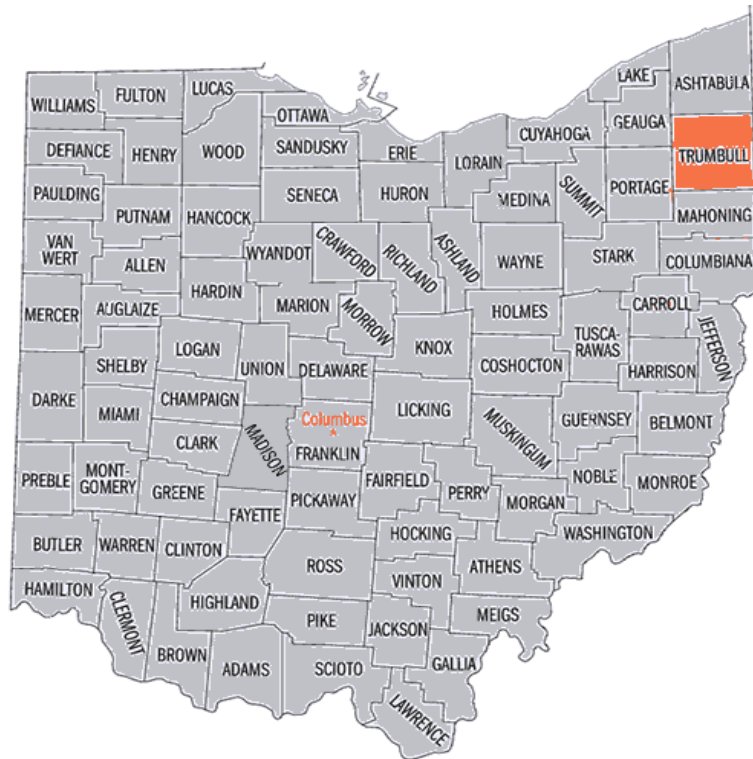


# Trumbull County Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE WARREN AREA BOARD OF REALTORS®



## February 2011



## Quick Facts

**- 8.7%**

**- 14.4%**

**- 8.6%**

Change in  
Closed Sales

Change in  
Median Sales Price

Change in  
Inventory

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

# Trumbull County Market Overview

Key market metrics for the current month and year-to-date.



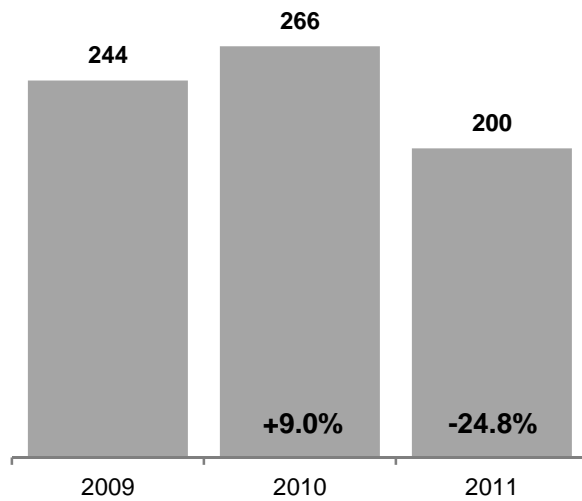
Key Metrics	Historical Sparklines	2-2010	2-2011	+/-	YTD 2010	YTD 2011	+/-
<b>New Listings</b>		266	<b>200</b>	- 24.8%	527	<b>456</b>	- 13.5%
<b>Pending Sales</b>		119	<b>128</b>	+ 7.6%	242	<b>233</b>	- 3.7%
<b>Closed Sales</b>		103	<b>94</b>	- 8.7%	195	<b>180</b>	- 7.7%
<b>Days on Market Until Sale</b>		131	<b>177</b>	+ 35.0%	117	<b>176</b>	+ 49.9%
<b>Median Sales Price</b>		\$74,500	<b>\$63,800</b>	- 14.4%	\$70,000	<b>\$63,000</b>	- 10.0%
<b>Average Sales Price</b>		\$78,074	<b>\$76,716</b>	- 1.7%	\$74,427	<b>\$75,411</b>	+ 1.3%
<b>Percent of Original List Price Received</b>		85.2%	<b>84.9%</b>	- 0.3%	85.3%	<b>84.6%</b>	- 0.8%
<b>Housing Affordability Index</b>		220	<b>269</b>	+ 22.5%	229	<b>271</b>	+ 18.4%
<b>Inventory of Homes for Sale</b>		1,719	<b>1,572</b>	- 8.6%	--	--	--
<b>Months Supply of Homes for Sale</b>		13.4	<b>11.8</b>	- 12.0%	--	--	--

# New Listings

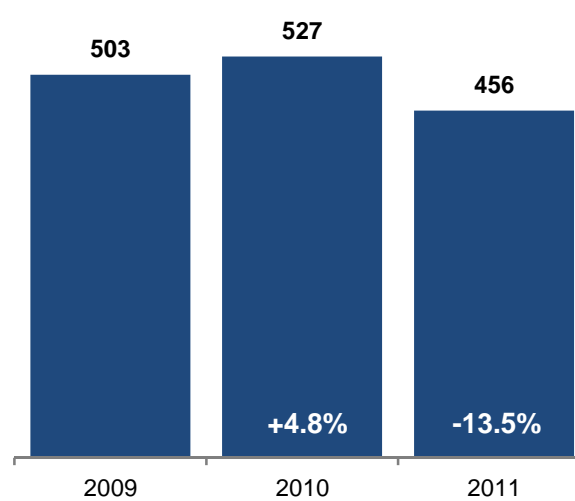
A count of the properties that have been newly listed on the market in a given month.



