

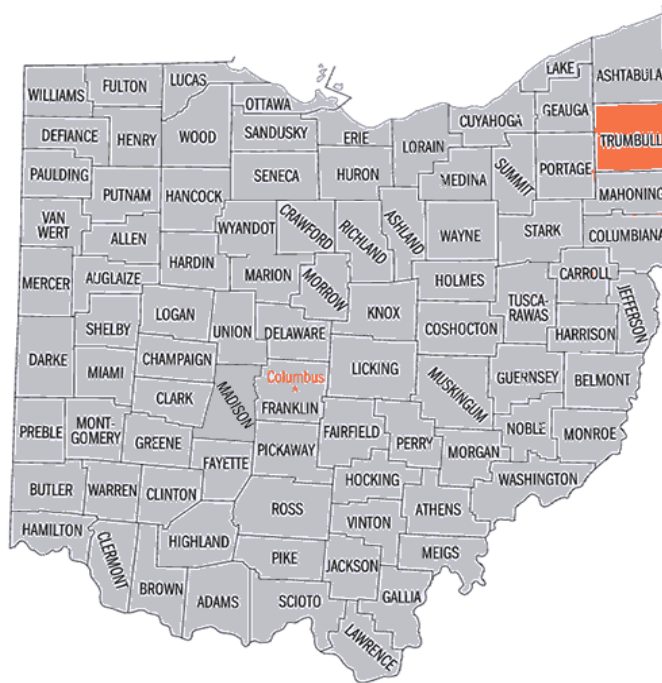


Trumbull County Monthly Indicators

Warren Area Board of REALTORS®

December 2010

A research tool provided by the Warren Area Board of REALTORS®
Brought to you by the unique data-sharing traditions of the REALTOR® community



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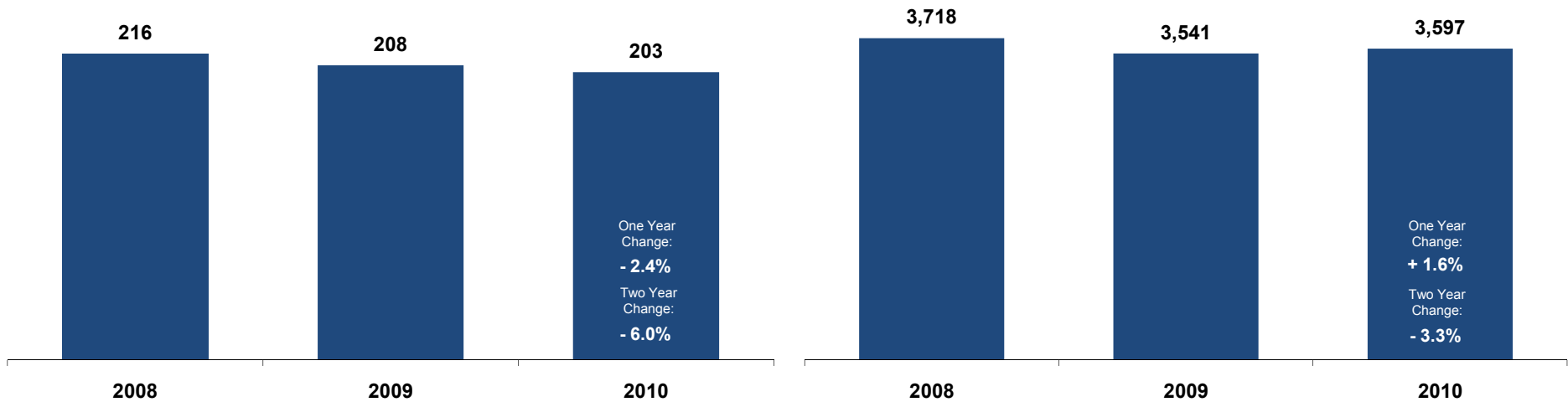
New Listings

A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)

