

# Monthly Indicators

Carroll, Stark, and Trumbull counties



## January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings decreased 1.7 percent for Single Family homes and 22.9 percent for Townhouse/Condo homes. Pending Sales decreased 27.7 percent for Single Family homes and 27.8 percent for Townhouse/Condo homes. Inventory increased 14.6 percent for Single Family homes but decreased 8.2 percent for Townhouse/Condo homes.

Median Sales Price increased 4.7 percent to \$199,900 for Single Family homes and 13.2 percent to \$210,000 for Townhouse/Condo homes. Days on Market increased 8.9 percent for Single Family homes but decreased 55.0 percent for Townhouse/Condo homes. Months Supply of Inventory increased 11.8 percent for Single Family homes but decreased 12.5 percent for Townhouse/Condo homes.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Quick Facts

**- 1.1%**

Change in  
**Closed Sales**  
All Properties

**+ 5.3%**

Change in  
**Median Sales Price**  
All Properties

**+ 12.7%**

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



# 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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		460	<b>452</b>	- 1.7%	460	<b>452</b>	- 1.7%
<b>Pending Sales</b>		386	<b>279</b>	- 27.7%	386	<b>279</b>	- 27.7%
<b>Closed Sales</b>		329	<b>328</b>	- 0.3%	329	<b>328</b>	- 0.3%
<b>Days on Market Until Sale</b>		45	<b>49</b>	+ 8.9%	45	<b>49</b>	+ 8.9%
<b>Median Sales Price</b>		\$191,000	<b>\$199,900</b>	+ 4.7%	\$191,000	<b>\$199,900</b>	+ 4.7%
<b>Average Sales Price</b>		\$215,642	<b>\$223,427</b>	+ 3.6%	\$215,642	<b>\$223,427</b>	+ 3.6%
<b>Percent of List Price Received</b>		96.7%	<b>97.4%</b>	+ 0.7%	96.7%	<b>97.4%</b>	+ 0.7%
<b>Housing Affordability Index</b>		152	<b>156</b>	+ 2.6%	152	<b>156</b>	+ 2.6%
<b>Inventory of Homes for Sale</b>		808	<b>926</b>	+ 14.6%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>1.9</b>	+ 11.8%	—	—	—

# Townhouse/Condo Market Overview

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



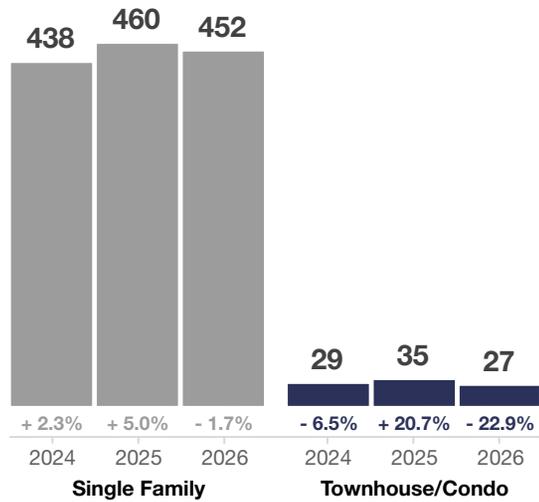
Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		35	27	- 22.9%	35	27	- 22.9%
<b>Pending Sales</b>		18	13	- 27.8%	18	13	- 27.8%
<b>Closed Sales</b>		22	19	- 13.6%	22	19	- 13.6%
<b>Days on Market Until Sale</b>		80	36	- 55.0%	80	36	- 55.0%
<b>Median Sales Price</b>		\$185,500	<b>\$210,000</b>	+ 13.2%	\$185,500	<b>\$210,000</b>	+ 13.2%
<b>Average Sales Price</b>		\$206,397	<b>\$244,178</b>	+ 18.3%	\$206,397	<b>\$244,178</b>	+ 18.3%
<b>Percent of List Price Received</b>		96.7%	<b>97.0%</b>	+ 0.3%	96.7%	<b>97.0%</b>	+ 0.3%
<b>Housing Affordability Index</b>		157	149	- 5.1%	157	149	- 5.1%
<b>Inventory of Homes for Sale</b>		73	67	- 8.2%	—	—	—
<b>Months Supply of Inventory</b>		2.4	2.1	- 12.5%	—	—	—

# New Listings

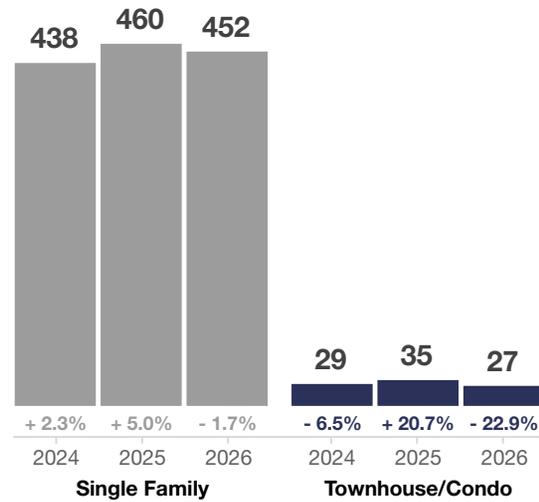
A count of the properties that have been newly listed on the market in a given month.



