

Monthly Indicators

Carroll, Stark, and Trumbull counties



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings increased 8.5 percent for Single Family homes and 21.2 percent for Townhouse/Condo homes. Pending Sales decreased 16.9 percent for Single Family homes and 10.7 percent for Townhouse/Condo homes. Inventory increased 51.3 percent for Single Family homes and 78.3 percent for Townhouse/Condo homes.

Median Sales Price increased 2.6 percent to \$195,000 for Single Family homes and 23.6 percent to \$234,900 for Townhouse/Condo homes. Days on Market increased 19.4 percent for Single Family homes and 30.6 percent for Townhouse/Condo homes. Months Supply of Inventory increased 58.3 percent for Single Family homes and 68.8 percent for Townhouse/Condo homes.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Quick Facts

+ 7.1%	+ 5.2%	+ 53.2%
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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		656	712	+ 8.5%	2,126	2,289	+ 7.7%
Pending Sales		563	468	- 16.9%	1,890	1,768	- 6.5%
Closed Sales		461	493	+ 6.9%	1,677	1,607	- 4.2%
Days on Market Until Sale		36	43	+ 19.4%	42	48	+ 14.3%
Median Sales Price		\$190,000	\$195,000	+ 2.6%	\$175,000	\$195,000	+ 11.4%
Average Sales Price		\$212,441	\$220,294	+ 3.7%	\$206,360	\$220,824	+ 7.0%
Percent of List Price Received		99.3%	98.7%	- 0.6%	98.4%	98.0%	- 0.4%
Housing Affordability Index		144	145	+ 0.7%	157	145	- 7.6%
Inventory of Homes for Sale		591	894	+ 51.3%	—	—	—
Months Supply of Inventory		1.2	1.9	+ 58.3%	—	—	—

Townhouse/Condo Market Overview

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



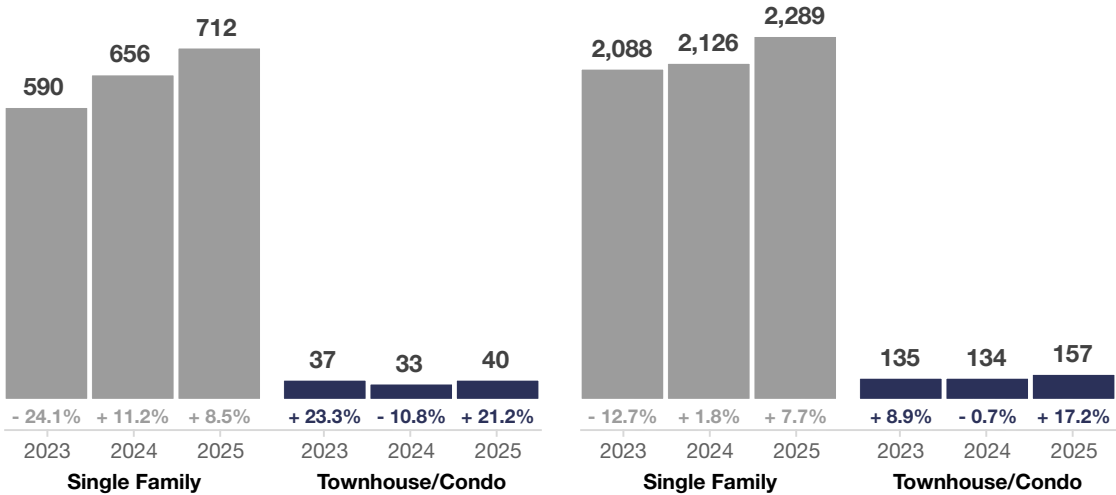
Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		33	40	+ 21.2%	134	157	+ 17.2%
Pending Sales		28	25	- 10.7%	123	111	- 9.8%
Closed Sales		34	37	+ 8.8%	101	107	+ 5.9%
Days on Market Until Sale		36	47	+ 30.6%	33	57	+ 72.7%
Median Sales Price		\$190,000	\$234,900	+ 23.6%	\$200,000	\$231,250	+ 15.6%
Average Sales Price		\$206,347	\$233,496	+ 13.2%	\$209,517	\$231,305	+ 10.4%
Percent of List Price Received		100.0%	98.5%	- 1.5%	98.3%	98.3%	0.0%
Housing Affordability Index		145	121	- 16.6%	137	123	- 10.2%
Inventory of Homes for Sale		46	82	+ 78.3%	—	—	—
Months Supply of Inventory		1.6	2.7	+ 68.8%	—	—	—

New Listings

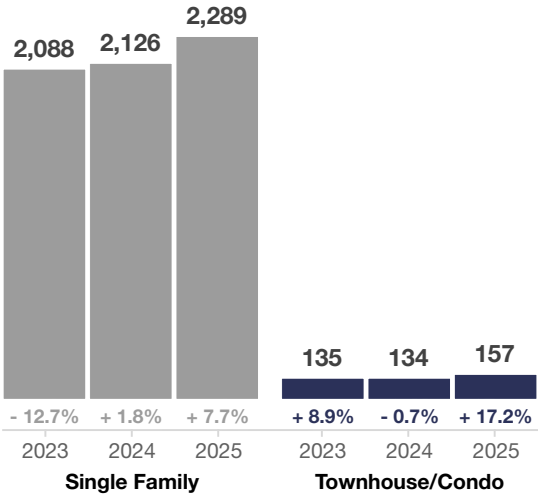
A count of the properties that have been newly listed on the market in a given month.