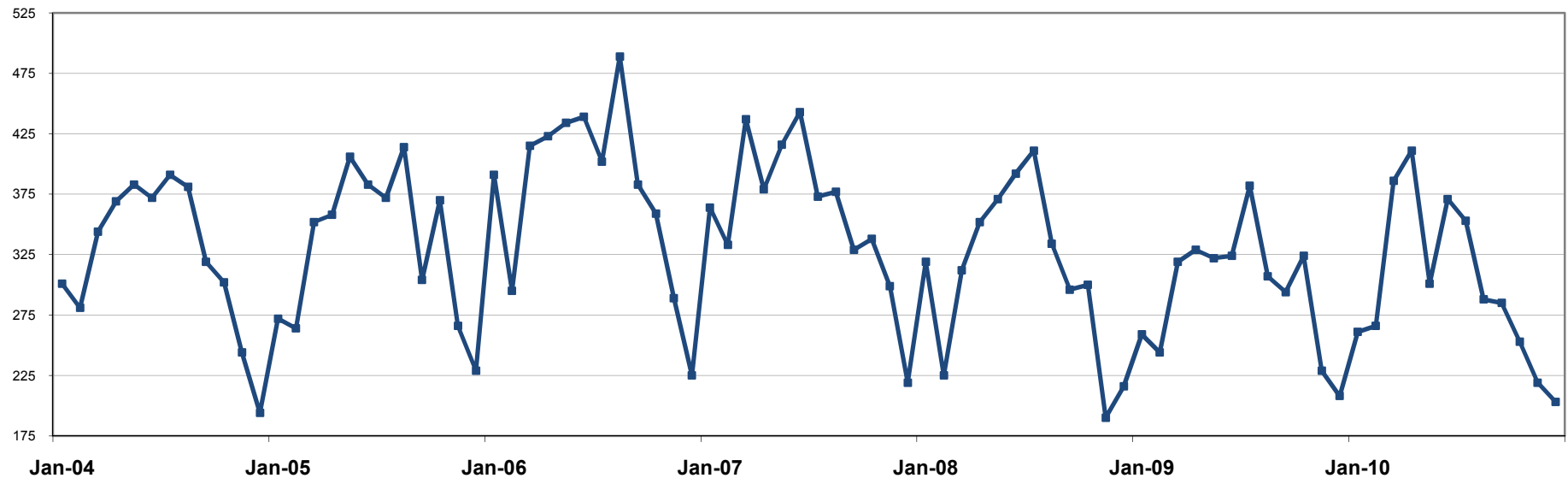


November

Year to Date



Historical New Listings



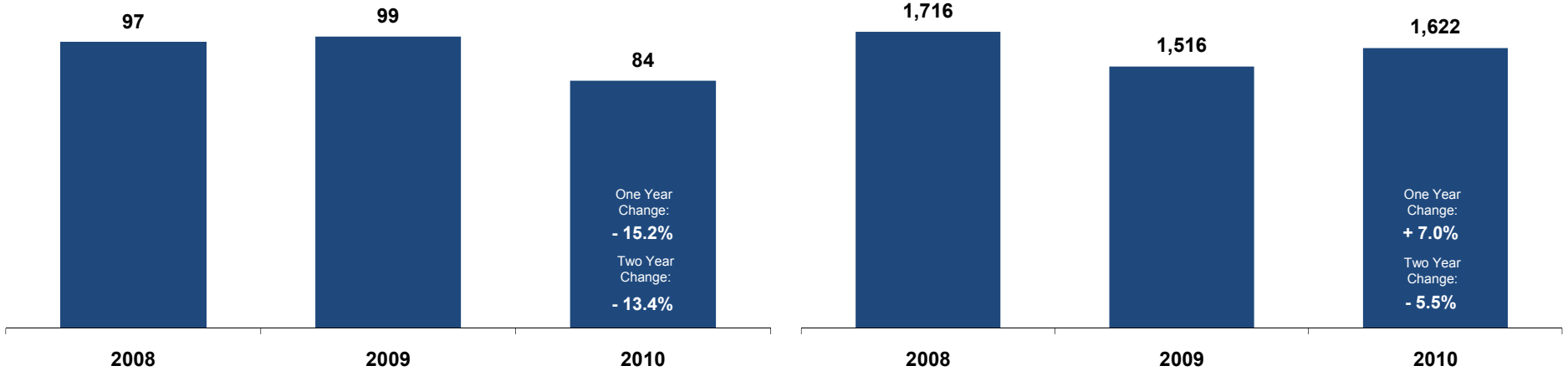
Pending Sales

A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)

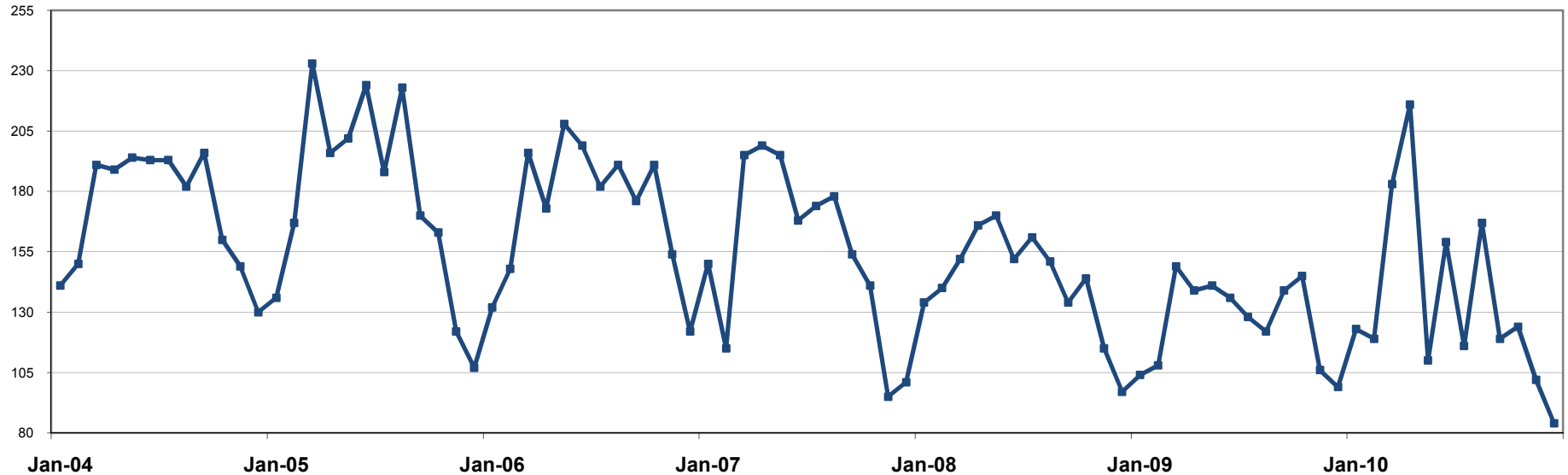


December

Year to Date



Historical Pending Sales



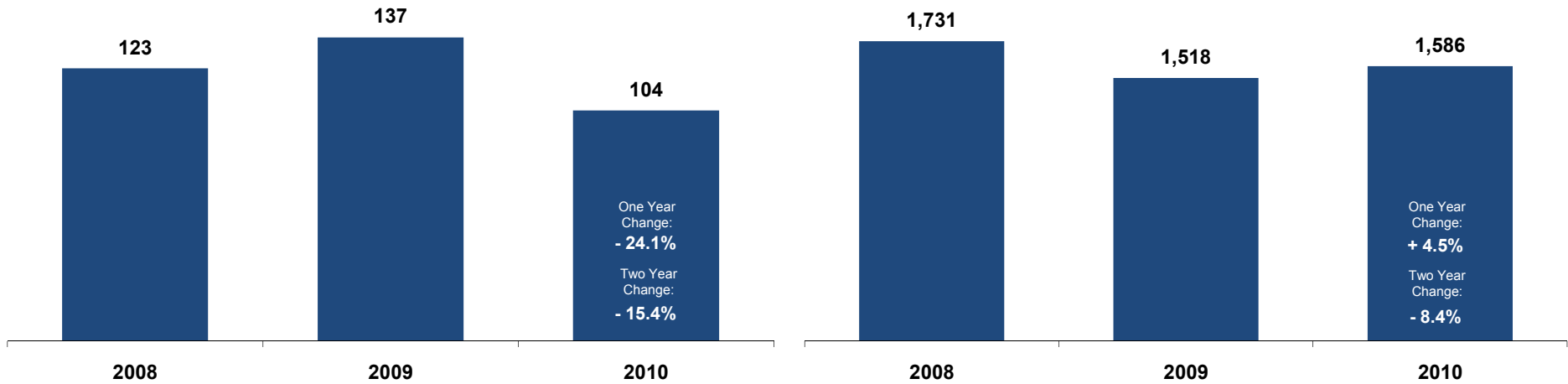
Closed Sales

A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)

