Monthly Indicators

Carroll, Stark, and Trumbull counties

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings decreased 2.8 percent for Single Family homes but increased 36.4 percent for Townhouse/Condo homes. Pending Sales decreased 24.9 percent for Single Family homes but increased 93.3 percent for Townhouse/Condo homes. Inventory increased 18.4 percent for Single Family homes and 20.0 percent for Townhouse/Condo homes.

Median Sales Price decreased 2.3 percent to $215,000 for Single Family homes but increased 9.2 percent to $242,900 for Townhouse/Condo homes. Days on Market decreased 11.1 percent for Single Family homes but increased 9.3 percent for Townhouse/Condo homes. Months Supply of Inventory increased 13.6 percent for Single Family homes and 30.0 percent for Townhouse/Condo homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

+ 0.7%	- 2.3%	+ 18.5%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

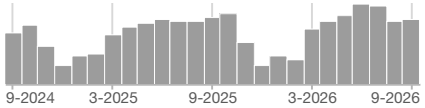
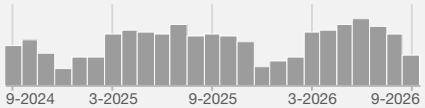
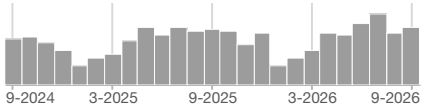
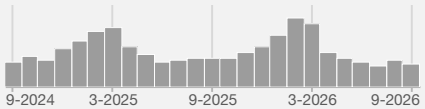
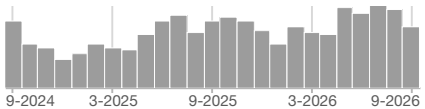
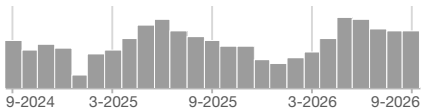
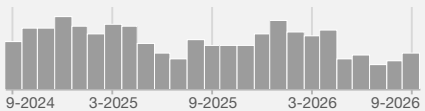
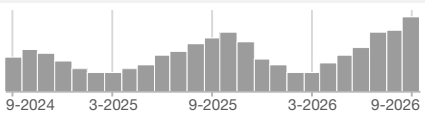
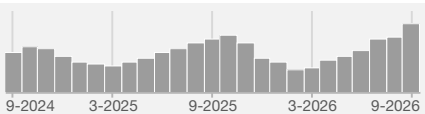
Residential activity in Carroll, Stark, and Trumbull counties composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse/Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14

Current as of October 11, 2026. All data from MLS Now | Report © 2026 ShowingTime Plus, LLC.

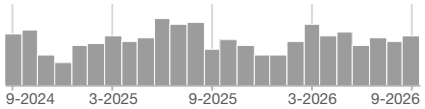
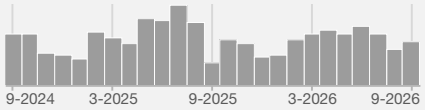
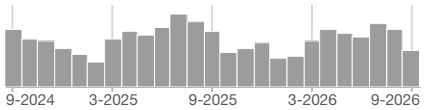
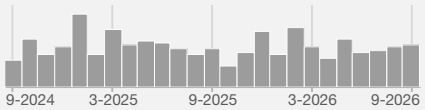
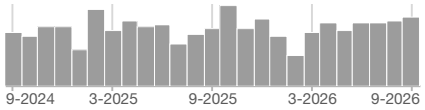
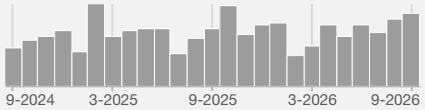
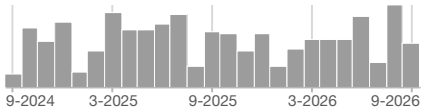
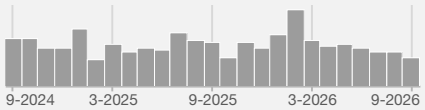
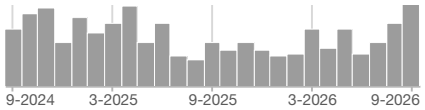
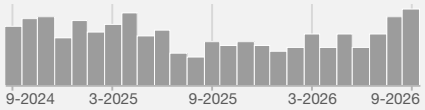
Single Family Market Overview

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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		796	**774**	- 2.8%	6,150	**6,490**	+ 5.5%
Pending Sales		539	**405**	- 24.9%	4,663	**4,694**	+ 0.7%
Closed Sales		572	**589**	+ 3.0%	4,446	**4,629**	+ 4.1%
Days on Market Until Sale		36	**32**	- 11.1%	40	**39**	- 2.5%
Median Sales Price		$220,000	**$215,000**	- 2.3%	$210,000	**$220,000**	+ 4.8%
Average Sales Price		$246,847	**$251,602**	+ 1.9%	$236,429	**$249,856**	+ 5.7%
Percent of List Price Received		98.7%	**99.2%**	+ 0.5%	98.8%	**99.0%**	+ 0.2%
Housing Affordability Index		139	**134**	- 3.6%	146	**131**	- 10.3%
Inventory of Homes for Sale		1,072	**1,269**	+ 18.4%	—	**—**	—
Months Supply of Inventory		2.2	**2.5**	+ 13.6%	—	**—**	—

Townhouse/Condo Market Overview

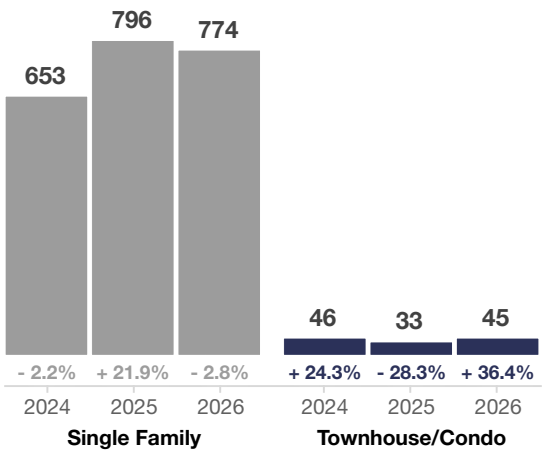
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		33	**45**	+ 36.4%	403	**376**	- 6.7%
Pending Sales		15	**29**	+ 93.3%	314	**287**	- 8.6%
Closed Sales		37	**24**	- 35.1%	311	**282**	- 9.3%
Days on Market Until Sale		43	**47**	+ 9.3%	49	**44**	- 10.2%
Median Sales Price		$222,500	**$242,900**	+ 9.2%	$225,000	**$225,000**	0.0%
Average Sales Price		$236,022	**$256,652**	+ 8.7%	$227,966	**$234,463**	+ 2.8%
Percent of List Price Received		98.4%	**97.9%**	- 0.5%	98.3%	**98.2%**	- 0.1%
Housing Affordability Index		138	**119**	- 13.8%	137	**128**	- 6.6%
Inventory of Homes for Sale		65	**78**	+ 20.0%	—	**—**	—
Months Supply of Inventory		2.0	**2.6**	+ 30.0%	—	**—**	—

