

# Monthly Indicators

Carroll, Stark, and Trumbull counties



## May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings increased 3.6 percent for Single Family homes but decreased 12.2 percent for Townhouse/Condo homes. Pending Sales decreased 5.7 percent for Single Family homes but increased 2.6 percent for Townhouse/Condo homes. Inventory increased 30.5 percent for Single Family homes and 44.9 percent for Townhouse/Condo homes.

Median Sales Price increased 5.9 percent to \$207,000 for Single Family homes and 6.8 percent to \$224,250 for Townhouse/Condo homes. Days on Market increased 15.2 percent for Single Family homes but decreased 3.8 percent for Townhouse/Condo homes. Months Supply of Inventory increased 26.7 percent for Single Family homes and 43.8 percent for Townhouse/Condo homes.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Quick Facts

<b>+ 1.7%</b>	<b>+ 5.0%</b>	<b>+ 31.5%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Sales Price</b> All Properties	Change in <b>Homes for Sale</b> 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		715	741	+ 3.6%	2,841	3,031	+ 6.7%
Pending Sales		509	480	- 5.7%	2,398	2,347	- 2.1%
Closed Sales		560	576	+ 2.9%	2,237	2,189	- 2.1%
Days on Market Until Sale		33	38	+ 15.2%	40	45	+ 12.5%
Median Sales Price		\$195,502	\$207,000	+ 5.9%	\$180,000	\$199,900	+ 11.1%
Average Sales Price		\$226,522	\$230,438	+ 1.7%	\$211,396	\$223,255	+ 5.6%
Percent of List Price Received		99.7%	99.5%	- 0.2%	98.7%	98.4%	- 0.3%
Housing Affordability Index		142	136	- 4.2%	154	140	- 9.1%
Inventory of Homes for Sale		701	915	+ 30.5%	—	—	—
Months Supply of Inventory		1.5	1.9	+ 26.7%	—	—	—

# 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.



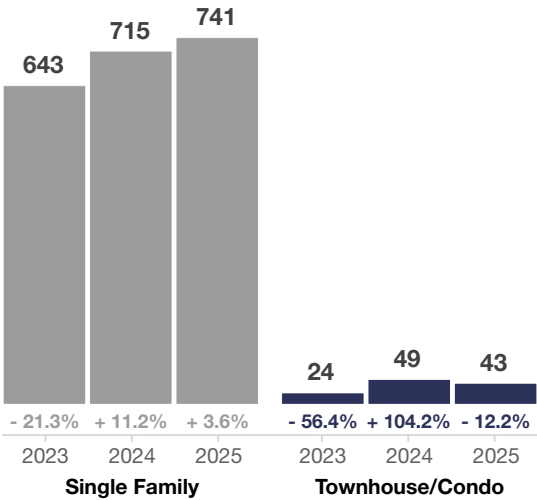
Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		49	43	- 12.2%	183	199	+ 8.7%
Pending Sales		38	39	+ 2.6%	161	153	- 5.0%
Closed Sales		41	35	- 14.6%	142	142	0.0%
Days on Market Until Sale		53	51	- 3.8%	39	56	+ 43.6%
Median Sales Price		\$210,000	\$224,250	+ 6.8%	\$205,000	\$230,000	+ 12.2%
Average Sales Price		\$228,670	\$235,711	+ 3.1%	\$215,126	\$232,368	+ 8.0%
Percent of List Price Received		98.2%	98.6%	+ 0.4%	98.3%	98.3%	0.0%
Housing Affordability Index		132	125	- 5.3%	136	122	- 10.3%
Inventory of Homes for Sale		49	71	+ 44.9%	—	—	—
Months Supply of Inventory		1.6	2.3	+ 43.8%	—	—	—

# New Listings

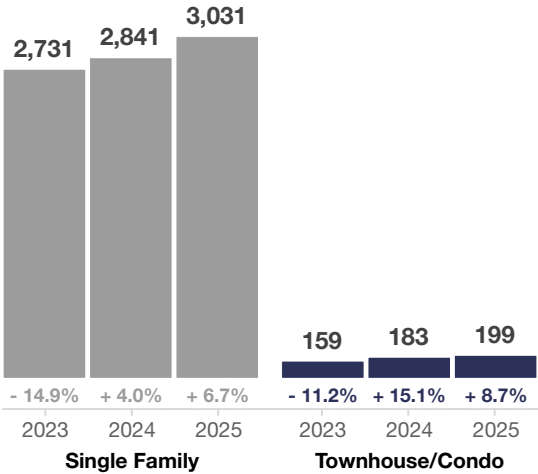
A count of the properties that have been newly listed on the market in a given month.



