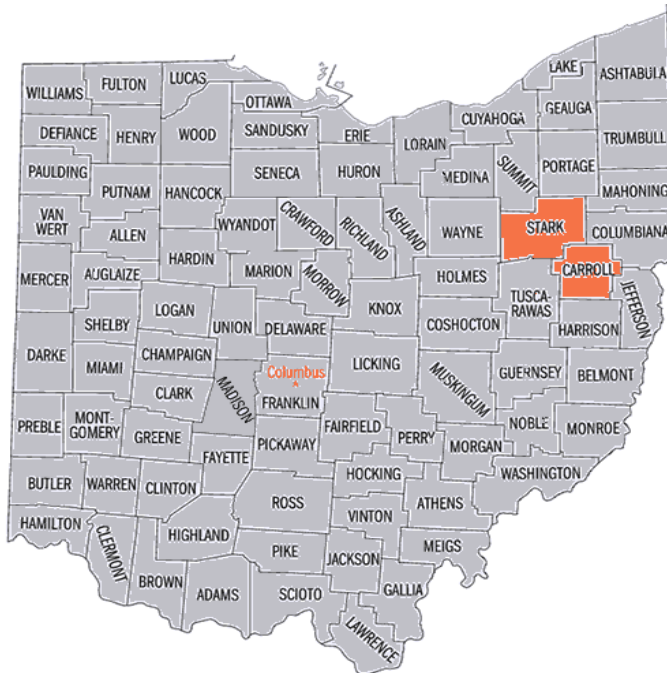


Monthly Indicators

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



February 2011



Quick Facts

- 9.8% **- 11.4%** **+ 60.0%** **- 36.5%**

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

[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**.



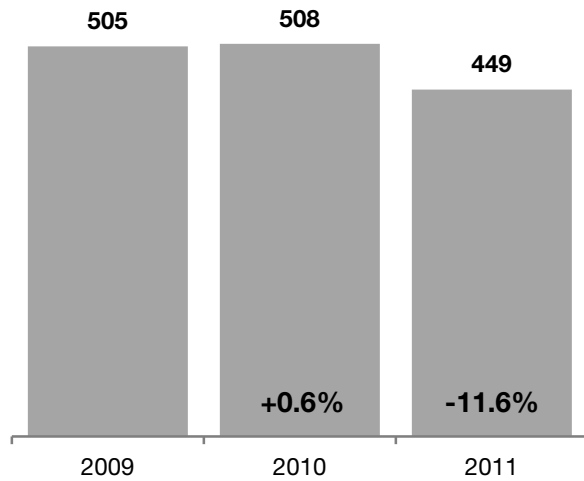
Key Metrics	Historical Sparklines	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		508	449	- 11.6%	1,168	974	- 16.6%
Pending Sales		292	254	- 13.0%	540	487	- 9.8%
Closed Sales		224	202	- 9.8%	422	362	- 14.2%
Days on Market Until Sale		109	114	+ 4.4%	105	113	+ 7.0%
Median Sales Price		\$83,500	\$74,000	- 11.4%	\$77,000	\$75,750	- 1.6%
Average Sales Price		\$96,247	\$96,873	+ 0.7%	\$94,834	\$92,946	- 2.0%
Percent of Original List Price Received		87.0%	87.1%	+ 0.0%	86.0%	87.0%	+ 1.2%
Housing Affordability Index		203	263	+ 29.7%	215	259	+ 20.6%
Inventory of Homes for Sale		2,272	2,111	- 7.1%	--	--	--
Months Supply of Homes for Sale		7.5	7.4	- 2.5%	--	--	--

New Listings

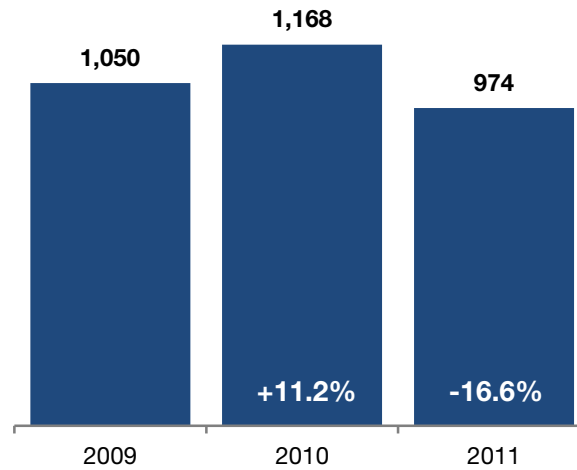
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



February

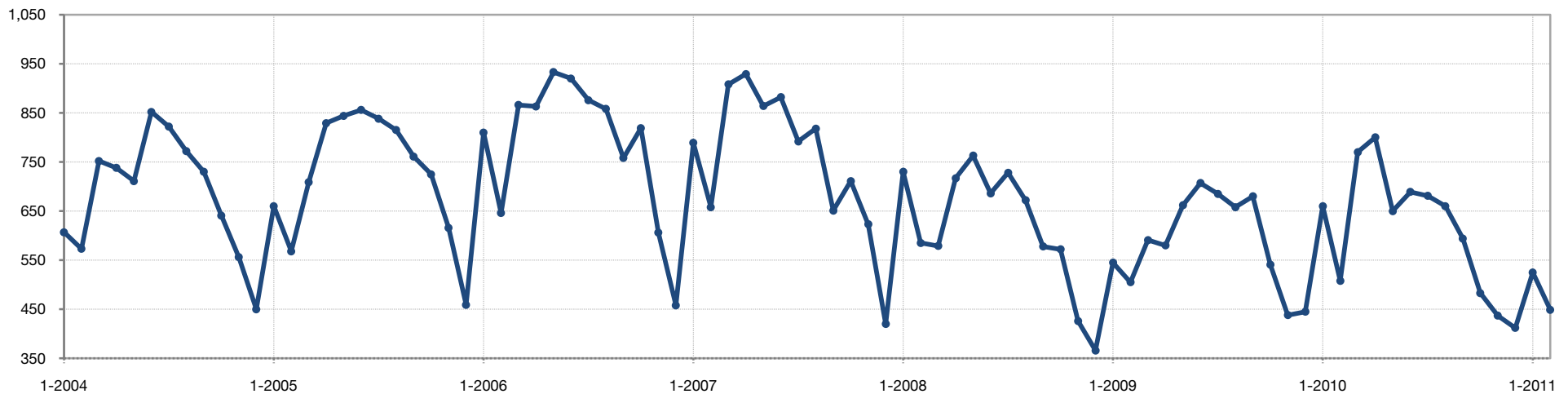


Year To Date



Month	Prior Year	Current Year	+ / -
March	591	770	+30.3%
April	580	800	+37.9%
May	662	650	-1.8%
June	707	689	-2.5%
July	685	681	-0.6%
August	658	660	+0.3%
September	680	594	-12.6%
October	541	483	-10.7%
November	438	437	-0.2%
December	445	412	-7.4%
January	660	525	-20.5%
February	508	449	-11.6%
12-Month Avg	596	596	-0.1%

Historical New Listing Activity

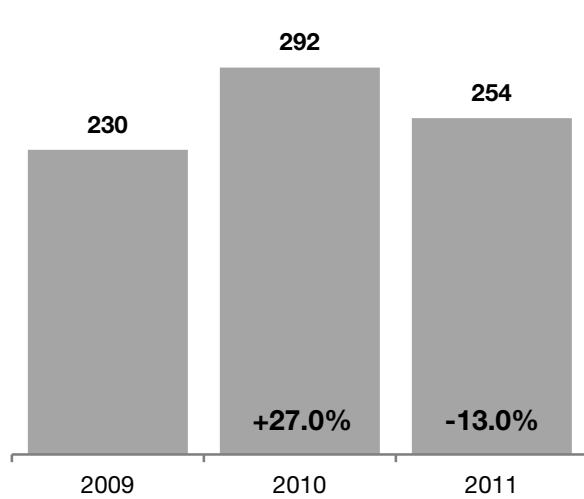


Pending Sales

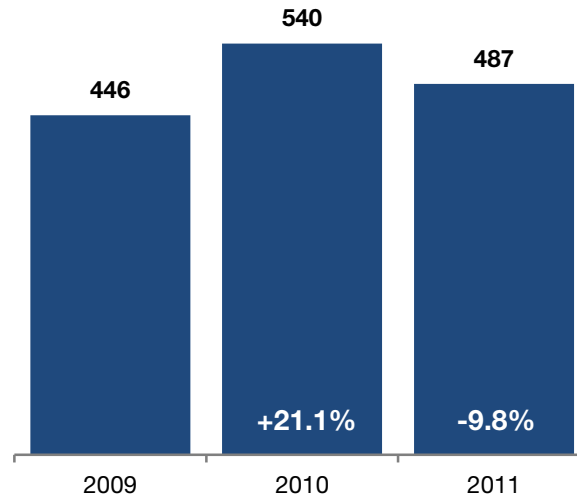
A count of the properties that have offers accepted on them in a given month for **Stark County Only**.



February

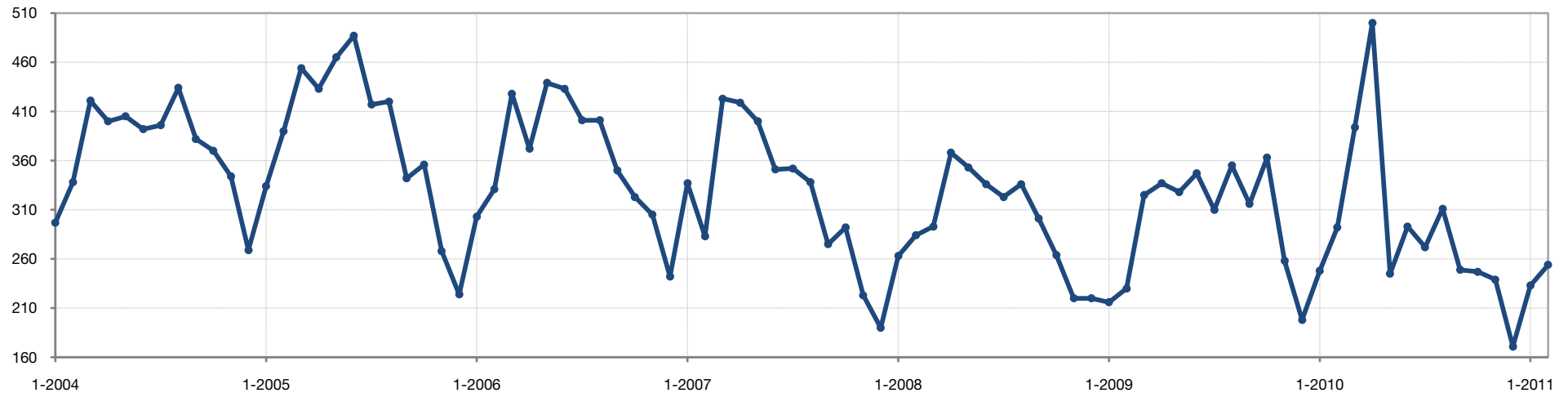


Year To Date



Month	Prior Year	Current Year	+ / -
March	325	394	+21.2%
April	337	500	+48.4%
May	328	245	-25.3%
June	347	293	-15.6%
July	310	272	-12.3%
August	355	311	-12.4%
September	316	249	-21.2%
October	363	247	-32.0%
November	258	239	-7.4%
December	198	171	-13.6%
January	248	233	-6.0%
February	292	254	-13.0%
12-Month Avg	306	284	-7.3%

