Monthly Indicators

Carroll, Stark, and Trumbull counties

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 1.1 percent for Single Family homes but decreased 17.1 percent for Townhouse/Condo homes. Pending Sales decreased 24.8 percent for Single Family homes and 35.5 percent for Townhouse/Condo homes. Inventory increased 25.5 percent for Single Family homes and 30.6 percent for Townhouse/Condo homes.

Median Sales Price decreased 3.4 percent to $215,000 for Single Family homes and 16.5 percent to $220,000 for Townhouse/Condo homes. Days on Market increased 13.9 percent for Single Family homes and 52.2 percent for Townhouse/Condo homes. Months Supply of Inventory increased 21.7 percent for Single Family homes and 42.1 percent for Townhouse/Condo homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

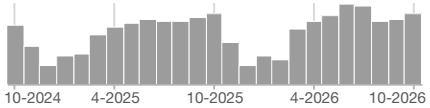
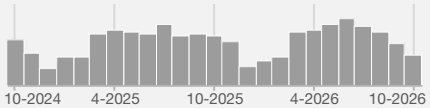
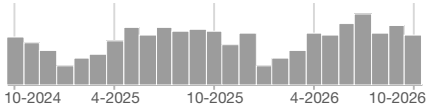
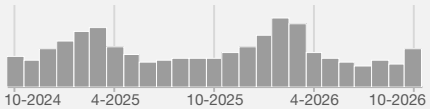
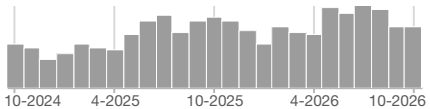
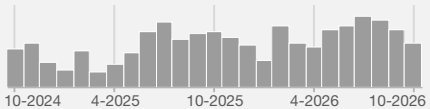
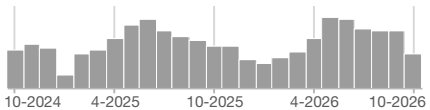
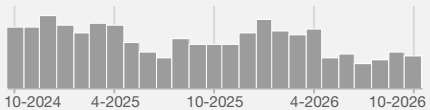
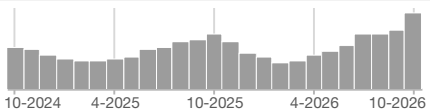
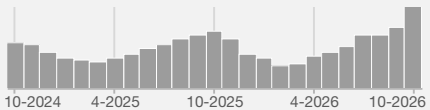
- 3.1%	- 4.4%	+ 25.8%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

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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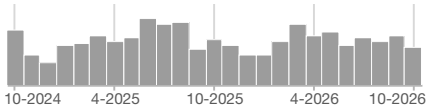
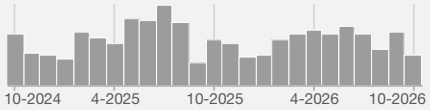
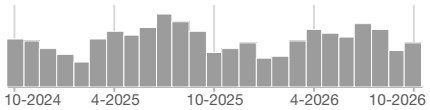
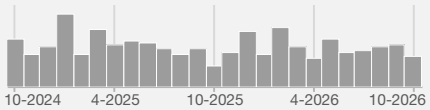
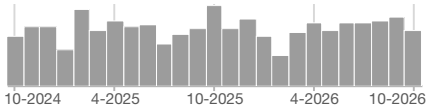
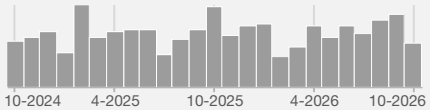
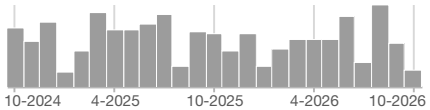
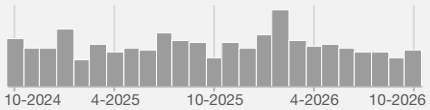
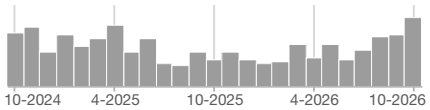
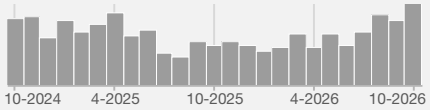
Single Family Market Overview

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		824	**833**	+ 1.1%	6,974	**7,328**	+ 5.1%
Pending Sales		536	**403**	- 24.8%	5,198	**5,178**	- 0.4%
Closed Sales		555	**531**	- 4.3%	5,001	**5,161**	+ 3.2%
Days on Market Until Sale		36	**41**	+ 13.9%	40	**39**	- 2.5%
Median Sales Price		$222,500	**$215,000**	- 3.4%	$210,000	**$220,000**	+ 4.8%
Average Sales Price		$249,736	**$239,715**	- 4.0%	$237,890	**$248,817**	+ 4.6%
Percent of List Price Received		98.3%	**97.9%**	- 0.4%	98.7%	**98.8%**	+ 0.1%
Housing Affordability Index		139	**132**	- 5.0%	148	**129**	- 12.8%
Inventory of Homes for Sale		1,134	**1,423**	+ 25.5%	—	**—**	—
Months Supply of Inventory		2.3	**2.8**	+ 21.7%	—	**—**	—

Townhouse/Condo Market Overview

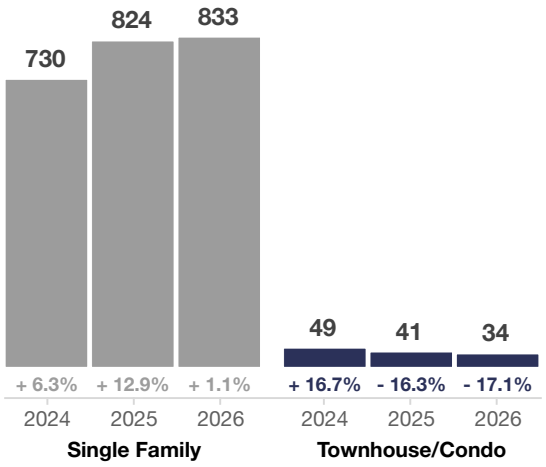
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		41	**34**	- 17.1%	444	**410**	- 7.7%
Pending Sales		31	**20**	- 35.5%	345	**314**	- 9.0%
Closed Sales		23	**29**	+ 26.1%	334	**311**	- 6.9%
Days on Market Until Sale		23	**35**	+ 52.2%	47	**43**	- 8.5%
Median Sales Price		$263,500	**$220,000**	- 16.5%	$228,000	**$225,000**	- 1.3%
Average Sales Price		$267,239	**$219,524**	- 17.9%	$230,695	**$233,043**	+ 1.0%
Percent of List Price Received		98.4%	**96.8%**	- 1.6%	98.3%	**98.0%**	- 0.3%
Housing Affordability Index		118	**129**	+ 9.3%	136	**126**	- 7.4%
Inventory of Homes for Sale		62	**81**	+ 30.6%	—	**—**	—
Months Supply of Inventory		1.9	**2.7**	+ 42.1%	—	**—**	—

