

Monthly Indicators

Carroll, Stark, and Trumbull counties



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings increased 7.4 percent for Single Family homes and 28.6 percent for Townhouse/Condo homes. Pending Sales decreased 2.4 percent for Single Family homes but remained flat for Townhouse/Condo homes. Inventory increased 21.0 percent for Single Family homes but decreased 9.2 percent for Townhouse/Condo homes.

Median Sales Price increased 12.8 percent to \$220,000 for Single Family homes but decreased 1.0 percent to \$223,750 for Townhouse/Condo homes. Days on Market increased 11.4 percent for Single Family homes and 5.6 percent for Townhouse/Condo homes. Months Supply of Inventory increased 15.0 percent for Single Family homes but decreased 12.5 percent for Townhouse/Condo homes.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

- 4.9%

Change in
Closed Sales
All Properties

+ 10.8%

Change in
Median Sales Price
All Properties

+ 18.8%

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	11-2024		11-2025	% Change	YTD 2024	YTD 2025	% Change		
		11-2023	5-2024	11-2024	5-2025	11-2025	11-2023	5-2024	11-2024	5-2025
New Listings		537	577	+ 7.4%	6,964	7,550	+ 8.4%			
Pending Sales		413	403	- 2.4%	5,426	5,588	+ 3.0%			
Closed Sales		483	463	- 4.1%	5,327	5,459	+ 2.5%			
Days on Market Until Sale		35	39	+ 11.4%	36	39	+ 8.3%			
Median Sales Price		\$195,000	\$220,000	+ 12.8%	\$193,500	\$211,750	+ 9.4%			
Average Sales Price		\$239,343	\$243,577	+ 1.8%	\$225,468	\$238,325	+ 5.7%			
Percent of List Price Received		98.5%	98.3%	- 0.2%	98.9%	98.7%	- 0.2%			
Housing Affordability Index		145	135	- 6.9%	146	140	- 4.1%			
Inventory of Homes for Sale		942	1,140	+ 21.0%	—	—	—			
Months Supply of Inventory		2.0	2.3	+ 15.0%	—	—	—			

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.



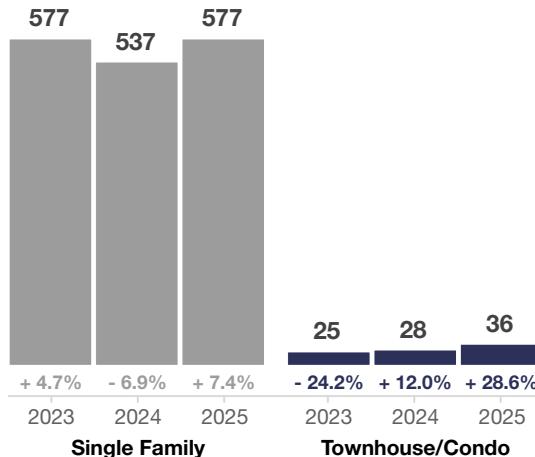
Key Metrics	Historical Sparkbars	11-2024		11-2025	% Change	YTD 2024	YTD 2025	% Change
		11-2023	5-2024	11-2024	5-2025	11-2025	11-2024	11-2025
New Listings		28	36	+ 28.6%	447	479	+ 7.2%	
Pending Sales		22	22	0.0%	358	366	+ 2.2%	
Closed Sales		31	26	- 16.1%	349	360	+ 3.2%	
Days on Market Until Sale		36	38	+ 5.6%	39	46	+ 17.9%	
Median Sales Price		\$225,900	\$223,750	- 1.0%	\$212,500	\$228,000	+ 7.3%	
Average Sales Price		\$227,447	\$228,713	+ 0.6%	\$218,568	\$230,550	+ 5.5%	
Percent of List Price Received		98.0%	97.6%	- 0.4%	98.3%	98.3%	0.0%	
Housing Affordability Index		125	133	+ 6.4%	133	131	- 1.5%	
Inventory of Homes for Sale		76	69	- 9.2%	—	—	—	
Months Supply of Inventory		2.4	2.1	- 12.5%	—	—	—	

New Listings

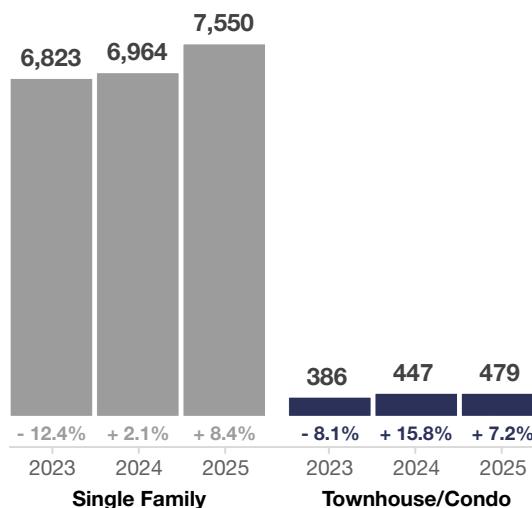
A count of the properties that have been newly listed on the market in a given month.



