

Local Market Update – 1st Quarter

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In the first quarter of 2025, the housing market in Lucas and Upper Wood Counties showed mixed performance. While new listings increased slightly by 3.1% year-over-year, closed sales fell by 7.9%, indicating potential challenges in buyer activity or transaction timing. Homes also took slightly longer to sell, with the average days on market rising from 65 to 68.

However, prices continued to climb, with the median sales price up 8.0% to \$175,000 and the average sales price rising a notable 17.4% to \$223,343. Sellers received, on average, 100% of their list price, up from 99% last year, suggesting strong demand for available homes. Despite fewer sales, the increased home prices helped push total sales volume up 9.5%, reaching nearly \$240 million. This reflects a market still benefiting from rising property values, even as buyer activity slightly cooled.

Single Family Homes

Lucas & Upper Wood Counties	1st Quarter		
	2024	2025	% Change
Key Metrics			
New Listings	1,437	1,482	3.1%
Closed Sales	1,152	1,061	-7.9%
Days on Market	65	68	4.6%
SP\$/SqFt	\$113.00	\$127.00	12.4%
Median Sales Price	\$162,000	\$175,000	8.0%
Average Sales Price	\$190,293	\$223,343	17.4%
Percent of List Price Received	99%	100%	1.0%
Total Volume	\$219,082,951	\$239,966,538	9.5%

Hancock & Wyandot Counties	1st Quarter		
	2024	2025	% Change
Key Metrics			
New Listings	179	212	18.4%
Closed Sales	153	160	4.6%
Days on Market	89	89	0.0%
SP\$/SqFt	\$127.00	\$140.00	10.2%
Median Sales Price	\$200,000	\$225,450	12.7%
Average Sales Price	\$222,358	\$262,437	18.0%
Percent of List Price Received	97%	97%	0.0%
Total Volume	\$34,020,738	\$41,989,936	23.4%

Western Counties	1st Quarter		
	2024	2025	% Change
Key Metrics			
New Listings	321	382	19.0%
Closed Sales	231	273	18.2%
Days on Market	73	73	0.0%
SP\$/SqFt	\$114.00	\$126.00	10.5%
Median Sales Price	\$165,000	\$180,000	9.1%
Average Sales Price	\$188,004	\$199,902	6.3%
Percent of List Price Received	98%	99%	---
Total Volume	\$43,428,851	\$54,573,164	0.0%

Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Marketwatch Report

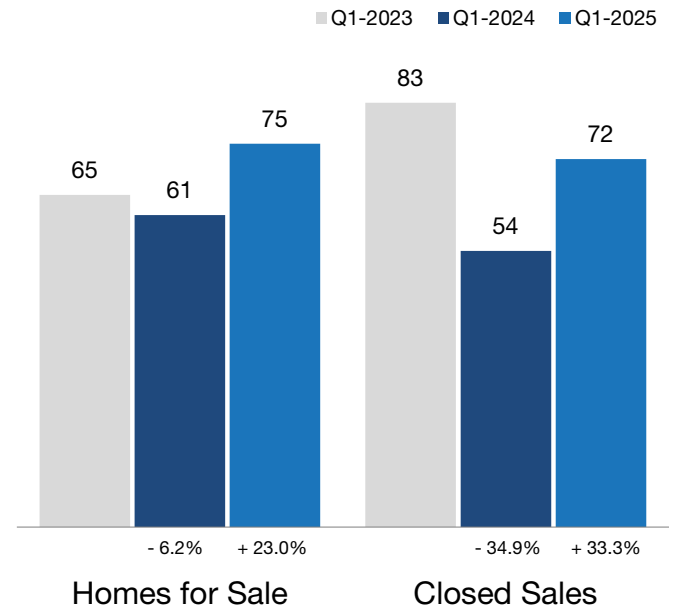
Q1-2025



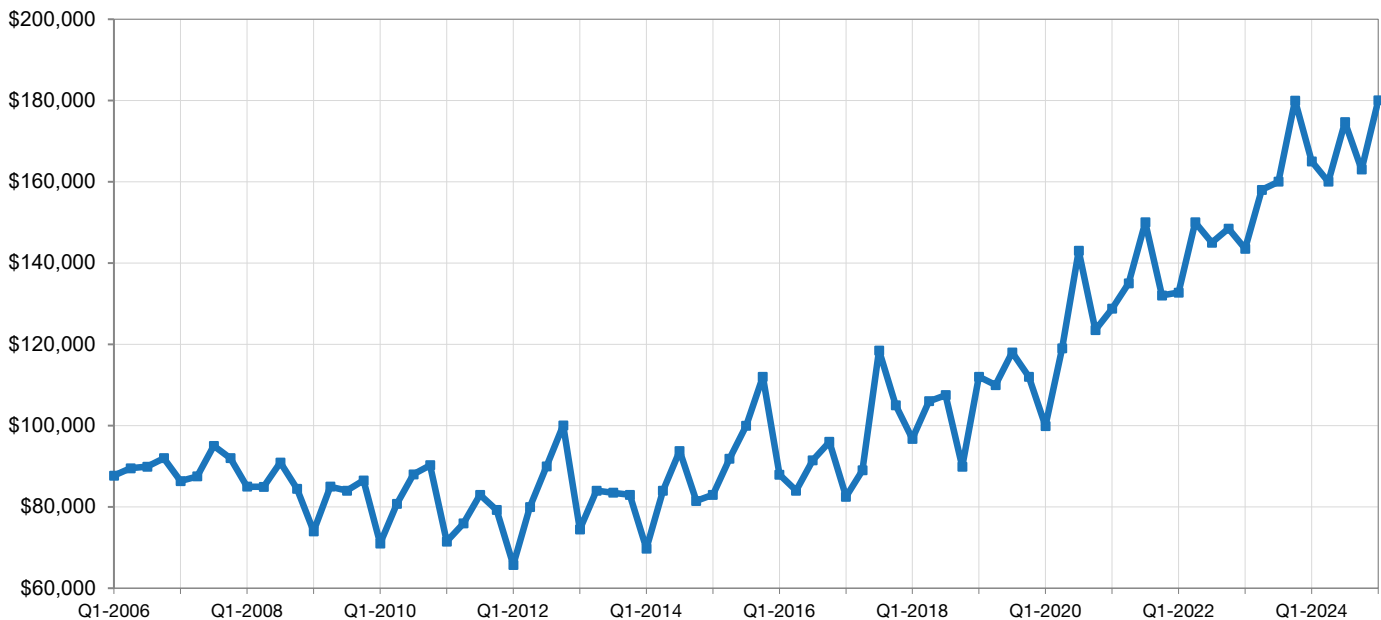
Defiance County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$180,000	+ 9.1%
Average Sales Price	\$197,734	+ 11.2%
Pct. of Orig. Price Rec'd.	96.9%	+ 1.1%
Homes for Sale	75	+ 23.0%
Closed Sales	72	+ 33.3%
Months Supply	2.6	+ 27.6%
Days on Market	65	+ 2.7%

