

Monthly Indicators

Carroll, Stark, and Trumbull counties



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 12.6 percent for Single Family homes but decreased 18.4 percent for Townhouse/Condo homes. Pending Sales decreased 12.9 percent for Single Family homes and 26.5 percent for Townhouse/Condo homes. Inventory increased 26.3 percent for Single Family homes but decreased 10.8 percent for Townhouse/Condo homes.

Median Sales Price increased 11.9 percent to \$222,000 for Single Family homes and 27.0 percent to \$263,500 for Townhouse/Condo homes. Days on Market decreased 2.7 percent for Single Family homes and 55.8 percent for Townhouse/Condo homes. Months Supply of Inventory increased 25.0 percent for Single Family homes but decreased 12.5 percent for Townhouse/Condo homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

+ 4.7%	+ 12.8%	+ 23.7%
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	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		730	822	+ 12.6%	6,427	6,971	+ 8.5%
Pending Sales		512	446	- 12.9%	5,013	5,090	+ 1.5%
Closed Sales		519	554	+ 6.7%	4,844	4,994	+ 3.1%
Days on Market Until Sale		37	36	- 2.7%	37	40	+ 8.1%
Median Sales Price		\$198,450	\$222,000	+ 11.9%	\$193,000	\$210,000	+ 8.8%
Average Sales Price		\$234,377	\$249,766	+ 6.6%	\$224,077	\$237,823	+ 6.1%
Percent of List Price Received		98.2%	98.3%	+ 0.1%	99.0%	98.7%	- 0.3%
Housing Affordability Index		146	134	- 8.2%	150	142	- 5.3%
Inventory of Homes for Sale		972	1,228	+ 26.3%	—	—	—
Months Supply of Inventory		2.0	2.5	+ 25.0%	—	—	—

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.



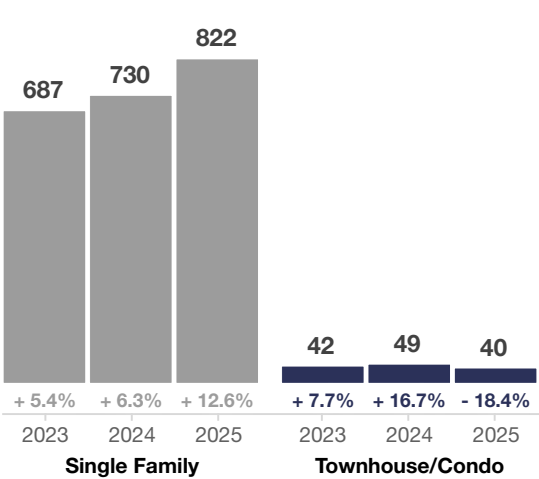
Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		49	40	- 18.4%	419	443	+ 5.7%
Pending Sales		34	25	- 26.5%	336	340	+ 1.2%
Closed Sales		32	23	- 28.1%	318	334	+ 5.0%
Days on Market Until Sale		52	23	- 55.8%	39	47	+ 20.5%
Median Sales Price		\$207,500	\$263,500	+ 27.0%	\$210,000	\$228,000	+ 8.6%
Average Sales Price		\$220,244	\$267,239	+ 21.3%	\$217,697	\$230,695	+ 6.0%
Percent of List Price Received		98.6%	98.4%	- 0.2%	98.3%	98.3%	0.0%
Housing Affordability Index		140	114	- 18.6%	138	131	- 5.1%
Inventory of Homes for Sale		74	66	- 10.8%	—	—	—
Months Supply of Inventory		2.4	2.1	- 12.5%	—	—	—

New Listings

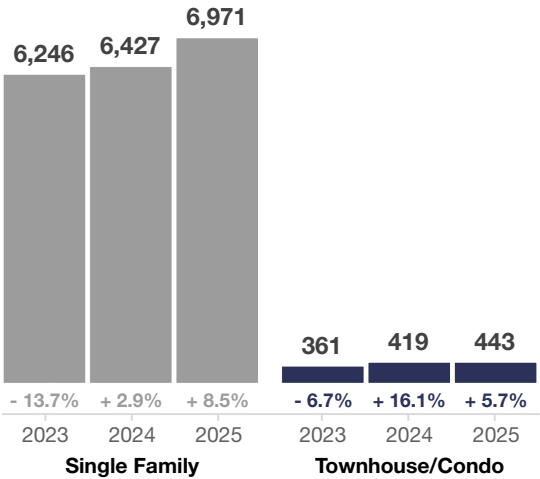
A count of the properties that have been newly listed on the market in a given month.