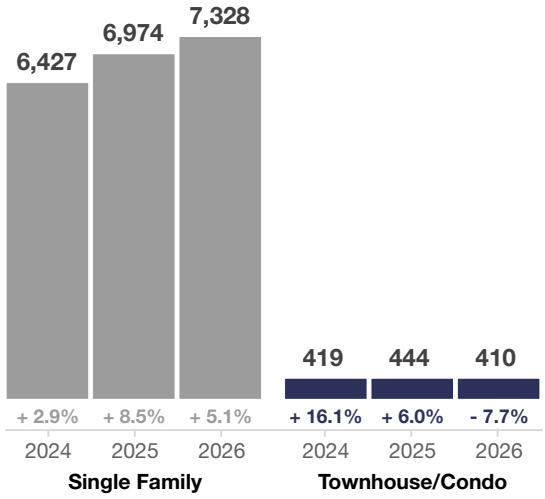
New Listings

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

October

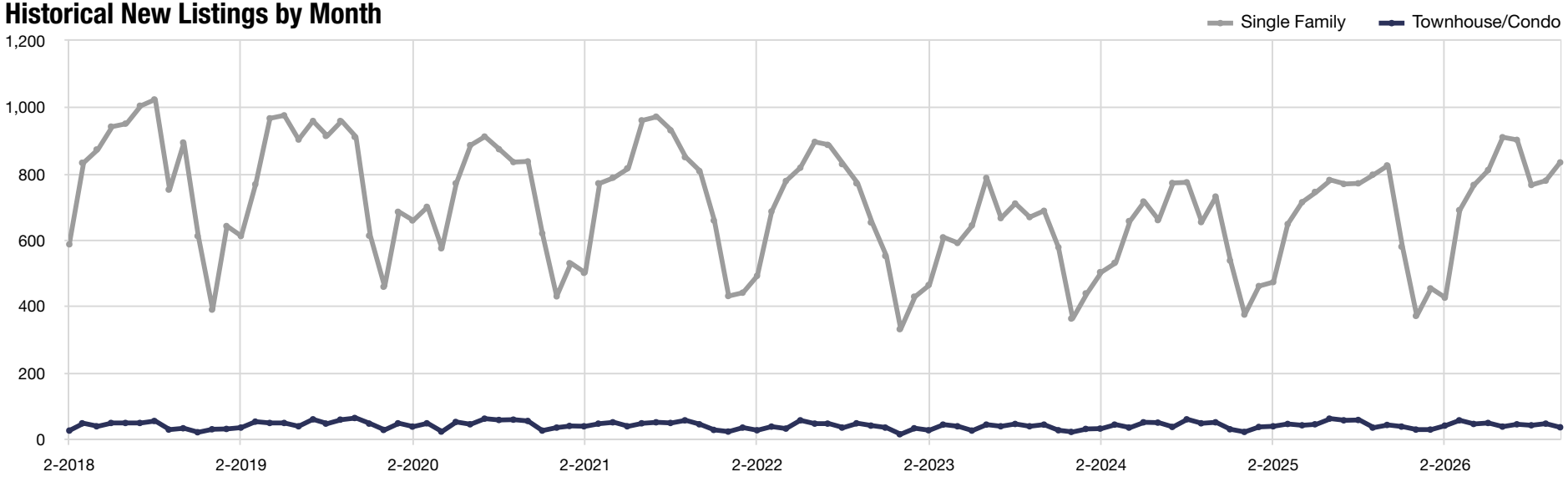


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	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	765	- 0.6%	40	- 28.6%
Sep-2026	778	- 2.3%	45	+ 36.4%
Oct-2026	**833**	**+ 1.1%**	**34**	**- 17.1%**
12-Month Avg	690	+ 5.0%	39	- 4.9%

