



# NORTHWEST OHIO 2020 HOUSING REPORT

**9,562**  
HOME SALES (+2.1%)

**78**  
AVG. DAYS ON MKT (-4.9%)

**\$145,900**  
MEDIAN SALES PRICE (+10.5%)

**\$1,651,656**  
TOTAL VOLUME IN 1,000s (+11.1%)



## Year In Review—2020

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## Message from Lisa Smith, NOR President



As we welcome in the New Year, we also welcome more positive predictions for the housing market.

Strong buyer demand across most segments of the market drove a healthy sales pace, while listing inventory continued to remain low.

For the year 2020, pending sales in Northwest Ohio were up 2.1 percent overall. The price range with the largest gain in sales was the \$300,000 to \$399,999 range, which increased 22.0 percent.

Overall Median Sales Price was up 10.5 percent to \$145,900. The property type with the largest price gain was the Single Family Homes segment, where prices increased 9.4 percent to \$145,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 72 days; the price range that tended to sell the slowest was the \$100,000 and below range at 84 days.

With low mortgage rates and strong buyer demand in most market segments, the housing market of early 2021 looks to continue the trends we saw in the second half of 2020. Low inventory and multiple offers on in-demand properties and market segments are likely to remain common while the market waits and hopes for a boost in new construction and a surge in home sellers to help provide more balance to the market.

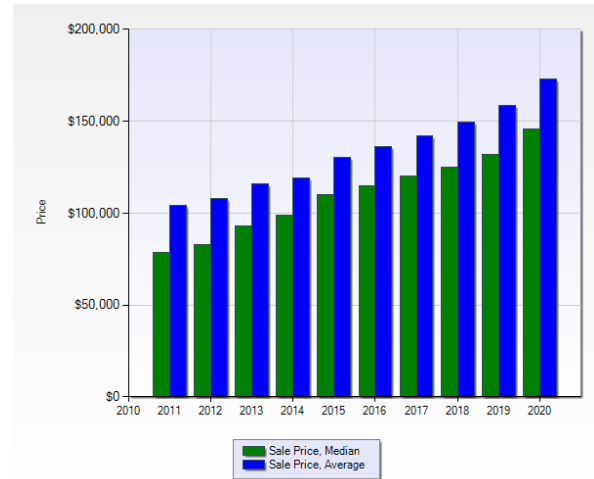
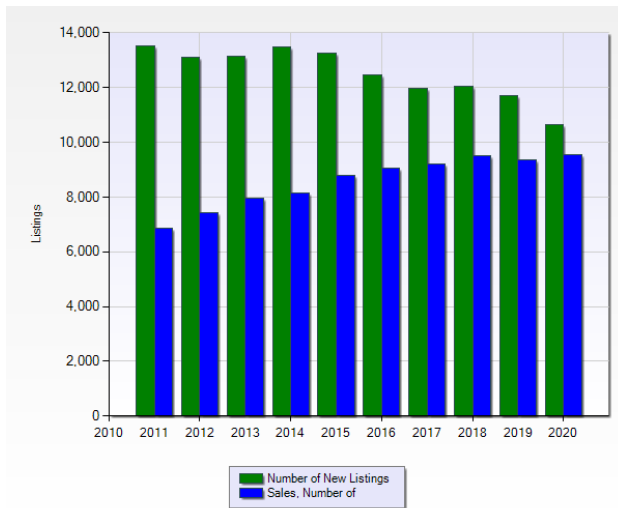
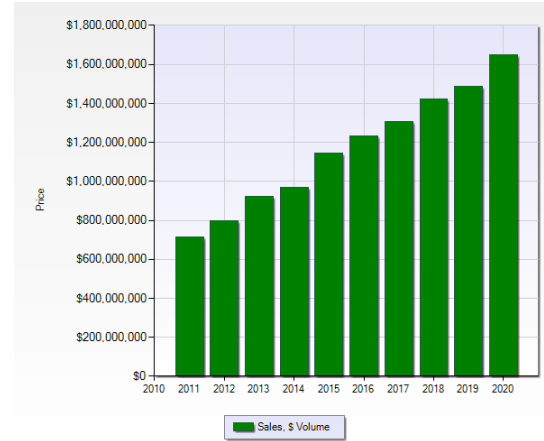
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# Northwest Ohio REALTORS\* - Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	10,634	11,726	-9.3%
Sales	9,562	9,366	+2.1%
Median Sales Price	\$145,900	\$132,000	+10.5%
Average Sales Price	\$172,822	\$158,825	+8.8%
Average Price Per Square Foot	\$91	\$81	+12.3%
Average Days On Market	78	82	-4.9%
Volume (in 1000's)	\$1,651,656	\$1,486,917	+11.1%



	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$199,999	\$200,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000+
<b>Sold</b>	958	1,765	3,874	1,773	754	241	197
<b>% change</b>	-18.7%	-9.7%	+5.1%	+11.6%	+22.0%	+17.6%	+45.9%

\*Northwest Ohio Realtors serves the counties of: Defiance, Fulton, Hancock, Henry, Lucas, Paulding, Putnam, Williams, Wood & Wyandot.

