

Monthly Indicators

Carroll, Stark, and Trumbull counties



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings decreased 1.3 percent for Single Family homes but increased 30.0 percent for Townhouse/Condo homes. Pending Sales decreased 11.2 percent for Single Family homes and 28.6 percent for Townhouse/Condo homes. Inventory increased 8.8 percent for Single Family homes but decreased 1.5 percent for Townhouse/Condo homes.

Median Sales Price increased 14.3 percent to \$212,000 for Single Family homes and 5.6 percent to \$237,500 for Townhouse/Condo homes. Days on Market increased 4.9 percent for Single Family homes and 43.2 percent for Townhouse/Condo homes. Months Supply of Inventory increased 5.6 percent for Single Family homes but decreased 4.8 percent for Townhouse/Condo homes.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

+ 23.6%	+ 13.2%	+ 8.1%
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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		374	369	- 1.3%	7,338	7,919	+ 7.9%
Pending Sales		313	278	- 11.2%	5,739	5,964	+ 3.9%
Closed Sales		432	536	+ 24.1%	5,759	6,001	+ 4.2%
Days on Market Until Sale		41	43	+ 4.9%	37	40	+ 8.1%
Median Sales Price		\$185,500	\$212,000	+ 14.3%	\$192,000	\$212,000	+ 10.4%
Average Sales Price		\$221,300	\$238,015	+ 7.6%	\$225,162	\$238,353	+ 5.9%
Percent of List Price Received		98.2%	97.6%	- 0.6%	98.9%	98.6%	- 0.3%
Housing Affordability Index		152	141	- 7.2%	147	141	- 4.1%
Inventory of Homes for Sale		866	942	+ 8.8%	—	—	—
Months Supply of Inventory		1.8	1.9	+ 5.6%	—	—	—

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.



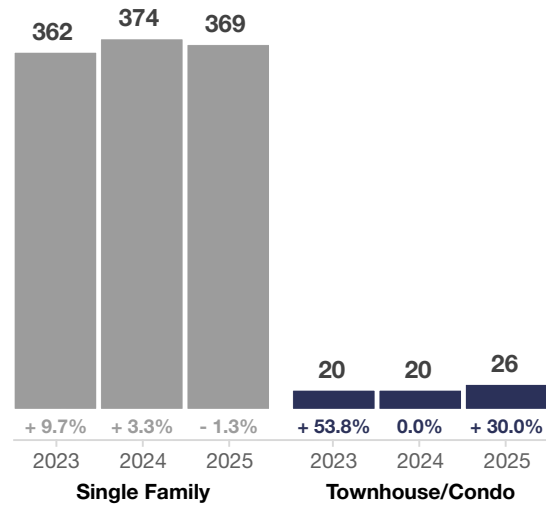
Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		20	26	+ 30.0%	467	505	+ 8.1%
Pending Sales		21	15	- 28.6%	379	388	+ 2.4%
Closed Sales		25	29	+ 16.0%	374	389	+ 4.0%
Days on Market Until Sale		44	63	+ 43.2%	39	47	+ 20.5%
Median Sales Price		\$225,000	\$237,500	+ 5.6%	\$214,500	\$229,000	+ 6.8%
Average Sales Price		\$233,644	\$241,482	+ 3.4%	\$219,581	\$231,372	+ 5.4%
Percent of List Price Received		98.9%	98.4%	- 0.5%	98.3%	98.3%	0.0%
Housing Affordability Index		125	126	+ 0.8%	132	131	- 0.8%
Inventory of Homes for Sale		65	64	- 1.5%	—	—	—
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—

New Listings

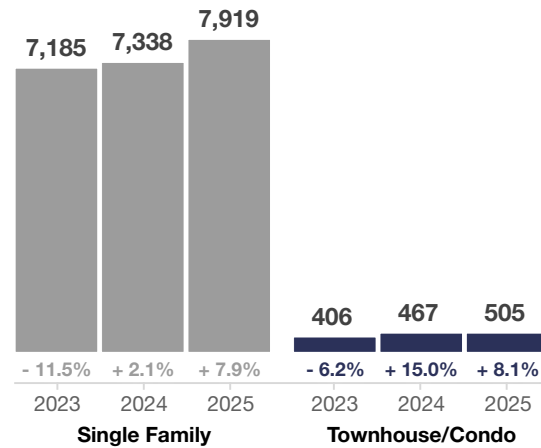
A count of the properties that have been newly listed on the market in a given month.



December

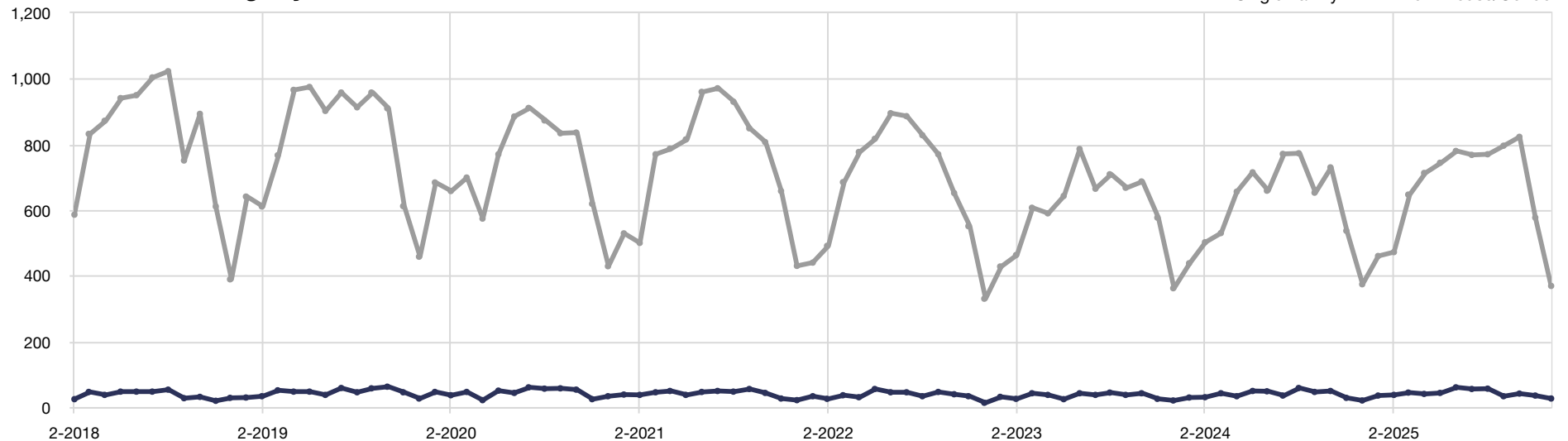


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	41	- 16.3%
Nov-2025	577	+ 7.4%	35	+ 25.0%
Dec-2025	369	- 1.3%	26	+ 30.0%
12-Month Avg	660	+ 7.8%	42	+ 7.7%