Market Activity



Historical Median Sales Price for Defiance County



Marketwatch Report

Q1-2025



Defiance County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43506	\$185,000	+ 27.6%	96.5%	+ 1.6%	88	+ 12.5%	41	+ 17.1%
43512	\$188,000	+ 13.9%	97.1%	+ 1.2%	62	- 4.5%	55	+ 52.8%
43517	\$165,000	+ 45.6%	98.5%	- 5.3%	81	+ 73.0%	3	+ 200.0%
43526	\$155,000	- 39.7%	96.6%	+ 1.2%	67	+ 2.4%	12	+ 33.3%
43527	\$145,000	+ 190.0%	91.6%	+ 27.0%	83	- 40.3%	5	+ 66.7%
43536	\$0	--	0.0%	--	0	--	0	--
43548	\$200,000	--	91.3%	--	53	--	1	--
43549	\$191,500	+ 254.6%	99.3%	+ 10.2%	64	- 22.9%	2	+ 100.0%
43556	\$212,450	+ 108.3%	94.6%	- 0.8%	102	+ 85.1%	4	0.0%
45821	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%

Marketwatch Report

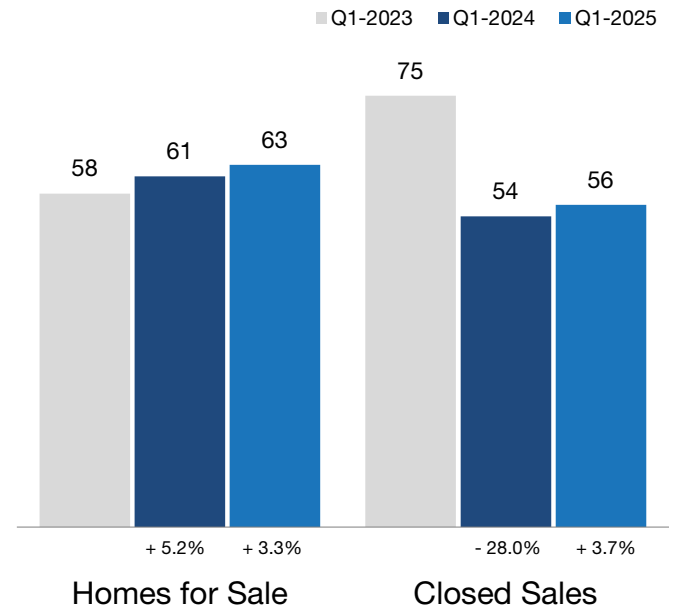
Q1-2025



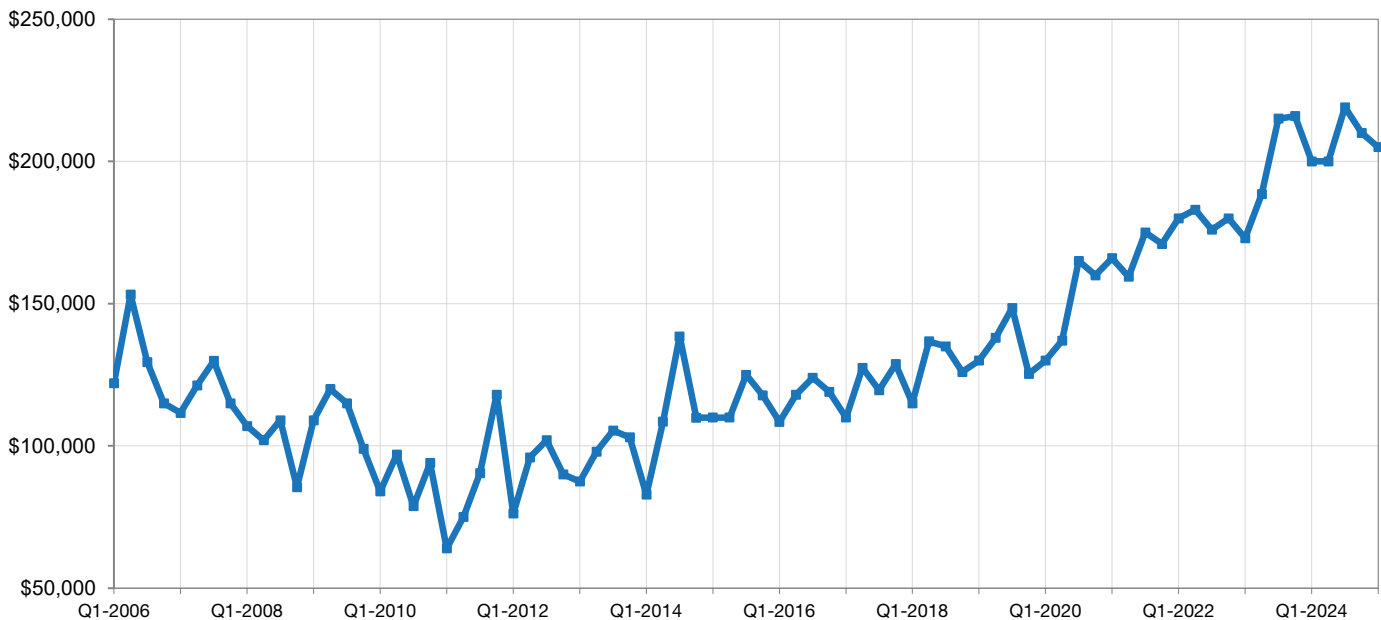
Fulton County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$205,000	+ 2.5%
Average Sales Price	\$220,804	- 2.3%
Pct. of Orig. Price Rec'd.	96.1%	- 1.0%
Homes for Sale	63	+ 3.3%
Closed Sales	56	+ 3.7%
Months Supply	2.2	- 5.2%
Days on Market	66	+ 1.0%

Market Activity



Historical Median Sales Price for Fulton County



Marketwatch Report

Q1-2025



Fulton County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43502	\$215,000	+ 10.3%	98.2%	+ 1.0%	83	+ 3.5%	11	- 26.7%
43504	\$140,000	- 24.3%	103.7%	+ 3.7%	51	- 5.6%	1	0.0%
43515	\$165,000	- 2.9%	91.8%	- 1.9%	65	- 9.4%	14	- 6.7%
43521	\$174,750	+ 114.4%	98.1%	+ 8.5%	75	+ 34.3%	5	+ 25.0%
43532	\$281,250	+ 27.8%	95.2%	- 1.0%	60	- 8.0%	5	+ 66.7%
43533	\$149,950	- 28.7%	100.0%	- 3.1%	24	- 57.5%	2	0.0%
43540	\$315,000	+ 5.4%	100.0%	+ 3.6%	47	- 11.3%	1	0.0%
43557	\$232,500	+ 41.8%	102.0%	- 1.8%	41	- 59.9%	4	0.0%
43558	\$242,450	- 25.4%	96.6%	- 2.1%	67	+ 54.3%	15	0.0%
43567	\$225,000	- 10.0%	96.8%	- 0.1%	64	- 1.1%	14	+ 75.0%
43570	\$167,000	+ 45.9%	102.3%	+ 7.9%	43	- 30.3%	2	0.0%