## February

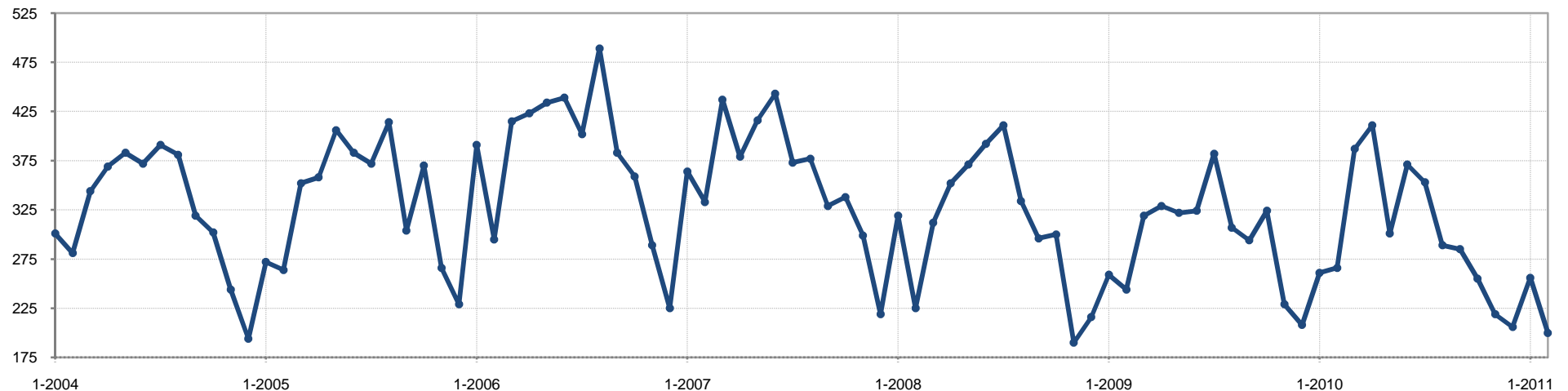


## Year To Date



Month	Prior Year	Current Year	+ / -
March	319	387	+21.3%
April	329	411	+24.9%
May	322	301	-6.5%
June	324	371	+14.5%
July	382	353	-7.6%
August	307	289	-5.9%
September	294	285	-3.1%
October	324	255	-21.3%
November	229	219	-4.4%
December	208	206	-1.0%
January	261	256	-1.9%
February	266	200	-24.8%
<b>12-Month Avg</b>	<b>297</b>	<b>294</b>	<b>-0.9%</b>

## Historical New Listing Activity

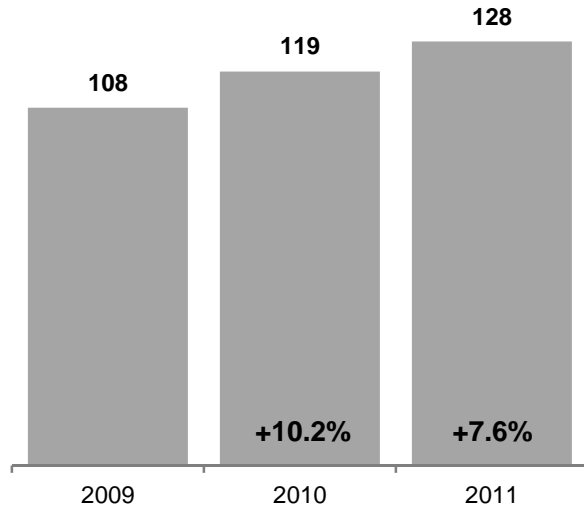


# Pending Sales

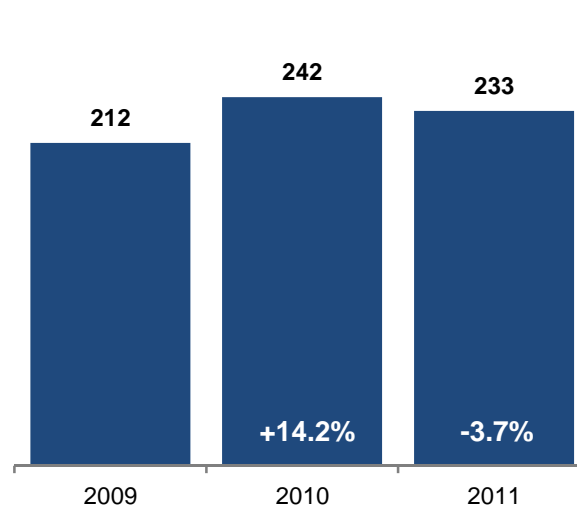
A count of the properties that have offers accepted on them in a given month.



