

Monthly Indicators

Carroll, Stark, and Trumbull counties



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings increased 6.5 percent for Single Family homes and 12.5 percent for Townhouse/Condo homes. Pending Sales decreased 12.9 percent for Single Family homes but increased 21.4 percent for Townhouse/Condo homes. Inventory increased 15.2 percent for Single Family homes but decreased 15.6 percent for Townhouse/Condo homes.

Median Sales Price increased 6.8 percent to \$206,600 for Single Family homes but decreased 1.3 percent to \$231,938 for Townhouse/Condo homes. Days on Market decreased 9.3 percent for Single Family homes and 29.8 percent for Townhouse/Condo homes. Months Supply of Inventory increased 11.8 percent for Single Family homes but decreased 20.0 percent for Townhouse/Condo homes.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 8.1%

Change in
Closed Sales
All Properties

+ 5.1%

Change in
Median Sales Price
All Properties

+ 12.5%

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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		713	759	+ 6.5%	2,292	2,323	+ 1.4%
Pending Sales		566	493	- 12.9%	1,881	1,799	- 4.4%
Closed Sales		495	537	+ 8.5%	1,613	1,674	+ 3.8%
Days on Market Until Sale		43	39	- 9.3%	48	49	+ 2.1%
Median Sales Price		\$193,500	\$206,600	+ 6.8%	\$195,000	\$207,500	+ 6.4%
Average Sales Price		\$219,993	\$236,303	+ 7.4%	\$220,581	\$238,503	+ 8.1%
Percent of List Price Received		98.8%	98.7%	- 0.1%	98.0%	98.1%	+ 0.1%
Housing Affordability Index		152	149	- 2.0%	151	149	- 1.3%
Inventory of Homes for Sale		801	923	+ 15.2%	—	—	—
Months Supply of Inventory		1.7	1.9	+ 11.8%	—	—	—

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.



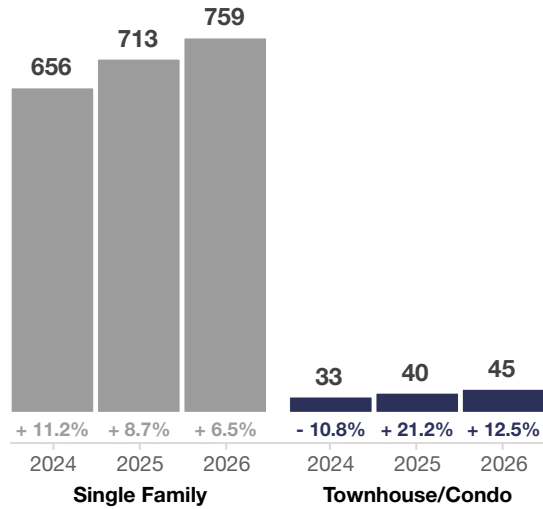
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		40	45	+ 12.5%	156	166	+ 6.4%
Pending Sales		28	34	+ 21.4%	114	120	+ 5.3%
Closed Sales		37	38	+ 2.7%	107	109	+ 1.9%
Days on Market Until Sale		47	33	- 29.8%	57	43	- 24.6%
Median Sales Price		\$234,900	\$231,938	- 1.3%	\$231,250	\$210,000	- 9.2%
Average Sales Price		\$233,496	\$242,598	+ 3.9%	\$231,305	\$226,757	- 2.0%
Percent of List Price Received		98.5%	98.1%	- 0.4%	98.3%	97.8%	- 0.5%
Housing Affordability Index		125	133	+ 6.4%	127	147	+ 15.7%
Inventory of Homes for Sale		77	65	- 15.6%	—	—	—
Months Supply of Inventory		2.5	2.0	- 20.0%	—	—	—

New Listings

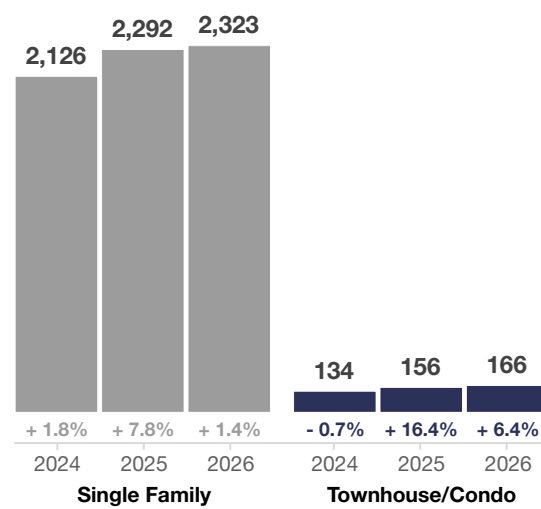
A count of the properties that have been newly listed on the market in a given month.



