

Monthly Indicators

Carroll, Stark, and Trumbull counties



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 10.2 percent for Single Family homes but increased 5.4 percent for Townhouse/Condo homes. Pending Sales decreased 14.0 percent for Single Family homes and 19.4 percent for Townhouse/Condo homes. Inventory increased 7.7 percent for Single Family homes but decreased 5.9 percent for Townhouse/Condo homes.

Median Sales Price increased 7.2 percent to \$214,300 for Single Family homes but decreased 32.1 percent to \$174,900 for Townhouse/Condo homes. Days on Market increased 13.7 percent for Single Family homes and 83.3 percent for Townhouse/Condo homes. Months Supply of Inventory increased 6.3 percent for Single Family homes but decreased 4.8 percent for Townhouse/Condo homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 0.3%

Change in
Closed Sales
All Properties

+ 3.7%

Change in
Median Sales Price
All Properties

+ 6.6%

Change in
Homes for Sale
All Properties

Residential activity in Carroll, Stark, and Trumbull counties composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		472	424	- 10.2%	932	877	- 5.9%
Pending Sales		386	332	- 14.0%	772	684	- 11.4%
Closed Sales		380	374	- 1.6%	709	702	- 1.0%
Days on Market Until Sale		51	58	+ 13.7%	48	54	+ 12.5%
Median Sales Price		\$200,000	\$214,300	+ 7.2%	\$197,500	\$206,850	+ 4.7%
Average Sales Price		\$232,963	\$253,926	+ 9.0%	\$225,001	\$239,801	+ 6.6%
Percent of List Price Received		97.9%	97.7%	- 0.2%	97.4%	97.6%	+ 0.2%
Housing Affordability Index		147	147	0.0%	149	152	+ 2.0%
Inventory of Homes for Sale		778	838	+ 7.7%	—	—	—
Months Supply of Inventory		1.6	1.7	+ 6.3%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



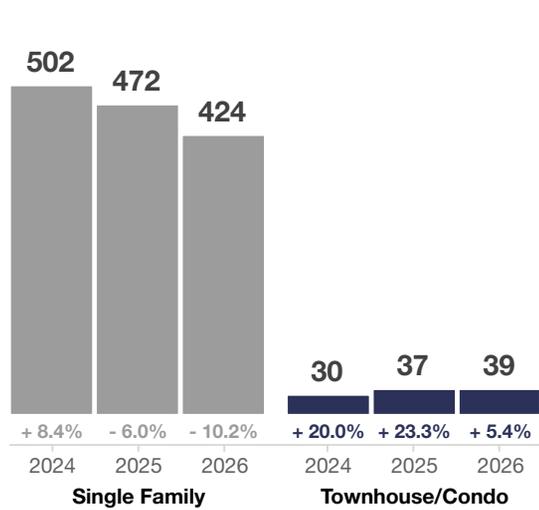
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		37	39	+ 5.4%	72	66	- 8.3%
Pending Sales		36	29	- 19.4%	54	48	- 11.1%
Closed Sales		16	21	+ 31.3%	38	40	+ 5.3%
Days on Market Until Sale		36	66	+ 83.3%	62	52	- 16.1%
Median Sales Price		\$257,500	\$174,900	- 32.1%	\$237,450	\$192,500	- 18.9%
Average Sales Price		\$268,628	\$200,940	- 25.2%	\$232,599	\$221,478	- 4.8%
Percent of List Price Received		97.6%	97.7%	+ 0.1%	97.1%	97.3%	+ 0.2%
Housing Affordability Index		115	181	+ 57.4%	124	164	+ 32.3%
Inventory of Homes for Sale		68	64	- 5.9%	—	—	—
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—

New Listings

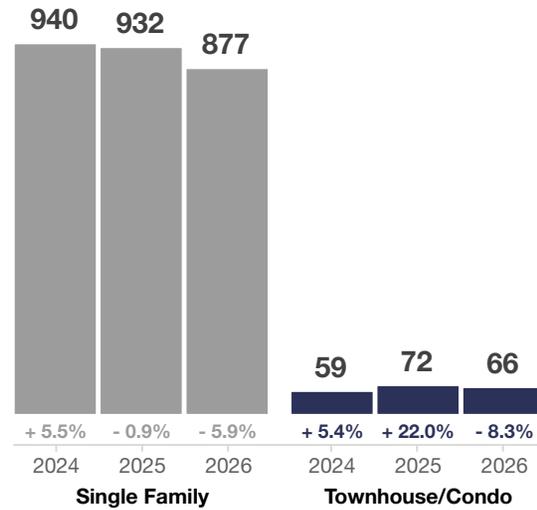
A count of the properties that have been newly listed on the market in a given month.



