

year

Monthly Indicators

Youngstown/Columbiana Association of REALTORS®

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December 2010



Contents

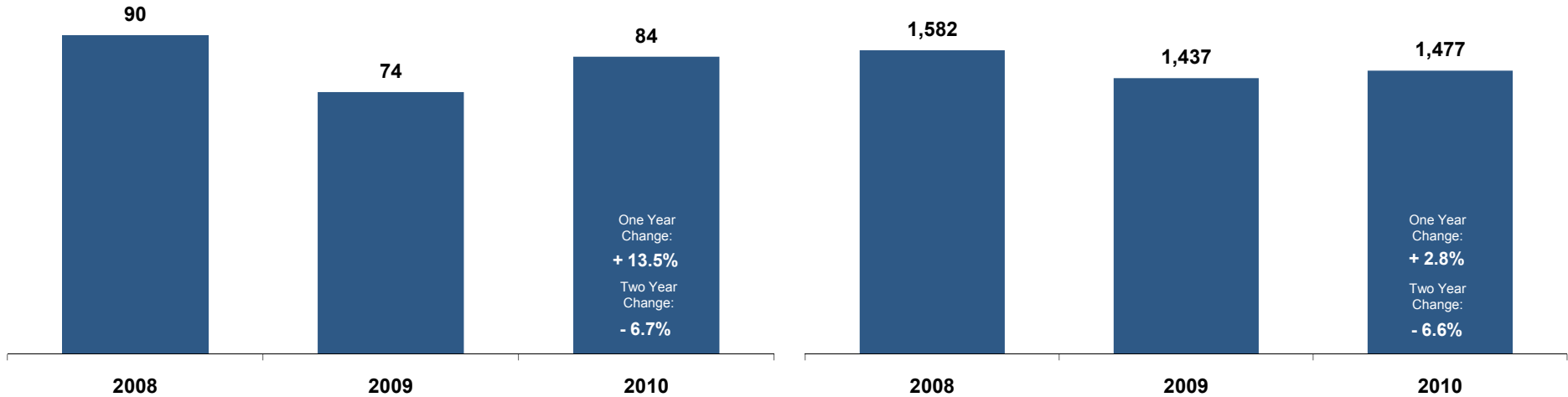
	Columbiana County	Mahoning County
New Listings	2	13
Pending Sales	3	14
Closed Sales	4	15
Days On Market Until Sale	5	16
Median Sales Price	6	17
Average Sales Price	7	18
Percent of Orig. List Price Received at Sale	8	19
Housing Affordability Index	9	20
Inventory of Homes Available	10	21
Months Supply of Inventory	11	22
Market Overview	12	23
Explanation Page	-	24

New Listings for Columbiana County

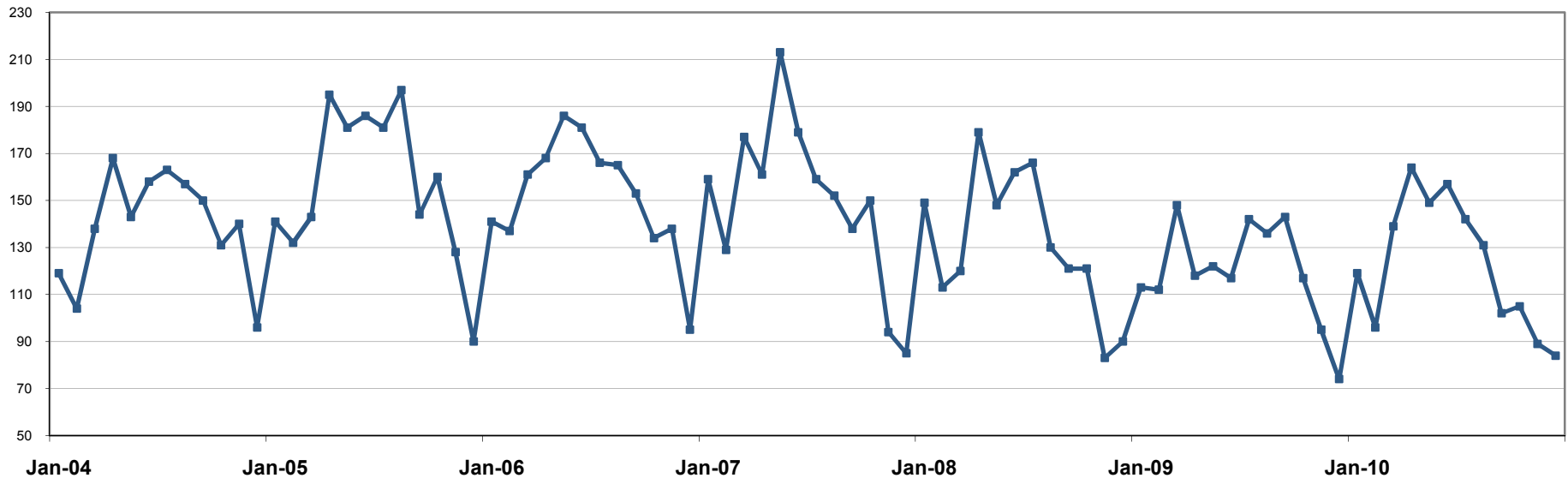
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical New Listings

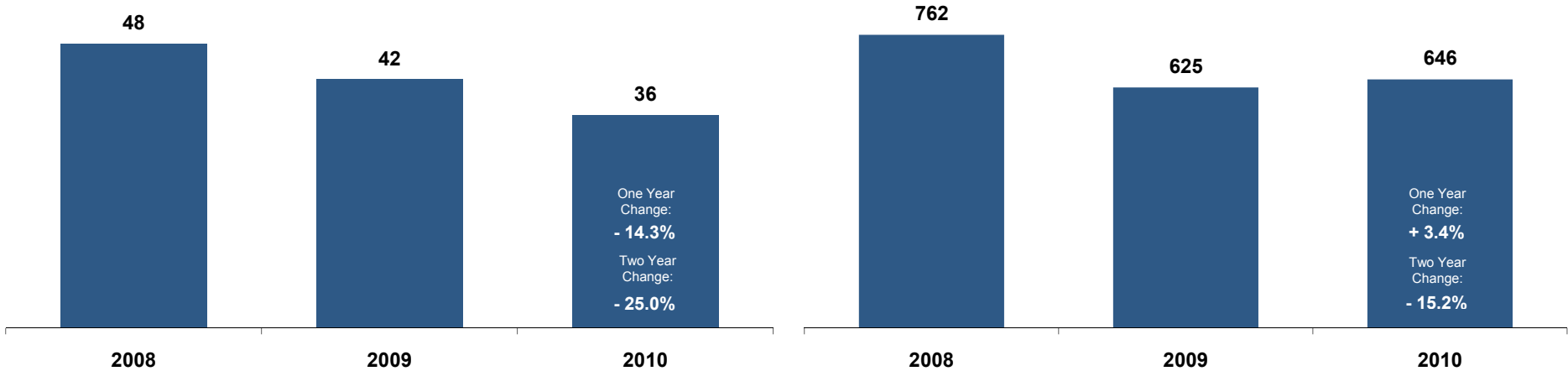


Pending Sales for Columbiana County

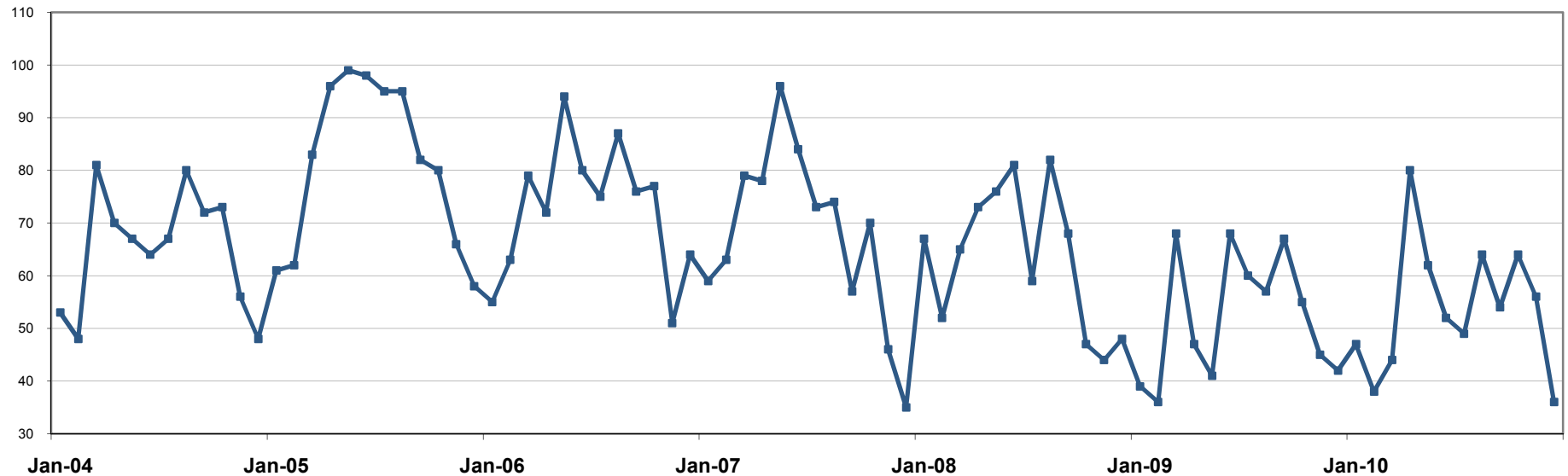
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December