Historical New Listings by Month

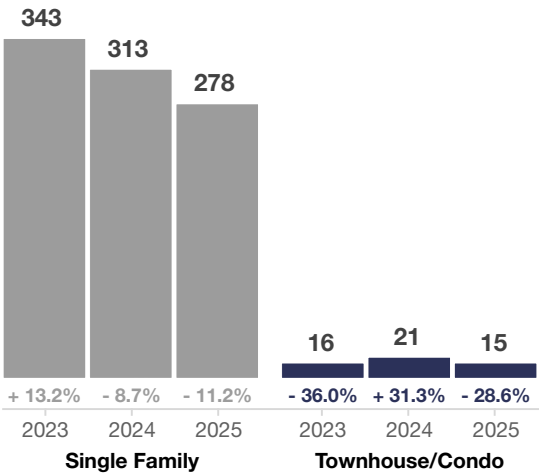


Pending Sales

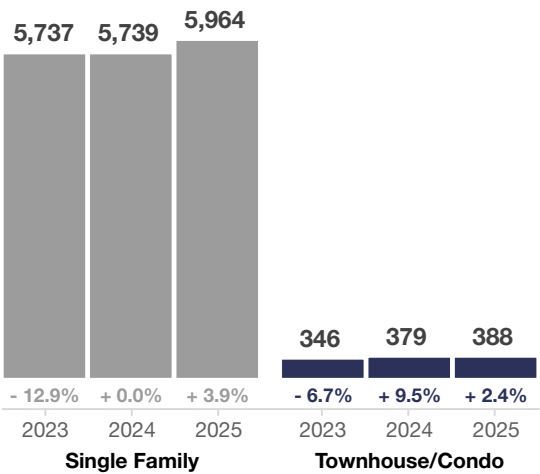
A count of the properties on which offers have been accepted in a given month.



December

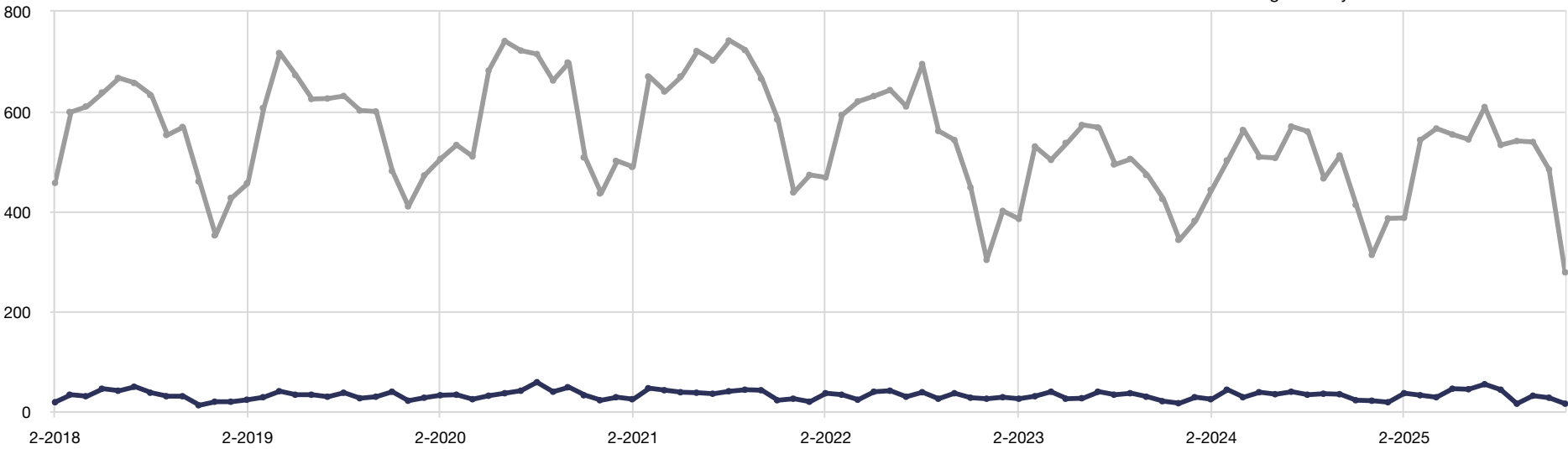


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	386	+ 1.3%	18	- 35.7%
Feb-2025	387	- 12.6%	36	+ 50.0%
Mar-2025	543	+ 8.2%	32	- 25.6%
Apr-2025	566	+ 0.5%	28	0.0%
May-2025	554	+ 8.8%	45	+ 18.4%
Jun-2025	544	+ 7.3%	44	+ 29.4%
Jul-2025	609	+ 6.8%	54	+ 38.5%
Aug-2025	533	- 4.8%	43	+ 30.3%
Sep-2025	541	+ 16.1%	15	- 57.1%
Oct-2025	539	+ 5.3%	31	- 8.8%
Nov-2025	484	+ 17.2%	27	+ 22.7%
Dec-2025	278	- 11.2%	15	- 28.6%
12-Month Avg	497	+ 4.0%	32	0.0%