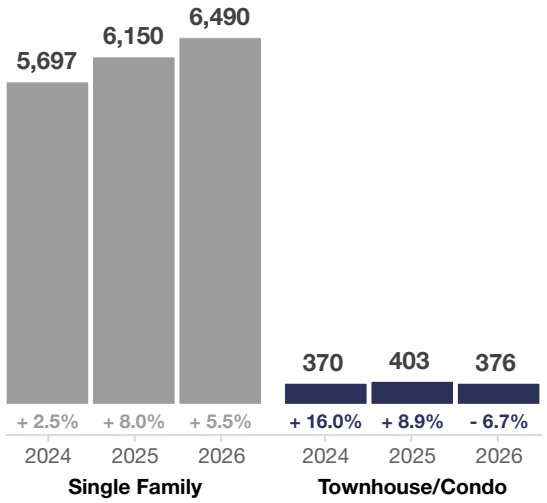
New Listings

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

September

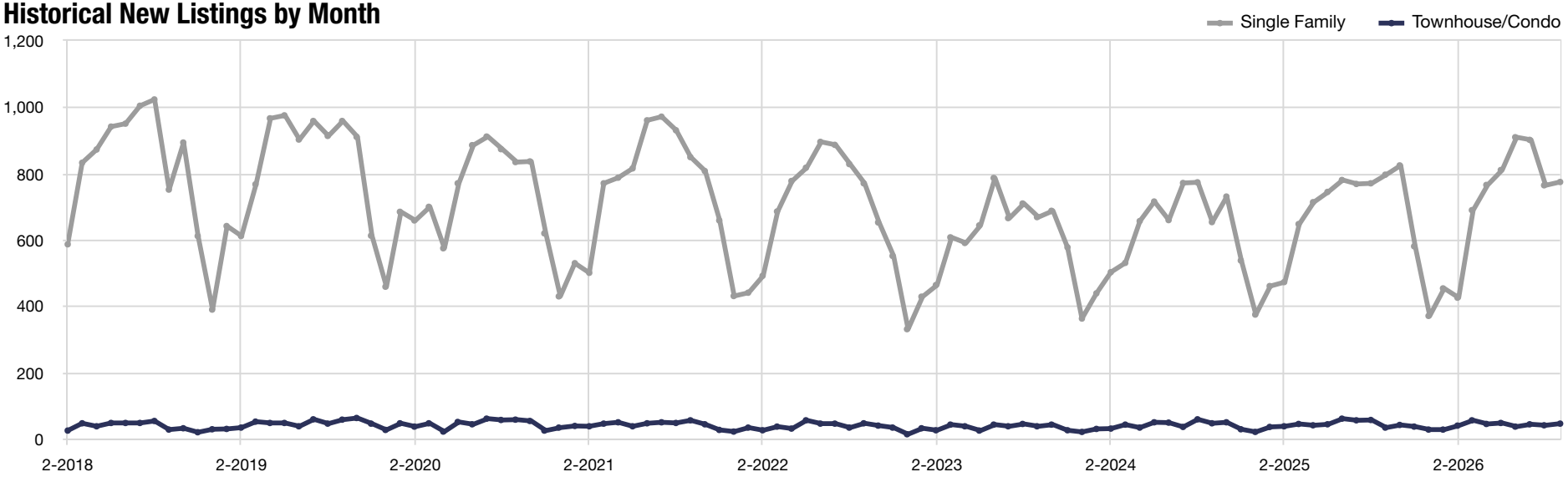


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	824	+ 12.9%	41	- 16.3%
Nov-2025	580	+ 8.0%	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	689	+ 6.5%	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	901	+ 17.3%	43	- 21.8%
Aug-2026	764	- 0.8%	40	- 28.6%
Sep-2026	**774**	**- 2.8%**	**45**	**+ 36.4%**
12-Month Avg	689	+ 6.2%	40	- 4.8%

