

Monthly Indicators

Carroll, Stark, and Trumbull counties



February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings decreased 7.2 percent for Single Family homes but increased 26.7 percent for Townhouse/Condo homes. Pending Sales decreased 25.2 percent for Single Family homes but increased 16.7 percent for Townhouse/Condo homes. Inventory increased 16.3 percent for Single Family homes and 64.6 percent for Townhouse/Condo homes.

Median Sales Price increased 11.2 percent to \$200,000 for Single Family homes and 26.5 percent to \$257,500 for Townhouse/Condo homes. Days on Market increased 6.3 percent for Single Family homes and 5.9 percent for Townhouse/Condo homes. Months Supply of Inventory increased 21.4 percent for Single Family homes and 52.9 percent for Townhouse/Condo homes.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

- 8.0%

Change in
Closed Sales
All Properties

+ 13.9%

Change in
Median Sales Price
All Properties

+ 19.4%

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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		502	466	- 7.2%	940	927	- 1.4%
Pending Sales		444	332	- 25.2%	825	717	- 13.1%
Closed Sales		397	374	- 5.8%	750	701	- 6.5%
Days on Market Until Sale		48	51	+ 6.3%	46	48	+ 4.3%
Median Sales Price		\$179,900	\$200,000	+ 11.2%	\$171,000	\$198,200	+ 15.9%
Average Sales Price		\$210,909	\$233,264	+ 10.6%	\$203,507	\$225,533	+ 10.8%
Percent of List Price Received		98.6%	97.9%	- 0.7%	97.6%	97.4%	- 0.2%
Housing Affordability Index		155	142	- 8.4%	163	143	- 12.3%
Inventory of Homes for Sale		694	807	+ 16.3%	—	—	—
Months Supply of Inventory		1.4	1.7	+ 21.4%	—	—	—

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.



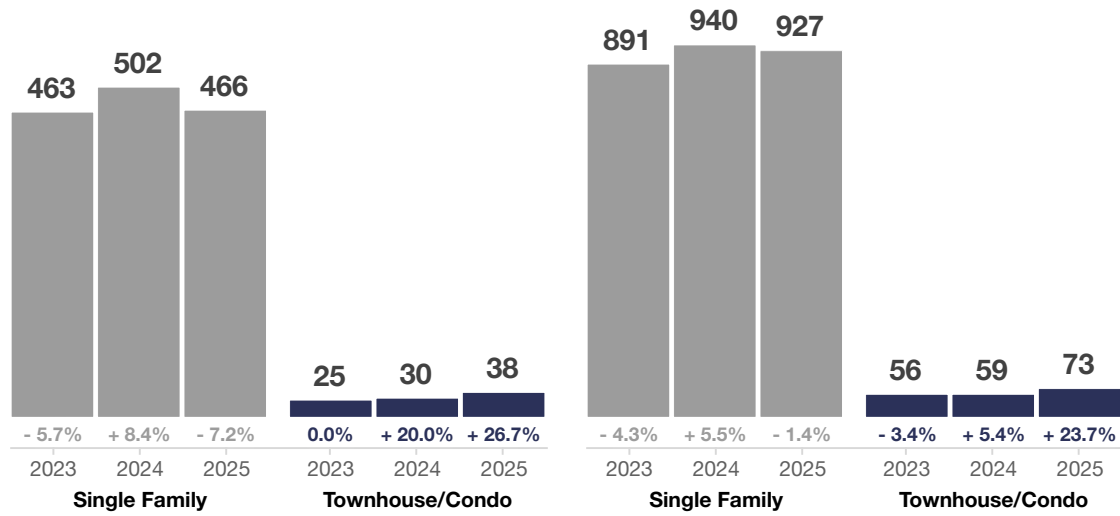
Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		30	38	+ 26.7%	59	73	+ 23.7%
Pending Sales		24	28	+ 16.7%	52	45	- 13.5%
Closed Sales		27	16	- 40.7%	42	38	- 9.5%
Days on Market Until Sale		34	36	+ 5.9%	38	62	+ 63.2%
Median Sales Price		\$203,500	\$257,500	+ 26.5%	\$214,950	\$237,450	+ 10.5%
Average Sales Price		\$218,748	\$268,628	+ 22.8%	\$212,665	\$232,599	+ 9.4%
Percent of List Price Received		97.9%	97.6%	- 0.3%	97.3%	97.1%	- 0.2%
Housing Affordability Index		138	110	- 20.3%	130	120	- 7.7%
Inventory of Homes for Sale		48	79	+ 64.6%	—	—	—
Months Supply of Inventory		1.7	2.6	+ 52.9%	—	—	—

New Listings

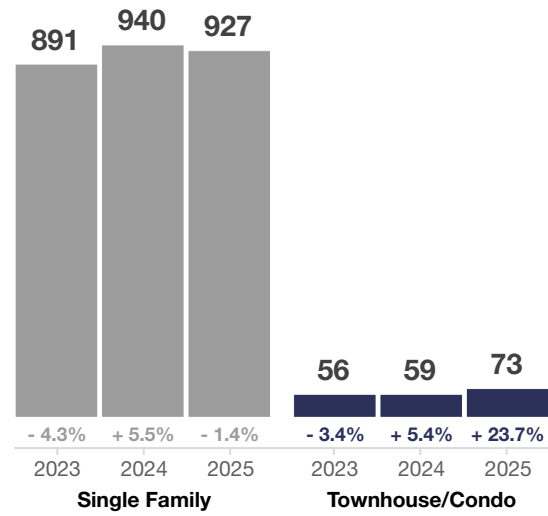
A count of the properties that have been newly listed on the market in a given month.



