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		
Key Metrics	**2024**	**2025**	**% Change**
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		
Key Metrics	**2024**	**2025**	**% Change**
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		
Key Metrics	**2024**	**2025**	**% Change**
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.

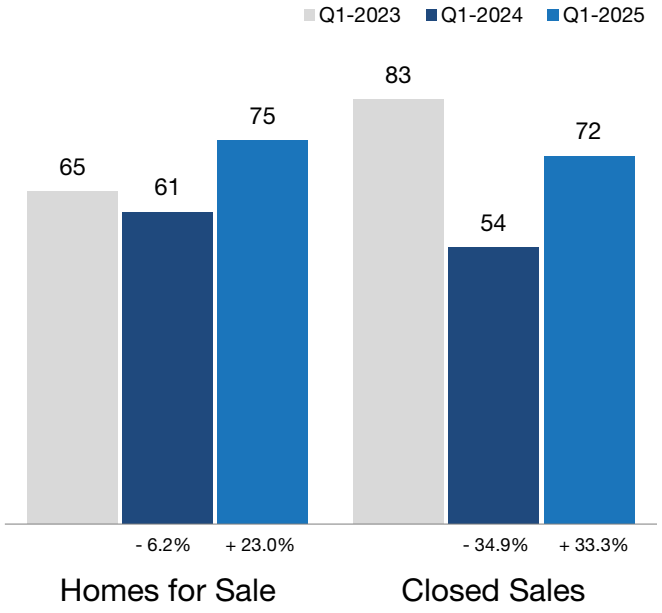
Marketwatch Report

Q1-2025

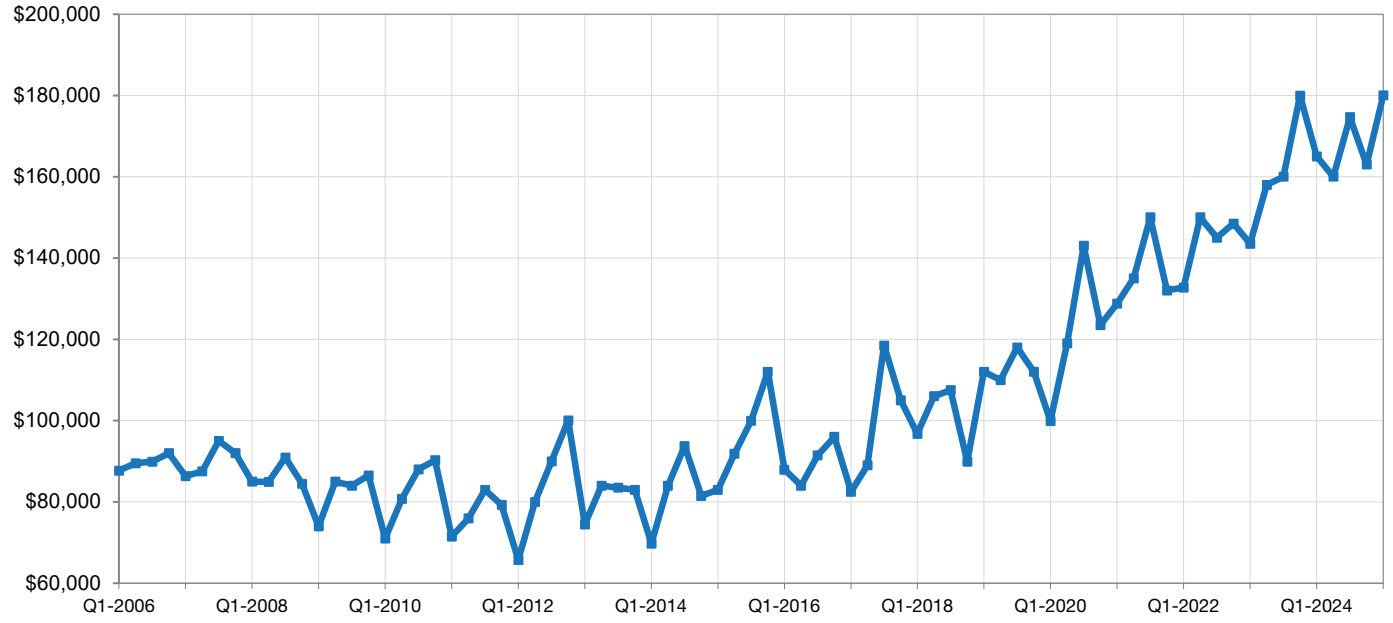
Defiance County

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%

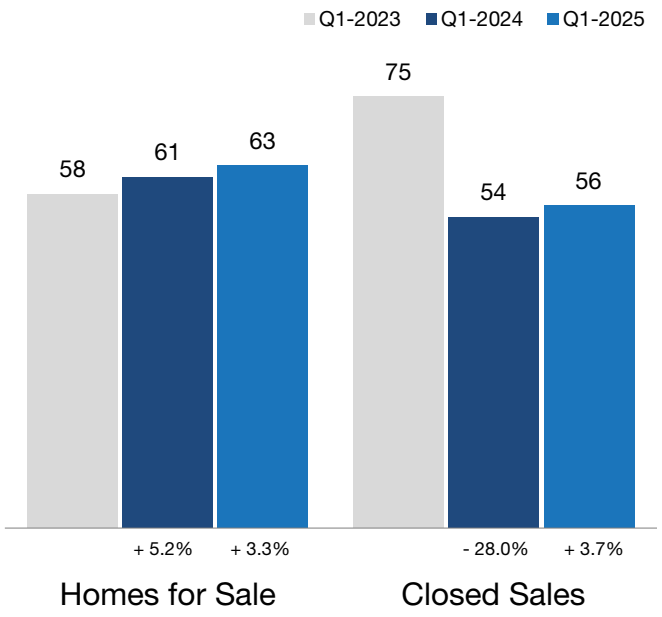