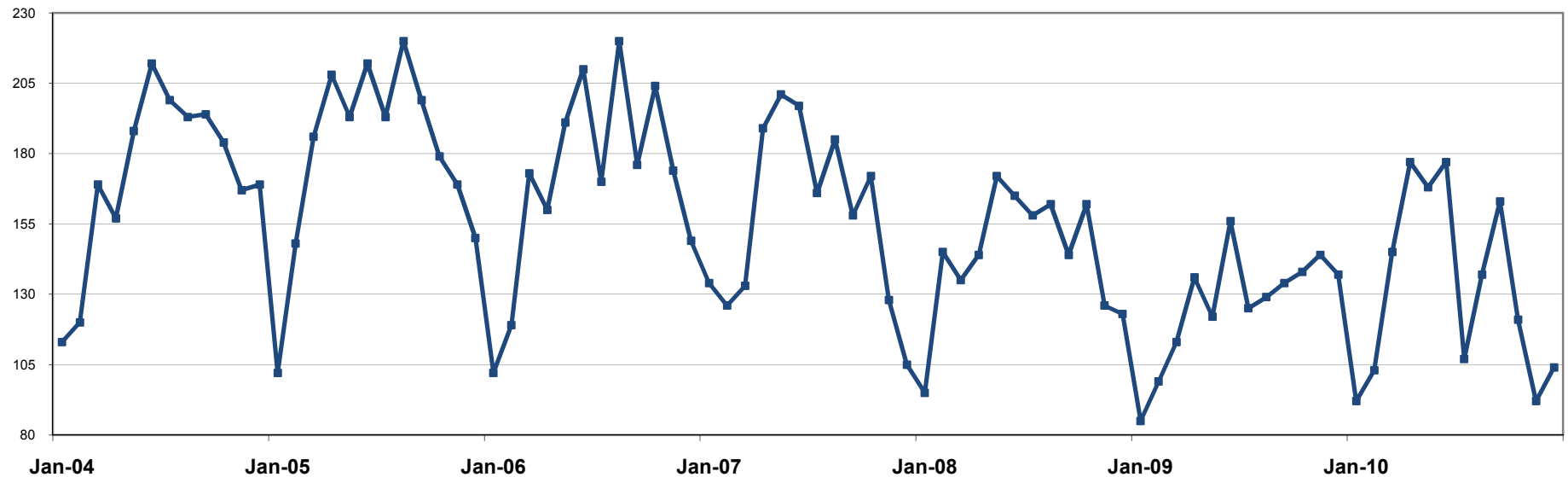


December

Year to Date



Historical Closed Sales



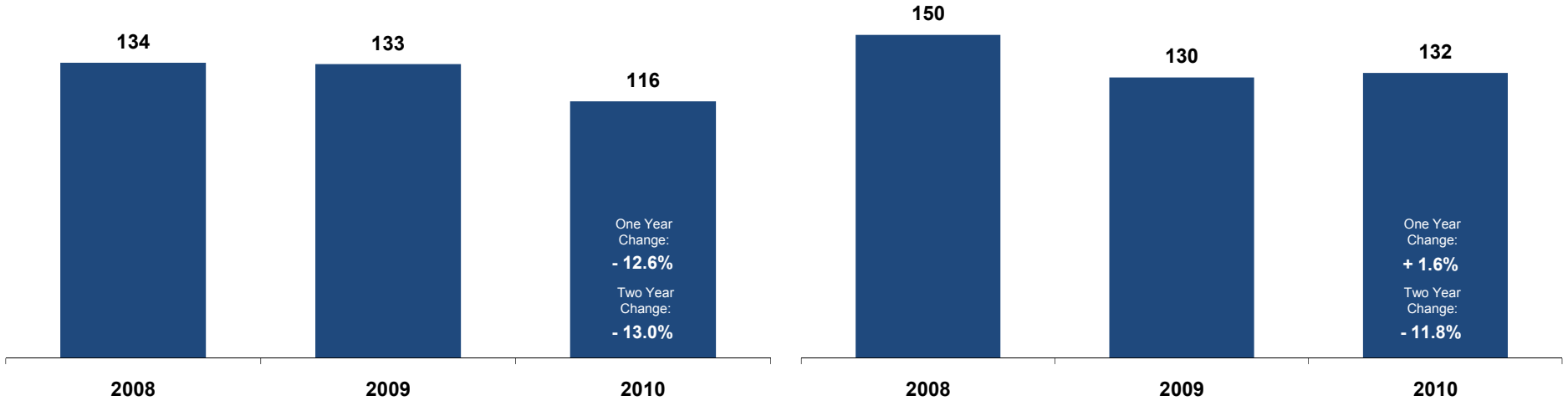
Days on Market Until Sale

A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)