February

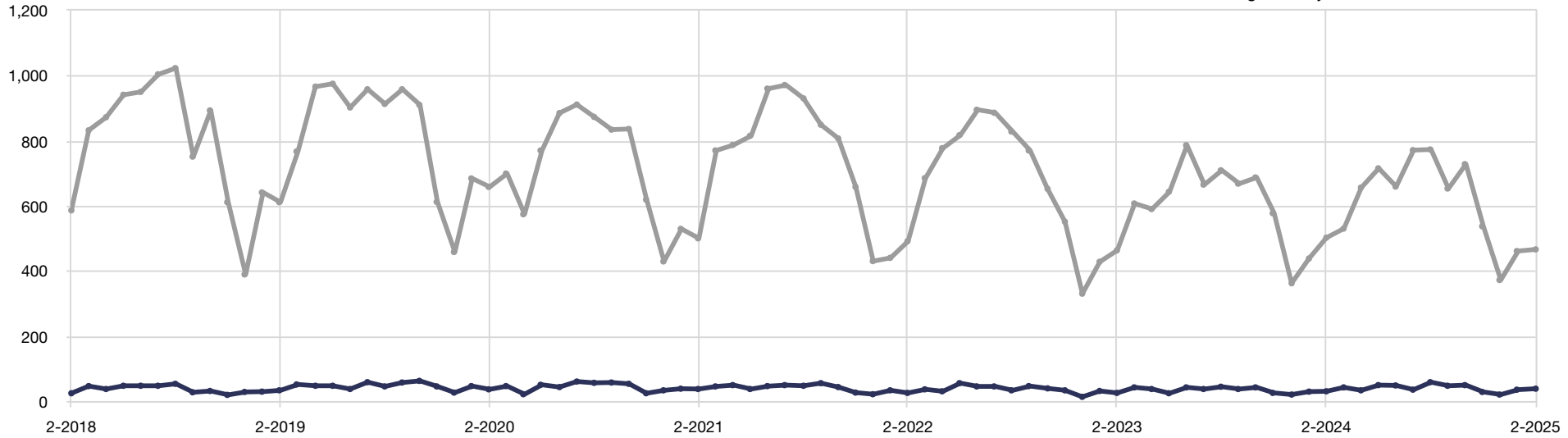


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	530	- 12.7%	42	0.0%
Apr-2024	656	+ 11.2%	33	- 10.8%
May-2024	715	+ 11.2%	49	+ 104.2%
Jun-2024	659	- 16.2%	48	+ 14.3%
Jul-2024	771	+ 15.9%	35	- 5.4%
Aug-2024	773	+ 9.0%	58	+ 31.8%
Sep-2024	653	- 2.2%	47	+ 27.0%
Oct-2024	728	+ 6.0%	49	+ 16.7%
Nov-2024	537	- 6.9%	28	+ 12.0%
Dec-2024	372	+ 2.8%	20	0.0%
Jan-2025	461	+ 5.3%	35	+ 20.7%
Feb-2025	466	- 7.2%	38	+ 26.7%
12-Month Avg	610	+ 1.2%	40	+ 17.6%

Historical New Listings by Month

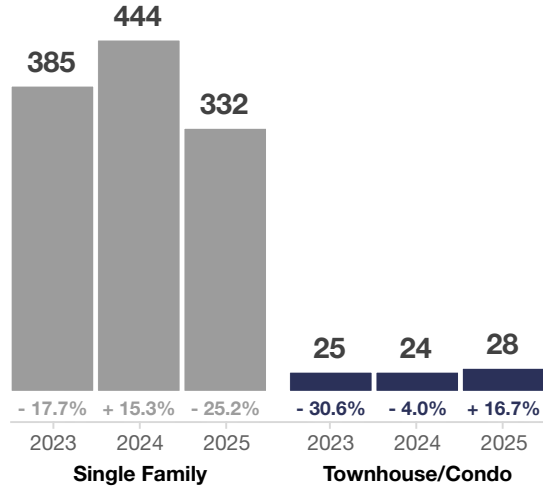


Pending Sales

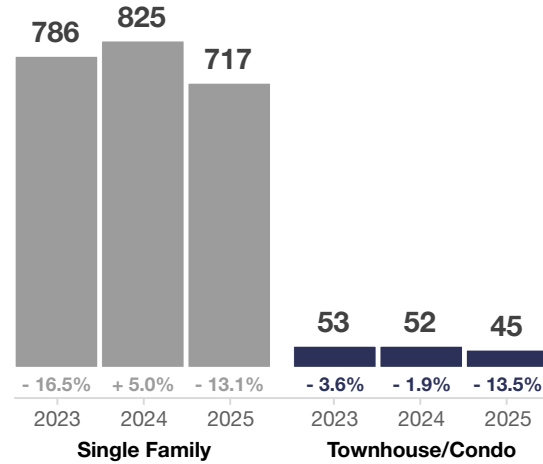
A count of the properties on which offers have been accepted in a given month.



February

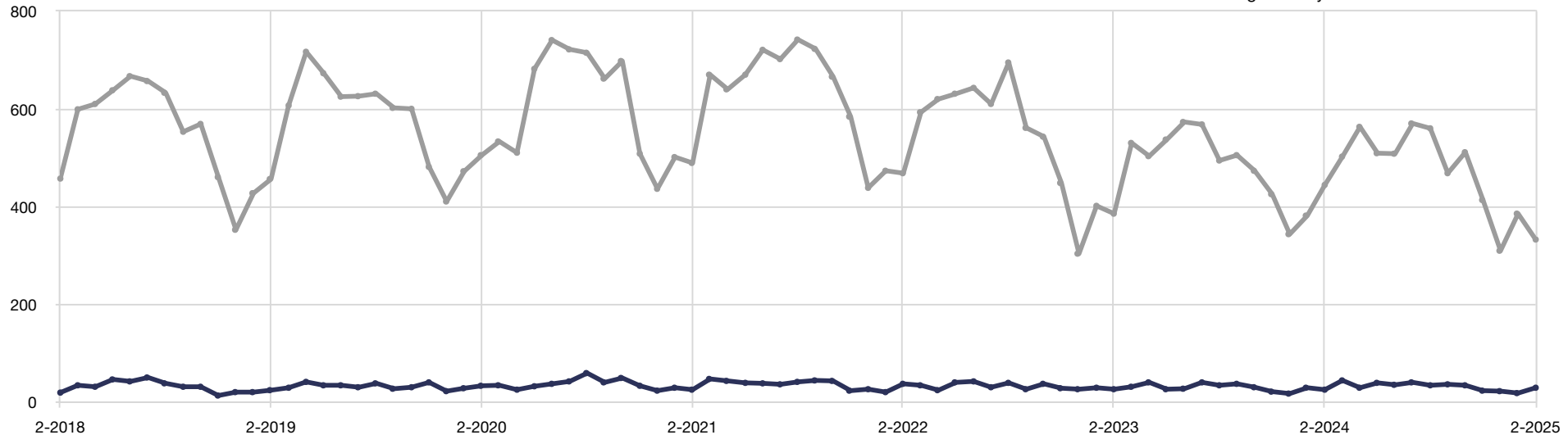


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	502	- 5.3%	43	+ 43.3%
Apr-2024	563	+ 11.9%	28	- 28.2%
May-2024	509	- 5.2%	38	+ 52.0%
Jun-2024	508	- 11.3%	34	+ 30.8%
Jul-2024	570	+ 0.4%	39	0.0%
Aug-2024	560	+ 13.4%	33	0.0%
Sep-2024	468	- 7.3%	35	- 2.8%
Oct-2024	511	+ 8.0%	33	+ 13.8%
Nov-2024	413	- 2.8%	22	+ 10.0%
Dec-2024	309	- 9.9%	21	+ 31.3%
Jan-2025	385	+ 1.0%	17	- 39.3%
Feb-2025	332	- 25.2%	28	+ 16.7%
12-Month Avg	469	- 2.5%	31	+ 6.9%

