

Local Market Update – December 2024

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Hancock & Wyandot Counties

U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	41	50	22.0%	966	954	-1.2%
Closed Sales	60	64	6.7%	819	785	-4.2%
Days on Market	75	76	1.3%	69	69	0.0%
SP\$/SqFt	\$126.16	\$135.18	7.1%	\$132.00	\$138.70	5.1%
Median Sales Price*	\$182,500	\$215,500	18.1%	\$205,000	\$213,000	3.9%
Average Sales Price*	\$204,587	\$238,661	16.7%	\$239,793	\$251,122	4.7%
Percent of List Price Received*	99%	98%	-1.0%	99%	98%	---
Months Supply of Inventory	16	16	0.0%	---	---	---
Total Volume	\$12,275,197	\$15,274,308	24.4%	\$196,390,361	\$197,131,013	0.4%

Condo/Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	4	100.0%	63	76	20.6%
Closed Sales	2	7	250.0%	66	57	-13.6%
Days on Market	35	86	145.7%	59	58	-1.7%
SP\$/SqFt	\$111.39	\$169.20	51.9%	\$137.79	\$152.51	10.7%
Median Sales Price*	\$178,000	\$240,000	34.8%	\$24,950	\$239,900	861.5%
Average Sales Price*	\$178,000	\$237,986	33.7%	\$211,461	\$235,673	11.4%
Percent of List Price Received*	99%	98%	-1.0%	98%	98%	0.0%
Months Supply of Inventory	17	6	-64.7%	---	---	---
Total Volume (in 1000's)	\$356,000	\$1,665,900	367.9%	\$13,956,400	\$13,433,360	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.

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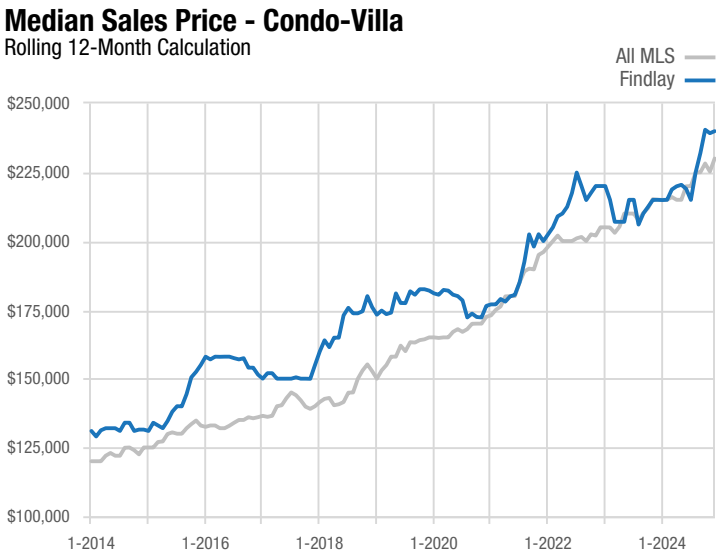
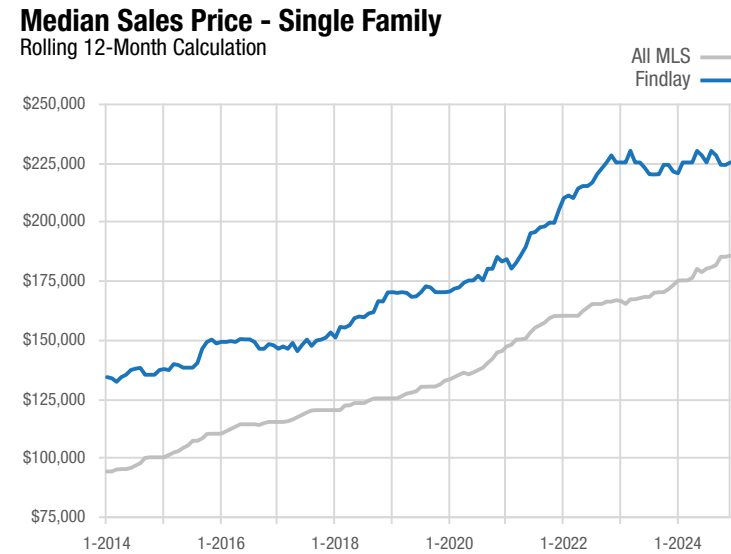
Findlay

Zip Code 45840

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	24	32	+ 33.3%	630	666	+ 5.7%
Pending Sales	32	38	+ 18.8%	540	541	+ 0.2%
Closed Sales	34	40	+ 17.6%	539	548	+ 1.7%
Days on Market Until Sale	75	66	- 12.0%	65	64	- 1.5%
Median Sales Price*	\$182,000	\$216,000	+ 18.7%	\$221,153	\$225,000	+ 1.7%
Average Sales Price*	\$212,816	\$238,055	+ 11.9%	\$262,900	\$270,621	+ 2.9%
Percent of List Price Received*	96.5%	97.7%	+ 1.2%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	89	121	+ 36.0%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	4	+ 100.0%	60	69	+ 15.0%
Pending Sales	0	7	—	63	54	- 14.3%
Closed Sales	1	7	+ 600.0%	63	54	- 14.3%
Days on Market Until Sale	26	86	+ 230.8%	59	57	- 3.4%
Median Sales Price*	\$236,000	\$240,000	+ 1.7%	\$215,000	\$239,950	+ 11.6%
Average Sales Price*	\$236,000	\$237,986	+ 0.8%	\$213,117	\$238,721	+ 12.0%
Percent of List Price Received*	102.7%	98.1%	- 4.5%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	4	11	+ 175.0%	—	—	—
Months Supply of Inventory	0.7	2.4	+ 242.9%	—	—	—

