

Monthly Indicators

Carroll, Stark, and Trumbull counties



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings decreased 0.4 percent for Single Family homes but increased 57.1 percent for Townhouse/Condo homes. Pending Sales decreased 15.4 percent for Single Family homes but increased 12.8 percent for Townhouse/Condo homes. Inventory increased 31.0 percent for Single Family homes and 55.6 percent for Townhouse/Condo homes.

Median Sales Price increased 10.8 percent to \$225,000 for Single Family homes but decreased 9.7 percent to \$195,000 for Townhouse/Condo homes. Days on Market increased 20.7 percent for Single Family homes and 2.3 percent for Townhouse/Condo homes. Months Supply of Inventory increased 35.3 percent for Single Family homes and 40.0 percent for Townhouse/Condo homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

+ 9.6%	+ 9.8%	+ 32.3%
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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		771	768	- 0.4%	4,271	4,581	+ 7.3%
Pending Sales		571	483	- 15.4%	3,476	3,447	- 0.8%
Closed Sales		536	578	+ 7.8%	3,249	3,305	+ 1.7%
Days on Market Until Sale		29	35	+ 20.7%	37	42	+ 13.5%
Median Sales Price		\$203,000	\$225,000	+ 10.8%	\$185,000	\$206,000	+ 11.4%
Average Sales Price		\$233,151	\$258,717	+ 11.0%	\$217,565	\$233,740	+ 7.4%
Percent of List Price Received		99.6%	99.2%	- 0.4%	99.1%	98.8%	- 0.3%
Housing Affordability Index		140	126	- 10.0%	153	138	- 9.8%
Inventory of Homes for Sale		822	1,077	+ 31.0%	—	—	—
Months Supply of Inventory		1.7	2.3	+ 35.3%	—	—	—

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.



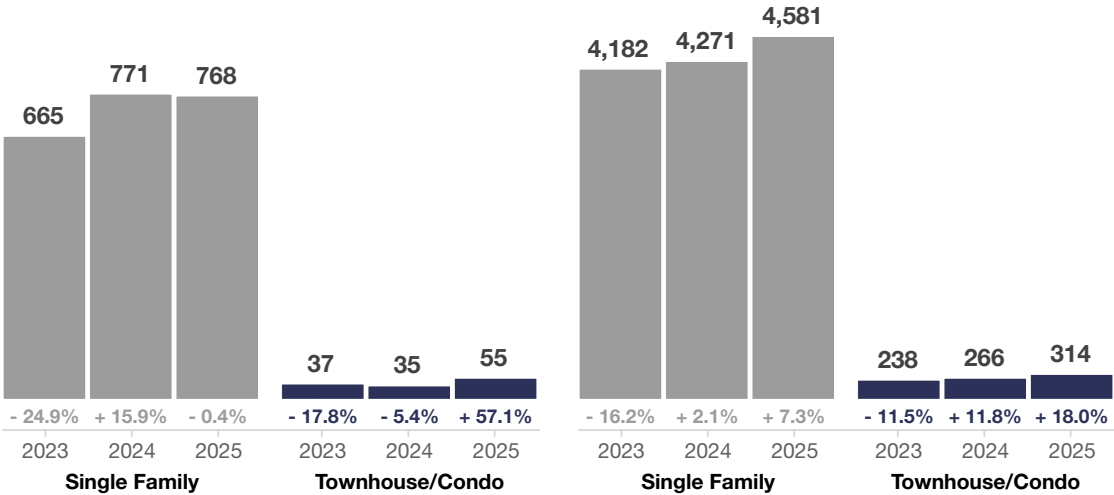
Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		35	55	+ 57.1%	266	314	+ 18.0%
Pending Sales		39	44	+ 12.8%	234	247	+ 5.6%
Closed Sales		36	49	+ 36.1%	215	230	+ 7.0%
Days on Market Until Sale		43	44	+ 2.3%	40	52	+ 30.0%
Median Sales Price		\$216,000	\$195,000	- 9.7%	\$206,000	\$229,000	+ 11.2%
Average Sales Price		\$213,171	\$204,525	- 4.1%	\$217,372	\$227,213	+ 4.5%
Percent of List Price Received		97.8%	99.2%	+ 1.4%	98.4%	98.6%	+ 0.2%
Housing Affordability Index		131	146	+ 11.5%	138	124	- 10.1%
Inventory of Homes for Sale		45	70	+ 55.6%	—	—	—
Months Supply of Inventory		1.5	2.1	+ 40.0%	—	—	—