Historical Pending Sales by Month

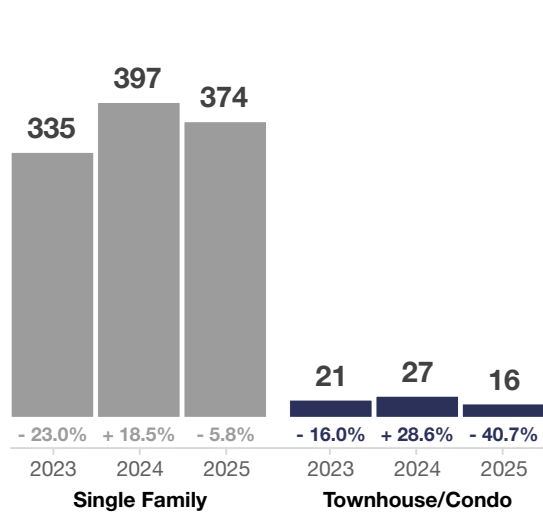


Closed Sales

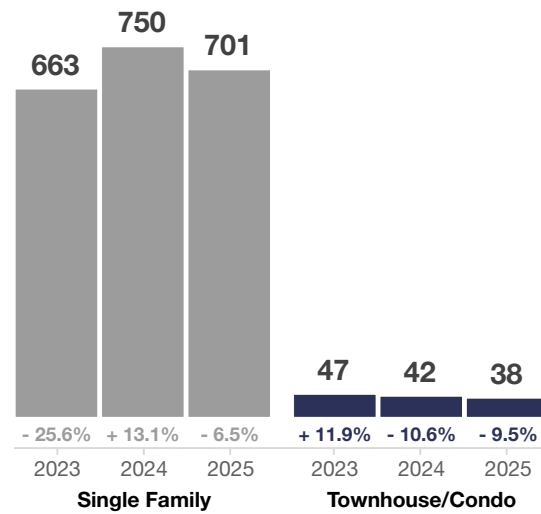
A count of the actual sales that closed in a given month.



February

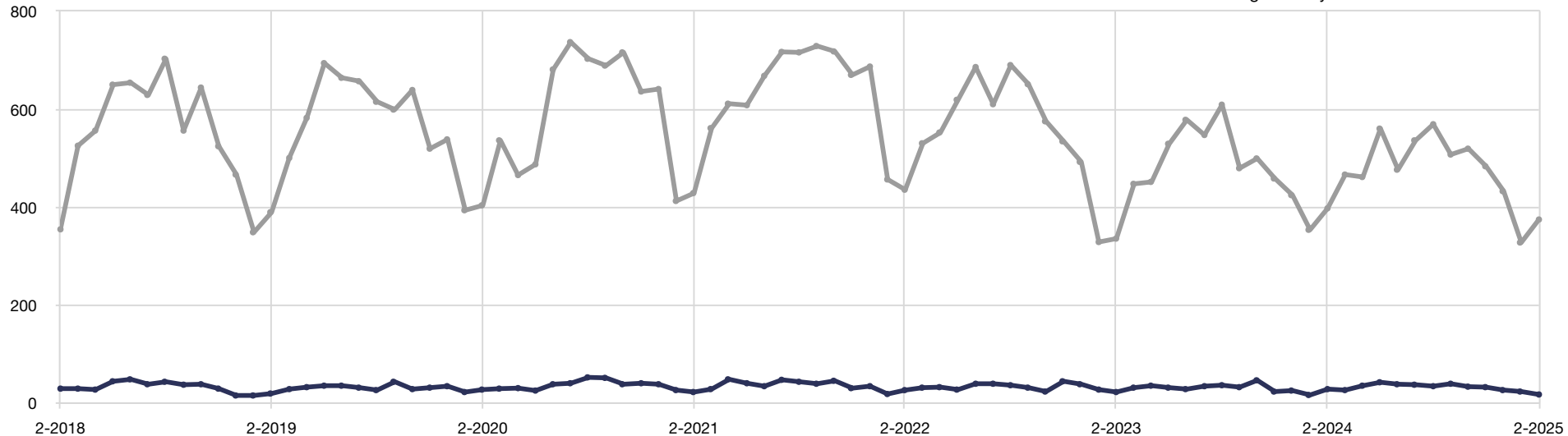


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	466	+ 4.3%	25	- 16.7%
Apr-2024	461	+ 2.2%	34	0.0%
May-2024	560	+ 5.9%	41	+ 36.7%
Jun-2024	476	- 17.6%	37	+ 37.0%
Jul-2024	536	- 2.0%	36	+ 9.1%
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	327	- 7.4%	22	+ 46.7%
Feb-2025	374	- 5.8%	16	- 40.7%
12-Month Avg	476	- 1.0%	31	+ 6.9%

Historical Closed Sales by Month

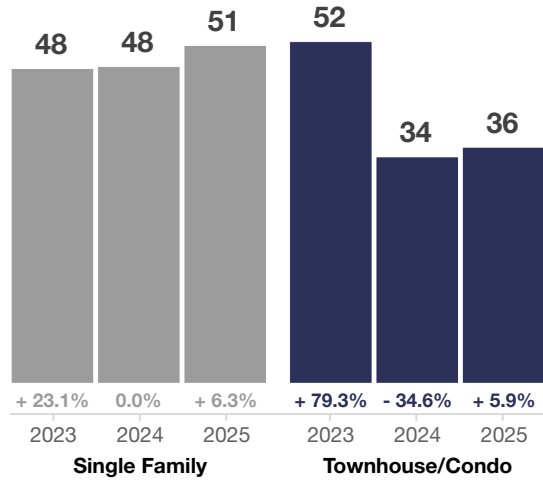


Days on Market Until Sale

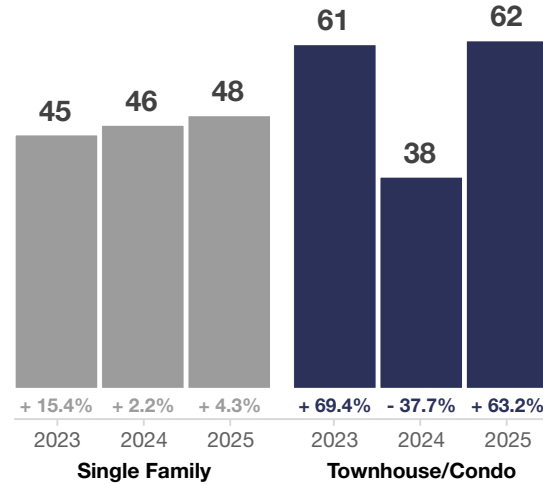
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



