

# Monthly Indicators

Carroll, Stark, and Trumbull counties



## November 2024

U.S. existing-home sales rose 3.4% month-over-month and 2.9% year-over-year to a seasonally adjusted annual rate of 3.96 million units, exceeding economists' expectations for the month and marking the first annual gain since July 2021, according to the National Association of REALTORS® (NAR). Lower mortgage rates in late summer and early fall helped sales increase across all four regions.

New Listings decreased 7.5 percent for Single Family homes but increased 12.0 percent for Townhouse/Condo homes. Pending Sales decreased 15.1 percent for Single Family homes and 5.0 percent for Townhouse/Condo homes. Inventory increased 6.8 percent for Single Family homes and 65.3 percent for Townhouse/Condo homes.

Median Sales Price increased 15.4 percent to \$195,000 for Single Family homes and 11.3 percent to \$225,900 for Townhouse/Condo homes. Days on Market remained flat for Single Family homes but increased 20.0 percent for Townhouse/Condo properties.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

## Quick Facts

**+ 6.5%**

Change in  
**Closed Sales**  
All Properties

**+ 16.6%**

Change in  
**Median Sales Price**  
All Properties

**+ 9.7%**

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	11-2023	11-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		577	<b>534</b>	- 7.5%	6,823	<b>6,957</b>	+ 2.0%
<b>Pending Sales</b>		425	<b>361</b>	- 15.1%	5,394	<b>5,372</b>	- 0.4%
<b>Closed Sales</b>		458	<b>480</b>	+ 4.8%	5,260	<b>5,323</b>	+ 1.2%
<b>Days on Market Until Sale</b>		35	<b>35</b>	0.0%	34	<b>36</b>	+ 5.9%
<b>Median Sales Price</b>		\$168,950	<b>\$195,000</b>	+ 15.4%	\$175,000	<b>\$193,500</b>	+ 10.6%
<b>Average Sales Price</b>		\$195,932	<b>\$239,748</b>	+ 22.4%	\$204,273	<b>\$225,505</b>	+ 10.4%
<b>Percent of List Price Received</b>		97.7%	<b>98.5%</b>	+ 0.8%	99.0%	<b>98.9%</b>	- 0.1%
<b>Housing Affordability Index</b>		161	<b>145</b>	- 9.9%	155	<b>146</b>	- 5.8%
<b>Inventory of Homes for Sale</b>		927	<b>990</b>	+ 6.8%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.1</b>	+ 5.0%	—	—	—

# 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.



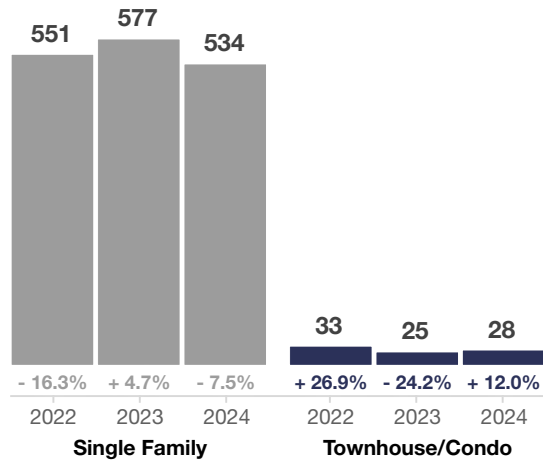
Key Metrics	Historical Sparkbars	11-2023	11-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		25	<b>28</b>	+ 12.0%	386	<b>448</b>	+ 16.1%
<b>Pending Sales</b>		20	<b>19</b>	- 5.0%	330	<b>354</b>	+ 7.3%
<b>Closed Sales</b>		22	<b>31</b>	+ 40.9%	334	<b>349</b>	+ 4.5%
<b>Days on Market Until Sale</b>		30	<b>36</b>	+ 20.0%	39	<b>39</b>	0.0%
<b>Median Sales Price</b>		\$203,000	<b>\$225,900</b>	+ 11.3%	\$204,950	<b>\$212,500</b>	+ 3.7%
<b>Average Sales Price</b>		\$207,114	<b>\$227,447</b>	+ 9.8%	\$216,408	<b>\$218,568</b>	+ 1.0%
<b>Percent of List Price Received</b>		98.3%	<b>98.0%</b>	- 0.3%	99.6%	<b>98.3%</b>	- 1.3%
<b>Housing Affordability Index</b>		134	<b>125</b>	- 6.7%	133	<b>133</b>	0.0%
<b>Inventory of Homes for Sale</b>		49	<b>81</b>	+ 65.3%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>2.6</b>	+ 52.9%	—	—	—

# New Listings

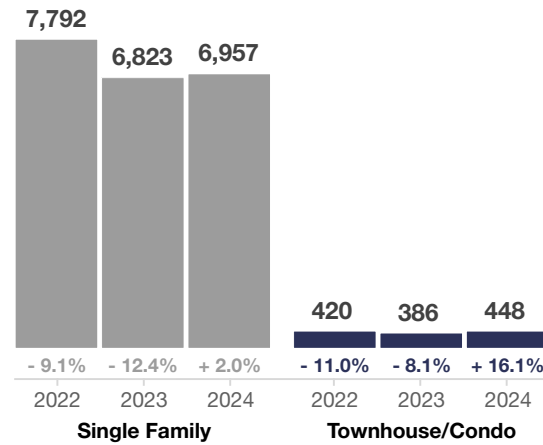
A count of the properties that have been newly listed on the market in a given month.



