

Monthly Indicators

Carroll, Stark, and Trumbull counties



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings increased 17.6 percent for Single Family homes and 20.8 percent for Townhouse/Condo homes. Pending Sales decreased 7.9 percent for Single Family homes but increased 8.8 percent for Townhouse/Condo homes. Inventory increased 33.8 percent for Single Family homes and 35.7 percent for Townhouse/Condo homes.

Median Sales Price increased 5.8 percent to \$220,000 for Single Family homes and 11.7 percent to \$230,000 for Townhouse/Condo homes. Days on Market increased 6.5 percent for Single Family homes and 20.0 percent for Townhouse/Condo homes. Months Supply of Inventory increased 40.0 percent for Single Family homes and 33.3 percent for Townhouse/Condo homes.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

+ 11.9%	+ 8.0%	+ 34.0%
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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		659	775	+ 17.6%	3,500	3,809	+ 8.8%
Pending Sales		507	467	- 7.9%	2,905	2,895	- 0.3%
Closed Sales		476	535	+ 12.4%	2,713	2,726	+ 0.5%
Days on Market Until Sale		31	33	+ 6.5%	39	43	+ 10.3%
Median Sales Price		\$207,975	\$220,000	+ 5.8%	\$181,375	\$200,001	+ 10.3%
Average Sales Price		\$229,148	\$249,778	+ 9.0%	\$214,510	\$228,444	+ 6.5%
Percent of List Price Received		100.1%	99.8%	- 0.3%	99.0%	98.7%	- 0.3%
Housing Affordability Index		135	129	- 4.4%	155	142	- 8.4%
Inventory of Homes for Sale		736	985	+ 33.8%	—	—	—
Months Supply of Inventory		1.5	2.1	+ 40.0%	—	—	—

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.



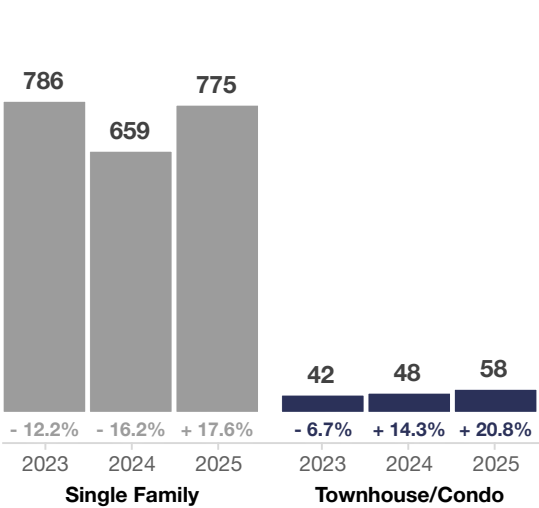
Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		48	58	+ 20.8%	231	257	+ 11.3%
Pending Sales		34	37	+ 8.8%	195	194	- 0.5%
Closed Sales		37	39	+ 5.4%	179	181	+ 1.1%
Days on Market Until Sale		40	48	+ 20.0%	39	54	+ 38.5%
Median Sales Price		\$206,000	\$230,000	+ 11.7%	\$206,000	\$230,000	+ 11.7%
Average Sales Price		\$229,958	\$237,617	+ 3.3%	\$218,227	\$233,459	+ 7.0%
Percent of List Price Received		99.7%	98.8%	- 0.9%	98.6%	98.4%	- 0.2%
Housing Affordability Index		137	124	- 9.5%	137	124	- 9.5%
Inventory of Homes for Sale		56	76	+ 35.7%	—	—	—
Months Supply of Inventory		1.8	2.4	+ 33.3%	—	—	—

New Listings

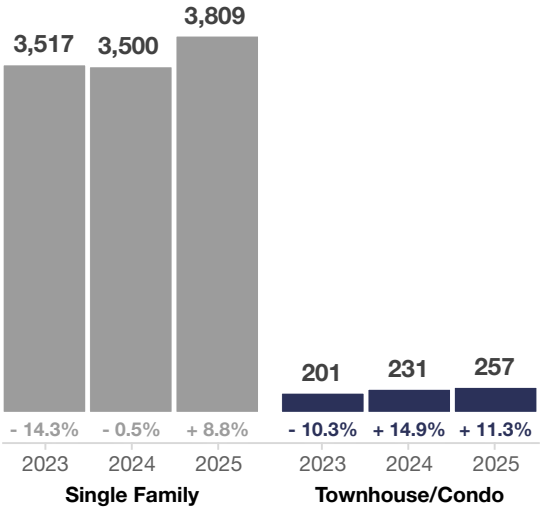
A count of the properties that have been newly listed on the market in a given month.