## January

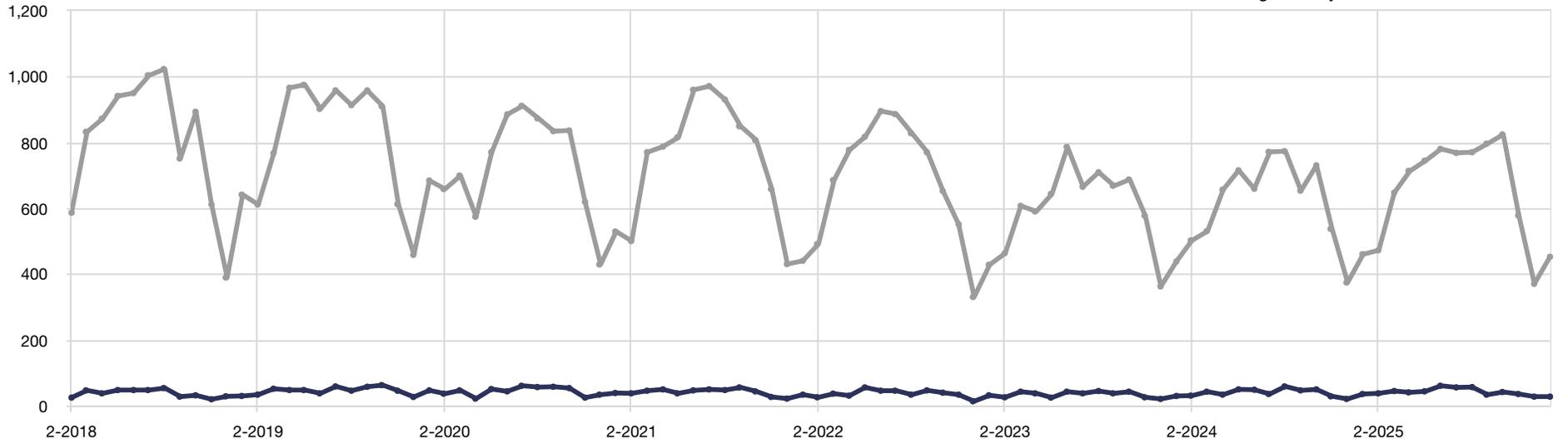


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	472	- 6.0%	37	+ 23.3%
Mar-2025	647	+ 22.1%	44	+ 4.8%
Apr-2025	713	+ 8.7%	40	+ 21.2%
May-2025	744	+ 4.1%	43	- 12.2%
Jun-2025	780	+ 18.4%	60	+ 25.0%
Jul-2025	768	- 0.4%	55	+ 57.1%
Aug-2025	770	- 0.4%	56	- 3.4%
Sep-2025	796	+ 21.9%	33	- 28.3%
Oct-2025	824	+ 12.9%	41	- 16.3%
Nov-2025	578	+ 7.6%	35	+ 25.0%
Dec-2025	370	- 1.1%	27	+ 35.0%
<b>Jan-2026</b>	<b>452</b>	<b>- 1.7%</b>	<b>27</b>	<b>- 22.9%</b>
12-Month Avg	660	+ 7.7%	42	+ 7.7%

## Historical New Listings by Month

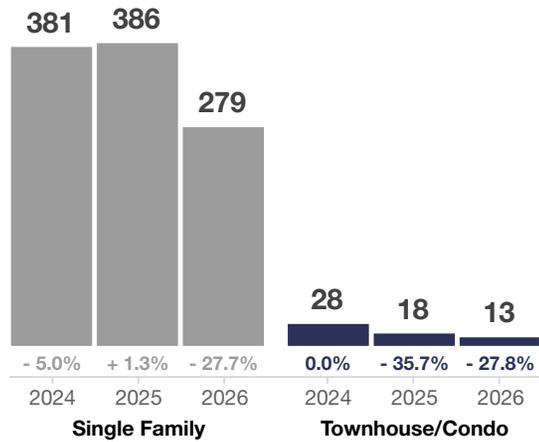


# Pending Sales

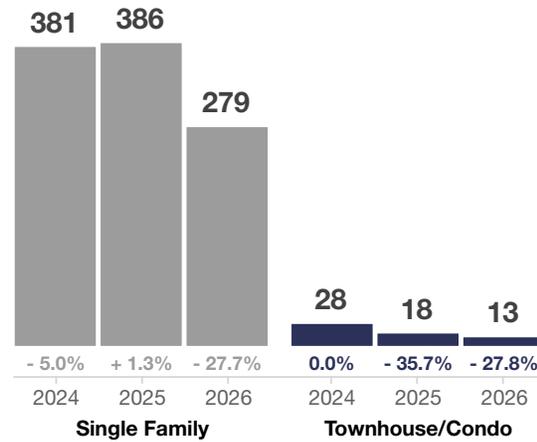
A count of the properties on which offers have been accepted in a given month.



## January

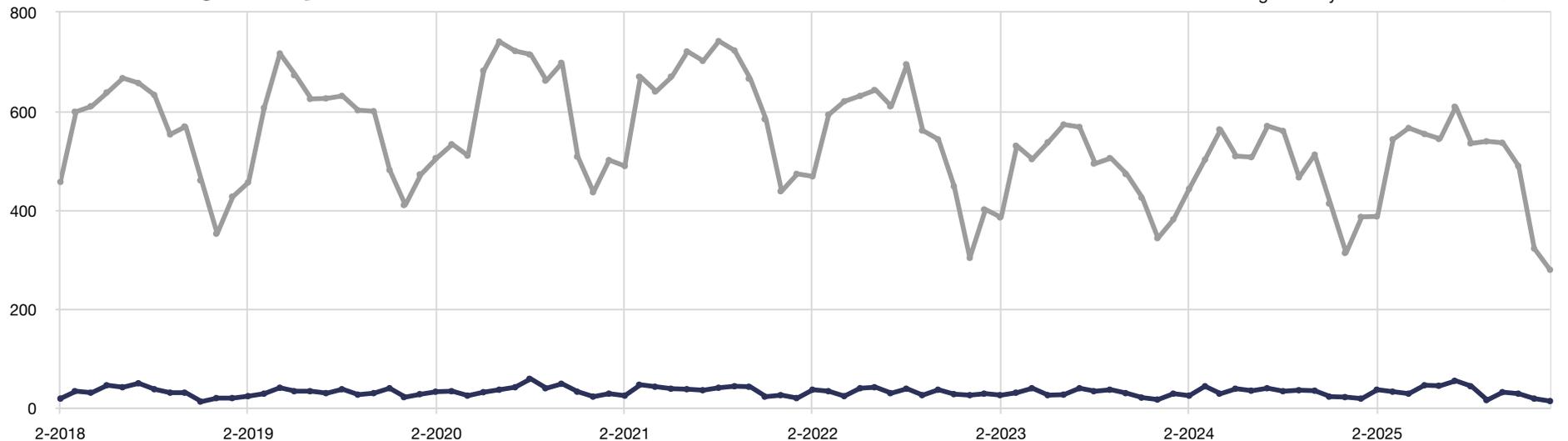


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	387	- 12.6%	36	+ 50.0%
Mar-2025	543	+ 8.2%	32	- 25.6%
Apr-2025	566	+ 0.5%	28	0.0%
May-2025	554	+ 8.8%	45	+ 18.4%
Jun-2025	544	+ 7.3%	44	+ 29.4%
Jul-2025	609	+ 6.8%	54	+ 38.5%
Aug-2025	535	- 4.5%	43	+ 30.3%
Sep-2025	539	+ 15.7%	15	- 57.1%
Oct-2025	536	+ 4.7%	31	- 8.8%
Nov-2025	489	+ 18.4%	28	+ 27.3%
Dec-2025	322	+ 2.9%	18	- 14.3%
<b>Jan-2026</b>	<b>279</b>	<b>- 27.7%</b>	<b>13</b>	<b>- 27.8%</b>
12-Month Avg	492	+ 2.7%	32	+ 3.2%

