

Monthly Indicators

Carroll, Stark, and Trumbull counties



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings decreased 0.8 percent for Single Family homes and 3.4 percent for Townhouse/Condo homes. Pending Sales decreased 20.2 percent for Single Family homes but increased 15.2 percent for Townhouse/Condo homes. Inventory increased 27.4 percent for Single Family homes and 3.3 percent for Townhouse/Condo homes.

Median Sales Price increased 2.2 percent to \$210,000 for Single Family homes but decreased 5.3 percent to \$213,000 for Townhouse/Condo homes. Days on Market remained flat for Single Family homes but increased 8.8 percent for Townhouse/Condo properties. Months Supply of Inventory increased 27.8 percent for Single Family homes but decreased 5.0 percent for Townhouse/Condo homes.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Quick Facts

+ 0.7%	+ 1.9%	+ 25.8%
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	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		773	767	- 0.8%	5,044	5,348	+ 6.0%
Pending Sales		560	447	- 20.2%	4,036	4,015	- 0.5%
Closed Sales		569	562	- 1.2%	3,818	3,869	+ 1.3%
Days on Market Until Sale		36	36	0.0%	37	41	+ 10.8%
Median Sales Price		\$205,500	\$210,000	+ 2.2%	\$189,900	\$208,000	+ 9.5%
Average Sales Price		\$229,493	\$242,148	+ 5.5%	\$219,331	\$234,936	+ 7.1%
Percent of List Price Received		99.3%	98.9%	- 0.4%	99.1%	98.8%	- 0.3%
Housing Affordability Index		143	137	- 4.2%	155	139	- 10.3%
Inventory of Homes for Sale		877	1,117	+ 27.4%	—	—	—
Months Supply of Inventory		1.8	2.3	+ 27.8%	—	—	—

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.



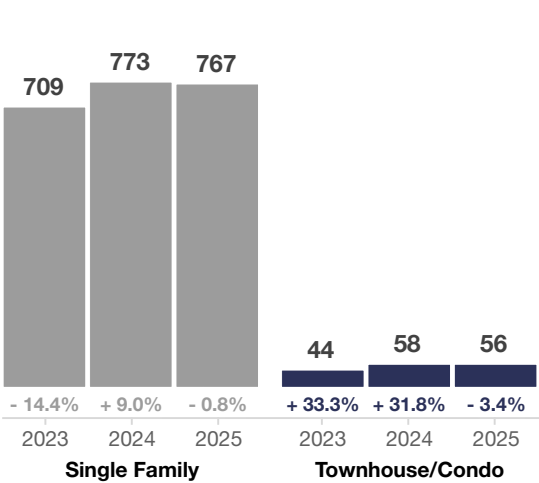
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		58	56	- 3.4%	324	370	+ 14.2%
Pending Sales		33	38	+ 15.2%	267	294	+ 10.1%
Closed Sales		33	44	+ 33.3%	248	274	+ 10.5%
Days on Market Until Sale		34	37	+ 8.8%	39	49	+ 25.6%
Median Sales Price		\$225,000	\$213,000	- 5.3%	\$208,000	\$226,000	+ 8.7%
Average Sales Price		\$225,818	\$225,076	- 0.3%	\$218,505	\$226,866	+ 3.8%
Percent of List Price Received		98.9%	97.0%	- 1.9%	98.5%	98.3%	- 0.2%
Housing Affordability Index		131	136	+ 3.8%	142	128	- 9.9%
Inventory of Homes for Sale		61	63	+ 3.3%	—	—	—
Months Supply of Inventory		2.0	1.9	- 5.0%	—	—	—

New Listings

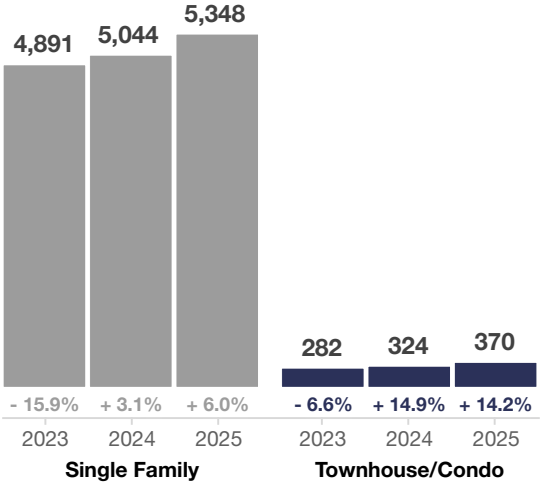
A count of the properties that have been newly listed on the market in a given month.



