Monthly Indicators

Carroll, Stark, and Trumbull counties

STARK TRUMBULL AREA REALTORS®

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings decreased 0.8 percent for Single Family homes and 30.4 percent for Townhouse/Condo homes. Pending Sales decreased 8.8 percent for Single Family homes and 52.4 percent for Townhouse/Condo homes. Inventory increased 17.7 percent for Single Family homes and 22.0 percent for Townhouse/Condo homes.

Median Sales Price increased 9.5 percent to $230,000 for Single Family homes and 10.3 percent to $235,000 for Townhouse/Condo homes. Days on Market decreased 5.6 percent for Single Family homes but increased 21.6 percent for Townhouse/Condo homes. Months Supply of Inventory increased 14.3 percent for Single Family homes and 47.1 percent for Townhouse/Condo homes.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

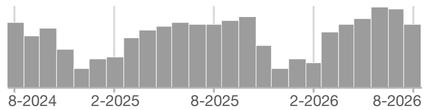
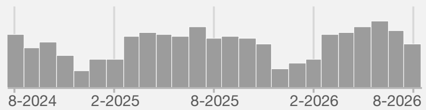
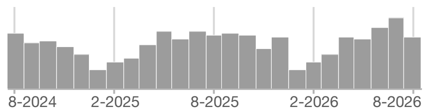
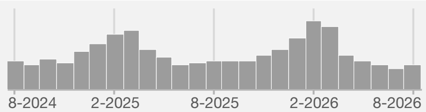
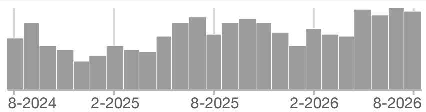
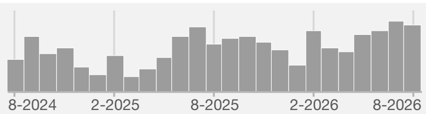
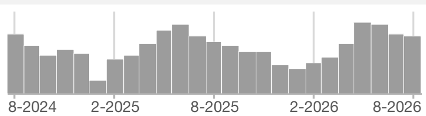
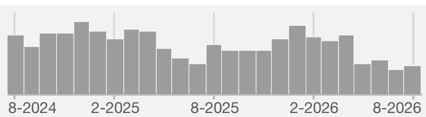
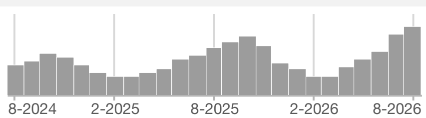
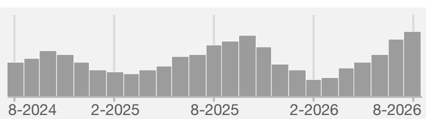
- 4.0%	+ 9.5%	+ 18.0%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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

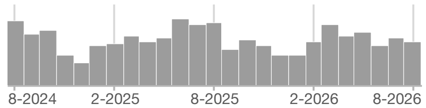
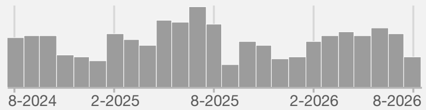
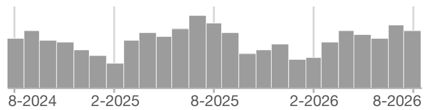
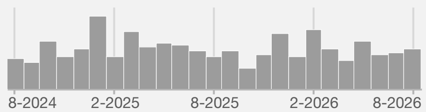
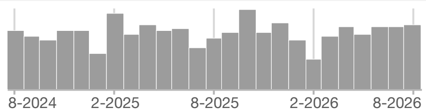
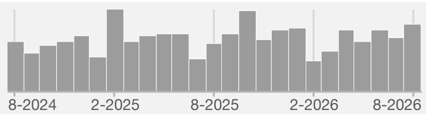
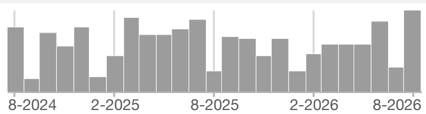
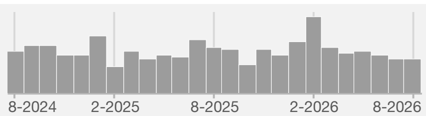
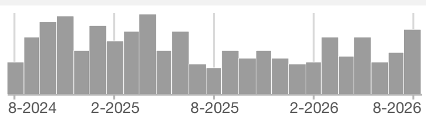
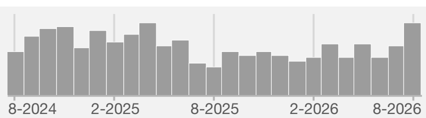
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

STARK TRUMBULL AREA REALTORS®

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		770	**764**	- 0.8%	5,354	**5,716**	+ 6.8%
Pending Sales		535	**488**	- 8.8%	4,124	**4,216**	+ 2.2%
Closed Sales		562	**544**	- 3.2%	3,874	**4,032**	+ 4.1%
Days on Market Until Sale		36	**34**	- 5.6%	41	**40**	- 2.4%
Median Sales Price		$210,000	**$230,000**	+ 9.5%	$208,000	**$220,000**	+ 5.8%
Average Sales Price		$242,148	**$259,747**	+ 7.3%	$234,883	**$249,572**	+ 6.3%
Percent of List Price Received		98.9%	**99.2%**	+ 0.3%	98.8%	**98.9%**	+ 0.1%
Housing Affordability Index		143	**129**	- 9.8%	144	**135**	- 6.3%
Inventory of Homes for Sale		1,026	**1,208**	+ 17.7%	—	**—**	—
Months Supply of Inventory		2.1	**2.4**	+ 14.3%	—	**—**	—

Townhouse/Condo Market Overview

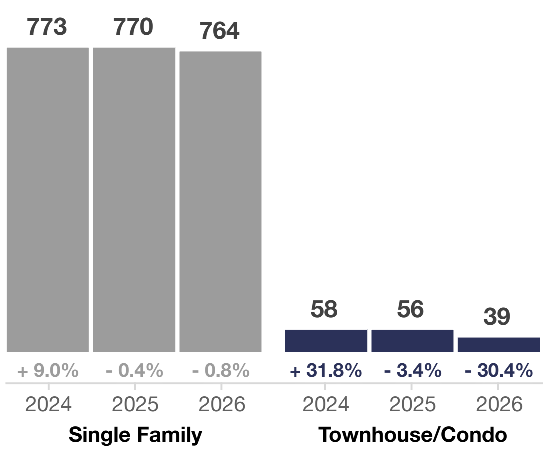
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		56	**39**	- 30.4%	370	**330**	- 10.8%
Pending Sales		42	**20**	- 52.4%	299	**255**	- 14.7%
Closed Sales		44	**38**	- 13.6%	274	**258**	- 5.8%
Days on Market Until Sale		37	**45**	+ 21.6%	49	**44**	- 10.2%
Median Sales Price		$213,000	**$235,000**	+ 10.3%	$226,000	**$224,000**	- 0.9%
Average Sales Price		$225,076	**$248,984**	+ 10.6%	$226,866	**$232,636**	+ 2.5%
Percent of List Price Received		97.0%	**99.7%**	+ 2.8%	98.3%	**98.2%**	- 0.1%
Housing Affordability Index		141	**127**	- 9.9%	133	**133**	0.0%
Inventory of Homes for Sale		59	**72**	+ 22.0%	—	**—**	—
Months Supply of Inventory		1.7	**2.5**	+ 47.1%	—	**—**	—