Year to Date



Historical Pending Sales

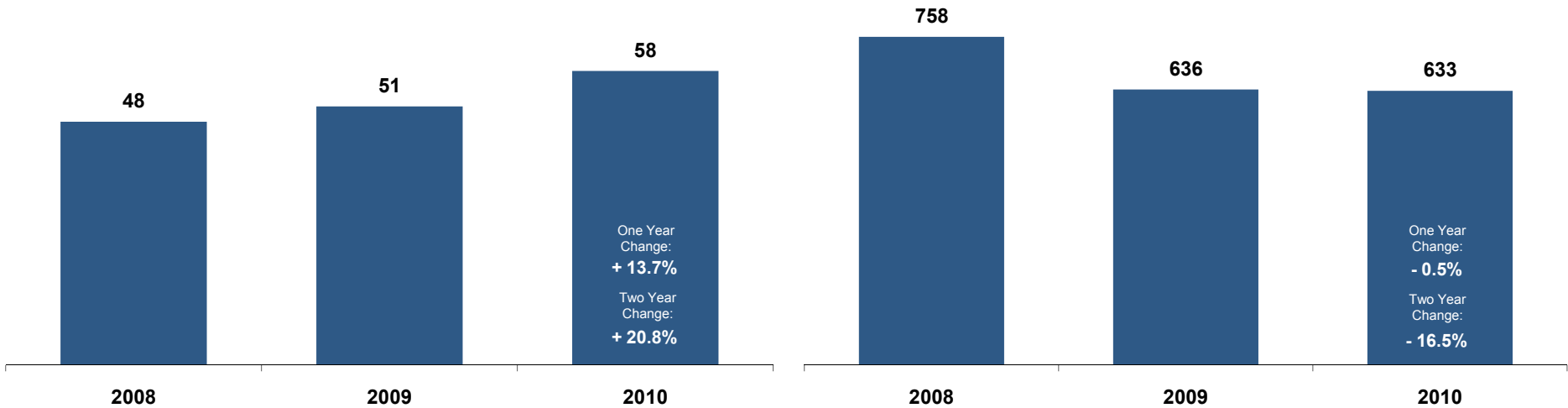


Closed Sales for Columbiana County

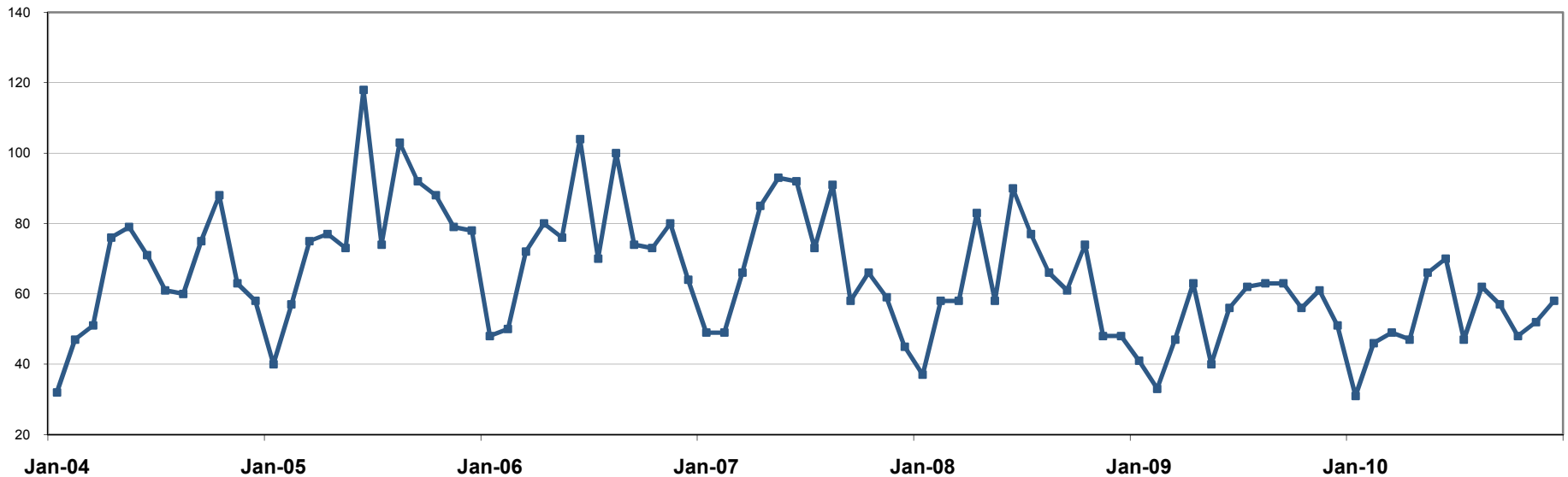
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical Closed Sales

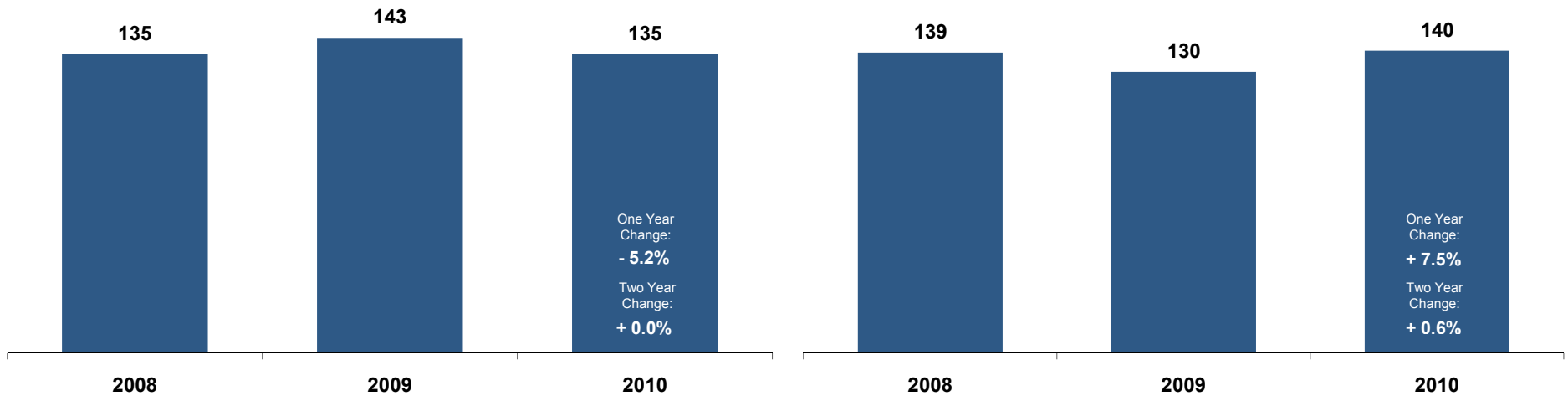


Days on Market Until Sale for Columbiana County

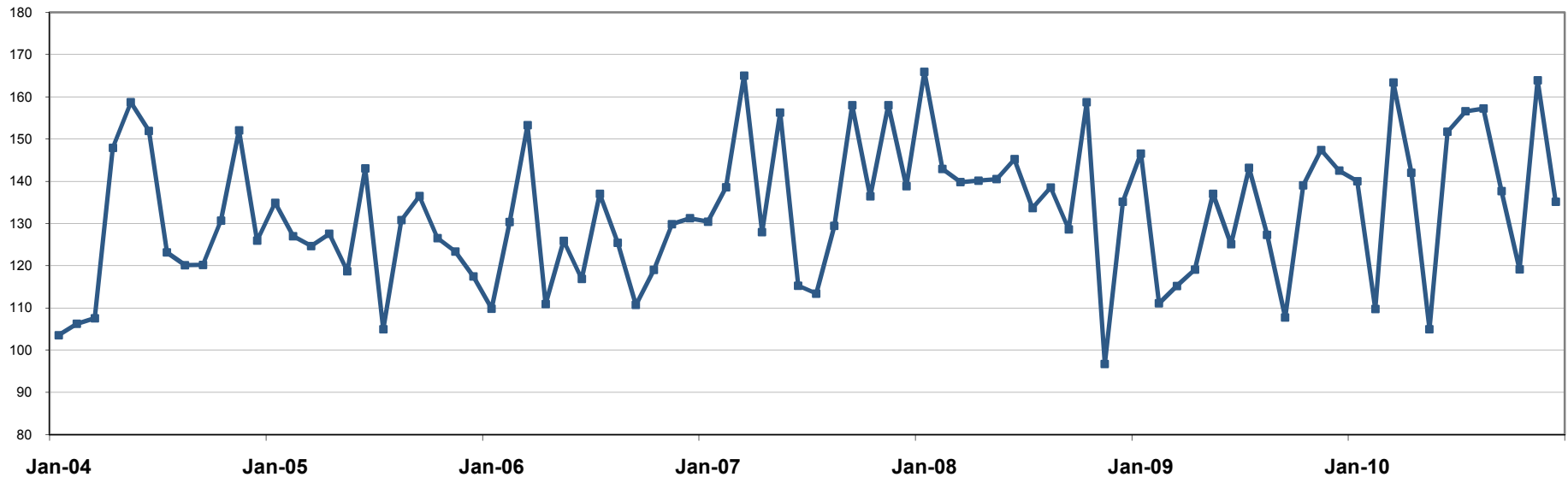
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical Days on Market Until Sale

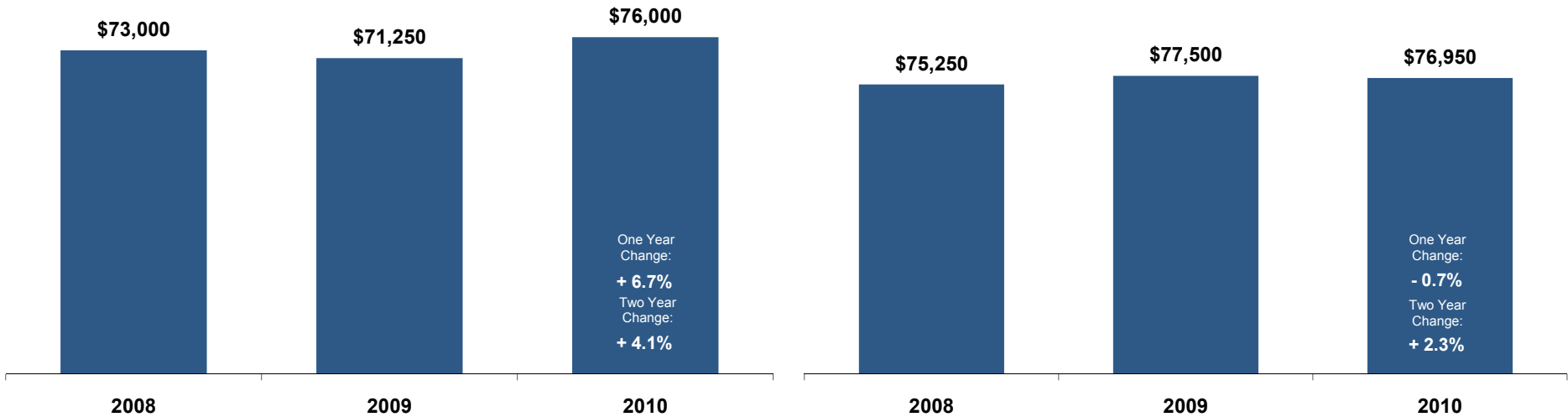


Median Sales Price for Columbiana County

A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical Median Sales Price



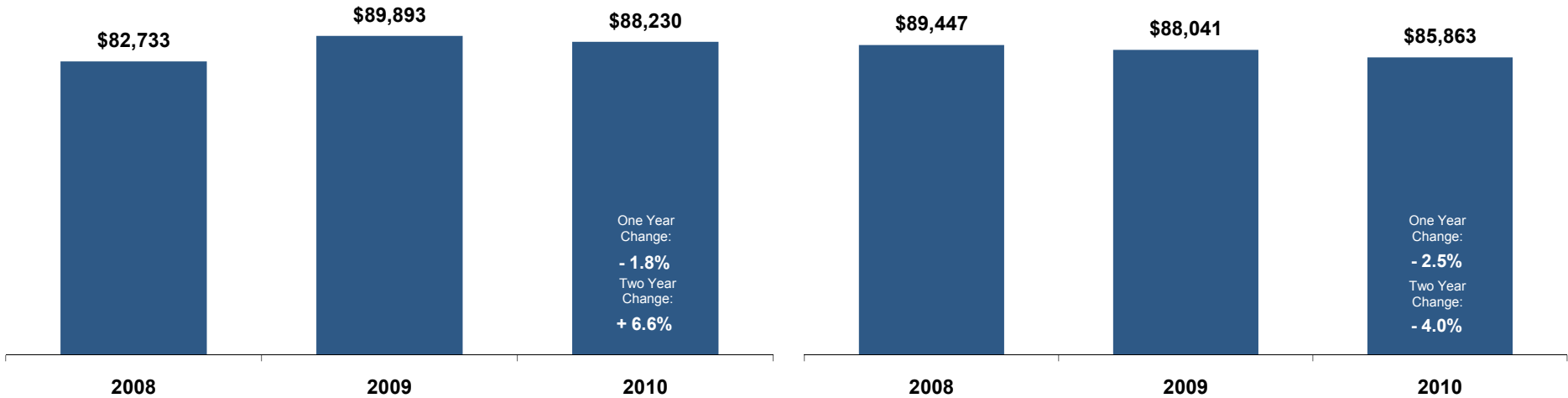
Average Sales Price for Columbiana County

