



2023 ANNUAL HOUSING REPORT



Message from Stephanie Kuhlman, NOR President



Higher mortgage rates have prevented prospective sellers, many of whom are locked in at historically low rates, from putting their homes on the market. These conditions have created low levels of inventory, offering few options for aspiring buyers to choose from.

Due to the lack of inventory, sales prices remain high nationwide, with NAR reporting the median existing-home price rose 4% annually. Locally, sales of Single Family Homes decreased 14 percent and 8.7 percent for Condo-Villa Homes. New Listings decreased 12.8 percent for Single Family homes and 4.9 percent for Condo-Villa homes. Median Sales Price increased 2.7 percent to \$167,500 for Single Family homes but decreased 4.7 percent to \$215,000 for Condo-Villa homes. Days on Market decreased 1.6% for Single Family homes but increased 17.3 percent for Condo-Villa properties.

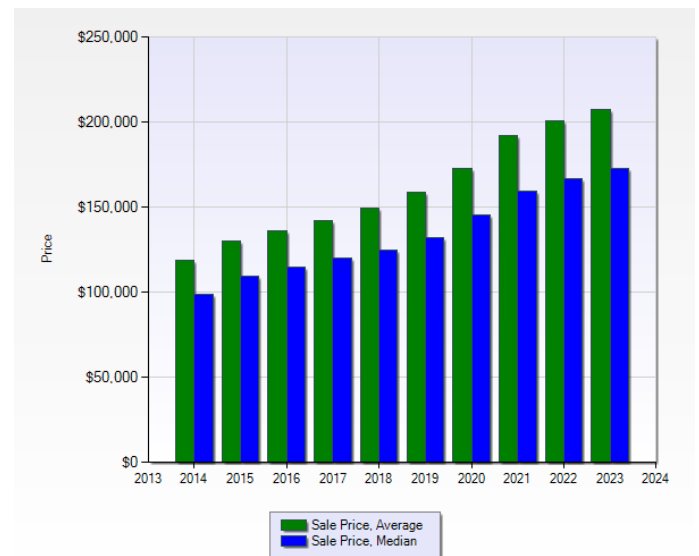
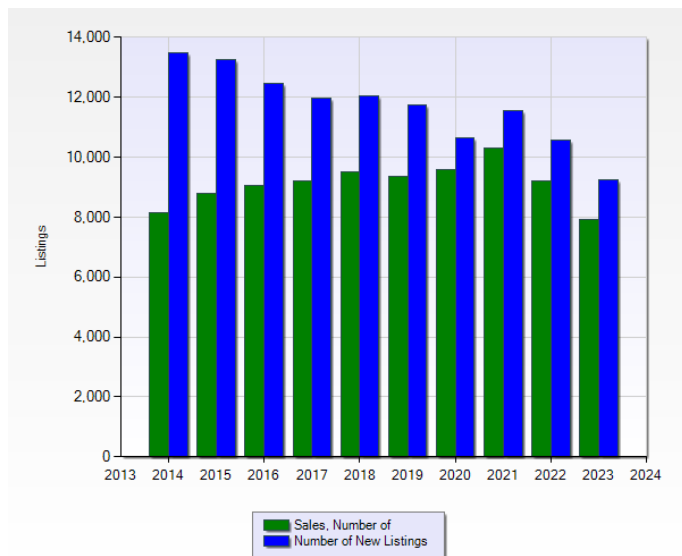
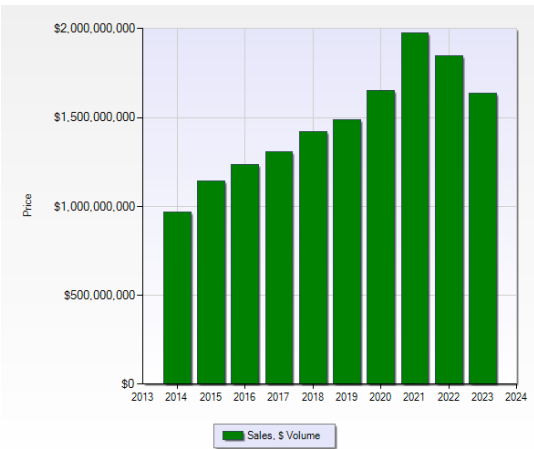
NAR economists predict mortgage loan interest rates could fall back down and hold steady at 6 percent in 2024. Pent up supply from life changing circumstances will increase inventory by 30 percent causing sales to increase by 13.5% and median sales prices to increase 0.9 percent.

The real estate transaction is an emotional and complex transaction. A licensed real estate professional will guide you through the home search with an unbiased eye, helping you meet your buying objectives while staying within your budget. If you are selling your home, a licensed real estate professional will assist you in navigating the intricacies of the transaction, helping you receive top dollar for your home.

2023 ANNUAL HOUSING REPORT

Northwest Ohio Realtors - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	9,228	10,582	-11.4%
Sales	7,902	9,192	-14.0%
Median Sales Price	167,500	\$163,058	+2.7%
Average Sales Price	\$200,299	\$197,386	+1.5%
Average Price Per Square Foot	\$114.89	\$112.61	+2.0%
Average Days On Market	62	63	-1.6%
Volume (in 1000's)	\$1,696,345	\$1,849,600	-11.4%



	\$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+
Sold	593	1,157	2,886	1,653	874	393	348
% change	-12.2%	-13.4%	-19.5%	-10.0%	-10.6%	-13.8%	+6.7%