November

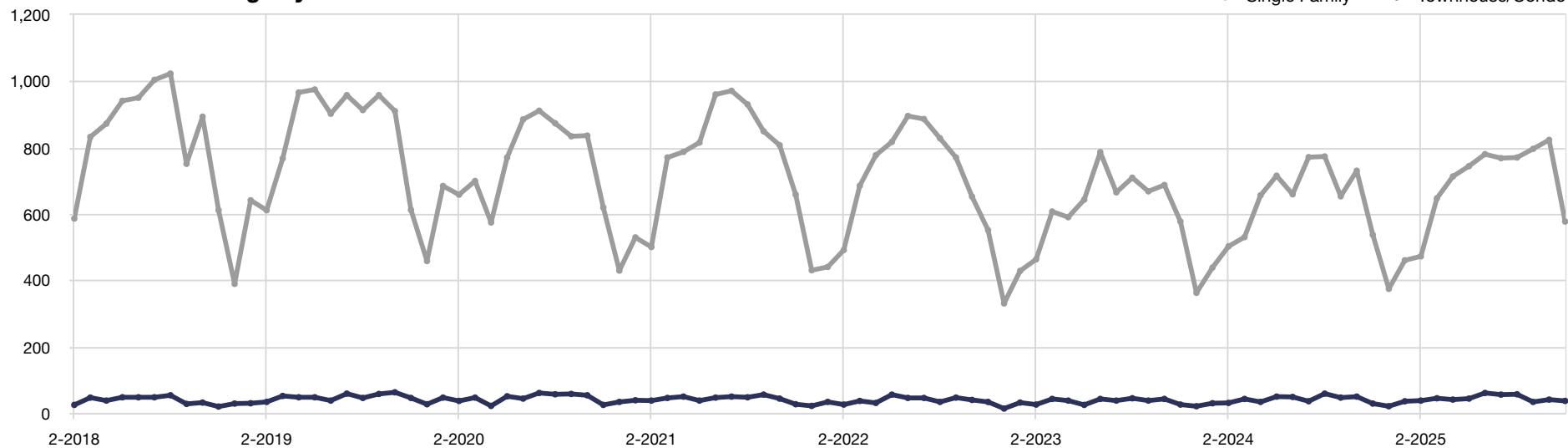


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	780	+ 18.4%	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	823	+ 12.7%	40	- 18.4%
Nov-2025	577	+ 7.4%	36	+ 28.6%
12-Month Avg	660	+ 8.0%	42	+ 7.7%

Historical New Listings by Month

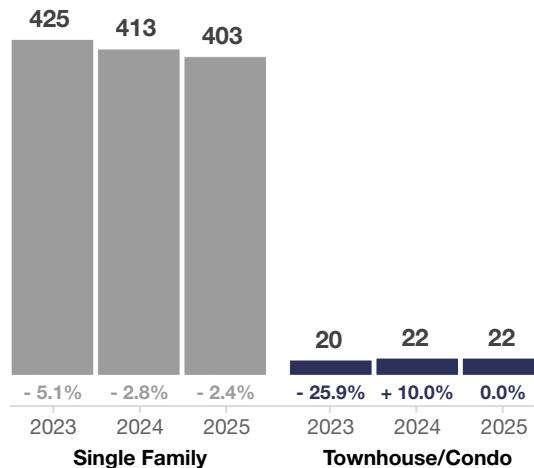


Pending Sales

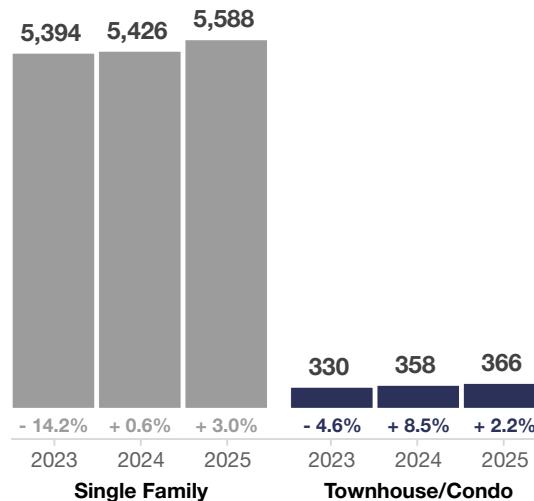
A count of the properties on which offers have been accepted in a given month.



November

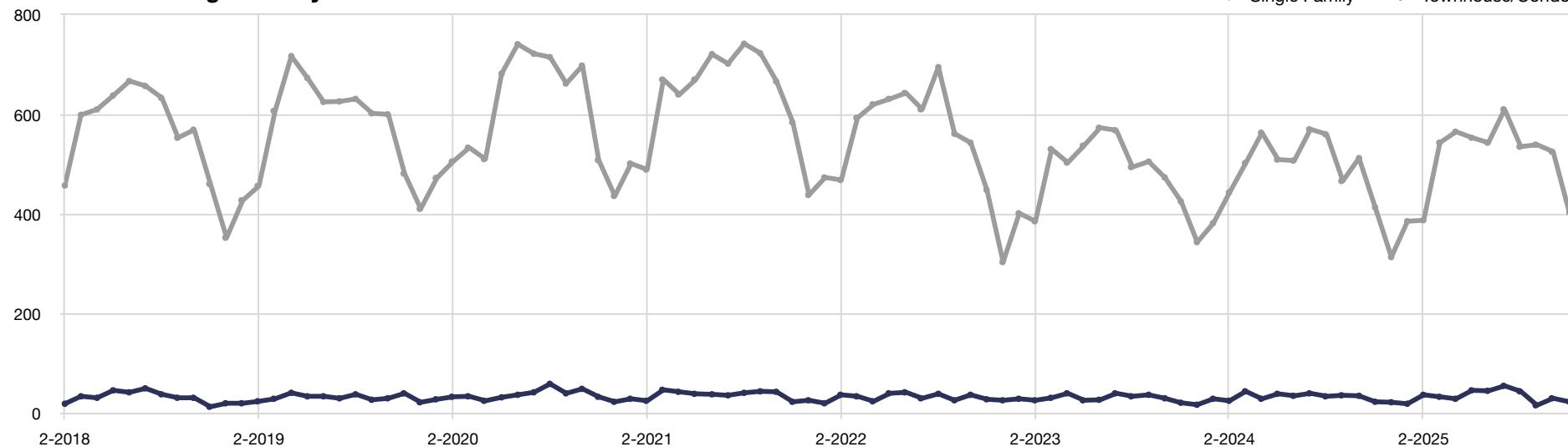


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	543	+ 8.2%	32	- 25.6%
Apr-2025	565	+ 0.4%	28	0.0%
May-2025	553	+ 8.6%	45	+ 18.4%
Jun-2025	543	+ 7.1%	44	+ 29.4%
Jul-2025	610	+ 7.0%	54	+ 38.5%
Aug-2025	535	- 4.5%	43	+ 30.3%
Sep-2025	539	+ 15.7%	15	- 57.1%
Oct-2025	525	+ 2.5%	29	- 14.7%
Nov-2025	403	- 2.4%	22	0.0%
12-Month Avg	492	+ 2.3%	32	+ 3.2%

