

Local Market Update – August 2026

This 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 activity in the market.



Hancock & Wyandot Counties

The Hancock and Wyandot County single-family housing market remained steady through August. More homes came on the market, sales increased modestly and properties sold slightly faster than last year. Although August prices were lower, year-to-date prices and sales volume remain stable, suggesting the monthly decline was likely influenced by the mix of homes sold rather than a broader change in values.

Condo and villa activity remains limited, making monthly comparisons more susceptible to fluctuations. Fewer properties have been listed and sold this year, but those that sold generally moved more quickly. Year-to-date prices have remained relatively stable, although lower sales activity has resulted in a decline in total sales volume.

Overall, the single-family market continues to demonstrate consistent demand and stable long-term pricing. The condo and villa market has experienced less activity but shows improving market times and relatively steady property values.

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	85	99	16.5%	694	727	4.8%
Closed Sales	76	80	5.3%	568	577	1.6%
Days on Market	67	66	-1.5%	78	74	-5.1%
SP\$/SqFt	\$152	\$155	2.0%	\$148	\$156	5.4%
Median Sales Price*	\$242,500	\$210,000	-13.4%	\$240,000	\$240,000	0.0%
Average Sales Price*	\$277,567	\$247,107	-11.0%	\$276,359	\$283,363	2.5%
Percent of List Price Received*	96%	97%	0.8%	96%	96%	-0.3%
Months Supply of Inventory	3.24	3.03	-6.5%	---	---	---
Total Volume	\$21,095,095	\$19,768,577	-6.3%	\$156,972,264	\$163,500,464	4.2%

Condo/Villa	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	6	6	0.0%	61	42	-31.1%
Closed Sales	3	2	-33.3%	47	39	-17.0%
Days on Market	61	28	-54.1%	80	64	-20.0%
SP\$/SqFt	\$131	\$182	38.9%	\$150	\$157	4.7%
Median Sales Price*	\$260,000	\$237,450	-8.7%	\$249,500	\$245,000	-1.8%
Average Sales Price*	\$250,333	\$237,450	-5.1%	\$245,742	\$246,265	0.2%
Percent of List Price Received*	94%	100%	5.9%	97%	98%	0.9%
Months Supply of Inventory	7.67	6.5	-15.3%	---	---	---
Total Volume (in 1000's)	\$751,000	\$474,900	-36.8%	\$11,549,903	\$9,604,350	-16.8%

*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.

Local Market Update – August 2026

This 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 activity in the market.



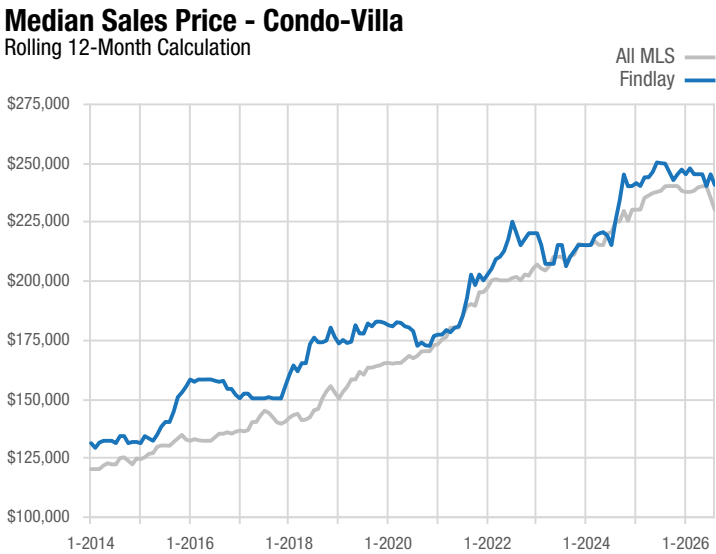
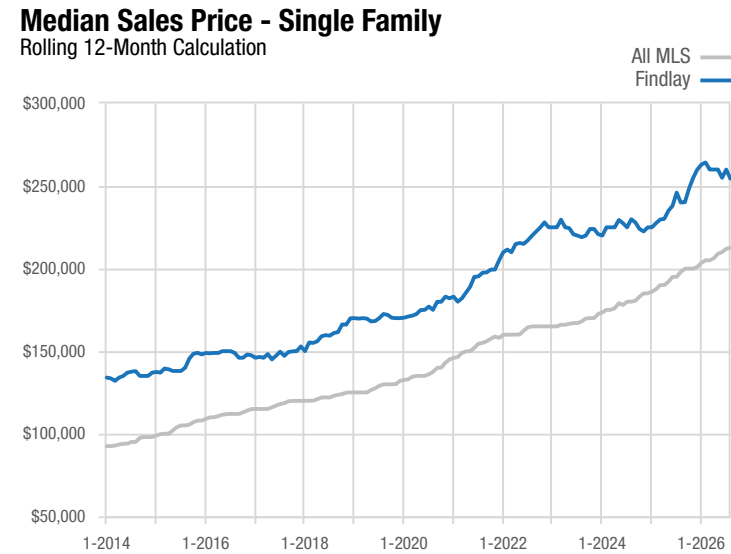
Findlay