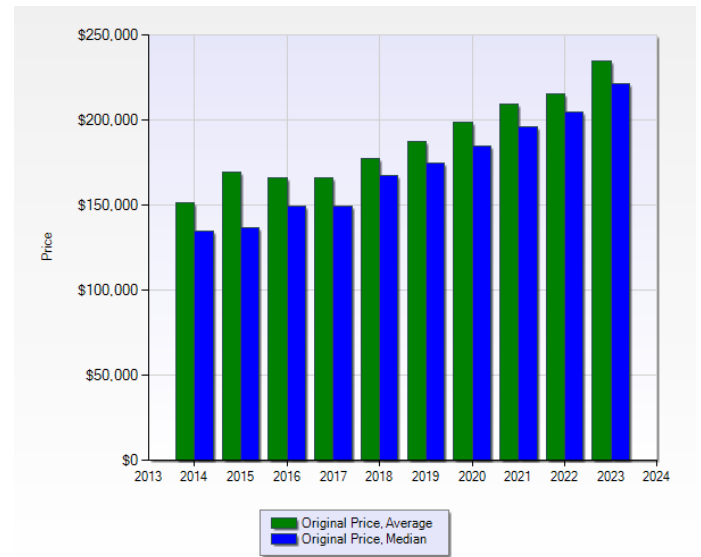
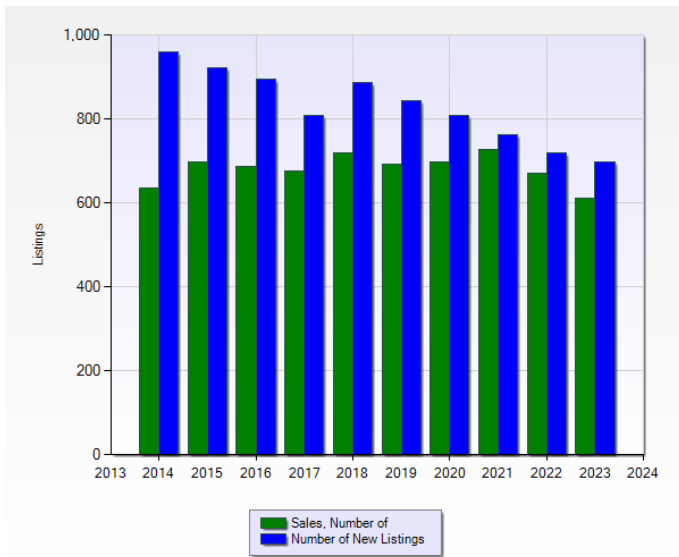
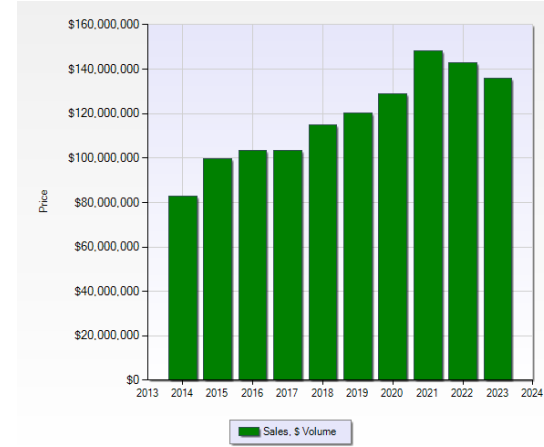
**NOR & NORS serves f Defiance, Fulton, Hancock, Henry, Lucas, Paulding, Putnam, Williams, Wood and Wyandot counties his representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activities in the market



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Northwest Ohio Realtors - Condos & Villas

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	697	721	-3.3%
Sales	612	670	-8.7%
Median Sales Price	\$215,000	\$205,000	-4.7%
Average Sales Price	\$222,217	\$213,352	-4.0%
Average Price Per Square Foot	\$136.19	\$114.89	+18.5%
Average Days On Market	52	61	+17.3%
Volume (in 1000's)	\$135,996	\$142,946	-4.9%



	\$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+
Sold	0	3	15	47	15	4	1
% change	-200%	-0.0%	-50.0%	-13.0%	+15.4%	-0.0%	-75.0%

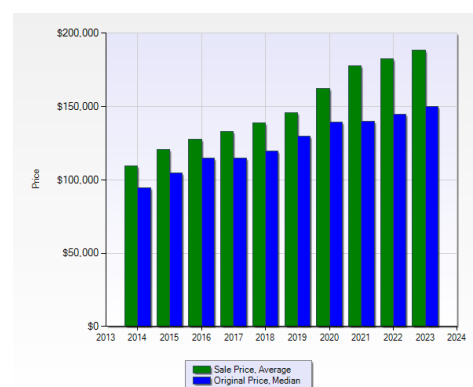
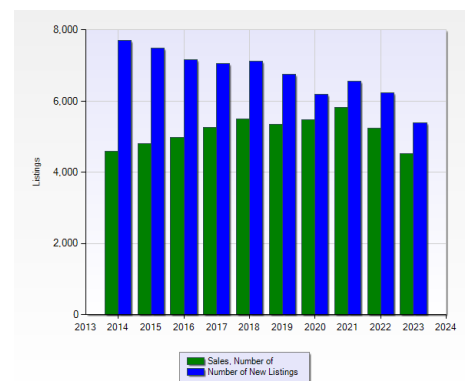
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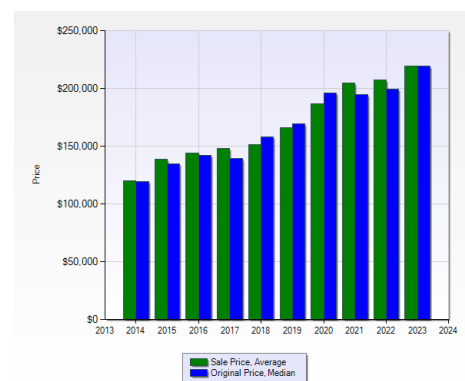
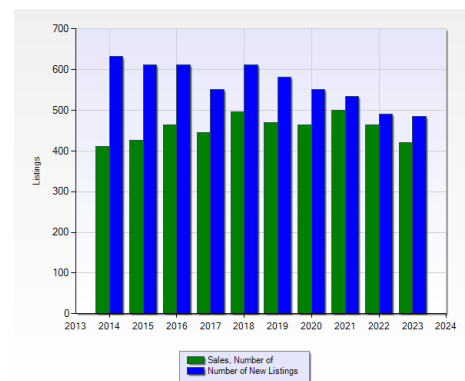
Lucas County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	5,379	6,230	-13.7%
Sales	4,520	5,252	-13.9%
Median Sales Price	\$153,700	\$150,500	2.1%
Average Sales Price	\$189,492	\$184,168	2.9%
Average Price Per Square Foot	\$110.18	\$106.68	3.3%
Average Days On Market	56	55	1.8%
Volume	\$958,704,241	\$850,878,002	12.7%