Historical Pending Sales by Month

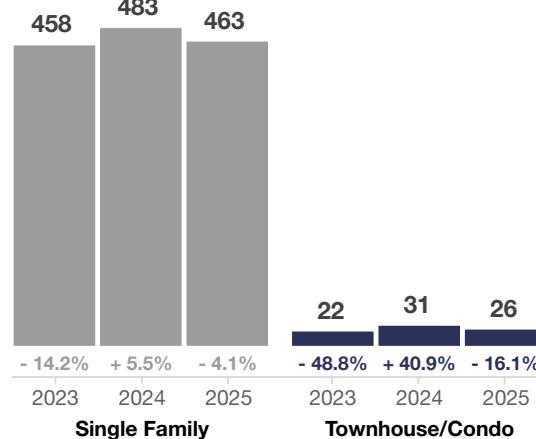


Closed Sales

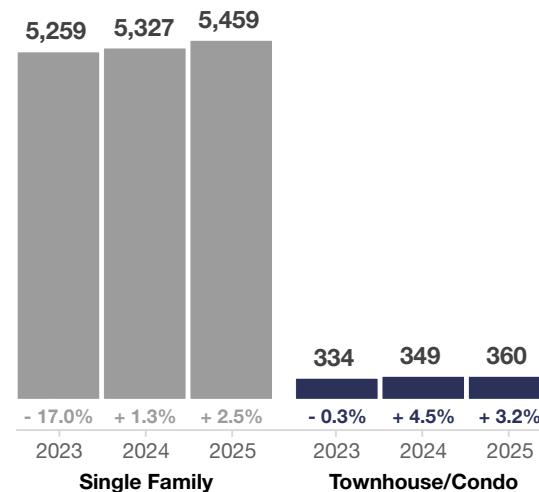
A count of the actual sales that closed in a given month.



November

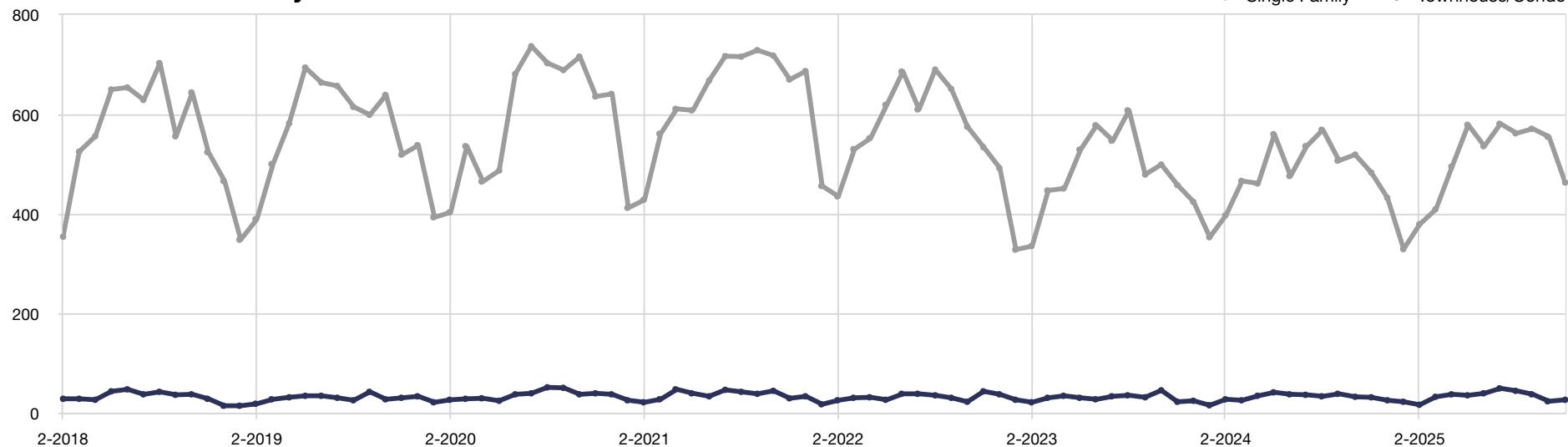


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	571	+ 12.6%	37	- 2.6%
Oct-2025	555	+ 6.9%	23	- 28.1%
Nov-2025	463	- 4.1%	26	- 16.1%
12-Month Avg	491	+ 2.5%	32	+ 3.2%

Historical Closed Sales by Month

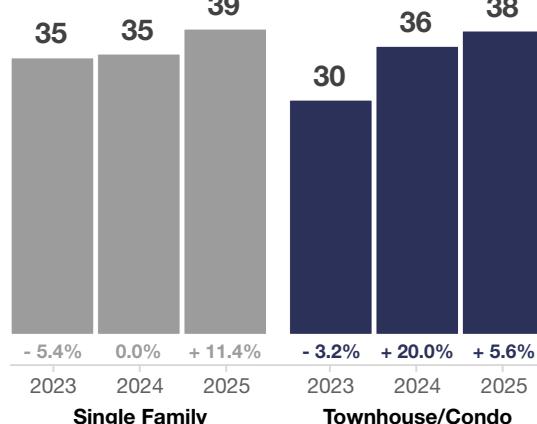


Days on Market Until Sale

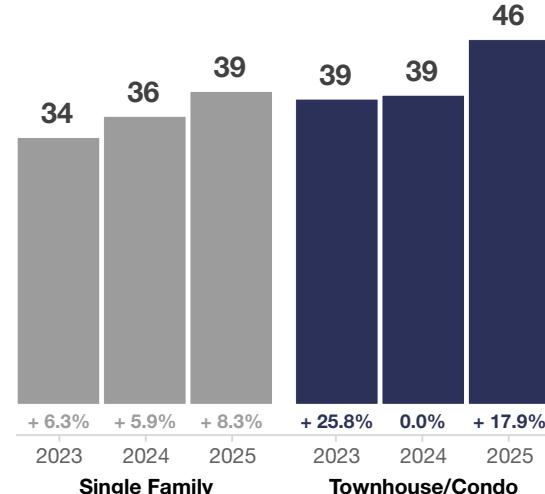
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



