Monthly Indicators

Carroll, Stark, and Trumbull counties



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings increased 21.9 percent for Single Family homes and 4.8 percent for Townhouse/Condo homes. Pending Sales decreased 9.0 percent for Single Family homes and 25.6 percent for Townhouse/Condo homes. Inventory increased 42.1 percent for Single Family homes and 73.8 percent for Townhouse/Condo homes.

Median Sales Price increased 15.4 percent to \$195,000 for Single Family homes and 8.7 percent to \$220,000 for Townhouse/Condo homes. Days on Market increased 23.3 percent for Single Family homes and 178.3 percent for Townhouse/Condo homes. Months Supply of Inventory increased 50.0 percent for Single Family homes and 71.4 percent for Townhouse/Condo homes.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

- 10.8% + 16.8% + 44.2%

Change in Change in Change in

Closed Sales Median Sales Price Homes for Sale

All Properties All Properties 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	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	530	646	+ 21.9%	1,470	1,575	+ 7.1%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	502	457	- 9.0%	1,327	1,222	- 7.9%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	466	407	- 12.7%	1,216	1,111	- 8.6%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	43	53	+ 23.3%	45	50	+ 11.1%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$169,000	\$195,000	+ 15.4%	\$170,000	\$197,000	+ 15.9%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$204,861	\$213,763	+ 4.3%	\$204,032	\$221,177	+ 8.4%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	98.7%	98.1%	- 0.6%	98.0%	97.6%	- 0.4%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	168	147	- 12.5%	167	145	- 13.2%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	598	850	+ 42.1%	_		_
Months Supply of Inventory	3-2023 9-2023 3-2024 9-2024 3-2025	1.2	1.8	+ 50.0%	_		_

Townhouse/Condo Market Overview



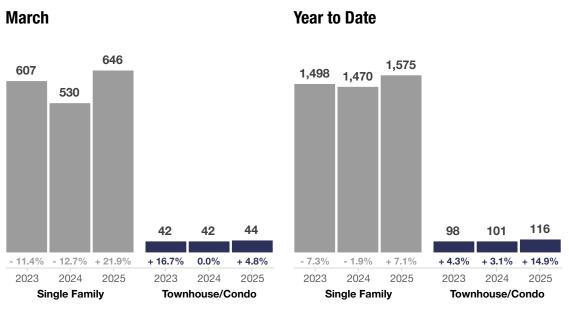


Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	42	44	+ 4.8%	101	116	+ 14.9%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	43	32	- 25.6%	95	85	- 10.5%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	25	31	+ 24.0%	67	69	+ 3.0%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	23	64	+ 178.3%	32	63	+ 96.9%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$202,400	\$220,000	+ 8.7%	\$205,000	\$231,250	+ 12.8%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$208,792	\$227,629	+ 9.0%	\$211,175	\$230,366	+ 9.1%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	97.5%	99.4%	+ 1.9%	97.4%	98.1%	+ 0.7%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	140	131	- 6.4%	138	124	- 10.1%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	42	73	+ 73.8%	_	_	
Months Supply of Inventory	3-2023 9-2023 3-2024 9-2024 3-2025	1.4	2.4	+ 71.4%	_	_	_