Historical Pending Sales by Month

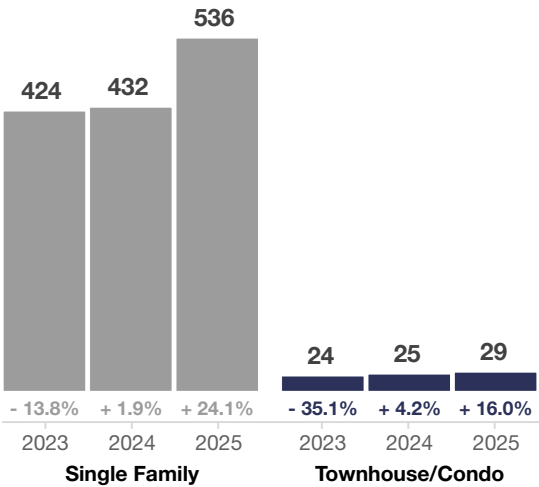


Closed Sales

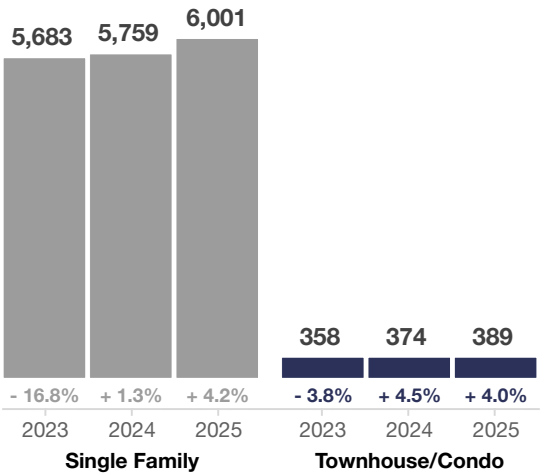
A count of the actual sales that closed in a given month.



December

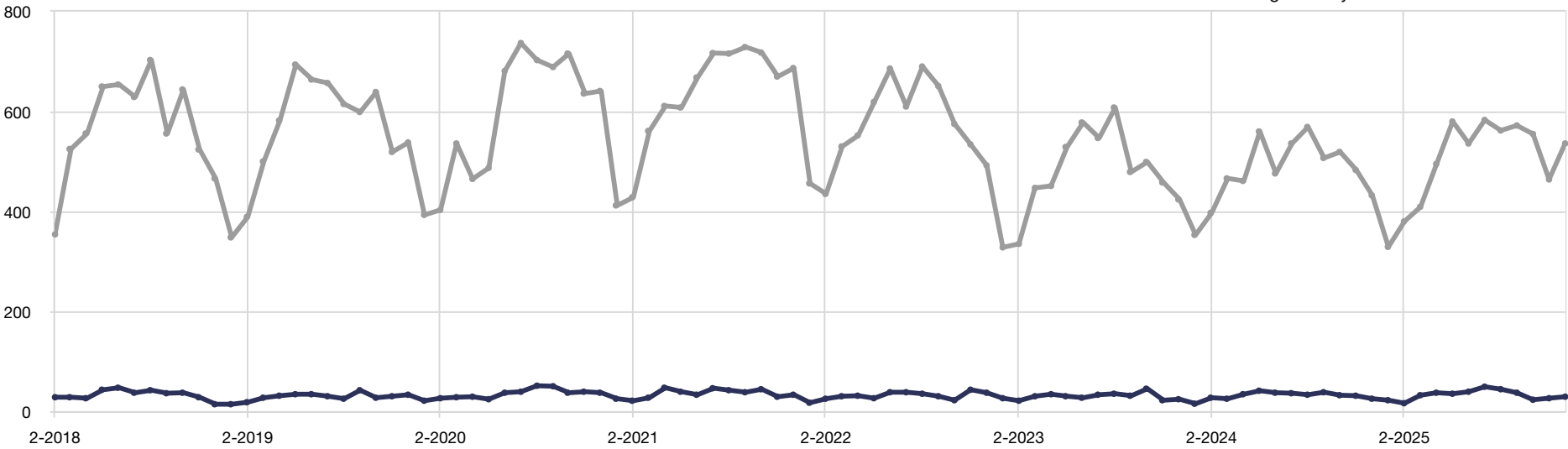


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	329	- 6.8%	22	+ 46.7%
Feb-2025	380	- 4.3%	16	- 40.7%
Mar-2025	409	- 12.2%	32	+ 28.0%
Apr-2025	495	+ 7.4%	37	+ 8.8%
May-2025	580	+ 3.6%	35	- 14.6%
Jun-2025	536	+ 12.6%	39	+ 5.4%
Jul-2025	583	+ 8.8%	49	+ 36.1%
Aug-2025	562	- 1.2%	44	+ 33.3%
Sep-2025	572	+ 12.8%	37	- 2.6%
Oct-2025	555	+ 6.9%	23	- 28.1%
Nov-2025	464	- 3.9%	26	- 16.1%
Dec-2025	536	+ 24.1%	29	+ 16.0%
12-Month Avg	500	+ 4.2%	32	+ 3.2%

