Monthly Indicators

Carroll, Stark, and Trumbull counties

STARK TRUMBULL AREA REALTORS®

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings increased 17.2 percent for Single Family homes but decreased 21.8 percent for Townhouse/Condo homes. Pending Sales decreased 18.7 percent for Single Family homes and 35.2 percent for Townhouse/Condo homes. Inventory increased 27.0 percent for Single Family homes and 10.0 percent for Townhouse/Condo homes.

Median Sales Price increased 4.4 percent to $235,000 for Single Family homes and 20.0 percent to $233,950 for Townhouse/Condo homes. Days on Market decreased 11.4 percent for Single Family homes and 9.1 percent for Townhouse/Condo homes. Months Supply of Inventory increased 20.0 percent for Single Family homes and 22.2 percent for Townhouse/Condo homes.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

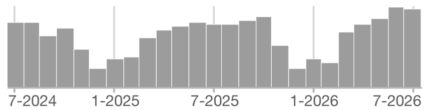
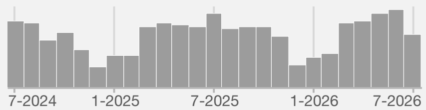
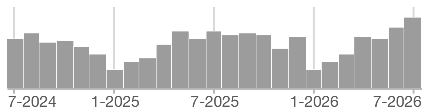
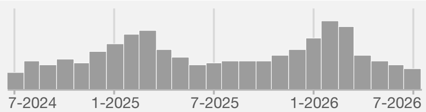
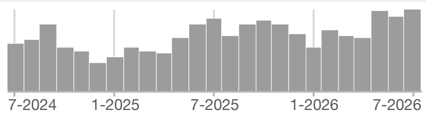
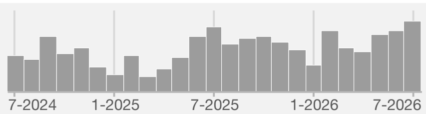
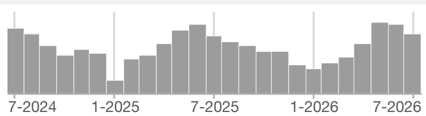
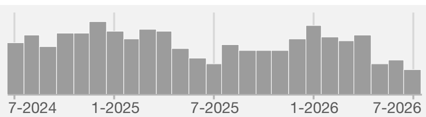
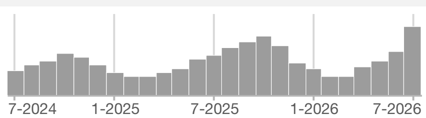
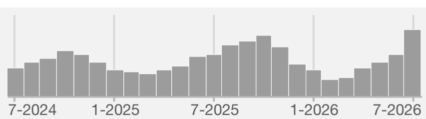
+ 12.2%	+ 4.4%	+ 26.0%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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

Single Family Market Overview

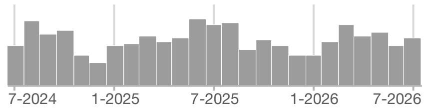
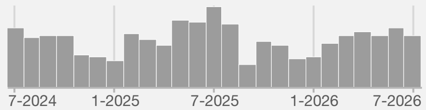
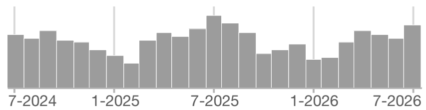
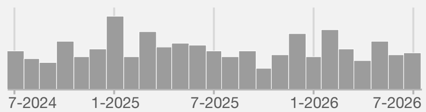
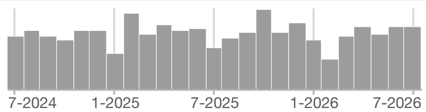
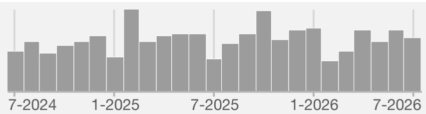
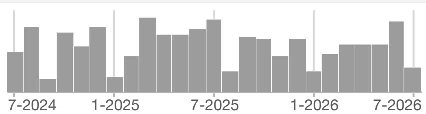
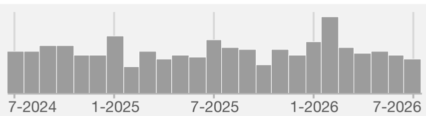
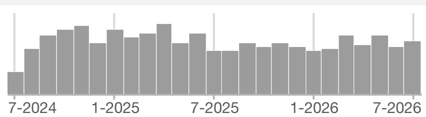
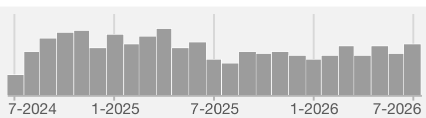
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

STARK TRUMBULL AREA REALTORS®

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		768	**900**	+ 17.2%	4,584	**4,950**	+ 8.0%
Pending Sales		610	**496**	- 18.7%	3,589	**3,639**	+ 1.4%
Closed Sales		583	**667**	+ 14.4%	3,312	**3,480**	+ 5.1%
Days on Market Until Sale		35	**31**	- 11.4%	42	**41**	- 2.4%
Median Sales Price		$225,000	**$235,000**	+ 4.4%	$205,500	**$220,000**	+ 7.1%
Average Sales Price		$258,642	**$262,640**	+ 1.5%	$233,642	**$247,811**	+ 6.1%
Percent of List Price Received		99.2%	**99.3%**	+ 0.1%	98.8%	**98.9%**	+ 0.1%
Housing Affordability Index		131	**126**	- 3.8%	144	**135**	- 6.3%
Inventory of Homes for Sale		958	**1,217**	+ 27.0%	—	**—**	—
Months Supply of Inventory		2.0	**2.4**	+ 20.0%	—	**—**	—

Townhouse/Condo Market Overview

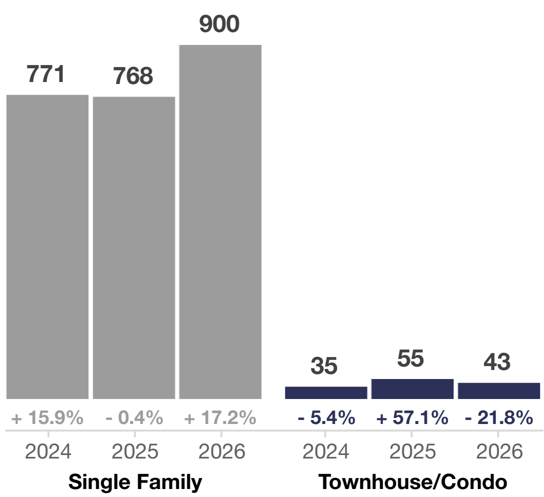
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		55	**43**	- 21.8%	314	**291**	- 7.3%
Pending Sales		54	**35**	- 35.2%	257	**232**	- 9.7%
Closed Sales		49	**42**	- 14.3%	230	**220**	- 4.3%
Days on Market Until Sale		44	**40**	- 9.1%	52	**44**	- 15.4%
Median Sales Price		$195,000	**$233,950**	+ 20.0%	$229,000	**$220,000**	- 3.9%
Average Sales Price		$204,525	**$232,312**	+ 13.6%	$227,213	**$229,861**	+ 1.2%
Percent of List Price Received		99.2%	**97.1%**	- 2.1%	98.6%	**97.9%**	- 0.7%
Housing Affordability Index		152	**127**	- 16.4%	129	**136**	+ 5.4%
Inventory of Homes for Sale		60	**66**	+ 10.0%	—	**—**	—
Months Supply of Inventory		1.8	**2.2**	+ 22.2%	—	**—**	—