February

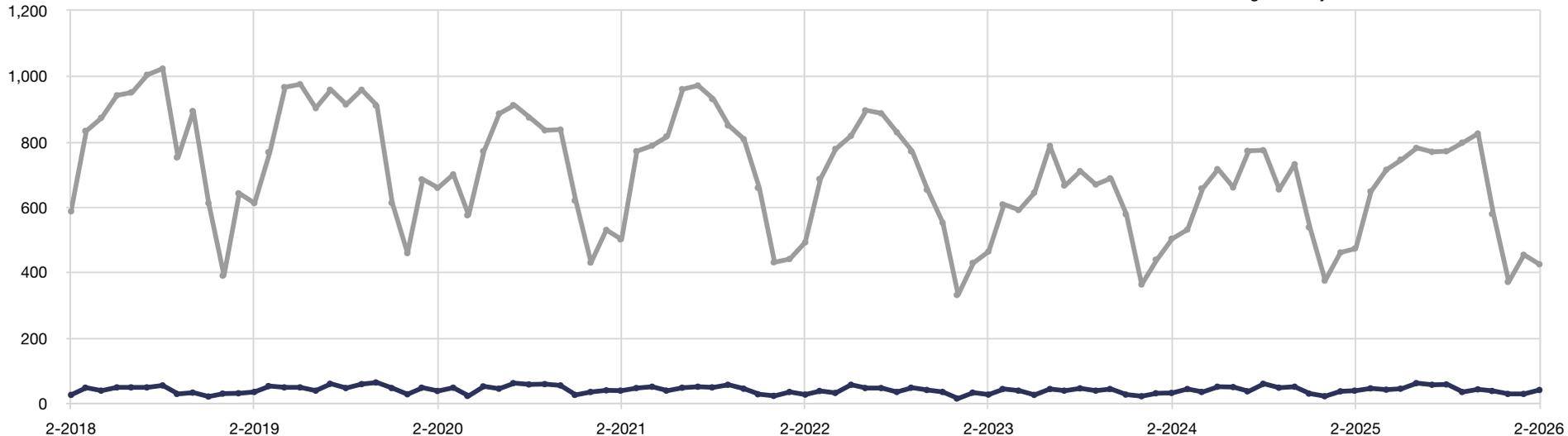


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	647	+ 22.1%	44	+ 4.8%
Apr-2025	713	+ 8.7%	40	+ 21.2%
May-2025	744	+ 4.1%	43	- 12.2%
Jun-2025	780	+ 18.4%	60	+ 25.0%
Jul-2025	768	- 0.4%	55	+ 57.1%
Aug-2025	770	- 0.4%	56	- 3.4%
Sep-2025	796	+ 21.9%	33	- 28.3%
Oct-2025	824	+ 12.9%	41	- 16.3%
Nov-2025	578	+ 7.6%	36	+ 28.6%
Dec-2025	370	- 1.1%	27	+ 35.0%
Jan-2026	453	- 1.5%	27	- 22.9%
Feb-2026	424	- 10.2%	39	+ 5.4%
12-Month Avg	656	+ 7.4%	42	+ 5.0%

Historical New Listings by Month

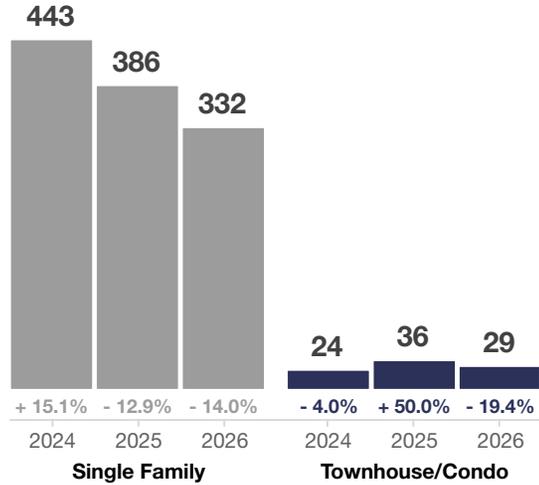


Pending Sales

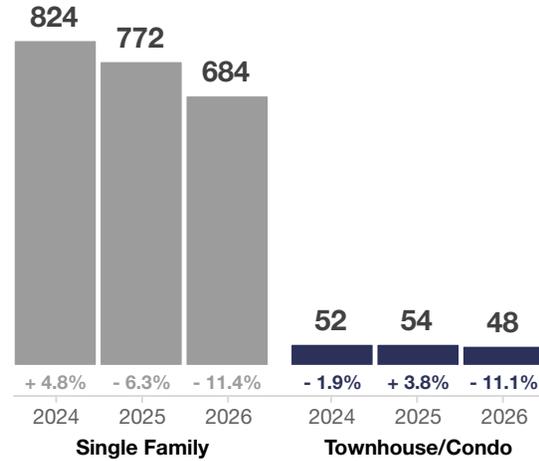
A count of the properties on which offers have been accepted in a given month.



February

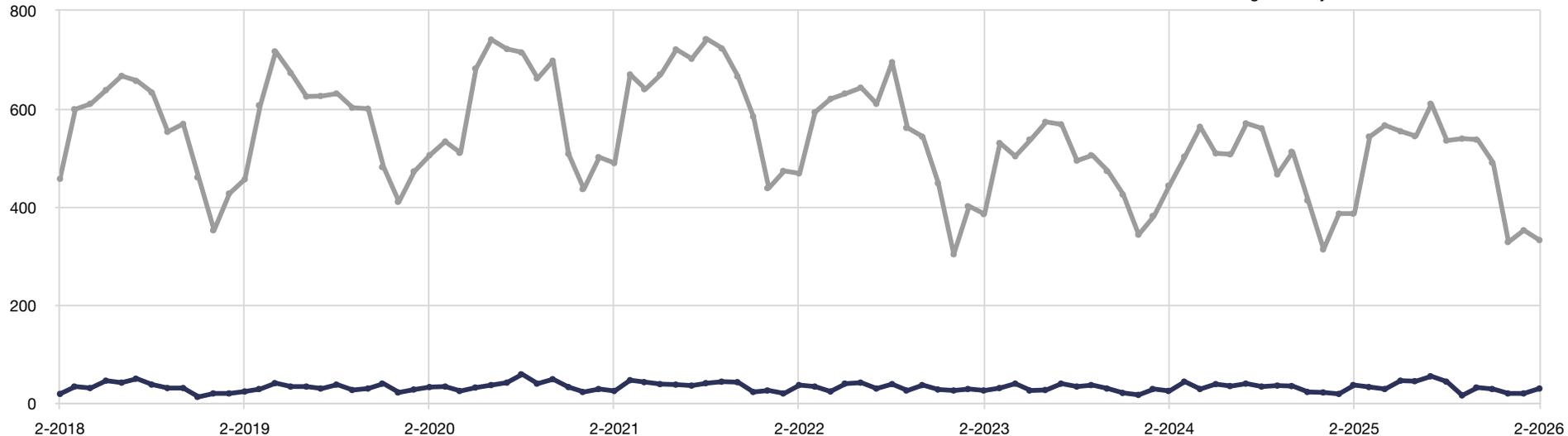


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	543	+ 8.2%	32	- 25.6%
Apr-2025	566	+ 0.5%	28	0.0%
May-2025	554	+ 8.8%	45	+ 18.4%
Jun-2025	544	+ 7.3%	44	+ 29.4%
Jul-2025	610	+ 7.0%	54	+ 38.5%
Aug-2025	535	- 4.5%	43	+ 30.3%
Sep-2025	539	+ 15.7%	15	- 57.1%
Oct-2025	537	+ 4.9%	31	- 8.8%
Nov-2025	490	+ 18.6%	28	+ 27.3%
Dec-2025	328	+ 4.8%	19	- 9.5%
Jan-2026	352	- 8.8%	19	+ 5.6%
Feb-2026	332	- 14.0%	29	- 19.4%
12-Month Avg	494	+ 4.2%	32	0.0%

