

# Monthly Indicators

Carroll, Stark, and Trumbull counties



## March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings increased 5.4 percent for Single Family homes and 25.0 percent for Townhouse/Condo homes. Pending Sales decreased 12.2 percent for Single Family homes but increased 3.1 percent for Townhouse/Condo homes. Inventory increased 9.7 percent for Single Family homes but decreased 2.8 percent for Townhouse/Condo homes.

Median Sales Price increased 7.2 percent to \$209,000 for Single Family homes but decreased 1.1 percent to \$215,000 for Townhouse/Condo homes. Days on Market increased 3.8 percent for Single Family homes but decreased 30.2 percent for Townhouse/Condo homes. Months Supply of Inventory increased 6.3 percent for Single Family homes but decreased 8.7 percent for Townhouse/Condo homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

## Quick Facts

**+ 4.1%**

Change in  
**Closed Sales**  
All Properties

**+ 5.0%**

Change in  
**Median Sales Price**  
All Properties

**+ 8.7%**

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		647	<b>682</b>	+ 5.4%	1,579	<b>1,560</b>	- 1.2%
<b>Pending Sales</b>		543	<b>477</b>	- 12.2%	1,315	<b>1,233</b>	- 6.2%
<b>Closed Sales</b>		409	<b>428</b>	+ 4.6%	1,118	<b>1,130</b>	+ 1.1%
<b>Days on Market Until Sale</b>		53	<b>55</b>	+ 3.8%	50	<b>54</b>	+ 8.0%
<b>Median Sales Price</b>		\$195,000	<b>\$209,000</b>	+ 7.2%	\$196,000	<b>\$207,250</b>	+ 5.7%
<b>Average Sales Price</b>		\$213,769	<b>\$239,402</b>	+ 12.0%	\$220,848	<b>\$239,480</b>	+ 8.4%
<b>Percent of List Price Received</b>		98.1%	<b>98.0%</b>	- 0.1%	97.6%	<b>97.7%</b>	+ 0.1%
<b>Housing Affordability Index</b>		153	<b>146</b>	- 4.6%	152	<b>147</b>	- 3.3%
<b>Inventory of Homes for Sale</b>		771	<b>846</b>	+ 9.7%	—	—	—
<b>Months Supply of Inventory</b>		1.6	<b>1.7</b>	+ 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.



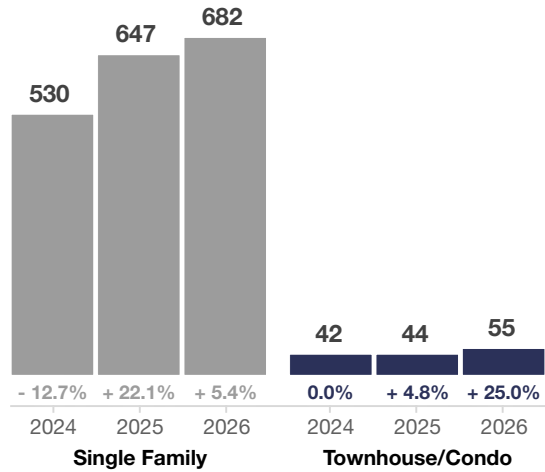
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		44	<b>55</b>	+ 25.0%	116	<b>121</b>	+ 4.3%
<b>Pending Sales</b>		32	<b>33</b>	+ 3.1%	86	<b>83</b>	- 3.5%
<b>Closed Sales</b>		32	<b>31</b>	- 3.1%	70	<b>71</b>	+ 1.4%
<b>Days on Market Until Sale</b>		63	<b>44</b>	- 30.2%	62	<b>48</b>	- 22.6%
<b>Median Sales Price</b>		\$217,500	<b>\$215,000</b>	- 1.1%	\$230,575	<b>\$210,000</b>	- 8.9%
<b>Average Sales Price</b>		\$227,235	<b>\$214,152</b>	- 5.8%	\$230,147	<b>\$218,279</b>	- 5.2%
<b>Percent of List Price Received</b>		99.3%	<b>98.1%</b>	- 1.2%	98.1%	<b>97.7%</b>	- 0.4%
<b>Housing Affordability Index</b>		137	<b>142</b>	+ 3.6%	129	<b>145</b>	+ 12.4%
<b>Inventory of Homes for Sale</b>		71	<b>69</b>	- 2.8%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.1</b>	- 8.7%	—	—	—

# New Listings

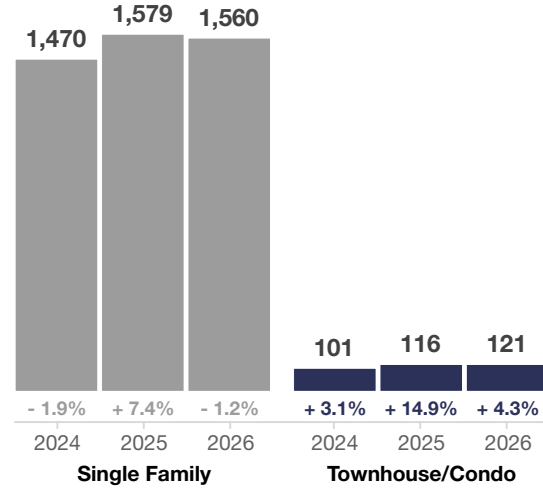
A count of the properties that have been newly listed on the market in a given month.



