

Local Market Update – August 2024

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Hancock & Wyandot Counties

U.S. existing-home sales increased for the first time in 5 months, as lower mortgage rates and rising supply helped boost market activity. According to the National Association of REALTORS® (NAR), sales of previously owned homes rose 1.3% month-over-month to a seasonally adjusted annual rate of 3.95 million units, exceeding economists' expectations and ending the downward trend of recent months.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8 2023	Thru 8 2024	% Change
New Listings	106	103	-2.8%	698	649	-7.0%
Closed Sales	74	77	4.1%	555	522	-5.9%
Days on Market	61	64	4.9%	69	71	2.9%
SP\$/SqFt	\$34.57	\$151.23	337.5%	\$131.91	\$138.20	4.8%
Median Sales Price*	\$207,250	\$285,000	37.5%	\$205,000	\$215,000	4.9%
Average Sales Price*	\$238,018	\$308,538	29.6%	\$237,707	\$253,513	6.6%
Percent of List Price Received*	100%	99%	-1.0%	99%	98%	---
Months Supply of Inventory	14	13	-7.1%	---	---	---
Total Volume	\$17,394,357	\$23,757,425	36.6%	\$131,927,648	\$132,333,998	0.3%

Condo/Villa	August			Year to Date		
	2023	2024	% Change	Thru 8 2023	Thru 8 2024	% Change
New Listings	4	6	50.0%	50	48	-4.0%
Closed Sales	8	6	-25.0%	52	33	-36.5%
Days on Market	63	79	25.4%	64	55	-14.1%
SP\$/SqFt	\$124.62	\$144.86	16.2%	\$135.55	\$14,768.00	10794.9%
Median Sales Price*	\$192,500	\$260,000	35.1%	\$208,500	\$220,000	5.5%
Average Sales Price*	\$208,025	\$257,983	24.0%	\$209,310	\$230,880	10.3%
Percent of List Price Received*	97%	98%	1.0%	97%	99%	2.1%
Months Supply of Inventory	8	8	0.0%	---	---	---
Total Volume (in 1000's)	\$1,664,200	\$1,547,900	-7.0%	\$10,884,100	\$7,619,050	2.1%

*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

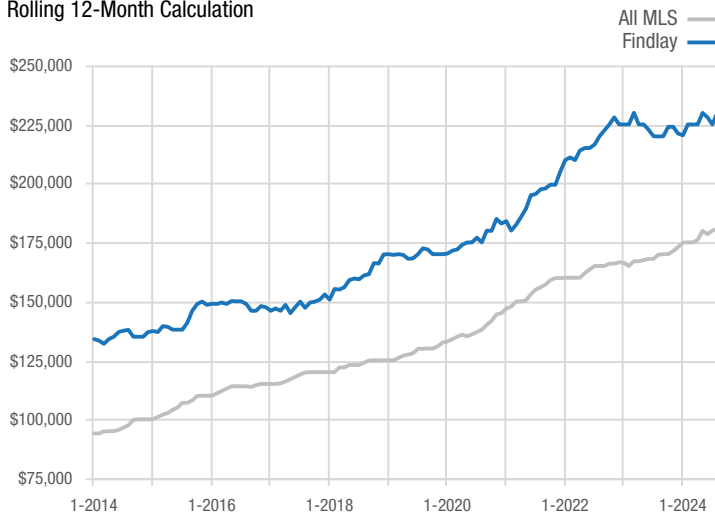
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	62	70	+ 12.9%	465	456	- 1.9%
Pending Sales	51	56	+ 9.8%	383	363	- 5.2%
Closed Sales	48	64	+ 33.3%	379	369	- 2.6%
Days on Market Until Sale	48	69	+ 43.8%	63	65	+ 3.2%
Median Sales Price*	\$231,950	\$302,950	+ 30.6%	\$220,750	\$234,450	+ 6.2%
Average Sales Price*	\$266,280	\$331,116	+ 24.3%	\$261,341	\$277,875	+ 6.3%
Percent of List Price Received*	100.5%	99.1%	- 1.4%	99.4%	98.8%	- 0.6%
Inventory of Homes for Sale	130	139	+ 6.9%	—	—	—
Months Supply of Inventory	2.7	3.2	+ 18.5%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	3	6	+ 100.0%	48	45	- 6.3%
Pending Sales	7	5	- 28.6%	52	30	- 42.3%
Closed Sales	8	7	- 12.5%	51	31	- 39.2%
Days on Market Until Sale	63	79	+ 25.4%	64	51	- 20.3%
Median Sales Price*	\$192,500	\$255,000	+ 32.5%	\$210,000	\$225,000	+ 7.1%
Average Sales Price*	\$208,025	\$253,271	+ 21.8%	\$209,786	\$232,715	+ 10.9%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	97.4%	98.6%	+ 1.2%
Inventory of Homes for Sale	3	16	+ 433.3%	—	—	—
Months Supply of Inventory	0.5	4.3	+ 760.0%	—	—	—