Historical Pending Sales by Month

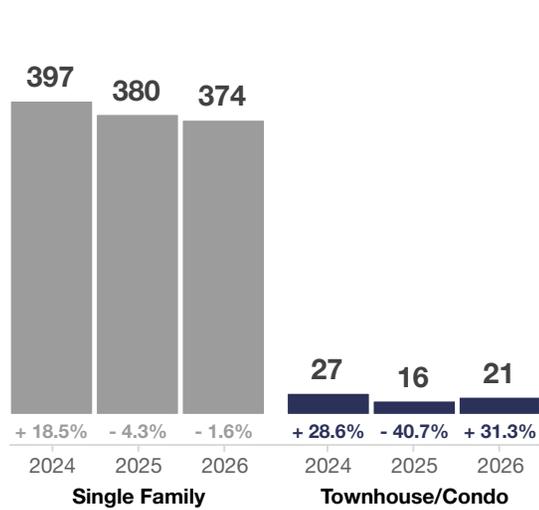


Closed Sales

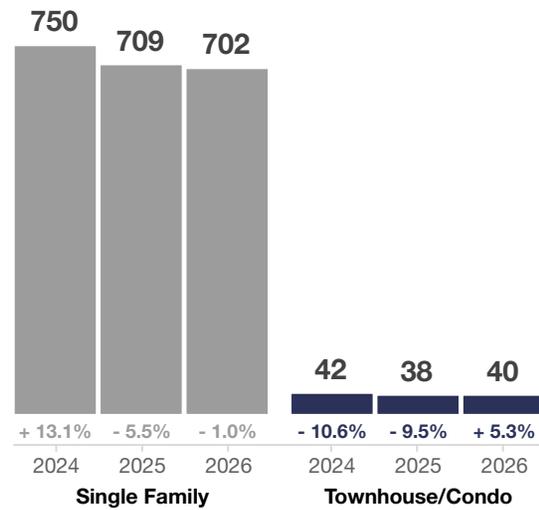
A count of the actual sales that closed in a given month.



February

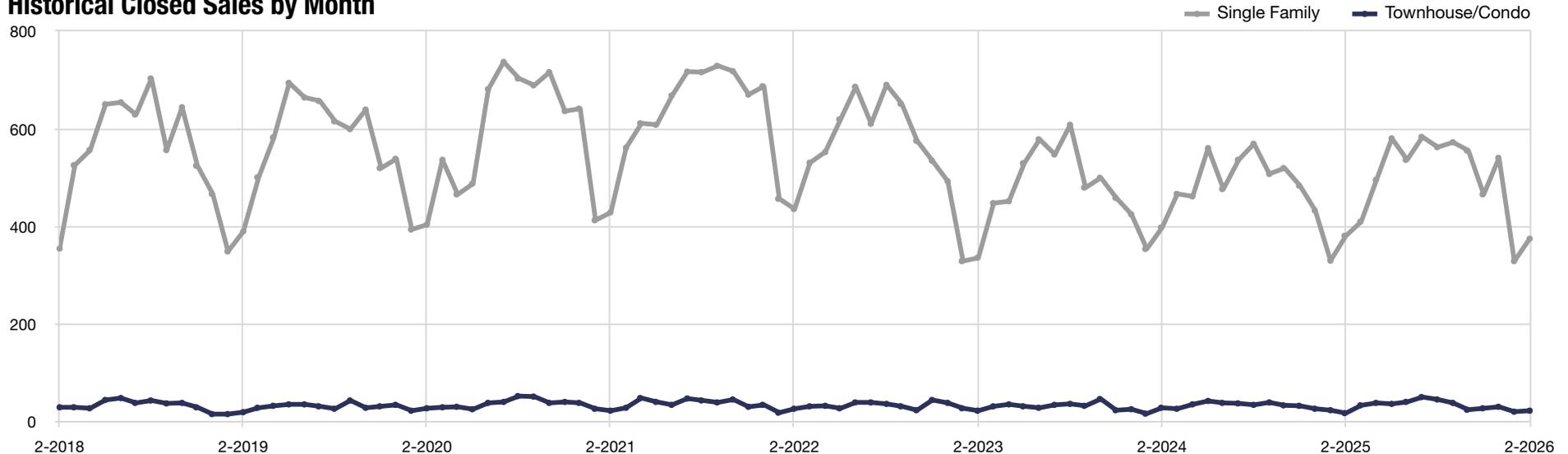


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	409	-12.2%	32	+28.0%
Apr-2025	495	+7.4%	37	+8.8%
May-2025	580	+3.6%	35	-14.6%
Jun-2025	536	+12.6%	39	+5.4%
Jul-2025	583	+8.8%	49	+36.1%
Aug-2025	562	-1.2%	44	+33.3%
Sep-2025	572	+12.8%	37	-2.6%
Oct-2025	555	+6.9%	23	-28.1%
Nov-2025	465	-3.7%	26	-16.1%
Dec-2025	540	+25.0%	29	+16.0%
Jan-2026	328	-0.3%	19	-13.6%
Feb-2026	374	-1.6%	21	+31.3%
12-Month Avg	500	+4.8%	33	+6.5%

Historical Closed Sales by Month

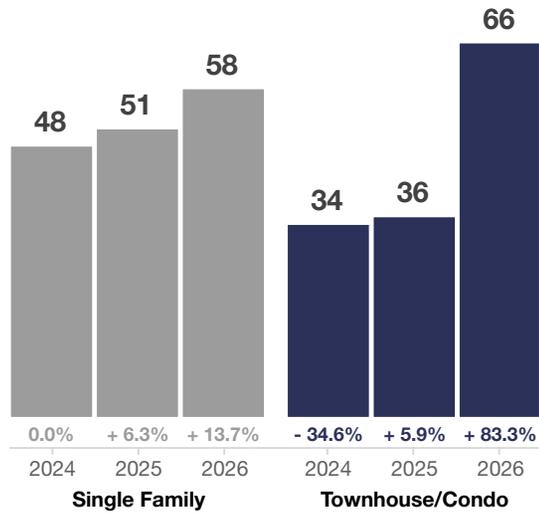


Days on Market Until Sale

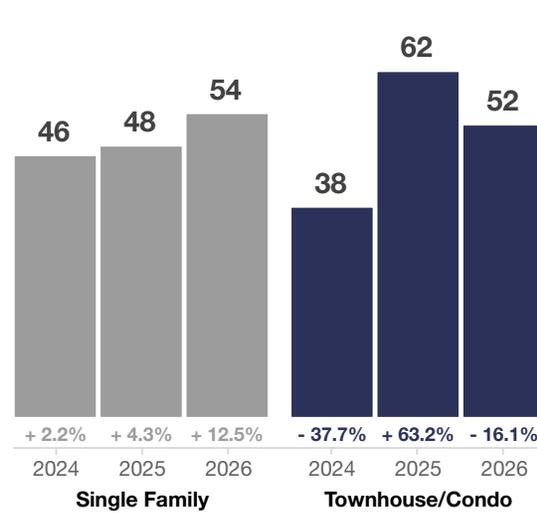
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



