

Monthly Indicators

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



January 2015



Quick Facts

- 5.6% **+ 19.6%** **- 9.1%** **+ 18.5%**

Change in Closed Sales Stark County	Change in Median Sales Price Stark County	Change in Closed Sales Carroll County	Change in Median Sales Price Carroll County
--	--	--	--

	Stark County	Carroll County
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

Stark County Market Overview

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



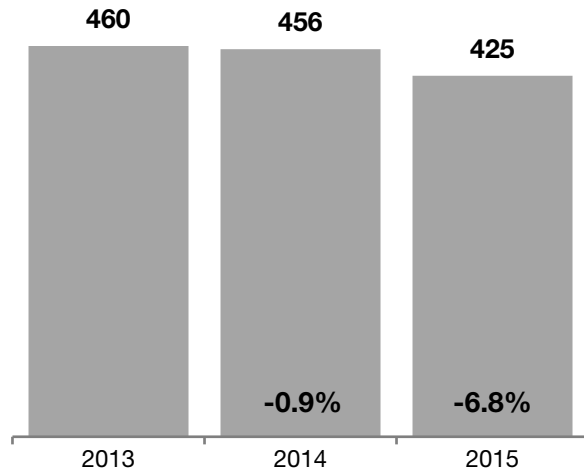
Key Metrics	Historical Sparklines	1-2014	1-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		456	425	- 6.8%	456	425	- 6.8%
Pending Sales		258	307	+ 19.0%	258	307	+ 19.0%
Closed Sales		231	218	- 5.6%	231	218	- 5.6%
Days on Market Until Sale		90	93	+ 3.0%	90	93	+ 3.0%
Median Sales Price		\$84,000	\$100,500	+ 19.6%	\$84,000	\$100,500	+ 19.6%
Average Sales Price		\$104,034	\$117,366	+ 12.8%	\$104,034	\$117,366	+ 12.8%
Percent of Original List Price Received		89.2%	91.6%	+ 2.7%	89.2%	91.6%	+ 2.7%
Housing Affordability Index		273	246	- 9.9%	273	246	- 9.9%
Inventory of Homes for Sale		1,459	1,246	- 14.6%	--	--	--
Months Supply of Homes for Sale		4.4	3.7	- 15.3%	--	--	--

New Listings

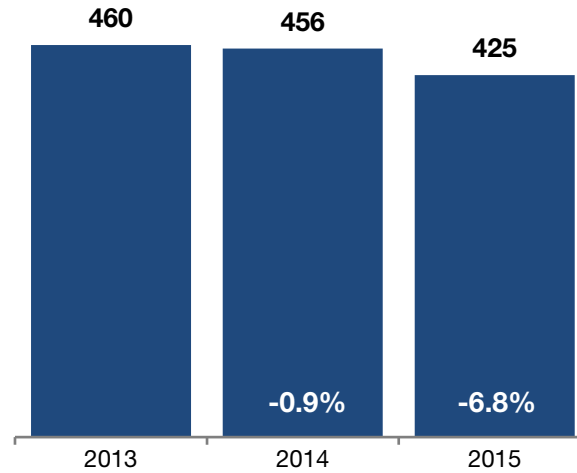
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



January

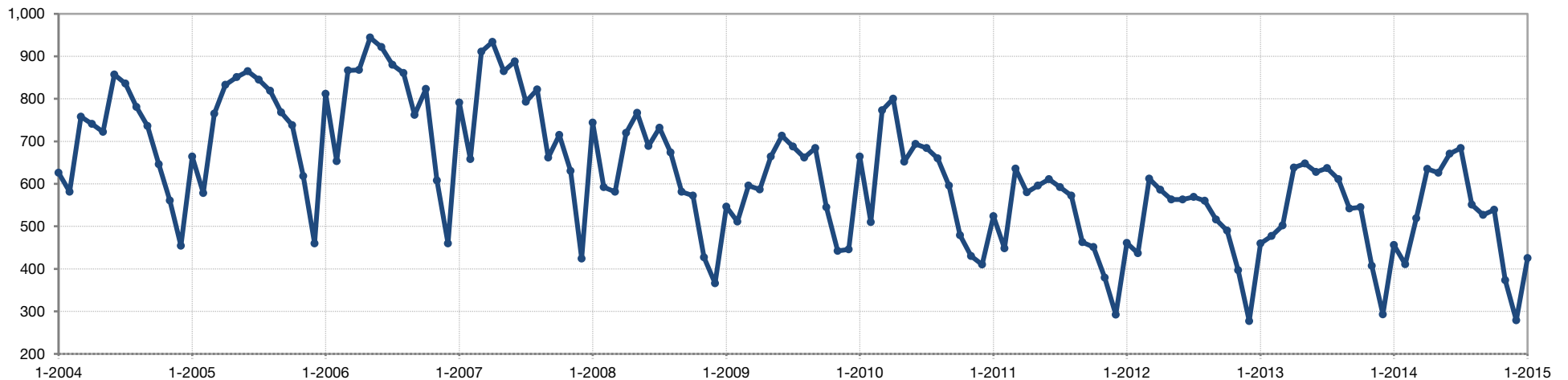


Year To Date



Month	Prior Year	Current Year	+ / -
February	477	411	-13.8%
March	502	519	+3.4%
April	638	635	-0.5%
May	648	626	-3.4%
June	628	671	+6.8%
July	637	684	+7.4%
August	611	551	-9.8%
September	542	527	-2.8%
October	545	539	-1.1%
November	407	373	-8.4%
December	293	279	-4.8%
January	456	425	-6.8%
12-Month Avg	532	520	-2.3%

Historical New Listing Activity

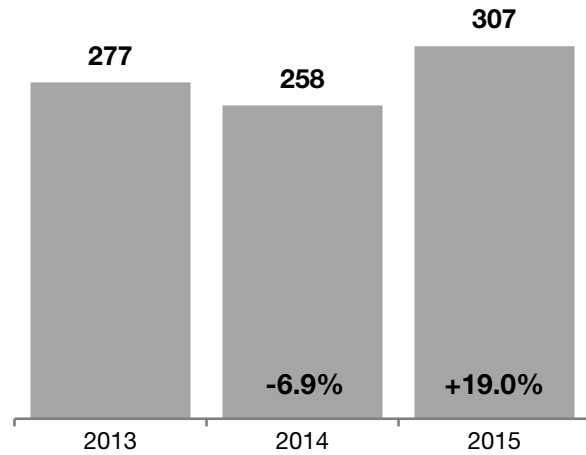


Pending Sales

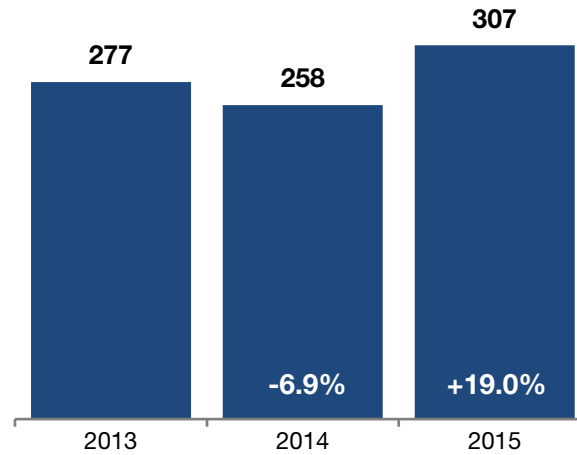
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



January

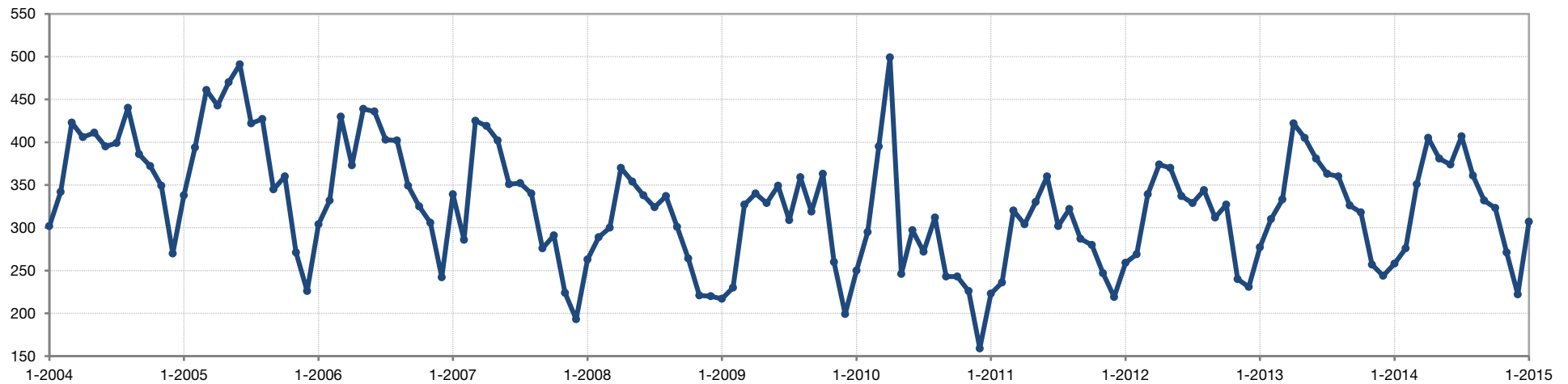


Year To Date



Month	Prior Year	Current Year	+ / -
February	310	276	-11.0%
March	333	351	+5.4%
April	422	405	-4.0%
May	405	381	-5.9%
June	381	374	-1.8%
July	363	407	+12.1%
August	360	361	+0.3%
September	326	332	+1.8%
October	318	323	+1.6%
November	257	271	+5.4%
December	244	222	-9.0%
January	258	307	+19.0%
12-Month Avg	331	334	+0.8%

Historical Pending Sales Activity

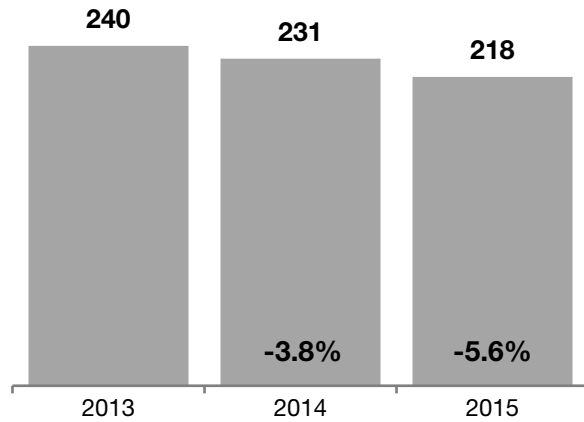


Closed Sales

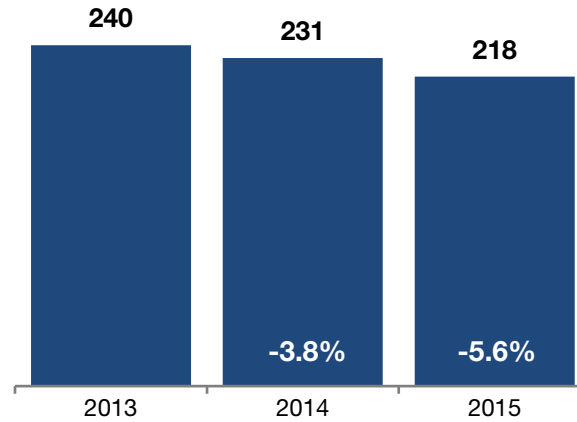
A count of the actual sales that have closed in a given month for **Stark County Only**.