## February

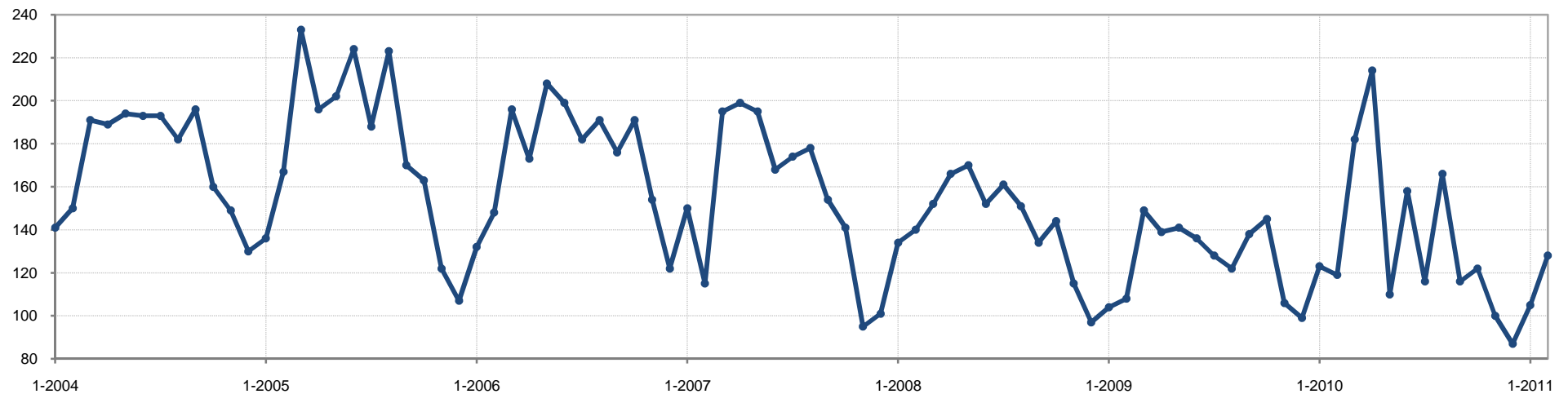


## Year To Date



Month	Prior Year	Current Year	+ / -
March	149	182	+22.1%
April	139	214	+54.0%
May	141	110	-22.0%
June	136	158	+16.2%
July	128	116	-9.4%
August	122	166	+36.1%
September	138	116	-15.9%
October	145	122	-15.9%
November	106	100	-5.7%
December	99	87	-12.1%
January	123	105	-14.6%
February	119	128	+7.6%
<b>12-Month Avg</b>	<b>129</b>	<b>134</b>	<b>+3.8%</b>

## Historical Pending Sales Activity

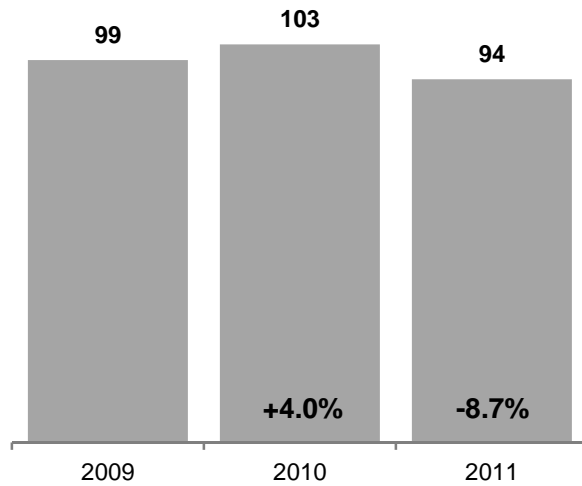


# Closed Sales

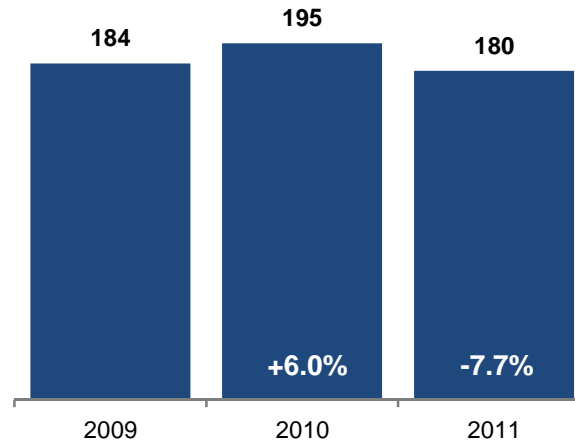
A count of the properties that have closed in a given month.



## February



## Year To Date



Month	Prior Year	Current Year	+ / -
March	113	145	+28.3%
April	136	177	+30.1%
May	122	168	+37.7%
June	156	177	+13.5%
July	125	107	-14.4%
August	129	137	+6.2%
September	134	162	+20.9%
October	138	121	-12.3%
November	144	91	-36.8%
December	137	107	-21.9%
January	92	86	-6.5%
February	103	94	-8.7%
<b>12-Month Avg</b>	<b>127</b>	<b>131</b>	<b>+3.0%</b>

## Historical Closed Sales Activity

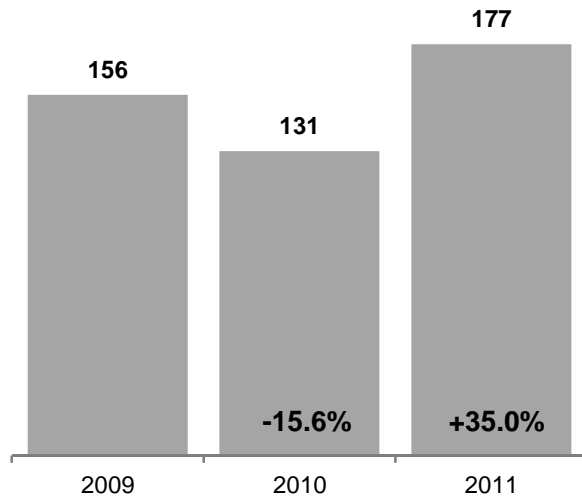


# Days on Market Until Sale

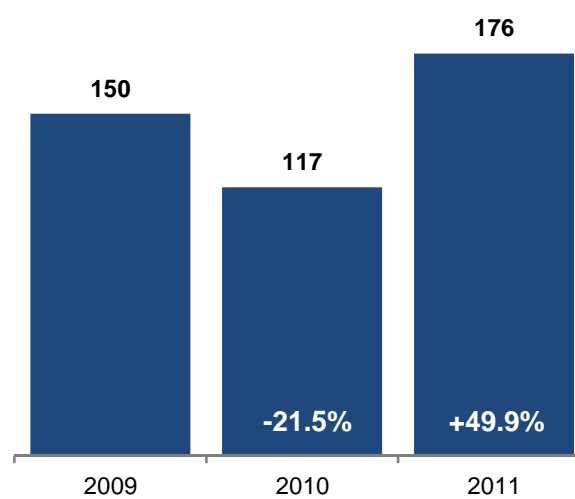
The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.