Historical Pending Sales Activity

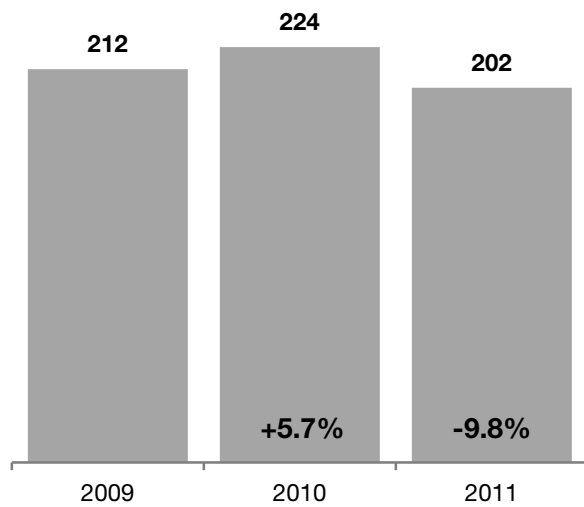


Closed Sales

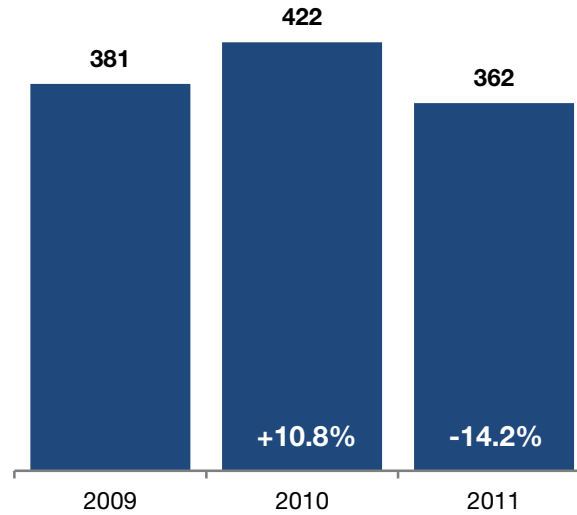
A count of the properties that have closed in a given month for **Stark County Only**.



February

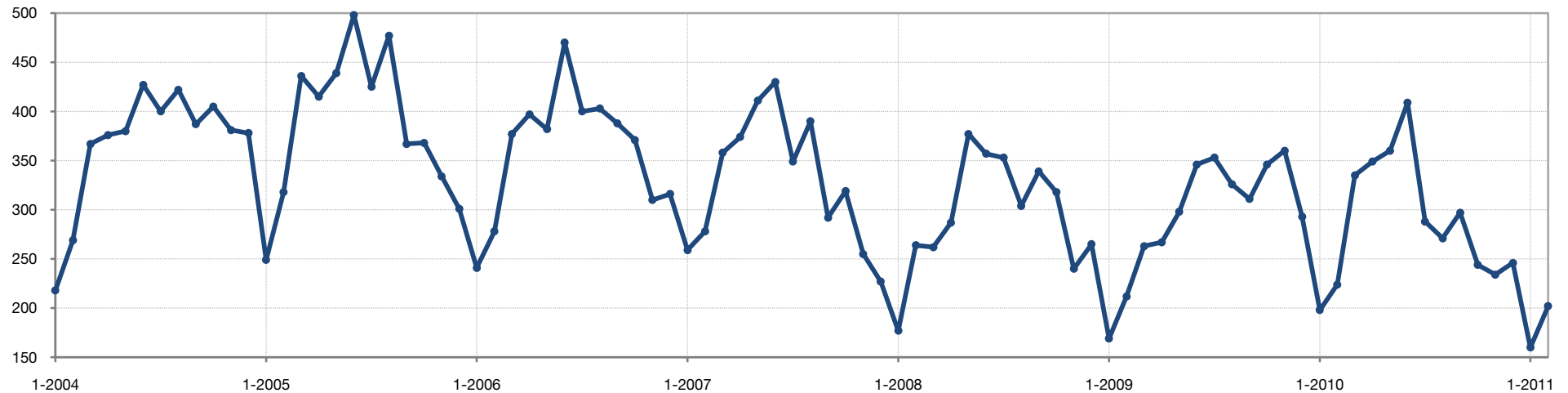


Year To Date



Month	Prior Year	Current Year	+ / -
March	263	335	+27.4%
April	267	349	+30.7%
May	298	360	+20.8%
June	346	409	+18.2%
July	353	288	-18.4%
August	326	271	-16.9%
September	311	297	-4.5%
October	346	244	-29.5%
November	360	234	-35.0%
December	293	246	-16.0%
January	198	160	-19.2%
February	224	202	-9.8%
12-Month Avg	299	283	-4.4%

Historical Closed Sales Activity

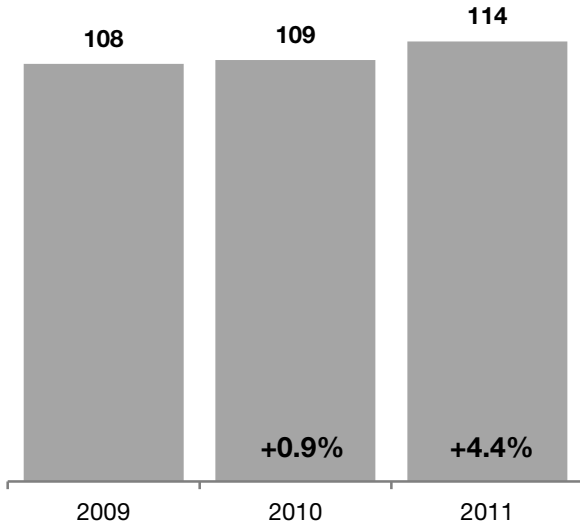


Days on Market Until Sale

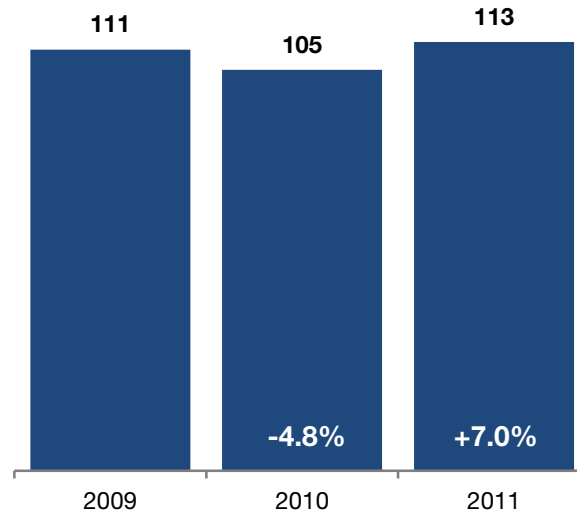


The average number of days between when a property is first listed and when an offer is accepted. Sold properties only. **For Stark County Only.**

February

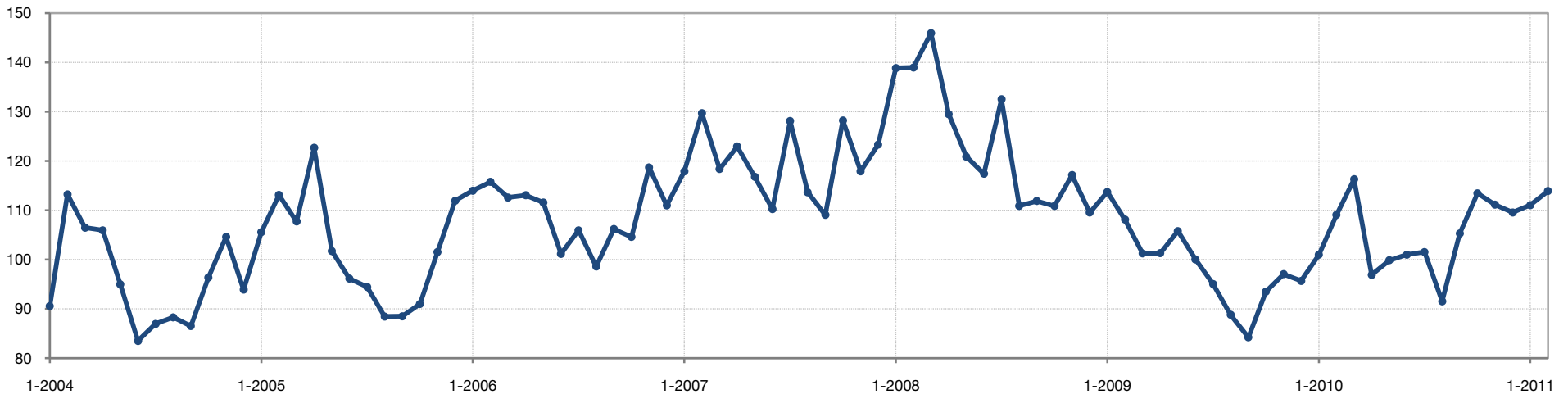


Year To Date



Month	Prior Year	Current Year	+ / -
March	101	116	+14.8%
April	101	97	-4.3%
May	106	100	-5.6%
June	100	101	+0.9%
July	95	102	+6.8%
August	89	92	+3.1%
September	84	105	+25.0%
October	94	113	+21.3%
November	97	111	+14.5%
December	96	110	+14.5%
January	101	111	+10.0%
February	109	114	+4.4%
12-Month Avg	77	77	+0.9%

Historical Days on Market Until Sale

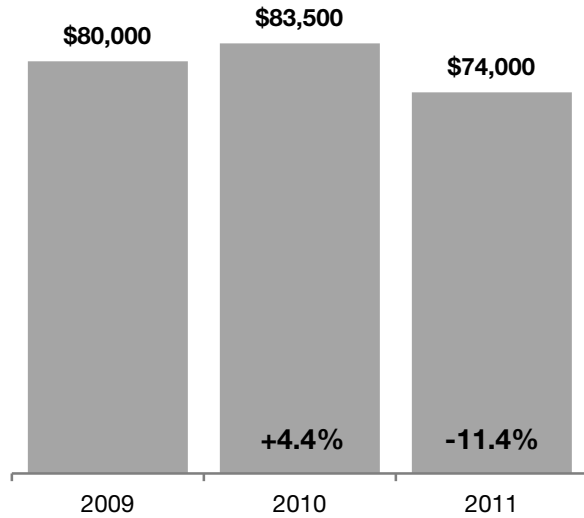


Median Sales Price

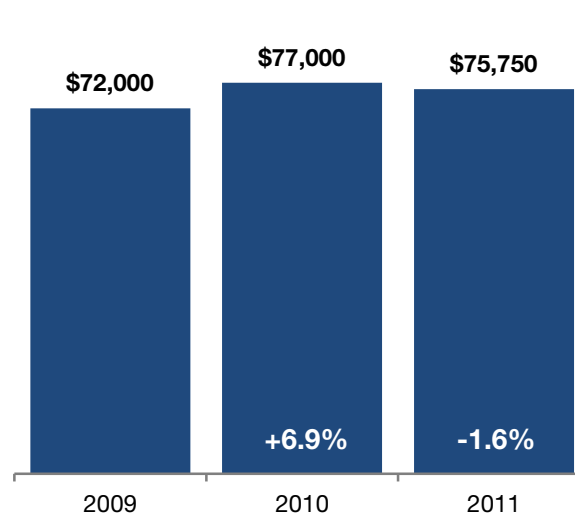
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Stark County Only.**