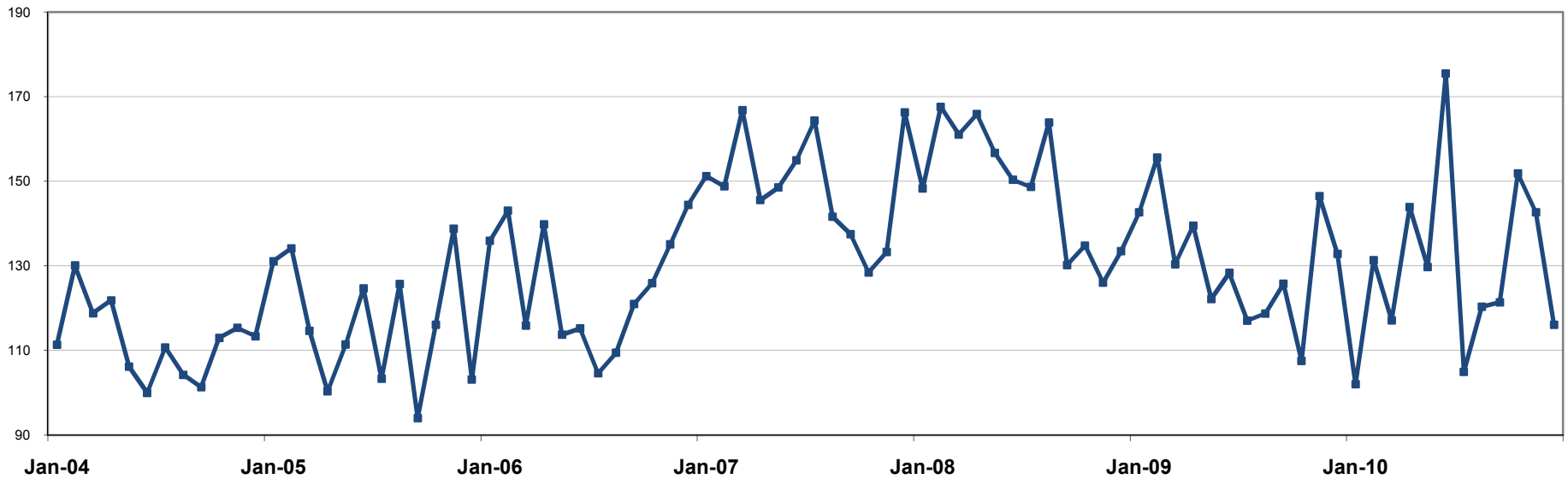


December

Year to Date



Historical Days on Market Until Sale



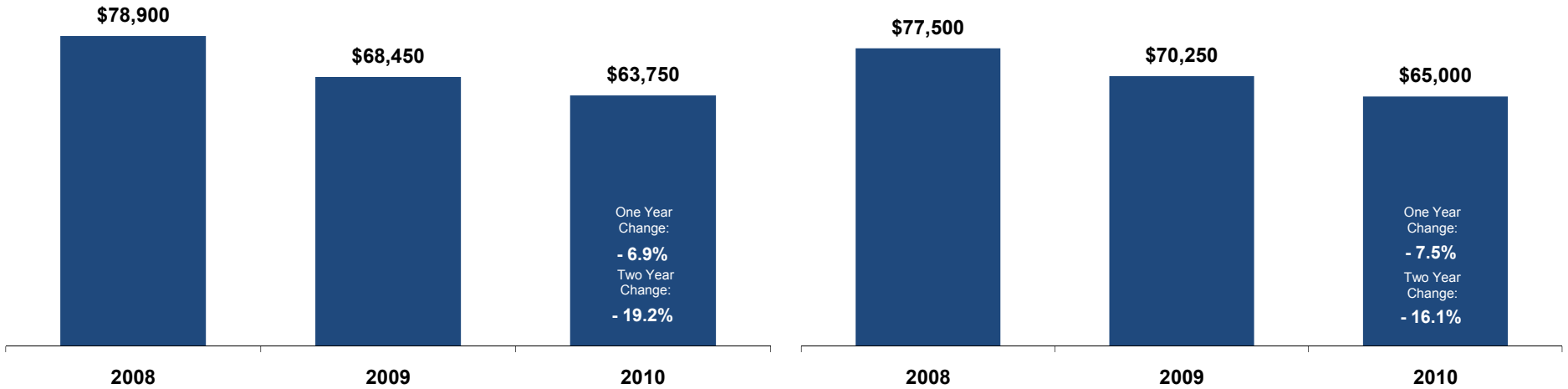
Median Sales Price

A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)

