



# Monthly Indicators

A research tool provided by the **Stark County Association of REALTORS®**  
 Brought to you by the unique data-sharing traditions of the REALTOR® community

## December 2010



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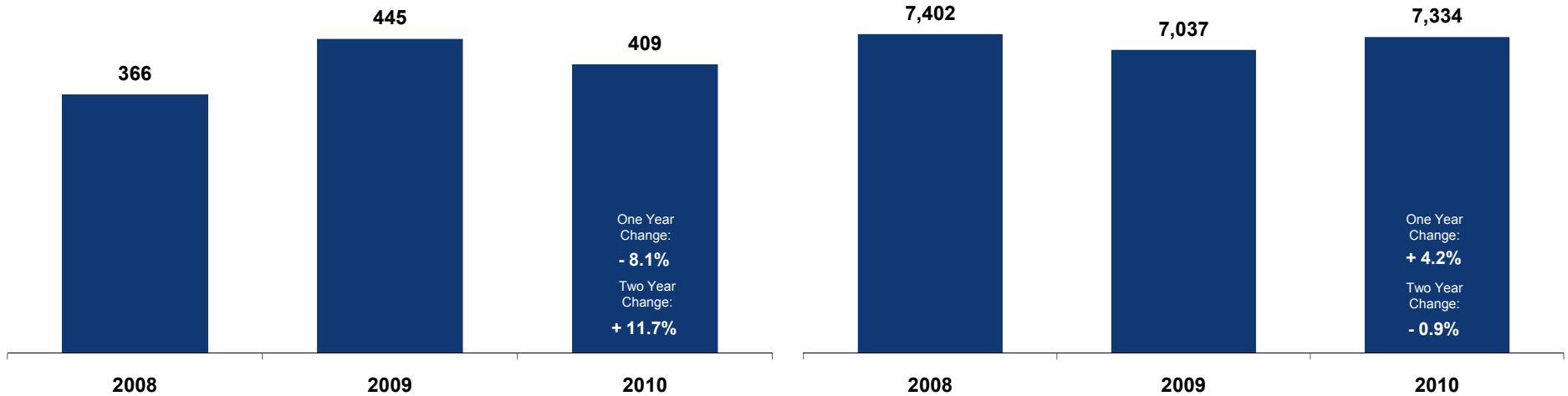
# New Listings for Stark County

