

Monthly Indicators

Carroll, Stark, and Trumbull counties



October 2024

U.S. existing-home sales unexpectedly slipped 1.0% month-over-month and 3.5% year-over-year to a seasonally adjusted annual rate of 3.84 million, the lowest level in more than a decade, according to the National Association of REALTORS® (NAR). Prospective buyers have pulled back in recent months, despite lower mortgage rates and more home choices compared to the same time last year.

New Listings increased 5.8 percent for Single Family homes and 16.7 percent for Townhouse/Condo homes. Pending Sales decreased 10.1 percent for Single Family homes and 13.8 percent for Townhouse/Condo homes. Inventory increased 15.6 percent for Single Family homes and 70.0 percent for Townhouse/Condo homes.

Median Sales Price increased 12.5 percent to \$199,900 for Single Family homes and 3.8 percent to \$207,500 for Townhouse/Condo homes. Days on Market increased 8.8 percent for Single Family homes and 126.1 percent for Townhouse/Condo homes. Months Supply of Inventory increased 15.8 percent for Single Family homes and 64.7 percent for Townhouse/Condo homes.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

Quick Facts

+ 0.7%

Change in
Closed Sales
All Properties

+ 11.1%

Change in
Median Sales Price
All Properties

+ 18.4%

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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		687	727	+ 5.8%	6,246	6,423	+ 2.8%
Pending Sales		473	425	- 10.1%	4,969	4,919	- 1.0%
Closed Sales		499	516	+ 3.4%	4,802	4,840	+ 0.8%
Days on Market Until Sale		34	37	+ 8.8%	34	37	+ 8.8%
Median Sales Price		\$177,750	\$199,900	+ 12.5%	\$175,000	\$193,000	+ 10.3%
Average Sales Price		\$214,950	\$234,675	+ 9.2%	\$205,063	\$224,080	+ 9.3%
Percent of List Price Received		98.8%	98.1%	- 0.7%	99.1%	99.0%	- 0.1%
Housing Affordability Index		147	145	- 1.4%	149	150	+ 0.7%
Inventory of Homes for Sale		916	1,059	+ 15.6%	—	—	—
Months Supply of Inventory		1.9	2.2	+ 15.8%	—	—	—

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.



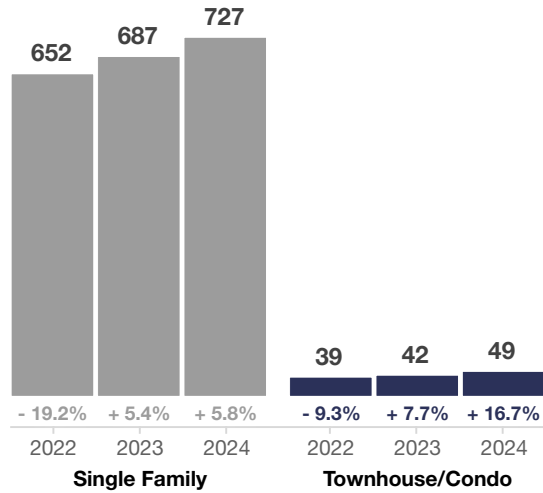
Key Metrics	Historical Sparkbars	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		42	49	+ 16.7%	361	420	+ 16.3%
Pending Sales		29	25	- 13.8%	310	326	+ 5.2%
Closed Sales		45	32	- 28.9%	312	317	+ 1.6%
Days on Market Until Sale		23	52	+ 126.1%	39	39	0.0%
Median Sales Price		\$200,000	\$207,500	+ 3.8%	\$204,950	\$210,000	+ 2.5%
Average Sales Price		\$210,878	\$220,244	+ 4.4%	\$217,068	\$217,737	+ 0.3%
Percent of List Price Received		99.6%	98.6%	- 1.0%	99.7%	98.3%	- 1.4%
Housing Affordability Index		131	140	+ 6.9%	127	138	+ 8.7%
Inventory of Homes for Sale		50	85	+ 70.0%	—	—	—
Months Supply of Inventory		1.7	2.8	+ 64.7%	—	—	—

New Listings

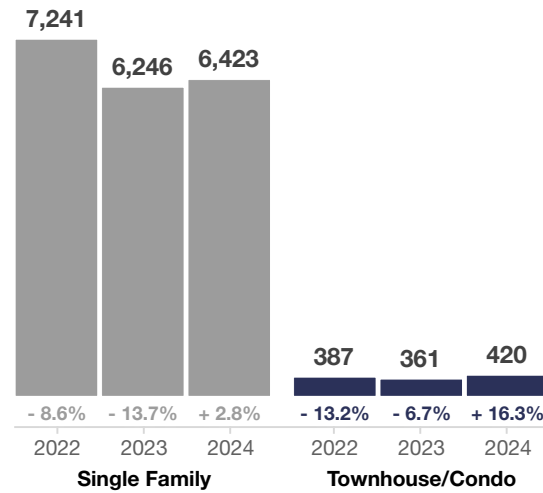
A count of the properties that have been newly listed on the market in a given month.