## May

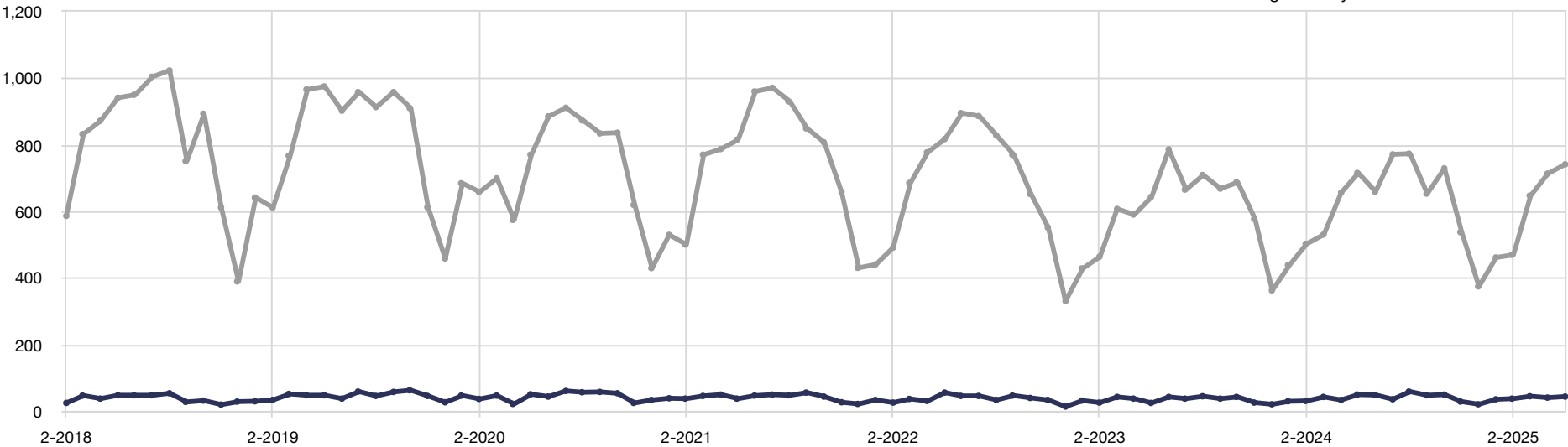


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	729	+ 6.1%	49	+ 16.7%
Nov-2024	537	- 6.9%	28	+ 12.0%
Dec-2024	374	+ 3.3%	20	0.0%
Jan-2025	461	+ 5.3%	35	+ 20.7%
Feb-2025	469	- 6.6%	37	+ 23.3%
Mar-2025	647	+ 22.1%	44	+ 4.8%
Apr-2025	713	+ 8.7%	40	+ 21.2%
May-2025	741	+ 3.6%	43	- 12.2%
12-Month Avg	627	+ 3.1%	40	+ 11.1%

## Historical New Listings by Month

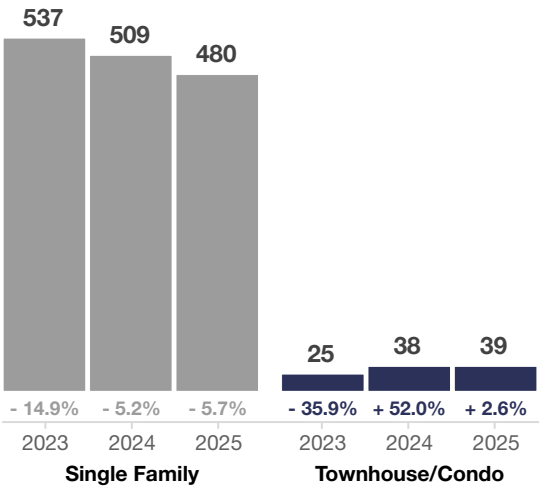


# Pending Sales

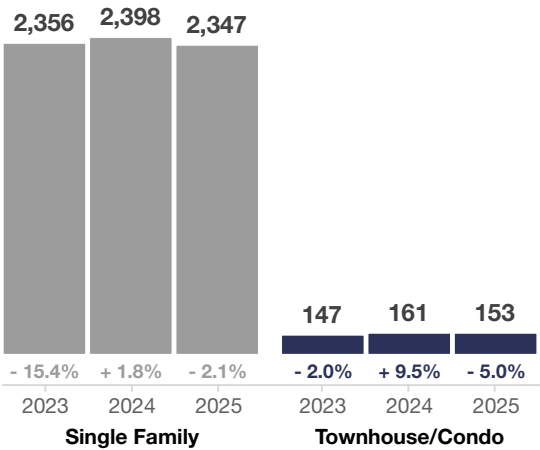
A count of the properties on which offers have been accepted in a given month.



## May

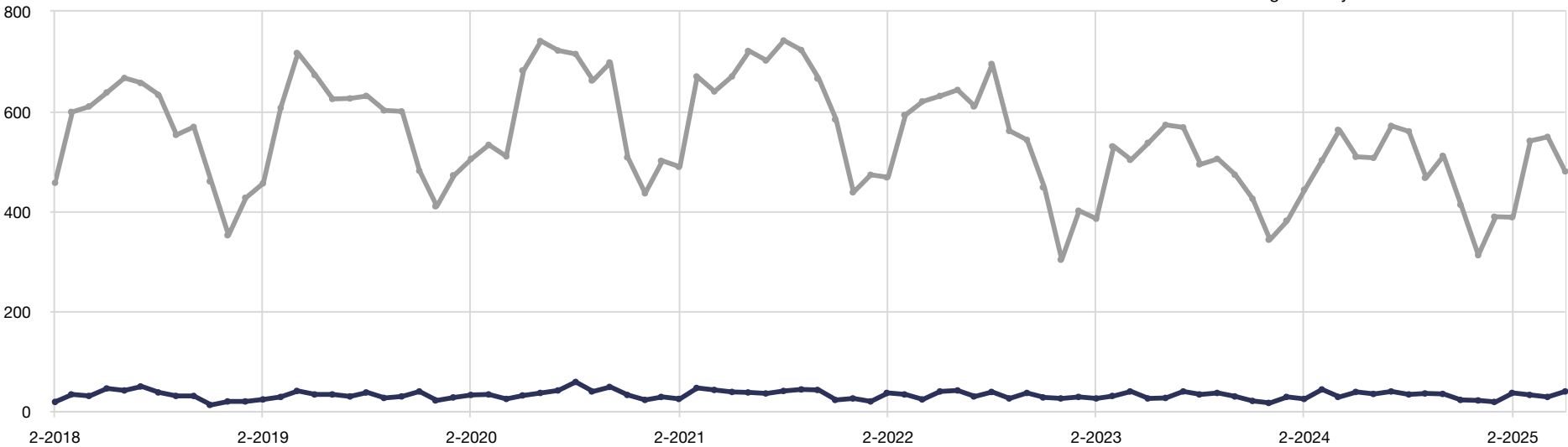


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	312	- 9.0%	21	+ 31.3%
Jan-2025	389	+ 2.1%	18	- 35.7%
Feb-2025	388	- 12.4%	36	+ 50.0%
Mar-2025	541	+ 7.8%	32	- 25.6%
Apr-2025	549	- 2.5%	28	0.0%
May-2025	480	- 5.7%	39	+ 2.6%
12-Month Avg	474	- 1.7%	31	+ 3.3%