## November

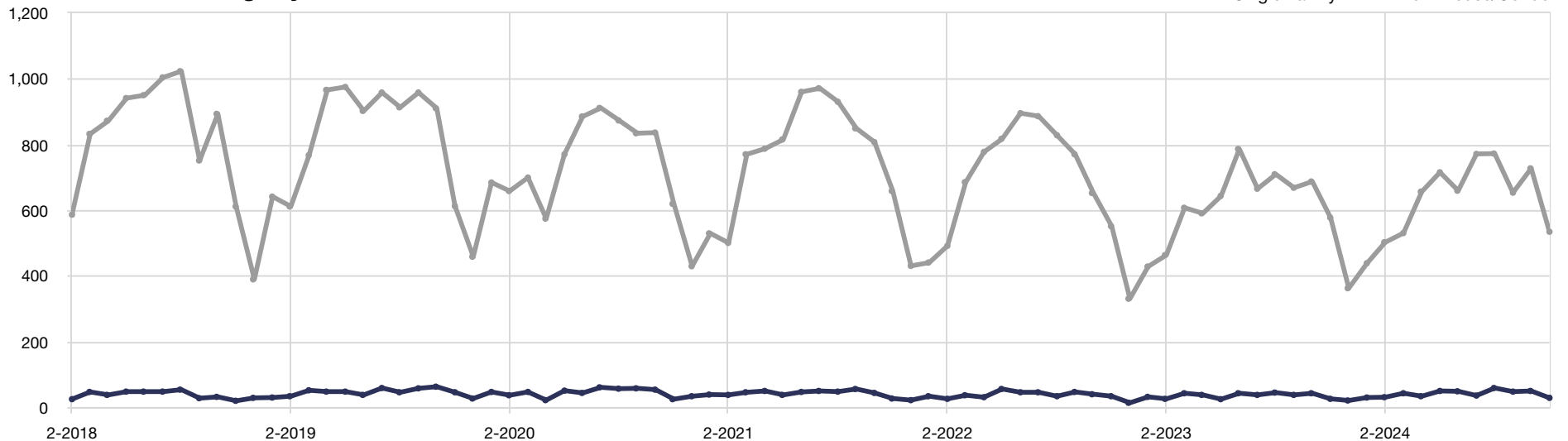


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-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%
<b>Nov-2024</b>	<b>534</b>	<b>- 7.5%</b>	<b>28</b>	<b>+ 12.0%</b>
12-Month Avg	610	+ 2.3%	39	+ 18.2%

## Historical New Listings by Month

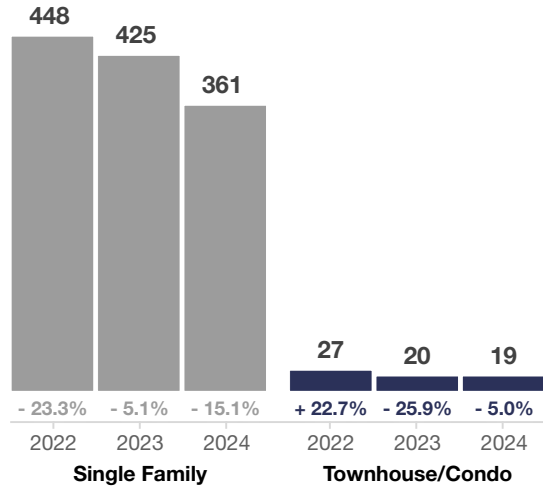


# Pending Sales

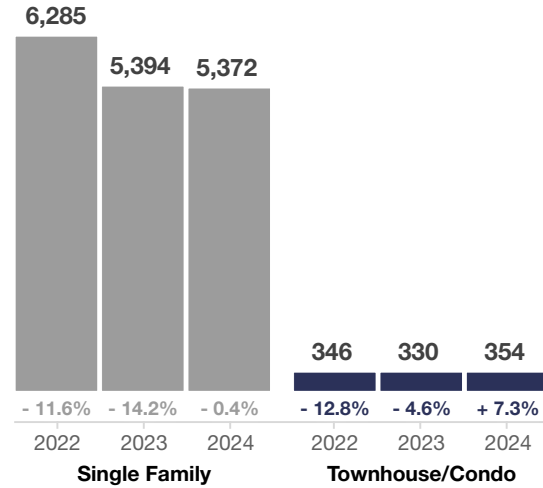
A count of the properties on which offers have been accepted in a given month.



## November

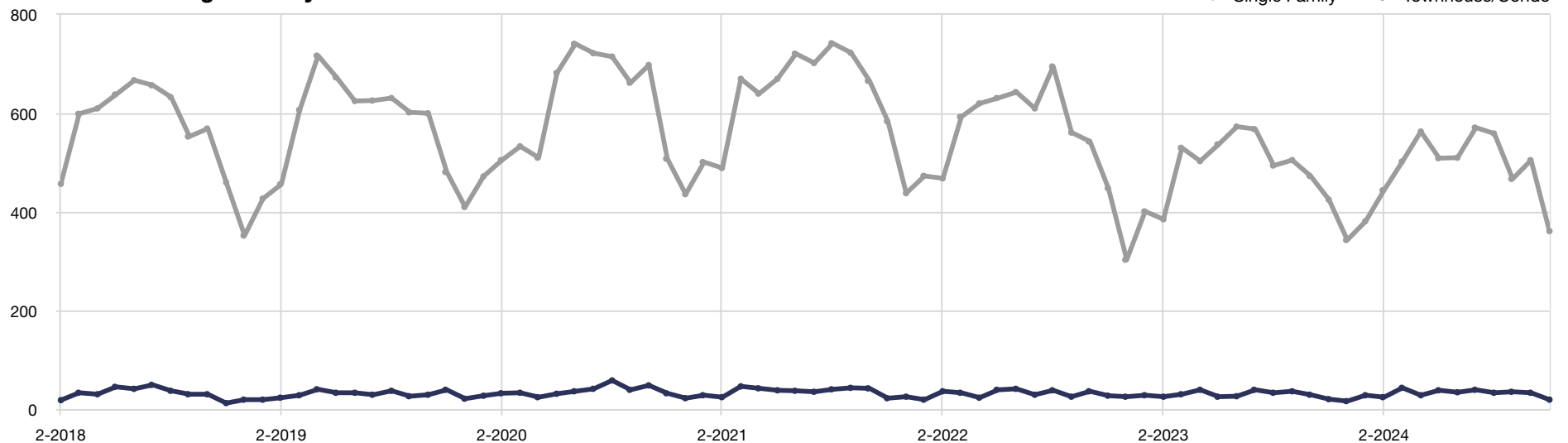


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-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	510	- 11.0%	34	+ 30.8%
Jul-2024	571	+ 0.5%	39	0.0%
Aug-2024	559	+ 13.2%	33	0.0%
Sep-2024	467	- 7.5%	35	- 2.8%
Oct-2024	505	+ 6.8%	33	+ 13.8%
<b>Nov-2024</b>	<b>361</b>	<b>- 15.1%</b>	<b>19</b>	<b>- 5.0%</b>
12-Month Avg	476	+ 0.2%	31	+ 3.3%