April

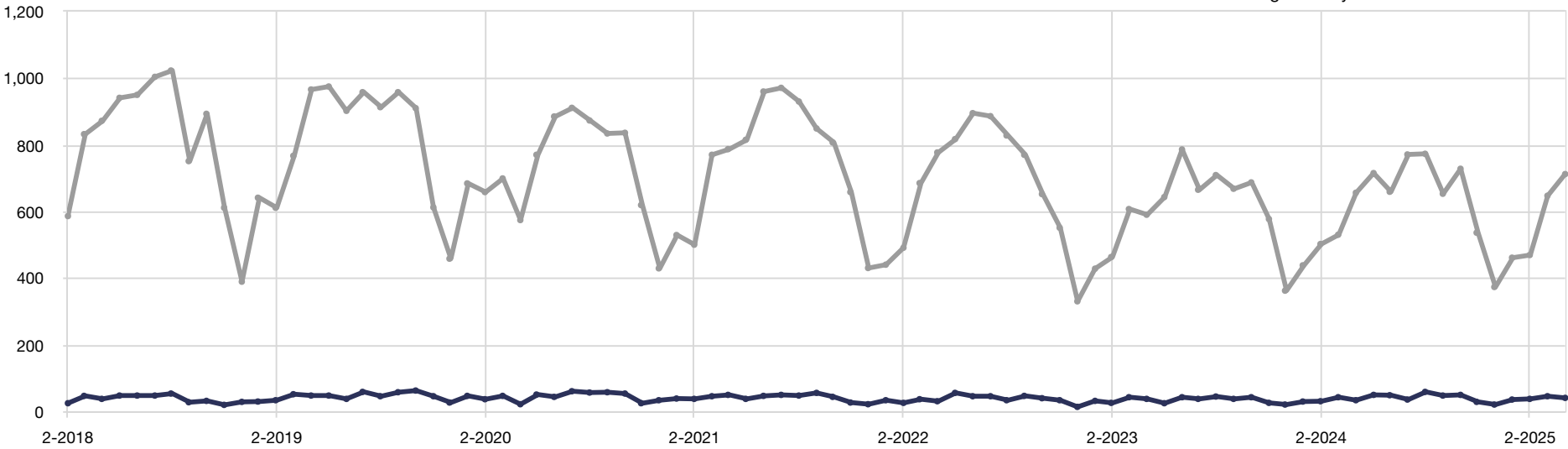


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	373	+ 3.0%	20	0.0%
Jan-2025	461	+ 5.3%	35	+ 20.7%
Feb-2025	469	- 6.6%	37	+ 23.3%
Mar-2025	647	+ 22.1%	45	+ 7.1%
Apr-2025	712	+ 8.5%	40	+ 21.2%
12-Month Avg	625	+ 3.8%	41	+ 20.6%

Historical New Listings by Month

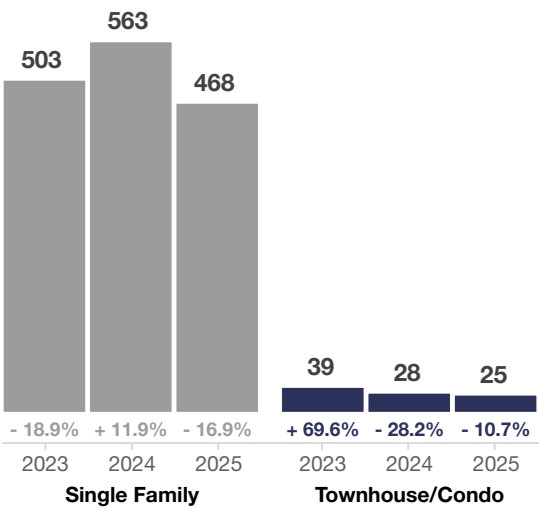


Pending Sales

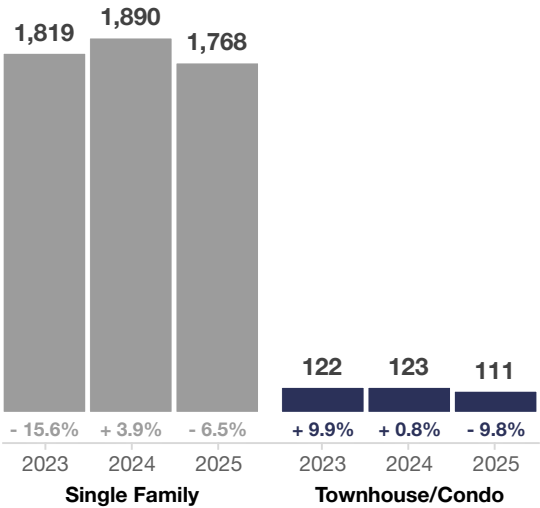
A count of the properties on which offers have been accepted in a given month.