## Historical Pending Sales by Month

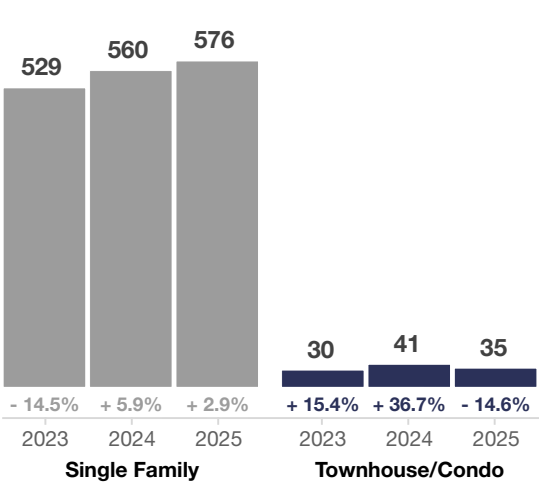


# Closed Sales

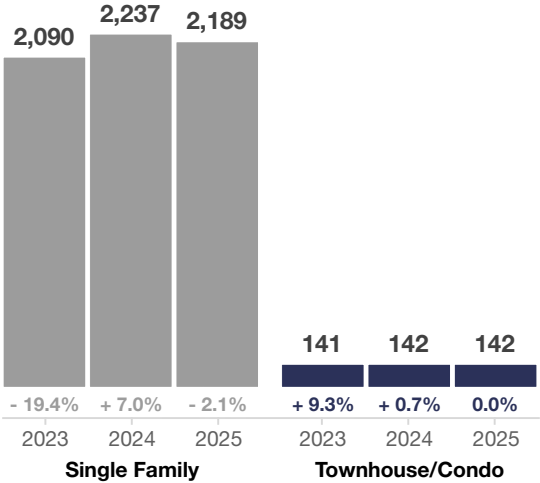
A count of the actual sales that closed in a given month.



## May

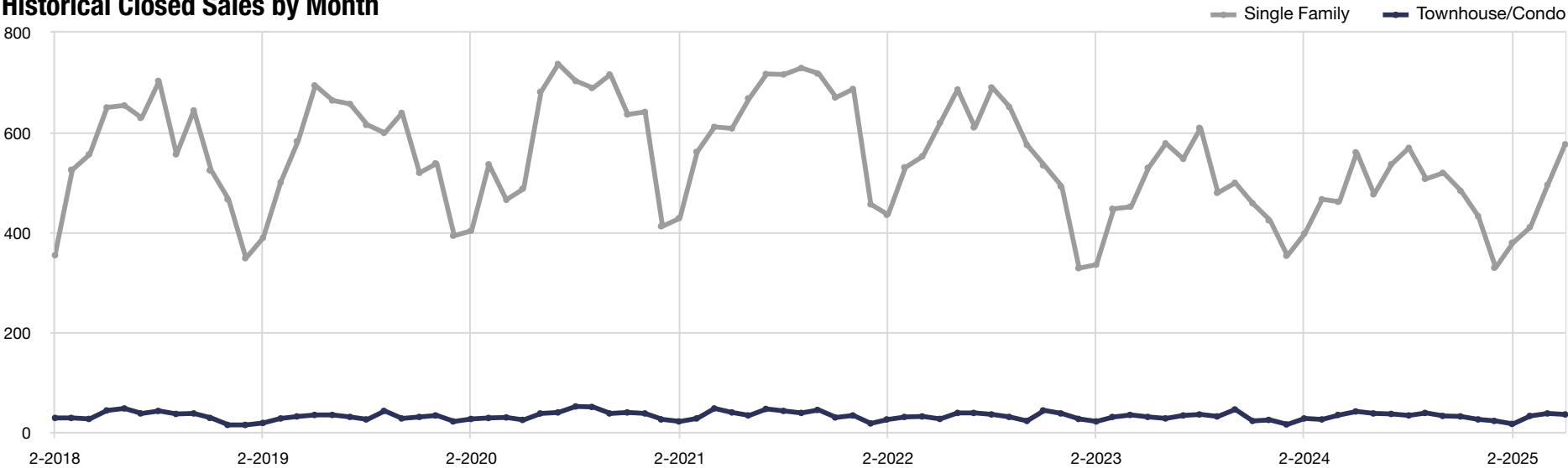


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	329	- 6.8%	22	+ 46.7%
Feb-2025	379	- 4.5%	16	- 40.7%
Mar-2025	410	- 12.0%	32	+ 28.0%
Apr-2025	495	+ 7.4%	37	+ 8.8%
May-2025	576	+ 2.9%	35	- 14.6%
12-Month Avg	476	- 2.1%	31	+ 3.3%