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	\$80,600	\$90,500	+12.3%
April	\$92,200	\$87,925	-4.6%
May	\$92,000	\$102,000	+10.9%
June	\$97,700	\$110,000	+12.6%
July	\$109,000	\$85,000	-22.0%
August	\$90,000	\$92,000	+2.2%
September	\$88,000	\$85,000	-3.4%
October	\$100,450	\$85,250	-15.1%
November	\$91,000	\$95,000	+4.4%
December	\$85,000	\$97,750	+15.0%
January	\$72,250	\$77,500	+7.3%
February	\$83,500	\$74,000	-11.4%
12-Month Avg	\$90,750	\$91,500	+0.8%

Historical Median Sales Price

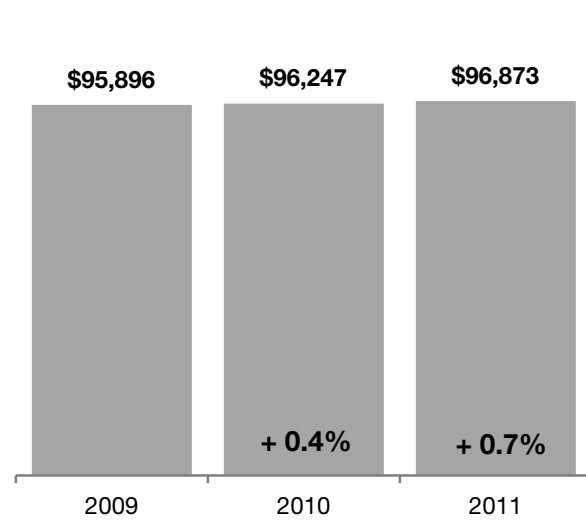


Average Sales Price

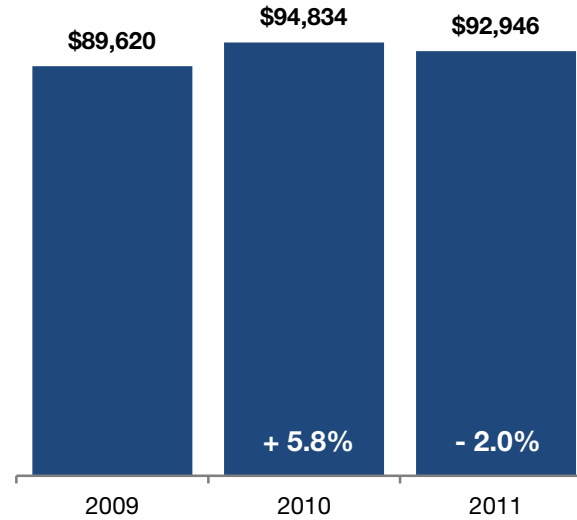
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Stark County Only.**



February

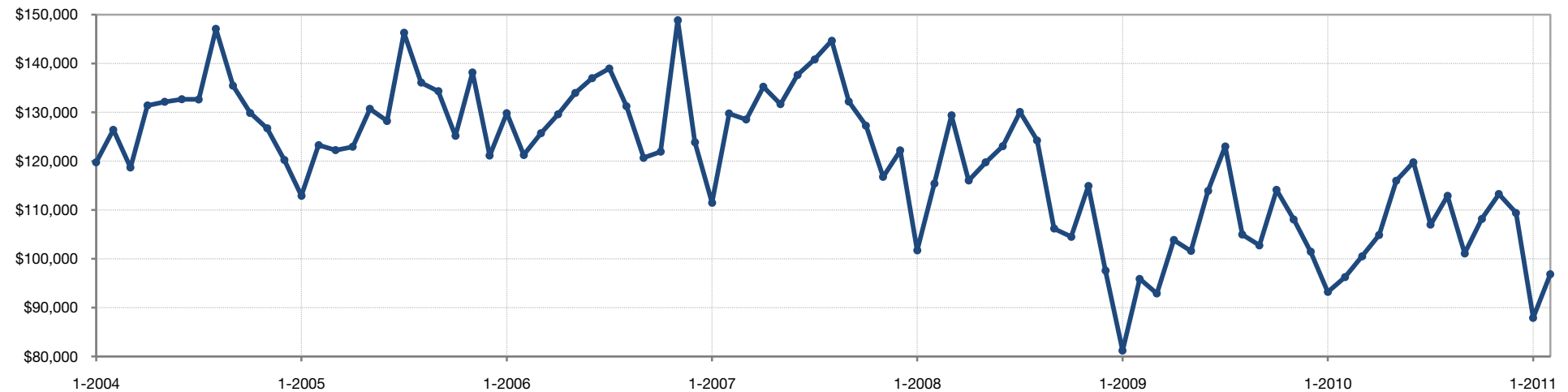


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$92,915	\$100,536	+8.2%
April	\$103,854	\$104,899	+1.0%
May	\$101,626	\$116,011	+14.2%
June	\$113,931	\$119,785	+5.1%
July	\$123,013	\$106,979	-13.0%
August	\$104,981	\$112,882	+7.5%
September	\$102,763	\$101,109	-1.6%
October	\$114,101	\$108,174	-5.2%
November	\$108,078	\$113,261	+4.8%
December	\$101,454	\$109,406	+7.8%
January	\$93,230	\$87,940	-5.7%
February	\$96,247	\$96,873	+0.7%
12-Month Avg	\$105,974	\$107,708	+1.6%

Historical Average Sales Price

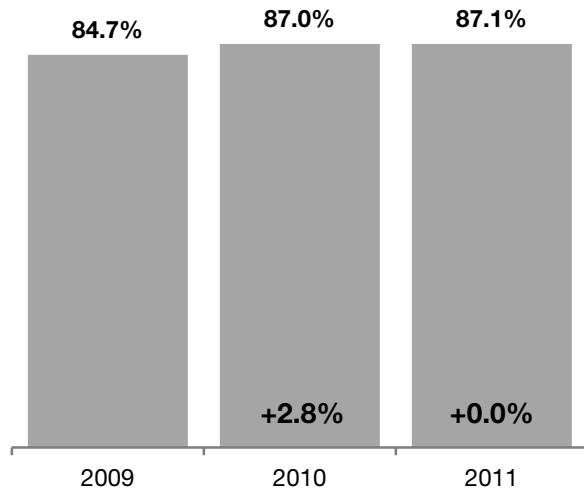


Percent of Original List Price Received

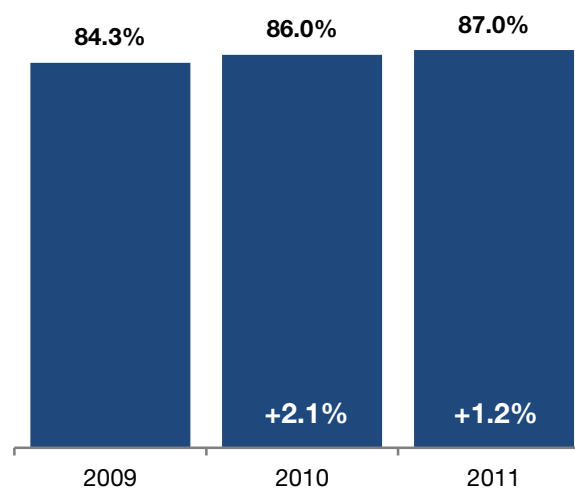


The average percentage found when dividing a property's sales price by the original list price. Sold properties only.
Does not account for seller concessions. **For Stark County Only.**

February

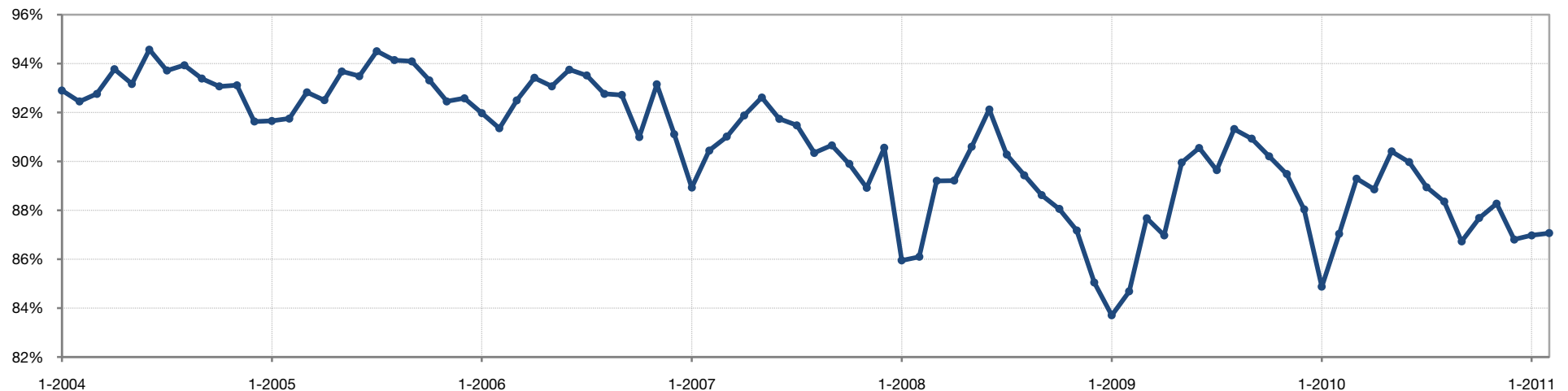


Year To Date



Month	Prior Year	Current Year	+ / -
March	87.7%	89.3%	+1.8%
April	87.0%	88.9%	+2.2%
May	90.0%	90.4%	+0.5%
June	90.6%	90.0%	-0.6%
July	89.6%	88.9%	-0.8%
August	91.3%	88.4%	-3.2%
September	90.9%	86.7%	-4.6%
October	90.2%	87.7%	-2.8%
November	89.5%	88.3%	-1.3%
December	88.0%	86.8%	-1.4%
January	84.9%	87.0%	+2.5%
February	87.0%	87.1%	+0.0%
12-Month Avg	89.2%	88.5%	-0.7%