## Historical Pending Sales by Month

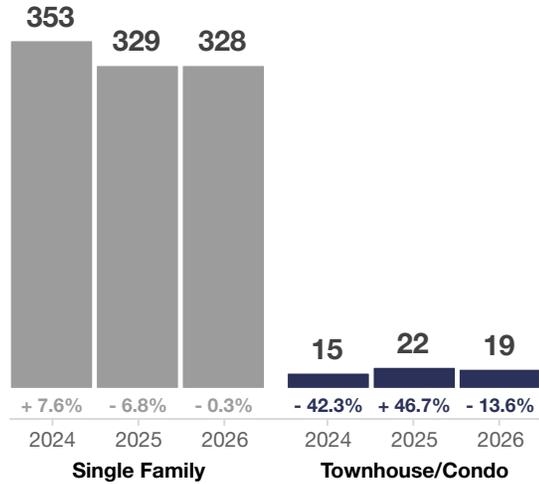


# Closed Sales

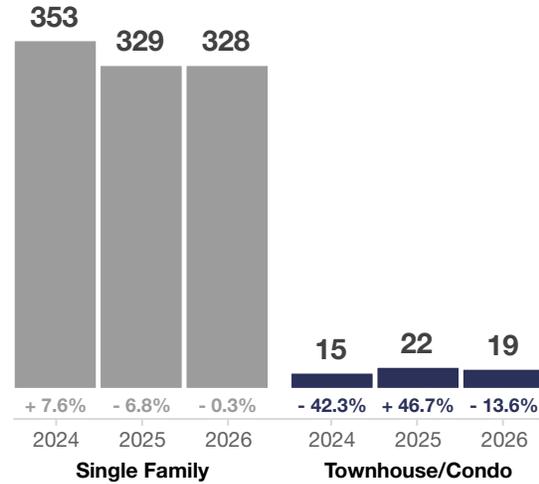
A count of the actual sales that closed in a given month.



## January

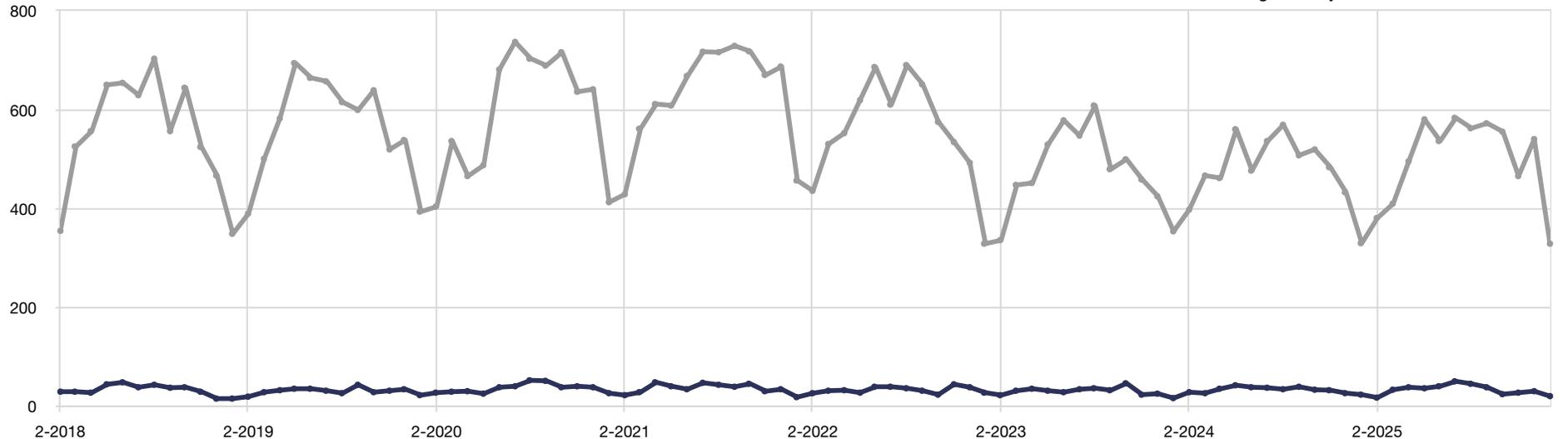


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	380	- 4.3%	16	- 40.7%
Mar-2025	409	- 12.2%	32	+ 28.0%
Apr-2025	495	+ 7.4%	37	+ 8.8%
May-2025	580	+ 3.6%	35	- 14.6%
Jun-2025	536	+ 12.6%	39	+ 5.4%
Jul-2025	583	+ 8.8%	49	+ 36.1%
Aug-2025	562	- 1.2%	44	+ 33.3%
Sep-2025	572	+ 12.8%	37	- 2.6%
Oct-2025	555	+ 6.9%	23	- 28.1%
Nov-2025	465	- 3.7%	26	- 16.1%
Dec-2025	540	+ 25.0%	29	+ 16.0%
<b>Jan-2026</b>	<b>328</b>	<b>- 0.3%</b>	<b>19</b>	<b>- 13.6%</b>
12-Month Avg	500	+ 4.6%	32	0.0%