Lucas County - Condos and Villas

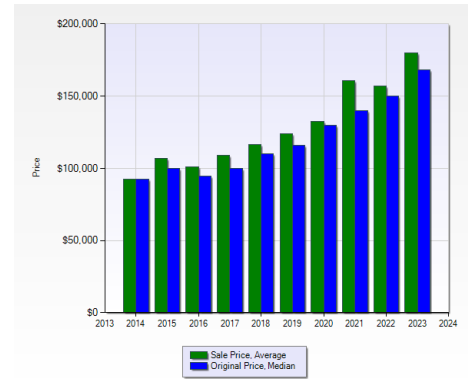
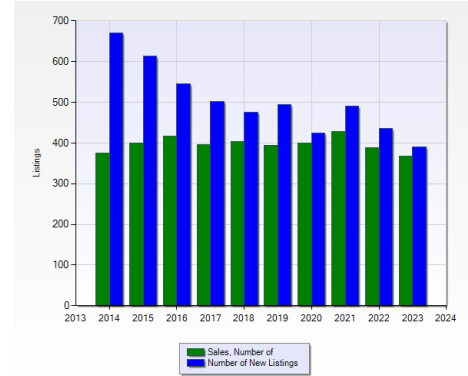
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	484	490	-1.2%
Sales	421	465	9.5%
Median Sales Price	\$206,000	\$196,000	5.1%
Average Sales Price	\$219,902	\$208,168	5.6%
Average Price Per Square Foot	\$131.31	\$125.48	3.3%
Average Days On Market	50	66	-24.2%
Volume	\$96,562,362	\$92,596,733	4.3%



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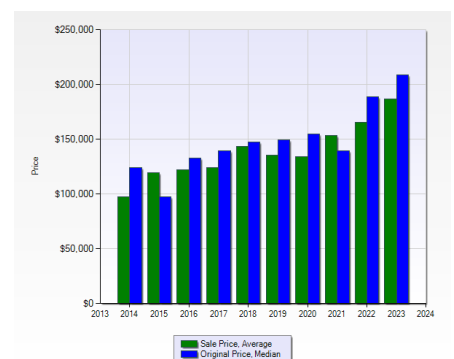
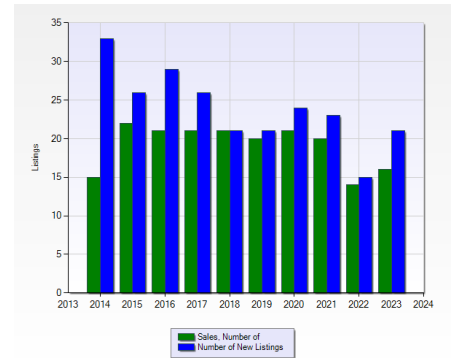
Defiance County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	390	436	-10.6%
Sales	368	389	-5.4%
Median Sales Price	\$160,000	\$142,950	11.9%
Average Sales Price	\$177,342	\$158,453	11.9%
Average Price Per Square Foot	\$109.51	\$99.52	10.0%
Average Days On Market	65	69	-5.8%
Volume	\$66,175,859	\$61,188,784	8.2%



Defiance County - Condos and Villas

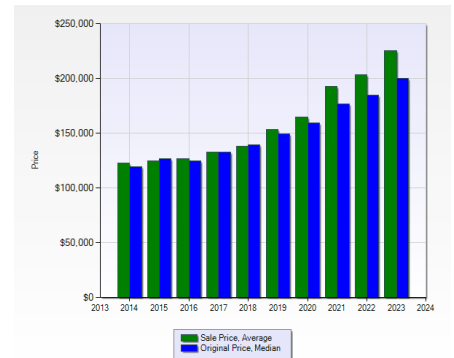
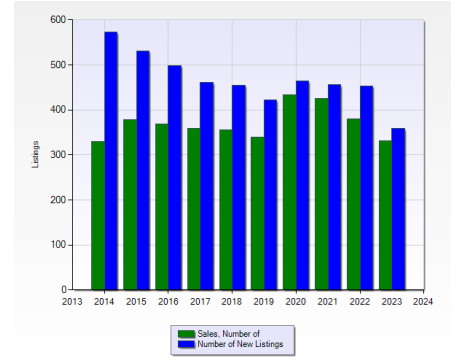
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	21	15	40.0%
Sales	16	14	14.3%
Median Sales Price	\$161,500	\$178,950	-9.8%
Average Sales Price	\$186,711	\$165,700	12.7%
Average Price Per Square Foot	\$149.10	\$118.39	26.0%
Average Days On Market	68	56	21.4%
Volume	\$2,987,382	\$2,319,800	22.3%