Historical Percent of Original List Price Received

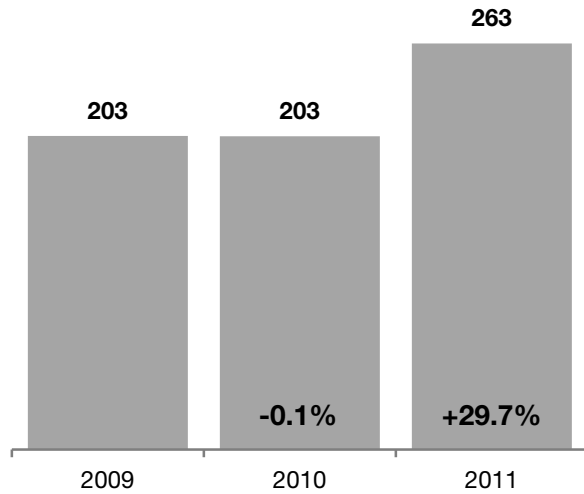


Housing Affordability Index

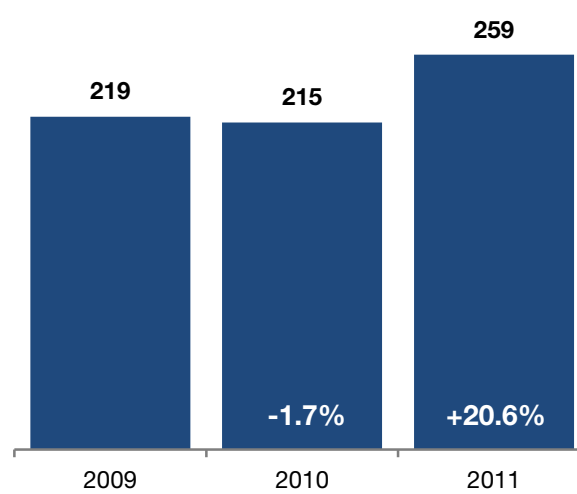


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is. **For Stark County Only.**

February

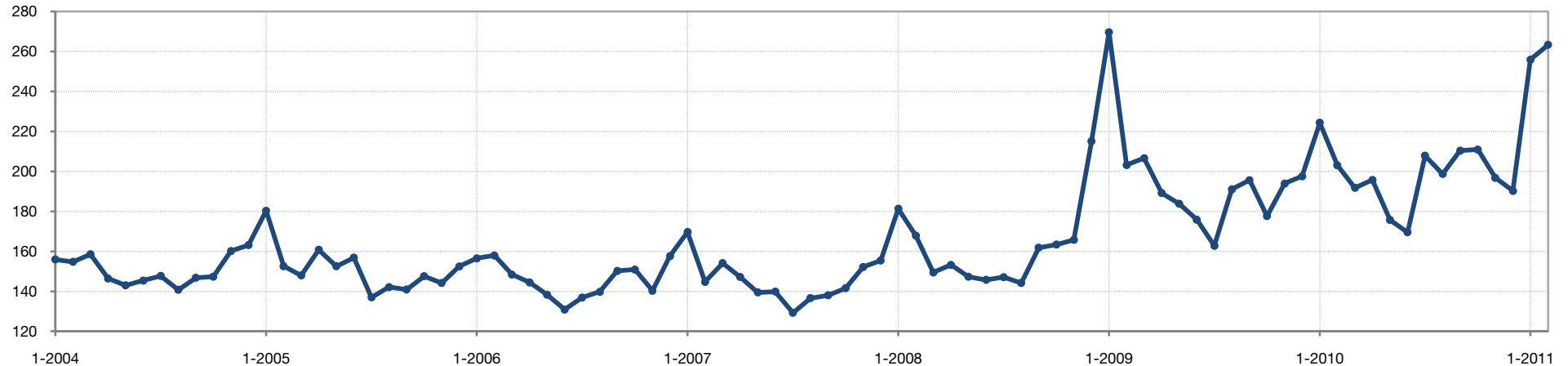


Year To Date



Month	Prior Year	Current Year	+ / -
March	207	192	-7.2%
April	189	196	+3.5%
May	184	176	-4.4%
June	176	170	-3.6%
July	163	208	+27.7%
August	191	199	+4.0%
September	196	210	+7.5%
October	178	211	+18.7%
November	194	197	+1.5%
December	198	190	-3.7%
January	224	256	+14.1%
February	203	263	+29.7%
12-Month Avg	192	206	+7.3%

Historical Housing Affordability Index

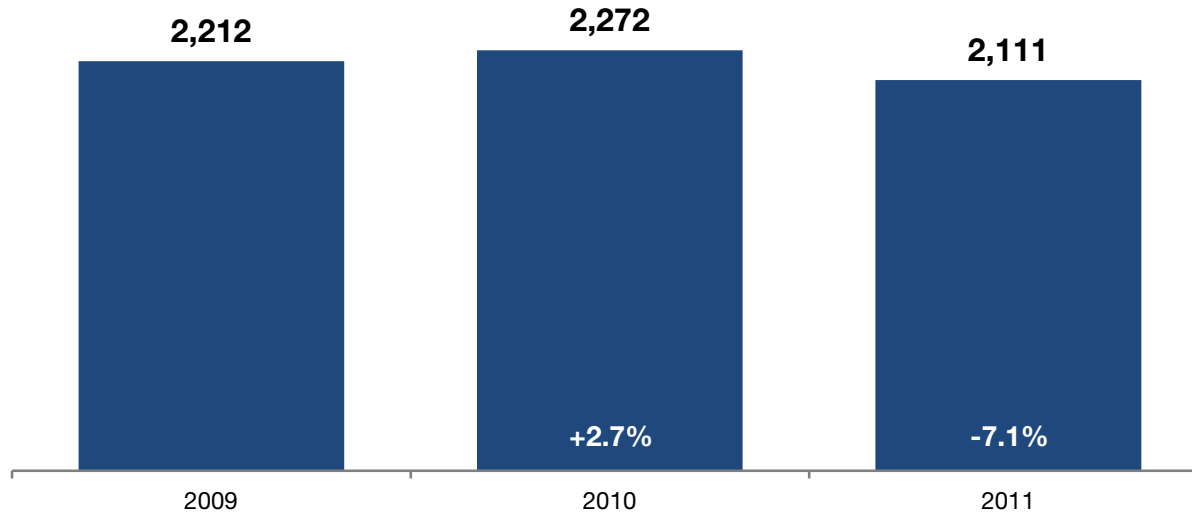


Inventory of Homes for Sale

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

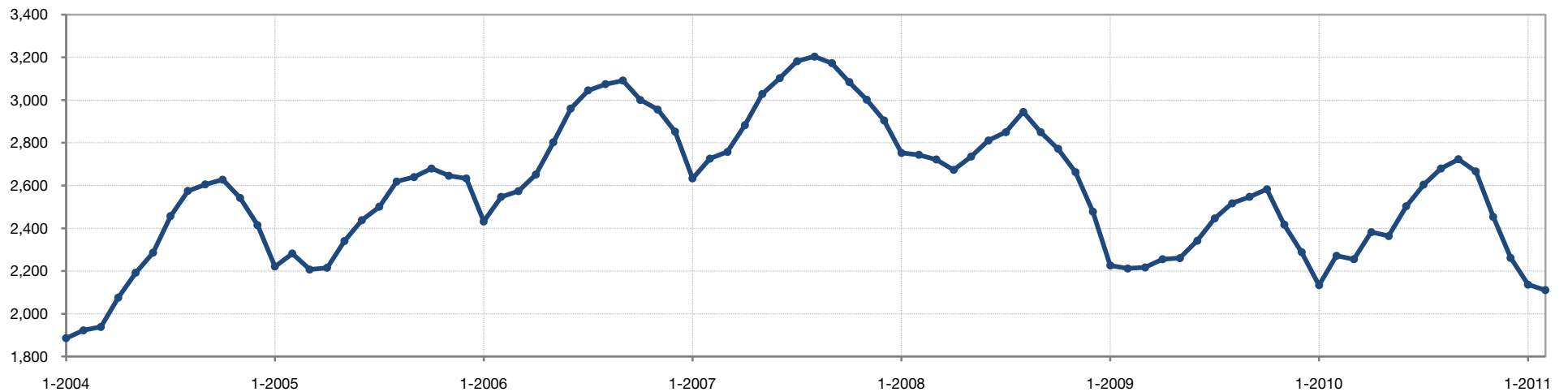


February



Month	Prior Year	Current Year	+ / -
March	2,217	2,255	+1.7%
April	2,255	2,382	+5.6%
May	2,261	2,364	+4.6%
June	2,342	2,503	+6.9%
July	2,446	2,604	+6.5%
August	2,517	2,680	+6.5%
September	2,547	2,723	+6.9%
October	2,583	2,666	+3.2%
November	2,417	2,454	+1.5%
December	2,288	2,262	-1.1%
January	2,134	2,137	+0.1%
February	2,272	2,111	-7.1%
12-Month Avg	2,357	2,428	+2.9%

Historical Inventory of Homes for Sale

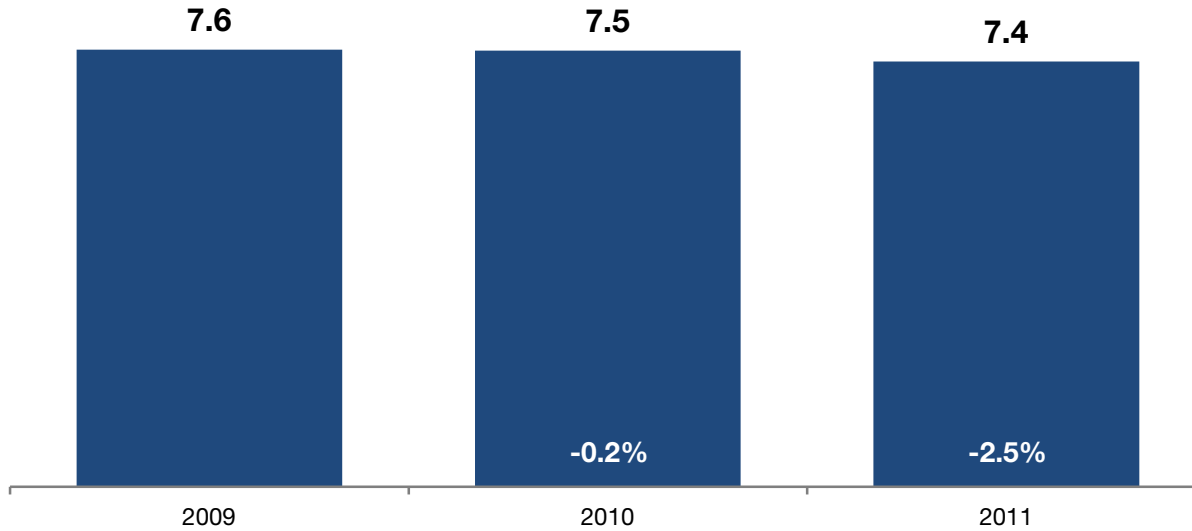


Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months. **For Stark County Only.**