Zip Code 45840

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	51	70	+ 37.3%	478	494	+ 3.3%
Pending Sales	59	59	0.0%	411	405	- 1.5%
Closed Sales	59	59	0.0%	406	412	+ 1.5%
Days on Market Until Sale	68	63	- 7.4%	74	70	- 5.4%
Median Sales Price*	\$260,000	\$228,063	- 12.3%	\$260,000	\$252,000	- 3.1%
Average Sales Price*	\$280,904	\$260,308	- 7.3%	\$293,209	\$300,693	+ 2.6%
Percent of List Price Received*	99.0%	97.8%	- 1.2%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	133	124	- 6.8%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	5	+ 25.0%	55	38	- 30.9%
Pending Sales	3	2	- 33.3%	45	32	- 28.9%
Closed Sales	3	2	- 33.3%	44	35	- 20.5%
Days on Market Until Sale	61	28	- 54.1%	80	61	- 23.8%
Median Sales Price*	\$260,000	\$237,450	- 8.7%	\$249,900	\$249,900	0.0%
Average Sales Price*	\$250,333	\$237,450	- 5.1%	\$252,850	\$255,339	+ 1.0%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	99.1%	99.7%	+ 0.6%
Inventory of Homes for Sale	19	11	- 42.1%	—	—	—
Months Supply of Inventory	3.1	2.3	- 25.8%	—	—	—

* 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.



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.

Local Market Update – August 2026

This 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 activity in the market.



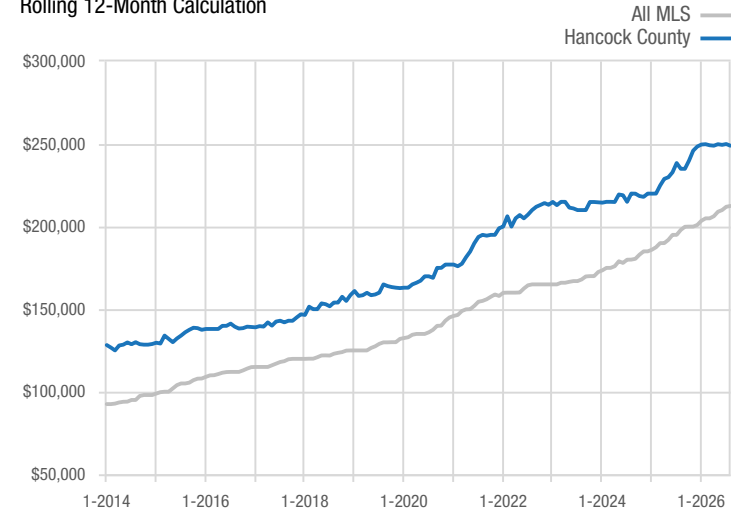
Hancock County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	73	83	+ 13.7%	601	618	+ 2.8%
Pending Sales	70	70	0.0%	516	501	- 2.9%
Closed Sales	69	69	0.0%	511	511	0.0%
Days on Market Until Sale	68	65	- 4.4%	76	72	- 5.3%
Median Sales Price*	\$254,900	\$224,563	- 11.9%	\$249,900	\$250,000	+ 0.0%
Average Sales Price*	\$287,310	\$262,476	- 8.6%	\$283,629	\$292,947	+ 3.3%
Percent of List Price Received*	98.9%	98.1%	- 0.8%	98.9%	98.4%	- 0.5%
Inventory of Homes for Sale	172	159	- 7.6%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