A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

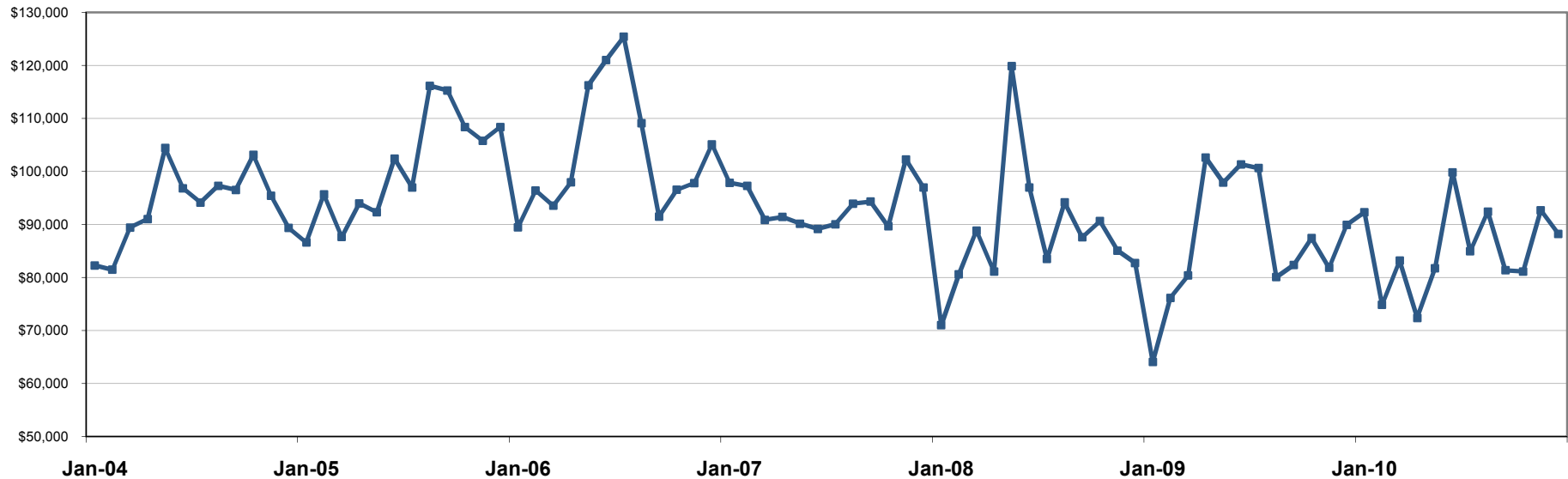


December

Year to Date



Historical Average Sales Price



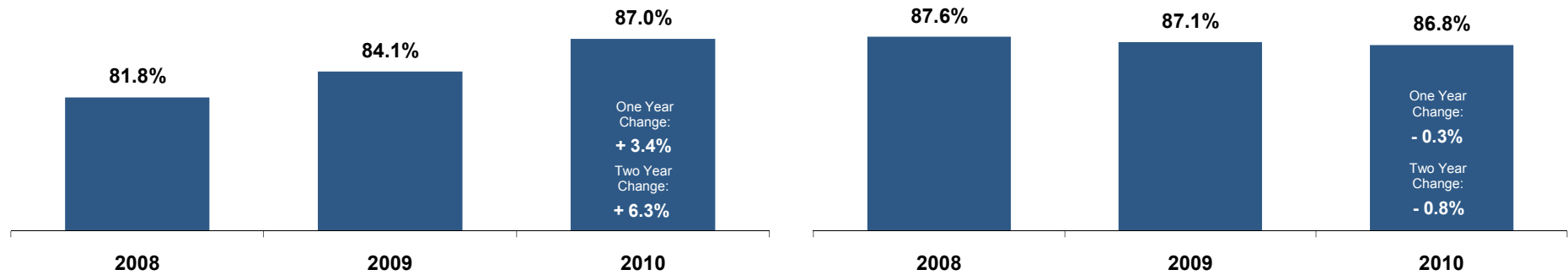
Percent of Original List Price Received at Sale

for Columbiana County

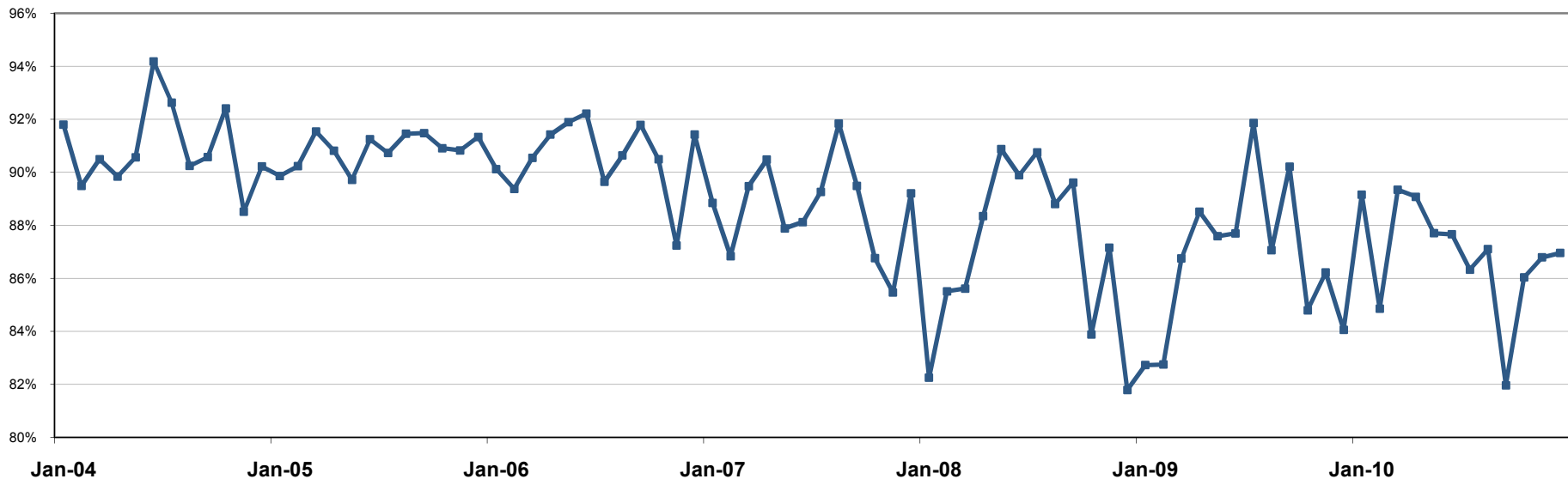
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December

Year to Date



Historical Percent of Original List Price Received



Housing Affordability Index for Columbiana County

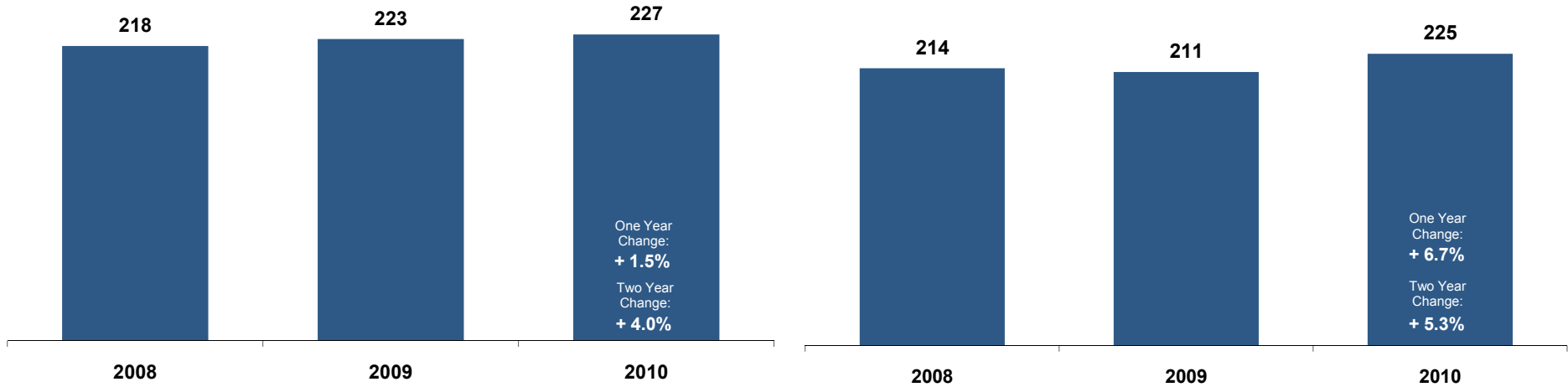


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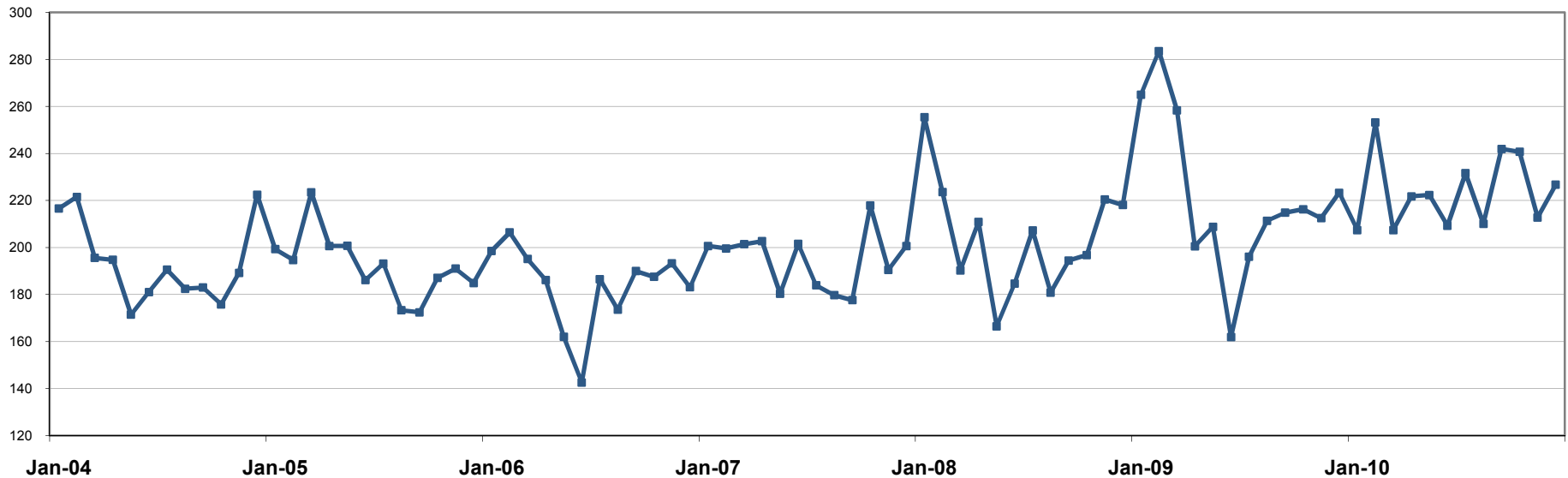
December

Year to Date

The HAI formula measures housing affordability for the Regional Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