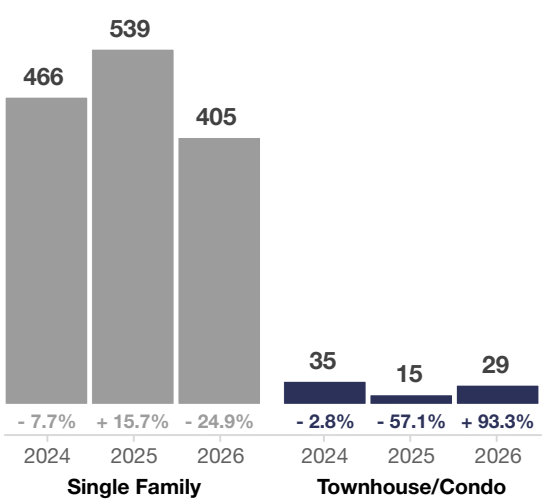
Historical New Listings by Month



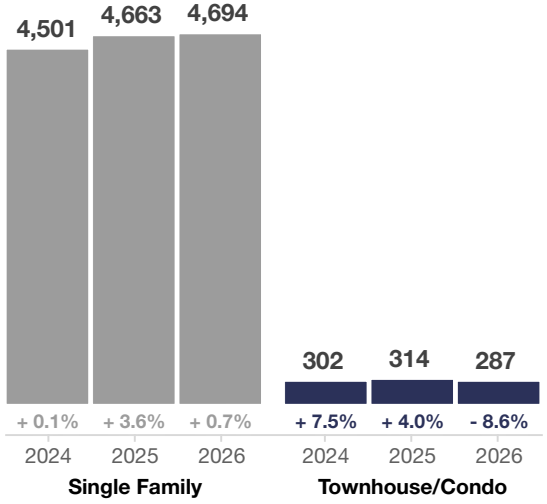
Pending Sales

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

September

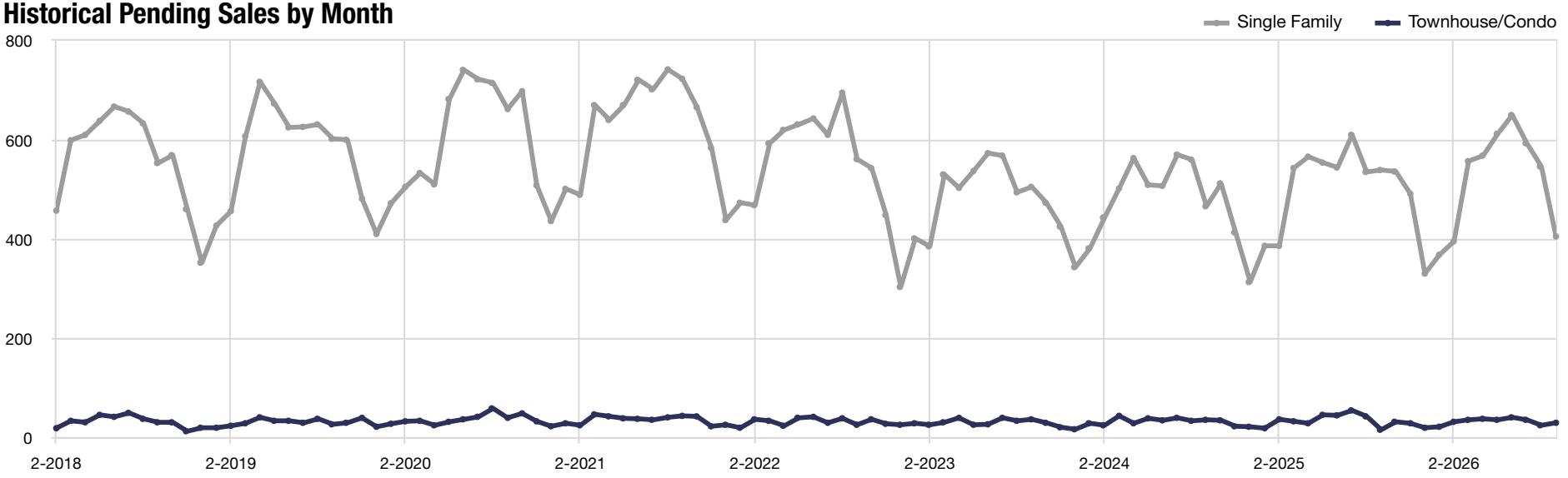


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	612	+ 10.5%	35	- 22.2%
Jun-2026	650	+ 19.5%	40	- 9.1%
Jul-2026	593	- 2.8%	35	- 35.2%
Aug-2026	546	+ 2.1%	24	- 42.9%
Sep-2026	**405**	**- 24.9%**	**29**	**+ 93.3%**
12-Month Avg	504	+ 2.4%	30	- 9.1%

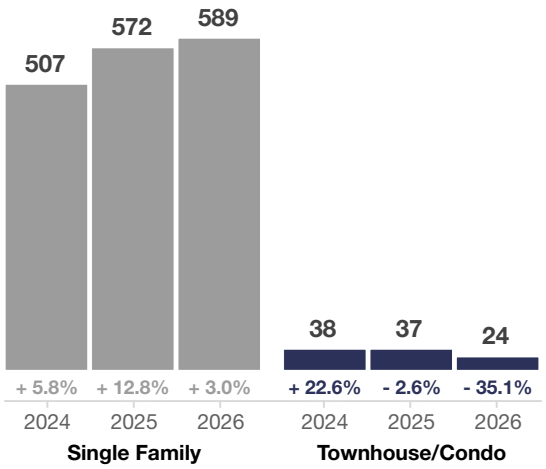
Historical Pending Sales by Month



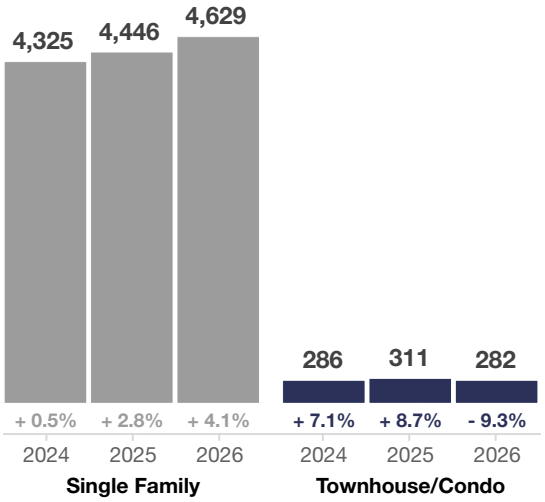
Closed Sales

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

September

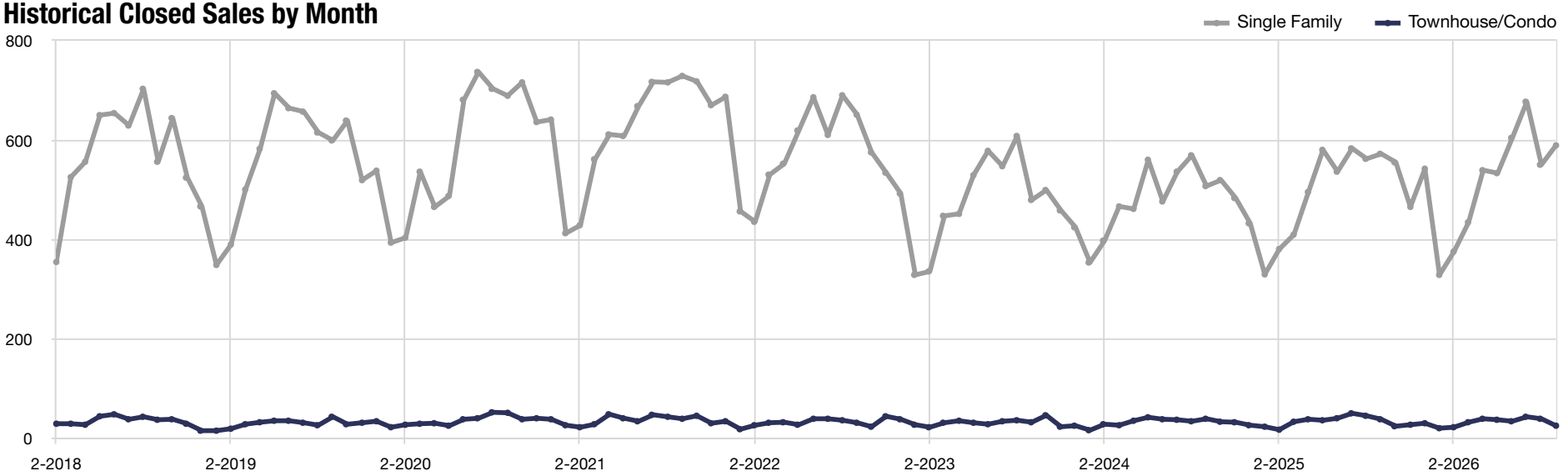


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	677	+ 16.1%	42	- 14.3%
Aug-2026	550	- 2.1%	38	- 13.6%
Sep-2026	**589**	**+ 3.0%**	**24**	**- 35.1%**
12-Month Avg	516	+ 5.3%	30	- 9.1%

