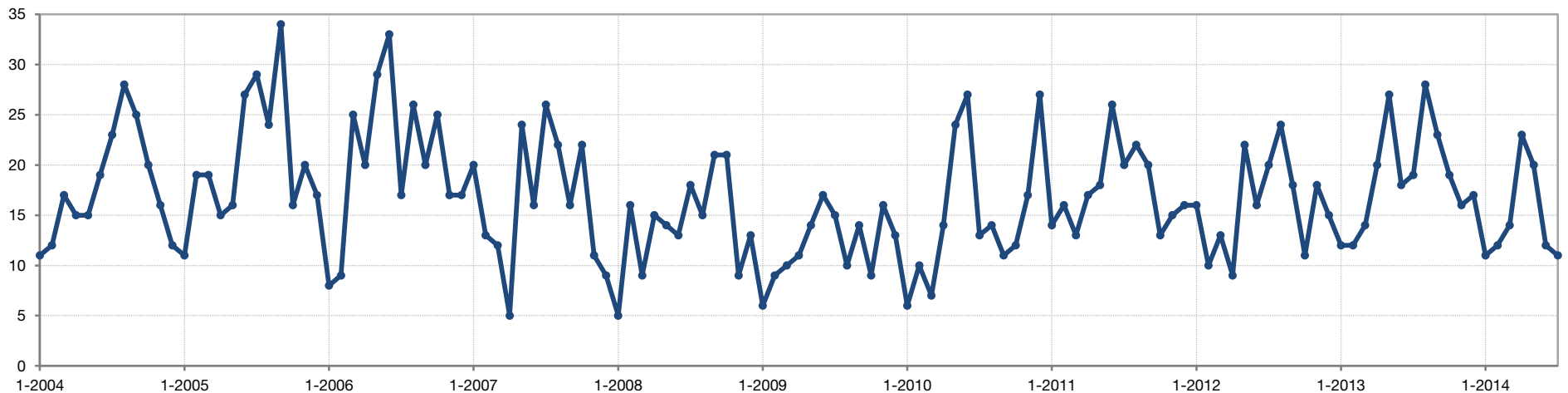


Year To Date



Month	Prior Year	Current Year	+ / -
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%
April	20	23	+15.0%
May	27	20	-25.9%
June	18	12	-33.3%
July	19	11	-42.1%
12-Month Avg	17	17	+2.1%

Historical Closed Sales Activity

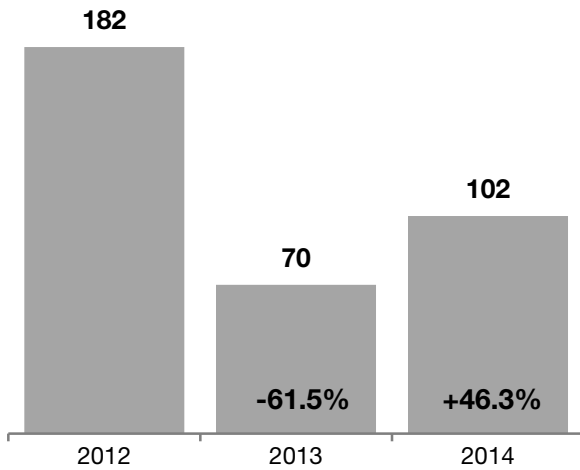


Days on Market Until Sale

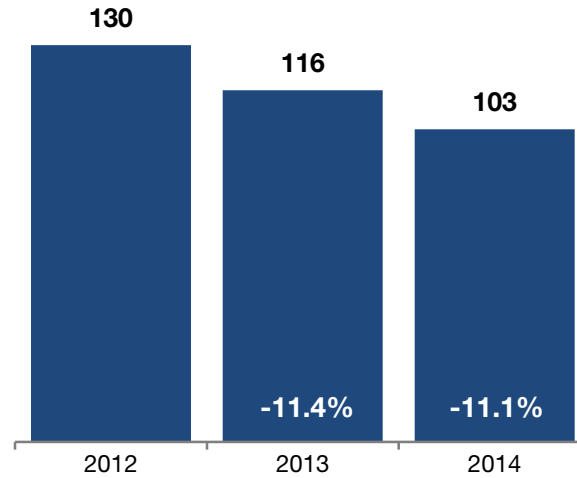
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