Marketwatch Report

Q1-2025



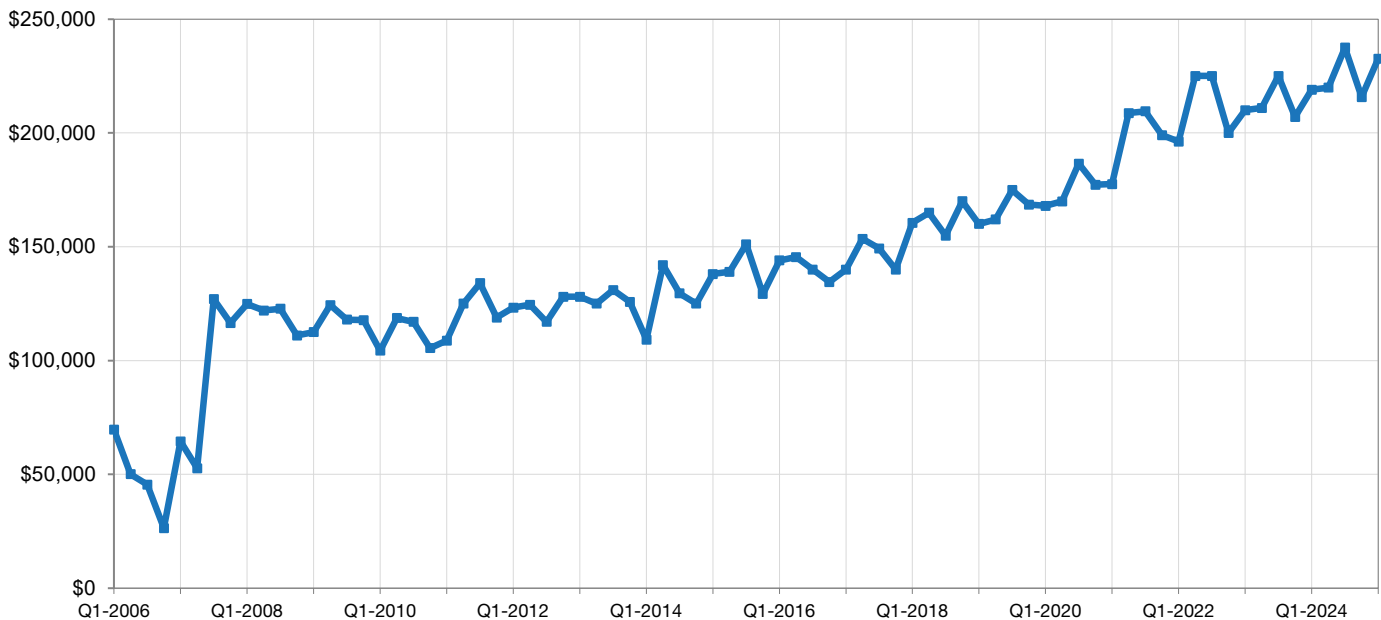
Hancock County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$232,638	+ 6.2%
Average Sales Price	\$267,483	+ 13.5%
Pct. of Orig. Price Rec'd.	94.4%	- 1.3%
Homes for Sale	181	+ 34.1%
Closed Sales	157	+ 14.6%
Months Supply	2.9	+ 33.2%
Days on Market	85	+ 5.1%

Market Activity



Historical Median Sales Price for Hancock County



Marketwatch Report

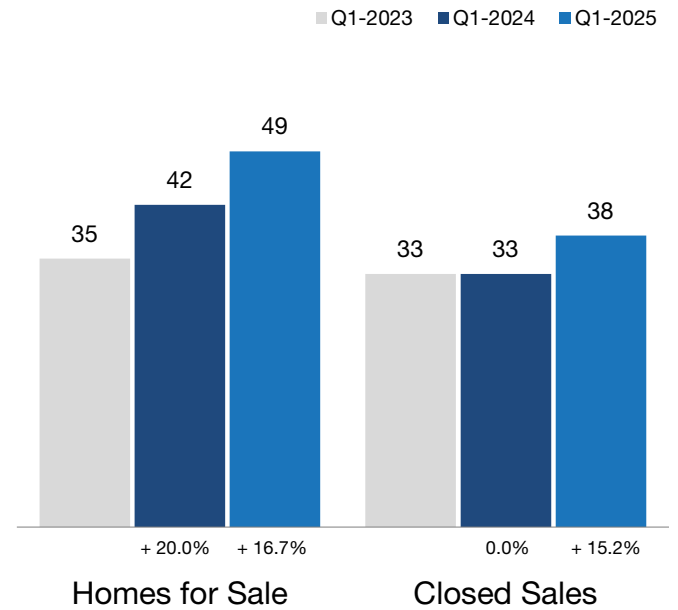
Q1-2025



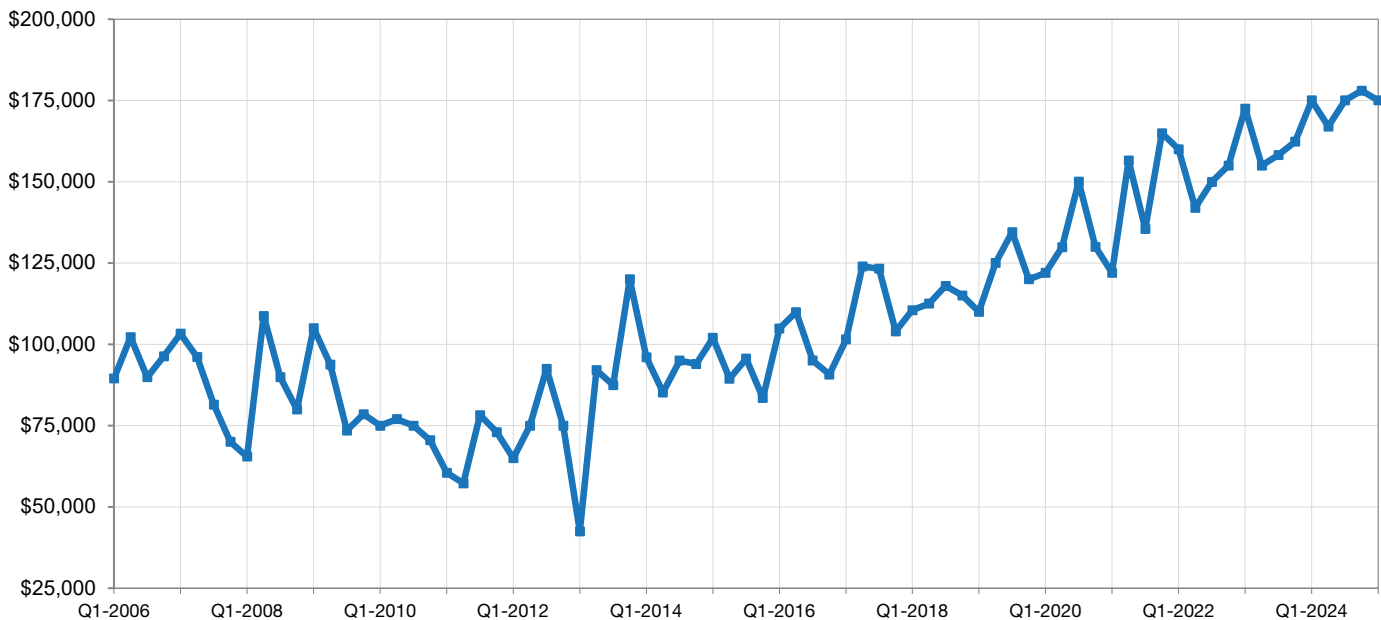
Henry County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$175,000	0.0%
Average Sales Price	\$195,717	+ 6.6%
Pct. of Orig. Price Rec'd.	97.8%	+ 2.8%
Homes for Sale	49	+ 16.7%
Closed Sales	38	+ 15.2%
Months Supply	2.8	+ 0.2%
Days on Market	68	- 3.1%