January

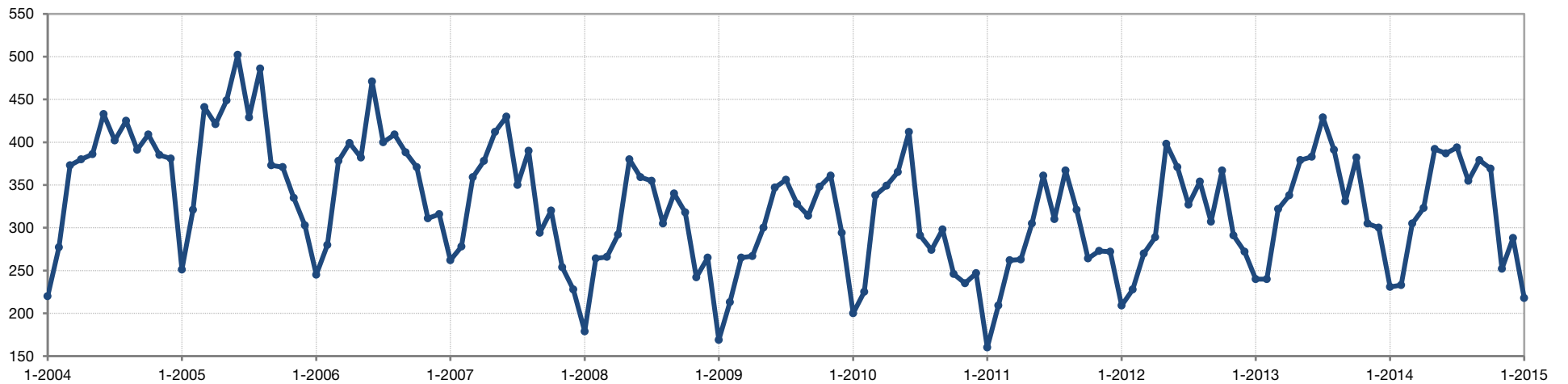


Year To Date



Month	Prior Year	Current Year	+ / -
February	240	233	-2.9%
March	322	305	-5.3%
April	338	323	-4.4%
May	379	392	+3.4%
June	383	387	+1.0%
July	429	394	-8.2%
August	391	355	-9.2%
September	331	379	+14.5%
October	382	369	-3.4%
November	305	252	-17.4%
December	300	288	-4.0%
January	231	218	-5.6%
12-Month Avg	336	325	-3.5%

Historical Closed Sales Activity

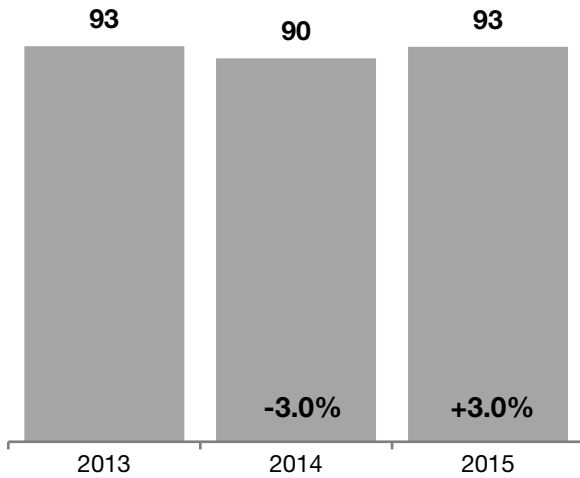


Days on Market Until Sale

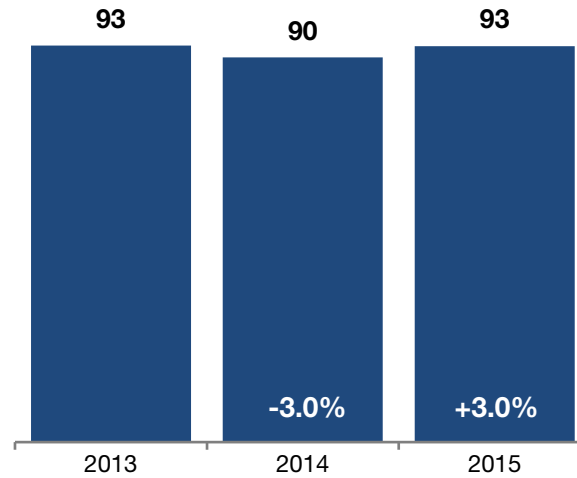
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



January



Year To Date



Month	Prior Year	Current Year	+ / -
February	100	89	-10.6%
March	92	82	-11.1%
April	91	83	-8.8%
May	82	84	+2.5%
June	73	68	-6.6%
July	78	71	-8.7%
August	74	70	-6.2%
September	71	69	-2.5%
October	83	79	-4.5%
November	76	61	-19.7%
December	81	86	+6.3%
January	90	93	+3.0%
12-Month Avg	82	77	-5.6%

Historical Days on Market Until Sale

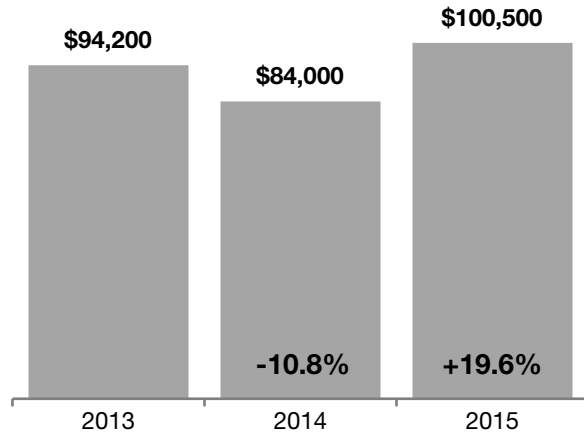


Median Sales Price

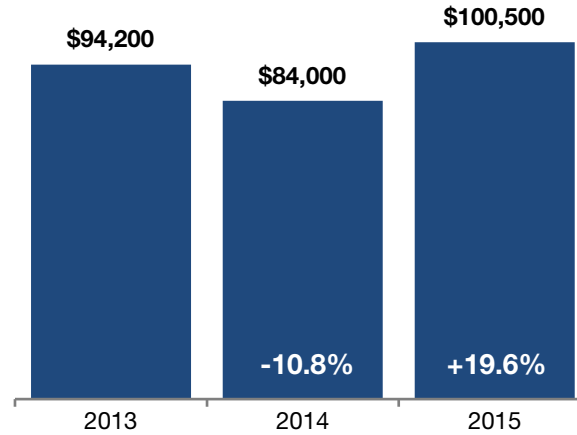
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



January

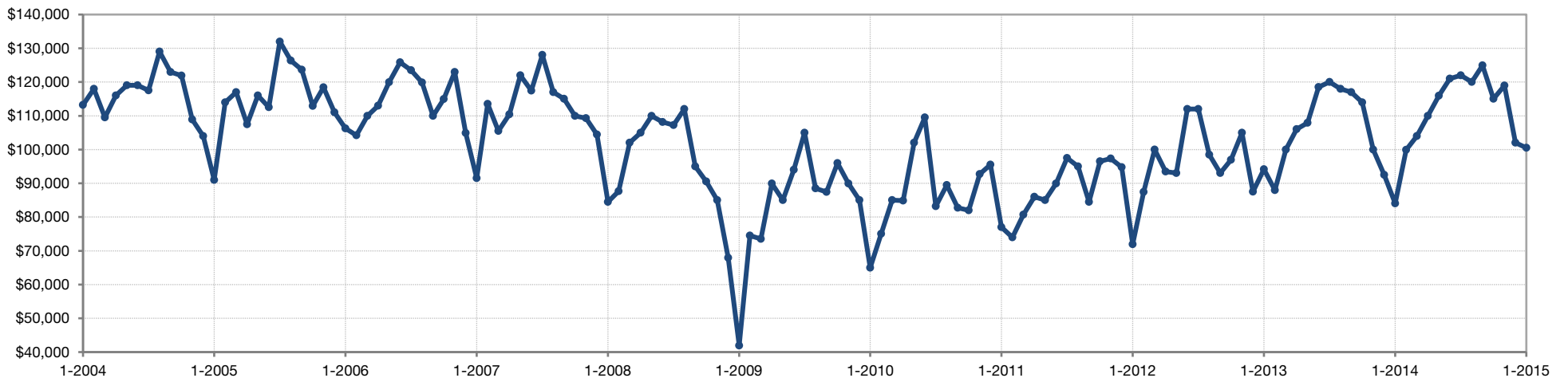


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$88,000	\$99,900	+13.5%
March	\$100,000	\$104,000	+4.0%
April	\$106,000	\$110,000	+3.8%
May	\$107,950	\$115,900	+7.4%
June	\$118,500	\$121,000	+2.1%
July	\$120,000	\$122,000	+1.7%
August	\$118,000	\$120,000	+1.7%
September	\$117,000	\$124,950	+6.8%
October	\$114,000	\$115,000	+0.9%
November	\$99,950	\$118,954	+19.0%
December	\$92,500	\$102,000	+10.3%
January	\$84,000	\$100,500	+19.6%
12-Month Med	\$109,000	\$115,000	+5.5%