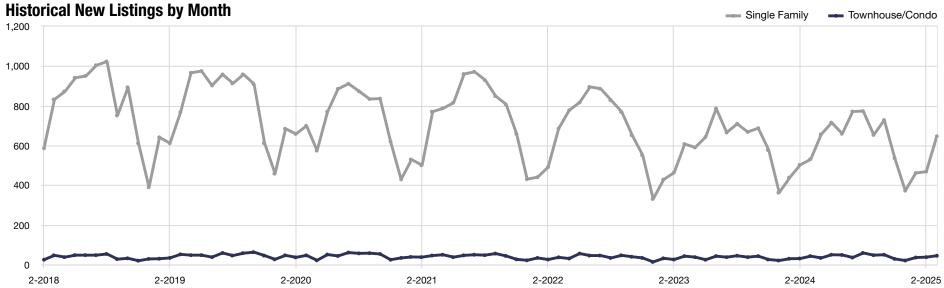
New Listings

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





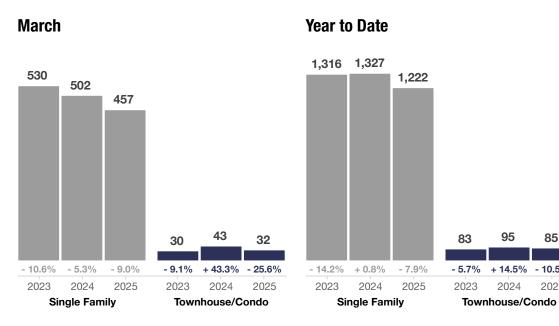
New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	656	+ 11.2%	33	- 10.8%
May-2024	715	+ 11.2%	49	+ 104.2%
Jun-2024	659	- 16.2%	48	+ 14.3%
Jul-2024	771	+ 15.9%	35	- 5.4%
Aug-2024	773	+ 9.0%	58	+ 31.8%
Sep-2024	653	- 2.2%	47	+ 27.0%
Oct-2024	728	+ 6.0%	49	+ 16.7%
Nov-2024	536	- 7.1%	28	+ 12.0%
Dec-2024	372	+ 2.8%	20	0.0%
Jan-2025	461	+ 5.3%	35	+ 20.7%
Feb-2025	468	- 6.8%	37	+ 23.3%
Mar-2025	646	+ 21.9%	44	+ 4.8%
12-Month Avg	620	+ 4.0%	40	+ 17.6%



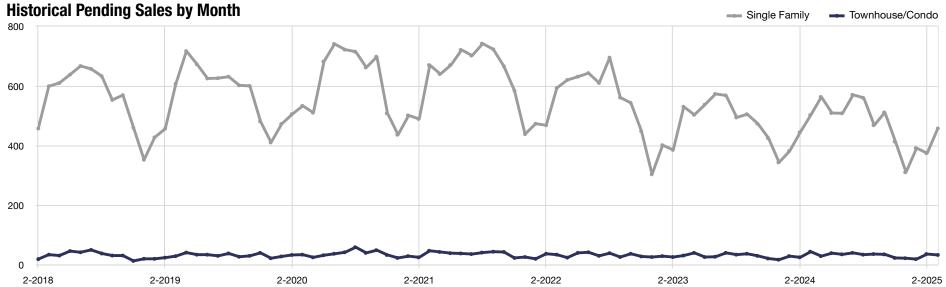
Pending Sales

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





Pending Sales	Single Family	Year-Over-Year Change	Townhouse /Condo	Year-Over-Year Change
Apr-2024	563	+ 11.9%	28	- 28.2%
May-2024	509	- 5.2%	38	+ 52.0%
Jun-2024	508	- 11.3%	34	+ 30.8%
Jul-2024	570	+ 0.4%	39	0.0%
Aug-2024	560	+ 13.4%	33	0.0%
Sep-2024	468	- 7.3%	35	- 2.8%
Oct-2024	511	+ 8.0%	34	+ 17.2%
Nov-2024	413	- 2.8%	22	+ 10.0%
Dec-2024	310	- 9.6%	21	+ 31.3%
Jan-2025	391	+ 2.6%	18	- 35.7%
Feb-2025	374	- 15.8%	35	+ 45.8%
Mar-2025	457	- 9.0%	32	- 25.6%
12-Month Avg	470	- 1.9%	31	+ 3.3%



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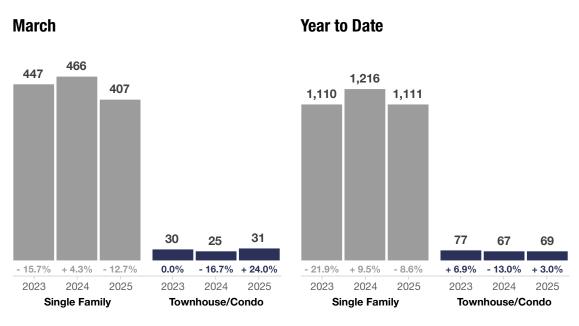
- 10.5%