April

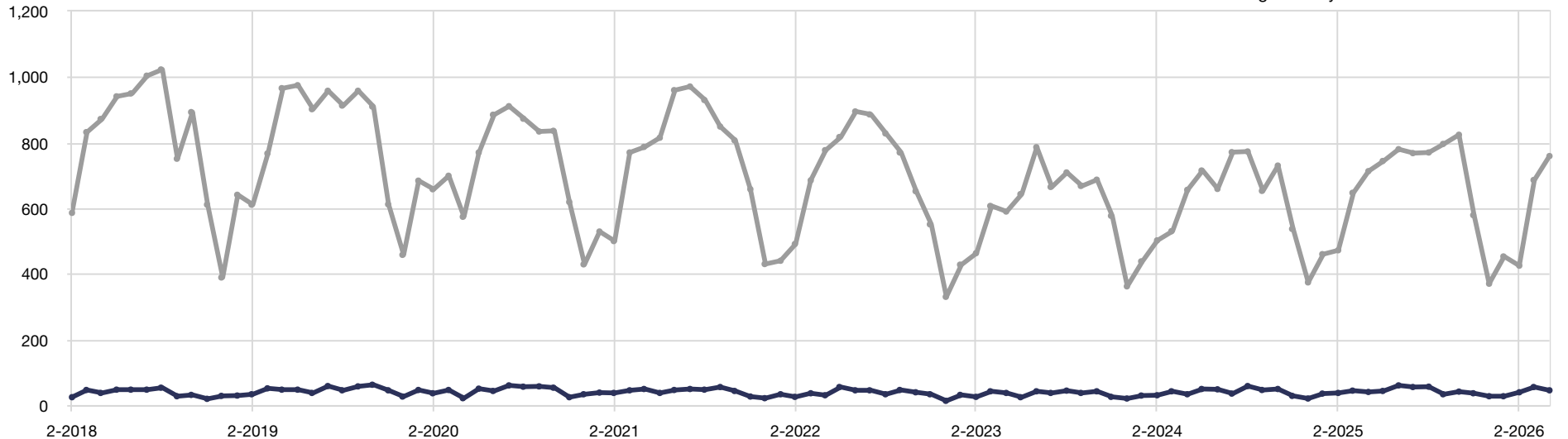


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	579	+ 7.8%	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%
Mar-2026	686	+ 6.0%	55	+ 25.0%
Apr-2026	759	+ 6.5%	45	+ 12.5%
12-Month Avg	663	+ 6.1%	43	+ 4.9%

Historical New Listings by Month

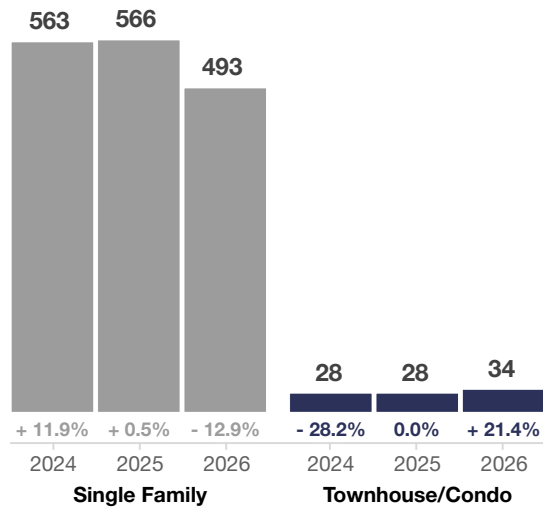


Pending Sales

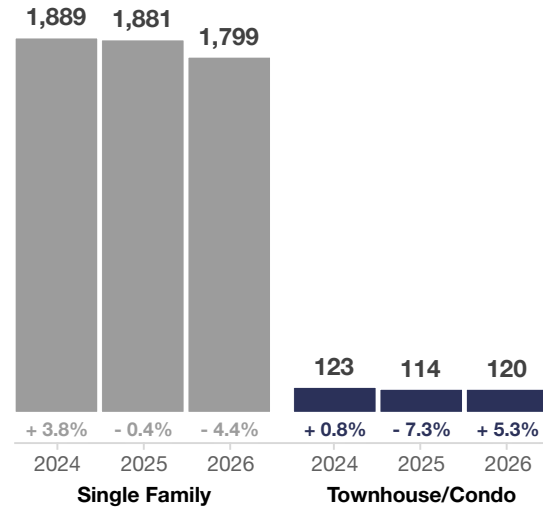
A count of the properties on which offers have been accepted in a given month.



April

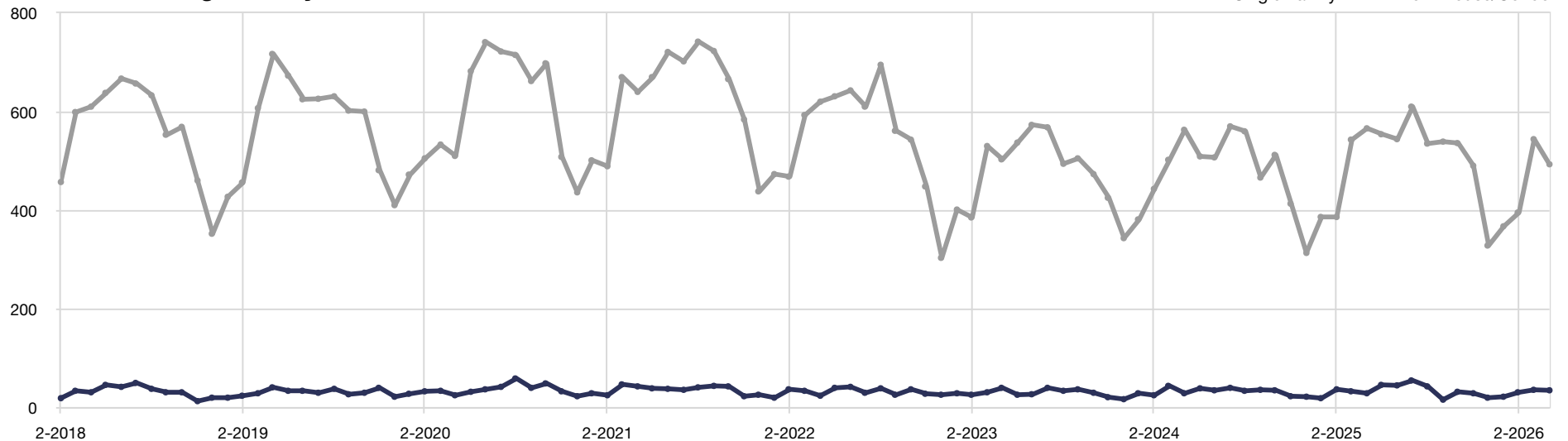


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	536	+ 4.7%	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	395	+ 2.3%	30	- 16.7%
Mar-2026	544	+ 0.2%	35	+ 9.4%
Apr-2026	493	- 12.9%	34	+ 21.4%
12-Month Avg	495	+ 3.6%	33	+ 6.5%