New Listings

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

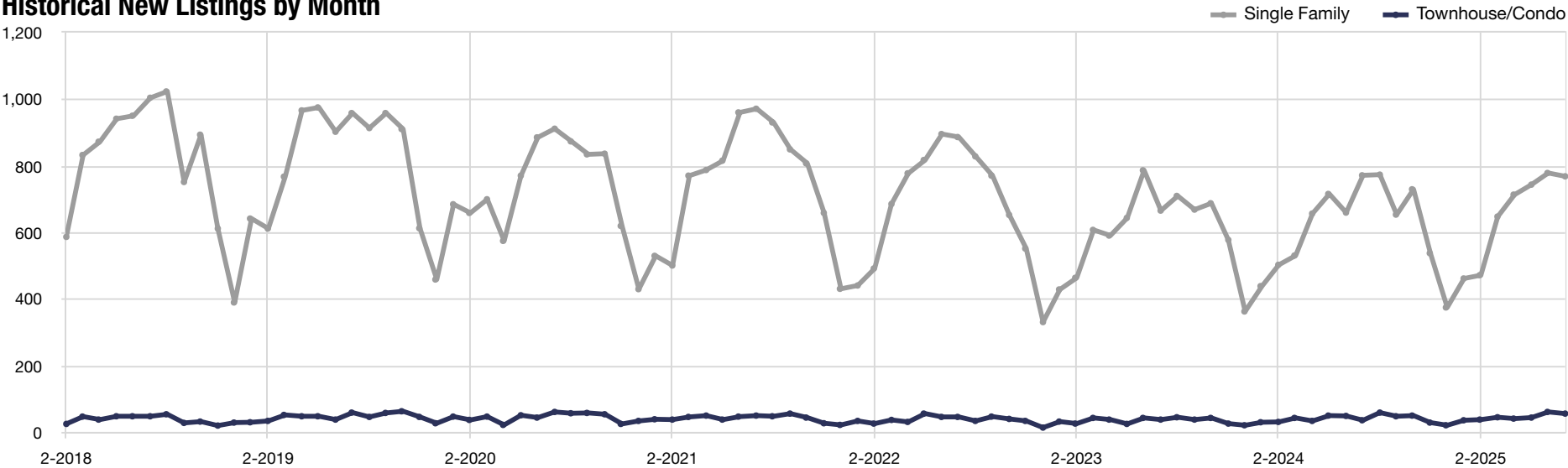


July



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	471	- 6.2%	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	778	+ 18.1%	60	+ 25.0%
Jul-2025	768	- 0.4%	55	+ 57.1%
12-Month Avg	637	+ 5.1%	43	+ 19.4%

Historical New Listings by Month

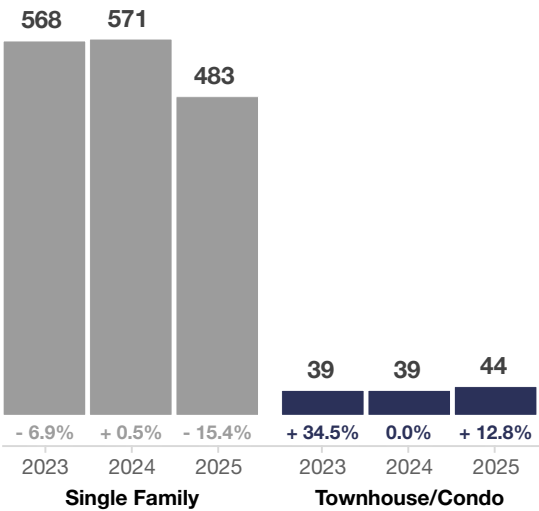


Pending Sales

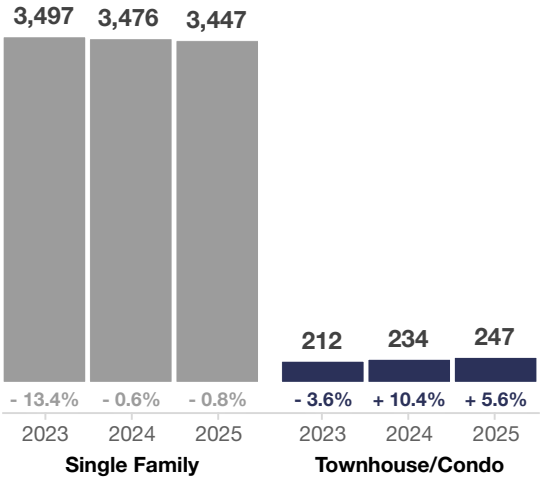
A count of the properties on which offers have been accepted in a given month.



July

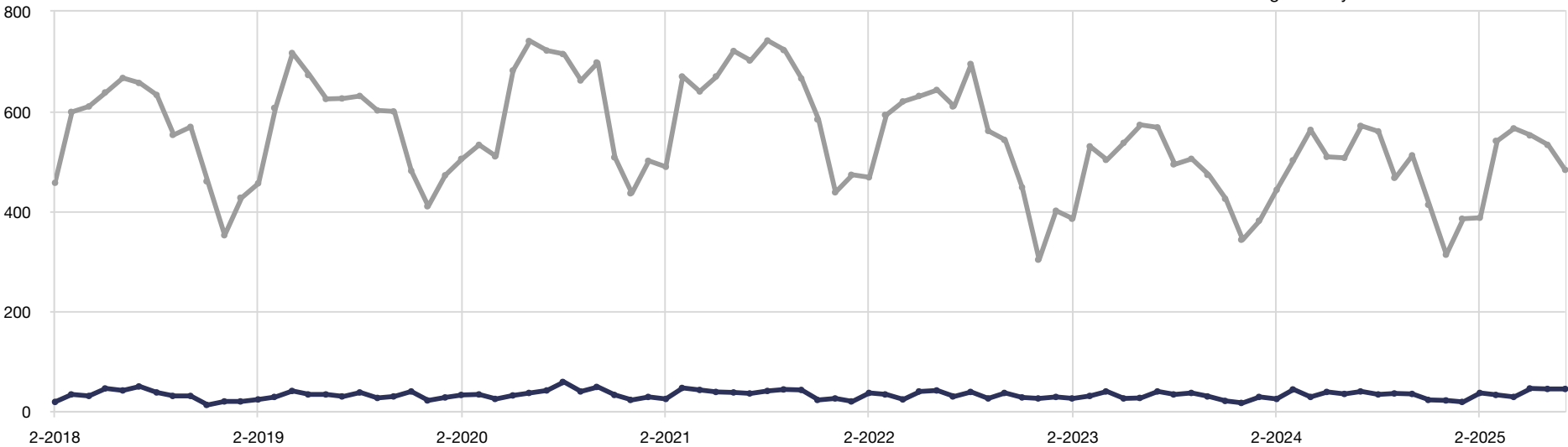


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	385	+ 1.0%	18	- 35.7%
Feb-2025	387	- 12.6%	36	+ 50.0%
Mar-2025	541	+ 7.8%	32	- 25.6%
Apr-2025	566	+ 0.5%	28	0.0%
May-2025	552	+ 8.4%	45	+ 18.4%
Jun-2025	533	+ 5.1%	44	+ 29.4%
Jul-2025	483	- 15.4%	44	+ 12.8%
12-Month Avg	476	0.0%	33	+ 6.5%