## Historical Closed Sales by Month

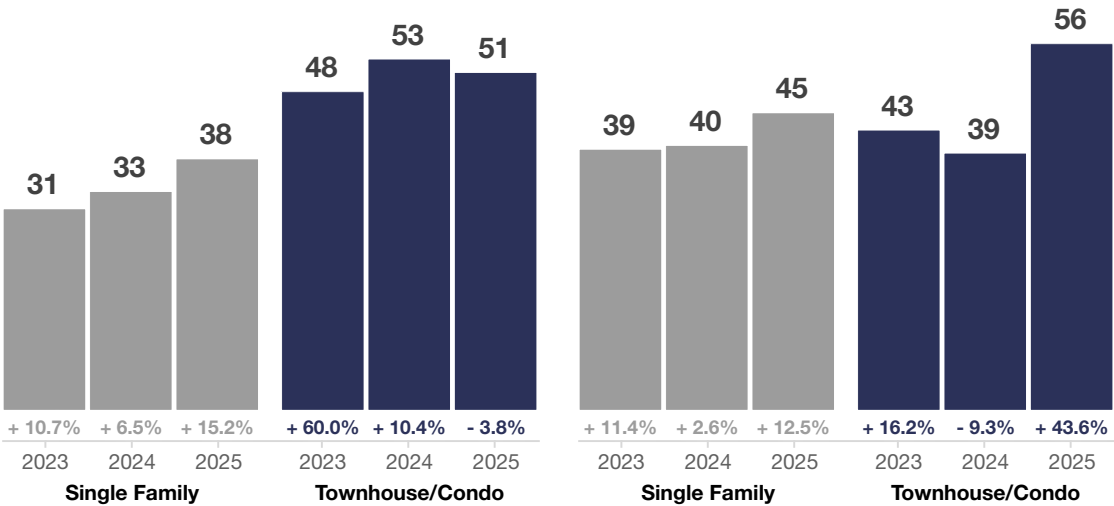


# Days on Market Until Sale

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



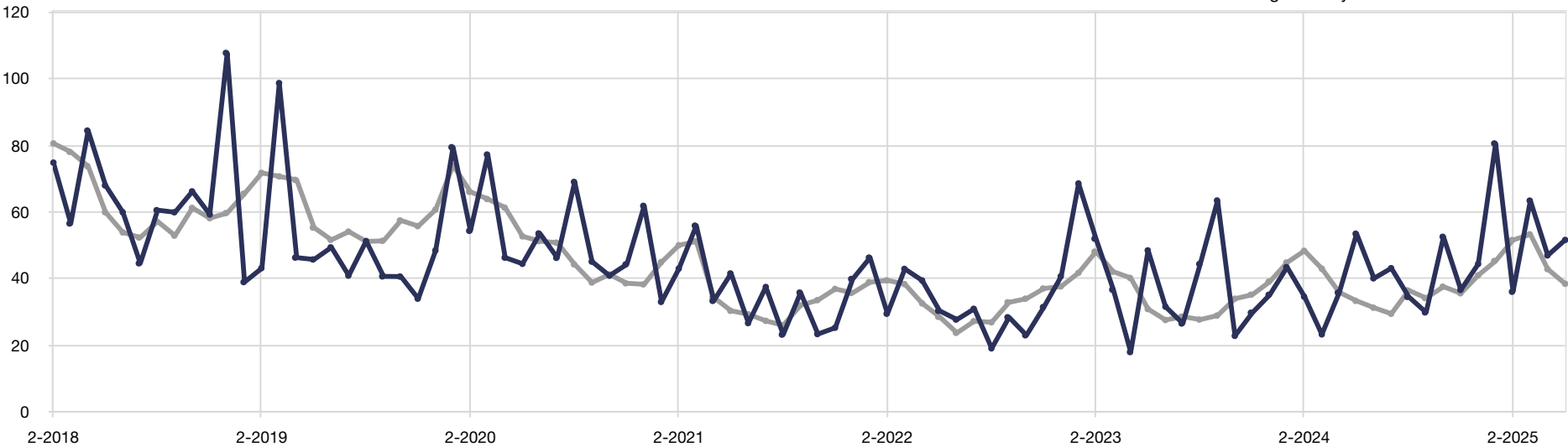
## May



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	51	+ 6.3%	36	+ 5.9%
Mar-2025	53	+ 23.3%	63	+ 173.9%
Apr-2025	43	+ 19.4%	47	+ 30.6%
May-2025	38	+ 15.2%	51	- 3.8%
12-Month Avg*	39	+ 12.6%	46	+ 23.6%

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

## Historical Days on Market Until Sale by Month

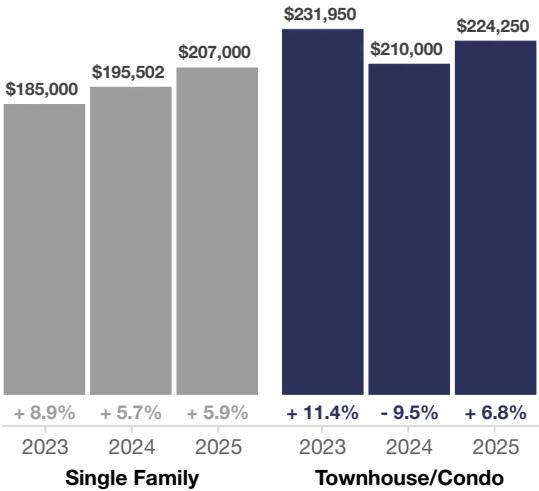


# Median Sales Price

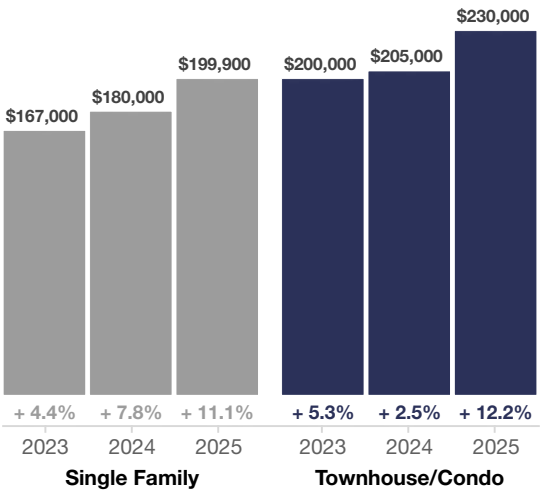
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



