

Canton 44708

ZIP code · OH · Ohio · Stark County · Canton

SELLER'S MARKET

\$190K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

502

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



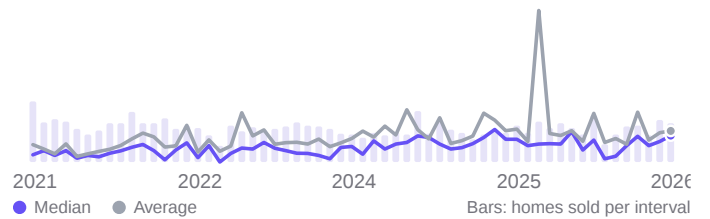
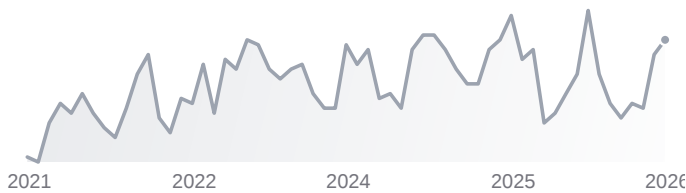
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$206K · Average \$220K

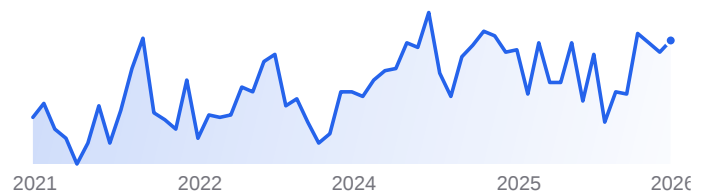
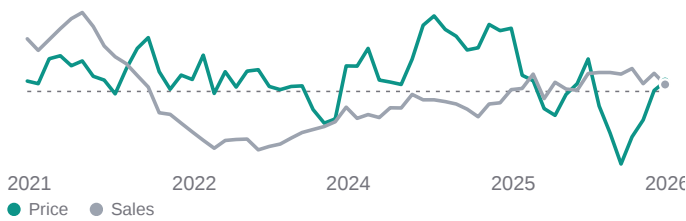


Growth (year over year)

Price +3.5% · Sales +2.4%

Price per square foot

\$140/ft²

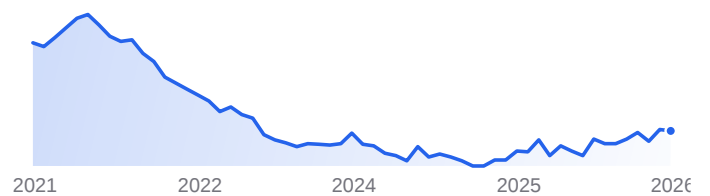
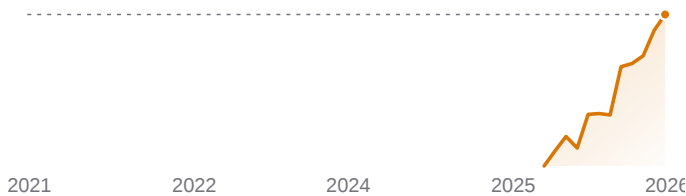


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

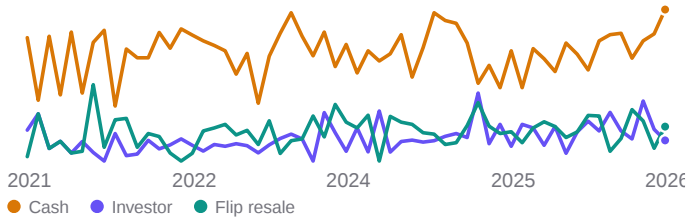
5.0%



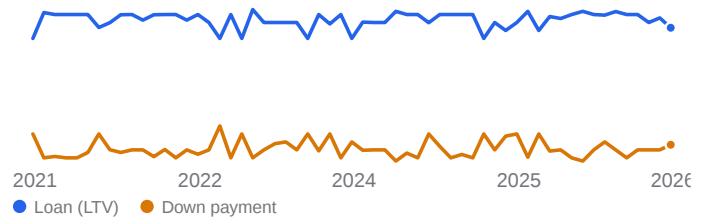
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 6.3% · Flip resale 10%



Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



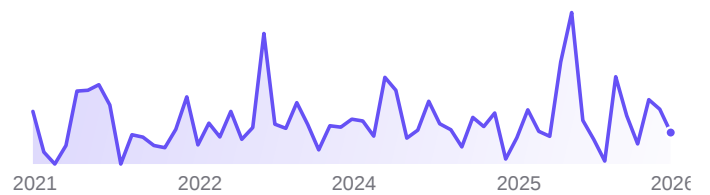
Sellers who sold at a gain

100%



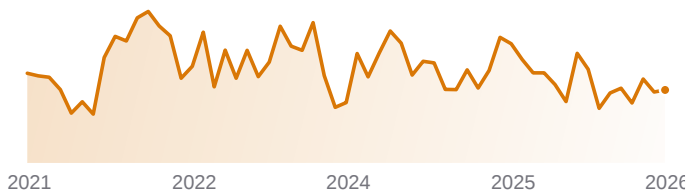
Typical hold before selling

5.0 yrs



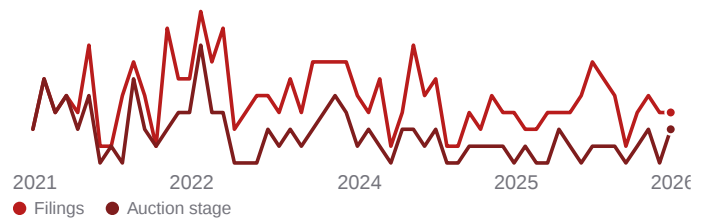
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	10,037
Median value (AVM)	\$204K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1953
Single family	65%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	17%
Median loan-to-value	45%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	27,612
Density	2,628 / mi²
Median household income	\$65K
Average household income	\$80K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	12.0%
Unemployment	1.3%
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.