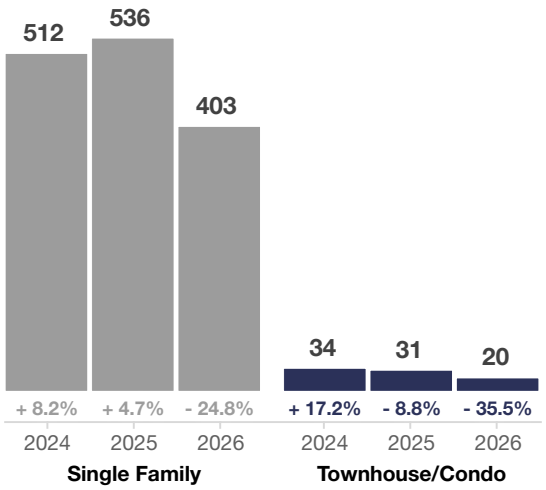
Historical New Listings by Month



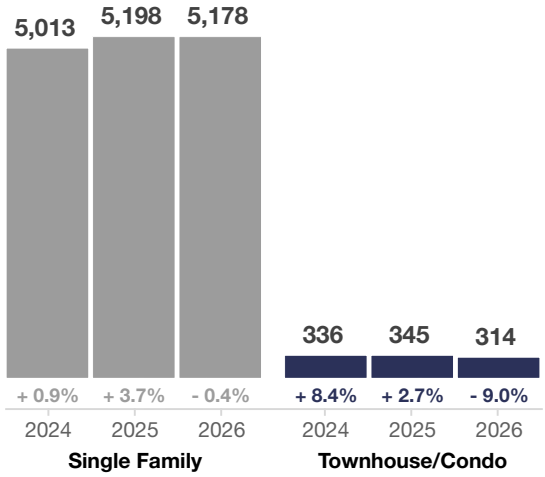
Pending Sales

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

October

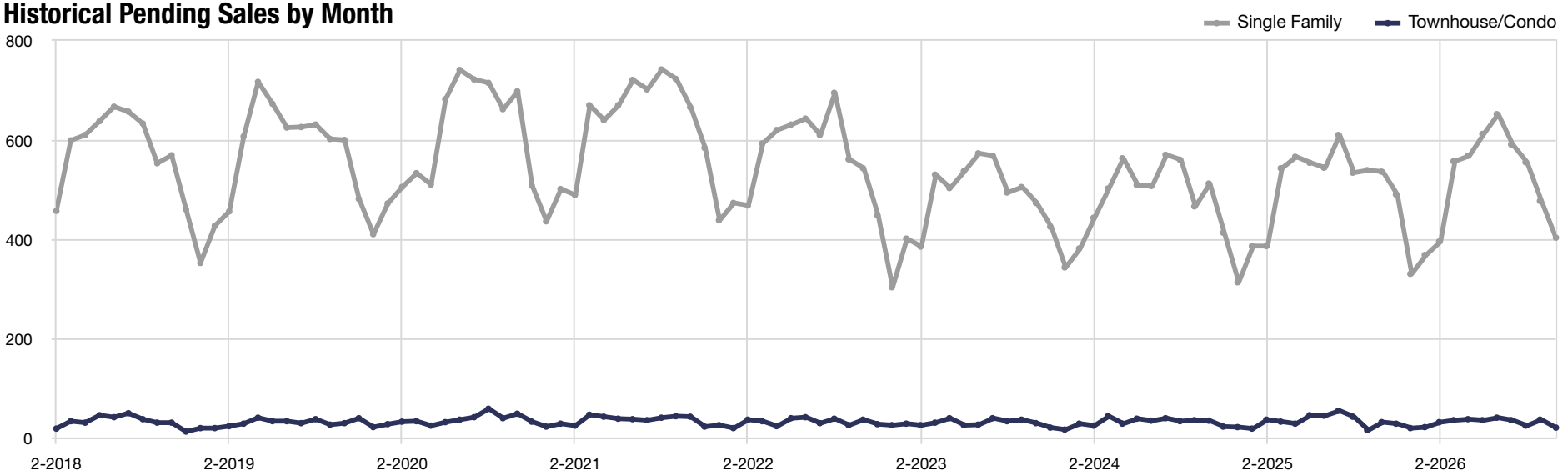


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	490	+ 18.6%	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	652	+ 19.9%	40	- 9.1%
Jul-2026	591	- 3.1%	35	- 35.2%
Aug-2026	555	+ 3.9%	24	- 42.9%
Sep-2026	477	- 11.5%	36	+ 140.0%
Oct-2026	**403**	**- 24.8%**	**20**	**- 35.5%**
12-Month Avg	500	+ 1.2%	30	- 6.3%

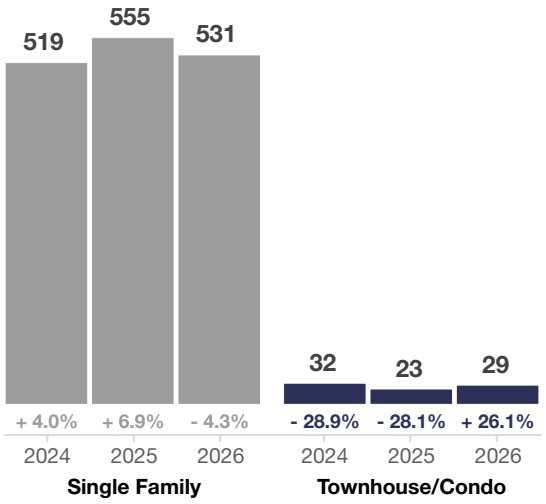
Historical Pending Sales by Month



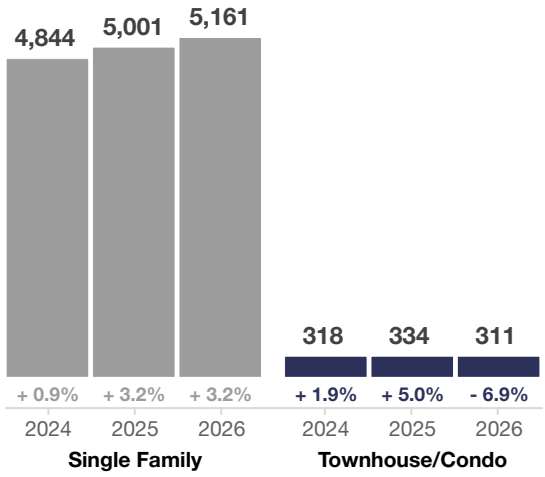
Closed Sales

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

October

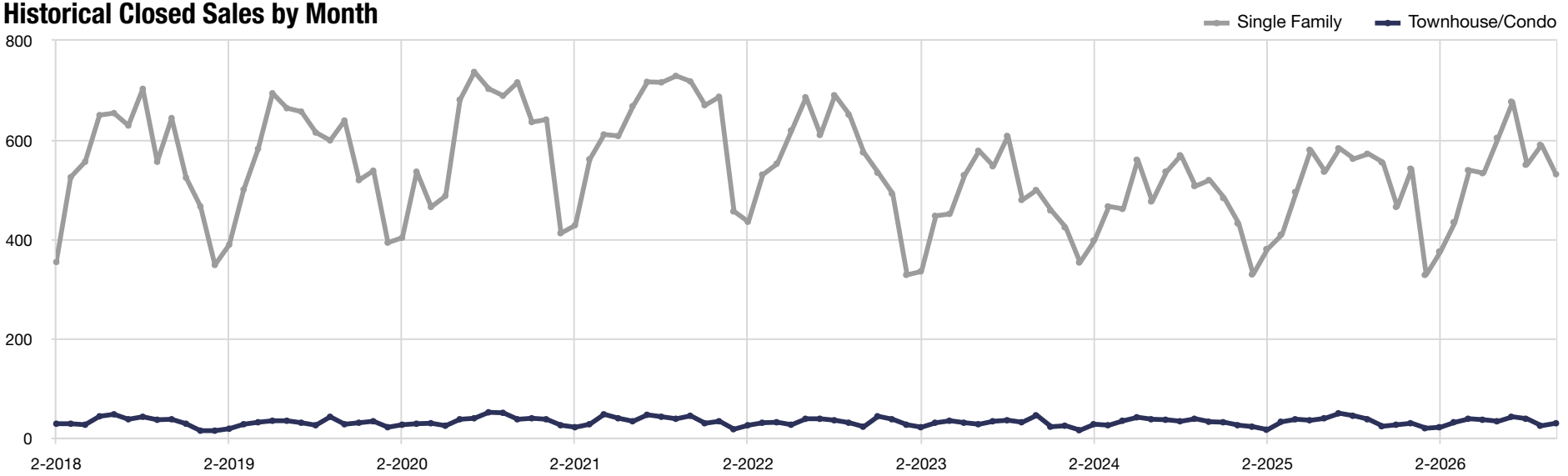


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	590	+ 3.1%	24	- 35.1%
Oct-2026	**531**	**- 4.3%**	**29**	**+ 26.1%**
12-Month Avg	514	+ 4.3%	31	- 6.1%