July

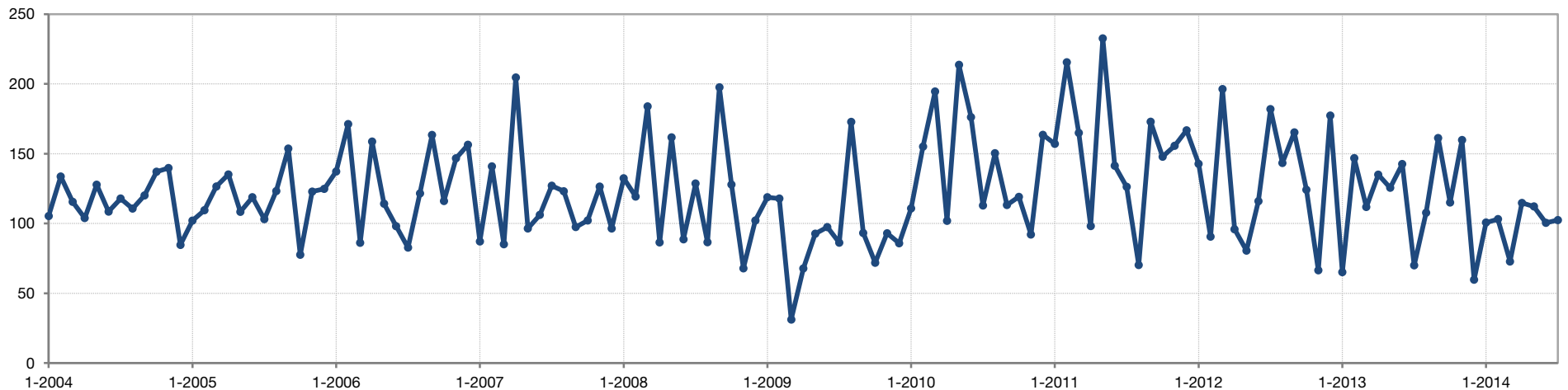


Year To Date



Month	Prior Year	Current Year	+ / -
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%
April	135	115	-15.0%
May	126	112	-10.7%
June	143	101	-29.5%
July	70	102	+46.3%
12-Month Avg	124	112	-9.7%