October

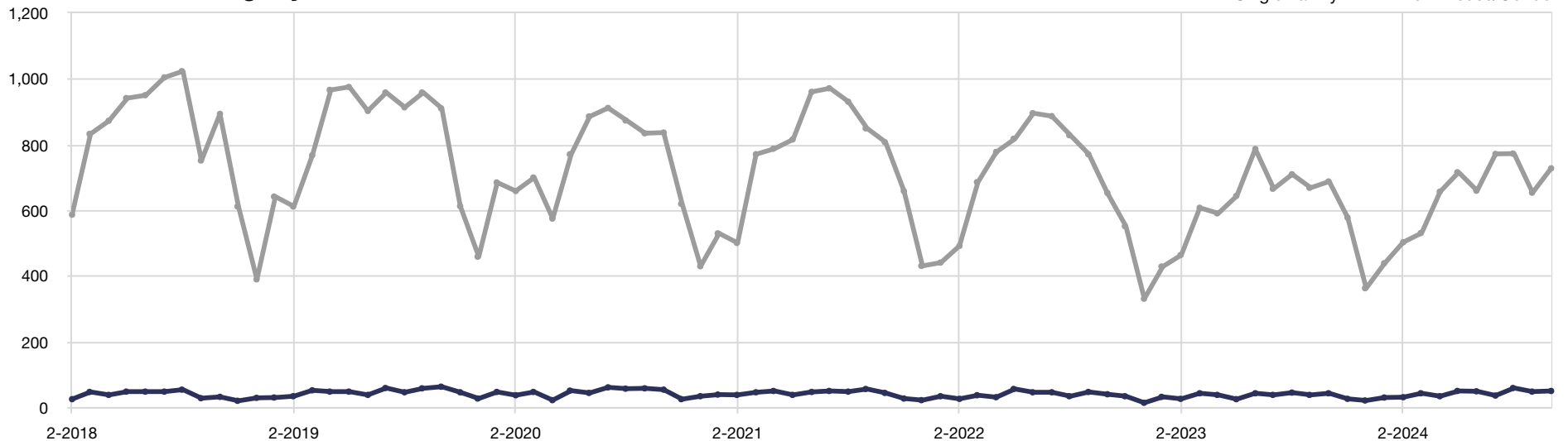


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	577	+ 4.7%	25	- 24.2%
Dec-2023	362	+ 9.7%	20	+ 53.8%
Jan-2024	438	+ 2.3%	29	- 6.5%
Feb-2024	502	+ 8.4%	30	+ 20.0%
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	772	+ 8.9%	58	+ 31.8%
Sep-2024	653	- 2.2%	47	+ 27.0%
Oct-2024	727	+ 5.8%	49	+ 16.7%
12-Month Avg	614	+ 3.4%	39	+ 14.7%

Historical New Listings by Month

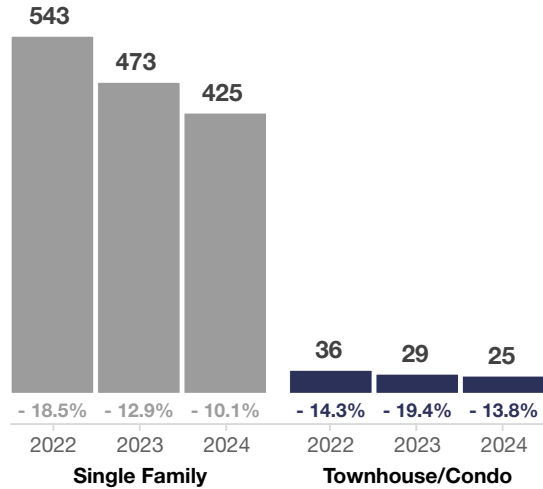


Pending Sales

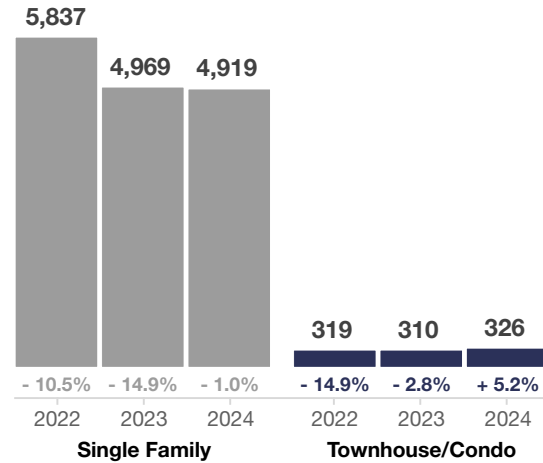
A count of the properties on which offers have been accepted in a given month.



October

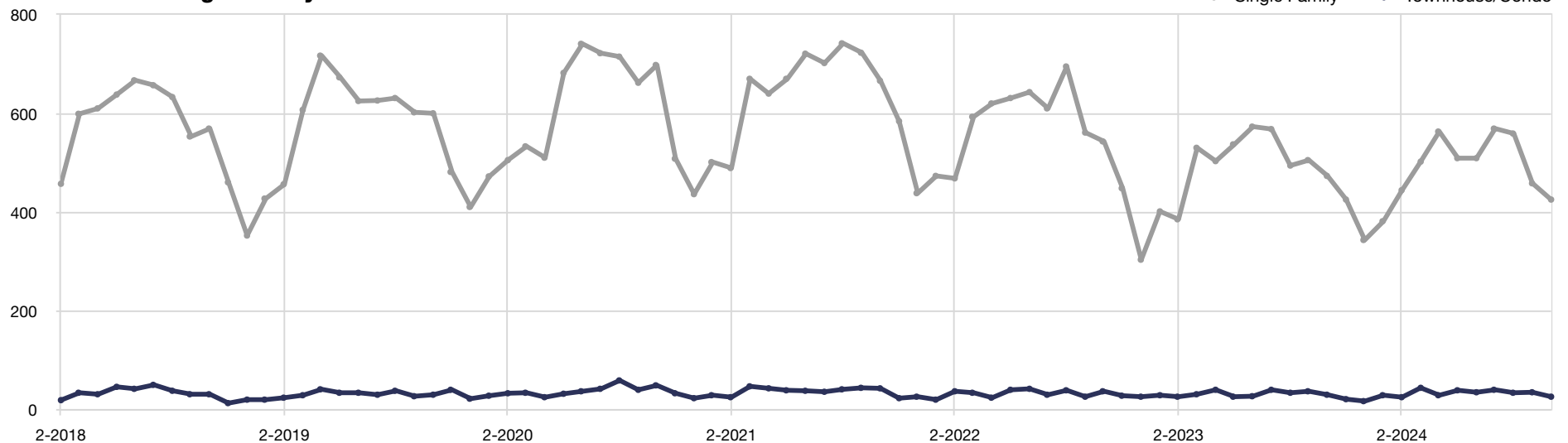


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	425	- 5.1%	20	- 25.9%
Dec-2023	343	+ 13.2%	16	- 36.0%
Jan-2024	381	- 5.0%	28	0.0%
Feb-2024	444	+ 15.3%	24	- 4.0%
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	509	- 11.2%	34	+ 30.8%
Jul-2024	569	+ 0.2%	39	0.0%
Aug-2024	559	+ 13.2%	33	0.0%
Sep-2024	458	- 9.3%	34	- 5.6%
Oct-2024	425	- 10.1%	25	- 13.8%
12-Month Avg	474	- 0.6%	30	0.0%