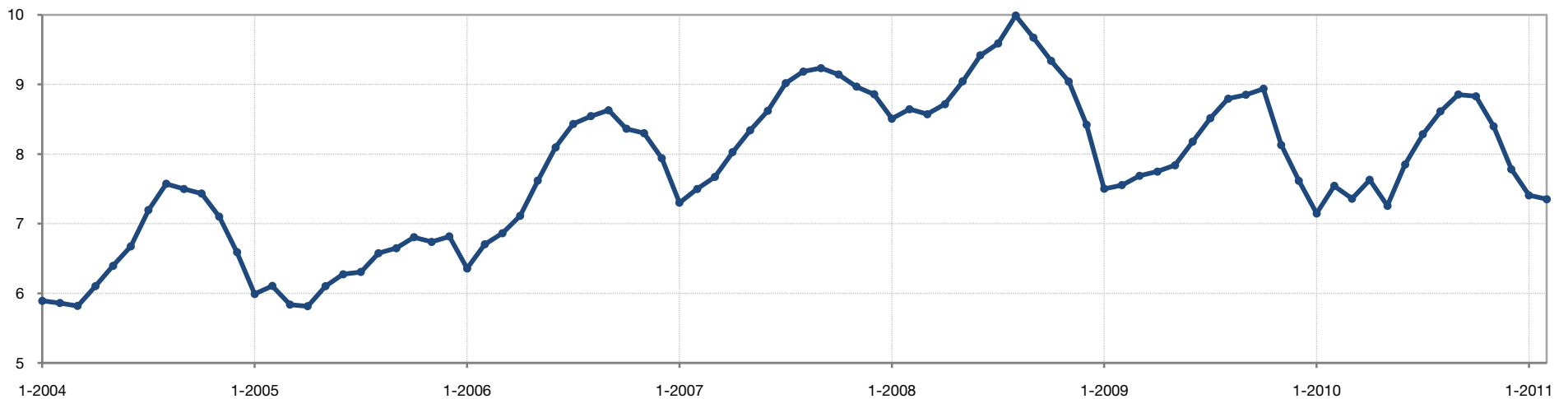


February



Month	Prior Year	Current Year	+ / -
March	7.7	7.4	-4.3%
April	7.7	7.6	-1.5%
May	7.8	7.3	-7.4%
June	8.2	7.9	-4.0%
July	8.5	8.3	-2.7%
August	8.8	8.6	-2.1%
September	8.9	8.9	+0.0%
October	8.9	8.8	-1.2%
November	8.1	8.4	+3.3%
December	7.6	7.8	+2.2%
January	7.1	7.4	+3.7%
February	7.5	7.4	-2.5%
12-Month Avg	8.1	8.0	-1.4%

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**.



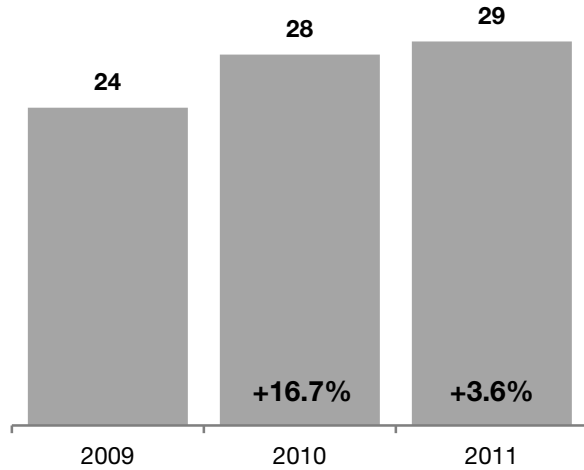
Key Metrics	Historical Sparklines	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		28	29	+ 3.6%	28	29	- 3.6%
Pending Sales		8	7	- 12.5%	14	27	+ 92.9%
Closed Sales		10	16	+ 60.0%	16	30	+ 87.5%
Days on Market Until Sale		155	216	+ 38.9%	139	188	+ 35.9%
Median Sales Price		\$118,000	\$74,900	- 36.5%	\$105,000	\$67,300	- 35.9%
Average Sales Price		\$210,297	\$112,063	- 46.7%	\$152,172	\$108,443	- 28.7%
Percent of Original List Price Received		80.6%	84.7%	+ 5.0%	80.8%	83.5%	+ 3.4%
Housing Affordability Index		157	261	+ 66.0%	172	280	+ 63.1%
Inventory of Homes for Sale		184	147	- 20.1%	--	--	--
Months Supply of Homes for Sale		15.8	8.4	- 46.7%	--	--	--

New Listings

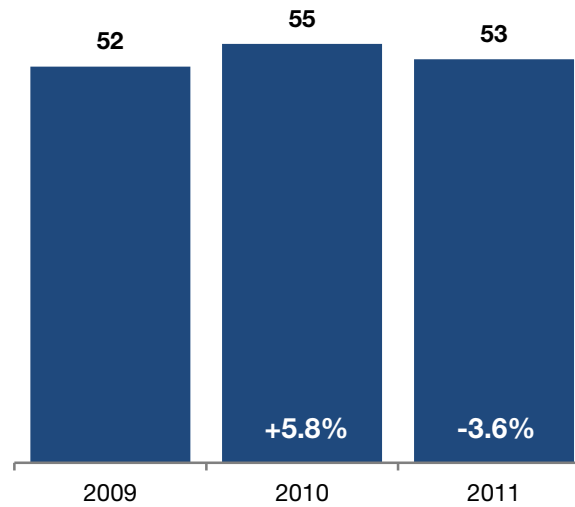
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



February

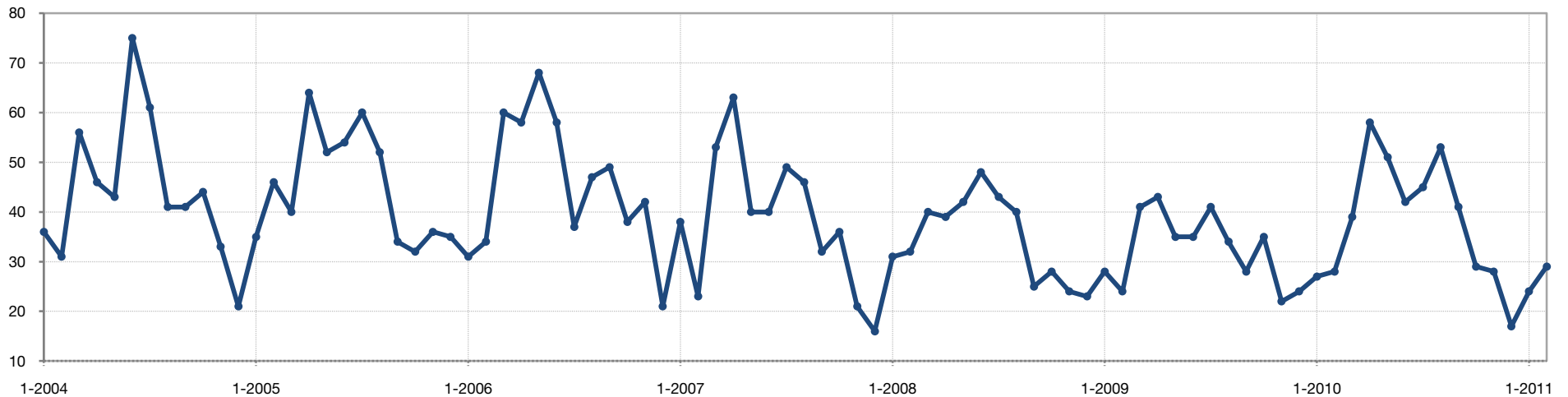


Year To Date



Month	Prior Year	Current Year	+ / -
March	41	39	-4.9%
April	43	58	+34.9%
May	35	51	+45.7%
June	35	42	+20.0%
July	41	45	+9.8%
August	34	53	+55.9%
September	28	41	+46.4%
October	35	29	-17.1%
November	22	28	+27.3%
December	24	17	-29.2%
January	27	24	-11.1%
February	28	29	+3.6%
12-Month Avg	33	38	+16.0%

Historical New Listing Activity

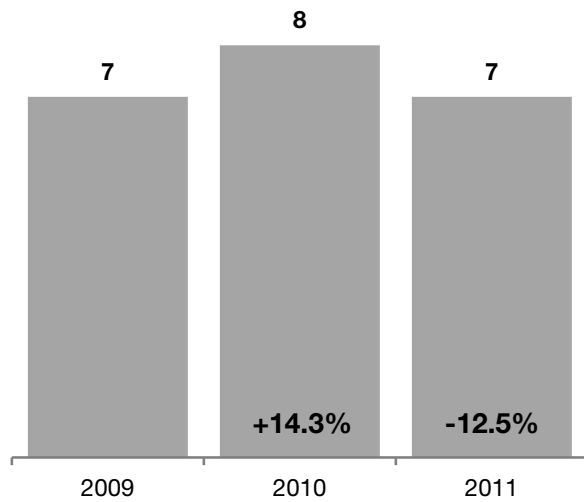


Pending Sales

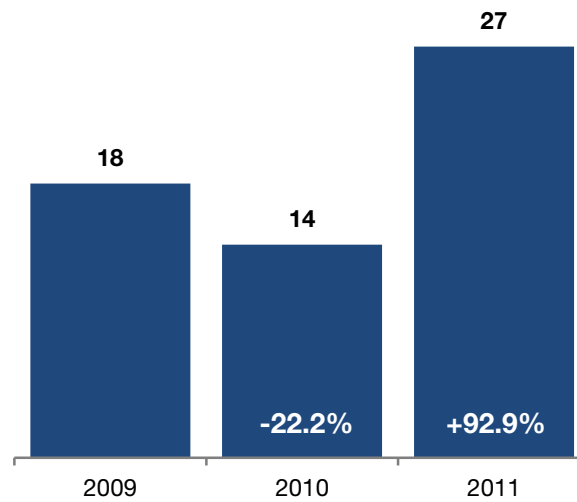
A count of the properties that have offers accepted on them in a given month for **Carroll County Only**.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	18	19	+5.6%
April	11	22	+100.0%
May	13	17	+30.8%
June	15	17	+13.3%
July	15	13	-13.3%
August	13	14	+7.7%
September	12	24	+100.0%
October	13	17	+30.8%
November	10	18	+80.0%
December	7	21	+200.0%
January	6	20	+233.3%
February	8	7	-12.5%
12-Month Avg	12	17	+48.2%