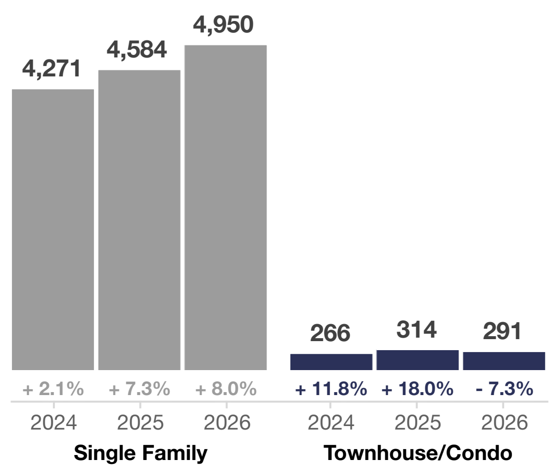
New Listings

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

July

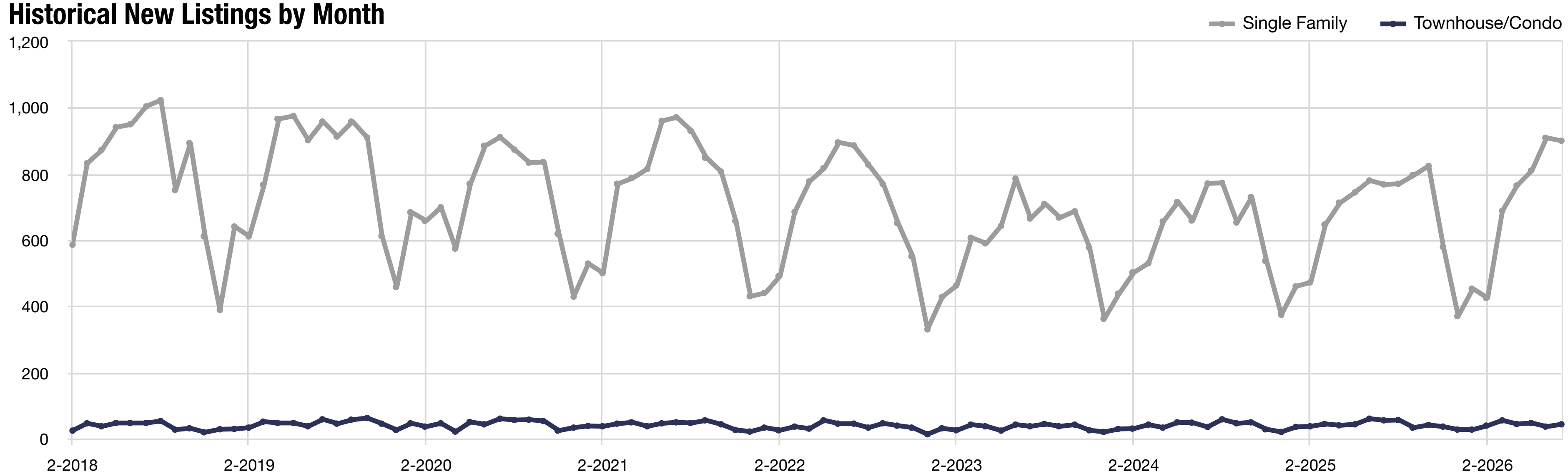


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	810	+ 8.9%	47	+ 9.3%
Jun-2026	909	+ 16.5%	36	- 40.0%
Jul-2026	**900**	**+ 17.2%**	**43**	**- 21.8%**
12-Month Avg	691	+ 8.3%	40	- 7.0%

Historical New Listings by Month

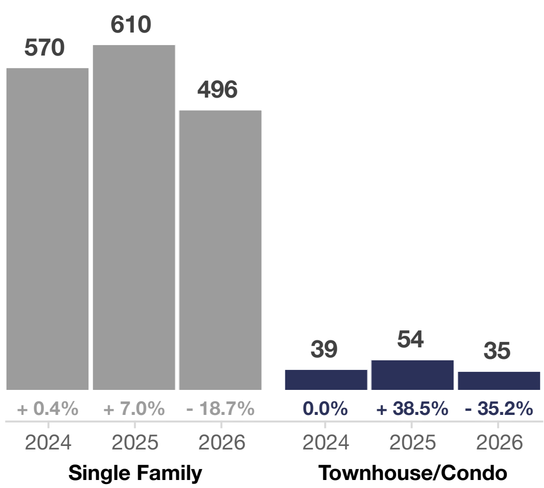


Pending Sales

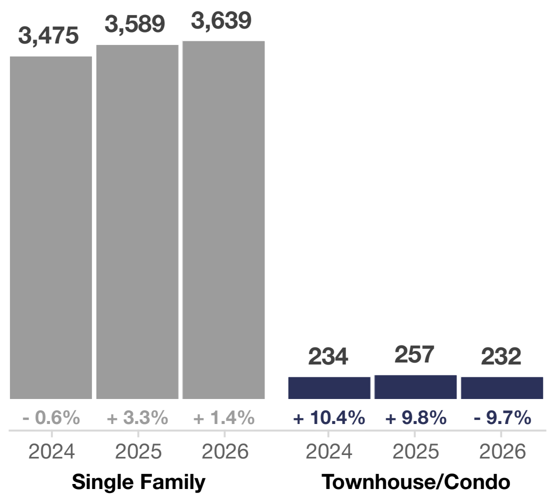
A count of the properties on which offers have been accepted in a given month.