Historical Days on Market Until Sale

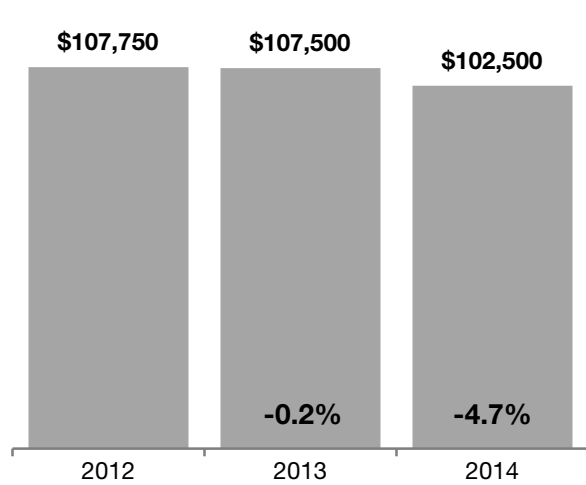


Median Sales Price

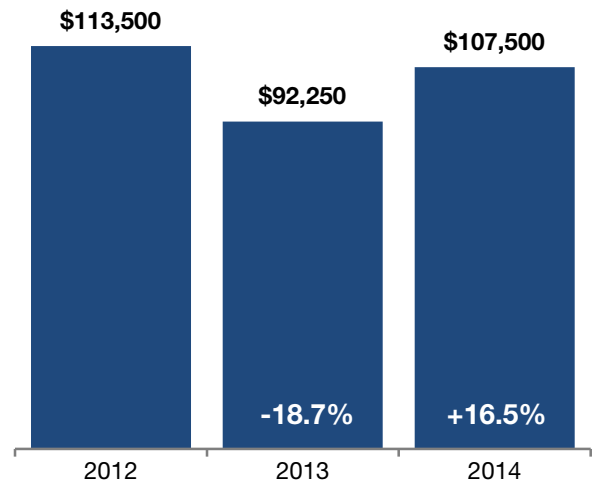
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



July

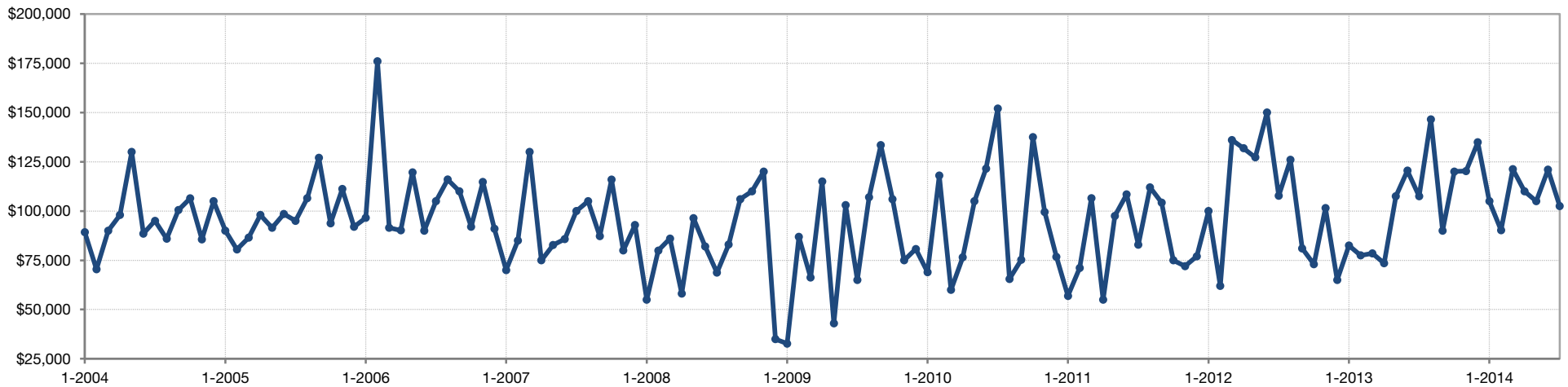


Year To Date



Month	Prior Year	Current Year	+ / -
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%
April	\$73,500	\$110,000	+49.7%
May	\$107,500	\$105,000	-2.3%
June	\$120,514	\$121,000	+0.4%
July	\$107,500	\$102,500	-4.7%
12-Month Med	\$90,000	\$115,000	+27.8%