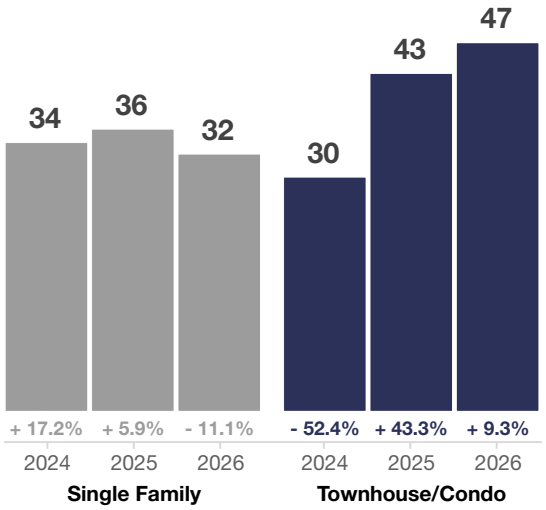
Historical Closed Sales by Month



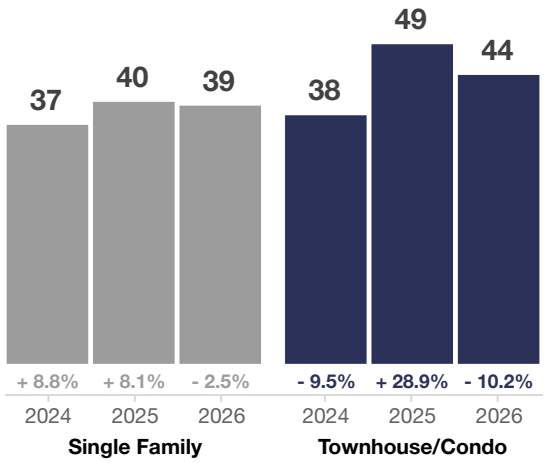
Days on Market Until Sale

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

September



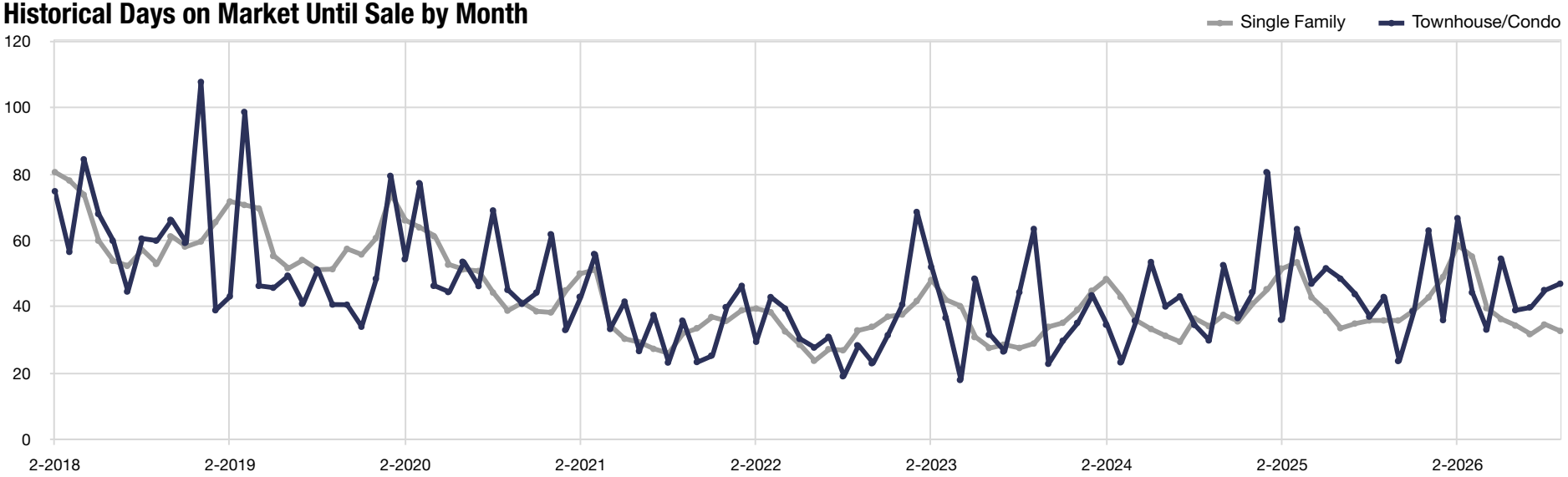
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	34	- 5.6%	45	+ 21.6%
Sep-2026	**32**	**- 11.1%**	**47**	**+ 9.3%**
12-Month Avg*	39	- 0.6%	44	- 8.1%

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

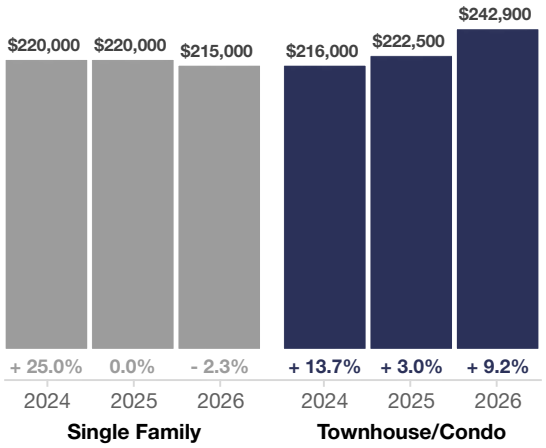
Historical Days on Market Until Sale by Month