August

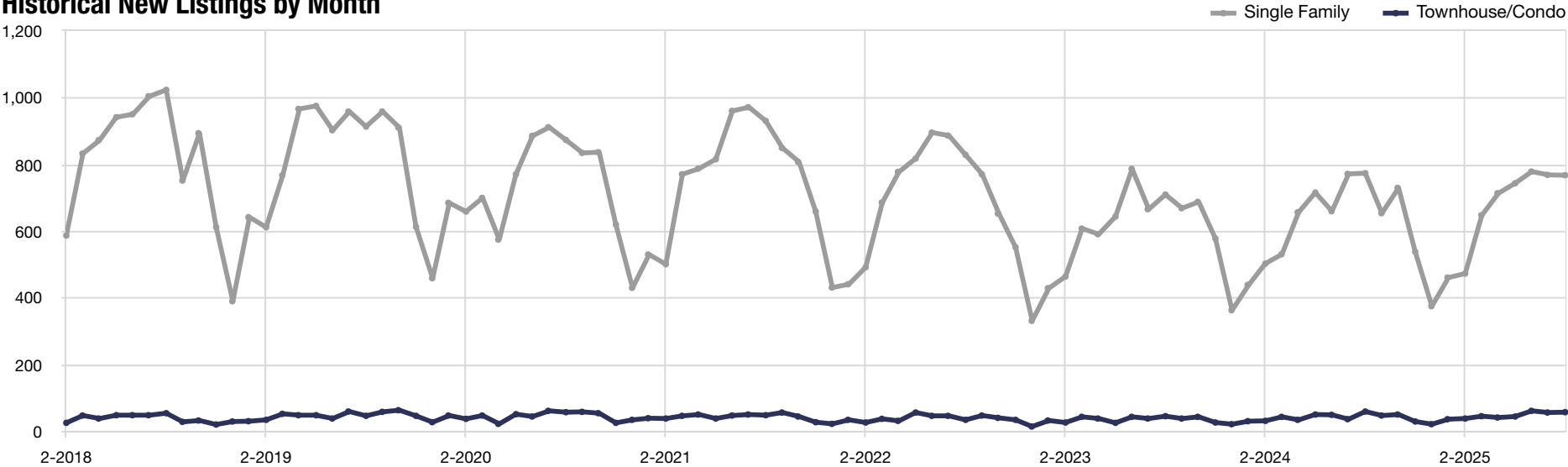


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2024	653	- 2.2%	46	+ 24.3%
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	460	+ 5.0%	35	+ 20.7%
Feb-2025	472	- 6.0%	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%
Aug-2025	767	- 0.8%	56	- 3.4%
12-Month Avg	637	+ 4.1%	43	+ 16.2%

Historical New Listings by Month

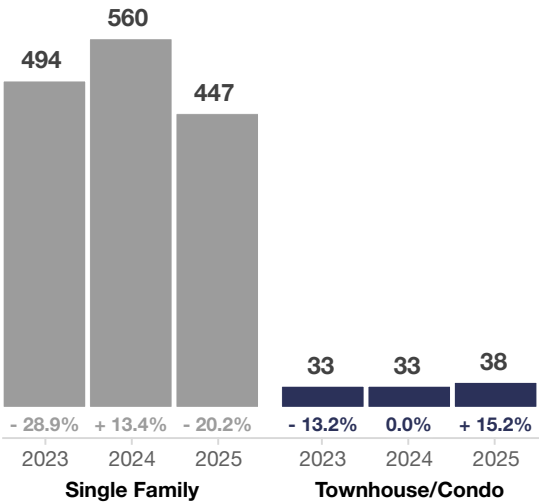


Pending Sales

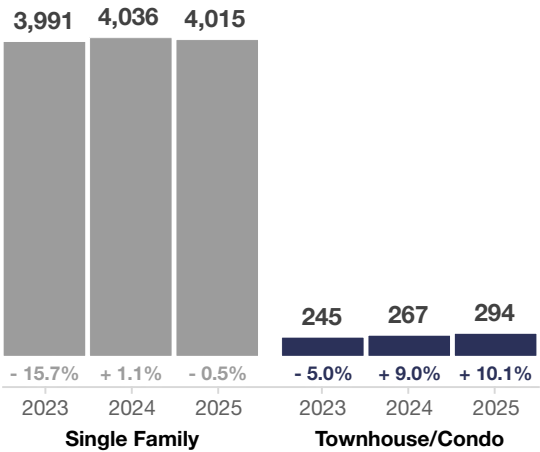
A count of the properties on which offers have been accepted in a given month.



August

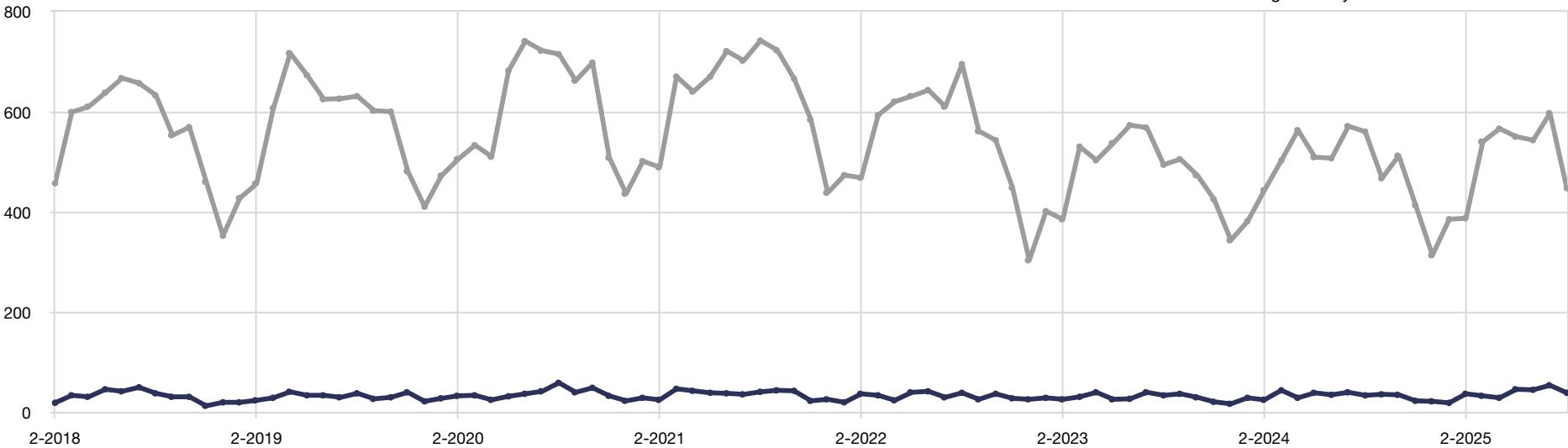


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	540	+ 7.6%	32	- 25.6%
Apr-2025	566	+ 0.5%	28	0.0%
May-2025	550	+ 8.1%	45	+ 18.4%
Jun-2025	543	+ 7.1%	44	+ 29.4%
Jul-2025	597	+ 4.6%	53	+ 35.9%
Aug-2025	447	- 20.2%	38	+ 15.2%
12-Month Avg	477	- 1.0%	34	+ 9.7%