A Monthly Indicator from the Stark County Association of REALTORS®

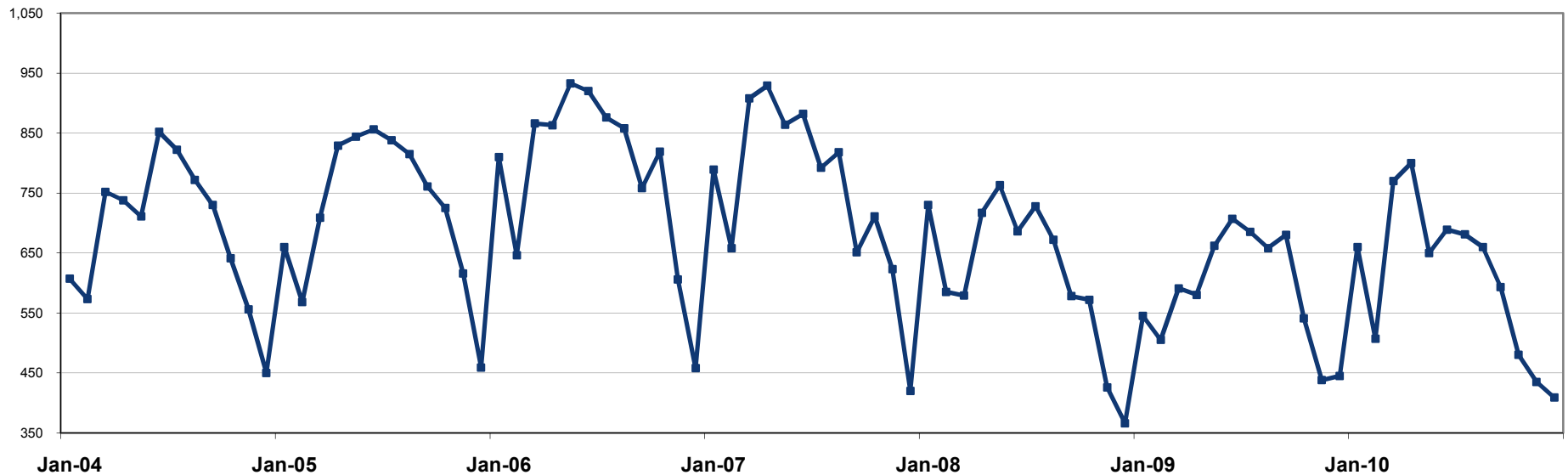


## December

## Year to Date



## Historical New Listings



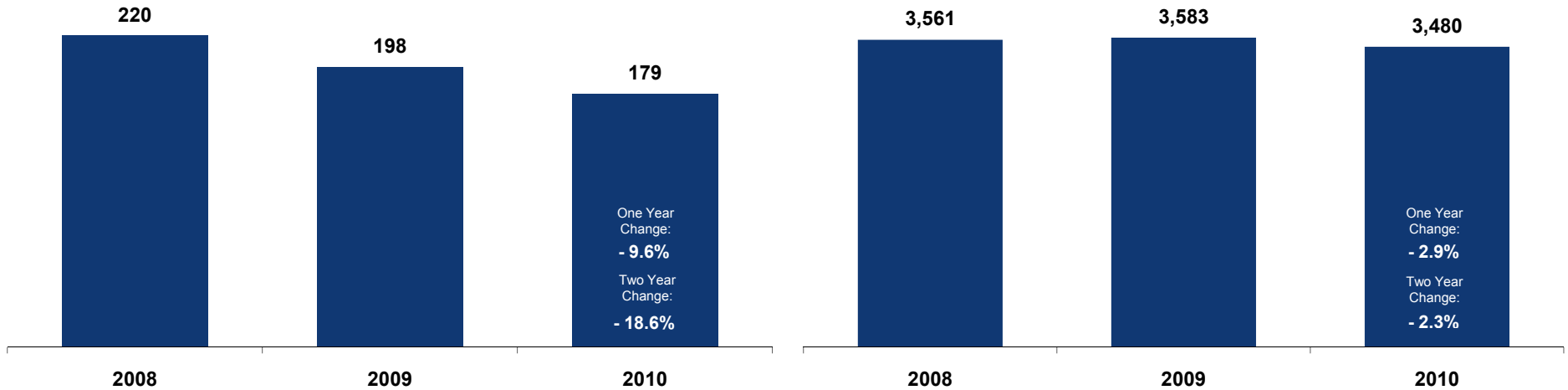
# Pending Sales for Stark County

A Monthly Indicator from the Stark County Association of REALTORS®

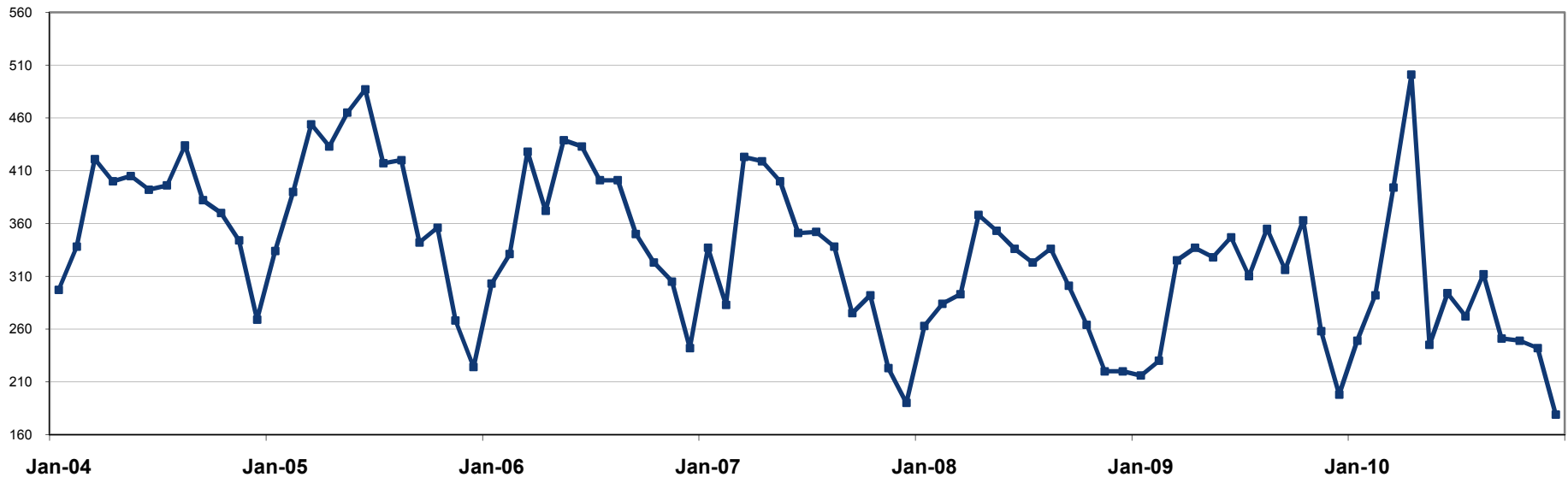


## December

## Year to Date



## Historical Pending Sales



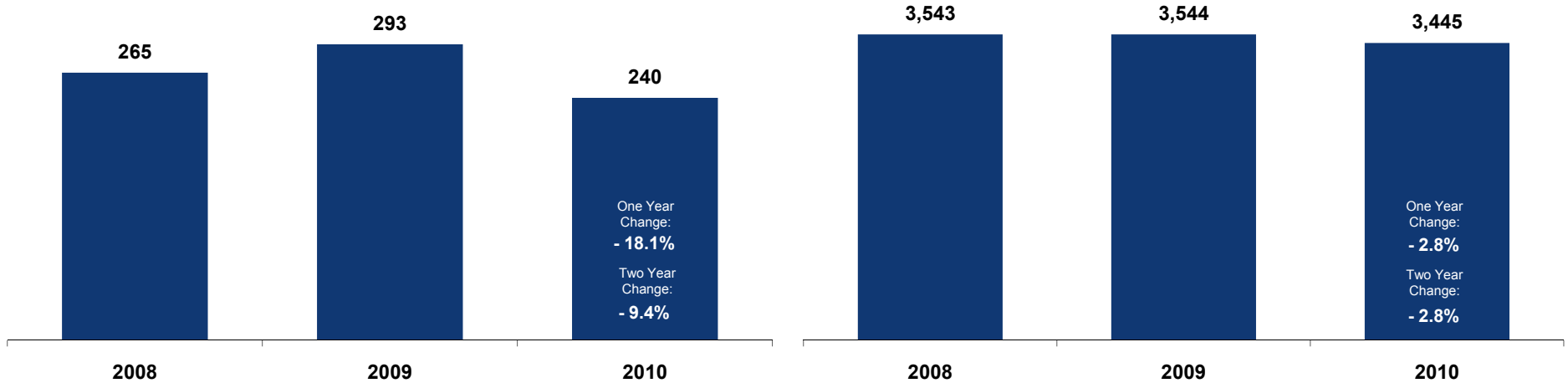
# Closed Sales for Stark County

A Monthly Indicator from the Stark County Association of REALTORS®

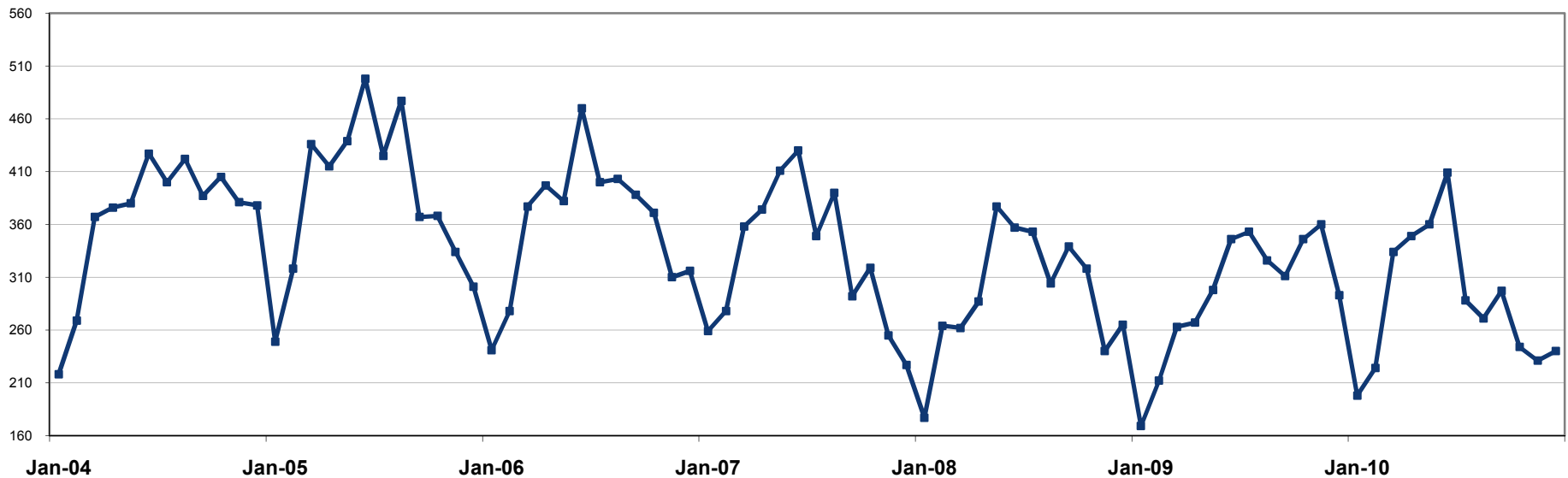


## December

## Year to Date



## Historical Closed Sales



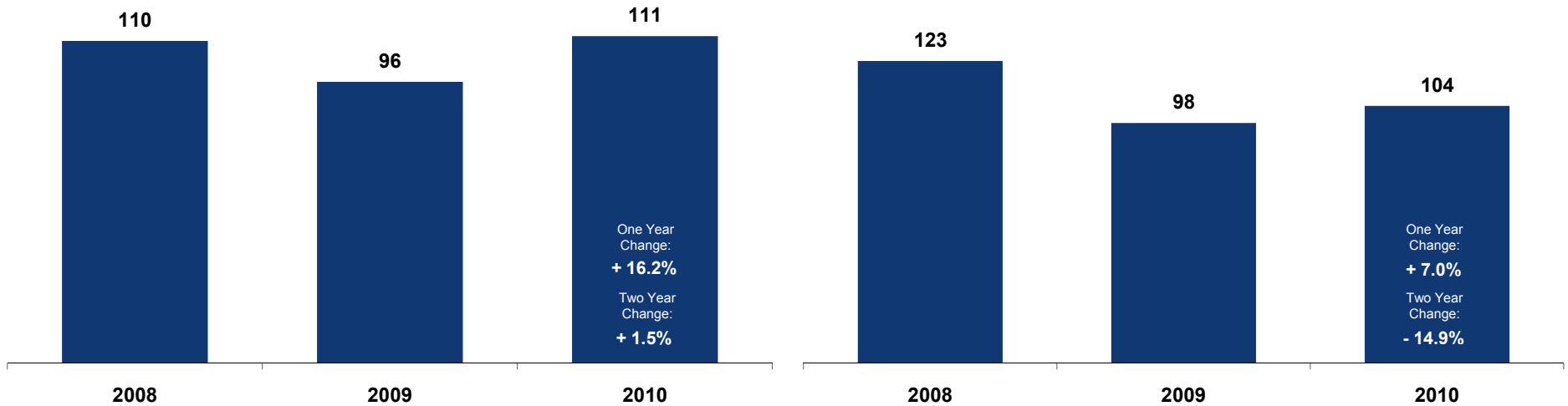
# Days on Market Until Sale for Stark County

