

Monthly Indicators

Carroll, Stark, and Trumbull counties



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 15.9 percent for Single Family homes but decreased 40.0 percent for Townhouse/Condo homes. Pending Sales decreased 1.7 percent for Single Family homes and 18.2 percent for Townhouse/Condo homes. Inventory increased 19.0 percent for Single Family homes but decreased 9.9 percent for Townhouse/Condo homes.

Median Sales Price increased 2.7 percent to \$226,000 for Single Family homes and 1.1 percent to \$232,500 for Townhouse/Condo homes. Days on Market increased 3.0 percent for Single Family homes but decreased 18.8 percent for Townhouse/Condo homes. Months Supply of Inventory increased 15.8 percent for Single Family homes but decreased 9.1 percent for Townhouse/Condo homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 10.8%	+ 1.3%	+ 16.9%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		780	904	+ 15.9%	3,816	4,043	+ 5.9%
Pending Sales		544	535	- 1.7%	2,979	3,030	+ 1.7%
Closed Sales		536	604	+ 12.7%	2,729	2,812	+ 3.0%
Days on Market Until Sale		33	34	+ 3.0%	43	44	+ 2.3%
Median Sales Price		\$220,000	\$226,000	+ 2.7%	\$200,000	\$216,950	+ 8.5%
Average Sales Price		\$250,021	\$254,668	+ 1.9%	\$228,363	\$244,299	+ 7.0%
Percent of List Price Received		99.8%	99.8%	0.0%	98.7%	98.8%	+ 0.1%
Housing Affordability Index		134	133	- 0.7%	147	139	- 5.4%
Inventory of Homes for Sale		927	1,103	+ 19.0%	—	—	—
Months Supply of Inventory		1.9	2.2	+ 15.8%	—	—	—

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.



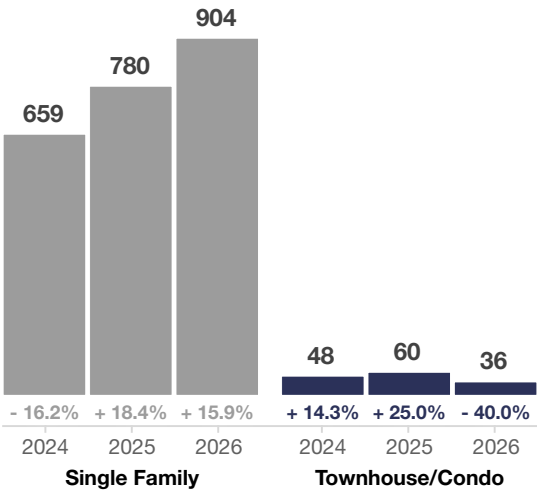
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		60	36	- 40.0%	259	248	- 4.2%
Pending Sales		44	36	- 18.2%	203	195	- 3.9%
Closed Sales		39	33	- 15.4%	181	178	- 1.7%
Days on Market Until Sale		48	39	- 18.8%	54	45	- 16.7%
Median Sales Price		\$230,000	\$232,500	+ 1.1%	\$230,000	\$215,000	- 6.5%
Average Sales Price		\$237,617	\$240,572	+ 1.2%	\$233,459	\$229,277	- 1.8%
Percent of List Price Received		98.8%	99.1%	+ 0.3%	98.4%	98.1%	- 0.3%
Housing Affordability Index		128	130	+ 1.6%	128	141	+ 10.2%
Inventory of Homes for Sale		71	64	- 9.9%	—	—	—
Months Supply of Inventory		2.2	2.0	- 9.1%	—	—	—

New Listings

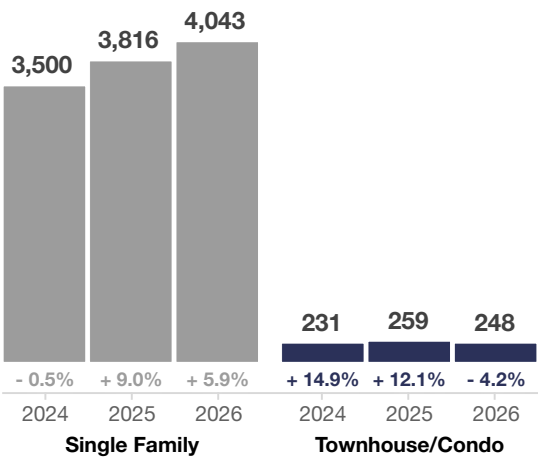
A count of the properties that have been newly listed on the market in a given month.



June

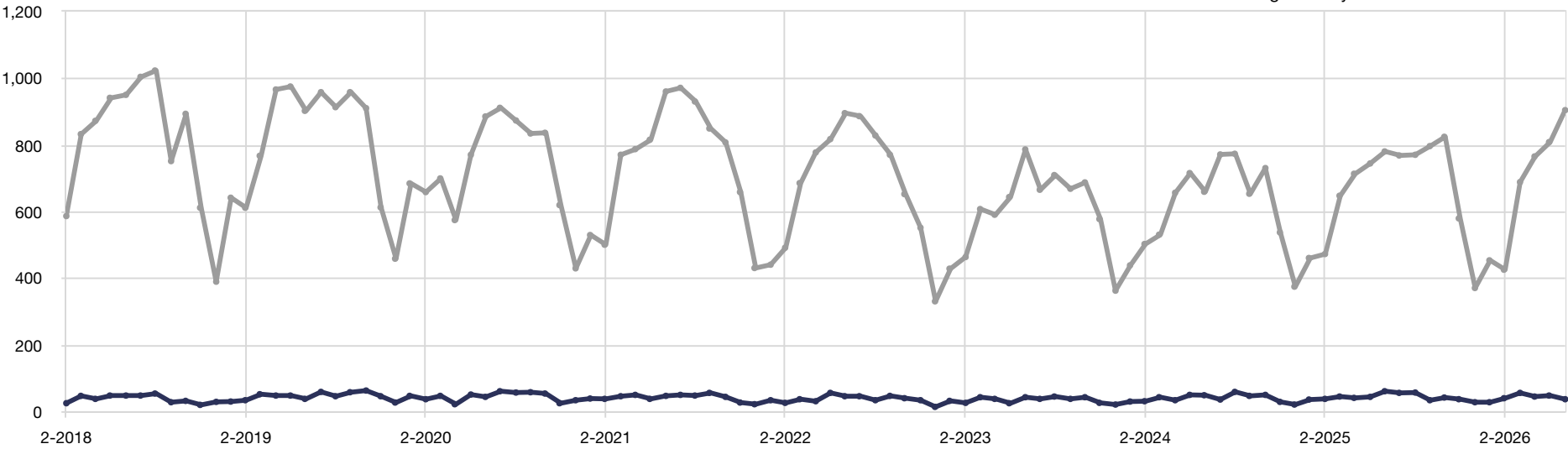


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	688	+ 6.3%	55	+ 25.0%
Apr-2026	765	+ 7.3%	44	+ 10.0%
May-2026	808	+ 8.6%	47	+ 9.3%
Jun-2026	904	+ 15.9%	36	- 40.0%
12-Month Avg	679	+ 6.4%	41	0.0%