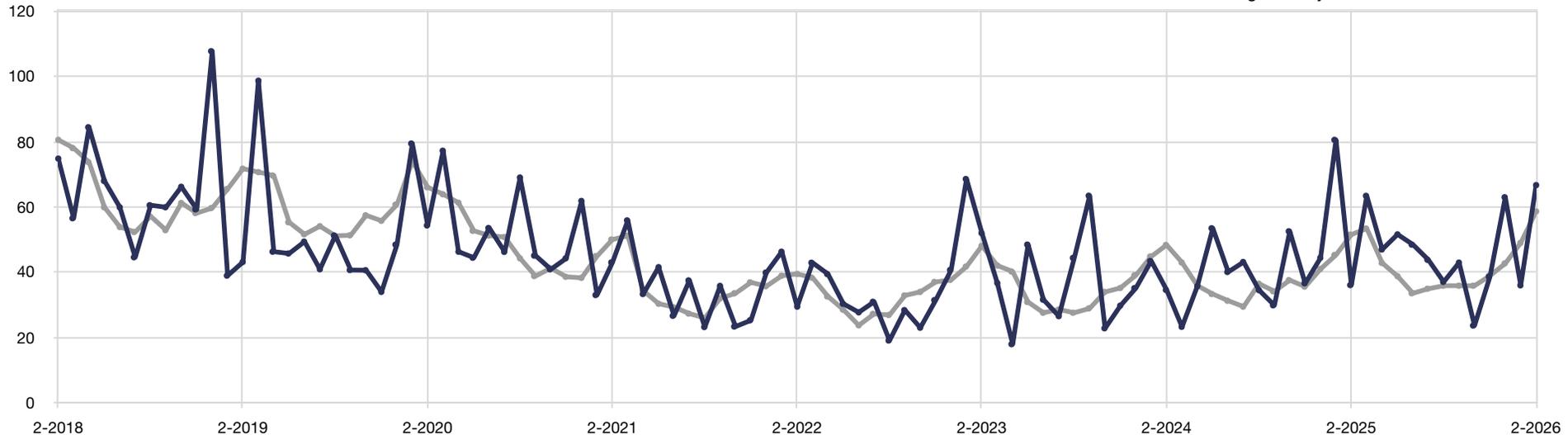
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	53	+ 23.3%	63	+ 173.9%
Apr-2025	43	+ 19.4%	47	+ 30.6%
May-2025	39	+ 18.2%	51	- 3.8%
Jun-2025	33	+ 6.5%	48	+ 20.0%
Jul-2025	35	+ 20.7%	44	+ 2.3%
Aug-2025	36	0.0%	37	+ 8.8%
Sep-2025	36	+ 5.9%	43	+ 43.3%
Oct-2025	36	- 2.7%	23	- 55.8%
Nov-2025	39	+ 11.4%	38	+ 5.6%
Dec-2025	42	+ 2.4%	63	+ 43.2%
Jan-2026	49	+ 8.9%	36	- 55.0%
Feb-2026	58	+ 13.7%	66	+ 83.3%
12-Month Avg*	40	+ 9.2%	47	+ 11.2%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

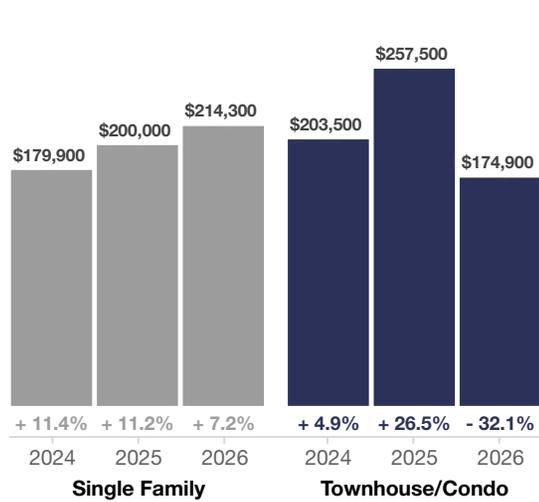


Median Sales Price

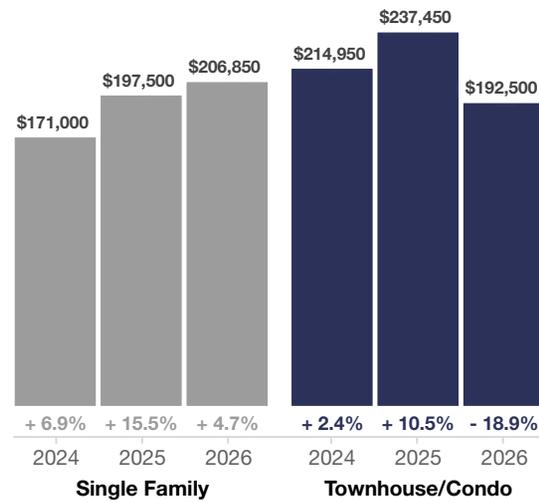
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



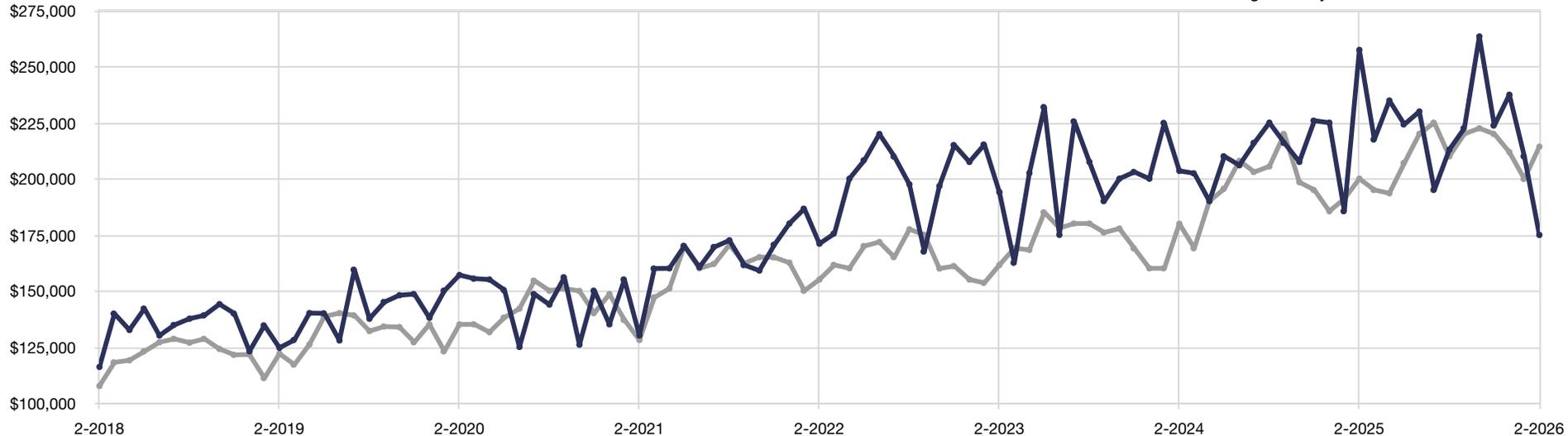
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$195,000	+ 15.4%	\$217,500	+ 7.5%
Apr-2025	\$193,500	+ 1.8%	\$234,900	+ 23.6%
May-2025	\$207,000	+ 5.9%	\$224,250	+ 6.8%
Jun-2025	\$220,000	+ 5.8%	\$230,000	+ 11.7%
Jul-2025	\$225,000	+ 10.8%	\$195,000	- 9.7%
Aug-2025	\$210,000	+ 2.2%	\$213,000	- 5.3%
Sep-2025	\$220,000	0.0%	\$222,500	+ 3.0%
Oct-2025	\$222,500	+ 12.1%	\$263,500	+ 27.0%
Nov-2025	\$220,000	+ 12.8%	\$223,750	- 1.0%
Dec-2025	\$211,888	+ 14.2%	\$237,500	+ 5.6%
Jan-2026	\$199,900	+ 4.7%	\$210,000	+ 13.2%
Feb-2026	\$214,300	+ 7.2%	\$174,900	- 32.1%
12-Month Avg*	\$215,000	+ 8.9%	\$225,000	+ 4.7%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