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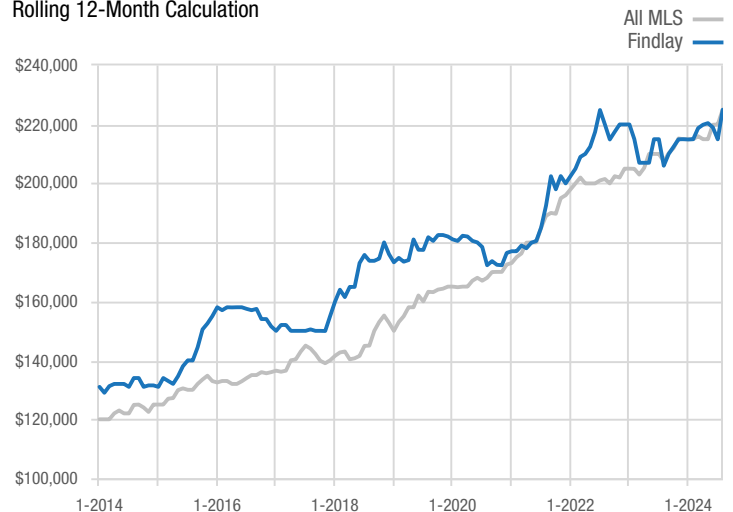
Median Sales Price - Single Family

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

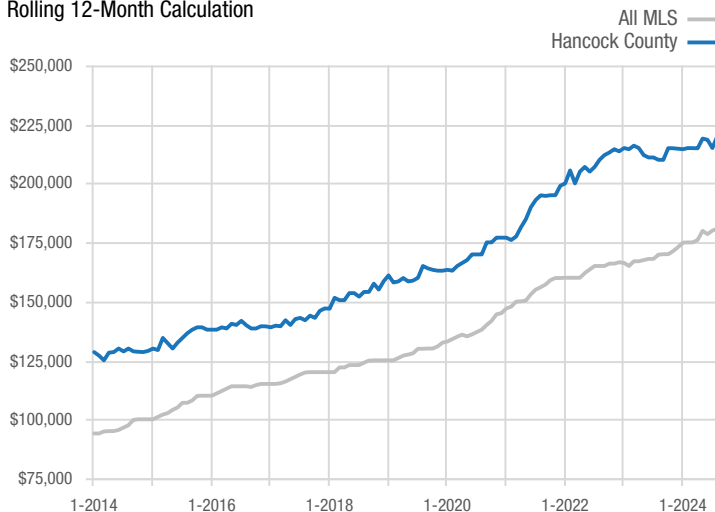
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	84	89	+ 6.0%	588	561	- 4.6%
Pending Sales	69	71	+ 2.9%	478	454	- 5.0%
Closed Sales	64	82	+ 28.1%	471	462	- 1.9%
Days on Market Until Sale	59	65	+ 10.2%	65	66	+ 1.5%
Median Sales Price*	\$214,900	\$280,000	+ 30.3%	\$214,900	\$224,950	+ 4.7%
Average Sales Price*	\$243,994	\$303,222	+ 24.3%	\$250,167	\$266,128	+ 6.4%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	176	169	- 4.0%	—	—	—
Months Supply of Inventory	3.0	3.0	0.0%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	4	6	+ 50.0%	50	47	- 6.0%
Pending Sales	7	5	- 28.6%	53	32	- 39.6%
Closed Sales	8	7	- 12.5%	52	33	- 36.5%
Days on Market Until Sale	63	79	+ 25.4%	64	51	- 20.3%
Median Sales Price*	\$192,500	\$255,000	+ 32.5%	\$208,500	\$220,000	+ 5.5%
Average Sales Price*	\$208,025	\$253,271	+ 21.8%	\$209,310	\$230,335	+ 10.0%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	97.4%	98.6%	+ 1.2%
Inventory of Homes for Sale	4	16	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	4.3	+ 616.7%	—	—	—