Historical New Listings by Month

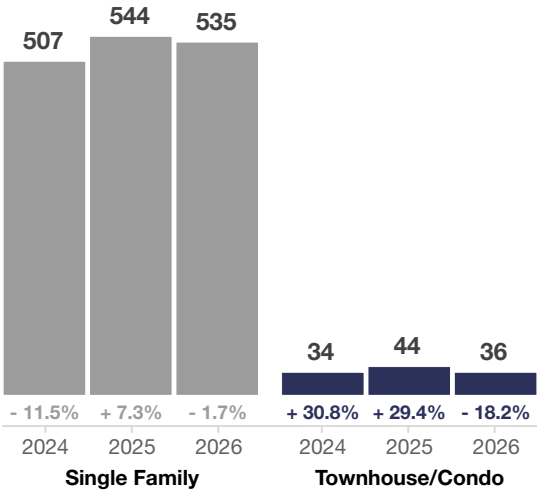


Pending Sales

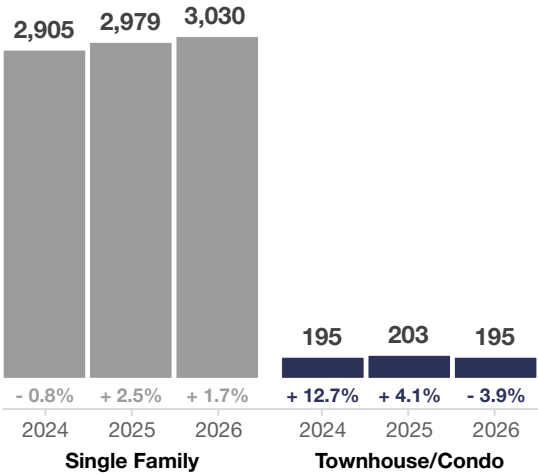
A count of the properties on which offers have been accepted in a given month.



June

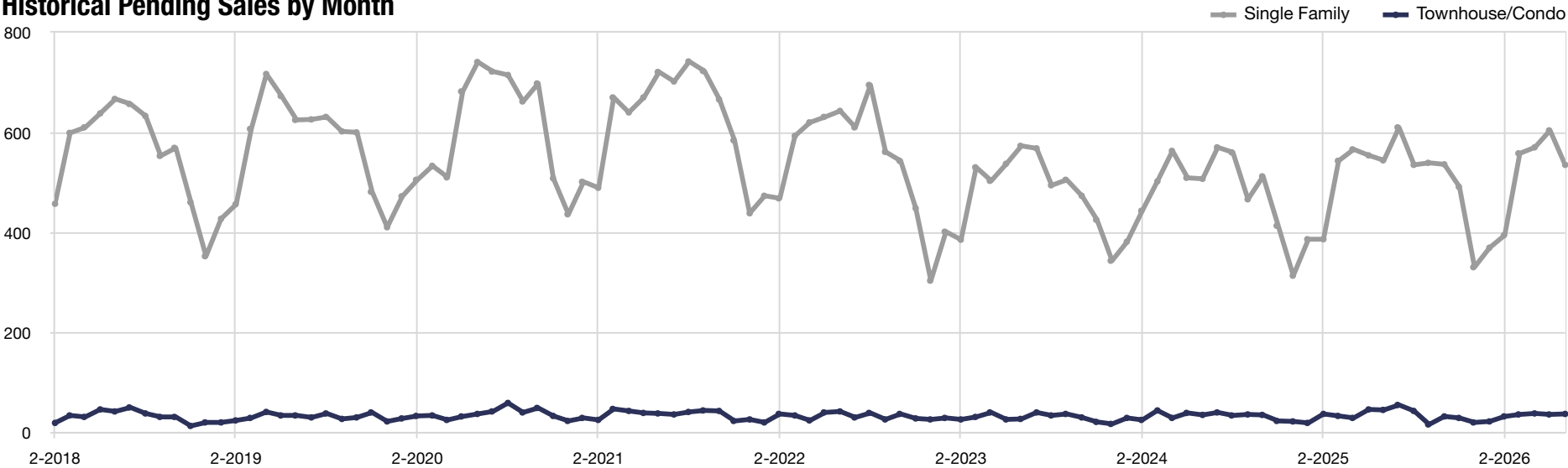


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	491	+ 18.9%	28	+ 27.3%
Dec-2025	330	+ 5.4%	19	- 9.5%
Jan-2026	369	- 4.4%	21	+ 16.7%
Feb-2026	394	+ 2.1%	31	- 13.9%
Mar-2026	558	+ 2.8%	35	+ 9.4%
Apr-2026	570	+ 0.7%	37	+ 32.1%
May-2026	604	+ 9.0%	35	- 22.2%
Jun-2026	535	- 1.7%	36	- 18.2%
12-Month Avg	506	+ 4.5%	32	0.0%