## March

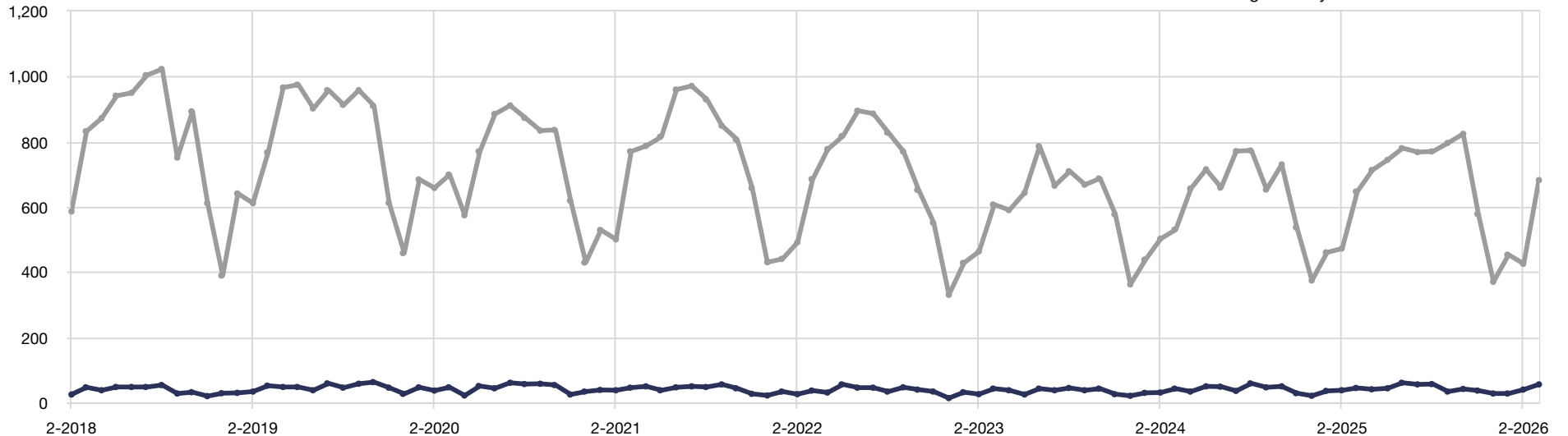


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	425	- 10.0%	39	+ 5.4%
<b>Mar-2026</b>	<b>682</b>	<b>+ 5.4%</b>	<b>55</b>	<b>+ 25.0%</b>
12-Month Avg	659	+ 6.1%	43	+ 7.5%

## Historical New Listings by Month

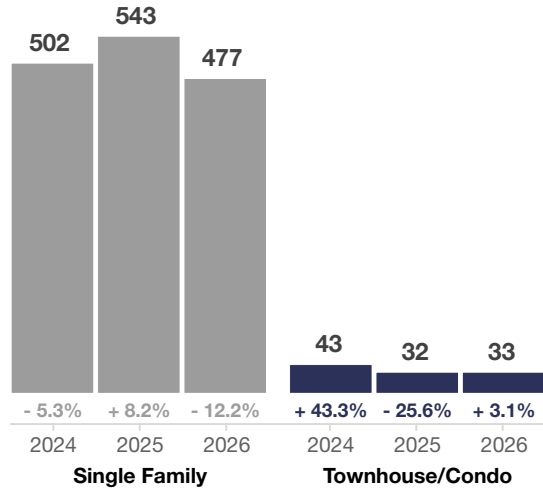


# Pending Sales

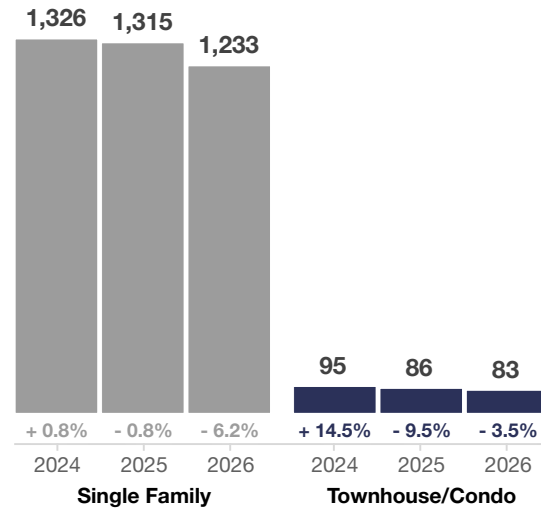
A count of the properties on which offers have been accepted in a given month.