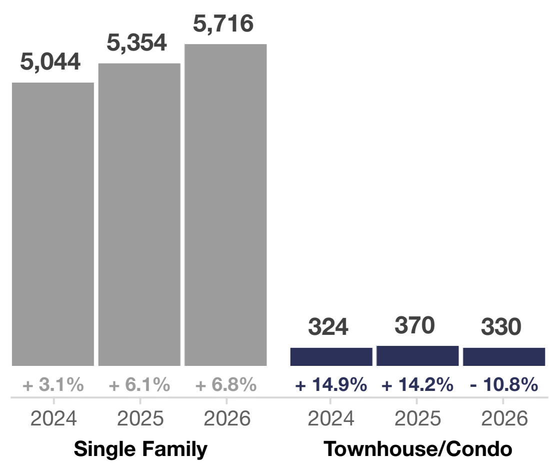
New Listings

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

August

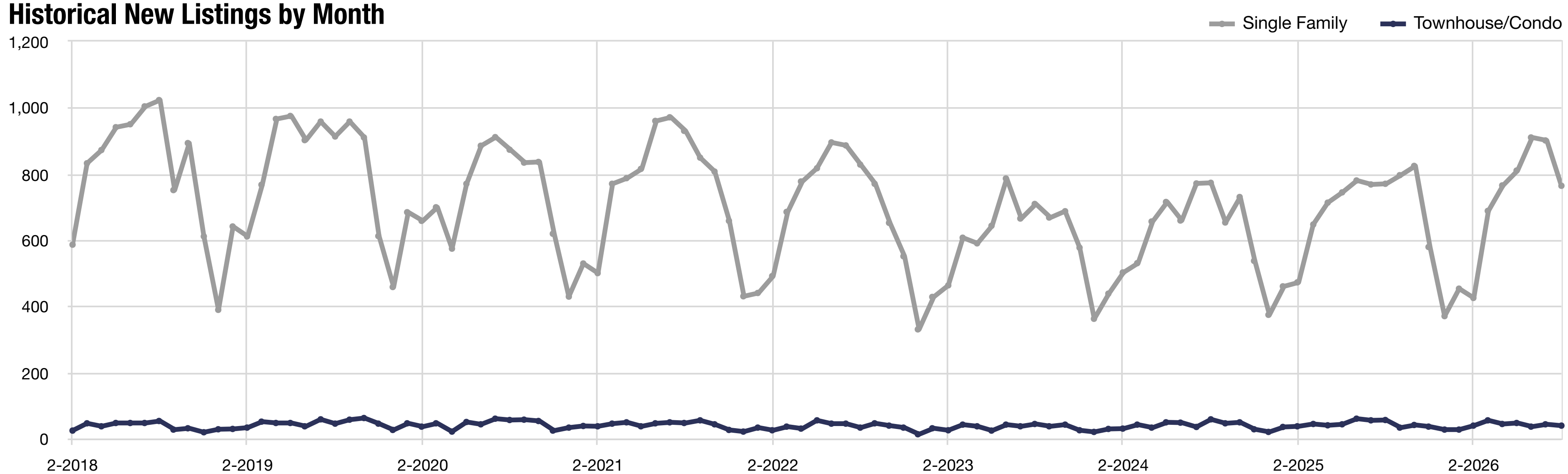


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	910	+ 16.7%	36	- 40.0%
Jul-2026	901	+ 17.3%	43	- 21.8%
Aug-2026	**764**	**- 0.8%**	**39**	**- 30.4%**
12-Month Avg	690	+ 8.3%	39	- 9.3%