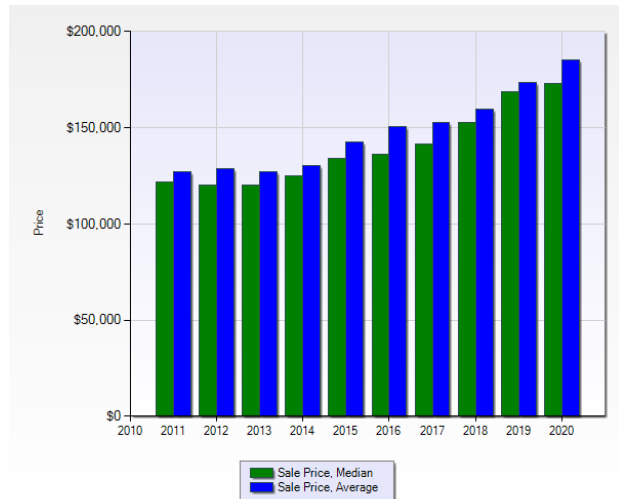
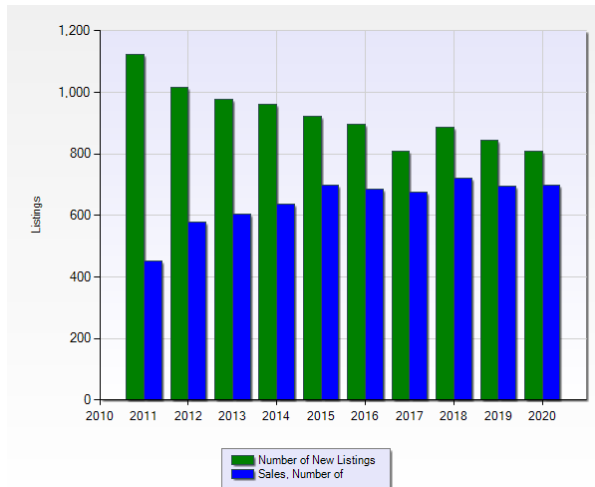
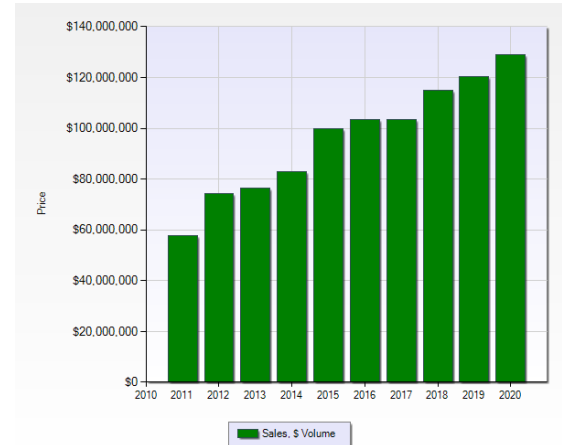
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## Northwest Ohio REALTORS\* - Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>808</b>	845	-4.4%
<b>Sales</b>	<b>697</b>	694	+0.4%
<b>Median Sales Price</b>	<b>\$173,000</b>	\$168,750	+2.5%
<b>Average Sales Price</b>	<b>\$185,173</b>	\$173,341	+6.8%
<b>Average Price Per Square Foot</b>	<b>\$102</b>	\$110	-7.3%
<b>Average Days On Market</b>	<b>81</b>	84	-3.6%
<b>Volume (in 1000's)</b>	<b>\$129,065</b>	\$120,299	+7.3%



	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$199,999	\$200,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000+
<b>Sold</b>	12	90	319	219	48	4	5
<b>% change</b>	-52.0%	-27.4%	-0.3%	+26.6%	+17.1%	-42.9%	-25.0%

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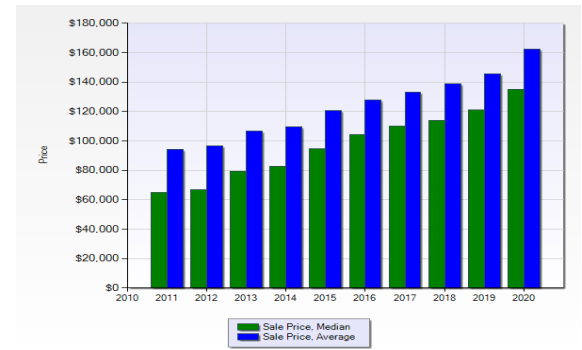
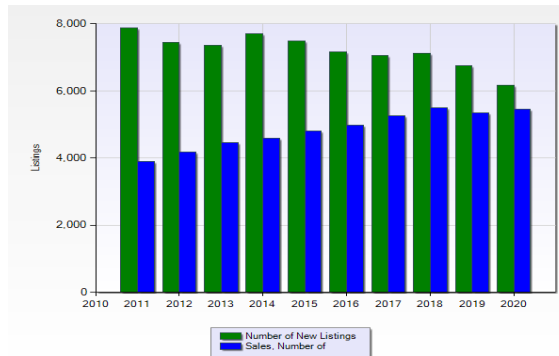
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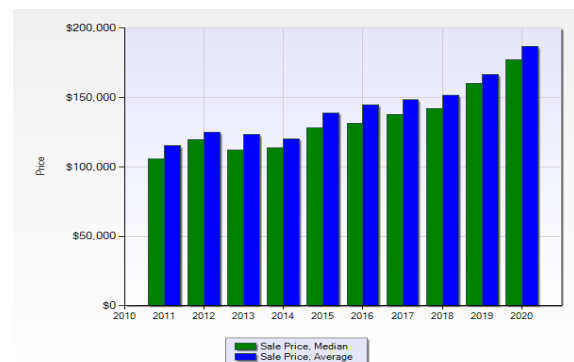
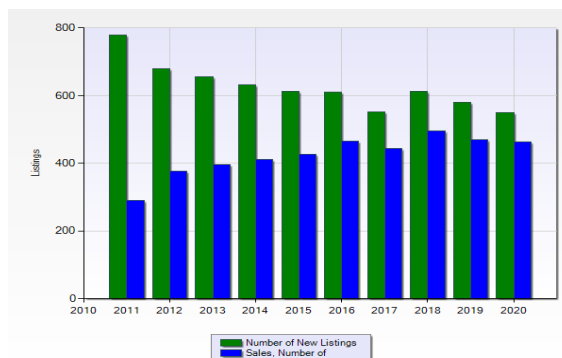
## Lucas County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>6,163</b>	6,768	-8.9%
<b>Sales</b>	<b>5,494</b>	5,325	+3.2%
<b>Median Sales Price</b>	<b>\$135,200</b>	\$123,000	+9.9%
<b>Average Sales Price</b>	<b>\$164,066</b>	\$147,355	+11.3%
<b>Average Price Per Square Foot</b>	<b>\$89</b>	\$81	+9.9%
<b>Average Days On Market</b>	<b>74</b>	78	-5.1%



## Lucas County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>559</b>	590	-5.3%
<b>Sales</b>	<b>469</b>	470	-0.2%
<b>Median Sales Price</b>	<b>\$177,000</b>	\$161,250	+9.8%
<b>Average Sales Price</b>	<b>\$186,513</b>	\$166,791	+11.8%
<b>Average Price Per Square Foot</b>	<b>\$107</b>	\$98	+9.2%
<b>Average Days On Market</b>	<b>85</b>	84	+1.2%