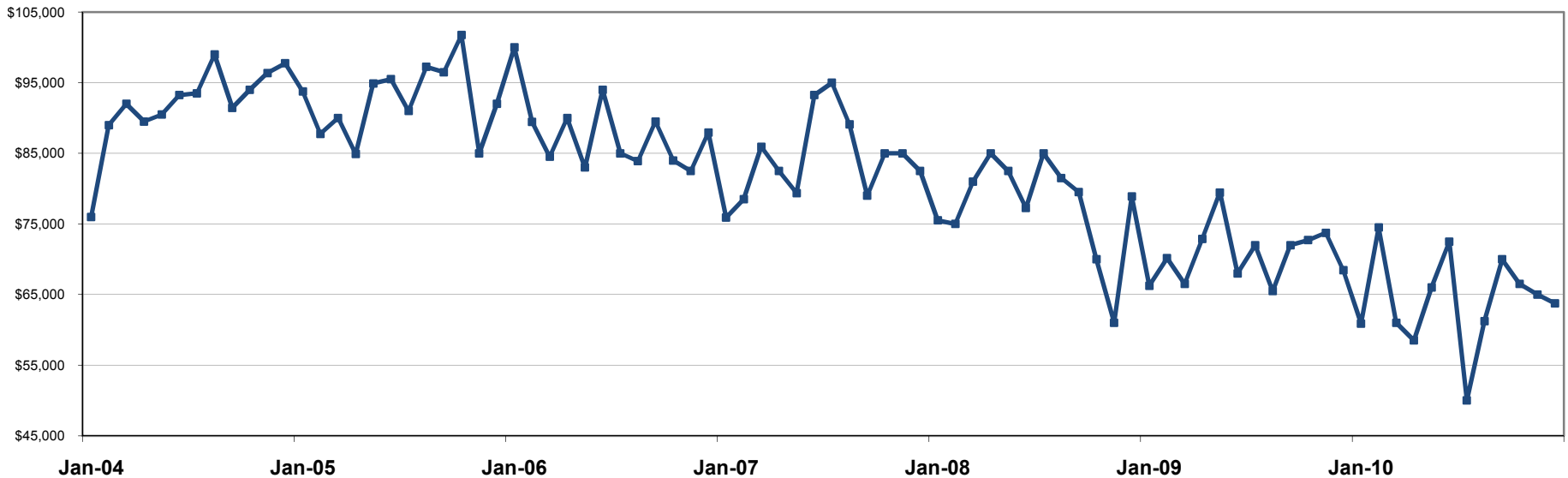


December

Year to Date



Historical Median Sales Price



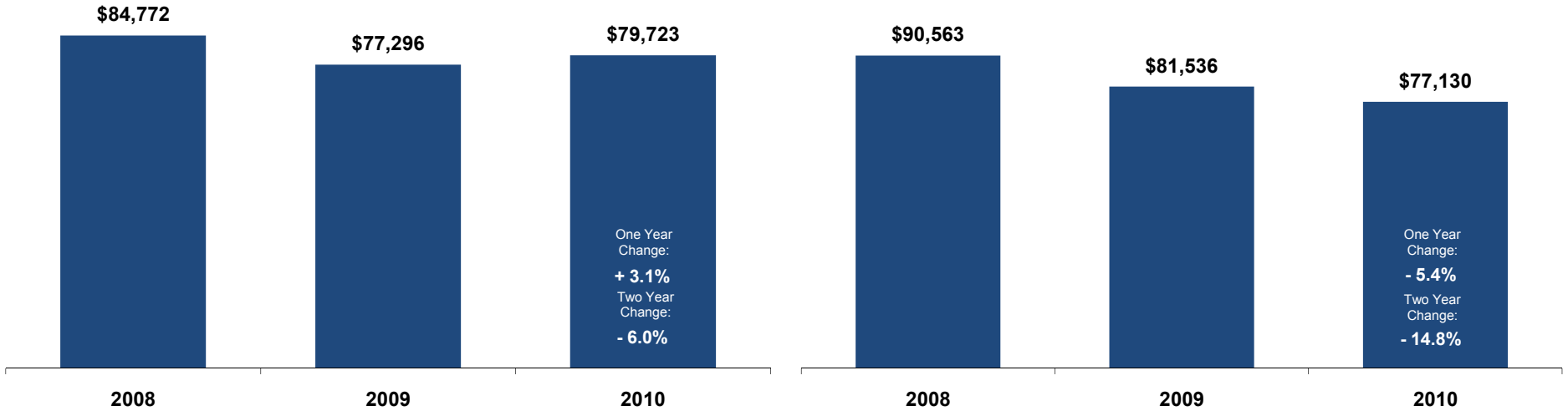
Average Sales Price

A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)



December

Year to Date



Historical Average Sales Price



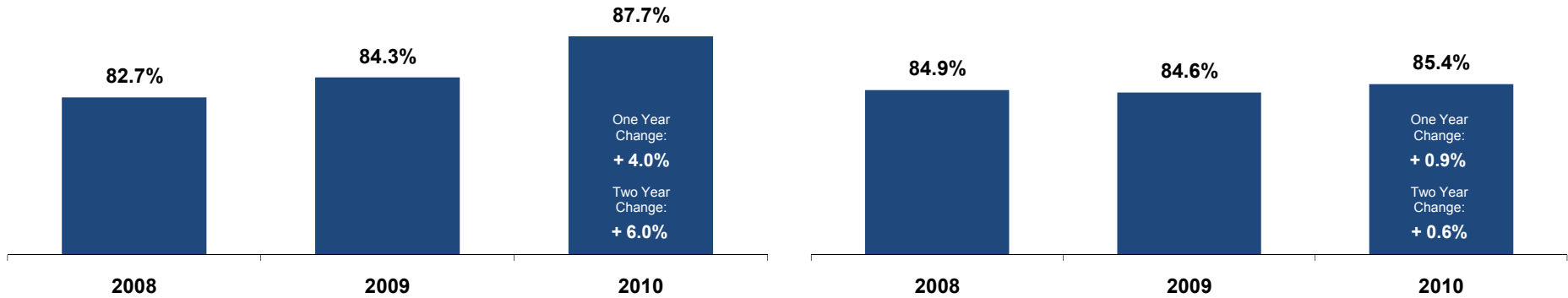
Percent of Original List Price Received at Sale

A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)