Market Activity



Historical Median Sales Price for Henry County



Marketwatch Report

Q1-2025



Henry County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43502	\$215,000	+ 10.3%	98.2%	+ 1.0%	83	+ 3.5%	11	- 26.7%
43511	\$170,000	+ 5.6%	103.0%	+ 21.5%	87	- 3.9%	1	- 50.0%
43516	\$170,000	+ 21.5%	105.7%	+ 5.7%	47	+ 28.4%	6	+ 100.0%
43522	\$282,500	+ 9.7%	99.6%	+ 18.4%	95	- 11.2%	8	+ 100.0%
43524	\$192,500	+ 466.2%	98.1%	+ 15.1%	106	+ 711.5%	2	+ 100.0%
43527	\$145,000	+ 190.0%	91.6%	+ 27.0%	83	- 40.3%	5	+ 66.7%
43532	\$281,250	+ 27.8%	95.2%	- 1.0%	60	- 8.0%	5	+ 66.7%
43534	\$235,000	--	94.2%	--	97	--	3	--
43545	\$175,000	- 2.7%	97.6%	+ 0.4%	67	- 8.9%	14	- 33.3%
43545	\$175,000	- 2.7%	97.6%	+ 0.4%	67	- 8.9%	14	- 33.3%
43548	\$200,000	--	91.3%	--	53	--	1	--
43557	\$232,500	+ 41.8%	102.0%	- 1.8%	41	- 59.9%	4	0.0%
45856	\$47,500	- 69.9%	82.1%	- 16.6%	37	- 21.3%	2	- 33.3%

Marketwatch Report

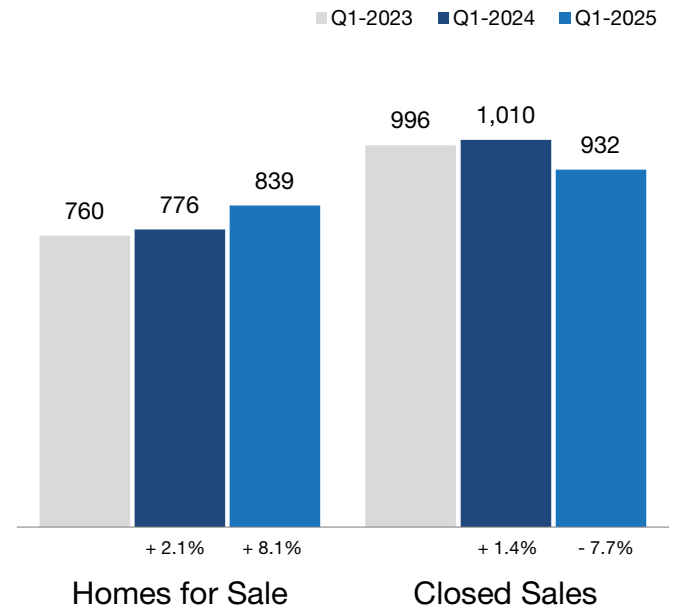
Q1-2025



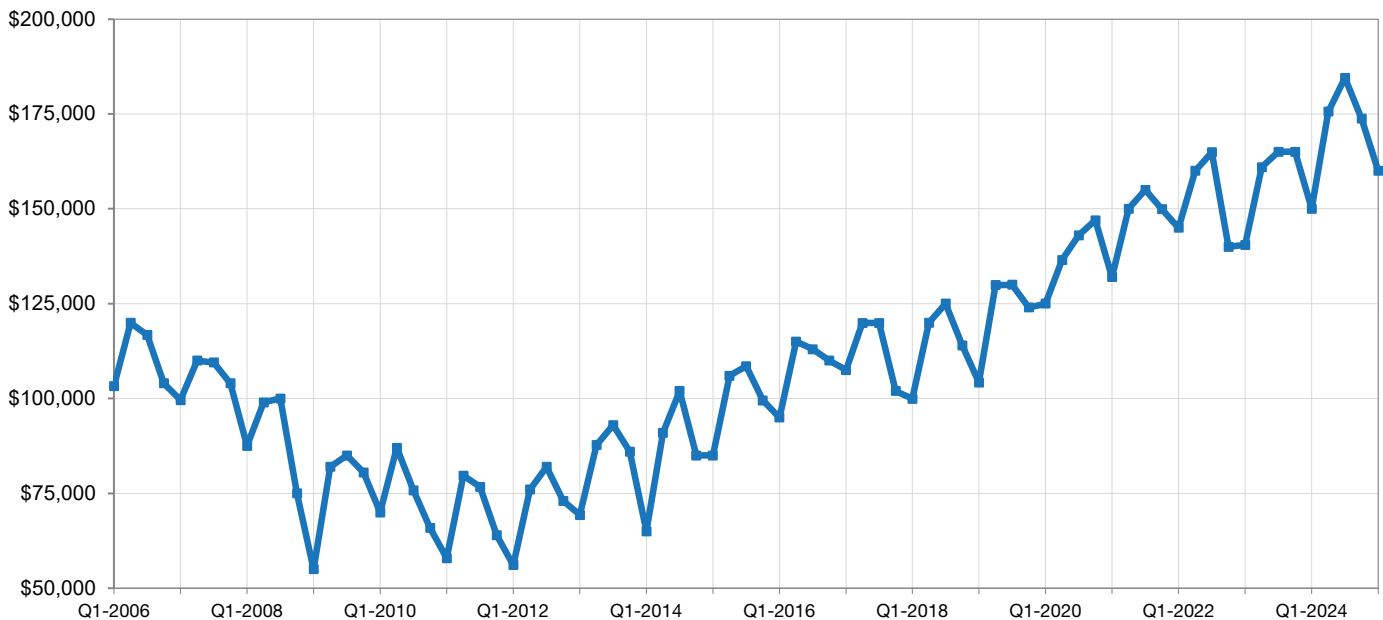
Lucas County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$160,000	+ 6.7%
Average Sales Price	\$201,961	+ 18.2%
Pct. of Orig. Price Rec'd.	98.1%	+ 1.1%
Homes for Sale	839	+ 8.1%
Closed Sales	932	- 7.7%
Months Supply	2.1	+ 11.0%
Days on Market	64	+ 0.5%