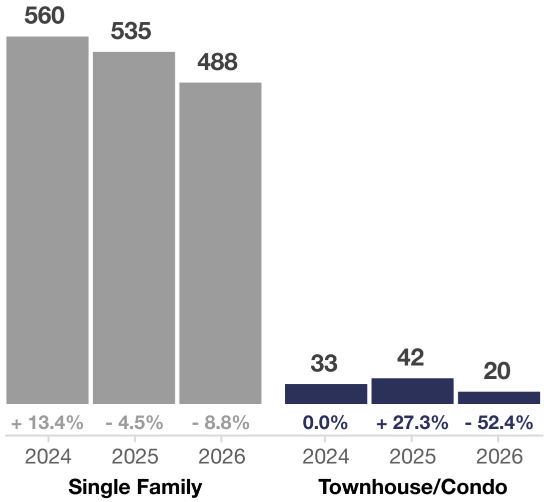
Historical New Listings by Month



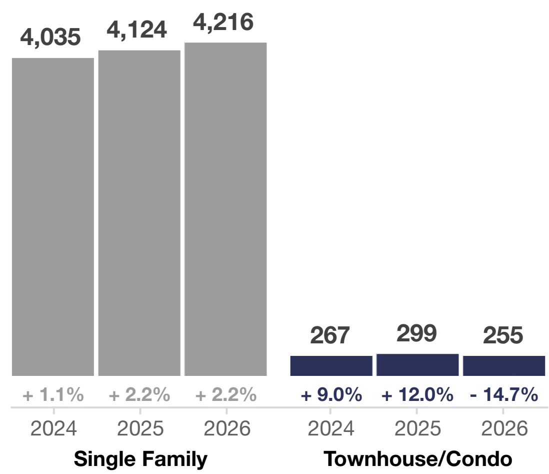
Pending Sales

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

August

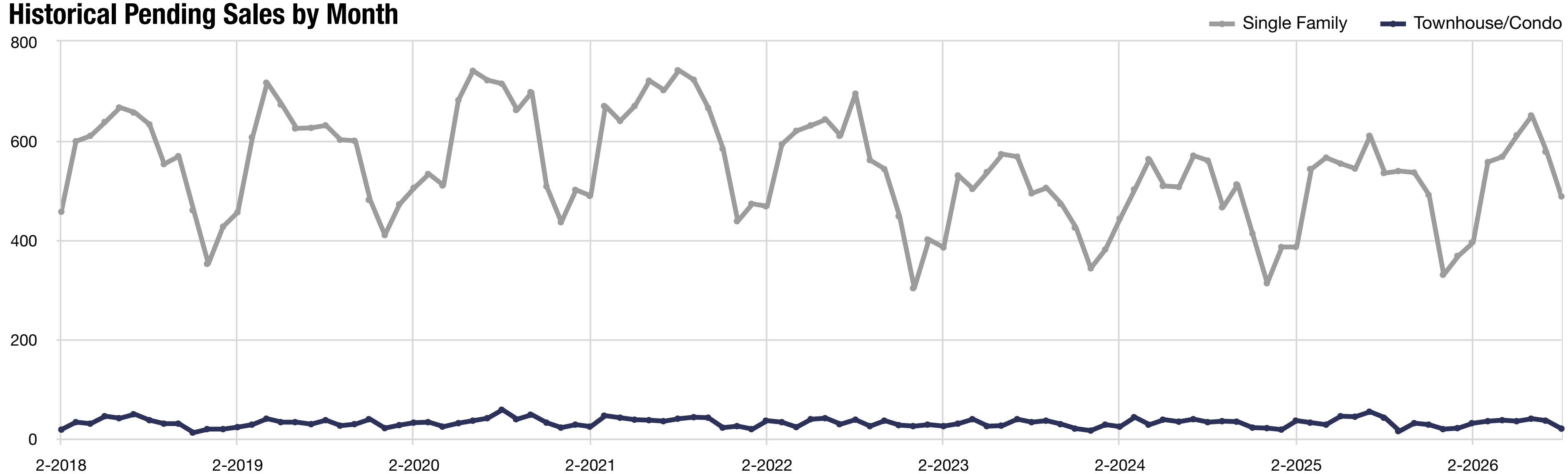


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	31	- 13.9%
Mar-2026	557	+ 2.6%	35	+ 9.4%
Apr-2026	568	+ 0.4%	37	+ 32.1%
May-2026	611	+ 10.3%	35	- 22.2%
Jun-2026	651	+ 19.7%	40	- 9.1%
Jul-2026	578	- 5.2%	36	- 33.3%
Aug-2026	**488**	**- 8.8%**	**20**	**- 52.4%**
12-Month Avg	509	+ 4.7%	29	- 14.7%

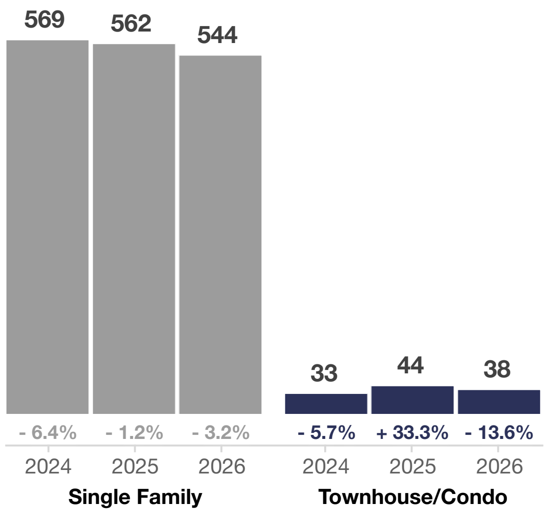
Historical Pending Sales by Month



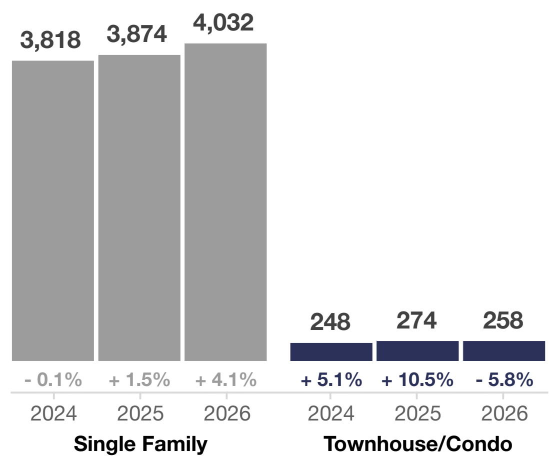
Closed Sales

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

August

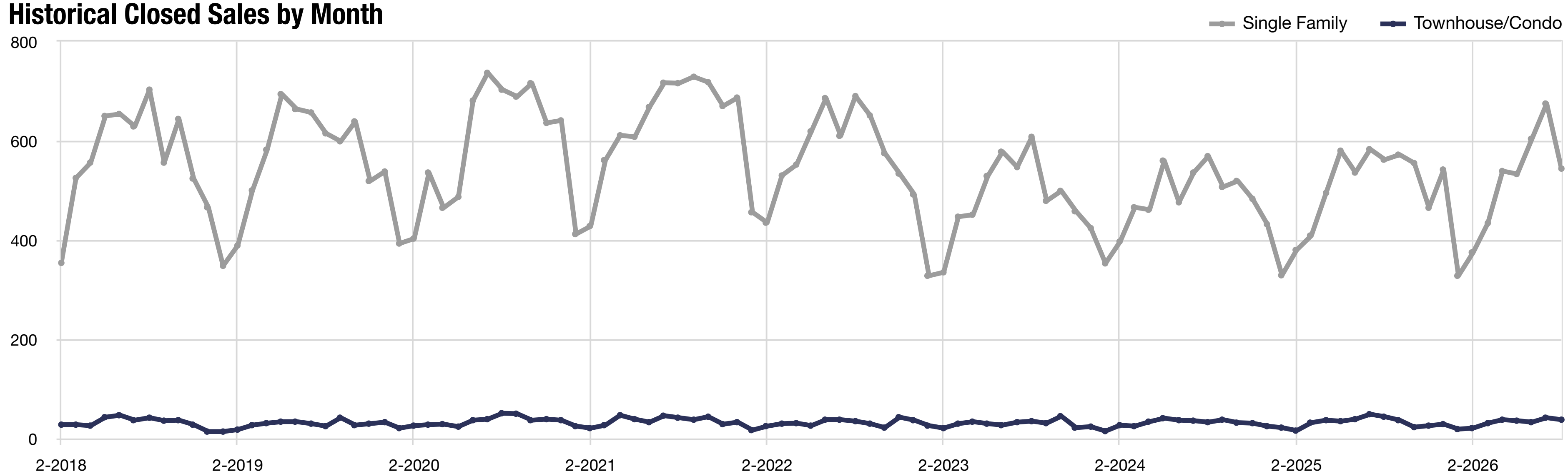


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	675	+ 15.8%	42	- 14.3%
Aug-2026	**544**	**- 3.2%**	**38**	**- 13.6%**
12-Month Avg	514	+ 6.0%	31	- 6.1%