June

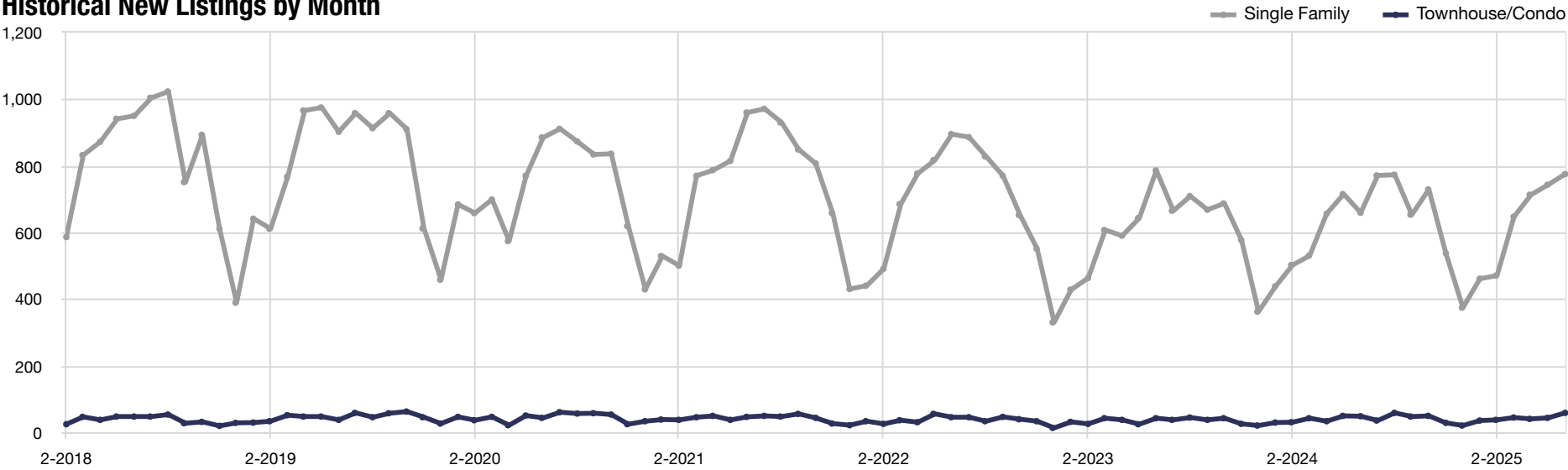


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	470	- 6.4%	37	+ 23.3%
Mar-2025	647	+ 22.1%	44	+ 4.8%
Apr-2025	713	+ 8.7%	40	+ 21.2%
May-2025	743	+ 3.9%	43	- 12.2%
Jun-2025	775	+ 17.6%	58	+ 20.8%
12-Month Avg	637	+ 6.7%	41	+ 13.9%

Historical New Listings by Month

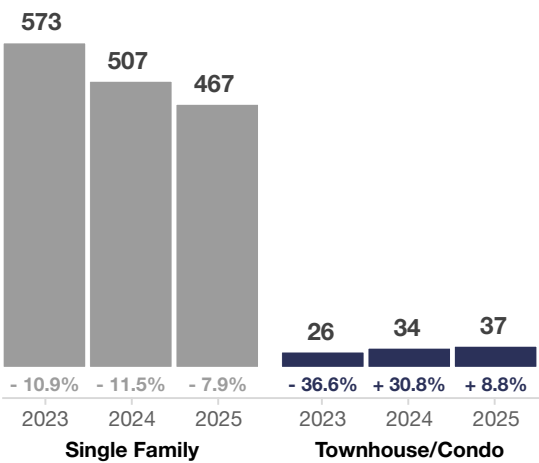


Pending Sales

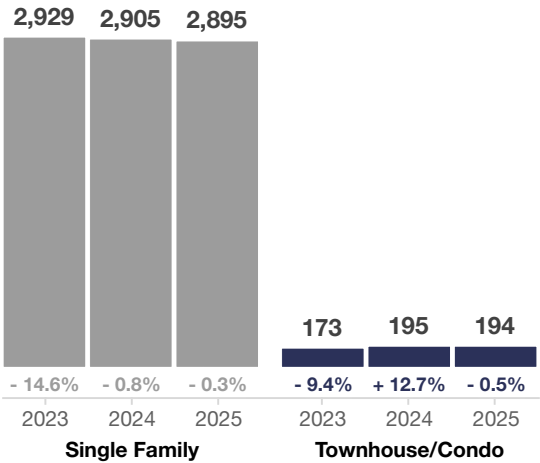
A count of the properties on which offers have been accepted in a given month.



June

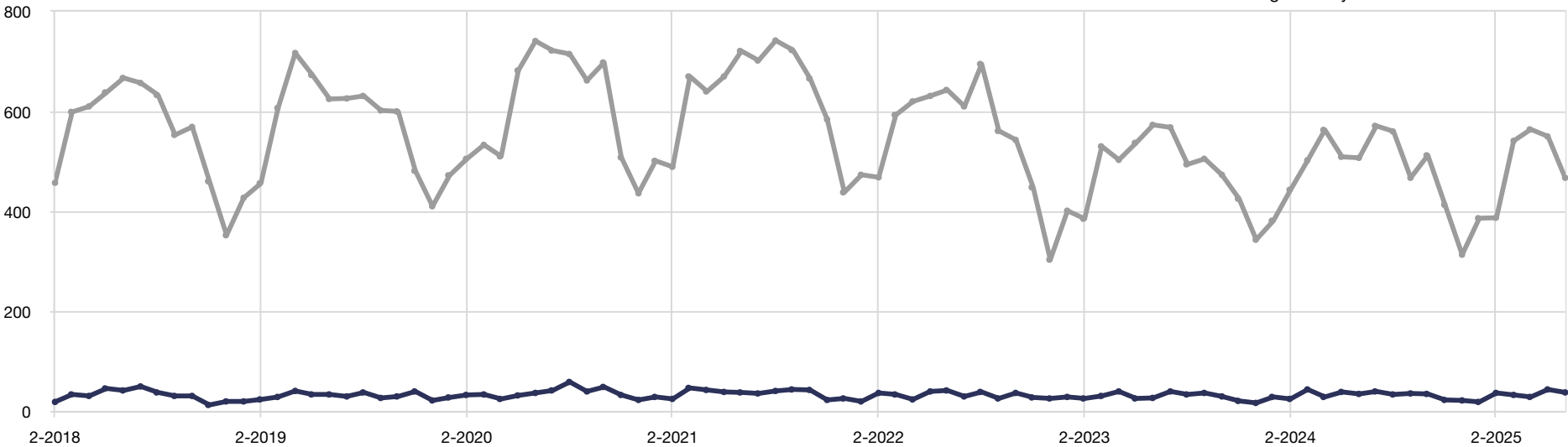


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	512	+ 8.2%	34	+ 17.2%
Nov-2024	413	- 2.8%	22	+ 10.0%
Dec-2024	313	- 8.7%	21	+ 31.3%
Jan-2025	386	+ 1.3%	18	- 35.7%
Feb-2025	387	- 12.6%	36	+ 50.0%
Mar-2025	541	+ 7.8%	32	- 25.6%
Apr-2025	564	+ 0.2%	28	0.0%
May-2025	550	+ 8.1%	43	+ 13.2%
Jun-2025	467	- 7.9%	37	+ 8.8%
12-Month Avg	478	+ 0.4%	32	+ 3.2%

