

## Local Market Update – December 2024

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## Western Counties

### Defiance, Fulton, Henry, Paulding, Putnam and Williams

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
<b>Key Metrics</b>						
New Listings	72	<b>98</b>	36.1%	1,659	<b>1,724</b>	3.9%
Closed Sales	127	<b>125</b>	-1.6%	1,508	<b>1,429</b>	-5.2%
Days on Market	68	<b>61</b>	-10.3%	67	<b>64</b>	-4.5%
SP\$/SqFt	\$110.24	<b>\$121.97</b>	10.6%	\$112.02	<b>\$121.62</b>	8.6%
Median Sales Price*	\$16,000	<b>\$174,900</b>	993.1%	\$165,000	<b>\$174,000</b>	5.5%
Average Sales Price*	\$172,393	<b>\$200,921</b>	16.5%	\$182,042	<b>\$196,085</b>	7.7%
Percent of List Price Received*	98%	---	#VALUE!	99%	---	---
Months Supply of Inventory	3	<b>3</b>	0.0%	---	---	---
Total Volume	\$21,893,913	<b>\$25,115,186</b>	14.7%	\$274,519,196	<b>\$280,206,283</b>	2.1%

Condo/Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
<b>Key Metrics</b>						
New Listings	3	<b>1</b>	-66.7%	42	<b>38</b>	-9.5%
Closed Sales	3	<b>2</b>	-33.3%	33	<b>32</b>	-3.0%
Days on Market	76	<b>99</b>	30.3%	61	<b>65</b>	6.6%
SP\$/SqFt	\$116.80	<b>\$149.04</b>	27.6%	\$142.07	<b>\$138.91</b>	-2.2%
Median Sales Price*	\$165,000	<b>\$202,500</b>	22.7%	\$186,000	<b>\$178,000</b>	-4.3%
Average Sales Price*	\$196,500	<b>\$202,500</b>	3.1%	\$189,132	<b>\$193,375</b>	2.2%
Percent of List Price Received*	97%	<b>92%</b>	-5.2%	98%	<b>99%</b>	1.0%
Months Supply of Inventory	3	<b>4</b>	33.3%	---	---	---
Total Volume (in 1000's)	\$589,500	<b>\$405,000</b>	-31.3%	\$6,241,365	<b>\$6,187,966</b>	1.0%

\*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.

# All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	12-2023	12-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		550	<b>542</b>	- 1.5%	10,936	<b>11,087</b>	+ 1.4%
<b>Pending Sales</b>		623	<b>679</b>	+ 9.0%	9,376	<b>9,255</b>	- 1.3%
<b>Closed Sales</b>		696	<b>745</b>	+ 7.0%	9,358	<b>9,253</b>	- 1.1%
<b>Days on Market Until Sale</b>		62	<b>62</b>	0.0%	60	<b>61</b>	+ 1.7%
<b>Median Sales Price</b>		\$169,900	<b>\$185,000</b>	+ 8.9%	\$175,000	<b>\$189,900</b>	+ 8.5%
<b>Average Sales Price</b>		\$198,427	<b>\$215,814</b>	+ 8.8%	\$208,901	<b>\$222,386</b>	+ 6.5%
<b>Percent of List Price Received</b>		98.5%	<b>99.1%</b>	+ 0.6%	99.8%	<b>99.9%</b>	+ 0.1%
<b>Housing Affordability Index</b>		179	<b>160</b>	- 10.6%	174	<b>156</b>	- 10.3%
<b>Inventory of Homes for Sale</b>		1,565	<b>1,645</b>	+ 5.1%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.1</b>	+ 5.0%	—	—	—