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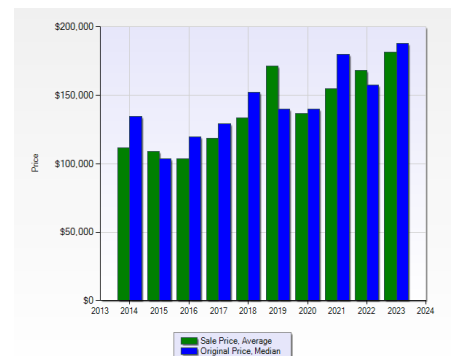
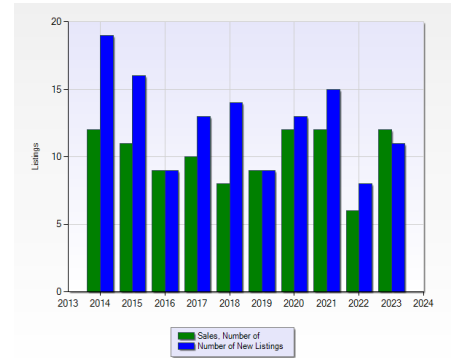
Fulton County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	359	453	-20.8%
Sales	332	380	-12.6%
Median Sales Price	\$195,000	\$180,000	8.3%
Average Sales Price	\$225,782	\$205,071	10.1%
Average Price Per Square Foot	\$133.86	\$120.51	11.1%
Average Days On Market	62	60	3.3%
Volume	\$74,945,661	\$77,266,909	-3.0%



Fulton County - Condos and Villas

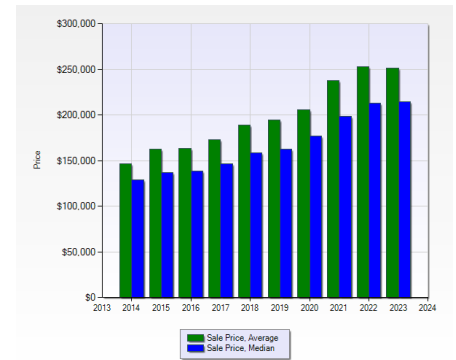
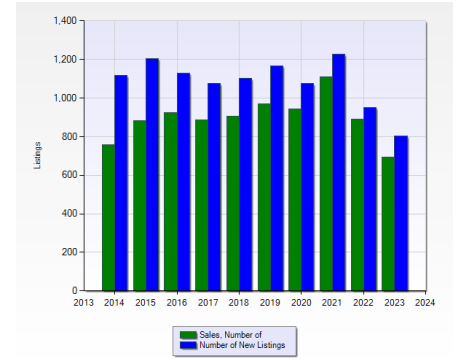
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	11	8	37.5%
Sales	12	6	100.0%
Median Sales Price	\$188,000	\$167,000	12.6%
Average Sales Price	\$181,400	\$168,250	7.8%
Average Price Per Square Foot	\$138.27	\$112.09	23.4%
Average Days On Market	48	52	-7.7%
Volume	\$2,176,800	\$1,009,500	115.6%



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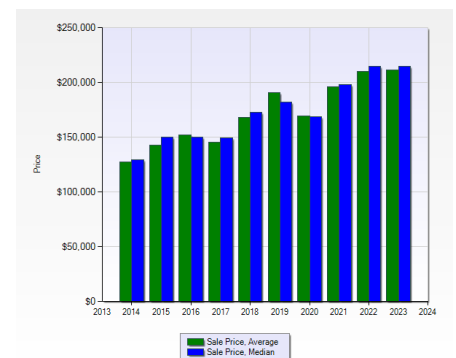
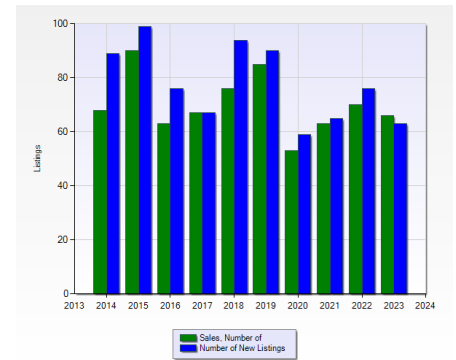
Hancock County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	802	950	-15.6%
Sales	693	889	-22.0%
Median Sales Price	\$214,500	\$213,600	0.4%
Average Sales Price	\$251,176	\$253,670	-1.0%
Average Price Per Square Foot	\$135.39	\$132.48	2.2%
Average Days On Market	66	61	8.2%
Volume	\$174,313,161	\$225,255,029	-22.7%



Hancock County - Condos and Villas

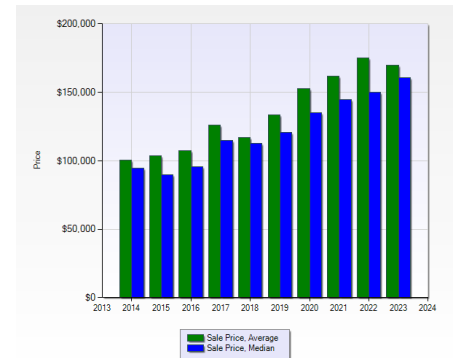
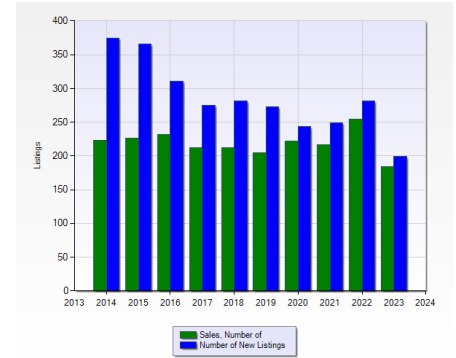
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	63	76	-17.1%
Sales	66	70	-5.7%
Median Sales Price	\$214,950	\$215,000	0.00%
Average Sales Price	\$211,461	\$210,557	0.4%
Average Price Per Square Foot	\$137.79	\$137.09	0.5%
Average Days On Market	59	50	18.0%
Volume	\$13,956,400	\$14,738,989	-5.3%



