

Canton 44714

ZIP code · OH · Ohio · Stark County · Canton

BALANCED MARKET

\$146K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

184

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

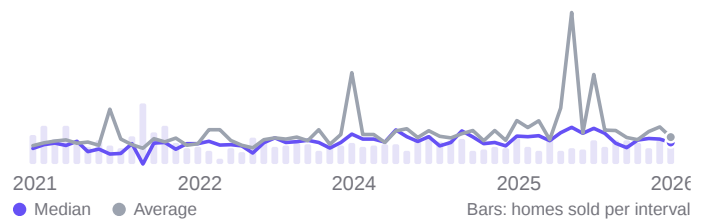
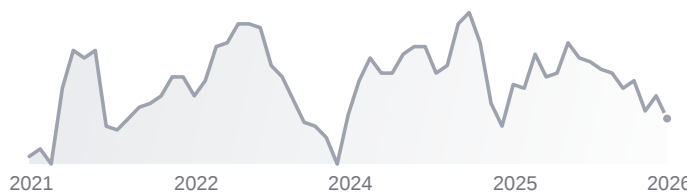
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$135K · Average \$158K

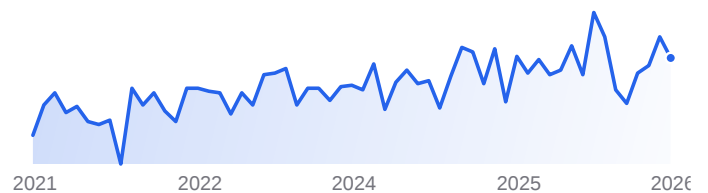
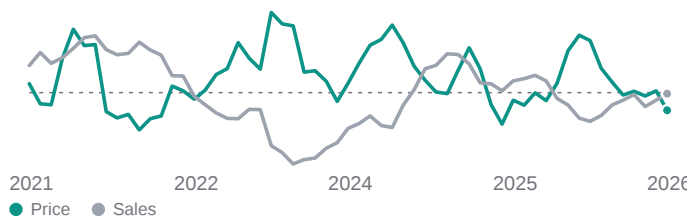


Growth (year over year)

Price -10.2% · Sales -0.5%

Price per square foot

\$122/ft²

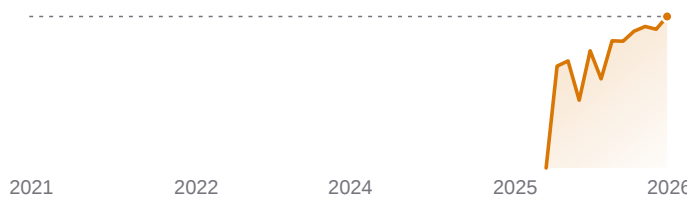


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

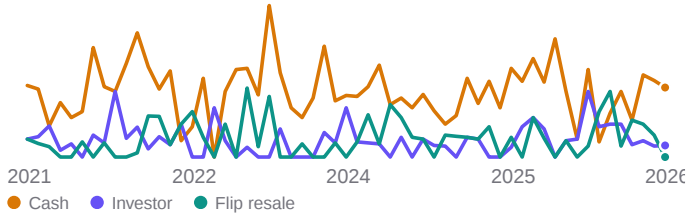
5.3%



BUYERS & OUTCOMES

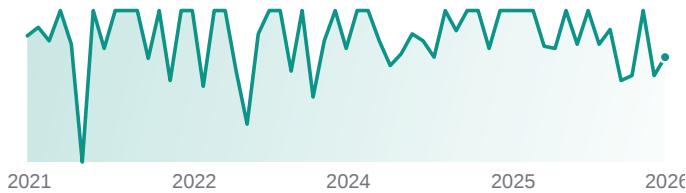
Buyer mix

Cash 35% · Investor 5.9% · Flip resale 0%



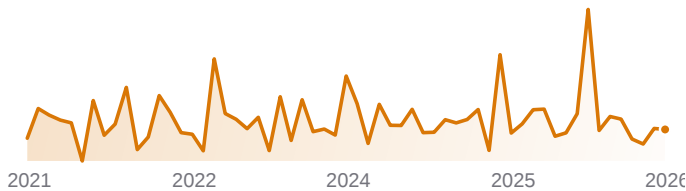
Sellers who sold at a gain

85%

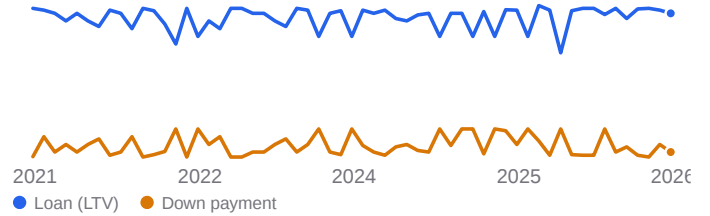


Median annualized return at resale

+6.0%

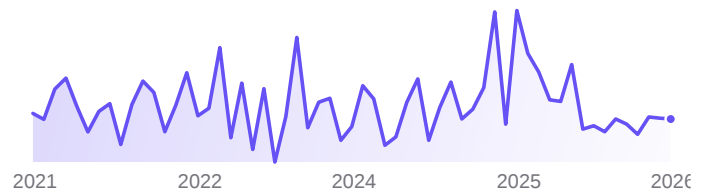


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



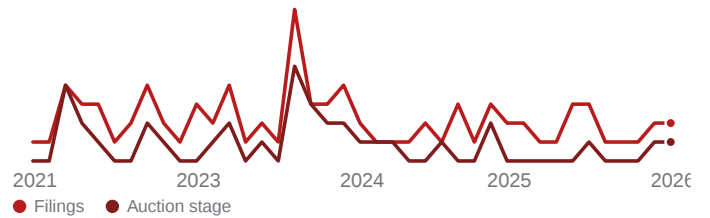
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,482
Median value (AVM)	\$155K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1950
Single family	61%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	78%
Company owned	17%
Median loan-to-value	45%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	9,190
Density	3,481 / mi ²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	37
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	12.9%
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.