## February

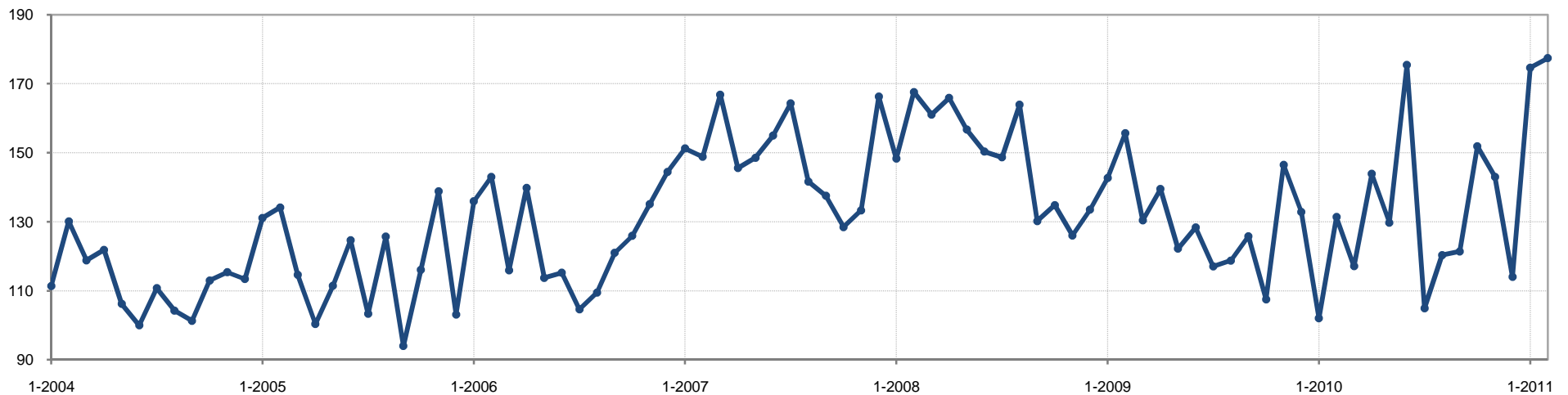


## Year To Date



Month	Prior Year	Current Year	+ / -
March	130	117	-10.2%
April	140	144	+3.1%
May	122	130	+6.2%
June	128	175	+36.7%
July	117	105	-10.3%
August	119	120	+1.3%
September	126	121	-3.5%
October	108	152	+41.2%
November	147	143	-2.4%
December	133	114	-14.2%
January	102	175	+71.2%
February	131	177	+35.0%
<b>12-Month Avg</b>	<b>104</b>	<b>111</b>	<b>+7.0%</b>

## Historical Days on Market Until Sale

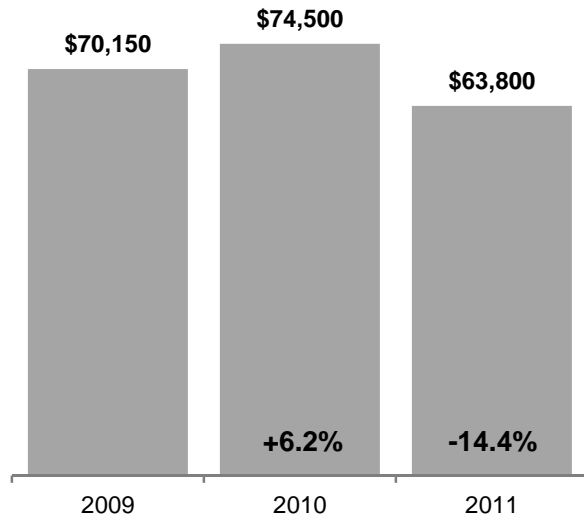


# Median Sales Price

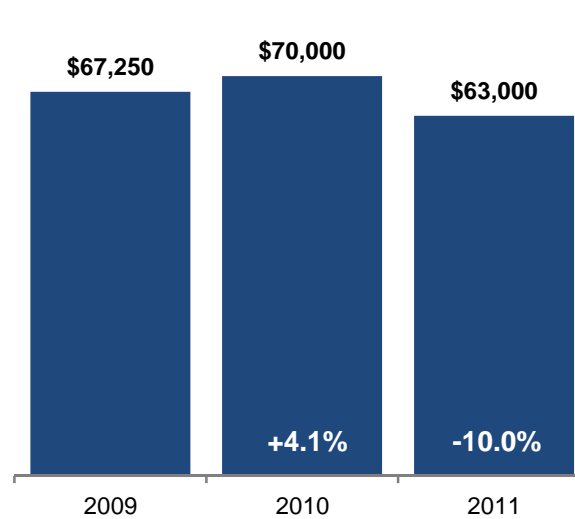
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