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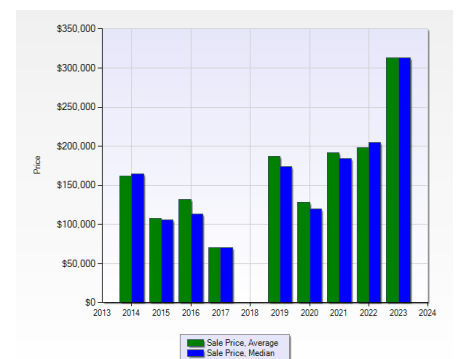
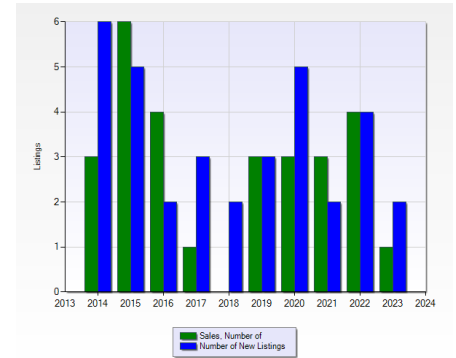
Henry County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	197	282	-30.1
Sales	184	256	-28.1
Median Sales Price	\$161,750	\$150,000	7.8%
Average Sales Price	\$169,940	\$175,658	-3.3%
Average Price Per Square Foot	\$104.49	\$106.05	-1.5%
Average Days On Market	65	67	-3.0%
Volume	\$31,235,739	\$44,645,482	-30.0%



Henry County - Condos and Villas

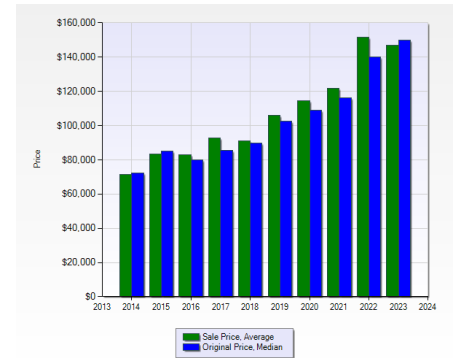
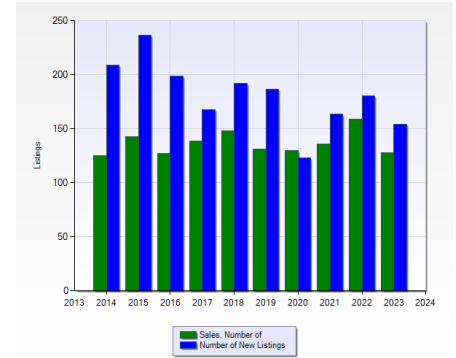
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	2	4	-50.0%
Sales	1	4	-75.0%
Median Sales Price	\$312,683	\$205,000	52.5%
Average Sales Price	\$312,683	\$97,875	58.0%
Average Price Per Square Foot	\$206.39	\$132.28	56.0%
Average Days On Market	8	55	-85.5%
Volume	\$312,683	\$791,500	-22.6%



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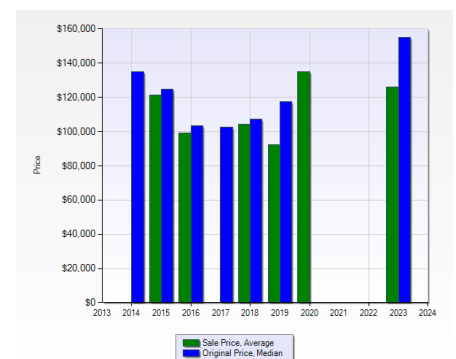
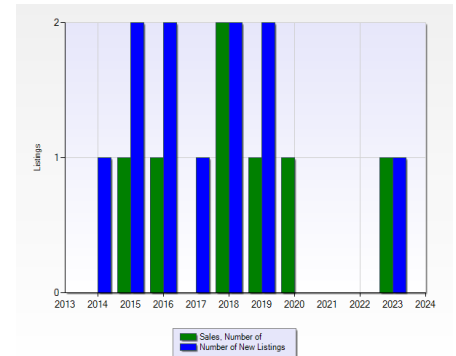
Paulding County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	154	181	-14.9%
Sales	128	159	-19.5%
Median Sales Price	\$133,000	\$134,500	-1.1%
Average Sales Price	\$147,767	\$151,790	-2.7%
Average Price Per Square Foot	\$94.95	\$93.55	-1.5%
Average Days On Market	73	74	-1.4%
Volume	\$18,830,171	\$24,093,442	-30.0%



Paulding County - Condos and Villas

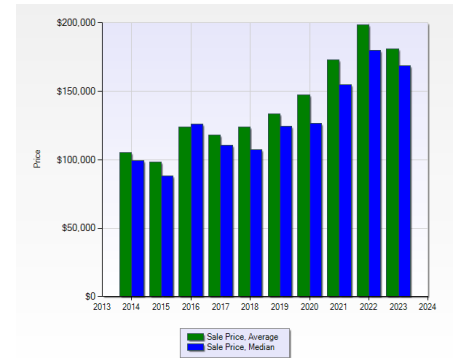
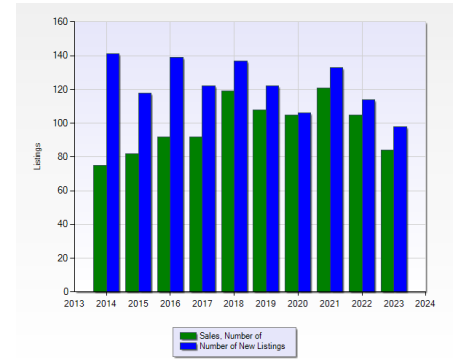
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	1	0	0.0%
Sales	1	0	0.0%
Median Sales Price	\$126,000	\$0	0.0%
Average Sales Price	\$126,000	\$0	0.0%
Average Price Per Square Foot	\$93.2	\$0	56.0%
Average Days On Market	61	0	-3.0%
Volume	\$126,000	\$0	-22.6%