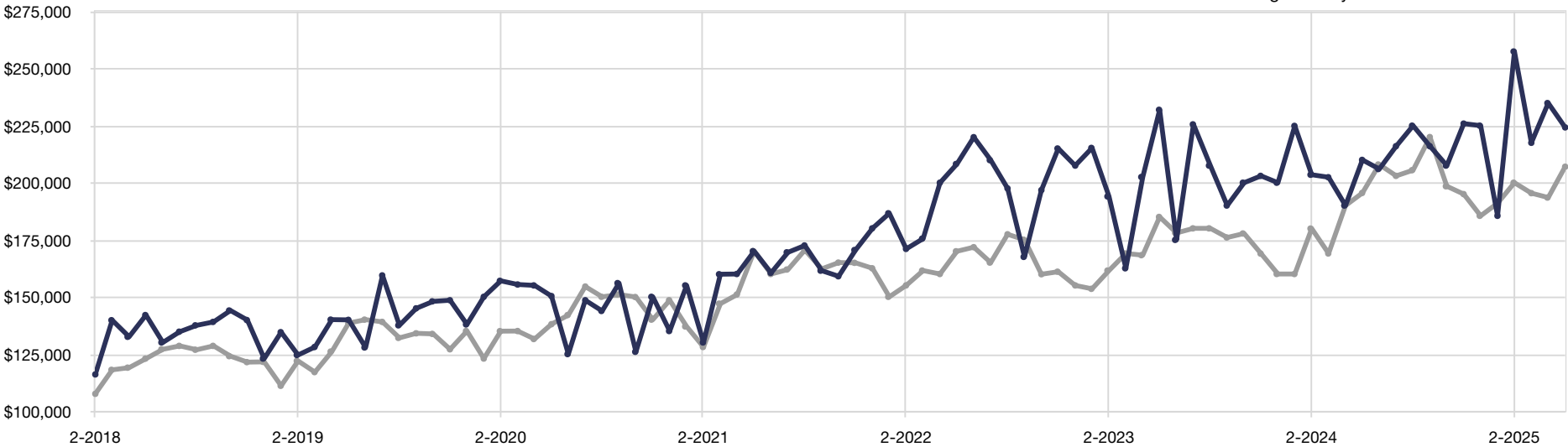
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$191,000	+ 19.4%	\$185,500	- 17.5%
Feb-2025	\$200,000	+ 11.2%	\$257,500	+ 26.5%
Mar-2025	\$195,425	+ 15.6%	\$217,500	+ 7.5%
Apr-2025	\$193,500	+ 1.8%	\$234,900	+ 23.6%
May-2025	\$207,000	+ 5.9%	\$224,250	+ 6.8%
12-Month Avg*	\$200,000	+ 12.7%	\$221,000	+ 7.8%

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

## Historical Median Sales Price by Month



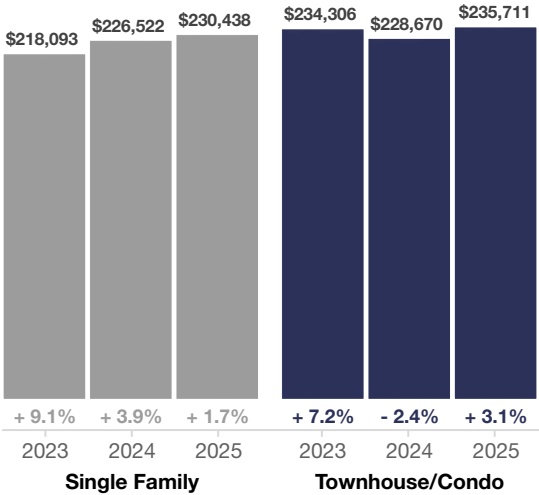


# Average Sales Price

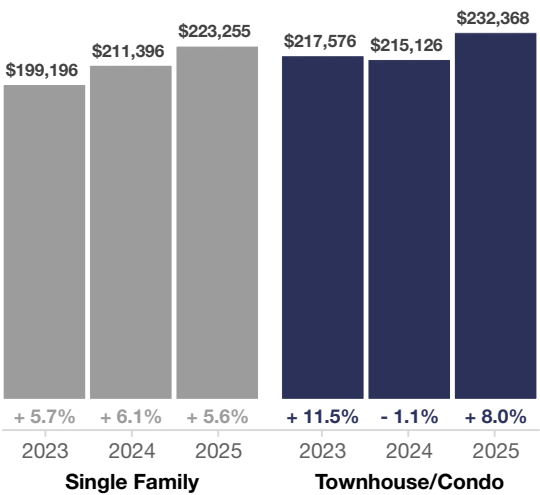
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



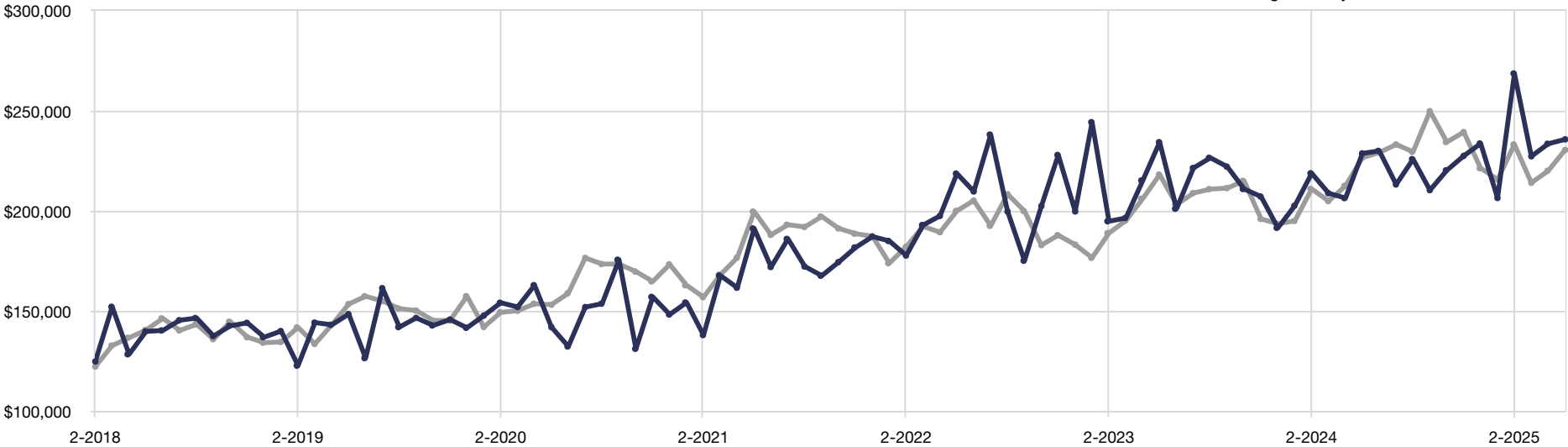
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$215,642	+ 10.6%	\$206,397	+ 1.9%
Feb-2025	\$233,171	+ 10.6%	\$268,628	+ 22.8%
Mar-2025	\$214,000	+ 4.5%	\$227,235	+ 8.8%
Apr-2025	\$219,993	+ 3.6%	\$233,496	+ 13.2%
May-2025	\$230,438	+ 1.7%	\$235,711	+ 3.1%
12-Month Avg*	\$229,869	+ 10.5%	\$226,087	+ 5.7%