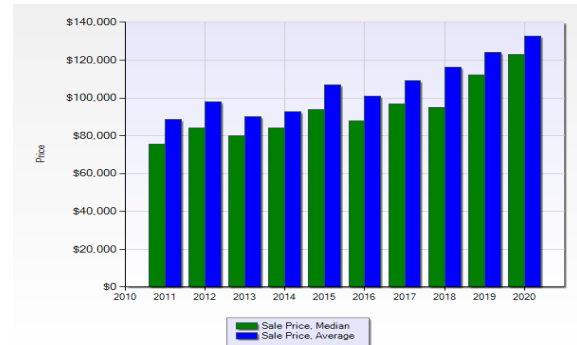
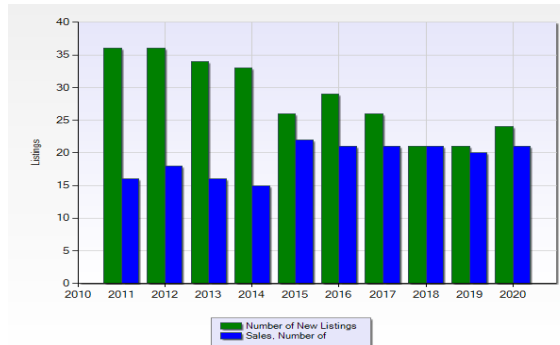
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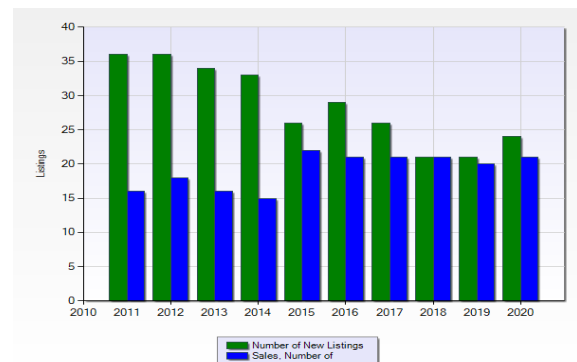
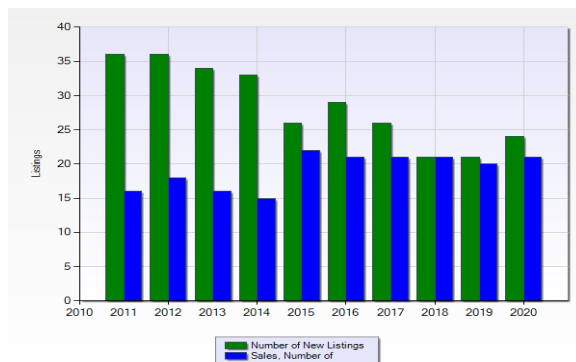
## Defiance County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	422	494	-14.6%
Sales	399	395	+1.0%
Median Sales Price	\$123,500	\$112,000	+10.3%
Average Sales Price	\$133,931	\$124,169	+7.9%
Average Price Per Square Foot	\$80	\$74	+8.1%



## Defiance County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	24	21	+14.3%
Sales	21	20	+5.0%
Median Sales Price	\$153,821	\$139,900	+10.0%
Average Sales Price	\$134,038	\$135,325	-1.0%
Average Price Per Square Foot	\$100	\$97	+3.1%
Average Days On Market	102	90	+13.3%



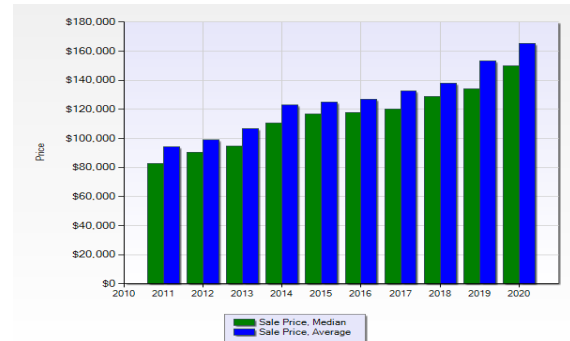
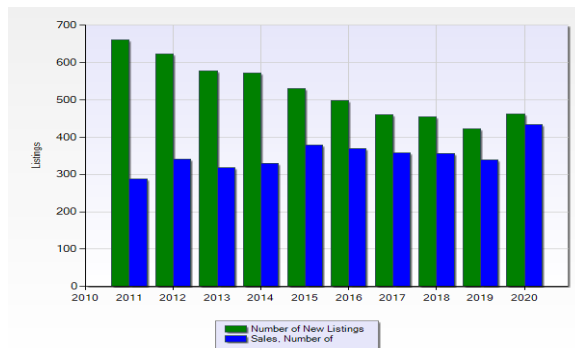
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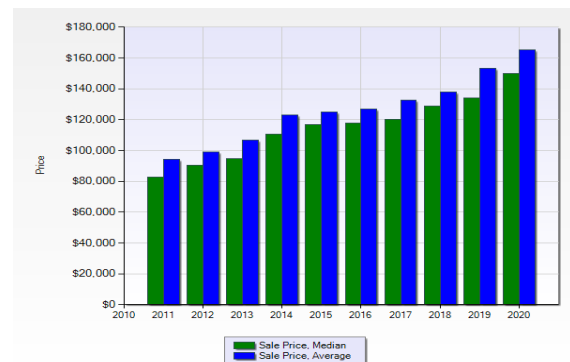
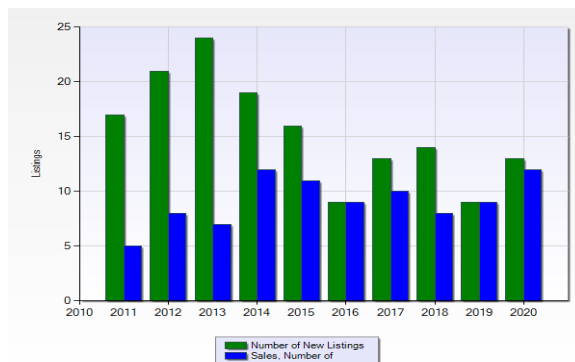
## Fulton County—Single Family Homes

Key Metrics			
<b>New Listings</b>	<b>461</b>	423	+9.0%
<b>Sales</b>	<b>432</b>	339	+27.4%
<b>Median Sales Price</b>	<b>\$149,950</b>	\$134,400	+11.6%
<b>Average Sales Price</b>	<b>\$164,233</b>	\$154,284	+6.4%
<b>Average Price Per Square Foot</b>	<b>\$99</b>	\$92	+7.6%
<b>Average Days On Market</b>	<b>81</b>	90	-10.0%