Year to Date

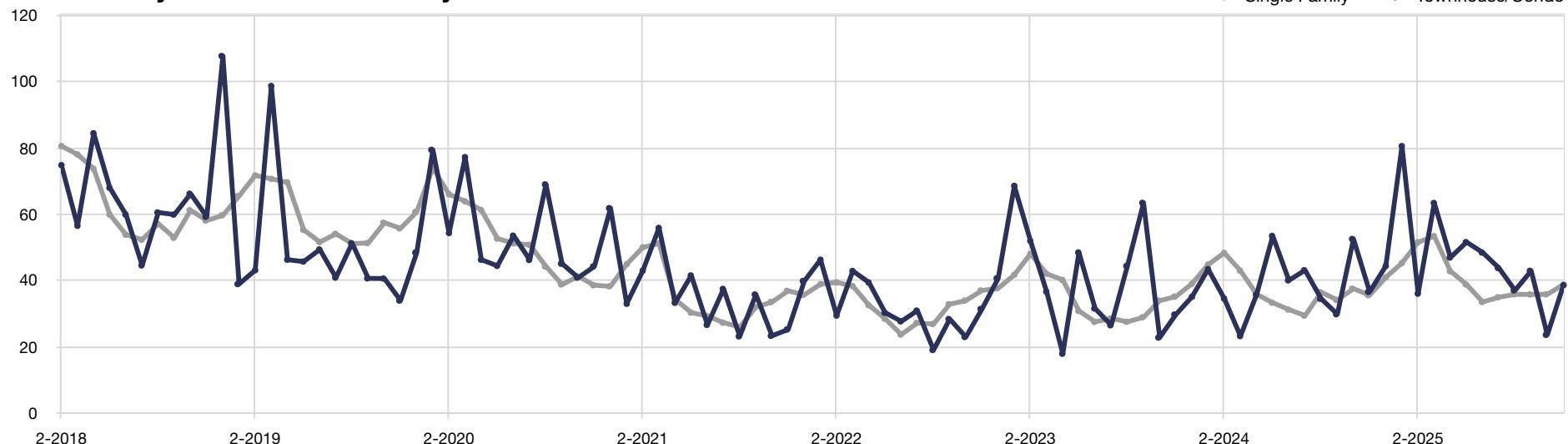


Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	41	+ 5.1%	44	+ 25.7%
Jan-2025	45	0.0%	80	+ 86.0%
Feb-2025	51	+ 6.3%	36	+ 5.9%
Mar-2025	53	+ 23.3%	63	+ 173.9%
Apr-2025	43	+ 19.4%	47	+ 30.6%
May-2025	39	+ 18.2%	51	- 3.8%
Jun-2025	33	+ 6.5%	48	+ 20.0%
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%
Nov-2025	39	+ 11.4%	38	+ 5.6%
12-Month Avg*	40	+ 7.9%	46	+ 18.9%

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

— Single Family — Townhouse/Condo

Historical Days on Market Until Sale by Month

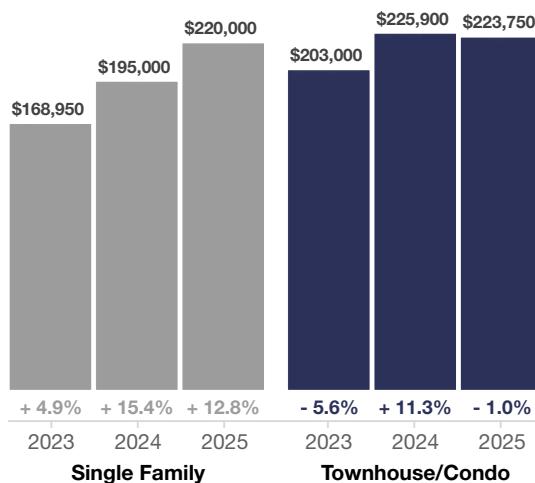


Median Sales Price

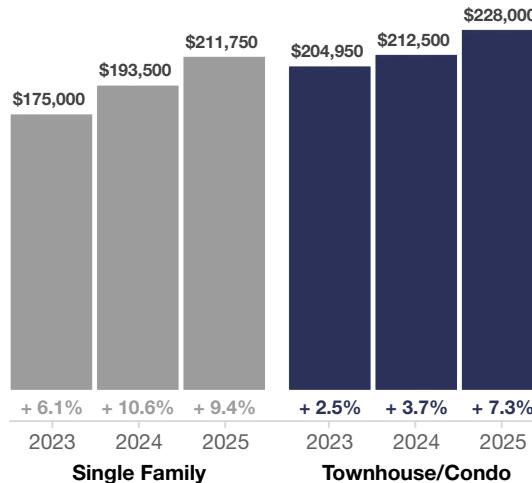
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