Historical Pending Sales Activity

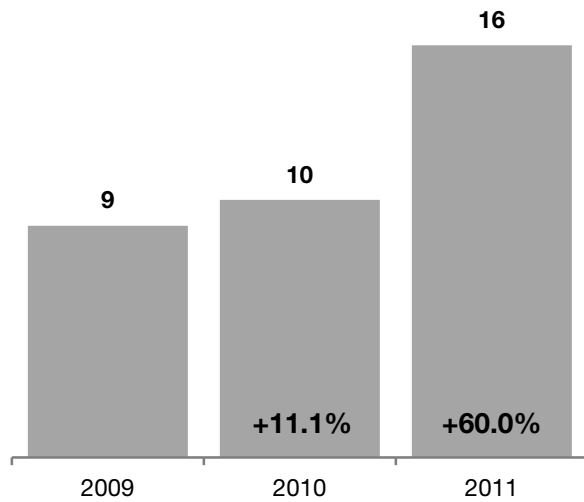


Closed Sales

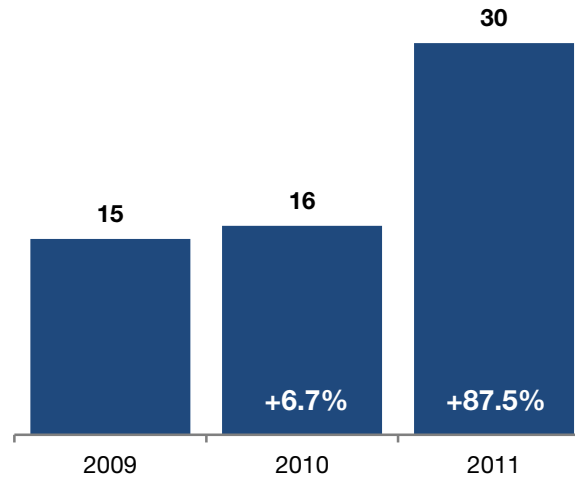
A count of the properties that have closed in a given month for **Carroll County Only**.



February



Year To Date



Month	Prior Year	Current Year	+ / -
March	10	7	-30.0%
April	11	14	+27.3%
May	14	24	+71.4%
June	16	26	+62.5%
July	15	13	-13.3%
August	10	14	+40.0%
September	14	11	-21.4%
October	9	12	+33.3%
November	16	17	+6.3%
December	13	26	+100.0%
January	6	14	+133.3%
February	10	16	+60.0%
12-Month Avg	12	16	+39.1%

Historical Closed Sales Activity

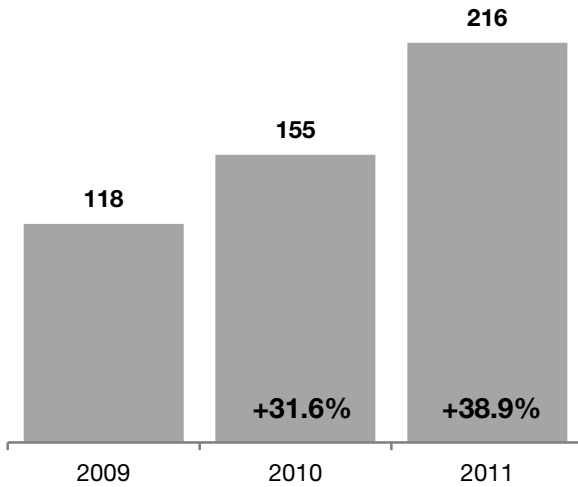


Days on Market Until Sale

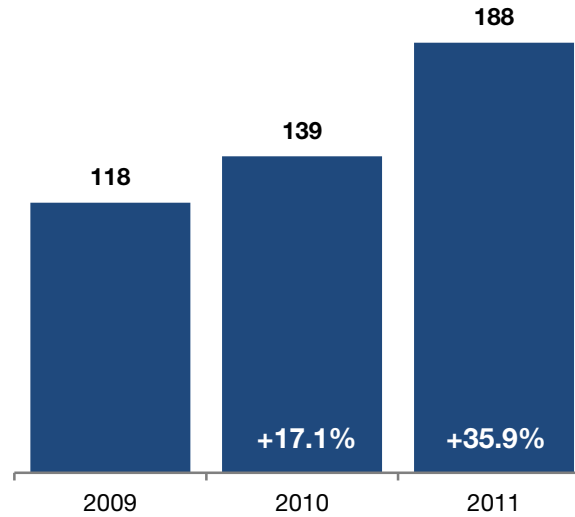
The average number of days between when a property is first listed and when an offer is accepted. Sold properties only. **For Carroll County Only.**



February

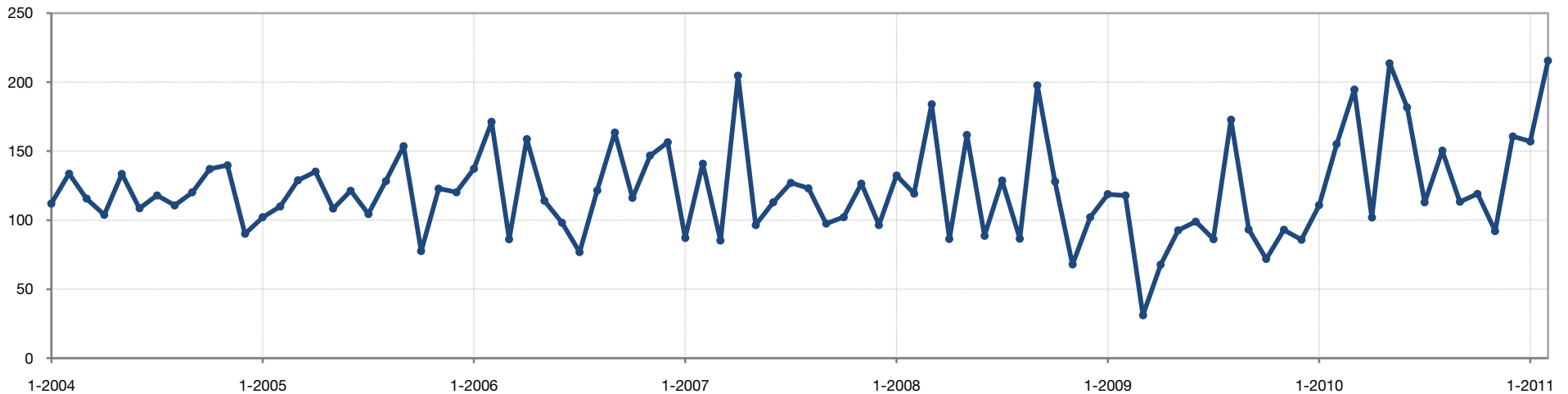


Year To Date



Month	Prior Year	Current Year	+ / -
March	31	195	+523.6%
April	68	102	+50.3%
May	93	214	+130.5%
June	99	182	+83.6%
July	86	113	+30.9%
August	173	150	-13.0%
September	93	113	+21.5%
October	72	119	+65.6%
November	93	92	-0.9%
December	86	161	+87.1%
January	111	157	+41.7%
February	155	216	+38.9%
12-Month Avg	83	126	+51.1%

Historical Days on Market Until Sale

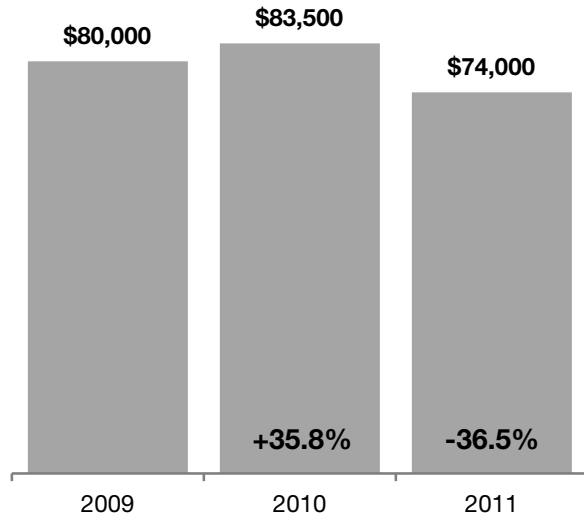


Median Sales Price

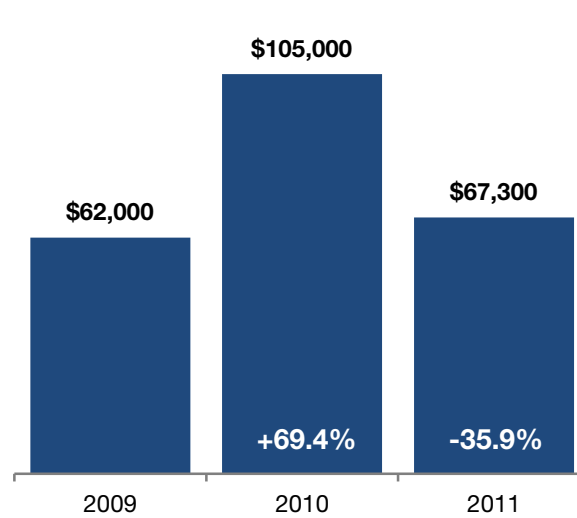
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Carroll County Only.**



February

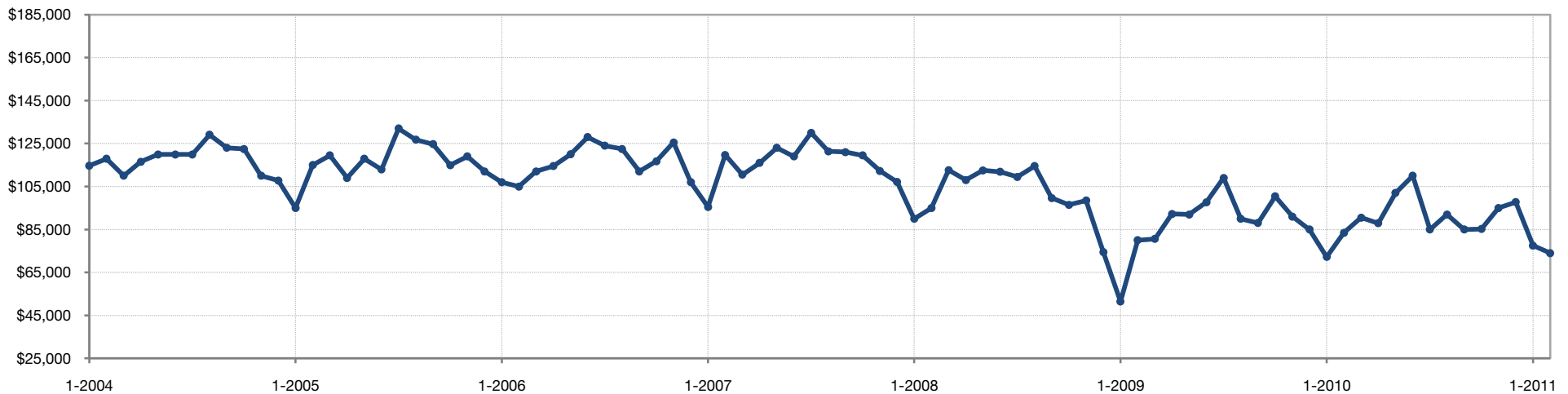


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$66,250	\$80,000	+20.8%
April	\$115,000	\$81,500	-29.1%
May	\$45,000	\$111,250	+147.2%
June	\$106,500	\$125,000	+17.4%
July	\$67,450	\$152,000	+125.4%
August	\$107,000	\$65,500	-38.8%
September	\$133,450	\$75,250	-43.6%
October	\$106,000	\$137,500	+29.7%
November	\$123,375	\$99,500	-19.4%
December	\$80,700	\$85,000	+5.3%
January	\$68,950	\$56,900	-17.5%
February	\$118,000	\$74,900	-36.5%
12-Month Avg	\$83,950	\$94,000	+12.0%