Historical Median Sales Price

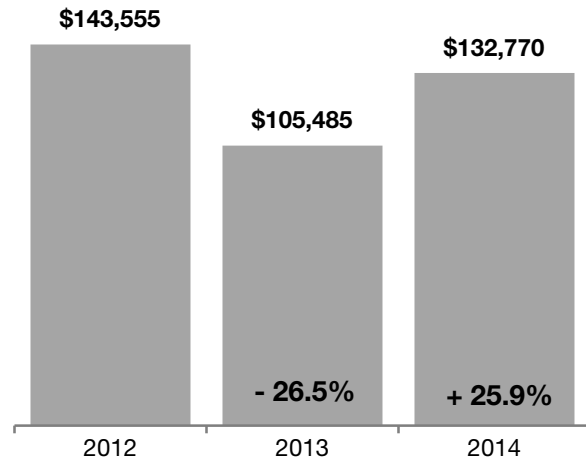


Average Sales Price

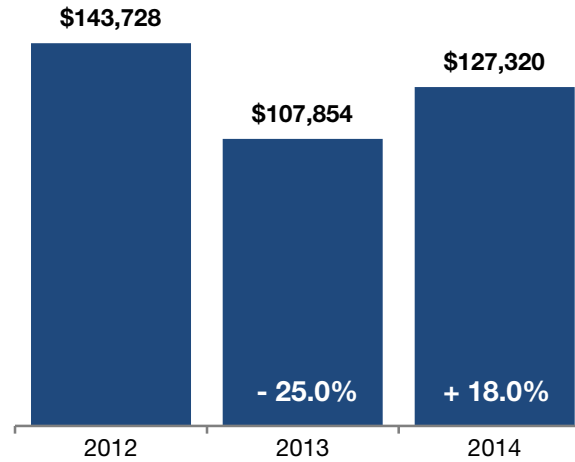
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



July

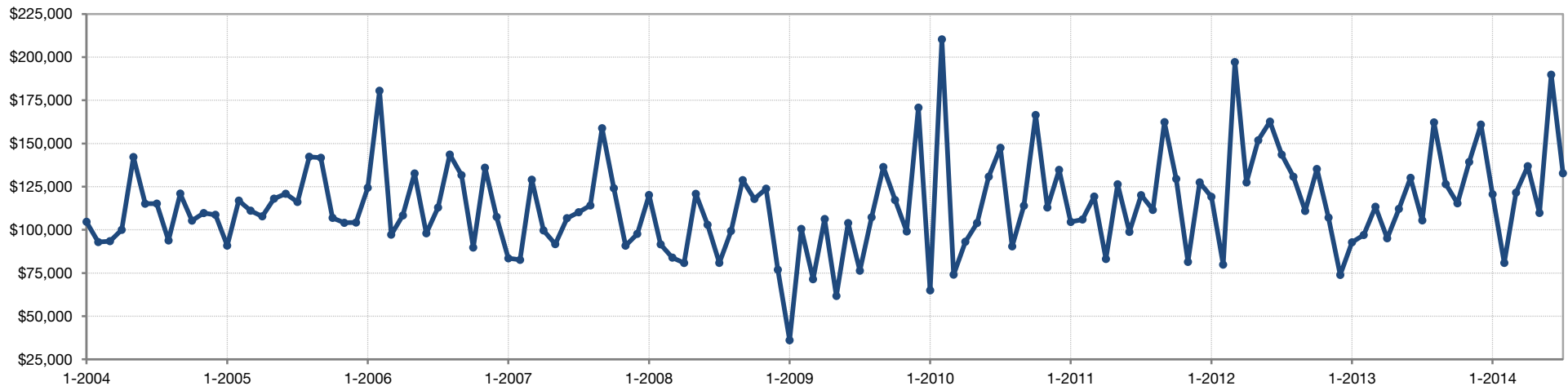


Year To Date



Month	Prior Year	Current Year	+ / -
August	\$130,756	\$162,236	+24.1%
September	\$110,959	\$126,458	+14.0%
October	\$135,240	\$115,379	-14.7%
November	\$107,106	\$139,307	+30.1%
December	\$73,911	\$160,946	+117.8%
January	\$92,799	\$120,625	+30.0%
February	\$97,033	\$80,867	-16.7%
March	\$113,360	\$121,571	+7.2%
April	\$95,138	\$136,867	+43.9%
May	\$112,134	\$109,804	-2.1%
June	\$130,121	\$189,833	+45.9%
July	\$105,485	\$132,770	+25.9%
12-Month Avg	\$109,762	\$134,105	+22.2%