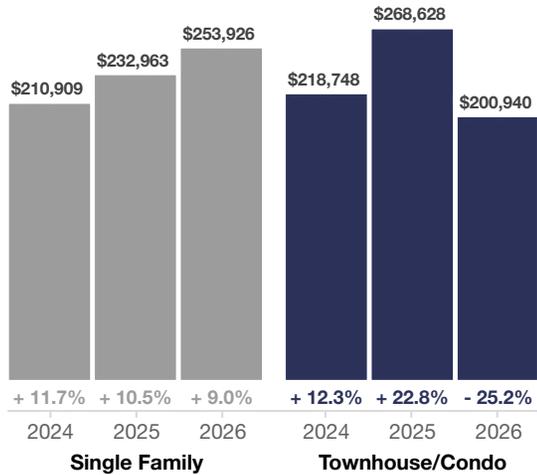


Average Sales Price

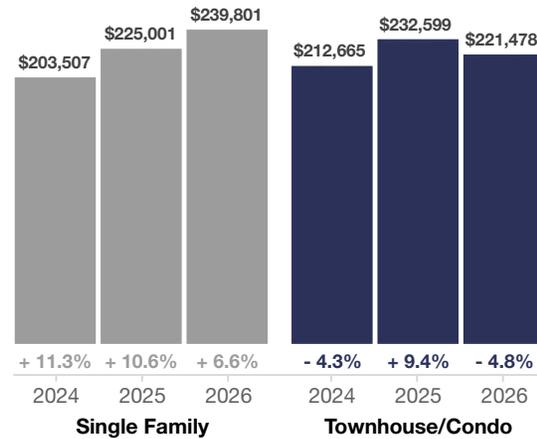
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



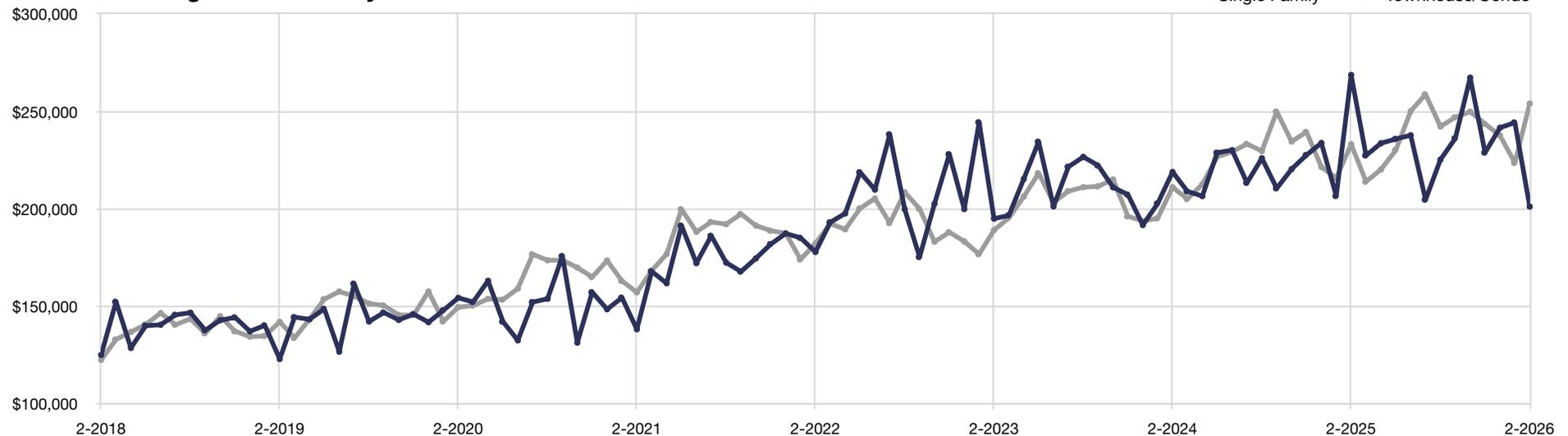
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	\$213,769	+ 4.3%	\$227,235	+ 8.8%
Apr-2025	\$219,993	+ 3.6%	\$233,496	+ 13.2%
May-2025	\$229,972	+ 1.5%	\$235,711	+ 3.1%
Jun-2025	\$250,021	+ 9.1%	\$237,617	+ 3.3%
Jul-2025	\$258,642	+ 10.9%	\$204,525	- 4.1%
Aug-2025	\$242,148	+ 5.5%	\$225,076	- 0.3%
Sep-2025	\$246,847	- 1.2%	\$236,022	+ 12.2%
Oct-2025	\$249,736	+ 6.6%	\$267,239	+ 21.3%
Nov-2025	\$243,454	+ 1.7%	\$228,713	+ 0.6%
Dec-2025	\$237,531	+ 7.3%	\$241,482	+ 3.4%
Jan-2026	\$223,427	+ 3.6%	\$244,178	+ 18.3%
Feb-2026	\$253,926	+ 9.0%	\$200,940	- 25.2%
12-Month Avg*	\$240,015	+ 5.3%	\$230,231	+ 3.9%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