Historical Pending Sales by Month

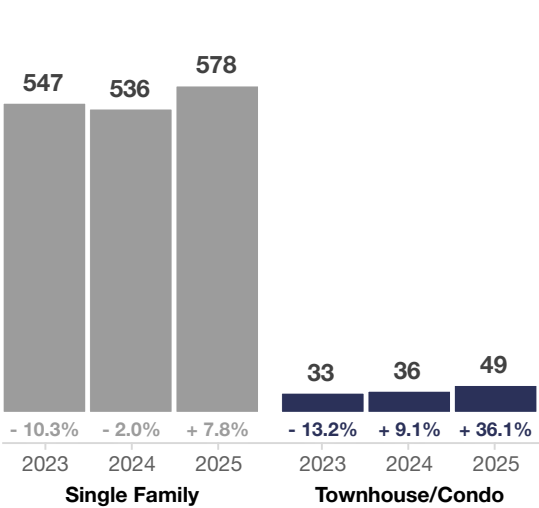


Closed Sales

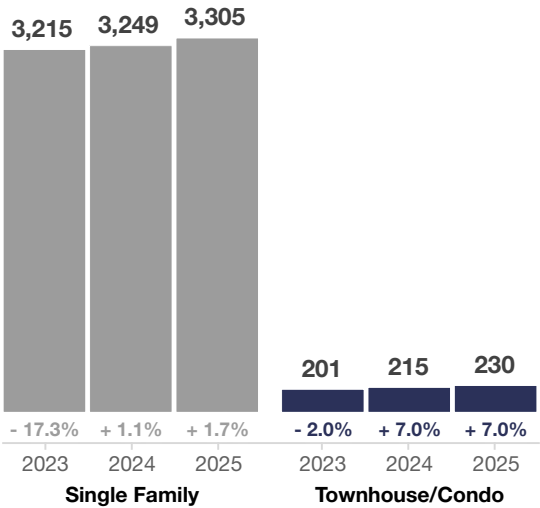
A count of the actual sales that closed in a given month.



July

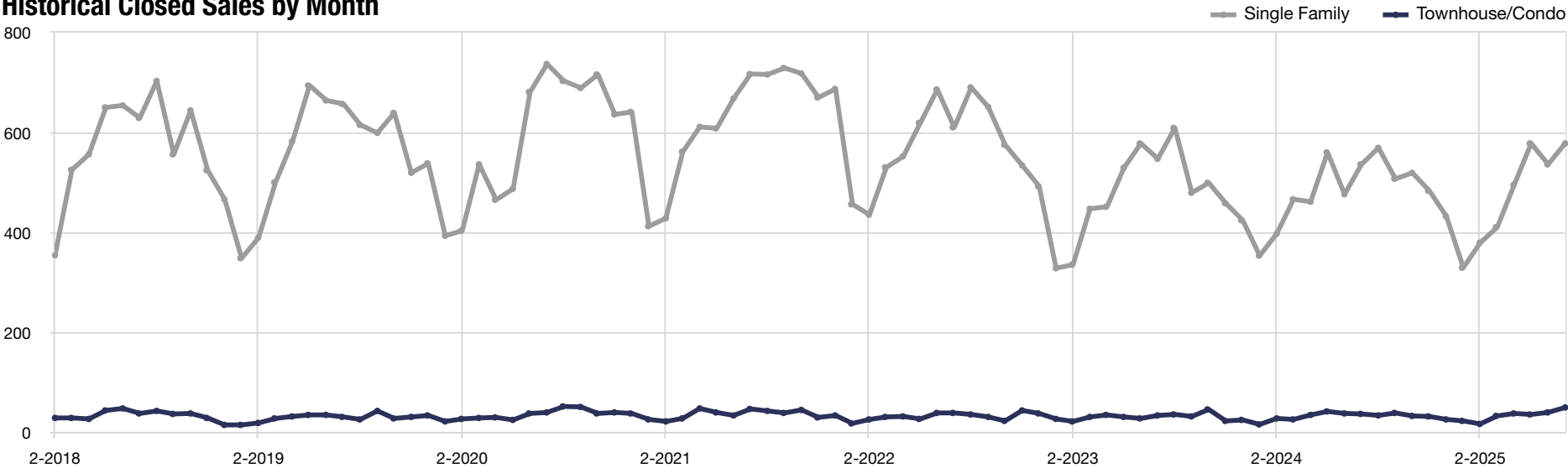


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	536	+ 12.6%	39	+ 5.4%
Jul-2025	578	+ 7.8%	49	+ 36.1%
12-Month Avg	485	+ 1.7%	32	+ 3.2%