Historical Pending Sales by Month

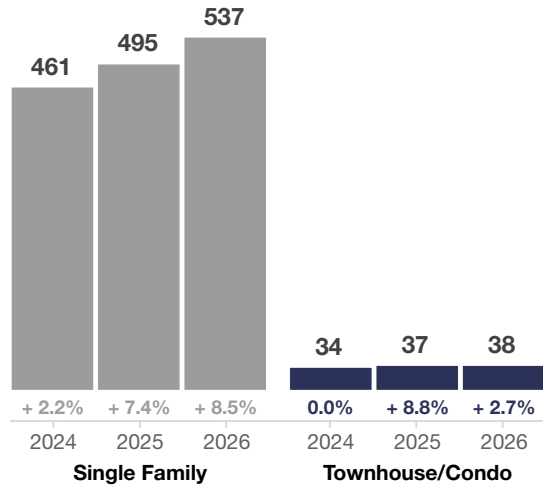


Closed Sales

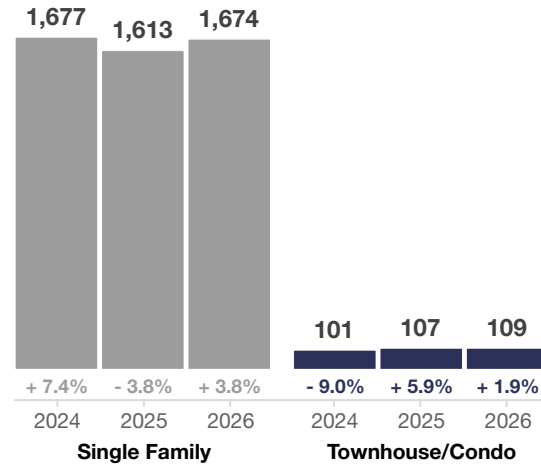
A count of the actual sales that closed in a given month.



April

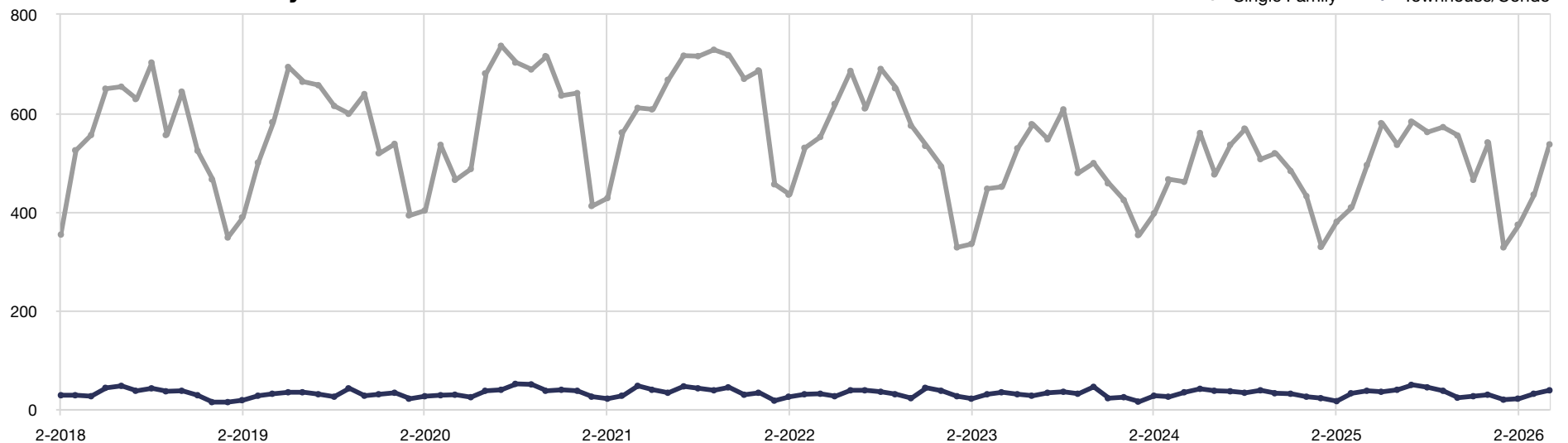


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	541	+ 25.2%	29	+ 16.0%
Jan-2026	328	- 0.3%	19	- 13.6%
Feb-2026	374	- 1.6%	21	+ 31.3%
Mar-2026	435	+ 6.4%	31	- 3.1%
Apr-2026	537	+ 8.5%	38	+ 2.7%
12-Month Avg	506	+ 6.5%	33	+ 3.1%