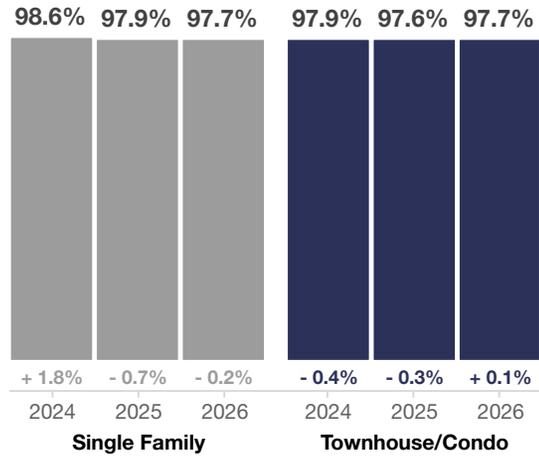


Percent of List Price Received

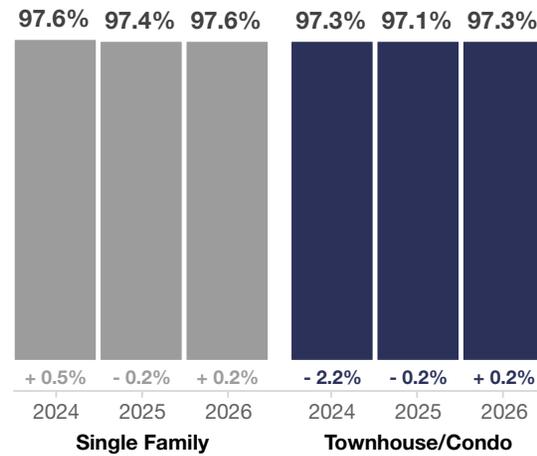
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



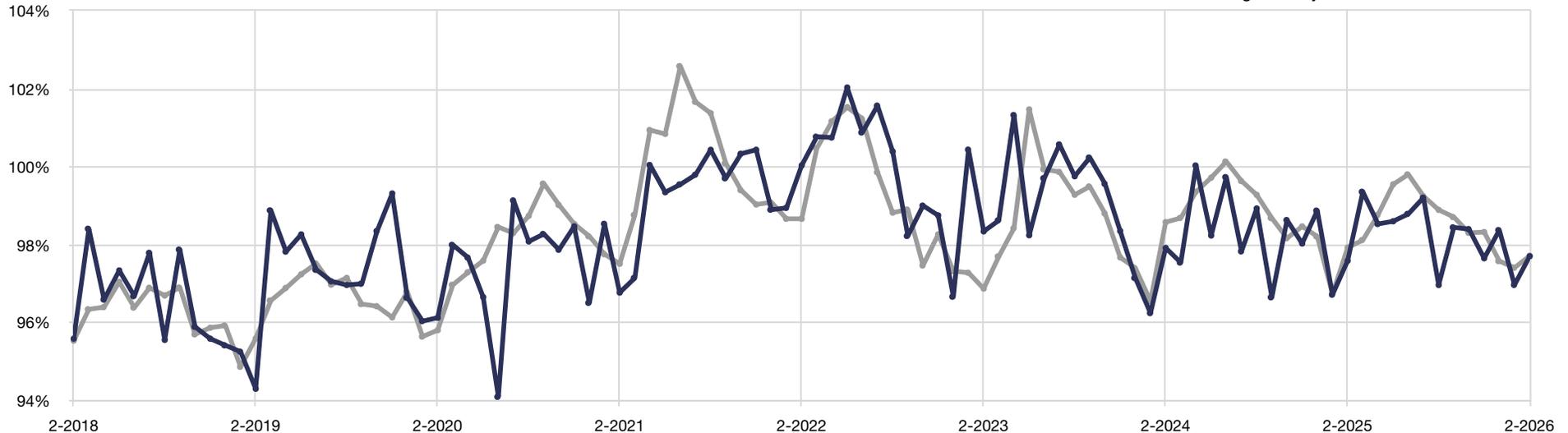
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	98.1%	-0.6%	99.3%	+1.8%
Apr-2025	98.8%	-0.5%	98.5%	-1.5%
May-2025	99.5%	-0.2%	98.6%	+0.4%
Jun-2025	99.8%	-0.3%	98.8%	-0.9%
Jul-2025	99.2%	-0.4%	99.2%	+1.4%
Aug-2025	98.9%	-0.4%	97.0%	-1.9%
Sep-2025	98.7%	0.0%	98.4%	+1.9%
Oct-2025	98.3%	+0.1%	98.4%	-0.2%
Nov-2025	98.3%	-0.2%	97.6%	-0.4%
Dec-2025	97.6%	-0.6%	98.4%	-0.5%
Jan-2026	97.4%	+0.7%	97.0%	+0.3%
Feb-2026	97.7%	-0.2%	97.7%	+0.1%
12-Month Avg*	98.6%	-0.2%	98.3%	+0.0%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

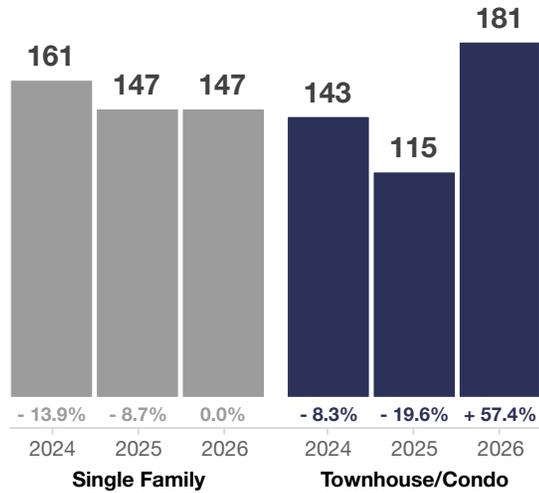


Housing Affordability Index

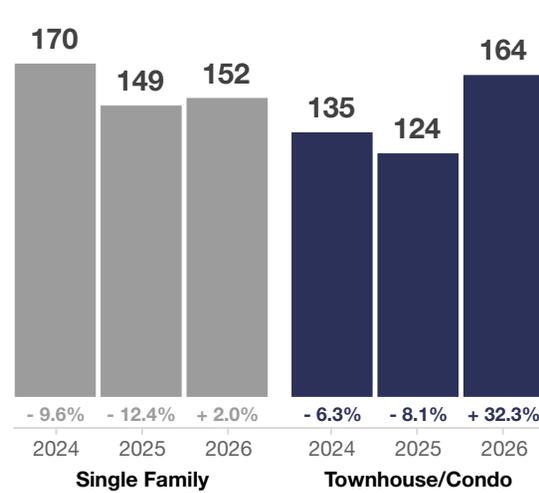
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