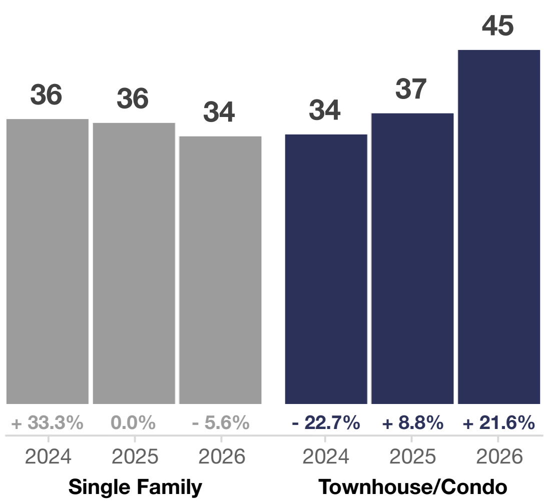
Historical Closed Sales by Month



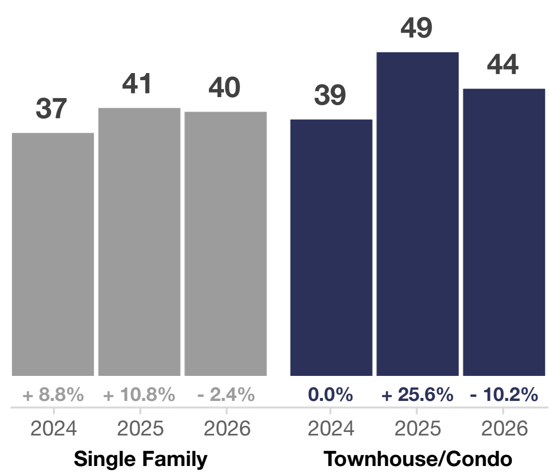
Days on Market Until Sale

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

August



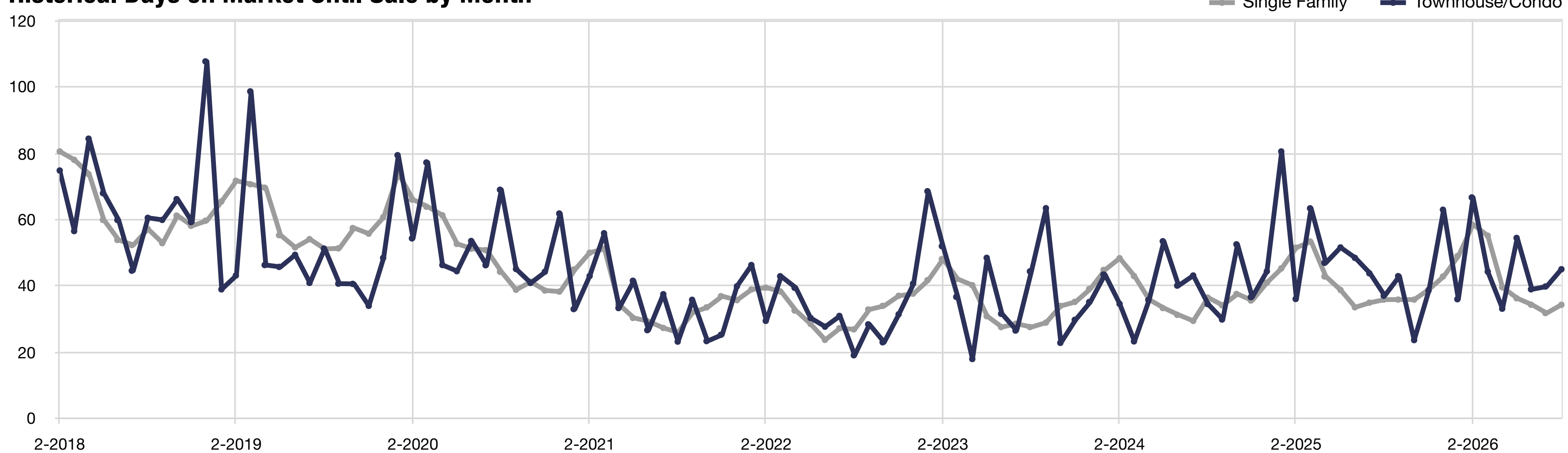
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	32	- 8.6%	40	- 9.1%
Aug-2026	**34**	**- 5.6%**	**45**	**+ 21.6%**
12-Month Avg*	40	+ 0.4%	43	- 6.3%

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

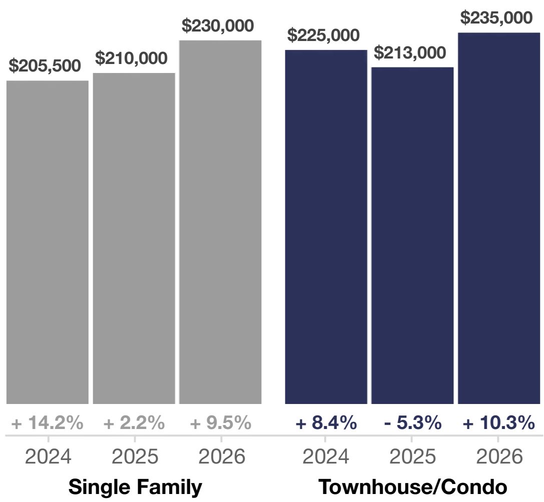
Historical Days on Market Until Sale by Month