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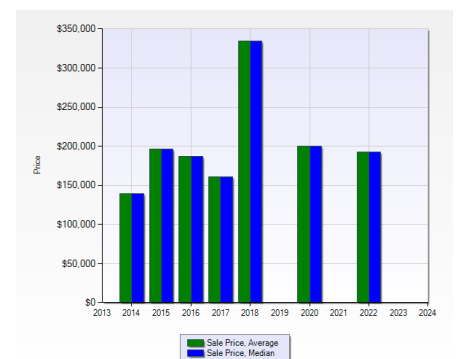
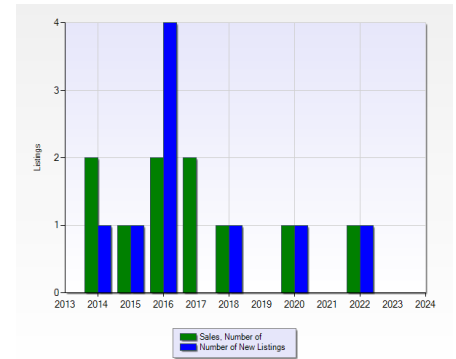
Putnam County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	97	114	-14.9%
Sales	84	105	-20.0%
Median Sales Price	\$172,500	\$179,500	-3.9%
Average Sales Price	\$183,120	\$196,976	-7.0%
Average Price Per Square Foot	\$106.85	\$108.53	-1.5%
Average Days On Market	66	74	-10.8%
Volume	\$15,210,865	\$20,863,931	-30.0%



Putnam County - Condos and Villas

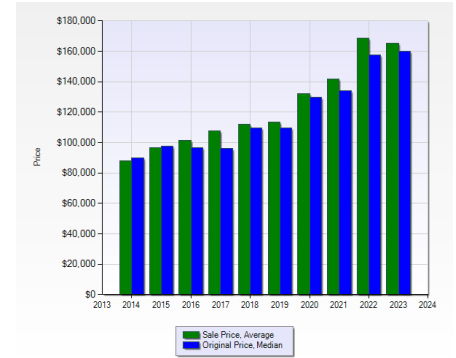
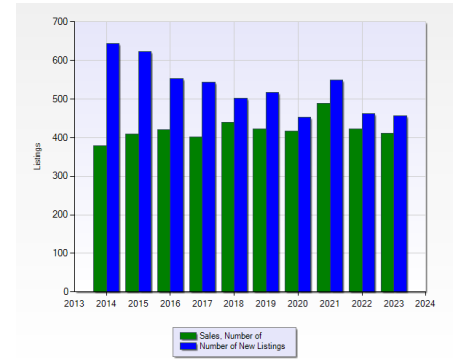
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	0	1	-100.0%
Sales	0	1	-100.0%
Median Sales Price	---	\$193,000	---
Average Sales Price	---	\$193,000	---
Average Price Per Square Foot	\$0	\$127.31	---
Average Days On Market	0	57	---
Volume	\$0	\$193,000	---



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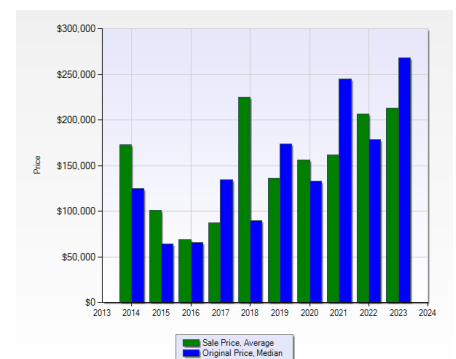
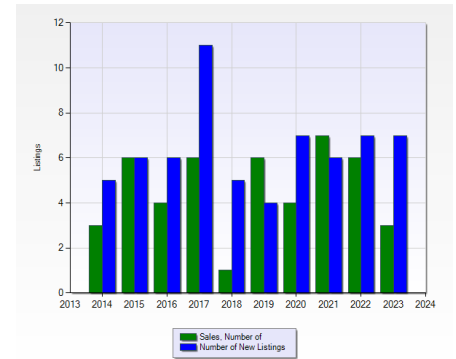
Williams County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	456	462	-1.3%
Sales	412	422	-2.4%
Median Sales Price	\$152,000	\$144,900	4.9%
Average Sales Price	\$164,881	\$168,785	-2.3%
Average Price Per Square Foot	\$106.40	\$104.71	1.6%
Average Days On Market	69	70	-1.4%
Volume	\$68,120,901	\$71,261,528	-4.4%



Williams County - Condos and Villas

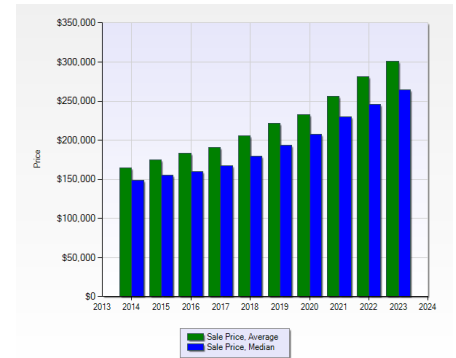
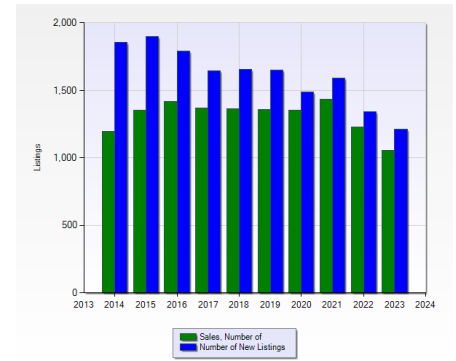
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	7	7	0.0%
Sales	3	6	-50.0%
Median Sales Price	\$265,000	\$206,500	28.3%
Average Sales Price	\$212,833	\$206,483	3.1%
Average Price Per Square Foot	\$114.54	\$156.05	-26.6%
Average Days On Market	97	79	22.8%
Volume	\$638,500	\$1,238,900	-48.5%