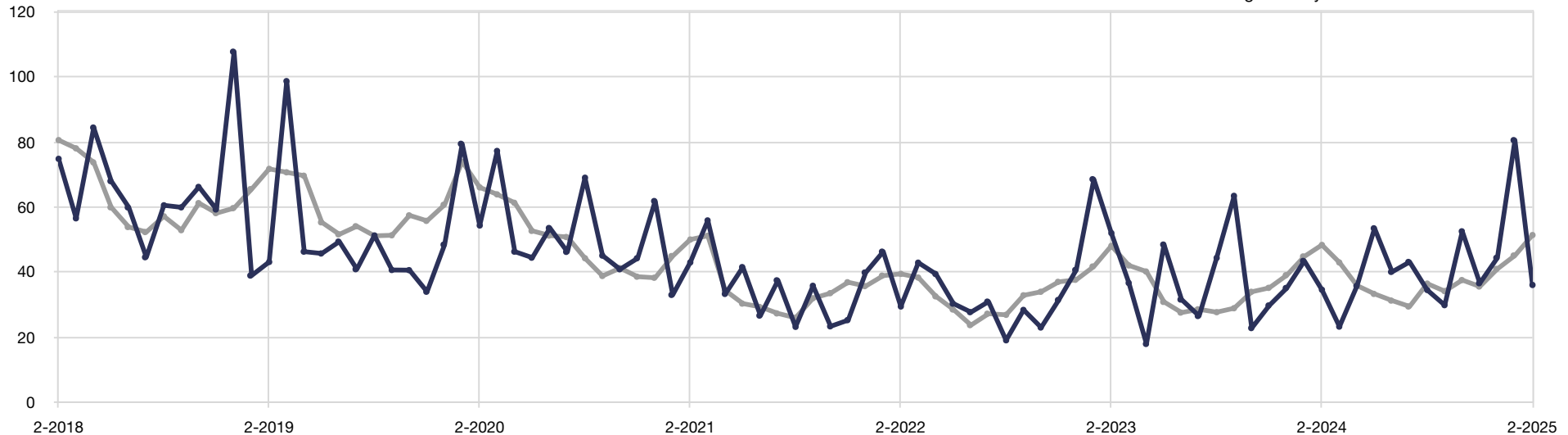
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	43	+ 2.4%	23	- 36.1%
Apr-2024	36	- 10.0%	36	+ 100.0%
May-2024	33	+ 6.5%	53	+ 10.4%
Jun-2024	31	+ 14.8%	40	+ 29.0%
Jul-2024	29	+ 3.6%	43	+ 65.4%
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%
12-Month Avg*	37	+ 7.3%	42	+ 18.8%

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

Historical Days on Market Until Sale by Month

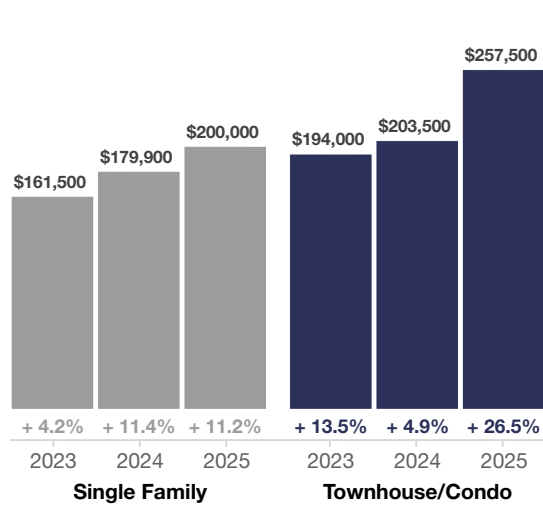


Median Sales Price

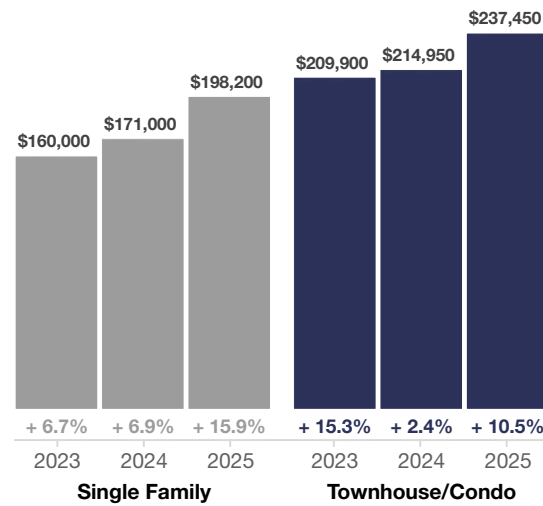
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