Marketwatch Report

Q1-2025

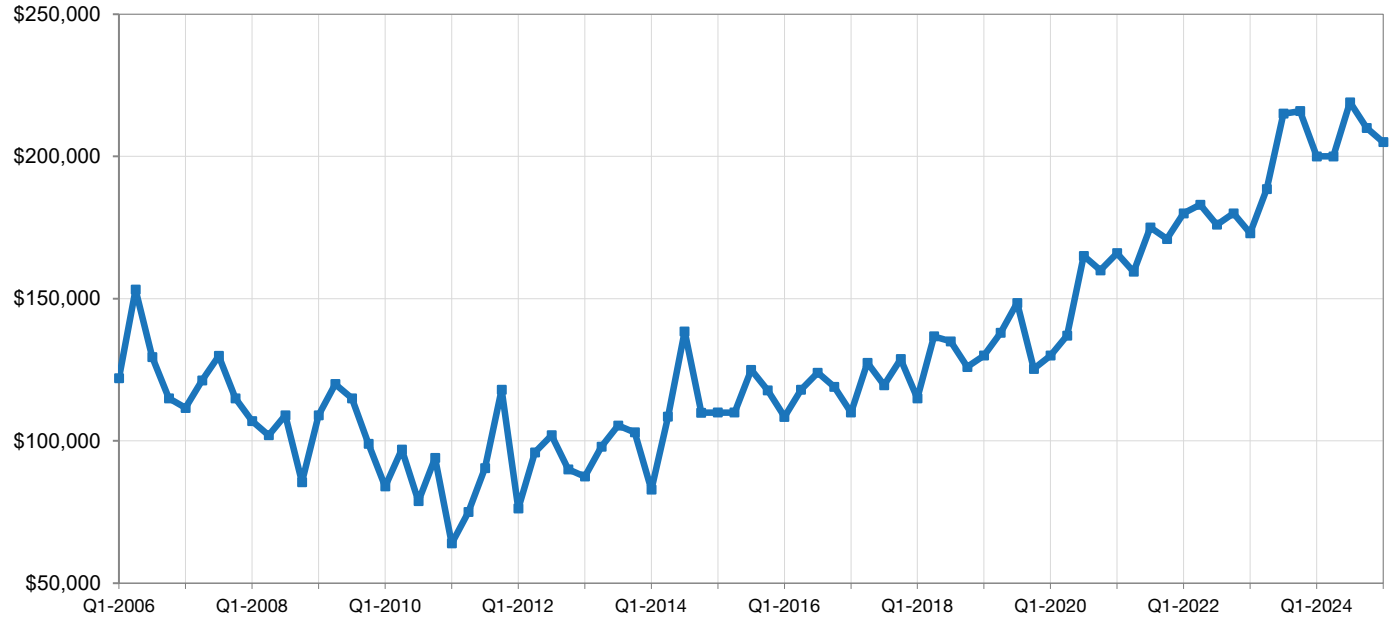
Fulton County

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

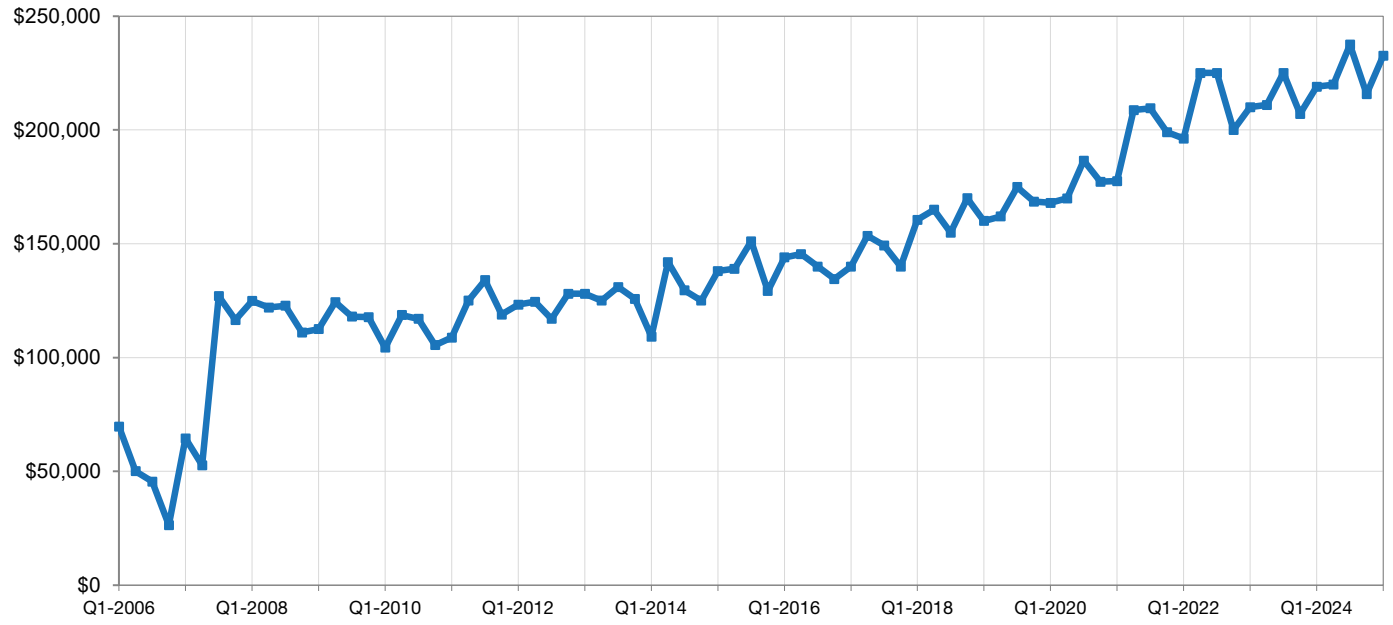
Hancock County

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



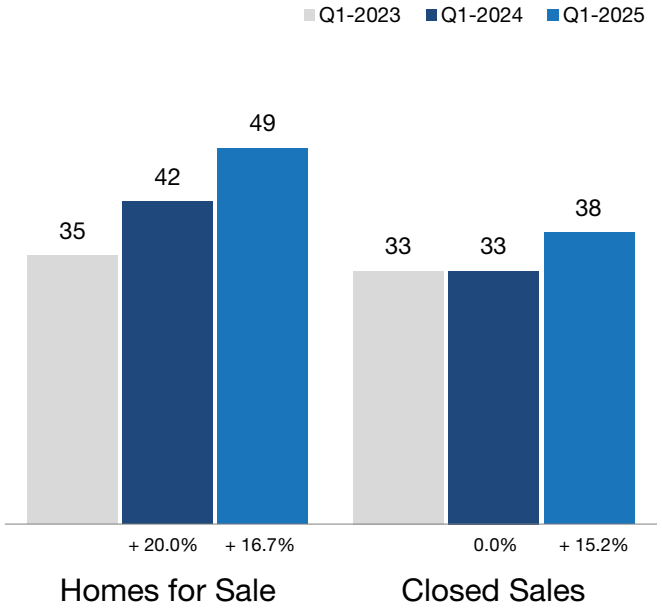