2025

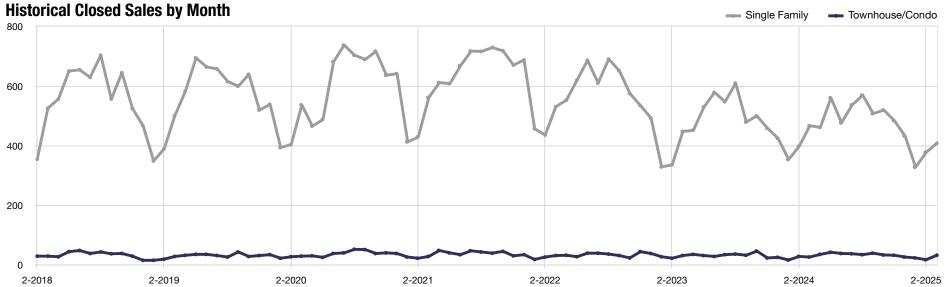
Closed Sales

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





Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	461	+ 2.2%	34	0.0%
May-2024	560	+ 5.9%	41	+ 36.7%
Jun-2024	476	- 17.6%	37	+ 37.0%
Jul-2024	536	- 2.0%	36	+ 9.1%
Aug-2024	569	- 6.6%	33	- 5.7%
Sep-2024	507	+ 5.8%	38	+ 22.6%
Oct-2024	519	+ 4.0%	32	- 28.9%
Nov-2024	483	+ 5.5%	31	+ 40.9%
Dec-2024	432	+ 1.9%	25	+ 4.2%
Jan-2025	327	- 7.4%	22	+ 46.7%
Feb-2025	377	- 5.0%	16	- 40.7%
Mar-2025	407	- 12.7%	31	+ 24.0%
12-Month Avg	471	- 2.5%	31	+ 6.9%



Days on Market Until Sale

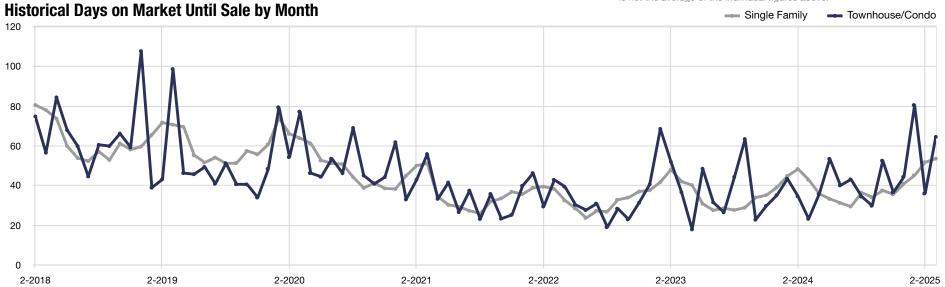
Average number of days between when a property is listed and when an offer is accepted in a given month.



March						Year to	o Date				
					64						63
		53						50	51		
42	43					44	45				
			36							32	
				23							
+ 10.5%	+ 2.4%	+ 23.3%	- 16.3%	- 36.1%	+ 178.3%	+ 12.8%	+ 2.3%	+ 11.1%	+ 30.8%	- 37.3%	+ 96.9%
2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
Sii	ngle Fam	ily	Town	house/C	ondo	Sii	ngle Fan	nily	Town	house/C	ondo

Days on Market	Single Family	Year-Over-Year Change	Townhouse /Condo	Year-Over-Year Change
Apr-2024	36	- 10.0%	36	+ 100.0%
May-2024	33	+ 6.5%	53	+ 10.4%
Jun-2024	31	+ 14.8%	40	+ 29.0%
Jul-2024	29	+ 3.6%	43	+ 65.4%
Aug-2024	36	+ 33.3%	34	- 22.7%
Sep-2024	34	+ 17.2%	30	- 52.4%
Oct-2024	37	+ 8.8%	52	+ 126.1%
Nov-2024	35	0.0%	36	+ 20.0%
Dec-2024	41	+ 5.1%	44	+ 25.7%
Jan-2025	45	0.0%	80	+ 86.0%
Feb-2025	52	+ 8.3%	36	+ 5.9%
Mar-2025	53	+ 23.3%	64	+ 178.3%
12-Month Avg*	38	+ 9.1%	45	+ 31.3%

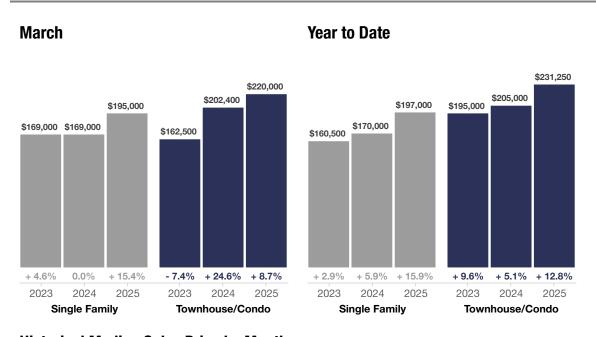
^{*} Days on Market for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



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.





Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	\$190,000	+ 12.9%	\$190,000	- 6.2%
May-2024	\$195,502	+ 5.7%	\$210,000	- 9.5%
Jun-2024	\$207,975	+ 16.8%	\$206,000	+ 17.7%
Jul-2024	\$203,000	+ 12.8%	\$216,000	- 4.2%
Aug-2024	\$205,500	+ 14.2%	\$225,000	+ 8.4%
Sep-2024	\$220,000	+ 25.0%	\$216,000	+ 13.7%
Oct-2024	\$198,450	+ 11.6%	\$207,500	+ 3.8%
Nov-2024	\$195,000	+ 15.4%	\$225,900	+ 11.3%
Dec-2024	\$185,500	+ 15.9%	\$225,000	+ 12.5%
Jan-2025	\$192,500	+ 20.3%	\$185,500	- 17.5%
Feb-2025	\$200,000	+ 11.2%	\$257,500	+ 26.5%
Mar-2025	\$195,000	+ 15.4%	\$220,000	+ 8.7%
12-Month Avg*	\$200,000	+ 14.3%	\$216,000	+ 5.4%

^{*} Median Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



Average Sales Price

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



March						Year t	o Date				
\$195,135	204,861	\$213,763	\$196,415	\$208,792	\$227,629	\$187,777	\$204,032	\$221,177	\$212,134	\$211,175	\$230,366
+ 1.5% +	+ 5.0%	+ 4.3%	+ 1.8%	+ 6.3%	+ 9.0%	+ 2.5%	+ 8.7%	+ 8.4%	+ 14.2%	- 0.5%	+ 9.1%
2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
Sing	jle Fam	ily	Town	house/C	ondo	Si	ingle Fan	nily	Town	house/C	ondo

Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	\$212,441	+ 3.1%	\$206,347	- 4.1%
May-2024	\$226,522	+ 3.9%	\$228,670	- 2.4%
Jun-2024	\$229,148	+ 12.8%	\$229,958	+ 14.4%
Jul-2024	\$233,151	+ 11.6%	\$213,171	- 3.7%
Aug-2024	\$229,493	+ 8.8%	\$225,818	- 0.3%
Sep-2024	\$249,797	+ 18.2%	\$210,322	- 5.3%
Oct-2024	\$234,377	+ 9.0%	\$220,244	+ 4.4%
Nov-2024	\$239,343	+ 22.2%	\$227,447	+ 9.8%
Dec-2024	\$221,300	+ 14.4%	\$233,644	+ 22.0%
Jan-2025	\$216,513	+ 11.1%	\$206,397	+ 1.9%
Feb-2025	\$233,228	+ 10.6%	\$268,628	+ 22.8%
Mar-2025	\$213,763	+ 4.3%	\$227,629	+ 9.0%
12-Month Avg*	\$228,961	+ 10.8%	\$223,014	+ 3.8%

^{*} Avg. Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



Percent of List Price Received

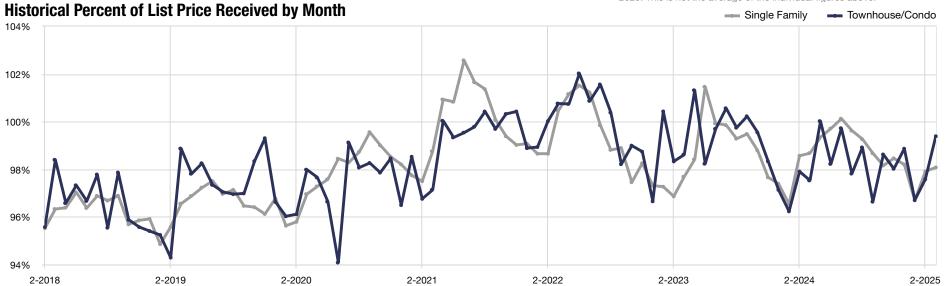


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March		Year to Date	
97.7% 98.7% 98.1%	98.6% 97.5% 99.4%	97.3% 98.0% 97.6%	99.1% 97.4% 98.1%
- 2.8% + 1.0% - 0.6% 2023 2024 2025 Single Family	-2.2% -1.1% +1.9% 2023 2024 2025 Townhouse/Condo	- 2.0% + 0.7% - 0.4% 2023 2024 2025 Single Family	-1.0% -1.7% +0.7% 2023 2024 2025 Townhouse/Condo

Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Apr-2024	99.3%	+ 0.9%	100.0%	- 1.3%	
May-2024	99.7%	- 1.8%	98.2%	0.0%	
Jun-2024	100.1%	+ 0.2%	99.7%	0.0%	
Jul-2024	99.6%	- 0.3%	97.8%	- 2.8%	
Aug-2024	99.3%	0.0%	98.9%	- 0.8%	
Sep-2024	98.7%	- 0.8%	96.6%	- 3.6%	
Oct-2024	98.2%	- 0.6%	98.6%	- 1.0%	
Nov-2024	98.5%	+ 0.8%	98.0%	- 0.3%	
Dec-2024	98.2%	+ 0.8%	98.9%	+ 1.9%	
Jan-2025	96.7%	+ 0.2%	96.7%	+ 0.5%	
Feb-2025	97.9%	- 0.7%	97.6%	- 0.3%	
Mar-2025	98.1%	- 0.6%	99.4%	+ 1.9%	
12-Month Avg*	98.8%	- 0.2%	98.4%	- 0.7%	

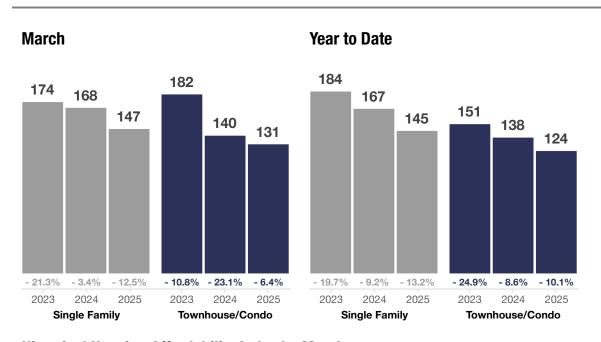
^{*} Pct. of List Price Received for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



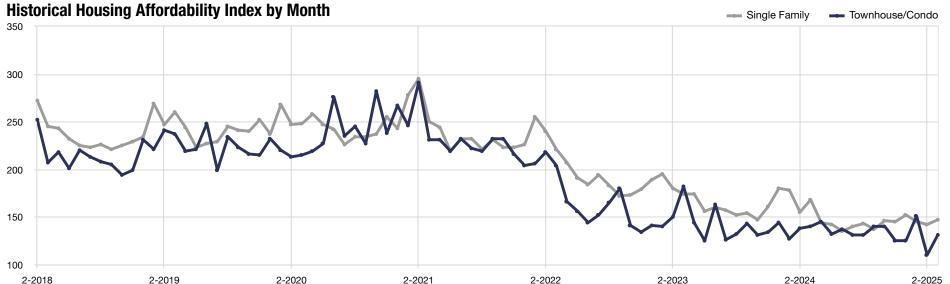
Housing Affordability Index



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.



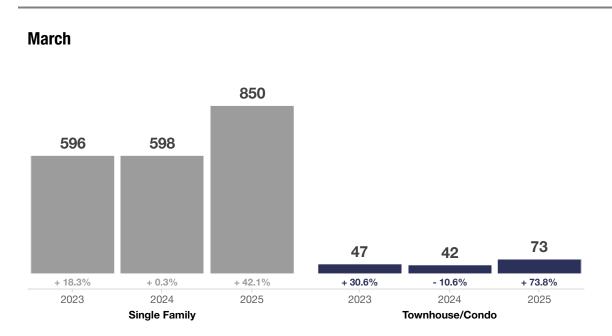
Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Apr-2024	144	- 17.2%	145	+ 0.7%	
May-2024	142	- 9.0%	132	+ 5.6%	
Jun-2024	135	- 15.6%	137	- 16.0%	
Jul-2024	140	- 10.8%	131	+ 4.0%	
Aug-2024	143	- 5.9%	131	- 0.8%	
Sep-2024	137	- 11.0%	140	- 2.1%	
Oct-2024	146	- 0.7%	140	+ 6.9%	
Nov-2024	145	- 9.9%	125	- 6.7%	
Dec-2024	152	- 15.6%	125	- 13.2%	
Jan-2025	145	- 18.5%	151	+ 18.9%	
Feb-2025	142	- 8.4%	110	- 20.3%	
Mar-2025	147	- 12.5%	131	- 6.4%	
12-Month Avg	143	- 11.7%	133	- 2.9%	