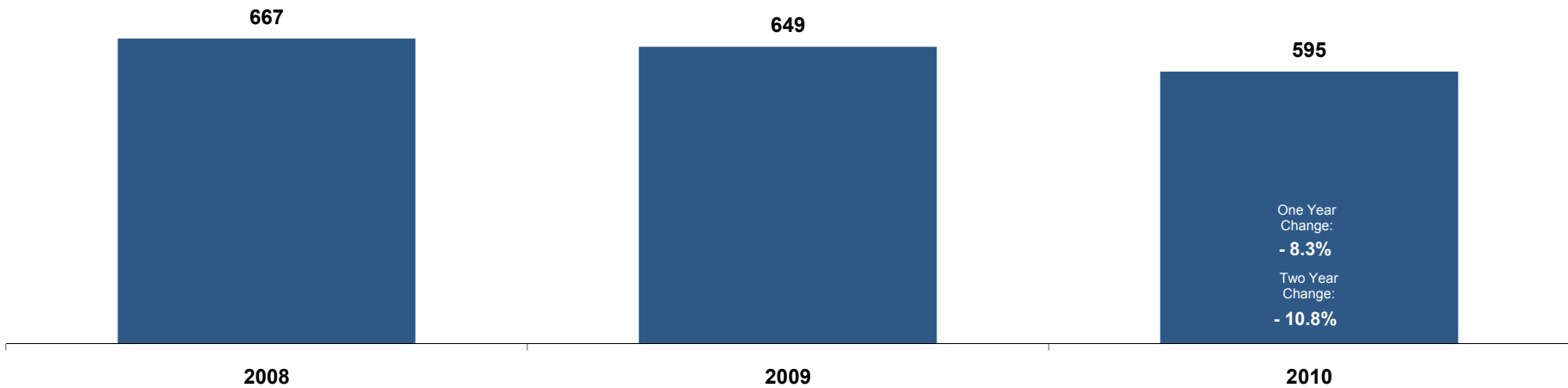


Inventory of Homes Available for Columbiana County

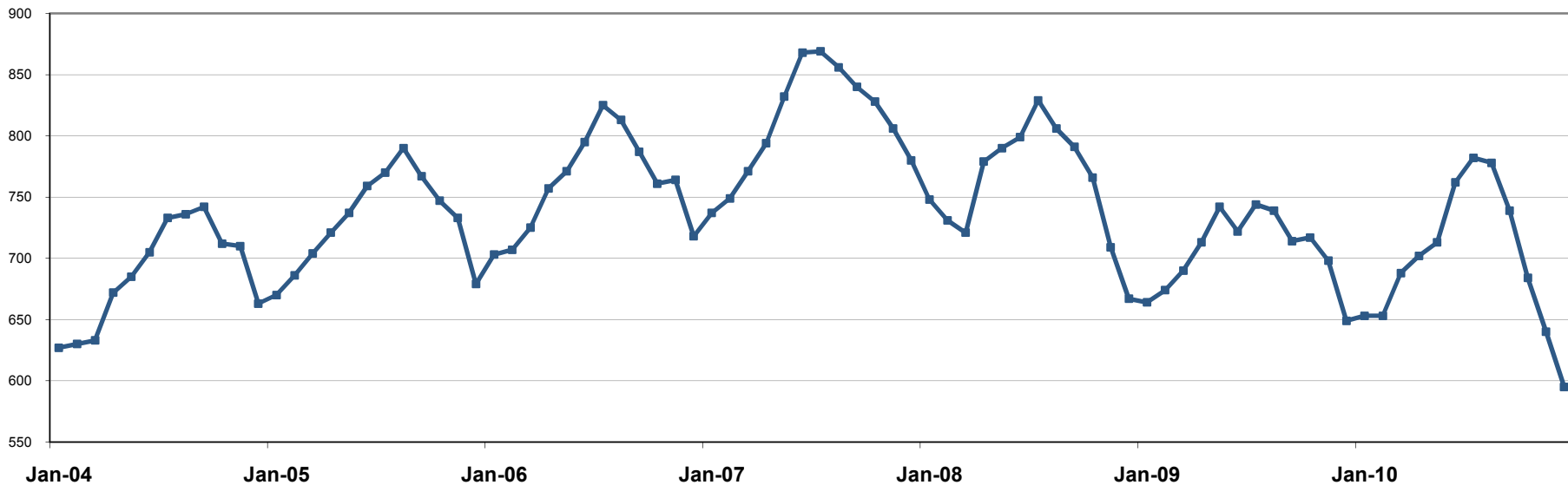


A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December



Historical Inventory of Homes Available

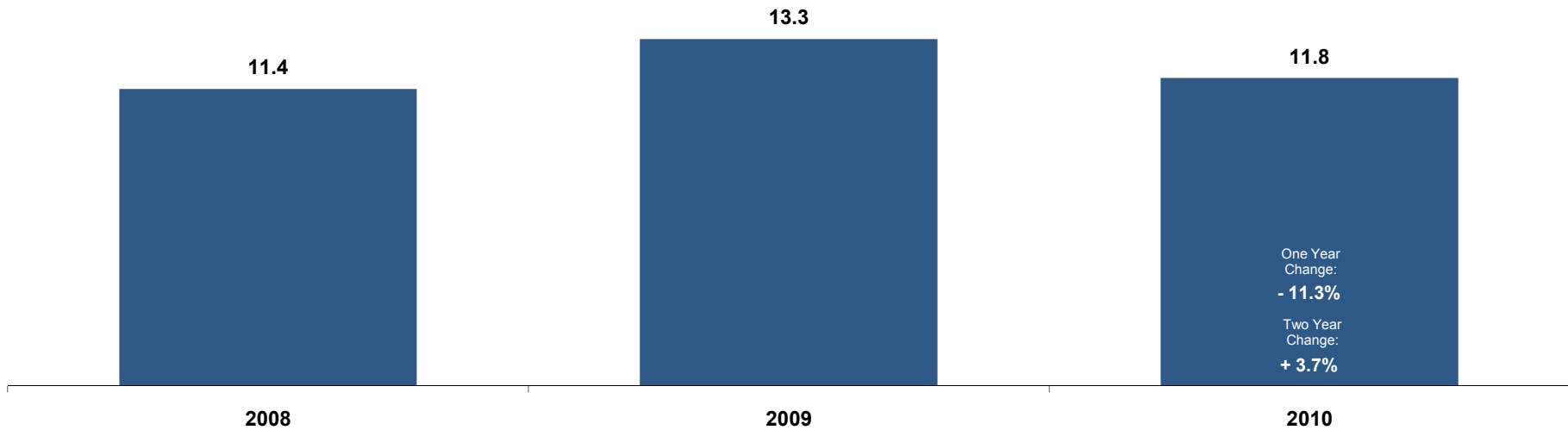


Months Supply of Inventory for Columbiana County

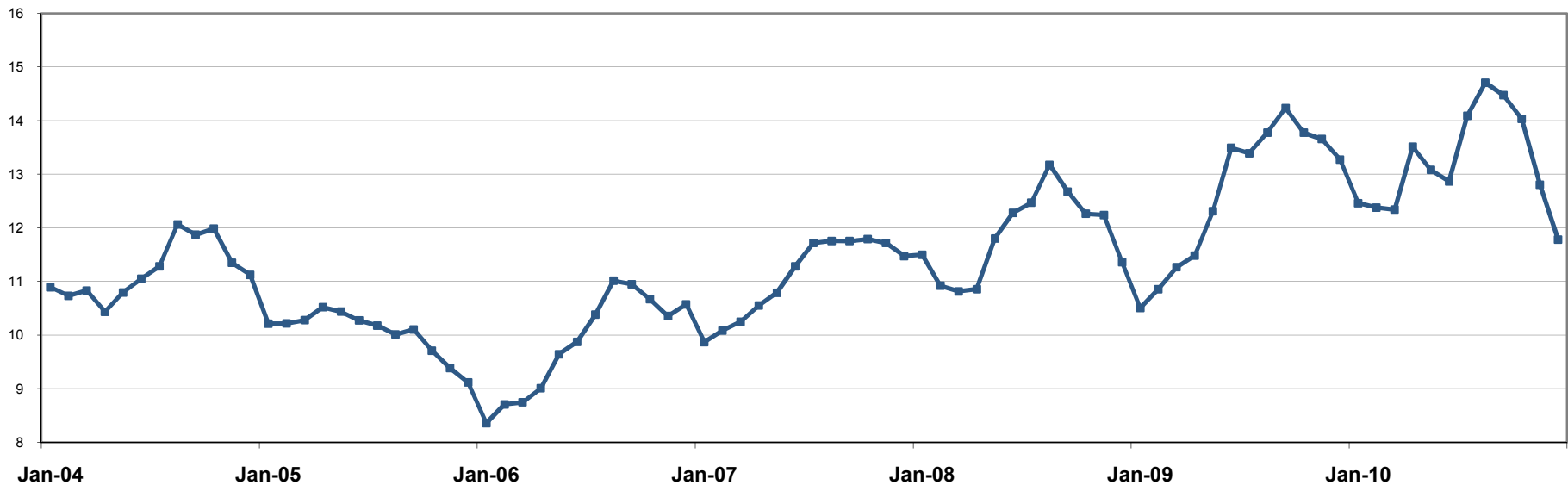
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®



December



Historical Months Supply of Inventory



Market Overview for Columbiana County



A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

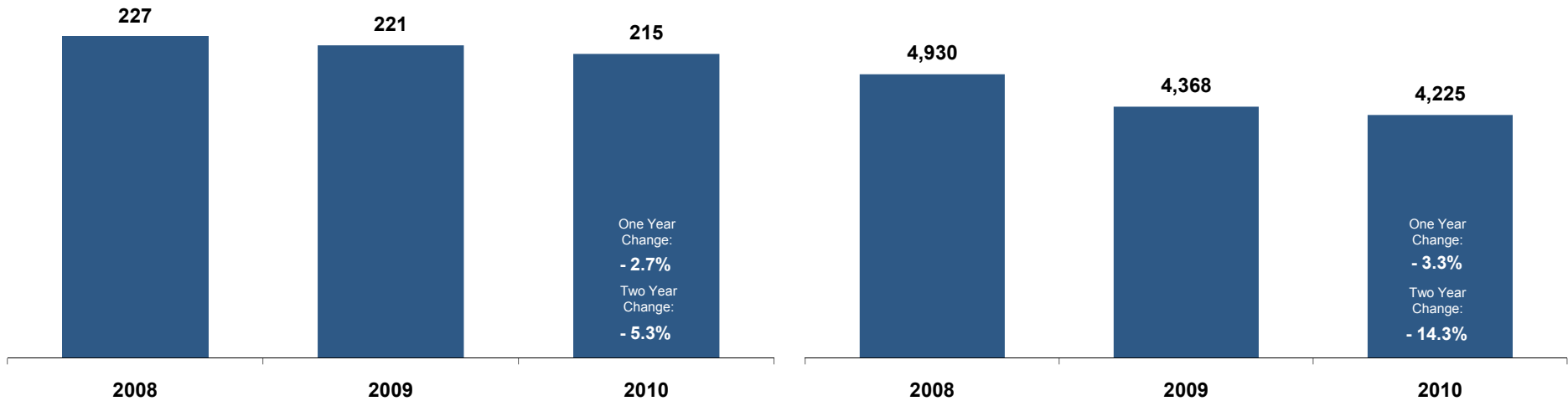
		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	Oct 2010	105	117	- 10.3%	1,304	1,268	+ 2.8%
	Nov 2010	89	95	- 6.3%	1,393	1,363	+ 2.2%
	Dec 2010	84	74	+ 13.5%	1,477	1,437	+ 2.8%
Pending Sales	Oct 2010	64	55	+ 16.4%	554	538	+ 3.0%
	Nov 2010	56	45	+ 24.4%	610	583	+ 4.6%
	Dec 2010	36	42	- 14.3%	646	625	+ 3.4%
Closed Sales	Oct 2010	48	56	- 14.3%	523	524	- 0.2%
	Nov 2010	52	61	- 14.8%	575	585	- 1.7%
	Dec 2010	58	51	+ 13.7%	633	636	- 0.5%
Days on Market Until Sale	Oct 2010	119	139	- 14.3%	138	127	+ 8.8%
	Nov 2010	164	147	+ 11.2%	140	129	+ 8.8%
	Dec 2010	135	143	- 5.2%	140	130	+ 7.5%
Median Sales Price	Oct 2010	\$70,000	\$76,250	- 8.2%	\$75,000	\$77,600	- 3.4%
	Nov 2010	\$85,000	\$79,900	+ 6.4%	\$77,100	\$77,700	- 0.8%
	Dec 2010	\$76,000	\$71,250	+ 6.7%	\$76,950	\$77,500	- 0.7%
Average Sales Price	Oct 2010	\$81,117	\$87,422	- 7.2%	\$84,909	\$88,622	- 4.2%
	Nov 2010	\$92,680	\$81,813	+ 13.3%	\$85,617	\$87,876	- 2.6%
	Dec 2010	\$88,230	\$89,893	- 1.8%	\$85,863	\$88,041	- 2.5%
Percent of Original List Price Received at Sale	Oct 2010	86.0%	84.8%	+ 1.5%	86.8%	87.5%	- 0.8%
	Nov 2010	86.8%	86.2%	+ 0.7%	86.8%	87.4%	- 0.6%
	Dec 2010	87.0%	84.1%	+ 3.4%	86.8%	87.1%	- 0.3%
Housing Affordability Index	Oct 2010	241	216	+ 11.3%	230	214	+ 7.7%
	Nov 2010	213	212	+ 0.1%	227	217	+ 5.0%
	Dec 2010	227	223	+ 1.5%	225	211	+ 6.7%
Total Active Listings Available at Month End	Oct 2010	684	717	- 4.6%			
	Nov 2010	640	698	- 8.3%	--	--	--
	Dec 2010	595	649	- 8.3%			
Months Supply of Inventory	Oct 2010	14.0	13.8	+ 1.9%			
	Nov 2010	12.8	13.7	- 6.2%	--	--	--
	Dec 2010	11.8	13.3	- 11.3%			