Historical Pending Sales by Month

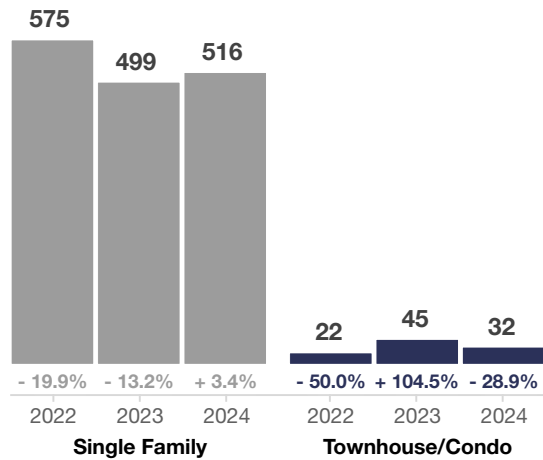


Closed Sales

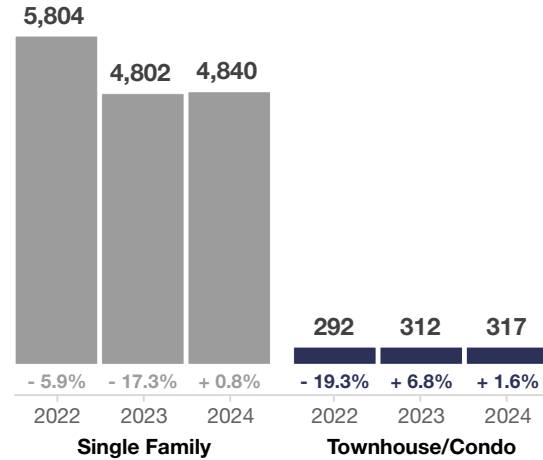
A count of the actual sales that closed in a given month.



October

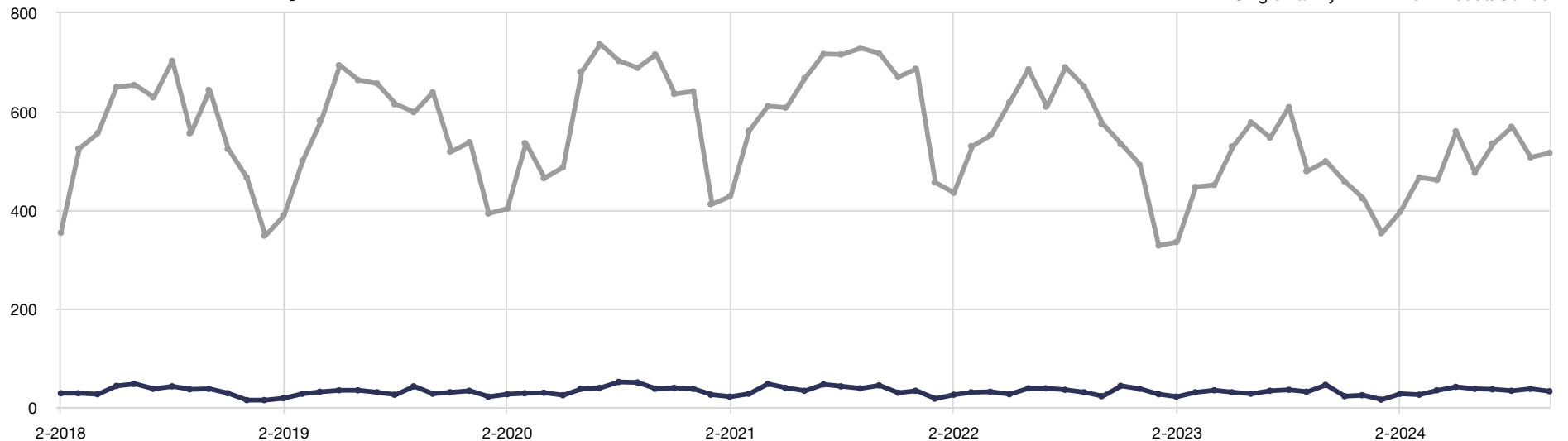


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	458	-14.2%	22	-48.8%
Dec-2023	424	-13.8%	24	-35.1%
Jan-2024	353	+7.6%	15	-42.3%
Feb-2024	397	+18.5%	27	+28.6%
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	535	-2.2%	36	+9.1%
Aug-2024	569	-6.6%	33	-5.7%
Sep-2024	507	+5.8%	37	+19.4%
Oct-2024	516	+3.4%	32	-28.9%
12-Month Avg	477	-1.9%	30	-9.1%

Historical Closed Sales by Month

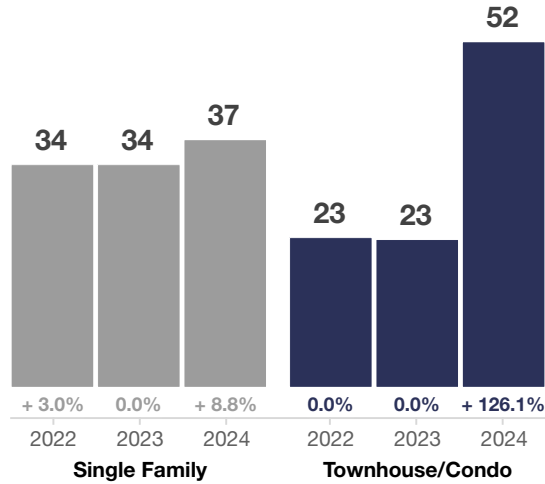


Days on Market Until Sale

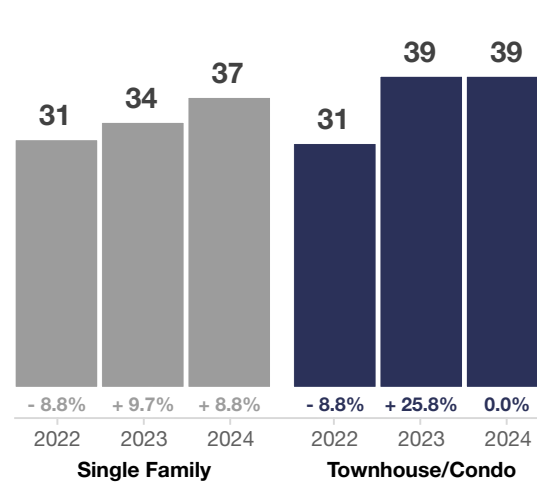
Average number of days between when a property is listed and when an offer is accepted in a given month.