Historical Pending Sales by Month

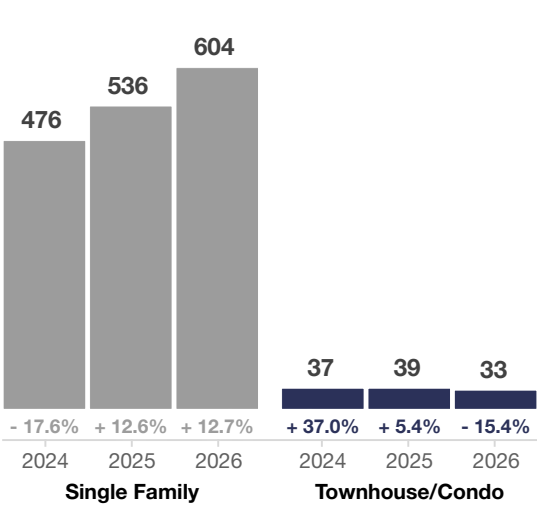


Closed Sales

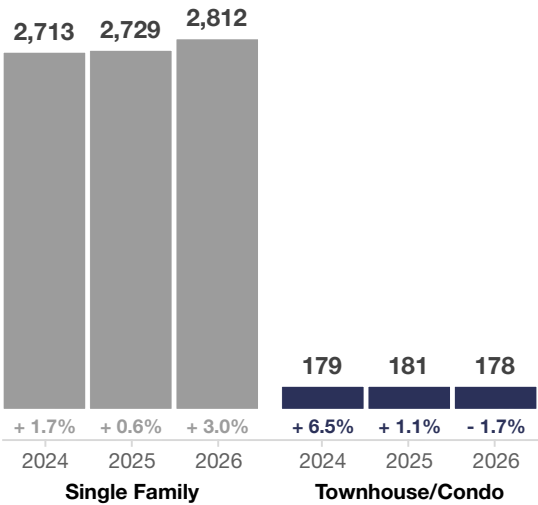
A count of the actual sales that closed in a given month.



June

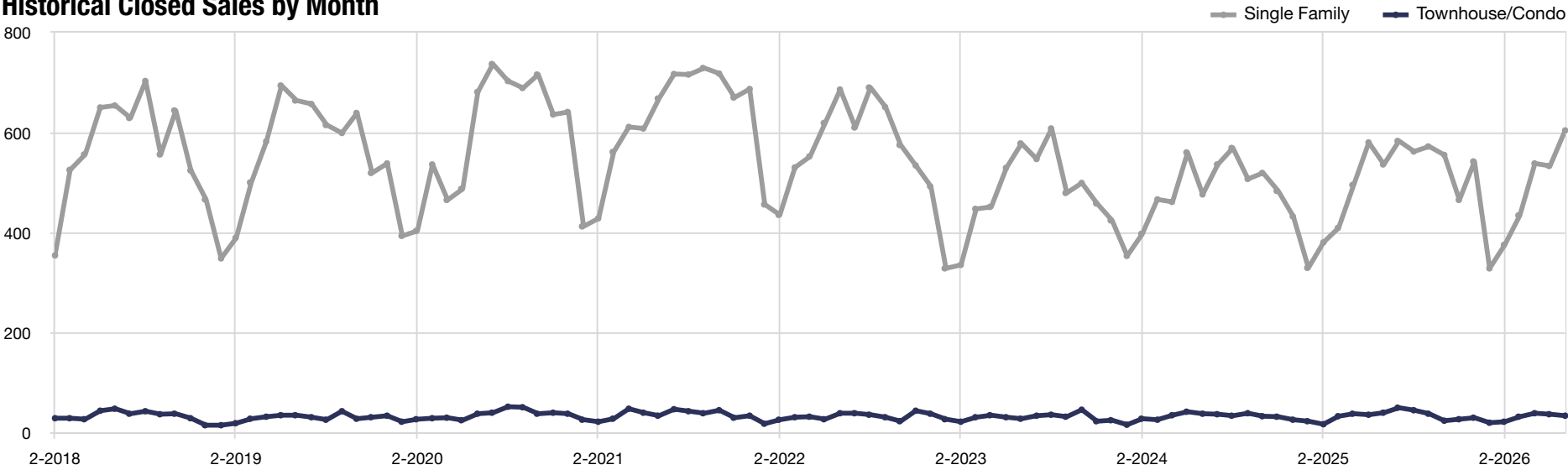


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	542	+ 25.5%	29	+ 16.0%
Jan-2026	328	- 0.3%	19	- 13.6%
Feb-2026	375	- 1.3%	21	+ 31.3%
Mar-2026	434	+ 6.1%	31	- 3.1%
Apr-2026	538	+ 8.7%	38	+ 2.7%
May-2026	533	- 8.1%	36	+ 2.9%
Jun-2026	604	+ 12.7%	33	- 15.4%
12-Month Avg	508	+ 5.6%	32	+ 3.2%