October

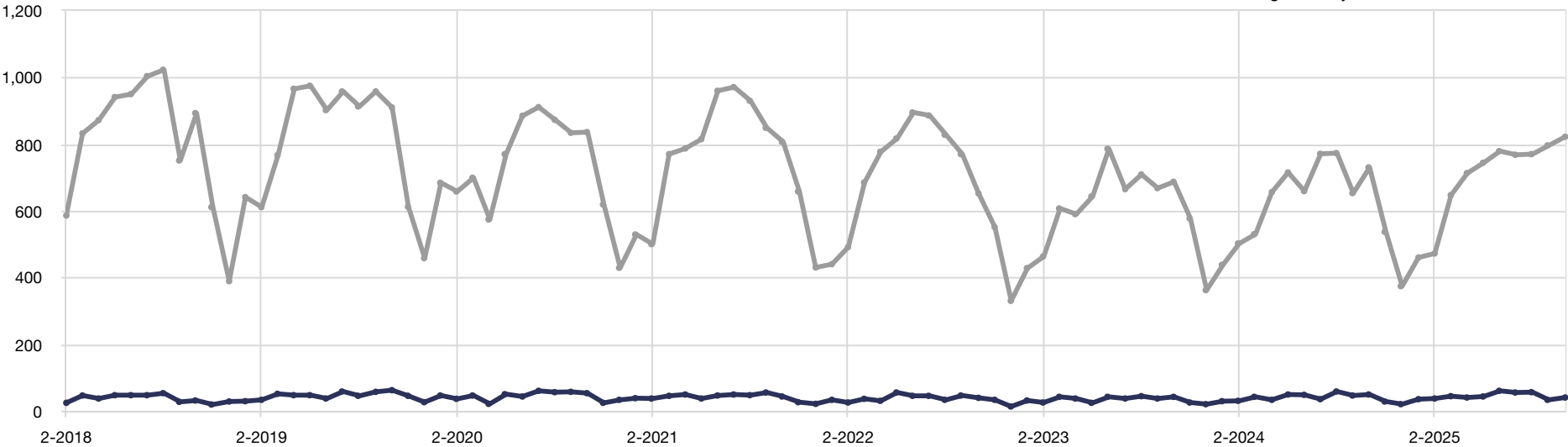


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	744	+ 4.1%	43	- 12.2%
Jun-2025	779	+ 18.2%	60	+ 25.0%
Jul-2025	768	- 0.4%	55	+ 57.1%
Aug-2025	770	- 0.4%	56	- 3.4%
Sep-2025	796	+ 21.9%	33	- 28.3%
Oct-2025	822	+ 12.6%	40	- 18.4%
12-Month Avg	657	+ 7.0%	41	+ 5.1%

Historical New Listings by Month

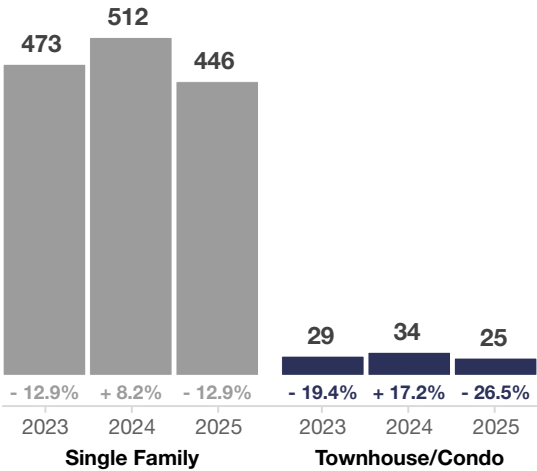


Pending Sales

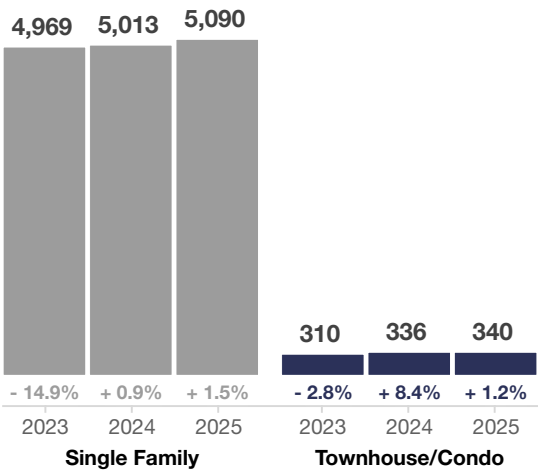
A count of the properties on which offers have been accepted in a given month.



October

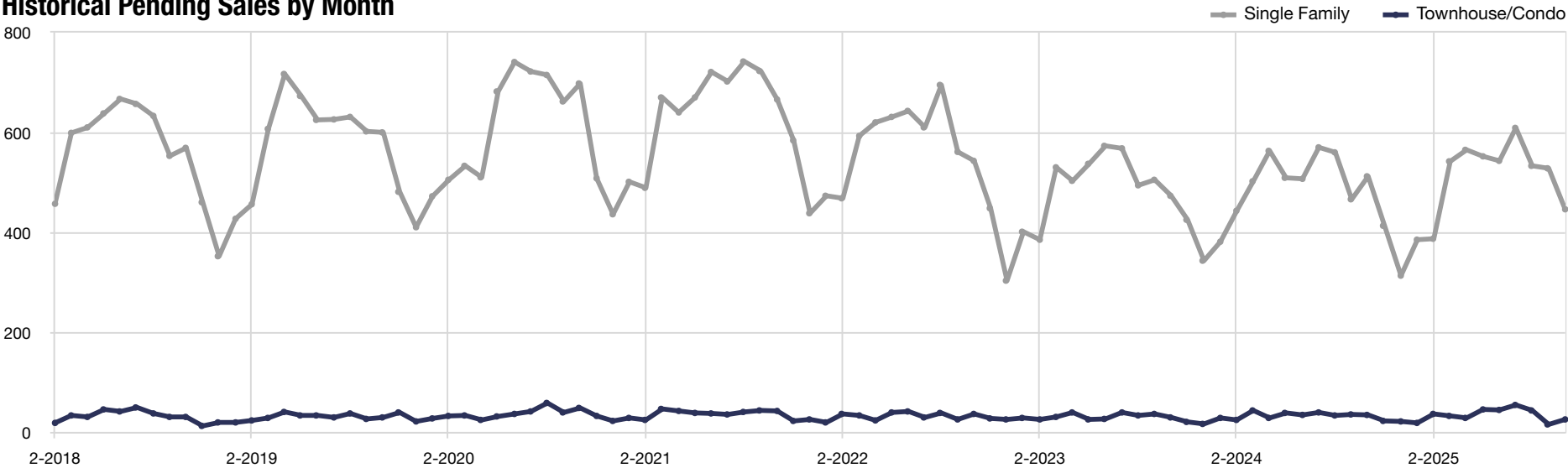


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	542	+ 8.0%	32	- 25.6%
Apr-2025	565	+ 0.4%	28	0.0%
May-2025	552	+ 8.4%	45	+ 18.4%
Jun-2025	543	+ 7.1%	44	+ 29.4%
Jul-2025	609	+ 6.8%	54	+ 38.5%
Aug-2025	533	- 4.8%	43	+ 30.3%
Sep-2025	528	+ 13.3%	15	- 57.1%
Oct-2025	446	- 12.9%	25	- 26.5%
12-Month Avg	485	+ 0.6%	32	+ 3.2%