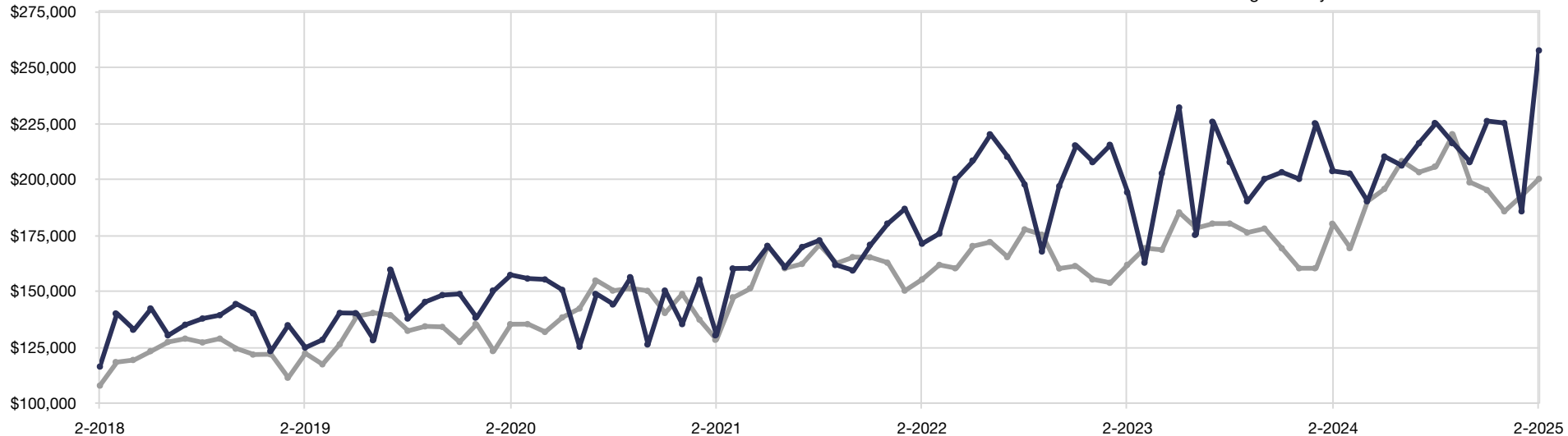
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	\$169,000	0.0%	\$202,400	+ 24.6%
Apr-2024	\$190,000	+ 12.9%	\$190,000	- 6.2%
May-2024	\$195,502	+ 5.7%	\$210,000	- 9.5%
Jun-2024	\$207,975	+ 16.8%	\$206,000	+ 17.7%
Jul-2024	\$203,000	+ 12.8%	\$216,000	- 4.2%
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	\$192,500	+ 20.3%	\$185,500	- 17.5%
Feb-2025	\$200,000	+ 11.2%	\$257,500	+ 26.5%
12-Month Avg*	\$198,000	+ 13.1%	\$215,000	+ 5.5%

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

Historical Median Sales Price by Month

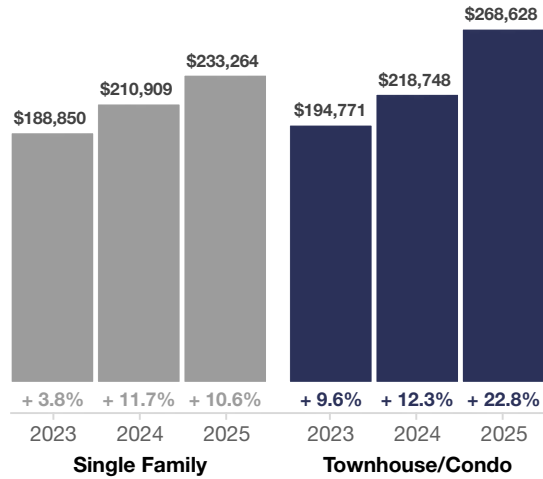


Average Sales Price

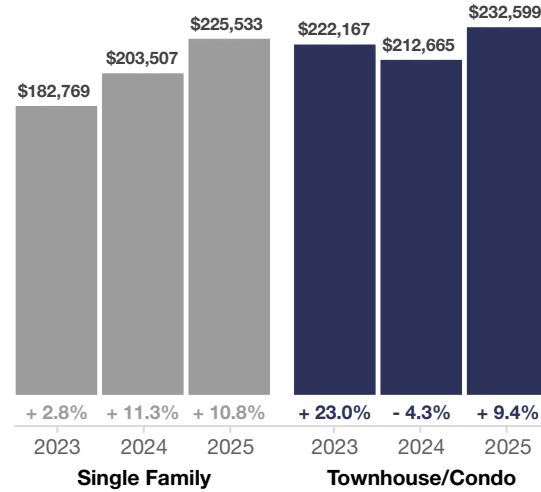
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



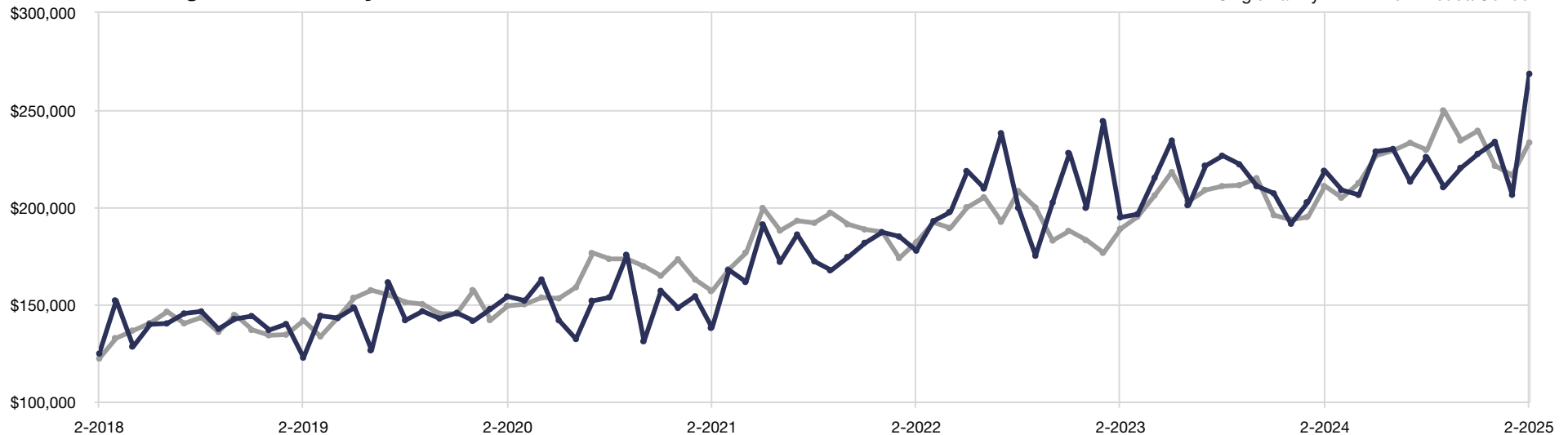
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	\$204,861	+ 5.0%	\$208,792	+ 6.3%
Apr-2024	\$212,441	+ 3.1%	\$206,347	- 4.1%
May-2024	\$226,522	+ 3.9%	\$228,670	- 2.4%
Jun-2024	\$229,148	+ 12.8%	\$229,958	+ 14.4%
Jul-2024	\$233,151	+ 11.6%	\$213,171	- 3.7%
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	\$216,513	+ 11.1%	\$206,397	+ 1.9%
Feb-2025	\$233,264	+ 10.6%	\$268,628	+ 22.8%
12-Month Avg*	\$228,045	+ 10.7%	\$221,666	+ 3.7%