New Listings for Mahoning County

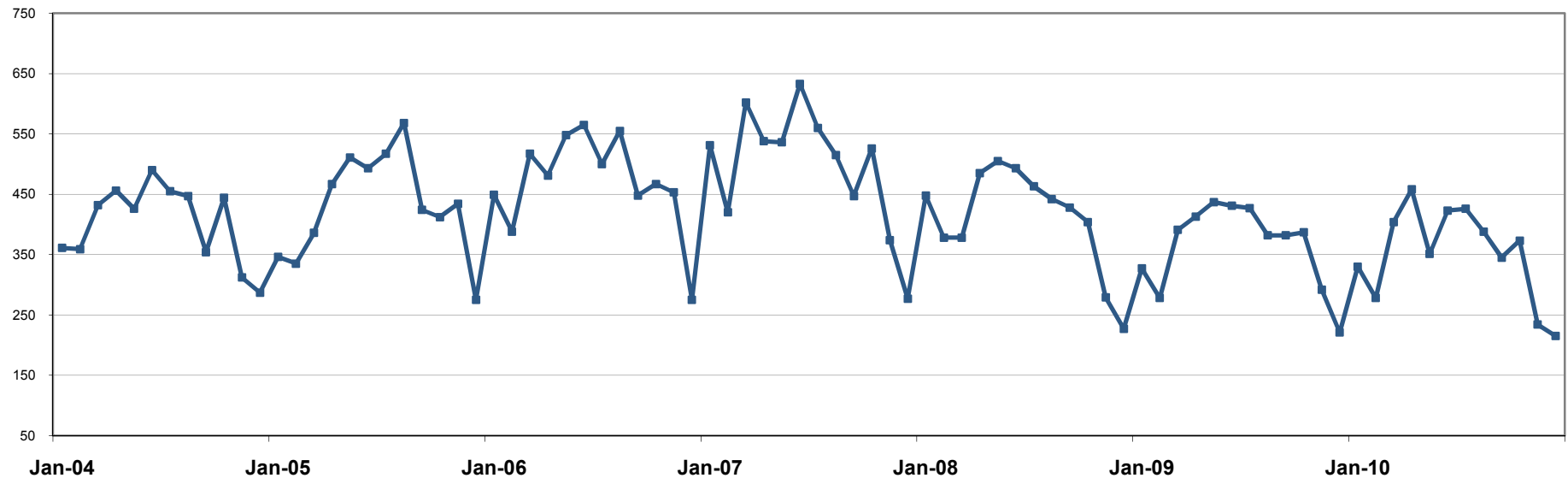
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical New Listings

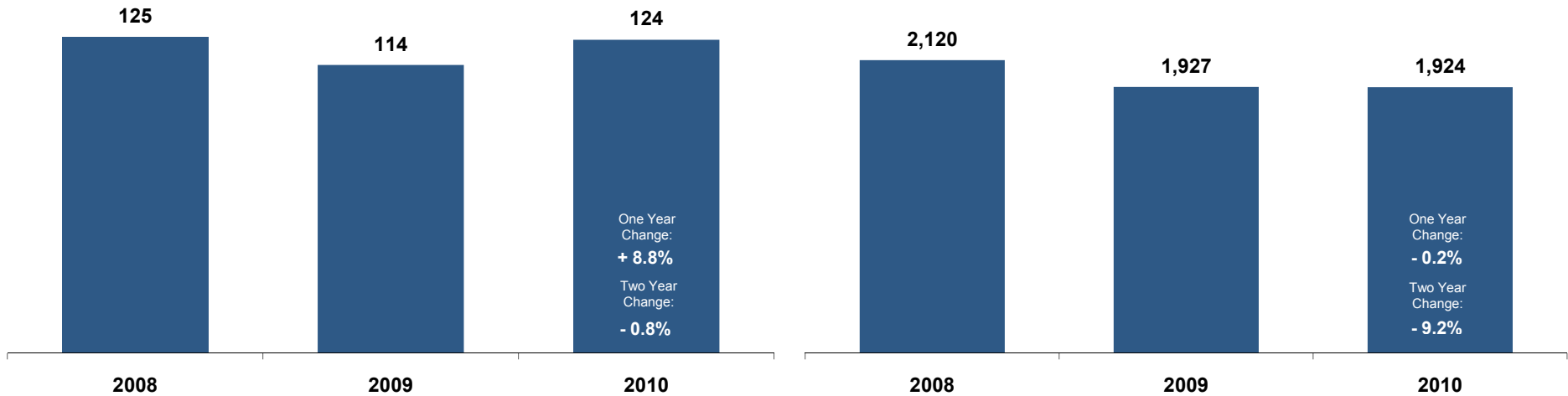


Pending Sales for Mahoning County

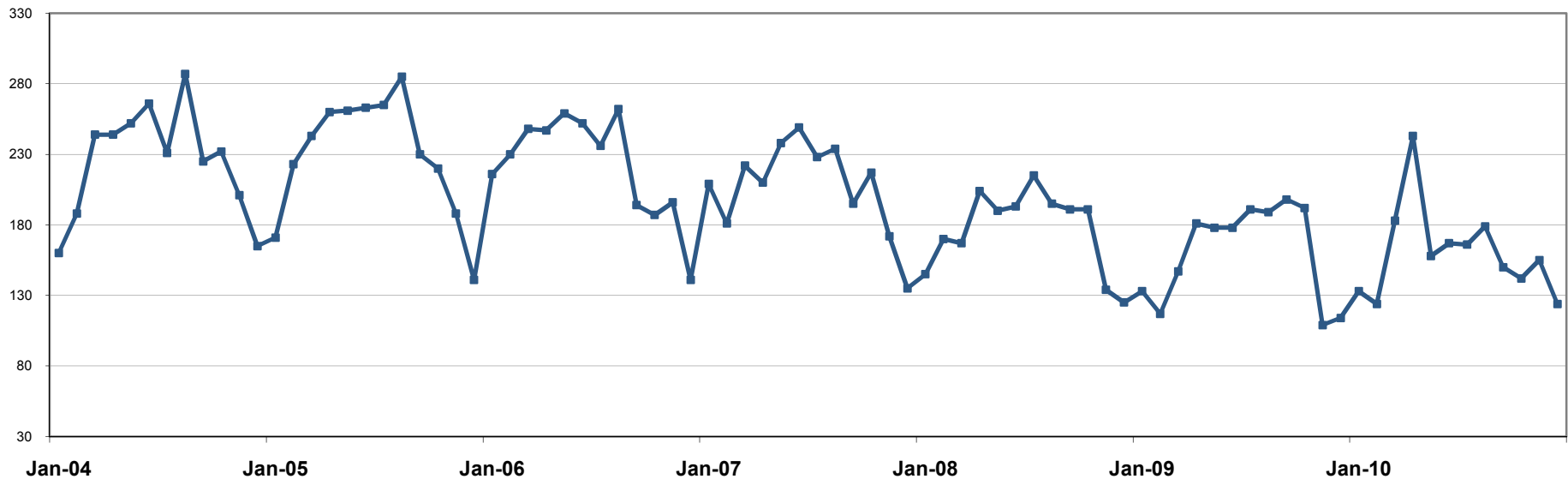
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December

Year to Date



Historical Pending Sales

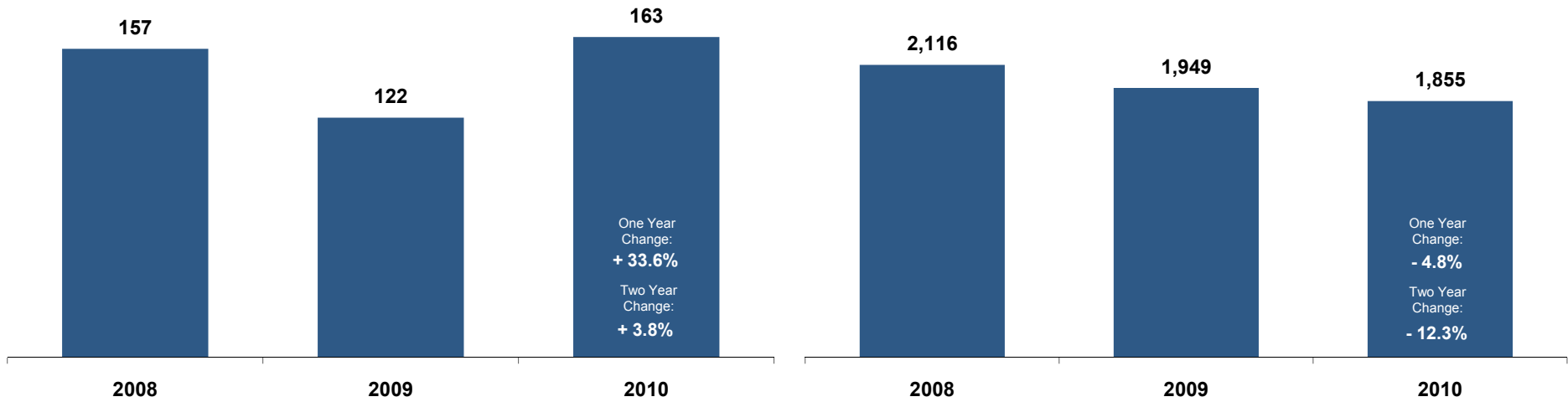


Closed Sales for Mahoning County

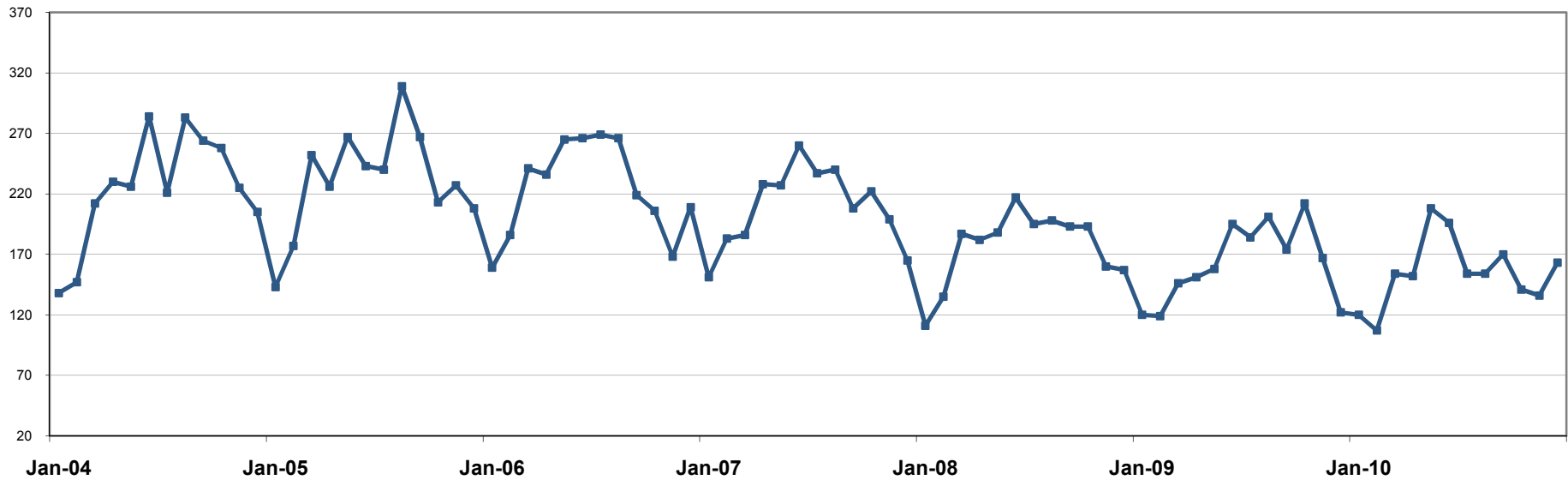
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December