Historical Median Sales Price

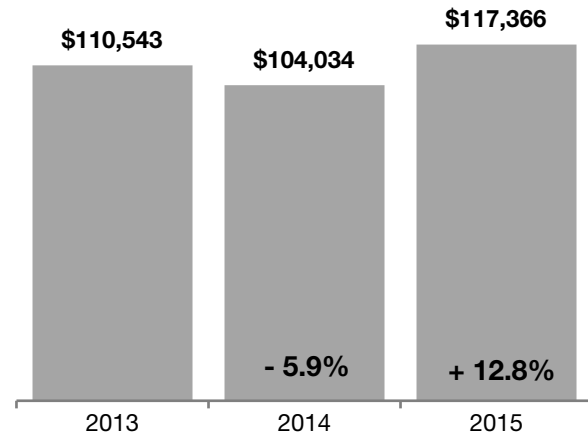


Average Sales Price

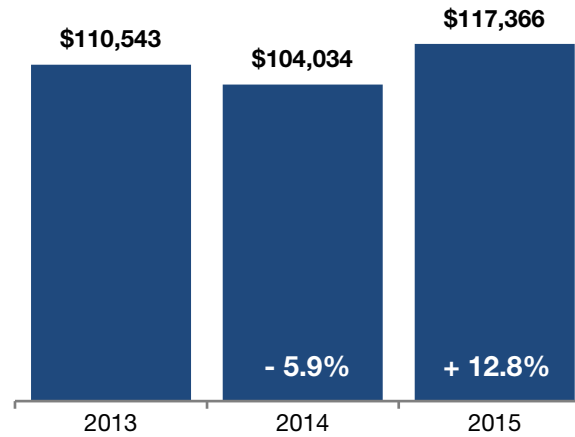
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



January

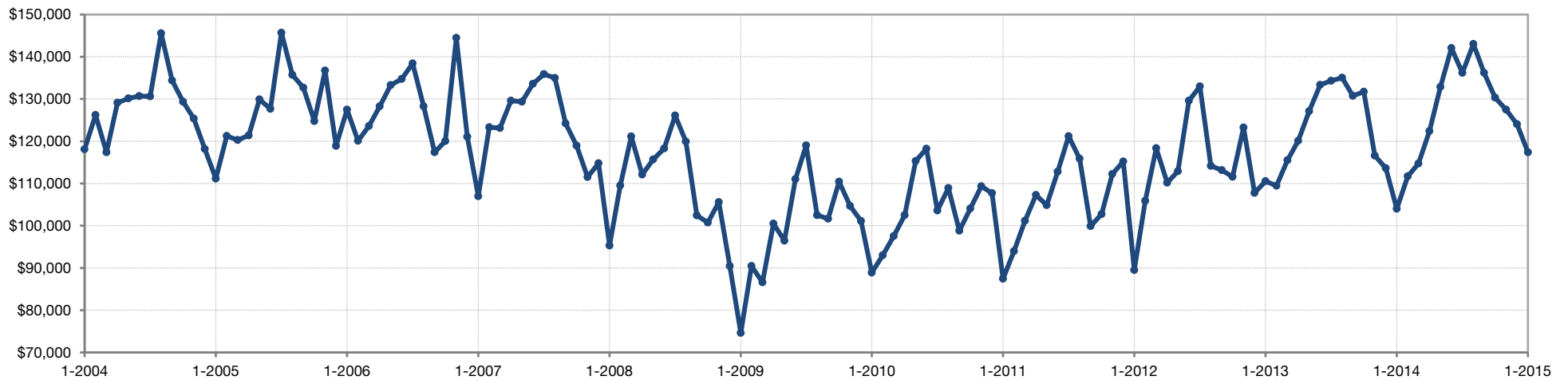


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$109,476	\$111,694	+2.0%
March	\$115,484	\$114,726	-0.7%
April	\$120,130	\$122,410	+1.9%
May	\$127,139	\$132,886	+4.5%
June	\$133,341	\$142,077	+6.6%
July	\$134,306	\$136,218	+1.4%
August	\$135,071	\$143,036	+5.9%
September	\$130,763	\$136,186	+4.1%
October	\$131,695	\$130,339	-1.0%
November	\$116,588	\$127,508	+9.4%
December	\$113,606	\$124,060	+9.2%
January	\$104,034	\$117,366	+12.8%
12-Month Avg	\$124,239	\$129,648	+4.4%

Historical Average Sales Price

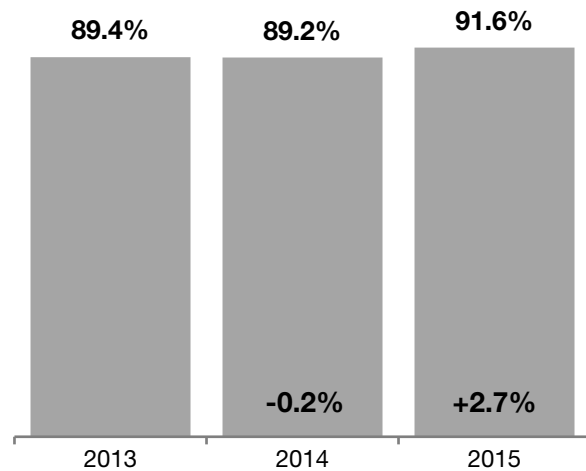


Percent of Original List Price Received

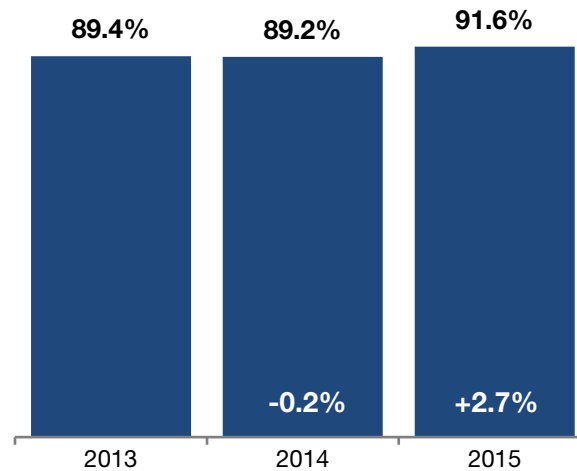


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

January

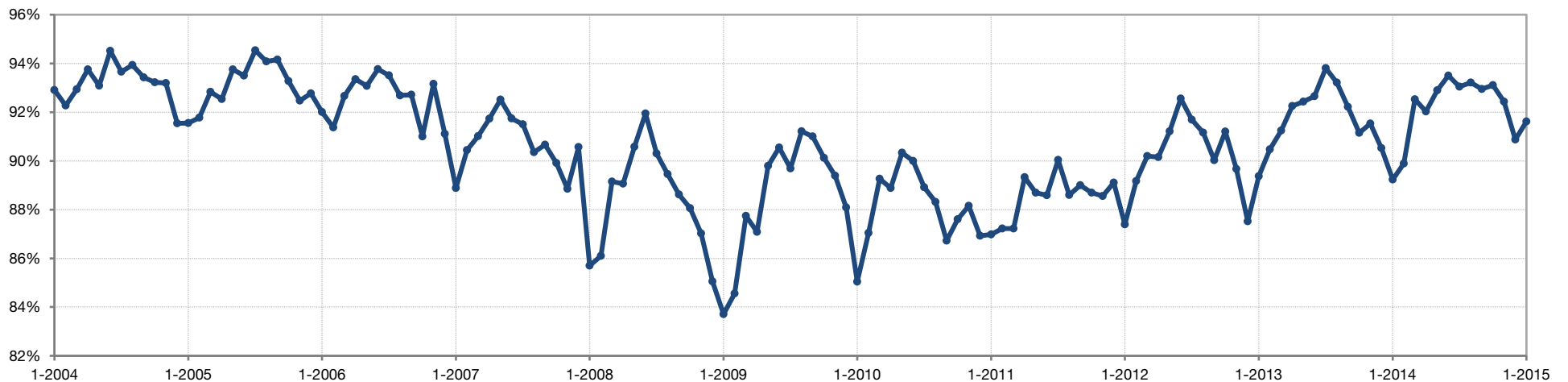


Year To Date



Month	Prior Year	Current Year	+ / -
February	90.5%	89.9%	-0.6%
March	91.2%	92.5%	+1.4%
April	92.3%	92.0%	-0.2%
May	92.4%	92.9%	+0.5%
June	92.7%	93.5%	+0.9%
July	93.8%	93.0%	-0.8%
August	93.2%	93.2%	+0.0%
September	92.2%	93.0%	+0.8%
October	91.1%	93.1%	+2.2%
November	91.5%	92.4%	+1.0%
December	90.5%	90.9%	+0.4%
January	89.2%	91.6%	+2.7%
12-Month Avg	91.9%	92.5%	+0.6%