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

Historical Average Sales Price by Month

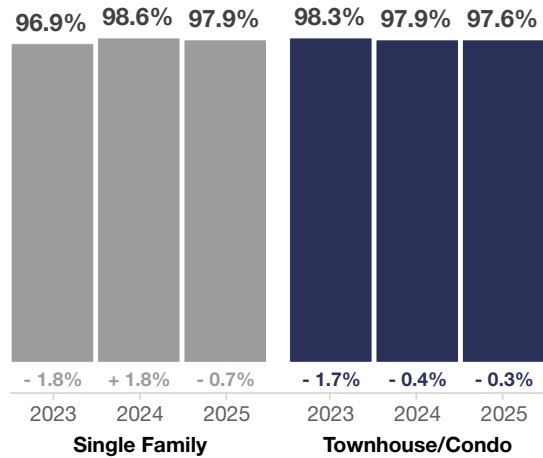


Percent of List Price Received

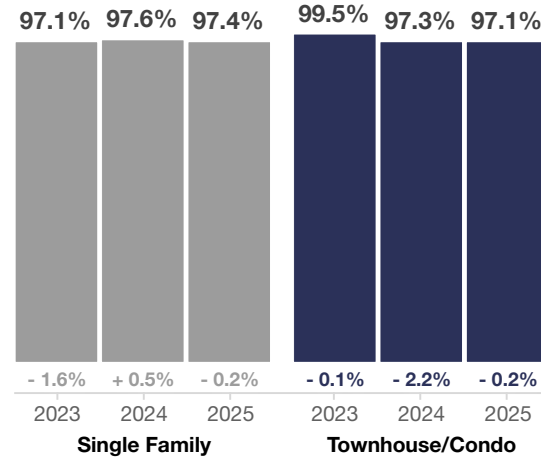
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



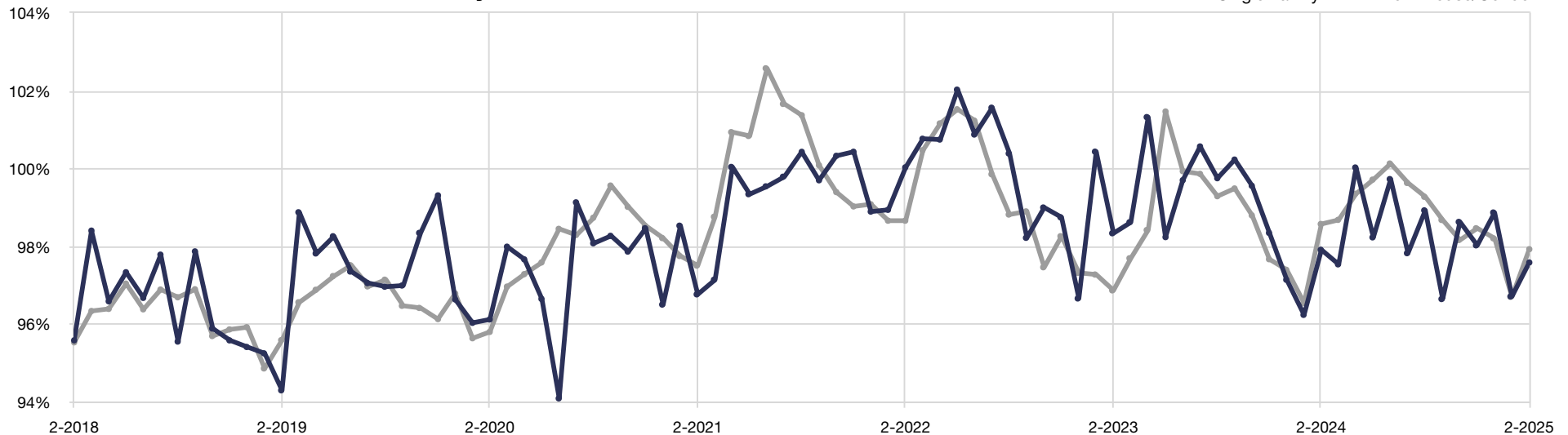
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	98.7%	+ 1.0%	97.5%	- 1.1%
Apr-2024	99.3%	+ 0.9%	100.0%	- 1.3%
May-2024	99.7%	- 1.8%	98.2%	0.0%
Jun-2024	100.1%	+ 0.2%	99.7%	0.0%
Jul-2024	99.6%	- 0.3%	97.8%	- 2.8%
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%
12-Month Avg*	98.8%	- 0.1%	98.3%	- 0.9%

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

Historical Percent of List Price Received by Month

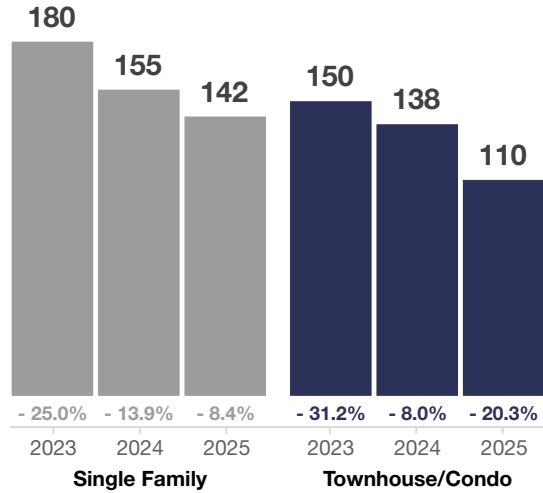


Housing Affordability Index

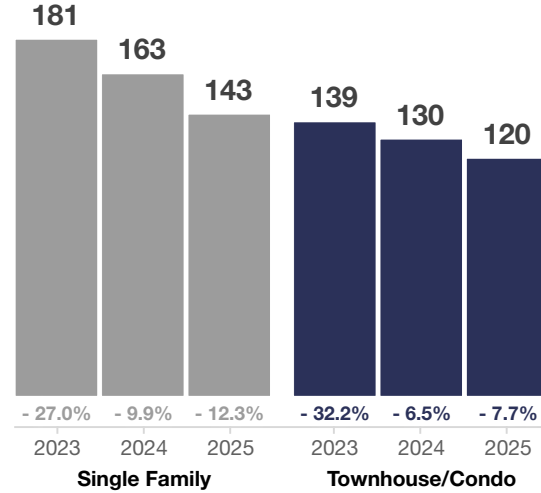
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