Historical Pending Sales by Month

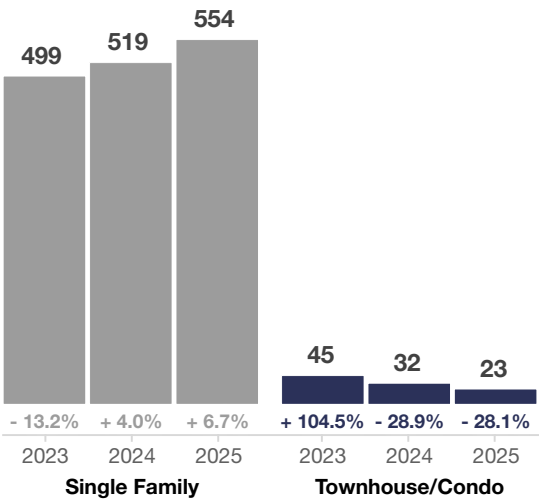


Closed Sales

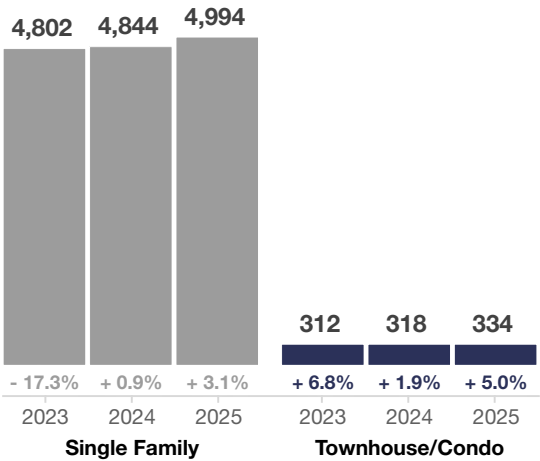
A count of the actual sales that closed in a given month.



October

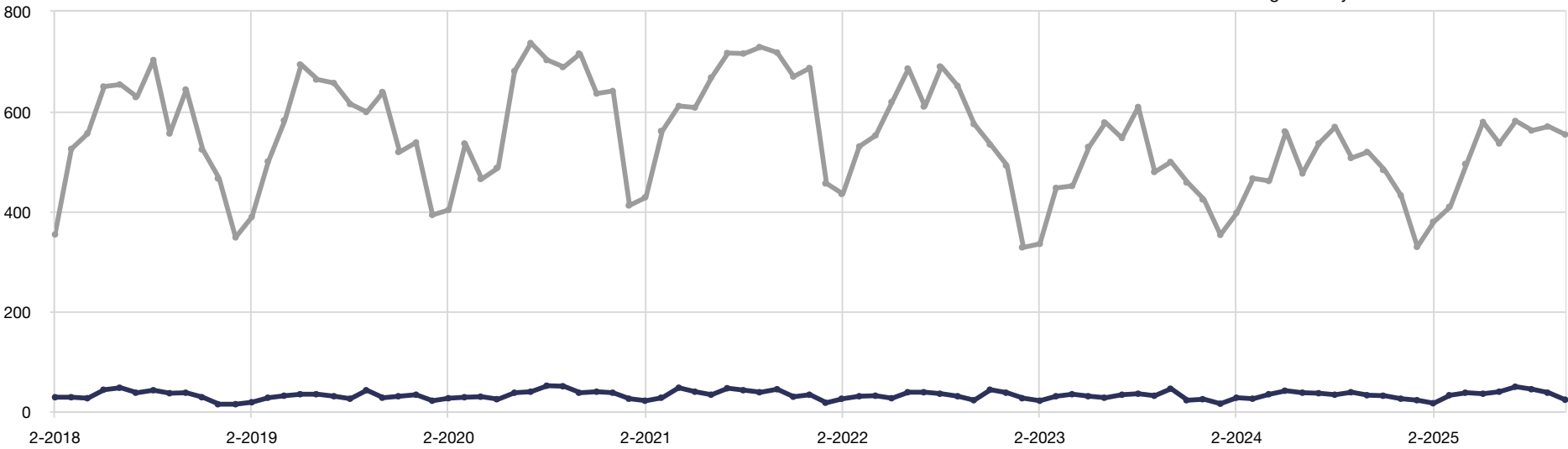


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	579	+ 3.4%	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%
Sep-2025	570	+ 12.4%	37	- 2.6%
Oct-2025	554	+ 6.7%	23	- 28.1%
12-Month Avg	492	+ 3.1%	33	+ 10.0%