Historical Closed Sales by Month

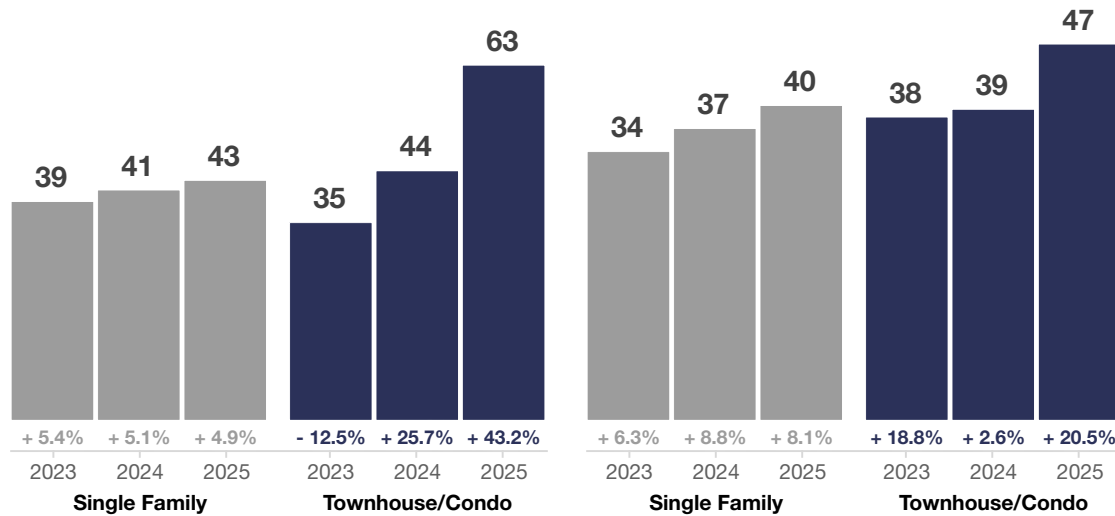


Days on Market Until Sale

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



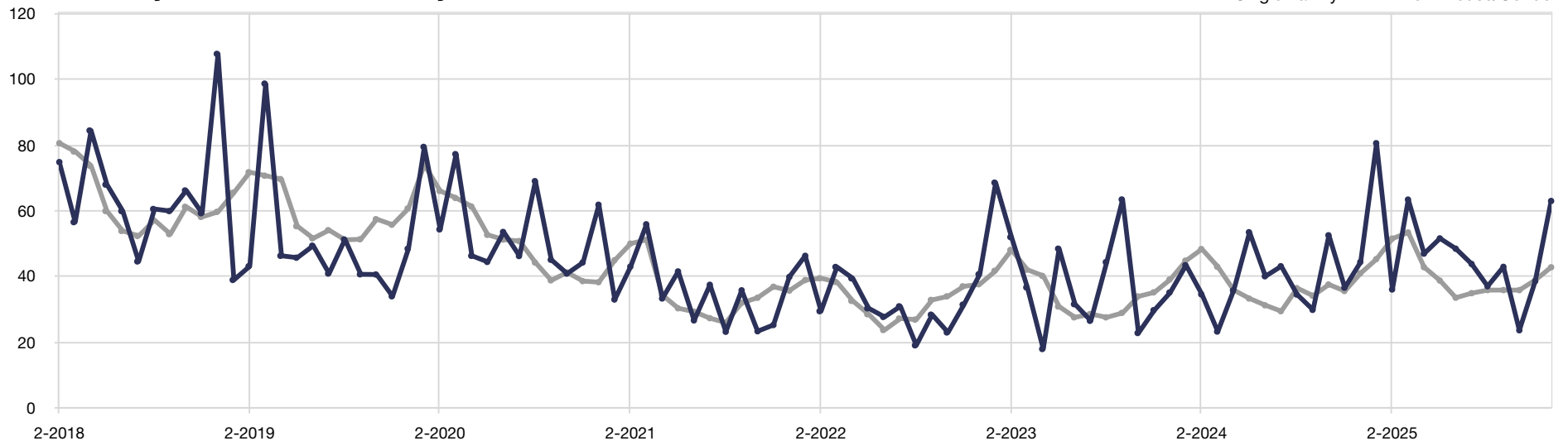
December



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Dec-2025	43	+ 4.9%	63	+ 43.2%
12-Month Avg*	40	+ 8.0%	47	+ 20.6%

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

Historical Days on Market Until Sale by Month

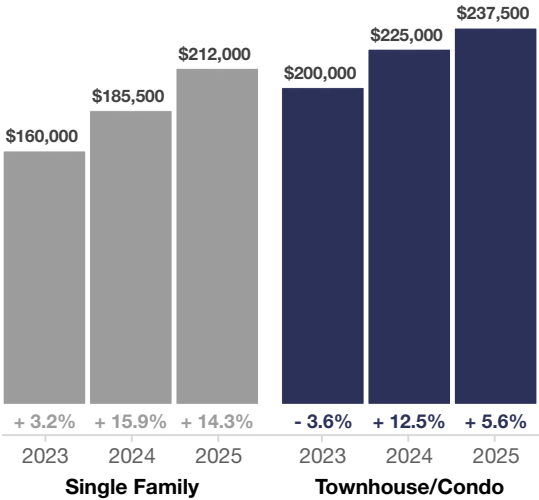


Median Sales Price

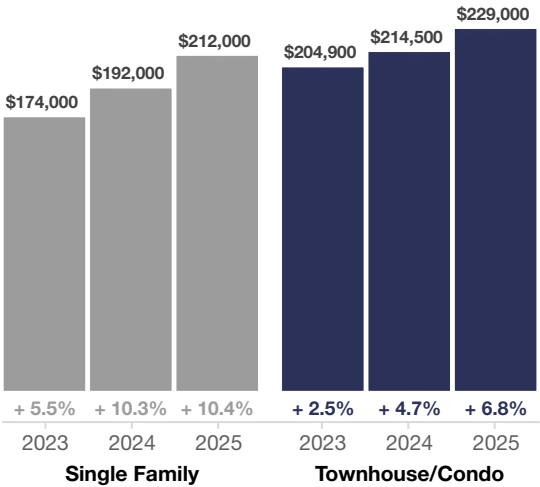
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



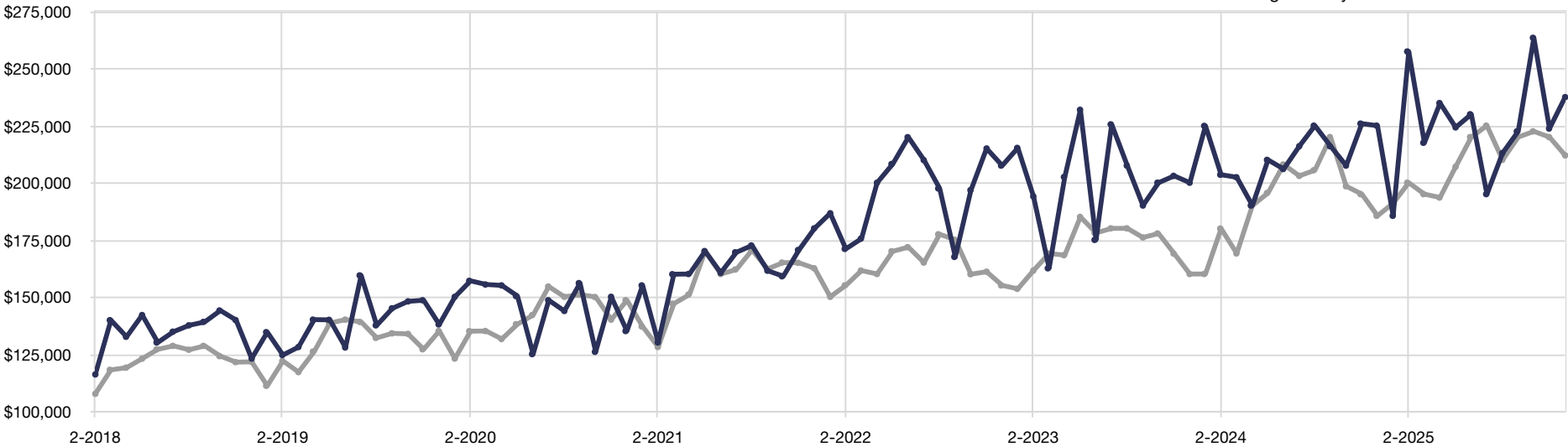
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
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%
Dec-2025	\$212,000	+ 14.3%	\$237,500	+ 5.6%
12-Month Avg*	\$212,000	+ 10.4%	\$229,000	+ 6.8%