October



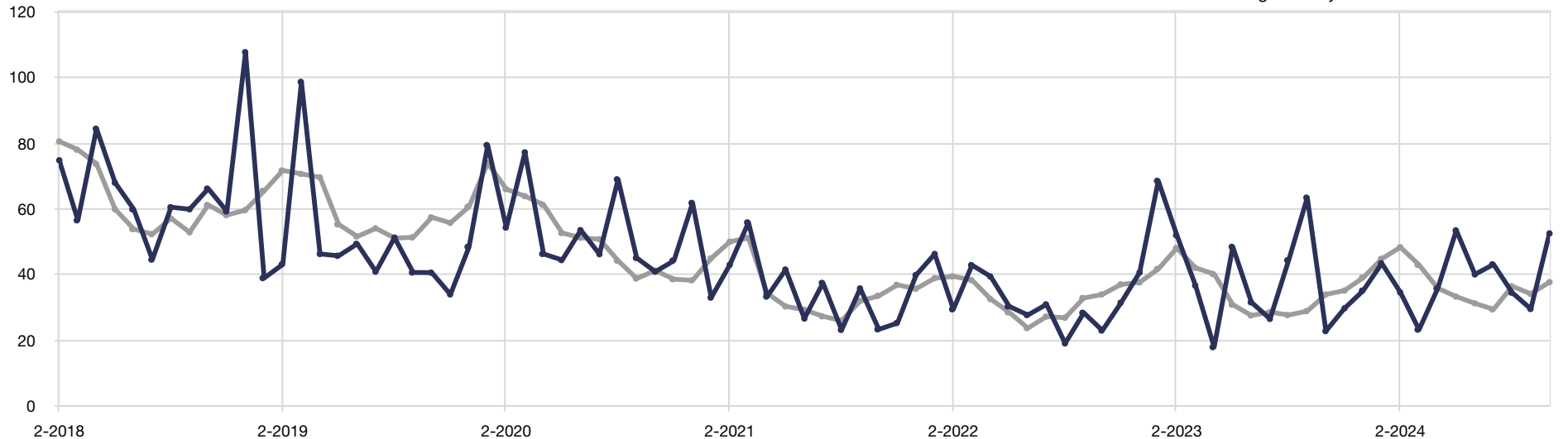
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	35	- 5.4%	30	- 3.2%
Dec-2023	39	+ 5.4%	35	- 12.5%
Jan-2024	45	+ 9.8%	43	- 36.8%
Feb-2024	48	0.0%	34	- 34.6%
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%	29	- 54.0%
Oct-2024	37	+ 8.8%	52	+ 126.1%
12-Month Avg*	37	+ 7.2%	38	- 0.2%

* Days on Market for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

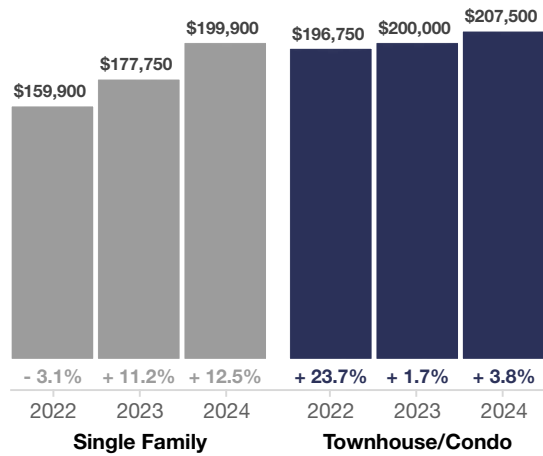


Median Sales Price

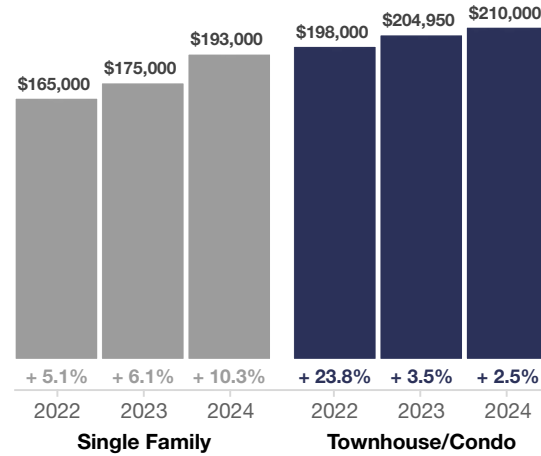
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