Historical Pending Sales by Month

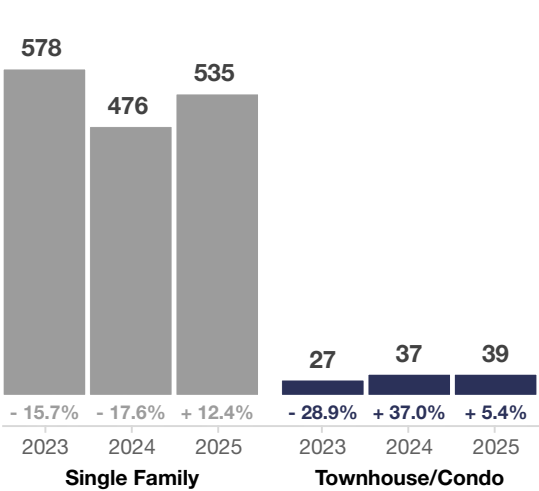


Closed Sales

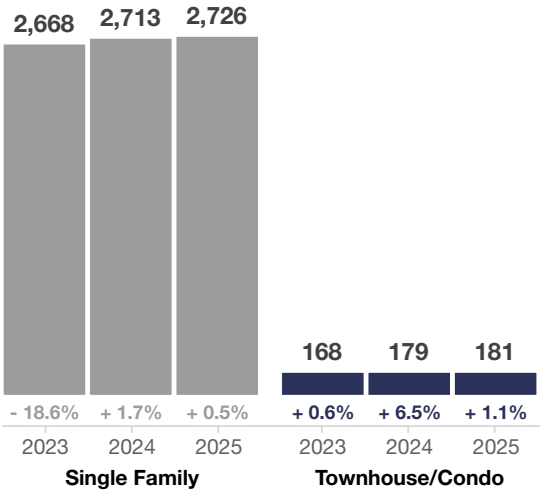
A count of the actual sales that closed in a given month.



June

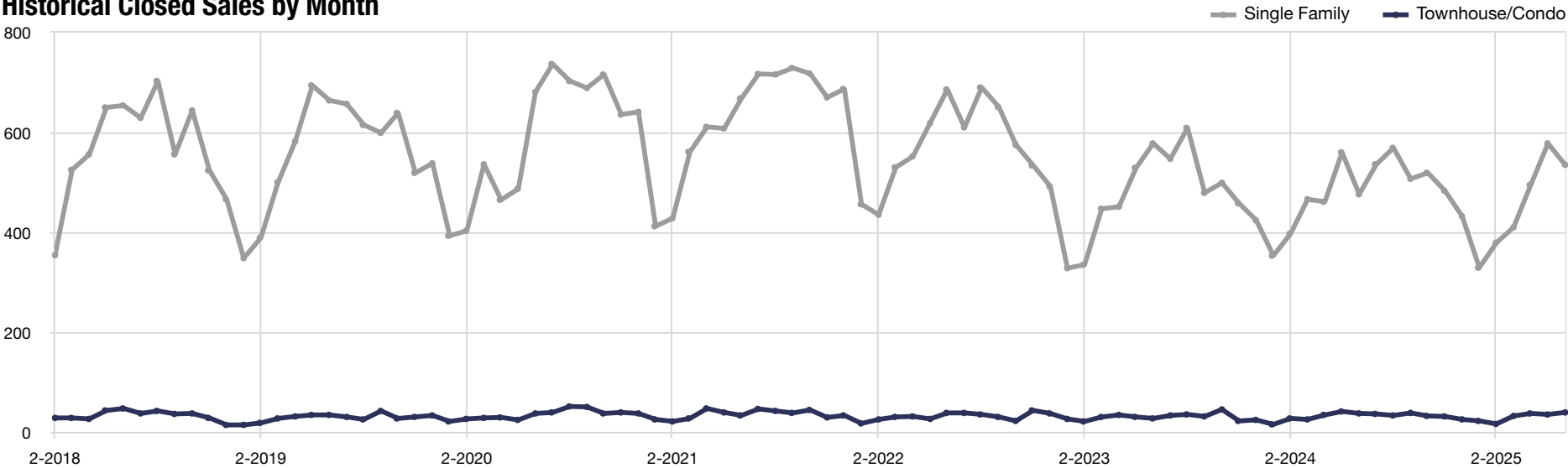


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	578	+ 3.2%	35	- 14.6%
Jun-2025	535	+ 12.4%	39	+ 5.4%
12-Month Avg	481	+ 0.8%	31	0.0%