Historical Pending Sales by Month

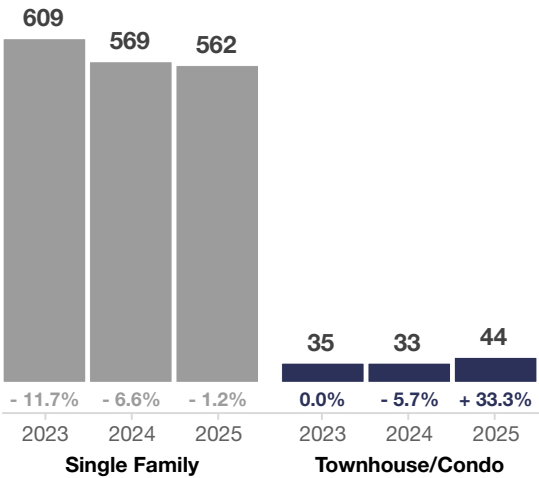


Closed Sales

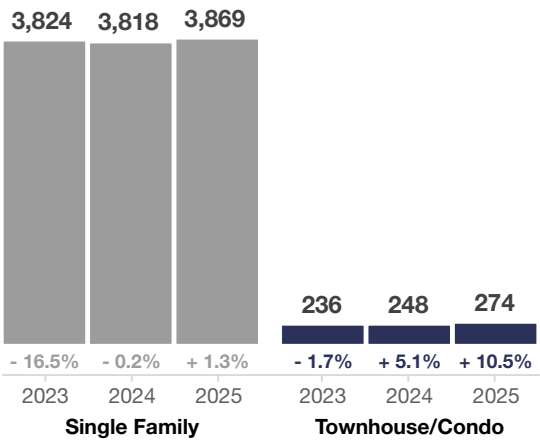
A count of the actual sales that closed in a given month.



August

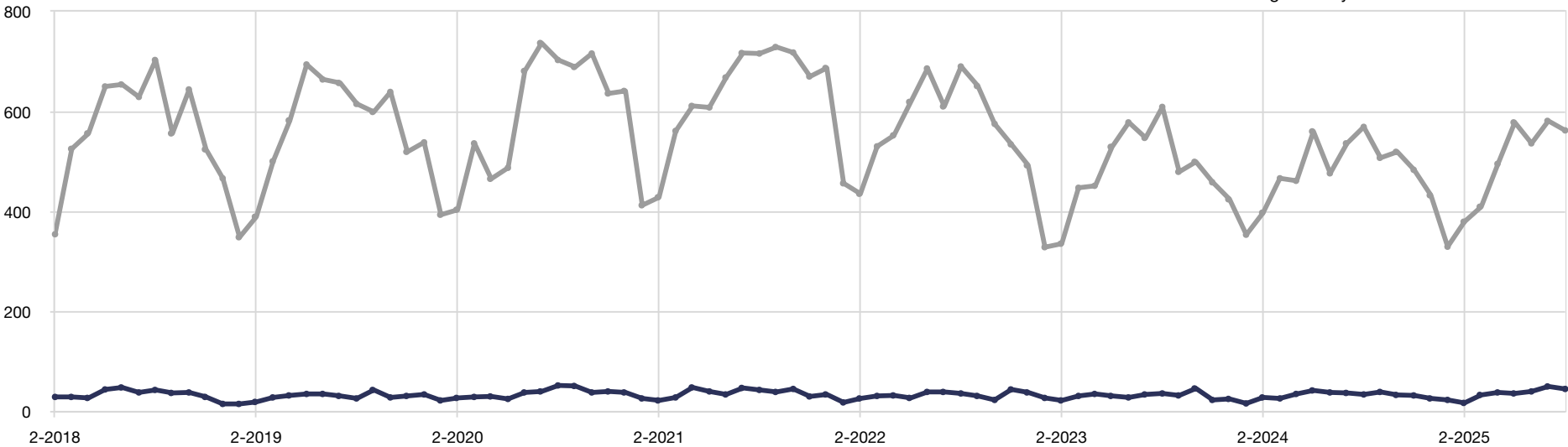


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	409	- 12.2%	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	581	+ 8.4%	49	+ 36.1%
Aug-2025	562	- 1.2%	44	+ 33.3%
12-Month Avg	484	+ 2.3%	33	+ 6.5%