Historical Average Sales Price

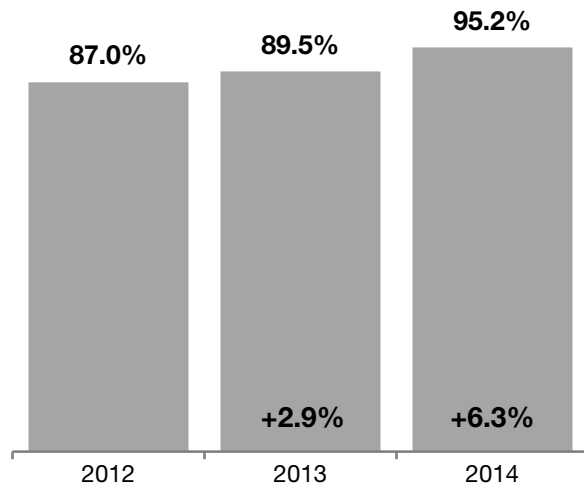


Percent of Original List Price Received

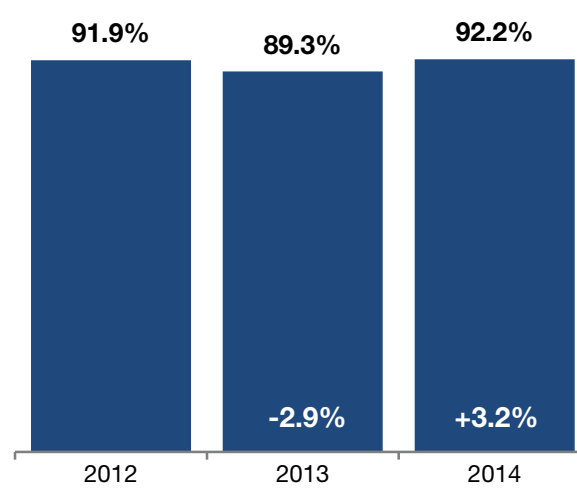


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

July

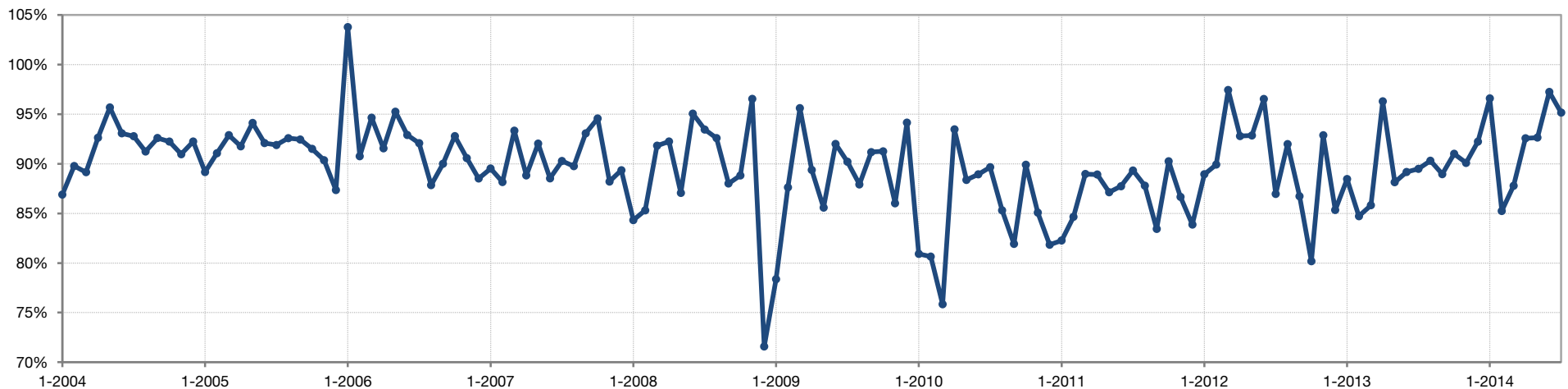


Year To Date



Month	Prior Year	Current Year	+ / -
August	92.0%	90.3%	-1.8%
September	86.7%	89.0%	+2.6%
October	80.2%	91.0%	+13.5%
November	92.9%	90.1%	-3.0%
December	85.3%	92.2%	+8.1%
January	88.5%	96.6%	+9.2%
February	84.7%	85.2%	+0.6%
March	85.8%	87.8%	+2.3%
April	96.3%	92.6%	-3.9%
May	88.1%	92.6%	+5.1%
June	89.2%	97.2%	+9.0%
July	89.5%	95.2%	+6.3%
12-Month Avg	88.9%	91.3%	+2.7%