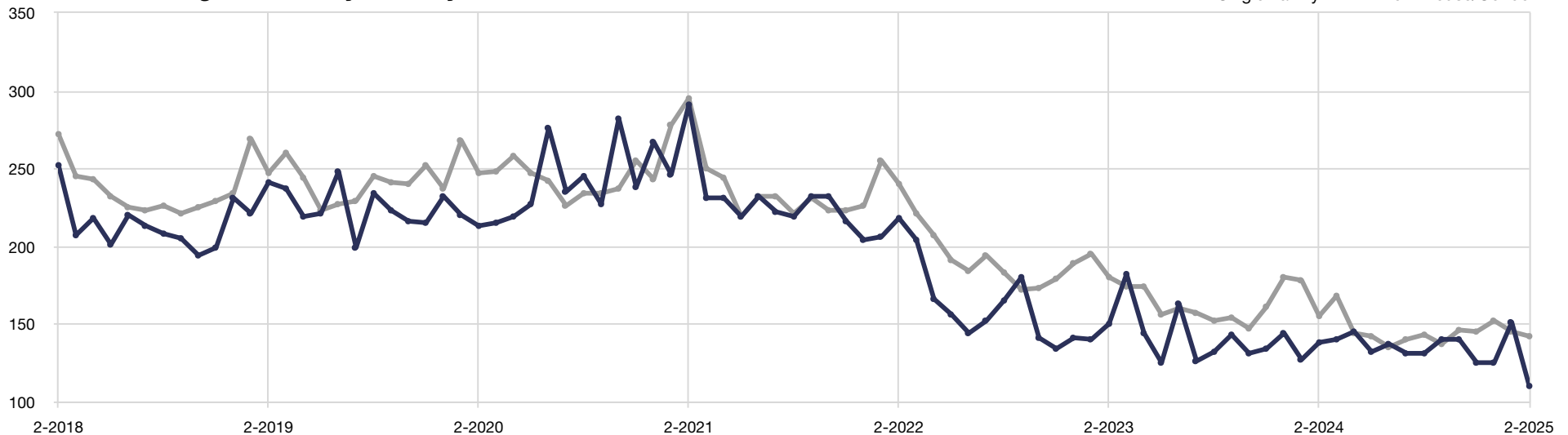


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	168	- 3.4%	140	- 23.1%
Apr-2024	144	- 17.2%	145	+ 0.7%
May-2024	142	- 9.0%	132	+ 5.6%
Jun-2024	135	- 15.6%	137	- 16.0%
Jul-2024	140	- 10.8%	131	+ 4.0%
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	145	- 18.5%	151	+ 18.9%
Feb-2025	142	- 8.4%	110	- 20.3%
12-Month Avg	145	- 10.5%	134	- 5.0%

Historical Housing Affordability Index by Month

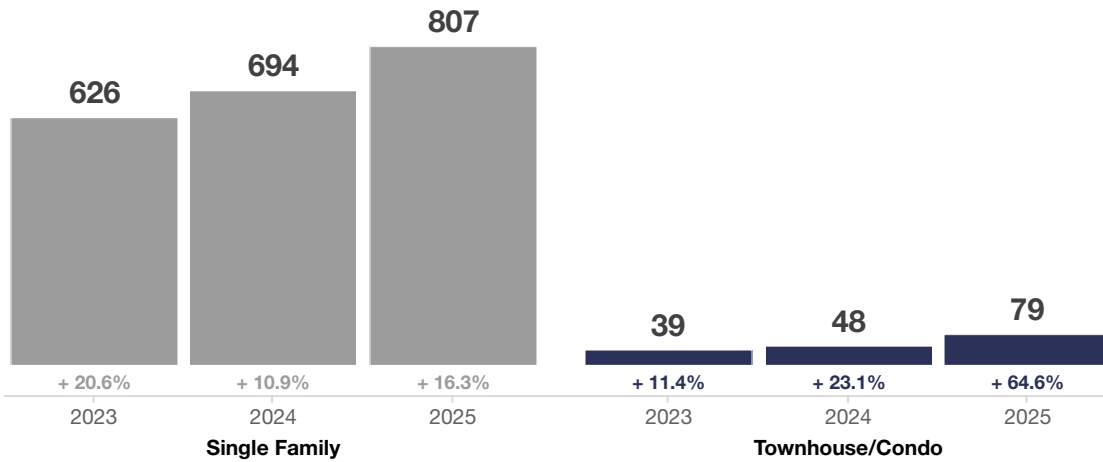


Inventory of Homes for Sale

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

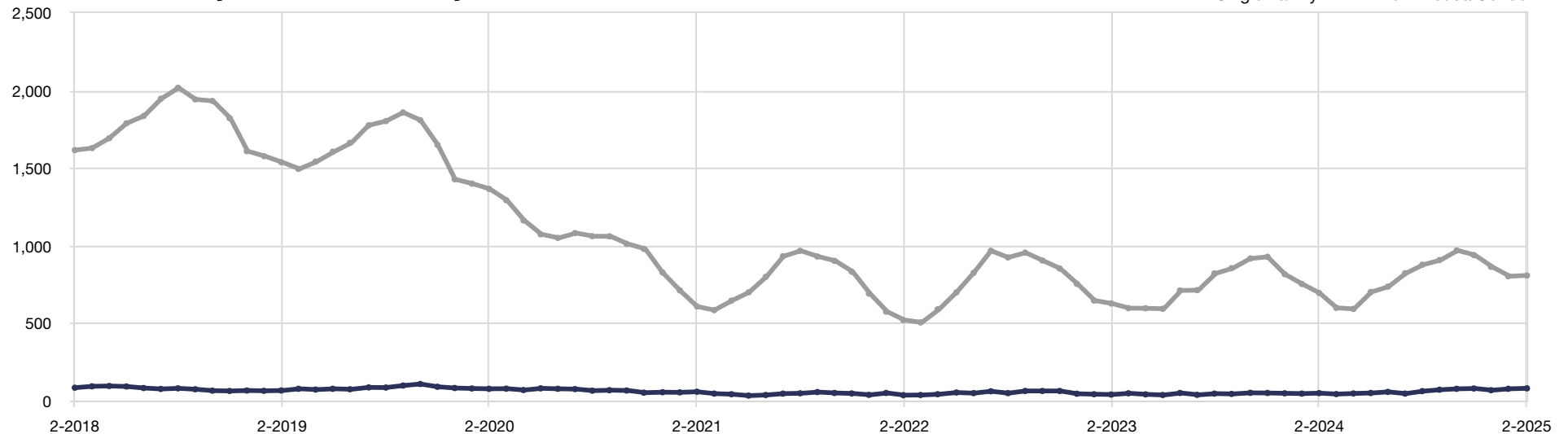


February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	598	+ 0.3%	42	- 10.6%
Apr-2024	591	- 0.7%	46	+ 15.0%
May-2024	700	+ 18.2%	49	+ 36.1%
Jun-2024	735	+ 3.5%	56	+ 14.3%
Jul-2024	821	+ 15.3%	45	+ 21.6%
Aug-2024	876	+ 6.8%	61	+ 35.6%
Sep-2024	906	+ 6.1%	70	+ 62.8%
Oct-2024	968	+ 5.7%	76	+ 52.0%
Nov-2024	938	+ 1.2%	78	+ 59.2%
Dec-2024	862	+ 5.8%	67	+ 42.6%
Jan-2025	802	+ 6.6%	76	+ 68.9%
Feb-2025	807	+ 16.3%	79	+ 64.6%
12-Month Avg	800	+ 6.8%	62	+ 37.8%