Historical Closed Sales by Month

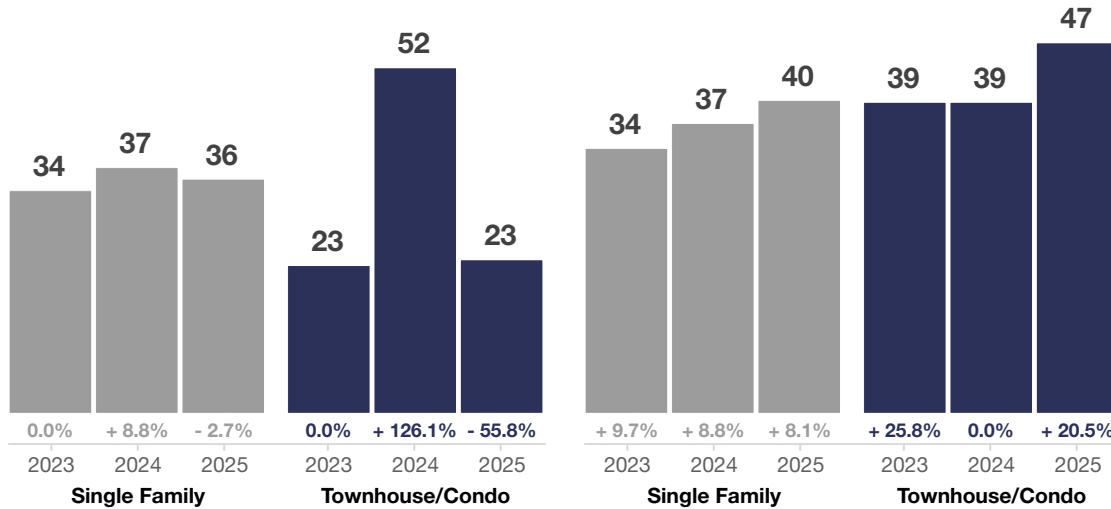


Days on Market Until Sale

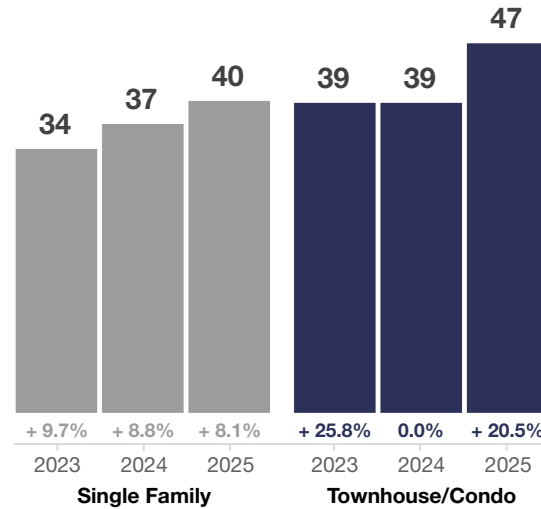
Average number of days between when a property is listed and when an offer is accepted in a given month.



October



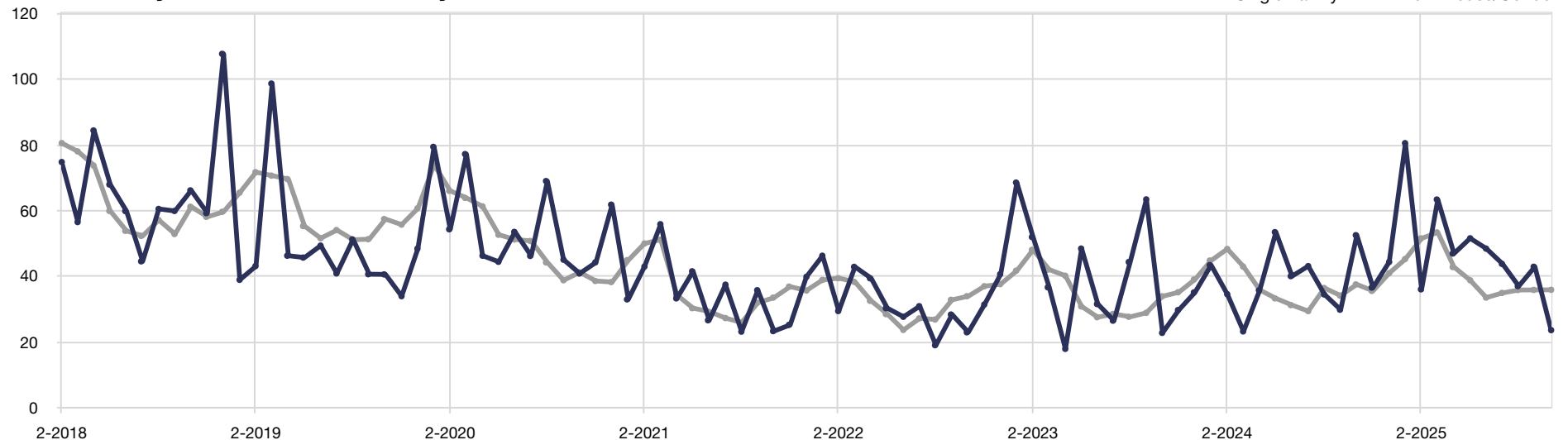
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	39	+ 18.2%	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%
Sep-2025	36	+ 5.9%	43	+ 43.3%
Oct-2025	36	- 2.7%	23	- 55.8%
12-Month Avg*	39	+ 7.3%	46	+ 19.4%

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

Historical Days on Market Until Sale by Month

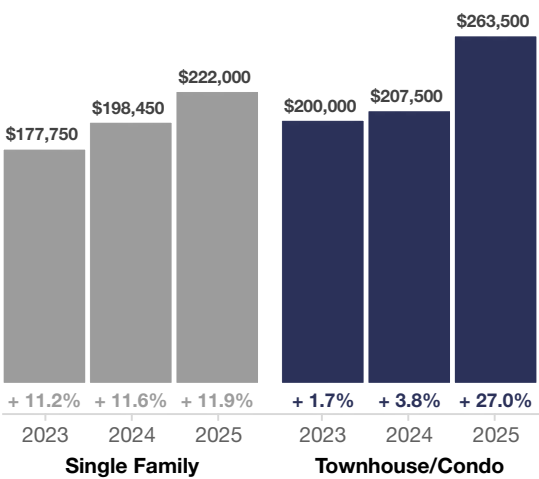


Median Sales Price

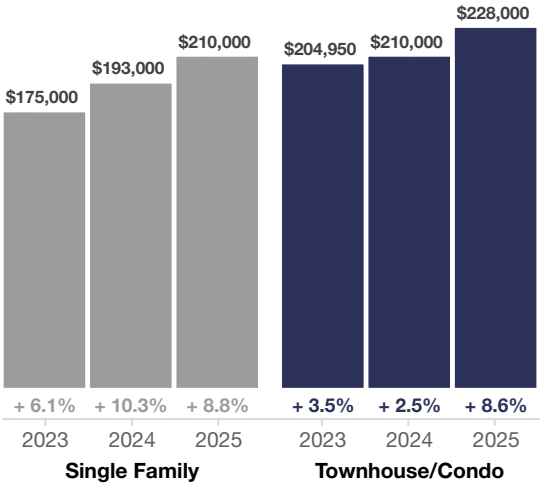
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