## February

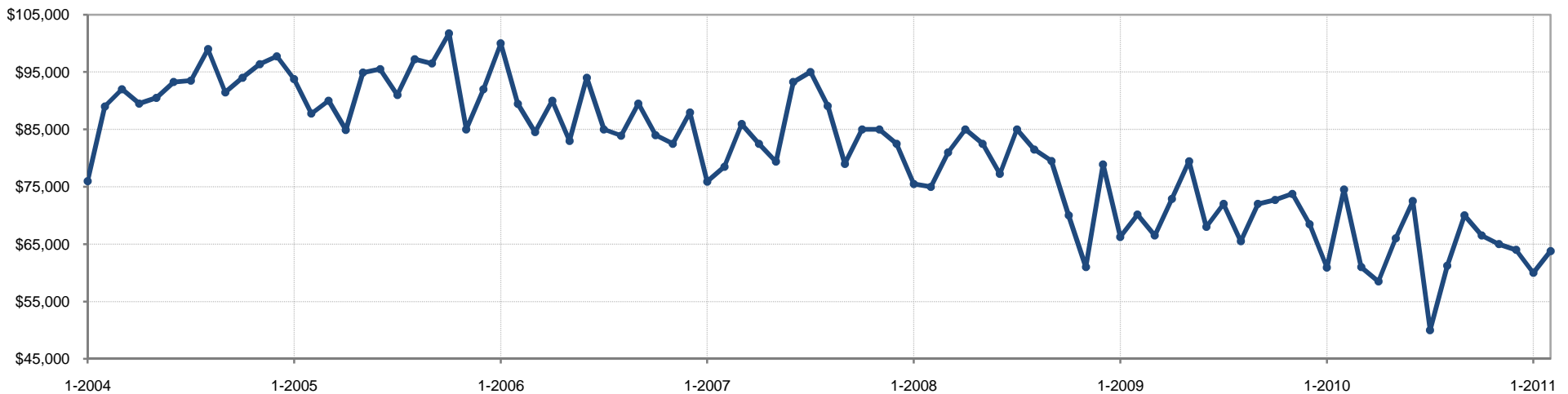


## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$66,500	\$61,000	-8.3%
April	\$72,875	\$58,500	-19.7%
May	\$79,450	\$66,000	-16.9%
June	\$68,000	\$72,500	+6.6%
July	\$72,000	\$50,000	-30.6%
August	\$65,500	\$61,238	-6.5%
September	\$72,000	\$70,000	-2.8%
October	\$72,705	\$66,500	-8.5%
November	\$73,750	\$65,000	-11.9%
December	\$68,450	\$64,000	-6.5%
January	\$60,900	\$60,000	-1.5%
February	\$74,500	\$63,800	-14.4%
12-Month Avg	\$70,000	\$64,900	-7.3%

## Historical Median Sales Price

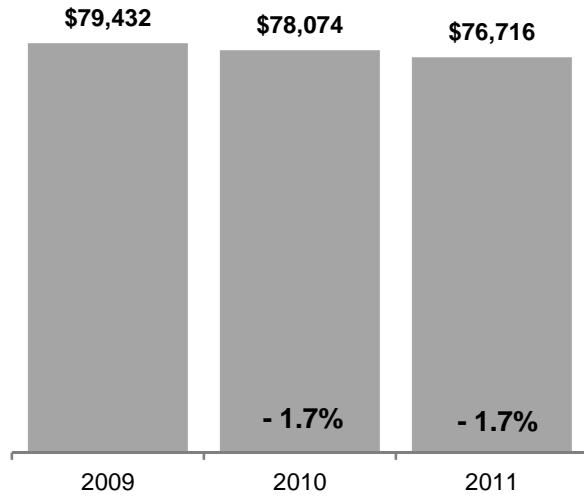


# Average Sales Price

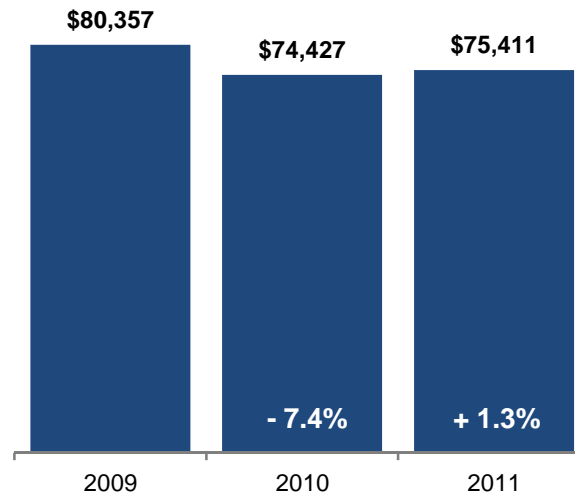
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



## February

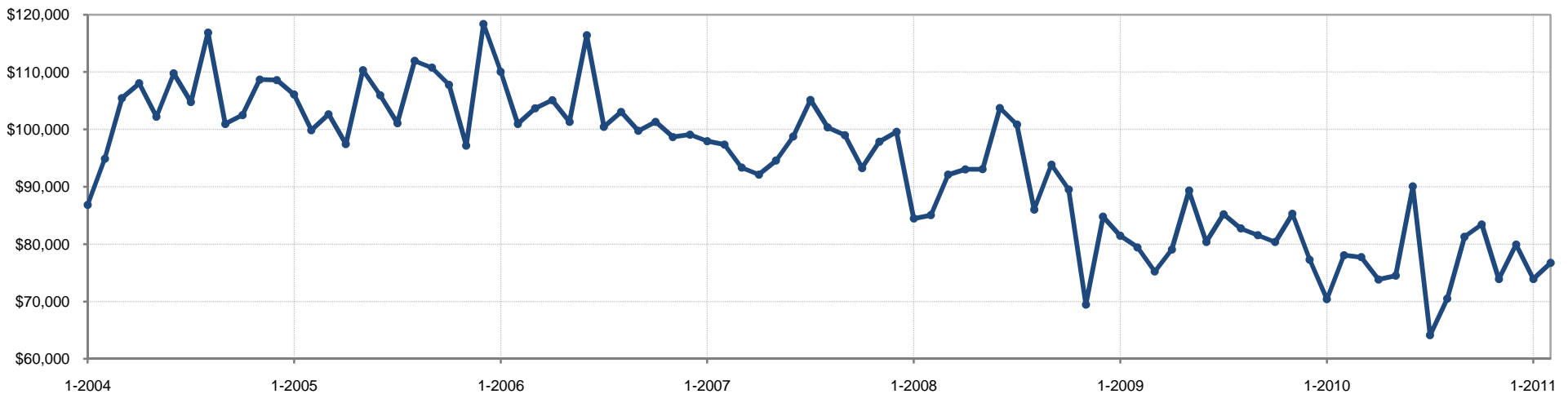


## Year To Date



Month	Prior Year	Current Year	+ / -
March	\$75,213	\$77,730	+3.3%
April	\$79,064	\$73,830	-6.6%
May	\$89,325	\$74,505	-16.6%
June	\$80,387	\$90,061	+12.0%
July	\$85,223	\$64,128	-24.8%
August	\$82,724	\$70,504	-14.8%
September	\$81,557	\$81,306	-0.3%
October	\$80,356	\$83,443	+3.8%
November	\$85,287	\$73,913	-13.3%
December	\$77,296	\$79,928	+3.4%
January	\$70,393	\$73,920	+5.0%
February	\$78,074	\$76,716	-1.7%
12-Month Avg	\$80,758	\$77,241	-4.4%

