

Local Market Update – April 2026

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Hancock & Wyandot Counties

The Hancock and Wyandot County housing market in April 2026 reflected slower activity but continued overall stability, particularly in the single-family segment. New listings and closed sales both declined compared to last year, while total sales volume fell nearly 10% for the month. Despite softer activity, homes sold more quickly, with days on market dropping 14.7%, suggesting that well-priced homes continue to attract buyers. Pricing was mixed, with slight declines in median and average sales prices for the month, although year-to-date figures still show modest gains in home values and stable overall market performance. Inventory levels remained unchanged at 2.8 months of supply, indicating relatively balanced conditions.

In the condo and villa market, activity slowed considerably, with sharp declines in listings, sales, prices, and total volume. However, because this segment represents a smaller number of transactions, monthly fluctuations can be more pronounced.

Overall, the data points to a market that is adjusting to a slower pace while maintaining relatively stable long-term conditions.

Single Family Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	100	92	-8.0%	316	323	2.2%
Closed Sales	88	82	-6.8%	249	244	-2.0%
Days on Market	95	81	-14.7%	92	85	-7.6%
SP\$/SqFt	\$148.00	\$150.00	1.4%	\$142.00	\$150.00	5.6%
Median Sales Price*	\$241,750	\$232,500	-3.8%	\$229,700	\$235,000	2.3%
Average Sales Price*	\$269,303	\$261,285	-3.0%	\$264,695	\$269,979	2.0%
Percent of List Price Received*	97%	96%	-0.5%	95%	95%	0.1%
Months Supply of Inventory	2.8	2.8	0.0%	---	---	---
Total Volume	\$23,698,742	\$21,425,423	-9.6%	\$65,909,078	\$65,875,103	-0.1%

Condo/Villa Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	11	3	-72.7%	31	15	-51.6%
Closed Sales	10	7	-30.0%	20	21	5.0%
Days on Market	110	63	-42.7%	87	81	-6.9%
SP\$/SqFt	\$147.00	\$128.00	-12.9%	\$148.00	\$148.00	0.0%
Median Sales Price*	\$245,000	\$183,500	-25.1%	\$243,500	\$245,000	0.6%
Average Sales Price*	\$252,850	\$207,821	-17.8%	\$246,320	\$243,097	-1.3%
Percent of List Price Received*	95%	98%	2.7%	97%	96%	-0.7%
Months Supply of Inventory	2.1	1.43	-31.9%	---	---	---
Total Volume (in 1000's)	\$2,528,503	\$1,454,750	-42.5%	\$4,926,403	\$5,105,050	-0.7%

* 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.

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Findlay

Zip Code 45840

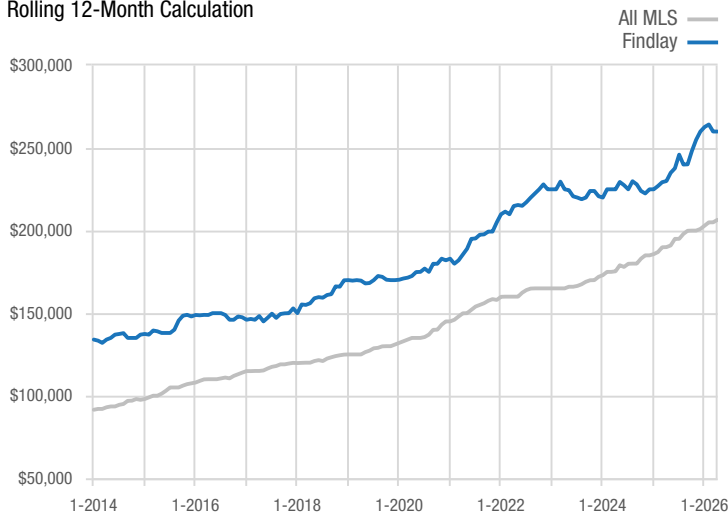
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	70	64	- 8.6%	210	217	+ 3.3%
Pending Sales	61	36	- 41.0%	184	163	- 11.4%
Closed Sales	56	57	+ 1.8%	176	175	- 0.6%
Days on Market Until Sale	92	73	- 20.7%	90	82	- 8.9%
Median Sales Price*	\$247,950	\$250,000	+ 0.8%	\$242,500	\$245,000	+ 1.0%
Average Sales Price*	\$283,695	\$268,896	- 5.2%	\$280,433	\$286,074	+ 2.0%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	98.3%	- 1.7%
Inventory of Homes for Sale	126	120	- 4.8%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	10	3	- 70.0%	29	14	- 51.7%
Pending Sales	10	5	- 50.0%	18	15	- 16.7%
Closed Sales	10	6	- 40.0%	18	18	0.0%
Days on Market Until Sale	111	67	- 39.6%	87	77	- 11.5%
Median Sales Price*	\$245,000	\$227,250	- 7.2%	\$248,500	\$255,500	+ 2.8%
Average Sales Price*	\$252,850	\$219,958	- 13.0%	\$258,439	\$250,781	- 3.0%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	21	4	- 81.0%	—	—	—
Months Supply of Inventory	4.0	0.7	- 82.5%	—	—	—