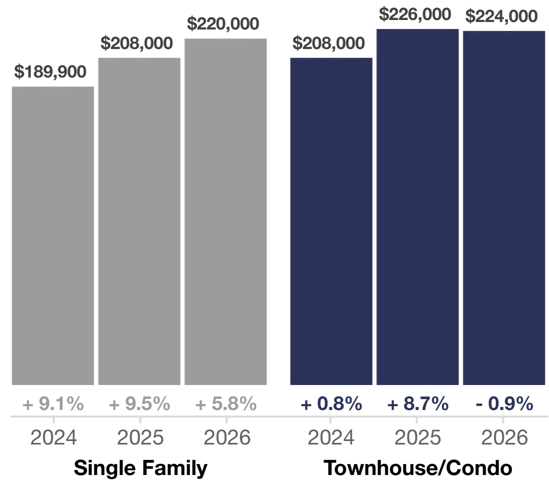
Median Sales Price

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

August



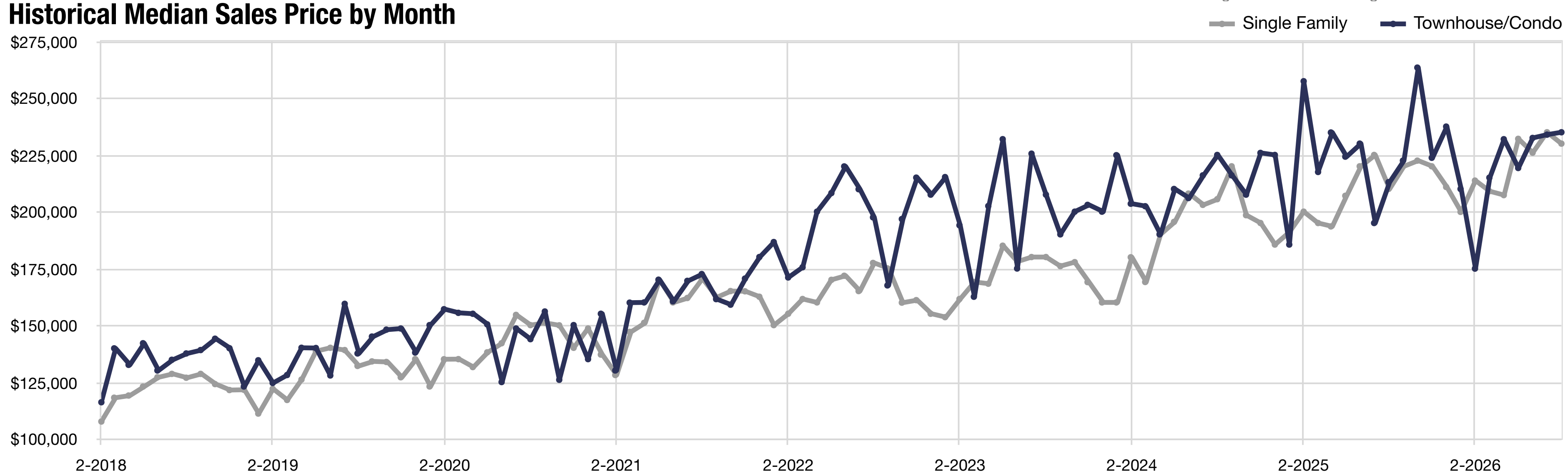
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	**$230,000**	**+ 9.5%**	**$235,000**	**+ 10.3%**
12-Month Avg*	$220,000	+ 7.3%	$225,000	+ 0.9%

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

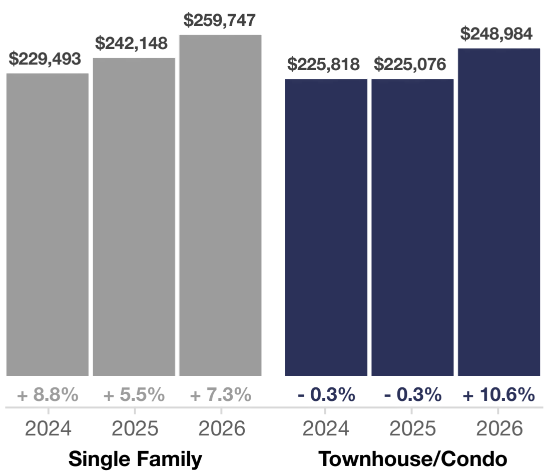
Historical Median Sales Price by Month



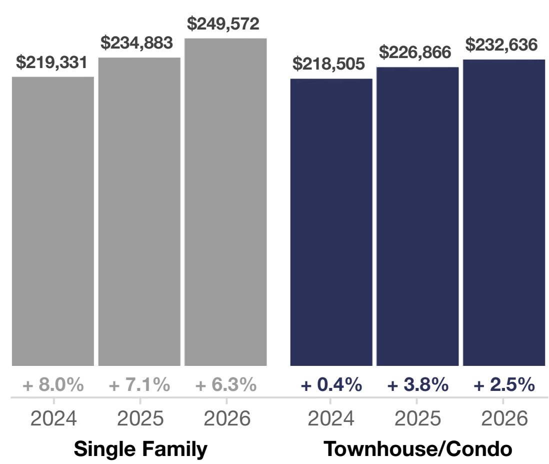
Average Sales Price

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

August



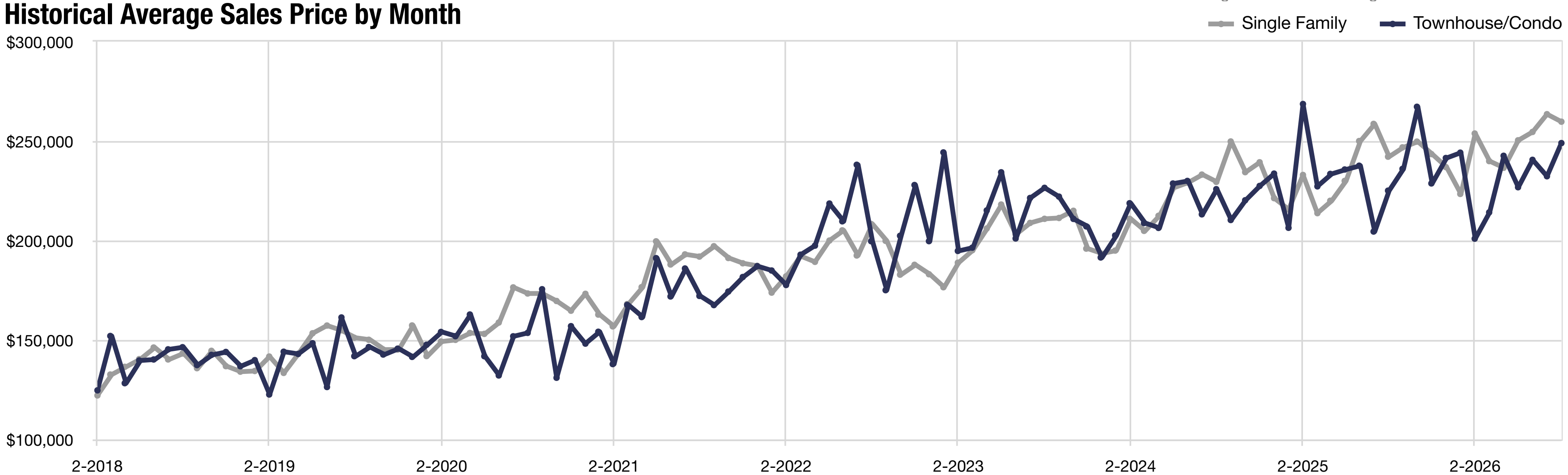
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$263,515	+ 1.9%	$232,312	+ 13.6%
Aug-2026	**$259,747**	**+ 7.3%**	**$248,984**	**+ 10.6%**
12-Month Avg*	$247,768	+ 5.2%	$235,543	+ 4.6%

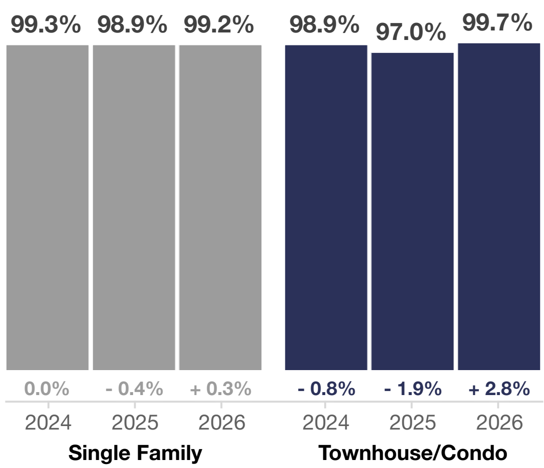
* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