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

## Historical Average Sales Price by Month



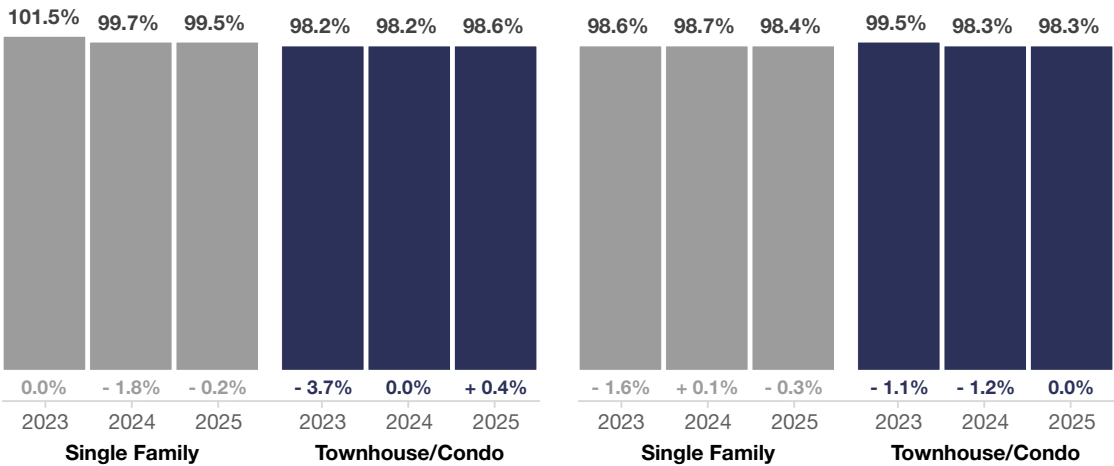
# Percent of List Price Received

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.



## May

## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	98.8%	- 0.5%	98.5%	- 1.5%
May-2025	99.5%	- 0.2%	98.6%	+ 0.4%
12-Month Avg*	98.7%	- 0.2%	98.3%	- 0.7%

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

## Historical Percent of List Price Received by Month

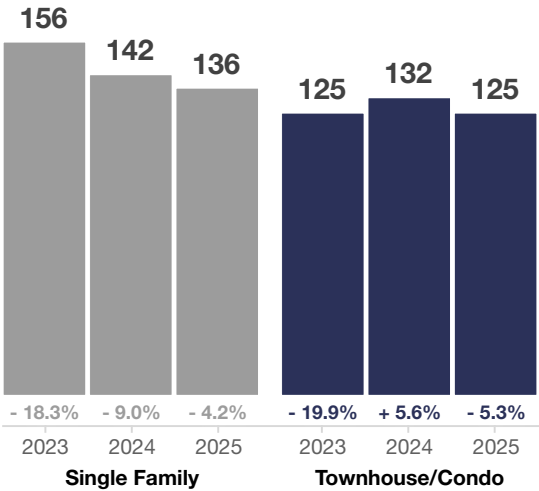


# Housing Affordability Index

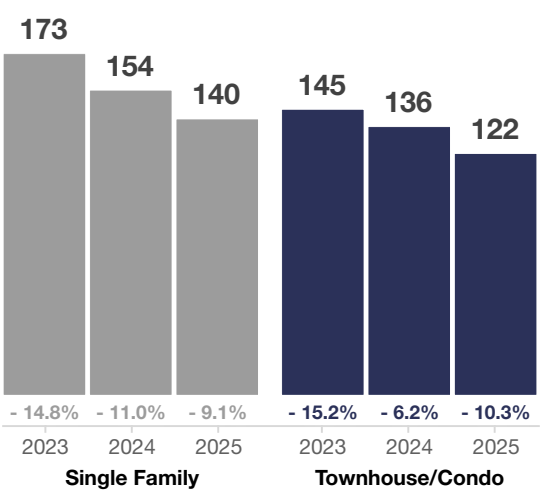
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May