Historical Median Sales Price

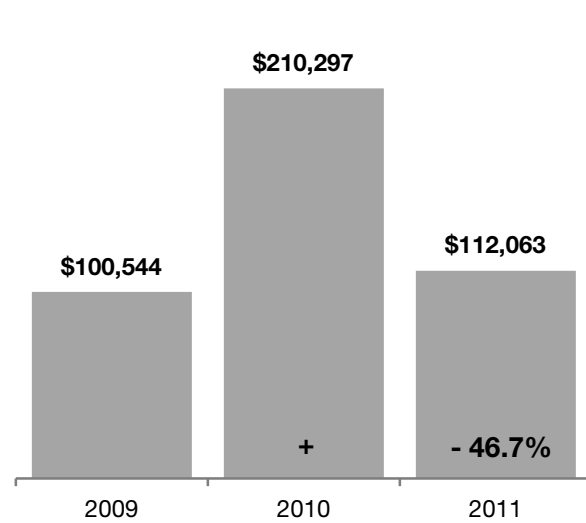


Average Sales Price

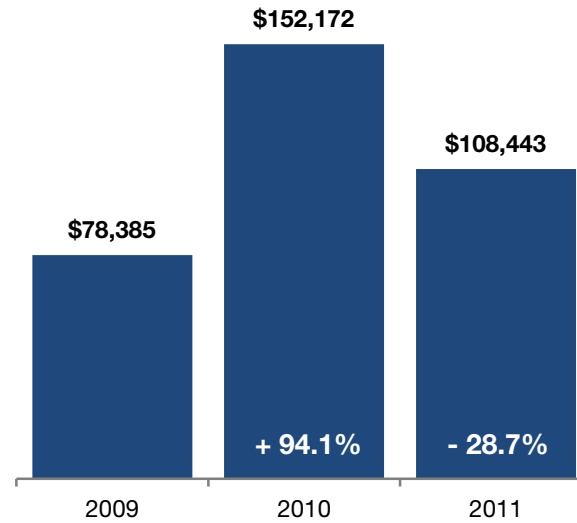
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions. **For Carroll County Only.**



February

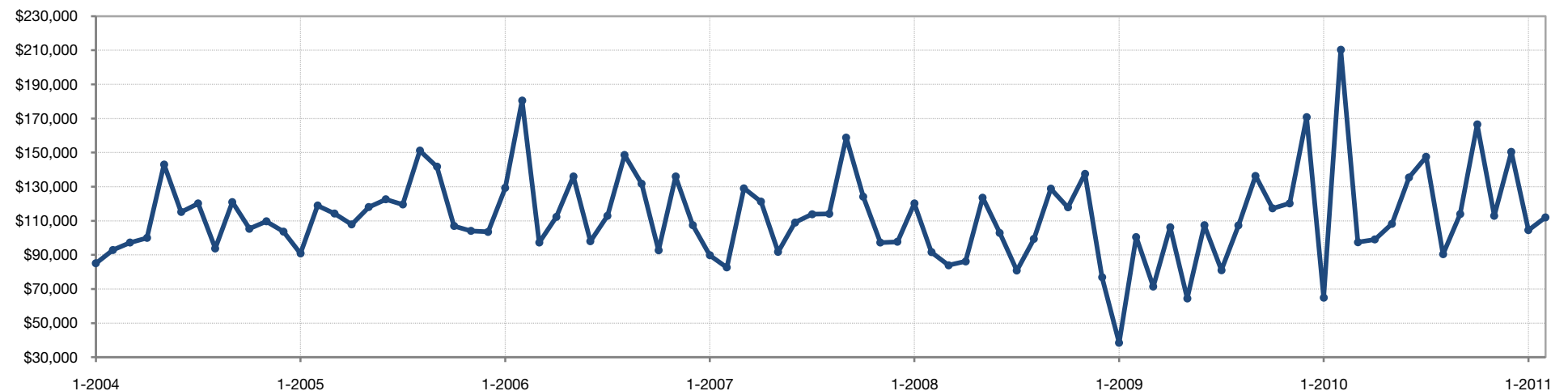


Year To Date



Month	Prior Year	Current Year	+ / -
March	\$71,430	\$97,500	+36.5%
April	\$106,282	\$99,058	-6.8%
May	\$64,481	\$108,273	+67.9%
June	\$107,388	\$135,418	+26.1%
July	\$81,057	\$147,505	+82.0%
August	\$107,297	\$90,437	-15.7%
September	\$136,388	\$113,950	-16.5%
October	\$117,278	\$166,500	+42.0%
November	\$120,255	\$112,946	-6.1%
December	\$170,762	\$150,376	-11.9%
January	\$64,983	\$104,564	+60.9%
February	\$210,297	\$112,063	-46.7%
12-Month Avg	\$113,609	\$122,053	+7.4%

Historical Average Sales Price

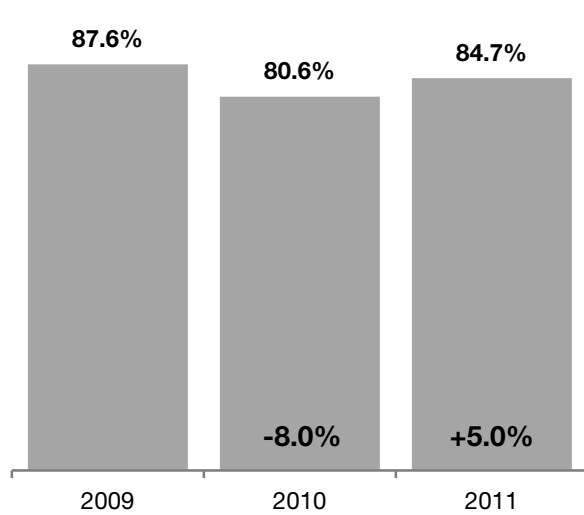


Percent of Original List Price Received

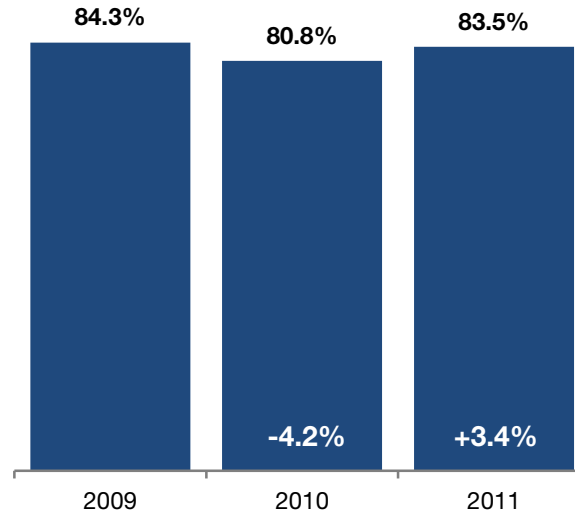


The average percentage found when dividing a property's sales price by the original list price. Sold properties only.
Does not account for seller concessions. **For Carroll County Only.**

February

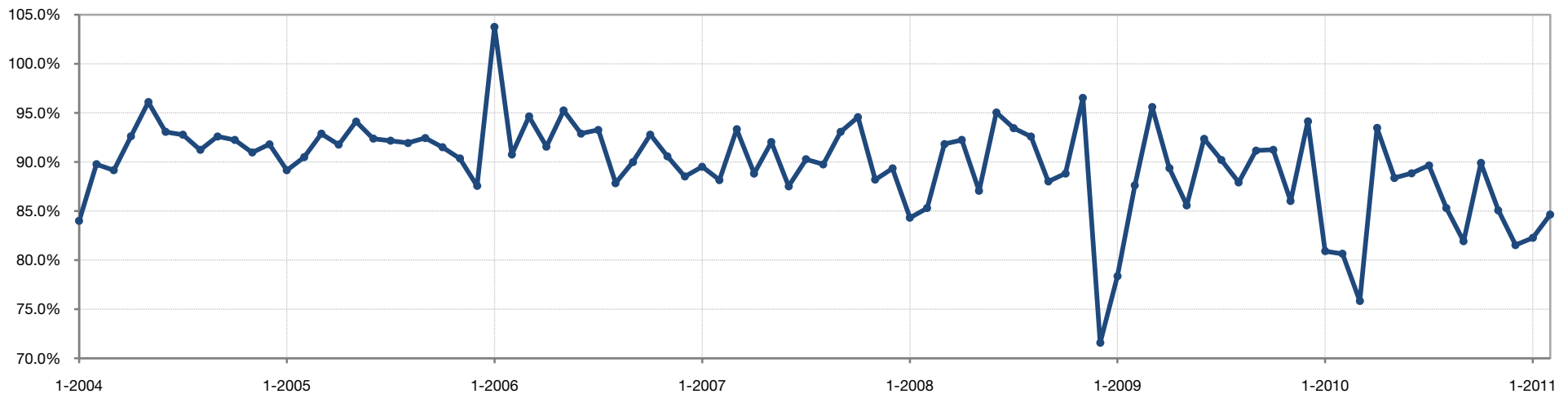


Year To Date



Month	Prior Year	Current Year	+ / -
March	95.6%	75.8%	-20.7%
April	89.4%	93.5%	+4.6%
May	85.6%	88.4%	+3.3%
June	92.4%	88.9%	-3.8%
July	90.2%	89.7%	-0.6%
August	87.9%	85.3%	-3.0%
September	91.2%	81.9%	-10.1%
October	91.2%	89.9%	-1.5%
November	86.0%	85.1%	-1.1%
December	94.1%	81.5%	-13.4%
January	80.9%	82.3%	+1.7%
February	80.6%	84.7%	+5.0%
12-Month Avg	89.3%	86.1%	-3.6%