## Historical Average Sales Price

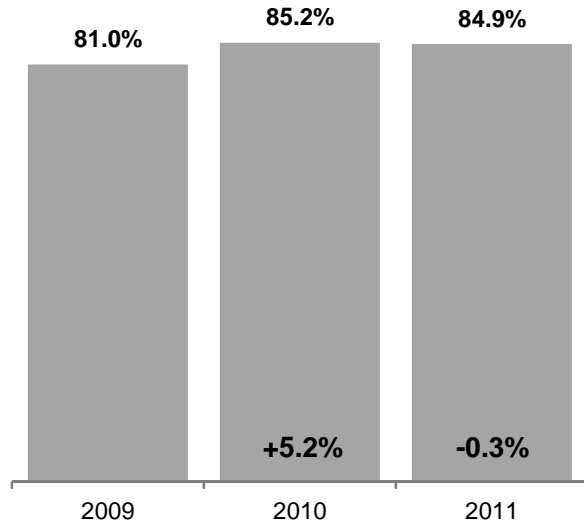


# Percent of Original List Price Received

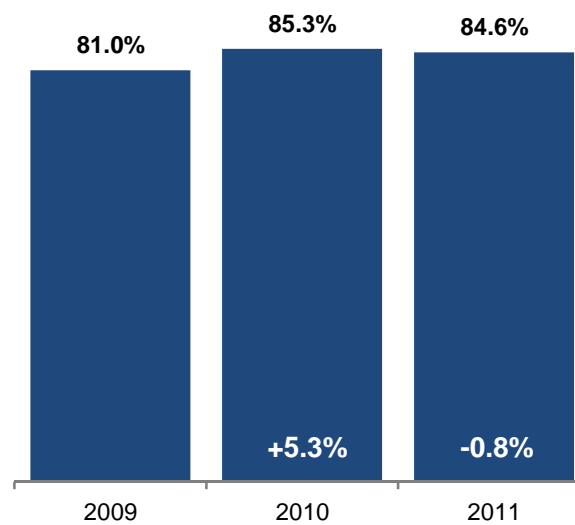
The average percentage found when dividing a property's sales price by the original list price. Sold properties only. Does not account for seller concessions.



## February

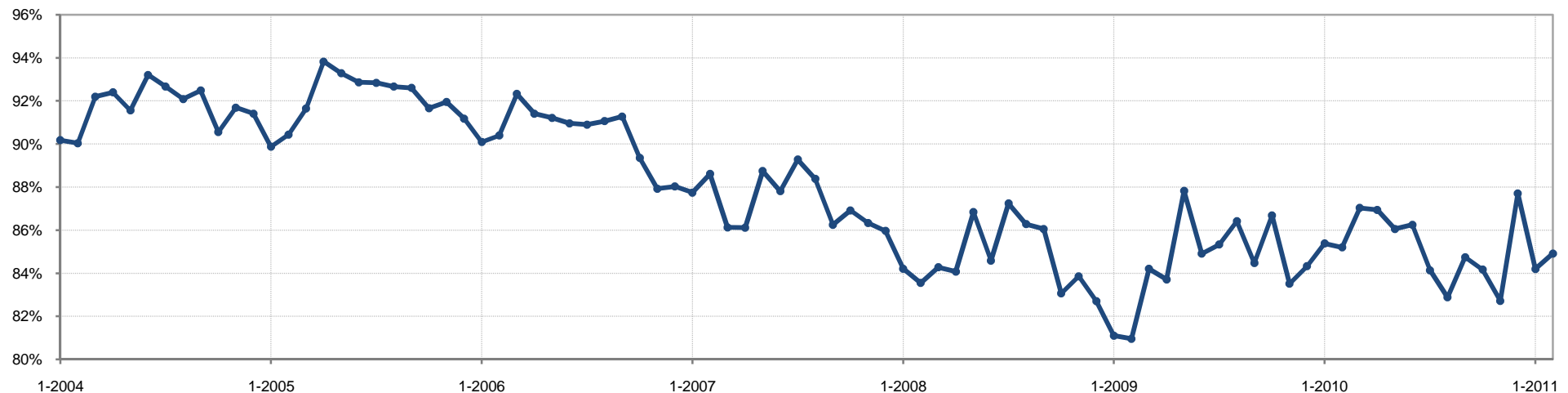


## Year To Date



Month	Prior Year	Current Year	+ / -
March	84.2%	<b>87.0%</b>	+3.4%
April	83.7%	<b>86.9%</b>	+3.8%
May	87.8%	<b>86.1%</b>	-2.0%
June	84.9%	<b>86.2%</b>	+1.6%
July	85.3%	<b>84.1%</b>	-1.4%
August	86.4%	<b>82.9%</b>	-4.1%
September	84.5%	<b>84.7%</b>	+0.3%
October	86.7%	<b>84.2%</b>	-2.9%
November	83.5%	<b>82.7%</b>	-0.9%
December	84.3%	<b>87.7%</b>	+4.0%
January	85.4%	<b>84.2%</b>	-1.4%
February	85.2%	<b>84.9%</b>	-0.3%
<b>12-Month Avg</b>	<b>85.1%</b>	<b>85.3%</b>	<b>+0.2%</b>