April

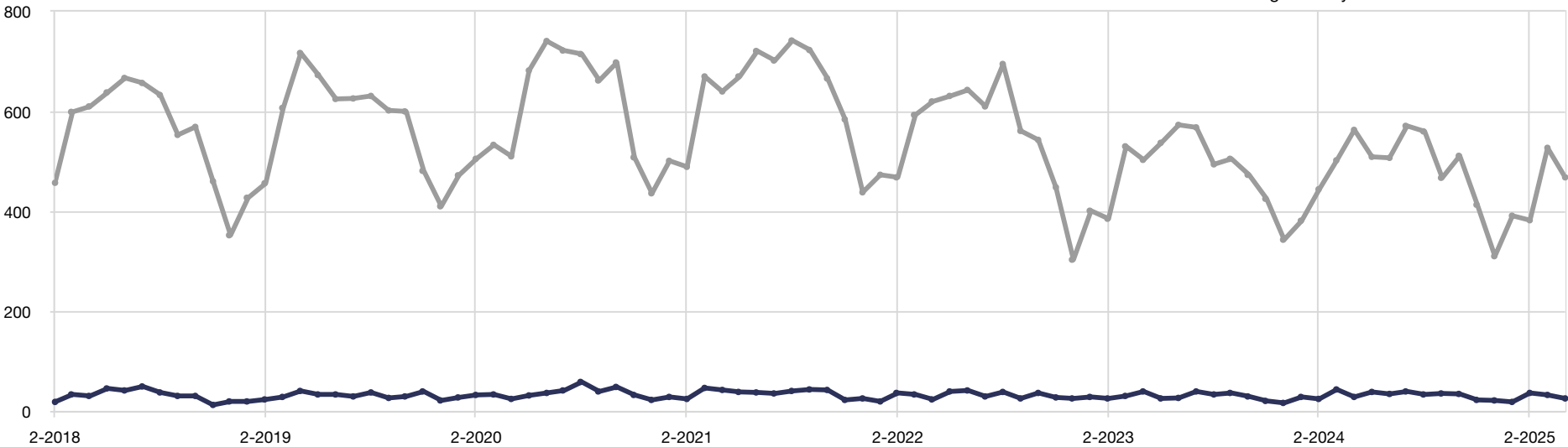


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2024	509	- 5.2%	38	+ 52.0%
Jun-2024	507	- 11.5%	34	+ 30.8%
Jul-2024	571	+ 0.5%	39	0.0%
Aug-2024	560	+ 13.4%	33	0.0%
Sep-2024	467	- 7.5%	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	382	- 14.0%	36	+ 50.0%
Mar-2025	527	+ 5.0%	32	- 25.6%
Apr-2025	468	- 16.9%	25	- 10.7%
12-Month Avg	468	- 3.3%	31	+ 6.9%

Historical Pending Sales by Month

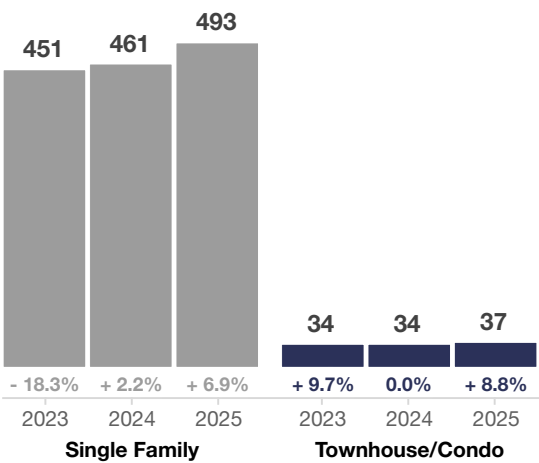


Closed Sales

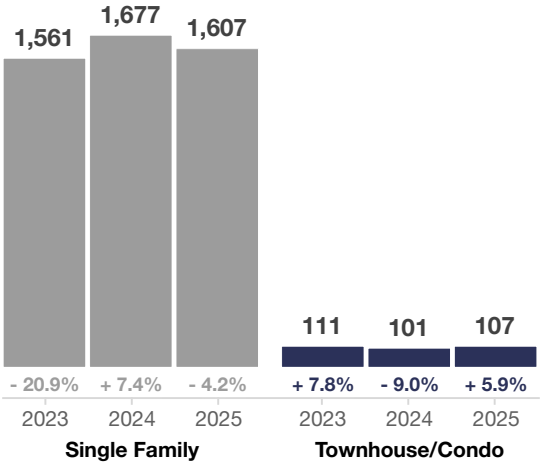
A count of the actual sales that closed in a given month.



April

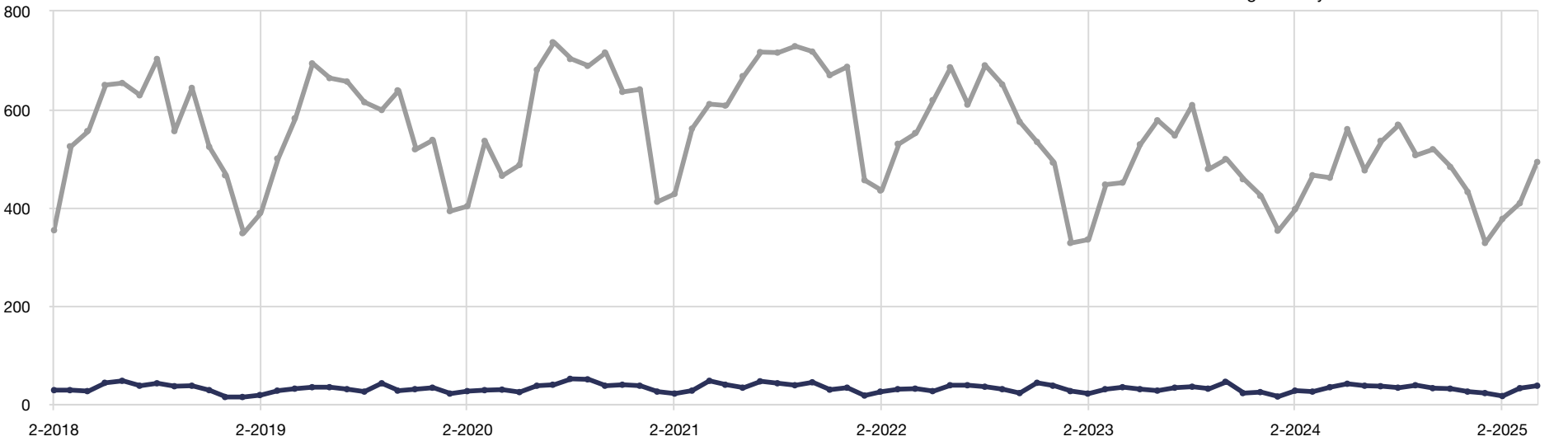


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	328	- 7.1%	22	+ 46.7%
Feb-2025	377	- 5.0%	16	- 40.7%
Mar-2025	409	- 12.2%	32	+ 28.0%
Apr-2025	493	+ 6.9%	37	+ 8.8%
12-Month Avg	474	- 1.9%	32	+ 10.3%