Historical Closed Sales by Month

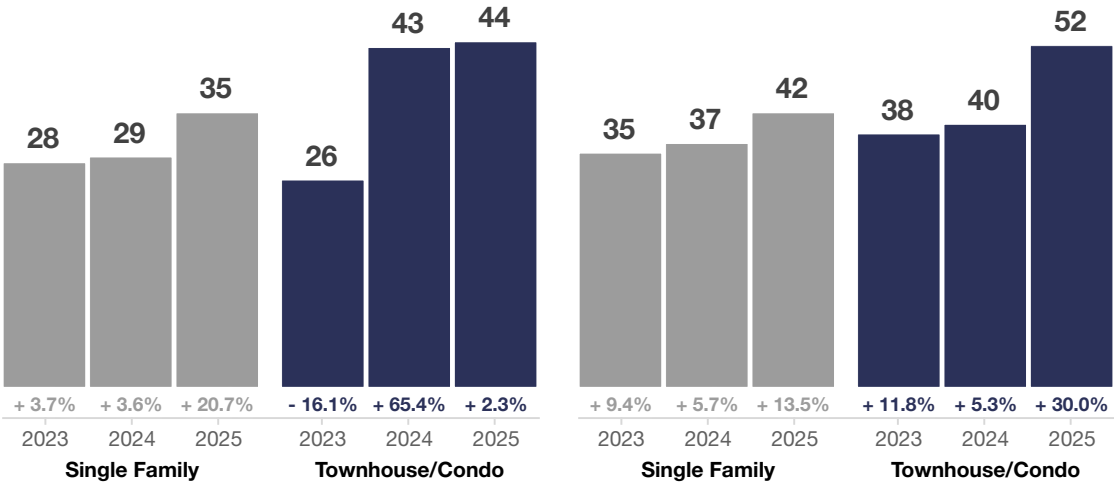


Days on Market Until Sale

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



July



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2025	35	+ 20.7%	44	+ 2.3%
12-Month Avg*	39	+ 12.7%	46	+ 18.6%

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

Historical Days on Market Until Sale by Month

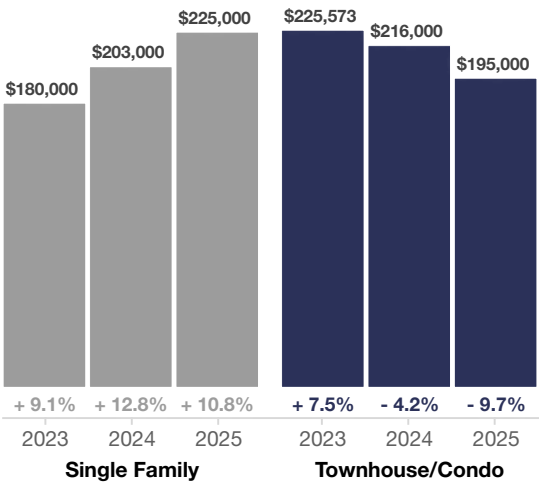


Median Sales Price

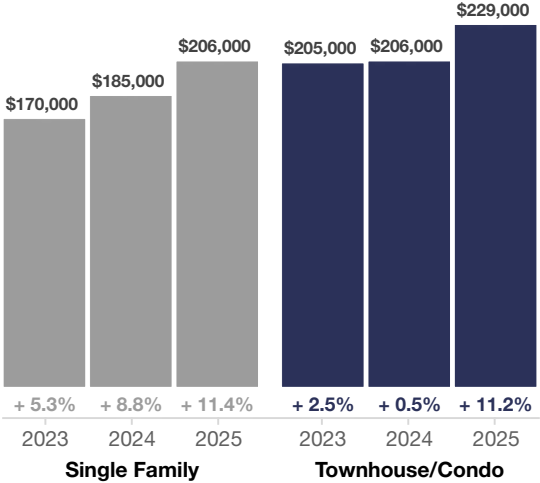
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



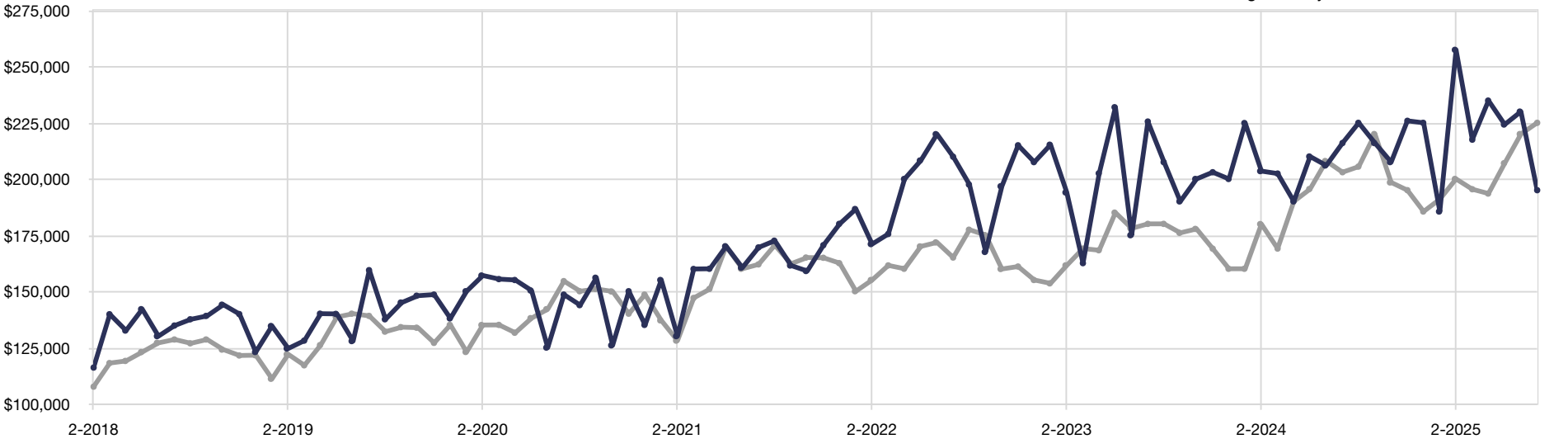
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2025	\$225,000	+ 10.8%	\$195,000	- 9.7%
12-Month Avg*	\$205,000	+ 13.9%	\$225,000	+ 9.8%