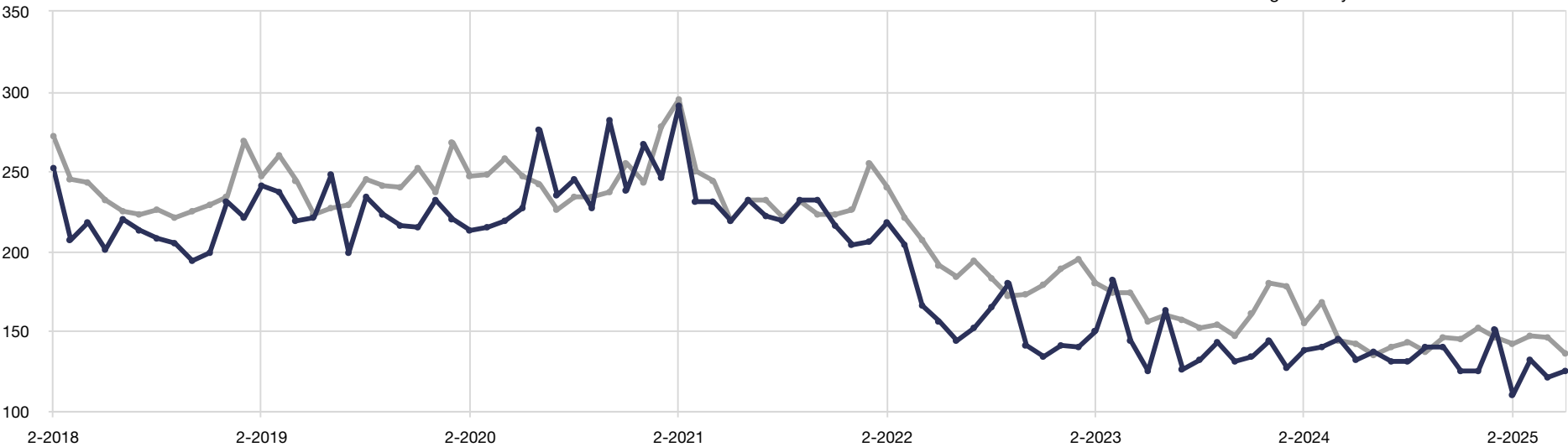


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	146	- 18.0%	151	+ 18.9%
Feb-2025	142	- 8.4%	110	- 20.3%
Mar-2025	147	- 12.5%	132	- 5.7%
Apr-2025	146	+ 1.4%	121	- 16.6%
May-2025	136	- 4.2%	125	- 5.3%
12-Month Avg	143	- 9.5%	131	- 5.1%

## Historical Housing Affordability Index by Month

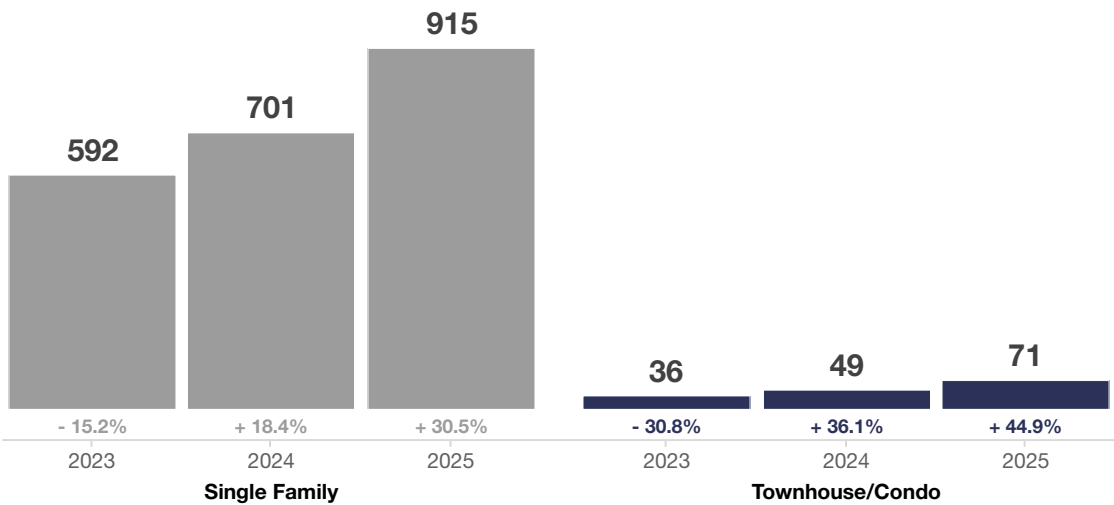


# Inventory of Homes for Sale

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

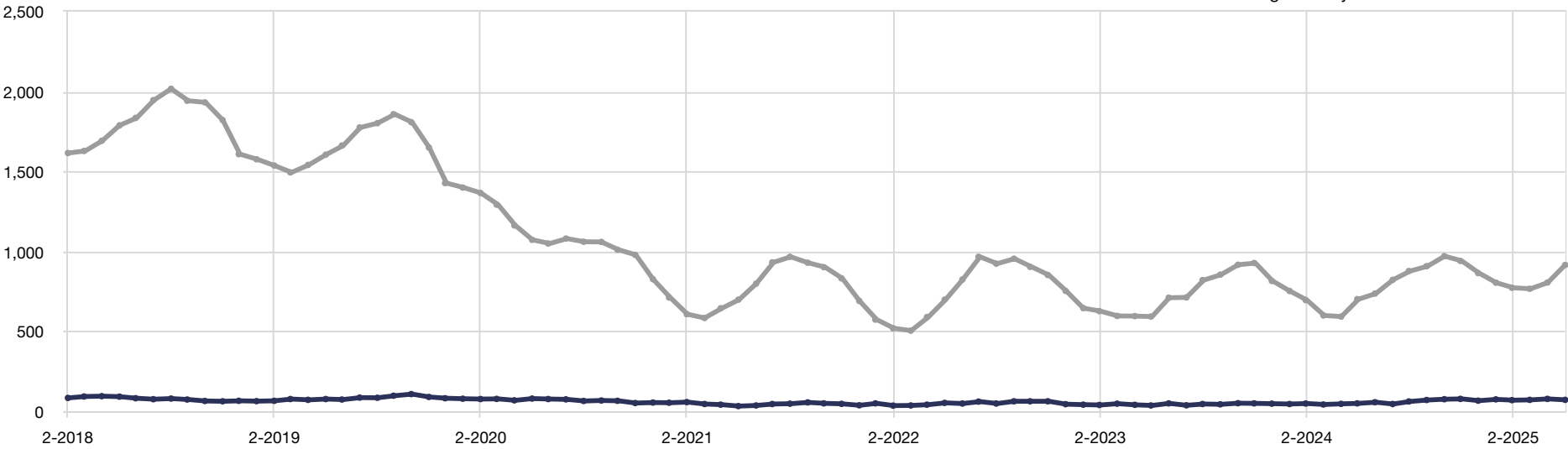


May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jun-2024	736	+ 3.7%	56	+ 14.3%
Jul-2024	822	+ 15.4%	45	+ 21.6%
Aug-2024	877	+ 7.0%	61	+ 35.6%
Sep-2024	907	+ 6.2%	70	+ 62.8%
Oct-2024	970	+ 5.9%	75	+ 50.0%
Nov-2024	940	+ 1.4%	77	+ 57.1%
Dec-2024	864	+ 6.0%	66	+ 40.4%
Jan-2025	804	+ 6.9%	74	+ 64.4%
Feb-2025	772	+ 11.1%	69	+ 43.8%
Mar-2025	766	+ 27.9%	71	+ 69.0%
Apr-2025	805	+ 36.0%	77	+ 67.4%
May-2025	915	+ 30.5%	71	+ 44.9%
12-Month Avg	848	+ 11.9%	68	+ 47.8%