Historical Percent of Original List Price Received

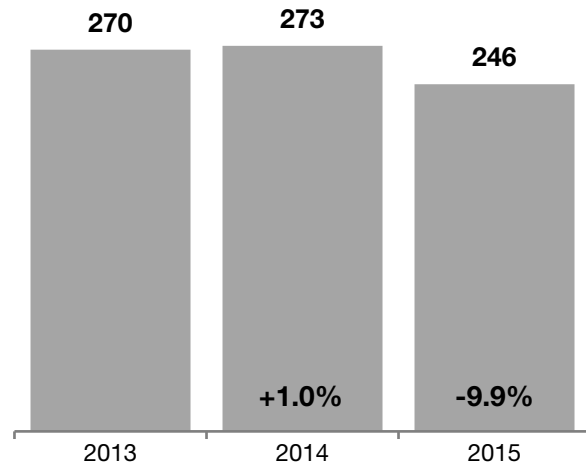


Housing Affordability Index

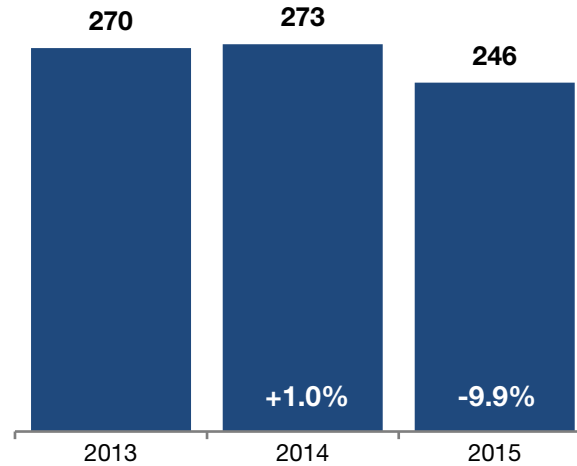


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

January

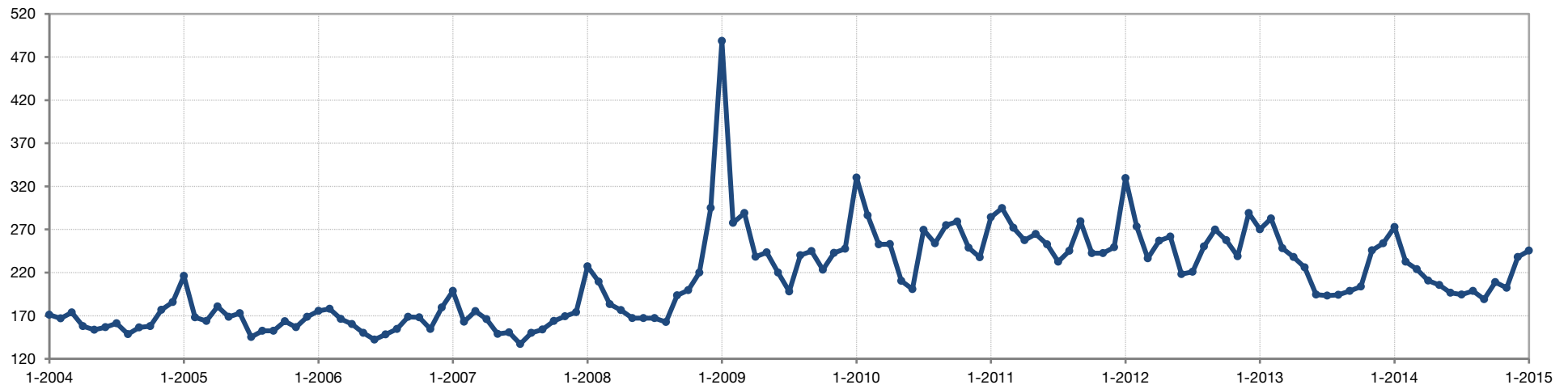


Year To Date



Month	Prior Year	Current Year	+ / -
February	283	233	-17.7%
March	248	224	-9.8%
April	238	211	-11.5%
May	226	206	-9.0%
June	194	197	+1.2%
July	193	195	+0.7%
August	194	199	+2.3%
September	199	189	-4.9%
October	204	209	+2.4%
November	246	202	-17.7%
December	254	238	-6.3%
January	273	246	-9.9%
12-Month Avg	229	212	-6.7%

Historical Housing Affordability Index

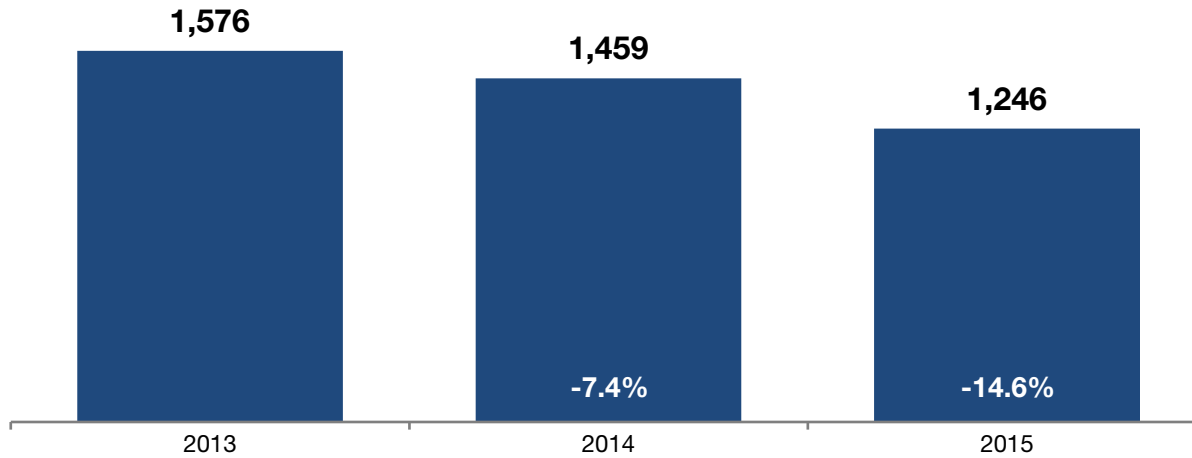


Inventory of Homes for Sale

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

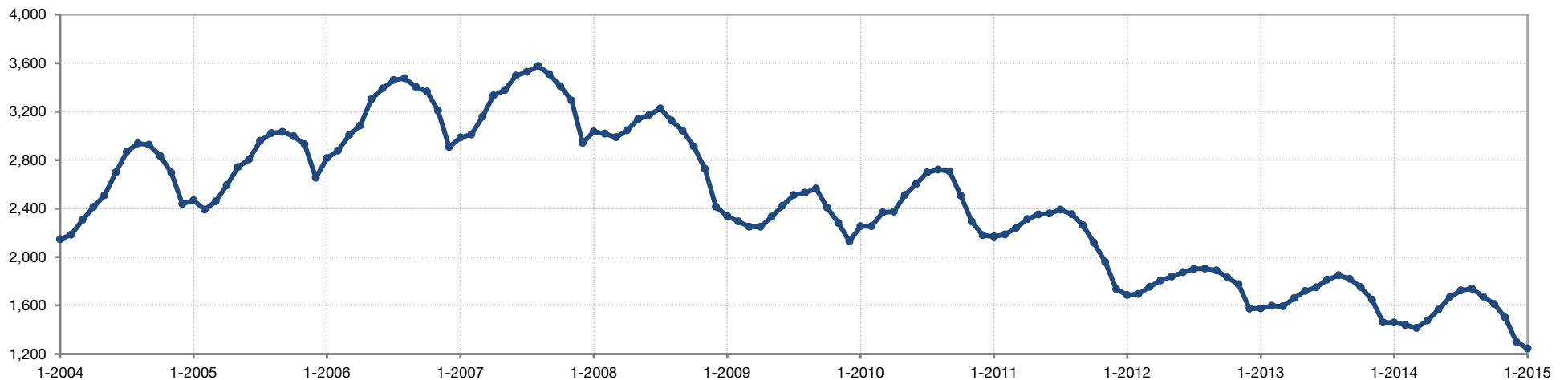


January



Month	Prior Year	Current Year	+ / -
February	1,596	1,441	-9.7%
March	1,593	1,415	-11.2%
April	1,661	1,476	-11.1%
May	1,720	1,566	-9.0%
June	1,749	1,667	-4.7%
July	1,812	1,723	-4.9%
August	1,848	1,738	-6.0%
September	1,820	1,672	-8.1%
October	1,751	1,612	-7.9%
November	1,648	1,499	-9.0%
December	1,459	1,300	-10.9%
January	1,459	1,246	-14.6%
12-Month Avg	1,676	1,530	-8.9%

Historical Inventory of Homes for Sale

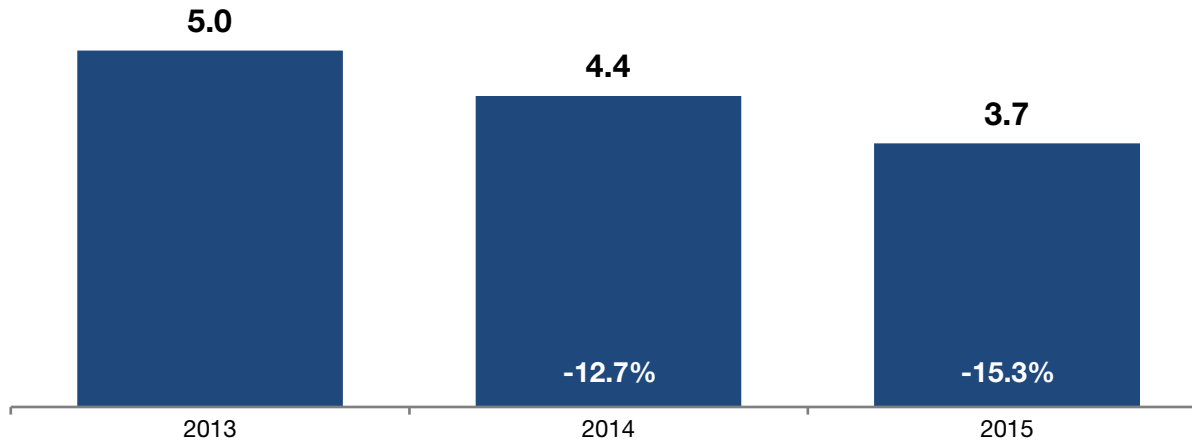


Months Supply of Inventory

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**.

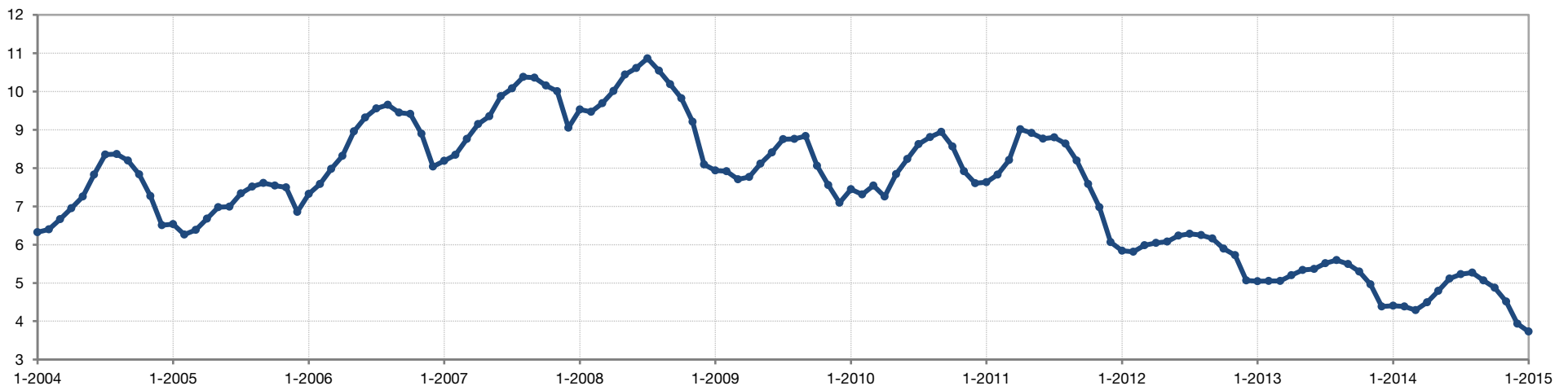


January



Month	Prior Year	Current Year	+ / -
February	5.1	4.4	-13.2%
March	5.1	4.3	-15.1%
April	5.2	4.5	-13.7%
May	5.3	4.8	-10.2%
June	5.4	5.1	-4.7%
July	5.5	5.2	-5.2%
August	5.6	5.3	-5.9%
September	5.5	5.1	-7.9%
October	5.3	4.9	-8.0%
November	5.0	4.5	-9.0%
December	4.4	3.9	-10.1%
January	4.4	3.7	-15.3%
12-Month Avg	5.1	4.6	-9.7%

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**.