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

Historical Median Sales Price by Month

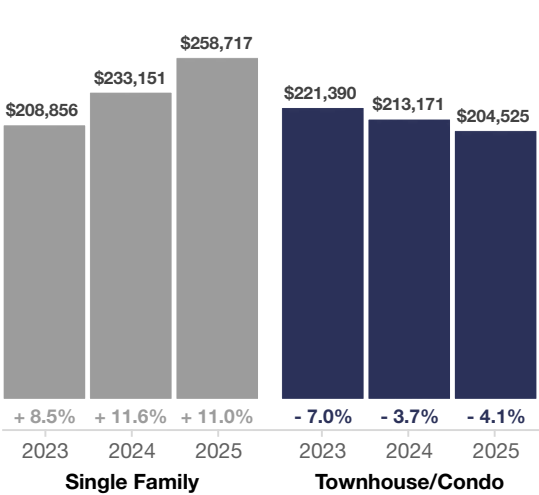


Average Sales Price

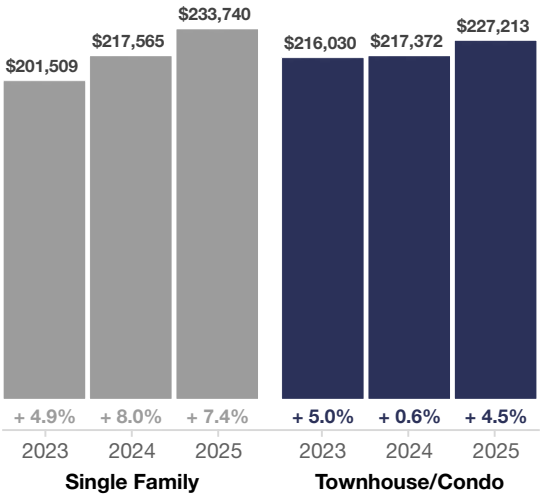
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



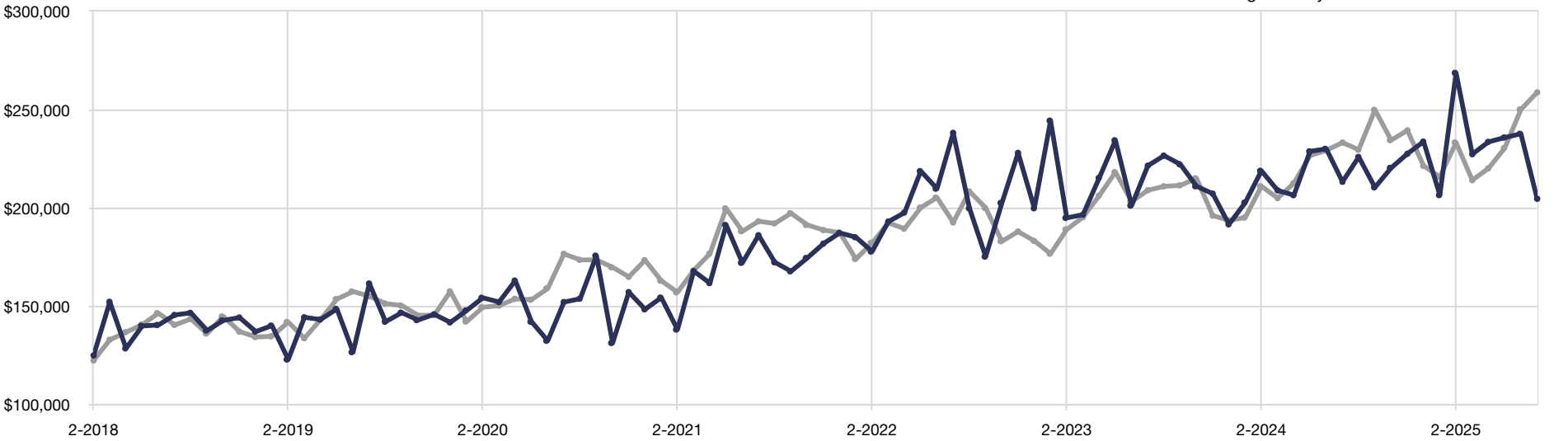
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$250,021	+ 9.1%	\$237,617	+ 3.3%
Jul-2025	\$258,717	+ 11.0%	\$204,525	- 4.1%
12-Month Avg*	\$234,326	+ 10.2%	\$225,288	+ 4.4%

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

Historical Average Sales Price by Month



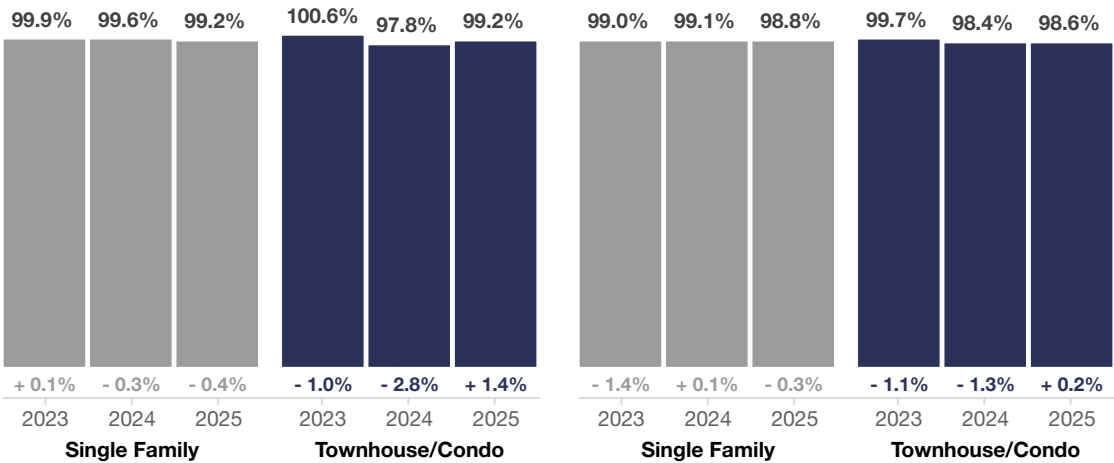
Percent of List Price Received

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.