Historical Closed Sales by Month

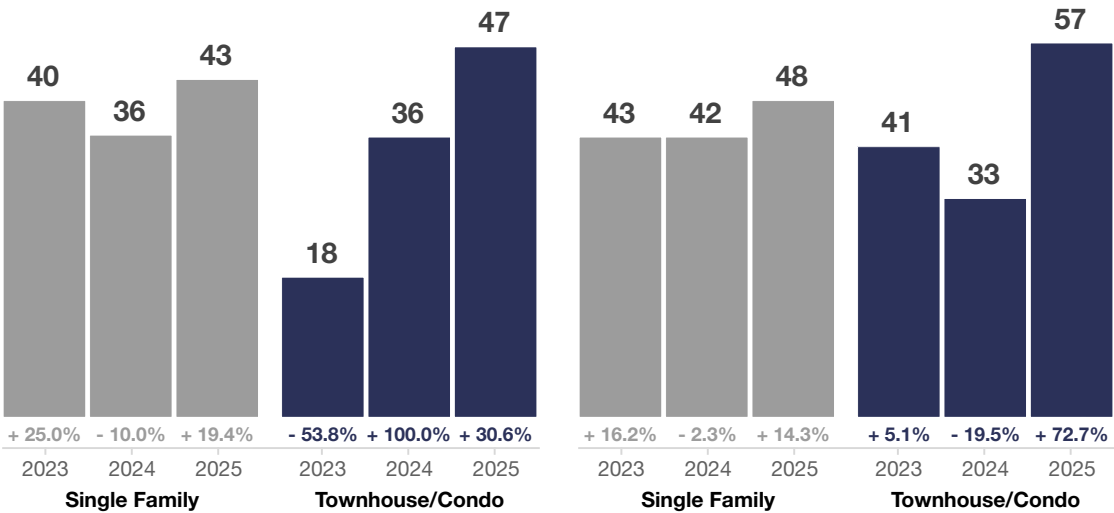


Days on Market Until Sale

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



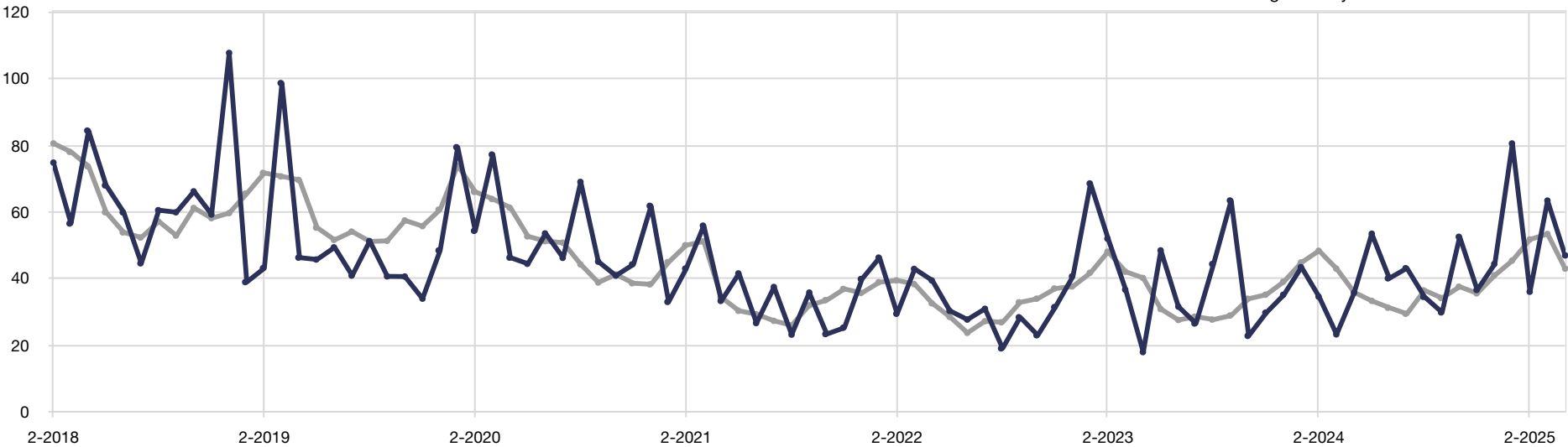
April



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	63	+ 173.9%
Apr-2025	43	+ 19.4%	47	+ 30.6%
12-Month Avg*	38	+ 12.0%	46	+ 27.6%

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

Historical Days on Market Until Sale by Month

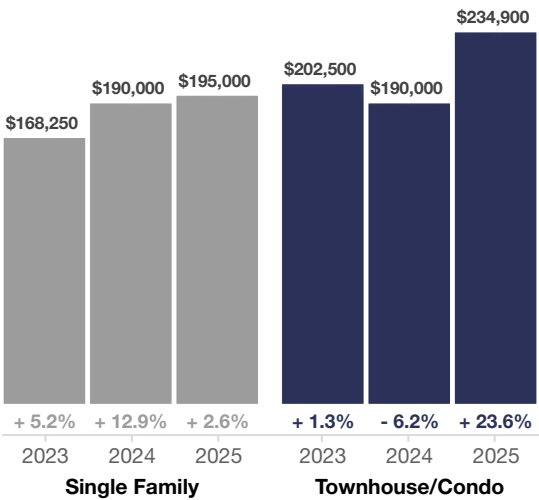


Median Sales Price

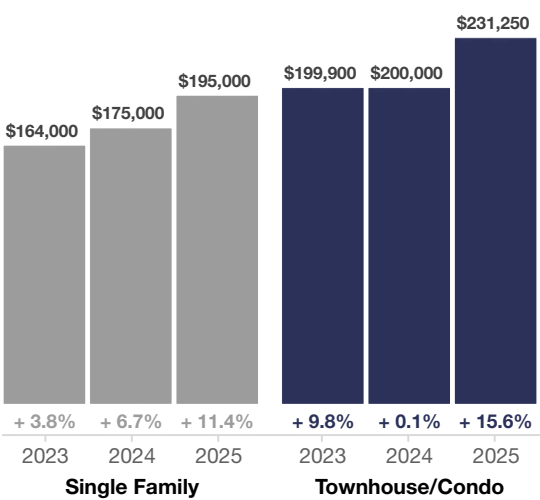
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