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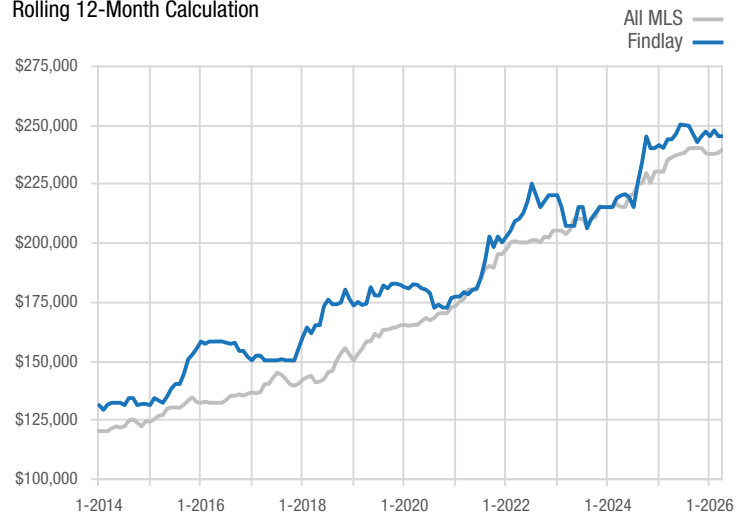
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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Hancock County

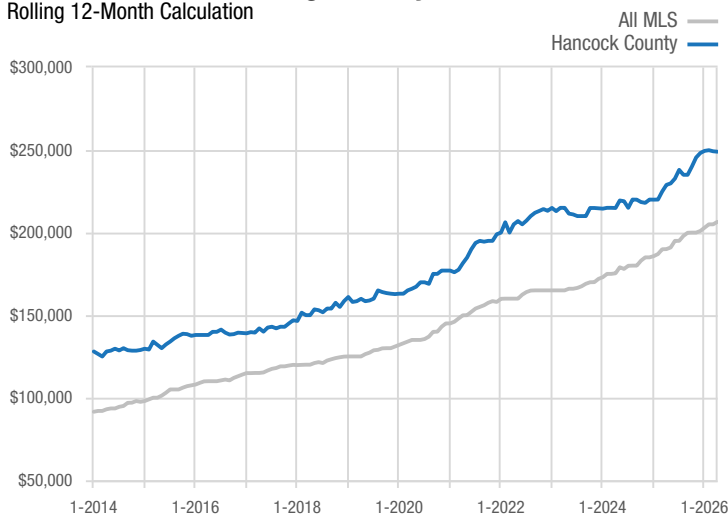
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	86	78	- 9.3%	268	273	+ 1.9%
Pending Sales	83	42	- 49.4%	234	196	- 16.2%
Closed Sales	76	70	- 7.9%	223	213	- 4.5%
Days on Market Until Sale	94	78	- 17.0%	90	83	- 7.8%
Median Sales Price*	\$249,200	\$240,000	- 3.7%	\$237,500	\$240,000	+ 1.1%
Average Sales Price*	\$277,353	\$266,610	- 3.9%	\$271,515	\$278,661	+ 2.6%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	100.0%	98.1%	- 1.9%
Inventory of Homes for Sale	162	160	- 1.2%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	11	3	- 72.7%	31	15	- 51.6%
Pending Sales	10	5	- 50.0%	20	16	- 20.0%
Closed Sales	10	7	- 30.0%	20	20	0.0%
Days on Market Until Sale	111	63	- 43.2%	88	78	- 11.4%
Median Sales Price*	\$245,000	\$183,500	- 25.1%	\$243,500	\$220,950	- 9.3%
Average Sales Price*	\$252,850	\$207,821	- 17.8%	\$246,320	\$239,878	- 2.6%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	22	5	- 77.3%	—	—	—
Months Supply of Inventory	3.9	0.8	- 79.5%	—	—	—