Market Activity



Historical Median Sales Price for Lucas County



Marketwatch Report

Q1-2025



Lucas County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43412	\$209,250	+ 30.8%	95.1%	+ 3.4%	109	+ 100.3%	6	0.0%
43445	\$156,000	+ 20.2%	89.6%	- 6.1%	98	+ 103.1%	4	+ 100.0%
43504	\$140,000	- 24.3%	103.7%	+ 3.7%	51	- 5.6%	1	0.0%
43522	\$282,500	+ 9.7%	99.6%	+ 18.4%	95	- 11.2%	8	+ 100.0%
43528	\$300,000	0.0%	97.6%	+ 2.0%	56	+ 4.7%	39	+ 105.3%
43532	\$281,250	+ 27.8%	95.2%	- 1.0%	60	- 8.0%	5	+ 66.7%
43537	\$289,250	+ 13.4%	97.7%	- 0.7%	66	+ 11.8%	50	- 32.4%
43542	\$422,235	+ 20.4%	98.6%	+ 4.6%	143	- 3.0%	7	- 12.5%
43558	\$242,450	- 25.4%	96.6%	- 2.1%	67	+ 54.3%	15	0.0%
43560	\$333,000	+ 23.3%	97.4%	- 1.0%	72	+ 8.4%	81	+ 11.0%
43566	\$328,950	+ 2.8%	98.8%	+ 0.2%	65	+ 15.1%	22	+ 4.8%
43571	\$507,000	+ 127.4%	97.9%	- 0.7%	59	+ 24.2%	14	+ 40.0%
43601	\$0	--	0.0%	--	0	--	0	--
43604	\$120,950	- 28.8%	87.6%	- 7.8%	80	- 11.6%	8	- 33.3%
43605	\$75,000	+ 49.1%	98.0%	+ 0.4%	50	- 17.1%	71	+ 2.9%
43606	\$177,500	+ 0.6%	97.1%	- 1.0%	65	+ 1.9%	47	- 17.5%
43607	\$93,000	+ 17.7%	96.7%	+ 5.1%	69	- 0.9%	37	- 30.2%
43608	\$60,000	+ 44.6%	95.1%	+ 1.2%	68	+ 15.9%	34	- 32.0%
43609	\$67,000	0.0%	95.0%	+ 1.9%	62	- 12.8%	40	- 9.1%
43610	\$86,500	+ 57.3%	94.3%	+ 4.7%	39	- 39.3%	6	- 60.0%
43611	\$157,500	+ 5.0%	96.5%	- 0.5%	66	- 8.8%	39	- 13.3%
43612	\$116,437	+ 13.0%	97.8%	+ 3.8%	67	- 23.0%	85	+ 1.2%
43613	\$142,250	- 1.2%	99.9%	+ 2.0%	60	+ 12.6%	80	- 19.2%
43614	\$193,750	+ 14.0%	102.2%	+ 4.0%	58	+ 1.4%	63	- 24.1%
43615	\$170,000	+ 0.0%	99.1%	- 0.4%	71	+ 16.2%	88	+ 14.3%
43616	\$255,000	+ 15.8%	98.2%	+ 0.3%	62	+ 19.0%	40	+ 25.0%
43617	\$262,500	- 7.5%	99.9%	- 2.2%	52	+ 28.0%	24	+ 71.4%
43620	\$77,000	- 7.2%	92.1%	- 1.2%	74	- 8.1%	7	- 46.2%
43623	\$195,000	+ 11.6%	100.9%	- 0.2%	53	- 1.8%	37	- 24.5%

Marketwatch Report

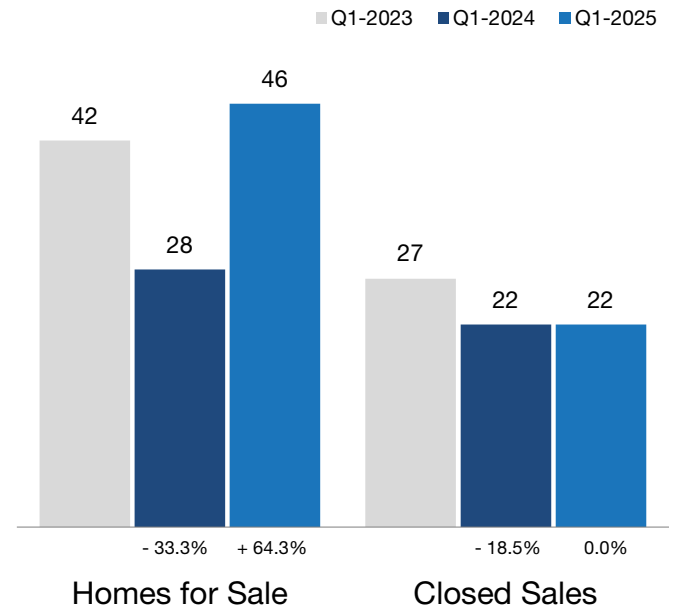
Q1-2025



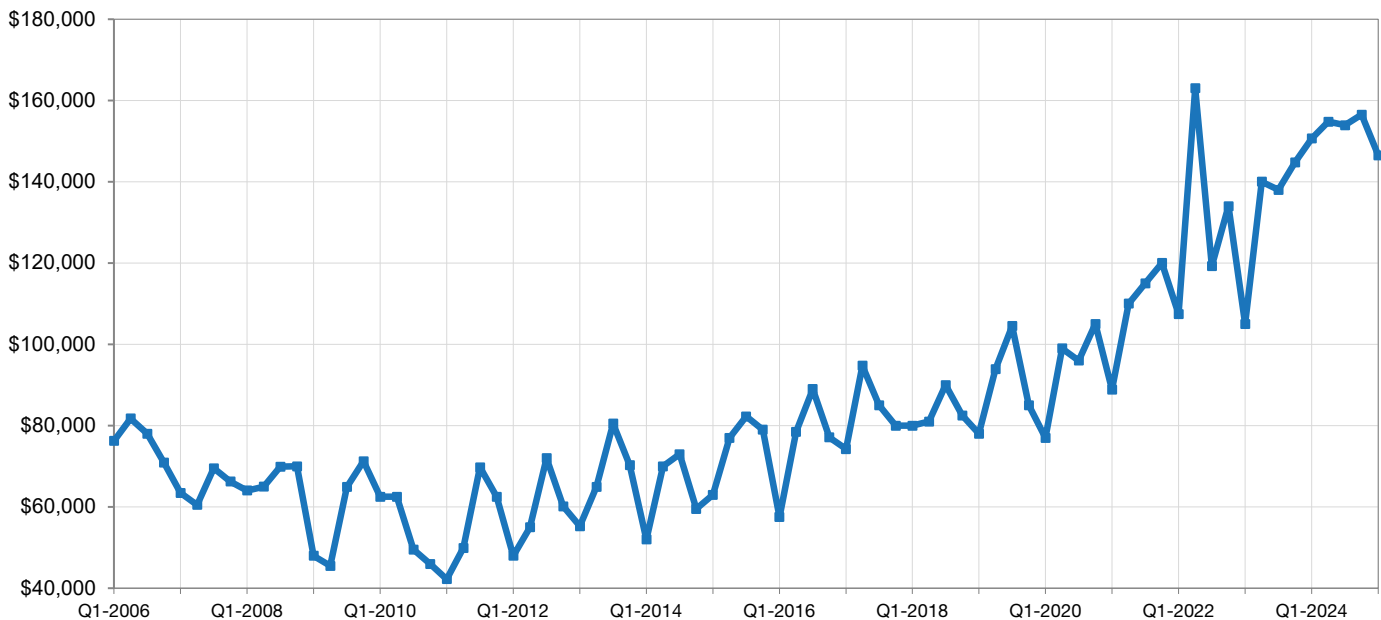
Paulding County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$146,500	- 2.7%
Average Sales Price	\$158,782	+ 3.3%
Pct. of Orig. Price Rec'd.	97.4%	+ 1.9%
Homes for Sale	46	+ 64.3%
Closed Sales	22	0.0%
Months Supply	4.8	+ 77.1%
Days on Market	88	- 1.0%

Market Activity



Historical Median Sales Price for Paulding County



Marketwatch Report

Q1-2025



Paulding County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43512	\$188,000	+ 13.9%	97.1%	+ 1.2%	62	- 4.5%	55	+ 52.8%
43526	\$155,000	- 39.7%	96.6%	+ 1.2%	67	+ 2.4%	12	+ 33.3%
45813	\$260,000	+ 94.3%	84.5%	- 5.1%	67	- 15.0%	5	+ 25.0%
45821	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45827	\$0	--	0.0%	--	0	--	0	--
45849	\$100,000	--	72.5%	--	108	--	1	--
45851	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45873	\$97,500	- 16.3%	93.2%	- 5.5%	112	+ 150.6%	2	0.0%
45879	\$145,000	- 6.5%	108.8%	+ 20.5%	105	+ 1.5%	9	- 18.2%
45880	\$162,500	+ 34.1%	96.4%	+ 2.1%	64	- 14.3%	4	+ 100.0%
45886	\$0	--	0.0%	--	0	--	0	--