Historical Closed Sales by Month

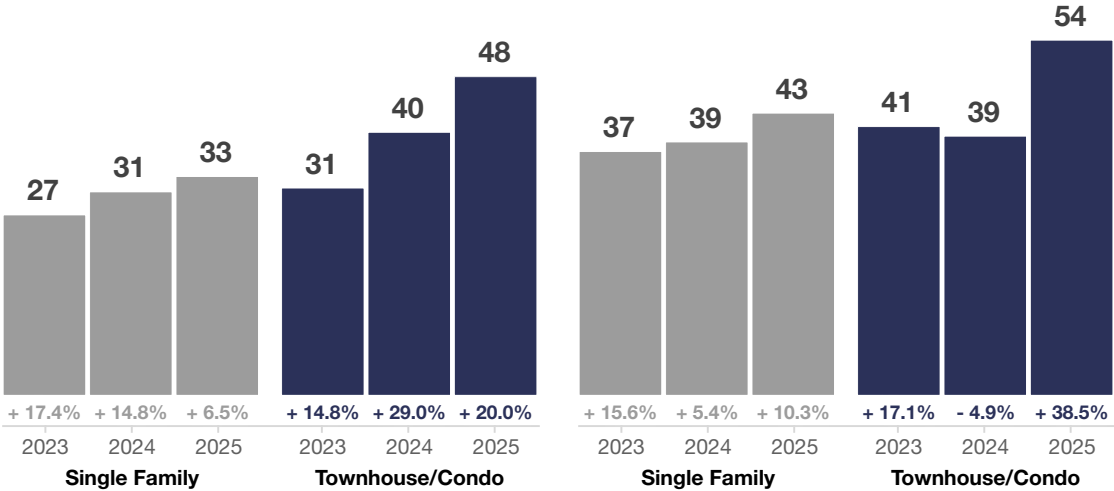


Days on Market Until Sale

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



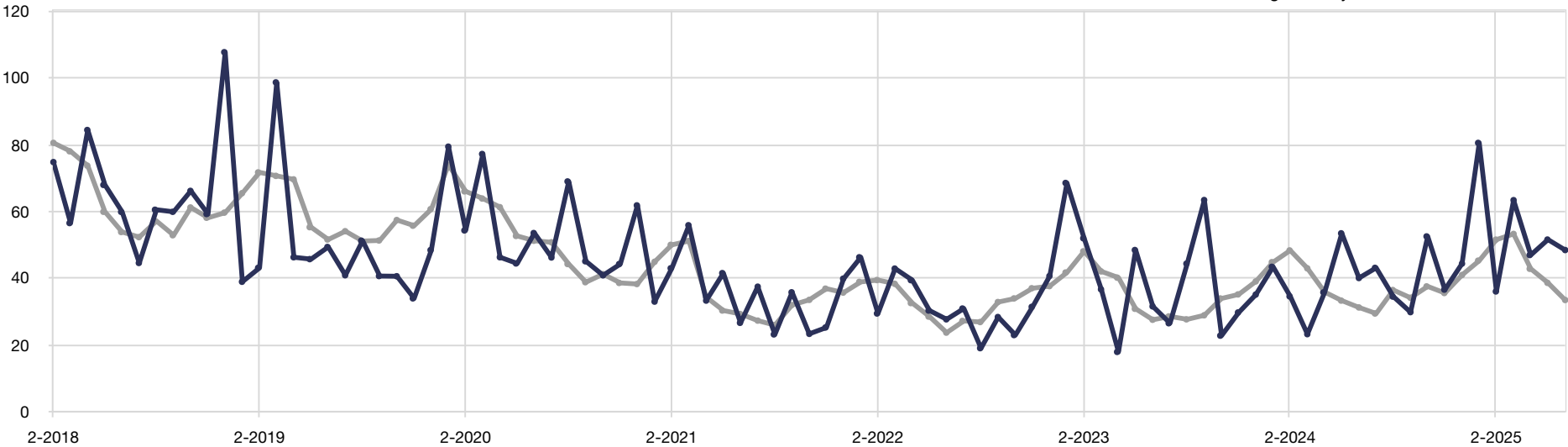
June



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2025	33	+ 6.5%	48	+ 20.0%
12-Month Avg*	39	+ 11.6%	46	+ 23.5%

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

Historical Days on Market Until Sale by Month

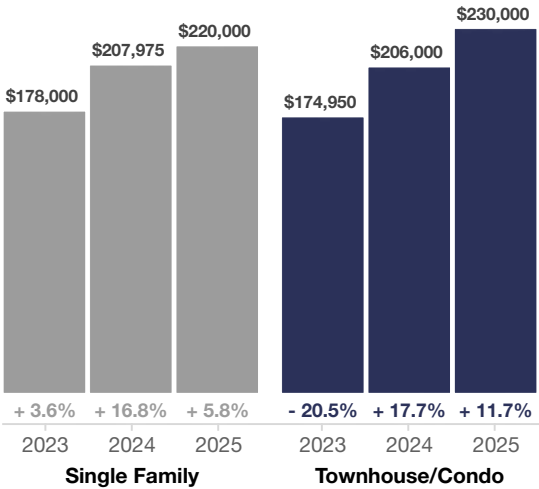


Median Sales Price

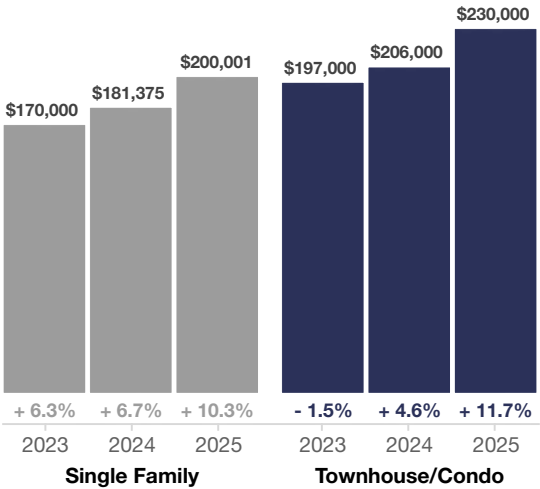
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



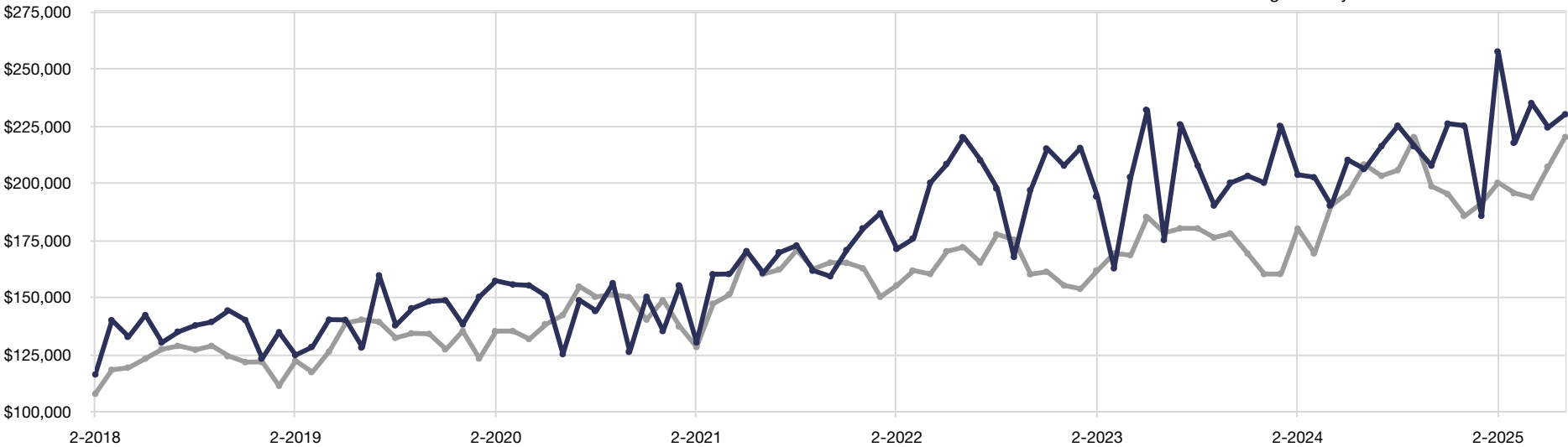
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2025	\$220,000	+ 5.8%	\$230,000	+ 11.7%
12-Month Avg*	\$200,000	+ 11.2%	\$225,000	+ 8.7%