STARK TRUMBULL AREA REALTORS®

July

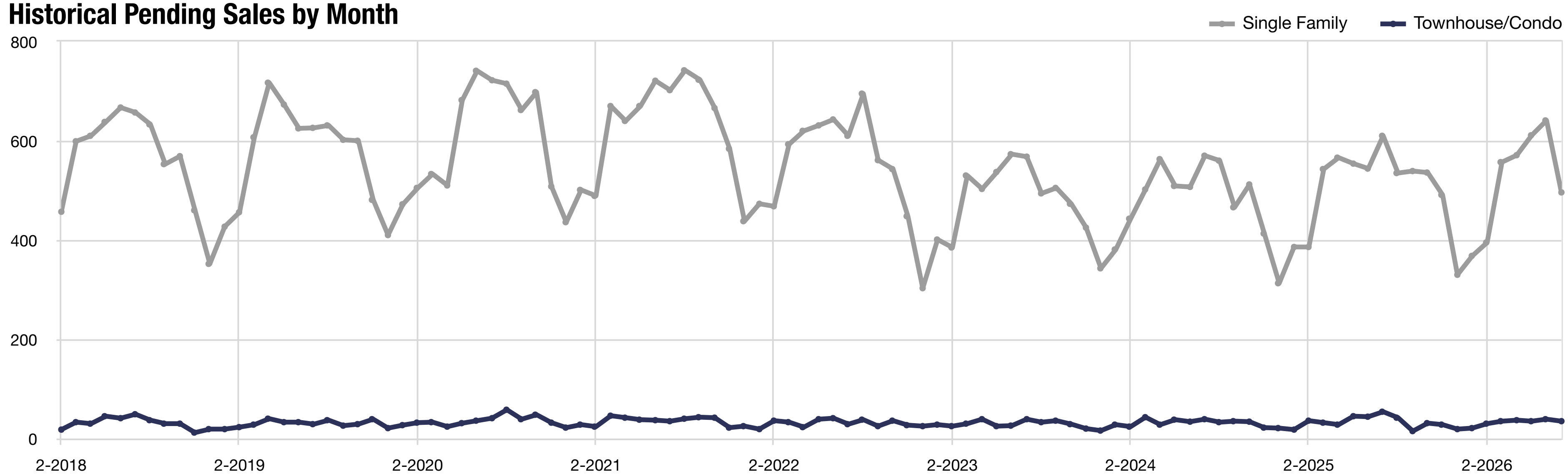


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	368	- 4.7%	21	+ 16.7%
Feb-2026	395	+ 2.3%	30	- 16.7%
Mar-2026	557	+ 2.6%	35	+ 9.4%
Apr-2026	571	+ 0.9%	37	+ 32.1%
May-2026	611	+ 10.3%	35	- 22.2%
Jun-2026	641	+ 17.8%	39	- 11.4%
Jul-2026	**496**	**- 18.7%**	**35**	**- 35.2%**
12-Month Avg	506	+ 3.7%	31	- 8.8%

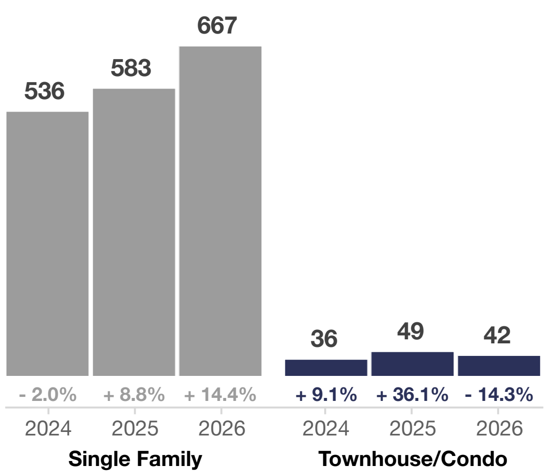
Historical Pending Sales by Month



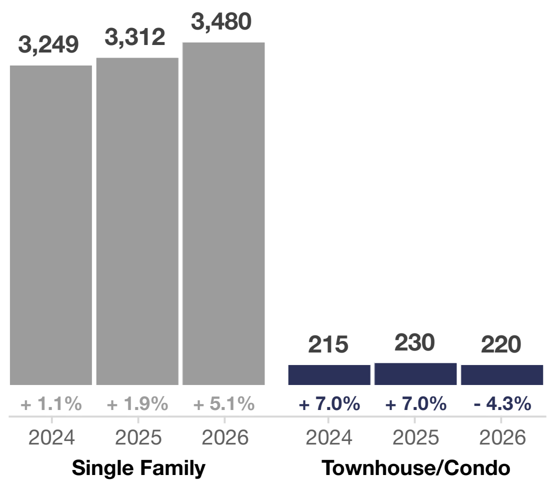
Closed Sales

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

July

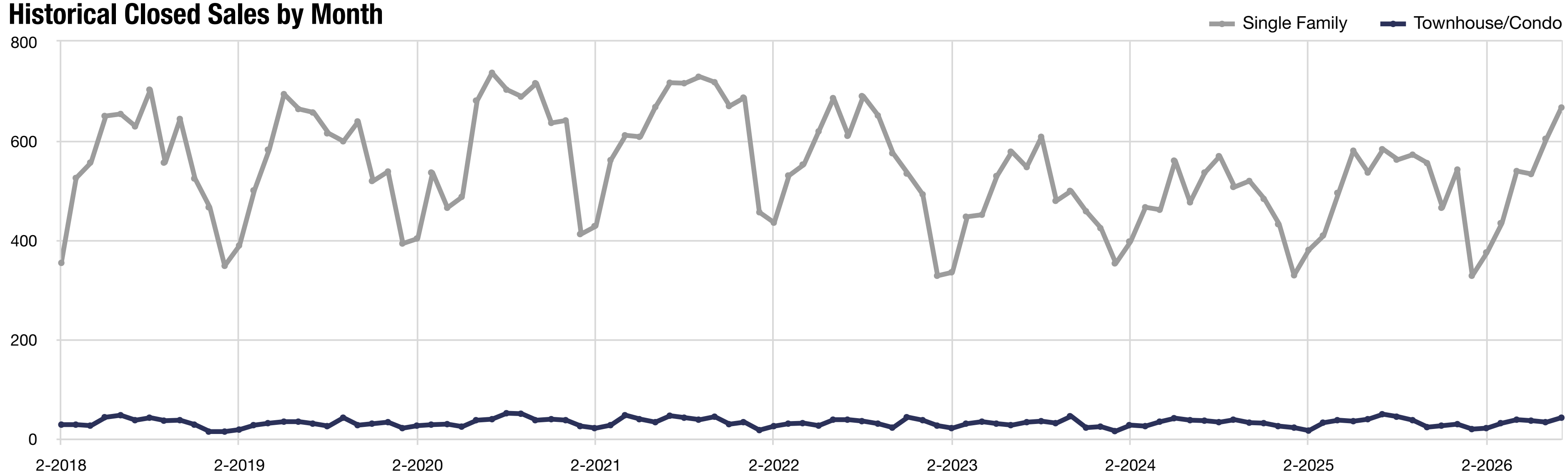


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	539	+ 8.9%	38	+ 2.7%
May-2026	533	- 8.1%	36	+ 2.9%
Jun-2026	604	+ 12.7%	33	- 15.4%
Jul-2026	**667**	**+ 14.4%**	**42**	**- 14.3%**
12-Month Avg	515	+ 6.2%	32	0.0%