## March

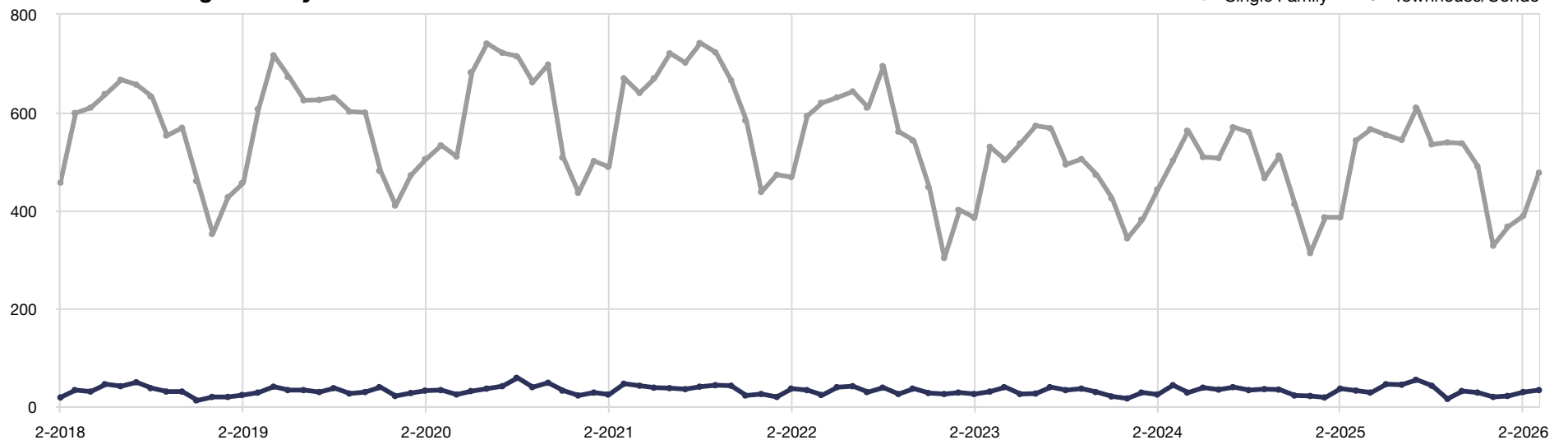


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	42	+ 27.3%
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	367	- 4.9%	21	+ 16.7%
Feb-2026	389	+ 0.8%	29	- 19.4%
<b>Mar-2026</b>	<b>477</b>	<b>- 12.2%</b>	<b>33</b>	<b>+ 3.1%</b>
12-Month Avg	495	+ 3.8%	32	+ 3.2%

## Historical Pending Sales by Month

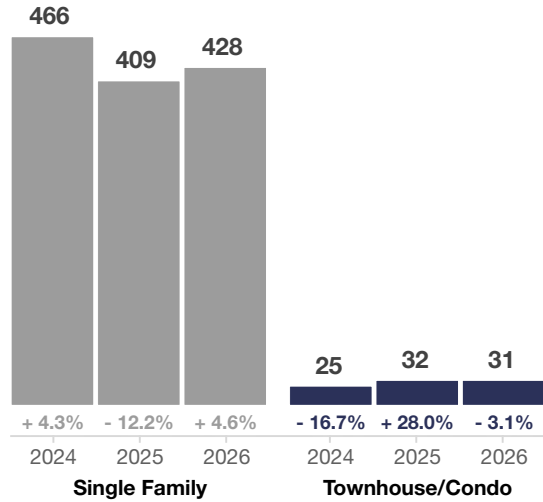


# Closed Sales

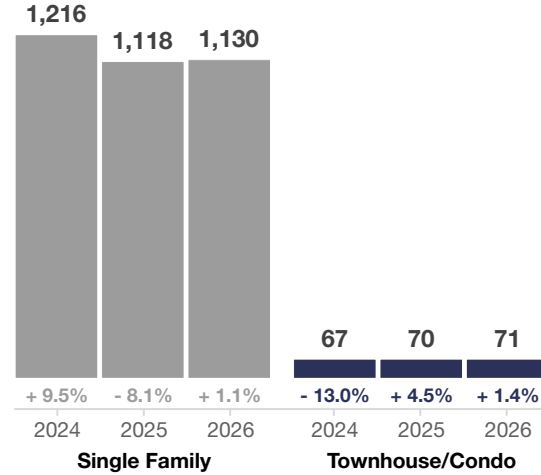
A count of the actual sales that closed in a given month.



## March

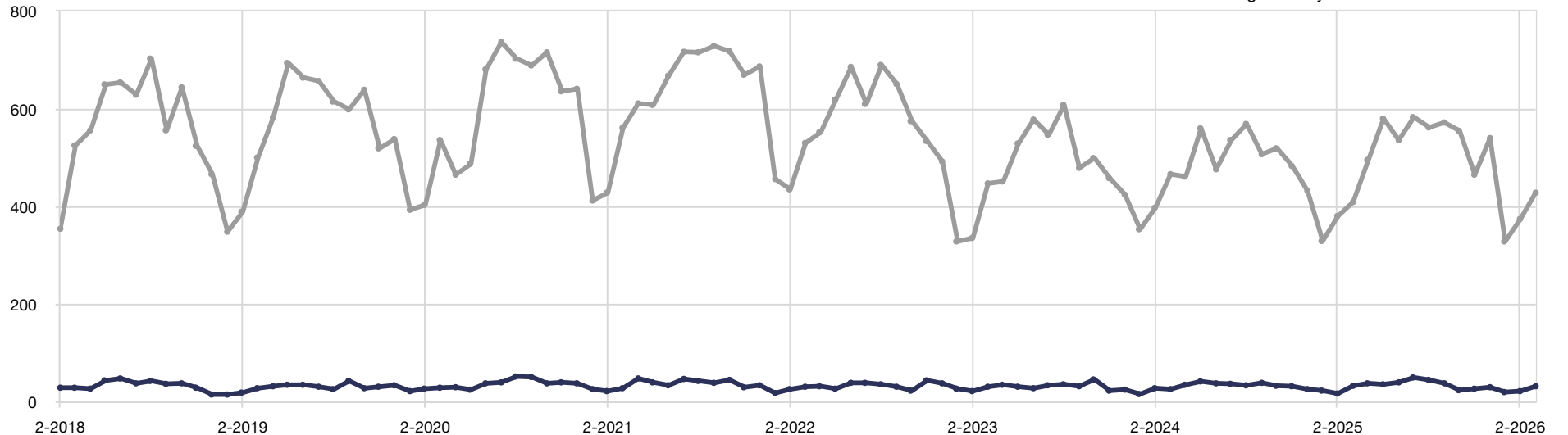


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>Mar-2026</b>	<b>428</b>	<b>+ 4.6%</b>	<b>31</b>	<b>- 3.1%</b>
12-Month Avg	502	+ 6.4%	33	+ 6.5%