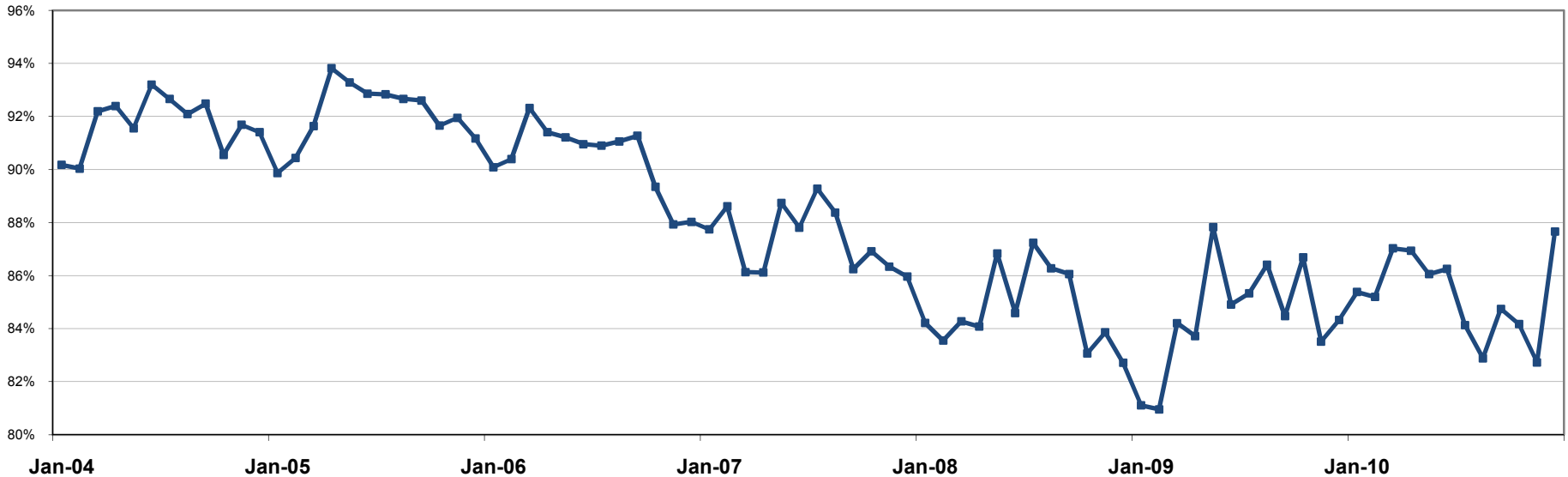


December

Year to Date



Historical Percent of Original List Price Received



Housing Affordability Index

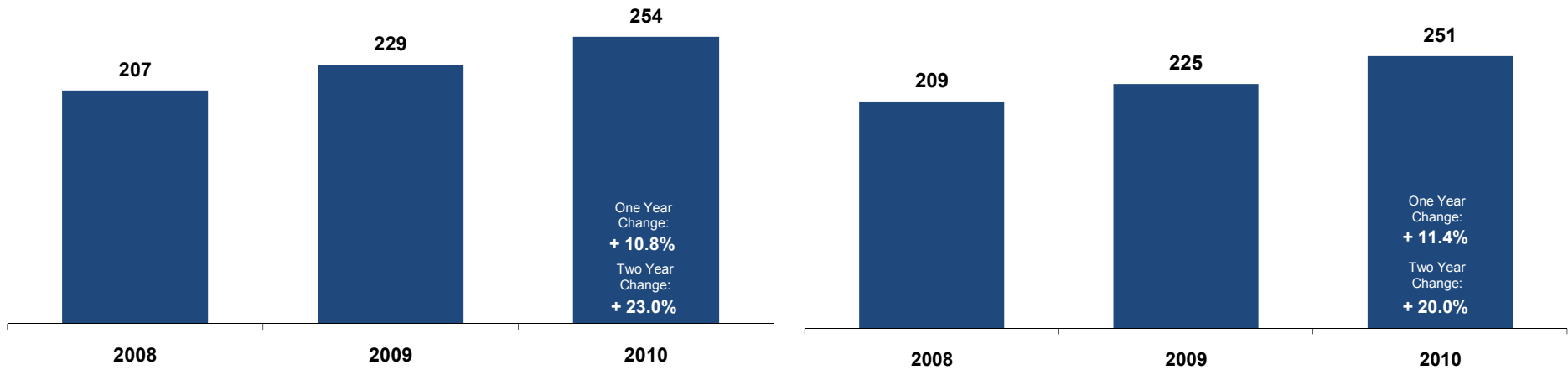
A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)