Marketwatch Report

Q1-2025

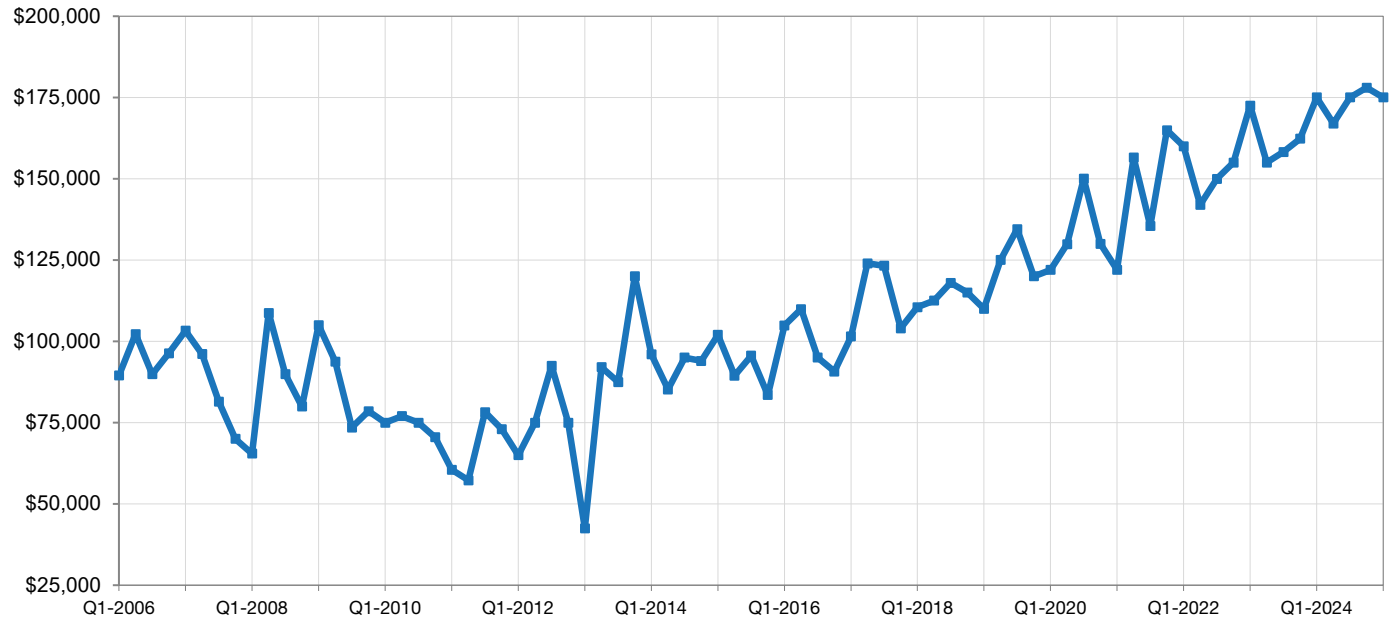
Henry County

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



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%

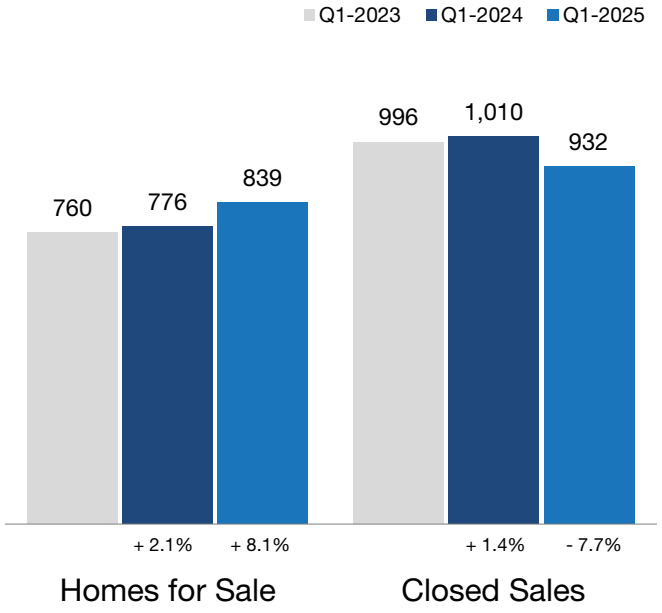
Marketwatch Report

Q1-2025