July

Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2025	99.2%	- 0.4%	99.2%	+ 1.4%
12-Month Avg*	98.7%	- 0.2%	98.4%	- 0.4%

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

Historical Percent of List Price Received by Month

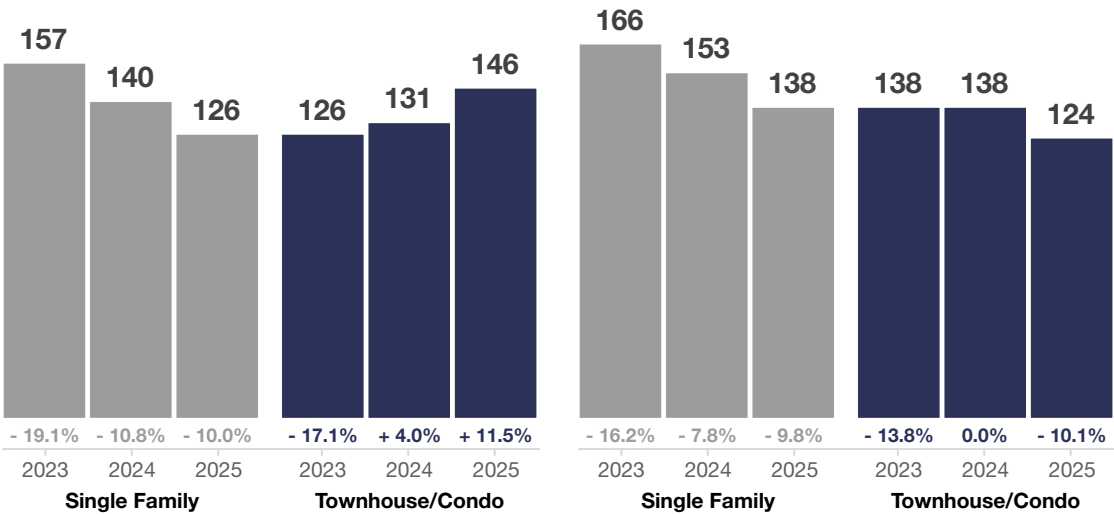


Housing Affordability Index

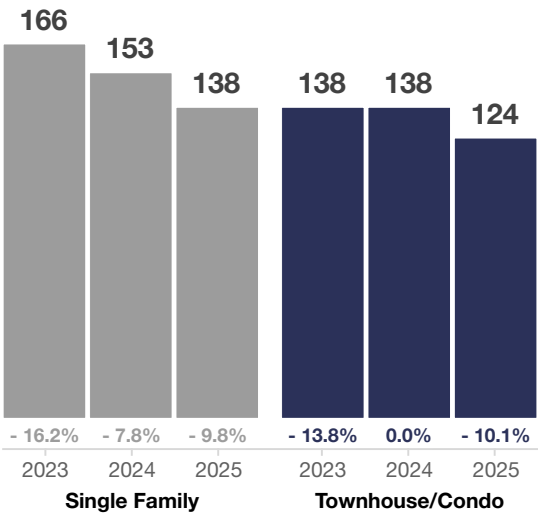
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

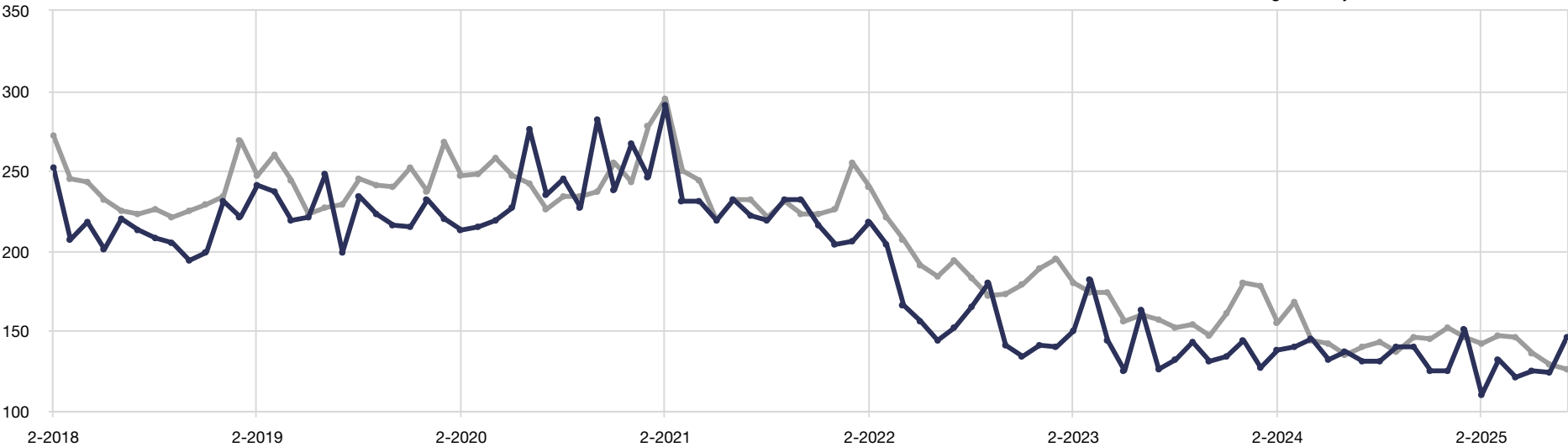


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Jul-2025	126	- 10.0%	146	+ 11.5%
12-Month Avg	141	- 9.0%	131	- 3.7%