Historical Closed Sales by Month

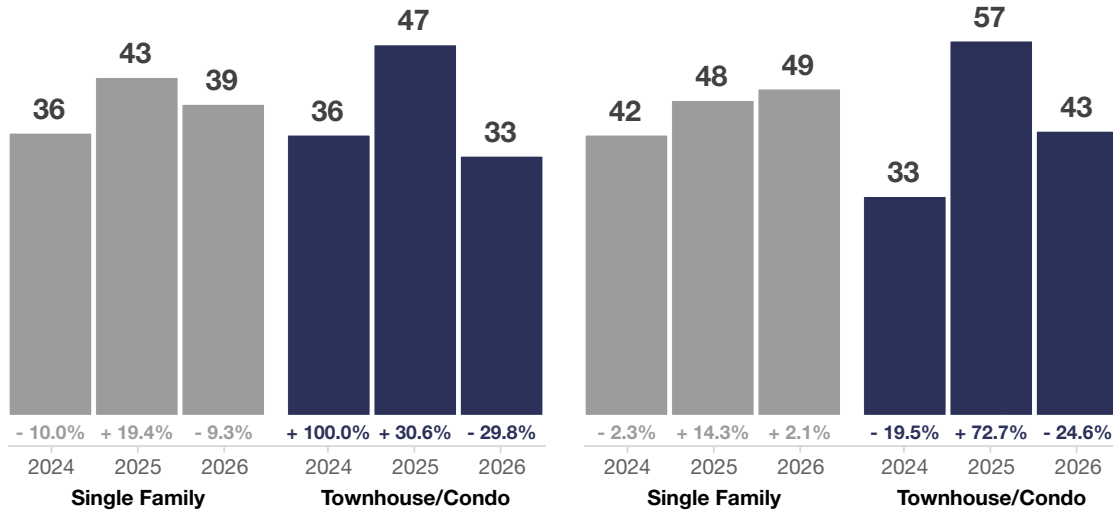


Days on Market Until Sale

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



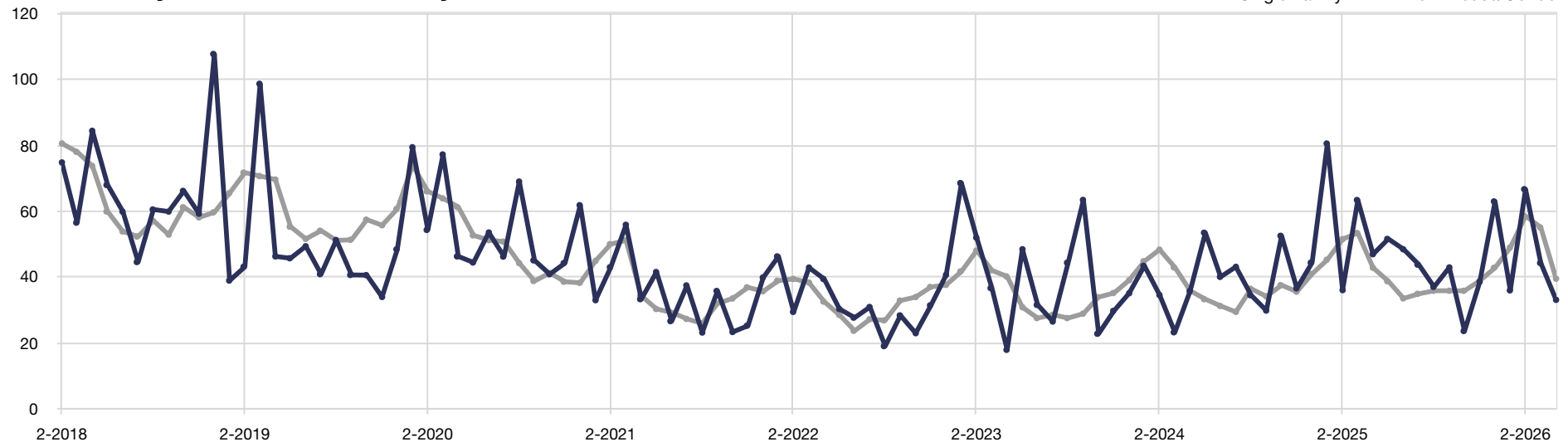
April



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	43	+ 4.9%	63	+ 43.2%
Jan-2026	49	+ 8.9%	36	- 55.0%
Feb-2026	58	+ 13.7%	66	+ 83.3%
Mar-2026	55	+ 3.8%	44	- 30.2%
Apr-2026	39	- 9.3%	33	- 29.8%
12-Month Avg*	40	+ 5.3%	44	- 5.0%

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

Historical Days on Market Until Sale by Month

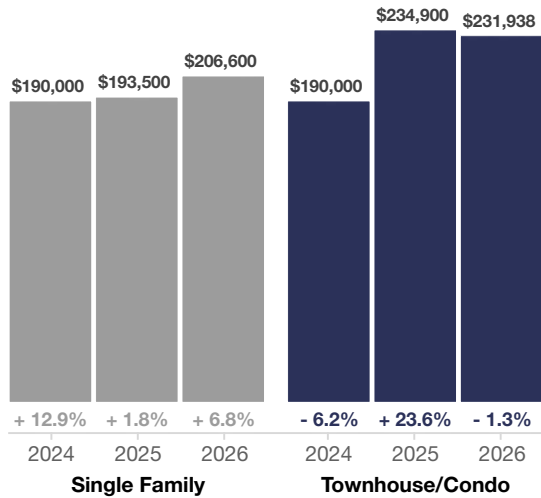


Median Sales Price

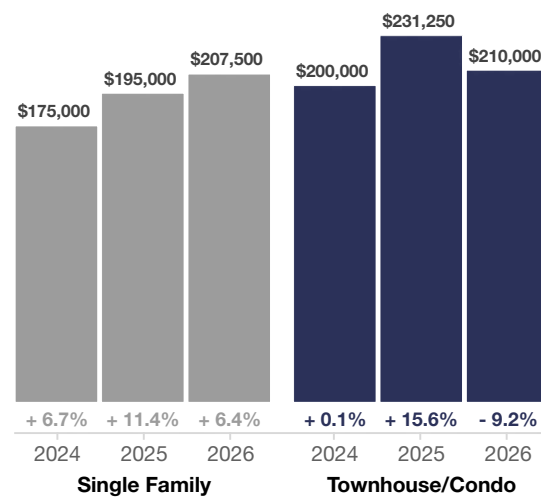
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



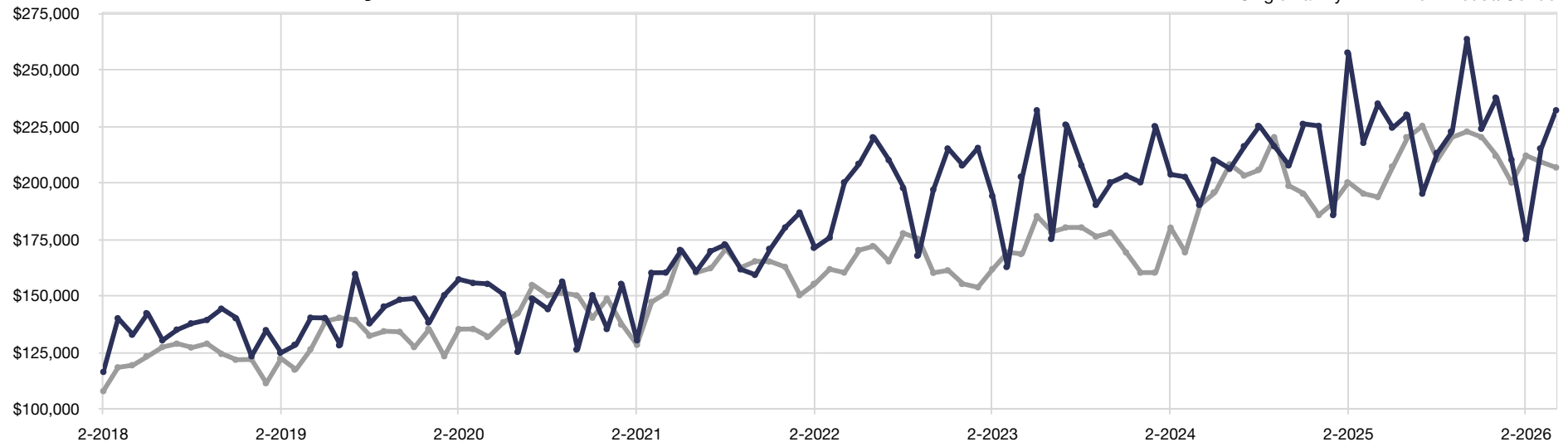
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$211,775	+ 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%
Mar-2026	\$209,000	+ 7.2%	\$215,000	- 1.1%
Apr-2026	\$206,600	+ 6.8%	\$231,938	- 1.3%
12-Month Avg*	\$215,000	+ 7.5%	\$223,250	+ 1.5%