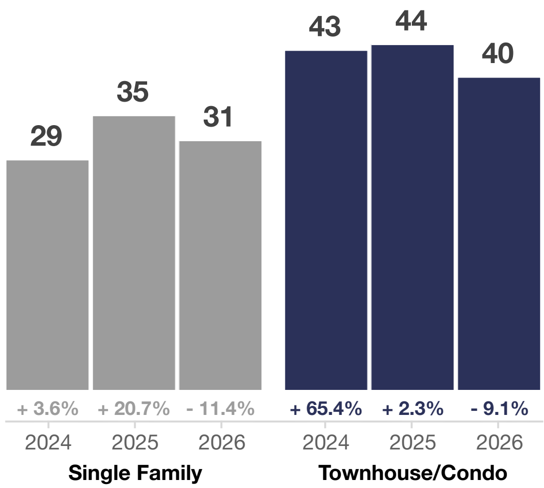
Historical Closed Sales by Month



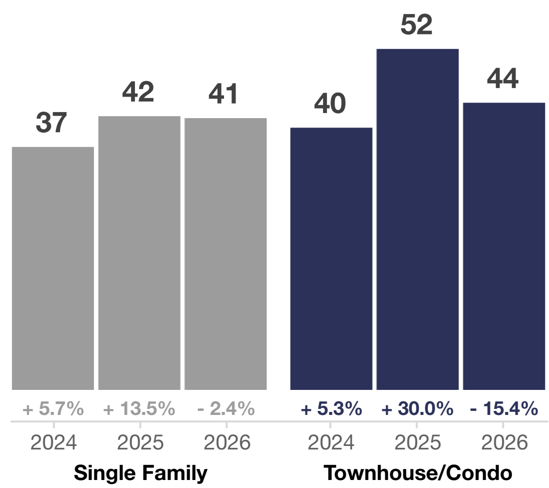
Days on Market Until Sale

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

July



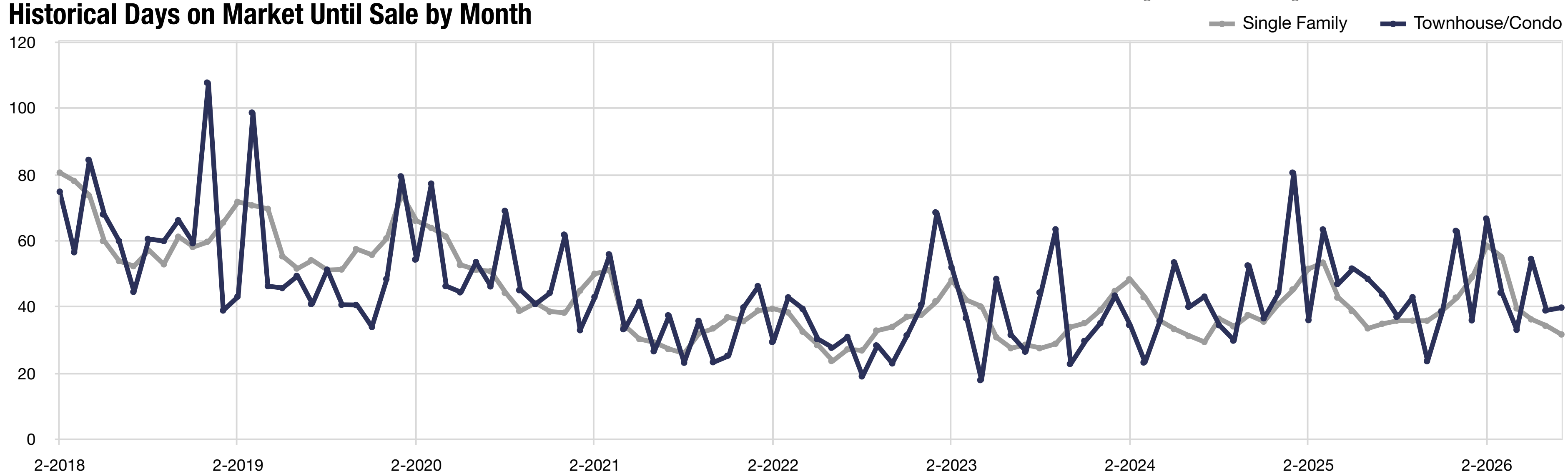
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2026	**31**	**- 11.4%**	**40**	**- 9.1%**
12-Month Avg*	40	+ 0.6%	43	- 8.3%

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

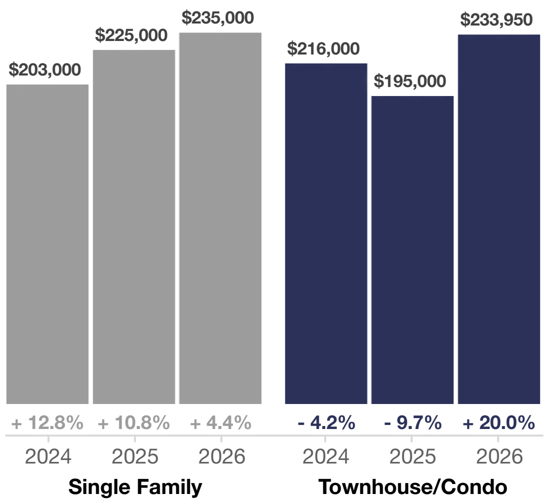
Historical Days on Market Until Sale by Month