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## Defiance

Zip Code 43512

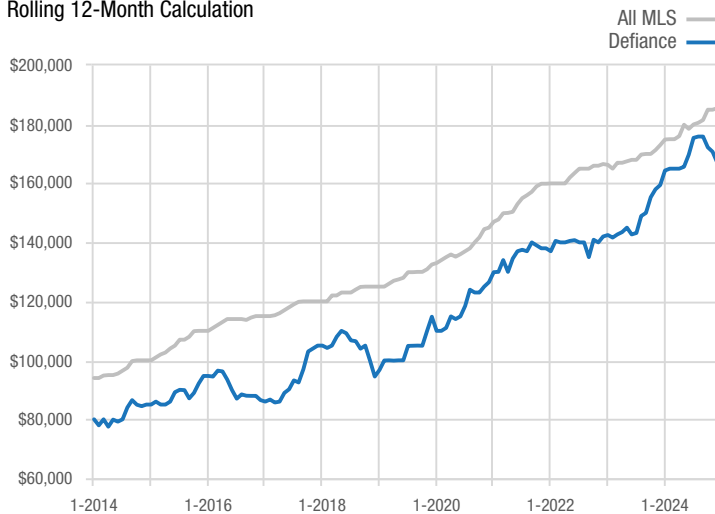
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	8	16	+ 100.0%	285	279	- 2.1%
Pending Sales	20	21	+ 5.0%	274	229	- 16.4%
Closed Sales	26	22	- 15.4%	275	226	- 17.8%
Days on Market Until Sale	50	70	+ 40.0%	62	59	- 4.8%
Median Sales Price*	\$177,000	<b>\$162,000</b>	- 8.5%	\$159,450	<b>\$167,000</b>	+ 4.7%
Average Sales Price*	\$182,470	<b>\$179,805</b>	- 1.5%	\$177,574	<b>\$193,336</b>	+ 8.9%
Percent of List Price Received*	96.9%	<b>96.0%</b>	- 0.9%	98.8%	<b>99.9%</b>	+ 1.1%
Inventory of Homes for Sale	27	40	+ 48.1%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	1	0.0%	18	14	- 22.2%
Pending Sales	0	1	—	14	12	- 14.3%
Closed Sales	0	1	—	12	14	+ 16.7%
Days on Market Until Sale	—	158	—	64	86	+ 34.4%
Median Sales Price*	—	<b>\$275,000</b>	—	\$212,500	<b>\$270,000</b>	+ 27.1%
Average Sales Price*	—	<b>\$275,000</b>	—	\$205,782	<b>\$227,514</b>	+ 10.6%
Percent of List Price Received*	—	<b>91.7%</b>	—	99.3%	<b>99.7%</b>	+ 0.4%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

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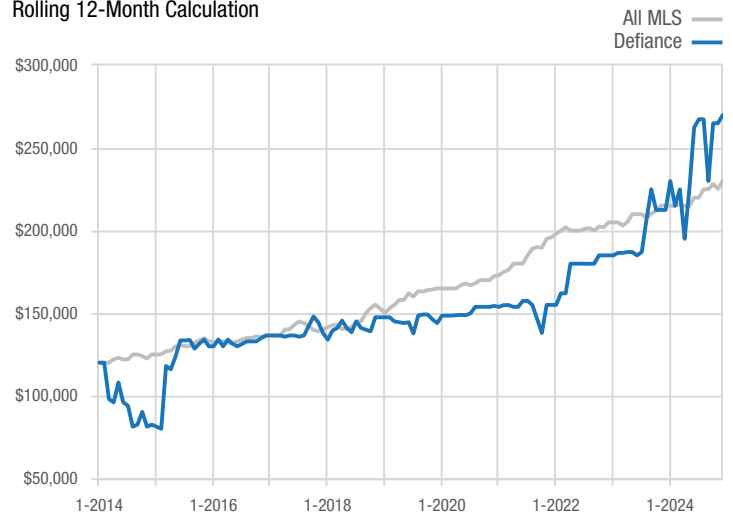
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Napoleon