## Historical Inventory of Homes for Sale by Month

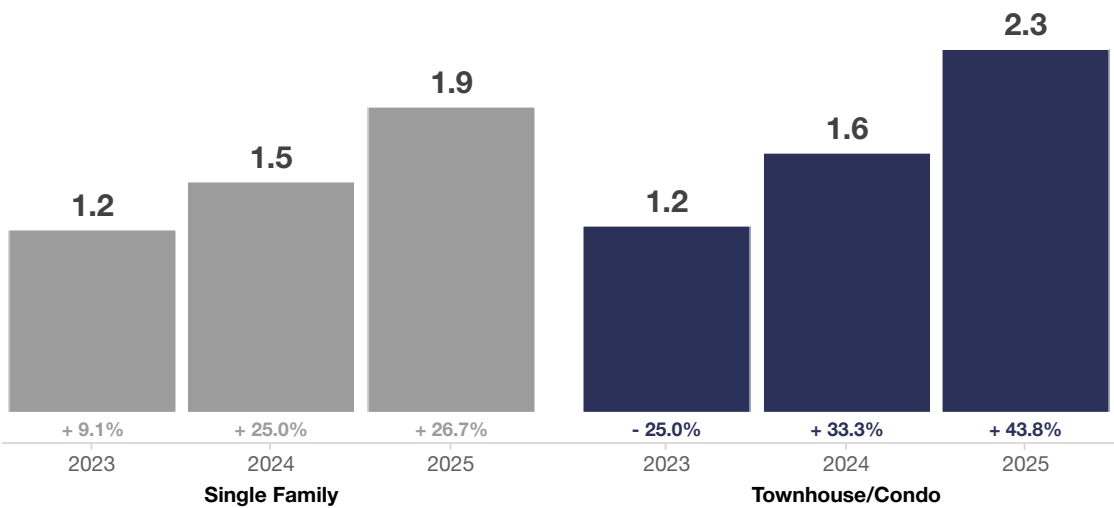


# Months Supply of Inventory

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.



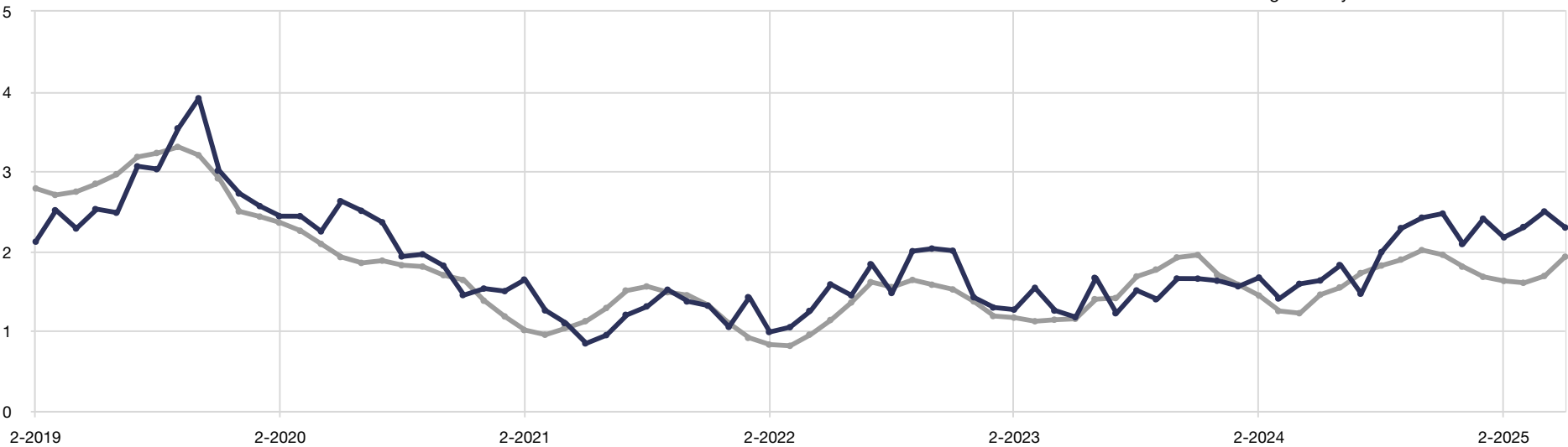
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	+ 23.1%	2.3	+ 64.3%
Apr-2025	1.7	+ 41.7%	2.5	+ 56.3%
May-2025	1.9	+ 26.7%	2.3	+ 43.8%
12-Month Avg*	1.8	+ 13.3%	2.2	+ 41.0%

\* Months Supply for all properties from June 2024 through May 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		764	784	+ 2.6%	3,024	3,230	+ 6.8%
Pending Sales		547	519	- 5.1%	2,559	2,500	- 2.3%
Closed Sales		601	611	+ 1.7%	2,379	2,331	- 2.0%
Days on Market Until Sale		34	39	+ 14.7%	40	46	+ 15.0%
Median Sales Price		\$200,000	\$210,000	+ 5.0%	\$180,000	\$200,000	+ 11.1%
Average Sales Price		\$226,674	\$230,743	+ 1.8%	\$211,623	\$223,828	+ 5.8%
Percent of List Price Received		99.6%	99.5%	- 0.1%	98.7%	98.4%	- 0.3%
Housing Affordability Index		139	134	- 3.6%	154	140	- 9.1%
Inventory of Homes for Sale		750	986	+ 31.5%	—	—	—
Months Supply of Inventory		1.5	2.0	+ 33.3%	—	—	—