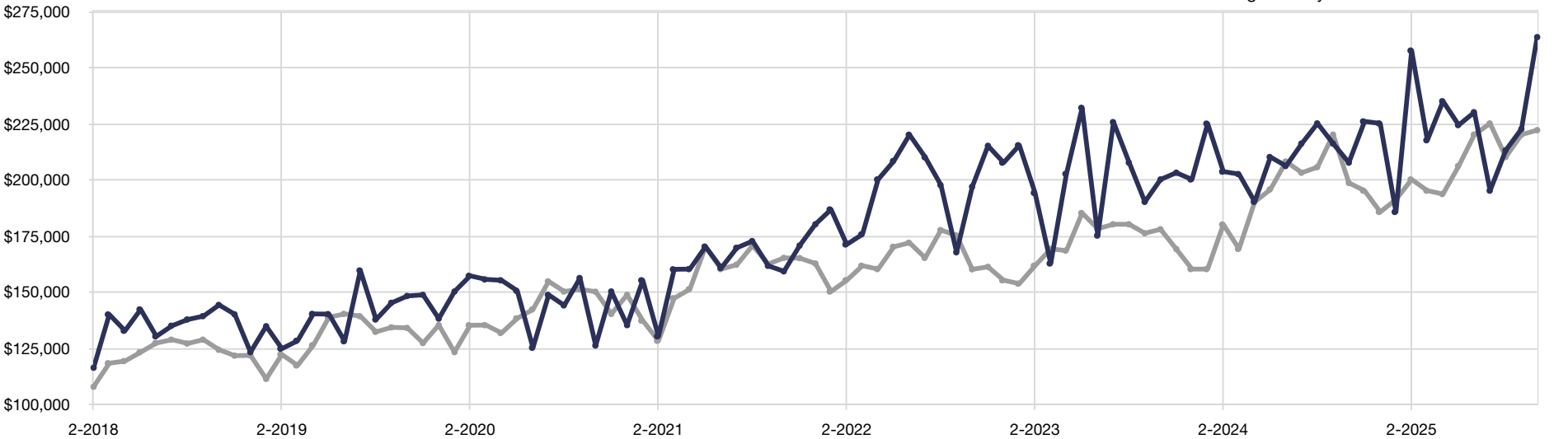
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$206,000	+ 5.4%	\$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%
Sep-2025	\$220,000	0.0%	\$222,500	+ 3.0%
Oct-2025	\$222,000	+ 11.9%	\$263,500	+ 27.0%
12-Month Avg*	\$207,700	+ 9.9%	\$227,500	+ 9.6%

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

Historical Median Sales Price by Month

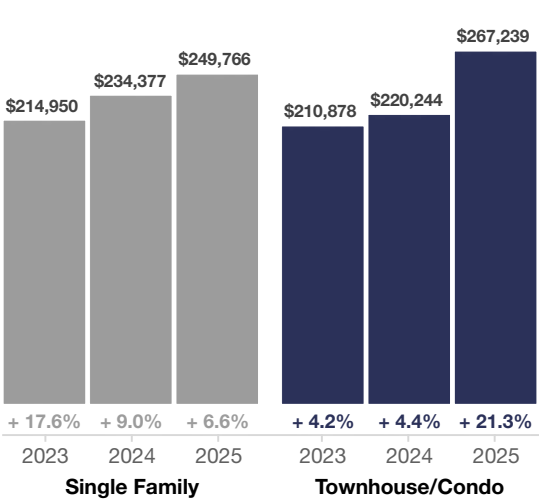


Average Sales Price

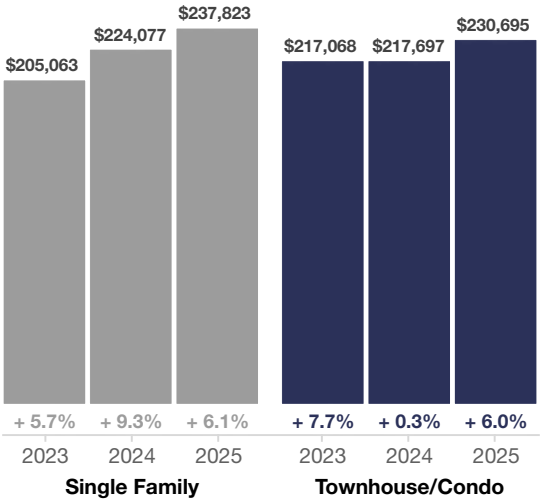
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$229,990	+ 1.5%	\$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%
Sep-2025	\$246,302	- 1.4%	\$236,022	+ 12.2%
Oct-2025	\$249,766	+ 6.6%	\$267,239	+ 21.3%
12-Month Avg*	\$236,763	+ 7.8%	\$230,625	+ 7.0%

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

Historical Average Sales Price by Month



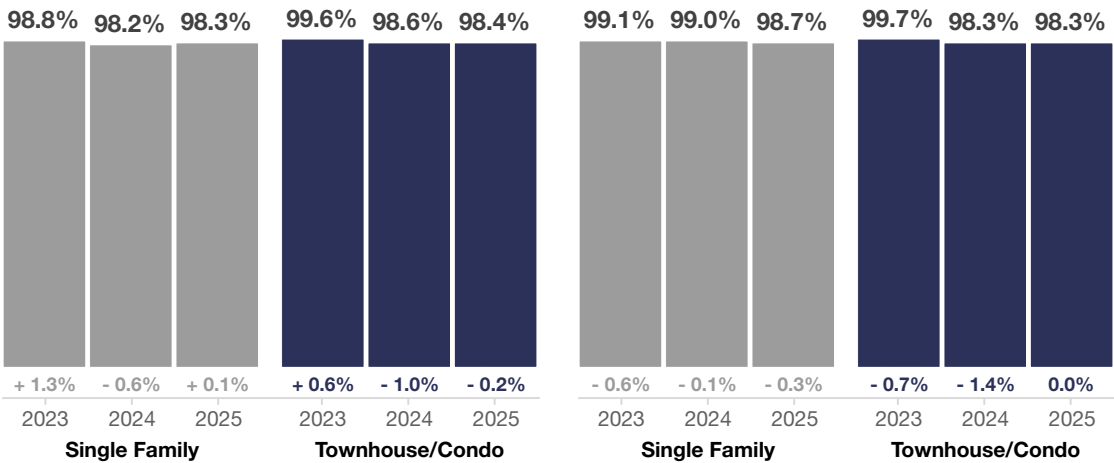
Percent of List Price Received

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.