A Monthly Indicator from the Stark County Association of REALTORS®

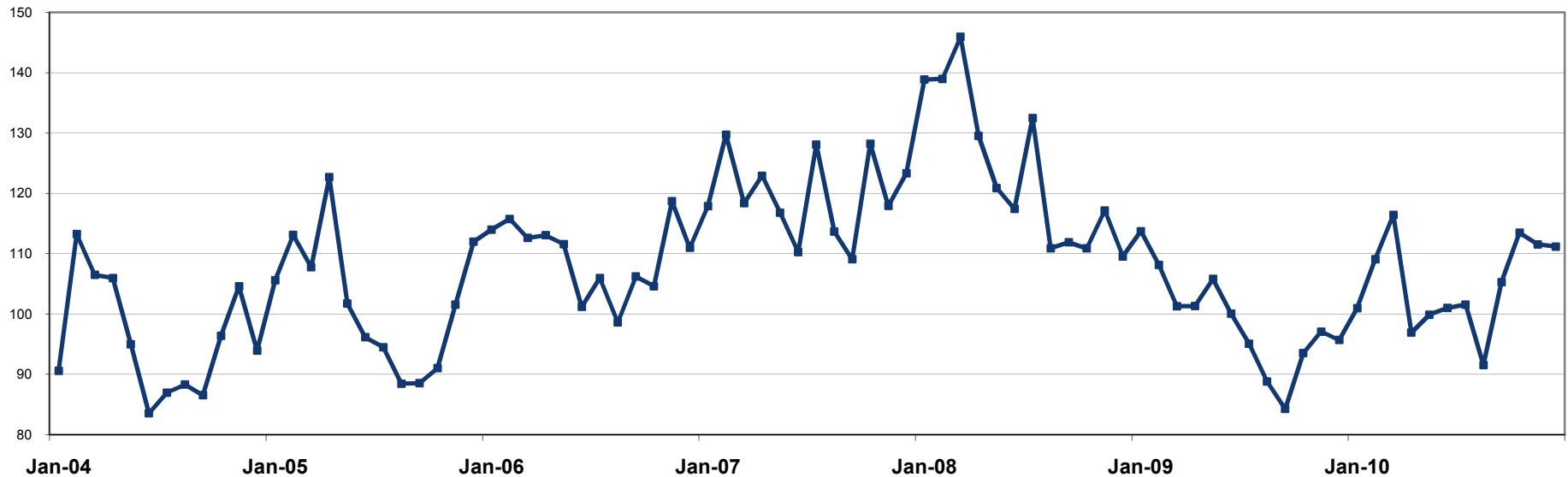


## December

## Year to Date



## Historical Days on Market Until Sale



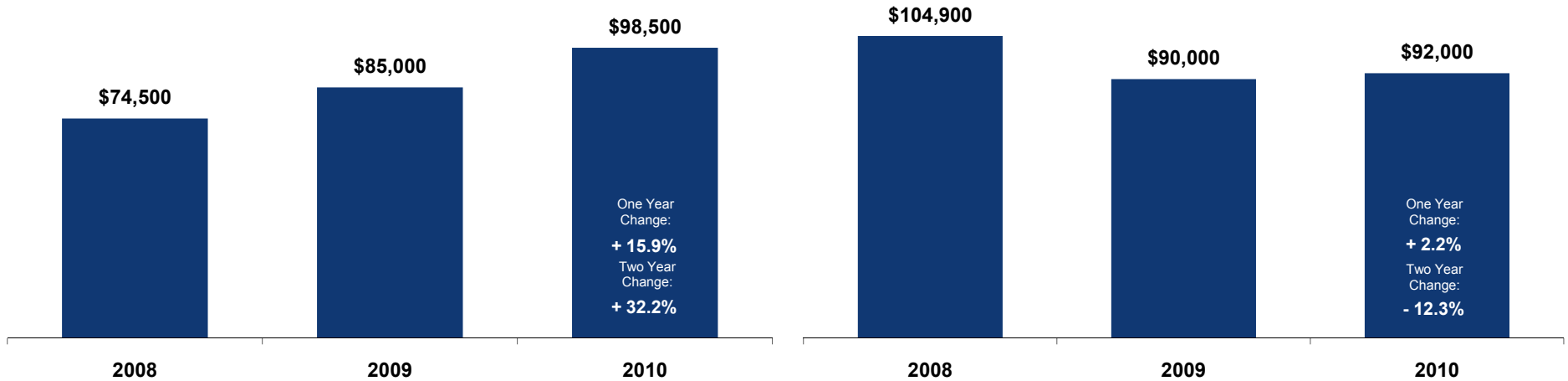
# Median Sales Price for Stark County

A Monthly Indicator from the Stark County Association of REALTORS®



## December

## Year to Date



## Historical Median Sales Price



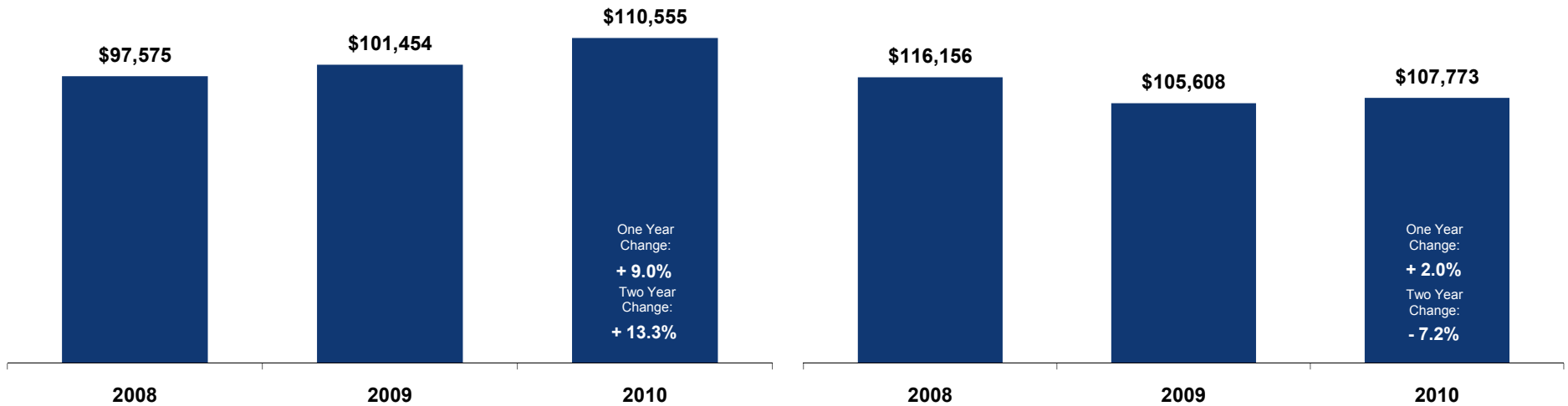
# Average Sales Price for Stark County

A Monthly Indicator from the Stark County Association of REALTORS®

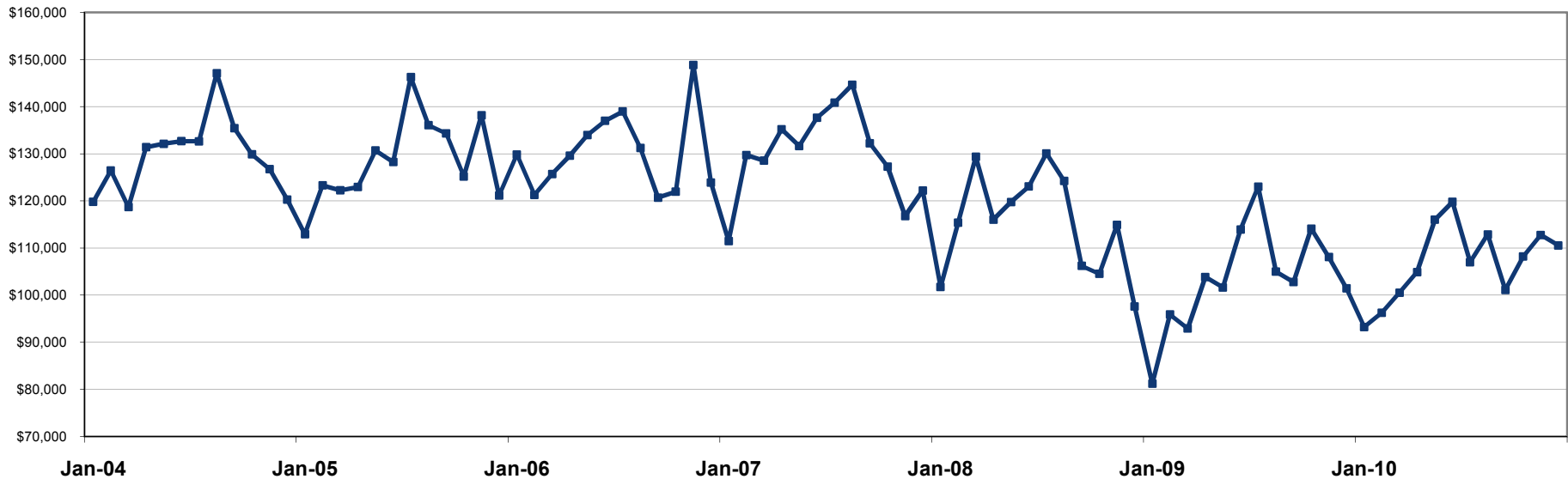


## December

## Year to Date



## Historical Average Sales Price



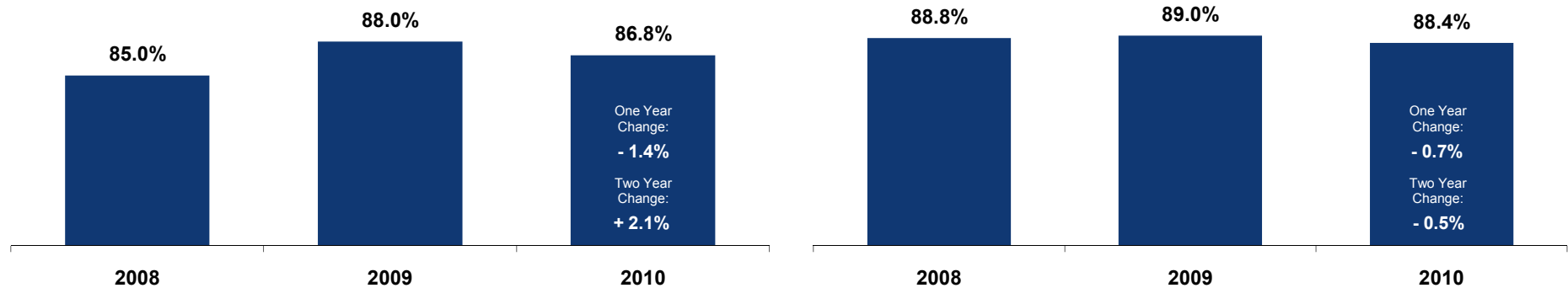
# Percent of Original List Price Received at Sale for Stark County

A Monthly Indicator from the Stark County Association of REALTORS®

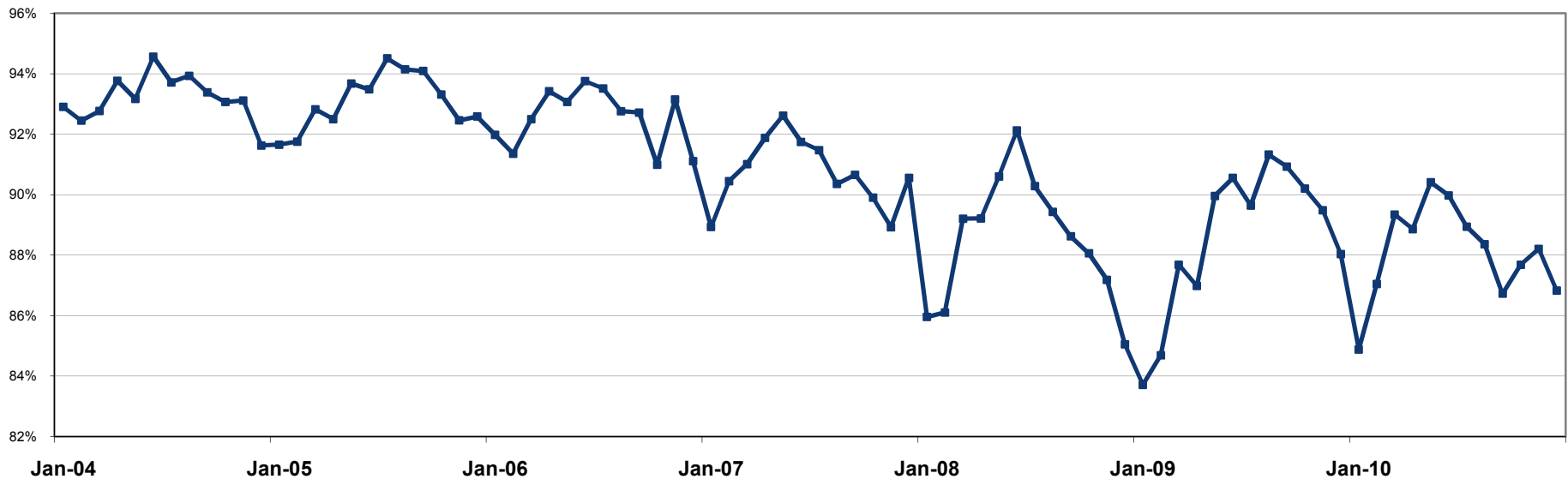


December

Year to Date



## Historical Percent of Original List Price Received



# Housing Affordability Index for Stark County

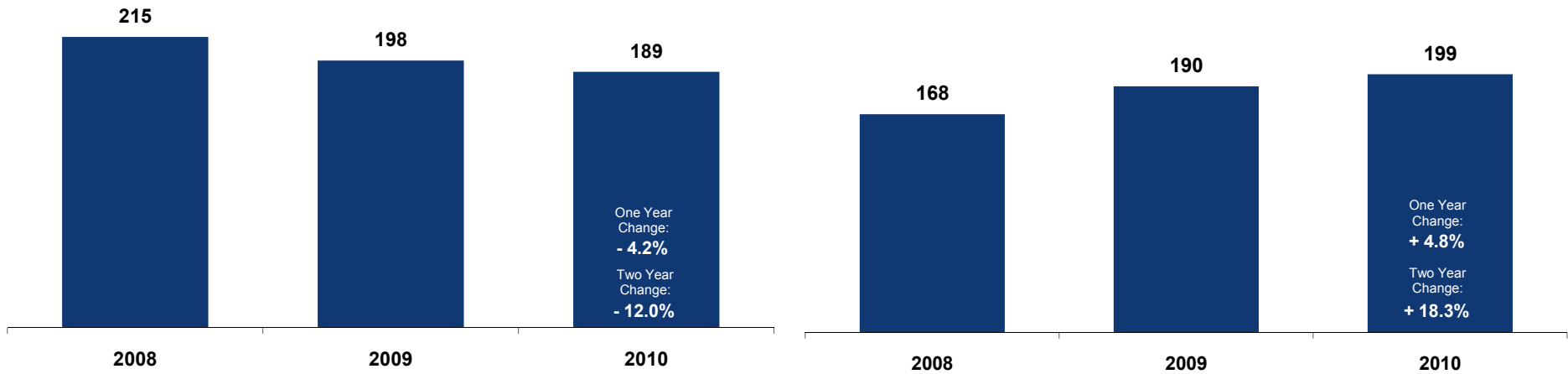
A Monthly Indicator from the Stark County Association of REALTORS®