## Historical Closed Sales by Month

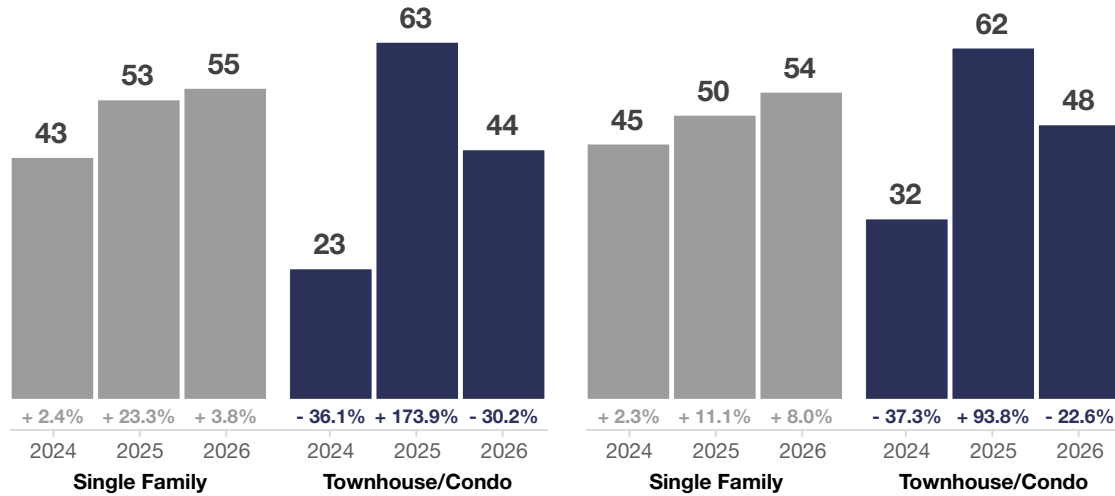


# Days on Market Until Sale

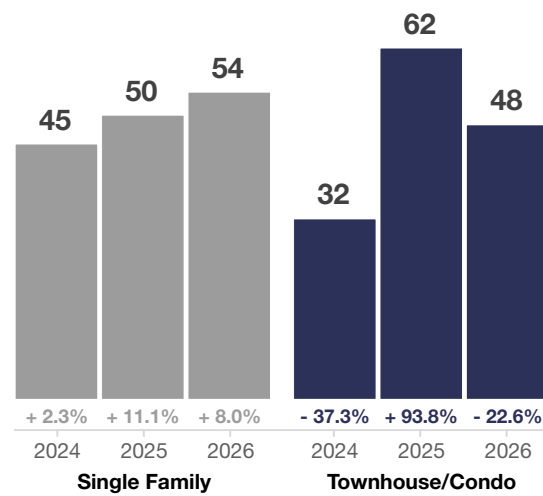
Average number of days between when a property is listed and when an offer is accepted in a given month.



## March



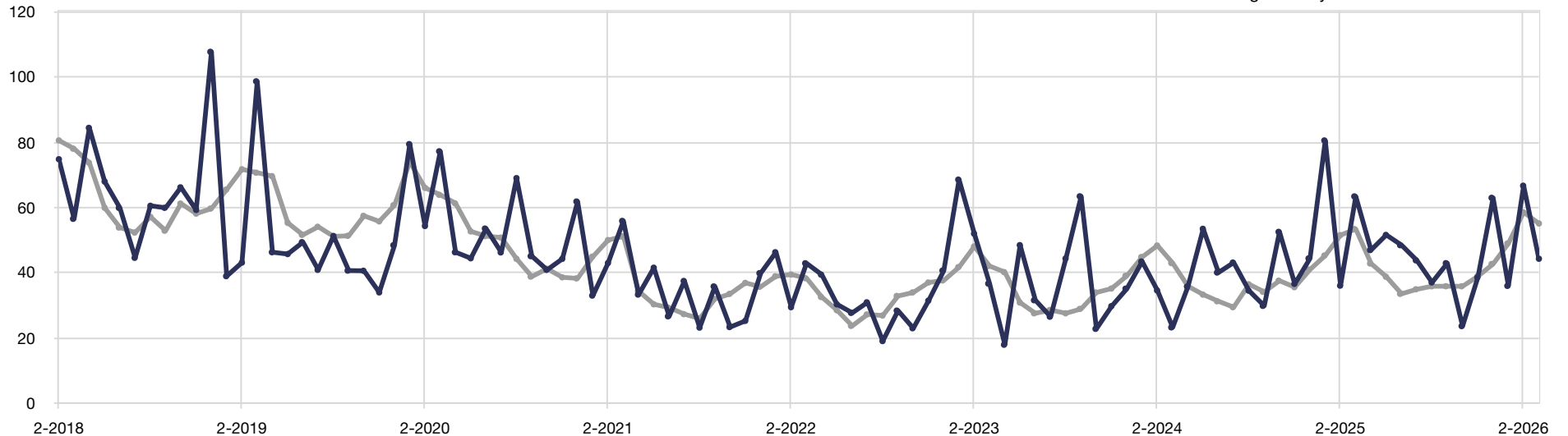
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>Mar-2026</b>	<b>55</b>	<b>+ 3.8%</b>	<b>44</b>	<b>- 30.2%</b>
12-Month Avg*	41	+ 7.6%	45	+ 0.1%