October

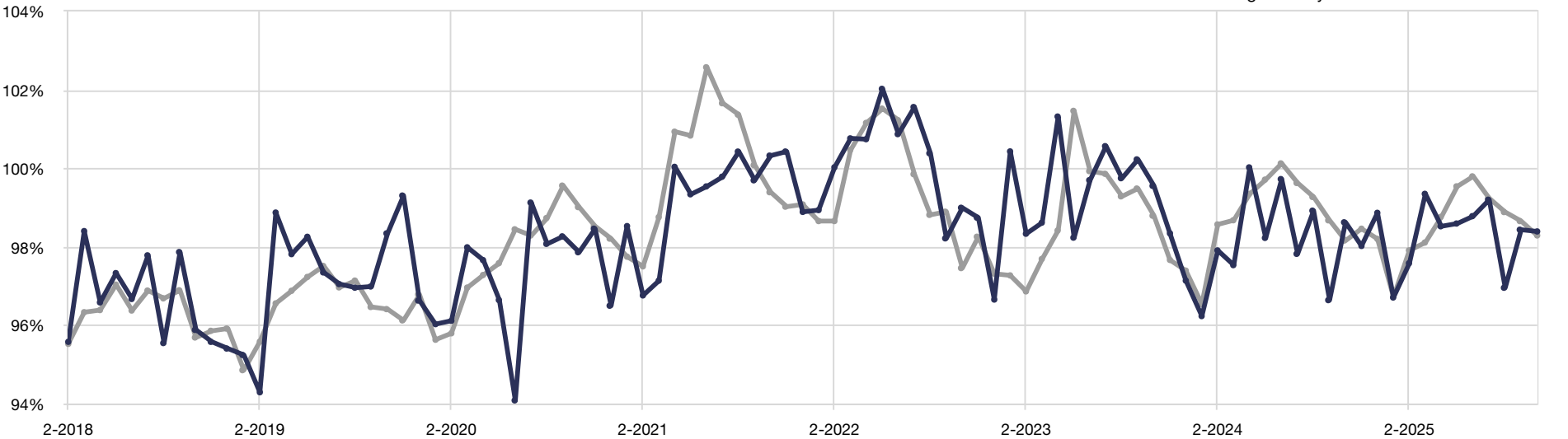
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2025	98.7%	0.0%	98.4%	+ 1.9%
Oct-2025	98.3%	+ 0.1%	98.4%	- 0.2%
12-Month Avg*	98.7%	- 0.1%	98.4%	+ 0.1%

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

Historical Percent of List Price Received by Month

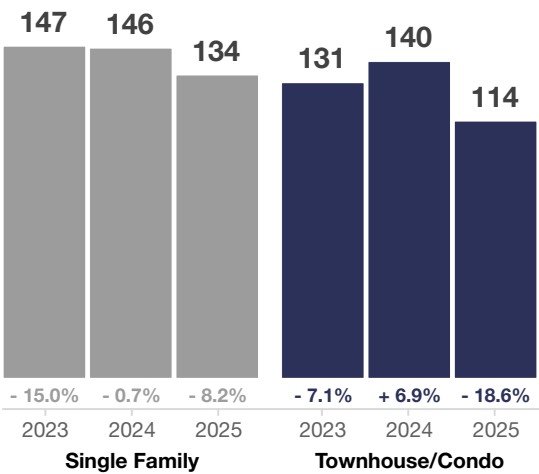


Housing Affordability Index

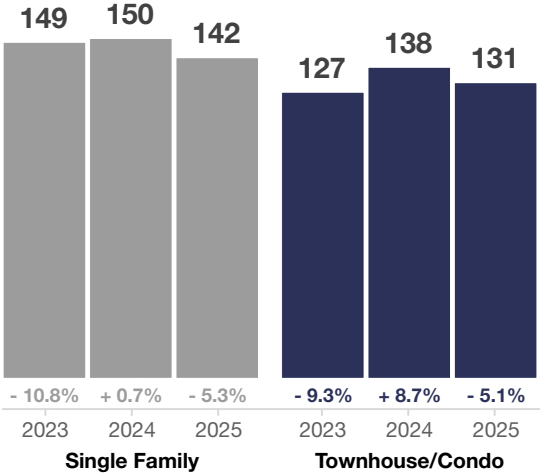
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