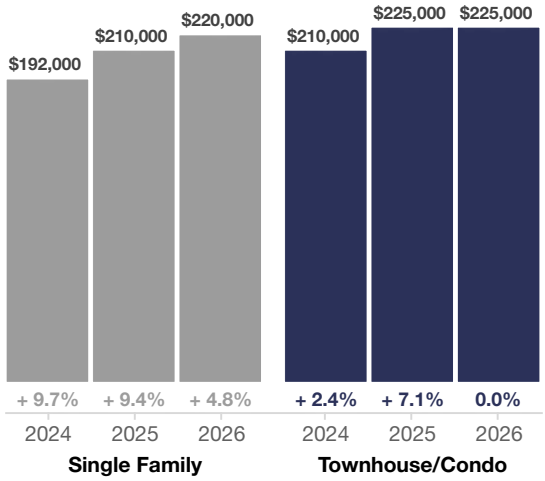
Median Sales Price

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

September



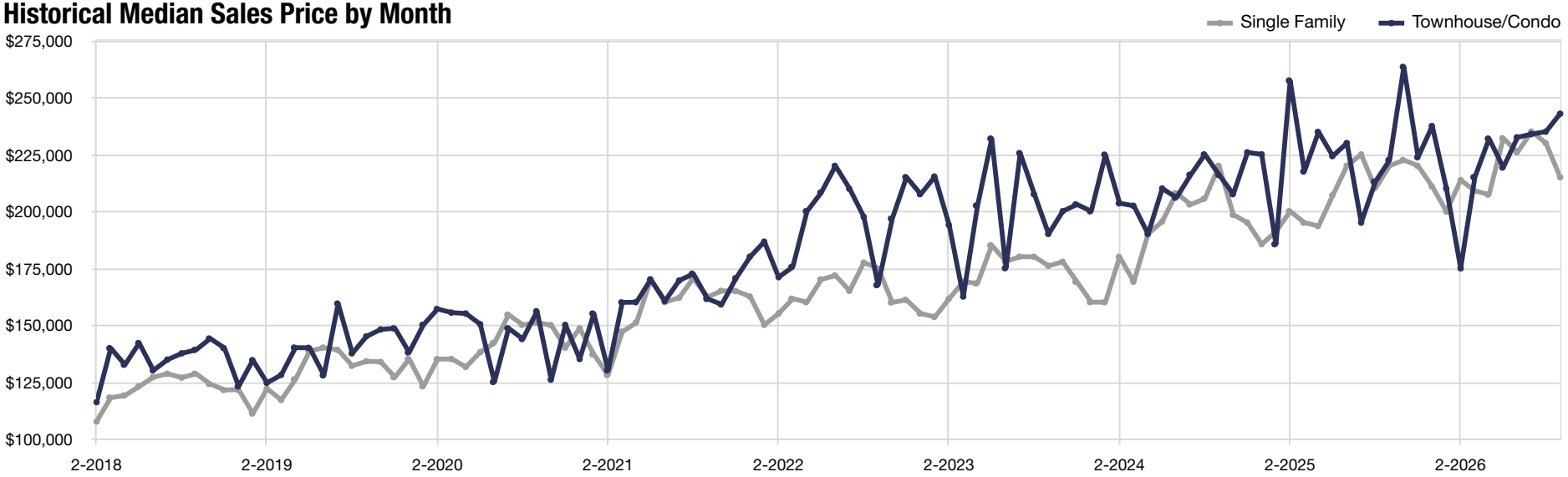
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	**$215,000**	**- 2.3%**	**$242,900**	**+ 9.2%**
12-Month Avg*	$220,000	+ 7.3%	$229,450	+ 2.2%

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

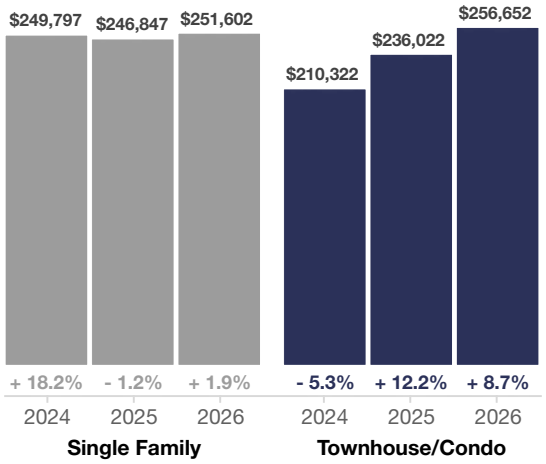
Historical Median Sales Price by Month



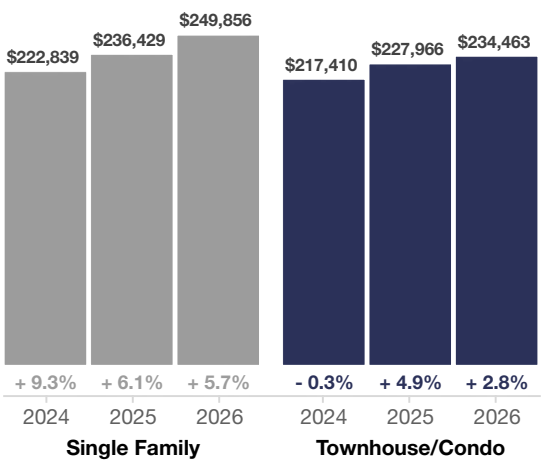
Average Sales Price

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

September



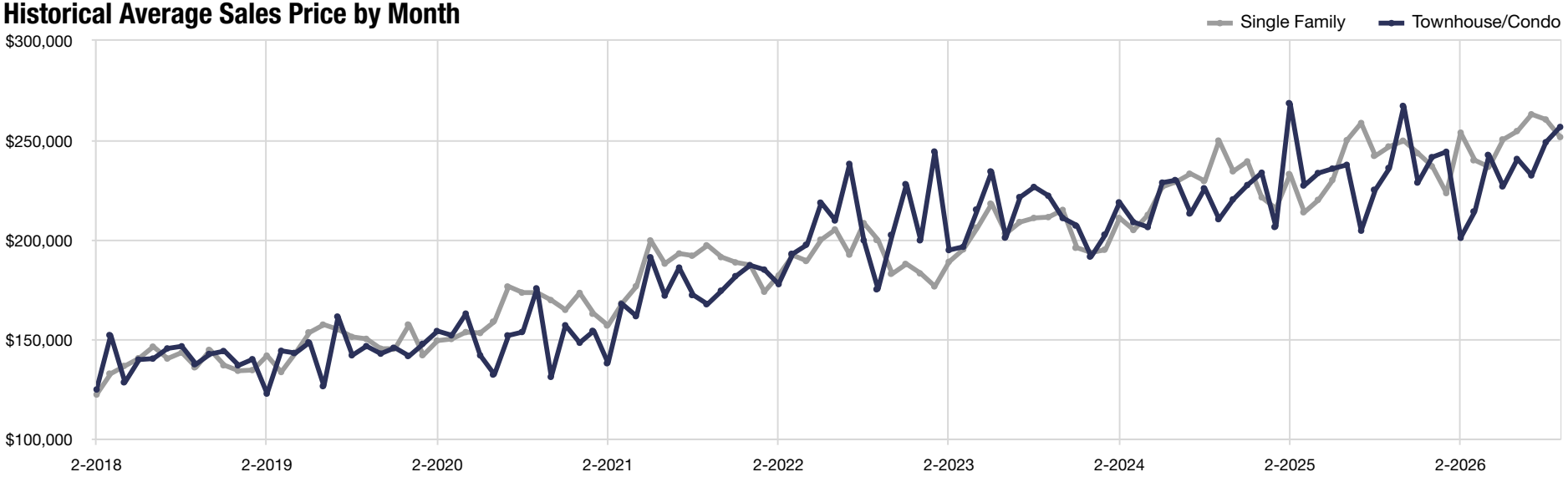
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$263,031	+ 1.7%	$232,312	+ 13.6%
Aug-2026	$260,410	+ 7.5%	$248,984	+ 10.6%
Sep-2026	**$251,602**	**+ 1.9%**	**$256,652**	**+ 8.7%**
12-Month Avg*	$248,239	+ 5.5%	$236,745	+ 4.0%

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

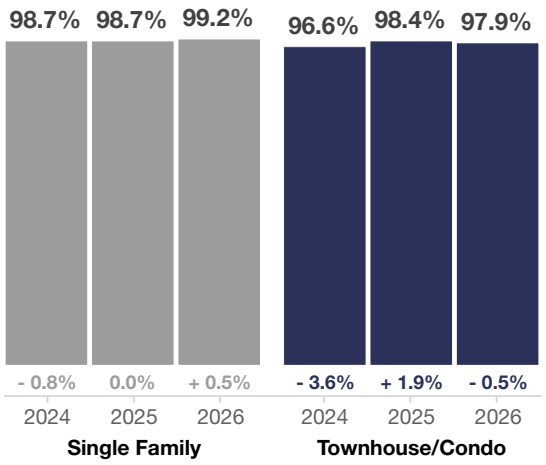
Historical Average Sales Price by Month



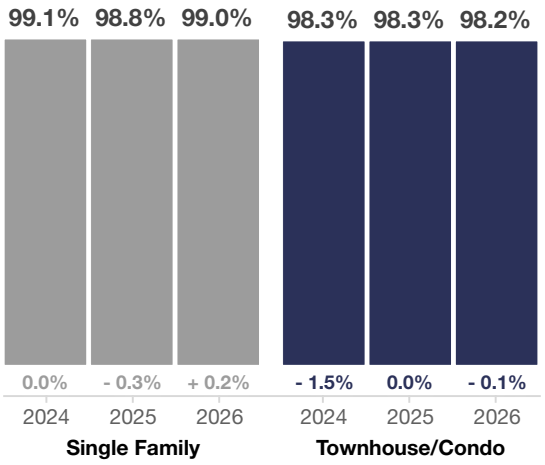
Percent of List Price Received

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.