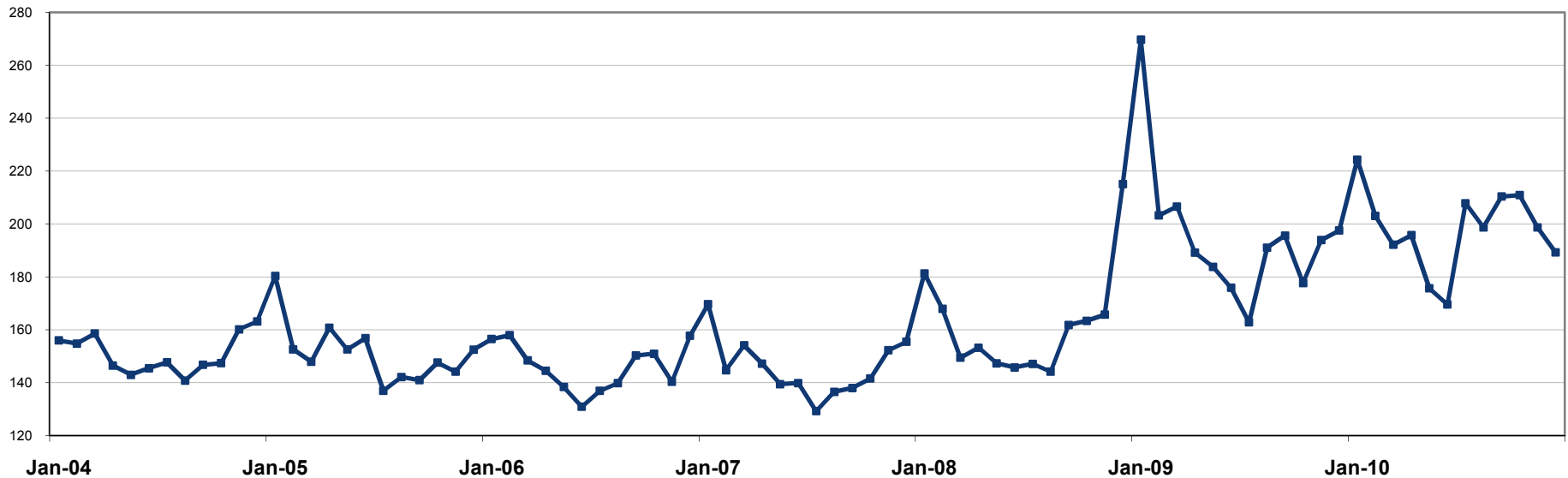
## December

## 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

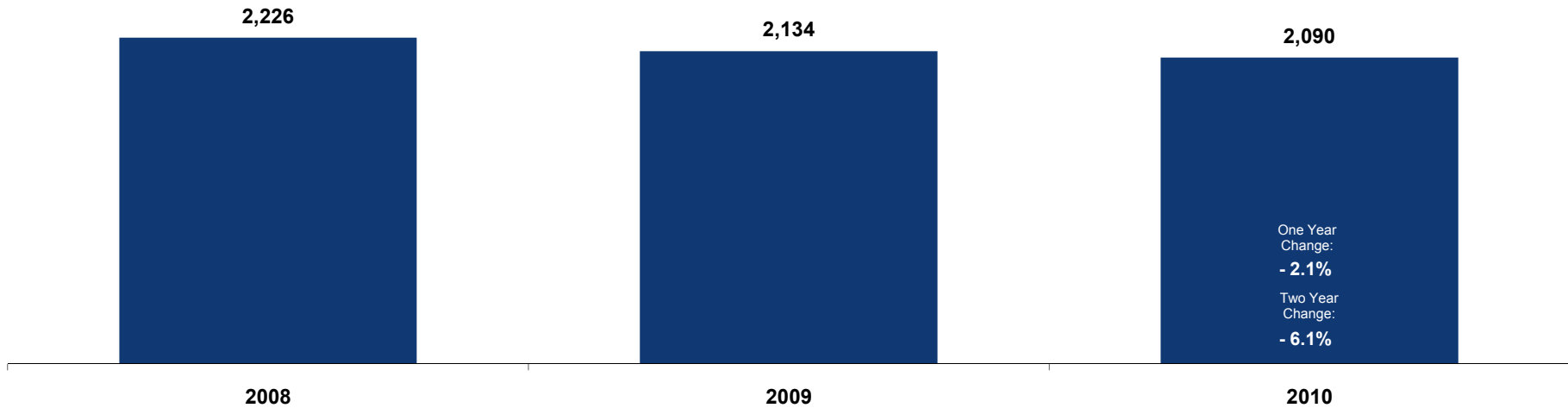


# Inventory of Homes Available for Stark County

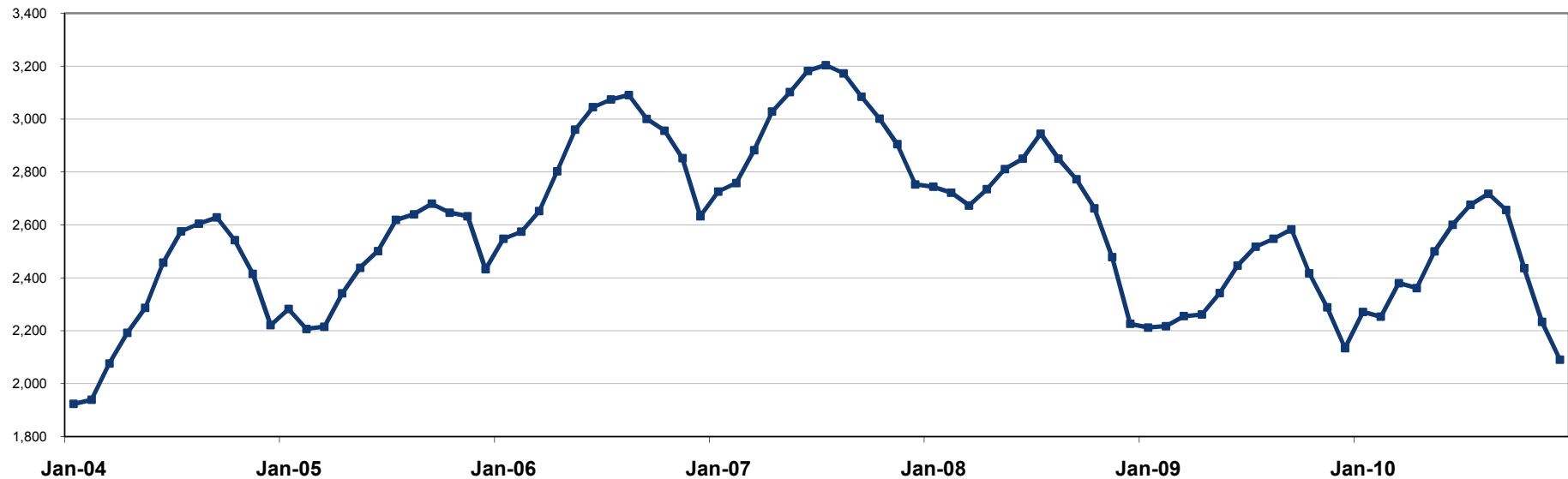
A Monthly Indicator from the Stark County Association of REALTORS®



## December



## Historical Inventory of Homes Available

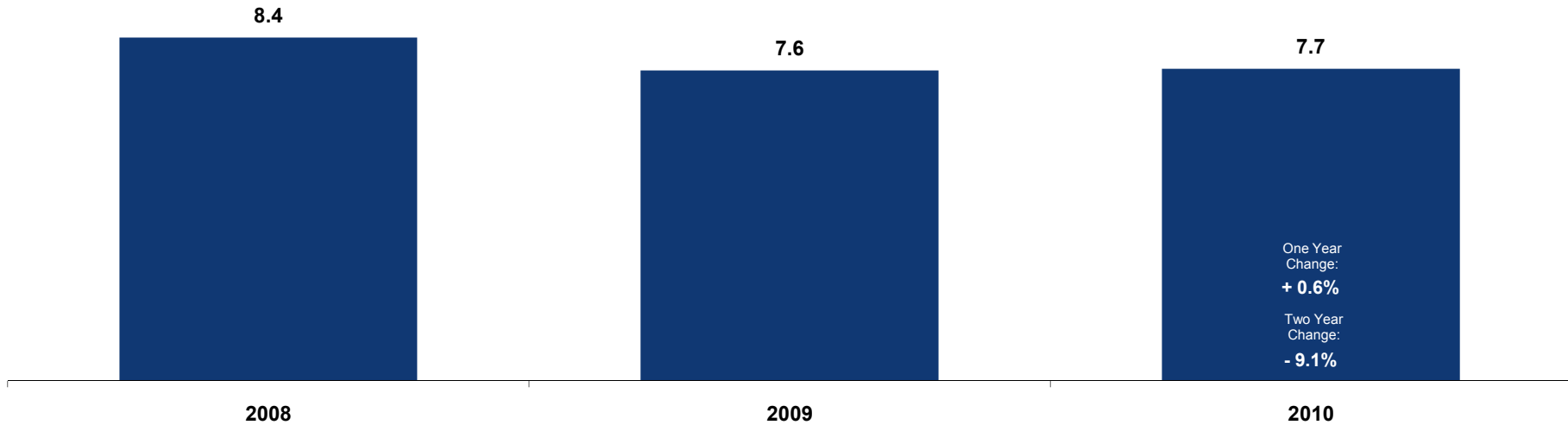


# Months Supply of Inventory for Stark County

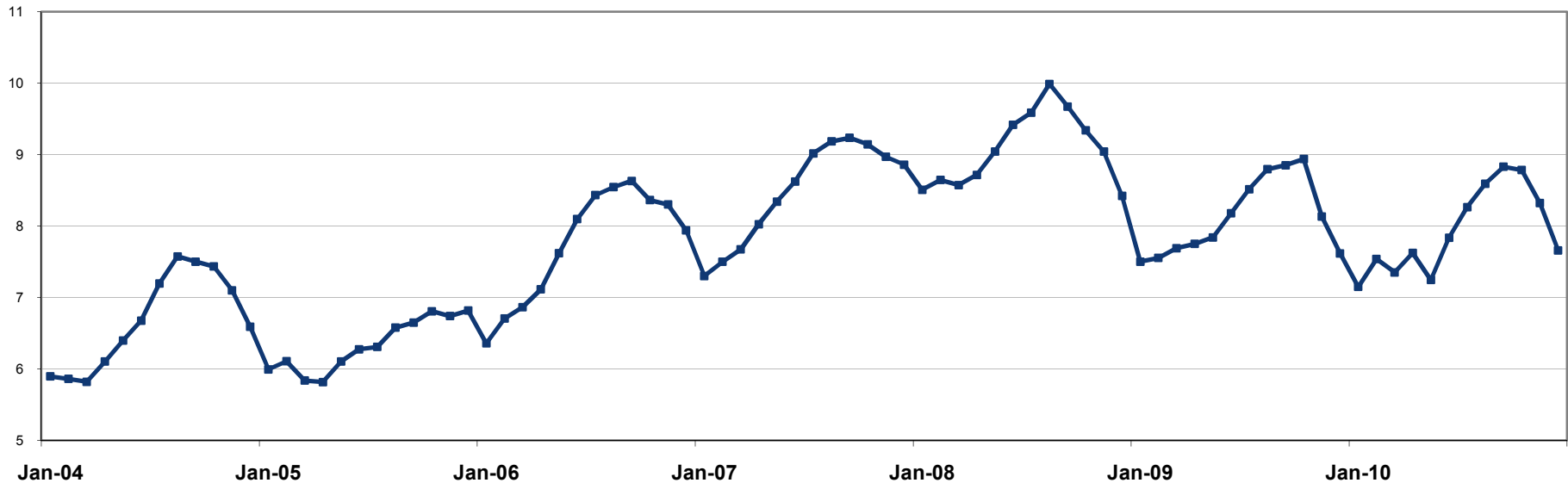
A Monthly Indicator from the Stark County Association of REALTORS®



## December



## Historical Months Supply of Inventory



# Market Overview for Stark County



A Monthly Indicator from the Stark County Association of REALTORS®

		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
<b>New Listings</b>	Oct 2010	480	541	- 11.3%	6,490	6,154	+ 5.5%
	Nov 2010	435	438	- 0.7%	6,925	6,592	+ 5.1%
	<b>Dec 2010</b>	<b>409</b>	<b>445</b>	<b>- 8.1%</b>	<b>7,334</b>	<b>7,037</b>	<b>+ 4.2%</b>
<b>Pending Sales</b>	Oct 2010	249	363	- 31.4%	3,059	3,127	- 2.2%
	Nov 2010	242	258	- 6.2%	3,301	3,385	- 2.5%
	<b>Dec 2010</b>	<b>179</b>	<b>198</b>	<b>- 9.6%</b>	<b>3,480</b>	<b>3,583</b>	<b>- 2.9%</b>
<b>Closed Sales</b>	Oct 2010	244	346	- 29.5%	2,974	2,891	+ 2.9%
	Nov 2010	231	360	- 35.8%	3,205	3,251	- 1.4%
	<b>Dec 2010</b>	<b>240</b>	<b>293</b>	<b>- 18.1%</b>	<b>3,445</b>	<b>3,544</b>	<b>- 2.8%</b>
<b>Days on Market Until Sale</b>	Oct 2010	113	94	+ 21.3%	103	98	+ 5.6%
	Nov 2010	112	97	+ 14.9%	104	98	+ 6.3%
	<b>Dec 2010</b>	<b>111</b>	<b>96</b>	<b>+ 16.2%</b>	<b>104</b>	<b>98</b>	<b>+ 7.0%</b>
<b>Median Sales Price</b>	Oct 2010	\$85,250	\$100,450	- 15.1%	\$91,000	\$91,000	- 0.0%
	Nov 2010	\$93,750	\$91,000	+ 3.0%	\$91,000	\$91,000	- 0.0%
	<b>Dec 2010</b>	<b>\$98,500</b>	<b>\$85,000</b>	<b>+ 15.9%</b>	<b>\$92,000</b>	<b>\$90,000</b>	<b>+ 2.2%</b>
<b>Average Sales Price</b>	Oct 2010	\$108,174	\$114,101	- 5.2%	\$107,192	\$105,742	+ 1.4%
	Nov 2010	\$112,750	\$108,078	+ 4.3%	\$107,568	\$105,992	+ 1.5%
	<b>Dec 2010</b>	<b>\$110,555</b>	<b>\$101,454</b>	<b>+ 9.0%</b>	<b>\$107,773</b>	<b>\$105,608</b>	<b>+ 2.0%</b>
<b>Percent of Original List Price Received at Sale</b>	Oct 2010	87.7%	90.2%	- 2.8%	88.5%	89.1%	- 0.6%
	Nov 2010	88.2%	89.5%	- 1.4%	88.5%	89.1%	- 0.7%
	<b>Dec 2010</b>	<b>86.8%</b>	<b>88.0%</b>	<b>- 1.4%</b>	<b>88.4%</b>	<b>89.0%</b>	<b>- 0.7%</b>
<b>Housing Affordability Index</b>	Oct 2010	211	178	+ 18.7%	201	191	+ 5.5%
	Nov 2010	199	194	+ 2.5%	203	194	+ 4.6%
	<b>Dec 2010</b>	<b>189</b>	<b>198</b>	<b>- 4.2%</b>	<b>199</b>	<b>190</b>	<b>+ 4.8%</b>
<b>Total Active Listings Available at Month End</b>	Oct 2010	2,437	2,417	+ 0.8%			
	Nov 2010	2,233	2,288	- 2.4%	--	--	--
	<b>Dec 2010</b>	<b>2,090</b>	<b>2,134</b>	<b>- 2.1%</b>			
<b>Months Supply of Inventory</b>	Oct 2010	8.8	8.9	- 1.7%			
	Nov 2010	8.3	8.1	+ 2.3%	--	--	--
	<b>Dec 2010</b>	<b>7.7</b>	<b>7.6</b>	<b>+ 0.6%</b>			