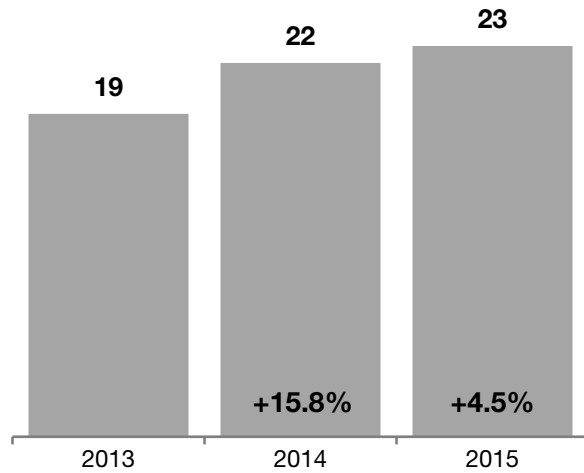
Key Metrics	Historical Sparklines	1-2014	1-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		22	23	+ 4.5%	22	23	+ 4.5%
Pending Sales		11	19	+ 72.7%	11	19	+ 72.7%
Closed Sales		11	10	- 9.1%	11	10	- 9.1%
Days on Market Until Sale		101	118	+ 17.3%	101	118	+ 17.3%
Median Sales Price		\$105,000	\$124,385	+ 18.5%	\$105,000	\$124,385	+ 18.5%
Average Sales Price		\$120,625	\$132,837	+ 10.1%	\$120,625	\$132,837	+ 10.1%
Percent of Original List Price Received		96.6%	93.6%	- 3.1%	96.6%	93.6%	- 3.1%
Housing Affordability Index		218	198	- 9.0%	218	198	- 9.0%
Inventory of Homes for Sale		116	105	- 9.5%	--	--	--
Months Supply of Homes for Sale		6.3	5.5	- 11.9%	--	--	--

New Listings

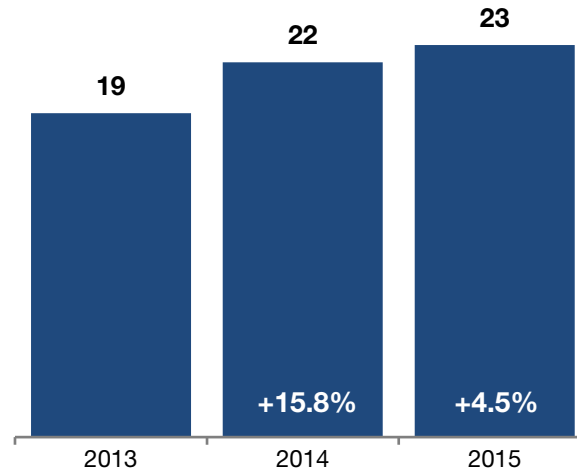
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



January



Year To Date



Month	Prior Year	Current Year	+ / -
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%
August	35	35	0.0%
September	27	45	+66.7%
October	32	32	0.0%
November	32	21	-34.4%
December	11	11	0.0%
January	22	23	+4.5%
12-Month Avg	32	33	+3.4%

Historical New Listing Activity

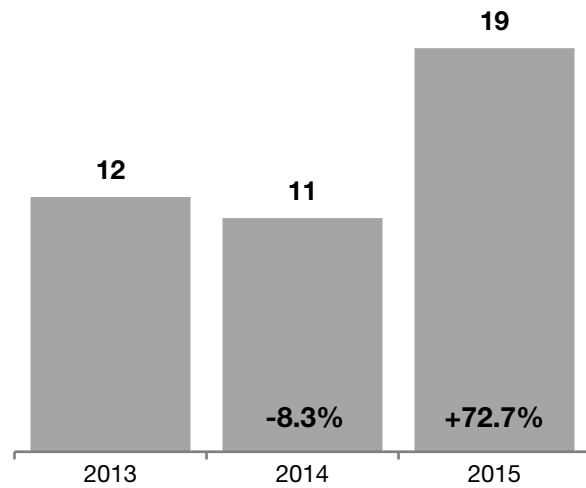


Pending Sales

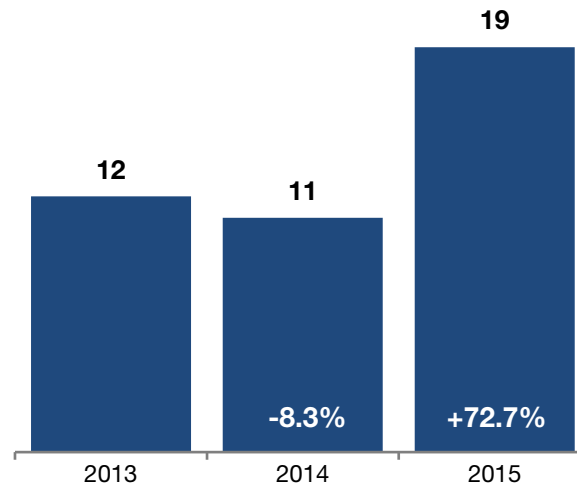
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



January

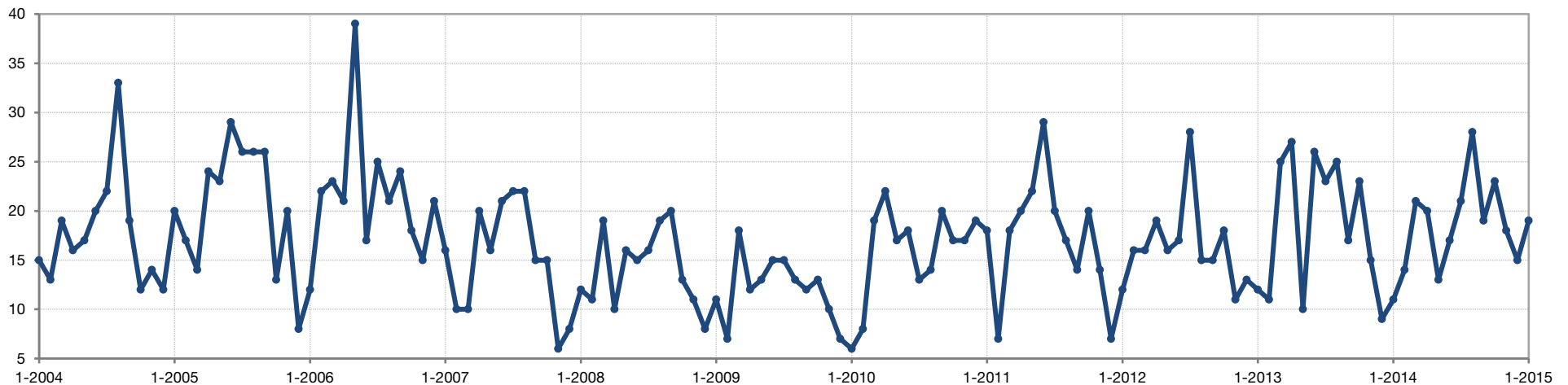


Year To Date



Month	Prior Year	Current Year	+ / -
February	11	14	+27.3%
March	25	21	-16.0%
April	27	20	-25.9%
May	10	13	+30.0%
June	26	17	-34.6%
July	23	21	-8.7%
August	25	28	+12.0%
September	17	19	+11.8%
October	23	23	0.0%
November	15	18	+20.0%
December	9	15	+66.7%
January	11	19	+72.7%
12-Month Avg	19	19	+2.7%

Historical Pending Sales Activity

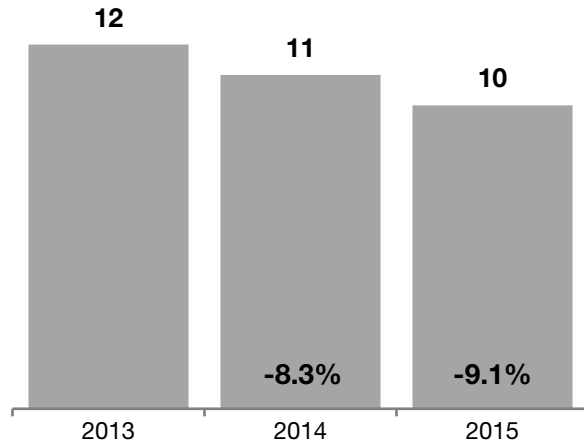


Closed Sales

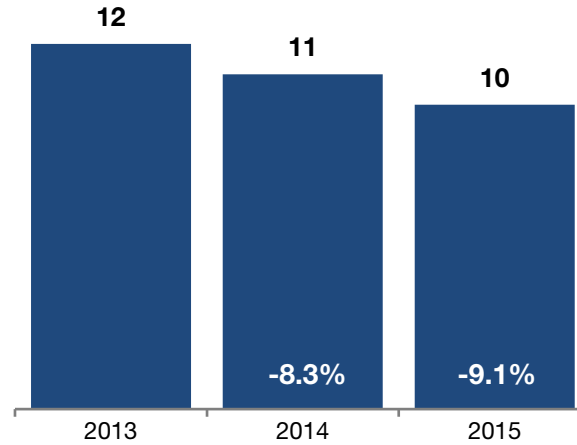
A count of the properties that have closed in a given month for **Carroll County Only**.