## Historical Closed Sales by Month



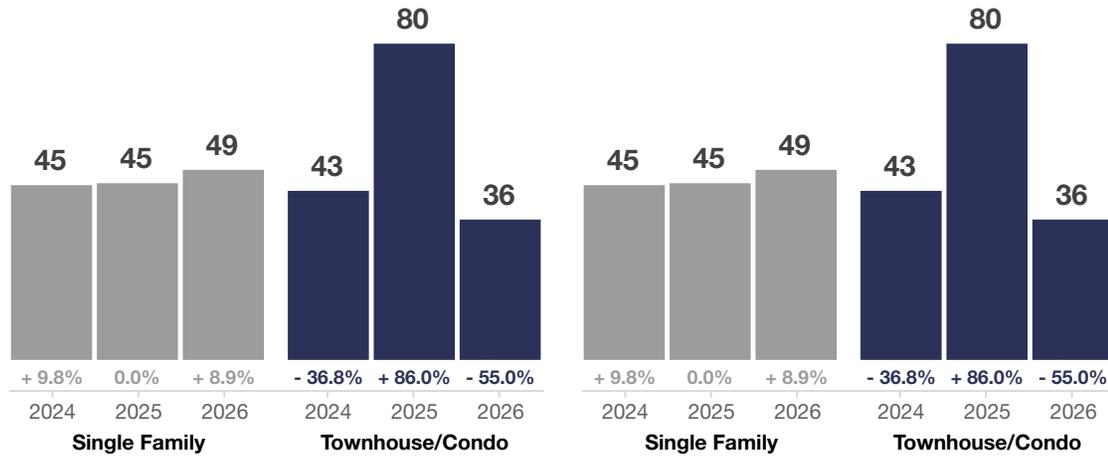
# Days on Market Until Sale

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



## January

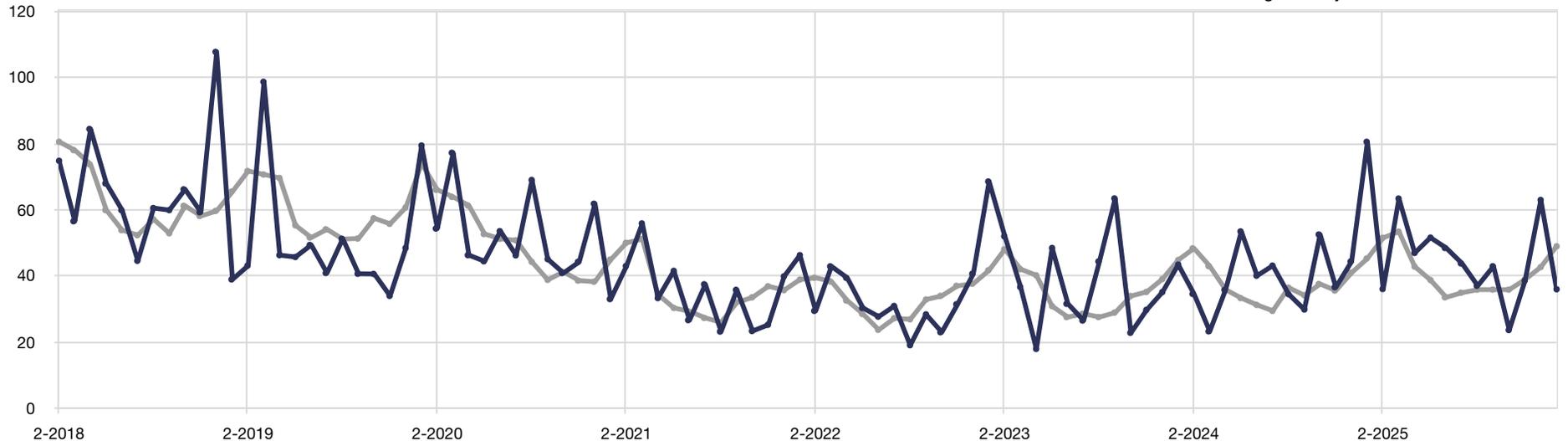
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	51	+ 6.3%	36	+ 5.9%
Mar-2025	53	+ 23.3%	63	+ 173.9%
Apr-2025	43	+ 19.4%	47	+ 30.6%
May-2025	39	+ 18.2%	51	- 3.8%
Jun-2025	33	+ 6.5%	48	+ 20.0%
Jul-2025	35	+ 20.7%	44	+ 2.3%
Aug-2025	36	0.0%	37	+ 8.8%
Sep-2025	36	+ 5.9%	43	+ 43.3%
Oct-2025	36	- 2.7%	23	- 55.8%
Nov-2025	39	+ 11.4%	38	+ 5.6%
Dec-2025	42	+ 2.4%	63	+ 43.2%
<b>Jan-2026</b>	<b>49</b>	<b>+ 8.9%</b>	<b>36</b>	<b>- 55.0%</b>
12-Month Avg*	40	+ 8.5%	45	+ 8.2%

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

## Historical Days on Market Until Sale by Month

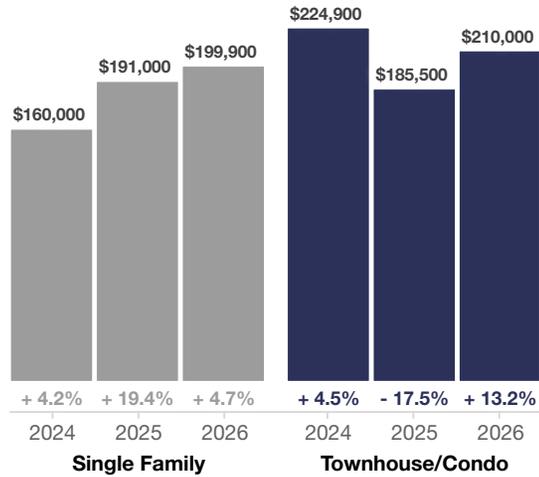


# Median Sales Price

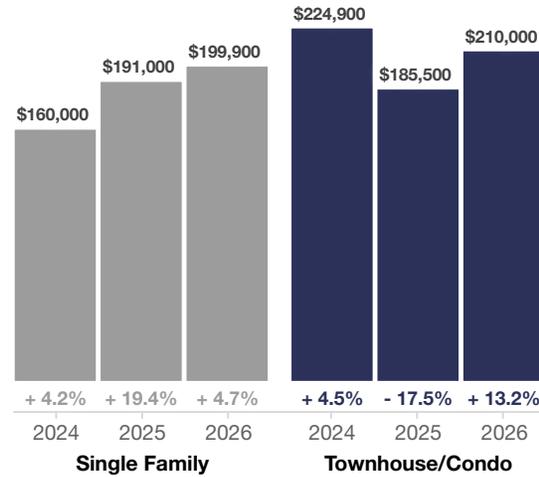
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January



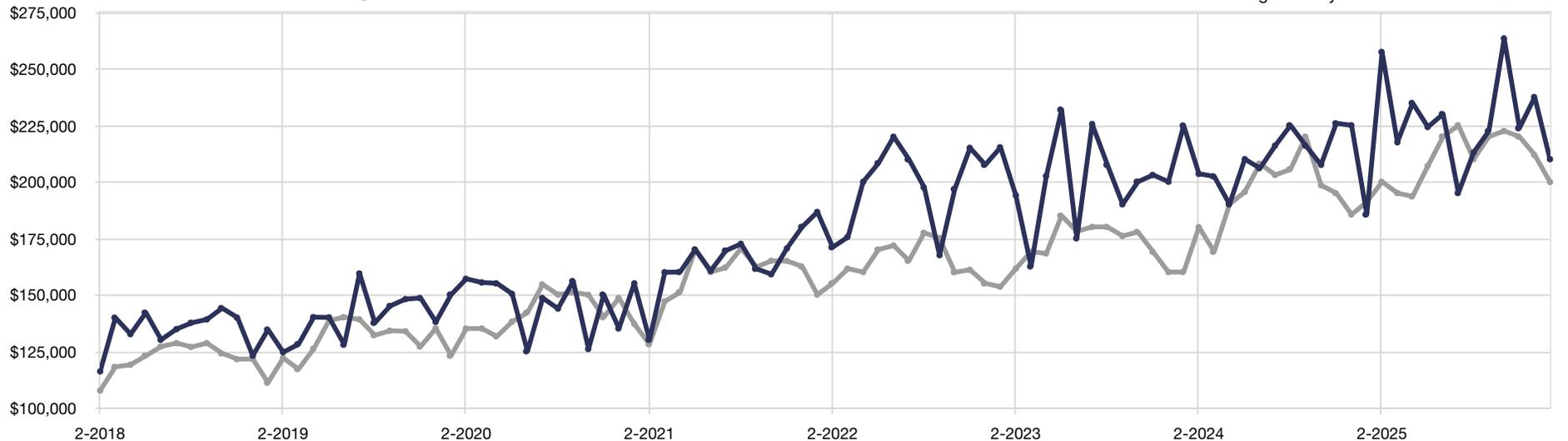
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$200,000	+ 11.2%	\$257,500	+ 26.5%
Mar-2025	\$195,000	+ 15.4%	\$217,500	+ 7.5%
Apr-2025	\$193,500	+ 1.8%	\$234,900	+ 23.6%
May-2025	\$207,000	+ 5.9%	\$224,250	+ 6.8%
Jun-2025	\$220,000	+ 5.8%	\$230,000	+ 11.7%
Jul-2025	\$225,000	+ 10.8%	\$195,000	- 9.7%
Aug-2025	\$210,000	+ 2.2%	\$213,000	- 5.3%
Sep-2025	\$220,000	0.0%	\$222,500	+ 3.0%
Oct-2025	\$222,500	+ 12.1%	\$263,500	+ 27.0%
Nov-2025	\$220,000	+ 12.8%	\$223,750	- 1.0%
Dec-2025	\$211,888	+ 14.2%	\$237,500	+ 5.6%
<b>Jan-2026</b>	<b>\$199,900</b>	<b>+ 4.7%</b>	<b>\$210,000</b>	<b>+ 13.2%</b>
12-Month Avg*	\$213,000	+ 9.2%	\$229,000	+ 7.5%