Marketwatch Report

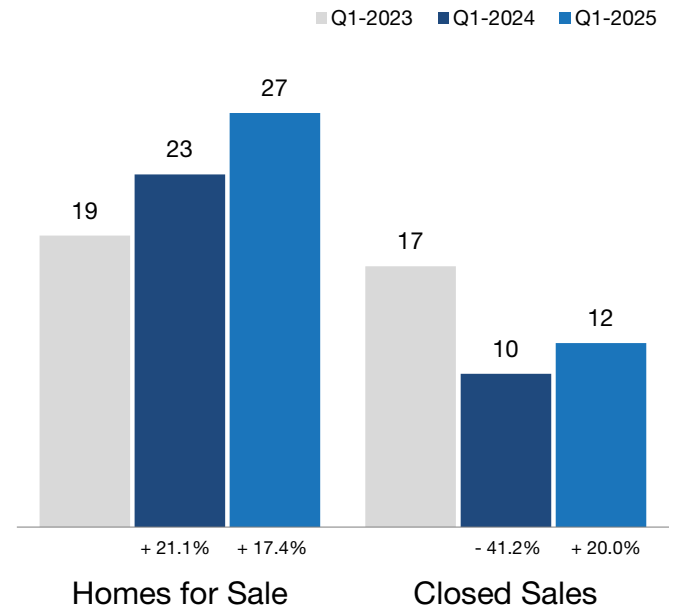
Q1-2025



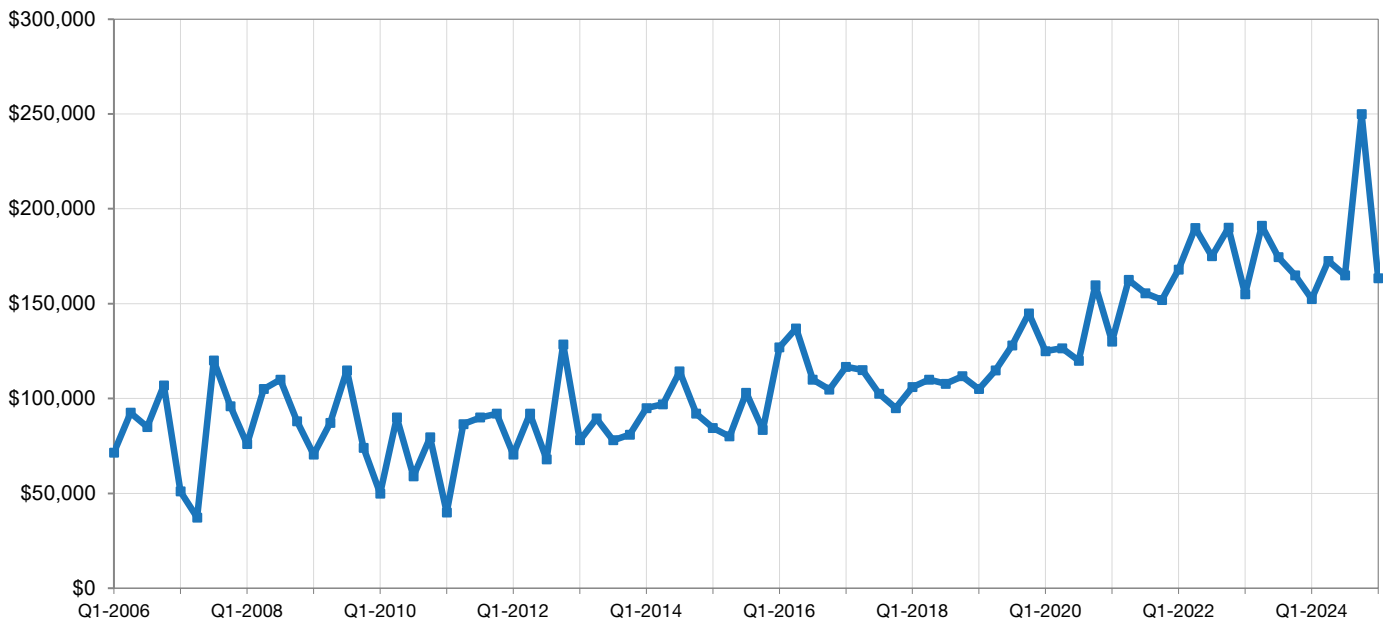
Putnam County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$163,450	+ 7.2%
Average Sales Price	\$244,962	+ 22.6%
Pct. of Orig. Price Rec'd.	95.5%	+ 0.0%
Homes for Sale	27	+ 17.4%
Closed Sales	12	+ 20.0%
Months Supply	3.3	- 13.4%
Days on Market	71	- 9.7%

Market Activity



Historical Median Sales Price for Putnam County



Marketwatch Report

Q1-2025



Putnam County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43516	\$170,000	+ 21.5%	105.7%	+ 5.7%	47	+ 28.4%	6	+ 100.0%
43548	\$200,000	--	91.3%	--	53	--	1	--
45827	\$0	--	0.0%	--	0	--	0	--
45830	\$150,900	+ 27.3%	94.4%	- 8.4%	43	+ 2.4%	1	0.0%
45831	\$128,640	- 57.1%	99.0%	+ 10.0%	164	+ 25.2%	1	- 66.7%
45833	\$274,000	+ 222.4%	99.6%	+ 5.4%	45	+ 4.7%	1	0.0%
45844	\$0	--	0.0%	--	0	--	0	--
45849	\$100,000	--	72.5%	--	108	--	1	--
45856	\$47,500	- 69.9%	82.1%	- 16.6%	37	- 21.3%	2	- 33.3%
45858	\$231,500	+ 29.0%	94.0%	- 6.6%	102	+ 12.6%	4	- 33.3%
45868	\$0	--	0.0%	--	0	--	0	--
45875	\$176,000	- 23.5%	97.8%	+ 0.4%	83	+ 28.0%	5	+ 66.7%
45877	\$310,000	+ 264.7%	98.8%	+ 10.4%	66	+ 26.9%	2	+ 100.0%