January

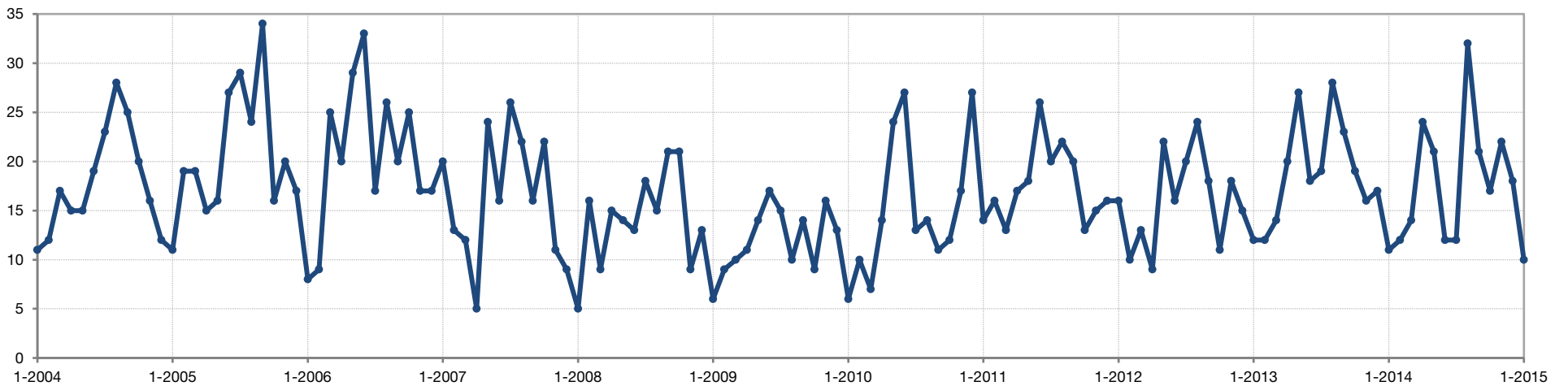


Year To Date



Month	Prior Year	Current Year	+ / -
February	12	12	0.0%
March	14	14	0.0%
April	20	24	+20.0%
May	27	21	-22.2%
June	18	12	-33.3%
July	19	12	-36.8%
August	28	32	+14.3%
September	23	21	-8.7%
October	19	17	-10.5%
November	16	22	+37.5%
December	17	18	+5.9%
January	11	10	-9.1%
12-Month Avg	19	18	-3.6%

Historical Closed Sales Activity

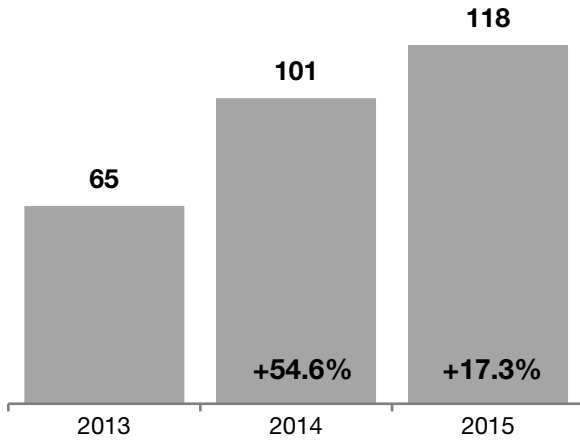


Days on Market Until Sale

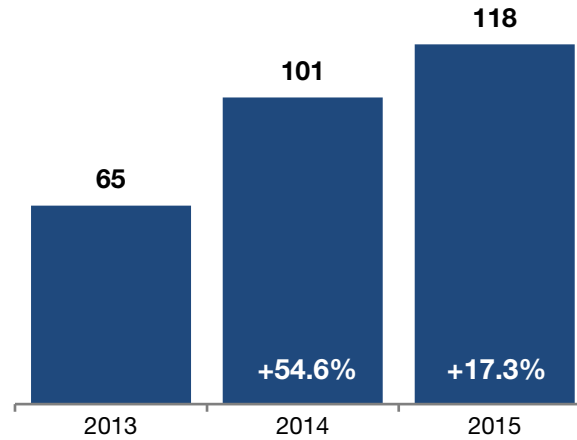
Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.



January

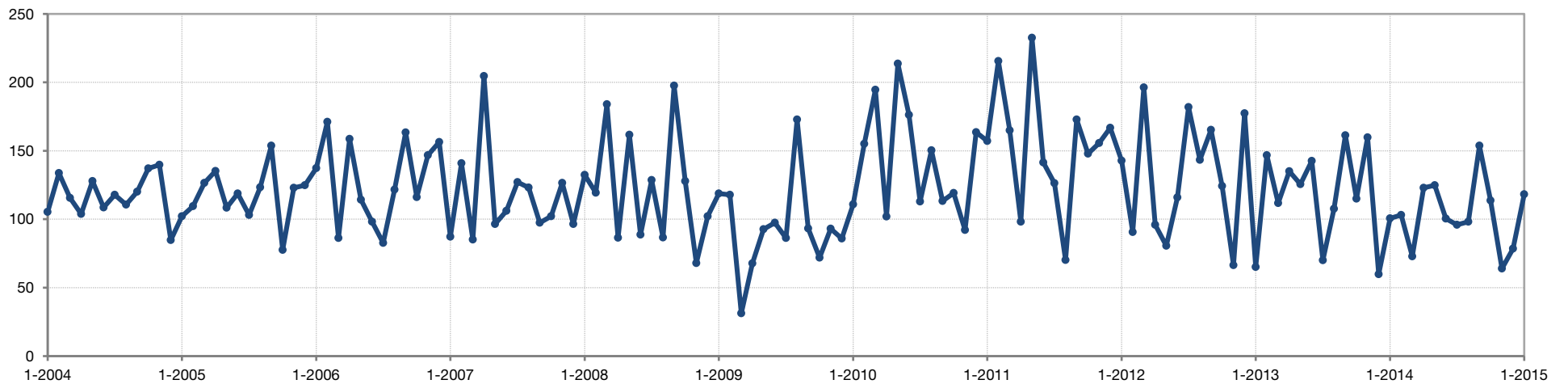


Year To Date



Month	Prior Year	Current Year	+ / -
February	147	103	-29.7%
March	112	73	-34.9%
April	135	123	-8.9%
May	126	125	-0.6%
June	143	101	-29.5%
July	70	96	+37.0%
August	108	98	-8.8%
September	161	154	-4.6%
October	115	114	-1.3%
November	160	64	-60.0%
December	60	78	+31.3%
January	101	118	+17.3%
12-Month Avg	120	105	-12.8%

Historical Days on Market Until Sale

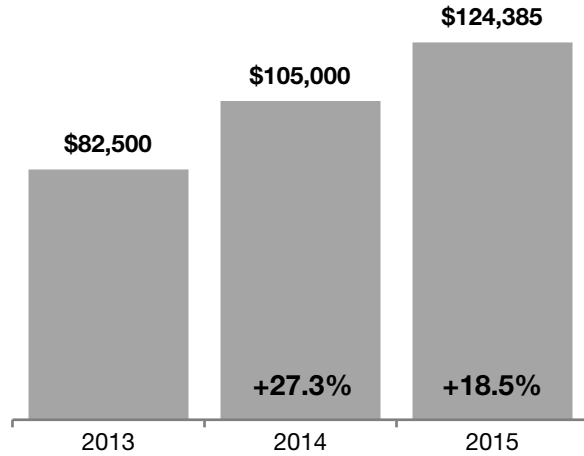


Median Sales Price

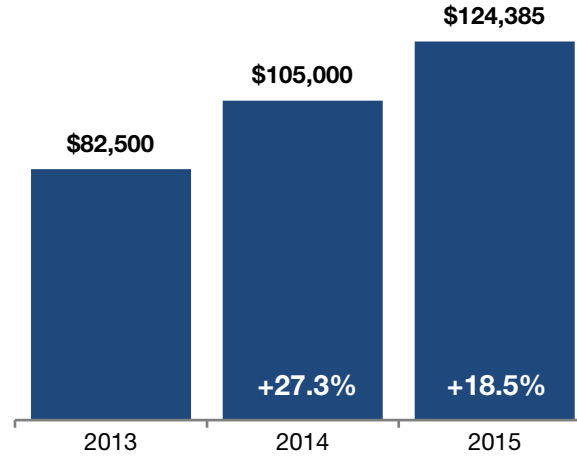
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



January

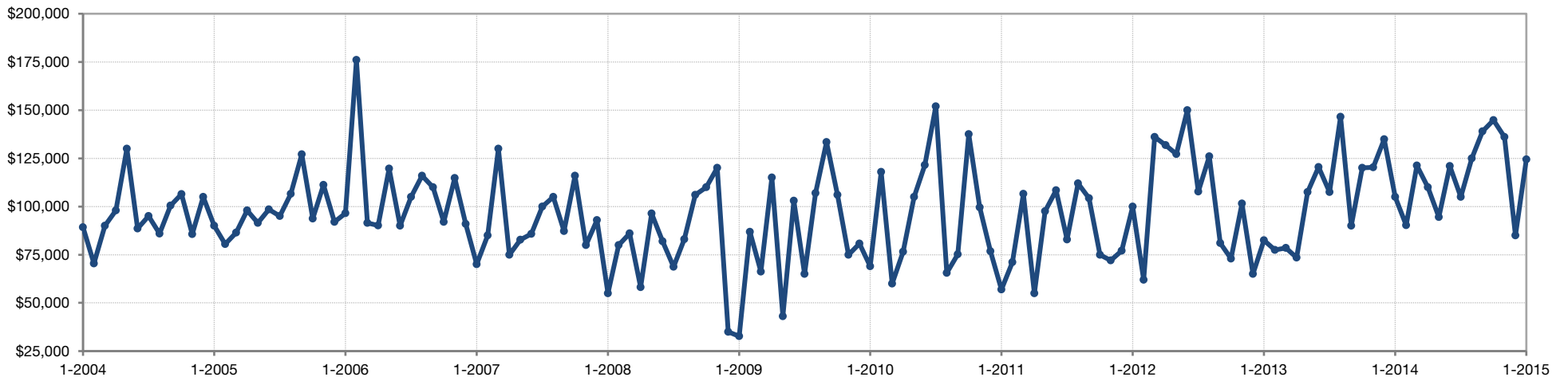


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$77,500	\$90,250	+16.5%
March	\$78,500	\$121,250	+54.5%
April	\$73,500	\$110,000	+49.7%
May	\$107,500	\$94,500	-12.1%
June	\$120,514	\$121,000	+0.4%
July	\$107,500	\$105,000	-2.3%
August	\$146,500	\$124,950	-14.7%
September	\$90,000	\$139,000	+54.4%
October	\$120,000	\$144,750	+20.6%
November	\$120,250	\$136,000	+13.1%
December	\$134,900	\$85,000	-37.0%
January	\$105,000	\$124,385	+18.5%
12-Month Med	\$110,000	\$119,250	+8.4%