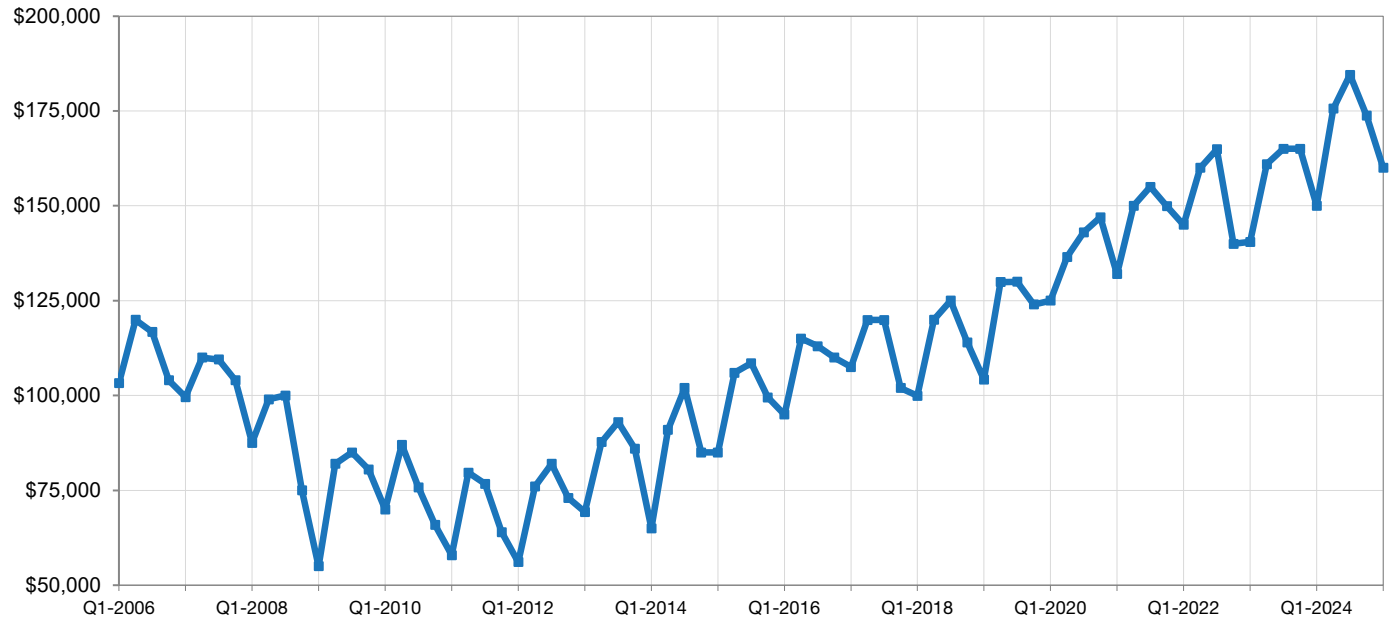
Lucas County

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%

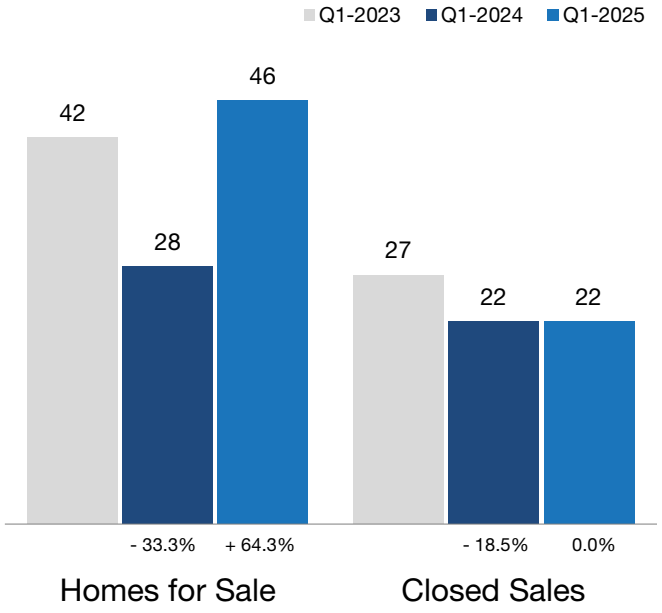
Marketwatch Report

Q1-2025

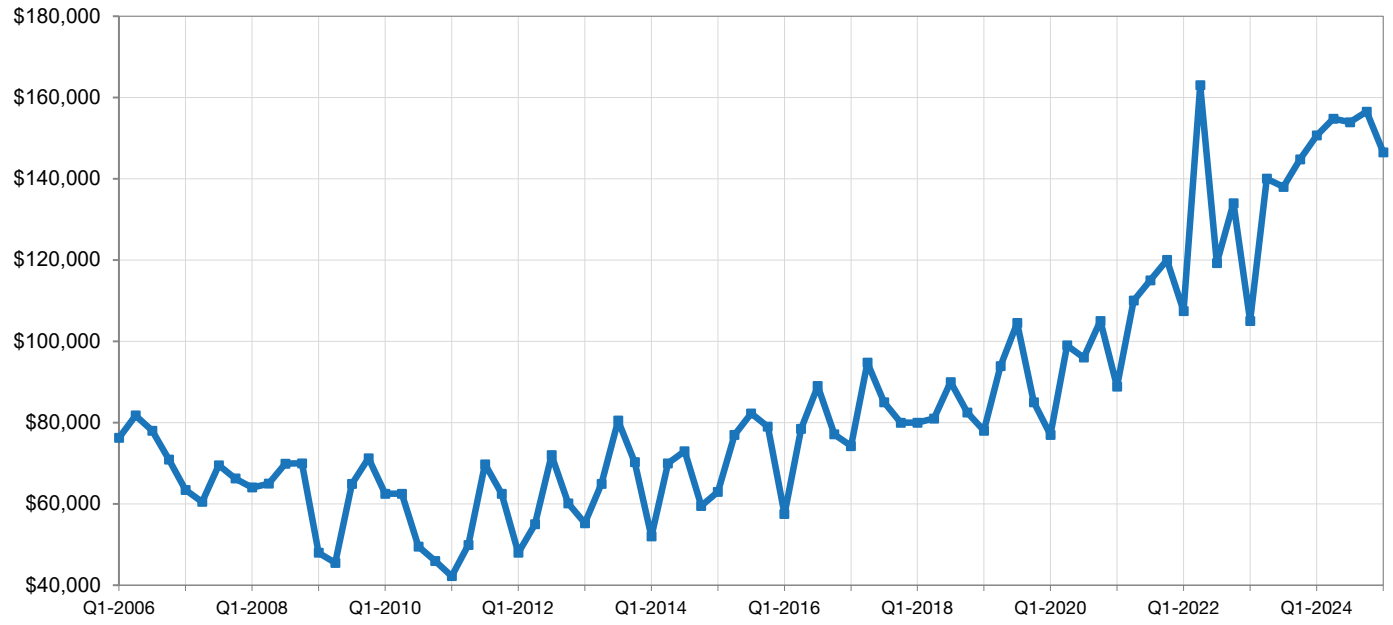
Paulding County

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