September



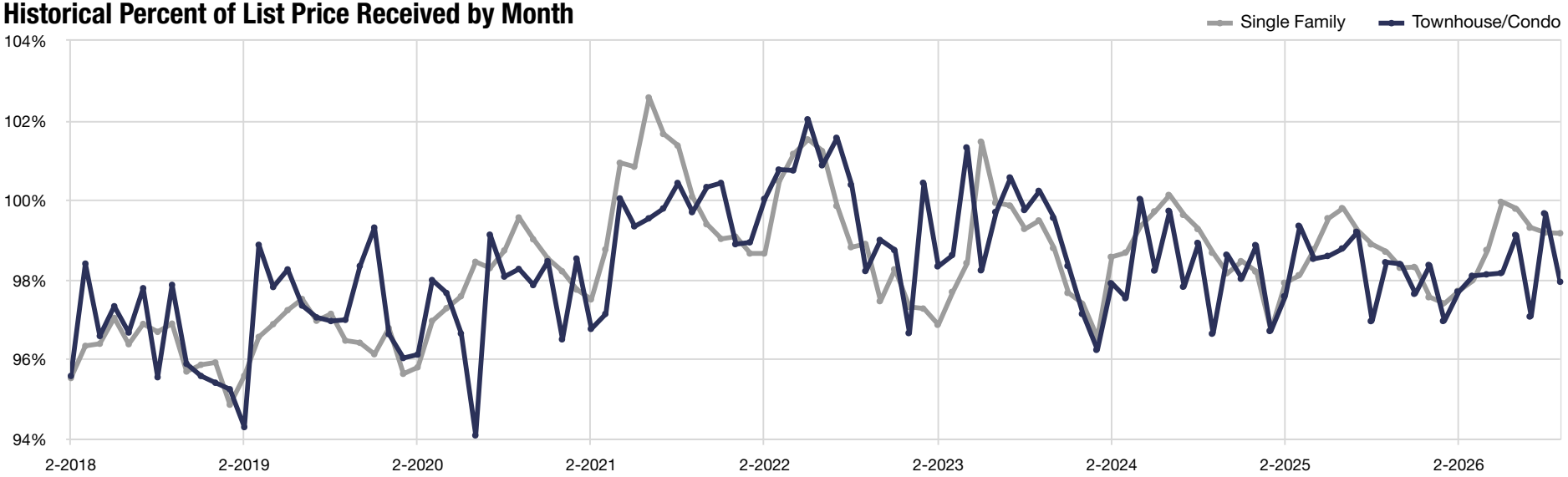
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	**99.2%**	**+ 0.5%**	**97.9%**	**- 0.5%**
12-Month Avg*	98.7%	+ 0.1%	98.2%	- 0.2%

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

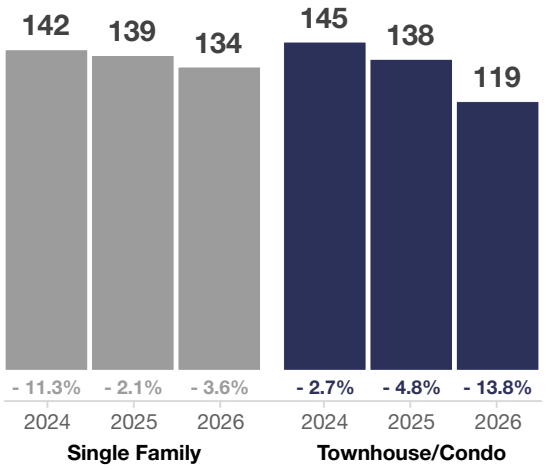
Historical Percent of List Price Received by Month



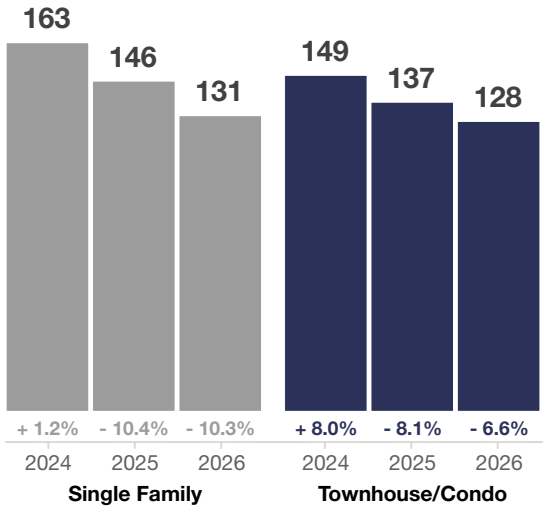
Housing Affordability Index

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.