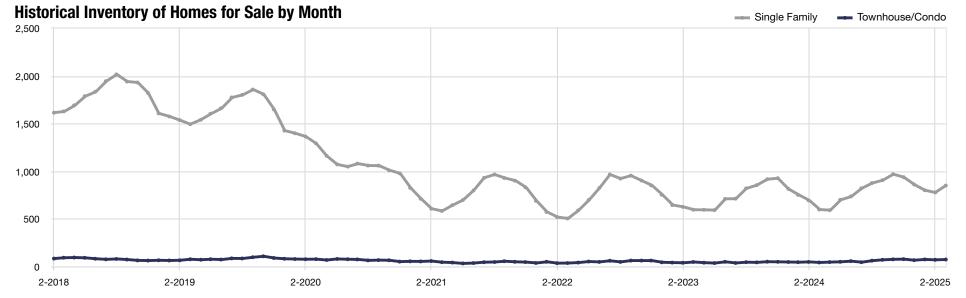
Inventory of Homes for Sale

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





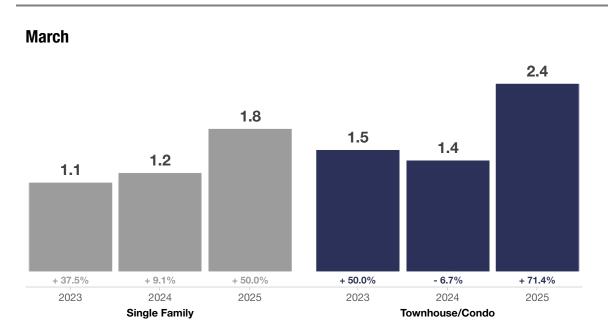
Homes for Sale	Single Family	Year-Over-Year Townhouse Change / Condo		Year-Over-Year Change	
Apr-2024	591	- 0.7%	46	+ 15.0%	
May-2024	700	+ 18.2%	49	+ 36.1%	
Jun-2024	735	+ 3.5%	56	+ 14.3%	
Jul-2024	821	+ 15.3%	45	+ 21.6%	
Aug-2024	876	+ 6.8%	61	+ 35.6%	
Sep-2024	906	+ 6.1%	70	+ 62.8%	
Oct-2024	969	+ 5.8%	75	+ 50.0%	
Nov-2024	938	+ 1.2%	77	+ 57.1%	
Dec-2024	861	+ 5.6%	66	+ 40.4%	
Jan-2025	801	+ 6.5%	74	+ 64.4%	
Feb-2025	777	+ 12.0%	70	+ 45.8%	
Mar-2025	850	+ 42.1%	73	+ 73.8%	
12-Month Avg	819	+ 9.3%	64	+ 45.5%	



Months Supply of Inventory







Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	1.2	+ 9.1%	1.6	+ 23.1%
May-2024	1.5	+ 25.0%	1.6	+ 33.3%
Jun-2024	1.5	+ 7.1%	1.8	+ 5.9%
Jul-2024	1.7	+ 21.4%	1.5	+ 25.0%
Aug-2024	1.8	+ 5.9%	2.0	+ 33.3%
Sep-2024	1.9	+ 5.6%	2.3	+ 64.3%
Oct-2024	2.0	+ 5.3%	2.4	+ 41.2%
Nov-2024	2.0	0.0%	2.5	+ 47.1%
Dec-2024	1.8	+ 5.9%	2.1	+ 31.3%
Jan-2025	1.7	+ 6.3%	2.4	+ 50.0%
Feb-2025	1.6	+ 14.3%	2.2	+ 29.4%
Mar-2025	1.8	+ 50.0%	2.4	+ 71.4%
12-Month Avg*	1.7	+ 11.6%	2.1	+ 39.1%

^{*} Months Supply for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



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	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	572	690	+ 20.6%	1,571	1,691	+ 7.6%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	545	489	- 10.3%	1,422	1,307	- 8.1%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	491	438	- 10.8%	1,283	1,180	- 8.0%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	42	54	+ 28.6%	44	51	+ 15.9%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$171,000	\$199,700	+ 16.8%	\$172,000	\$200,000	+ 16.3%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$205,066	\$214,781	+ 4.7%	\$204,407	\$221,741	+ 8.5%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	98.6%	98.2%	- 0.4%	98.0%	97.6%	- 0.4%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	166	143	- 13.9%	165	143	- 13.3%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	640	923	+ 44.2%	_		_
Months Supply of Inventory	3-2023 9-2023 3-2024 9-2024 3-2025	1.3	1.8	+ 38.5%	_		_