Historical Closed Sales by Month

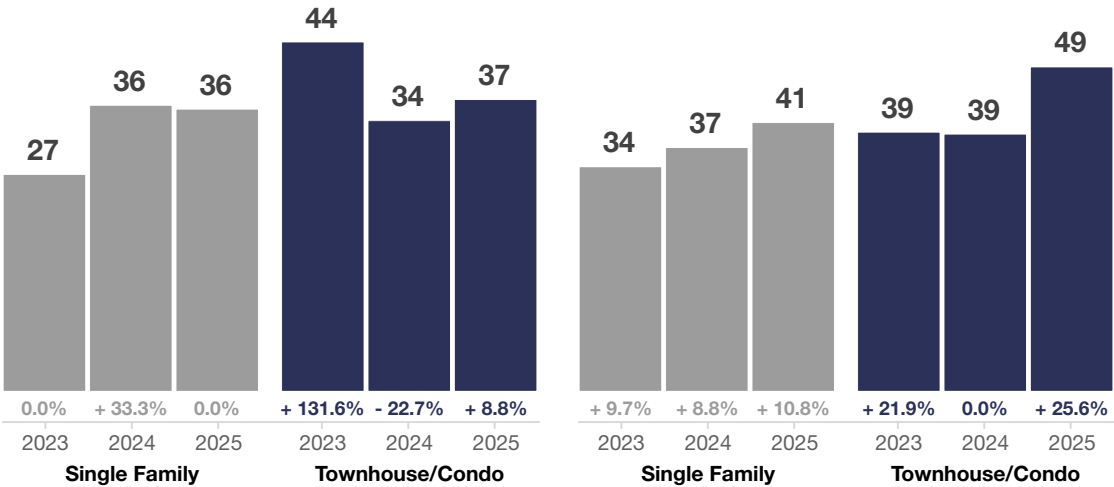


Days on Market Until Sale

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



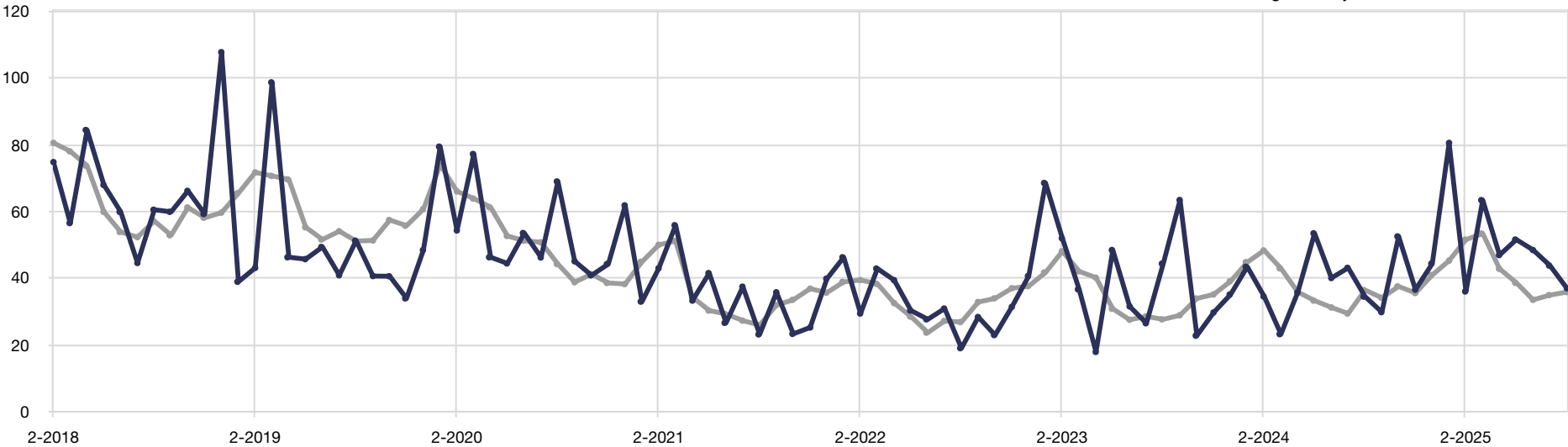
August



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2025	36	0.0%	37	+ 8.8%
12-Month Avg*	39	+ 9.7%	46	+ 21.3%

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

Historical Days on Market Until Sale by Month

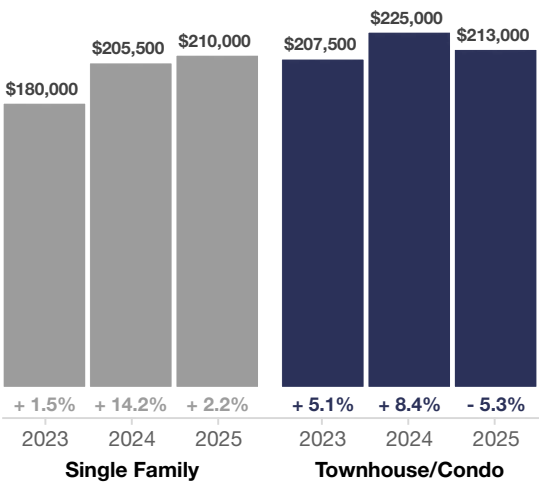


Median Sales Price

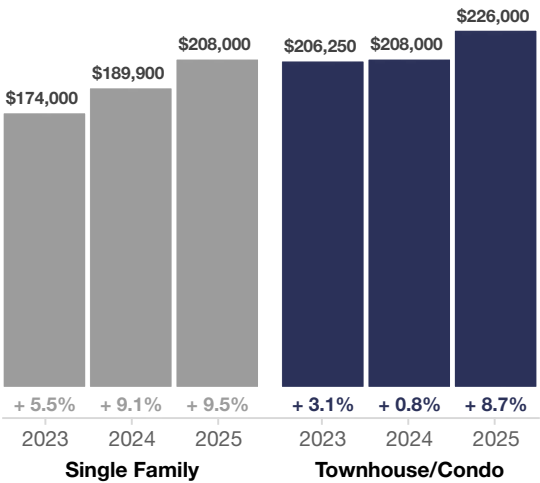
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