Year to Date

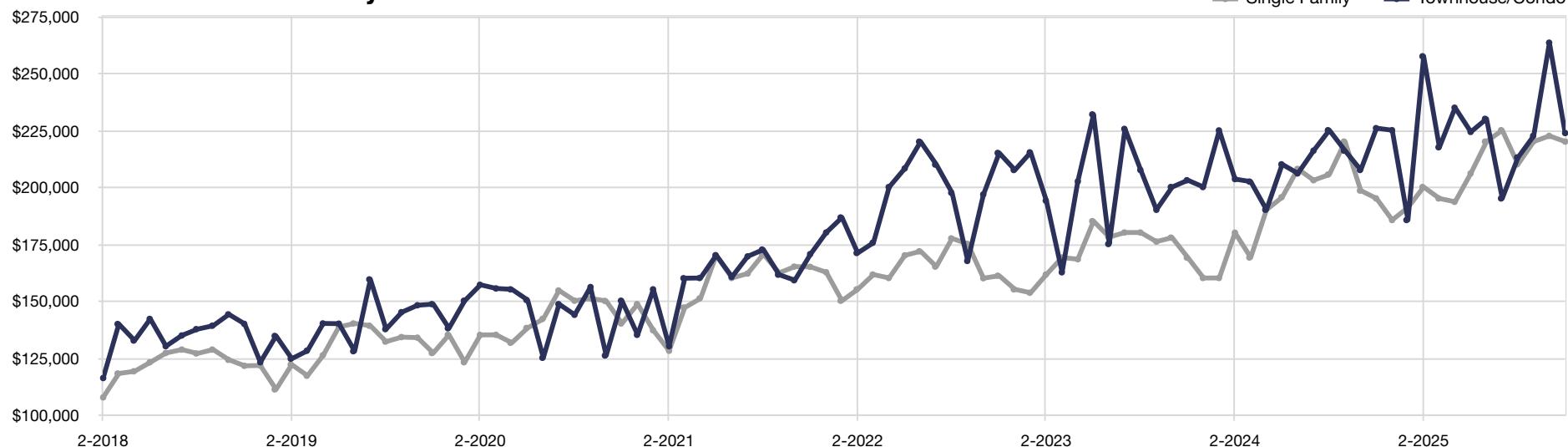


Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	\$185,500	+ 15.9%	\$225,000	+ 12.5%
Jan-2025	\$191,000	+ 19.4%	\$185,500	- 17.5%
Feb-2025	\$200,000	+ 11.2%	\$257,500	+ 26.5%
Mar-2025	\$195,000	+ 15.4%	\$217,500	+ 7.5%
Apr-2025	\$193,500	+ 1.8%	\$234,900	+ 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	\$222,500	+ 12.1%	\$263,500	+ 27.0%
Nov-2025	\$220,000	+ 12.8%	\$223,750	- 1.0%
12-Month Avg*	\$210,000	+ 10.5%	\$227,750	+ 8.5%

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

— Single Family — Townhouse/Condo

Historical Median Sales Price by Month

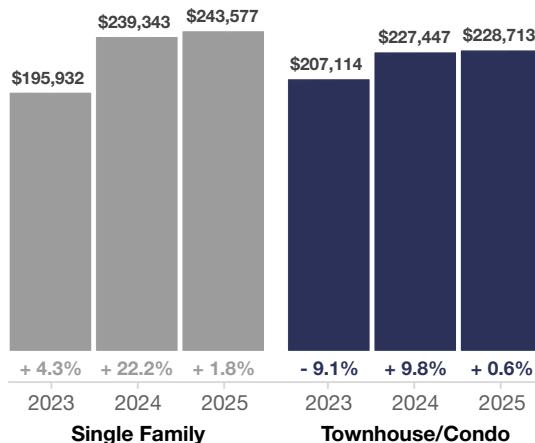


Average Sales Price

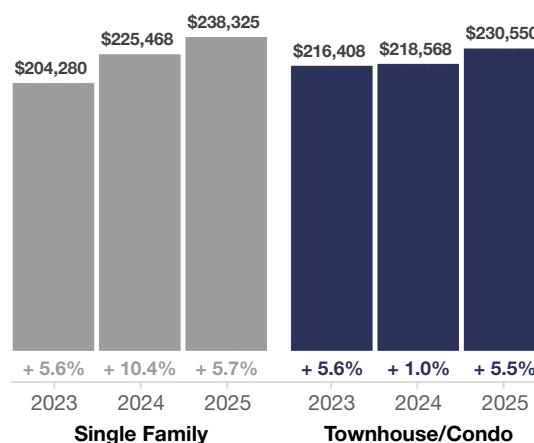
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



Year to Date

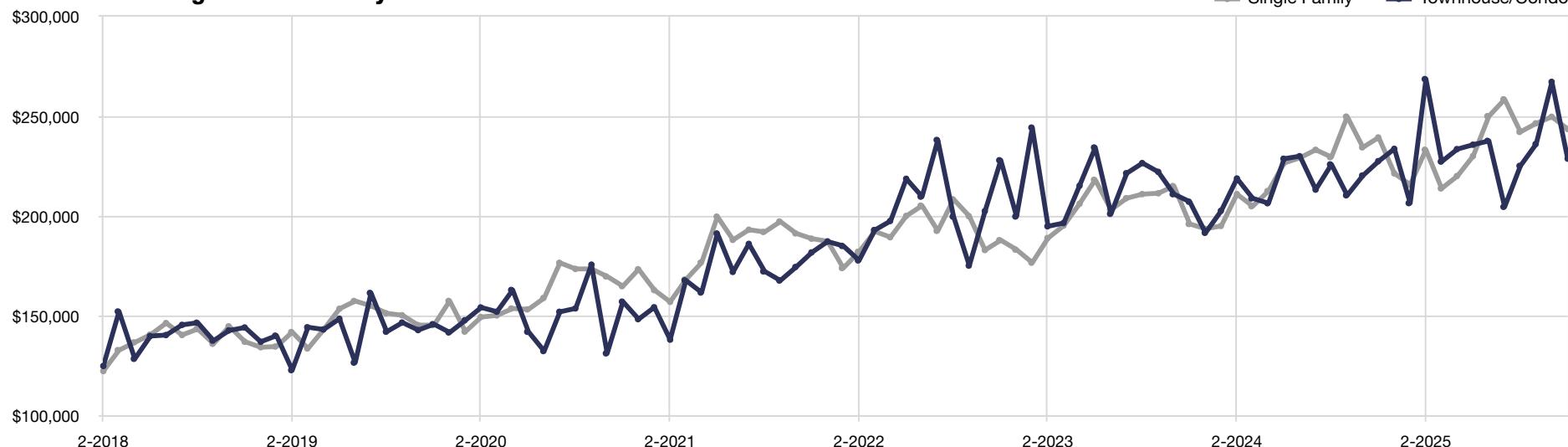


Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	\$221,300	+ 14.4%	\$233,644	+ 22.0%
Jan-2025	\$215,642	+ 10.6%	\$206,397	+ 1.9%
Feb-2025	\$233,171	+ 10.6%	\$268,628	+ 22.8%
Mar-2025	\$213,769	+ 4.3%	\$227,235	+ 8.8%
Apr-2025	\$219,993	+ 3.6%	\$233,496	+ 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	\$246,387	- 1.4%	\$236,022	+ 12.2%
Oct-2025	\$249,719	+ 6.5%	\$267,239	+ 21.3%
Nov-2025	\$243,577	+ 1.8%	\$228,713	+ 0.6%
12-Month Avg*	\$237,100	+ 6.3%	\$230,753	+ 6.3%