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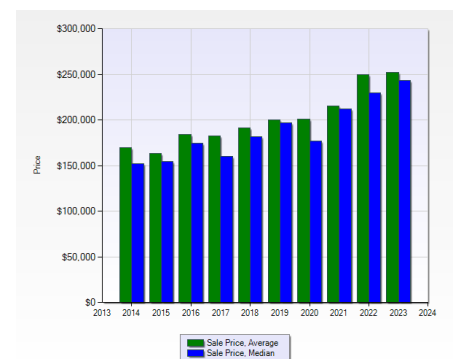
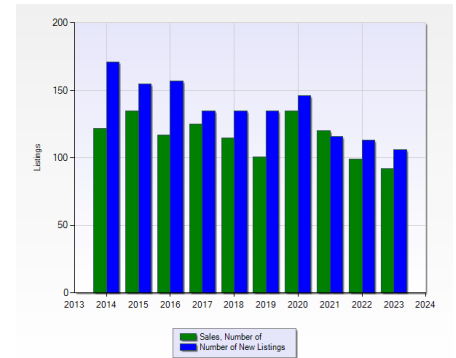
Wood County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	1,209	1,341	-9.8%
Sales	1,057	1,231	-14.1%
Median Sales Price	\$266,500	\$248,000	7.5%
Average Sales Price	\$303,355	\$283,665	6.9%
Average Price Per Square Foot	\$148.14	\$141.22	4.9%
Average Days On Market	60	60	0.0%
Volume	\$317,916,834	\$346,615,201	-8.3%



Wood County - Condos and Villas

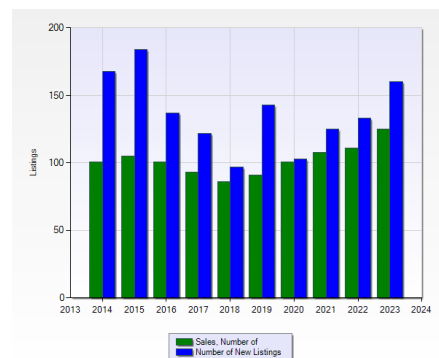
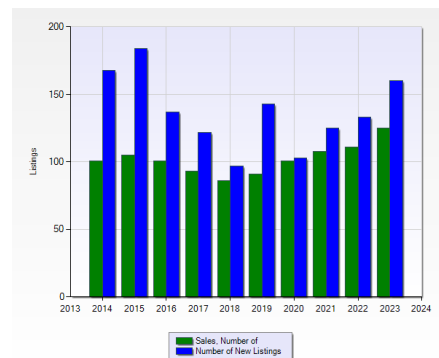
Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	106	113	-6.2%
Sales	92	99	-7.1%
Median Sales Price	\$242,500	\$230,000	5.4%
Average Sales Price	\$252,220	\$250,185	0.8%
Average Price Per Square Foot	\$155.23	\$147.26	5.4%
Average Days On Market	52	43	20.9%
Volume	\$23,202,256	\$24,768,327	-6.3%



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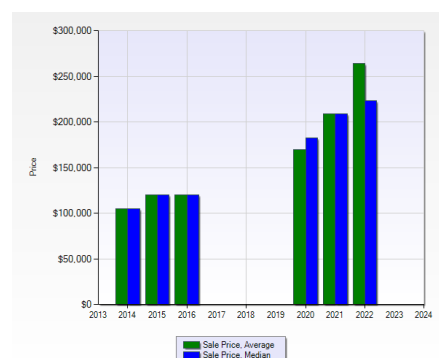
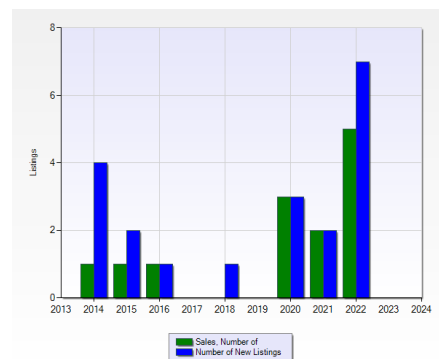
Wyandot County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	160	133	20.3%
Sales	124	11	11.7%
Median Sales Price	\$165,000	\$162,000	1.9%
Average Sales Price	\$176,235	\$174,990	0.7%
Average Price Per Square Foot	\$113.17	\$104.53	8.3%
Average Days On Market	86	83	3.6%
Volume	\$22,076,700	\$19,705,858	12.0%



Wyandot County - Condos and Villas

Key Metrics	Thru 12-2023	Thru 12-2022	% Change
New Listings	0	7	-100.0%
Sales	0	5	-100.0%
Median Sales Price	0	\$233,173	---
Average Sales Price	0	\$264,752	---
Average Price Per Square Foot	0	\$145.22	---
Average Days On Market	0	164	---
Volume	\$0	\$1,323,759	---