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	--

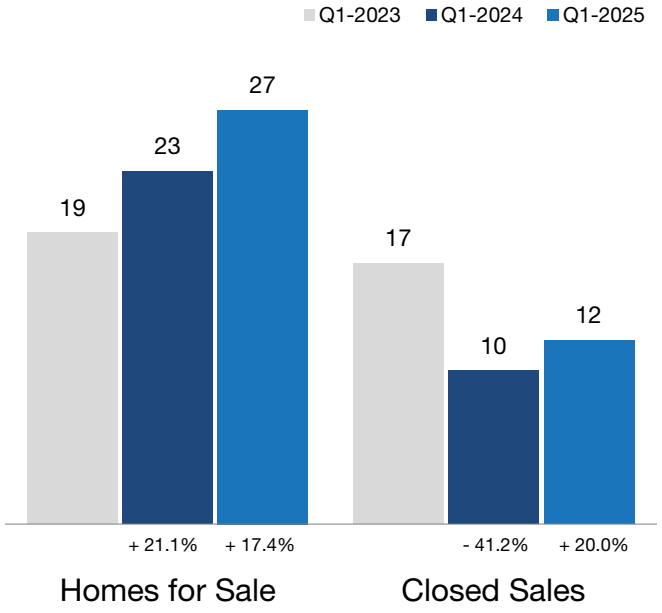
Marketwatch Report

Q1-2025

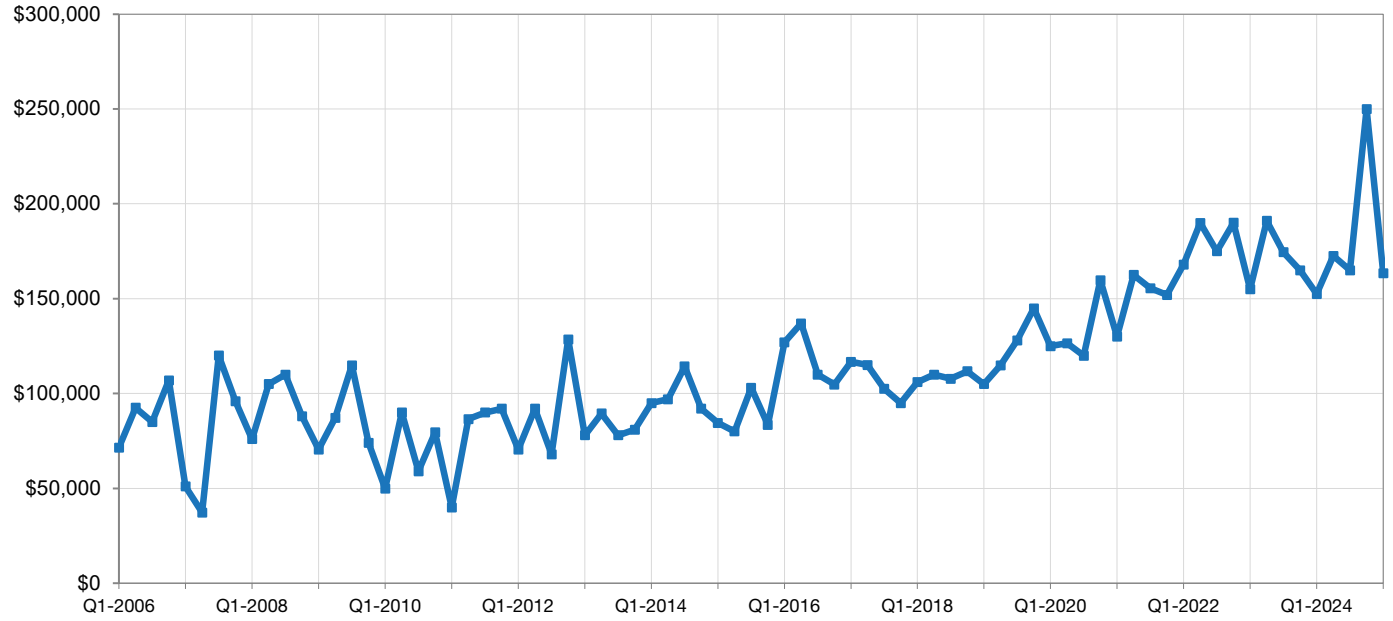
Putnam County

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

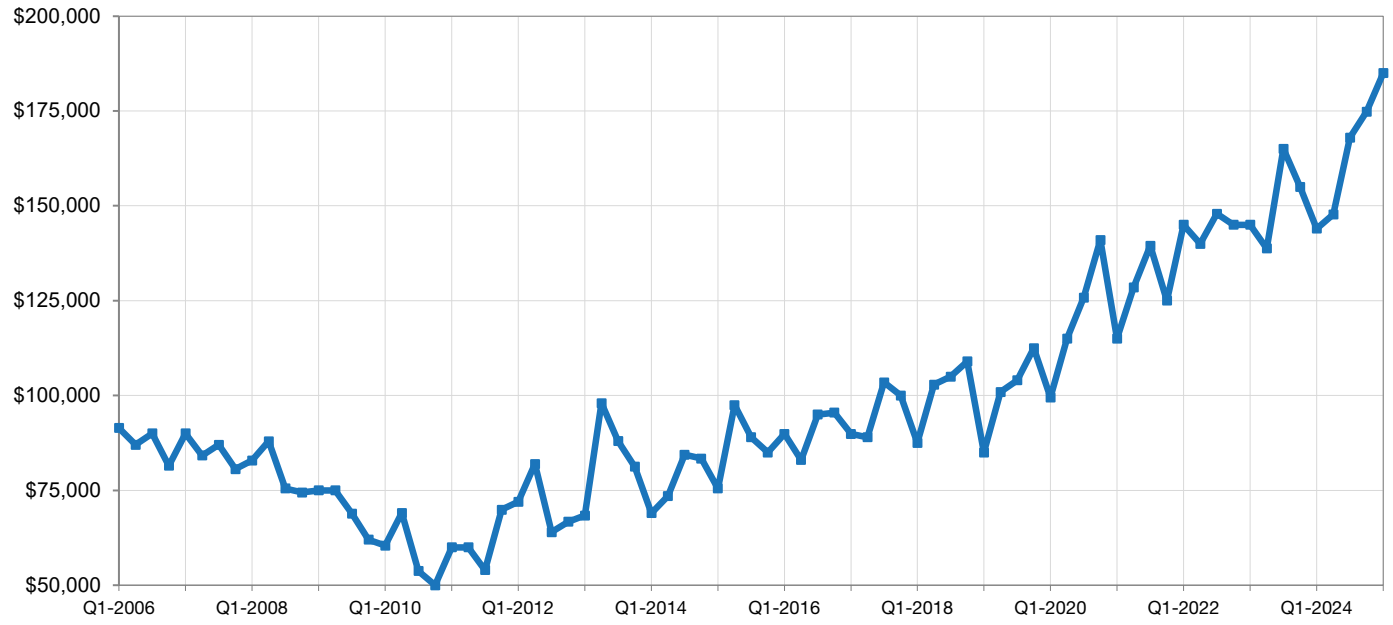
Williams County