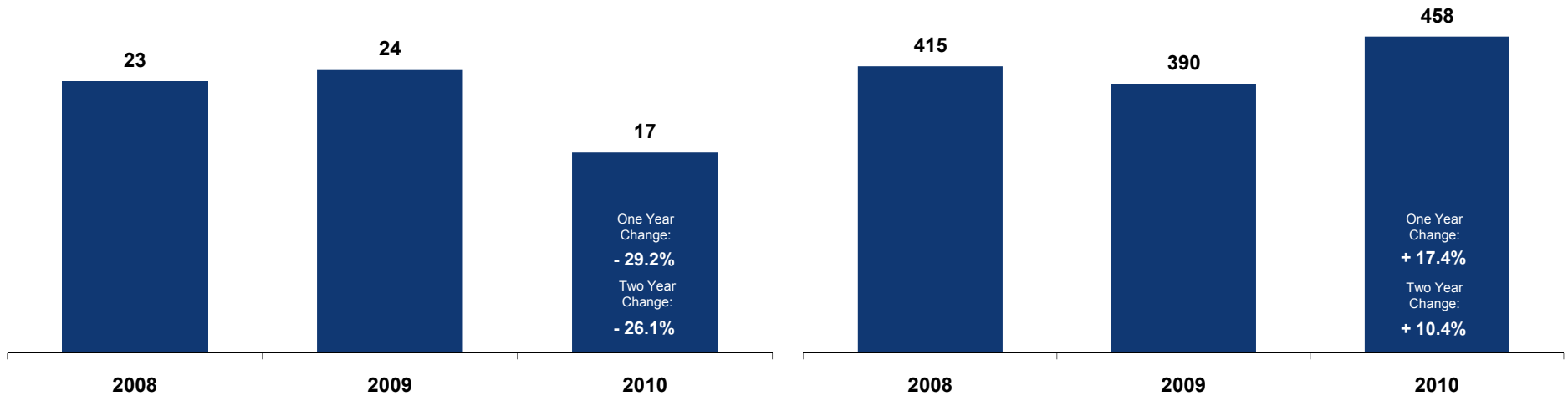
# New Listings for Carroll County

A Monthly Indicator from the Stark County Association of REALTORS®

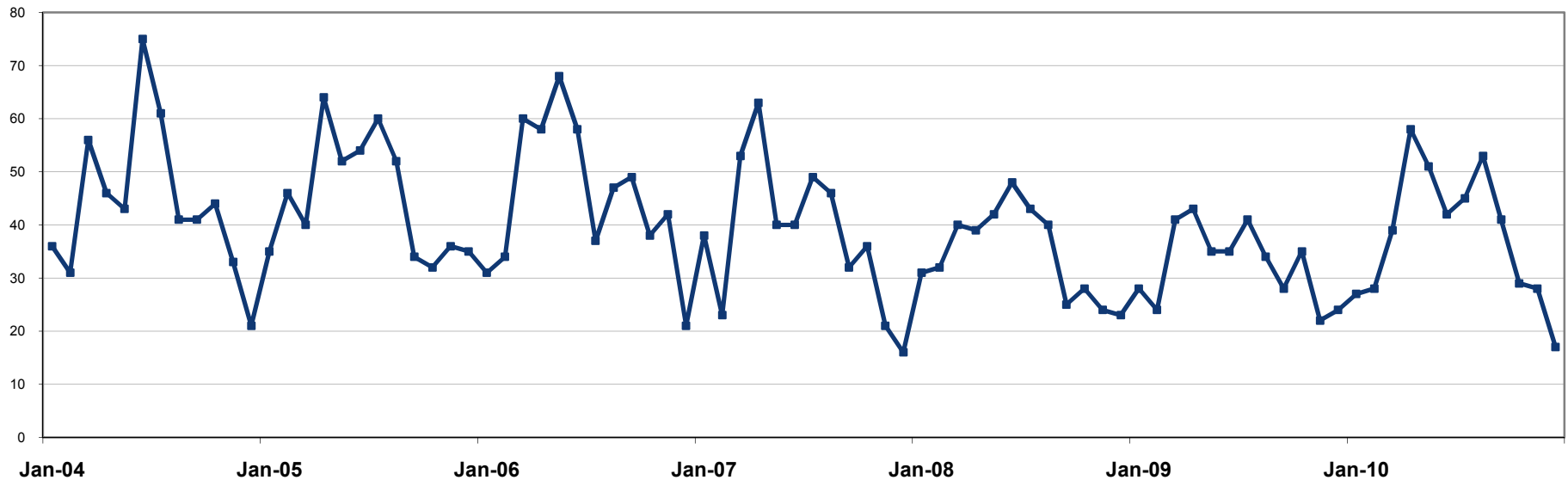


## December

## Year to Date



## Historical New Listings



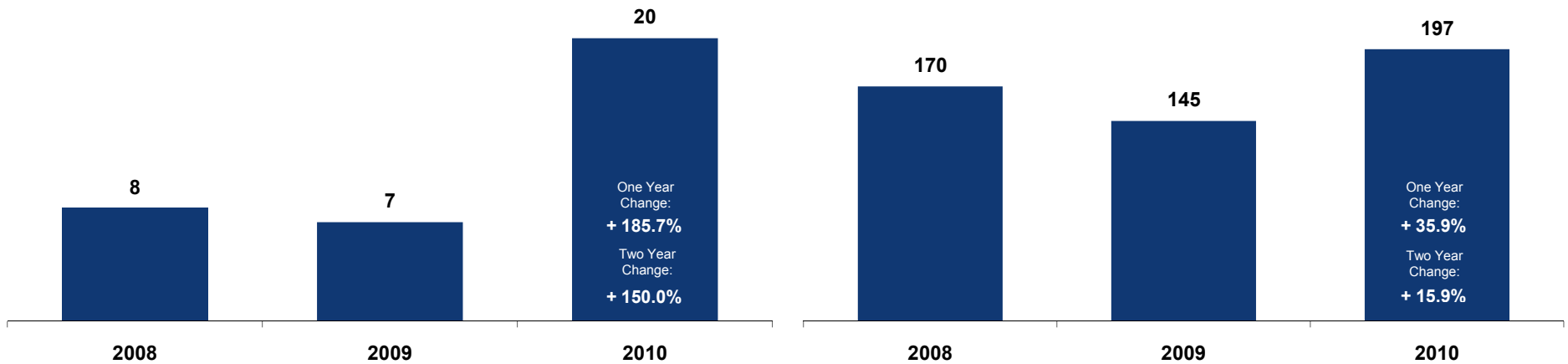
# Pending Sales for Carroll County

A Monthly Indicator from the Stark County Association of REALTORS®

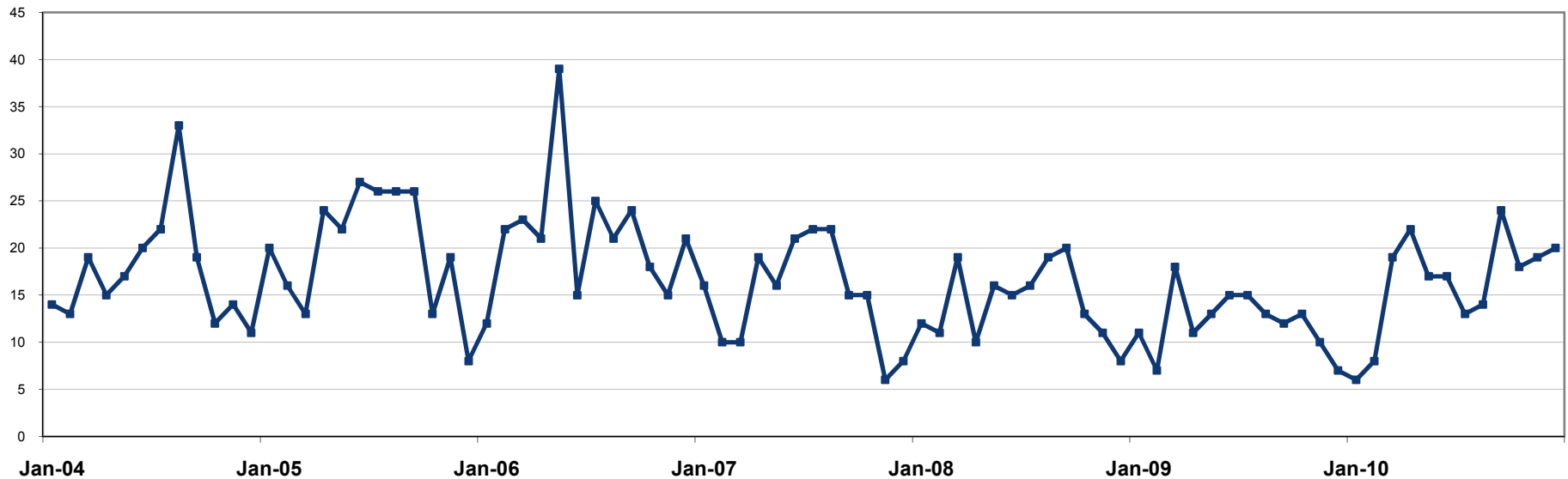


## December

## Year to Date



## Historical Pending Sales



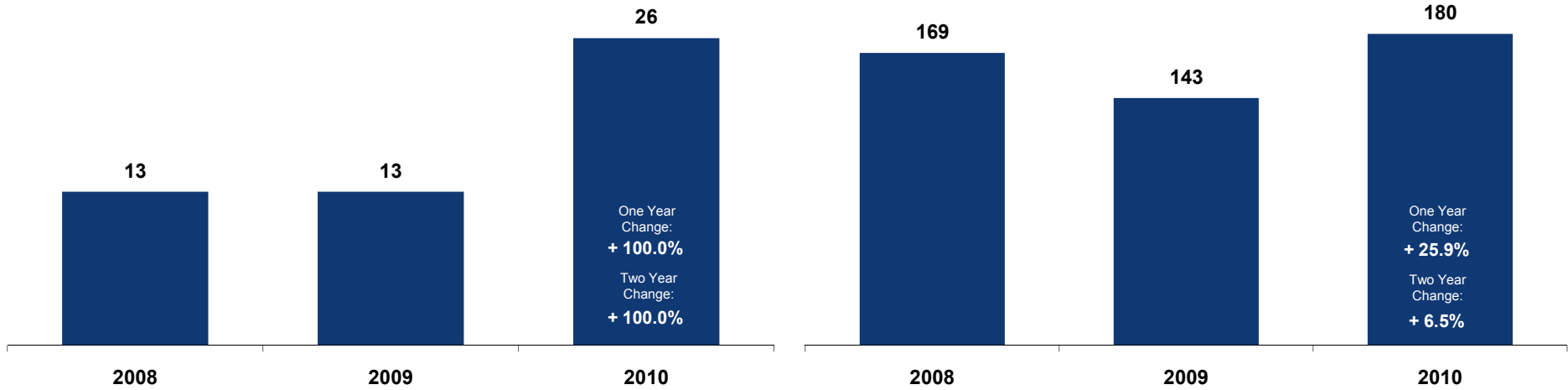
# Closed Sales for Carroll County

A Monthly Indicator from the Stark County Association of REALTORS®

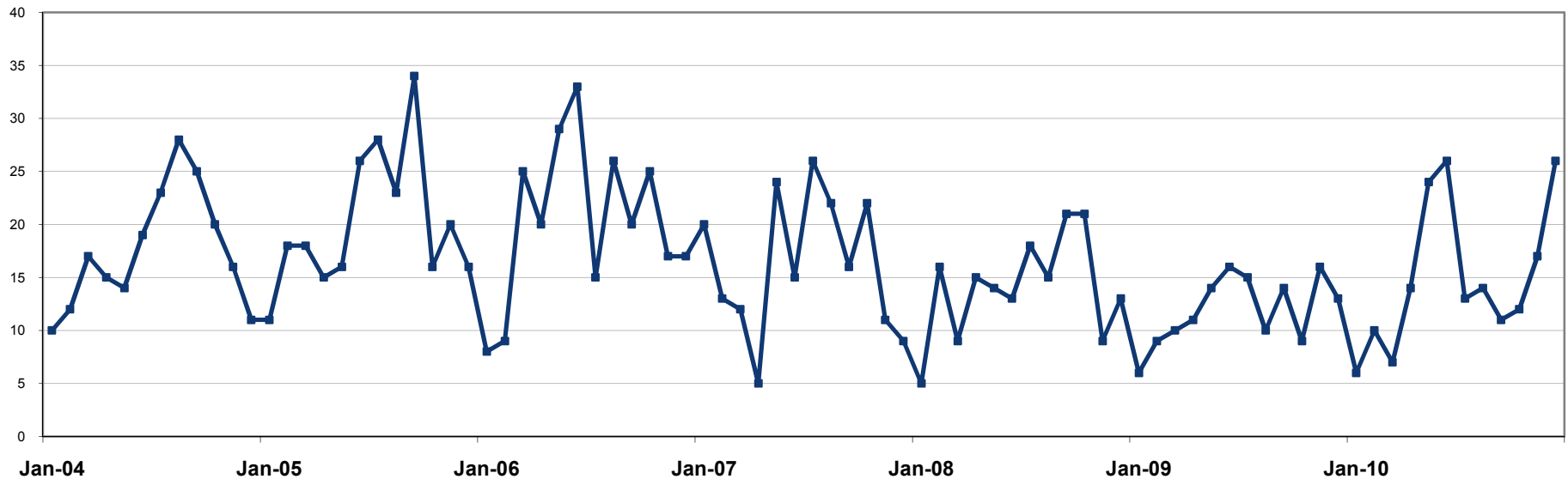