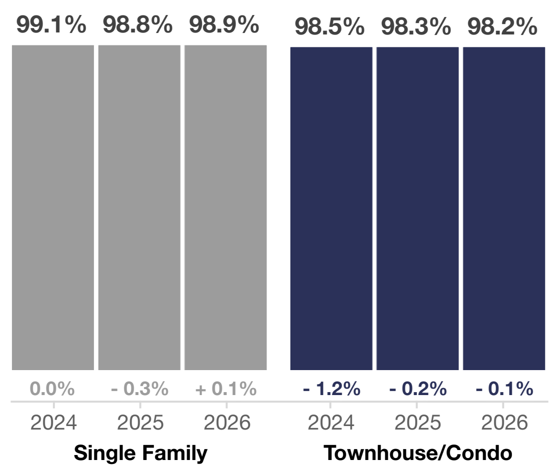
Historical Average Sales Price by Month



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.

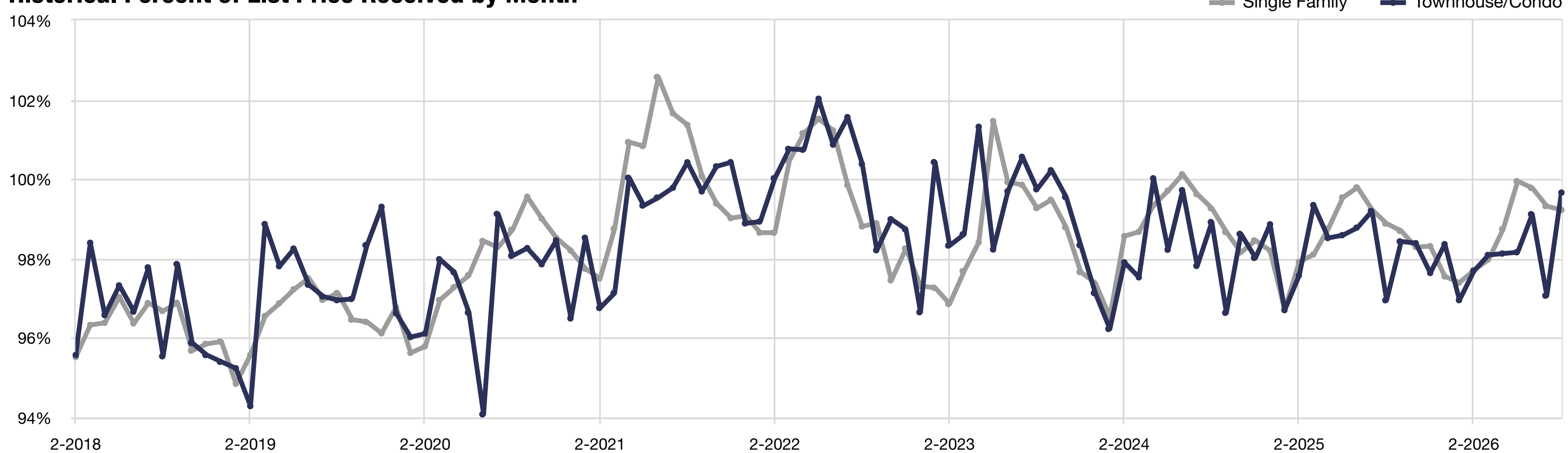




Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	98.7%	0.0%	98.4%	+ 1.9%
Oct-2025	98.3%	+ 0.1%	98.4%	- 0.2%
Nov-2025	98.3%	- 0.2%	97.6%	- 0.4%
Dec-2025	97.6%	- 0.6%	98.4%	- 0.5%
Jan-2026	97.4%	+ 0.7%	97.0%	+ 0.3%
Feb-2026	97.7%	- 0.2%	97.7%	+ 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%
Aug-2026	**99.2%**	**+ 0.3%**	**99.7%**	**+ 2.8%**
12-Month Avg*	98.7%	+ 0.0%	98.2%	- 0.0%

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

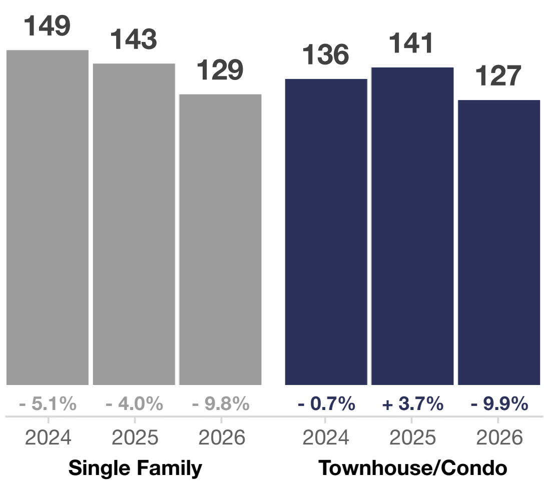
Historical Percent of List Price Received by Month



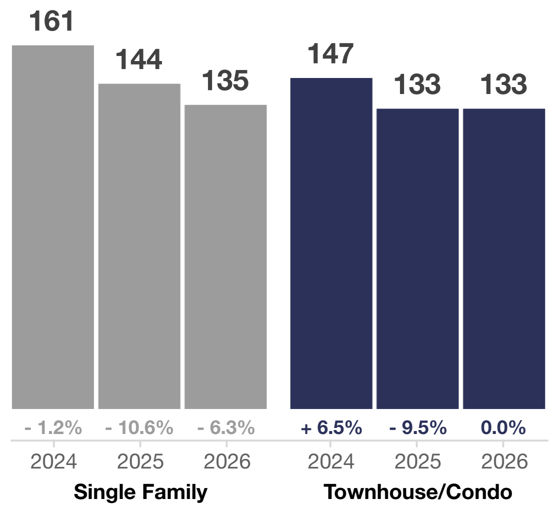
Housing Affordability Index

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.