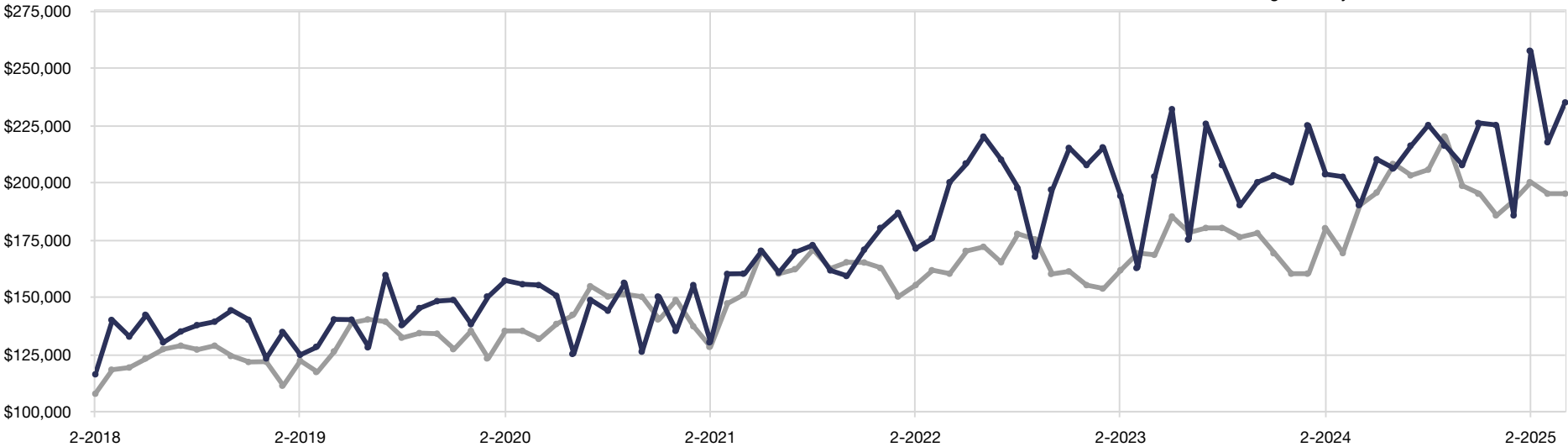
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$192,000	+ 20.0%	\$185,500	- 17.5%
Feb-2025	\$200,000	+ 11.2%	\$257,500	+ 26.5%
Mar-2025	\$195,000	+ 15.4%	\$217,500	+ 7.5%
Apr-2025	\$195,000	+ 2.6%	\$234,900	+ 23.6%
12-Month Avg*	\$200,000	+ 13.6%	\$219,950	+ 7.8%

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

Historical Median Sales Price by Month

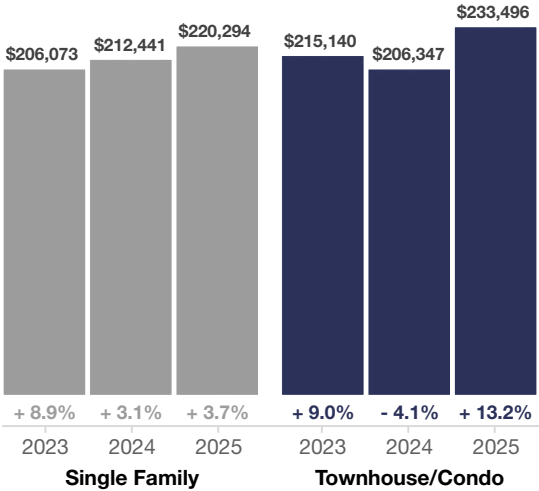


Average Sales Price

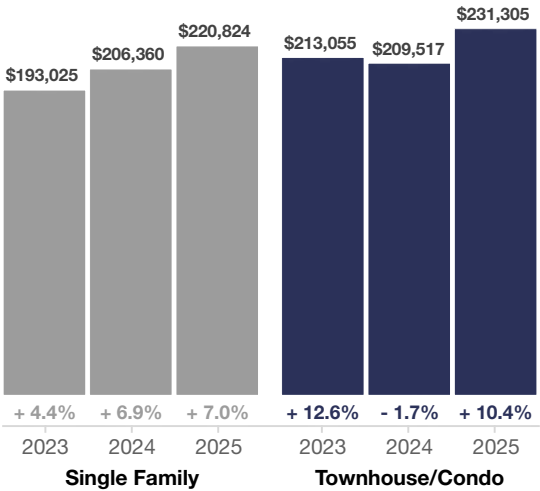
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