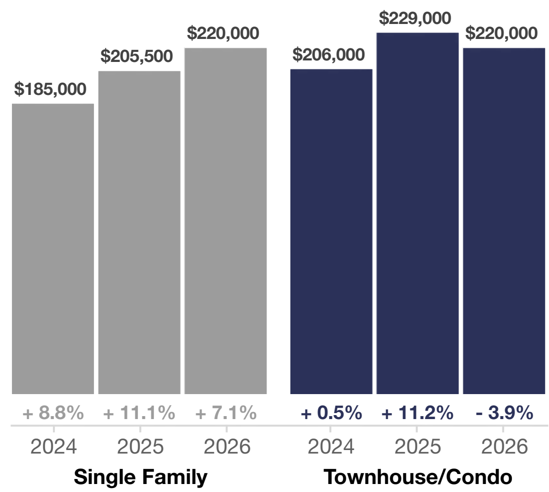
Median Sales Price

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

July



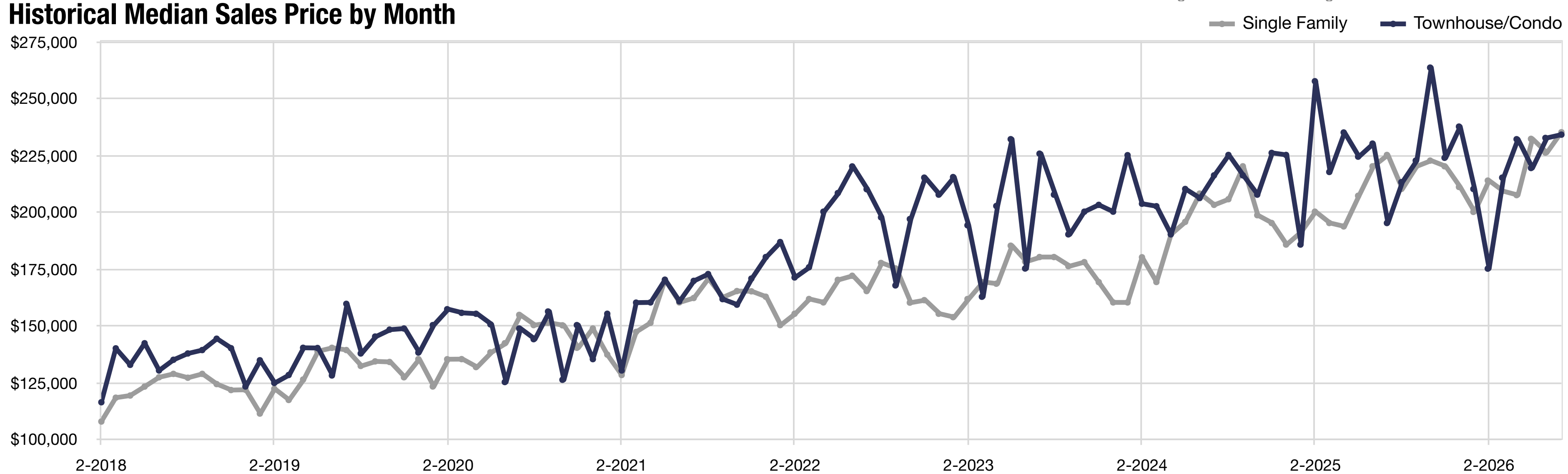
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$207,300	+ 7.1%	$231,938	- 1.3%
May-2026	$232,100	+ 12.1%	$219,250	- 2.2%
Jun-2026	$226,000	+ 2.7%	$232,500	+ 1.1%
Jul-2026	**$235,000**	**+ 4.4%**	**$233,950**	**+ 20.0%**
12-Month Avg*	$220,000	+ 7.3%	$225,000	0.0%

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

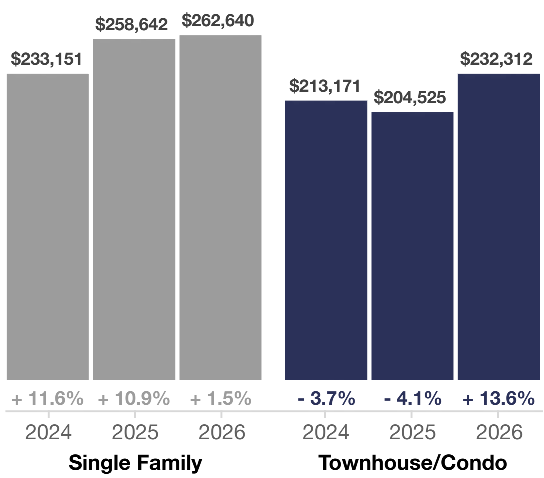
Historical Median Sales Price by Month



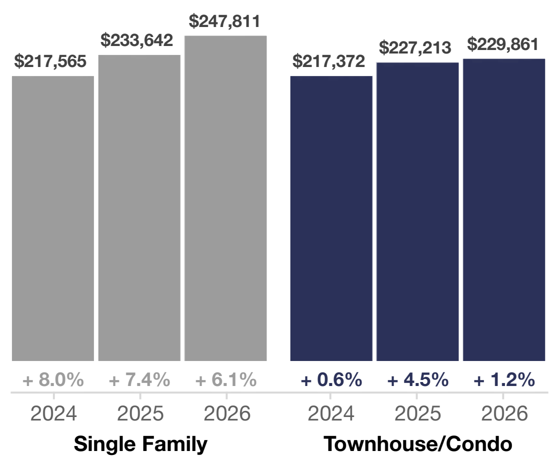
Average Sales Price

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

July



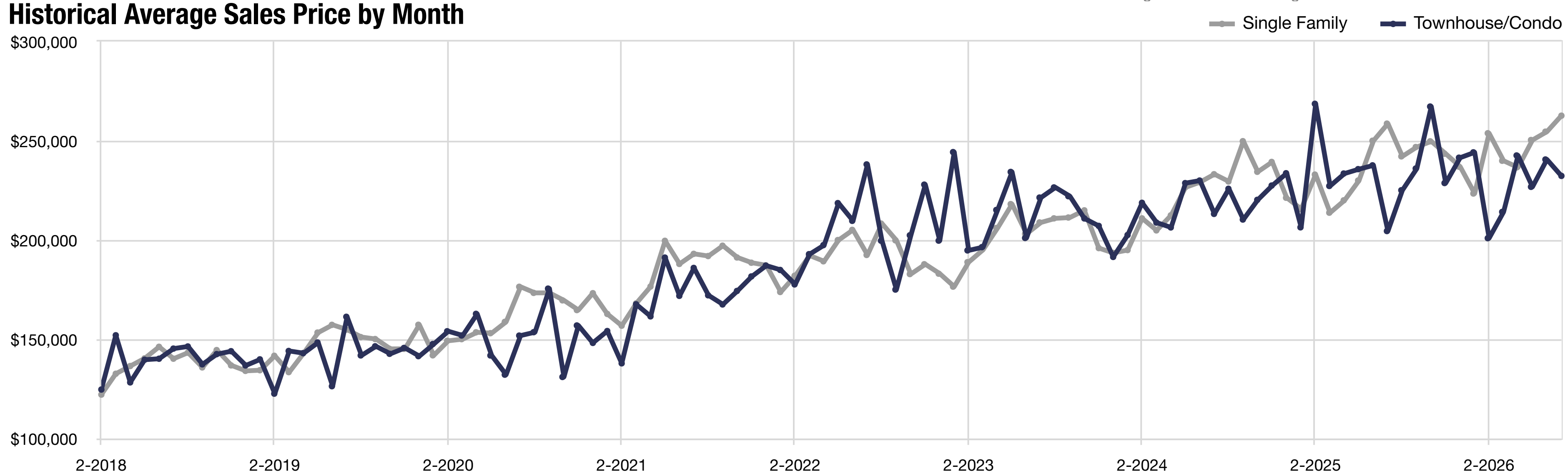
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$236,565	+ 7.5%	$242,598	+ 3.9%
May-2026	$250,386	+ 8.9%	$226,795	- 3.8%
Jun-2026	$254,589	+ 1.8%	$240,572	+ 1.2%
Jul-2026	**$262,640**	**+ 1.5%**	**$232,312**	**+ 13.6%**
12-Month Avg*	$246,101	+ 5.1%	$233,002	+ 3.4%