Historical Housing Affordability Index by Month

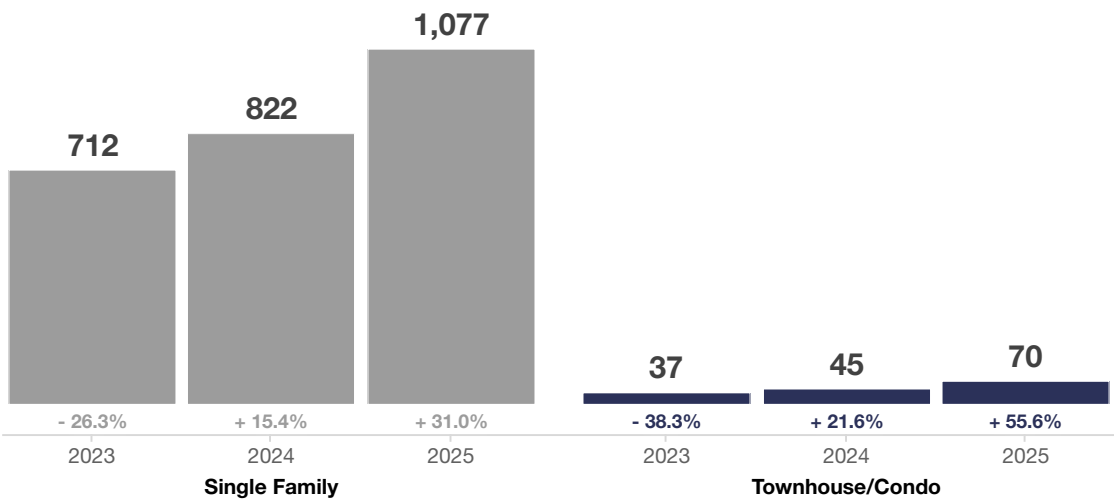


Inventory of Homes for Sale

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

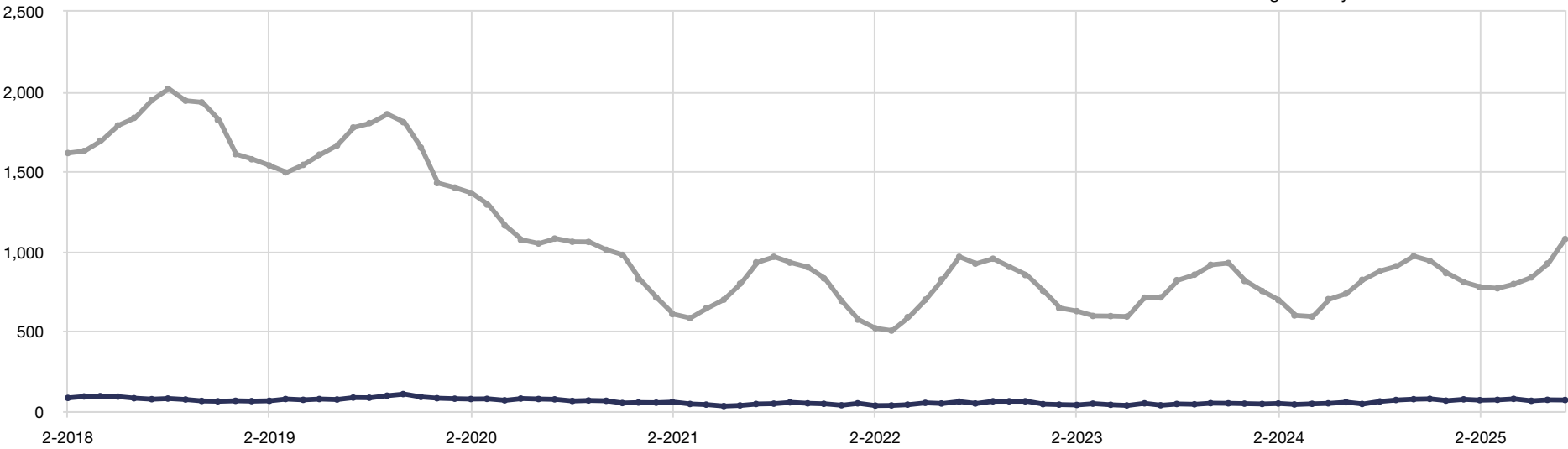


July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	807	+ 7.3%	74	+ 64.4%
Feb-2025	776	+ 11.7%	69	+ 43.8%
Mar-2025	769	+ 28.4%	71	+ 69.0%
Apr-2025	796	+ 34.5%	77	+ 67.4%
May-2025	837	+ 19.4%	65	+ 32.7%
Jun-2025	924	+ 25.5%	71	+ 26.8%
Jul-2025	1,077	+ 31.0%	70	+ 55.6%
12-Month Avg	879	+ 14.3%	71	+ 51.1%