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

## Historical Days on Market Until Sale by Month

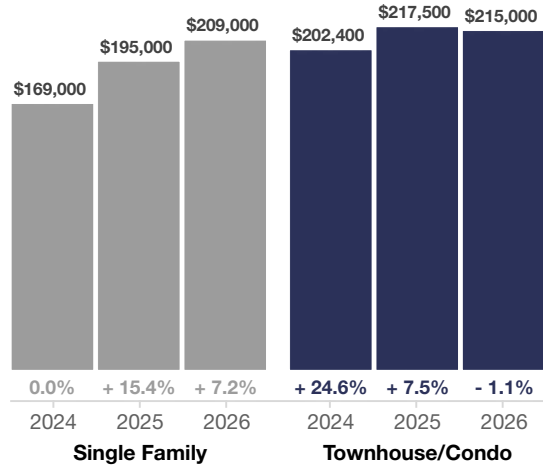


# Median Sales Price

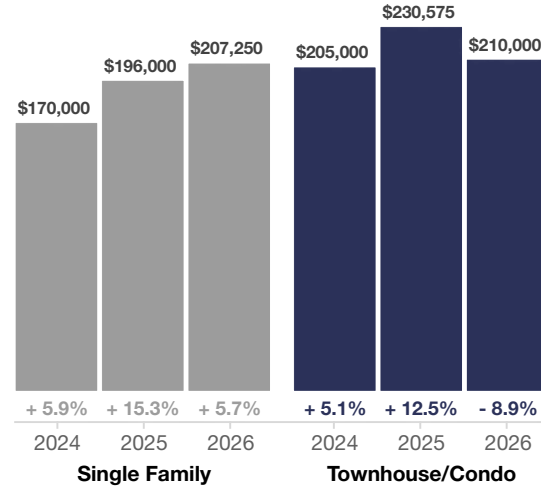
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



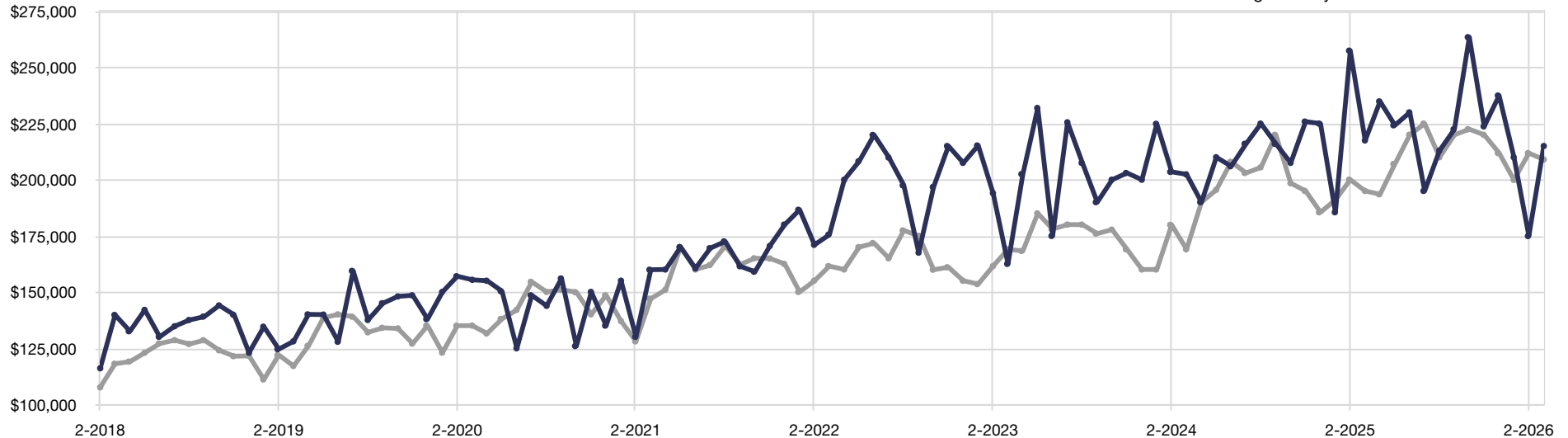
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$211,850	+ 5.9%	\$174,900	- 32.1%
<b>Mar-2026</b>	<b>\$209,000</b>	<b>+ 7.2%</b>	<b>\$215,000</b>	<b>- 1.1%</b>
12-Month Avg*	\$215,000	+ 7.5%	\$224,900	+ 4.6%

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

## Historical Median Sales Price by Month

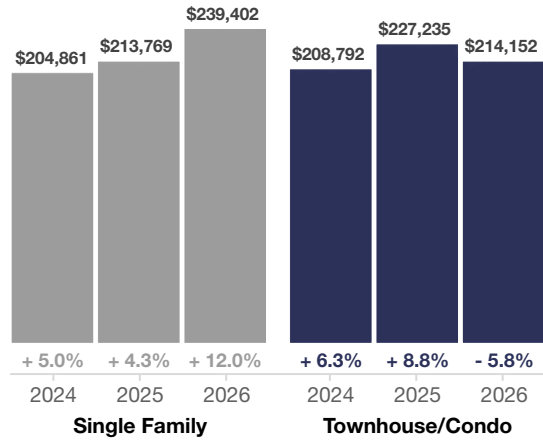


# Average Sales Price

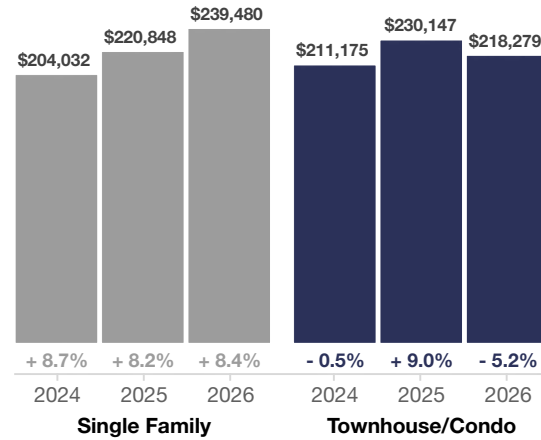
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