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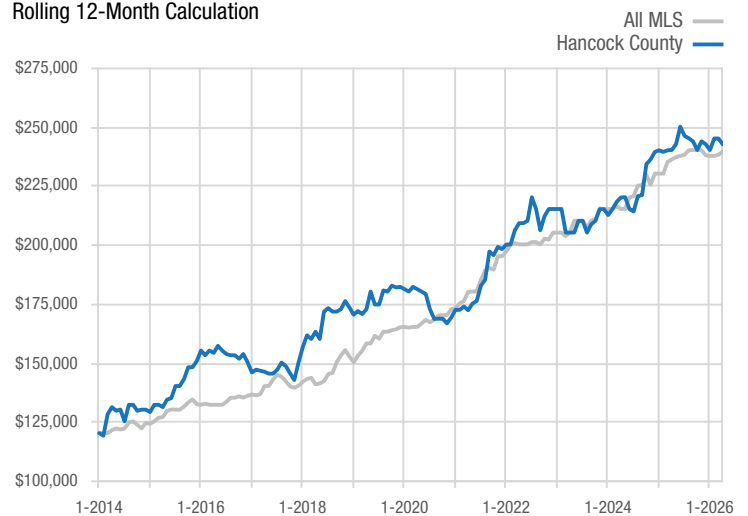
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wyandot County

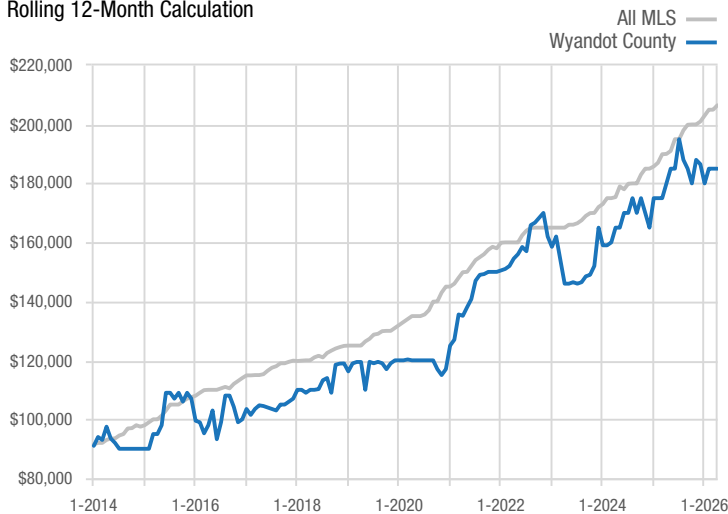
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	14	13	- 7.1%	48	49	+ 2.1%
Pending Sales	11	10	- 9.1%	26	26	0.0%
Closed Sales	12	11	- 8.3%	26	30	+ 15.4%
Days on Market Until Sale	122	109	- 10.7%	129	110	- 14.7%
Median Sales Price*	\$187,500	\$185,000	- 1.3%	\$185,000	\$181,500	- 1.9%
Average Sales Price*	\$218,325	\$220,436	+ 1.0%	\$206,198	\$206,077	- 0.1%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	95.0%	- 5.0%
Inventory of Homes for Sale	37	35	- 5.4%	—	—	—
Months Supply of Inventory	4.6	4.4	- 4.3%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	146	—
Median Sales Price*	—	—	—	—	\$307,500	—
Average Sales Price*	—	—	—	—	\$307,500	—
Percent of List Price Received*	—	—	—	—	93.2%	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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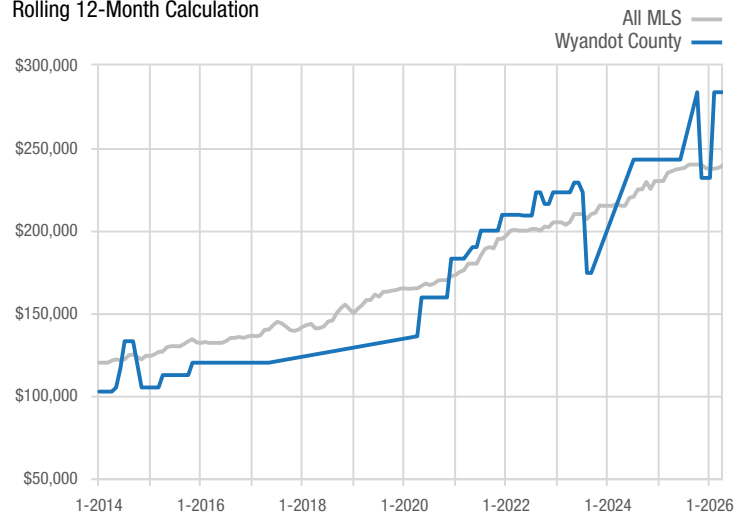
Median Sales Price - Single Family

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Median Sales Price - Condo-Villa

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