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

Historical Median Sales Price by Month

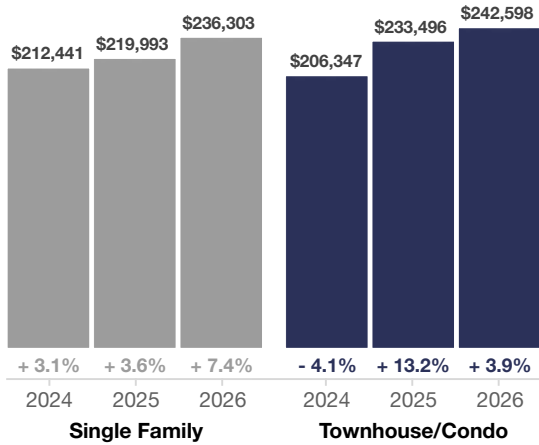


Average Sales Price

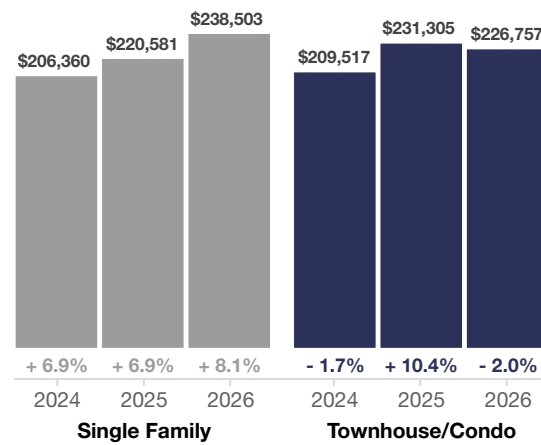
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



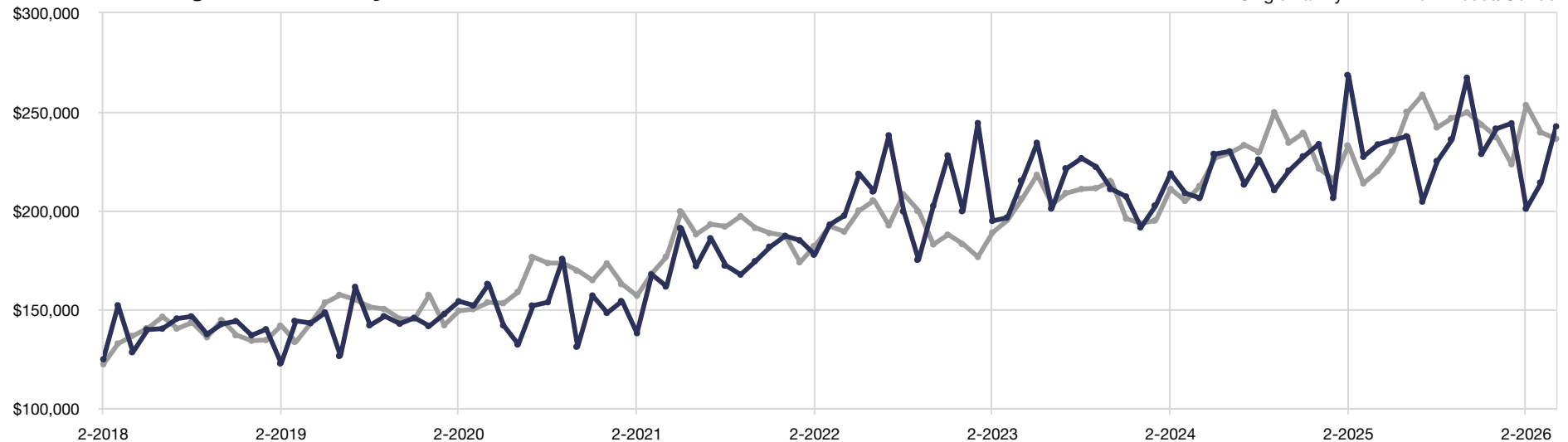
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$237,198	+ 7.2%	\$241,482	+ 3.4%
Jan-2026	\$223,427	+ 3.6%	\$244,178	+ 18.3%
Feb-2026	\$253,418	+ 8.8%	\$200,940	- 25.2%
Mar-2026	\$239,595	+ 12.1%	\$214,152	- 5.8%
Apr-2026	\$236,303	+ 7.4%	\$242,598	+ 3.9%
12-Month Avg*	\$243,008	+ 5.9%	\$230,094	+ 2.0%