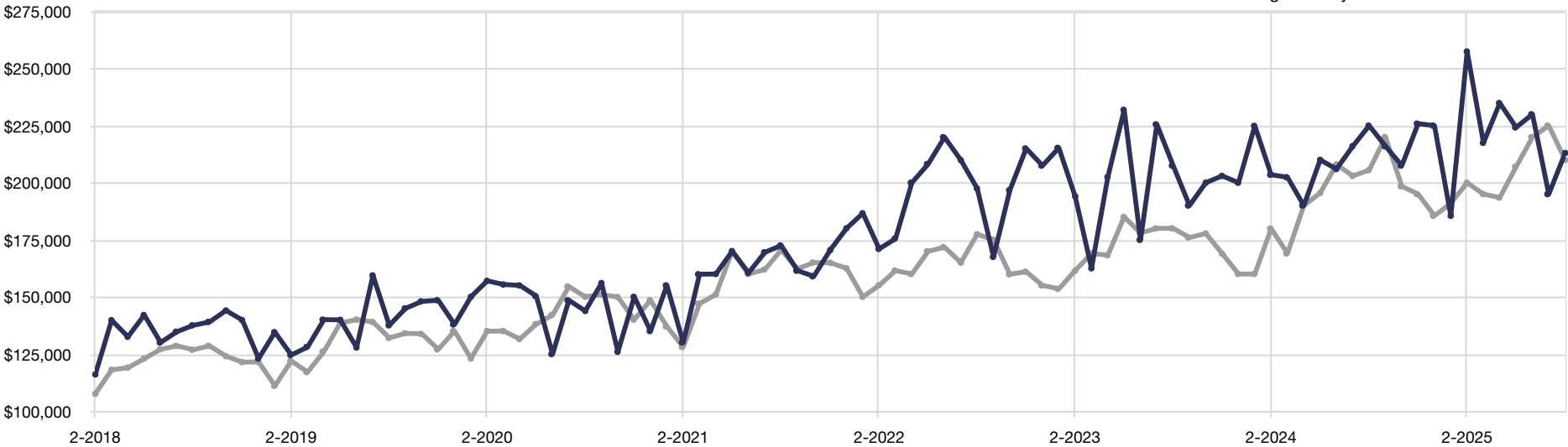
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$195,000	+ 15.4%	\$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%
Aug-2025	\$210,000	+ 2.2%	\$213,000	- 5.3%
12-Month Avg*	\$205,000	+ 12.0%	\$223,000	+ 8.8%

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

Historical Median Sales Price by Month

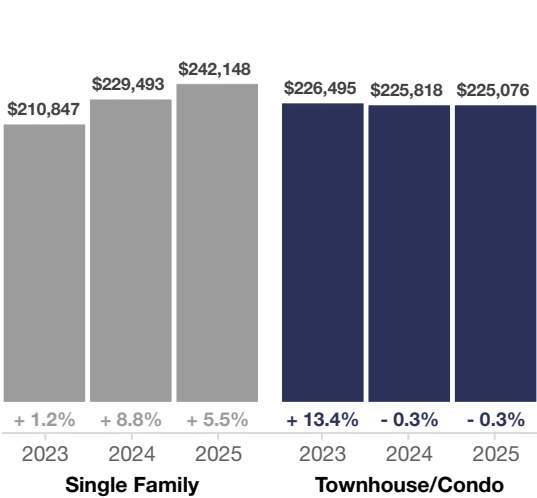


Average Sales Price

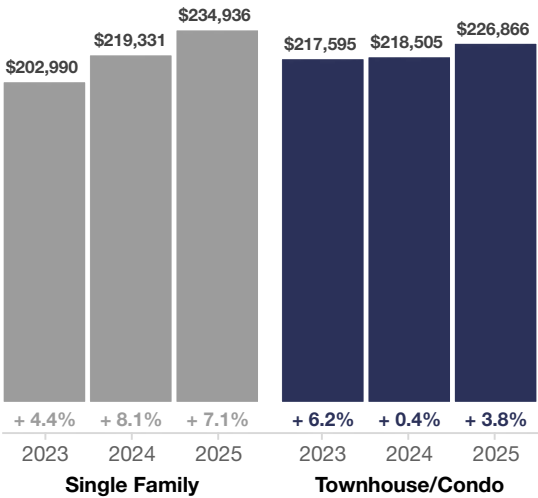
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



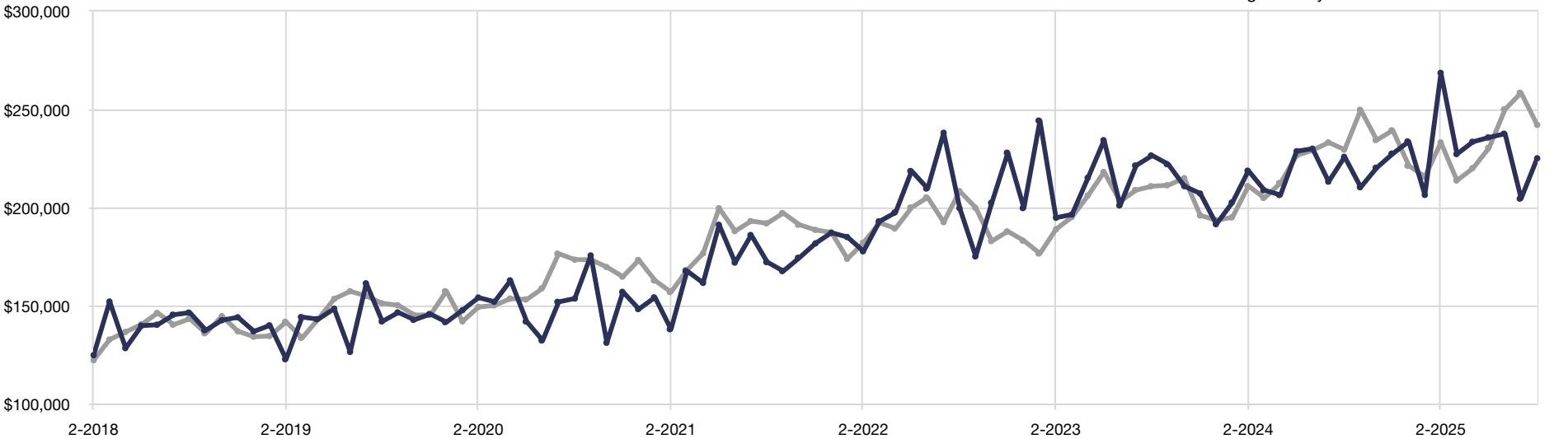
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$213,769	+ 4.3%	\$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	\$258,494	+ 10.9%	\$204,525	- 4.1%
Aug-2025	\$242,148	+ 5.5%	\$225,076	- 0.3%
12-Month Avg*	\$235,540	+ 9.8%	\$225,221	+ 4.4%