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

## Historical Median Sales Price by Month

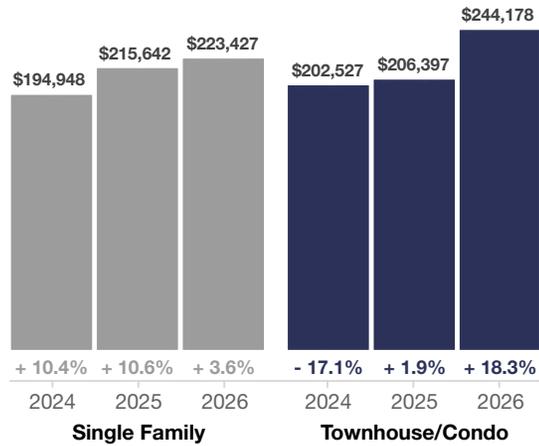


# Average Sales Price

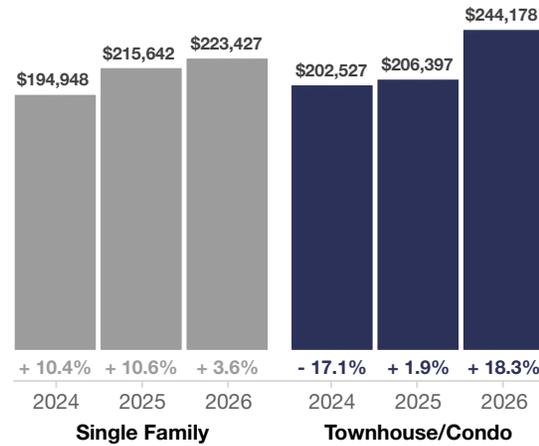
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



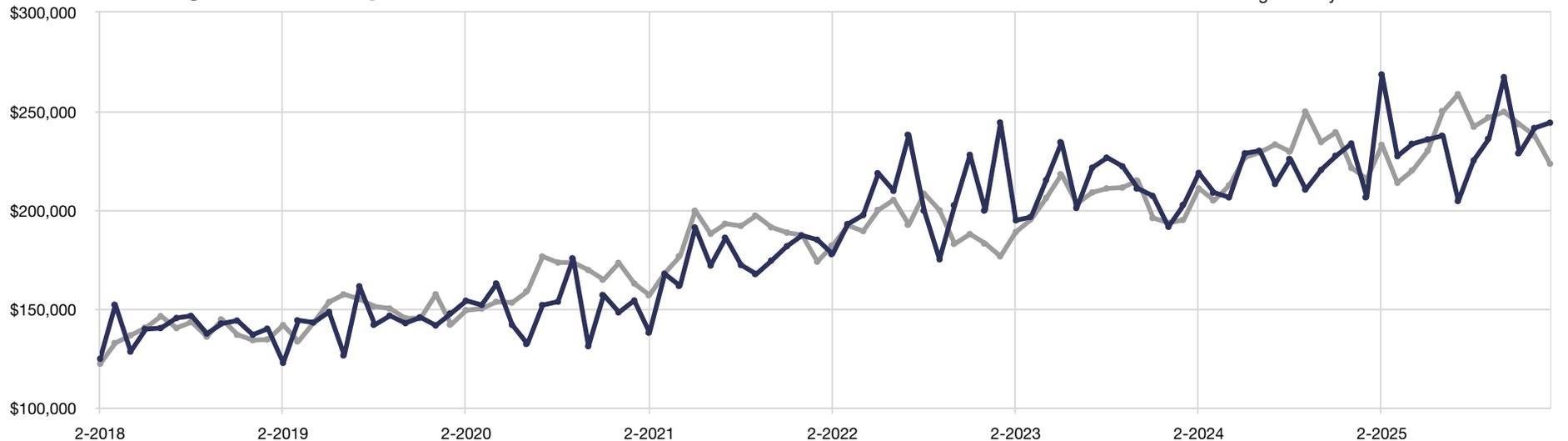
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	\$232,963	+ 10.5%	\$268,628	+ 22.8%
Mar-2025	\$213,769	+ 4.3%	\$227,235	+ 8.8%
Apr-2025	\$219,993	+ 3.6%	\$233,496	+ 13.2%
May-2025	\$229,972	+ 1.5%	\$235,711	+ 3.1%
Jun-2025	\$250,021	+ 9.1%	\$237,617	+ 3.3%
Jul-2025	\$258,642	+ 10.9%	\$204,525	- 4.1%
Aug-2025	\$242,148	+ 5.5%	\$225,076	- 0.3%
Sep-2025	\$246,847	- 1.2%	\$236,022	+ 12.2%
Oct-2025	\$249,719	+ 6.5%	\$267,239	+ 21.3%
Nov-2025	\$243,454	+ 1.7%	\$228,713	+ 0.6%
Dec-2025	\$237,531	+ 7.3%	\$241,482	+ 3.4%
<b>Jan-2026</b>	<b>\$223,427</b>	<b>+ 3.6%</b>	<b>\$244,178</b>	<b>+ 18.3%</b>
12-Month Avg*	\$238,693	+ 5.4%	\$233,442	+ 6.4%

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

## Historical Average Sales Price by Month

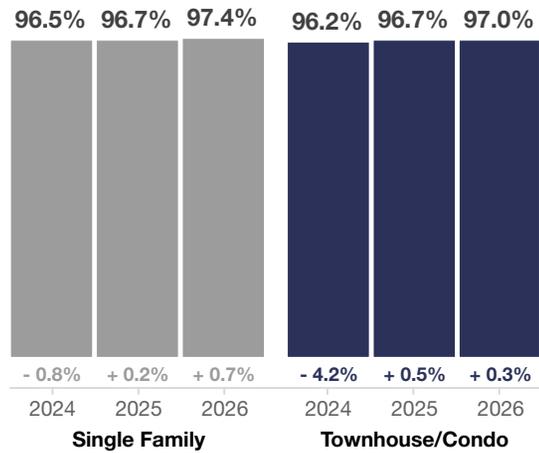


# Percent of List Price Received

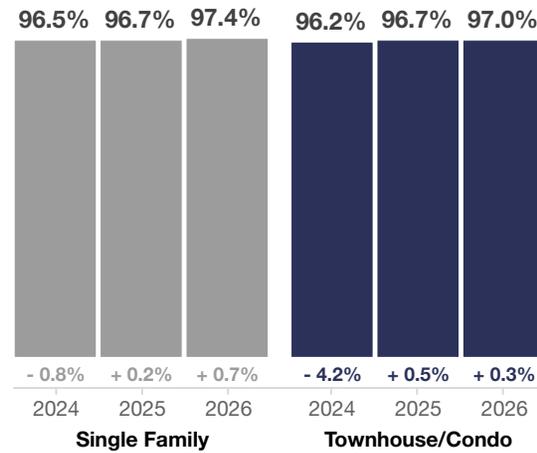
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January