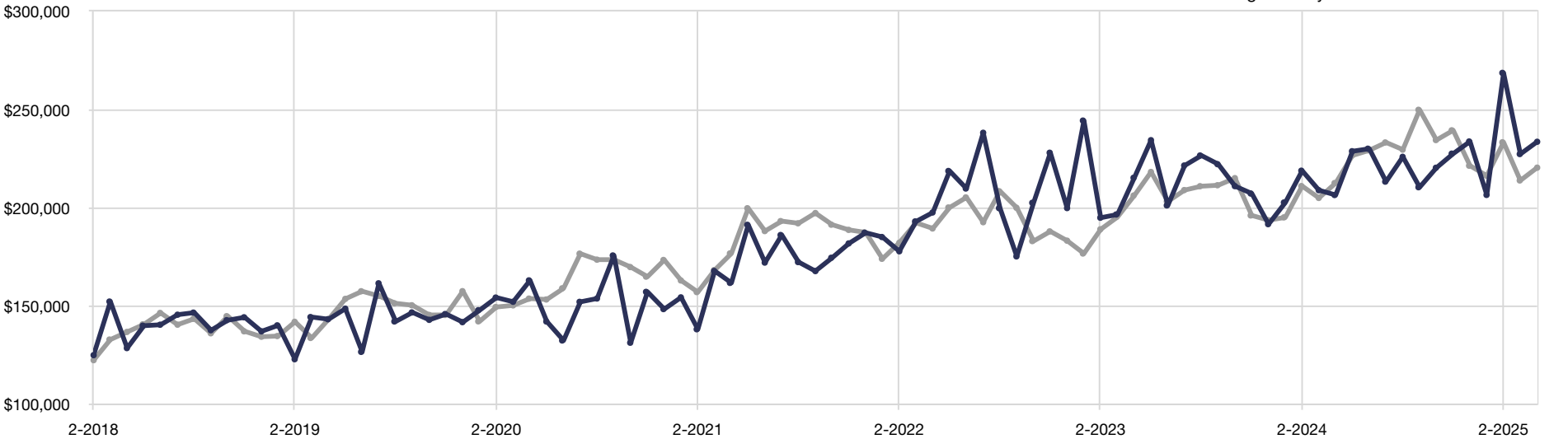
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$216,182	+ 10.9%	\$206,397	+ 1.9%
Feb-2025	\$233,228	+ 10.6%	\$268,628	+ 22.8%
Mar-2025	\$213,769	+ 4.3%	\$227,235	+ 8.8%
Apr-2025	\$220,294	+ 3.7%	\$233,496	+ 13.2%
12-Month Avg*	\$229,531	+ 10.8%	\$225,504	+ 5.4%

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

Historical Average Sales Price by Month



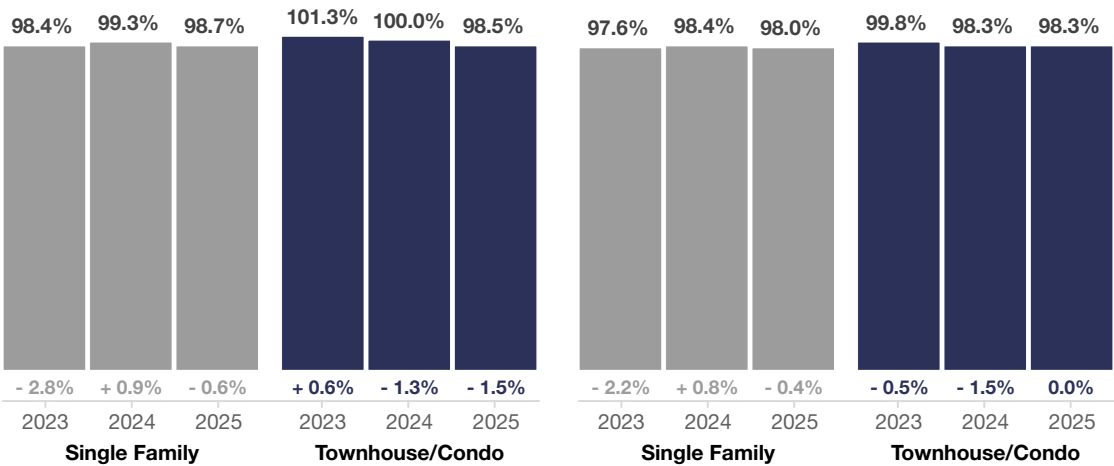
Percent of List Price Received

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.



April

Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	99.3%	+ 1.8%
Apr-2025	98.7%	- 0.6%	98.5%	- 1.5%
12-Month Avg*	98.7%	- 0.3%	98.3%	- 0.7%

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

Historical Percent of List Price Received by Month

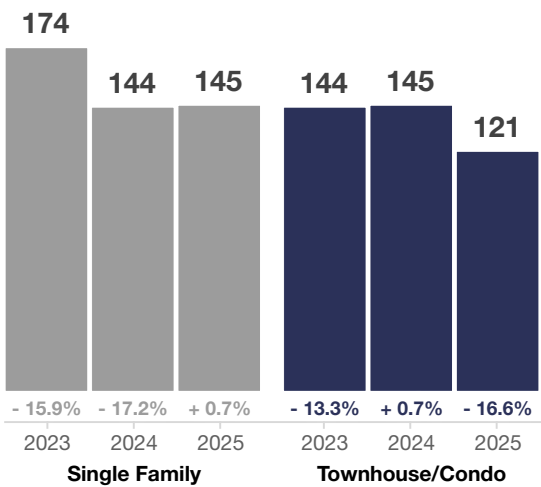


Housing Affordability Index

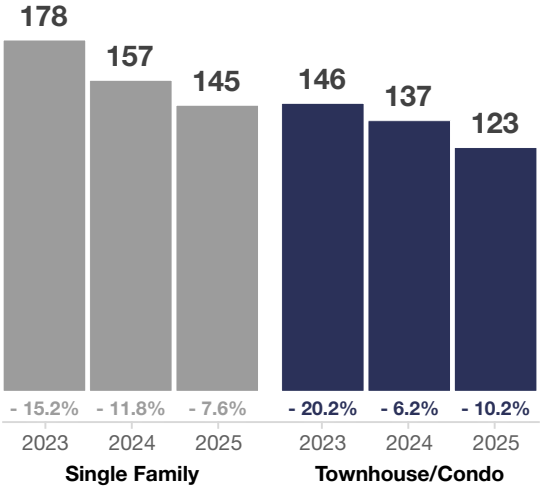
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