Historical Inventory of Homes for Sale by Month

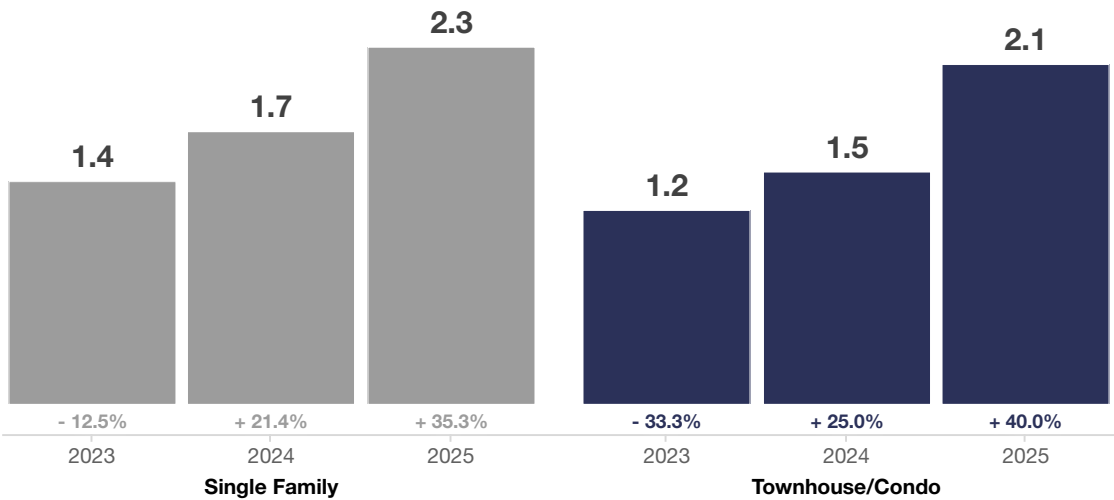


Months Supply of Inventory

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.



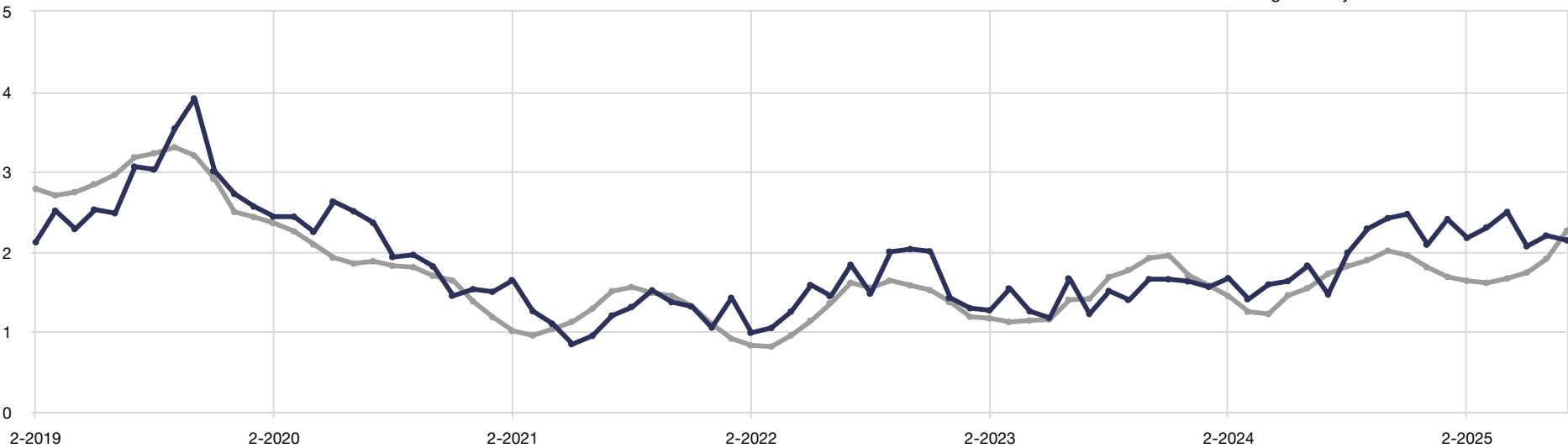
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.9	+ 26.7%	2.2	+ 22.2%
Jul-2025	2.3	+ 35.3%	2.1	+ 40.0%
12-Month Avg*	1.8	+ 14.3%	2.3	+ 42.3%

* Months Supply for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

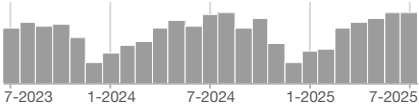

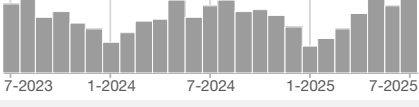
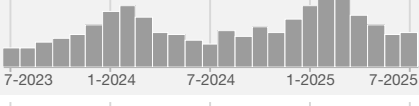
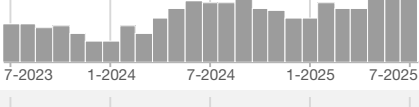
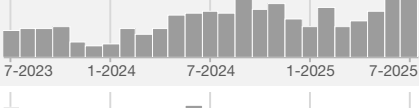
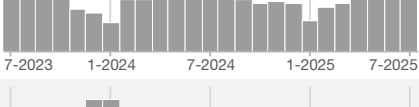
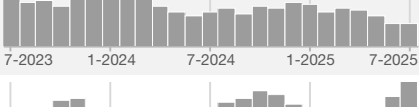
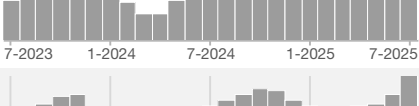

Historical Months Supply of Inventory by Month



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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		806	823	+ 2.1%	4,537	4,895	+ 7.9%
Pending Sales		610	527	- 13.6%	3,710	3,694	- 0.4%
Closed Sales		572	627	+ 9.6%	3,464	3,535	+ 2.0%
Days on Market Until Sale		30	35	+ 16.7%	37	42	+ 13.5%
Median Sales Price		\$205,000	\$225,000	+ 9.8%	\$189,000	\$210,000	+ 11.1%
Average Sales Price		\$231,843	\$254,277	+ 9.7%	\$217,553	\$233,303	+ 7.2%
Percent of List Price Received		99.5%	99.2%	- 0.3%	99.0%	98.8%	- 0.2%
Housing Affordability Index		138	126	- 8.7%	150	135	- 10.0%
Inventory of Homes for Sale		867	1,147	+ 32.3%	—	—	—
Months Supply of Inventory		1.7	2.3	+ 35.3%	—	—	—