Historical Percent of Original List Price Received

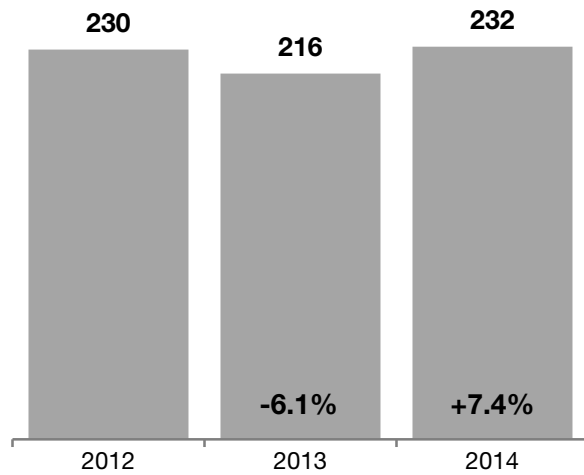


Housing Affordability Index

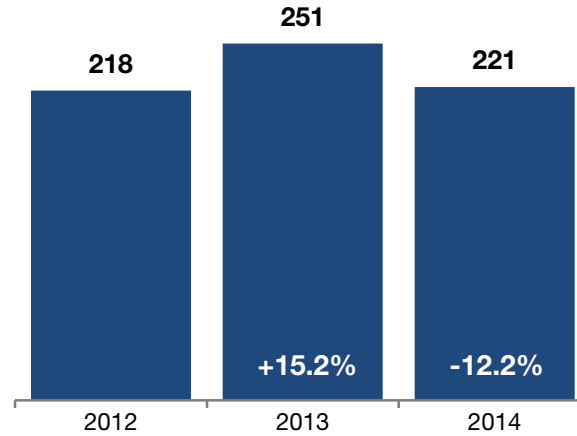


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

July

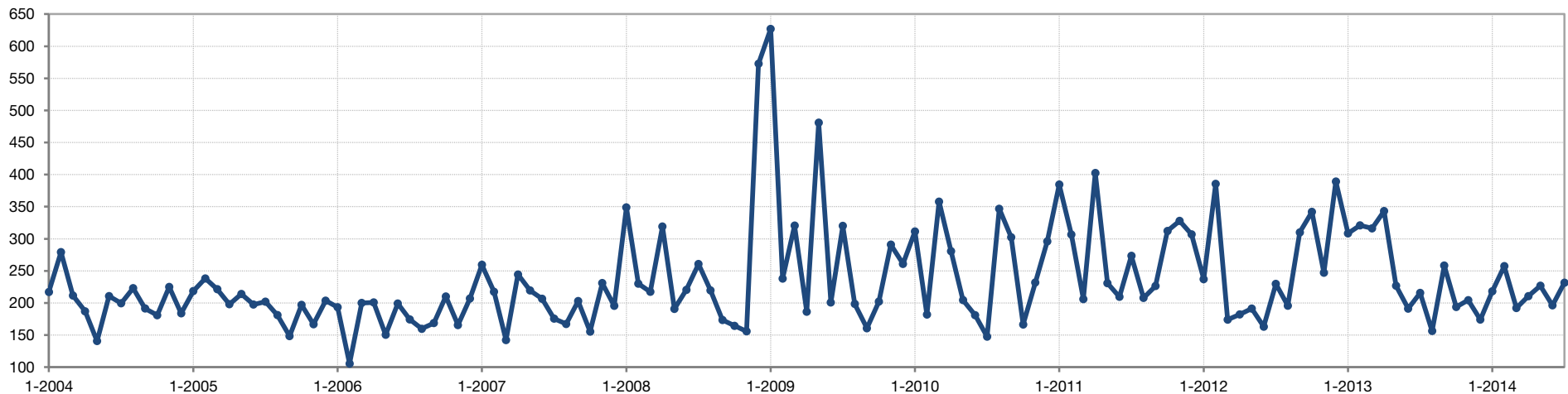


Year To Date



Month	Prior Year	Current Year	+ / -
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%
April	343	211	-38.6%
May	227	227	+0.0%
June	191	196	+2.7%
July	216	232	+7.4%
12-Month Avg	284	210	-22.5%