Historical Median Sales Price

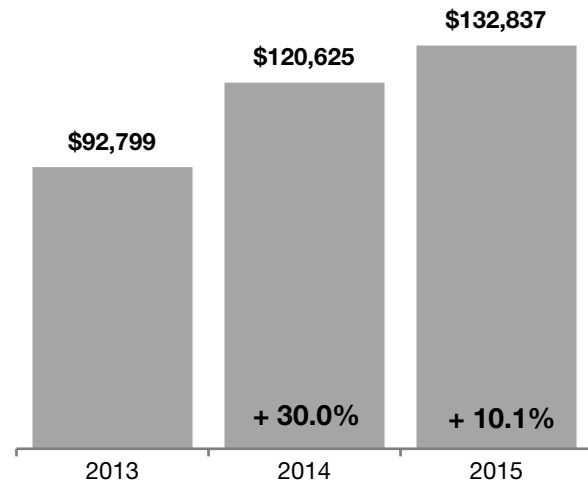


Average Sales Price

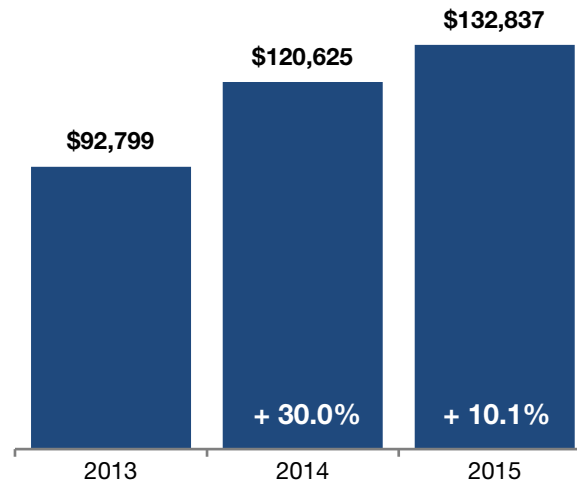
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



January

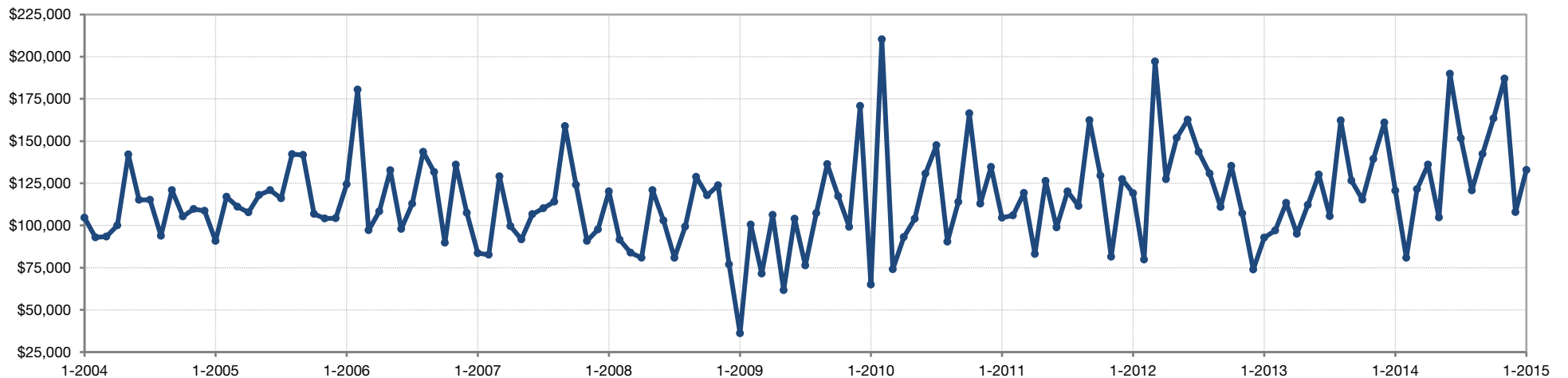


Year To Date



Month	Prior Year	Current Year	+ / -
February	\$97,033	\$80,867	-16.7%
March	\$113,360	\$121,571	+7.2%
April	\$95,138	\$136,119	+43.1%
May	\$112,134	\$104,814	-6.5%
June	\$130,121	\$189,833	+45.9%
July	\$105,485	\$151,609	+43.7%
August	\$162,236	\$120,838	-25.5%
September	\$126,458	\$142,405	+12.6%
October	\$115,379	\$163,463	+41.7%
November	\$139,307	\$187,029	+34.3%
December	\$160,946	\$107,888	-33.0%
January	\$120,625	\$132,837	+10.1%
12-Month Avg	\$124,604	\$135,719	+8.9%

Historical Average Sales Price

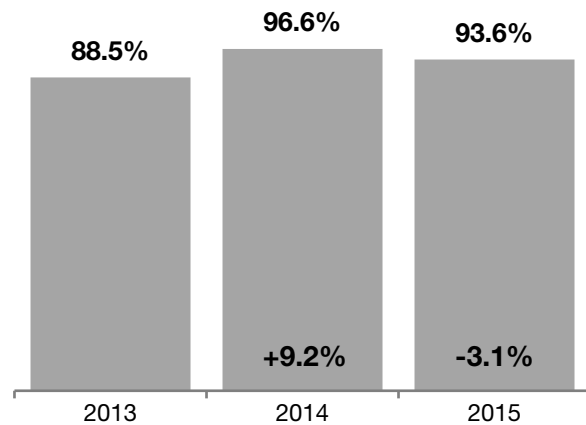


Percent of Original List Price Received

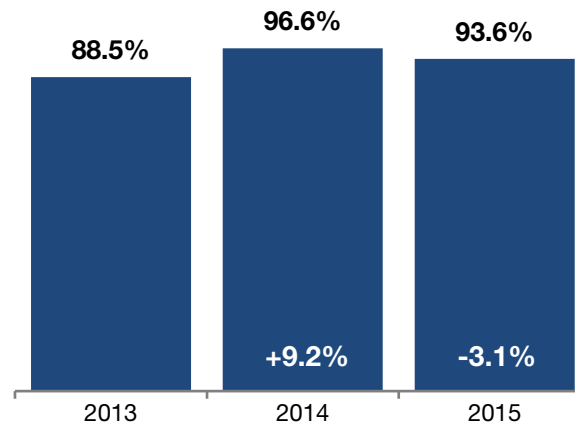


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

January

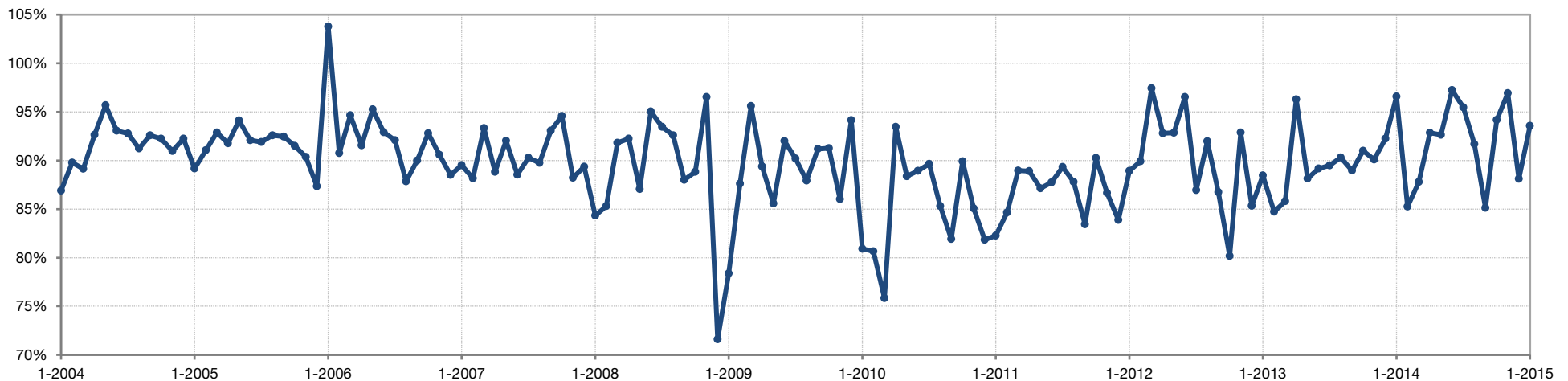


Year To Date



Month	Prior Year	Current Year	+ / -
February	84.7%	85.2%	+0.6%
March	85.8%	87.8%	+2.3%
April	96.3%	92.8%	-3.6%
May	88.1%	92.6%	+5.1%
June	89.2%	97.2%	+9.0%
July	89.5%	95.5%	+6.7%
August	90.3%	91.7%	+1.5%
September	89.0%	85.1%	-4.3%
October	91.0%	94.2%	+3.5%
November	90.1%	96.9%	+7.6%
December	92.2%	88.1%	-4.5%
January	96.6%	93.6%	-3.1%
12-Month Avg	90.1%	91.6%	+1.6%