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

Historical Average Sales Price by Month

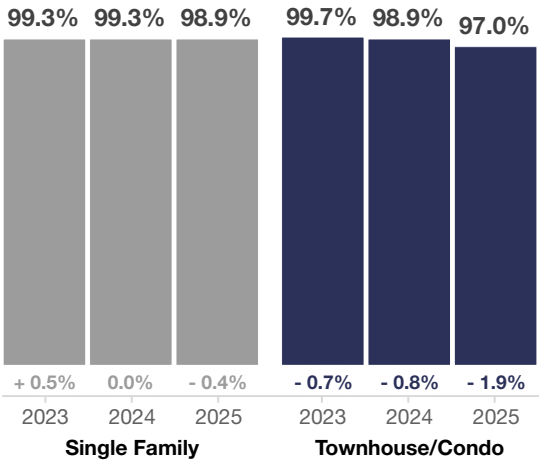


Percent of List Price Received

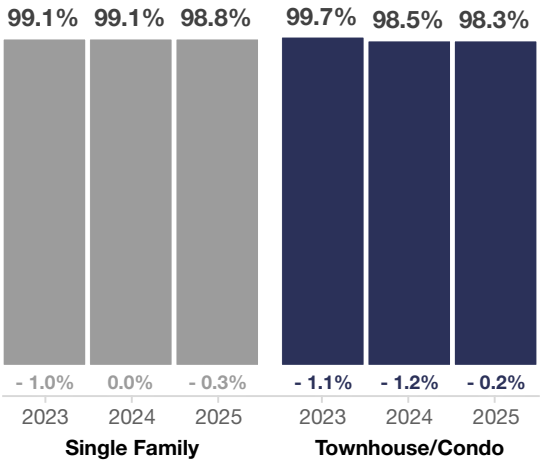
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2025	98.9%	- 0.4%	97.0%	- 1.9%
12-Month Avg*	98.6%	- 0.2%	98.2%	- 0.5%

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

Historical Percent of List Price Received by Month

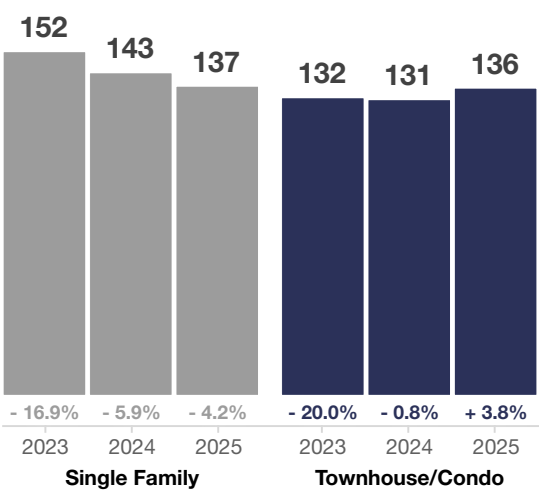


Housing Affordability Index

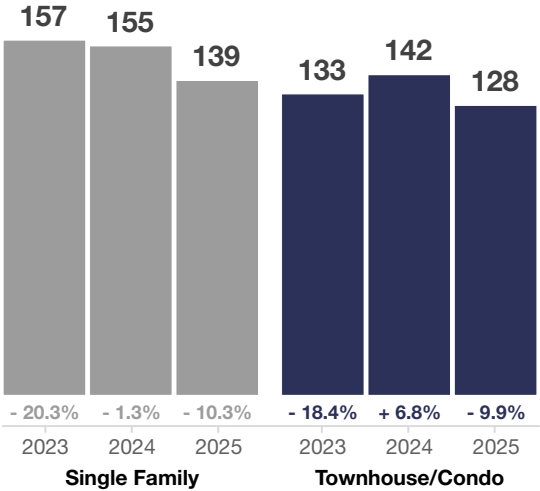
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

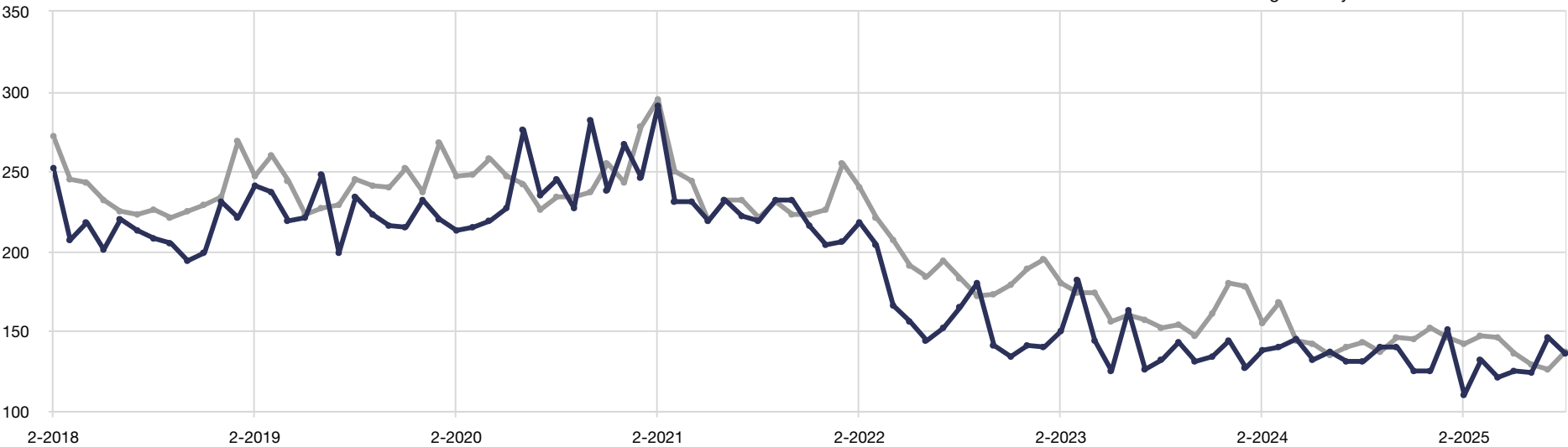


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2025	137	- 4.2%	136	+ 3.8%
12-Month Avg	141	- 8.4%	131	- 3.7%