Historical Housing Affordability Index

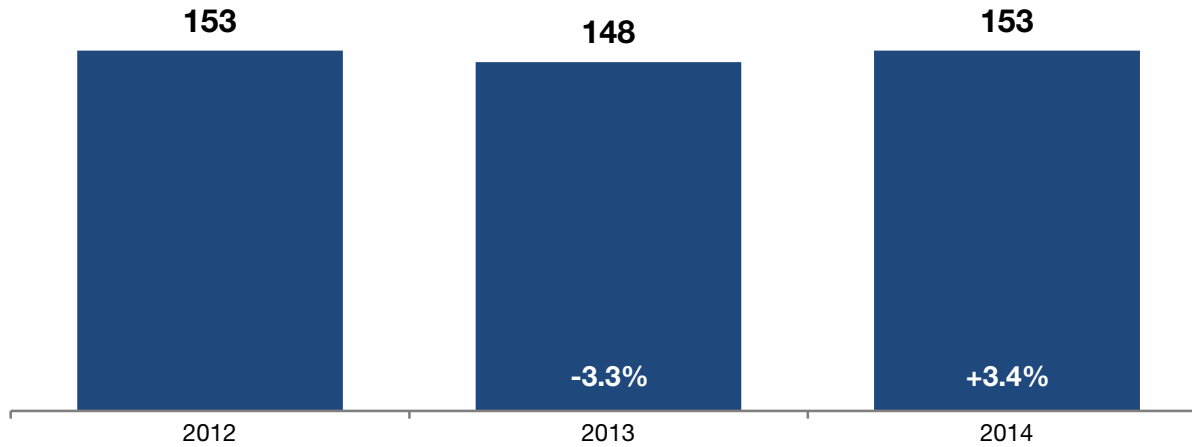


Inventory of Homes for Sale

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

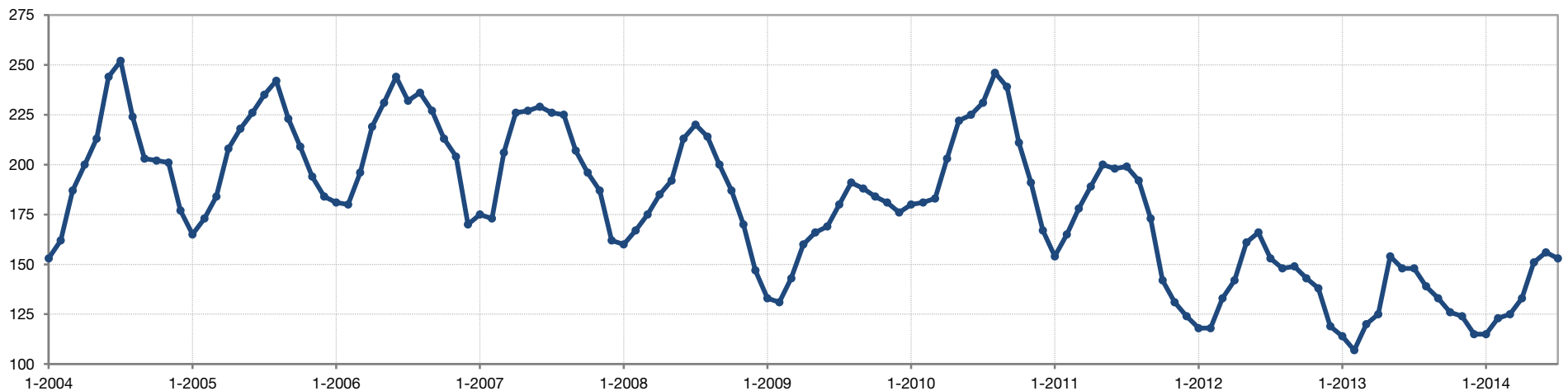


July



Month	Prior Year	Current Year	+ / -
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	123	+15.0%
March	120	125	+4.2%
April	125	133	+6.4%
May	154	151	-1.9%
June	148	156	+5.4%
July	148	153	+3.4%
12-Month Avg	134	133	-0.7%

Historical Inventory of Homes for Sale