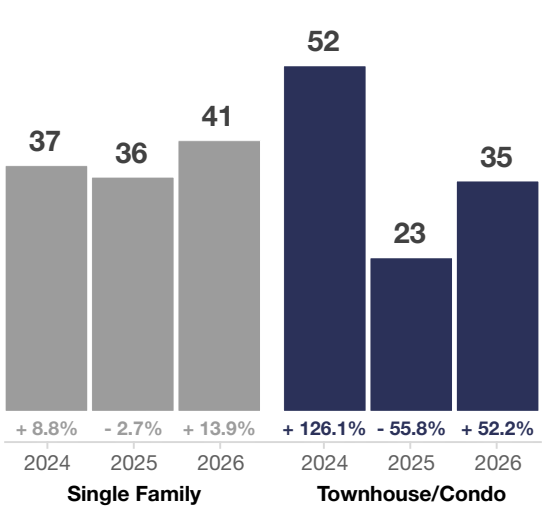
Historical Closed Sales by Month



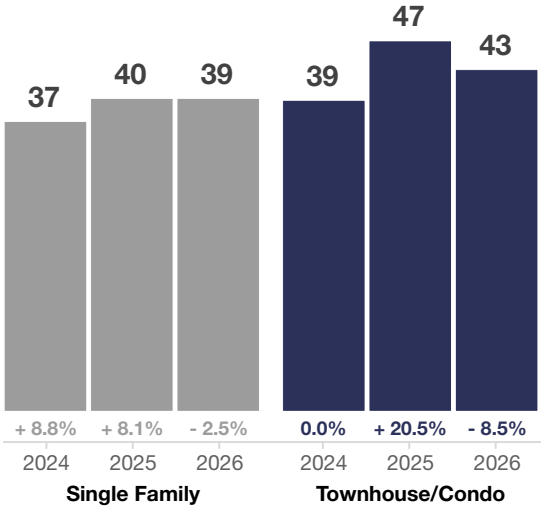
Days on Market Until Sale

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

October



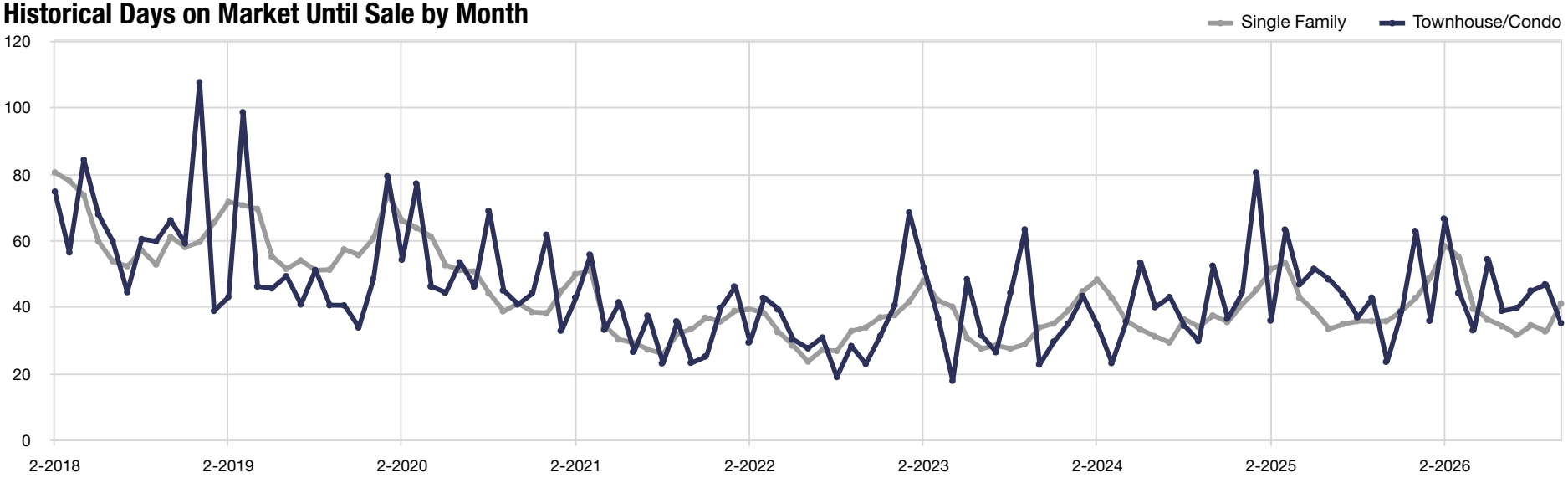
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	33	- 8.3%	47	+ 9.3%
Oct-2026	**41**	**+ 13.9%**	**35**	**+ 52.2%**
12-Month Avg*	40	+ 1.1%	44	- 3.2%

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

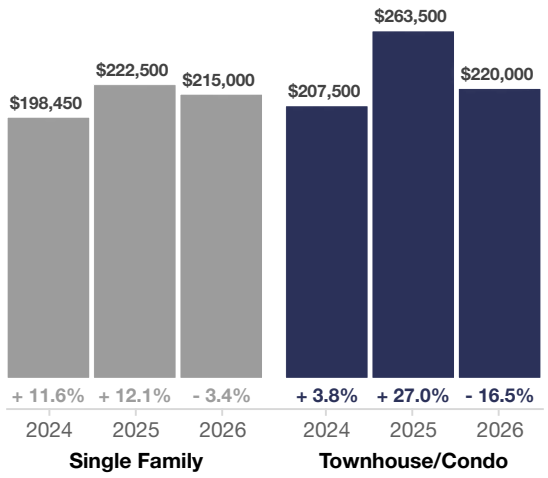
Historical Days on Market Until Sale by Month