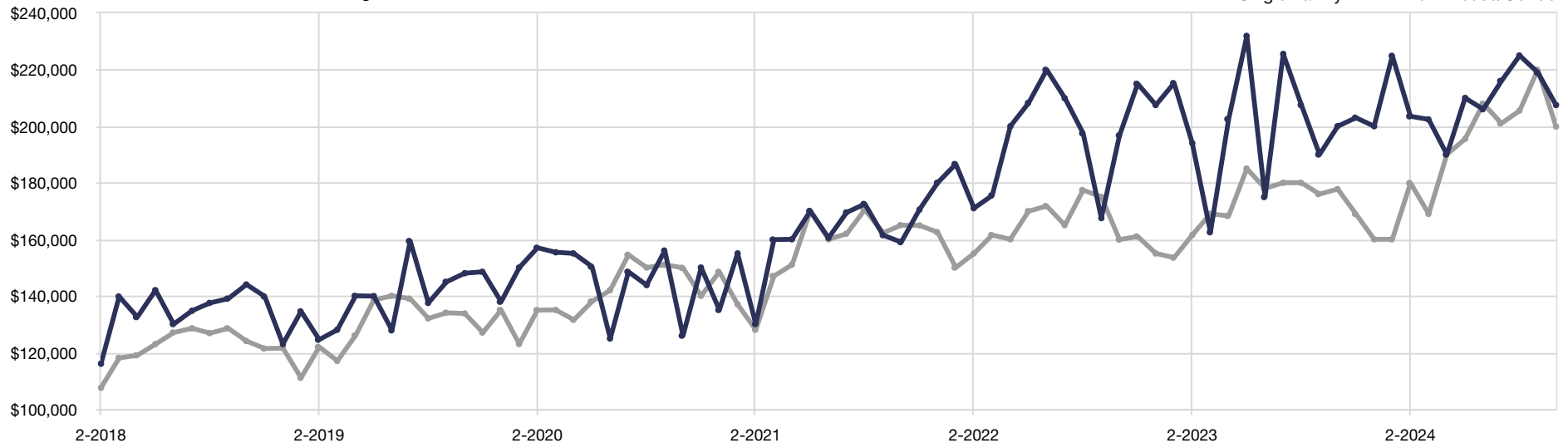
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	\$168,950	+ 4.9%	\$203,000	- 5.6%
Dec-2023	\$160,000	+ 3.2%	\$200,000	- 3.6%
Jan-2024	\$160,000	+ 4.2%	\$224,900	+ 4.5%
Feb-2024	\$179,900	+ 11.4%	\$203,500	+ 4.9%
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	\$201,000	+ 11.7%	\$216,000	- 4.2%
Aug-2024	\$205,500	+ 14.2%	\$225,000	+ 8.4%
Sep-2024	\$220,000	+ 25.0%	\$219,000	+ 15.3%
Oct-2024	\$199,900	+ 12.5%	\$207,500	+ 3.8%
12-Month Avg*	\$189,000	+ 10.5%	\$208,250	+ 0.7%

* Median Sales Price for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

Historical Median Sales Price by Month

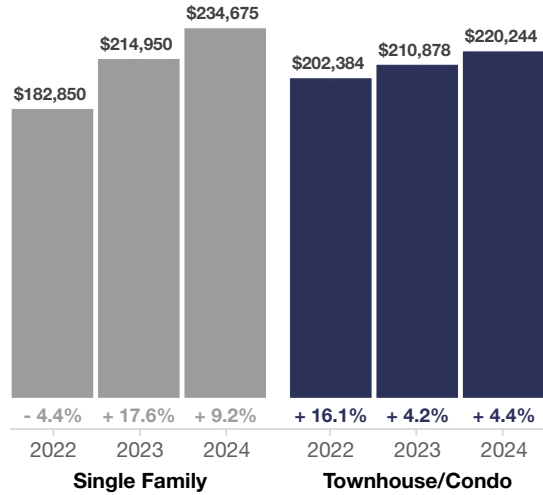


Average Sales Price

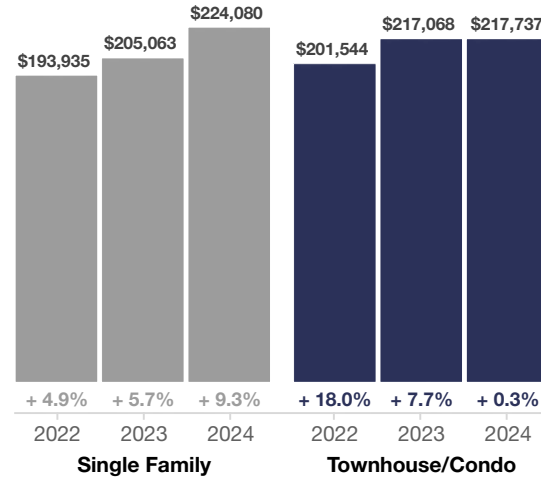
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



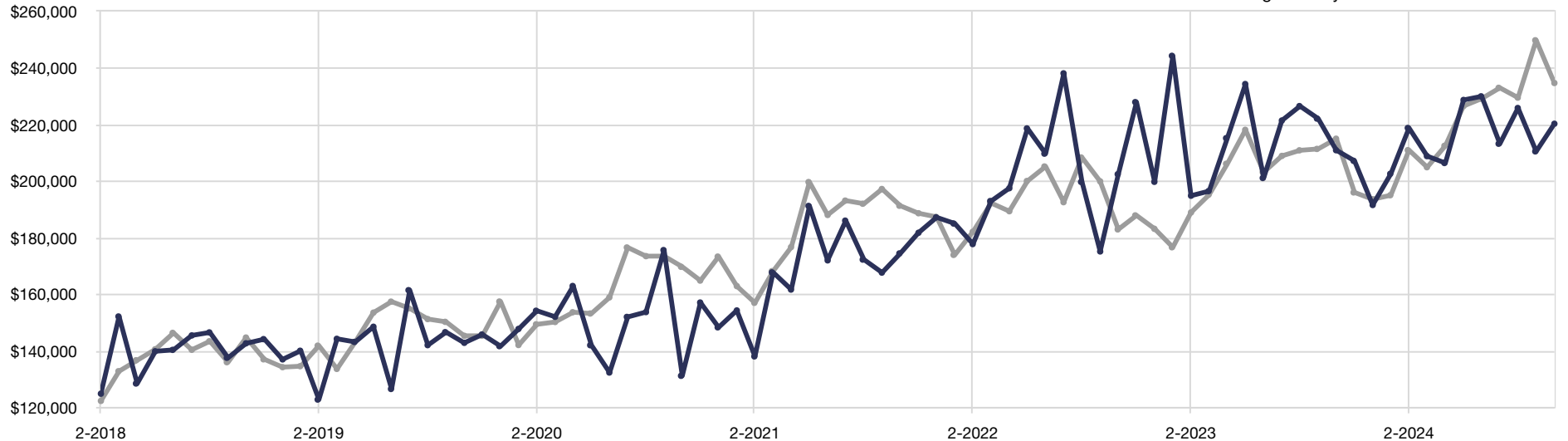
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	\$195,932	+ 4.3%	\$207,114	- 9.1%
Dec-2023	\$193,515	+ 5.7%	\$191,486	- 4.1%
Jan-2024	\$194,948	+ 10.4%	\$202,527	- 17.1%
Feb-2024	\$210,909	+ 11.7%	\$218,748	+ 12.3%
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	\$232,962	+ 11.5%	\$213,171	- 3.7%
Aug-2024	\$229,493	+ 8.8%	\$225,818	- 0.3%
Sep-2024	\$249,797	+ 18.2%	\$210,466	- 5.2%
Oct-2024	\$234,675	+ 9.2%	\$220,244	+ 4.4%
12-Month Avg*	\$219,578	+ 8.9%	\$215,545	- 0.5%