Zip Code 43545

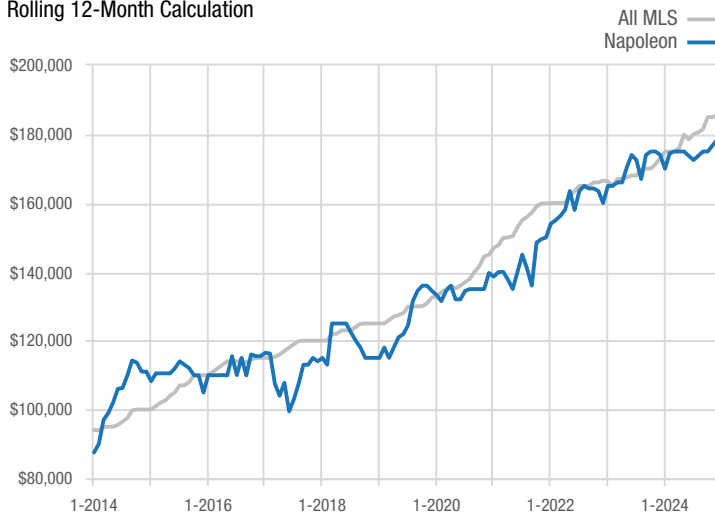
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	3	- 57.1%	95	113	+ 18.9%
Pending Sales	9	12	+ 33.3%	92	106	+ 15.2%
Closed Sales	9	13	+ 44.4%	92	104	+ 13.0%
Days on Market Until Sale	51	69	+ 35.3%	70	67	- 4.3%
Median Sales Price*	\$147,500	<b>\$165,000</b>	+ 11.9%	\$174,000	<b>\$178,500</b>	+ 2.6%
Average Sales Price*	\$157,517	<b>\$157,164</b>	- 0.2%	\$185,707	<b>\$183,695</b>	- 1.1%
Percent of List Price Received*	96.2%	<b>106.8%</b>	+ 11.0%	99.4%	<b>100.1%</b>	+ 0.7%
Inventory of Homes for Sale	19	14	- 26.3%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	2	5	+ 150.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	8	43	+ 437.5%
Median Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Average Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Percent of List Price Received*	—	—	—	100.0%	<b>98.3%</b>	- 1.7%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

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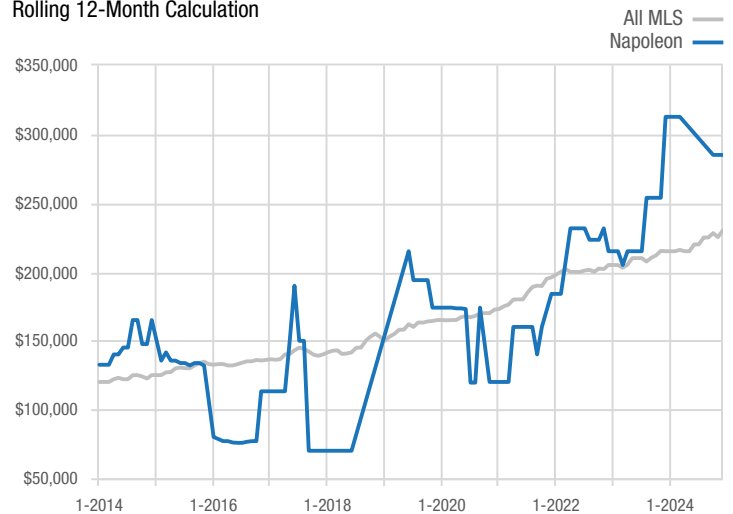
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bryan