September

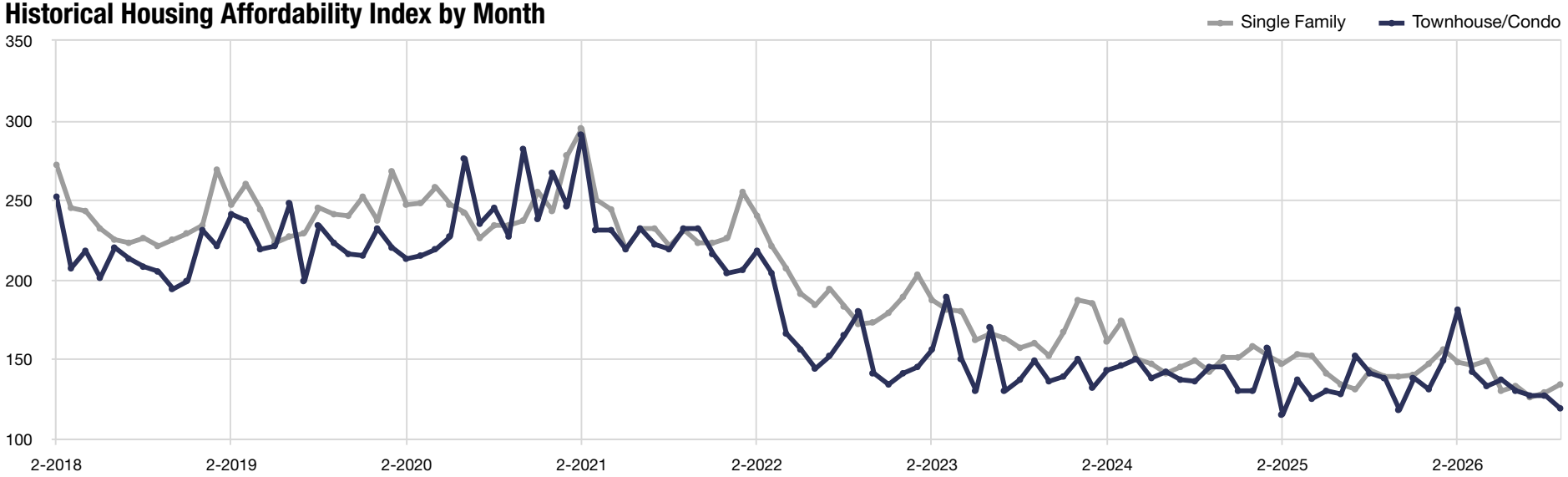


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2026	**134**	**- 3.6%**	**119**	**- 13.8%**
12-Month Avg	140	- 4.1%	136	0.0%

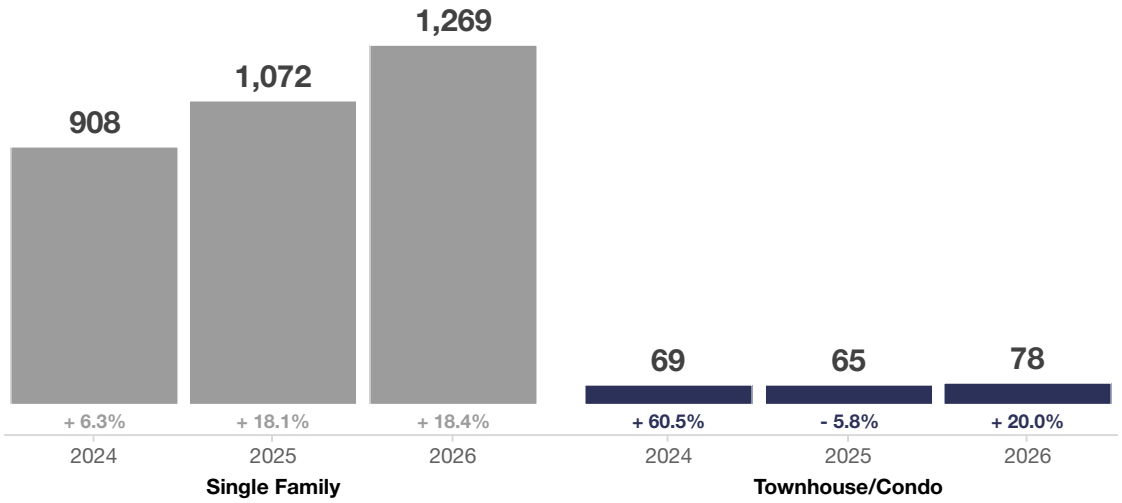
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

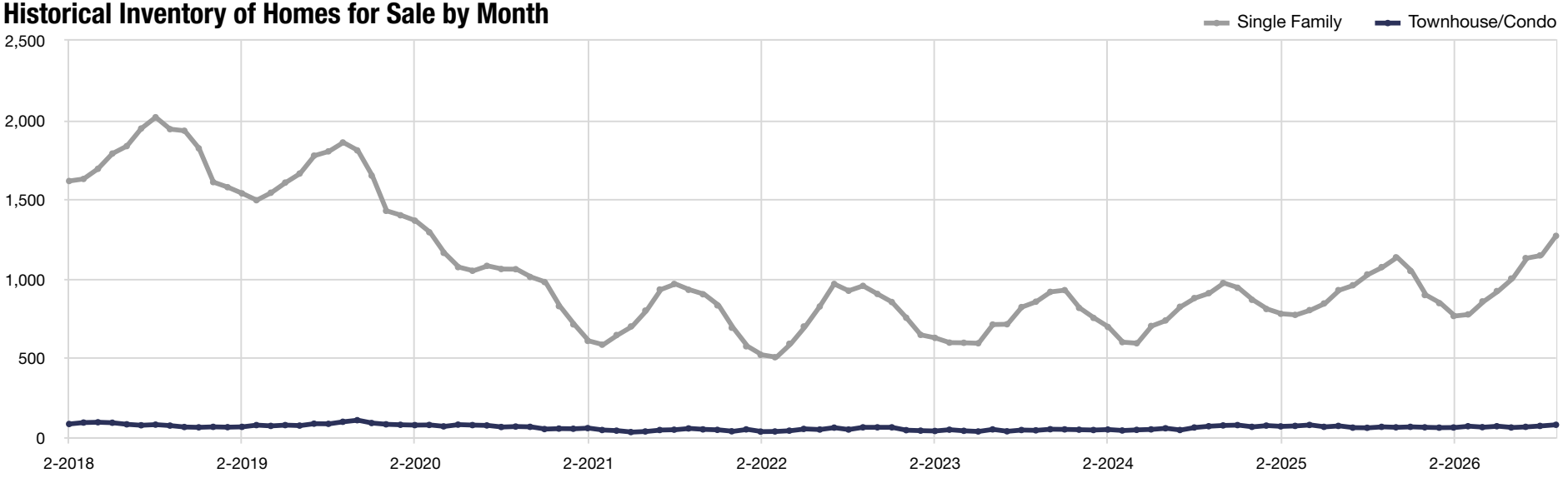
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Oct-2025	1,134	+ 16.7%	62	- 16.2%
Nov-2025	1,048	+ 11.3%	65	- 14.5%
Dec-2025	896	+ 3.5%	62	- 4.6%
Jan-2026	845	+ 4.6%	60	- 17.8%
Feb-2026	764	- 1.8%	61	- 10.3%
Mar-2026	774	+ 0.4%	69	- 2.8%
Apr-2026	856	+ 6.9%	63	- 18.2%
May-2026	921	+ 9.3%	69	+ 6.2%
Jun-2026	1,000	+ 7.9%	61	- 14.1%
Jul-2026	1,129	+ 17.8%	65	+ 8.3%
Aug-2026	1,146	+ 11.7%	71	+ 20.3%
Sep-2026	**1,269**	**+ 18.4%**	**78**	**+ 20.0%**
12-Month Avg	982	+ 9.5%	66	- 4.3%