* Avg. Sales Price for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

Historical Average Sales Price by Month

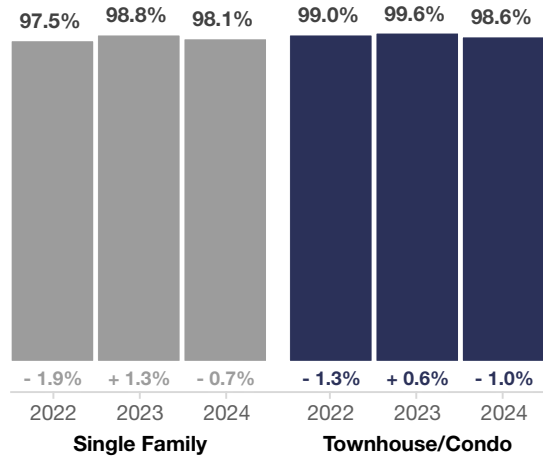


Percent of List Price Received

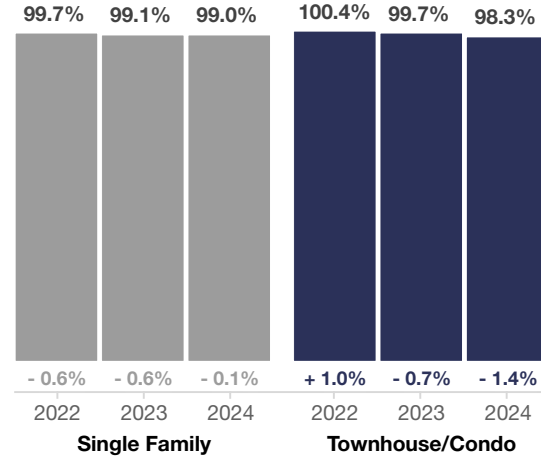
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



October



Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	97.7%	- 0.6%	98.3%	- 0.4%
Dec-2023	97.4%	+ 0.1%	97.1%	+ 0.4%
Jan-2024	96.5%	- 0.8%	96.2%	- 4.2%
Feb-2024	98.6%	+ 1.8%	97.9%	- 0.4%
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%	96.5%	- 3.7%
Oct-2024	98.1%	- 0.7%	98.6%	- 1.0%
12-Month Avg*	98.7%	- 0.1%	98.2%	- 1.1%

* Pct. of List Price Received for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

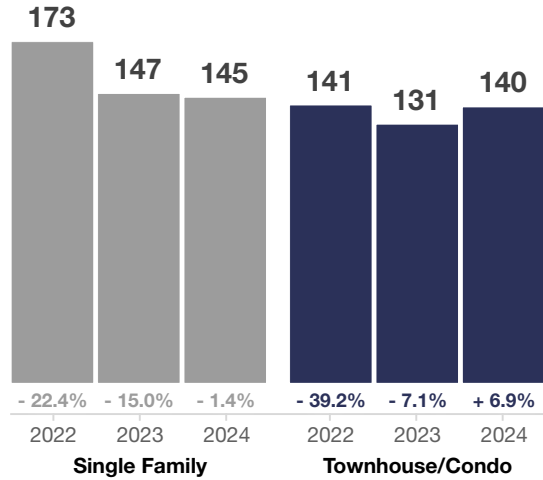


Housing Affordability Index

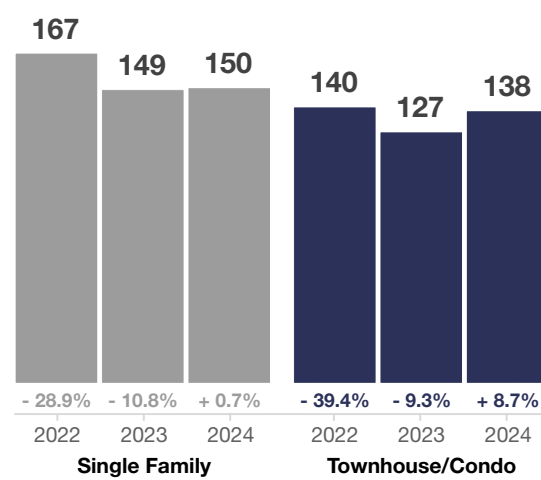
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