Zip Code 43506

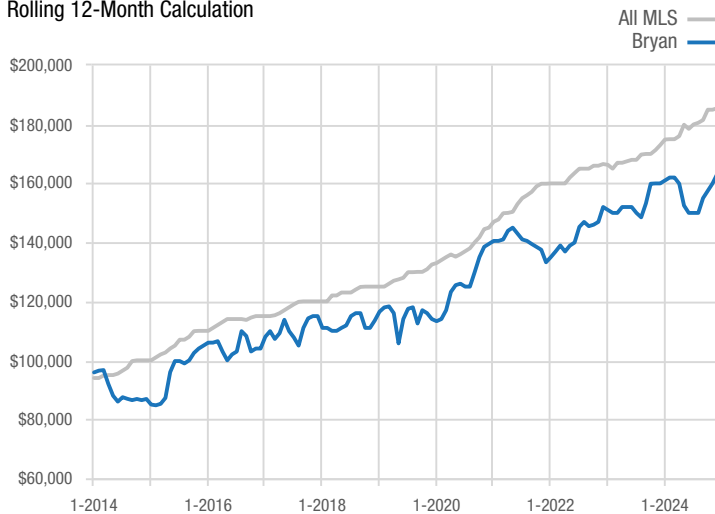
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	9	19	+ 111.1%	186	234	+ 25.8%
Pending Sales	15	11	- 26.7%	171	191	+ 11.7%
Closed Sales	15	12	- 20.0%	170	190	+ 11.8%
Days on Market Until Sale	77	60	- 22.1%	68	65	- 4.4%
Median Sales Price*	\$159,900	<b>\$157,250</b>	- 1.7%	\$160,000	<b>\$163,250</b>	+ 2.0%
Average Sales Price*	\$149,957	<b>\$176,447</b>	+ 17.7%	\$165,747	<b>\$181,991</b>	+ 9.8%
Percent of List Price Received*	93.8%	<b>98.0%</b>	+ 4.5%	97.8%	<b>99.2%</b>	+ 1.4%
Inventory of Homes for Sale	31	49	+ 58.1%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	167	—	—	97	62	- 36.1%
Median Sales Price*	\$298,500	—	—	\$265,000	<b>\$265,000</b>	0.0%
Average Sales Price*	\$298,500	—	—	\$212,833	<b>\$265,000</b>	+ 24.5%
Percent of List Price Received*	100.0%	—	—	97.6%	<b>93.0%</b>	- 4.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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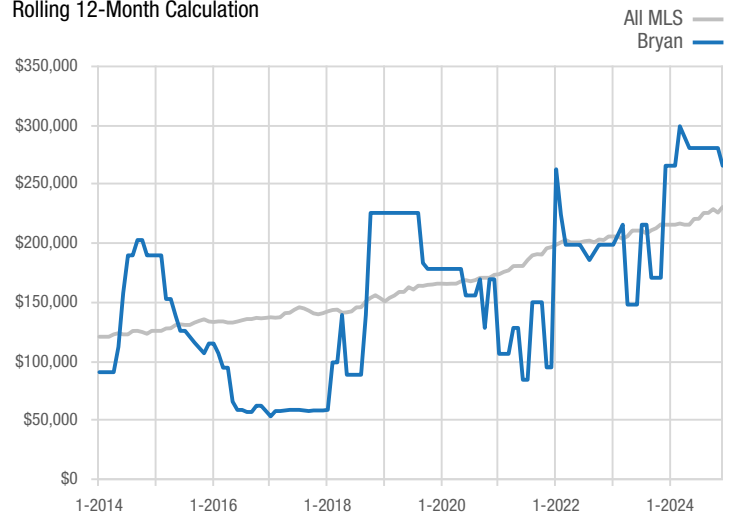
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wauseon

Zip Code 43567

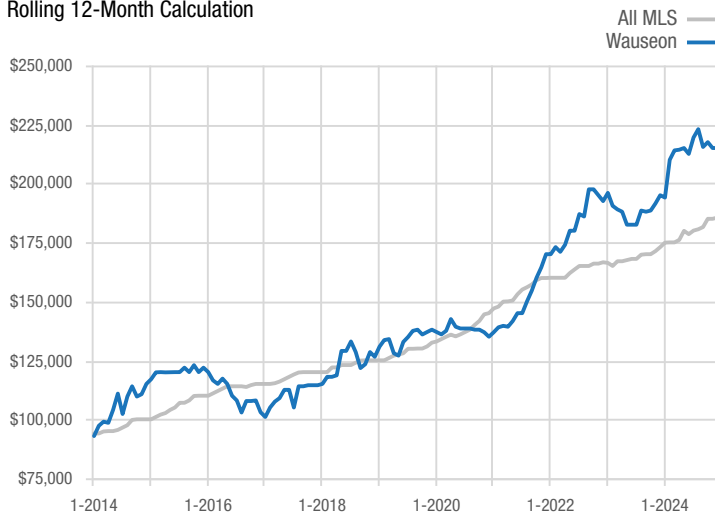
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	6	+ 500.0%	107	104	- 2.8%
Pending Sales	7	7	0.0%	101	90	- 10.9%
Closed Sales	8	10	+ 25.0%	100	90	- 10.0%
Days on Market Until Sale	64	64	0.0%	79	67	- 15.2%
Median Sales Price*	\$238,000	<b>\$235,000</b>	- 1.3%	\$195,000	<b>\$215,000</b>	+ 10.3%
Average Sales Price*	\$223,950	<b>\$242,613</b>	+ 8.3%	\$224,691	<b>\$234,035</b>	+ 4.2%
Percent of List Price Received*	100.0%	<b>97.9%</b>	- 2.1%	98.9%	<b>99.4%</b>	+ 0.5%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	5	4	- 20.0%
Pending Sales	0	0	—	5	4	- 20.0%
Closed Sales	0	0	—	5	4	- 20.0%
Days on Market Until Sale	—	—	—	44	39	- 11.4%
Median Sales Price*	—	—	—	\$219,900	<b>\$139,625</b>	- 36.5%
Average Sales Price*	—	—	—	\$178,960	<b>\$139,938</b>	- 21.8%
Percent of List Price Received*	—	—	—	99.0%	<b>100.2%</b>	+ 1.2%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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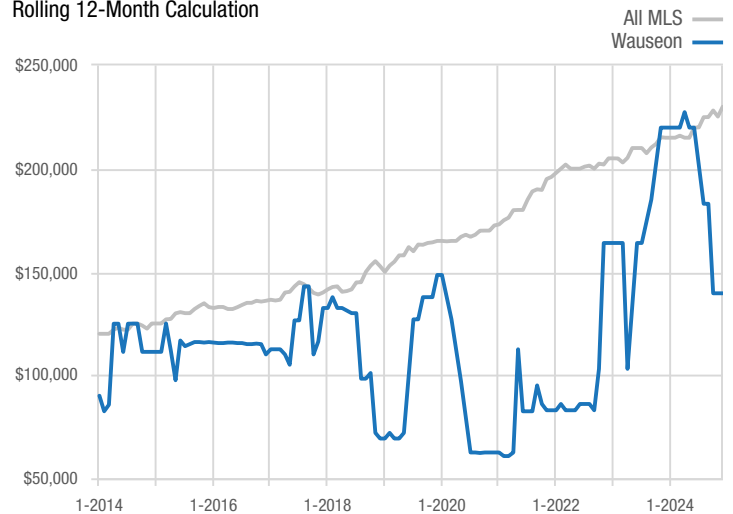
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Archbold