Historical Housing Affordability Index by Month

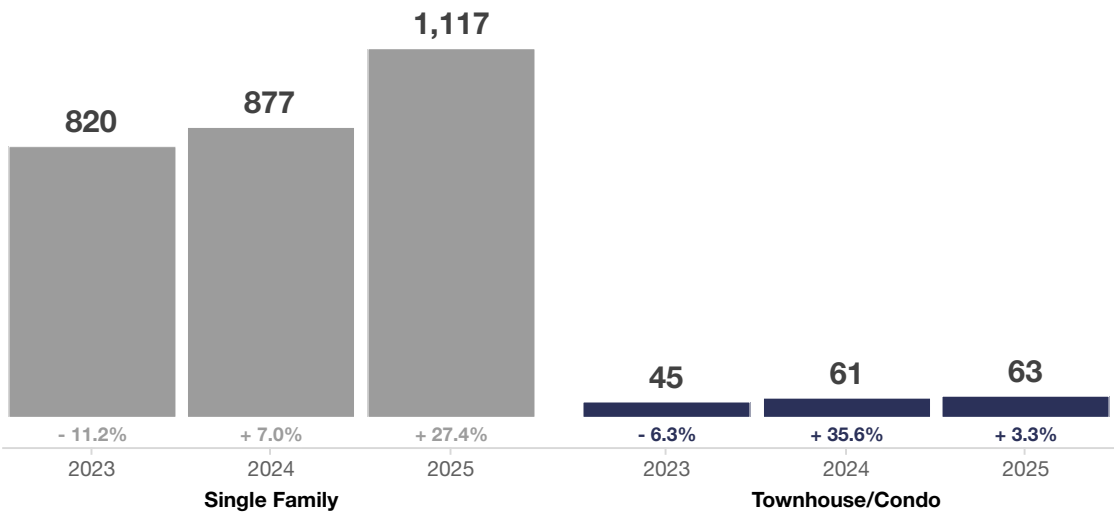


Inventory of Homes for Sale

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

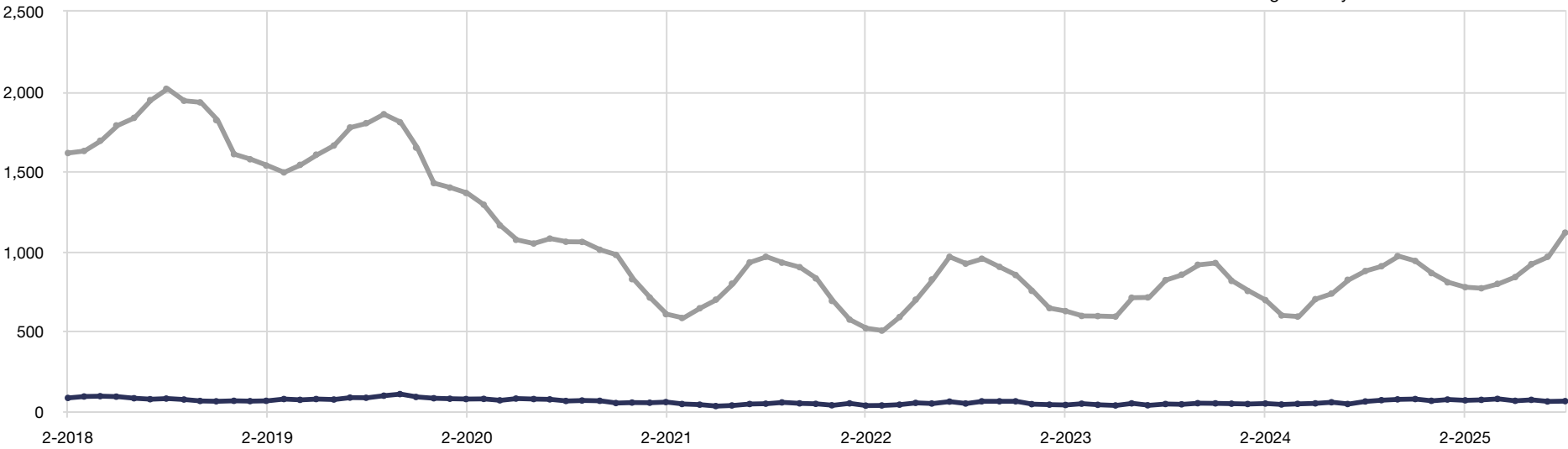


August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2024	907	+ 6.2%	69	+ 60.5%
Oct-2024	970	+ 5.9%	74	+ 48.0%
Nov-2024	940	+ 1.4%	76	+ 55.1%
Dec-2024	864	+ 6.0%	65	+ 38.3%
Jan-2025	806	+ 7.2%	73	+ 62.2%
Feb-2025	776	+ 11.7%	68	+ 41.7%
Mar-2025	769	+ 28.4%	71	+ 69.0%
Apr-2025	797	+ 34.6%	77	+ 67.4%
May-2025	839	+ 19.7%	65	+ 32.7%
Jun-2025	920	+ 25.0%	71	+ 26.8%
Jul-2025	966	+ 17.5%	61	+ 35.6%
Aug-2025	1,117	+ 27.4%	63	+ 3.3%
12-Month Avg	889	+ 14.9%	69	+ 43.8%