Historical Percent of Original List Price Received

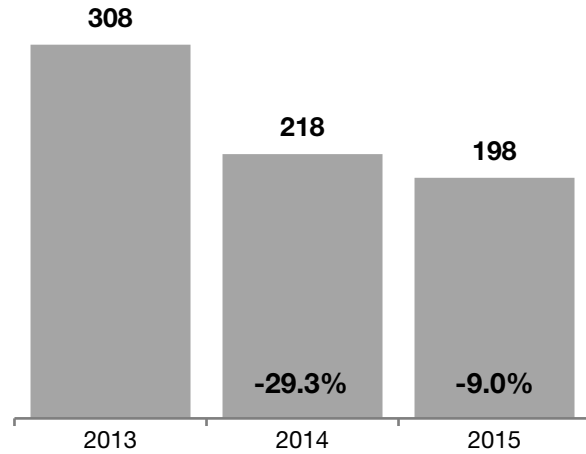


Housing Affordability Index

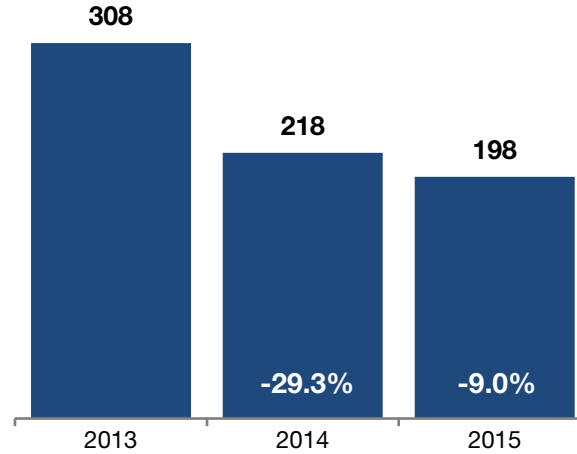


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

January

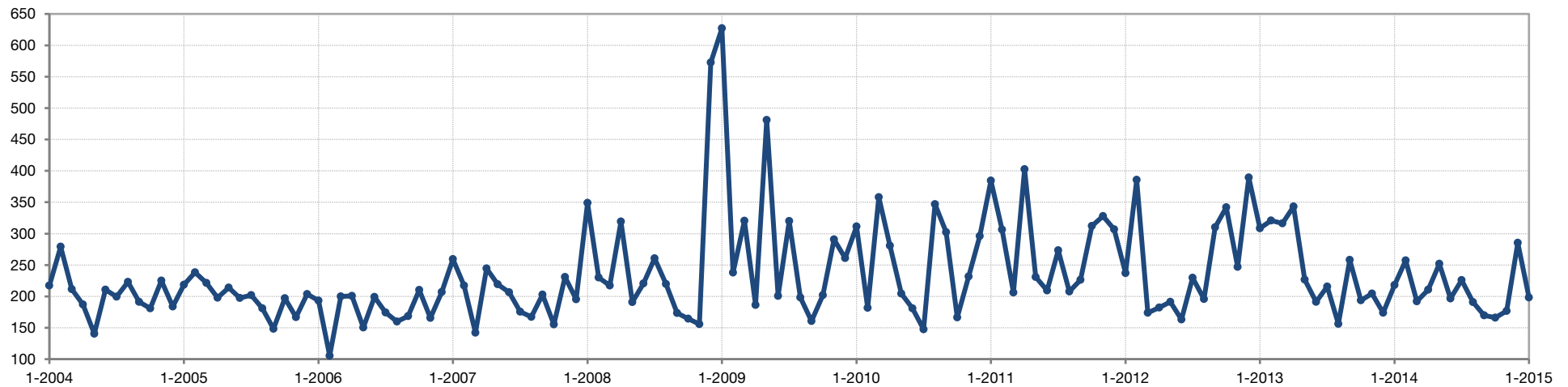


Year To Date



Month	Prior Year	Current Year	+ / -
February	321	257	-19.8%
March	316	192	-39.2%
April	343	211	-38.6%
May	227	252	+11.1%
June	191	197	+2.9%
July	216	226	+4.8%
August	156	191	+22.0%
September	258	170	-34.2%
October	194	166	-14.3%
November	204	177	-13.4%
December	174	286	+64.0%
January	218	198	-9.0%
12-Month Avg	235	210	-5.3%

Historical Housing Affordability Index

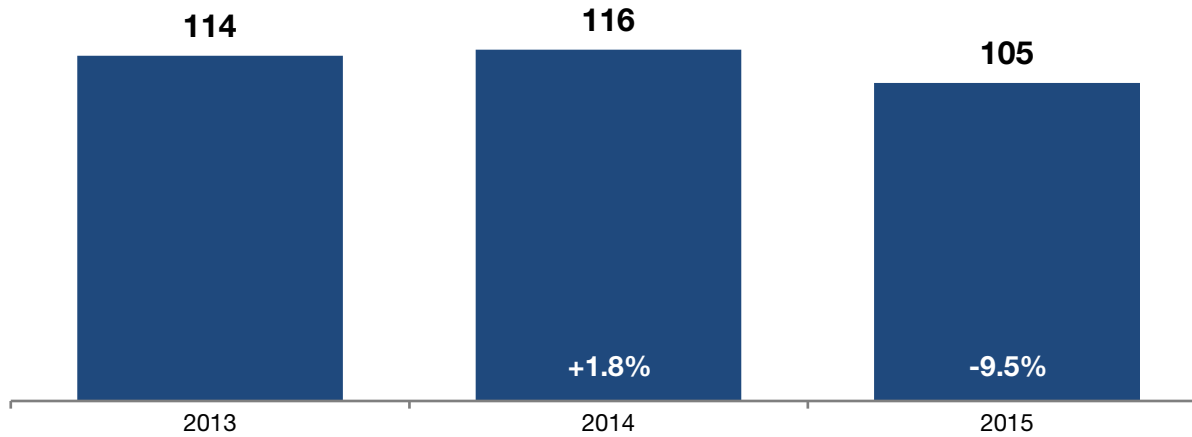


Inventory of Homes for Sale

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

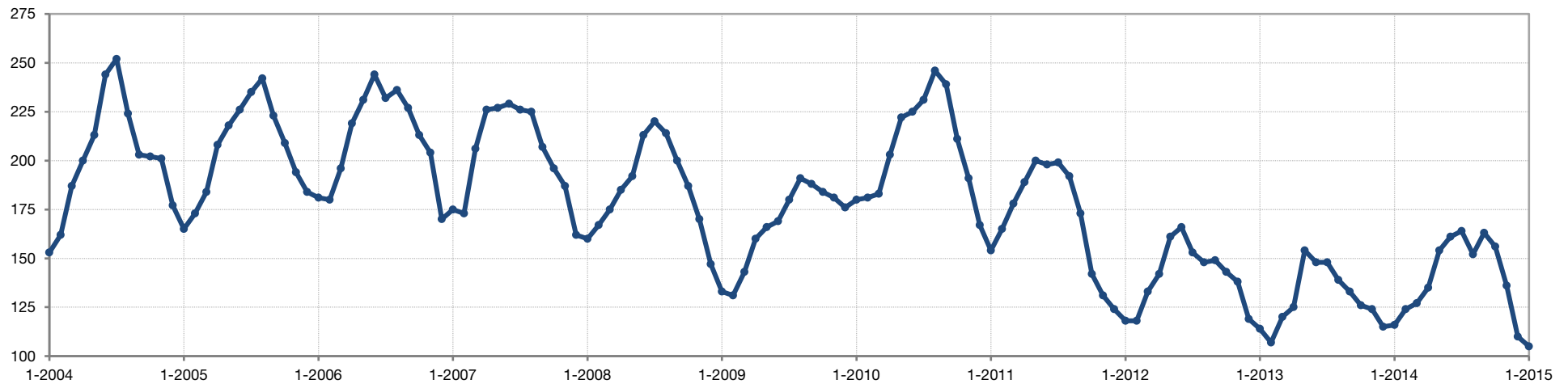


January



Month	Prior Year	Current Year	+ / -
February	107	124	+15.9%
March	120	127	+5.8%
April	125	135	+8.0%
May	154	154	0.0%
June	148	161	+8.8%
July	148	164	+10.8%
August	139	152	+9.4%
September	133	163	+22.6%
October	126	156	+23.8%
November	124	136	+9.7%
December	115	110	-4.3%
January	116	105	-9.5%
12-Month Avg	130	141	+8.4%

Historical Inventory of Homes for Sale

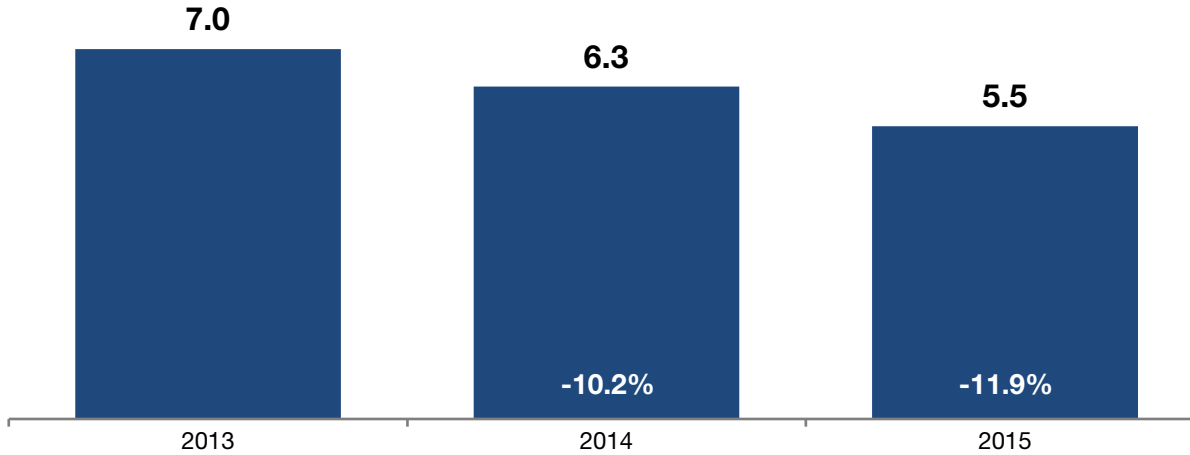


Months Supply of Inventory

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**.



January



Month	Prior Year	Current Year	+ / -
February	6.7	6.6	-1.6%
March	7.2	6.9	-4.2%
April	7.2	7.6	+5.0%
May	9.1	8.5	-6.9%
June	8.4	9.3	+10.4%
July	8.6	9.6	+10.8%
August	7.7	8.7	+13.0%
September	7.3	9.3	+26.6%
October	6.8	8.9	+30.9%
November	6.6	7.6	+16.3%
December	6.2	6.0	-3.0%
January	6.3	5.5	-11.9%
12-Month Avg	7.3	7.9	+7.1%

Historical Months Supply of Inventory