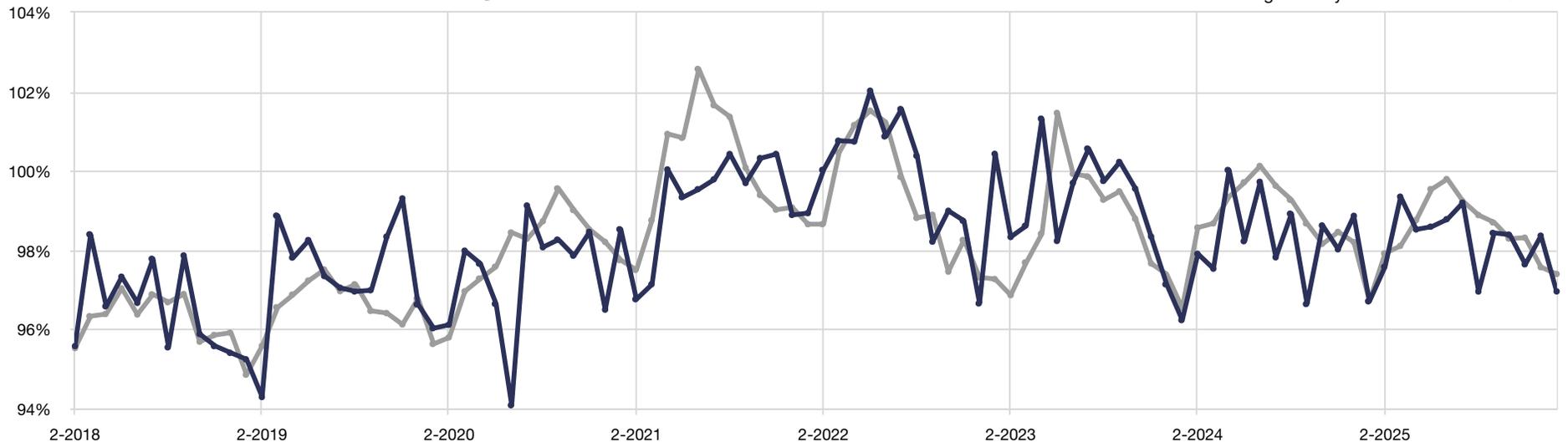
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	97.9%	- 0.7%	97.6%	- 0.3%
Mar-2025	98.1%	- 0.6%	99.3%	+ 1.8%
Apr-2025	98.8%	- 0.5%	98.5%	- 1.5%
May-2025	99.5%	- 0.2%	98.6%	+ 0.4%
Jun-2025	99.8%	- 0.3%	98.8%	- 0.9%
Jul-2025	99.2%	- 0.4%	99.2%	+ 1.4%
Aug-2025	98.9%	- 0.4%	97.0%	- 1.9%
Sep-2025	98.7%	0.0%	98.4%	+ 1.9%
Oct-2025	98.3%	+ 0.1%	98.4%	- 0.2%
Nov-2025	98.3%	- 0.2%	97.6%	- 0.4%
Dec-2025	97.6%	- 0.6%	98.4%	- 0.5%
<b>Jan-2026</b>	<b>97.4%</b>	<b>+ 0.7%</b>	<b>97.0%</b>	<b>+ 0.3%</b>
12-Month Avg*	98.6%	- 0.3%	98.3%	+ 0.0%

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

## Historical Percent of List Price Received by Month

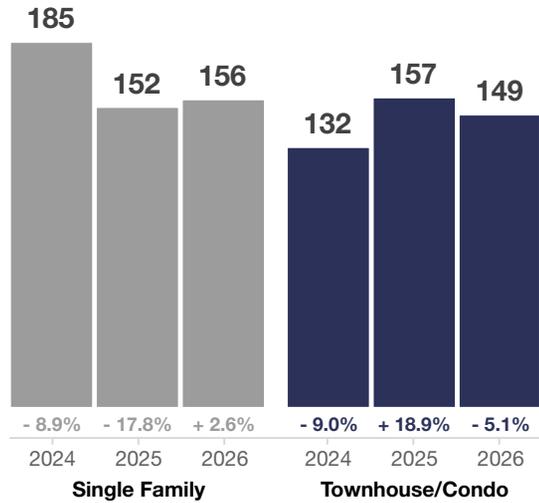


# Housing Affordability Index

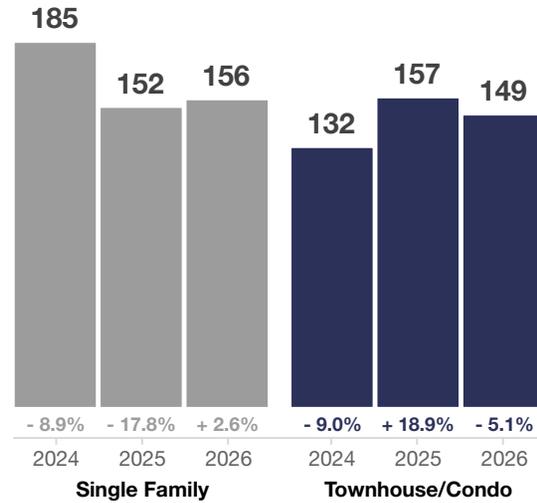
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## January