Historical Inventory of Homes for Sale by Month

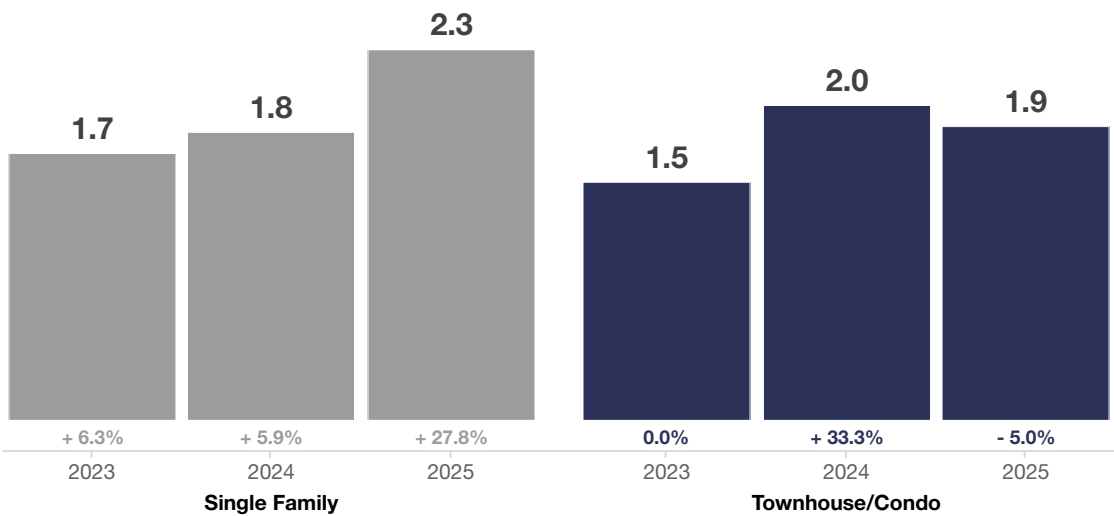


Months Supply of Inventory

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.



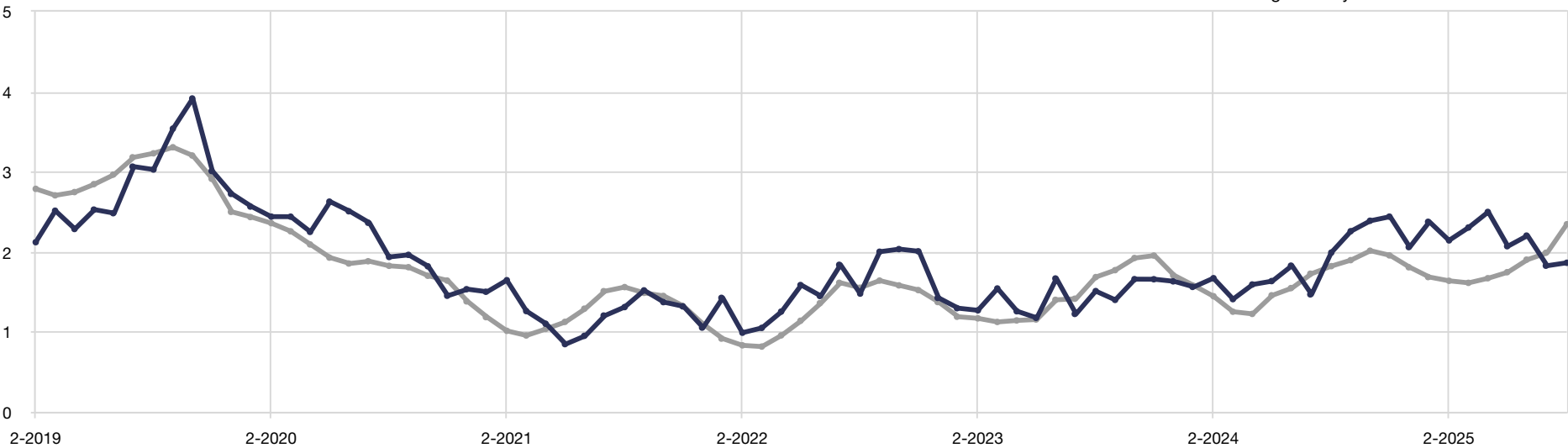
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	2.4	+ 41.2%
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%	2.1	+ 23.5%
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	2.0	+ 17.6%	1.8	+ 20.0%
Aug-2025	2.3	+ 27.8%	1.9	- 5.0%
12-Month Avg*	1.9	+ 14.7%	2.2	+ 35.5%

* Months Supply for all properties from September 2024 through August 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	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		831	823	- 1.0%	5,368	5,718	+ 6.5%
Pending Sales		593	485	- 18.2%	4,303	4,309	+ 0.1%
Closed Sales		602	606	+ 0.7%	4,066	4,143	+ 1.9%
Days on Market Until Sale		36	36	0.0%	37	41	+ 10.8%
Median Sales Price		\$206,000	\$210,000	+ 1.9%	\$190,000	\$210,000	+ 10.5%
Average Sales Price		\$229,283	\$240,866	+ 5.1%	\$219,280	\$234,386	+ 6.9%
Percent of List Price Received		99.2%	98.7%	- 0.5%	99.1%	98.8%	- 0.3%
Housing Affordability Index		143	137	- 4.2%	155	137	- 11.6%
Inventory of Homes for Sale		938	1,180	+ 25.8%	—	—	—
Months Supply of Inventory		1.8	2.3	+ 27.8%	—	—	—