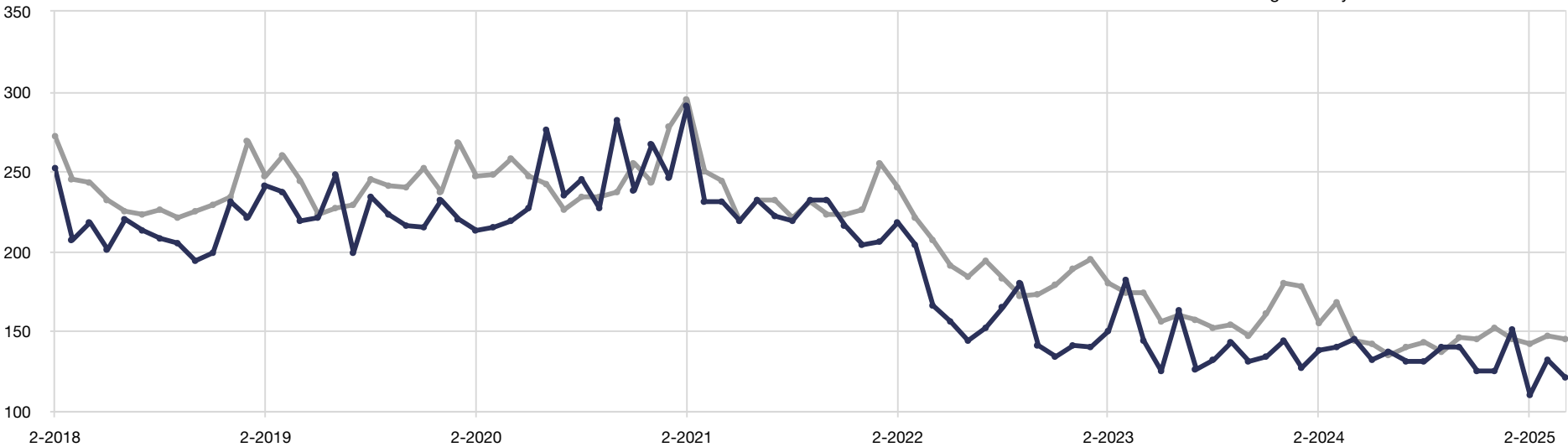


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	132	- 5.7%
Apr-2025	145	+ 0.7%	121	- 16.6%
12-Month Avg	143	- 10.1%	131	- 4.4%

Historical Housing Affordability Index by Month

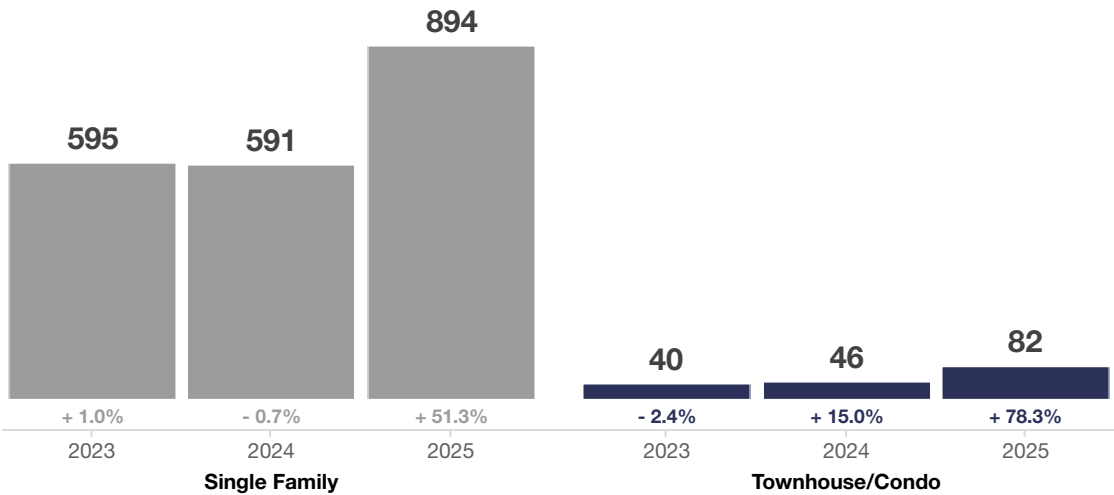


Inventory of Homes for Sale

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

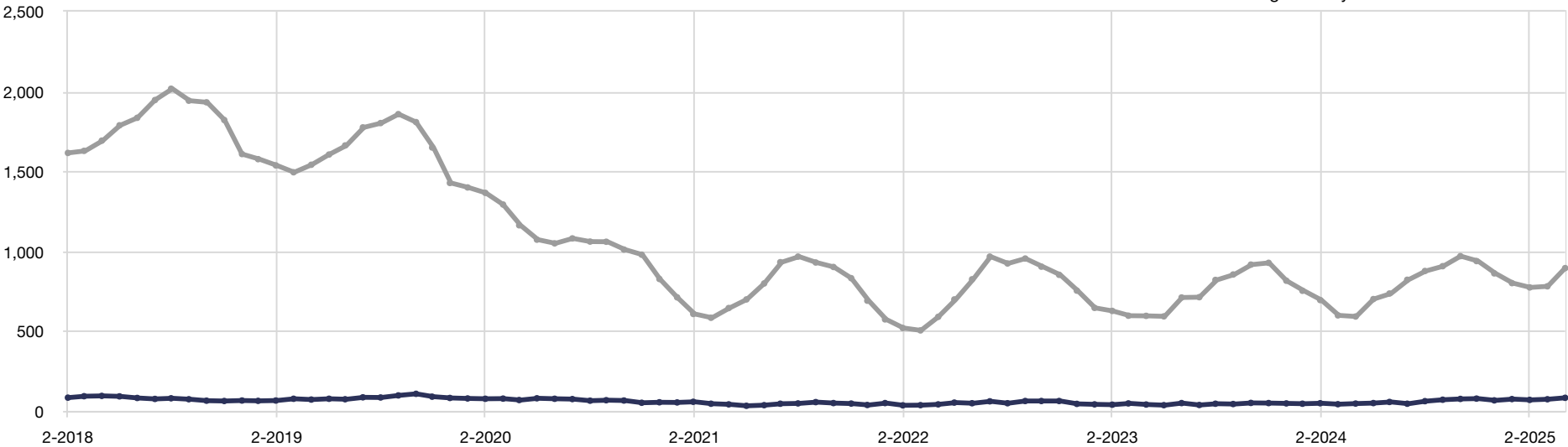


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	800	+ 6.4%	74	+ 64.4%
Feb-2025	773	+ 11.4%	69	+ 43.8%
Mar-2025	780	+ 30.4%	73	+ 73.8%
Apr-2025	894	+ 51.3%	82	+ 78.3%
12-Month Avg	838	+ 12.0%	66	+ 46.7%