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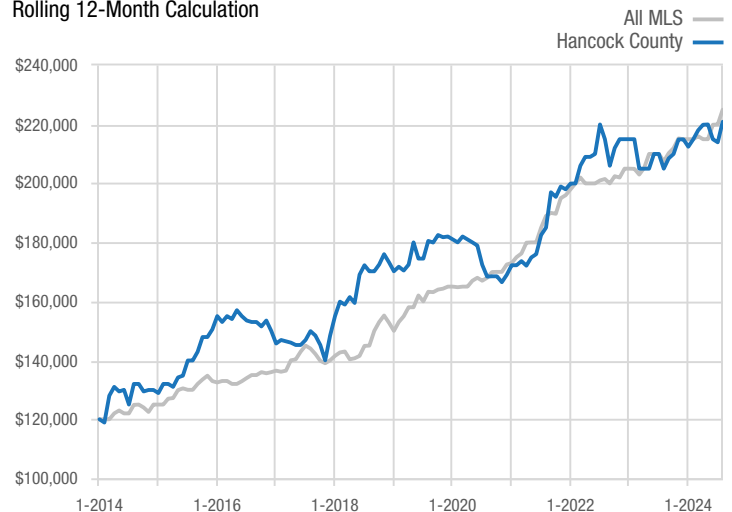
Median Sales Price - Single Family

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Wyandot County

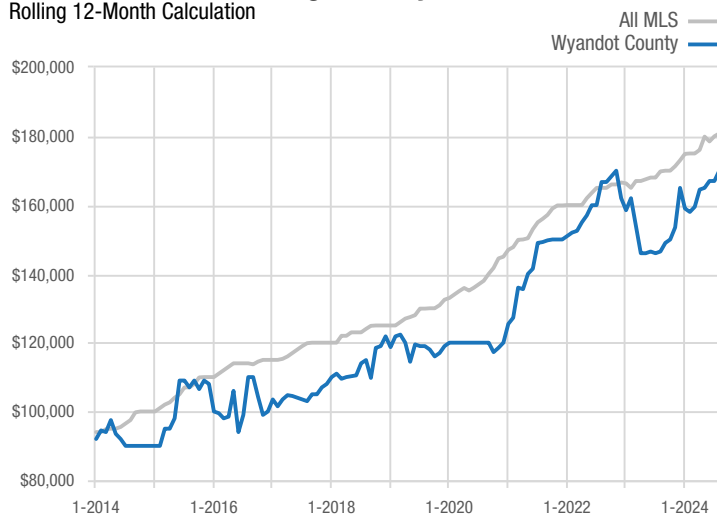
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	22	11	- 50.0%	110	85	- 22.7%
Pending Sales	7	6	- 14.3%	85	73	- 14.1%
Closed Sales	9	9	0.0%	84	74	- 11.9%
Days on Market Until Sale	74	69	- 6.8%	88	102	+ 15.9%
Median Sales Price*	\$170,000	\$225,000	+ 32.4%	\$149,000	\$162,500	+ 9.1%
Average Sales Price*	\$196,333	\$228,069	+ 16.2%	\$169,470	\$166,036	- 2.0%
Percent of List Price Received*	95.9%	95.4%	- 0.5%	96.1%	94.6%	- 1.6%
Inventory of Homes for Sale	41	41	0.0%	—	—	—
Months Supply of Inventory	4.1	4.3	+ 4.9%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	174	—
Median Sales Price*	—	—	—	—	\$243,000	—
Average Sales Price*	—	—	—	—	\$243,000	—
Percent of List Price Received*	—	—	—	—	99.2%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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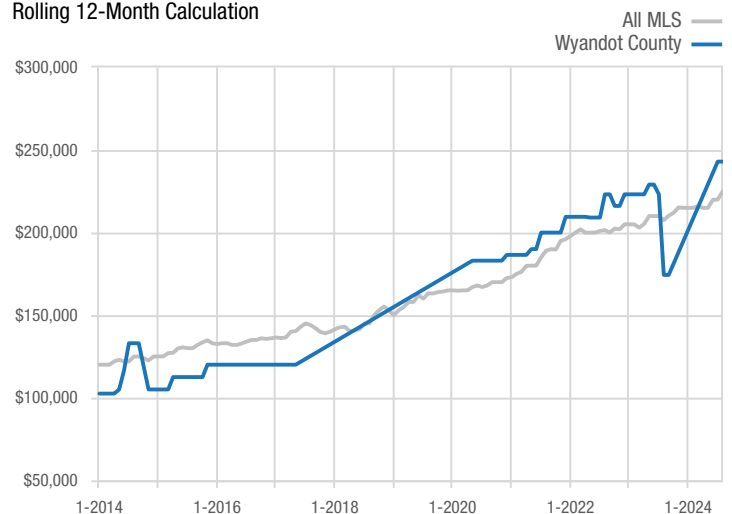
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