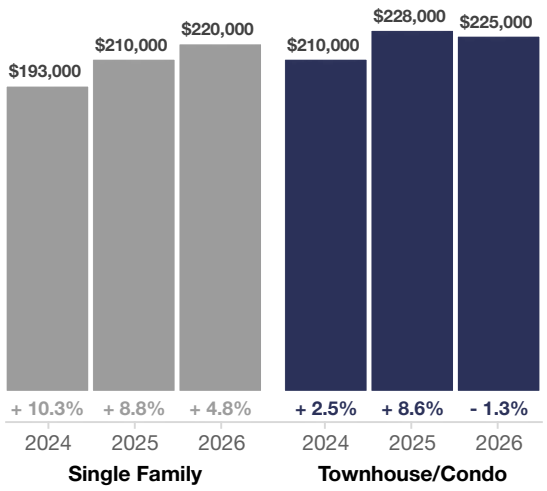
Median Sales Price

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

October



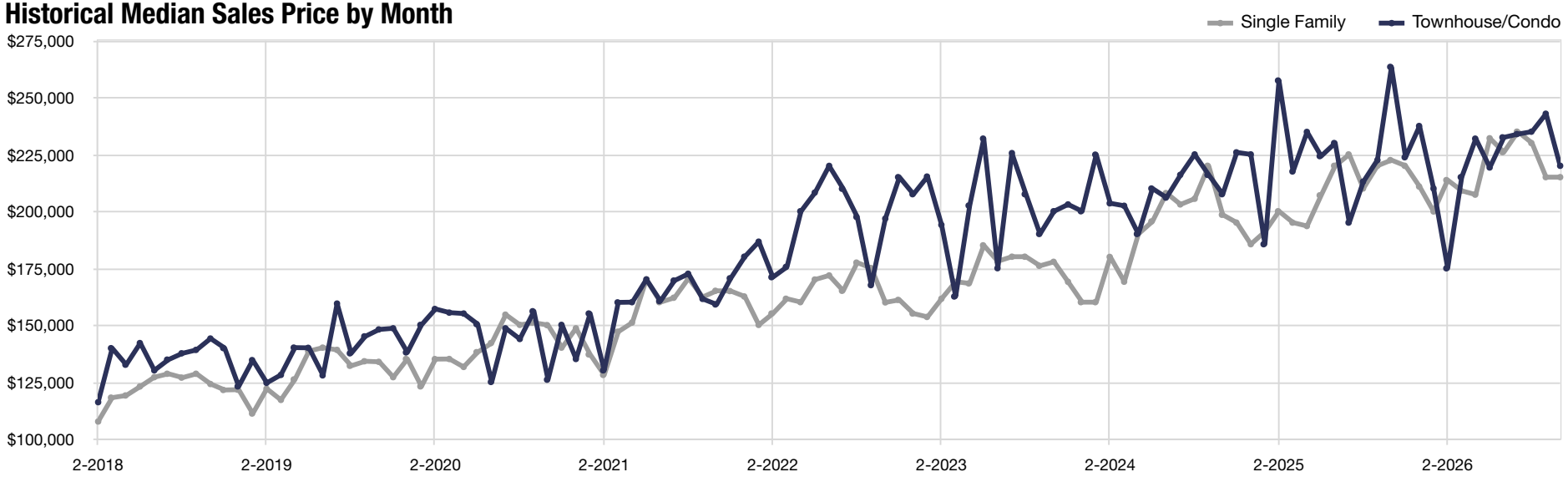
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Oct-2026	**$215,000**	**- 3.4%**	**$220,000**	**- 16.5%**
12-Month Avg*	$220,000	+ 5.8%	$225,000	- 1.1%

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

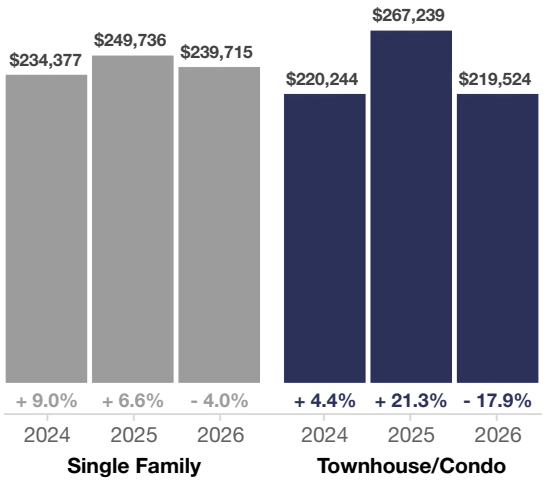
Historical Median Sales Price by Month



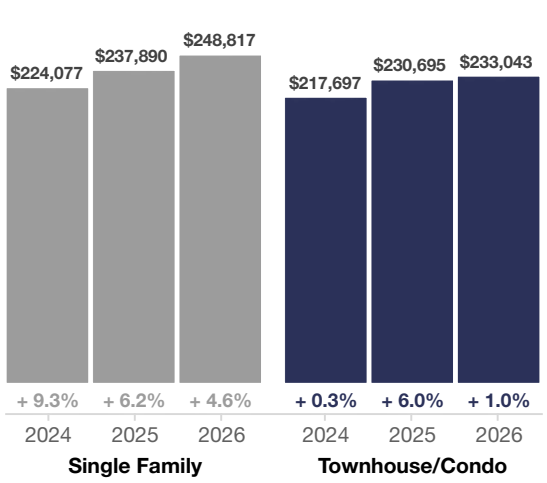
Average Sales Price

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

October



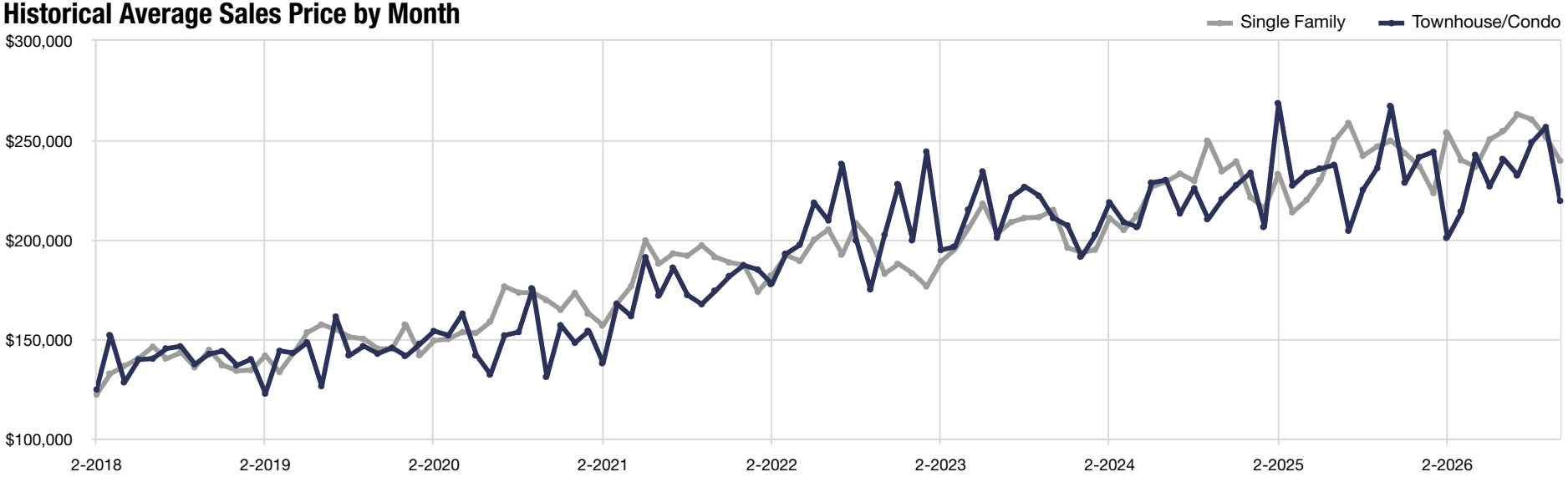
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$251,609	+ 1.9%	$256,652	+ 8.7%
Oct-2026	**$239,715**	**- 4.0%**	**$219,524**	**- 17.9%**
12-Month Avg*	$247,375	+ 4.5%	$233,410	+ 1.2%