## Historical Pending Sales by Month

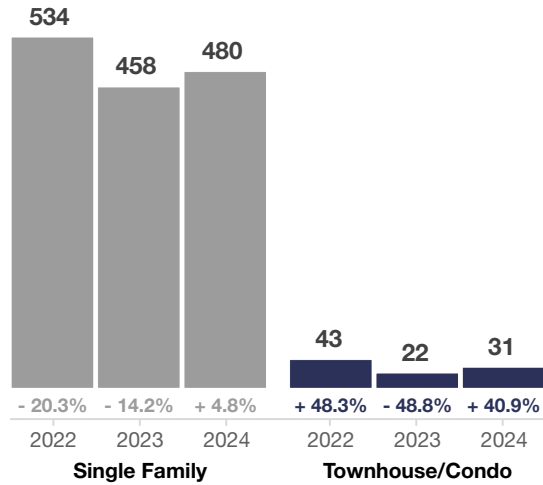


# Closed Sales

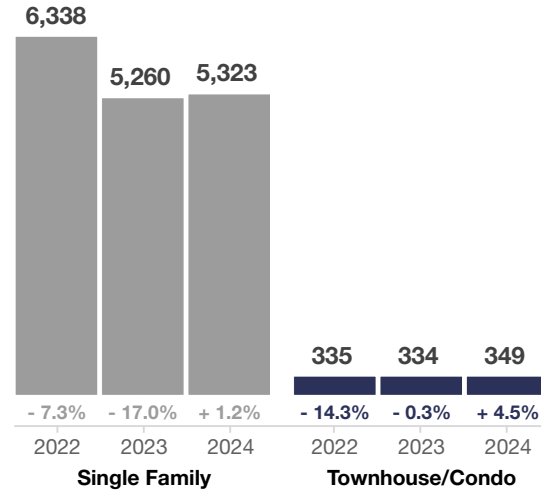
A count of the actual sales that closed in a given month.



## November

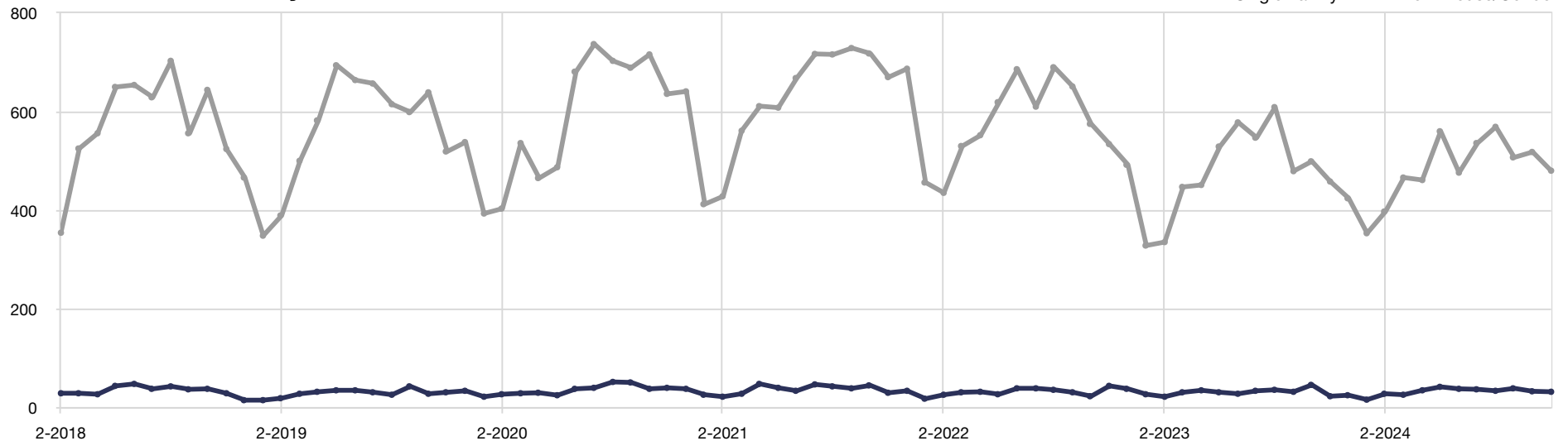


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-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	536	-2.0%	36	+9.1%
Aug-2024	569	-6.6%	33	-5.7%
Sep-2024	507	+5.8%	38	+22.6%
Oct-2024	518	+3.8%	32	-28.9%
<b>Nov-2024</b>	<b>480</b>	<b>+4.8%</b>	<b>31</b>	<b>+40.9%</b>
12-Month Avg	479	0.0%	31	0.0%

## Historical Closed Sales by Month

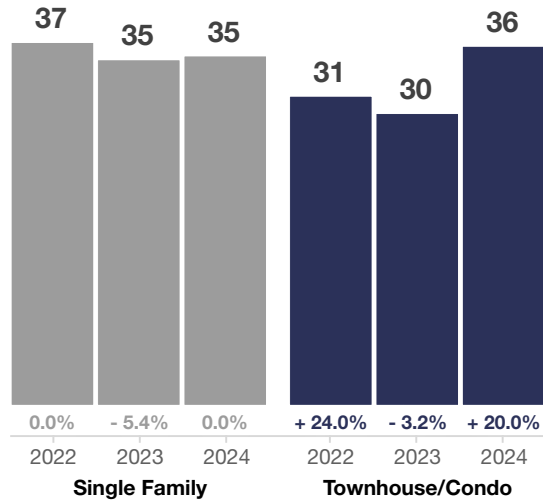


# Days on Market Until Sale

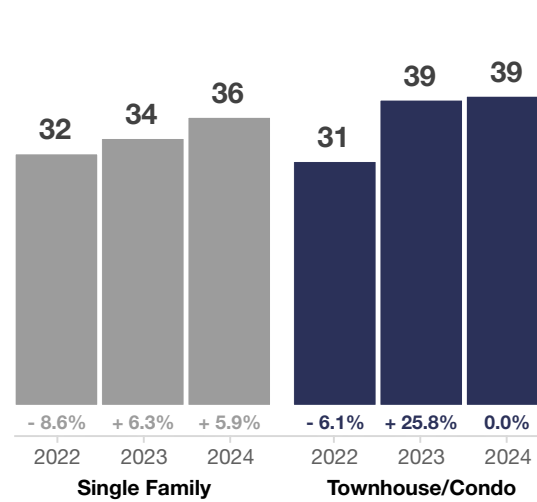
Average number of days between when a property is listed and when an offer is accepted in a given month.