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

Historical Average Sales Price by Month

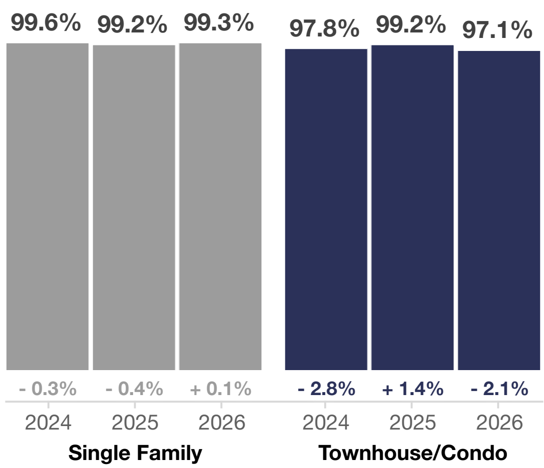


Percent of List Price Received

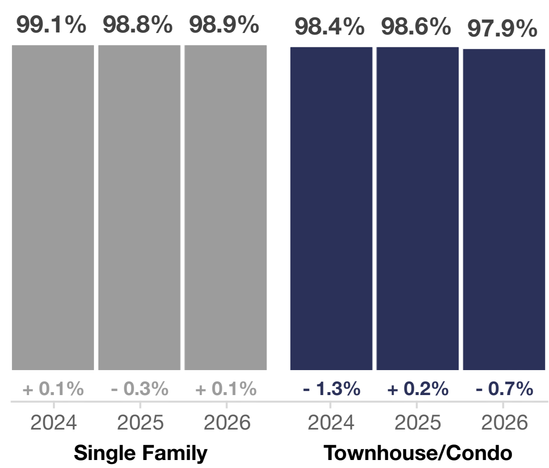
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

STARK TRUMBULL AREA REALTORS®

July



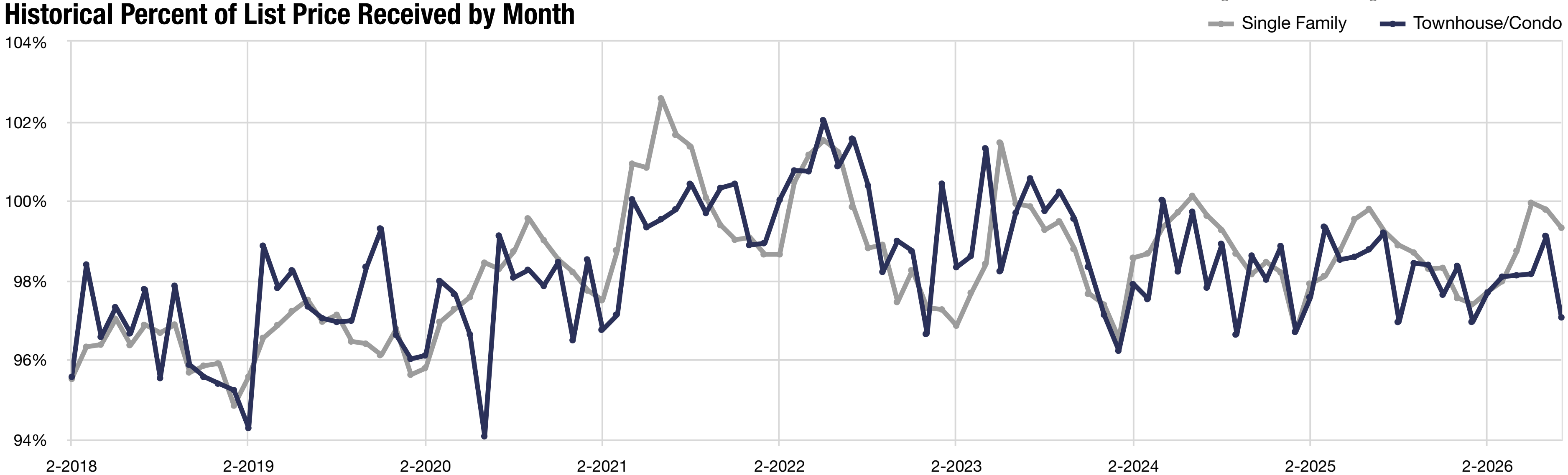
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2026	**99.3%**	**+ 0.1%**	**97.1%**	**- 2.1%**
12-Month Avg*	98.7%	- 0.0%	97.9%	- 0.5%

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

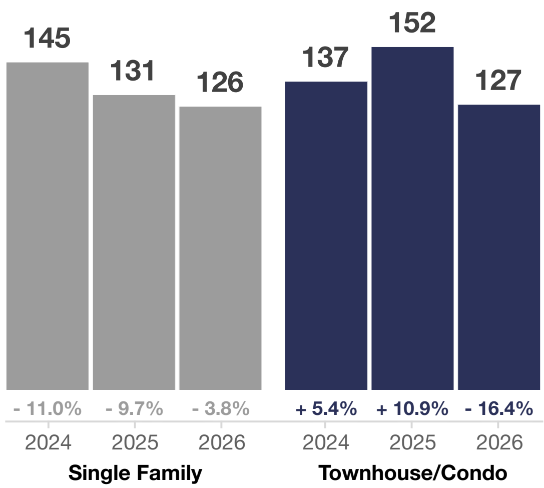
Historical Percent of List Price Received by Month



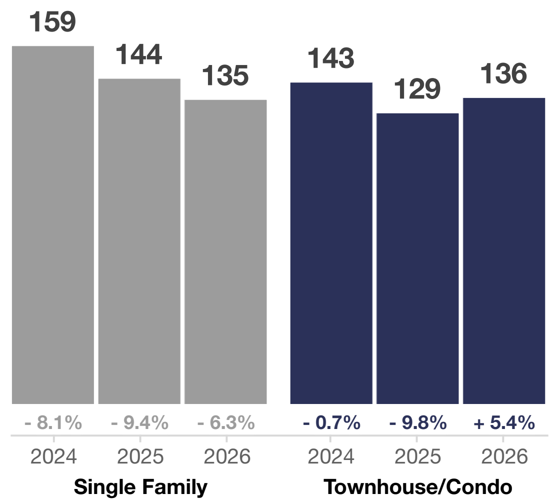
Housing Affordability Index

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.