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

Historical Median Sales Price by Month

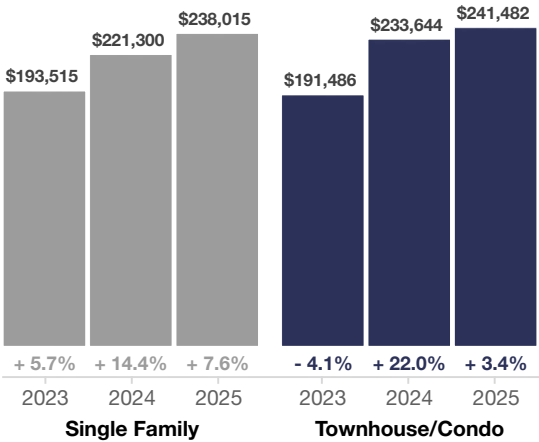


Average Sales Price

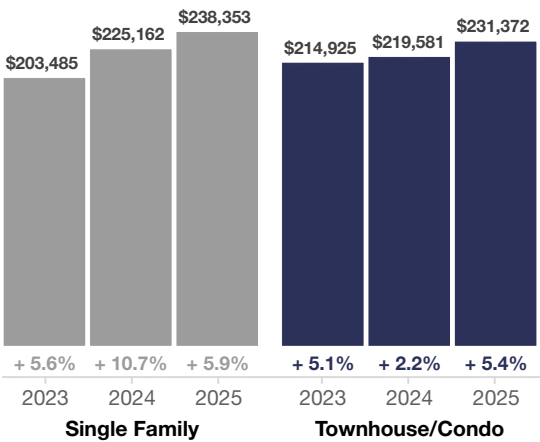
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



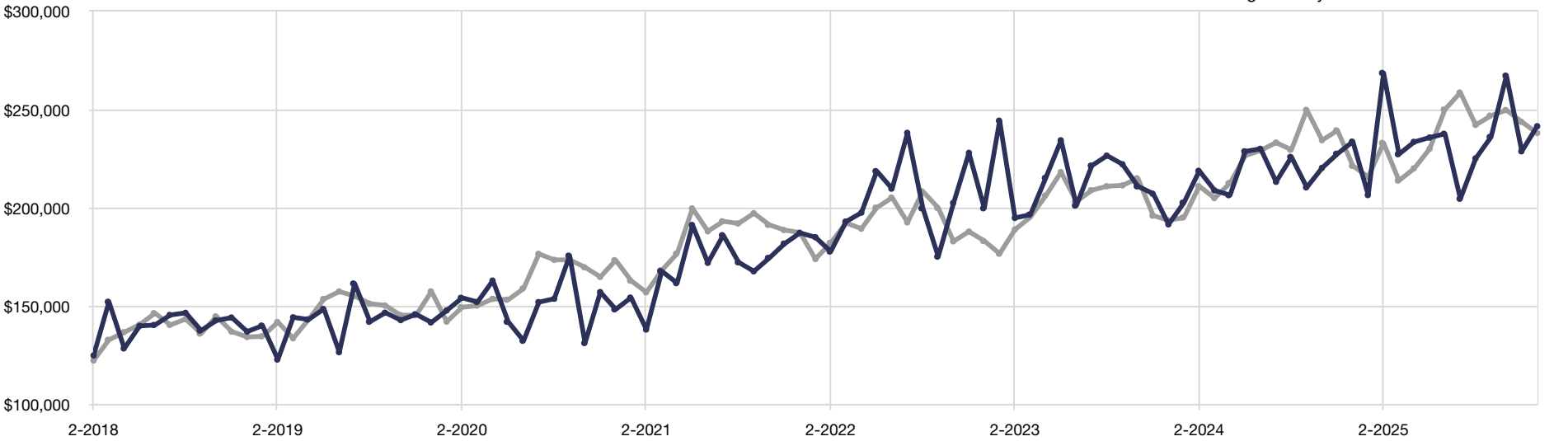
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jan-2025	\$215,642	+ 10.6%	\$206,397	+ 1.9%
Feb-2025	\$232,963	+ 10.5%	\$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	\$229,972	+ 1.5%	\$235,711	+ 3.1%
Jun-2025	\$250,021	+ 9.1%	\$237,617	+ 3.3%
Jul-2025	\$258,642	+ 10.9%	\$204,525	- 4.1%
Aug-2025	\$242,148	+ 5.5%	\$225,076	- 0.3%
Sep-2025	\$246,847	- 1.2%	\$236,022	+ 12.2%
Oct-2025	\$249,719	+ 6.5%	\$267,239	+ 21.3%
Nov-2025	\$243,692	+ 1.8%	\$228,713	+ 0.6%
Dec-2025	\$238,015	+ 7.6%	\$241,482	+ 3.4%
12-Month Avg*	\$238,353	+ 5.9%	\$231,372	+ 5.4%