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

Historical Average Sales Price by Month

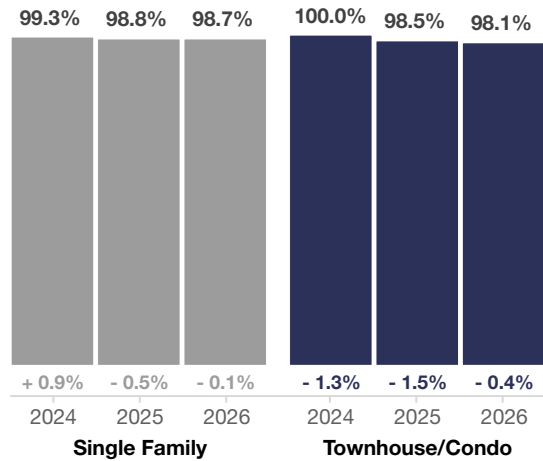


Percent of List Price Received

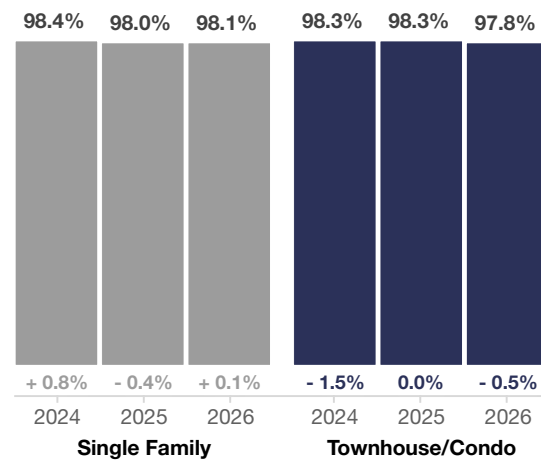
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



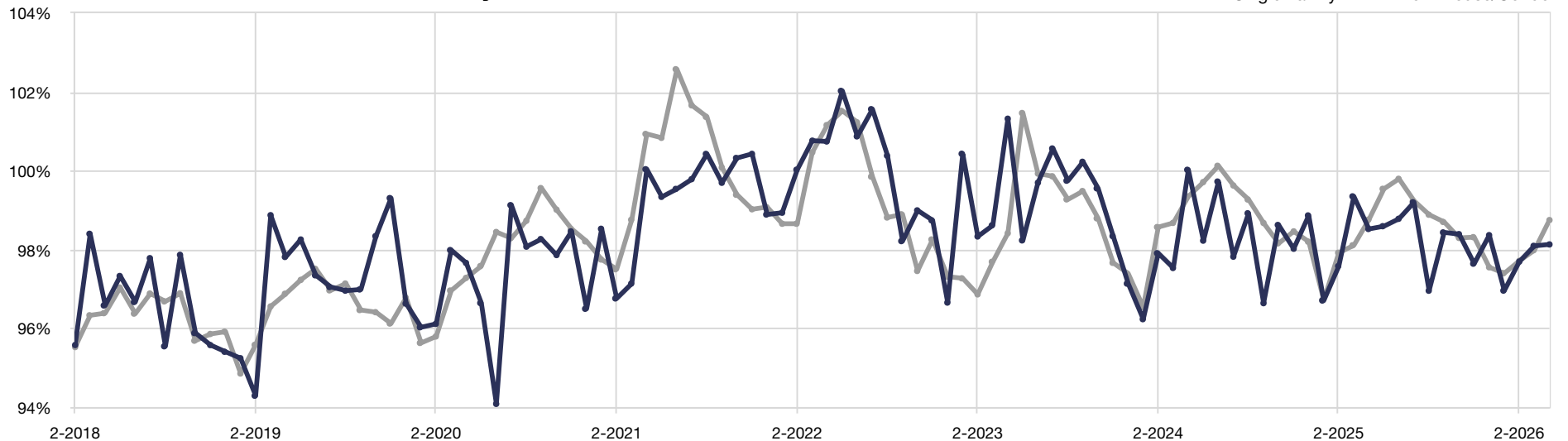
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	97.5%	- 0.7%	98.4%	- 0.5%
Jan-2026	97.4%	+ 0.7%	97.0%	+ 0.3%
Feb-2026	97.7%	- 0.2%	97.7%	+ 0.1%
Mar-2026	98.0%	- 0.1%	98.1%	- 1.2%
Apr-2026	98.7%	- 0.1%	98.1%	- 0.4%
12-Month Avg*	98.6%	- 0.2%	98.2%	- 0.1%

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

Historical Percent of List Price Received by Month

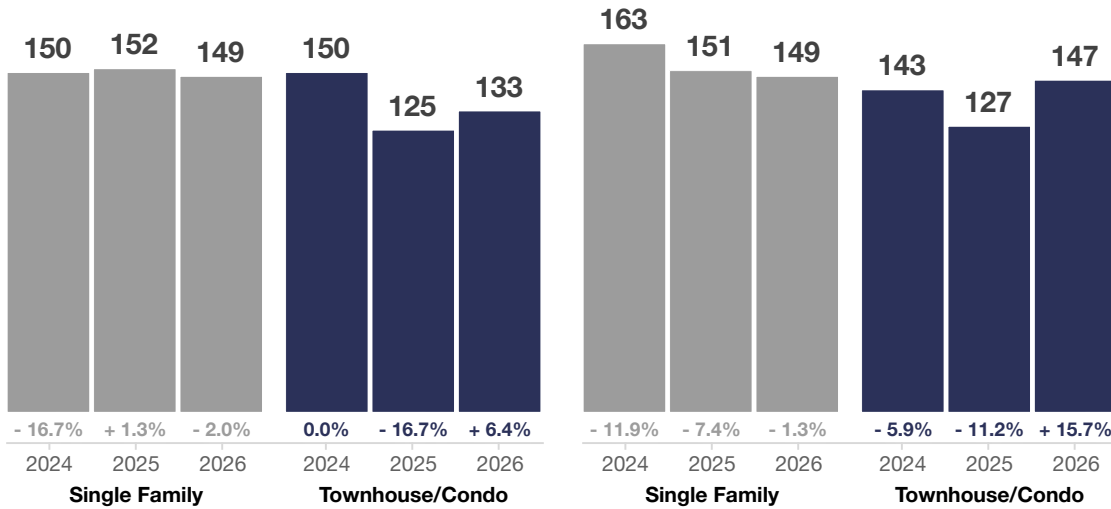


Housing Affordability Index

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.