July

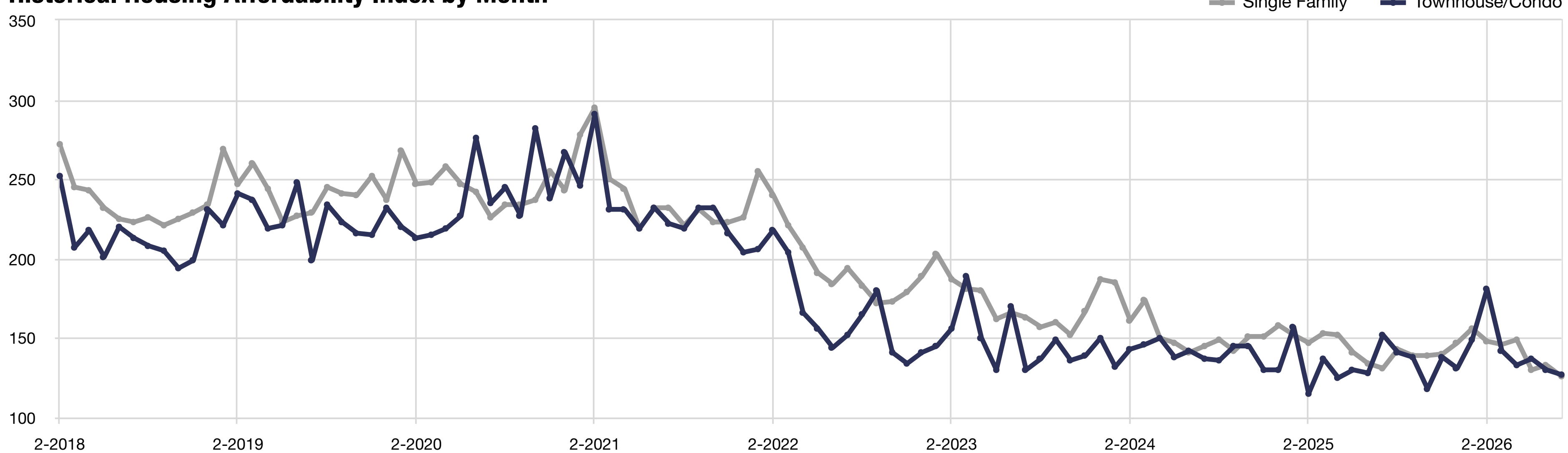


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2026	**126**	**- 3.8%**	**127**	**- 16.4%**
12-Month Avg	141	- 4.1%	139	+ 2.2%

Historical Housing Affordability Index by Month

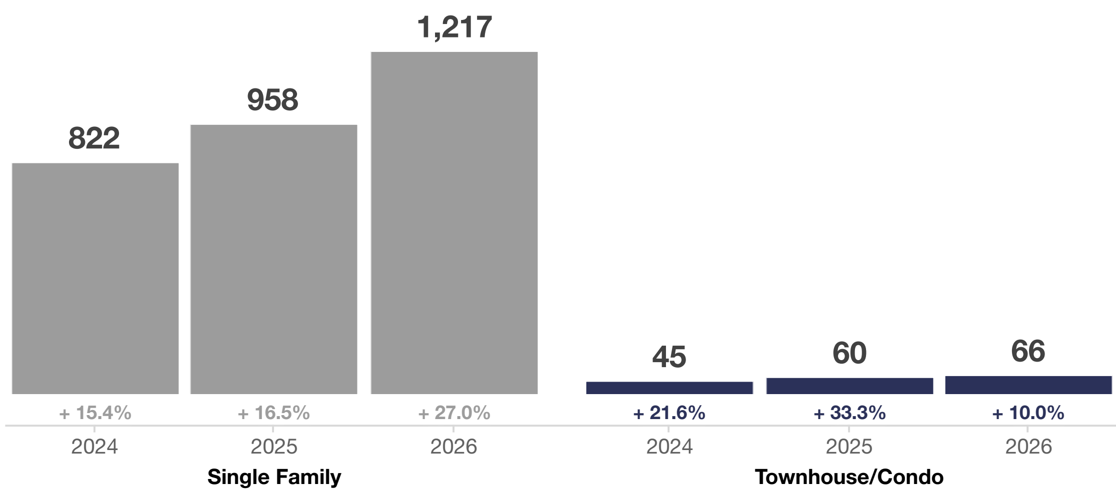


Inventory of Homes for Sale

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

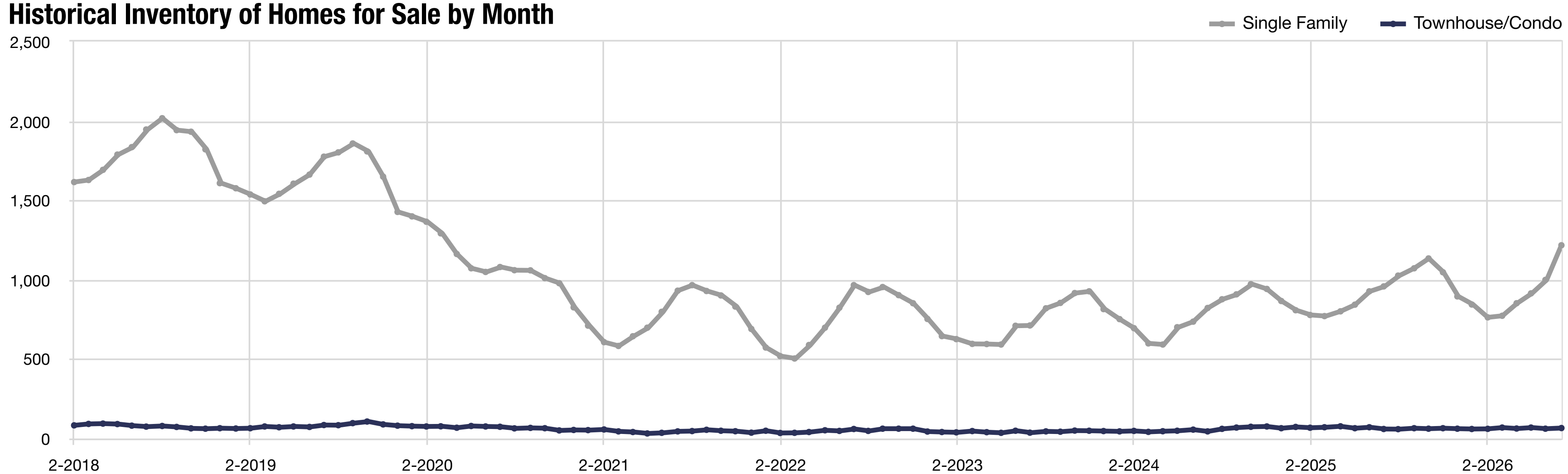
STARK TRUMBULL AREA REALTORS®

July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	773	+ 0.3%	69	- 2.8%
Apr-2026	852	+ 6.4%	63	- 18.2%
May-2026	914	+ 8.4%	69	+ 6.2%
Jun-2026	999	+ 7.8%	62	- 12.7%
Jul-2026	**1,217**	**+ 27.0%**	**66**	**+ 10.0%**
12-Month Avg	961	+ 10.3%	64	- 7.2%