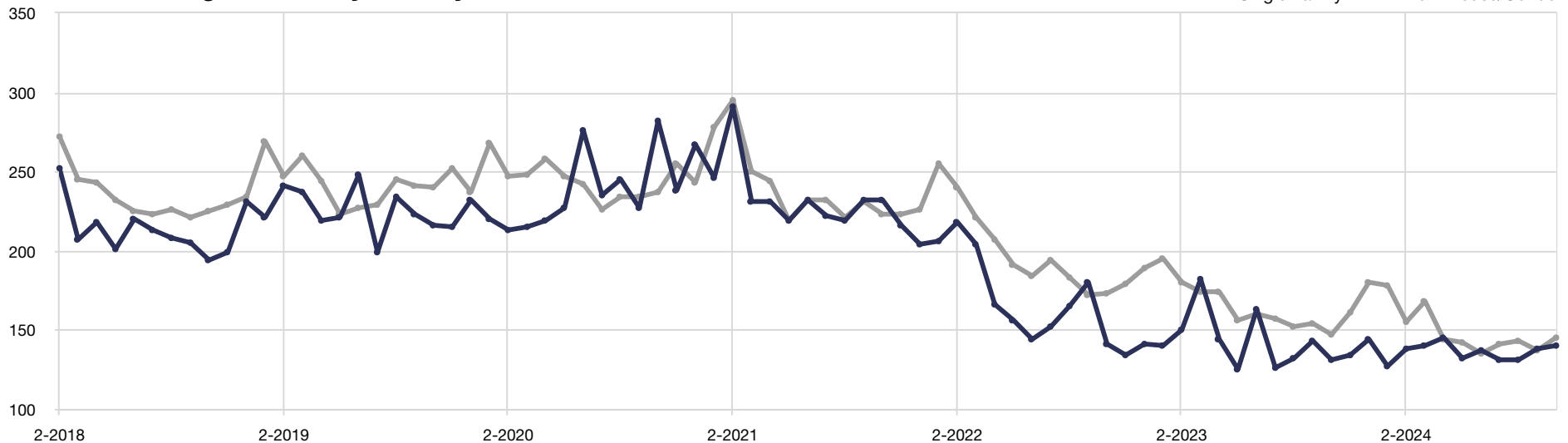


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	161	- 10.1%	134	0.0%
Dec-2023	180	- 4.8%	144	+ 2.1%
Jan-2024	178	- 8.7%	127	- 9.3%
Feb-2024	155	- 13.9%	138	- 8.0%
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	141	- 10.2%	131	+ 4.0%
Aug-2024	143	- 5.9%	131	- 0.8%
Sep-2024	137	- 11.0%	138	- 3.5%
Oct-2024	145	- 1.4%	140	+ 6.9%
12-Month Avg	152	- 9.5%	136	- 4.9%

Historical Housing Affordability Index by Month

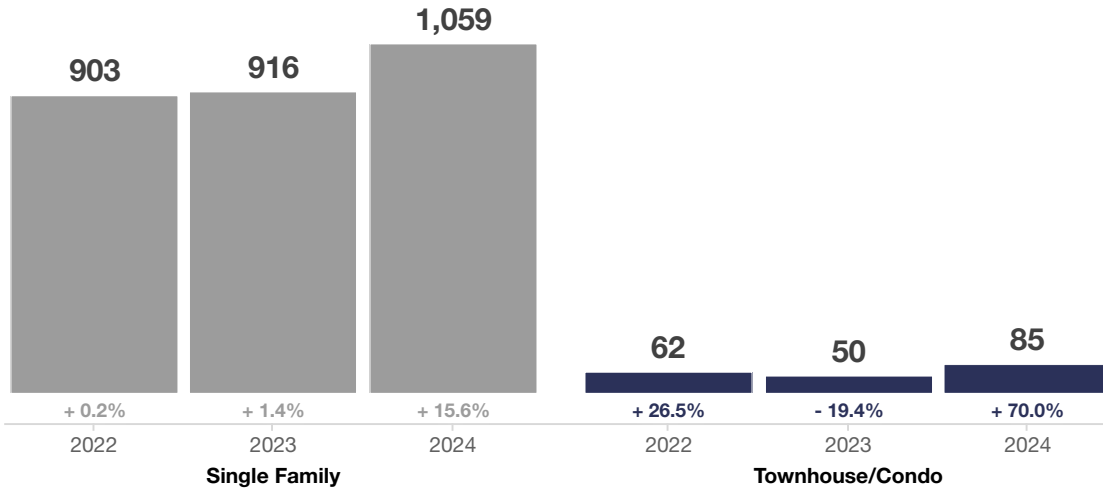


Inventory of Homes for Sale

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

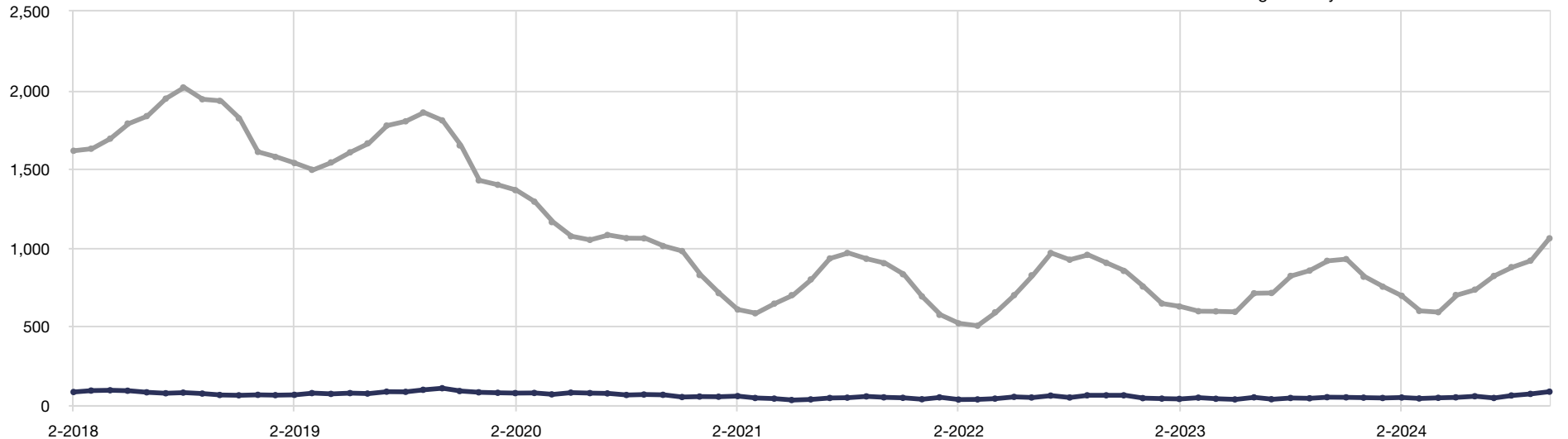


October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	927	+ 8.8%	49	- 21.0%
Dec-2023	815	+ 8.2%	47	+ 6.8%
Jan-2024	752	+ 16.6%	45	+ 9.8%
Feb-2024	694	+ 10.9%	48	+ 23.1%
Mar-2024	598	+ 0.3%	42	- 10.6%
Apr-2024	590	- 0.8%	46	+ 15.0%
May-2024	699	+ 18.1%	49	+ 36.1%
Jun-2024	733	+ 3.2%	56	+ 14.3%
Jul-2024	820	+ 15.2%	45	+ 21.6%
Aug-2024	876	+ 6.8%	61	+ 35.6%
Sep-2024	917	+ 7.4%	71	+ 65.1%
Oct-2024	1,059	+ 15.6%	85	+ 70.0%
12-Month Avg	790	+ 9.3%	54	+ 22.7%