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

Historical Average Sales Price by Month

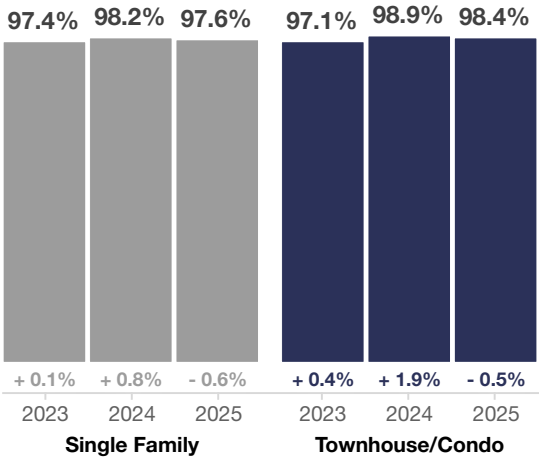


Percent of List Price Received

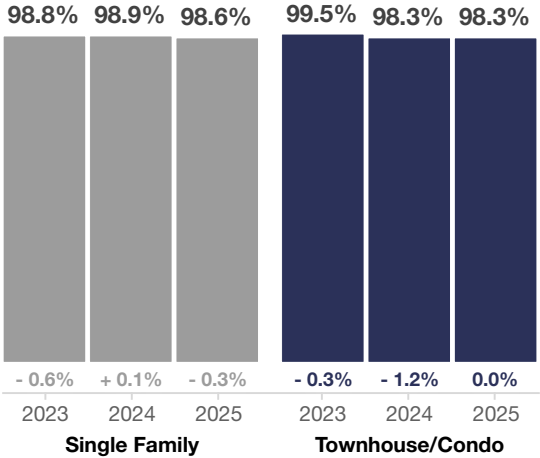
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



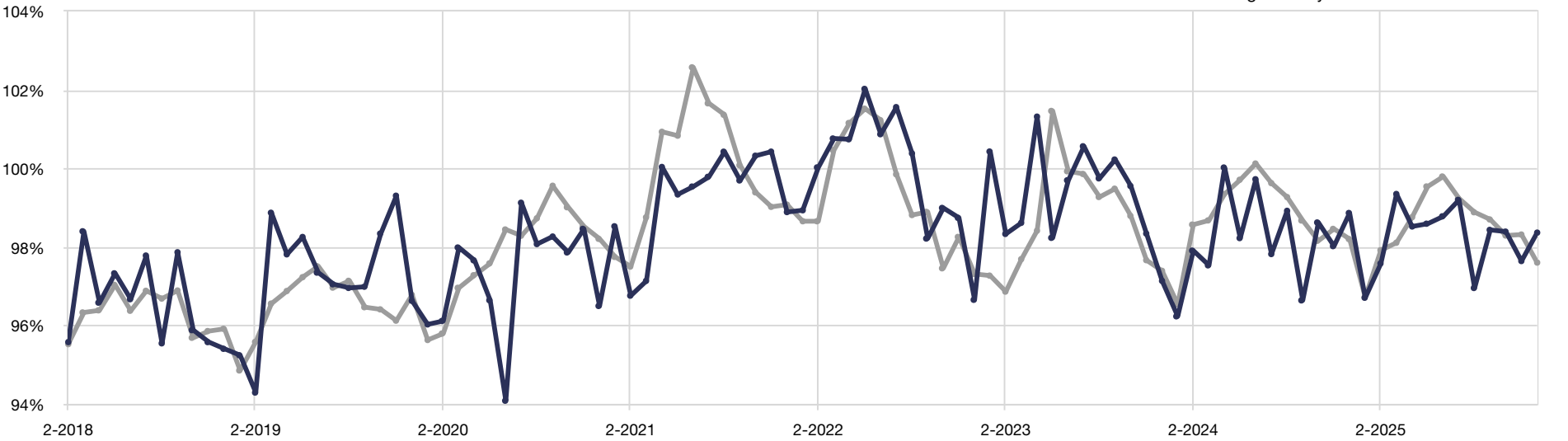
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Dec-2025	97.6%	- 0.6%	98.4%	- 0.5%
12-Month Avg*	98.6%	- 0.3%	98.3%	- 0.0%

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

Historical Percent of List Price Received by Month

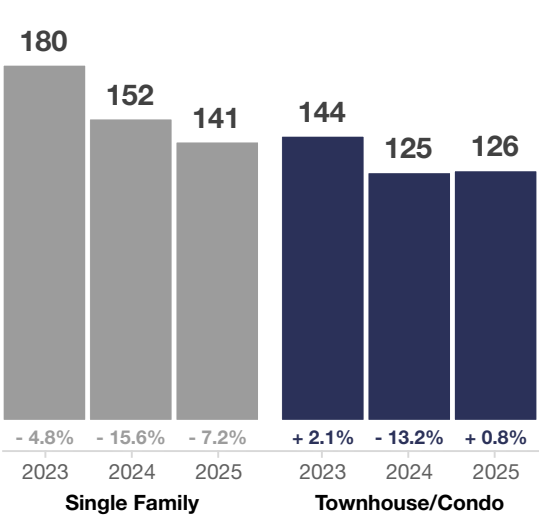


Housing Affordability Index

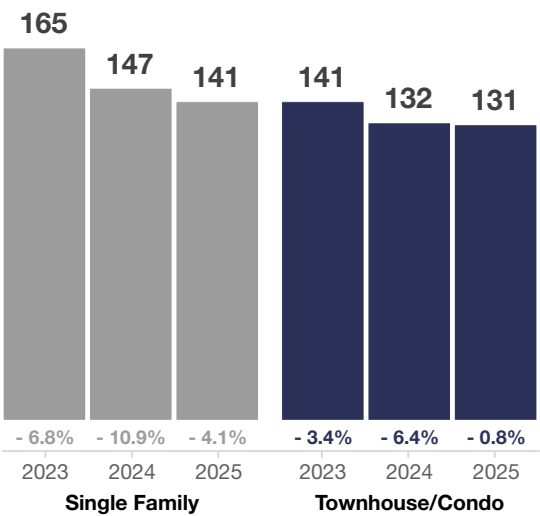
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