## Fulton County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>13</b>	9	+44.4%
<b>Sales</b>	<b>12</b>	9	+33.3%
<b>Median Sales Price</b>	<b>\$132,250</b>	\$155,000	-14.7%
<b>Average Sales Price</b>	<b>\$136,625</b>	\$171,589	-20.4%
<b>Average Price Per Square Foot</b>	<b>\$113</b>	\$105	+7.6%
<b>Average Days On Market</b>	<b>61</b>	110	-44.5%





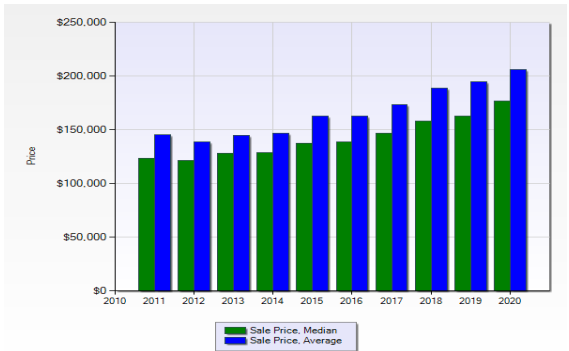
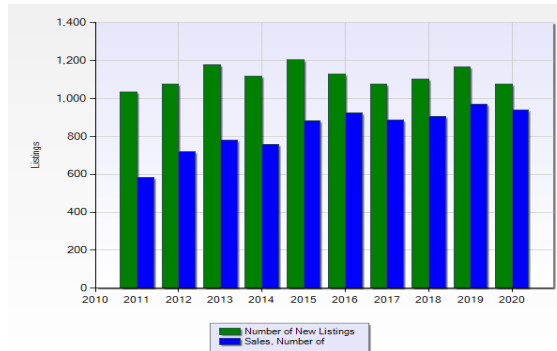
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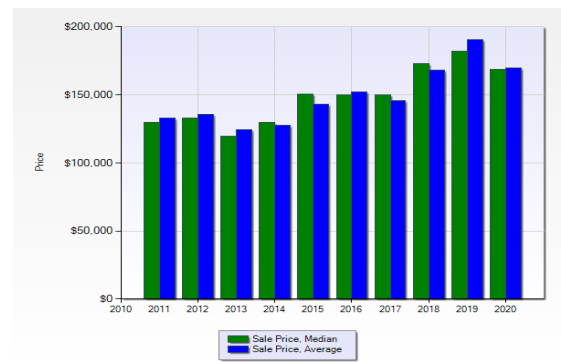
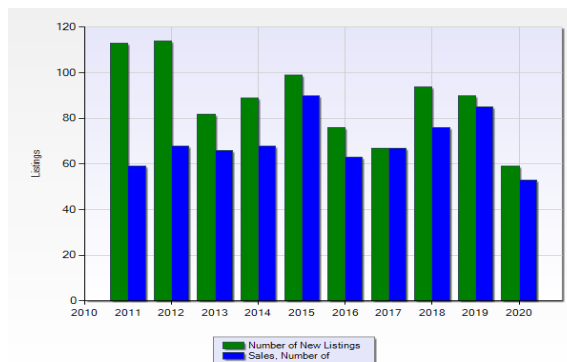
## Hancock County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	1,075	1,166	-7.8%
Sales	944	972	-2.9%
Median Sales Price	\$176,500	\$163,000	+8.3%
Average Sales Price	\$206,219	\$195,164	+5.7%
Average Price Per Square Foot	\$110	\$105	+4.8%
Average Days On Market	73	82	-11.0%



## Hancock County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	61	92	-33.7%
Sales	54	85	-36.5%
Median Sales Price	\$169,000	\$182,000	-7.1%
Average Sales Price	\$169,873	\$190,901	-11.0%
Average Price Per Square Foot	\$108	\$110	+1.8%
Average Days On Market	59	82	-28.0%



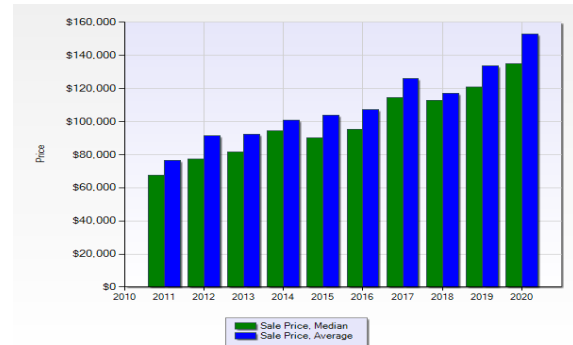
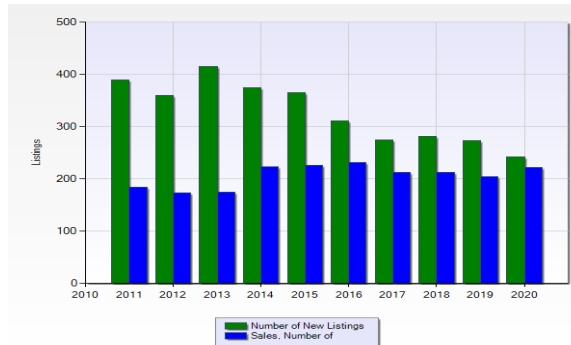
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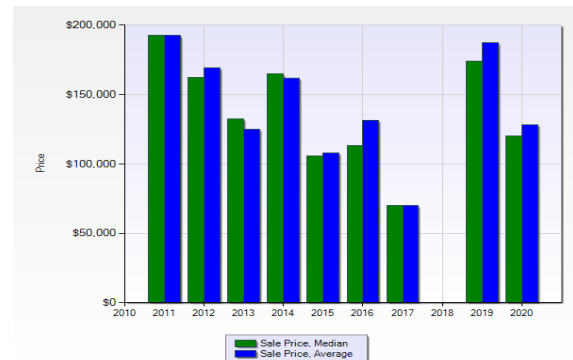
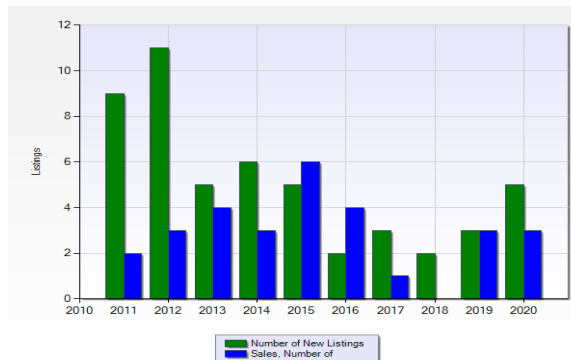
## Henry County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	241	273	-11.7%
Sales	222	205	+8.3%
Median Sales Price	\$135,000	\$121,000	+11.6%
Average Sales Price	\$152,150	\$133,604	+13.9%
Average Price Per Square Foot	\$85	\$76	+11.8%
Average Days On Market	87	88	-1.4%