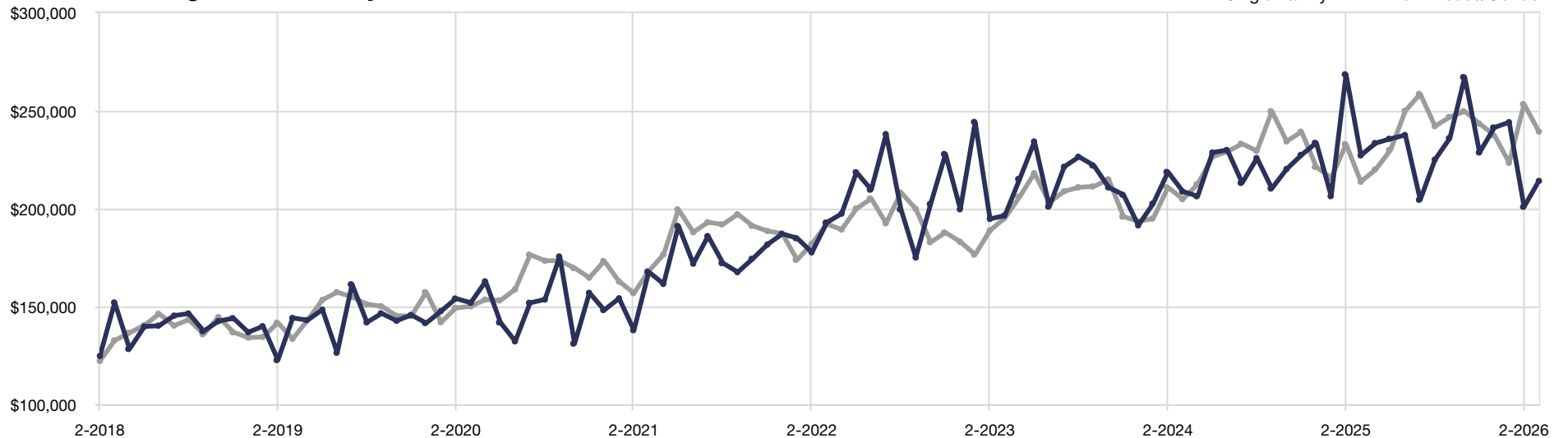
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$253,418	+ 8.8%	\$200,940	- 25.2%
<b>Mar-2026</b>	<b>\$239,402</b>	<b>+ 12.0%</b>	<b>\$214,152</b>	<b>- 5.8%</b>
12-Month Avg*	\$241,720	+ 5.6%	\$229,191	+ 2.8%

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

## Historical Average Sales Price by Month

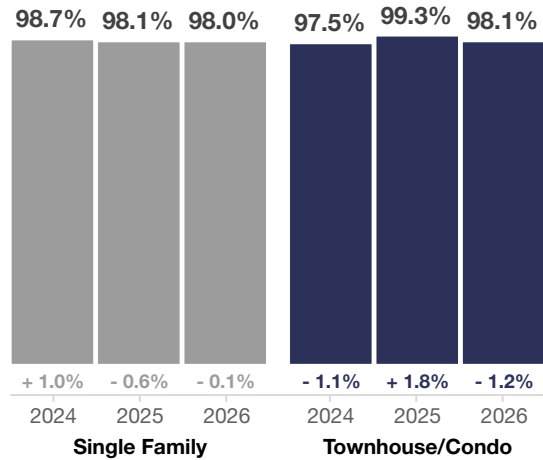


# Percent of List Price Received

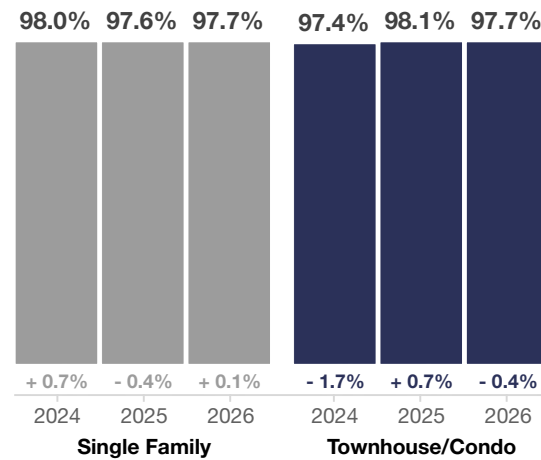
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March



## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>Mar-2026</b>	<b>98.0%</b>	<b>- 0.1%</b>	<b>98.1%</b>	<b>- 1.2%</b>
12-Month Avg*	98.6%	- 0.2%	98.2%	- 0.2%

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

## Historical Percent of List Price Received by Month

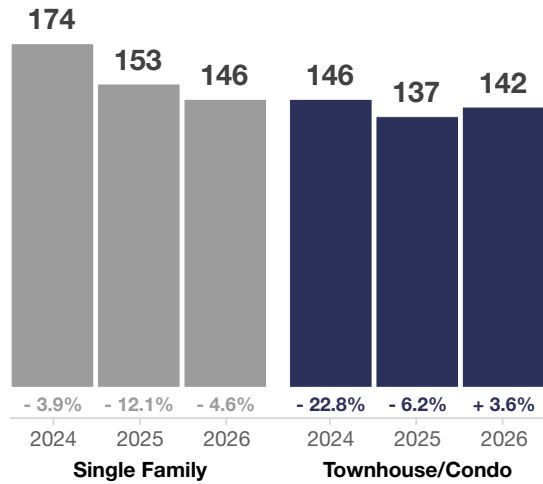


# Housing Affordability Index

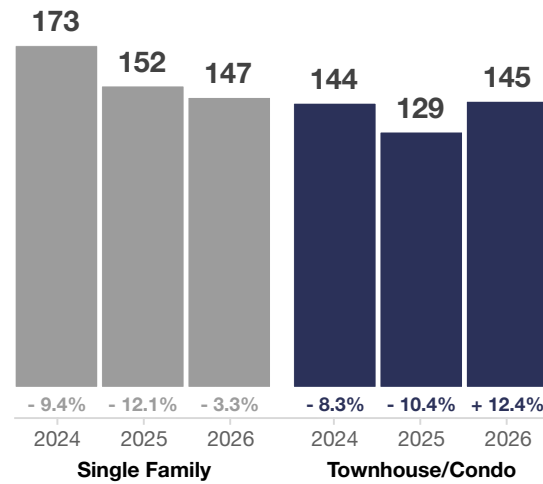
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## March



## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	149	+ 1.4%	181	+ 57.4%
<b>Mar-2026</b>	<b>146</b>	<b>- 4.6%</b>	<b>142</b>	<b>+ 3.6%</b>
12-Month Avg	143	- 4.0%	139	0.0%

## Historical Housing Affordability Index by Month

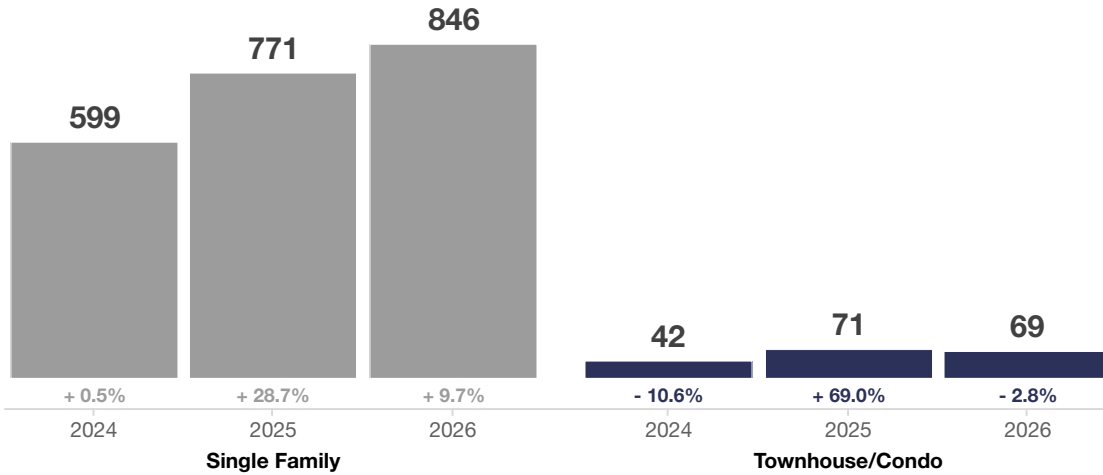


# Inventory of Homes for Sale

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

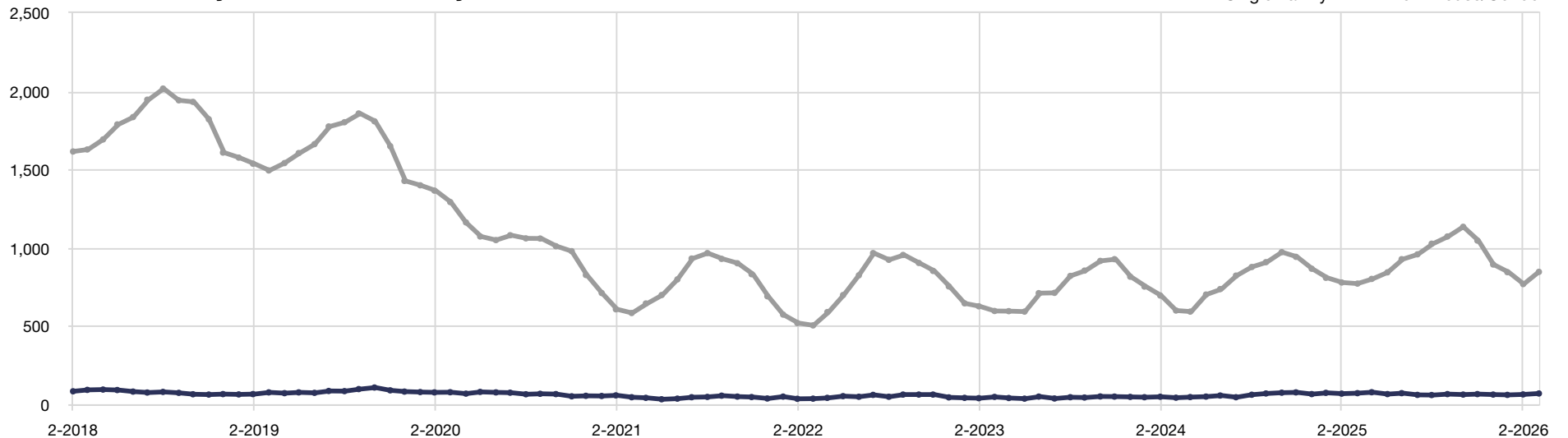


## March



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	59	- 3.3%
Sep-2025	1,072	+ 18.1%	65	- 5.8%
Oct-2025	1,134	+ 16.7%	62	- 16.2%
Nov-2025	1,046	+ 11.0%	65	- 14.5%
Dec-2025	893	+ 3.1%	62	- 4.6%
Jan-2026	844	+ 4.5%	60	- 17.8%
Feb-2026	768	- 1.3%	63	- 7.4%
<b>Mar-2026</b>	<b>846</b>	<b>+ 9.7%</b>	<b>69</b>	<b>- 2.8%</b>
12-Month Avg	930	+ 14.3%	65	+ 3.2%