## December

## Year to Date



## Historical Closed Sales



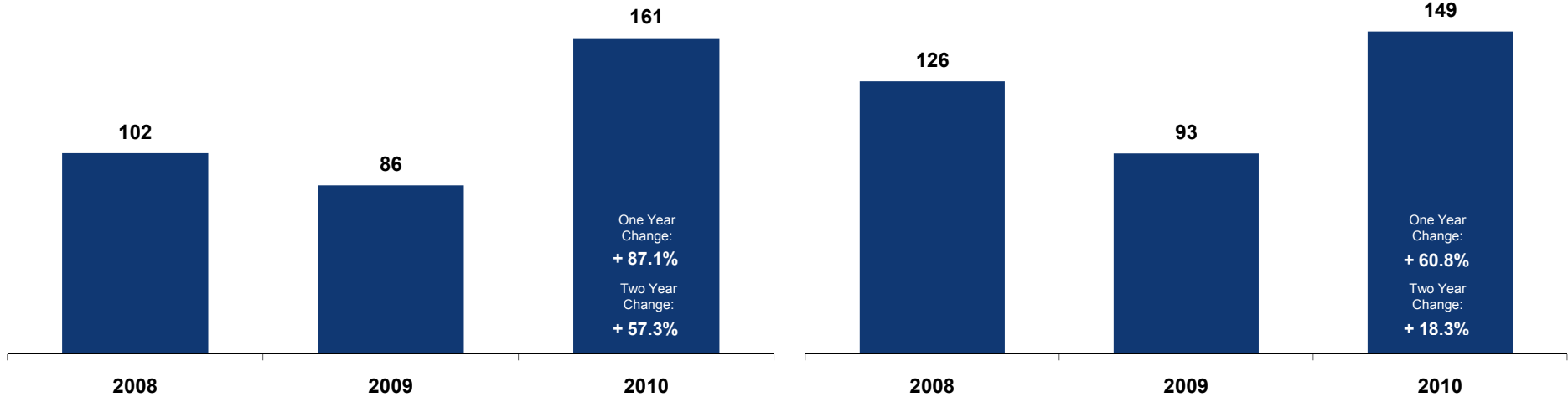
# Days on Market Until Sale for Carroll County

A Monthly Indicator from the Stark County Association of REALTORS®

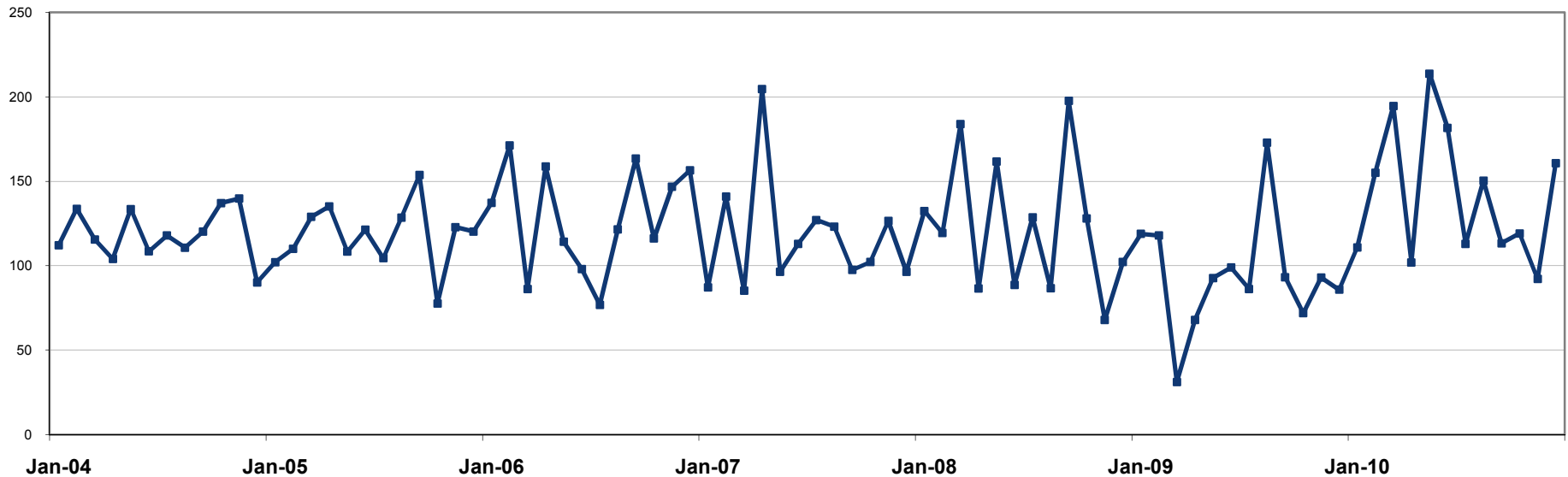


## December

## Year to Date



## Historical Days on Market Until Sale



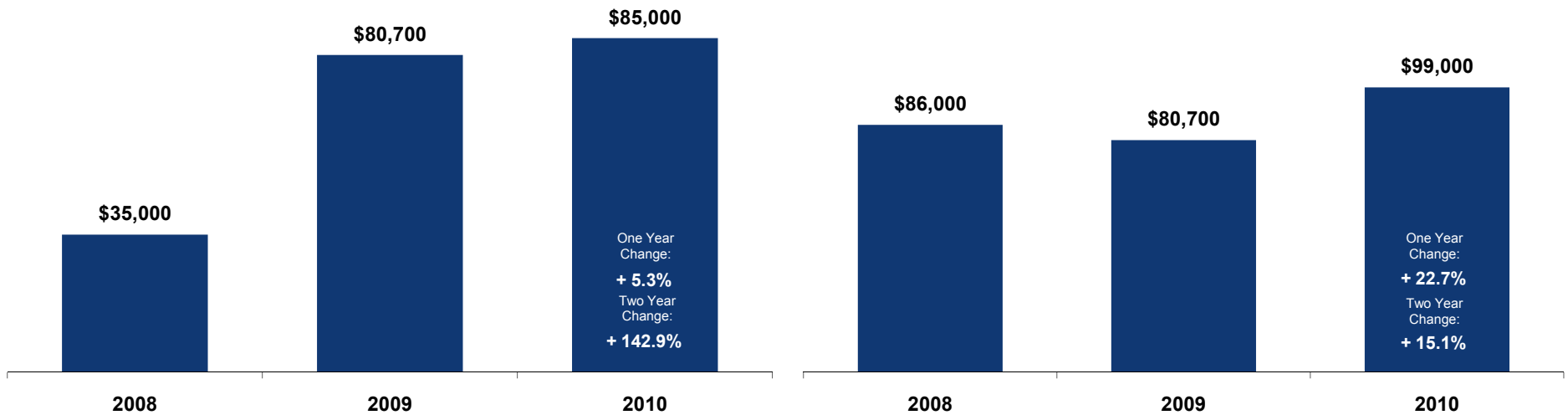
# Median Sales Price for Carroll County

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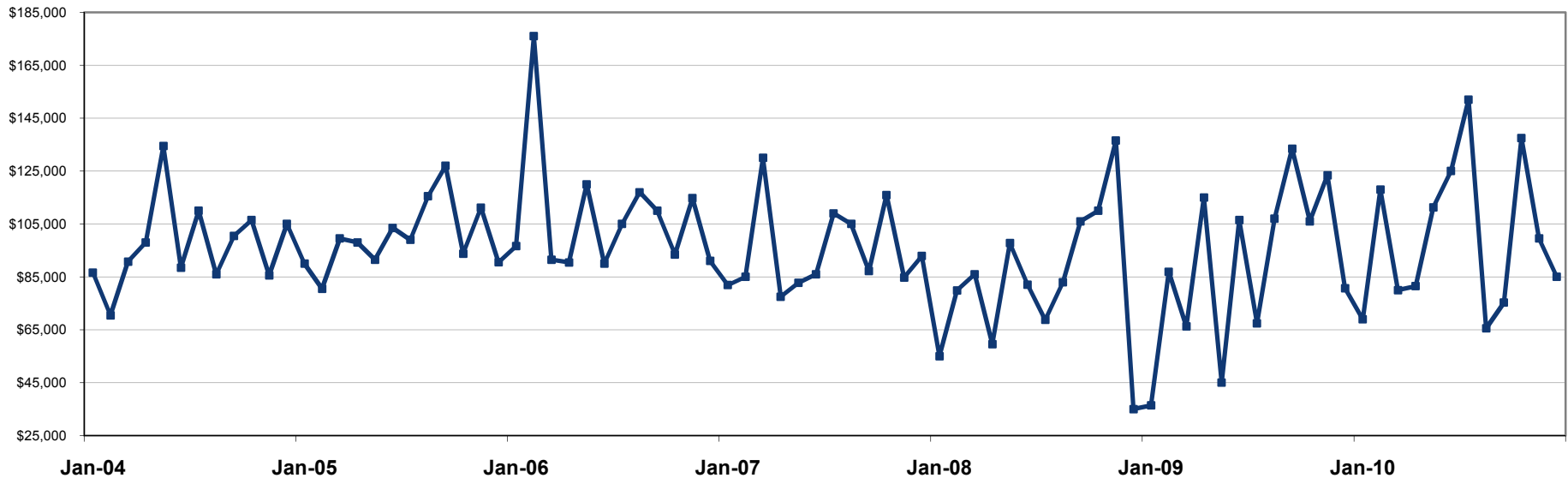


## December

## Year to Date



## Historical Median Sales Price



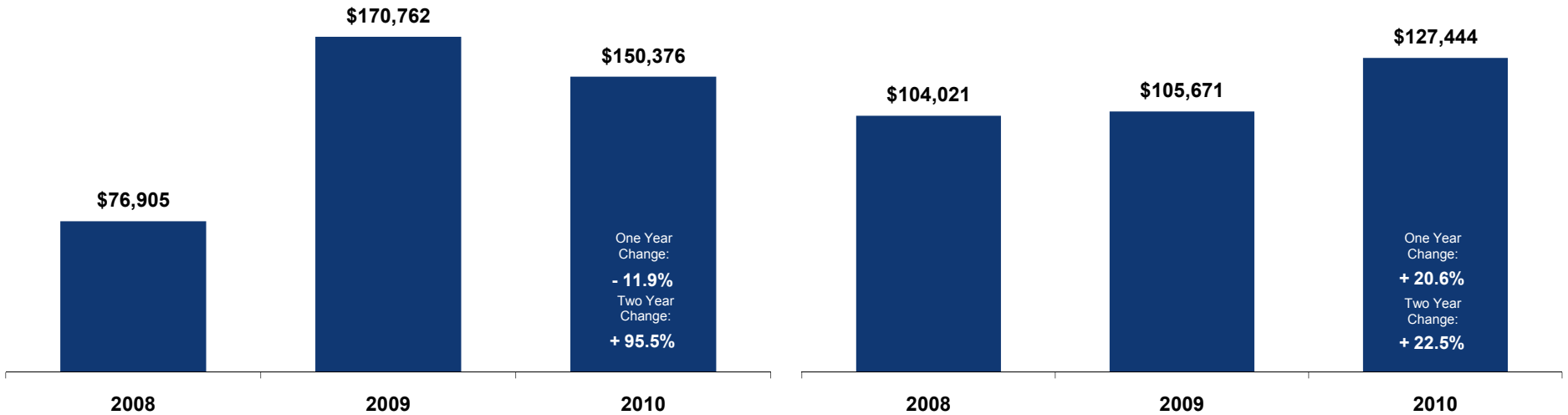
# Average Sales Price for Carroll County

