

Canton 44707

ZIP code · OH · Ohio · Stark County · Canton

SELLER'S MARKET

\$103K

MEDIAN SALE PRICE

+27.4%

1-YR CHANGE

112

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

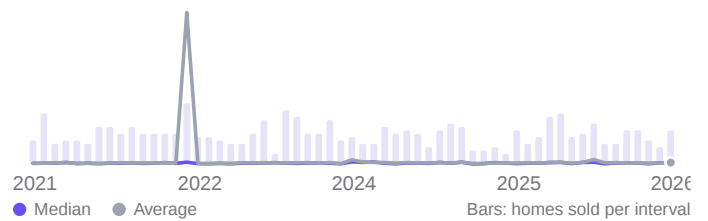
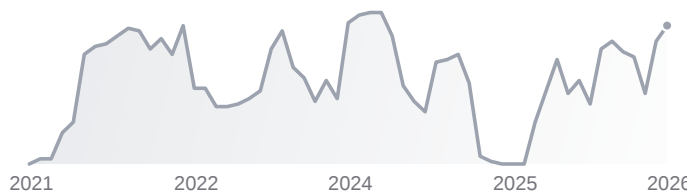
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$140K · Average \$144K

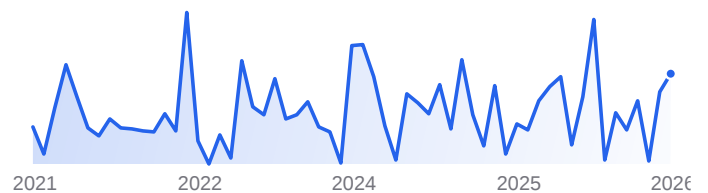
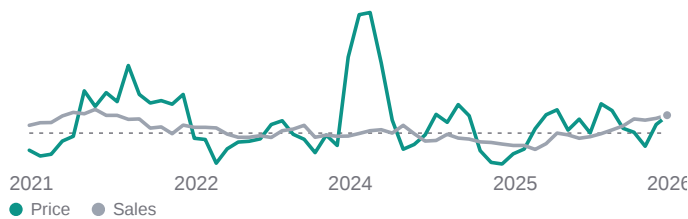


Growth (year over year)

Price +27.4% · Sales +28.7%

Price per square foot

\$114/ft²

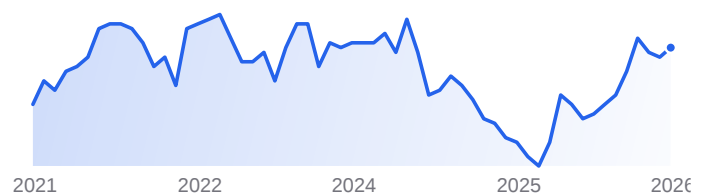
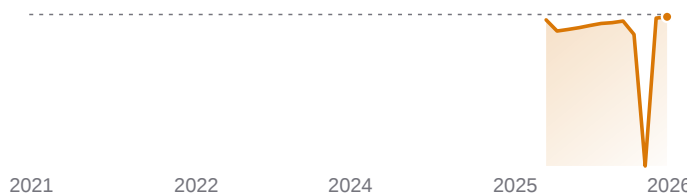


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

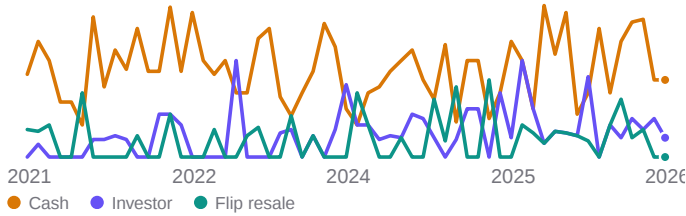
3.5%



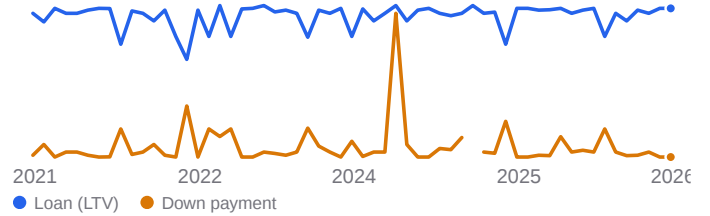
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 0%

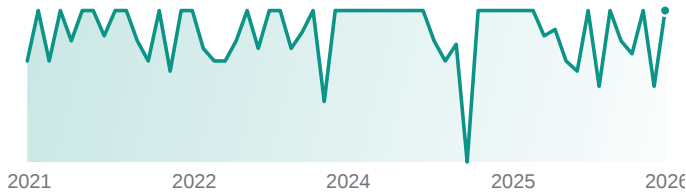


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



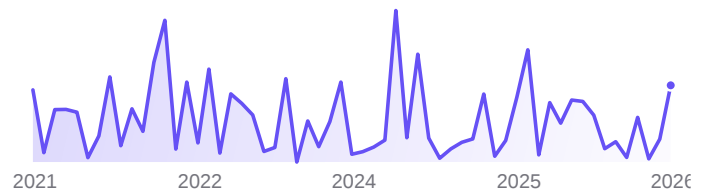
Sellers who sold at a gain

100%



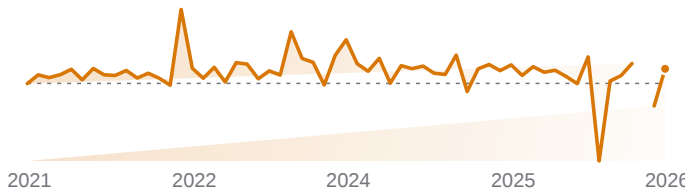
Typical hold before selling

9.7 yrs



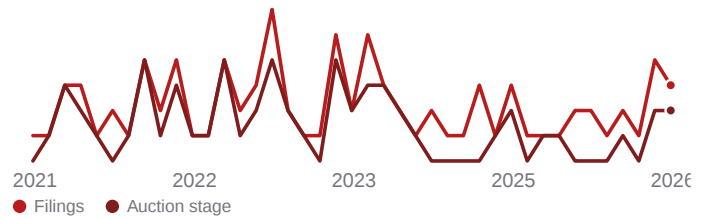
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	3,236
Median value (AVM)	\$103K
Median size	1,272 ft²
Median bedrooms	3
Median year built	1939
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.1%
Owner occupied	71%
Company owned	16%
Median loan-to-value	12%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	8,629
Density	566 / mi²
Median household income	\$42K
Average household income	\$53K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	34
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	32.4%
Unemployment	1.0%
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.