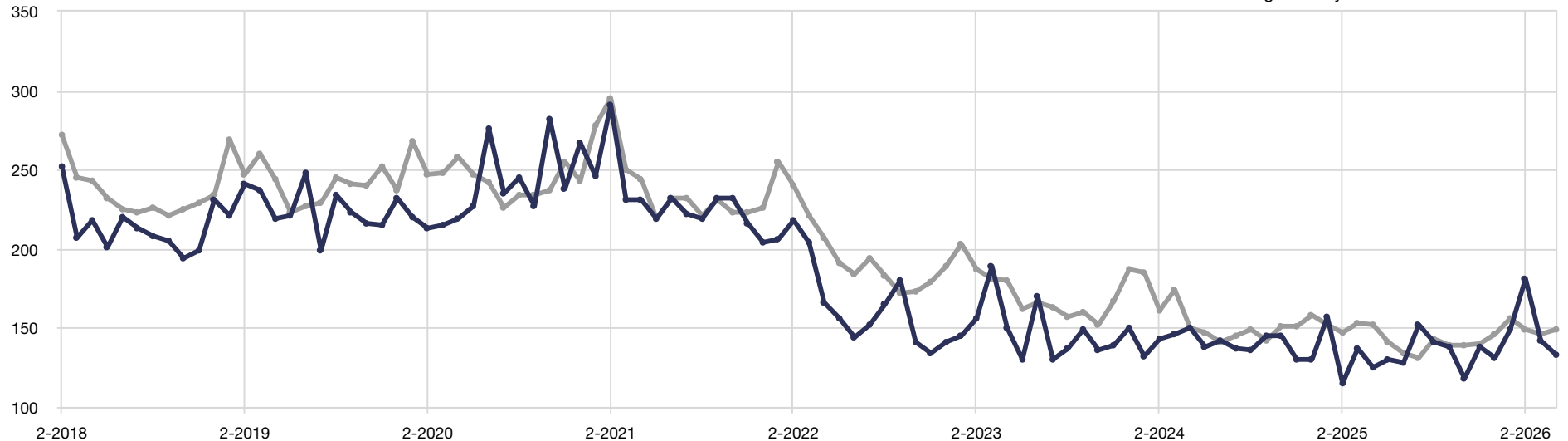


April



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	146	-4.6%	142	+3.6%
Apr-2026	149	-2.0%	133	+6.4%
12-Month Avg	143	-4.0%	140	+2.9%

Historical Housing Affordability Index by Month

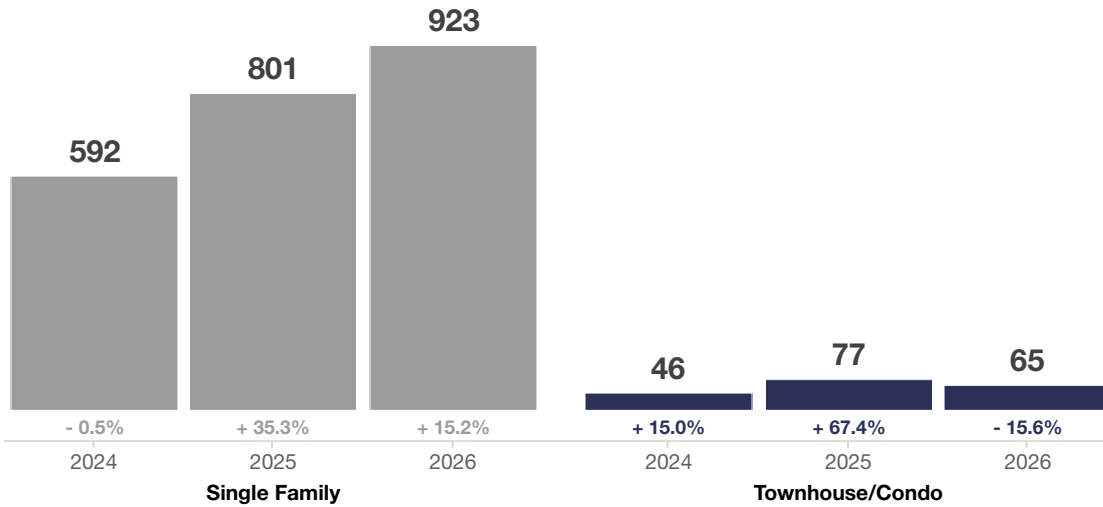


Inventory of Homes for Sale

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

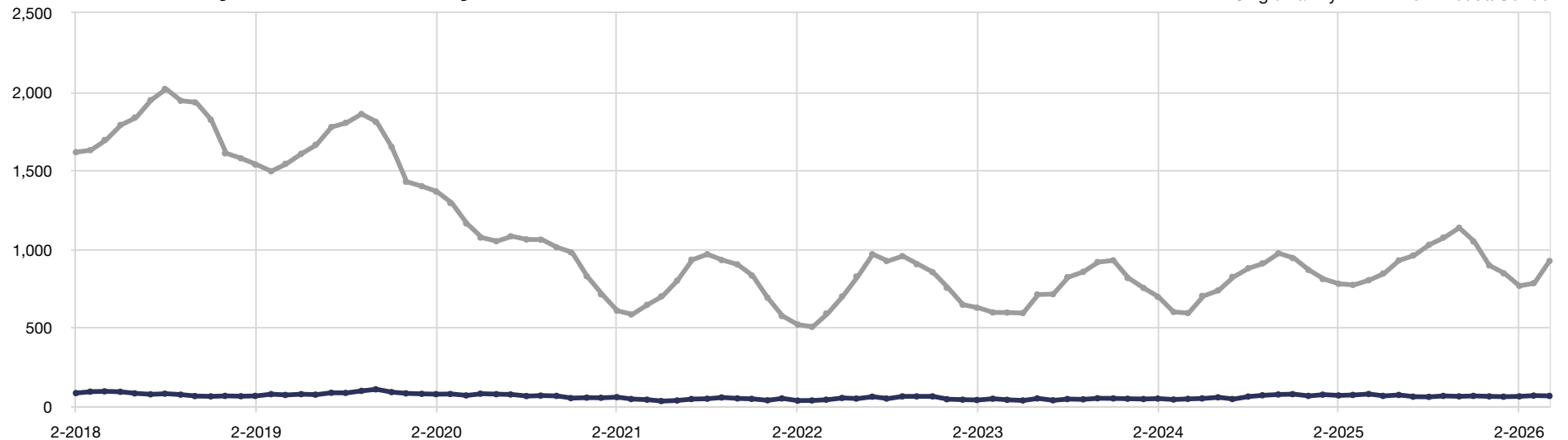


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,047	+ 11.1%	65	- 14.5%
Dec-2025	895	+ 3.3%	62	- 4.6%
Jan-2026	845	+ 4.6%	60	- 17.8%
Feb-2026	765	- 1.7%	62	- 8.8%
Mar-2026	782	+ 1.4%	67	- 5.6%
Apr-2026	923	+ 15.2%	65	- 15.6%
12-Month Avg	935	+ 12.4%	64	- 1.5%