## Henry County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	5	3	+66.7%
Sales	3	3	0.0%
Median Sales Price	\$120,000	\$174,000	-31.0%
Average Sales Price	\$128,333	\$187,333	-31.5%
Average Price Per Square Foot	\$103	\$109	-5.5%
Average Days On Market	79	192	-58.9%



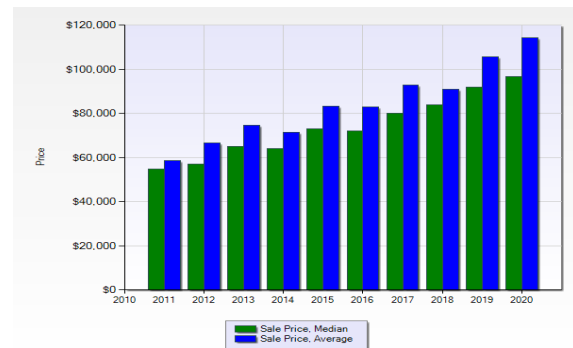
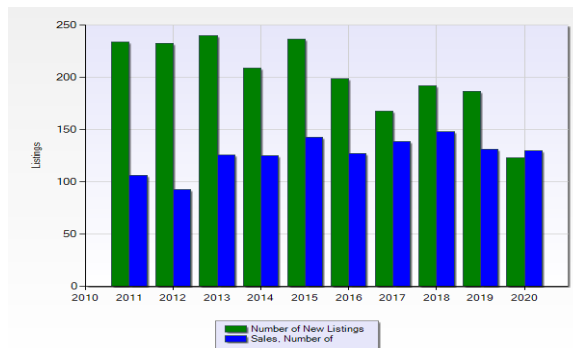
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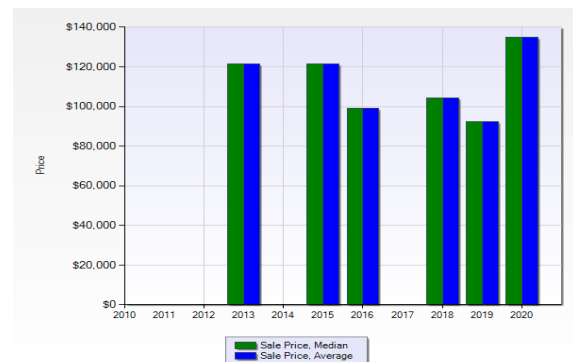
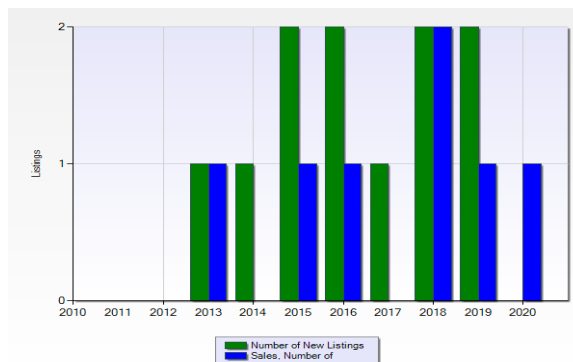
## Paulding County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	123	187	-34.2%
Sales	130	131	-0.8%
Median Sales Price	\$96,750	\$92,000	+5.2%
Average Sales Price	\$114,431	\$105,905	+8.1%
Average Price Per Square Foot	\$74	\$66	+12.1%
Average Days On Market	96	91	+5.5%



## Paulding County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	0	2	-100.0%
Sales	1	1	0.0%
Median Sales Price	\$135,000	\$92,500	+45.9%
Average Sales Price	\$135,000	\$92,500	+45.9%
Average Price Per Square Foot	\$114	\$84	+35.7%
Average Days On Market	82	63	+30.2%



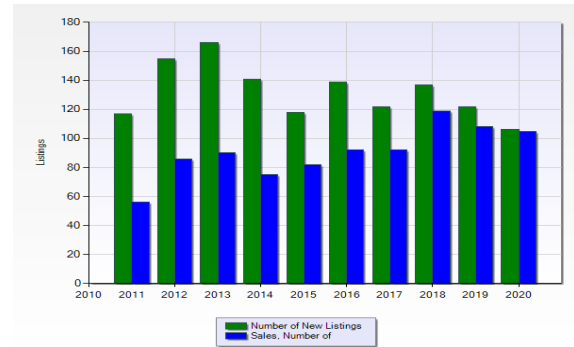
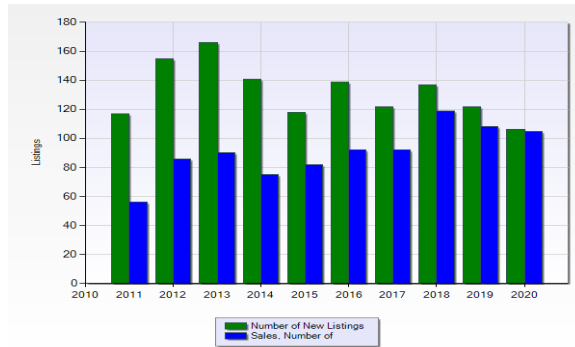
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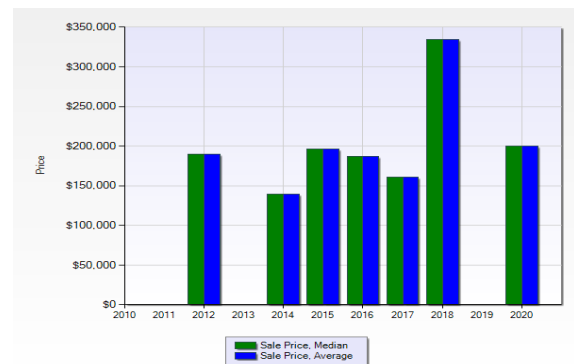
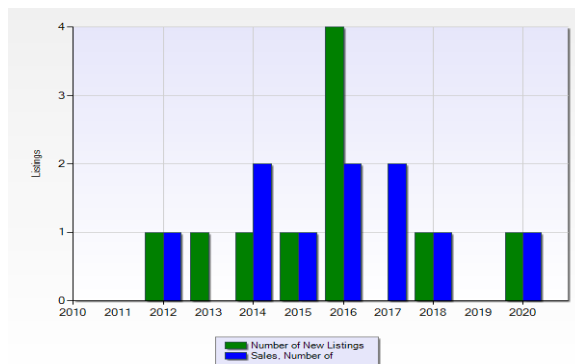
## Putnam County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>106</b>	122	-13.1%
<b>Sales</b>	<b>105</b>	108	-2.8%
<b>Median Sales Price</b>	<b>\$125,750</b>	\$121,200	+3.8%
<b>Average Sales Price</b>	<b>\$147,646</b>	\$132,204	+11.7%
<b>Average Price Per Square Foot</b>	<b>\$73</b>	\$71	+2.8%