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

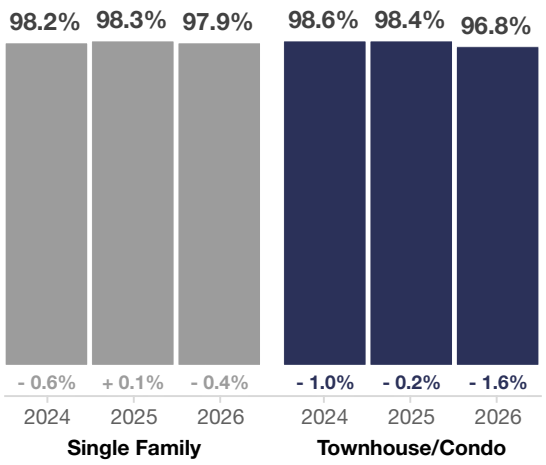
Historical Average Sales Price by Month



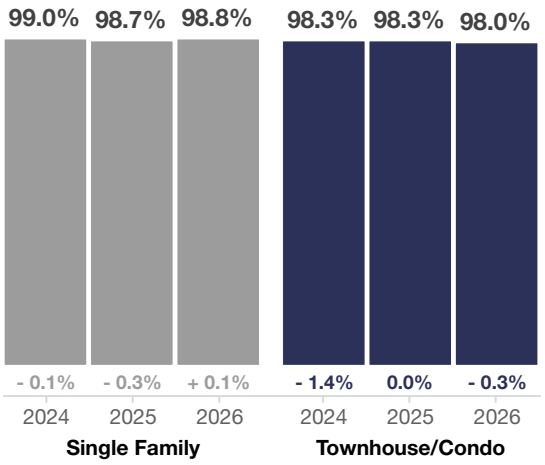
Percent of List Price Received

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.

October



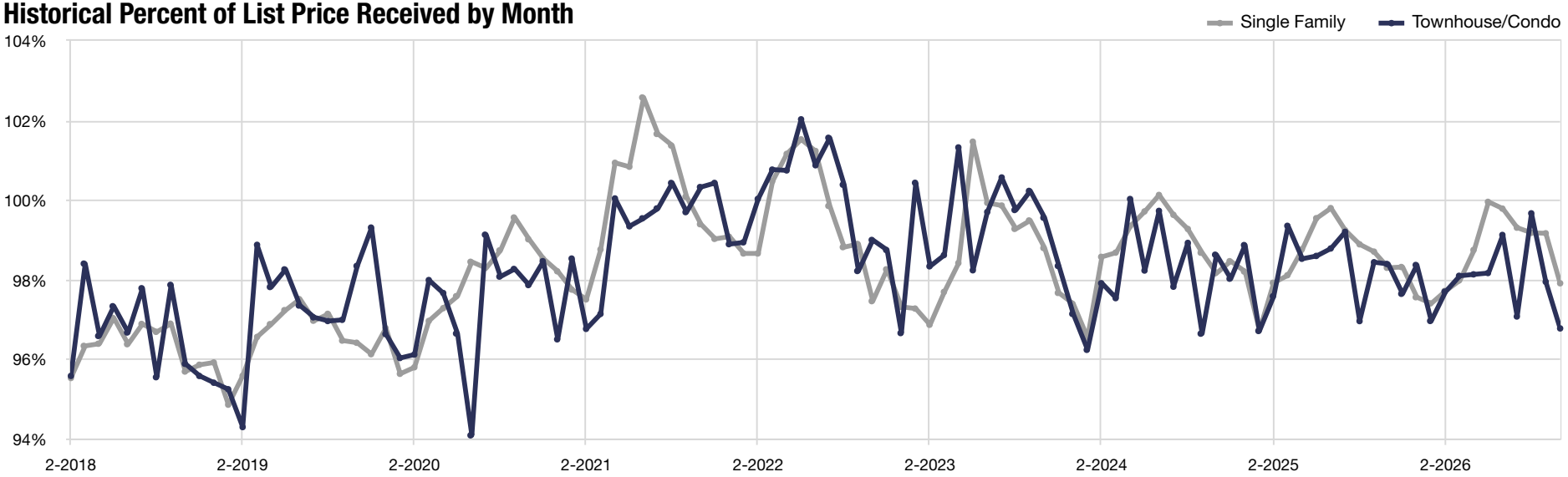
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Oct-2026	**97.9%**	**- 0.4%**	**96.8%**	**- 1.6%**
12-Month Avg*	98.7%	+ 0.0%	98.0%	- 0.3%

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

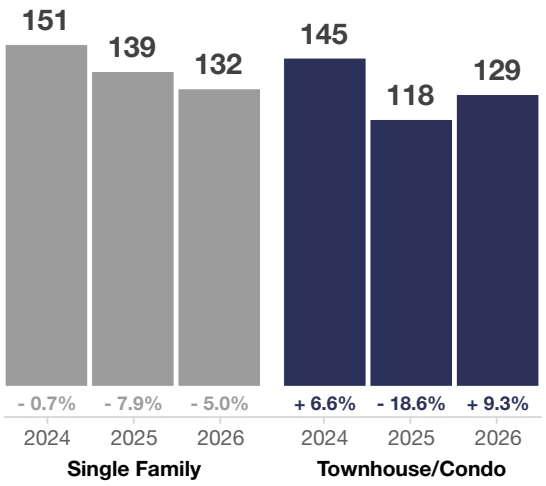
Historical Percent of List Price Received by Month



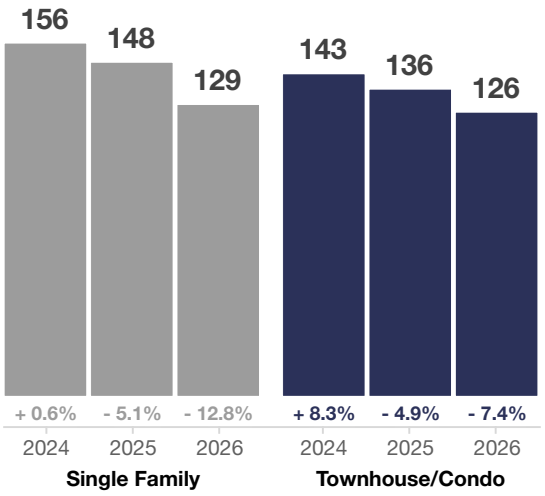
Housing Affordability Index

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.