Marketwatch Report

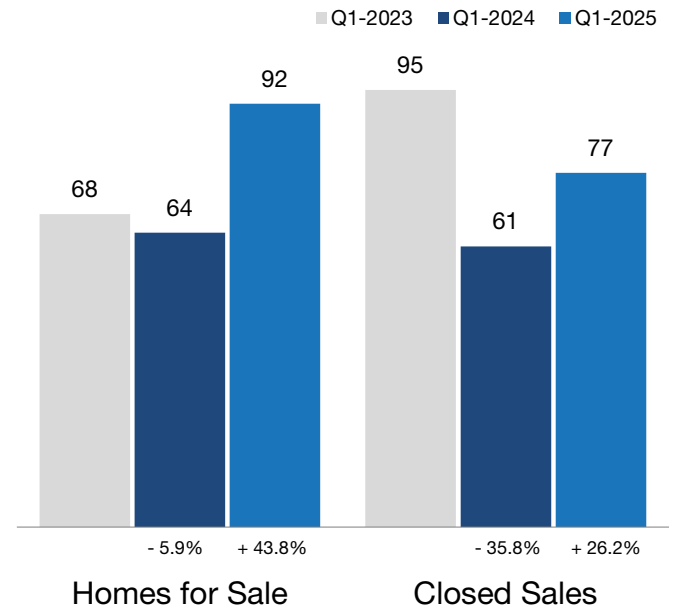
Q1-2025



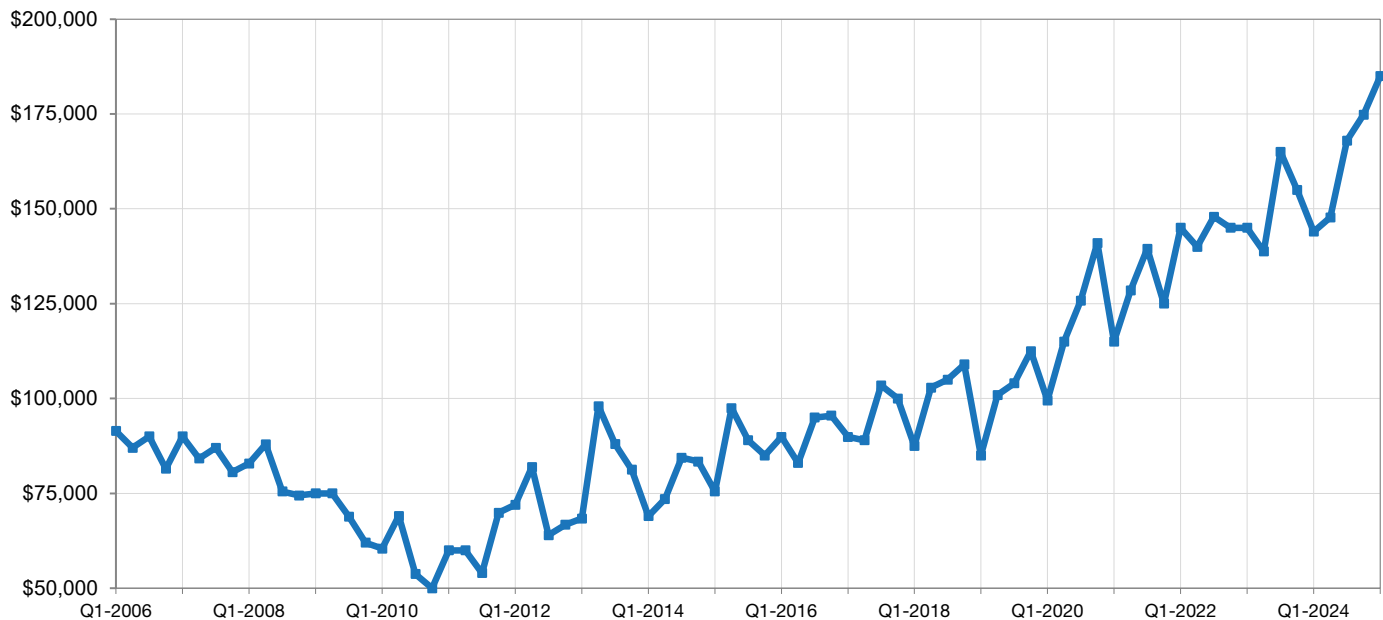
Williams County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$185,000	+ 28.5%
Average Sales Price	\$191,293	+ 6.6%
Pct. of Orig. Price Rec'd.	95.6%	+ 1.1%
Homes for Sale	92	+ 43.8%
Closed Sales	77	+ 26.2%
Months Supply	2.8	+ 41.2%
Days on Market	86	+ 4.3%

Market Activity



Historical Median Sales Price for Williams County



Marketwatch Report

Q1-2025



Williams County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43501	\$210,000	- 11.9%	84.7%	- 3.2%	83	- 27.2%	3	+ 50.0%
43506	\$185,000	+ 27.6%	96.5%	+ 1.6%	88	+ 12.5%	41	+ 17.1%
43517	\$165,000	+ 45.6%	98.5%	- 5.3%	81	+ 73.0%	3	+ 200.0%
43518	\$200,000	+ 11.3%	96.5%	- 1.6%	84	+ 6.3%	4	+ 100.0%
43521	\$174,750	+ 114.4%	98.1%	+ 8.5%	75	+ 34.3%	5	+ 25.0%
43543	\$172,875	+ 18.5%	91.8%	- 1.3%	98	+ 19.1%	15	- 6.3%
43554	\$245,000	+ 75.6%	93.7%	+ 7.4%	99	- 41.6%	4	+ 300.0%
43557	\$232,500	+ 41.8%	102.0%	- 1.8%	41	- 59.9%	4	0.0%
43570	\$167,000	+ 45.9%	102.3%	+ 7.9%	43	- 30.3%	2	0.0%

Marketwatch Report

Q1-2025



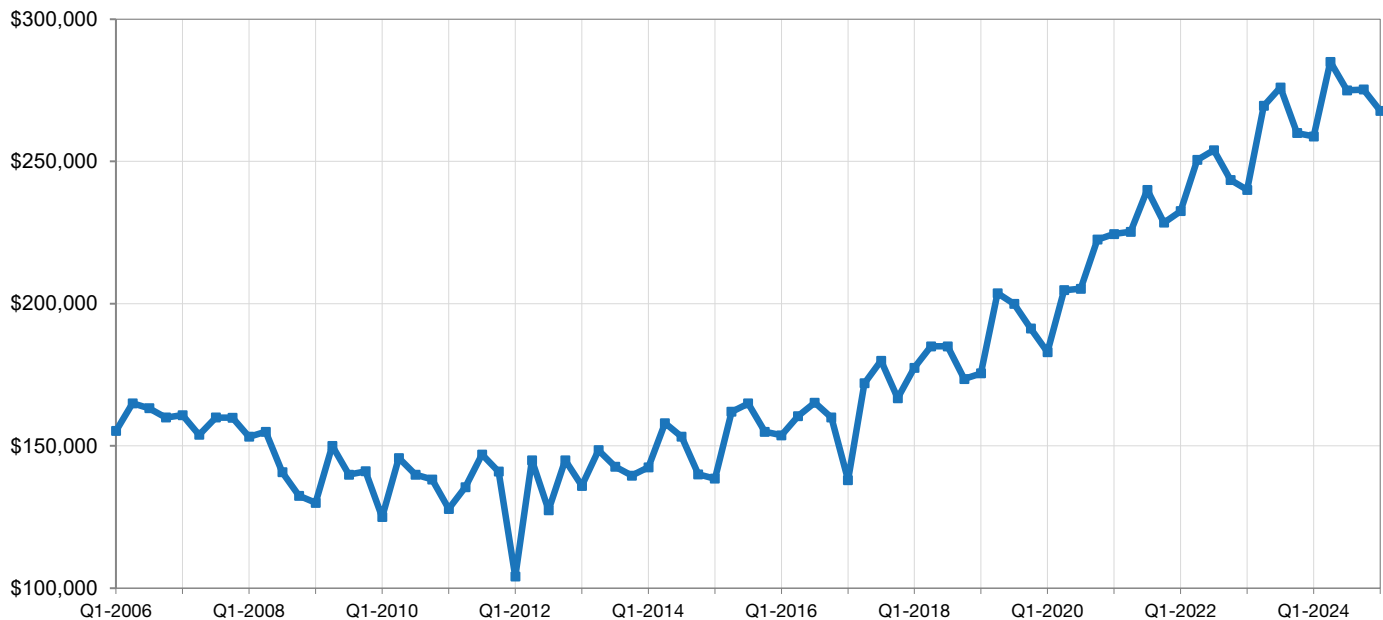
Wood County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$267,800	+ 3.5%
Average Sales Price	\$318,418	+ 9.9%
Pct. of Orig. Price Rec'd.	98.4%	+ 1.3%
Homes for Sale	243	+ 17.4%
Closed Sales	220	- 6.4%
Months Supply	2.5	+ 20.6%
Days on Market	84	+ 16.0%