Year to Date



Historical Closed Sales

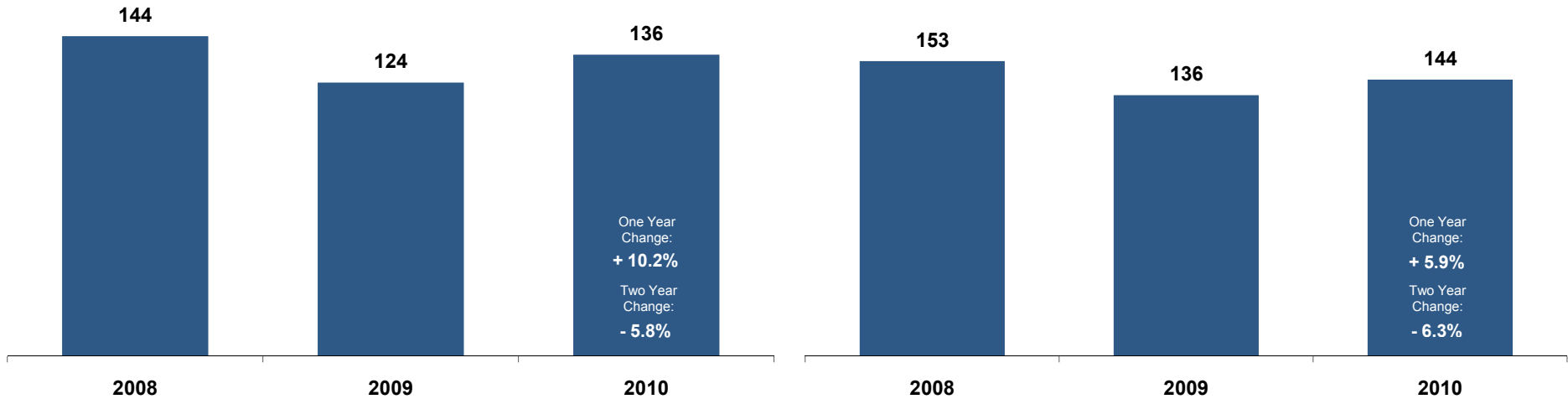


Days on Market Until Sale for Mahoning County

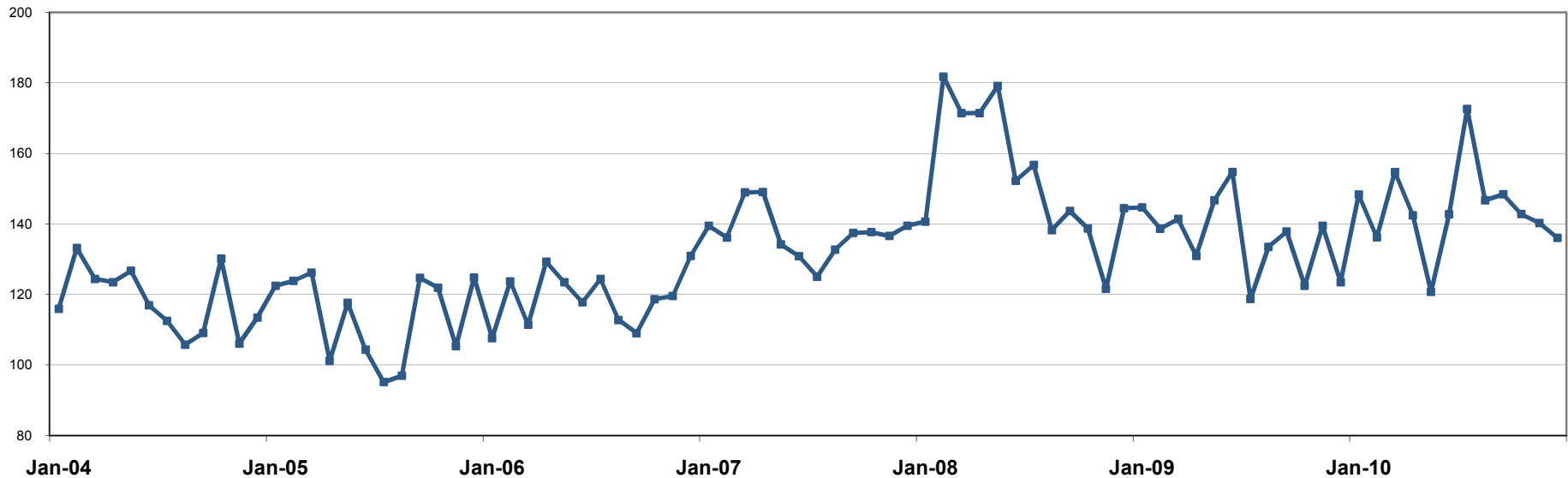
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical Days on Market Until Sale

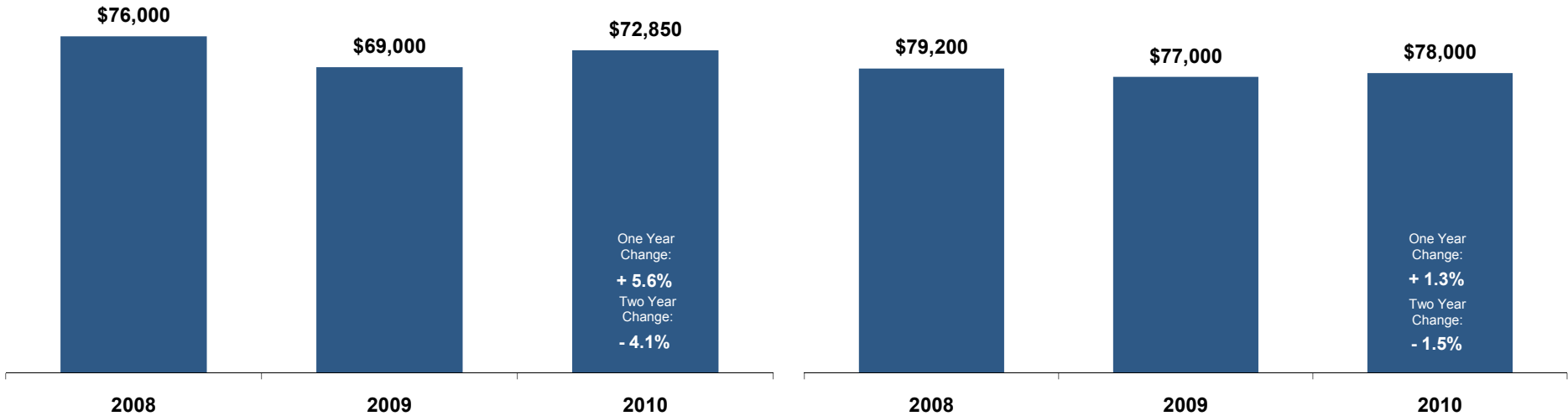


Median Sales Price for Mahoning County

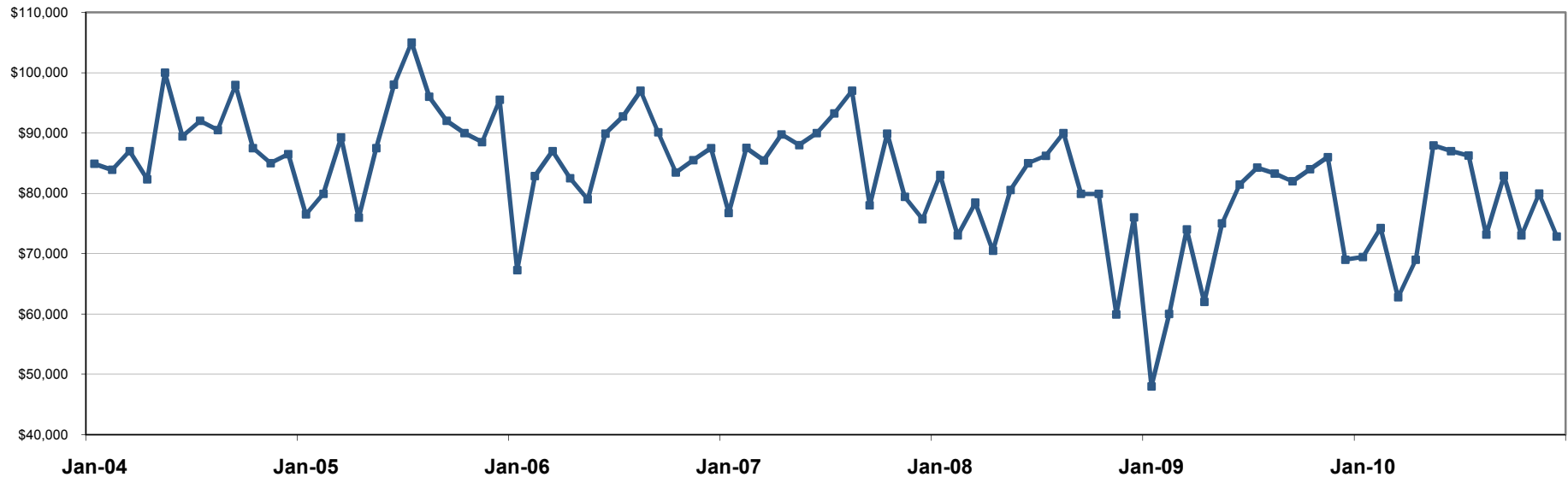
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical Median Sales Price