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

Historical Median Sales Price by Month

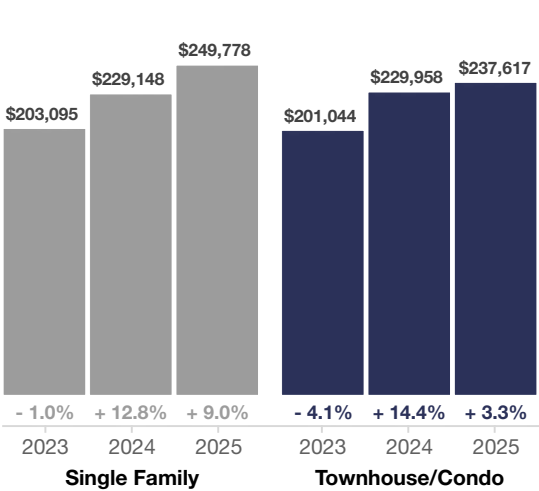


Average Sales Price

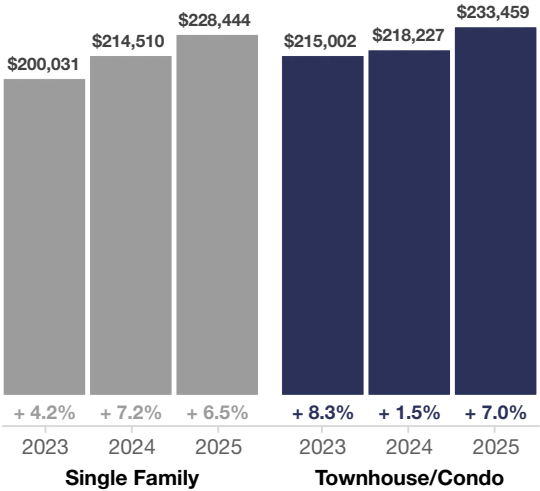
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



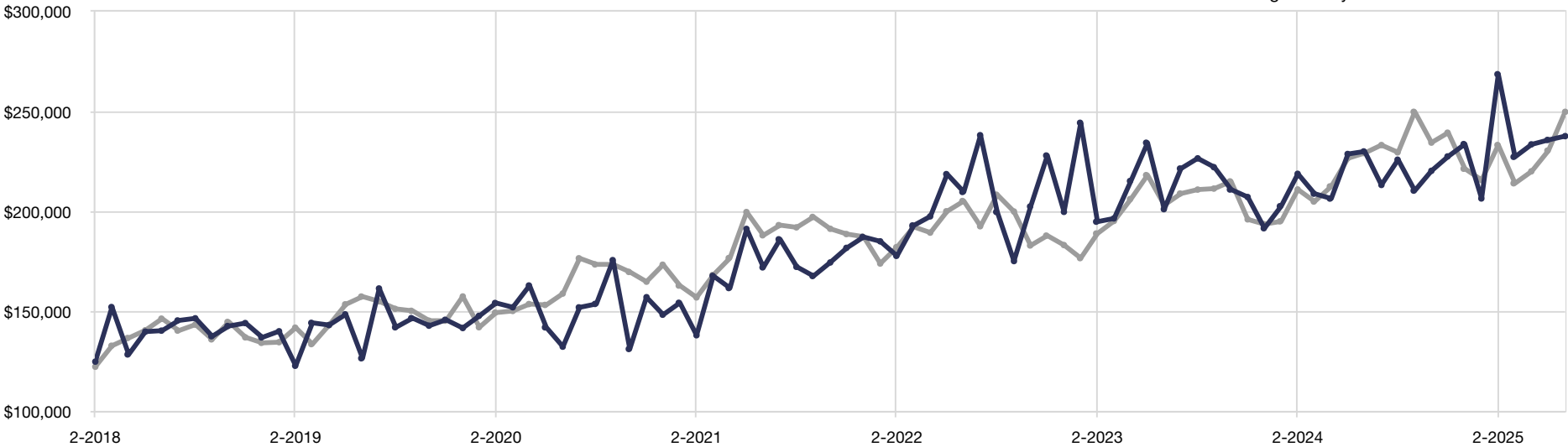
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$230,354	+ 1.7%	\$235,711	+ 3.1%
Jun-2025	\$249,778	+ 9.0%	\$237,617	+ 3.3%
12-Month Avg*	\$231,768	+ 10.2%	\$226,847	+ 4.8%