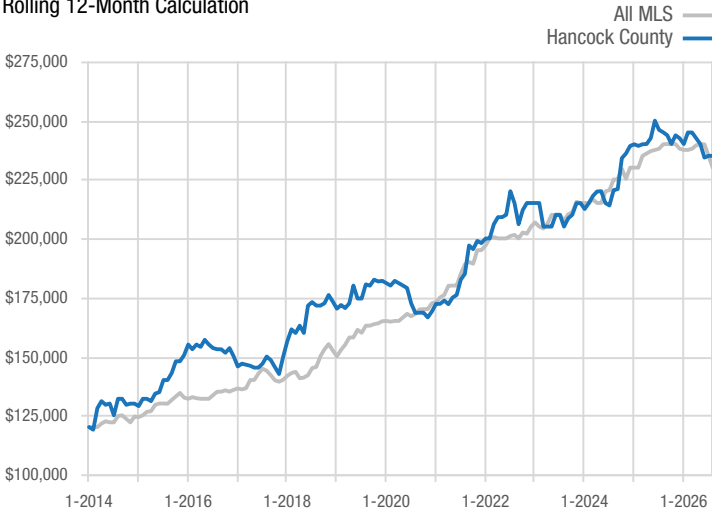
Condo-Villa	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	6	5	- 16.7%	60	41	- 31.7%
Pending Sales	3	2	- 33.3%	48	34	- 29.2%
Closed Sales	3	2	- 33.3%	47	38	- 19.1%
Days on Market Until Sale	61	28	- 54.1%	81	62	- 23.5%
Median Sales Price*	\$260,000	\$237,450	- 8.7%	\$249,500	\$240,500	- 3.6%
Average Sales Price*	\$250,333	\$237,450	- 5.1%	\$245,743	\$244,654	- 0.4%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	99.2%	99.6%	+ 0.4%
Inventory of Homes for Sale	22	12	- 45.5%	—	—	—
Months Supply of Inventory	3.4	2.3	- 32.4%	—	—	—

* 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.

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.

Local Market Update – August 2026

This 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 activity in the market.



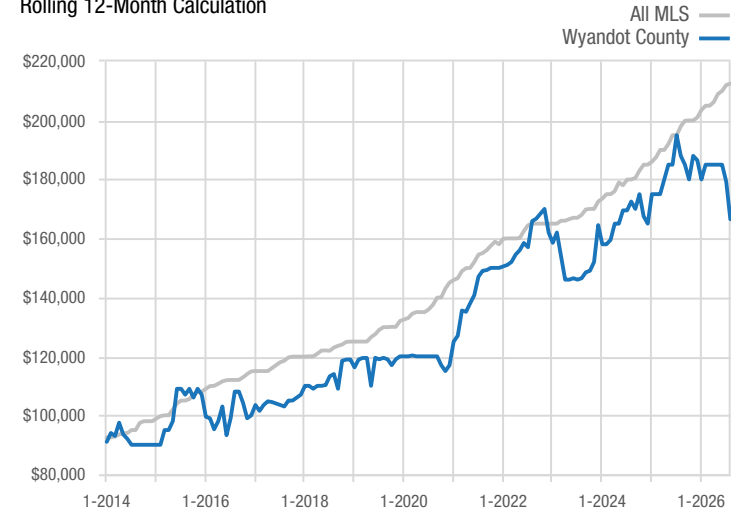
Wyandot County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	12	12	0.0%	93	105	+ 12.9%
Pending Sales	7	11	+ 57.1%	59	64	+ 8.5%
Closed Sales	7	11	+ 57.1%	57	66	+ 15.8%
Days on Market Until Sale	66	72	+ 9.1%	106	97	- 8.5%
Median Sales Price*	\$180,000	\$145,000	- 19.4%	\$191,000	\$165,000	- 13.6%
Average Sales Price*	\$181,529	\$145,264	- 20.0%	\$213,713	\$208,694	- 2.3%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	99.2%	95.2%	- 4.0%
Inventory of Homes for Sale	39	45	+ 15.4%	—	—	—
Months Supply of Inventory	5.0	5.4	+ 8.0%	—	—	—

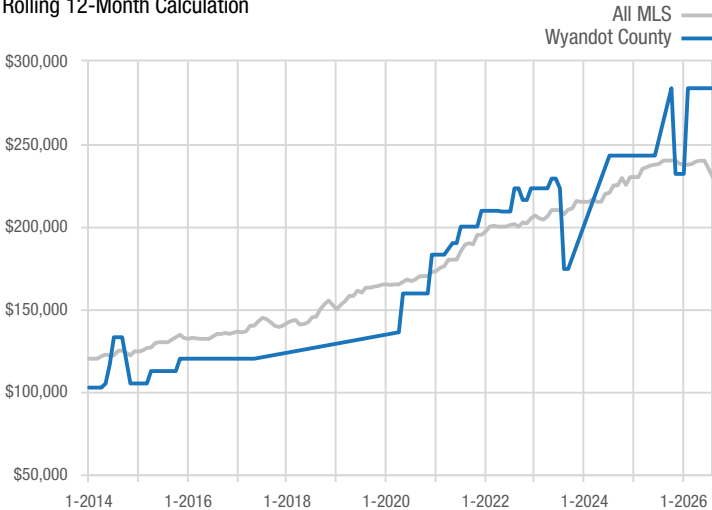
Condo-Villa	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	146	—
Median Sales Price*	—	—	—	—	\$307,500	—
Average Sales Price*	—	—	—	—	\$307,500	—
Percent of List Price Received*	—	—	—	—	93.2%	—
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

* 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.

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.