## November



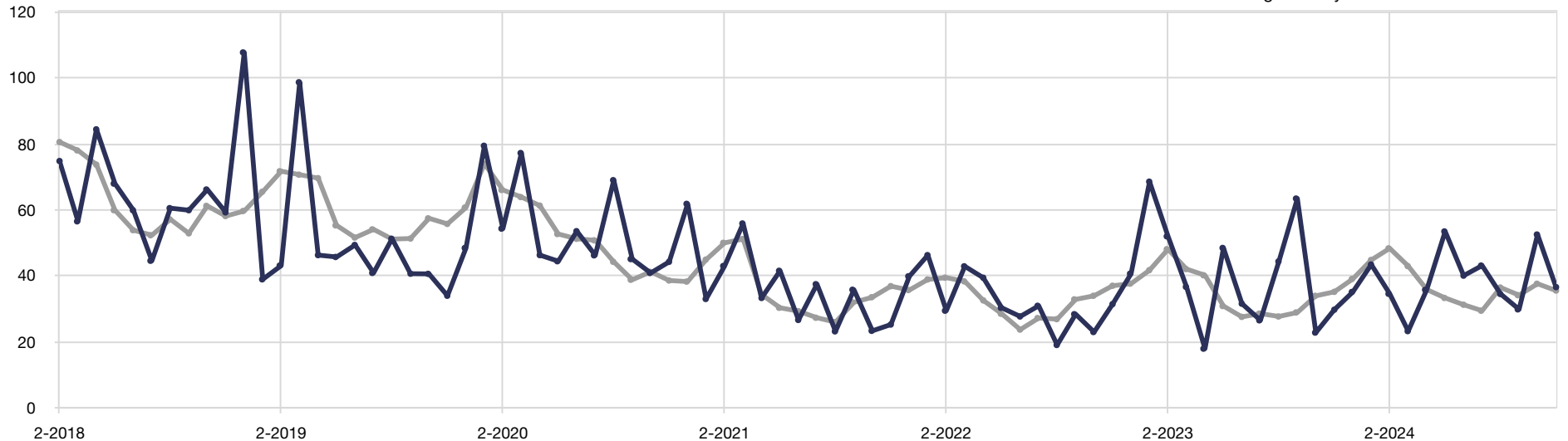
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	30	- 52.4%
Oct-2024	37	+ 8.8%	52	+ 126.1%
<b>Nov-2024</b>	<b>35</b>	<b>0.0%</b>	<b>36</b>	<b>+ 20.0%</b>
12-Month Avg*	37	+ 7.9%	39	- 0.1%

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

## Historical Days on Market Until Sale by Month

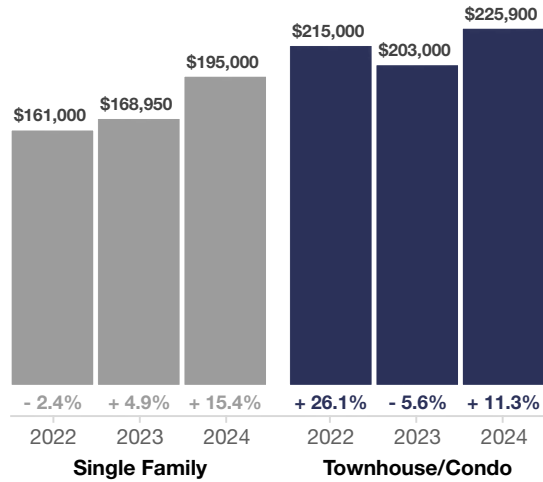


# Median Sales Price

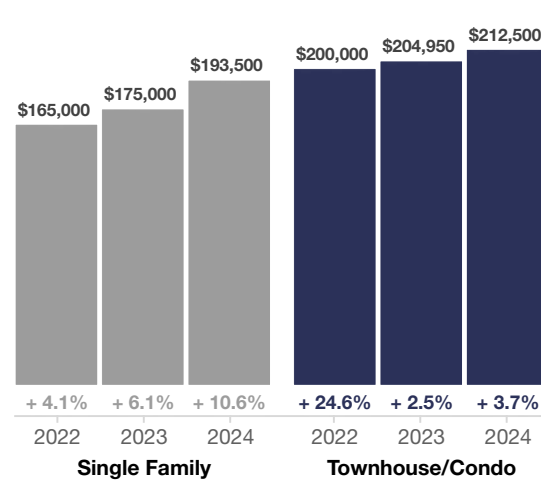
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## November



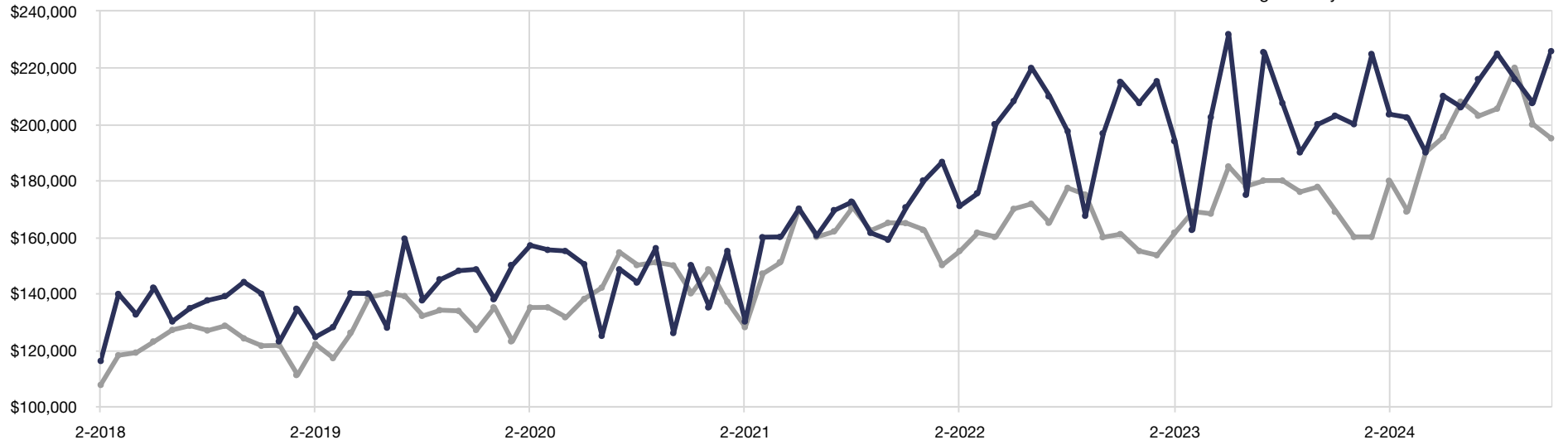
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$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	\$199,900	+ 12.5%	\$207,500	+ 3.8%
<b>Nov-2024</b>	<b>\$195,000</b>	<b>+ 15.4%</b>	<b>\$225,900</b>	<b>+ 11.3%</b>
12-Month Avg*	\$190,000	+ 10.5%	\$210,000	+ 2.4%