Zip Code 43502

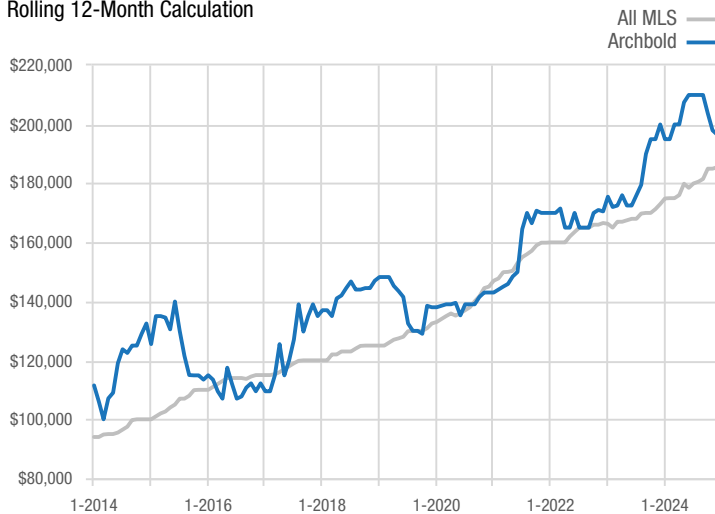
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	1	- 83.3%	69	54	- 21.7%
Pending Sales	2	2	0.0%	55	52	- 5.5%
Closed Sales	1	2	+ 100.0%	57	53	- 7.0%
Days on Market Until Sale	64	51	- 20.3%	47	72	+ 53.2%
Median Sales Price*	\$249,900	<b>\$227,500</b>	- 9.0%	\$200,000	<b>\$196,500</b>	- 1.8%
Average Sales Price*	\$249,900	<b>\$227,500</b>	- 9.0%	\$212,281	<b>\$207,413</b>	- 2.3%
Percent of List Price Received*	100.0%	<b>98.0%</b>	- 2.0%	100.2%	<b>98.8%</b>	- 1.4%
Inventory of Homes for Sale	18	12	- 33.3%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	5	0	- 100.0%
Pending Sales	1	0	- 100.0%	6	0	- 100.0%
Closed Sales	1	0	- 100.0%	6	0	- 100.0%
Days on Market Until Sale	0	—	—	55	—	—
Median Sales Price*	\$165,000	—	—	\$185,000	—	—
Average Sales Price*	\$165,000	—	—	\$173,667	—	—
Percent of List Price Received*	100.0%	—	—	99.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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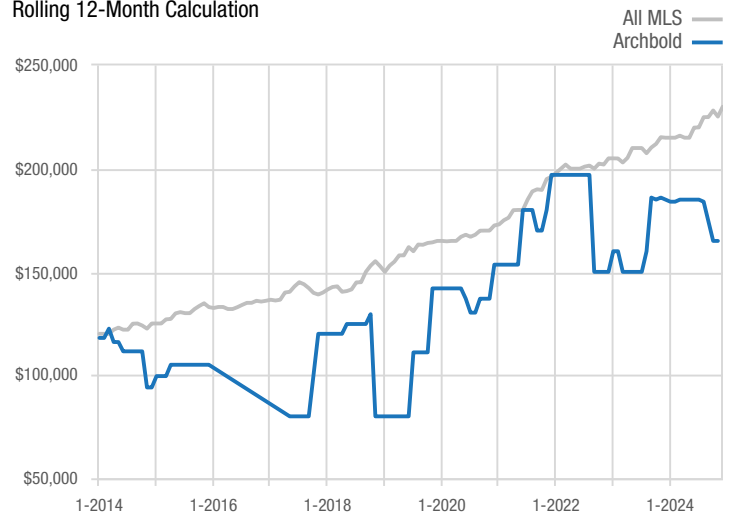
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Defiance County