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

Historical Average Sales Price by Month



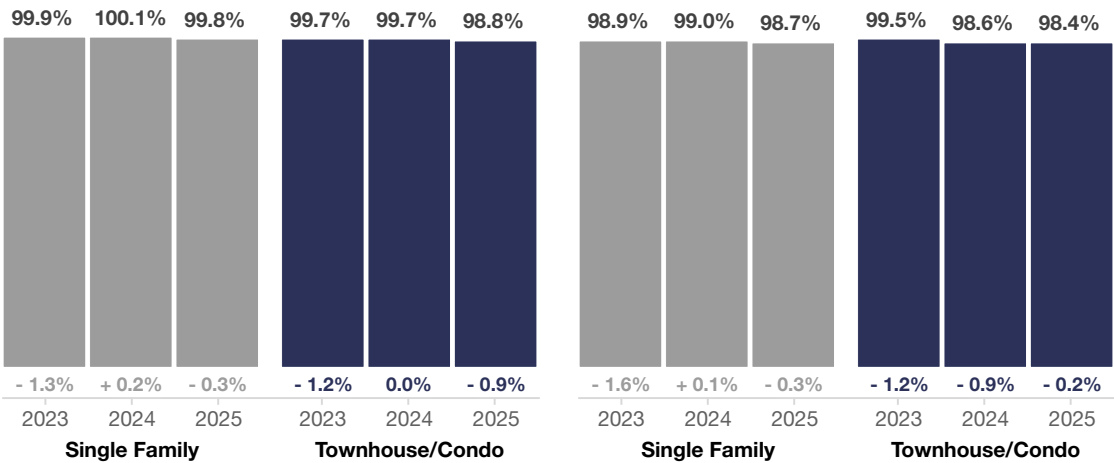
Percent of List Price Received

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.



June

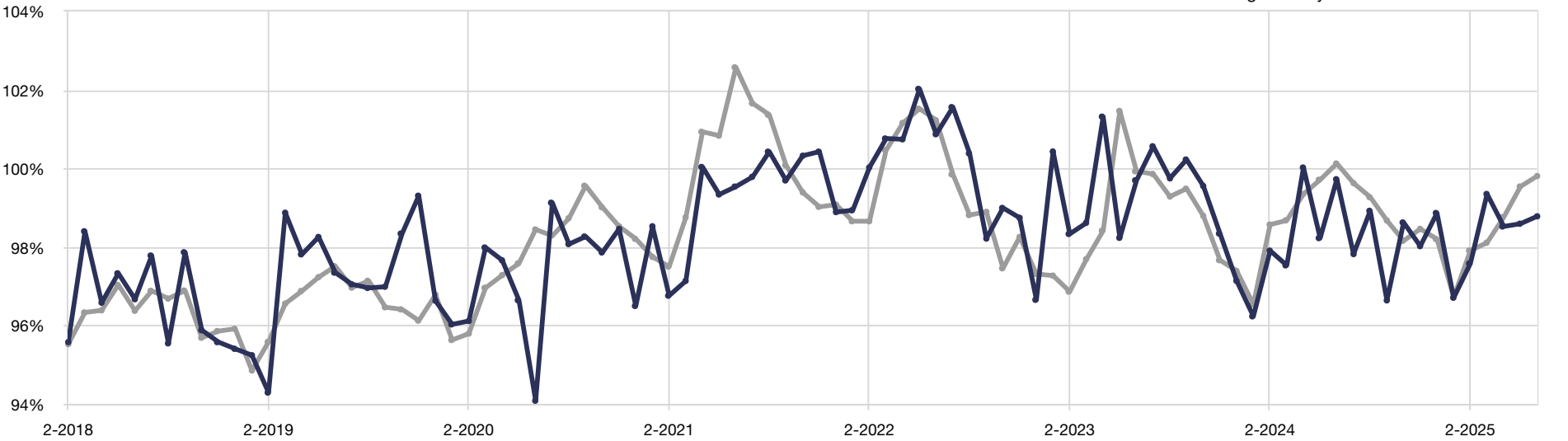
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2025	99.8%	- 0.3%	98.8%	- 0.9%
12-Month Avg*	98.7%	- 0.2%	98.2%	- 0.8%

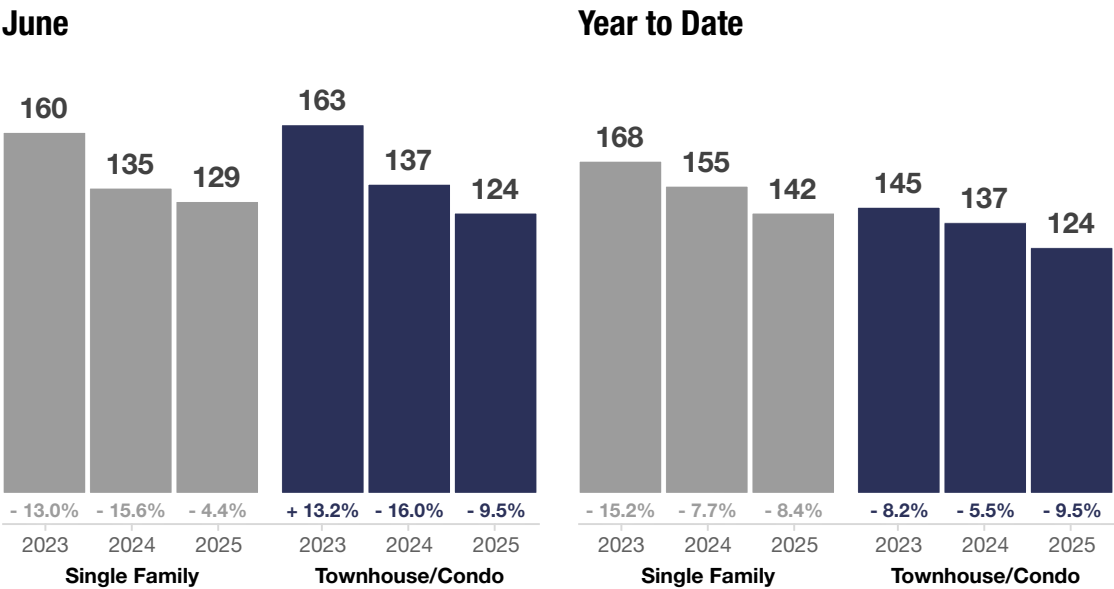
* Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