Historical Closed Sales by Month



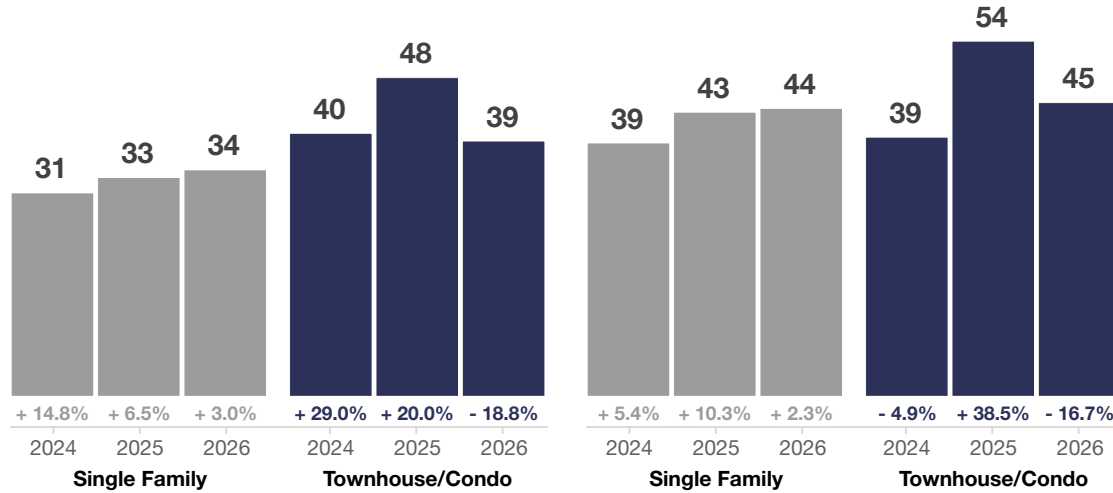
Days on Market Until Sale

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



June

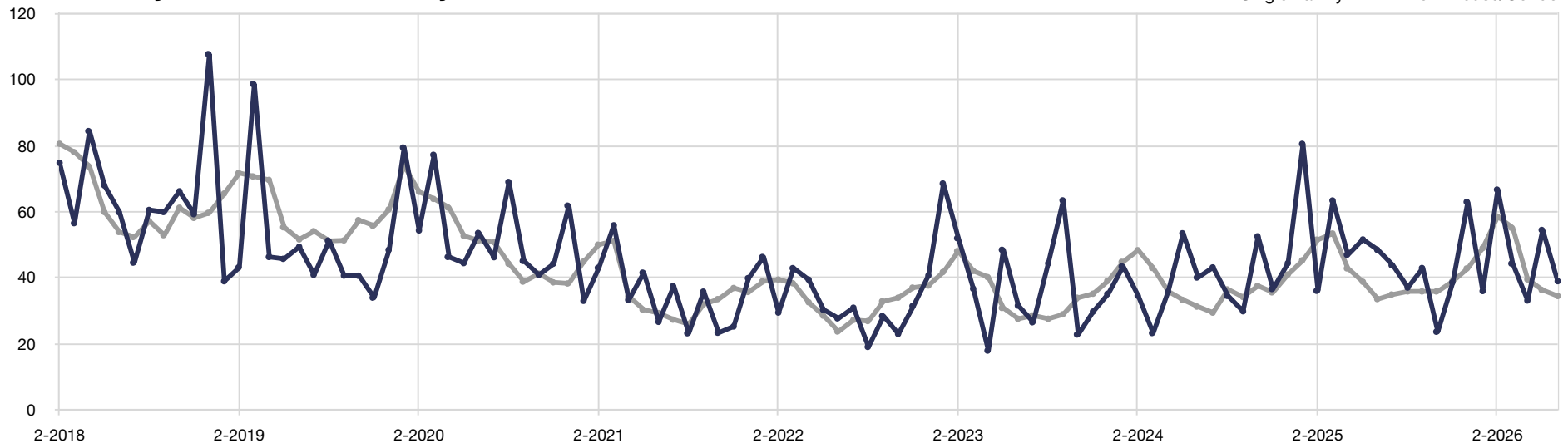
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
May-2026	36	- 7.7%	54	+ 5.9%
Jun-2026	34	+ 3.0%	39	- 18.8%
12-Month Avg*	40	+ 3.0%	43	- 7.4%

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

Historical Days on Market Until Sale by Month

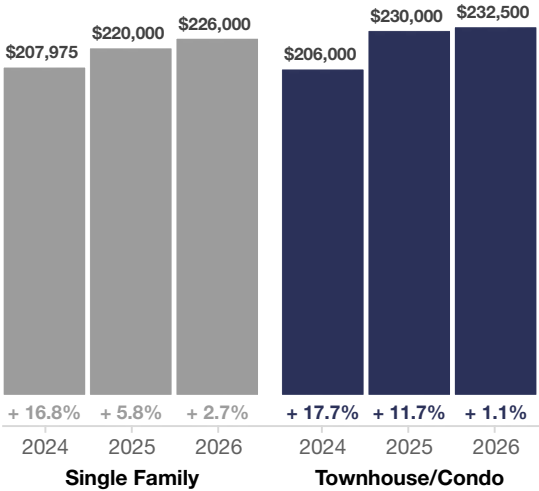


Median Sales Price

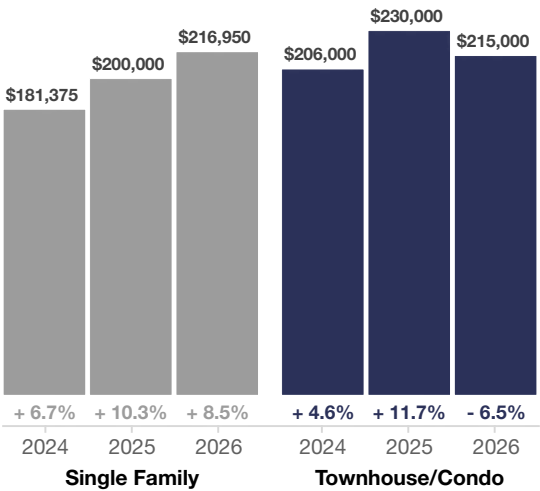
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



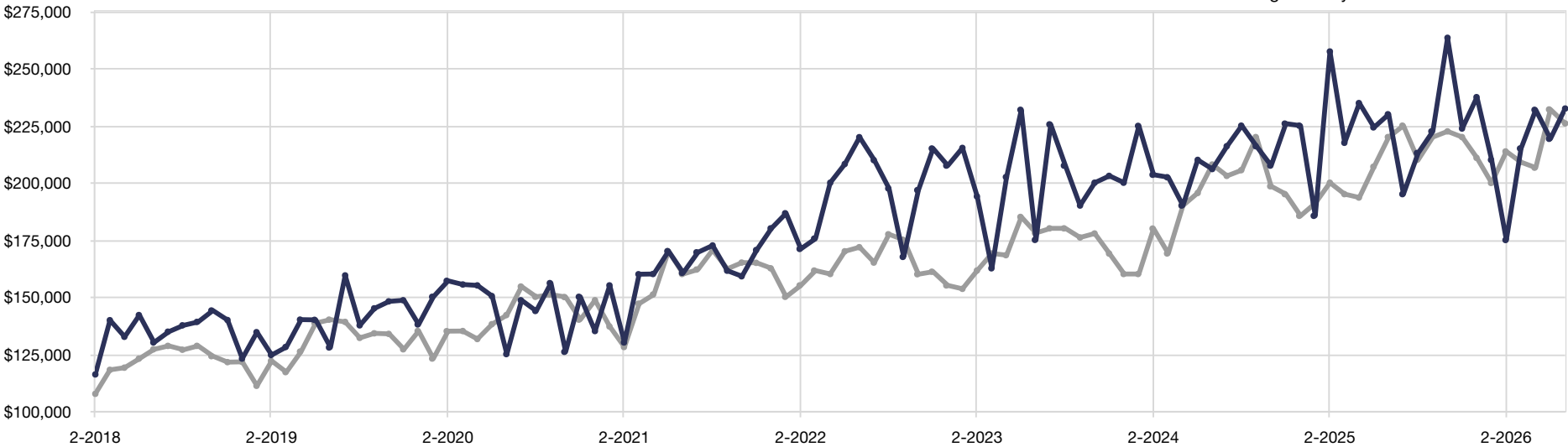
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$210,888	+ 13.7%	\$237,500	+ 5.6%
Jan-2026	\$199,900	+ 4.7%	\$210,000	+ 13.2%
Feb-2026	\$213,700	+ 6.9%	\$174,900	- 32.1%
Mar-2026	\$209,000	+ 7.2%	\$215,000	- 1.1%
Apr-2026	\$206,600	+ 6.8%	\$231,938	- 1.3%
May-2026	\$232,100	+ 12.1%	\$219,250	- 2.2%
Jun-2026	\$226,000	+ 2.7%	\$232,500	+ 1.1%
12-Month Avg*	\$219,200	+ 9.6%	\$220,000	- 2.2%