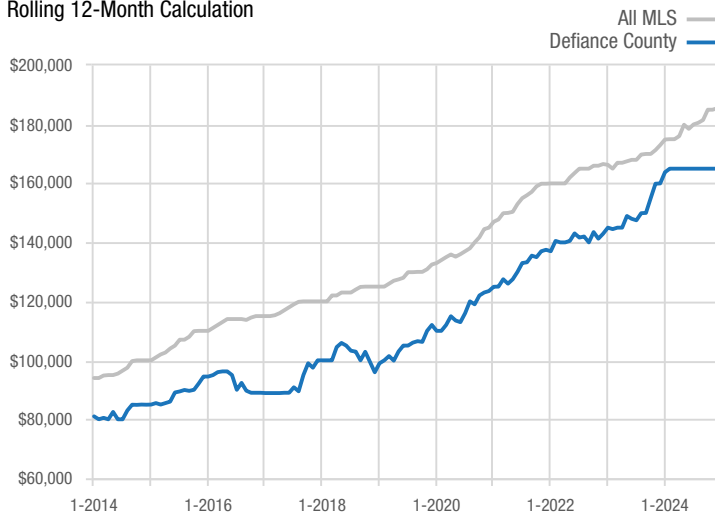
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	15	<b>22</b>	+ 46.7%	390	<b>369</b>	- 5.4%
Pending Sales	28	<b>25</b>	- 10.7%	367	<b>310</b>	- 15.5%
Closed Sales	36	<b>28</b>	- 22.2%	368	<b>306</b>	- 16.8%
Days on Market Until Sale	55	<b>68</b>	+ 23.6%	65	<b>62</b>	- 4.6%
Median Sales Price*	\$167,500	<b>\$162,500</b>	- 3.0%	\$160,000	<b>\$165,000</b>	+ 3.1%
Average Sales Price*	\$180,492	<b>\$178,996</b>	- 0.8%	\$177,342	<b>\$190,188</b>	+ 7.2%
Percent of List Price Received*	96.6%	<b>97.0%</b>	+ 0.4%	98.8%	<b>99.0%</b>	+ 0.2%
Inventory of Homes for Sale	46	<b>60</b>	+ 30.4%	—	—	—
Months Supply of Inventory	1.5	<b>2.3</b>	+ 53.3%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	<b>1</b>	0.0%	21	<b>21</b>	0.0%
Pending Sales	0	<b>2</b>	—	17	<b>18</b>	+ 5.9%
Closed Sales	0	<b>2</b>	—	16	<b>20</b>	+ 25.0%
Days on Market Until Sale	—	<b>99</b>	—	68	<b>76</b>	+ 11.8%
Median Sales Price*	—	<b>\$202,500</b>	—	\$161,500	<b>\$159,500</b>	- 1.2%
Average Sales Price*	—	<b>\$202,500</b>	—	\$186,711	<b>\$196,410</b>	+ 5.2%
Percent of List Price Received*	—	<b>92.4%</b>	—	98.4%	<b>98.7%</b>	+ 0.3%
Inventory of Homes for Sale	4	<b>4</b>	0.0%	—	—	—
Months Supply of Inventory	2.1	<b>2.0</b>	- 4.8%	—	—	—