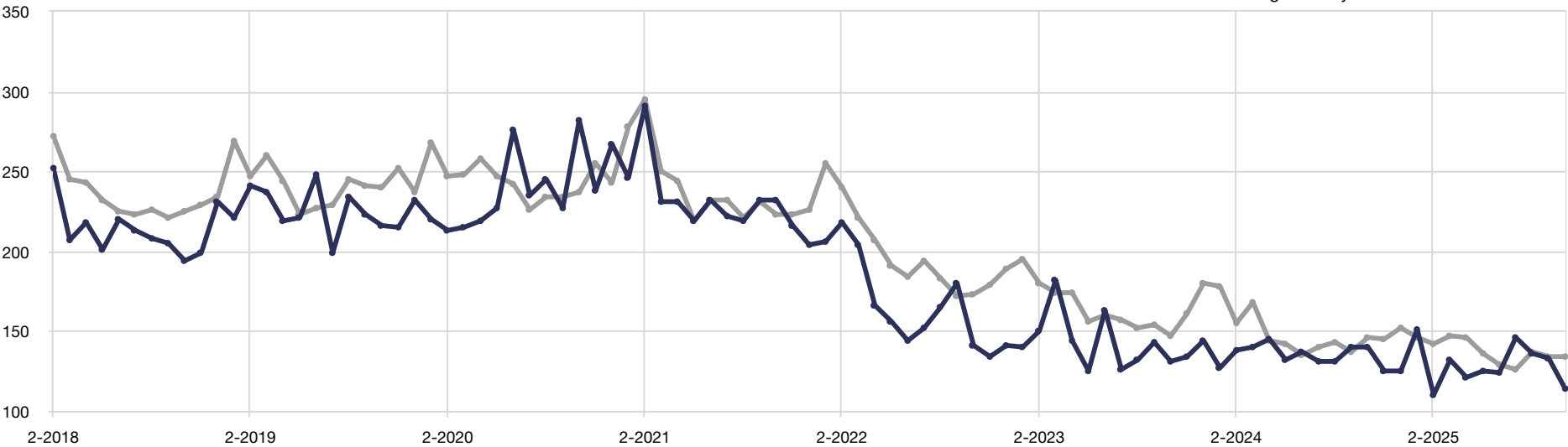


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Sep-2025	134	- 2.2%	133	- 5.0%
Oct-2025	134	- 8.2%	114	- 18.6%
12-Month Avg	140	- 7.9%	129	- 5.8%

Historical Housing Affordability Index by Month

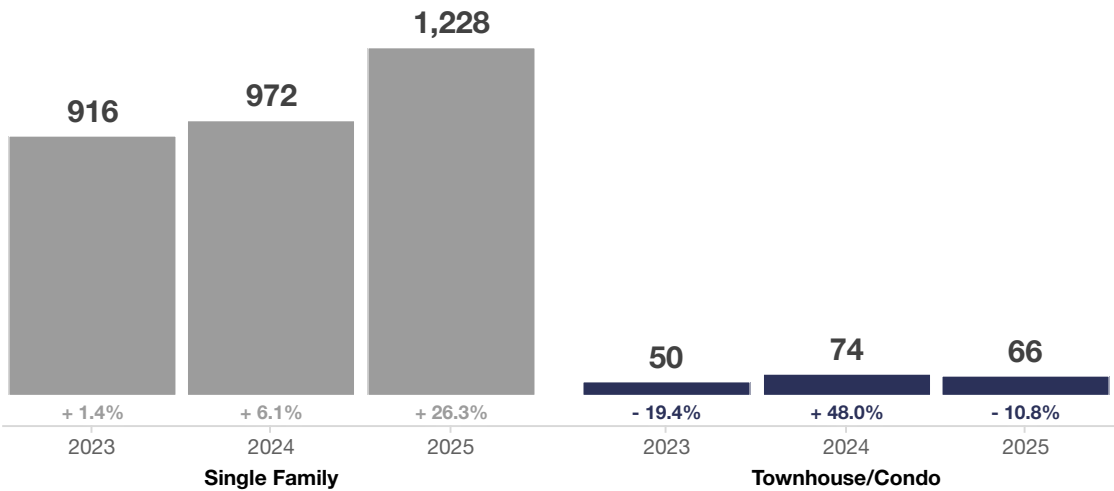


Inventory of Homes for Sale

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

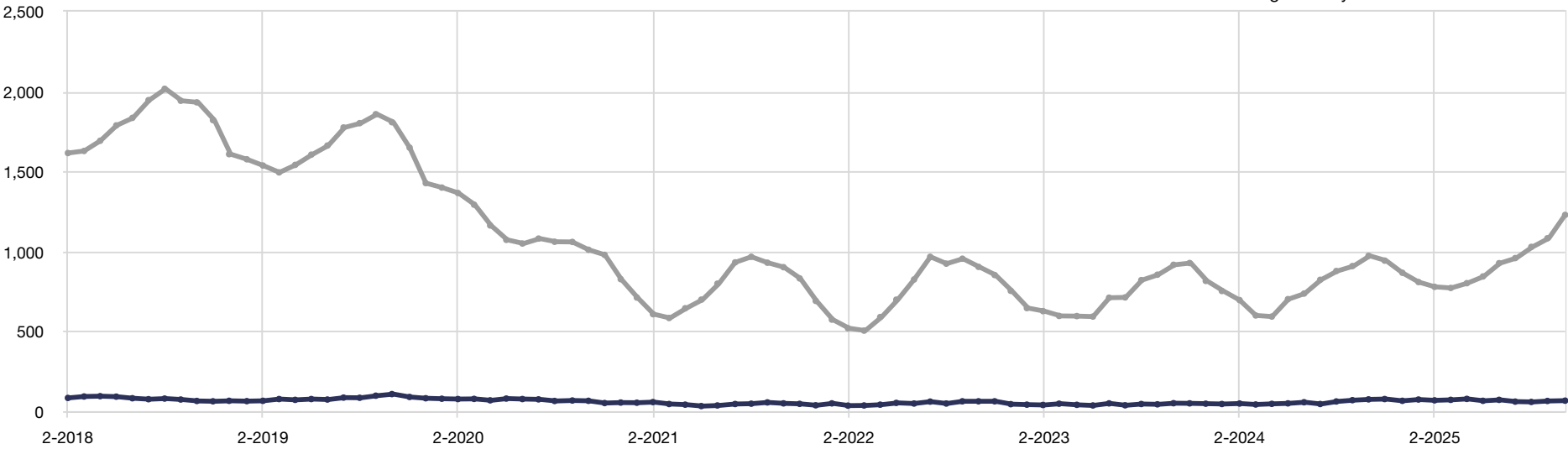


October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	942	+ 1.6%	76	+ 55.1%
Dec-2024	866	+ 6.3%	65	+ 38.3%
Jan-2025	808	+ 7.4%	73	+ 62.2%
Feb-2025	778	+ 11.9%	68	+ 41.7%
Mar-2025	771	+ 28.7%	71	+ 69.0%
Apr-2025	801	+ 35.3%	77	+ 67.4%
May-2025	843	+ 20.3%	65	+ 32.7%
Jun-2025	926	+ 25.8%	71	+ 26.8%
Jul-2025	958	+ 16.5%	60	+ 33.3%
Aug-2025	1,028	+ 17.2%	58	- 4.9%
Sep-2025	1,082	+ 19.2%	64	- 7.2%
Oct-2025	1,228	+ 26.3%	66	- 10.8%
12-Month Avg	919	+ 17.4%	68	+ 28.3%