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

Historical Median Sales Price by Month

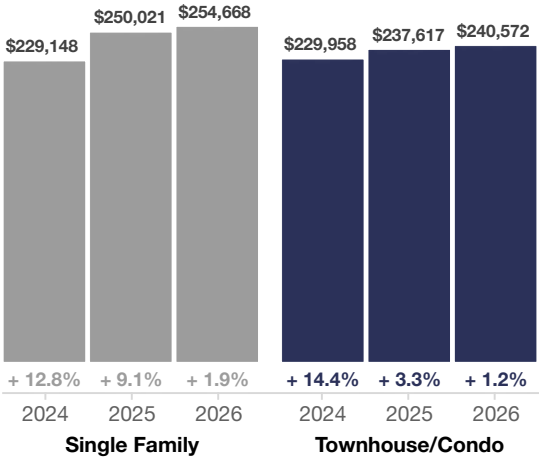


Average Sales Price

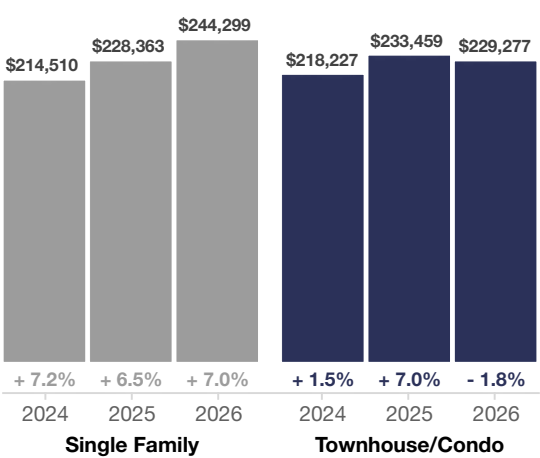
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



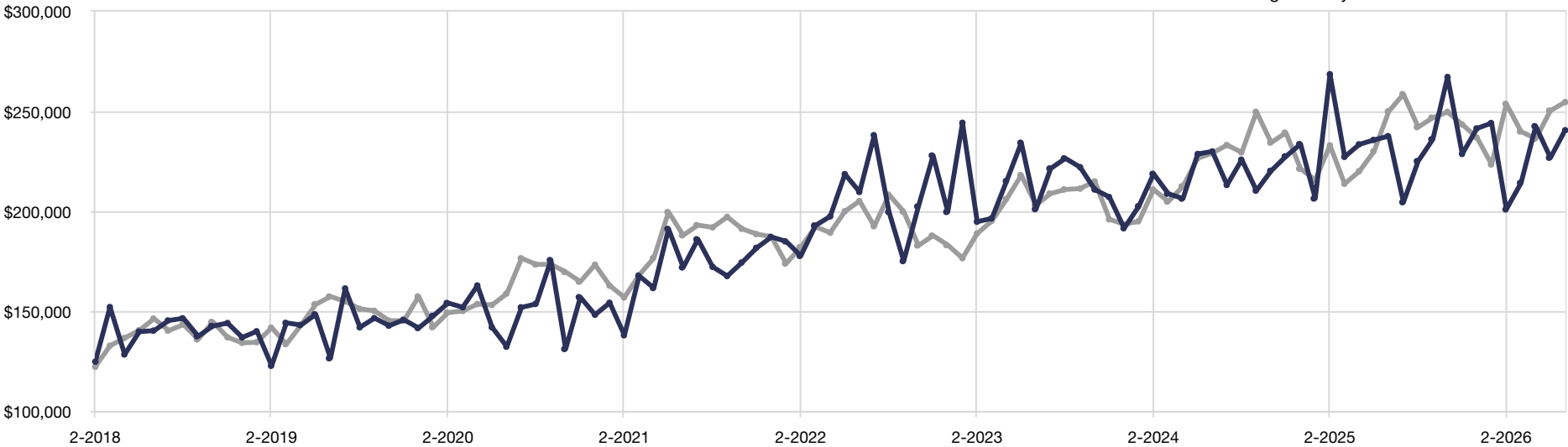
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$236,929	+ 7.1%	\$241,482	+ 3.4%
Jan-2026	\$223,427	+ 3.6%	\$244,178	+ 18.3%
Feb-2026	\$253,792	+ 8.9%	\$200,940	- 25.2%
Mar-2026	\$239,928	+ 12.2%	\$214,152	- 5.8%
Apr-2026	\$236,303	+ 7.4%	\$242,598	+ 3.9%
May-2026	\$250,386	+ 8.9%	\$226,795	- 3.8%
Jun-2026	\$254,668	+ 1.9%	\$240,572	+ 1.2%
12-Month Avg*	\$245,462	+ 5.9%	\$229,444	+ 1.1%