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

## Historical Median Sales Price by Month



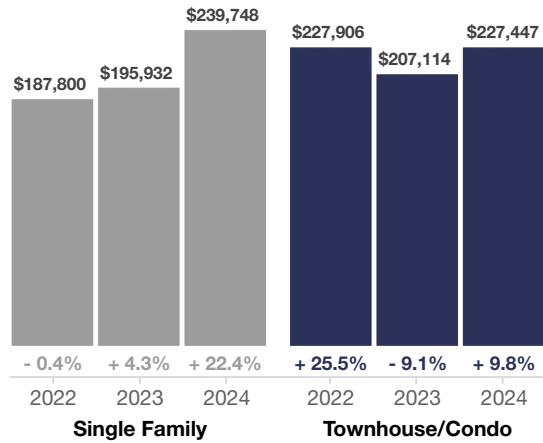


# Average Sales Price

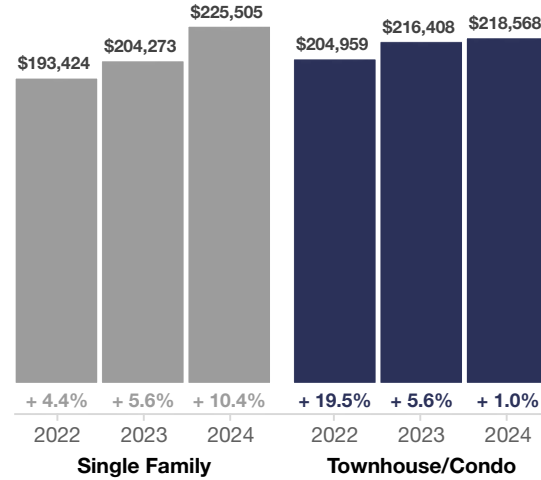
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## November



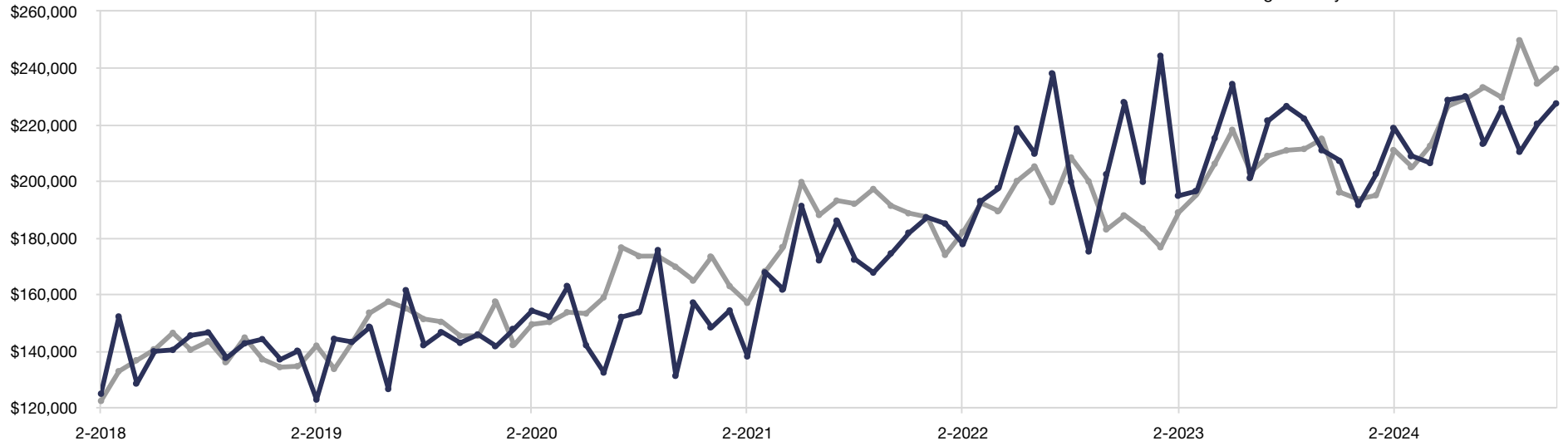
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$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	\$234,456	+ 9.1%	\$220,244	+ 4.4%
<b>Nov-2024</b>	<b>\$239,748</b>	<b>+ 22.4%</b>	<b>\$227,447</b>	<b>+ 9.8%</b>
12-Month Avg*	\$223,162	+ 10.2%	\$217,023	+ 1.1%