October

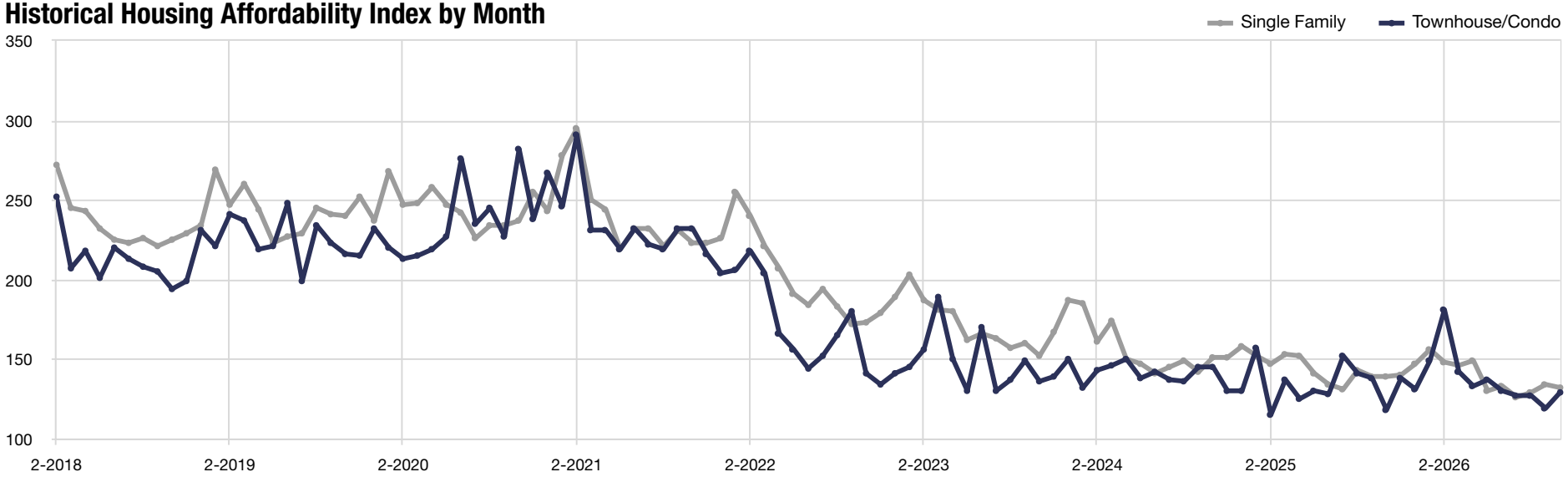


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Oct-2026	**132**	**- 5.0%**	**129**	**+ 9.3%**
12-Month Avg	139	- 4.1%	137	+ 3.0%

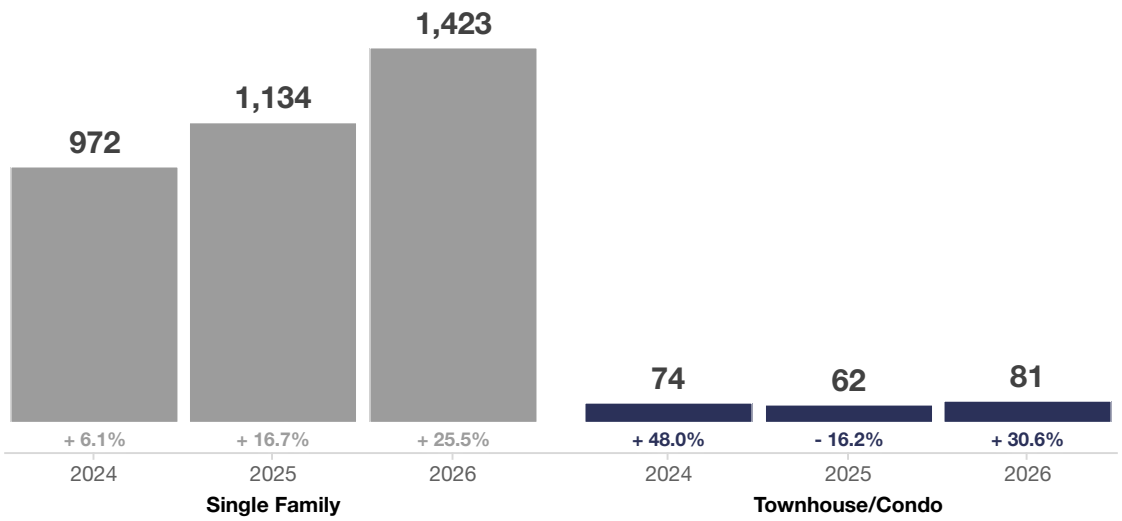
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

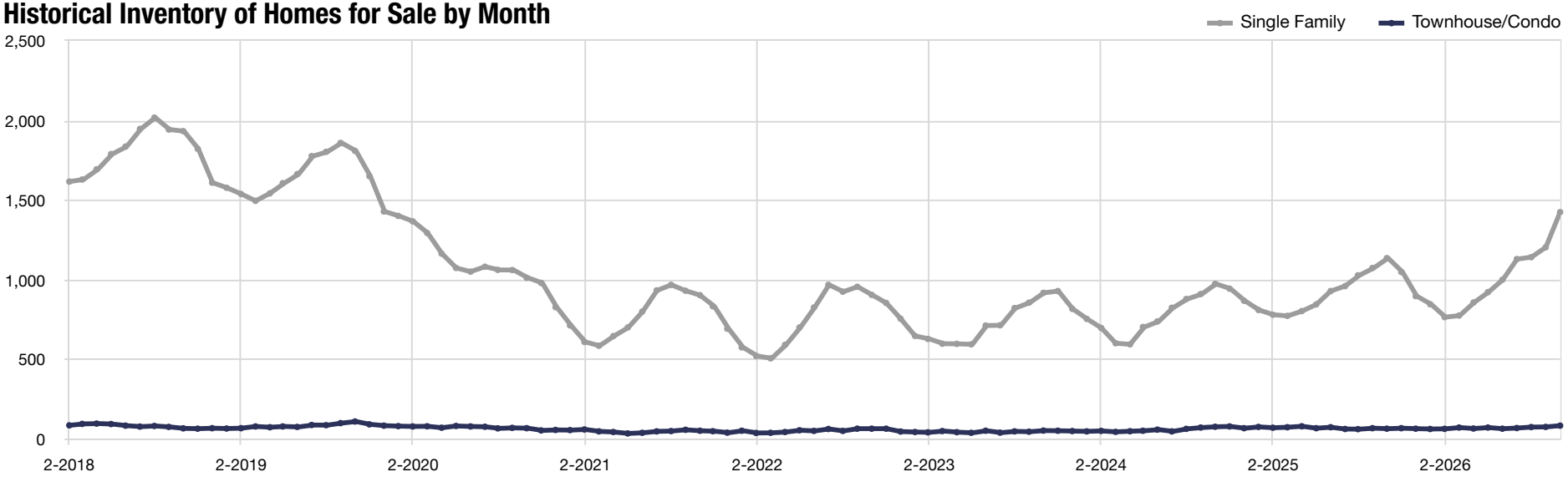
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	920	+ 9.1%	69	+ 6.2%
Jun-2026	998	+ 7.7%	62	- 12.7%
Jul-2026	1,128	+ 17.7%	66	+ 10.0%
Aug-2026	1,140	+ 11.1%	72	+ 22.0%
Sep-2026	1,202	+ 12.1%	73	+ 12.3%
Oct-2026	**1,423**	**+ 25.5%**	**81**	**+ 30.6%**
12-Month Avg	999	+ 9.7%	67	- 1.5%