## Historical Percent of Original List Price Received

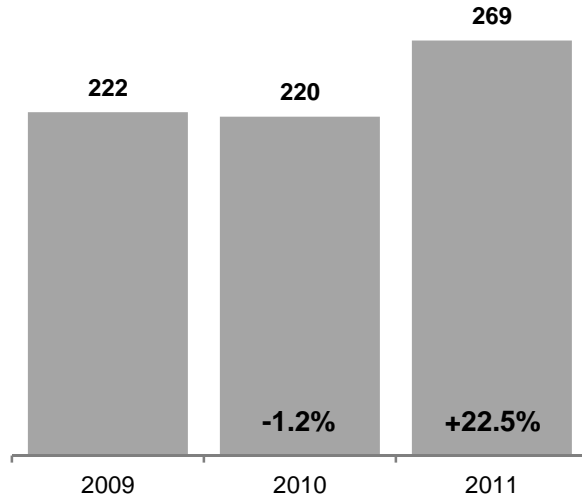


# Housing Affordability Index

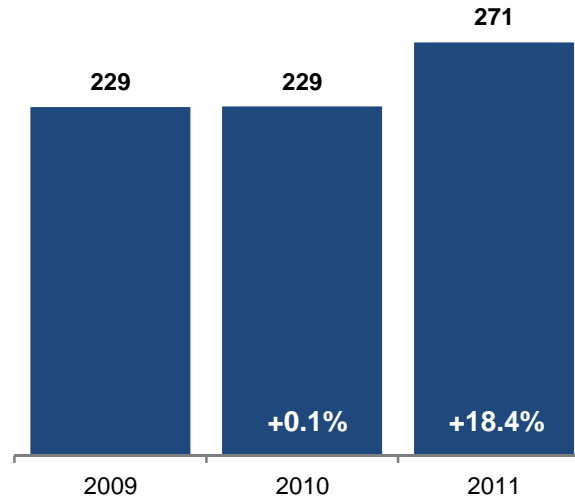
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



## February

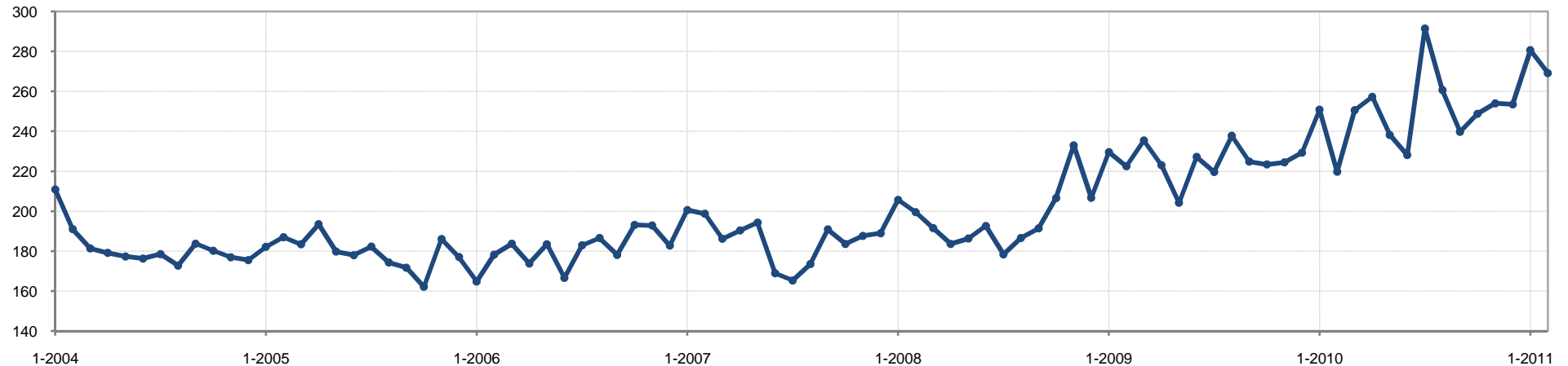


## Year To Date



Month	Prior Year	Current Year	+ / -
March	235	251	+6.5%
April	223	257	+15.4%
May	204	238	+16.6%
June	227	228	+0.4%
July	220	291	+32.7%
August	238	261	+9.6%
September	225	240	+6.6%
October	223	249	+11.4%
November	224	254	+13.2%
December	229	253	+10.5%
January	251	281	+11.9%
February	220	269	+22.5%
<b>12-Month Avg</b>	<b>227</b>	<b>256</b>	<b>+13.1%</b>

## Historical Housing Affordability Index

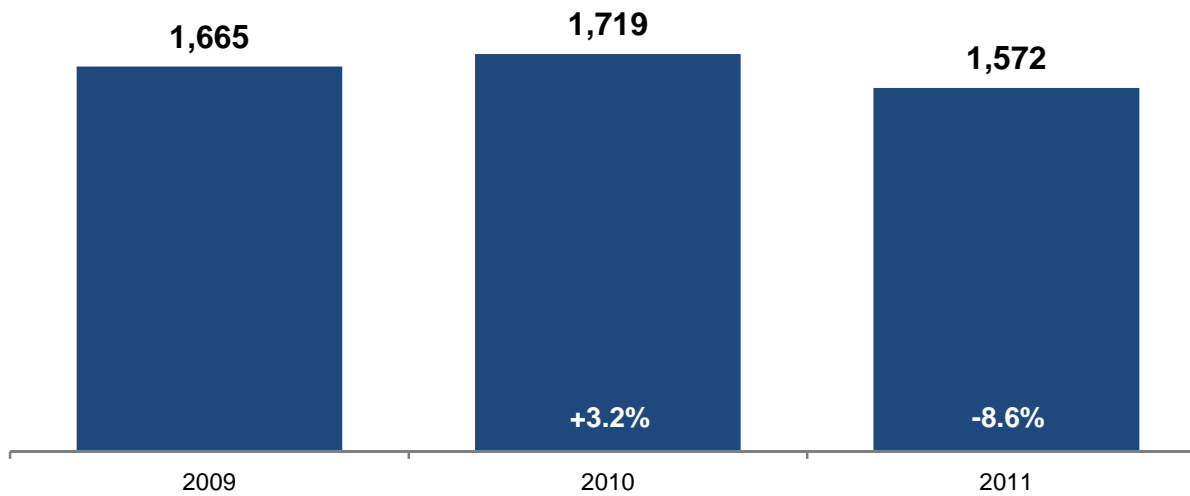


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the month.