Historical Inventory of Homes for Sale by Month

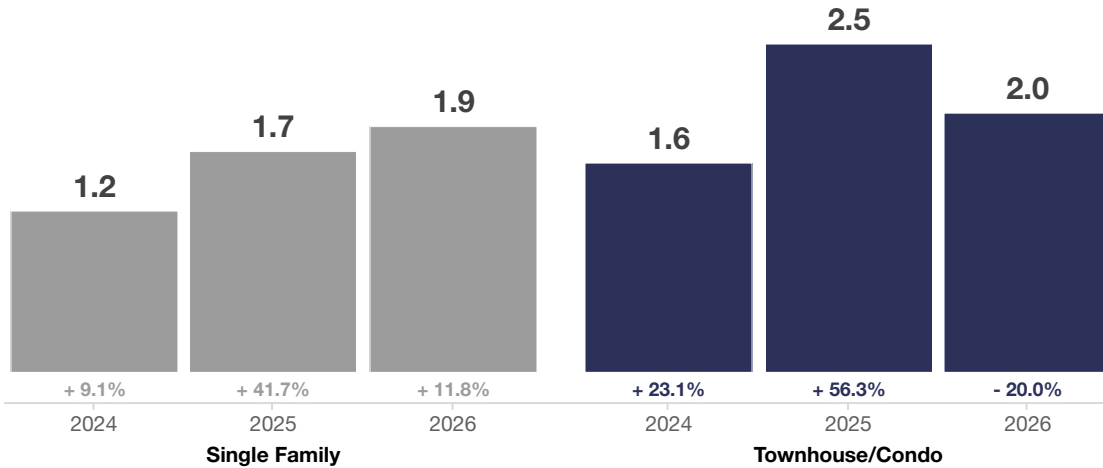


Months Supply of Inventory

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.



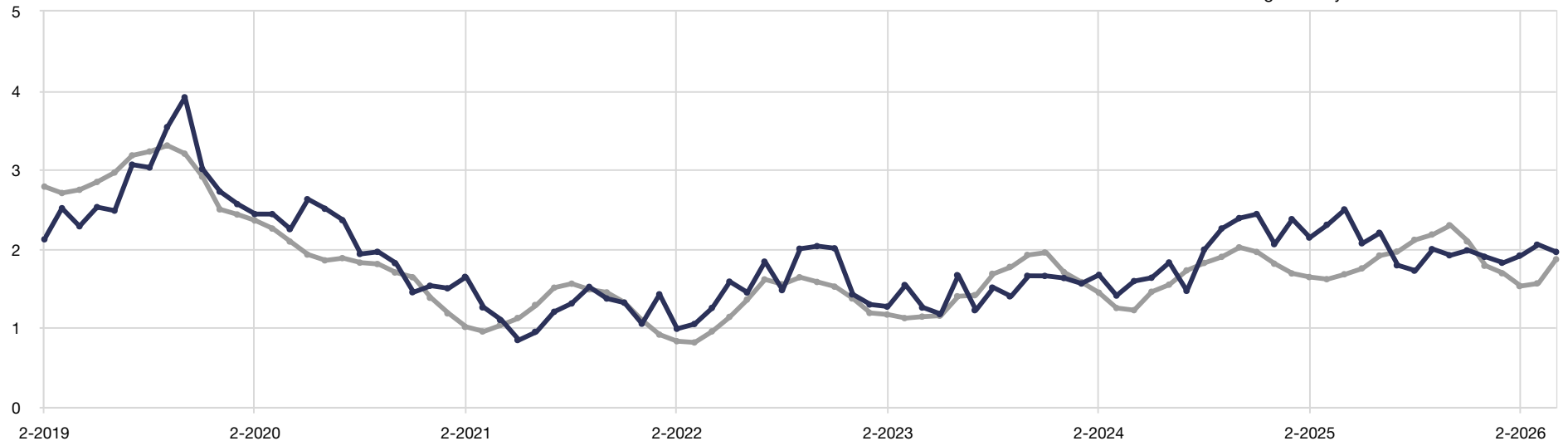
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	1.6	0.0%	2.1	- 8.7%
Apr-2026	1.9	+ 11.8%	2.0	- 20.0%
12-Month Avg*	1.9	+ 9.1%	1.9	- 8.1%

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		753	804	+ 6.8%	2,448	2,489	+ 1.7%
Pending Sales		594	527	- 11.3%	1,995	1,919	- 3.8%
Closed Sales		532	575	+ 8.1%	1,720	1,783	+ 3.7%
Days on Market Until Sale		43	39	- 9.3%	48	49	+ 2.1%
Median Sales Price		\$199,900	\$210,000	+ 5.1%	\$199,900	\$208,500	+ 4.3%
Average Sales Price		\$220,954	\$236,726	+ 7.1%	\$221,275	\$237,768	+ 7.5%
Percent of List Price Received		98.7%	98.7%	0.0%	98.0%	98.0%	0.0%
Housing Affordability Index		147	147	0.0%	147	148	+ 0.7%
Inventory of Homes for Sale		878	988	+ 12.5%	—	—	—
Months Supply of Inventory		1.7	1.9	+ 11.8%	—	—	—