August

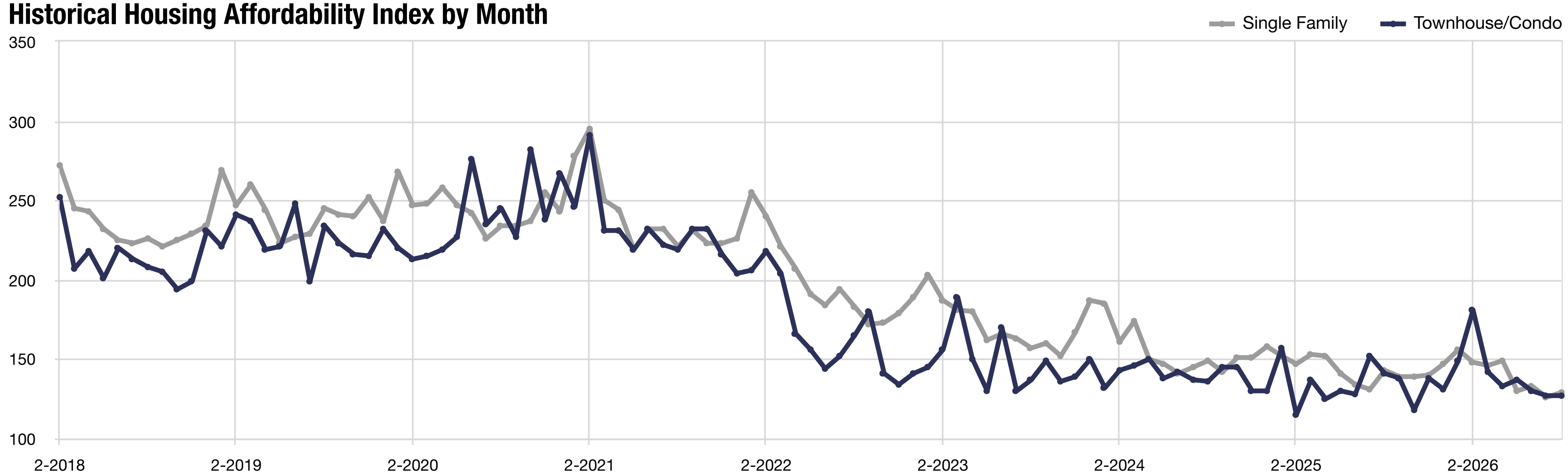


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	**129**	**- 9.8%**	**127**	**- 9.9%**
12-Month Avg	140	- 4.1%	138	+ 1.5%

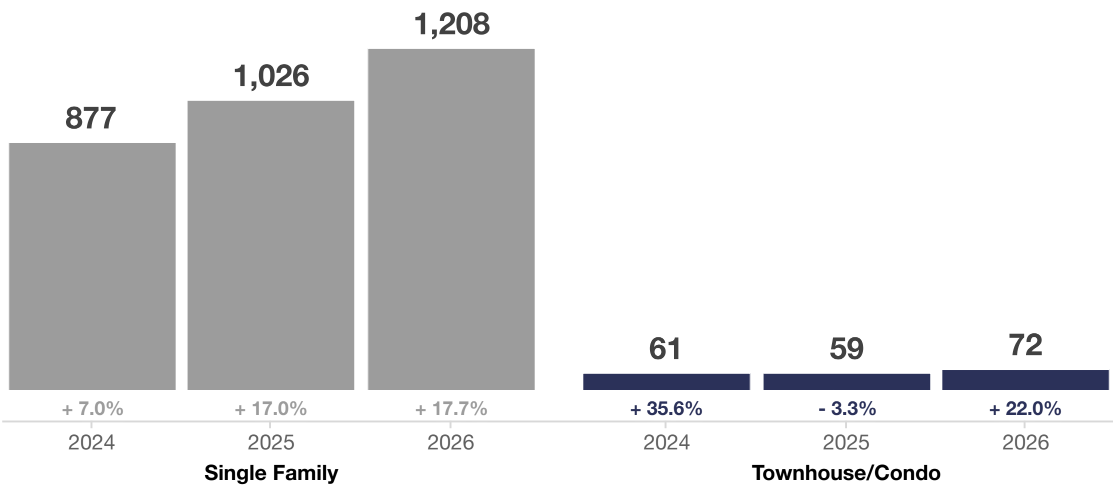
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

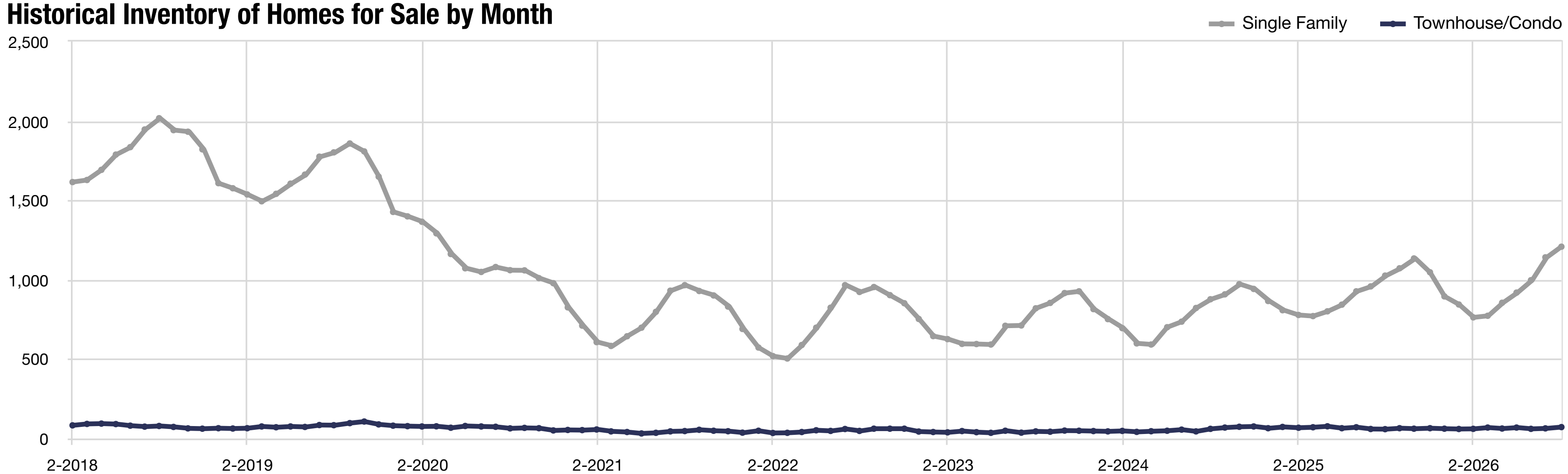
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	855	+ 6.7%	63	- 18.2%
May-2026	919	+ 9.0%	69	+ 6.2%
Jun-2026	997	+ 7.6%	61	- 14.1%
Jul-2026	1,141	+ 19.1%	64	+ 6.7%
Aug-2026	**1,208**	**+ 17.7%**	**72**	**+ 22.0%**
12-Month Avg	971	+ 10.0%	64	- 7.2%