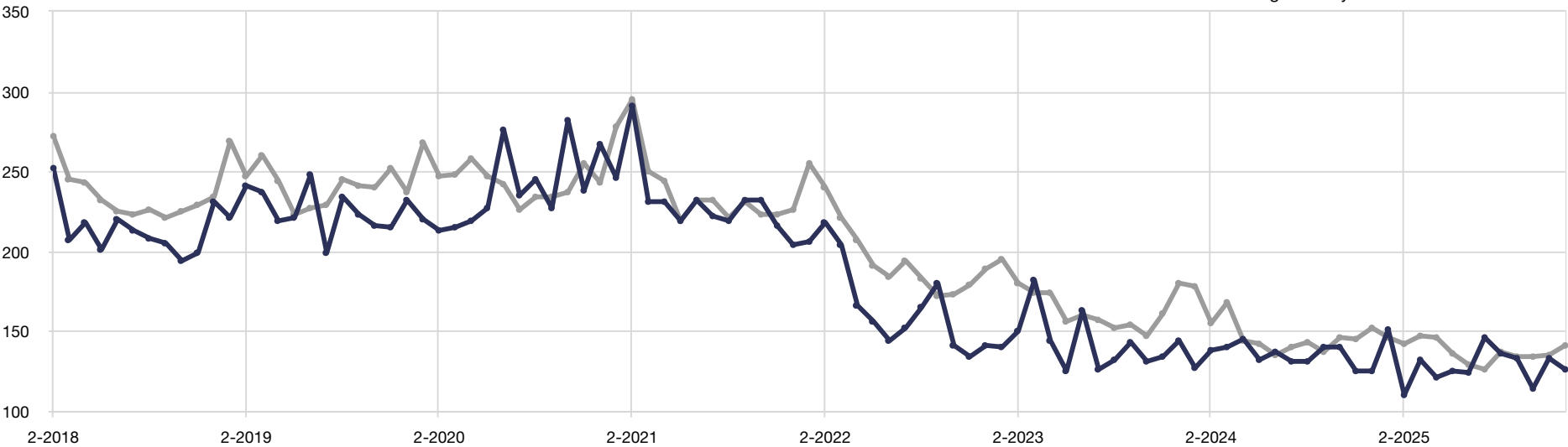


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Dec-2025	141	- 7.2%	126	+ 0.8%
12-Month Avg	138	- 7.4%	129	- 3.7%

Historical Housing Affordability Index by Month

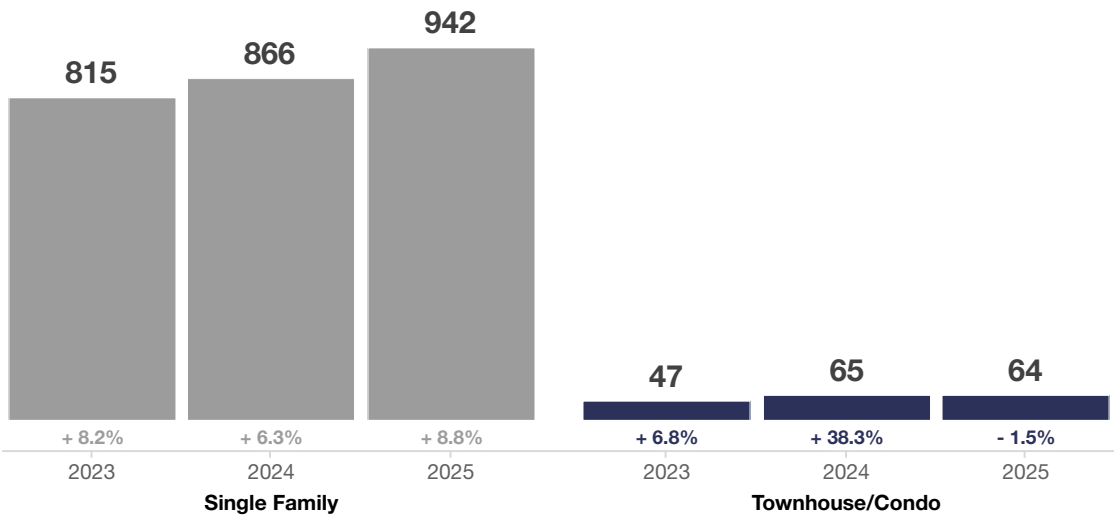


Inventory of Homes for Sale

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

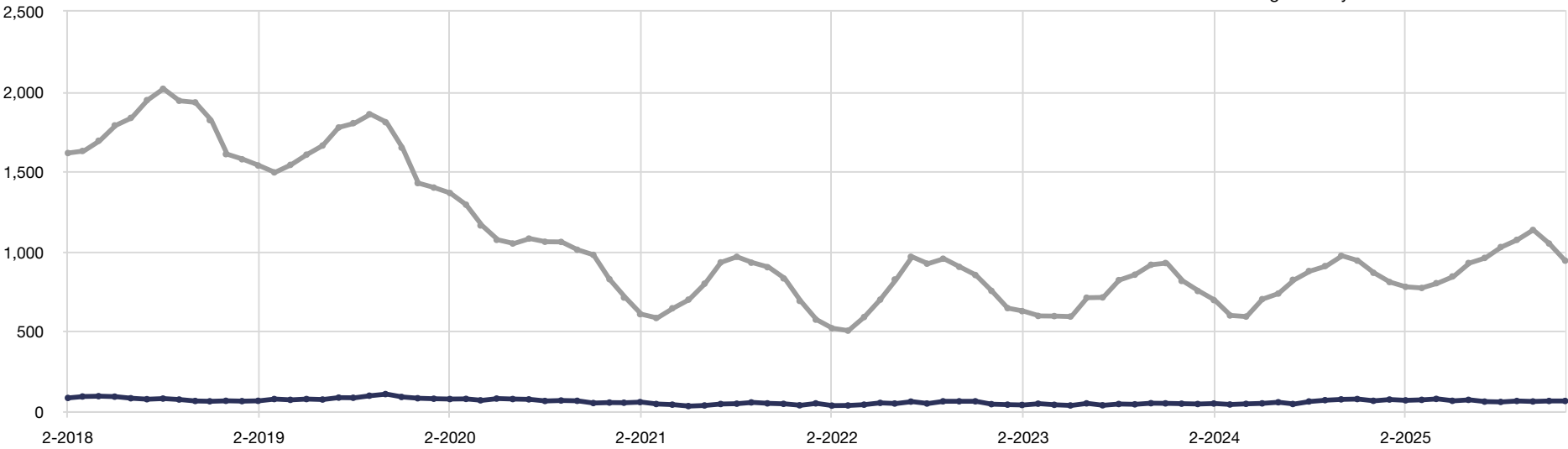


December



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,072	+ 18.1%	64	- 7.2%
Oct-2025	1,134	+ 16.7%	61	- 17.6%
Nov-2025	1,049	+ 11.4%	64	- 15.8%
Dec-2025	942	+ 8.8%	64	- 1.5%
12-Month Avg	926	+ 17.4%	66	+ 17.9%