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Local Areas

Area	2023 New Listings	% Change (2022)	2023 Sold	% Change (2022)	2023 DOM	% Change (2022)	2023 Median Sale \$	% Change (2022)	2023 Average Sale \$	% Change (2022)
Sylvania	472	-20.0%	423	-19.1%	56	-3.3%	\$315,000	6.8%	\$331,257	4.5%
Spring Meadows	194	-16.0%	152	-28.0%	47	-9.6%	\$285,500	7.7%	288,911	7.2%
Monclova	77	30.5%	61	27.1%	83	53.7%	\$444,750	2.3%	\$453,522	-3.5%
Maumee	324	-21.9%	288	-22.4%	49	6.5%	\$271,450	14.1%	\$296,016	4.5%
Whitehouse	90	-7.2%	79	-15.1%	56	1.8%	\$390,000	10.6%	\$395,153	12.9%
Waterville	144	-4.0%	99	-23.3%	71	-7.8%	\$378,500	14.7%	\$363,163	9.8%
Franklin Park/ Trilby	235	-19.8%	216	-16.9%	50	2.0%	\$170,000	0.0%	\$203,273	-1.2%
Tremainsville	570	-15.4%	496	-14.9%	50	-3.8%	\$134,900	2.2%	\$132,891	3.8%
Five Points/North Towne	550	-3.0%	463	3.6%	65	20.4%	\$93,000	-4.4%	\$98,352	-0.7%
Point Place	234	-27.1%	206	-24.55	60	9.1%	\$140,000	2.2%	\$149,412	4.6%
Wildwood/ Reynolds Corn.	317	-21.5%	283	-18.0%	49	-7.5%	\$160,000	10.3%	\$179,524	9.7%
Ottawa Hills	88	-4.3%	72	-4.0%	59	5.4%	\$409,500	23.0%	\$518,061	19.6%
Ottawa Park/Westgate	239	-20.3%	202	-25.2%	49	-7.5%	\$183,500	23.2%	\$178,932	14.6%
Old West End	91	3.4%	58	-22.7%	67	-2.9%	\$68,000	17.2%	\$94,195	13.5%
Old North End	257	13.7%	189	38.0%	61	0.0%	\$40,000	5.1%	\$46,349	2.9%
Scott Park	239	-3.2%	188	6.8%	63	3.3%	\$79,200	15.6%	\$81,436	1.2%
Old South End	269	-18.2%	208	-20.6%	63	1.6%	\$60,050	14.9%	\$62,968	10.3%
Heatherdowns/River Road	379	-13.1%	347	-12.8%	49	-2.0%	\$193,000	10.3%	\$197,620	8.0%
East River	295	-5.8%	228	-1.7%	67	17.5%	\$50,000	2.0%	\$53,405	5.9%
Oregon	192	-27.8%	157	-37.2%	49	-16.9%	\$199,050	7.0%	\$214,333	6.7%
Perrysburg & Twp.	514	-3.7%	435	-12.1%	67	-4.3%	\$369,900	5.7%	\$403,137	6.0%
Northwood, Rossford, Lake	243	-6.5%	210	-13.9%	50	-3.8%	\$203,500	13.4%	\$222,664	10.6%
Bowling Green	158	-19.0%	143	-24.7%	40	-7.0%	\$252,000	2.0%	\$270,350	6.3%
Archbold	69	9.5%	57	11.8%	49	-23.4%	\$200,000	17.0%	\$212,281	4.9%
Bryan	178	-11.4%	167	-11.2%	69	4.5%	\$160,000	5.3%	\$166,839	-9.0%
Defiance	187	-18.0%	181	-15.4%	57	-19.7%	\$148,950	14.6%	\$159,227	10.4%
Findlay	560	-19.3%	482	-25.7%	65	8.3%	\$220,000	-2.2%	\$261,644	-1.5%
Napoleon	80	-49.0%	76	-44.9%	74	10.4%	\$172,500	9.2%	\$182,605	0.8%
Wauseon	104	-31.1%	96	-16.5%	75	21.0%	\$193,000	0.3%	\$223,383	7.0%

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School Districts

School District	2023 New Listings	% Change (2022)	2023 Sold	% Change (2022)	2023 DOM	% Change (2022)	2023 Median Sale \$	% Change (2022)	2023 Average Sale \$	% Change (2022)
Anthony Wayne	441	-3.1%	351	-11.6%	6.5	6.6%	\$399,000	6.9%	\$407,322	6.1%
Archbold	72	4.3%	62	12.7%	48	-26.2%	\$204,000	19.3%	\$212,651	10.0%
Bowling Green	204	-13.9%	185	-19.6%	47	4.4%	\$245,950	3.1%	\$263,425	6.5%
Bryan	170	-13.3%	161	-12.0%	70	6.1%	\$160,000	6.0%	\$165,614	-9.5%
Defiance	185	-16.7%	178	-12.3%	58	-15.9	\$145,250	12.6%	\$158,279	9.8%
Findlay	511	-15.4%	434	-23.6%	61	5.2%	\$205,000	2.5%	\$239,781	-1.8%
Fostoria	133	-15.3%	116	-7.9%	66	0.0%	\$125,000	4.2%	\$127,810	3.5%
Maumee	206	-22.0%	175	-28.6%	45	0.0%	\$210,000	13.5%	\$217,893	6.5%
Napoleon	102	-44.9%	99	-40.0%	70	4.5%	\$168,500	9.1%	\$175,540	-3.8%
Northwood	84	20.0%	68	7.9%	53	6.0%	\$186,500	13.1%	\$203,238	15.6%
Oregon	205	-27.6%	168	-36.1%	49	-16.9%	\$198,025	6.8%	\$213,974	6.1%
Ottawa Hills	88	-3.3%	72	-2.7%	59	3.5%	\$409,500	27.2%	\$518,061	27.2%
Paulding	93	-2.1%	75	-10.7%	75	-1.3%	\$135,850	6.3%	\$152,361	12.5%
Perrysburg	436	-4.6%	368	-15.4%	68	-6.8%	\$370,000	4.2%	\$412,435	7.1%
Pike-Delta-York	68	-24.4%	68	-9.3%	56	-1.8%	\$189,950	0.5%	\$215,308	6.2%
Rossford	116	-24.7%	105	-23.4%	56	9.8%	\$227,750	8.2%	\$267,237	8.1%
Springfield	269	-13.5%	218	-19.9%	51	0.0%	\$285,500	5.2%	\$291,801	6.3%
Swanton	86	-23.9%	76	-26.2%	59	11.3%	\$216,375	16.2%	\$256,700	20.4%
Sylvania	608	-20.3%	545	-19.9%	54	-6.9%	\$305,000	5.2%	\$319,554	4.2%
Toledo	2,955	-9.7%	2,426	-8.5%	58	5.5%	\$99,000	-1.0%	\$112,115	2.7%
Upper Sandusky	69	-9.2%	66	8.2%	92	2.2%	\$165,000	-5.7%	\$161,992	-6.6%
Washington Local	566	-22.8%	524	-16.8%	52	2.0%	\$160,000	6.7%	\$162,556	5.3%
Wauseon	91	-30.0%	81	-17.3%	72	20.0%	\$192,000	-0.3%	\$213,039	1.1%