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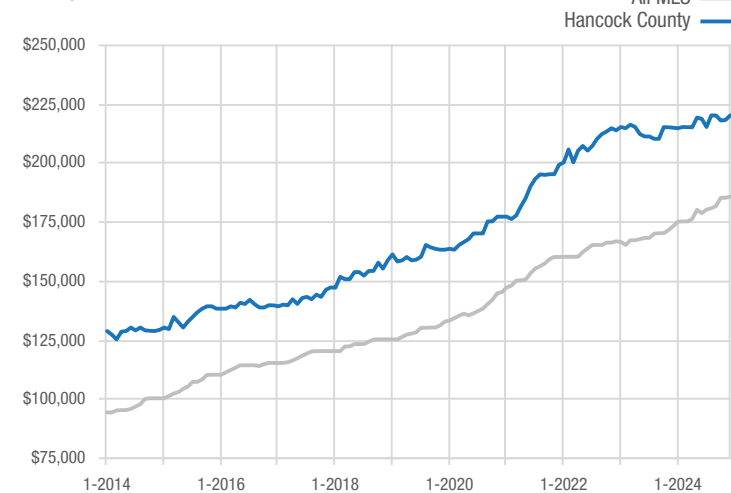
Hancock County

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	32	44	+ 37.5%	806	832	+ 3.2%
Pending Sales	48	49	+ 2.1%	694	681	- 1.9%
Closed Sales	51	54	+ 5.9%	694	691	- 0.4%
Days on Market Until Sale	74	66	- 10.8%	66	65	- 1.5%
Median Sales Price*	\$179,000	\$216,000	+ 20.7%	\$214,700	\$219,950	+ 2.4%
Average Sales Price*	\$206,876	\$238,289	+ 15.2%	\$251,334	\$261,868	+ 4.2%
Percent of List Price Received*	97.9%	98.5%	+ 0.6%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	120	157	+ 30.8%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	4	+ 100.0%	63	73	+ 15.9%
Pending Sales	1	7	+ 600.0%	66	57	- 13.6%
Closed Sales	2	7	+ 250.0%	66	57	- 13.6%
Days on Market Until Sale	35	86	+ 145.7%	59	56	- 5.1%
Median Sales Price*	\$178,000	\$240,000	+ 34.8%	\$214,950	\$238,500	+ 11.0%
Average Sales Price*	\$178,000	\$237,986	+ 33.7%	\$211,461	\$235,357	+ 11.3%
Percent of List Price Received*	99.3%	98.1%	- 1.2%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	4	12	+ 200.0%	—	—	—
Months Supply of Inventory	0.7	2.5	+ 257.1%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wyandot County

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	9	5	- 44.4%	160	121	- 24.4%
Pending Sales	8	9	+ 12.5%	127	107	- 15.7%
Closed Sales	9	10	+ 11.1%	125	108	- 13.6%
Days on Market Until Sale	79	129	+ 63.3%	86	98	+ 14.0%
Median Sales Price*	\$187,500	\$206,000	+ 9.9%	\$165,000	\$165,000	0.0%
Average Sales Price*	\$183,438	\$256,611	+ 39.9%	\$176,235	\$180,087	+ 2.2%
Percent of List Price Received*	94.9%	97.5%	+ 2.7%	95.7%	95.2%	- 0.5%
Inventory of Homes for Sale	38	30	- 21.1%	—	—	—
Months Supply of Inventory	3.6	3.4	- 5.6%	—	—	—

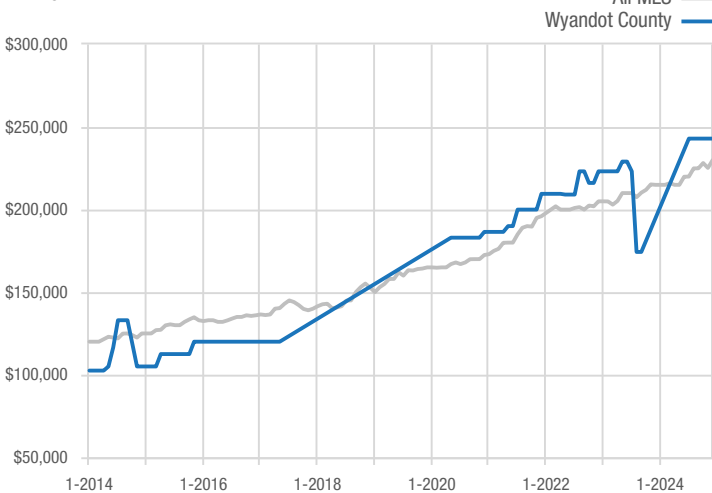
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	174	—
Median Sales Price*	—	—	—	—	\$243,000	—
Average Sales Price*	—	—	—	—	\$243,000	—
Percent of List Price Received*	—	—	—	—	99.2%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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