Historical Inventory of Homes for Sale by Month

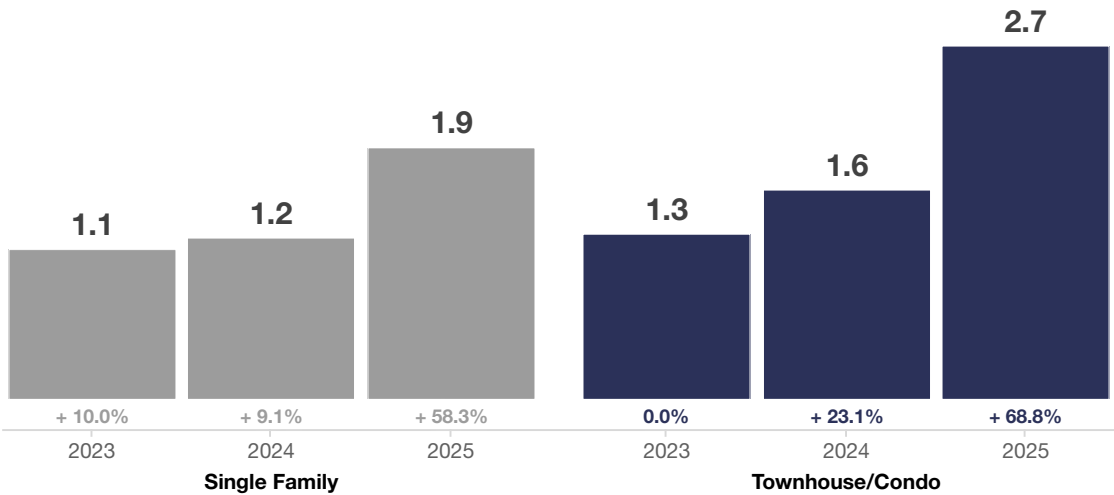


Months Supply of Inventory

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.



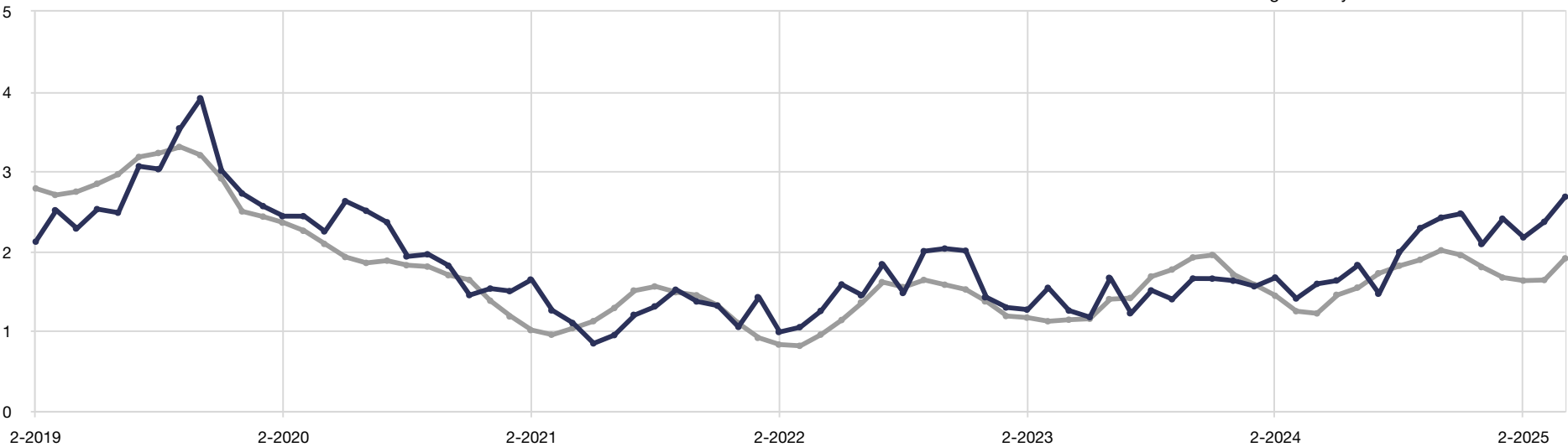
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.6	+ 33.3%	2.4	+ 71.4%
Apr-2025	1.9	+ 58.3%	2.7	+ 68.8%
12-Month Avg*	1.8	+ 13.8%	2.2	+ 42.3%

* Months Supply for all properties from May 2024 through April 2025. 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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		689	752	+ 9.1%	2,260	2,446	+ 8.2%
Pending Sales		591	493	- 16.6%	2,013	1,879	- 6.7%
Closed Sales		495	530	+ 7.1%	1,778	1,714	- 3.6%
Days on Market Until Sale		36	43	+ 19.4%	42	49	+ 16.7%
Median Sales Price		\$190,000	\$199,950	+ 5.2%	\$177,000	\$200,000	+ 13.0%
Average Sales Price		\$212,012	\$221,237	+ 4.4%	\$206,541	\$221,505	+ 7.2%
Percent of List Price Received		99.4%	98.7%	- 0.7%	98.4%	98.0%	- 0.4%
Housing Affordability Index		144	141	- 2.1%	155	141	- 9.0%
Inventory of Homes for Sale		637	976	+ 53.2%	—	—	—
Months Supply of Inventory		1.2	2.0	+ 66.7%	—	—	—