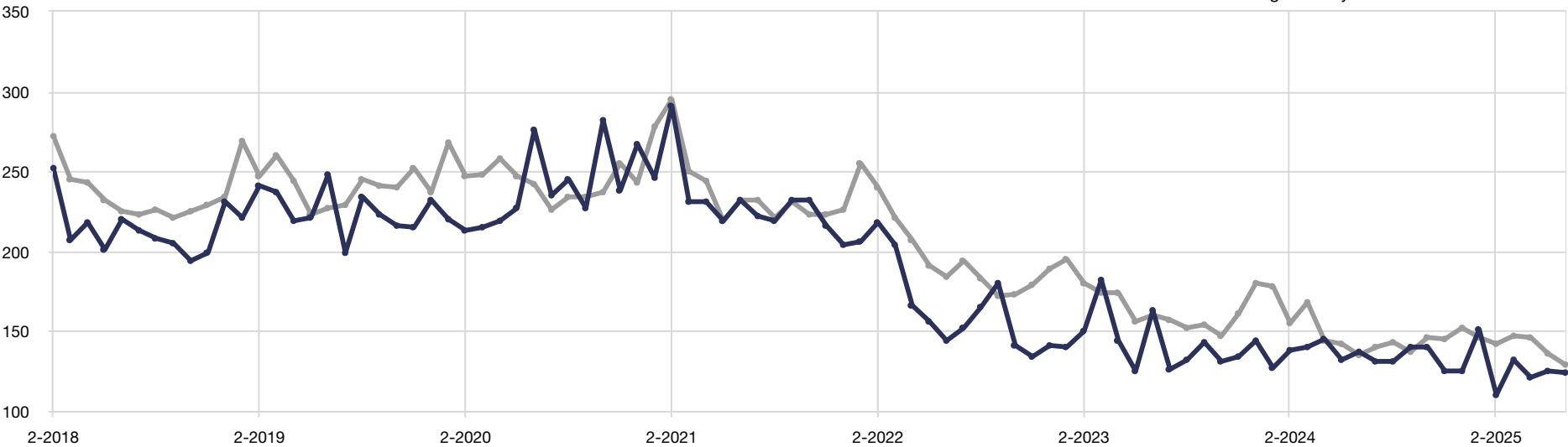
Housing Affordability Index

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.



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jun-2025	129	- 4.4%	124	- 9.5%
12-Month Avg	142	- 9.0%	130	- 4.4%

Historical Housing Affordability Index by Month

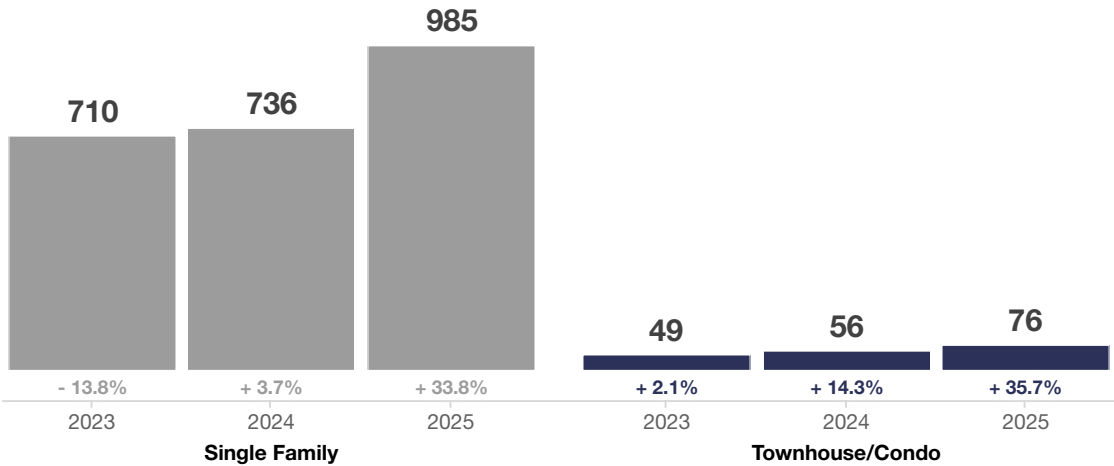


Inventory of Homes for Sale

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

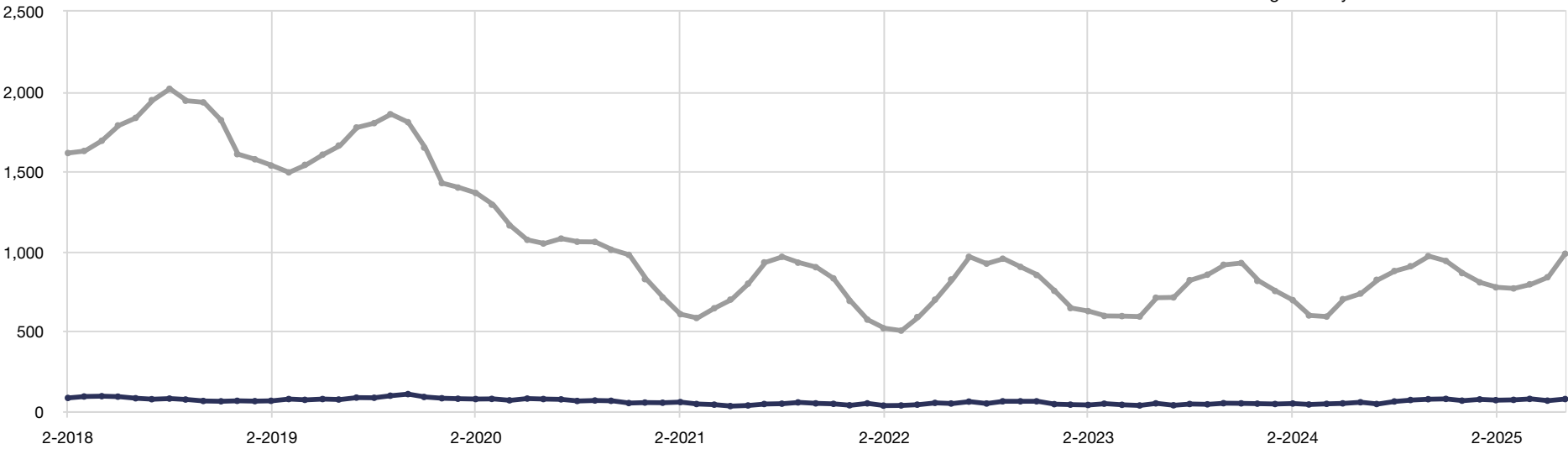


June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	806	+ 7.2%	74	+ 64.4%
Feb-2025	775	+ 11.5%	69	+ 43.8%
Mar-2025	768	+ 28.2%	71	+ 69.0%
Apr-2025	794	+ 34.1%	77	+ 67.4%
May-2025	838	+ 19.5%	66	+ 34.7%
Jun-2025	985	+ 33.8%	76	+ 35.7%
12-Month Avg	862	+ 13.4%	69	+ 50.0%