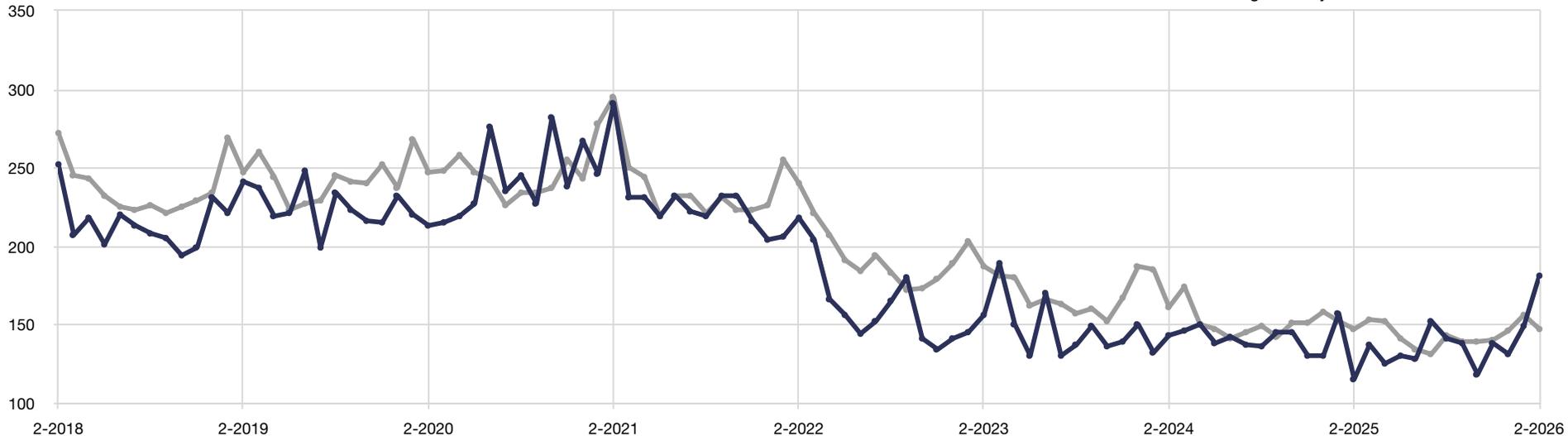


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	153	- 12.1%	137	- 6.2%
Apr-2025	152	+ 1.3%	125	- 16.7%
May-2025	141	- 4.1%	130	- 5.8%
Jun-2025	134	- 5.0%	128	- 9.9%
Jul-2025	131	- 9.7%	152	+ 10.9%
Aug-2025	143	- 4.0%	141	+ 3.7%
Sep-2025	139	- 2.1%	138	- 4.8%
Oct-2025	139	- 7.9%	118	- 18.6%
Nov-2025	140	- 7.3%	138	+ 6.2%
Dec-2025	146	- 7.6%	131	+ 0.8%
Jan-2026	156	+ 2.6%	149	- 5.1%
Feb-2026	147	0.0%	181	+ 57.4%
12-Month Avg	143	- 5.3%	139	0.0%

Historical Housing Affordability Index by Month

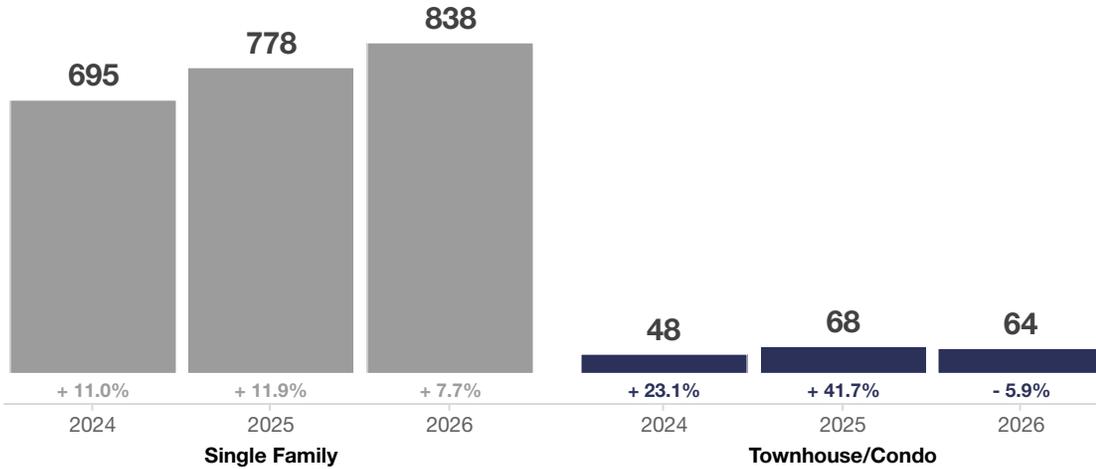


Inventory of Homes for Sale

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

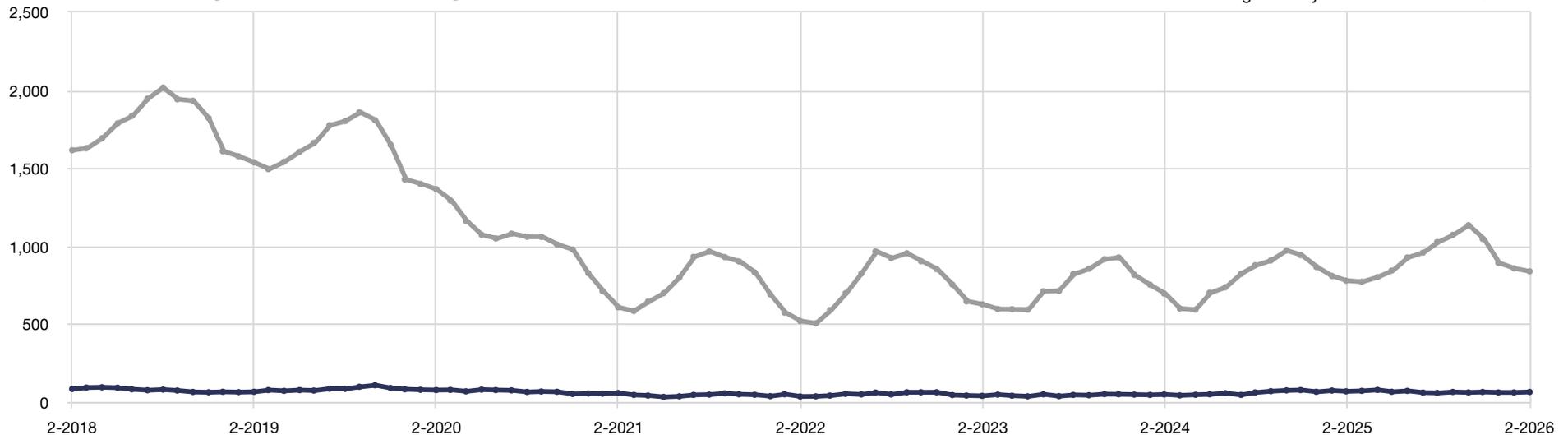


February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	771	+ 28.7%	71	+ 69.0%
Apr-2025	801	+ 35.3%	77	+ 67.4%
May-2025	843	+ 20.3%	65	+ 32.7%
Jun-2025	927	+ 26.0%	71	+ 26.8%
Jul-2025	958	+ 16.5%	60	+ 33.3%
Aug-2025	1,026	+ 17.0%	58	- 4.9%
Sep-2025	1,072	+ 18.1%	64	- 7.2%
Oct-2025	1,134	+ 16.7%	61	- 17.6%
Nov-2025	1,046	+ 11.0%	64	- 15.8%
Dec-2025	892	+ 3.0%	61	- 6.2%
Jan-2026	857	+ 6.1%	61	- 16.4%
Feb-2026	838	+ 7.7%	64	- 5.9%
12-Month Avg	930	+ 16.3%	65	+ 8.3%