## Putnam County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>1</b>	0	—
<b>Sales</b>	<b>1</b>	0	—
<b>Median Sales Price</b>	<b>\$200,000</b>	—	—
<b>Average Sales Price</b>	<b>\$200,000</b>	—	—
<b>Average Price Per Square Foot</b>	<b>\$138</b>	—	—
<b>Average Days On Market</b>	<b>120</b>	—	—



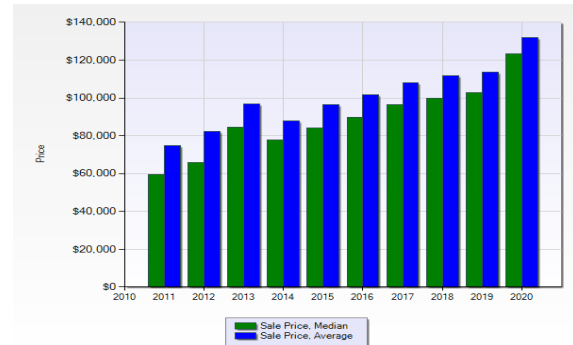
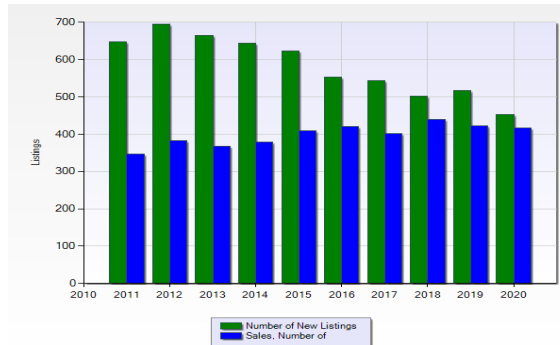
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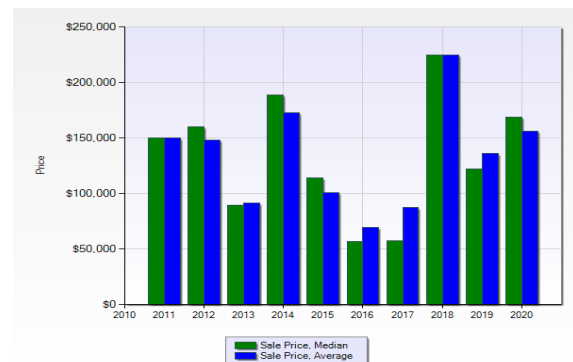
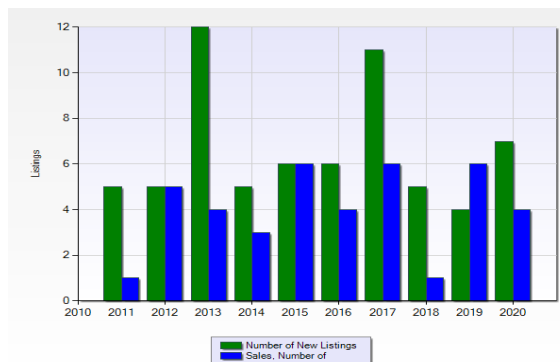
## Williams County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	452	519	-12.9%
Sales	416	422	-1.4%
Median Sales Price	\$124,000	\$103,500	+19.8%
Average Sales Price	\$133,221	\$114,702	+16.1%
Average Price Per Square Foot	\$80	\$72	+11.1%
Average Days On Market	95	87	+9.2%



## Williams County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	7	4	+75.0%
Sales	4	6	-33.3%
Median Sales Price	\$168,750	\$122,500	+37.8%
Average Sales Price	\$156,625	\$136,167	+15.0%
Average Price Per Square Foot	\$112	\$94	+19.1%
Average Days On Market	77	119	-35.3%



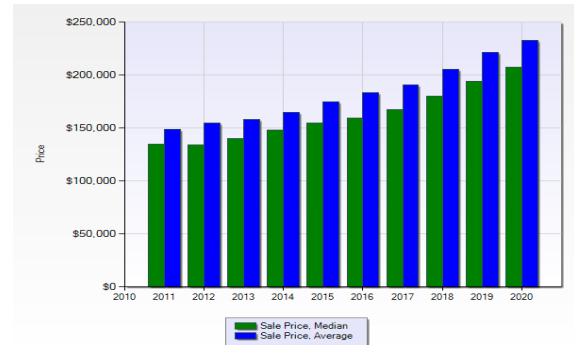
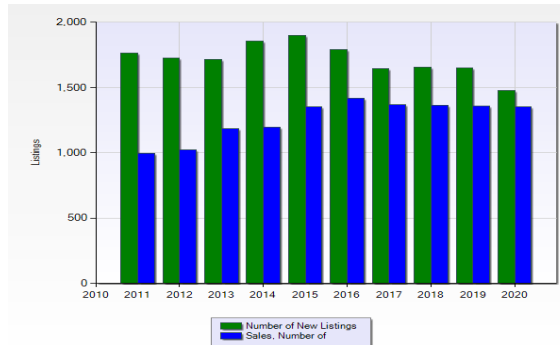
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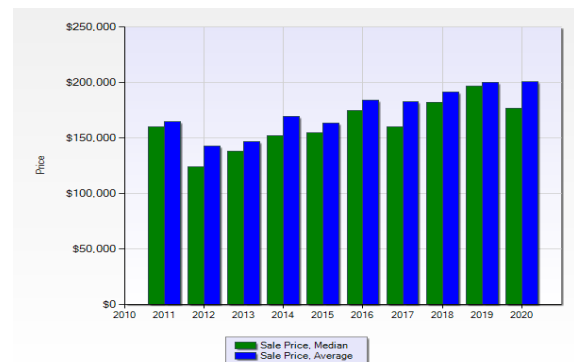
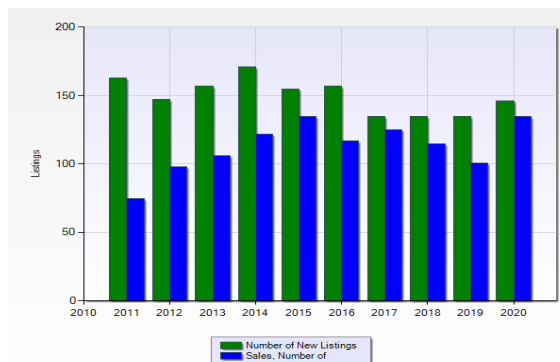
## Wood County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>1,479</b>	1,657	-10.7%
<b>Sales</b>	<b>1,353</b>	1,351	+0.1%
<b>Median Sales Price</b>	<b>\$210,000</b>	\$194,700	+7.9%
<b>Average Sales Price</b>	<b>\$234,354</b>	\$221,812	+5.7%
<b>Average Price Per Square Foot</b>	<b>\$113</b>	\$110	+2.7%
<b>Average Days On Market</b>	<b>80</b>	84	-4.8%