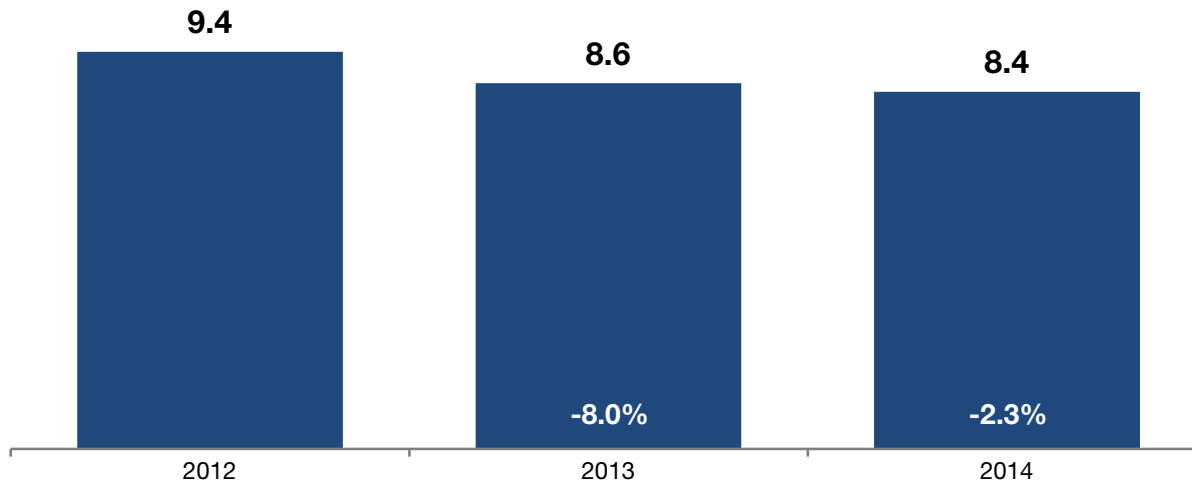


Months Supply of Inventory

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**.



July



Month	Prior Year	Current Year	+ / -
August	9.2	7.7	-15.6%
September	9.2	7.3	-20.2%
October	8.9	6.8	-23.7%
November	8.7	6.6	-24.8%
December	7.3	6.2	-15.1%
January	7.0	6.2	-11.3%
February	6.7	6.5	-2.8%
March	7.2	6.7	-6.6%
April	7.2	7.4	+2.0%
May	9.1	8.2	-10.8%
June	8.4	8.7	+3.9%
July	8.6	8.4	-2.3%
12-Month Avg	8.1	7.2	-11.1%

Historical Months Supply of Inventory