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



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%

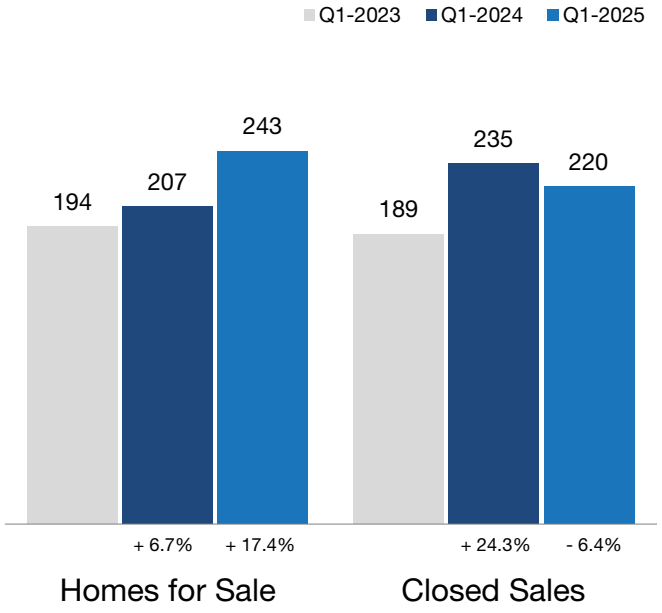
Marketwatch Report

Q1-2025

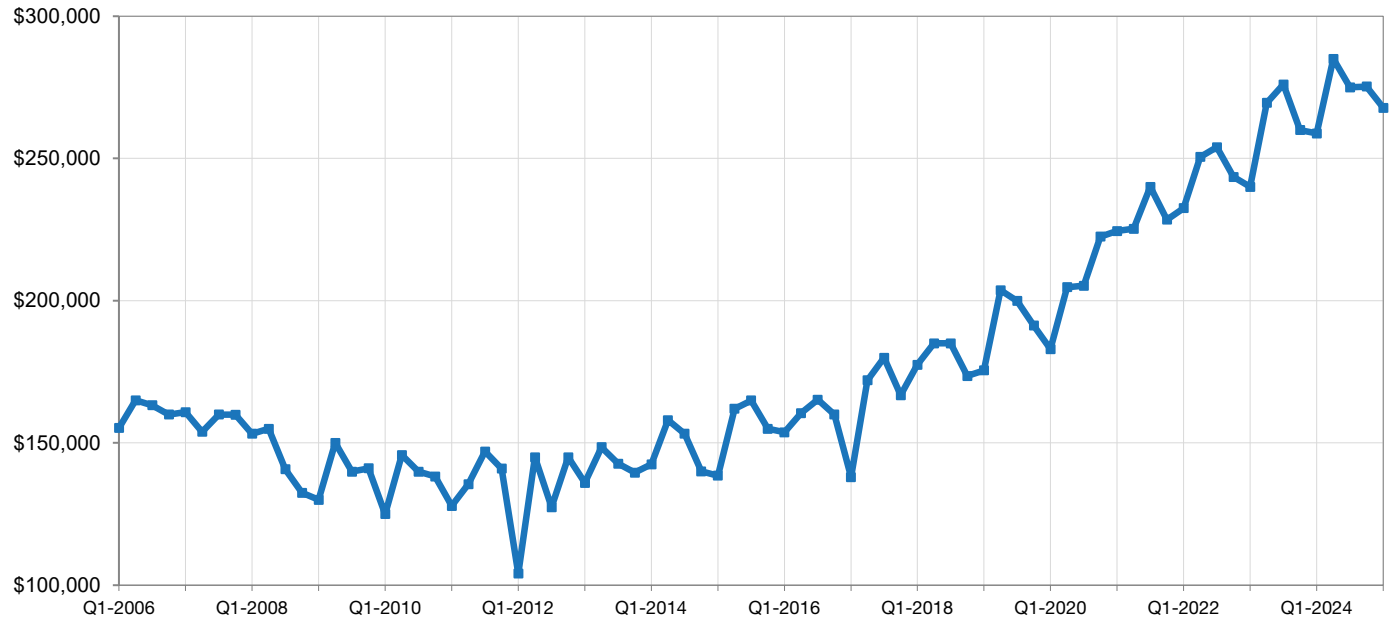
Wood County

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