Market Activity



Historical Median Sales Price for Wood County



Marketwatch Report

Q1-2025



Wood County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43402	\$244,950	- 0.4%	99.6%	+ 2.5%	59	+ 12.9%	37	- 17.8%
43406	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43413	\$170,000	- 24.1%	98.2%	+ 1.0%	66	- 35.6%	3	0.0%
43430	\$119,900	- 26.4%	105.1%	+ 12.1%	52	- 6.8%	7	- 22.2%
43443	\$380,000	+ 23.8%	101.3%	+ 2.5%	42	- 63.3%	1	- 75.0%
43447	\$250,000	+ 6.4%	99.7%	- 1.4%	116	+ 197.4%	6	0.0%
43450	\$233,700	+ 33.5%	100.7%	+ 10.0%	85	+ 16.2%	6	- 14.3%
43451	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43457	\$167,500	+ 249.0%	91.4%	+ 50.4%	40	- 33.8%	4	+ 300.0%
43460	\$228,750	+ 20.4%	97.1%	+ 2.9%	83	+ 12.9%	8	- 27.3%
43462	\$177,000	+ 162.2%	104.1%	- 7.6%	49	+ 2.1%	1	0.0%
43465	\$240,000	+ 22.2%	100.8%	+ 5.3%	40	- 47.0%	10	- 16.7%
43466	\$98,100	- 49.7%	78.5%	- 19.5%	17	- 76.1%	1	0.0%
43551	\$369,900	+ 10.1%	99.0%	+ 0.8%	93	+ 19.7%	98	- 3.0%

Marketwatch Report

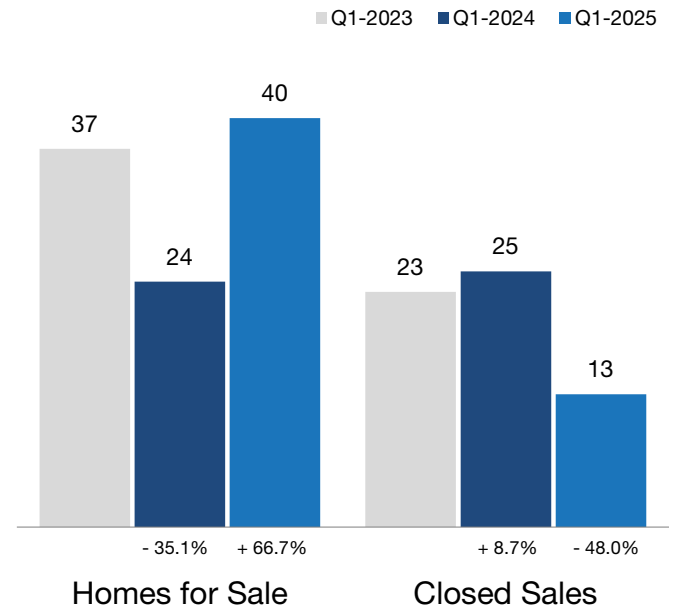
Q1-2025



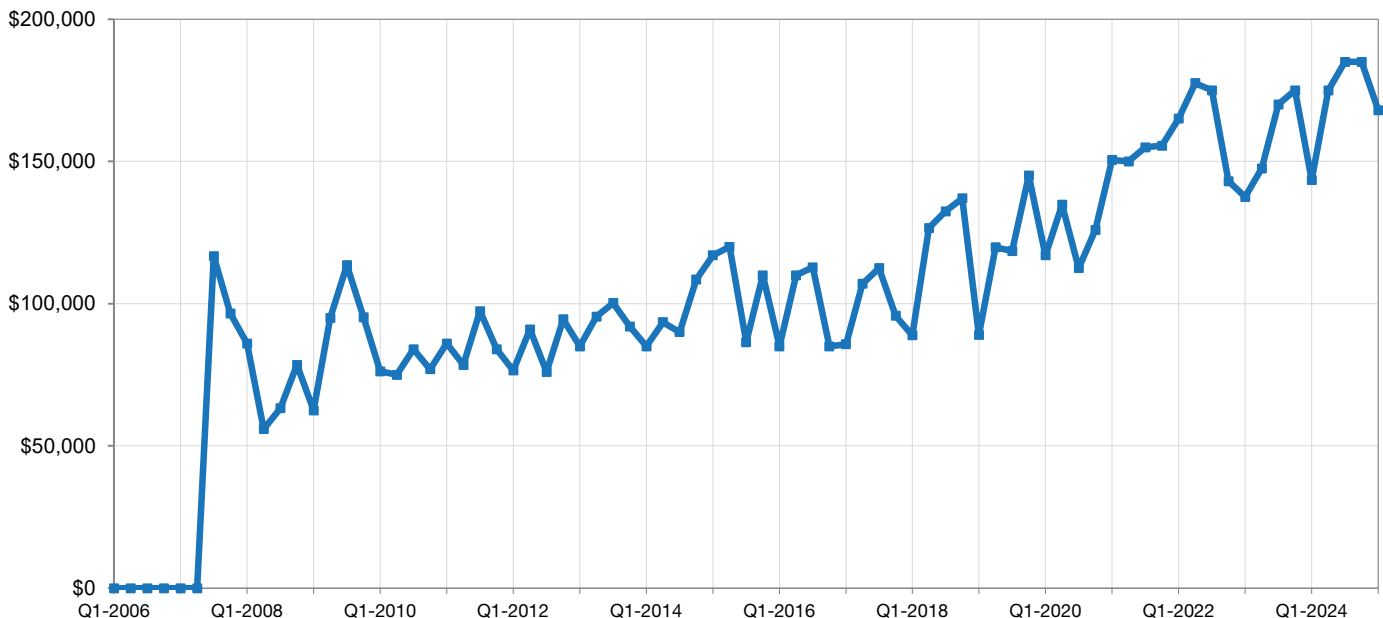
Wyandot County

Key Metrics	Q1-2025	1-Year Change
Median Sales Price	\$168,000	+ 17.1%
Average Sales Price	\$190,368	+ 25.9%
Pct. of Orig. Price Rec'd.	94.8%	+ 7.1%
Homes for Sale	40	+ 66.7%
Closed Sales	13	- 48.0%
Months Supply	4.9	+ 116.5%
Days on Market	124	+ 4.1%

Market Activity



Historical Median Sales Price for Wyandot County



Marketwatch Report

Q1-2025



Wyandot County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change	Q1-2025	1-Year Change
43316	\$152,750	+ 6.4%	99.3%	+ 10.1%	73	- 48.5%	4	- 66.7%
43323	\$0	--	0.0%	--	220	--	1	--
43326	\$135,000	- 44.0%	93.1%	- 9.2%	128	+ 204.8%	1	0.0%
43332	\$0	--	0.0%	--	0	--	0	--
43337	\$0	--	0.0%	--	0	--	0	--
43351	\$168,000	+ 9.6%	92.5%	+ 0.5%	139	+ 49.7%	7	- 12.5%
43359	\$0	--	0.0%	--	0	--	0	--
44802	\$176,500	--	95.5%	--	54	--	2	--
44844	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
44849	\$0	- 100.0%	0.0%	- 100.0%	84	- 1.2%	1	- 50.0%
44882	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45843	\$261,000	+ 72.3%	98.5%	+ 4.4%	69	- 18.5%	4	+ 100.0%
45867	\$310,000	- 4.3%	86.1%	- 8.4%	158	- 21.4%	1	- 50.0%