

Canton 44706

ZIP code · OH · Ohio · Stark County · Canton

SELLER'S MARKET

\$146K

MEDIAN SALE PRICE

+17.5%

1-YR CHANGE

306

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

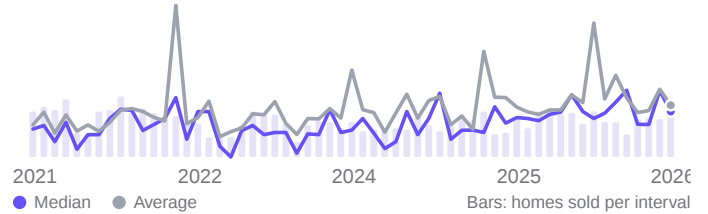
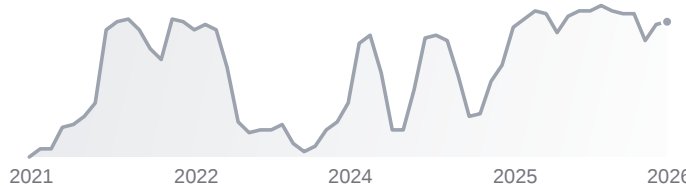
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$140K · Average \$154K

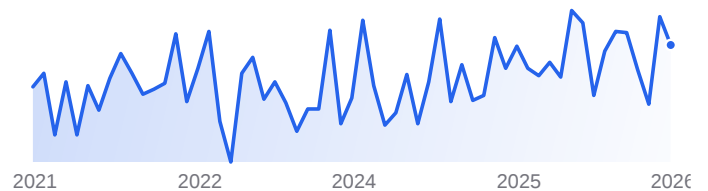
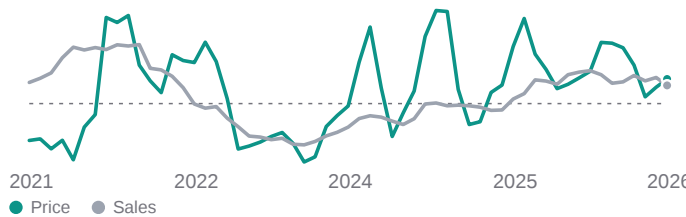


Growth (year over year)

Price +17.5% · Sales +12.9%

Price per square foot

\$123/ft²

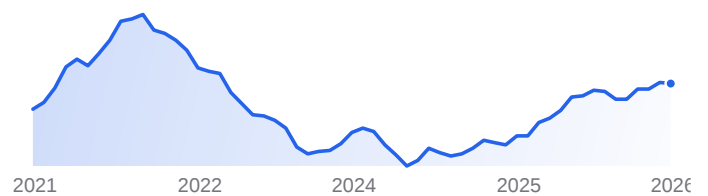
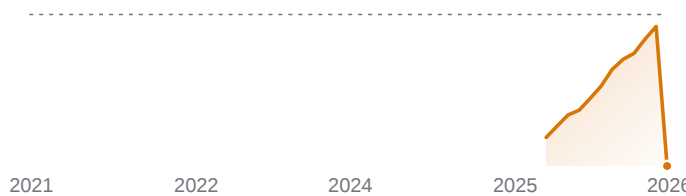


Sale premium vs estimated value

-8.6%

Annual turnover (share of homes sold)

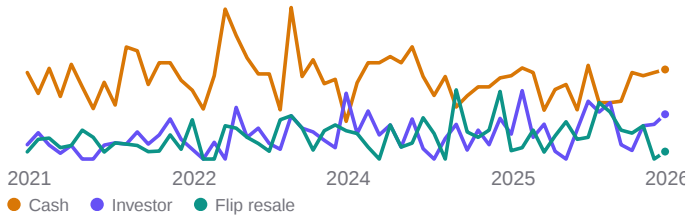
4.3%



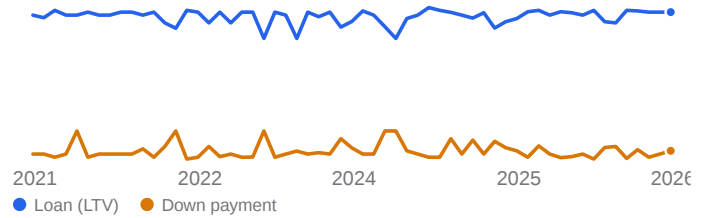
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 21% · Flip resale 3.4%

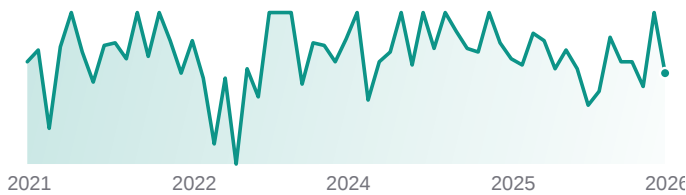


Financing (share of purchase price) Loan (LTV) 97% · Down payment 7.1%



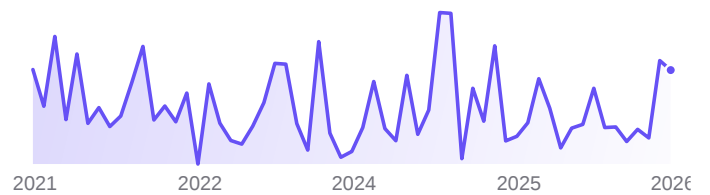
Sellers who sold at a gain

85%



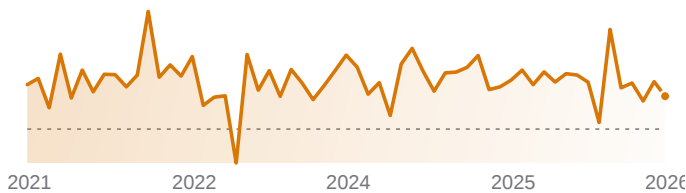
Typical hold before selling

7.7 yrs



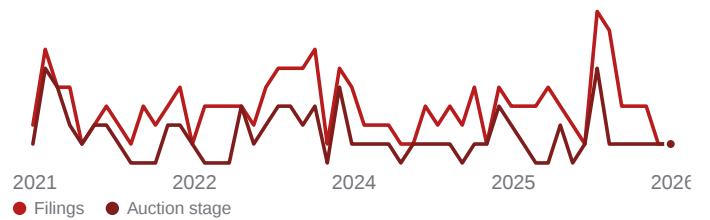
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,158
Median value (AVM)	\$159K
Median size	1,237 ft²
Median bedrooms	3
Median year built	1955
Single family	76%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.9%
Owner occupied	77%
Company owned	16%
Median loan-to-value	41%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	16,004
Density	842 / mi ²
Median household income	\$59K
Average household income	\$70K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	36
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	18.8%
Unemployment	1.3%
Average temp	50°F
Annual precip	40 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.