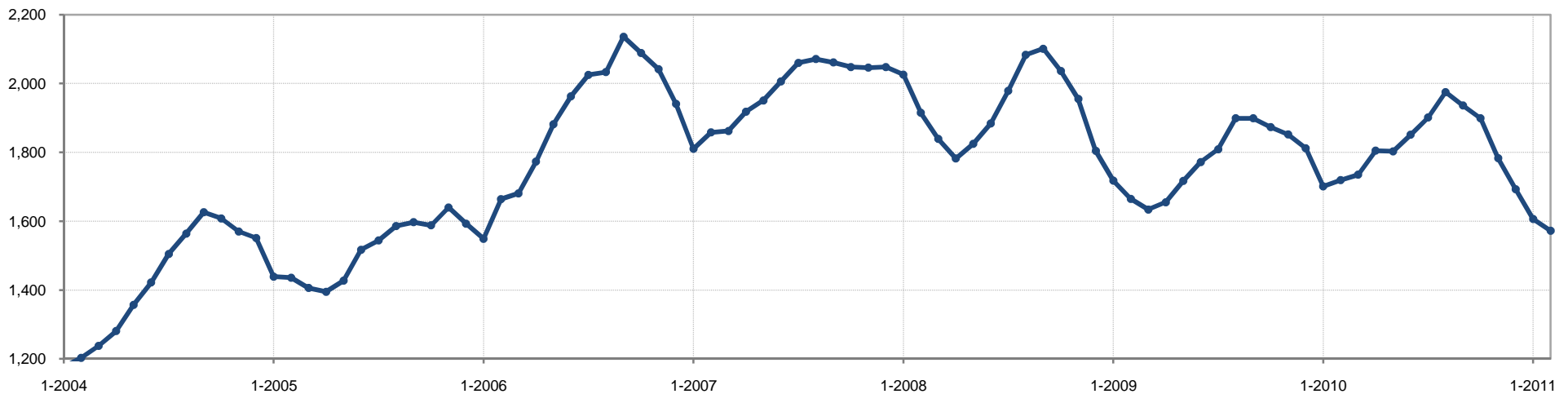


## February



Month	Prior Year	Current Year	+ / -
March	1,634	1,735	+6.2%
April	1,655	1,805	+9.1%
May	1,717	1,803	+5.0%
June	1,772	1,851	+4.5%
July	1,809	1,901	+5.1%
August	1,899	1,975	+4.0%
September	1,899	1,936	+1.9%
October	1,873	1,899	+1.4%
November	1,852	1,783	-3.7%
December	1,812	1,693	-6.6%
January	1,701	1,606	-5.6%
February	1,719	1,572	-8.6%
12-Month Avg	1,779	1,797	+1.1%

## Historical Inventory of Homes for Sale

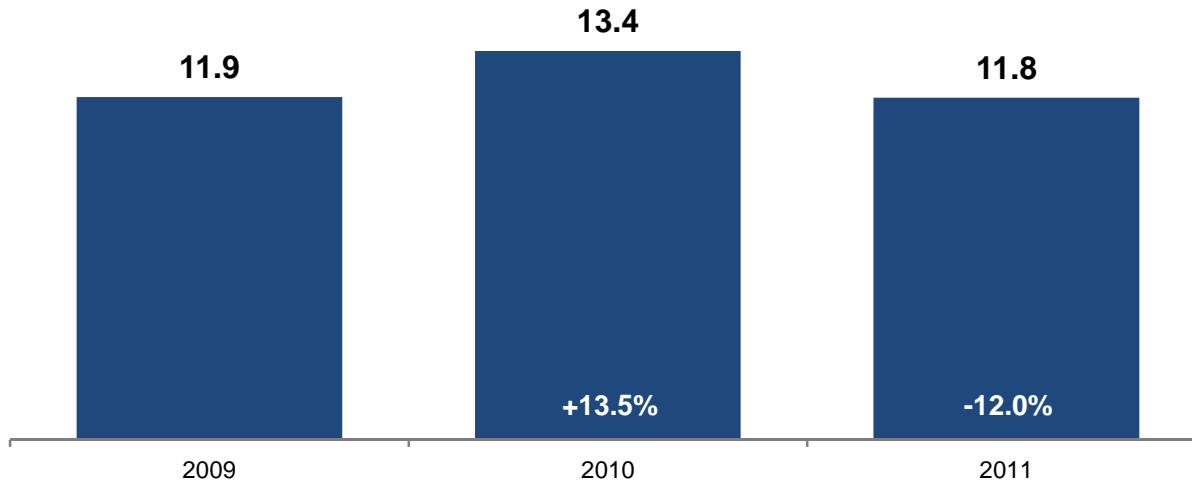


# Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months.



## February



Month	Prior Year	Current Year	+ / -
March	11.9	13.5	+13.7%
April	12.0	13.7	+14.1%
May	12.7	13.1	+3.2%
June	13.3	13.7	+2.7%
July	13.7	13.9	+0.9%
August	14.7	14.5	-1.5%
September	15.0	13.9	-7.7%
October	14.8	13.8	-6.8%
November	14.6	13.1	-10.2%
December	14.4	12.5	-13.0%
January	13.5	11.9	-11.3%
February	13.4	11.8	-12.0%
12-Month Avg	13.7	13.3	-2.8%

## Historical Months Supply of Inventory