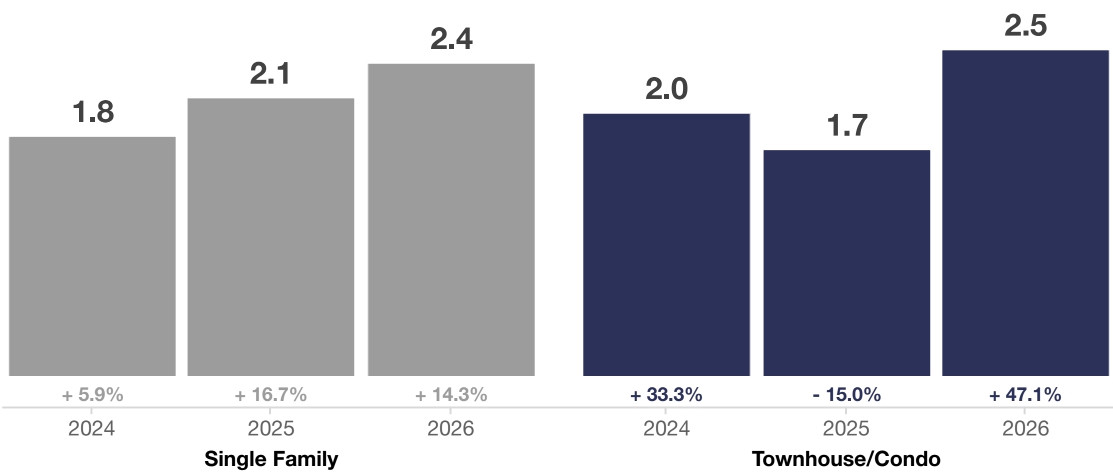
Historical Inventory of Homes for Sale by Month



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.

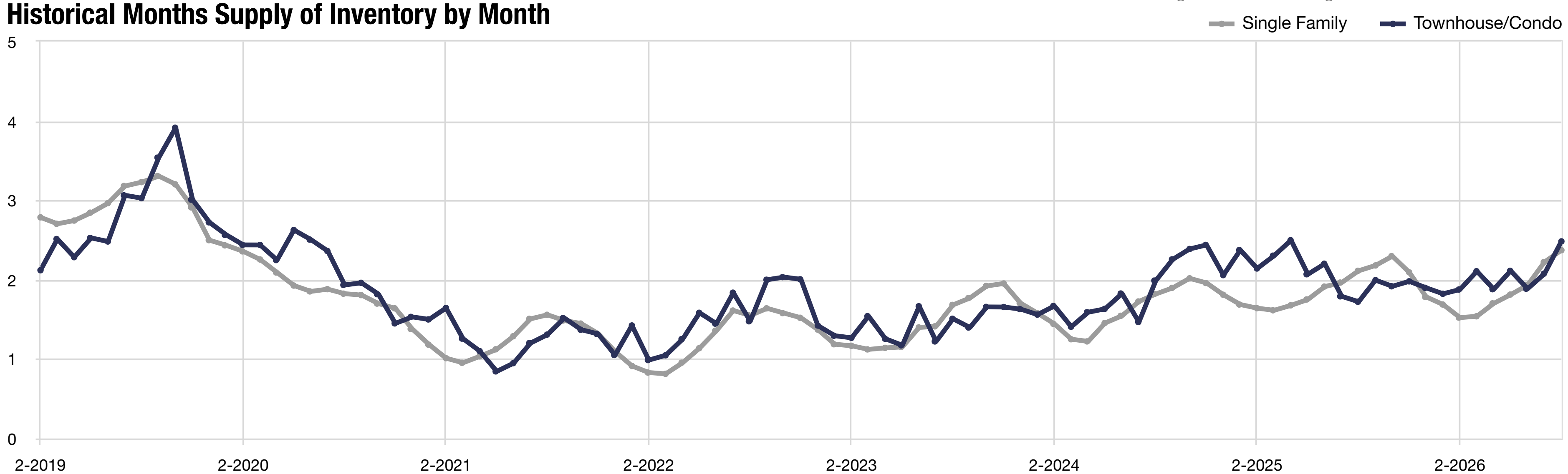
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.2	+ 10.0%	2.1	+ 16.7%
Aug-2026	**2.4**	**+ 14.3%**	**2.5**	**+ 47.1%**
12-Month Avg*	1.9	+ 5.0%	2.0	- 8.4%

* Months Supply for all properties from September 2025 through August 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.

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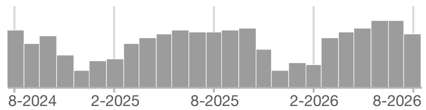
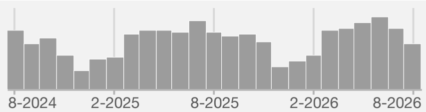
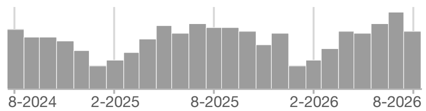
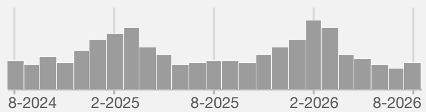
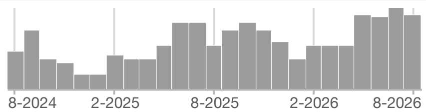
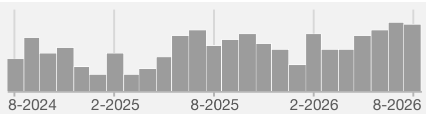
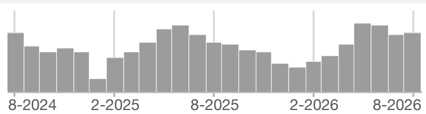
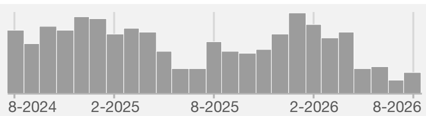
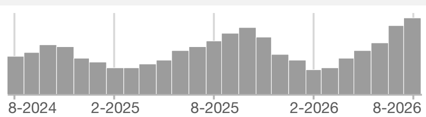
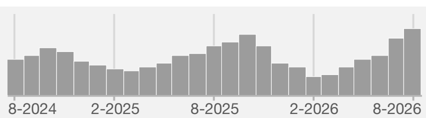
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		826	**803**	- 2.8%	5,724	**6,046**	+ 5.6%
Pending Sales		577	**508**	- 12.0%	4,423	**4,471**	+ 1.1%
Closed Sales		606	**582**	- 4.0%	4,148	**4,290**	+ 3.4%
Days on Market Until Sale		36	**35**	- 2.8%	41	**41**	0.0%
Median Sales Price		$210,000	**$230,000**	+ 9.5%	$210,000	**$220,550**	+ 5.0%
Average Sales Price		$240,866	**$259,036**	+ 7.5%	$234,338	**$248,532**	+ 6.1%
Percent of List Price Received		98.7%	**99.3%**	+ 0.6%	98.8%	**98.9%**	+ 0.1%
Housing Affordability Index		143	**129**	- 9.8%	143	**135**	- 5.6%
Inventory of Homes for Sale		1,085	**1,280**	+ 18.0%	—	**—**	—
Months Supply of Inventory		2.1	**2.4**	+ 14.3%	—	**—**	—