## Wood County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
<b>New Listings</b>	<b>147</b>	134	+9.7%
<b>Sales</b>	<b>135</b>	101	+33.7%
<b>Median Sales Price</b>	<b>\$177,000</b>	\$197,000	-10.2%
<b>Average Sales Price</b>	<b>\$200,924</b>	\$200,215	+0.4%
<b>Average Price Per Square Foot</b>	<b>\$120</b>	\$117	+2.7%
<b>Average Days On Market</b>	<b>70</b>	74	-5.4%





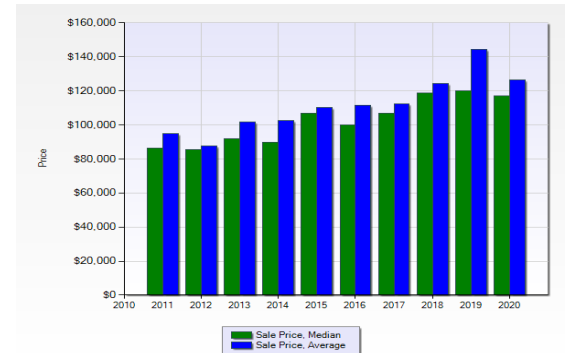
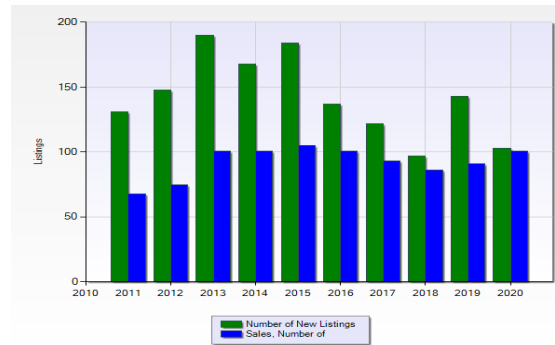
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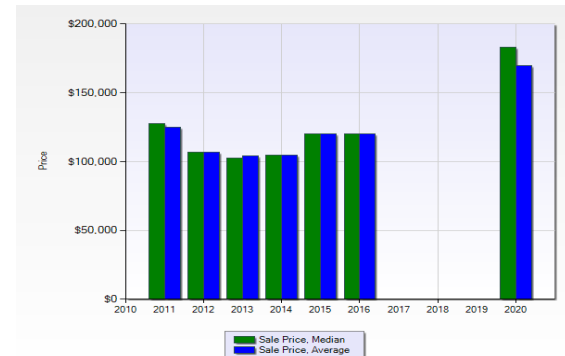
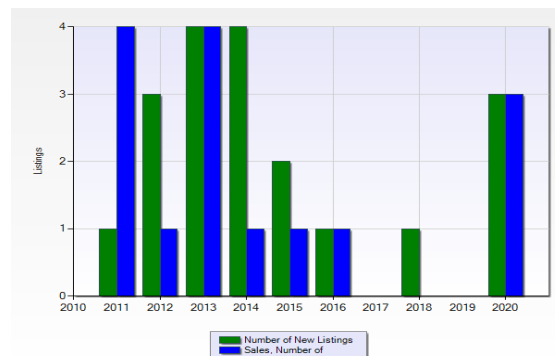
## Wyandot County—Single Family Homes

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	103	143	-28.0%
Sales	106	91	+16.5%
Median Sales Price	\$120,000	\$120,000	0.0%
Average Sales Price	\$130,367	\$141,855	-8.1%
Average Price Per Square Foot	\$77	\$99	-22.2%
Average Days On Market	98	114	-14.0%



## Wyandot County—Condos & Villas

Key Metrics	Thru 12-2020	Thru 12-2019	% Change
New Listings	3	1	+200.0%
Sales	4	0	—
Median Sales Price	\$186,500	—	—
Average Sales Price	\$186,500	—	—
Average Price Per Square Foot	\$123	—	—
Average Days On Market	174	—	—