A Monthly Indicator from the Stark County Association of REALTORS®

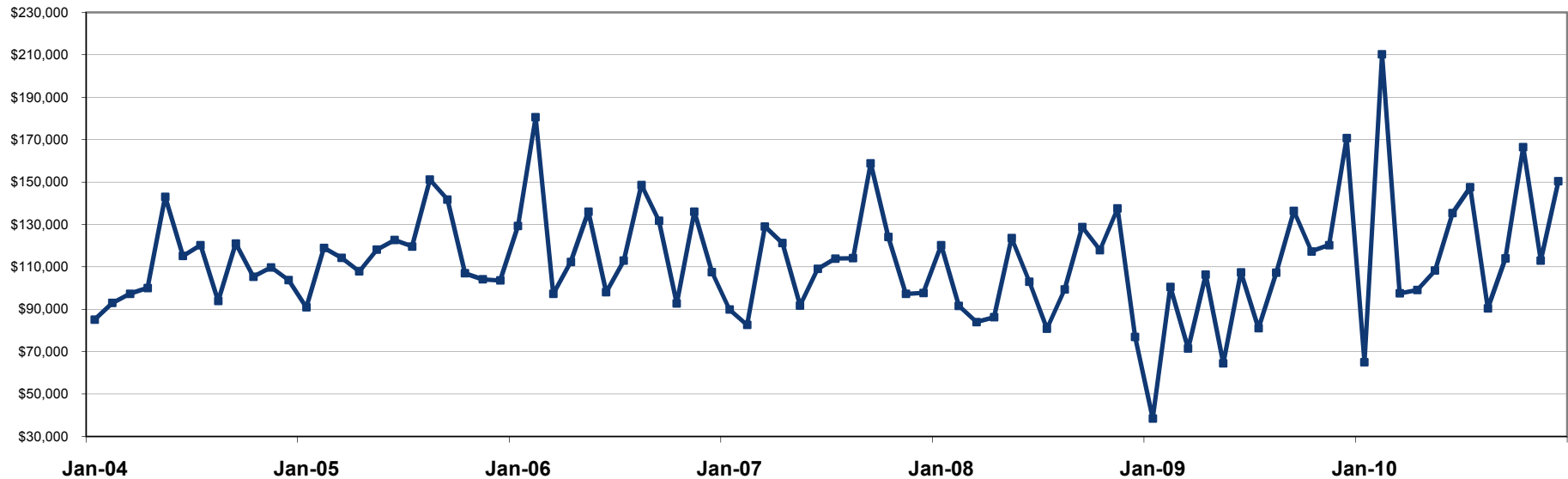


## December

## Year to Date



## Historical Average Sales Price



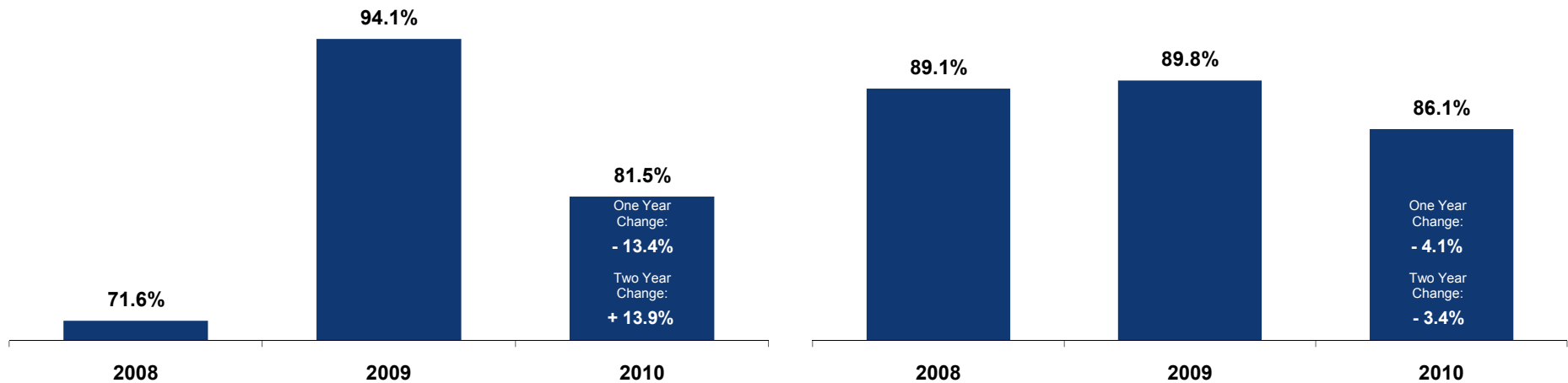
# Percent of Original List Price Received at Sale for Carroll County

A Monthly Indicator from the Stark County Association of REALTORS®

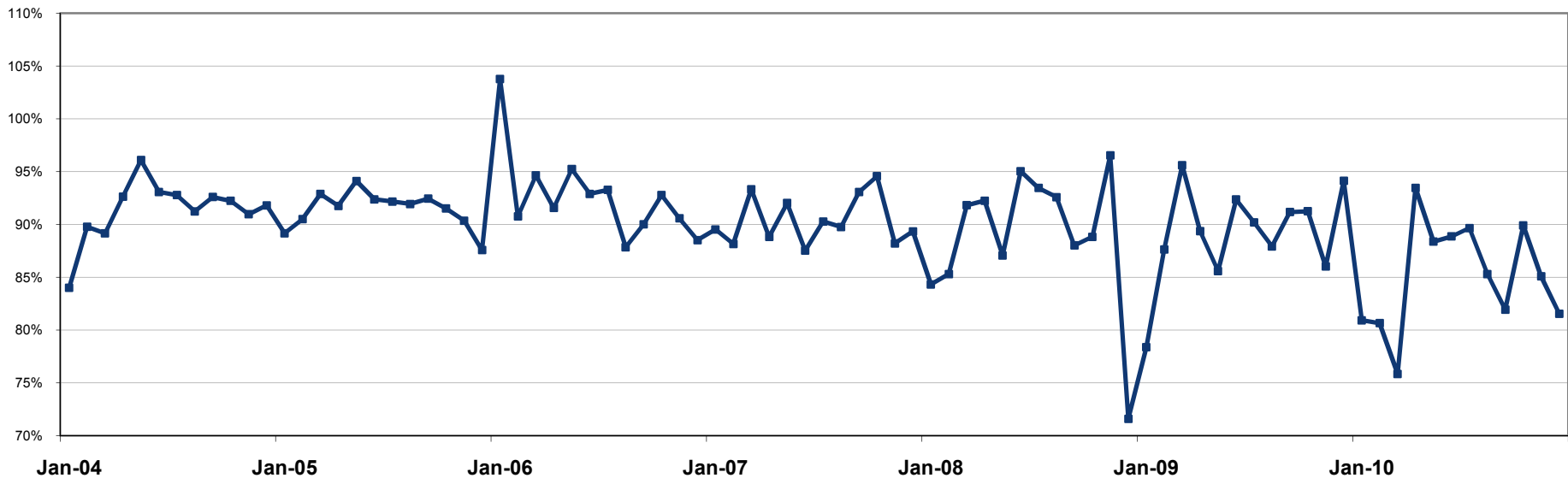


## December

## Year to Date



## Historical Percent of Original List Price Received



# Housing Affordability Index for Carroll County

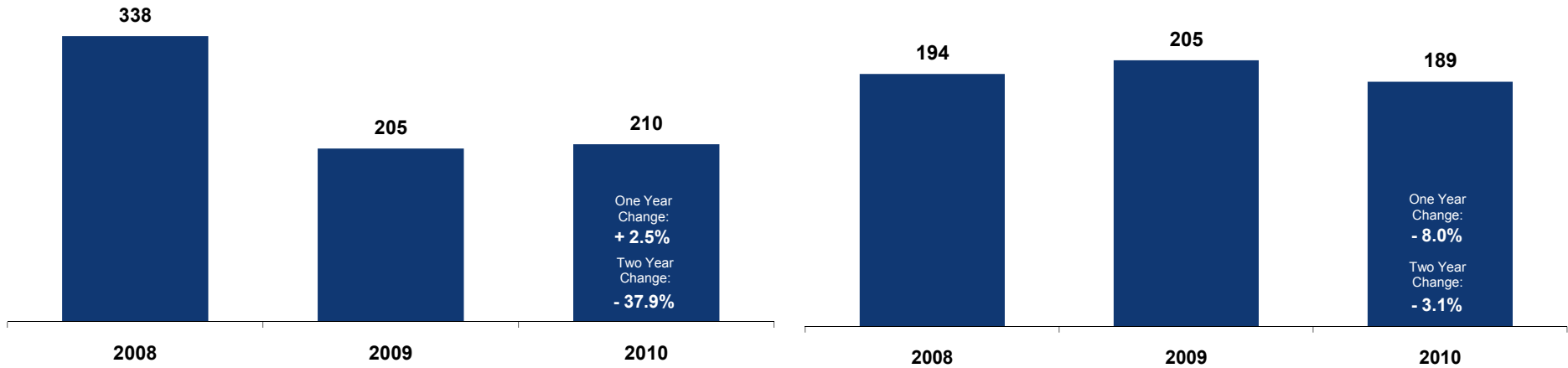
A Monthly Indicator from the Stark County Association of REALTORS®