Historical Inventory of Homes for Sale by Month

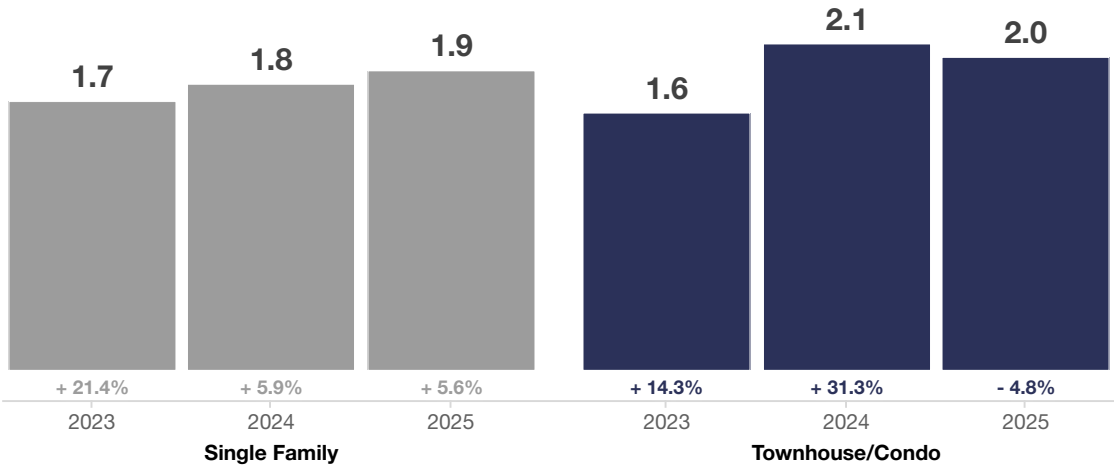


Months Supply of Inventory

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.



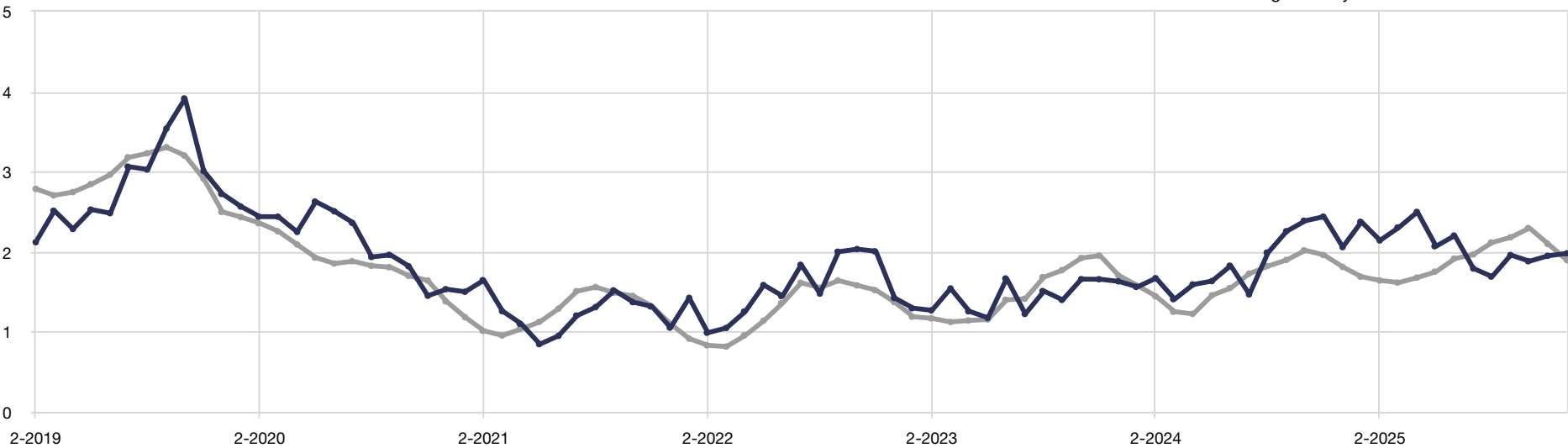
December



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	2.1	+ 5.0%	1.9	- 20.8%
Dec-2025	1.9	+ 5.6%	2.0	- 4.8%
12-Month Avg*	1.9	+ 15.7%	2.1	+ 11.4%

* Months Supply for all properties from January 2025 through December 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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		394	395	+ 0.3%	7,805	8,424	+ 7.9%
Pending Sales		334	293	- 12.3%	6,118	6,352	+ 3.8%
Closed Sales		457	565	+ 23.6%	6,133	6,390	+ 4.2%
Days on Market Until Sale		41	44	+ 7.3%	37	40	+ 8.1%
Median Sales Price		\$190,000	\$215,000	+ 13.2%	\$195,000	\$215,000	+ 10.3%
Average Sales Price		\$222,016	\$238,201	+ 7.3%	\$224,810	\$237,914	+ 5.8%
Percent of List Price Received		98.2%	97.6%	- 0.6%	98.8%	98.6%	- 0.2%
Housing Affordability Index		148	139	- 6.1%	144	139	- 3.5%
Inventory of Homes for Sale		931	1,006	+ 8.1%	—	—	—
Months Supply of Inventory		1.8	1.9	+ 5.6%	—	—	—