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

Historical Average Sales Price by Month

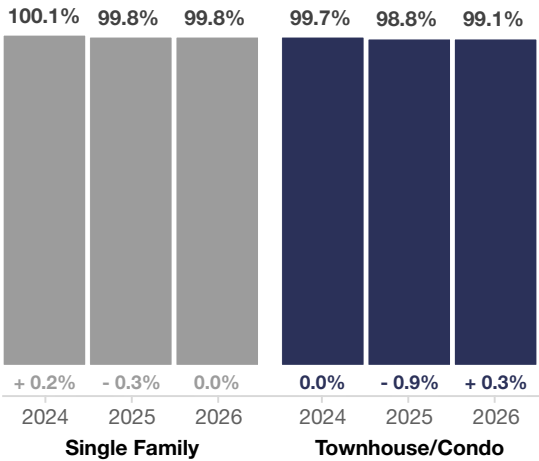


Percent of List Price Received

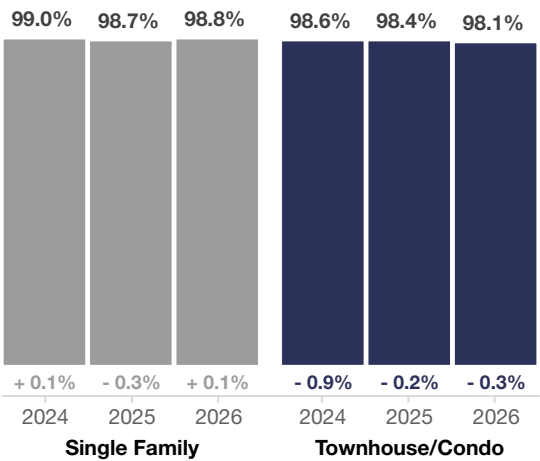
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



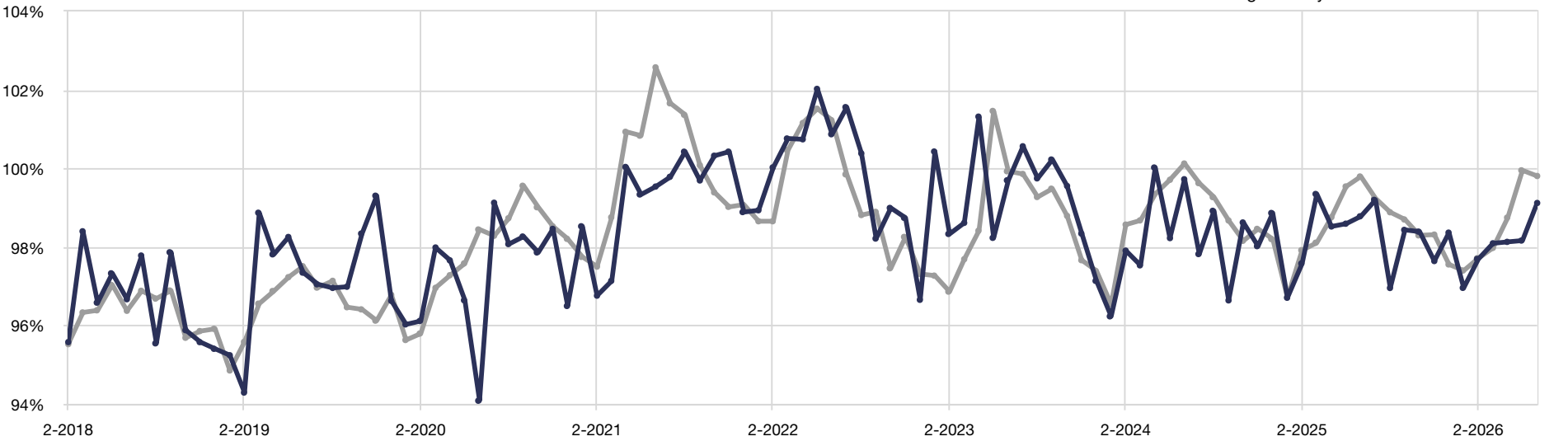
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Mar-2026	98.0%	- 0.1%	98.1%	- 1.2%
Apr-2026	98.7%	- 0.1%	98.1%	- 0.4%
May-2026	99.9%	+ 0.4%	98.2%	- 0.4%
Jun-2026	99.8%	0.0%	99.1%	+ 0.3%
12-Month Avg*	98.6%	- 0.1%	98.2%	- 0.1%

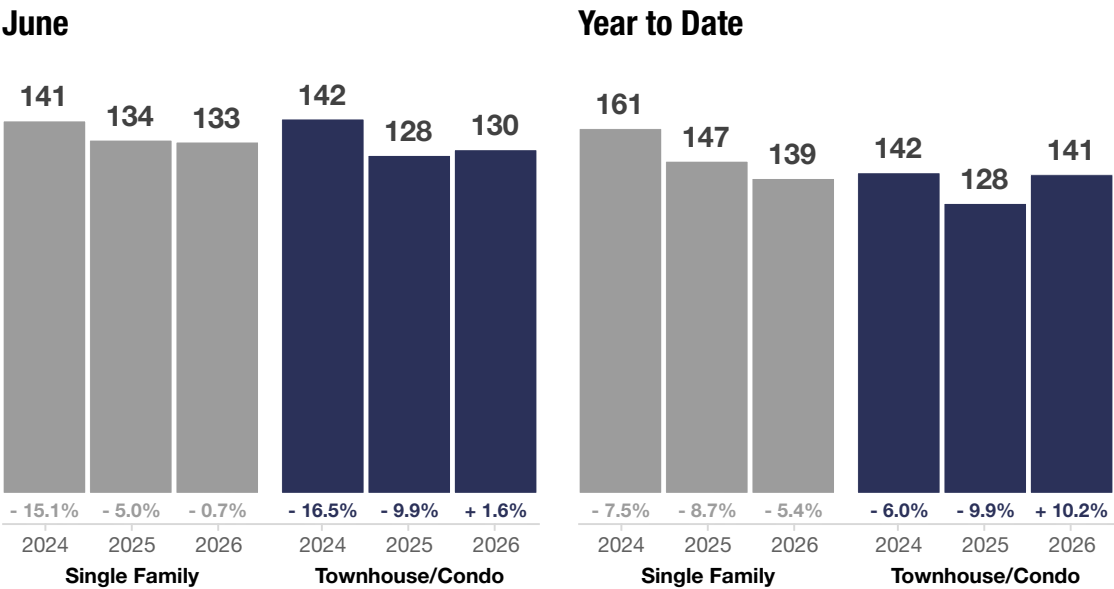
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