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

## Historical Average Sales Price by Month

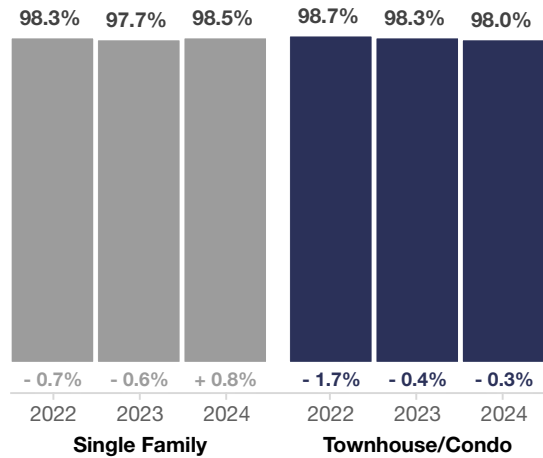


# Percent of List Price Received

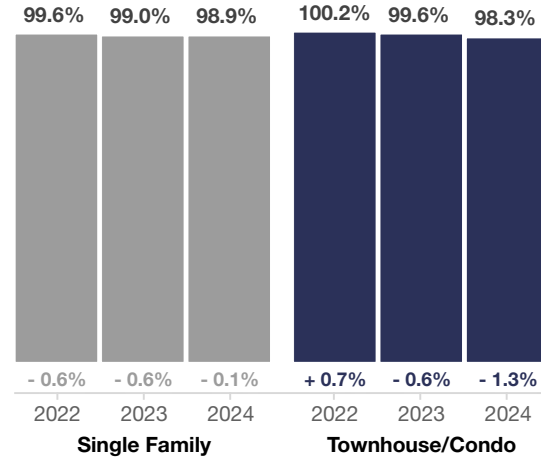
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November



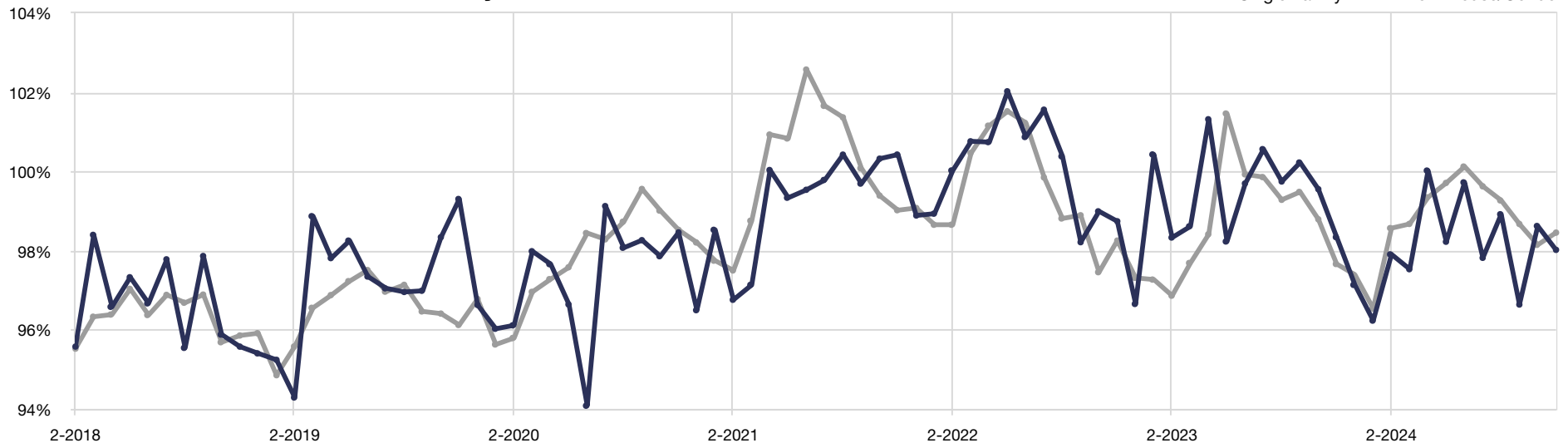
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	96.6%	- 3.6%
Oct-2024	98.1%	- 0.7%	98.6%	- 1.0%
<b>Nov-2024</b>	<b>98.5%</b>	<b>+ 0.8%</b>	<b>98.0%</b>	<b>- 0.3%</b>
12-Month Avg*	98.8%	- 0.0%	98.2%	- 1.1%

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

## Historical Percent of List Price Received by Month

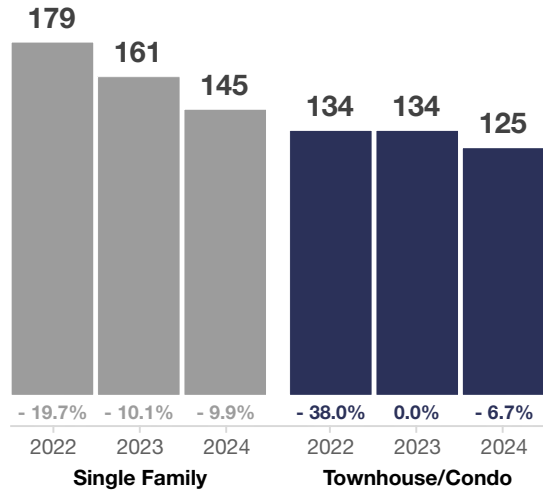


# Housing Affordability Index

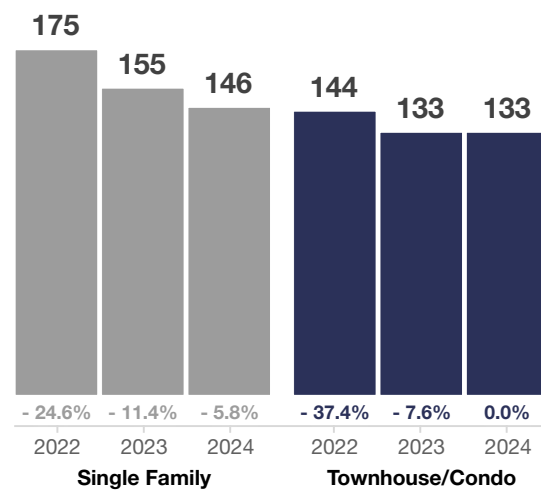
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## November