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

— Single Family — Townhouse/Condo

Historical Average Sales Price by Month

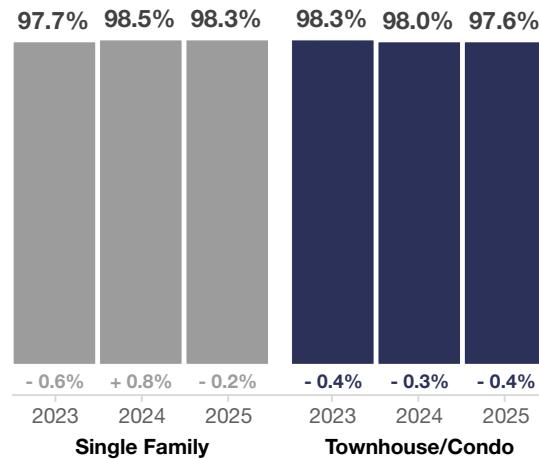


Percent of List Price Received

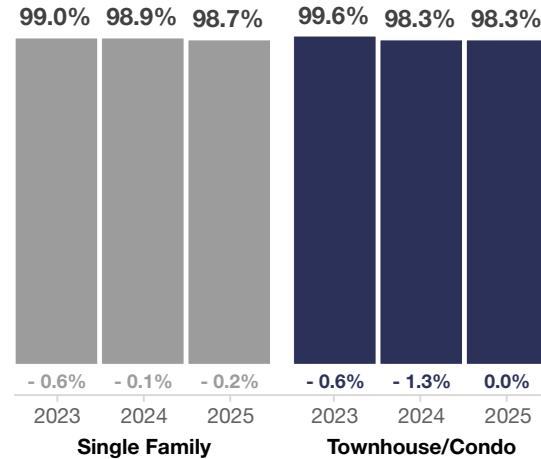
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



Year to Date

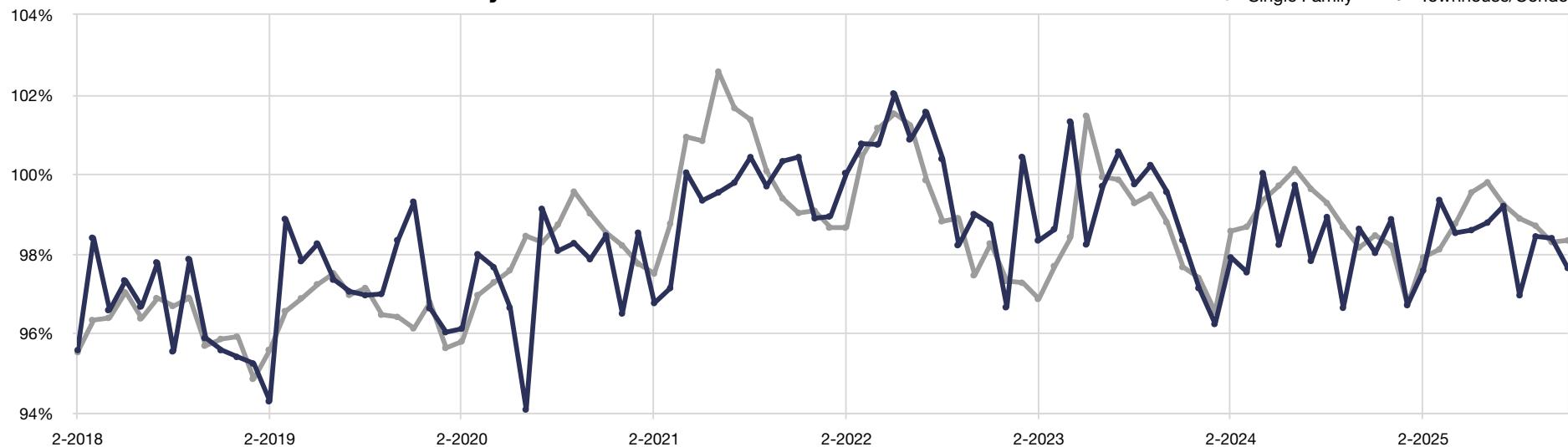


Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-2024	98.2%	+ 0.8%	98.9%	+ 1.9%
Jan-2025	96.7%	+ 0.2%	96.7%	+ 0.5%
Feb-2025	97.9%	- 0.7%	97.6%	- 0.3%
Mar-2025	98.1%	- 0.6%	99.3%	+ 1.8%
Apr-2025	98.8%	- 0.5%	98.5%	- 1.5%
May-2025	99.5%	- 0.2%	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%
Nov-2025	98.3%	- 0.2%	97.6%	- 0.4%
12-Month Avg*	98.7%	- 0.2%	98.3%	+ 0.1%