Historical Inventory of Homes for Sale by Month

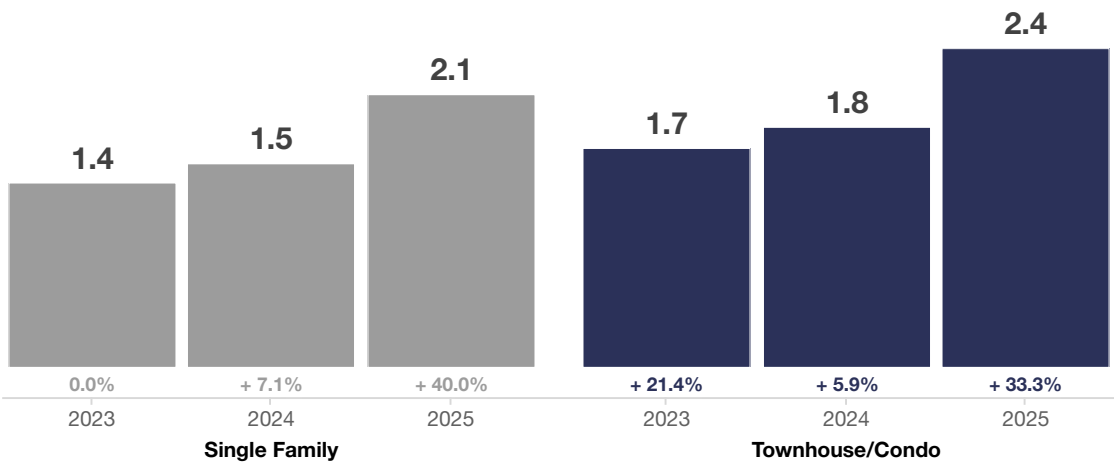


Months Supply of Inventory

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.



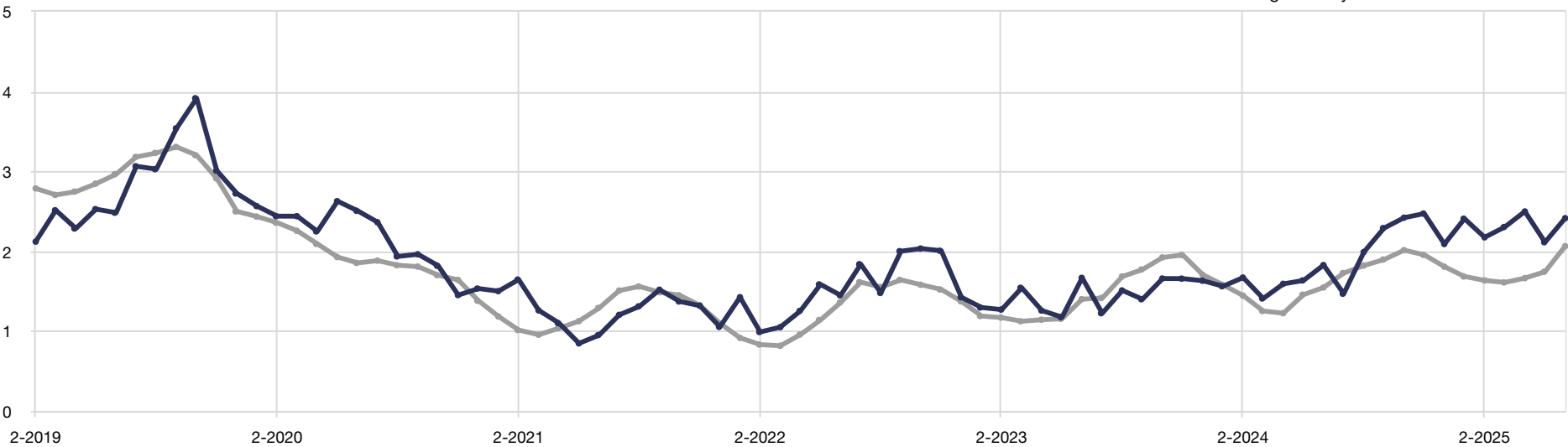
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.7	+ 13.3%	2.1	+ 31.3%
Jun-2025	2.1	+ 40.0%	2.4	+ 33.3%
12-Month Avg*	1.8	+ 14.1%	2.2	+ 41.9%

* Months Supply for all properties from July 2024 through June 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		707	833	+ 17.8%	3,731	4,066	+ 9.0%
Pending Sales		541	504	- 6.8%	3,100	3,089	- 0.4%
Closed Sales		513	574	+ 11.9%	2,892	2,907	+ 0.5%
Days on Market Until Sale		32	34	+ 6.3%	39	44	+ 12.8%
Median Sales Price		\$207,950	\$224,500	+ 8.0%	\$185,000	\$205,000	+ 10.8%
Average Sales Price		\$229,208	\$248,960	+ 8.6%	\$214,745	\$228,763	+ 6.5%
Percent of List Price Received		100.1%	99.7%	- 0.4%	98.9%	98.7%	- 0.2%
Housing Affordability Index		135	126	- 6.7%	152	138	- 9.2%
Inventory of Homes for Sale		792	1,061	+ 34.0%	—	—	—
Months Supply of Inventory		1.6	2.1	+ 31.3%	—	—	—