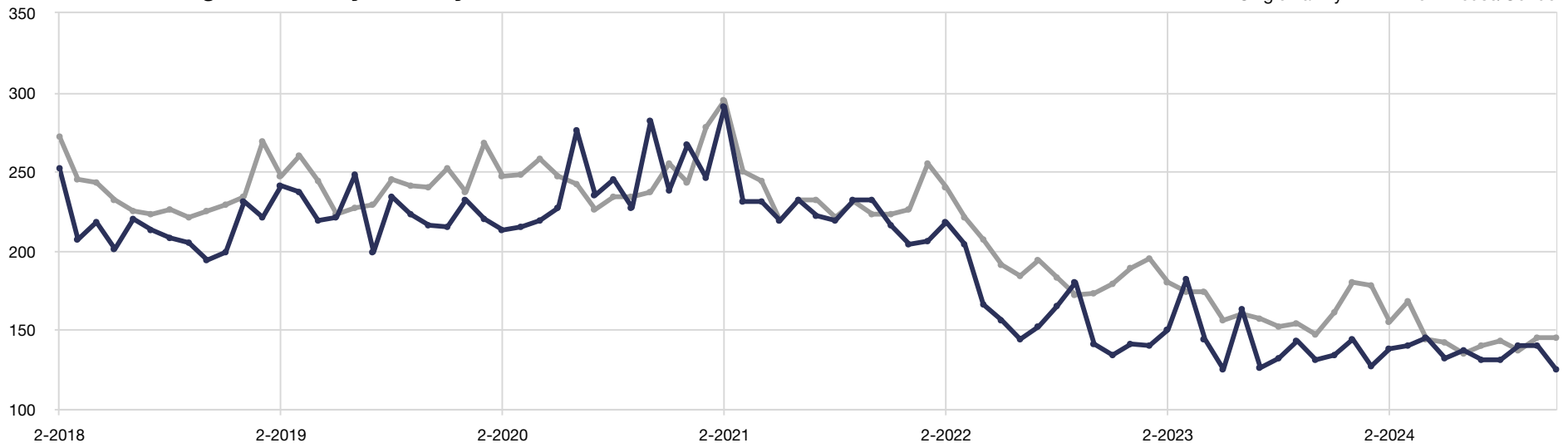


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	140	- 10.8%	131	+ 4.0%
Aug-2024	143	- 5.9%	131	- 0.8%
Sep-2024	137	- 11.0%	140	- 2.1%
Oct-2024	145	- 1.4%	140	+ 6.9%
<b>Nov-2024</b>	<b>145</b>	<b>- 9.9%</b>	<b>125</b>	<b>- 6.7%</b>
12-Month Avg	151	- 9.6%	136	- 4.9%

## Historical Housing Affordability Index by Month

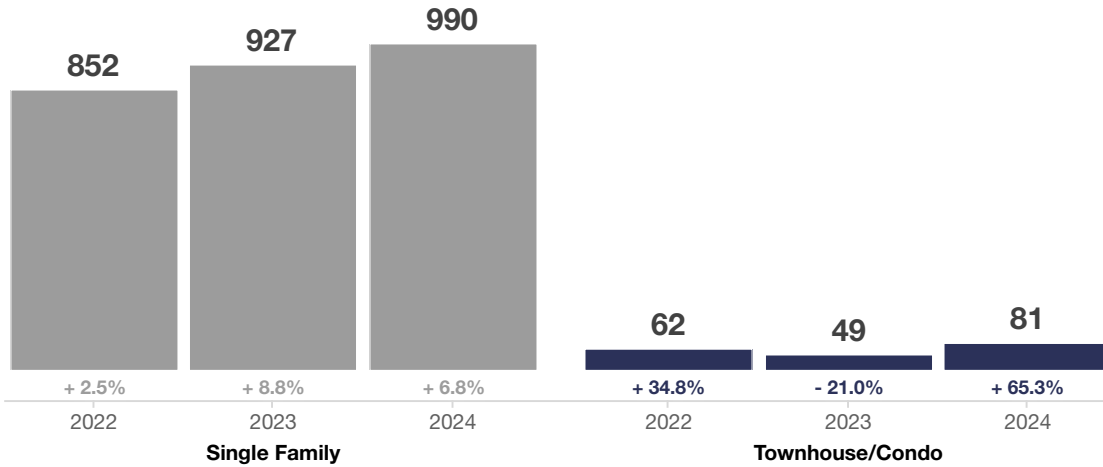


# Inventory of Homes for Sale

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

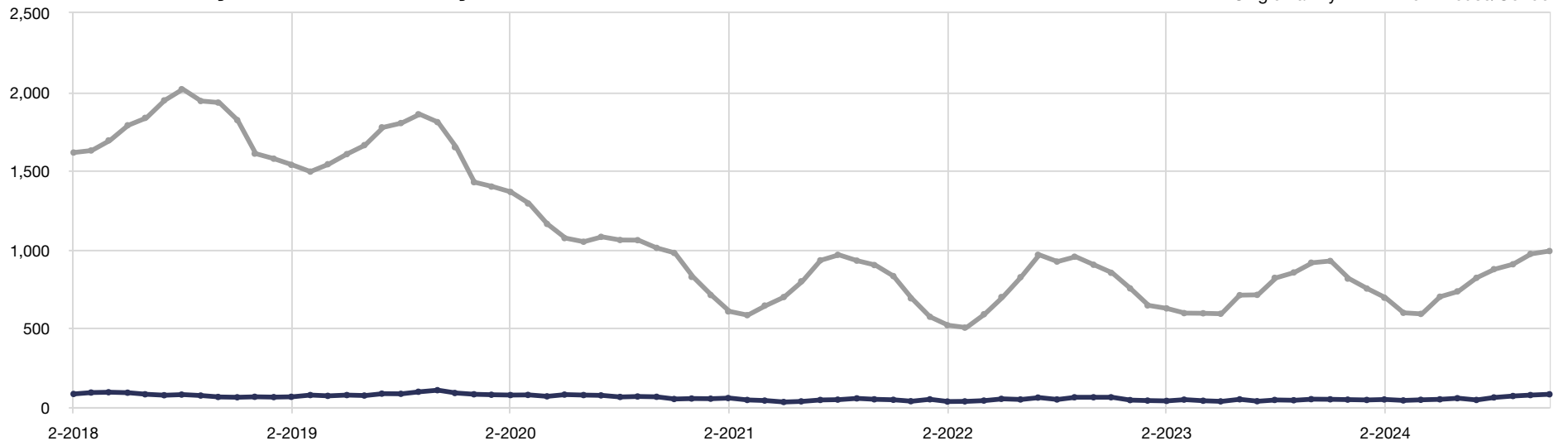


## November



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	591	- 0.7%	46	+ 15.0%
May-2024	700	+ 18.2%	49	+ 36.1%
Jun-2024	734	+ 3.4%	56	+ 14.3%
Jul-2024	820	+ 15.2%	45	+ 21.6%
Aug-2024	875	+ 6.7%	61	+ 35.6%
Sep-2024	906	+ 6.1%	70	+ 62.8%
Oct-2024	972	+ 6.1%	76	+ 52.0%
<b>Nov-2024</b>	<b>990</b>	<b>+ 6.8%</b>	<b>81</b>	<b>+ 65.3%</b>
12-Month Avg	787	+ 8.0%	56	+ 30.2%