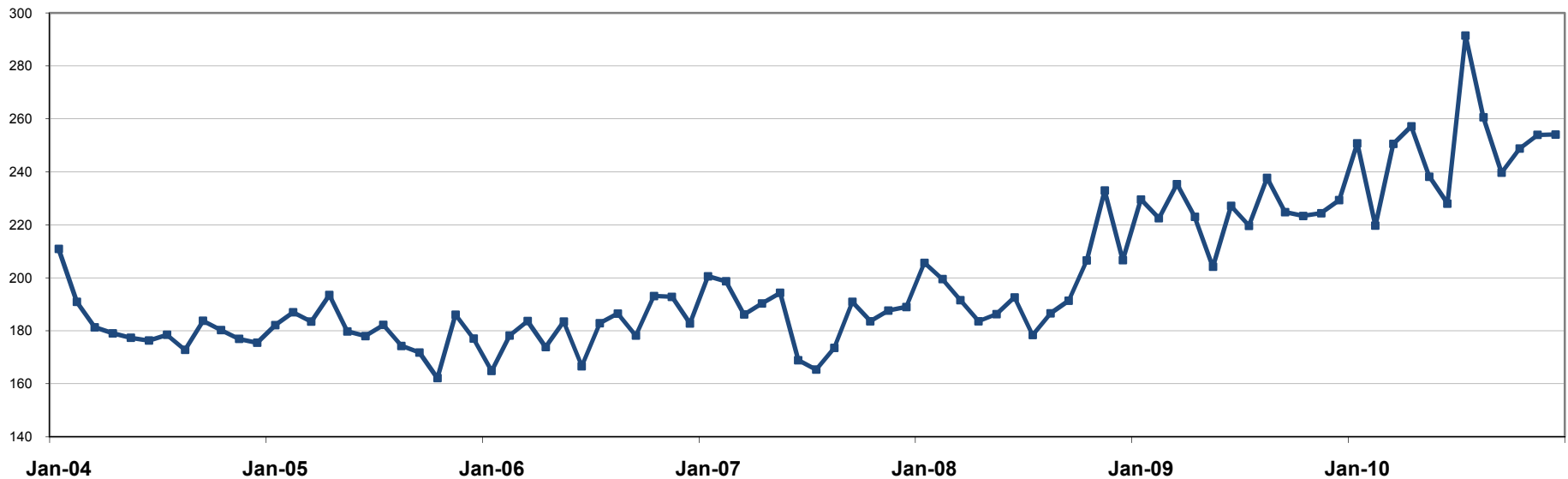
December

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

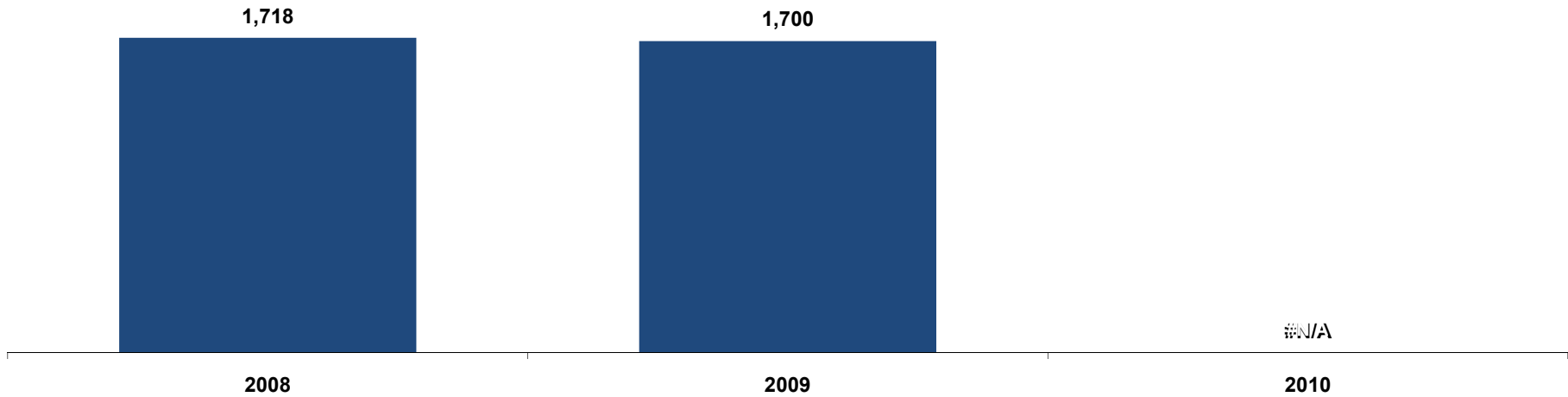


Inventory of Homes Available

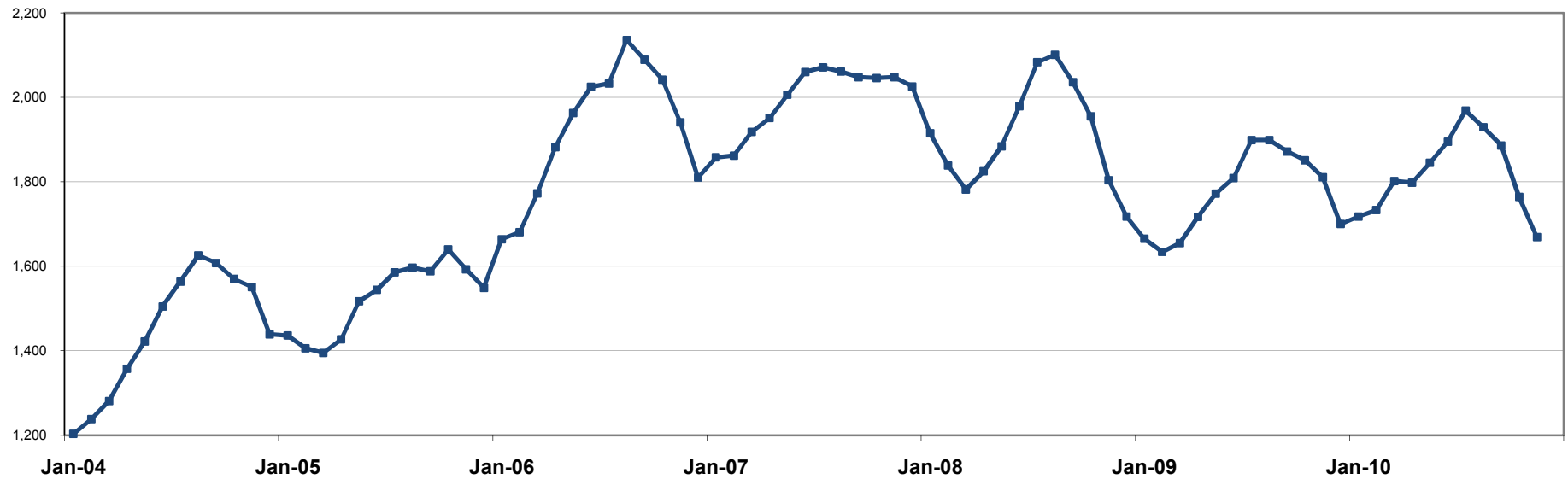
A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)