## Historical Inventory of Homes for Sale by Month

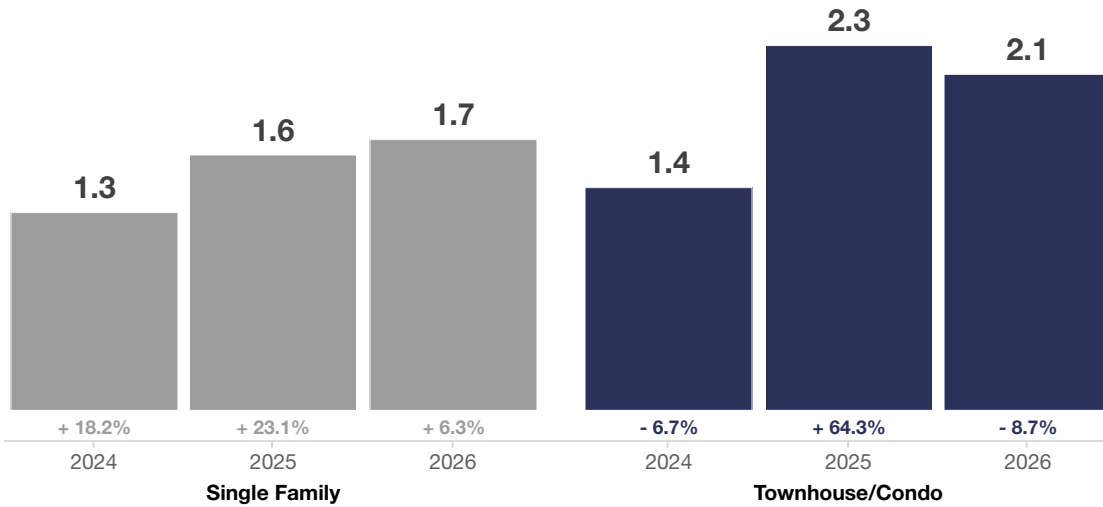


# Months Supply of Inventory

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.



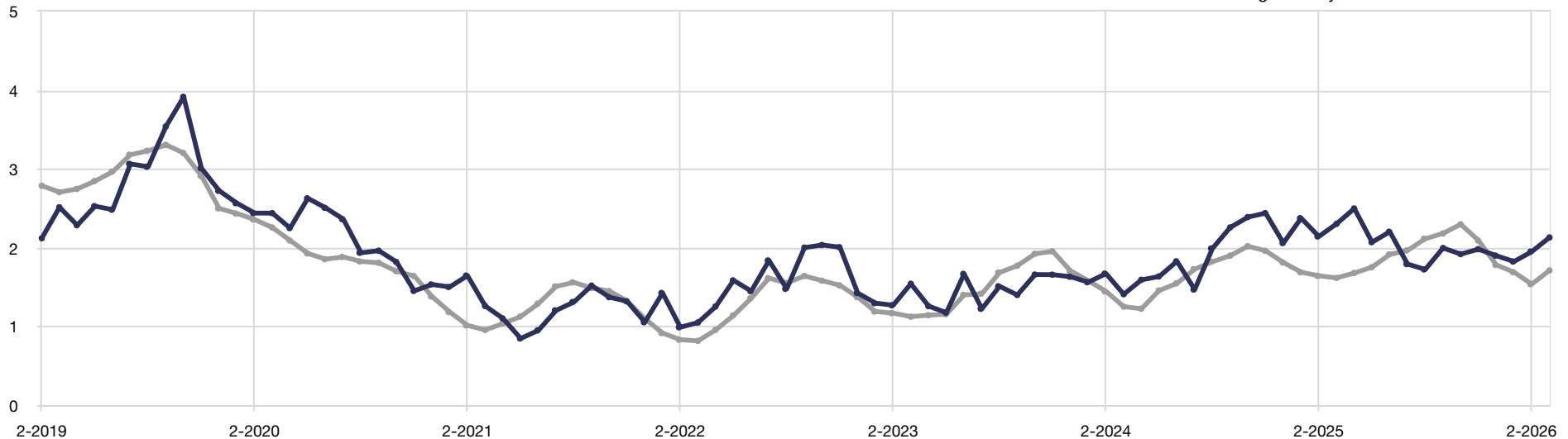
## March



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	2.0	- 16.7%
Dec-2025	1.8	0.0%	1.9	- 9.5%
Jan-2026	1.7	0.0%	1.8	- 25.0%
Feb-2026	1.5	- 6.3%	1.9	- 9.5%
<b>Mar-2026</b>	<b>1.7</b>	<b>+ 6.3%</b>	<b>2.1</b>	<b>- 8.7%</b>
12-Month Avg*	1.9	+ 11.3%	2.0	- 2.0%

\* Months Supply for all properties from April 2025 through March 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		691	<b>737</b>	+ 6.7%	1,695	<b>1,681</b>	- 0.8%
<b>Pending Sales</b>		575	<b>510</b>	- 11.3%	1,401	<b>1,316</b>	- 6.1%
<b>Closed Sales</b>		441	<b>459</b>	+ 4.1%	1,188	<b>1,201</b>	+ 1.1%
<b>Days on Market Until Sale</b>		54	<b>54</b>	0.0%	51	<b>54</b>	+ 5.9%
<b>Median Sales Price</b>		\$199,900	<b>\$209,900</b>	+ 5.0%	\$199,900	<b>\$207,500</b>	+ 3.8%
<b>Average Sales Price</b>		\$214,783	<b>\$237,666</b>	+ 10.7%	\$221,423	<b>\$238,192</b>	+ 7.6%
<b>Percent of List Price Received</b>		98.2%	<b>98.0%</b>	- 0.2%	97.7%	<b>97.7%</b>	0.0%
<b>Housing Affordability Index</b>		149	<b>145</b>	- 2.7%	149	<b>147</b>	- 1.3%
<b>Inventory of Homes for Sale</b>		842	<b>915</b>	+ 8.7%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>1.7</b>	0.0%	—	—	—