Historical Inventory of Homes for Sale by Month

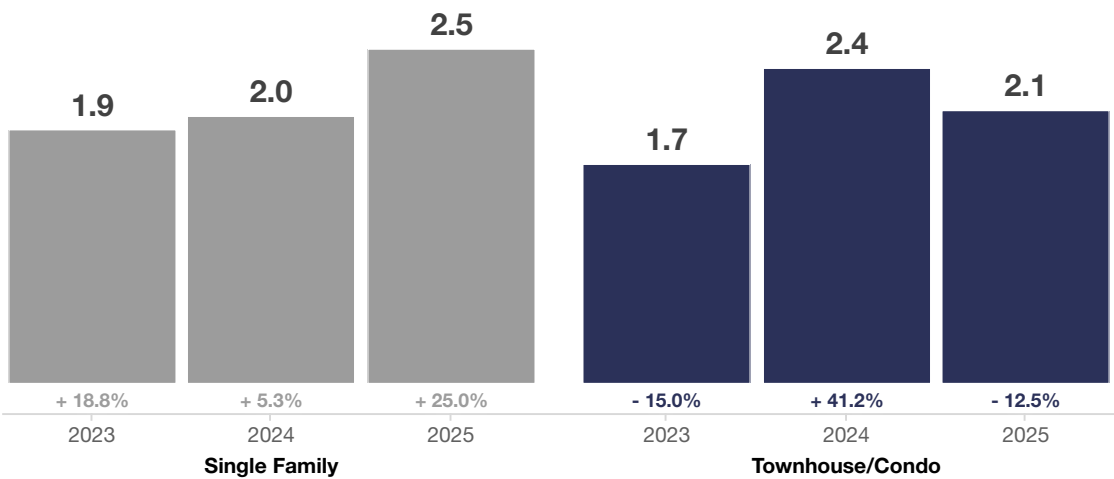


Months Supply of Inventory

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.



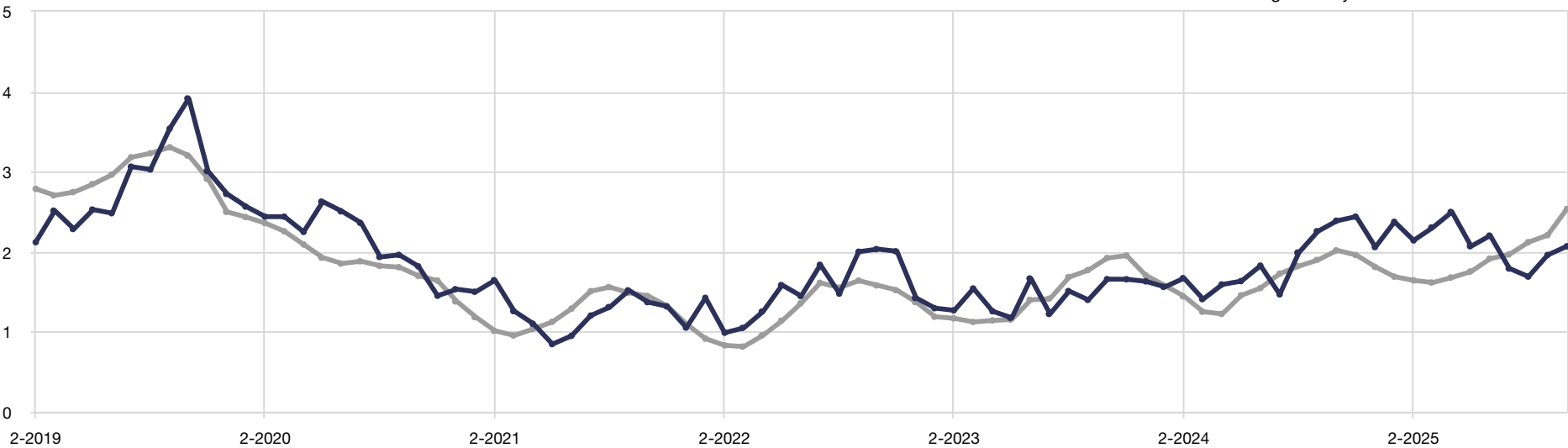
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.8	+ 20.0%	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	2.1	+ 16.7%	1.7	- 15.0%
Sep-2025	2.2	+ 15.8%	2.0	- 13.0%
Oct-2025	2.5	+ 25.0%	2.1	- 12.5%
12-Month Avg*	1.9	+ 16.7%	2.1	+ 21.4%

* Months Supply for all properties from November 2024 through October 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	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		779	862	+ 10.7%	6,846	7,414	+ 8.3%
Pending Sales		546	471	- 13.7%	5,349	5,430	+ 1.5%
Closed Sales		551	577	+ 4.7%	5,162	5,328	+ 3.2%
Days on Market Until Sale		38	35	- 7.9%	37	40	+ 8.1%
Median Sales Price		\$199,950	\$225,500	+ 12.8%	\$195,000	\$215,000	+ 10.3%
Average Sales Price		\$233,527	\$250,499	+ 7.3%	\$223,672	\$237,362	+ 6.1%
Percent of List Price Received		98.2%	98.3%	+ 0.1%	98.9%	98.7%	- 0.2%
Housing Affordability Index		145	132	- 9.0%	148	139	- 6.1%
Inventory of Homes for Sale		1,046	1,294	+ 23.7%	—	—	—
Months Supply of Inventory		2.0	2.5	+ 25.0%	—	—	—