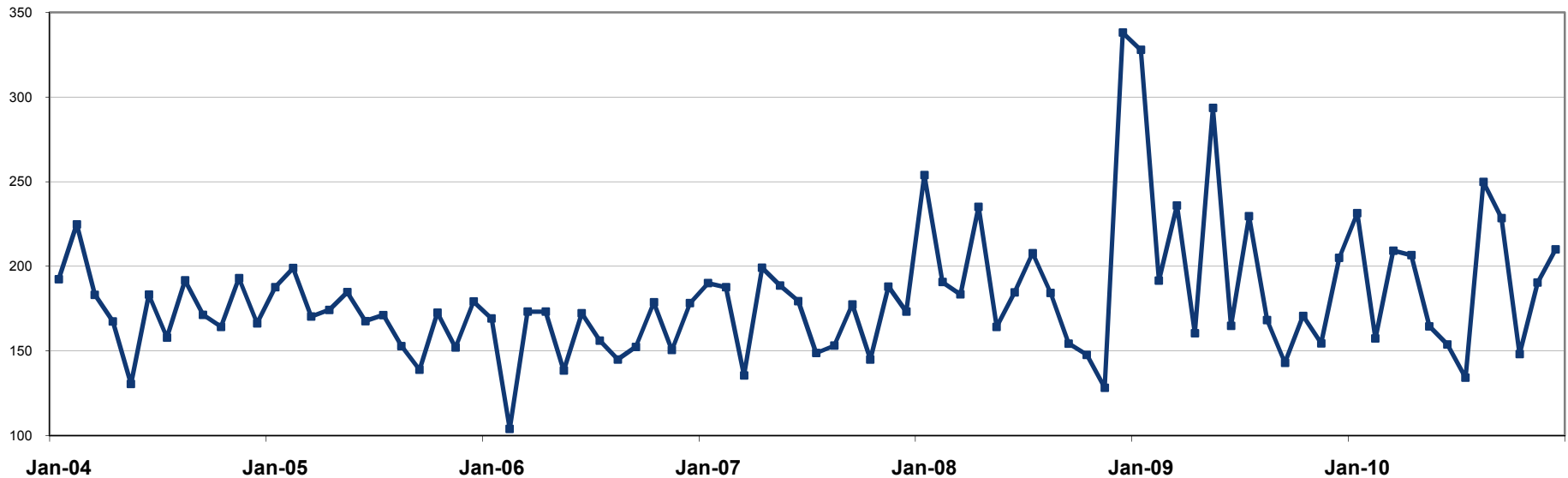
## December

## 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

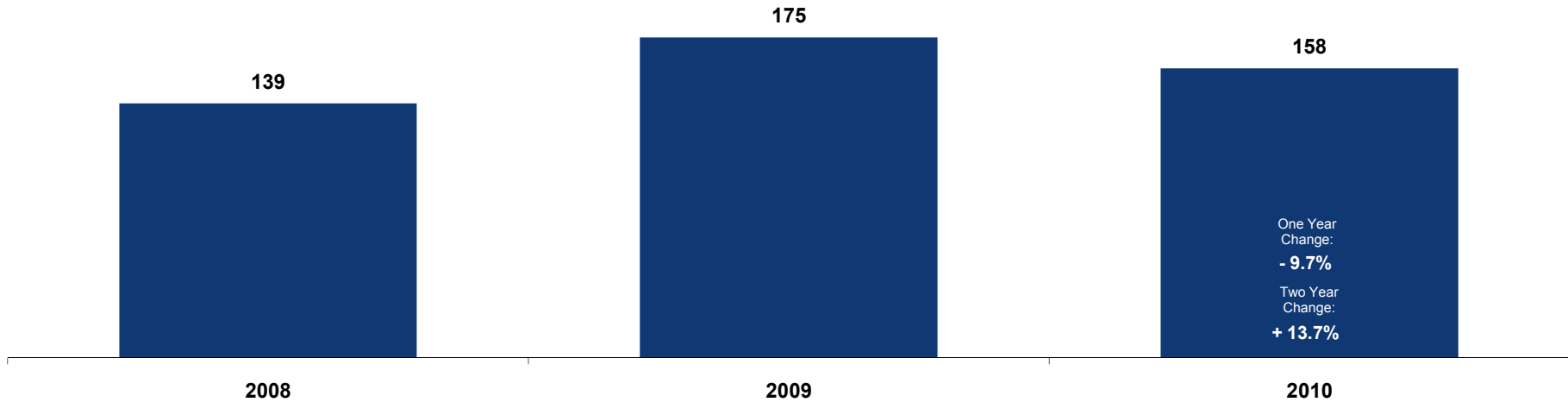


# Inventory of Homes Available for Carroll County

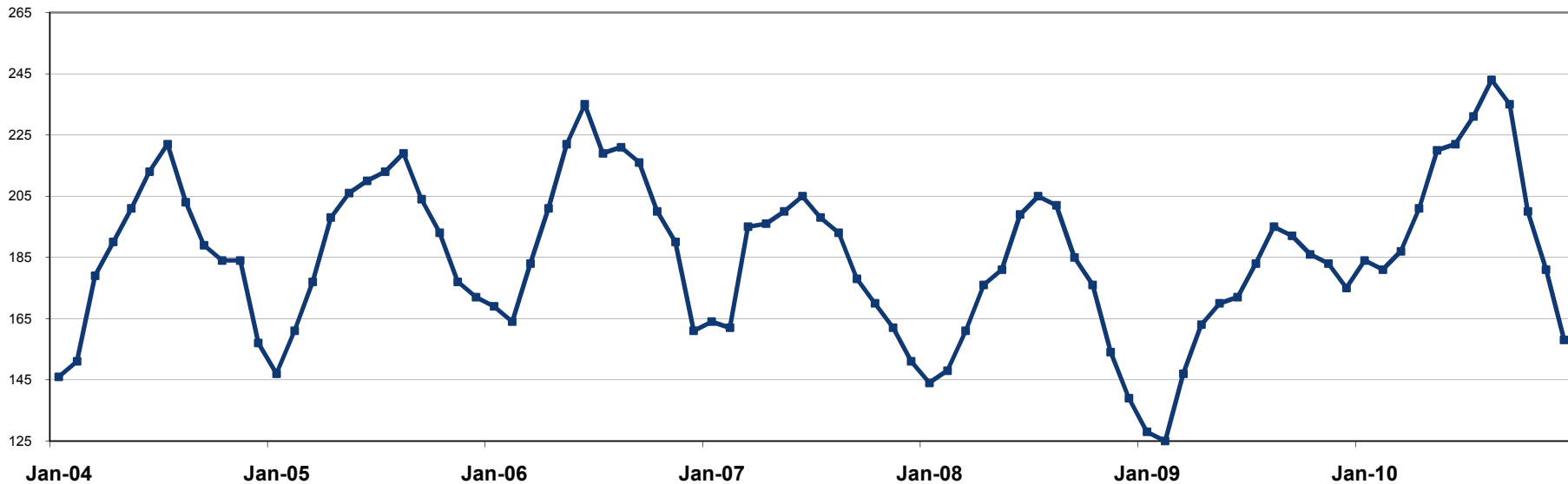
A Monthly Indicator from the Stark County Association of REALTORS®



## December



## Historical Inventory of Homes Available

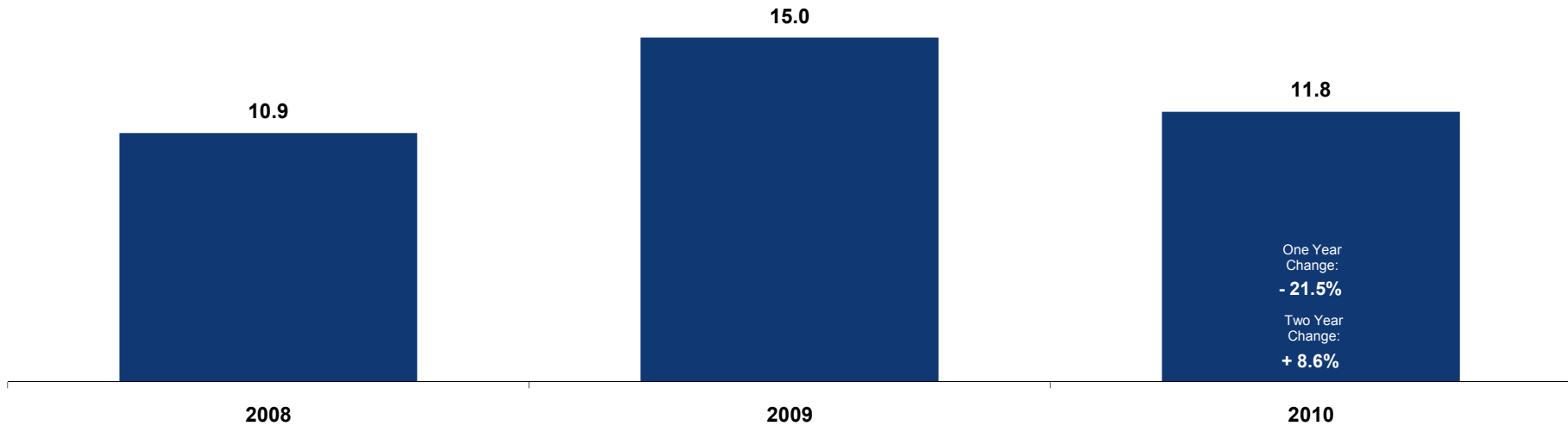


# Months Supply of Inventory for Carroll County

A Monthly Indicator from the Stark County Association of REALTORS®



## December



## Historical Months Supply of Inventory



# Market Overview for Carroll County



A Monthly Indicator from the Stark County Association of REALTORS®

		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
<b>New Listings</b>	Oct 2010	29	35	- 17.1%	413	344	+ 20.1%
	Nov 2010	28	22	+ 27.3%	441	366	+ 20.5%
	<b>Dec 2010</b>	<b>17</b>	<b>24</b>	<b>- 29.2%</b>	<b>458</b>	<b>390</b>	<b>+ 17.4%</b>
<b>Pending Sales</b>	Oct 2010	18	13	+ 38.5%	158	128	+ 23.4%
	Nov 2010	19	10	+ 90.0%	177	138	+ 28.3%
	<b>Dec 2010</b>	<b>20</b>	<b>7</b>	<b>+ 185.7%</b>	<b>197</b>	<b>145</b>	<b>+ 35.9%</b>
<b>Closed Sales</b>	Oct 2010	12	9	+ 33.3%	137	114	+ 20.2%
	Nov 2010	17	16	+ 6.3%	154	130	+ 18.5%
	<b>Dec 2010</b>	<b>26</b>	<b>13</b>	<b>+ 100.0%</b>	<b>180</b>	<b>143</b>	<b>+ 25.9%</b>
<b>Days on Market Until Sale</b>	Oct 2010	119	72	+ 65.6%	154	94	+ 64.7%
	Nov 2010	92	93	- 0.9%	147	94	+ 57.5%
	<b>Dec 2010</b>	<b>161</b>	<b>86</b>	<b>+ 87.1%</b>	<b>149</b>	<b>93</b>	<b>+ 60.8%</b>
<b>Median Sales Price</b>	Oct 2010	\$137,500	\$106,000	+ 29.7%	\$102,500	\$80,000	+ 28.1%
	Nov 2010	\$99,500	\$123,375	- 19.4%	\$100,000	\$81,450	+ 22.8%
	<b>Dec 2010</b>	<b>\$85,000</b>	<b>\$80,700</b>	<b>+ 5.3%</b>	<b>\$99,000</b>	<b>\$80,700</b>	<b>+ 22.7%</b>
<b>Average Sales Price</b>	Oct 2010	\$166,500	\$117,278	+ 42.0%	\$124,963	\$96,388	+ 29.6%
	Nov 2010	\$112,946	\$120,255	- 6.1%	\$123,903	\$98,735	+ 25.5%
	<b>Dec 2010</b>	<b>\$150,376</b>	<b>\$170,762</b>	<b>- 11.9%</b>	<b>\$127,444</b>	<b>\$105,671</b>	<b>+ 20.6%</b>
<b>Percent of Original List Price Received at Sale</b>	Oct 2010	89.9%	91.2%	- 1.5%	86.9%	89.7%	- 3.0%
	Nov 2010	85.1%	86.0%	- 1.1%	86.8%	89.3%	- 2.8%
	<b>Dec 2010</b>	<b>81.5%</b>	<b>94.1%</b>	<b>- 13.4%</b>	<b>86.1%</b>	<b>89.8%</b>	<b>- 4.1%</b>
<b>Housing Affordability Index</b>	Oct 2010	148	171	- 13.2%	185	209	- 11.6%
	Nov 2010	190	154	+ 23.2%	190	210	- 9.5%
	<b>Dec 2010</b>	<b>210</b>	<b>205</b>	<b>+ 2.5%</b>	<b>189</b>	<b>205</b>	<b>- 8.0%</b>
<b>Total Active Listings Available at Month End</b>	Oct 2010	200	186	+ 7.5%			
	Nov 2010	181	183	- 1.1%	--	--	--
	<b>Dec 2010</b>	<b>158</b>	<b>175</b>	<b>- 9.7%</b>			
<b>Months Supply of Inventory</b>	Oct 2010	16.6	15.7	+ 5.8%			
	Nov 2010	13.7	15.2	- 9.7%	--	--	--
	<b>Dec 2010</b>	<b>11.8</b>	<b>15.0</b>	<b>- 21.5%</b>			

# Explanation of Methodology



A Monthly Indicator from the **Stark County Association of REALTORS®**

<b>New Listings</b>	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.
<b>Pending Sales</b>	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
<b>Closed Sales</b>	A count of the properties that have closed in a given month.
<b>Days on Market Until Sale</b>	The average number of days between when a property is first listed and when it is closed, sold properties only.
<b>Median Sales Price</b>	The median sales price for all closed sales in a given month, sold properties only.
<b>Average Sales Price</b>	The average sales price for all closed sales in a given month, sold properties only.
<b>Percent of Original List Price Received at Sale</b>	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
<b>Housing Affordability Index</b>	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.
<b>Total Active Listings Available at Month End</b>	The number of properties available for sale in active status at the end of the month.
<b>Months Supply of Inventory</b>	Compares the number of active listings available to the average monthly pending sales for the last twelve months.