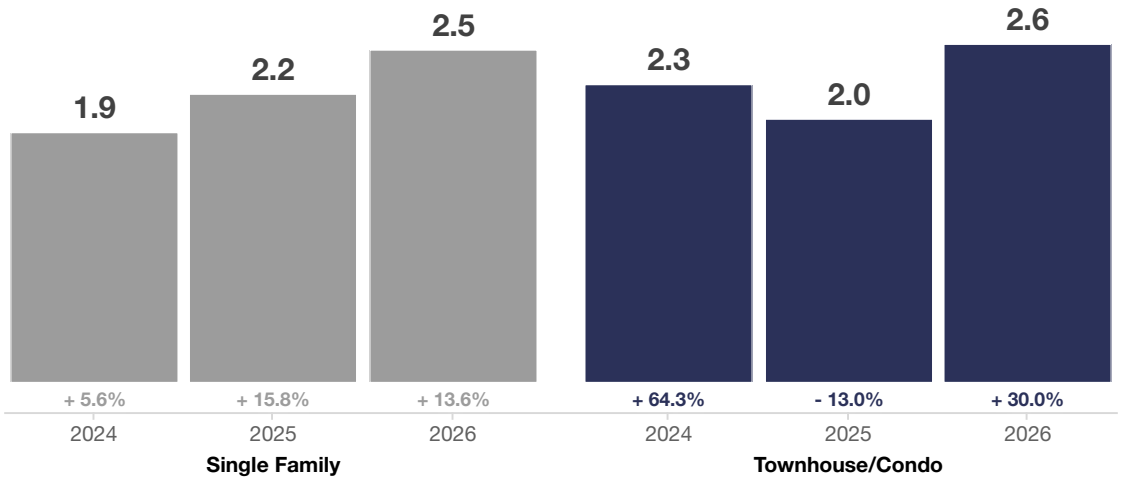
Historical Inventory of Homes for Sale by Month



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.

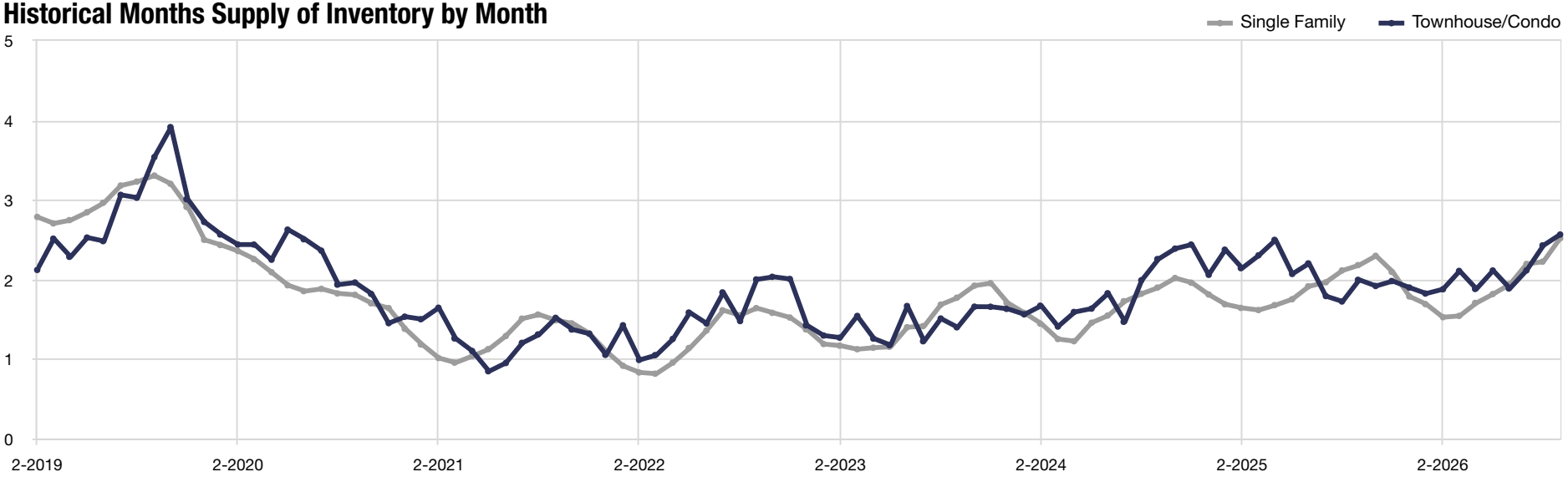
September



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.2	+ 4.8%	2.4	+ 41.2%
Sep-2026	**2.5**	**+ 13.6%**	**2.6**	**+ 30.0%**
12-Month Avg*	1.9	+ 4.5%	2.0	- 5.4%

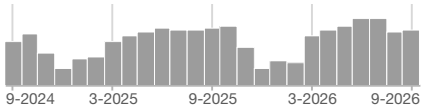
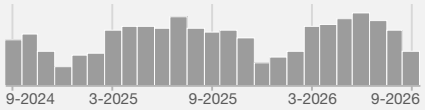
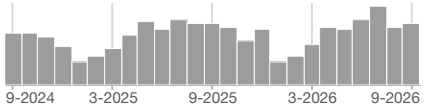
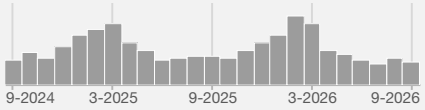
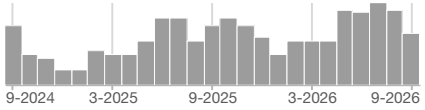
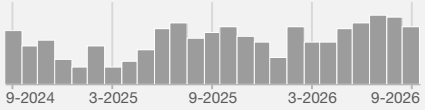
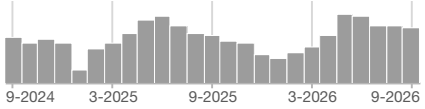
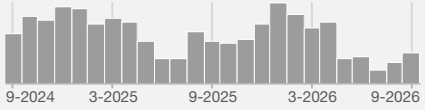
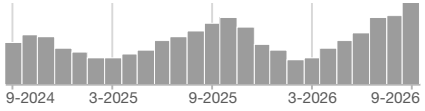
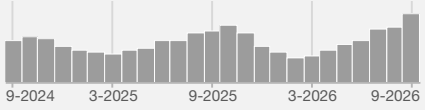
* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		829	**819**	- 1.2%	6,553	**6,866**	+ 4.8%
Pending Sales		554	**434**	- 21.7%	4,977	**4,981**	+ 0.1%
Closed Sales		609	**613**	+ 0.7%	4,757	**4,911**	+ 3.2%
Days on Market Until Sale		36	**33**	- 8.3%	41	**40**	- 2.4%
Median Sales Price		$220,000	**$215,000**	- 2.3%	$210,000	**$220,000**	+ 4.8%
Average Sales Price		$246,166	**$251,784**	+ 2.3%	$235,859	**$248,961**	+ 5.6%
Percent of List Price Received		98.7%	**99.1%**	+ 0.4%	98.7%	**98.9%**	+ 0.2%
Housing Affordability Index		139	**134**	- 3.6%	146	**131**	- 10.3%
Inventory of Homes for Sale		1,137	**1,347**	+ 18.5%	—	**—**	—
Months Supply of Inventory		2.2	**2.5**	+ 13.6%	—	**—**	—