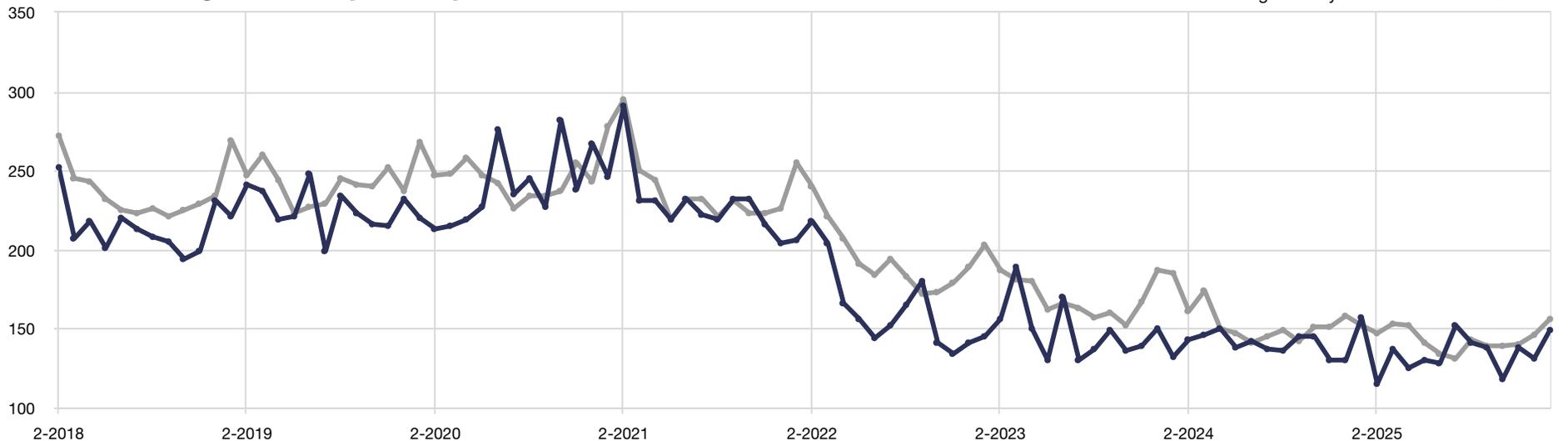


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	147	- 8.7%	115	- 19.6%
Mar-2025	153	- 12.1%	137	- 6.2%
Apr-2025	152	+ 1.3%	125	- 16.7%
May-2025	141	- 4.1%	130	- 5.8%
Jun-2025	134	- 5.0%	128	- 9.9%
Jul-2025	131	- 9.7%	152	+ 10.9%
Aug-2025	143	- 4.0%	141	+ 3.7%
Sep-2025	139	- 2.1%	138	- 4.8%
Oct-2025	139	- 7.9%	118	- 18.6%
Nov-2025	140	- 7.3%	138	+ 6.2%
Dec-2025	146	- 7.6%	131	+ 0.8%
<b>Jan-2026</b>	<b>156</b>	<b>+ 2.6%</b>	<b>149</b>	<b>- 5.1%</b>
12-Month Avg	143	- 5.9%	134	- 5.6%

## Historical Housing Affordability Index by Month

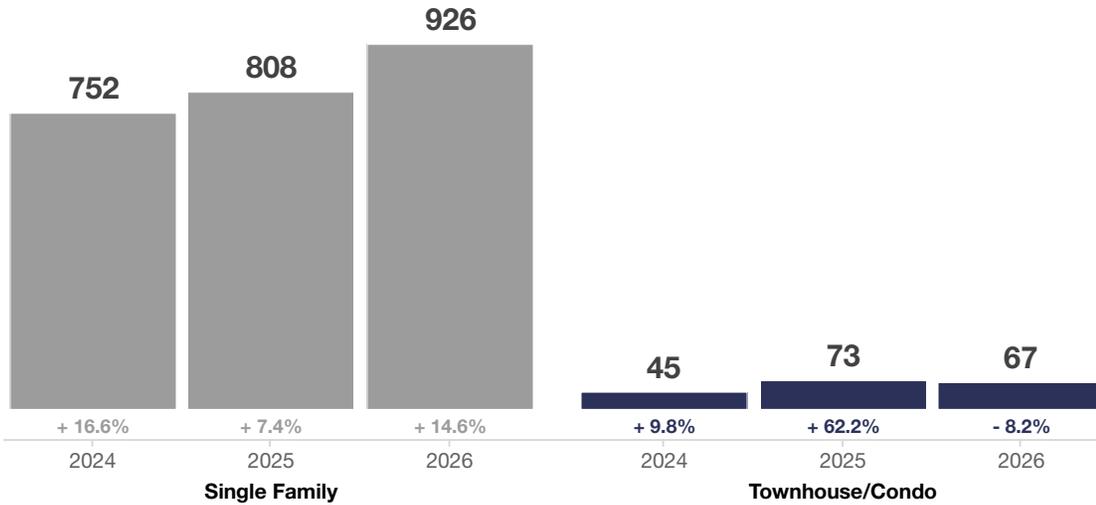


# Inventory of Homes for Sale

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

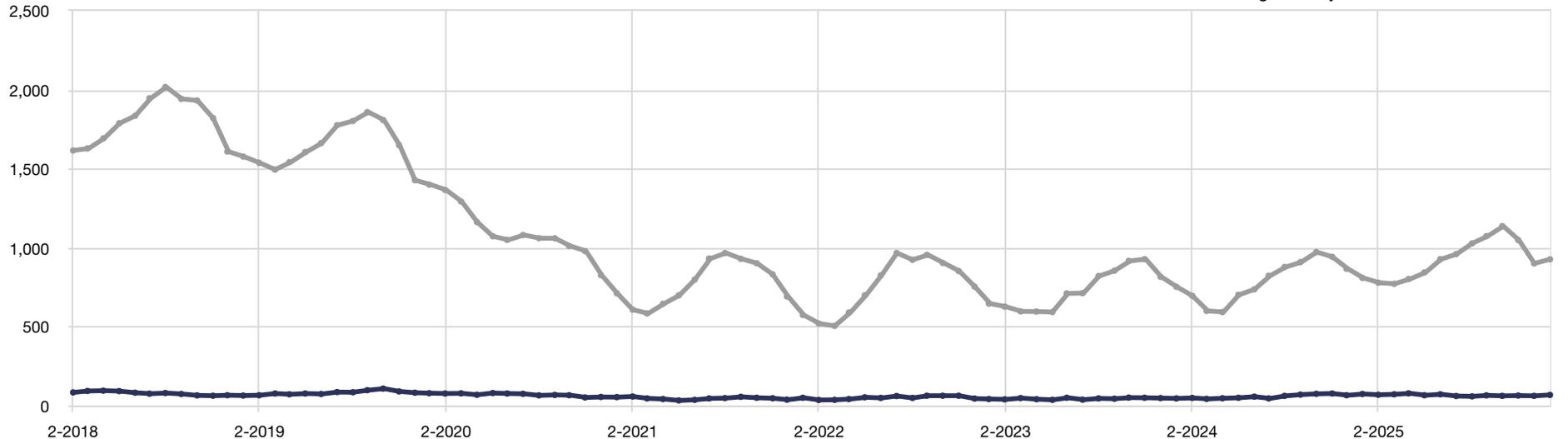


## January



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	778	+ 11.9%	68	+ 41.7%
Mar-2025	771	+ 28.7%	71	+ 69.0%
Apr-2025	801	+ 35.3%	77	+ 67.4%
May-2025	843	+ 20.3%	65	+ 32.7%
Jun-2025	927	+ 26.0%	71	+ 26.8%
Jul-2025	959	+ 16.7%	60	+ 33.3%
Aug-2025	1,027	+ 17.1%	58	- 4.9%
Sep-2025	1,073	+ 18.2%	64	- 7.2%
Oct-2025	1,136	+ 16.9%	61	- 17.6%
Nov-2025	1,048	+ 11.3%	63	- 17.1%
Dec-2025	900	+ 3.9%	61	- 6.2%
<b>Jan-2026</b>	<b>926</b>	<b>+ 14.6%</b>	<b>67</b>	<b>- 8.2%</b>
12-Month Avg	932	+ 17.5%	66	+ 11.9%