Historical Inventory of Homes for Sale by Month

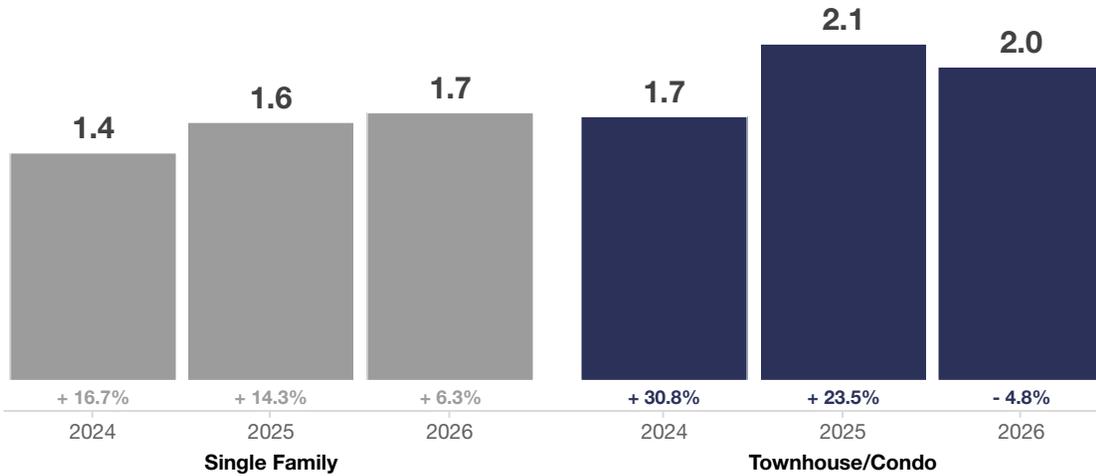


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



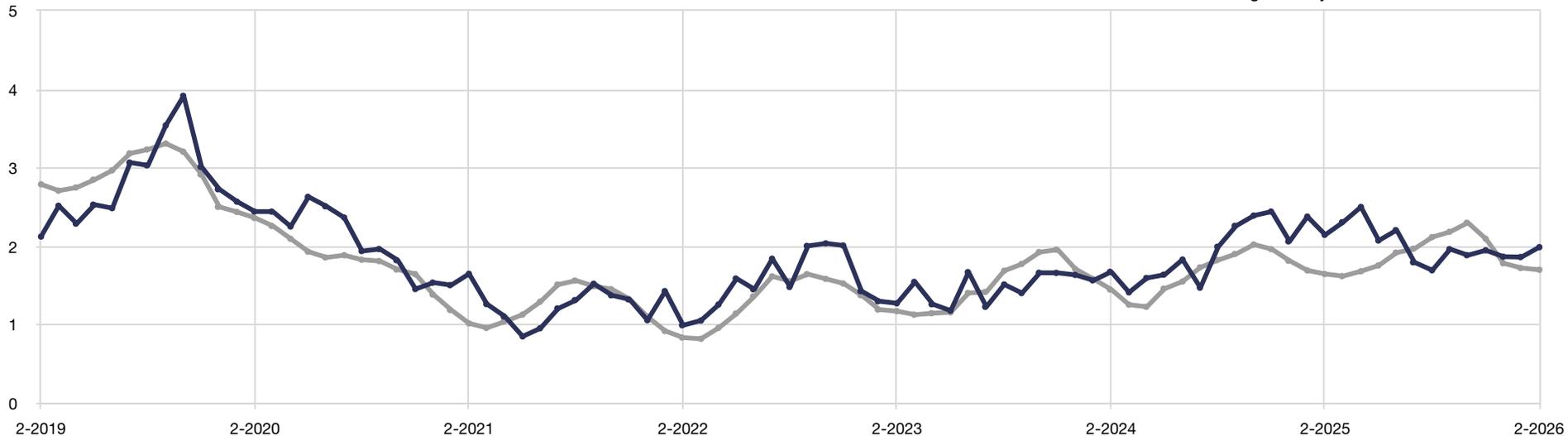
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2025	1.6	+ 23.1%	2.3	+ 64.3%
Apr-2025	1.7	+ 41.7%	2.5	+ 56.3%
May-2025	1.8	+ 20.0%	2.1	+ 31.3%
Jun-2025	1.9	+ 26.7%	2.2	+ 22.2%
Jul-2025	2.0	+ 17.6%	1.8	+ 20.0%
Aug-2025	2.1	+ 16.7%	1.7	- 15.0%
Sep-2025	2.2	+ 15.8%	2.0	- 13.0%
Oct-2025	2.3	+ 15.0%	1.9	- 20.8%
Nov-2025	2.1	+ 5.0%	1.9	- 20.8%
Dec-2025	1.8	0.0%	1.9	- 9.5%
Jan-2026	1.7	0.0%	1.9	- 20.8%
Feb-2026	1.7	+ 6.3%	2.0	- 4.8%
12-Month Avg*	1.9	+ 13.8%	2.0	+ 2.0%

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes single family and townhouse/condo properties combined.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		509	463	- 9.0%	1,004	943	- 6.1%
Pending Sales		422	361	- 14.5%	826	732	- 11.4%
Closed Sales		396	395	- 0.3%	747	742	- 0.7%
Days on Market Until Sale		51	59	+ 15.7%	49	54	+ 10.2%
Median Sales Price		\$202,500	\$209,900	+ 3.7%	\$199,950	\$205,000	+ 2.5%
Average Sales Price		\$234,473	\$251,036	+ 7.1%	\$225,409	\$238,780	+ 5.9%
Percent of List Price Received		97.9%	97.7%	- 0.2%	97.3%	97.5%	+ 0.2%
Housing Affordability Index		146	150	+ 2.7%	147	154	+ 4.8%
Inventory of Homes for Sale		846	902	+ 6.6%	—	—	—
Months Supply of Inventory		1.7	1.7	0.0%	—	—	—