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%

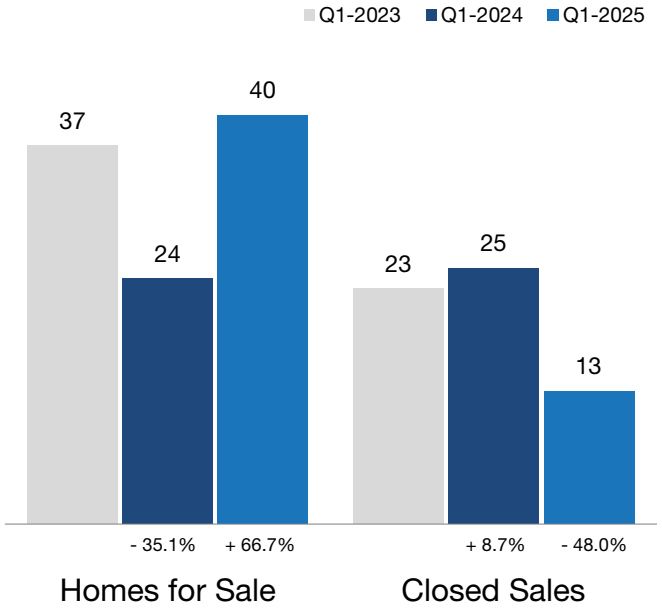
Marketwatch Report

Q1-2025

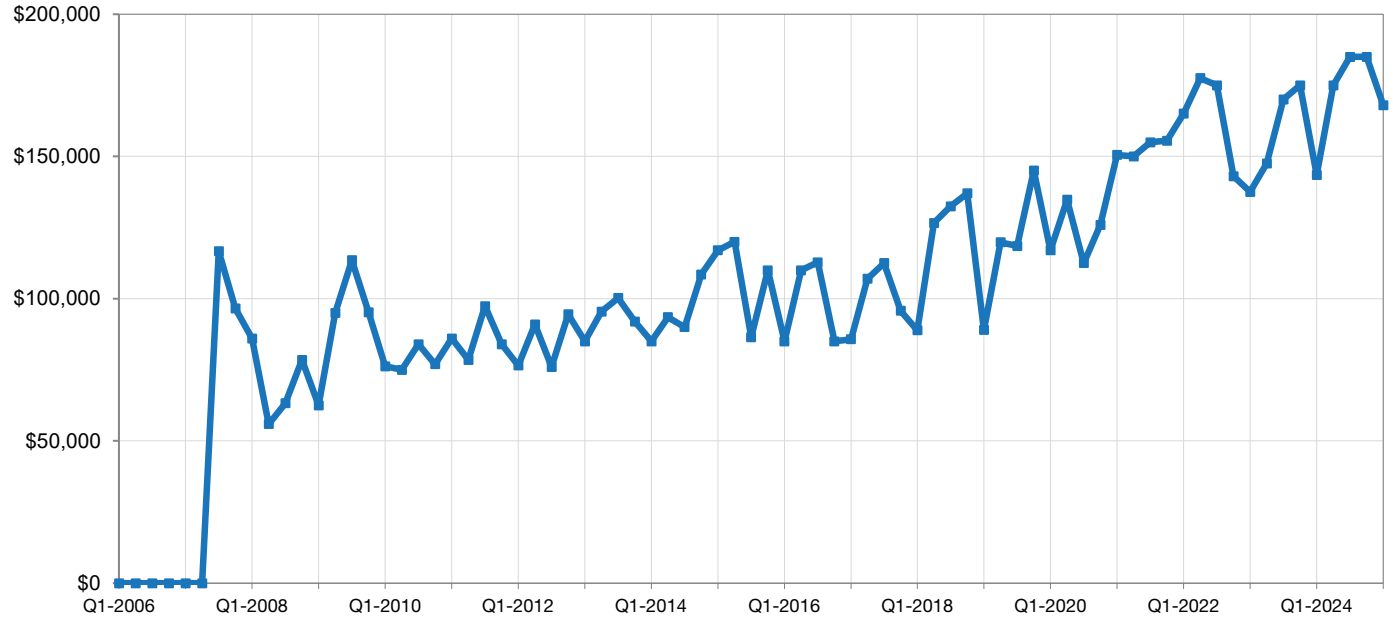
Wyandot County

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



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%