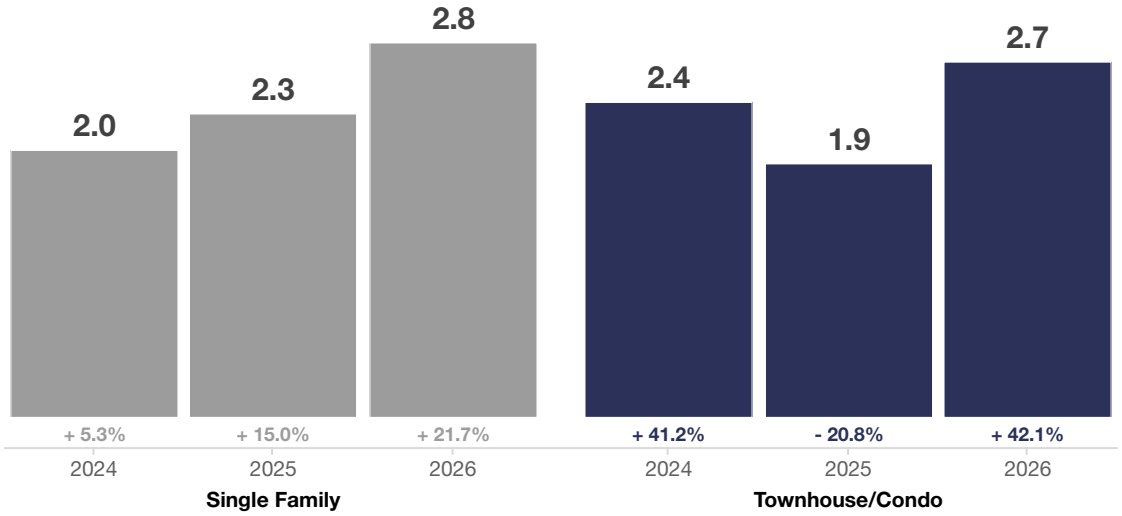
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

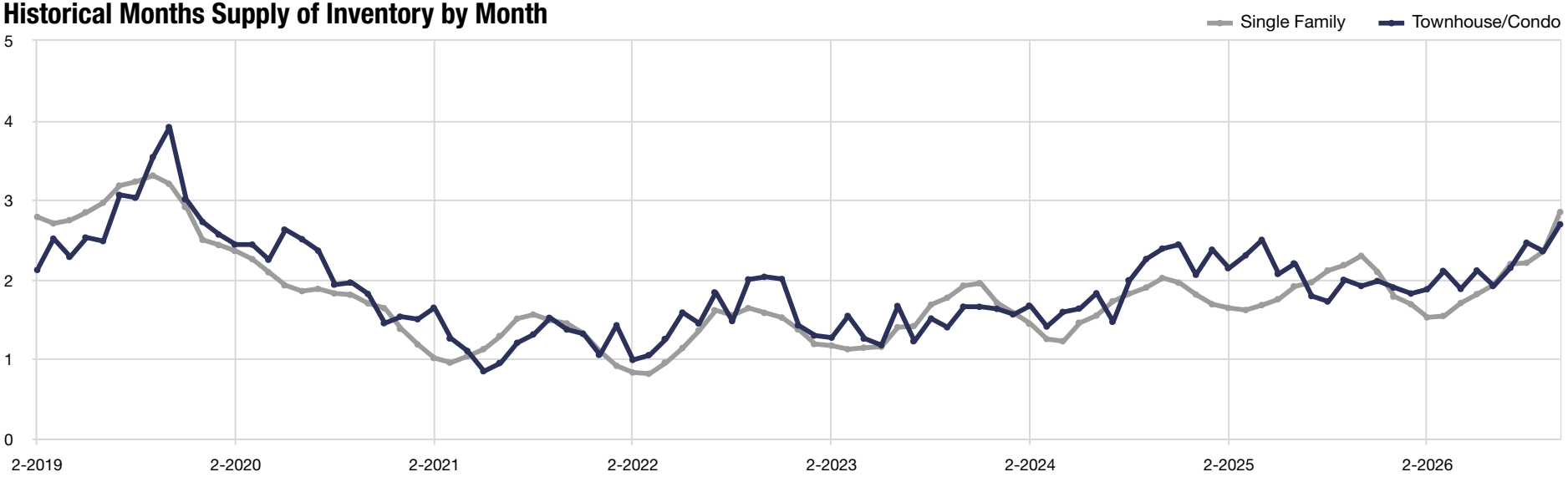
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	2.5	+ 47.1%
Sep-2026	2.4	+ 9.1%	2.4	+ 20.0%
Oct-2026	**2.8**	**+ 21.7%**	**2.7**	**+ 42.1%**
12-Month Avg*	2.0	+ 4.7%	2.1	- 1.0%

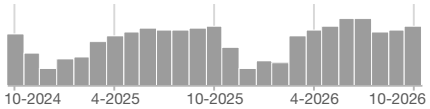
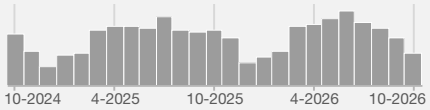
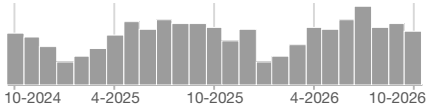
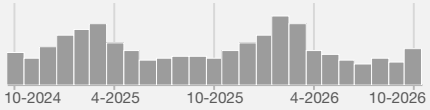
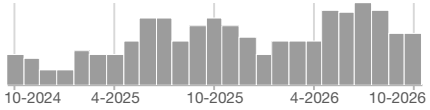
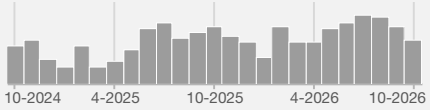
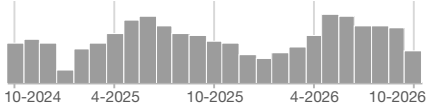
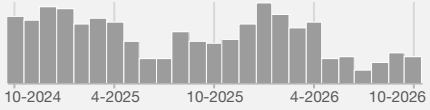
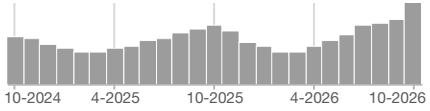
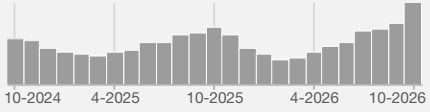
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		865	**867**	+ 0.2%	7,418	**7,738**	+ 4.3%
Pending Sales		567	**423**	- 25.4%	5,543	**5,492**	- 0.9%
Closed Sales		578	**560**	- 3.1%	5,335	**5,472**	+ 2.6%
Days on Market Until Sale		35	**41**	+ 17.1%	40	**40**	0.0%
Median Sales Price		$225,000	**$215,000**	- 4.4%	$215,000	**$220,000**	+ 2.3%
Average Sales Price		$250,469	**$238,631**	- 4.7%	$237,425	**$247,907**	+ 4.4%
Percent of List Price Received		98.3%	**97.8%**	- 0.5%	98.7%	**98.8%**	+ 0.1%
Housing Affordability Index		138	**132**	- 4.3%	144	**129**	- 10.4%
Inventory of Homes for Sale		1,196	**1,504**	+ 25.8%	—	**—**	—
Months Supply of Inventory		2.3	**2.8**	+ 21.7%	—	**—**	—