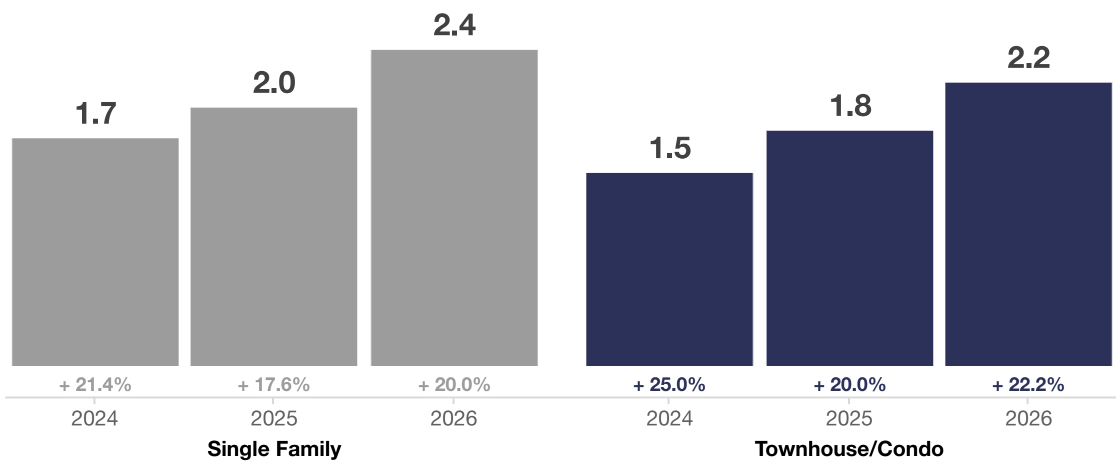
Historical Inventory of Homes for Sale by Month



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.

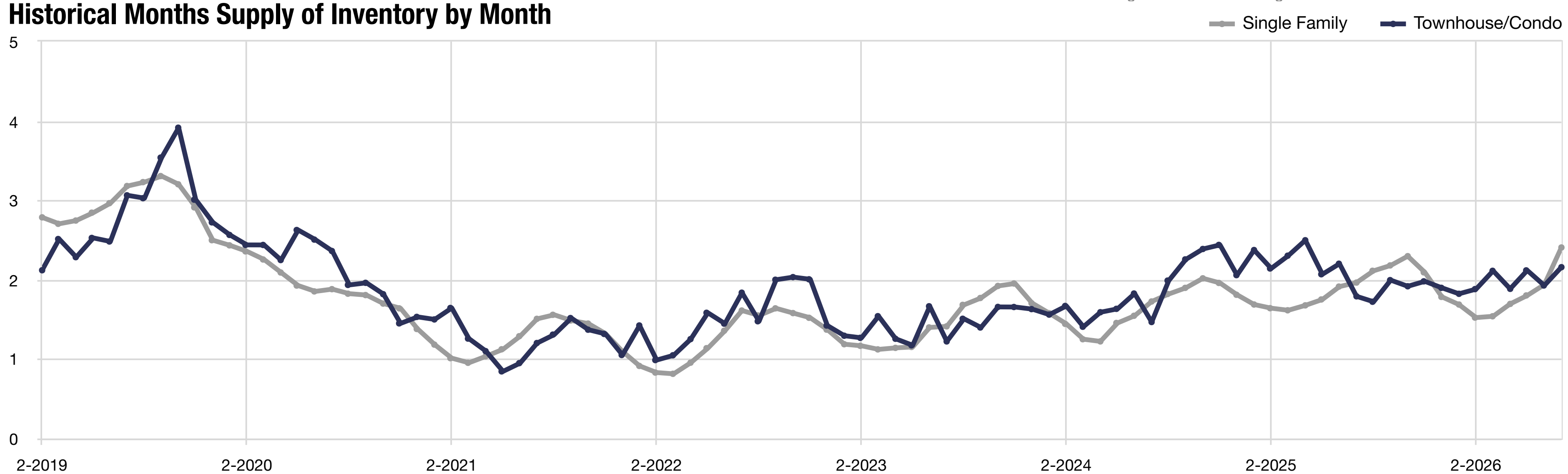
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.9	0.0%	1.9	- 13.6%
Jul-2026	**2.4**	**+ 20.0%**	**2.2**	**+ 22.2%**
12-Month Avg*	1.9	+ 6.0%	2.0	- 11.7%

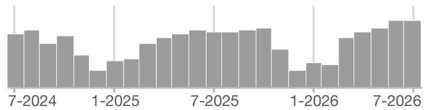
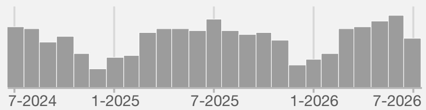
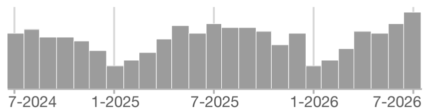
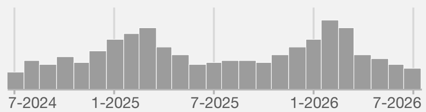
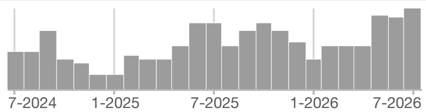
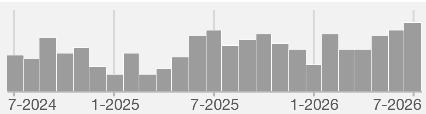
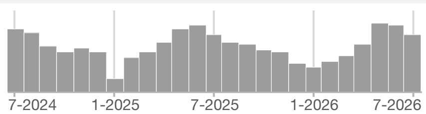
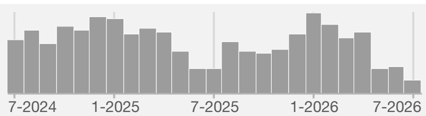
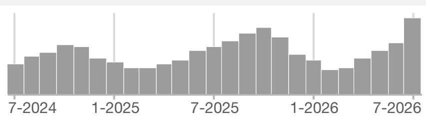
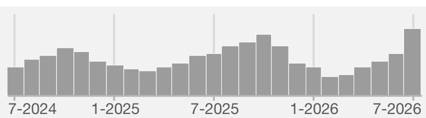
* Months Supply for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		823	**943**	+ 14.6%	4,898	**5,241**	+ 7.0%
Pending Sales		664	**531**	- 20.0%	3,846	**3,871**	+ 0.7%
Closed Sales		632	**709**	+ 12.2%	3,542	**3,700**	+ 4.5%
Days on Market Until Sale		35	**32**	- 8.6%	42	**41**	- 2.4%
Median Sales Price		$225,000	**$235,000**	+ 4.4%	$210,000	**$220,000**	+ 4.8%
Average Sales Price		$254,237	**$260,775**	+ 2.6%	$233,213	**$246,721**	+ 5.8%
Percent of List Price Received		99.2%	**99.2%**	0.0%	98.8%	**98.8%**	0.0%
Housing Affordability Index		131	**126**	- 3.8%	141	**135**	- 4.3%
Inventory of Homes for Sale		1,018	**1,283**	+ 26.0%	—	**—**	—
Months Supply of Inventory		2.0	**2.4**	+ 20.0%	—	**—**	—