Historical Inventory of Homes for Sale by Month

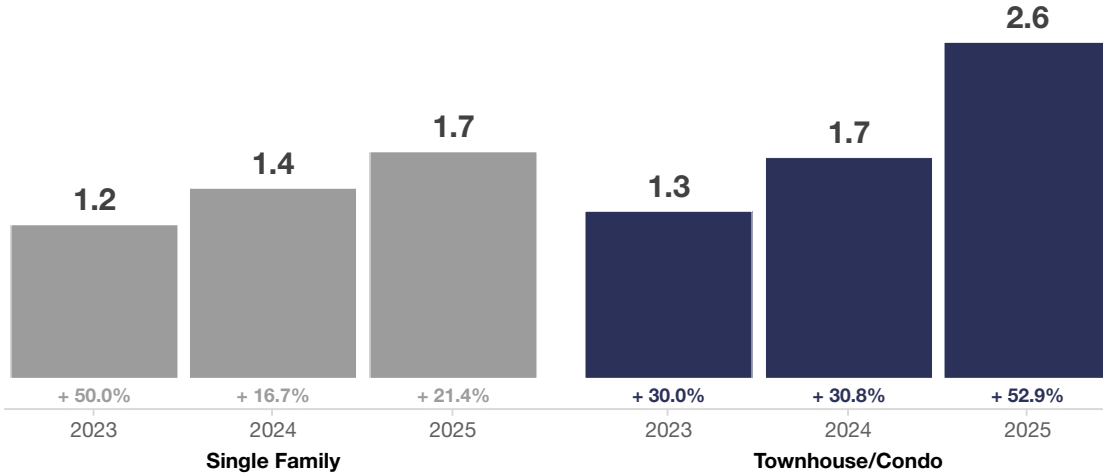


Months Supply of Inventory

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.



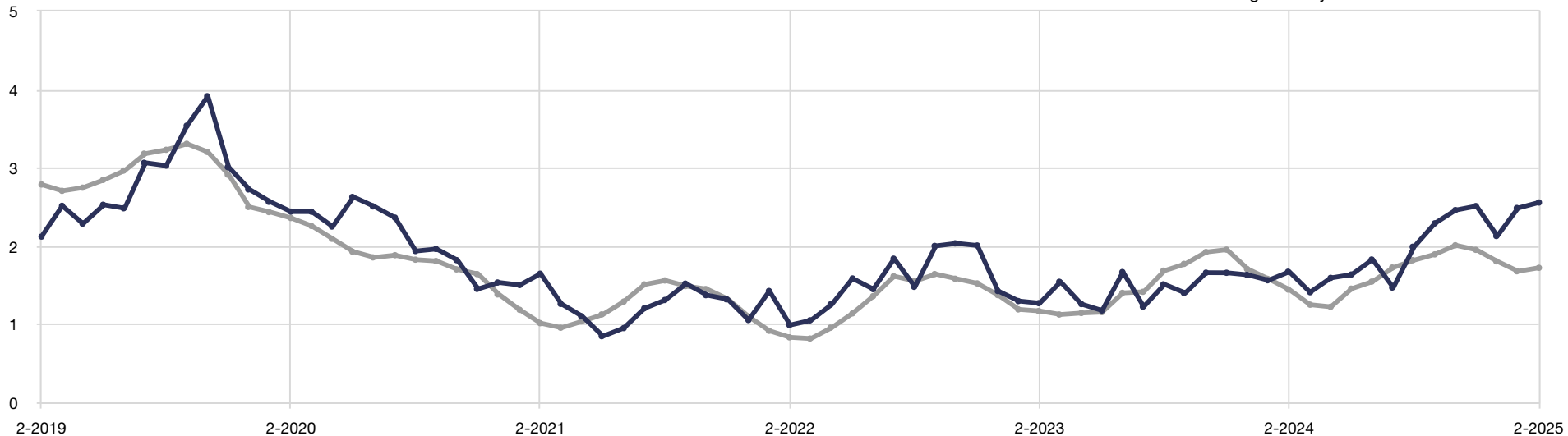
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Mar-2024	1.2	+ 9.1%	1.4	- 6.7%
Apr-2024	1.2	+ 9.1%	1.6	+ 23.1%
May-2024	1.5	+ 25.0%	1.6	+ 33.3%
Jun-2024	1.5	+ 7.1%	1.8	+ 5.9%
Jul-2024	1.7	+ 21.4%	1.5	+ 25.0%
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%	2.5	+ 47.1%
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%	2.5	+ 56.3%
Feb-2025	1.7	+ 21.4%	2.6	+ 52.9%
12-Month Avg*	1.7	+ 9.7%	2.0	+ 35.7%

* Months Supply for all properties from March 2024 through February 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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		532	504	- 5.3%	999	1,000	+ 0.1%
Pending Sales		468	360	- 23.1%	877	762	- 13.1%
Closed Sales		424	390	- 8.0%	792	739	- 6.7%
Days on Market Until Sale		47	51	+ 8.5%	46	49	+ 6.5%
Median Sales Price		\$180,000	\$205,000	+ 13.9%	\$172,125	\$200,000	+ 16.2%
Average Sales Price		\$211,387	\$234,781	+ 11.1%	\$203,990	\$225,916	+ 10.7%
Percent of List Price Received		98.5%	97.9%	- 0.6%	97.6%	97.3%	- 0.3%
Housing Affordability Index		155	138	- 11.0%	162	142	- 12.3%
Inventory of Homes for Sale		742	886	+ 19.4%	—	—	—
Months Supply of Inventory		1.5	1.8	+ 20.0%	—	—	—