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

— Single Family — Townhouse/Condo

Historical Percent of List Price Received by Month

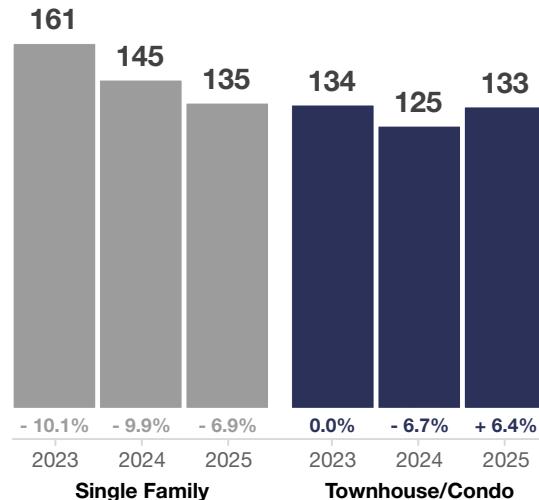


Housing Affordability Index

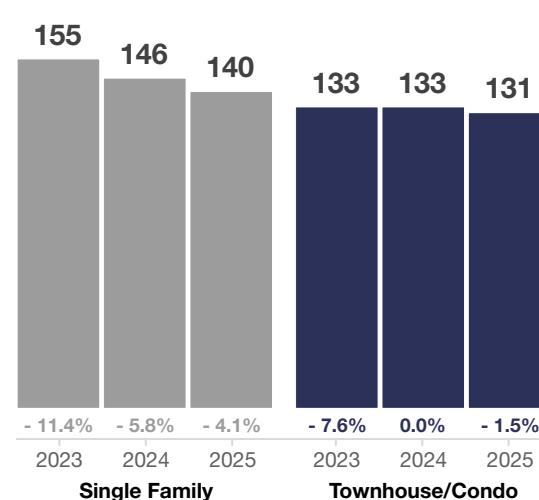
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

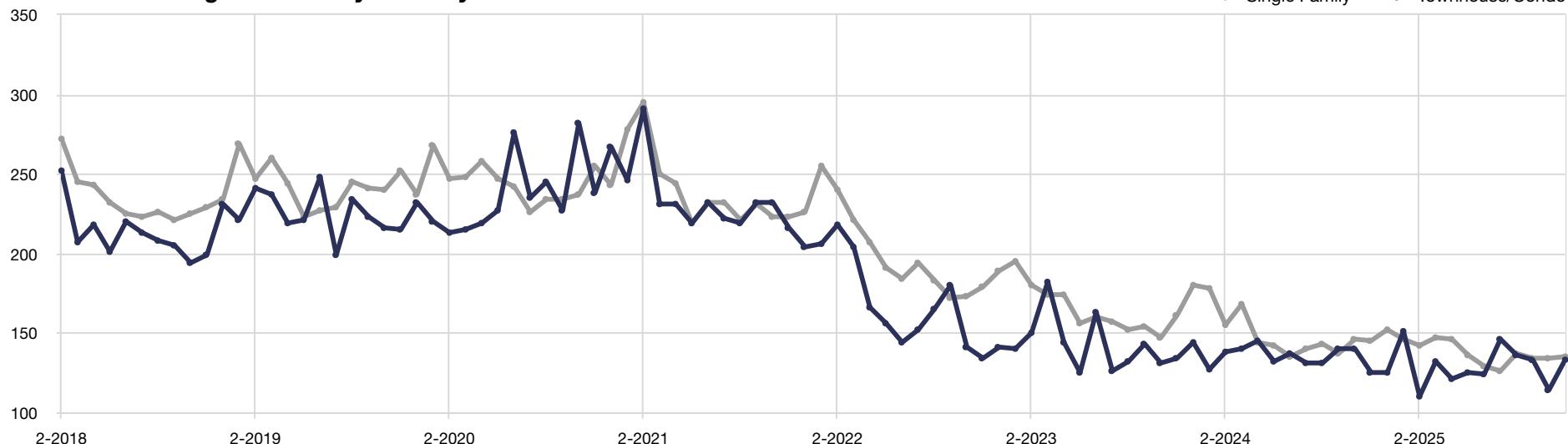


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Nov-2025	135	- 6.9%	133	+ 6.4%
12-Month Avg	139	- 7.9%	129	- 5.1%