Historical Percent of Original List Price Received

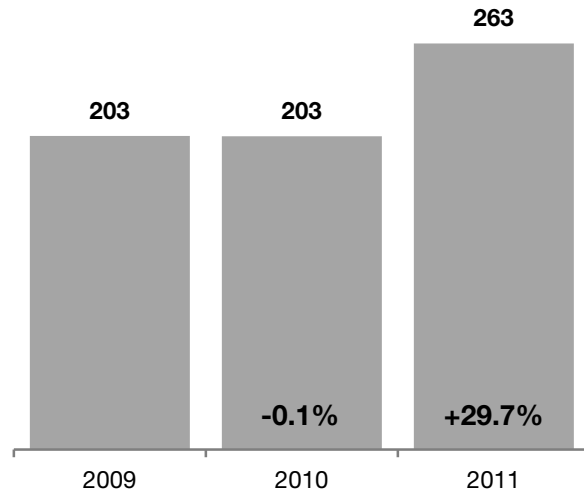


Housing Affordability Index

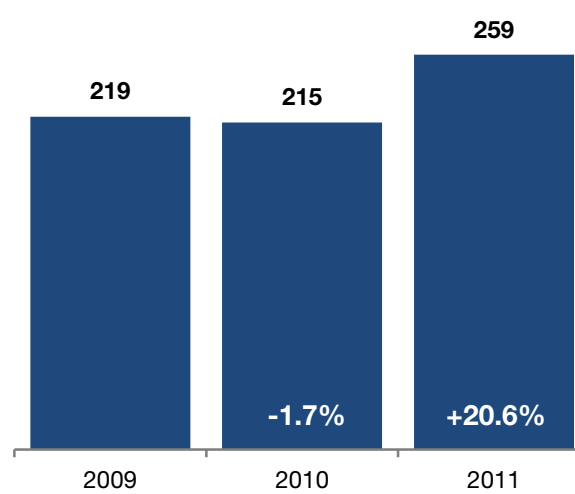


This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is. **For Carroll County Only.**

February

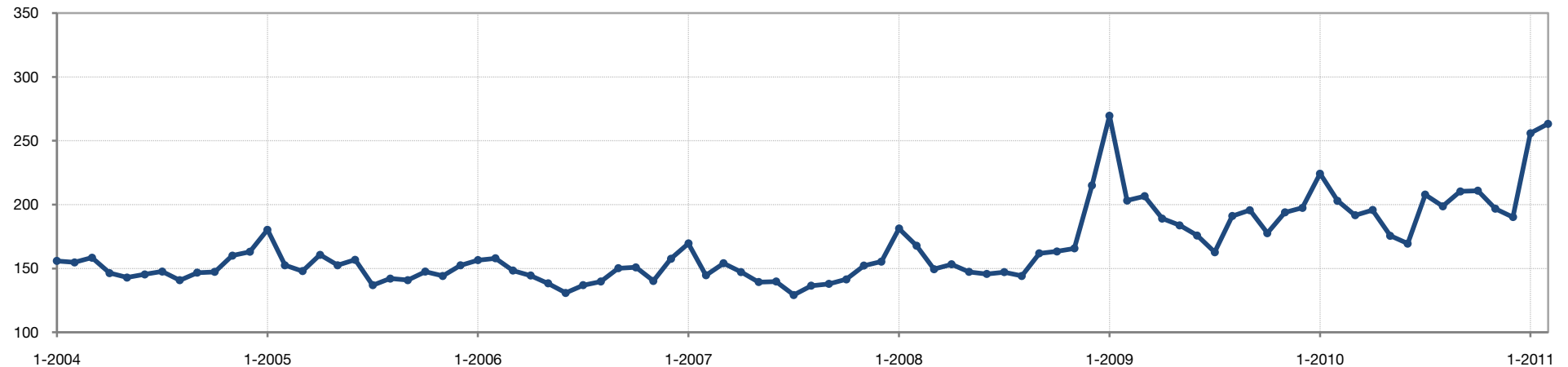


Year To Date



Month	Prior Year	Current Year	+ / -
March	207	192	-7.2%
April	189	196	+3.5%
May	184	176	-4.4%
June	176	170	-3.6%
July	163	208	+27.7%
August	191	199	+4.0%
September	196	210	+7.5%
October	178	211	+18.7%
November	194	197	+1.5%
December	198	190	-3.7%
January	224	256	+14.1%
February	203	263	+29.7%
12-Month Avg	192	206	+7.3%

Historical Housing Affordability Index

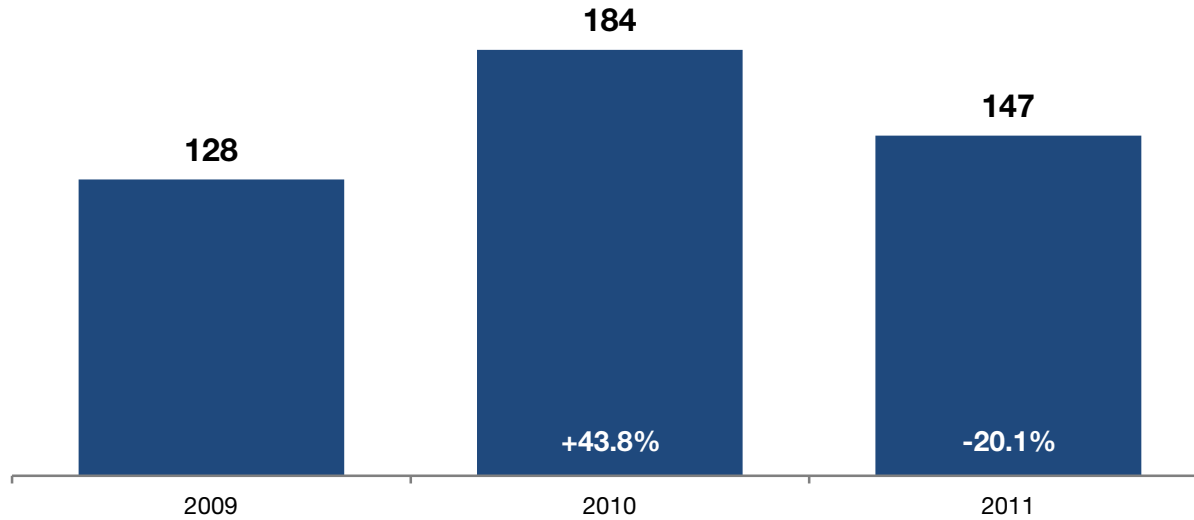


Inventory of Homes for Sale

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

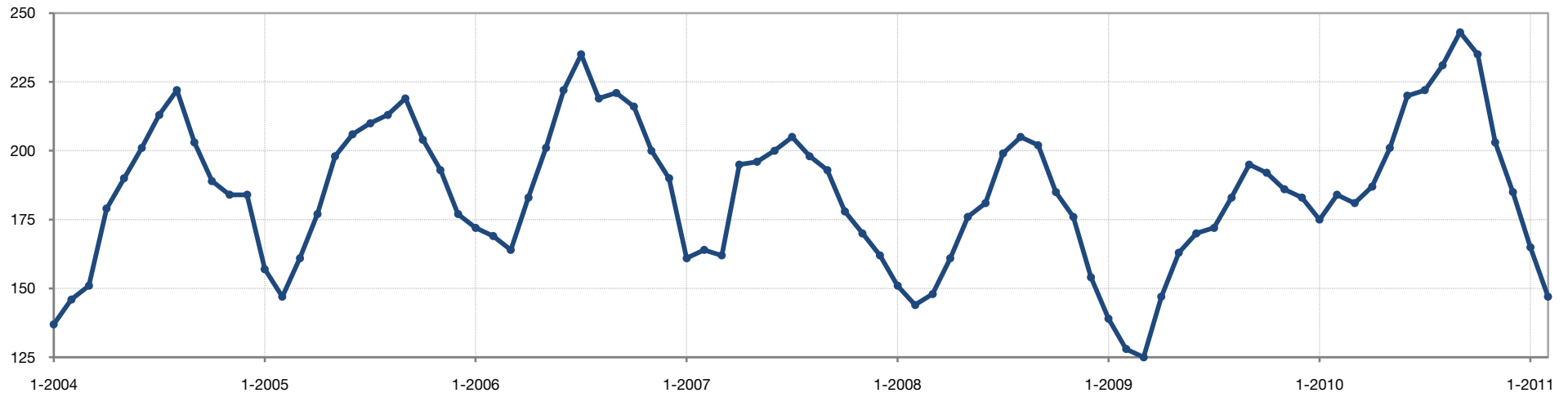


February



Month	Prior Year	Current Year	+ / -
March	125	181	+44.8%
April	147	187	+27.2%
May	163	201	+23.3%
June	170	220	+29.4%
July	172	222	+29.1%
August	183	231	+26.2%
September	195	243	+24.6%
October	192	235	+22.4%
November	186	203	+9.1%
December	183	185	+1.1%
January	175	165	-5.7%
February	184	147	-20.1%
12-Month Avg	173	202	+17.6%

Historical Inventory of Homes for Sale

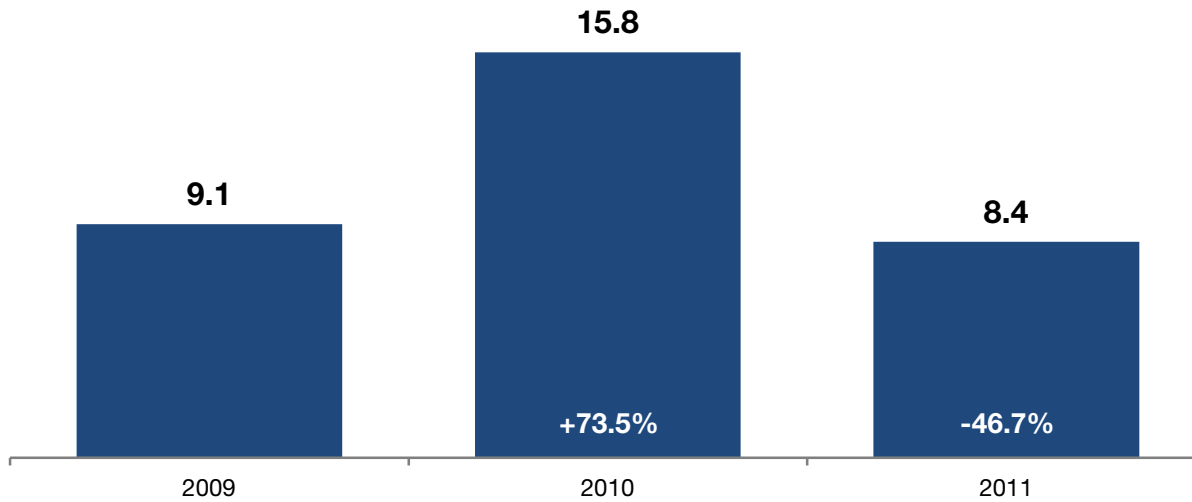


Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months. **For Carroll County Only.**



February



Month	Prior Year	Current Year	+ / -
March	9.1	15.4	+69.4%
April	10.8	15.8	+46.9%
May	11.9	15.8	+33.0%
June	12.6	16.8	+33.5%
July	12.7	16.8	+31.5%
August	13.6	17.7	+29.4%
September	15.1	18.5	+22.2%
October	15.7	16.6	+5.8%
November	15.2	14.0	-7.8%
December	15.0	12.2	-18.9%
January	14.5	10.1	-30.2%
February	15.8	8.4	-46.7%
12-Month Avg	13.5	14.8	+9.9%

Historical Months Supply of Inventory