## Historical Inventory of Homes for Sale by Month

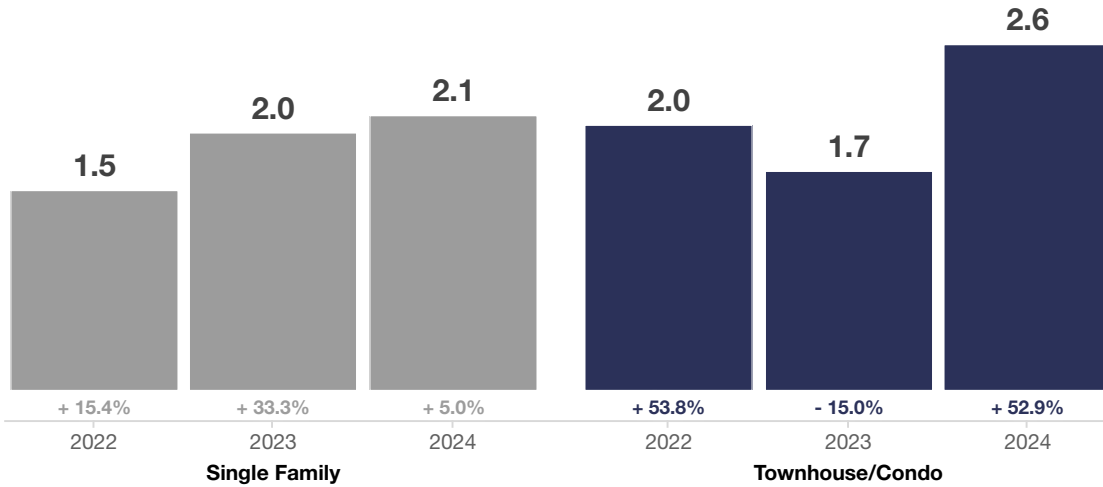


# Months Supply of Inventory

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.



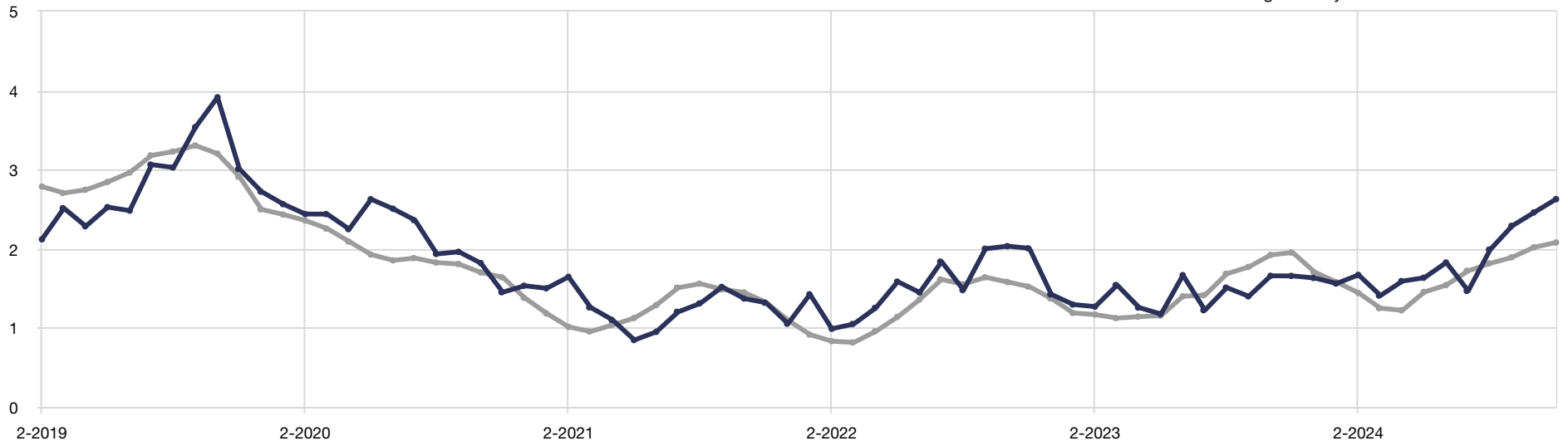
## November



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Dec-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	2.0	+ 5.3%	2.5	+ 47.1%
<b>Nov-2024</b>	<b>2.1</b>	<b>+ 5.0%</b>	<b>2.6</b>	<b>+ 52.9%</b>
12-Month Avg*	1.6	+ 14.0%	1.8	+ 29.8%

\* Months Supply for all properties from December 2023 through November 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	11-2023	11-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		602	<b>562</b>	- 6.6%	7,209	<b>7,405</b>	+ 2.7%
<b>Pending Sales</b>		445	<b>380</b>	- 14.6%	5,724	<b>5,726</b>	+ 0.0%
<b>Closed Sales</b>		480	<b>511</b>	+ 6.5%	5,594	<b>5,672</b>	+ 1.4%
<b>Days on Market Until Sale</b>		35	<b>35</b>	0.0%	34	<b>37</b>	+ 8.8%
<b>Median Sales Price</b>		\$171,050	<b>\$199,450</b>	+ 16.6%	\$175,000	<b>\$195,000</b>	+ 11.4%
<b>Average Sales Price</b>		\$196,465	<b>\$238,980</b>	+ 21.6%	\$205,017	<b>\$225,065</b>	+ 9.8%
<b>Percent of List Price Received</b>		97.7%	<b>98.4%</b>	+ 0.7%	99.0%	<b>98.9%</b>	- 0.1%
<b>Housing Affordability Index</b>		159	<b>142</b>	- 10.7%	155	<b>145</b>	- 6.5%
<b>Inventory of Homes for Sale</b>		976	<b>1,071</b>	+ 9.7%	—	—	—
<b>Months Supply of Inventory</b>		1.9	<b>2.1</b>	+ 10.5%	—	—	—