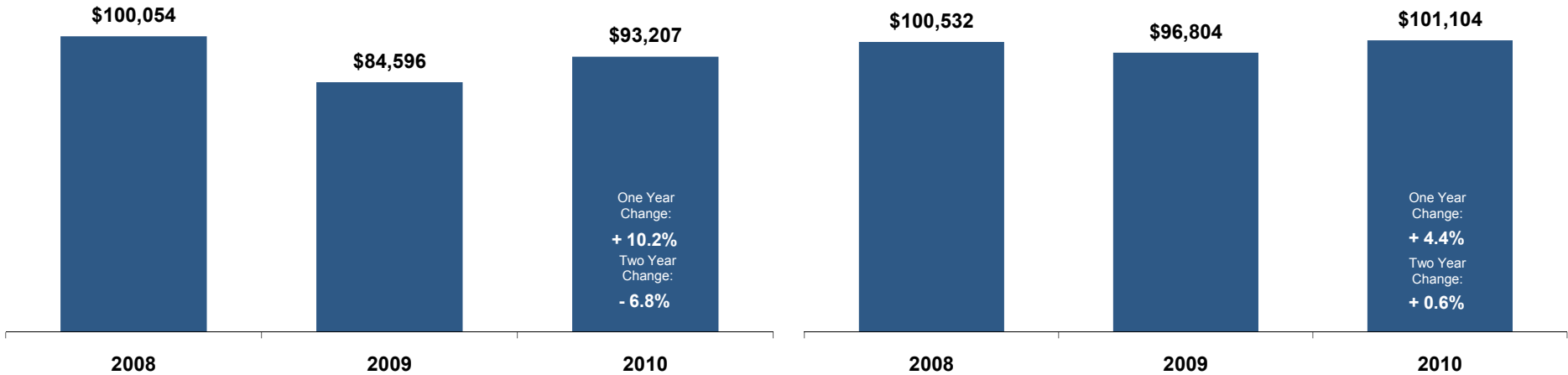
Average Sales Price for Mahoning County

A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

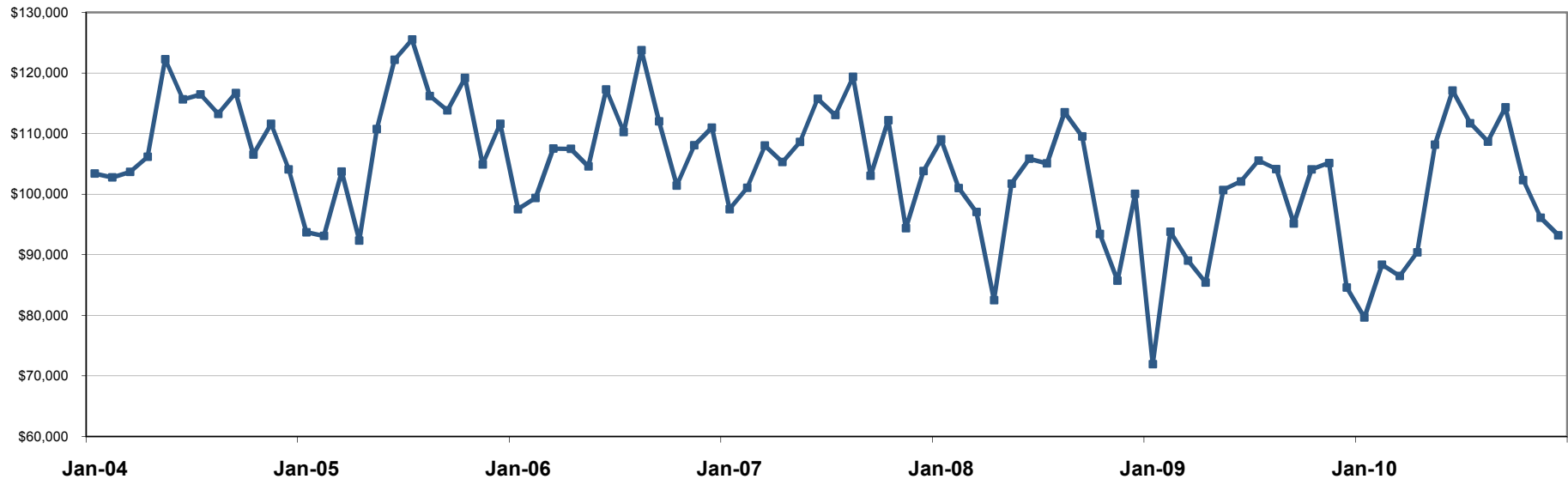


December

Year to Date



Historical Average Sales Price



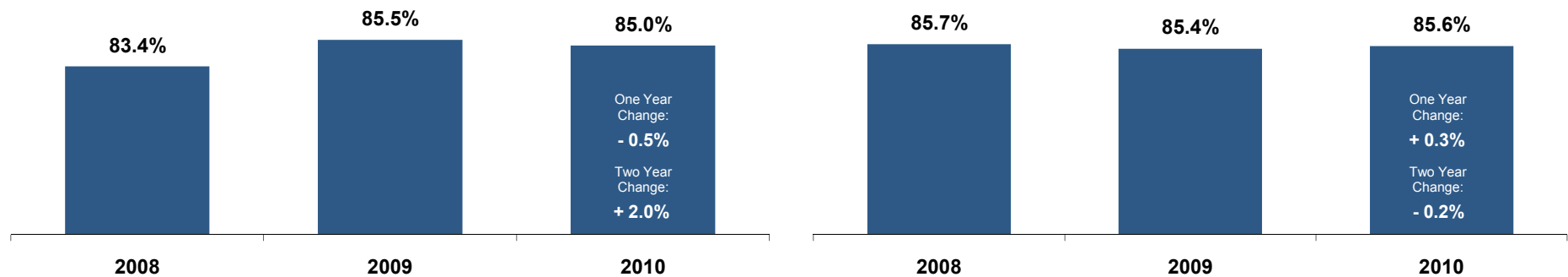
Percent of Original List Price Received at Sale

for Mahoning County

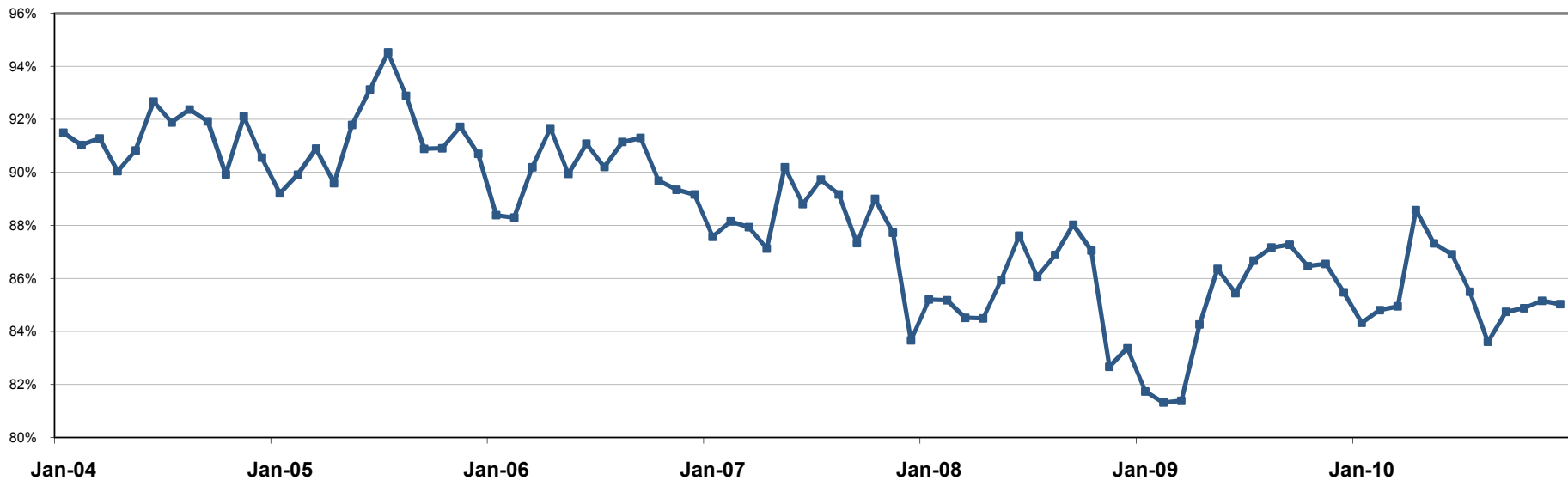
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

December

Year to Date



Historical Percent of Original List Price Received



Housing Affordability Index for Mahoning County

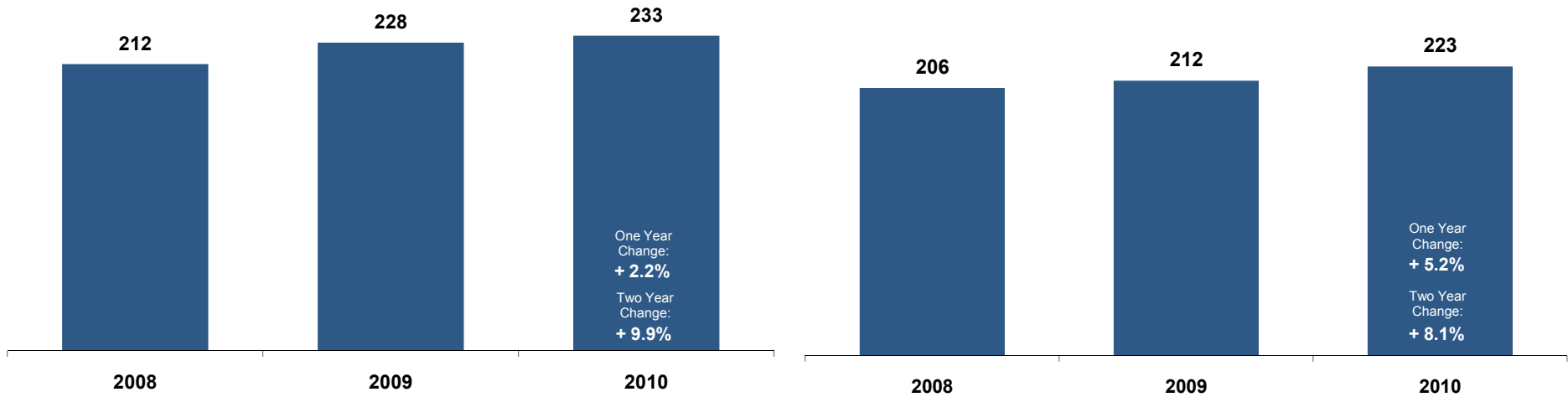


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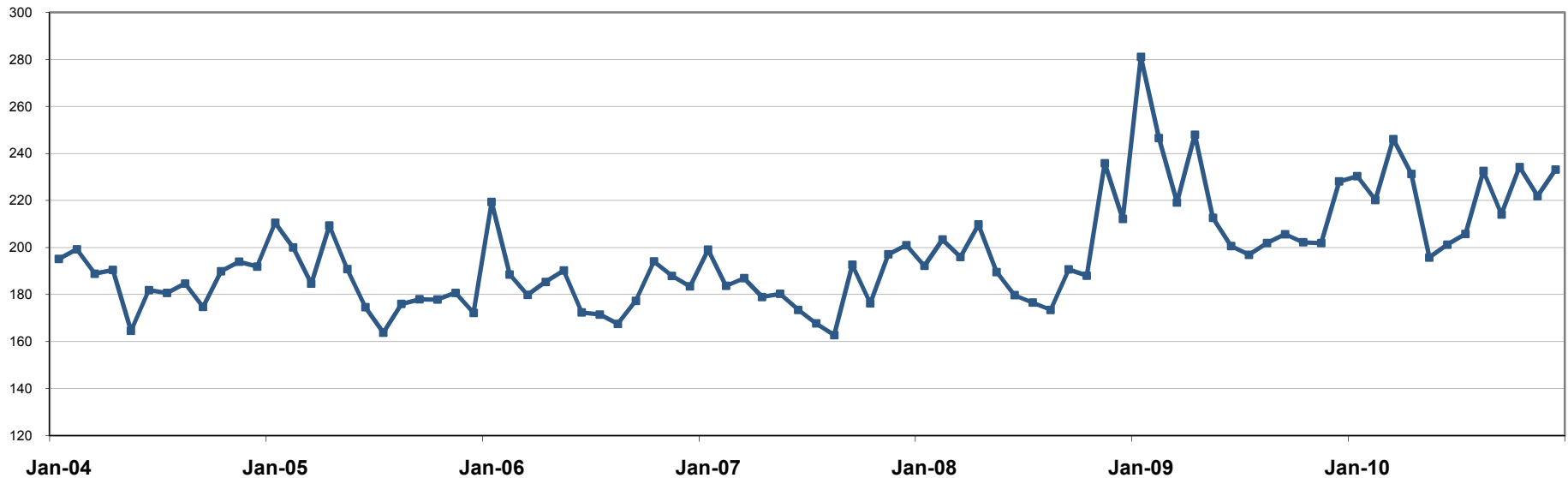
December

Year to Date

The HAI formula measures housing affordability for the Regional Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

