

Canton 44705

ZIP code · OH · Ohio > Stark County > Canton

BALANCED MARKET

\$93K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

337

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

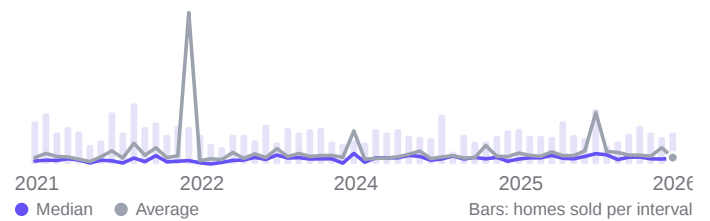
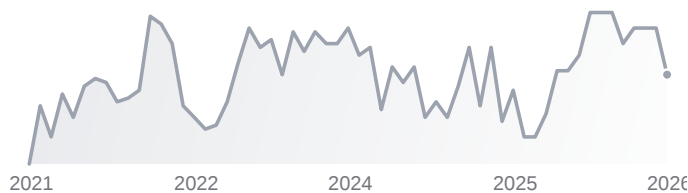
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$95K · Average \$103K

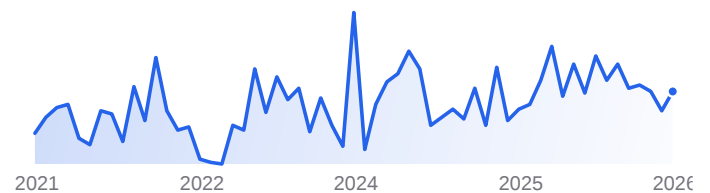
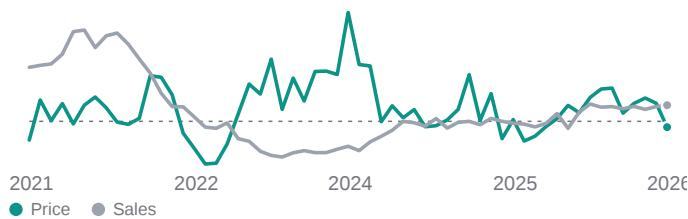


Growth (year over year)

Price -3.9% · Sales +10.9%

Price per square foot

\$90/ft²

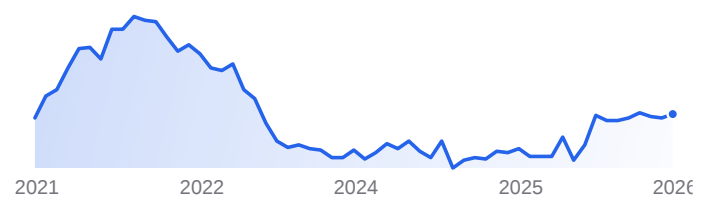
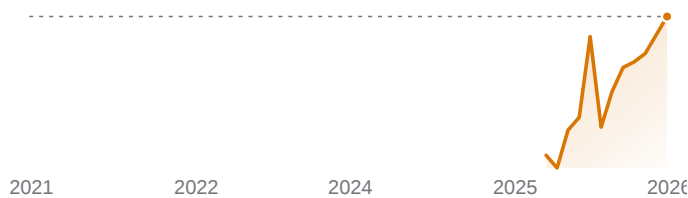


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

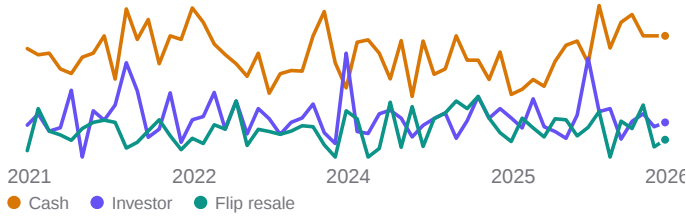
4.9%



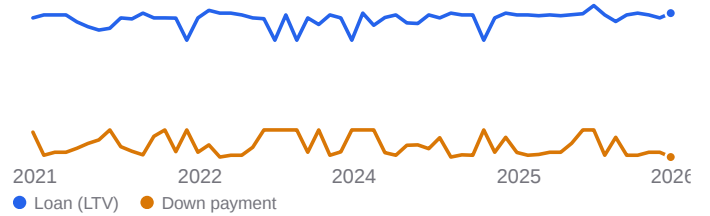
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 14% · Flip resale 7.1%

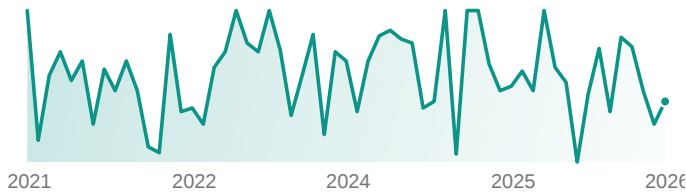


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



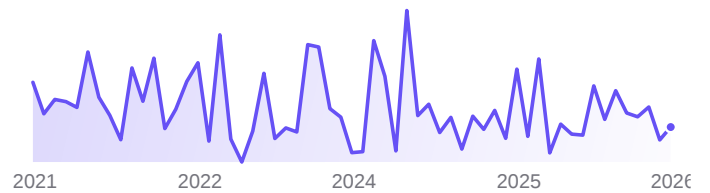
Sellers who sold at a gain

80%



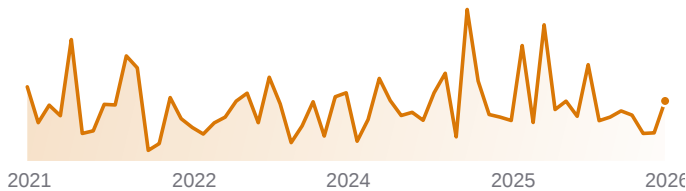
Typical hold before selling

4.0 yrs



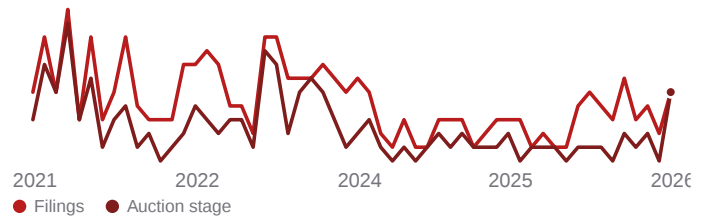
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	6,906
Median value (AVM)	\$95K
Median size	1,144 ft²
Median bedrooms	3
Median year built	1951
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.9%
Owner occupied	69%
Company owned	21%
Median loan-to-value	29%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	17,108
Density	2,087 / mi²
Median household income	\$50K
Average household income	\$58K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	31
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	23.5%
Unemployment	1.2%
Average temp	50°F
Annual precip	39 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.