

North Canton 44720

ZIP code · OH · Ohio · Stark County · North Canton

SELLER'S MARKET

\$272K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

601

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

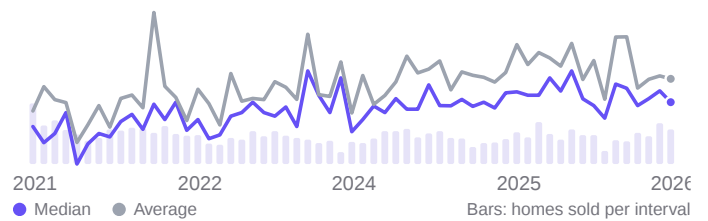
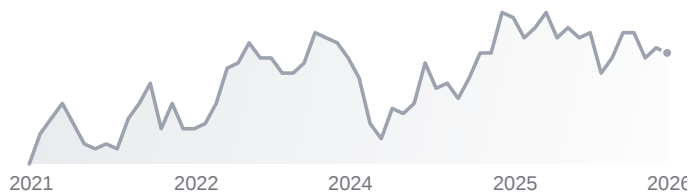
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

61 / 100

Sale prices

Median \$265K · Average \$299K

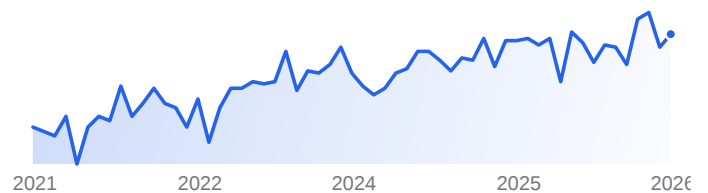
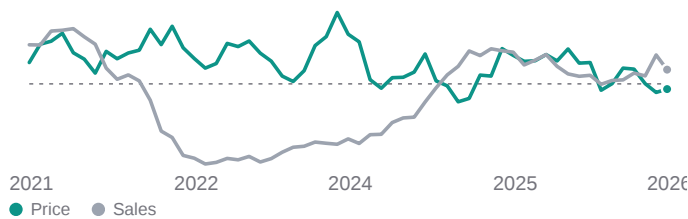


Growth (year over year)

Price -1.6% · Sales +4.3%

Price per square foot

\$177/ft²

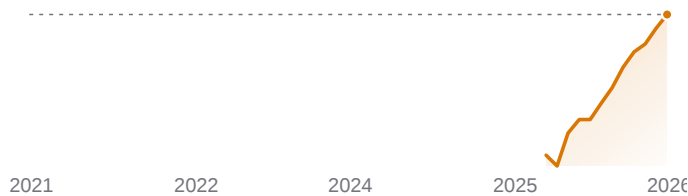


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

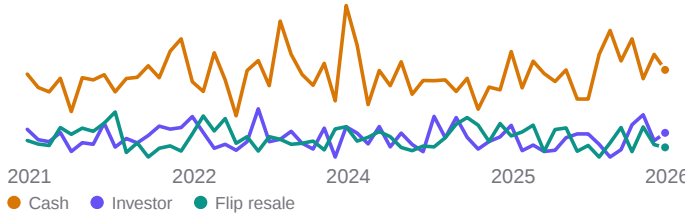
4.1%



BUYERS & OUTCOMES

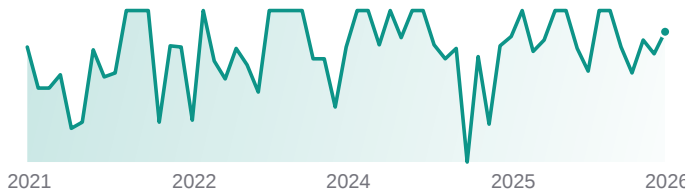
Buyer mix

Cash 30% · Investor 8.2% · Flip resale 3.3%



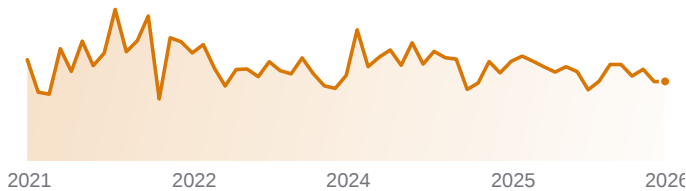
Sellers who sold at a gain

98%

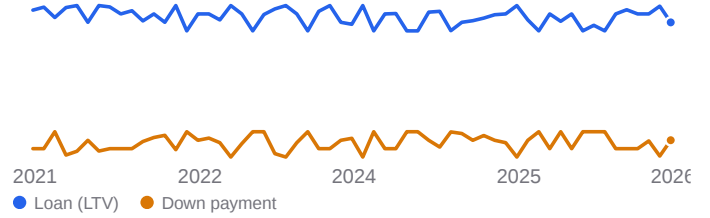


Median annualized return at resale

+5.4%

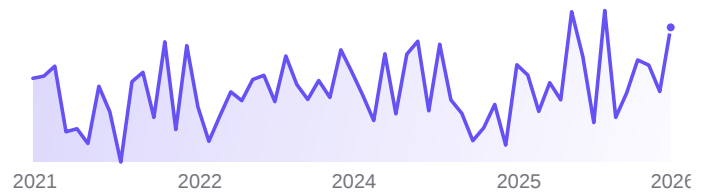


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



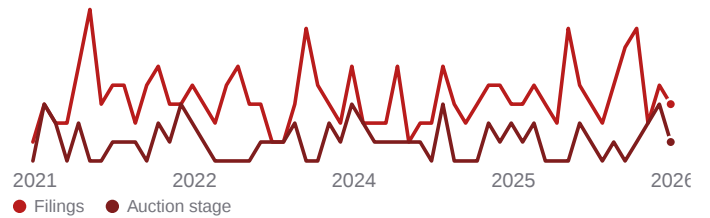
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	14,738
Median value (AVM)	\$286K
Median size	1,702 ft²
Median bedrooms	3
Median year built	1974
Single family	80%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.5%
Owner occupied	87%
Company owned	16%
Median loan-to-value	48%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	41,431
Density	1,207 / mi²
Median household income	\$89K
Average household income	\$112K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	32
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	6.1%
Unemployment	1.4%
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.