Historical Housing Affordability Index by Month

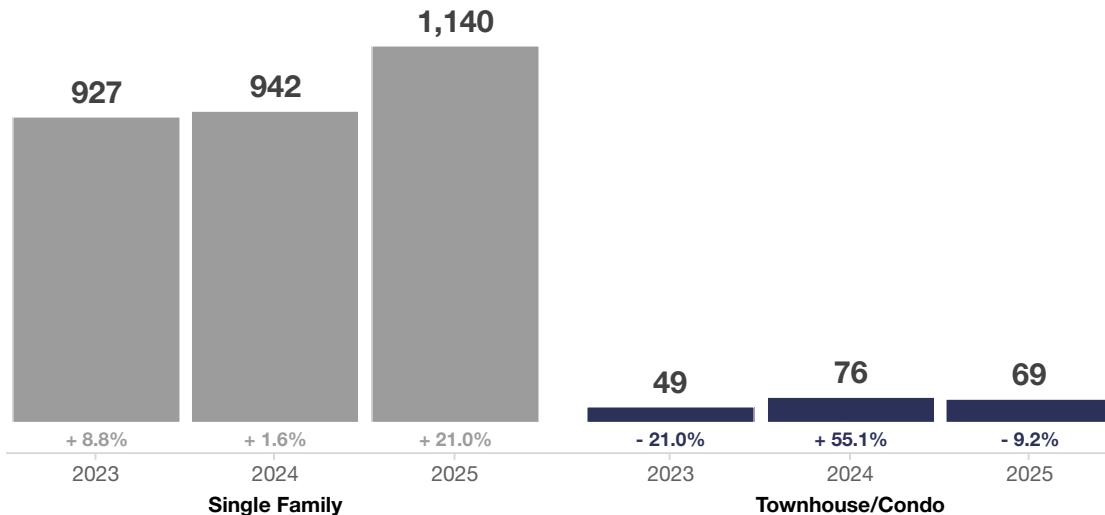


Inventory of Homes for Sale

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

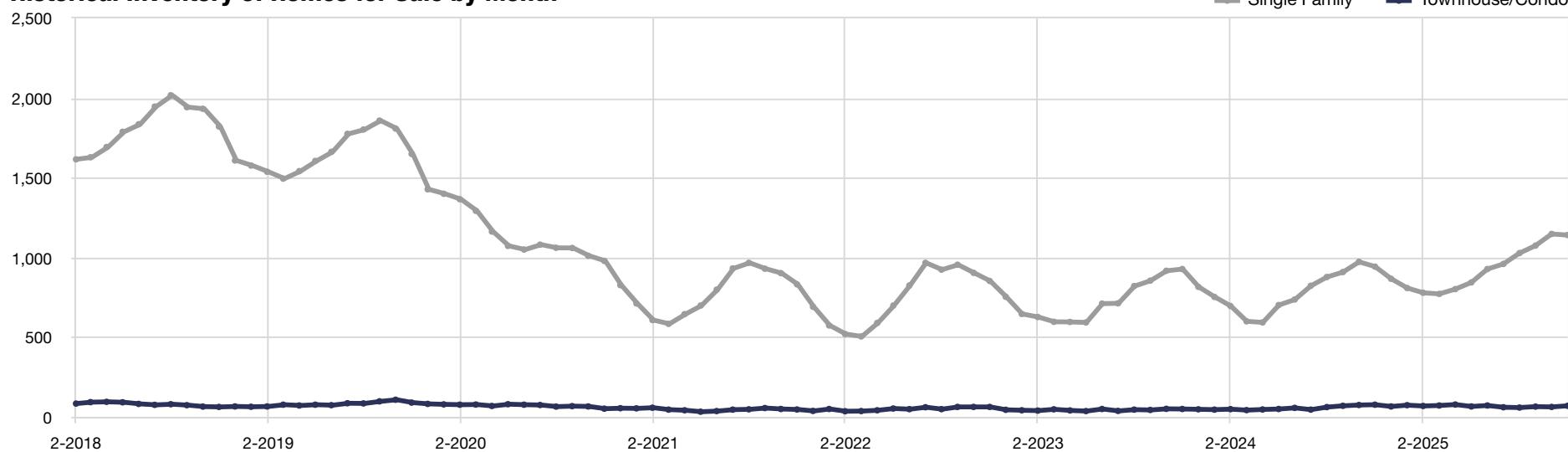


November



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	927	+ 26.0%	71	+ 26.8%
Jul-2025	959	+ 16.7%	60	+ 33.3%
Aug-2025	1,027	+ 17.1%	58	- 4.9%
Sep-2025	1,074	+ 18.3%	64	- 7.2%
Oct-2025	1,147	+ 18.0%	62	- 16.2%
Nov-2025	1,140	+ 21.0%	69	- 9.2%
12-Month Avg	928	+ 18.4%	67	+ 21.8%

Historical Inventory of Homes for Sale by Month

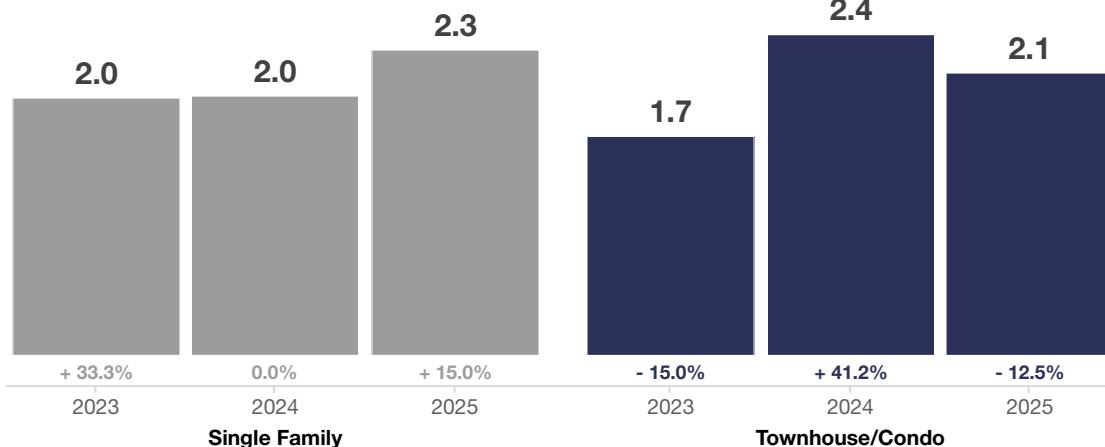


Months Supply of Inventory

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.



November



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.3	+ 15.0%	1.9	- 20.8%
Nov-2025	2.3	+ 15.0%	2.1	- 12.5%
12-Month Avg*	1.9	+ 17.3%	2.1	+ 15.0%

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

— Single Family — Townhouse/Condo

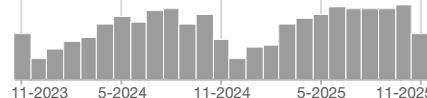
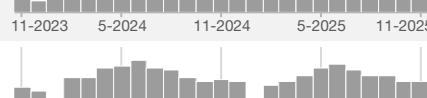
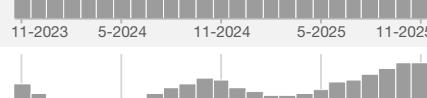
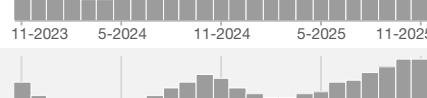
Historical Months Supply of Inventory by Month



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	11-2024		11-2025	% Change	YTD 2024	YTD 2025	% Change	
		11-2023	5-2024	11-2024	5-2025	11-2025	11-2023	5-2024	11-2024
New Listings		565		613	+ 8.5%	7,411	8,029	+ 8.3%	
Pending Sales		435		425	- 2.3%	5,784	5,954	+ 2.9%	
Closed Sales		514		489	- 4.9%	5,676	5,819	+ 2.5%	
Days on Market Until Sale		35		39	+ 11.4%	37	40	+ 8.1%	
Median Sales Price		\$198,500		\$220,000	+ 10.8%	\$195,000	\$215,000	+ 10.3%	
Average Sales Price		\$238,602		\$242,764	+ 1.7%	\$225,030	\$237,829	+ 5.7%	
Percent of List Price Received		98.4%		98.3%	- 0.1%	98.9%	98.7%	- 0.2%	
Housing Affordability Index		142		135	- 4.9%	145	138	- 4.8%	
Inventory of Homes for Sale		1,018		1,209	+ 18.8%	—	—	—	
Months Supply of Inventory		2.0		2.3	+ 15.0%	—	—	—	