December



Historical Inventory of Homes Available

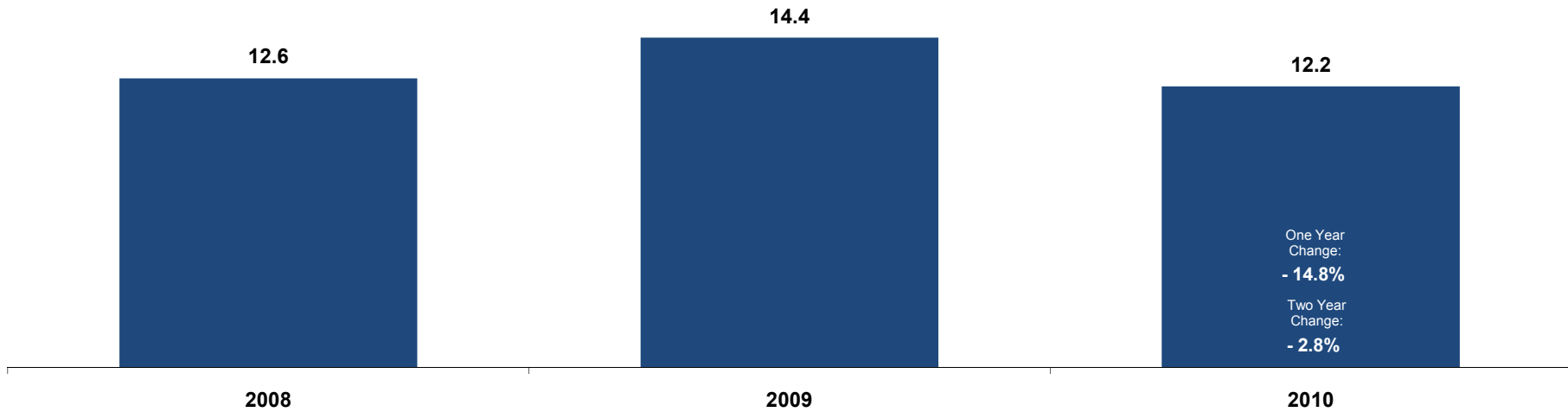


Months Supply of Inventory

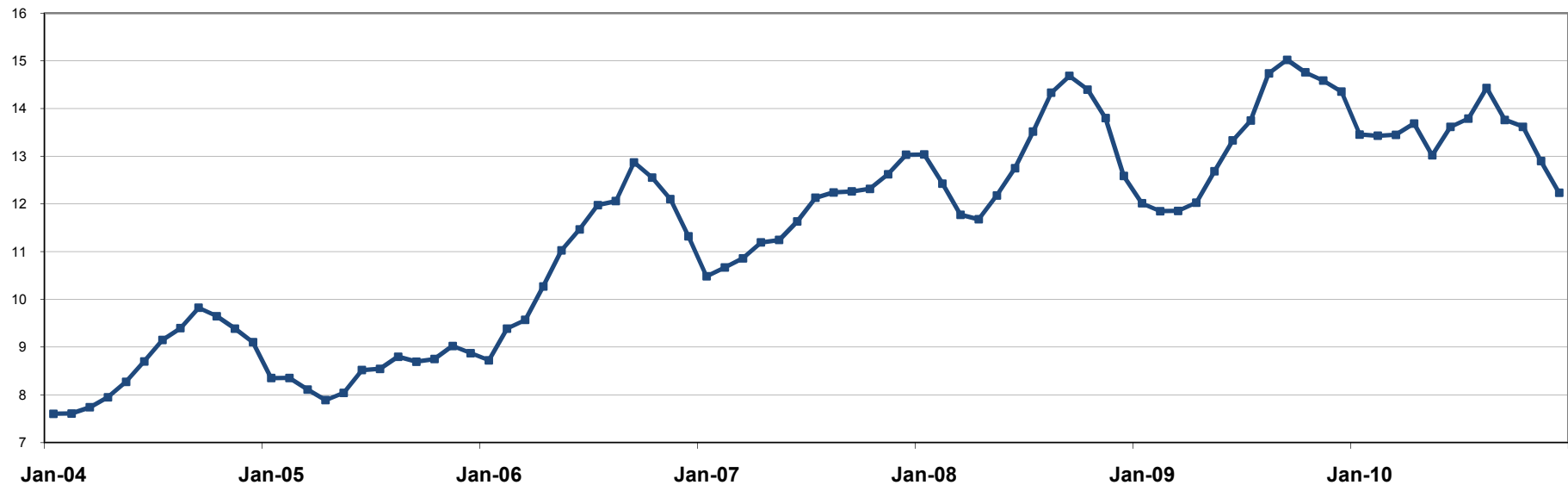
A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)



December



Historical Months Supply of Inventory



Market Overview



A Monthly Indicator from the Warren Area Board of REALTORS® (Trumbull County Only)

		Monthly			Year to Date		
		Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	Oct 2010	253	324	- 21.9%	3,175	3,104	+ 2.3%
	Nov 2010	219	229	- 4.4%	3,394	3,333	+ 1.8%
	Dec 2010	203	208	- 2.4%	3,597	3,541	+ 1.6%
Pending Sales	Oct 2010	124	145	- 14.5%	1,436	1,311	+ 9.5%
	Nov 2010	102	106	- 3.8%	1,538	1,417	+ 8.5%
	Dec 2010	84	99	- 15.2%	1,622	1,516	+ 7.0%
Closed Sales	Oct 2010	121	138	- 12.3%	1,390	1,237	+ 12.4%
	Nov 2010	92	144	- 36.1%	1,482	1,381	+ 7.3%
	Dec 2010	104	137	- 24.1%	1,586	1,518	+ 4.5%
Days on Market Until Sale	Oct 2010	152	108	+ 41.2%	132	128	+ 3.8%
	Nov 2010	143	147	- 2.6%	133	130	+ 2.7%
	Dec 2010	116	133	- 12.6%	132	130	+ 1.6%
Median Sales Price	Oct 2010	\$66,500	\$72,705	- 8.5%	\$65,000	\$70,250	- 7.5%
	Nov 2010	\$65,000	\$73,750	- 11.9%	\$65,000	\$70,550	- 7.9%
	Dec 2010	\$63,750	\$68,450	- 6.9%	\$65,000	\$70,250	- 7.5%
Average Sales Price	Oct 2010	\$83,443	\$80,356	+ 3.8%	\$77,077	\$81,558	- 5.5%
	Nov 2010	\$74,802	\$85,287	- 12.3%	\$76,943	\$81,971	- 6.1%
	Dec 2010	\$79,723	\$77,296	+ 3.1%	\$77,130	\$81,536	- 5.4%
Percent of Original List Price Received at Sale	Oct 2010	84.2%	86.7%	- 2.9%	85.4%	84.8%	+ 0.7%
	Nov 2010	82.7%	83.5%	- 0.9%	85.2%	84.7%	+ 0.7%
	Dec 2010	87.7%	84.3%	+ 4.0%	85.4%	84.6%	+ 0.9%
Housing Affordability Index	Oct 2010	249	223	+ 11.4%	252	229	+ 10.4%
	Nov 2010	254	224	+ 13.2%	254	231	+ 9.9%
	Dec 2010	254	229	+ 10.8%	251	225	+ 11.4%
Total Active Listings Available at Month End	Oct 2010	1,764	1,851	- 4.7%			
	Nov 2010	1,669	1,811	- 7.8%	--	--	--
	Dec 2010	#N/A	1,700	#N/A			
Months Supply of Inventory	Oct 2010	13.6	14.8	- 7.7%			
	Nov 2010	12.9	14.6	- 11.6%	--	--	--
	Dec 2010	12.2	14.4	- 14.8%			

Explanation of Methodology



A Monthly Indicator from the **Warren Area Board of REALTORS® (Trumbull County Only)**

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.
	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.