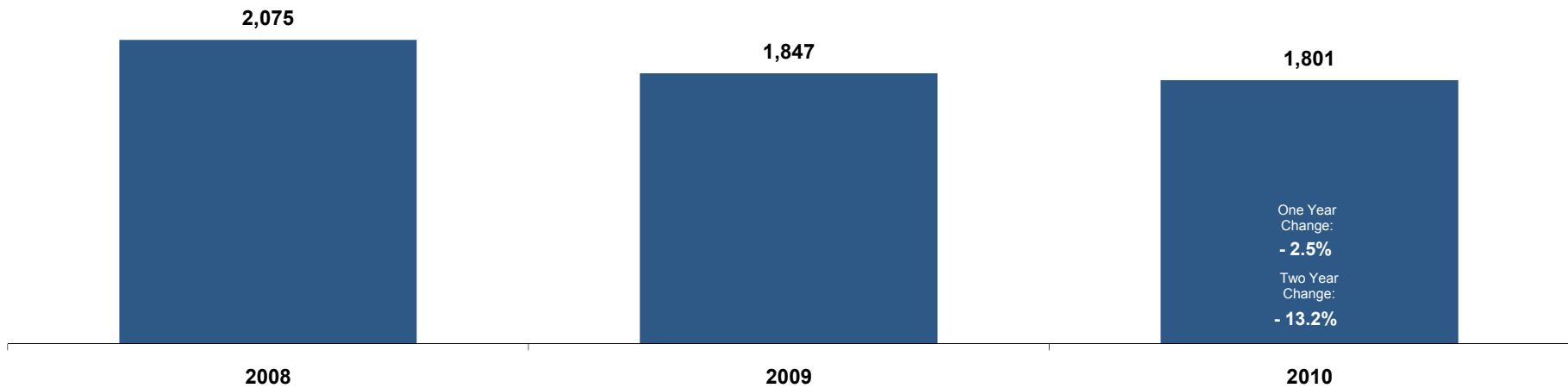


Inventory of Homes Available for Mahoning County

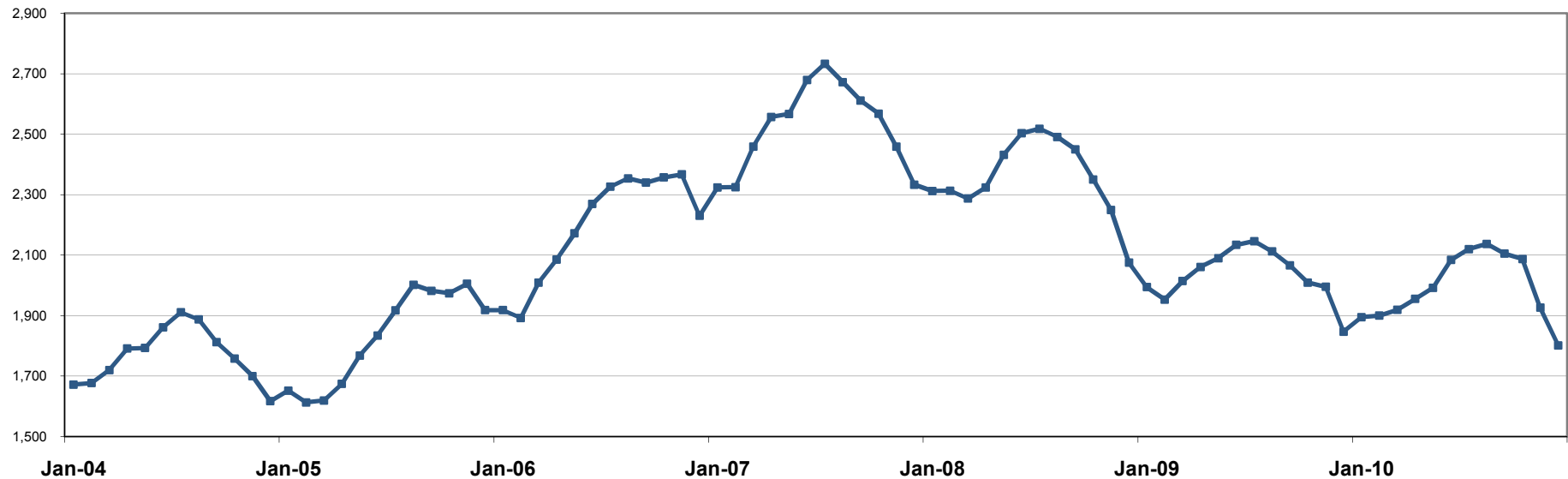
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December



Historical Inventory of Homes Available

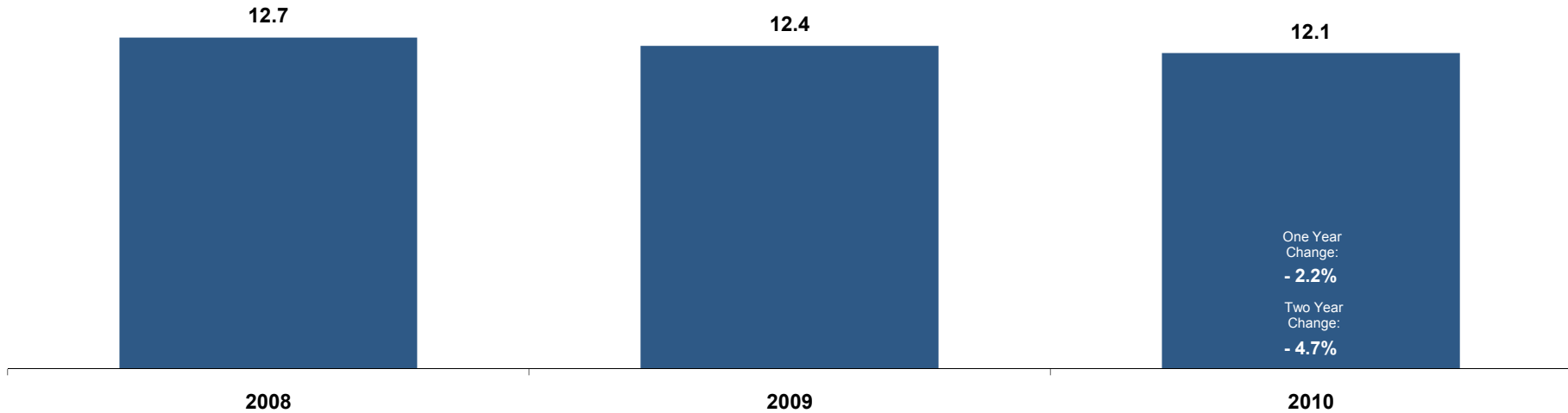


Months Supply of Inventory for Mahoning County

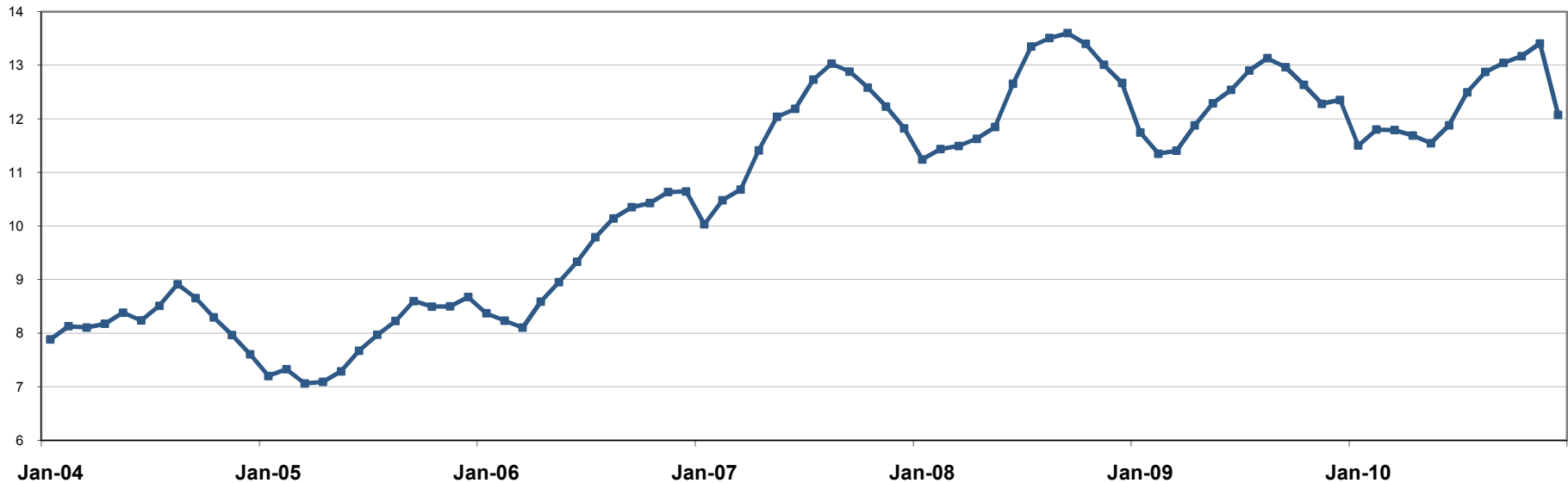
A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®



December



Historical Months Supply of Inventory



Market Overview for Mahoning County



A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	Oct 2010	373	387	- 3.6%	3,776	3,855	- 2.0%
	Nov 2010	234	292	- 19.9%	4,010	4,147	- 3.3%
	Dec 2010	215	431	- 50.1%	4,225	2,277	+ 85.6%
Pending Sales	Oct 2010	142	192	- 26.0%	1,645	1,704	- 3.5%
	Nov 2010	155	109	+ 42.2%	1,800	1,813	- 0.7%
	Dec 2010	124	178	- 30.3%	1,924	934	+ 106.0%
Closed Sales	Oct 2010	141	212	- 33.5%	1,556	1,660	- 6.3%
	Nov 2010	136	167	- 18.6%	1,692	1,827	- 7.4%
	Dec 2010	163	195	- 16.4%	1,855	889	+ 108.7%
Days on Market Until Sale	Oct 2010	143	122	+ 16.7%	145	136	+ 6.3%
	Nov 2010	140	139	+ 0.6%	145	137	+ 5.8%
	Dec 2010	136	155	- 12.1%	144	144	+ 0.2%
Median Sales Price	Oct 2010	\$73,000	\$84,000	- 13.1%	\$78,250	\$78,000	+ 0.3%
	Nov 2010	\$79,950	\$86,000	- 7.0%	\$78,500	\$78,500	- 0.0%
	Dec 2010	\$72,850	\$81,450	- 10.6%	\$78,000	\$70,500	+ 10.6%
Average Sales Price	Oct 2010	\$102,337	\$104,067	- 1.7%	\$102,356	\$96,888	+ 5.6%
	Nov 2010	\$96,096	\$105,149	- 8.6%	\$101,865	\$97,645	+ 4.3%
	Dec 2010	\$93,207	\$102,101	- 8.7%	\$101,104	\$91,822	+ 10.1%
Percent of Original List Price Received at Sale	Oct 2010	84.9%	86.5%	- 1.8%	85.7%	85.2%	+ 0.5%
	Nov 2010	85.2%	86.5%	- 1.6%	85.7%	85.4%	+ 0.3%
	Dec 2010	85.0%	85.4%	- 0.5%	85.6%	83.8%	+ 2.2%
Housing Affordability Index	Oct 2010	234	202	+ 15.8%	224	213	+ 5.0%
	Nov 2010	222	202	+ 9.9%	225	215	+ 4.4%
	Dec 2010	233	201	+ 16.2%	223	222	+ 0.5%
Total Active Listings Available at Month End	Oct 2010	2,087	2,009	+ 3.9%			
	Nov 2010	1,926	1,995	- 3.5%	--	--	--
	Dec 2010	1,801	2,134	- 15.6%			
Months Supply of Inventory	Oct 2010	13.2	12.6	+ 4.2%			
	Nov 2010	13.4	12.3	+ 9.2%	--	--	--
	Dec 2010	12.1	12.5	- 3.7%			

Explanation of Methodology



A Monthly Indicator from the Youngstown/Columbiana County Association of REALTORS®

New Listings	A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.
Pending Sales	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
Closed Sales	A count of the properties that have closed in a given month.
Days on Market Until Sale	The average number of days between when a property is first listed and when it is closed, sold properties only.
Median Sales Price	The median sales price for all closed sales in a given month, sold properties only.
Average Sales Price	The average sales price for all closed sales in a given month, sold properties only.
Percent of Original List Price Received at Sale	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
Housing Affordability Index	Measures the affordability of the region's homes. An index of 120 would mean that the median family income in the region is 120% of what's necessary to qualify for the median priced home.
Total Active Listings Available at Month End	The number of properties available for sale in active status at the end of the month.
Months Supply of Inventory	Compares the number of active listings available to the average monthly pending sales for the last twelve months.