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## Local Information

Area	2020 New Listings	% Change (2019)	2020 Sold	% Change (2019)	2020 DOM	% Change (2019)	2020 Median Sale \$	% Change (2019)	2020 Average Sale \$	% Change (2019)
Sylvania	738	-8.8%	673	+15.2%	78	-4.9%	\$235,950	-0.3%	\$254,104	+0.5%
Spring Meadows	274	-17.7%	236	-9.2%	82	+2.5%	\$232,500	+3.4%	\$240,267	+7.0%
Monclova	70	25.5%	67	+1.5%	110	+7.8%	\$381,500	+8.8%	\$389,989	+9.6%
Maumee	485	-5.5%	432	+3.6%	64	-11.1%	\$214,000	15.7%	\$246,250	+12.9%
Whitehouse	135	-27.8%	117	-8.6%	85	+1.2%	\$291,375	+8.7%	\$298,329	+11.7%
Waterville	144	-13.8%	130	+1.6%	86	+7.5%	\$281,800	+7.1%	\$272,334	+6.4%
Franklin Park/ Trilby	299	-3.9%	274	+8.3%	64	-12.3%	\$146,130	+13.3%	\$173,512	+13.7%
Tremainsville	664	-2.4%	566	-4.2%	63	-21.3%	\$108,250	+15.8%	\$105,632	+15.9%
Five Points/North Towne	451	-9.6%	428	-0.5%	74	-5.1%	\$71,000	+18.4%	\$74,072	+18.5%
Point Place	321	-2.1%	294	+14.0%	73	+1.4%	\$105,000	+14.1%	\$108,889	+10.5%
Wildwood/ Reynolds Corn.	436	-4.0%	365	-4.5%	68	-6.8%	120,050	+9.1%	\$134,658	+12.2%
Ottawa Hills	129	-7.9%	96	+6.7%	103	-14.2%	\$339,950	+24.3%	\$376,832	+16.7%
Ottawa Park/Westgate	275	-13.8%	247	-9.2%	69	-8.0%	\$142,500	+14.7%	\$142,232	+9.5%
Old West End	79	-15.1%	58	-4.9%	84	-12.5%	\$51,750	+47.9%	\$77,239	+3.0%
Old North End	122	-21.3%	91	-4.2%	87	+6.1%	\$21,170	+32.3%	\$26,294	+29.9%
Scott Park	181	-8.1%	137	-20.8%	65	-22.6%	\$55,000	+10.1%	\$64,251	+12.1%
Old South End	252	-3.8%	201	+7.5%	71	+7.6%	\$41,750	+26.5%	\$41,393	+18.6%
Heatherdowns/River Road	516	-0.4%	498	+17.7%	68	-5.6%	\$140,500	+12.4%	\$149,143	+16.7%
East River	180	-21.4%	170	-2.9%	82	+6.5%	\$29,000	+26.1%	\$33,307	+16.7%
Oregon	288	-7.7%	266	+2.3%	77	-4.9%	\$147,700	+1.9%	\$163,685	+2.4%
Perrysburg & Twp.	653	-10.2%	575	+2.1%	89	-3.3%	\$274,900	+4.5%	\$310,322	+2.9%
Northwood, Rossford, Lake	284	-9.3%	271	-1.1%	74	-5.1%	\$145,125	+0.8%	\$158,158	+3.7%
Bowling Green	210	-7.9%	197	-7.1%	61	-15.3%	\$191,000	+5.8%	\$206,986	+5.7%
Archbold	70	0.0%	72	+44.0%	100	-1.0%	\$145,000	+8.2%	\$179,237	+18.9%
Bryan	203	-11.0%	187	-5.1%	87	+7.4%	\$139,700	+23.3%	\$151,080	+21.8%
Defiance	222	-15.3%	214	+4.4%	80	+2.6%	\$116,000	+16.0%	\$121,977	+9.5%
Findlay	829	+10.1%	719	+16.7%	71	-13.4%	\$179,450	+8.8%	\$206,877	+5.2%
Napoleon	114	-23.5%	115	+9.5%	88	+8.6%	\$139,500	+6.1%	\$160,898	+13.7%
Wauseon	132	+32.0%	127	+41.1%	76	-20.8%	\$135,000	-2.2%	\$141,008	-9.3%

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## School Districts

School District	2020 New Listings	% Change (2019)	2020 Sold	% Change (2019)	2020 DOM	% Change (2019)	2020 Median Sale \$	% Change (2019)	2020 Average Sale \$	% Change (2019)
Anthony Wayne	525	-18.5%	471	+4.9%	87	+1.2%	\$320,000	+8.5%	\$332,168	+11.0%
Archbold	68	-11.7%	71	+24.6%	100	+5.3%	\$141,500	+5.6%	\$175,090	+15.9%
Bowling Green	249	-9.5%	235	-5.2%	67	-5.6%	\$189,450	+7.0%	\$201,616	+6.1%
Bryan	201	-9.5%	184	-4.7%	87	+6.1%	\$139,000	+23.5%	\$149,016	+19.7%
Defiance	225	-17.3%	215	+2.4%	78	-3.7%	\$109,500	+9.5%	\$119,306	+7.0%
Findlay	708	-5.2%	622	-1.3%	71	-10.1%	\$165,000	+5.8%	\$189,537	+1.9%
Fostoria	143	-17.3%	134	+11.7%	95	+11.8%	\$80,000	-5.3%	\$93,829	+7.9%
Maumee	292	-8.2%	259	-9.4%	57	-14.9%	\$155,680	+3.8%	\$169,426	+3.8%
Napoleon	127	-23.5%	130	+7.4%	87	+1.2%	\$135,000	+2.7%	\$157,898	+13.5%
Northwood	78	-9.3%	75	-3.8%	77	+5.5%	\$141,250	+8.7%	\$153,931	+17.9%
Oregon	311	-4.6%	285	+3.6%	77	-4.9%	\$147,400	+1.7%	164,278	+3.0%
Paulding	81	-22.9%	86	+30.3%	100	+5.3%	\$93,500	+5.7%	\$111,748	+19.2%
Ottawa Hills	129	-8.5%	96	+5.5%	103	-13.4%	\$339,950	+25.0%	\$376,832	+17.2%
Perrysburg	563	-9.5%	496	+1.0%	90	-1.1%	\$279,500	+5.5%	\$314,136	+4.4%
Pike-Delta-York	99	+2.1%	94	+23.7%	75	-15.7%	\$139,900	+8.1%	\$150,175	+5.7%
Rossford	166	-3.5%	150	+16.3%	74	-18.7%	\$161,750	-6.6%	\$197,721	-8.7%
Springfield	368	-15.4%	323	-4.7%	80	0.0%	\$229,000	+4.1%	\$236,611	+6.9%
Swanton	125	+11.6%	102	+21.4%	79	+5.3%	\$170,000	-5.5%	\$193,830	+4.1%
Sylvania	936	-9.5%	841	+10.5%	75	-7.4%	\$231,500	+1.8%	\$249,965	+3.9%
Toledo	2,876	-5.8%	2,511	+4.0%	72	-5.3%	\$85,500	+20.4%	\$93,467	+17.6%
Upper Sandusky	59	-25.3%	58	+16.0%	109	-14.2%	\$128,500	+4.9%	\$132,049	-4.5%
Wauseon	119	+35.2%	113	+48.7%	70	-28.6%	\$135,000	-0.7%	\$140,597	-10.1%
Washington Local	672	-10.5%	626	-7.3%	66	-12.0%	\$126,000	+14.5%	\$125,754	+14.7%