## Historical Inventory of Homes for Sale by Month

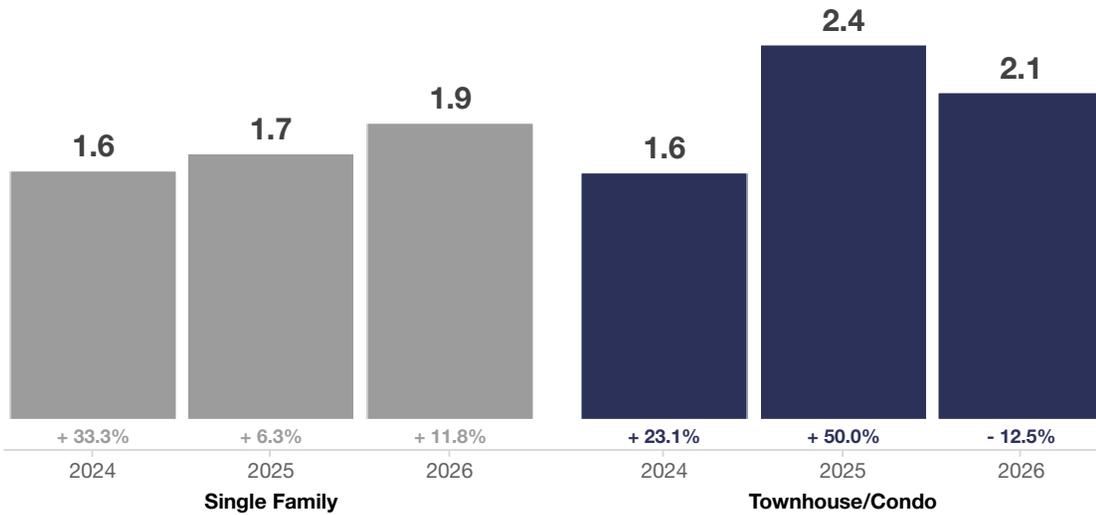


# Months Supply of Inventory

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.



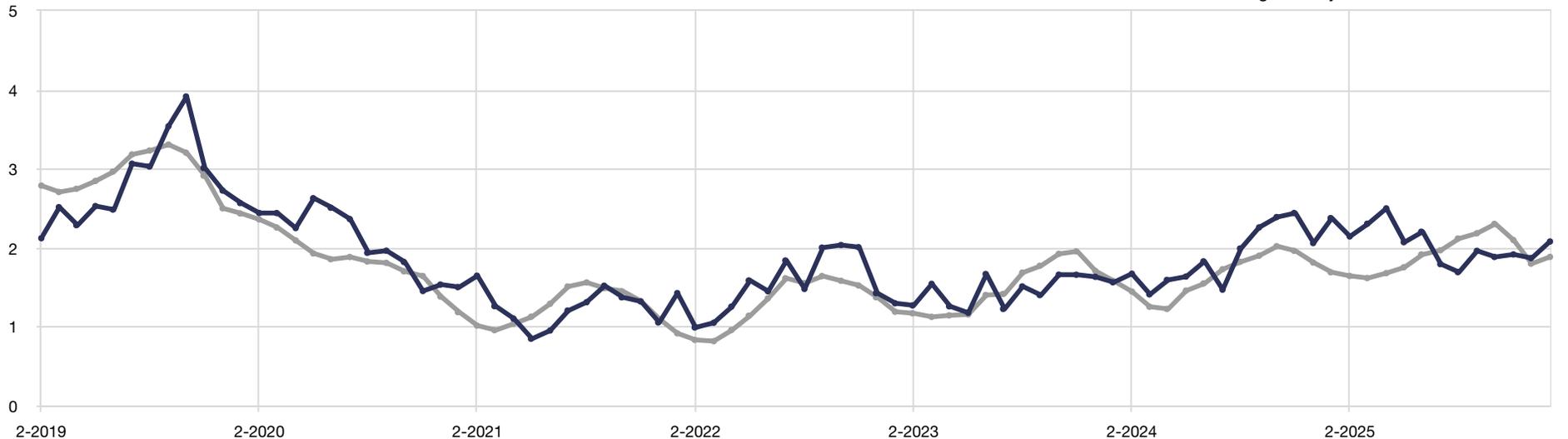
## January



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2025	1.6	+ 14.3%	2.1	+ 23.5%
Mar-2025	1.6	+ 23.1%	2.3	+ 64.3%
Apr-2025	1.7	+ 41.7%	2.5	+ 56.3%
May-2025	1.8	+ 20.0%	2.1	+ 31.3%
Jun-2025	1.9	+ 26.7%	2.2	+ 22.2%
Jul-2025	2.0	+ 17.6%	1.8	+ 20.0%
Aug-2025	2.1	+ 16.7%	1.7	- 15.0%
Sep-2025	2.2	+ 15.8%	2.0	- 13.0%
Oct-2025	2.3	+ 15.0%	1.9	- 20.8%
Nov-2025	2.1	+ 5.0%	1.9	- 20.8%
Dec-2025	1.8	0.0%	1.9	- 9.5%
<b>Jan-2026</b>	<b>1.9</b>	<b>+ 11.8%</b>	<b>2.1</b>	<b>- 12.5%</b>
12-Month Avg*	1.9	+ 15.6%	2.0	+ 5.6%

\* Months Supply for all properties from February 2025 through January 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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		495	<b>479</b>	- 3.2%	495	<b>479</b>	- 3.2%
<b>Pending Sales</b>		404	<b>292</b>	- 27.7%	404	<b>292</b>	- 27.7%
<b>Closed Sales</b>		351	<b>347</b>	- 1.1%	351	<b>347</b>	- 1.1%
<b>Days on Market Until Sale</b>		47	<b>48</b>	+ 2.1%	47	<b>48</b>	+ 2.1%
<b>Median Sales Price</b>		\$190,000	<b>\$200,000</b>	+ 5.3%	\$190,000	<b>\$200,000</b>	+ 5.3%
<b>Average Sales Price</b>		\$215,026	<b>\$224,611</b>	+ 4.5%	\$215,026	<b>\$224,611</b>	+ 4.5%
<b>Percent of List Price Received</b>		96.7%	<b>97.4%</b>	+ 0.7%	96.7%	<b>97.4%</b>	+ 0.7%
<b>Housing Affordability Index</b>		153	<b>156</b>	+ 2.0%	153	<b>156</b>	+ 2.0%
<b>Inventory of Homes for Sale</b>		881	<b>993</b>	+ 12.7%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>1.9</b>	+ 11.8%	—	—	—