Historical Inventory of Homes for Sale by Month

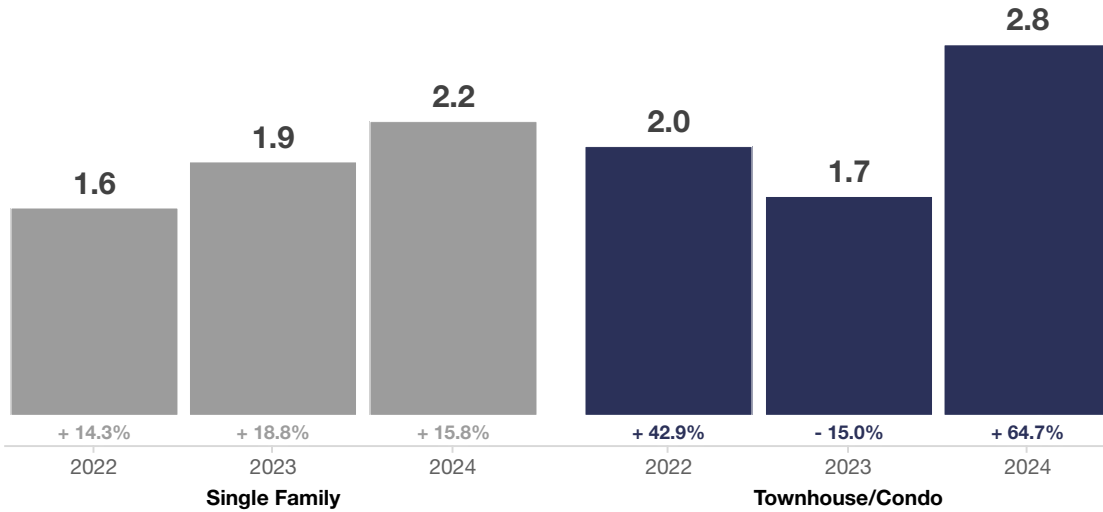


Months Supply of Inventory

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.



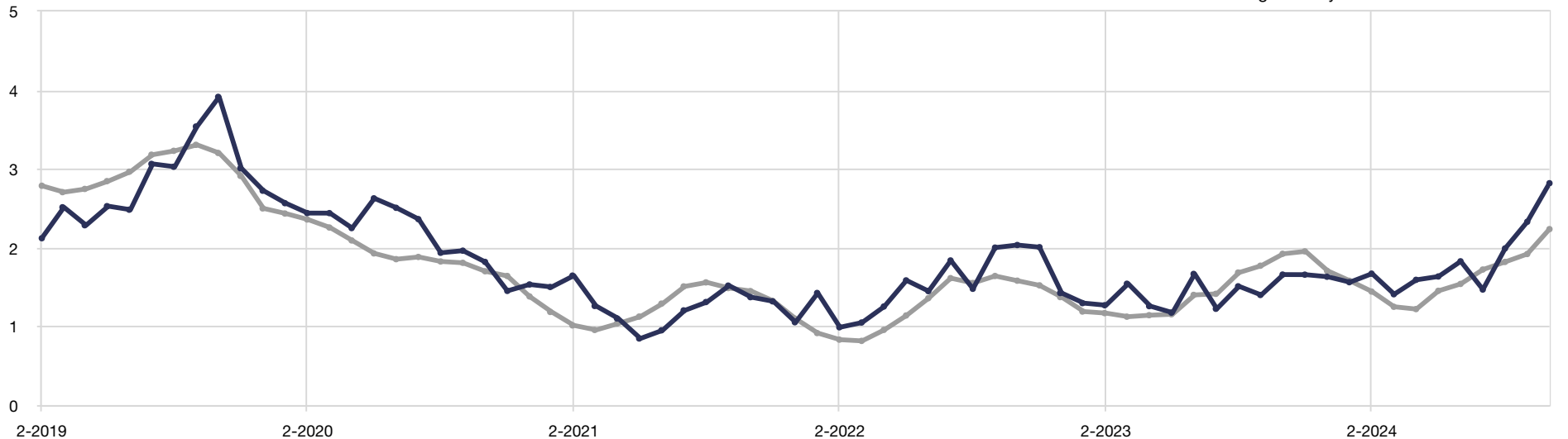
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2023	2.0	+ 33.3%	1.7	- 15.0%
Dec-2023	1.7	+ 21.4%	1.6	+ 14.3%
Jan-2024	1.6	+ 33.3%	1.6	+ 23.1%
Feb-2024	1.4	+ 16.7%	1.7	+ 30.8%
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	2.2	+ 15.8%	2.8	+ 64.7%
12-Month Avg*	1.7	+ 17.7%	1.8	+ 23.9%

* Months Supply for all properties from November 2023 through October 2024. 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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		729	776	+ 6.4%	6,607	6,843	+ 3.6%
Pending Sales		502	450	- 10.4%	5,279	5,245	- 0.6%
Closed Sales		544	548	+ 0.7%	5,114	5,157	+ 0.8%
Days on Market Until Sale		33	38	+ 15.2%	34	37	+ 8.8%
Median Sales Price		\$179,950	\$200,000	+ 11.1%	\$175,600	\$195,000	+ 11.0%
Average Sales Price		\$214,602	\$233,802	+ 8.9%	\$205,815	\$223,678	+ 8.7%
Percent of List Price Received		98.9%	98.2%	- 0.7%	99.1%	98.9%	- 0.2%
Housing Affordability Index		145	145	0.0%	148	148	0.0%
Inventory of Homes for Sale		966	1,144	+ 18.4%	—	—	—
Months Supply of Inventory		1.9	2.3	+ 21.1%	—	—	—