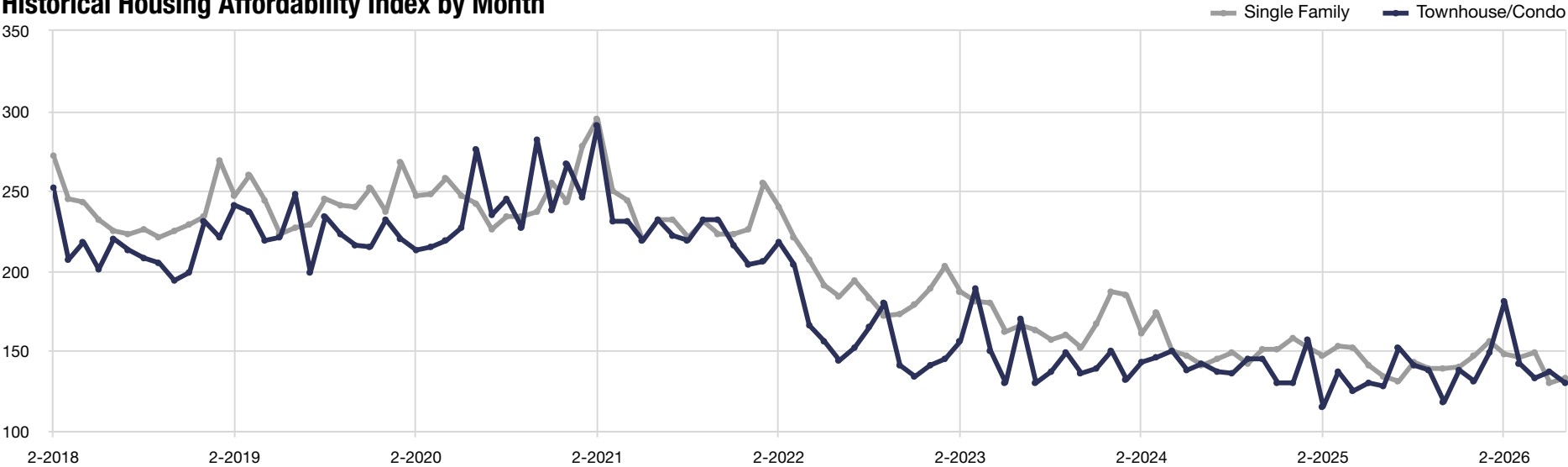
Housing Affordability Index

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.



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	147	- 7.0%	131	+ 0.8%
Jan-2026	156	+ 2.6%	149	- 5.1%
Feb-2026	148	+ 0.7%	181	+ 57.4%
Mar-2026	146	- 4.6%	142	+ 3.6%
Apr-2026	149	- 2.0%	133	+ 6.4%
May-2026	130	- 7.8%	137	+ 5.4%
Jun-2026	133	- 0.7%	130	+ 1.6%
12-Month Avg	142	- 4.1%	141	+ 4.4%

Historical Housing Affordability Index by Month

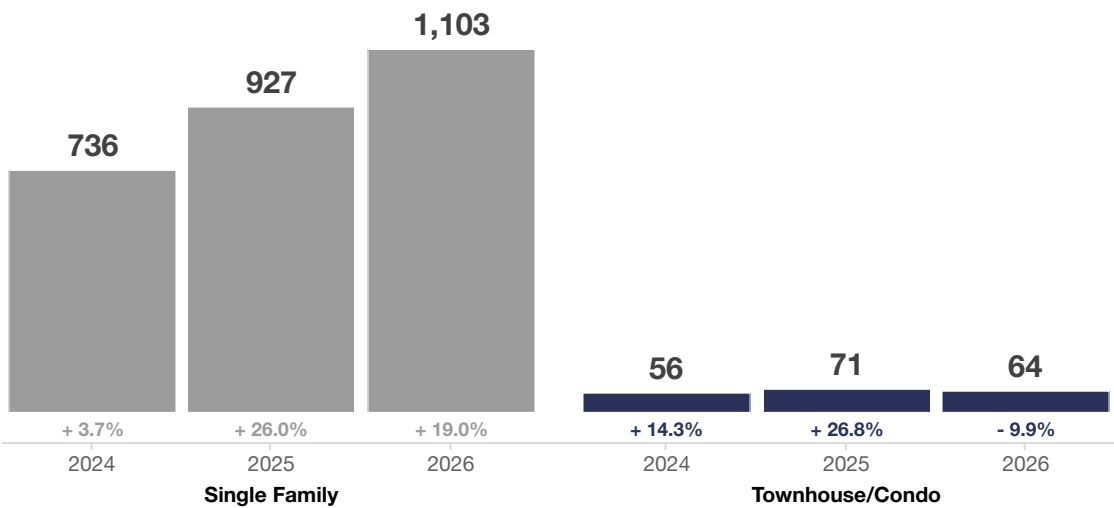


Inventory of Homes for Sale

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

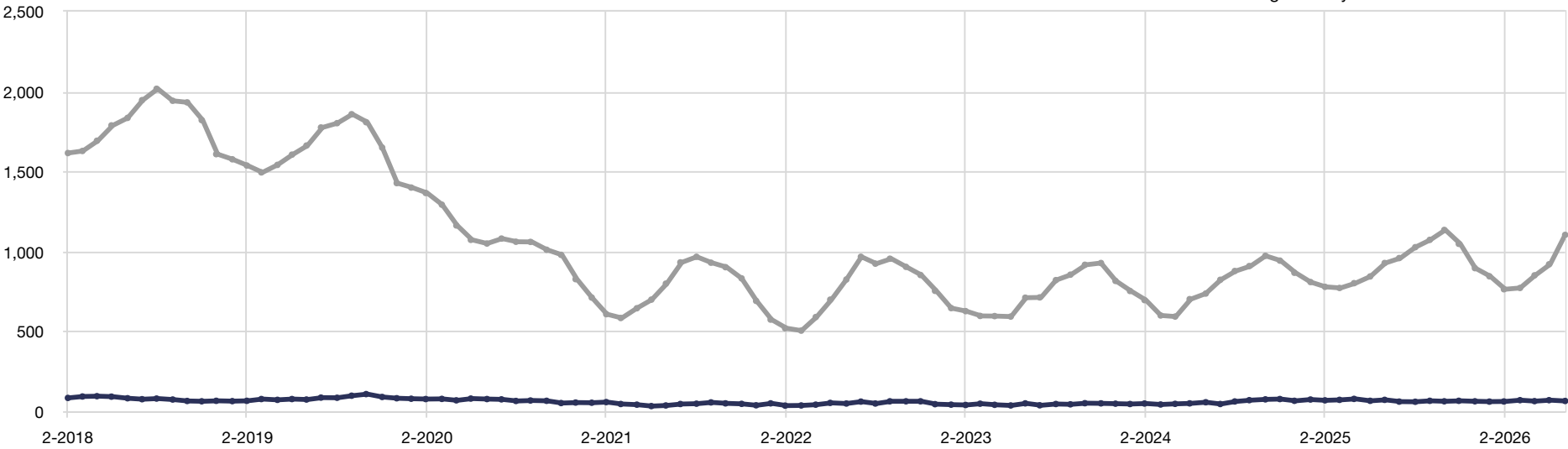


June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	844	+ 4.5%	60	- 17.8%
Feb-2026	763	- 1.9%	61	- 10.3%
Mar-2026	771	0.0%	69	- 2.8%
Apr-2026	850	+ 6.1%	63	- 18.2%
May-2026	919	+ 9.0%	69	+ 6.2%
Jun-2026	1,103	+ 19.0%	64	- 9.9%
12-Month Avg	949	+ 10.3%	63	- 7.4%

Historical Inventory of Homes for Sale by Month

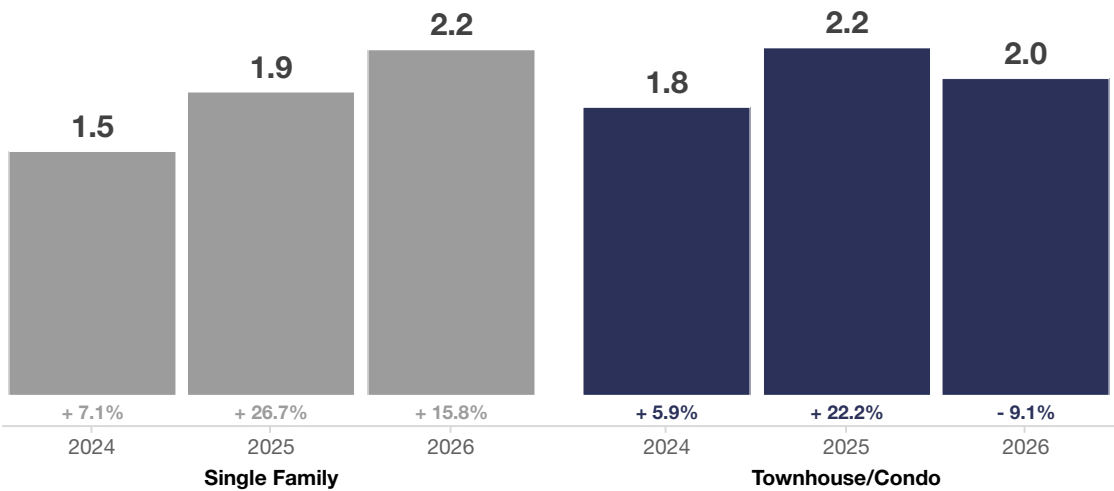


Months Supply of Inventory

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.



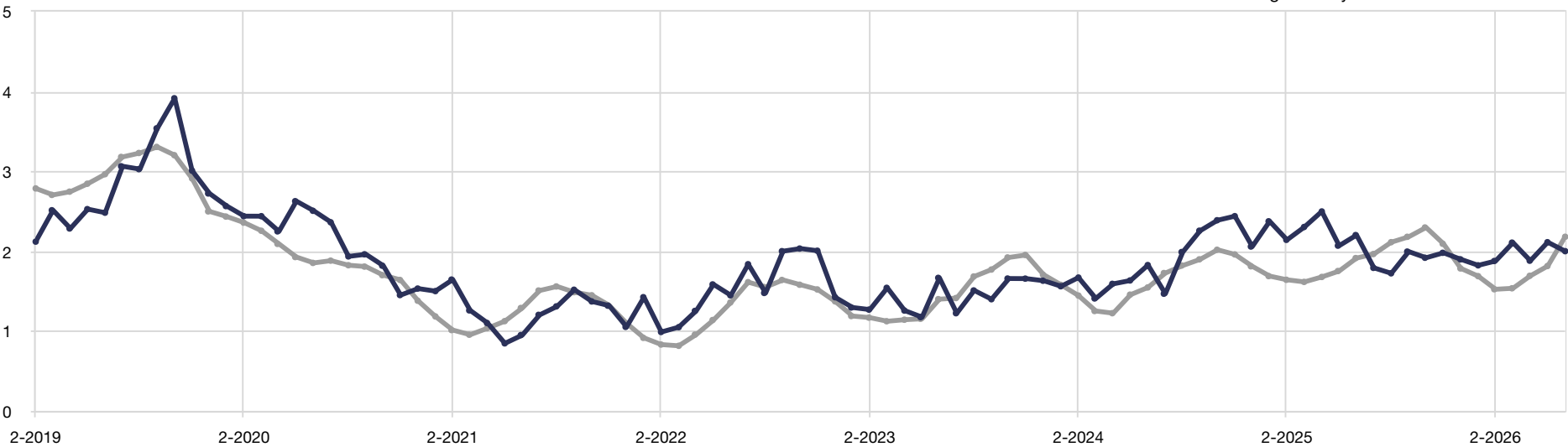
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.5	- 6.3%	2.1	- 8.7%
Apr-2026	1.7	0.0%	1.9	- 24.0%
May-2026	1.8	0.0%	2.1	0.0%
Jun-2026	2.2	+ 15.8%	2.0	- 9.1%
12-Month Avg*	1.9	+ 6.2%	1.9	- 11.8%

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		840	940	+ 11.9%	4,075	4,291	+ 5.3%
Pending Sales		588	571	- 2.9%	3,182	3,225	+ 1.4%
Closed Sales		575	637	+ 10.8%	2,910	2,990	+ 2.7%
Days on Market Until Sale		34	34	0.0%	44	44	0.0%
Median Sales Price		\$225,000	\$228,000	+ 1.3%	\$205,000	\$216,700	+ 5.7%
Average Sales Price		\$249,188	\$253,928	+ 1.9%	\$228,688	\$243,389	+ 6.4%
Percent of List Price Received		99.7%	99.8%	+ 0.1%	98.7%	98.7%	0.0%
Housing Affordability Index		131	132	+ 0.8%	144	139	- 3.5%
Inventory of Homes for Sale		998	1,167	+ 16.9%	—	—	—
Months Supply of Inventory		1.9	2.2	+ 15.8%	—	—	—