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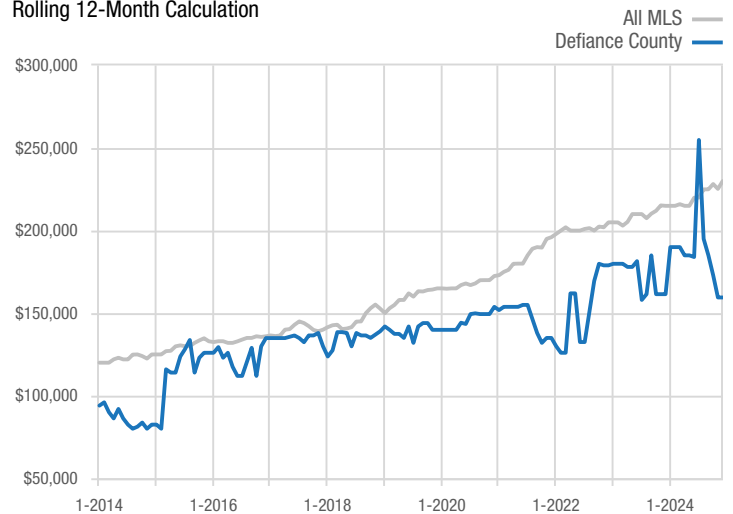
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Rolling 12-Month Calculation



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## Fulton County

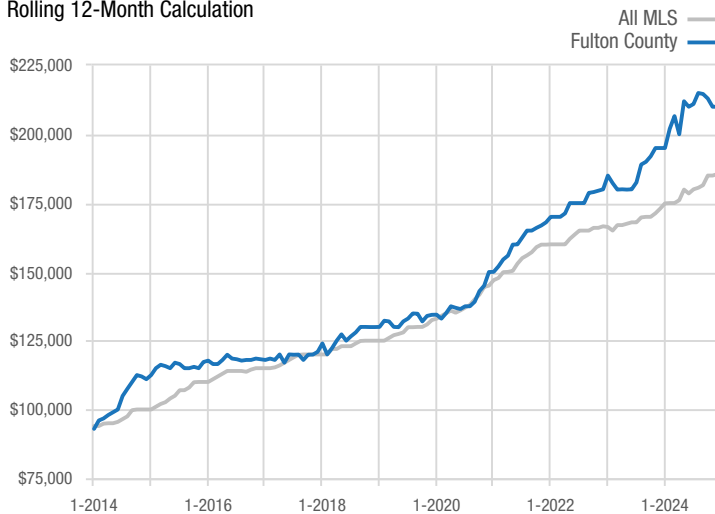
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	14	17	+ 21.4%	360	377	+ 4.7%
Pending Sales	18	24	+ 33.3%	329	337	+ 2.4%
Closed Sales	21	28	+ 33.3%	332	335	+ 0.9%
Days on Market Until Sale	64	58	- 9.4%	62	61	- 1.6%
Median Sales Price*	\$214,000	<b>\$216,950</b>	+ 1.4%	\$195,000	<b>\$210,000</b>	+ 7.7%
Average Sales Price*	\$208,876	<b>\$236,063</b>	+ 13.0%	\$225,782	<b>\$234,451</b>	+ 3.8%
Percent of List Price Received*	100.9%	<b>99.9%</b>	- 1.0%	100.8%	<b>99.5%</b>	- 1.3%
Inventory of Homes for Sale	46	48	+ 4.3%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	11	4	- 63.6%
Pending Sales	1	0	- 100.0%	12	4	- 66.7%
Closed Sales	1	0	- 100.0%	12	4	- 66.7%
Days on Market Until Sale	0	—	—	48	39	- 18.8%
Median Sales Price*	\$165,000	—	—	\$188,000	<b>\$139,625</b>	- 25.7%
Average Sales Price*	\$165,000	—	—	\$181,400	<b>\$139,938</b>	- 22.9%
Percent of List Price Received*	100.0%	—	—	99.3%	<b>100.2%</b>	+ 0.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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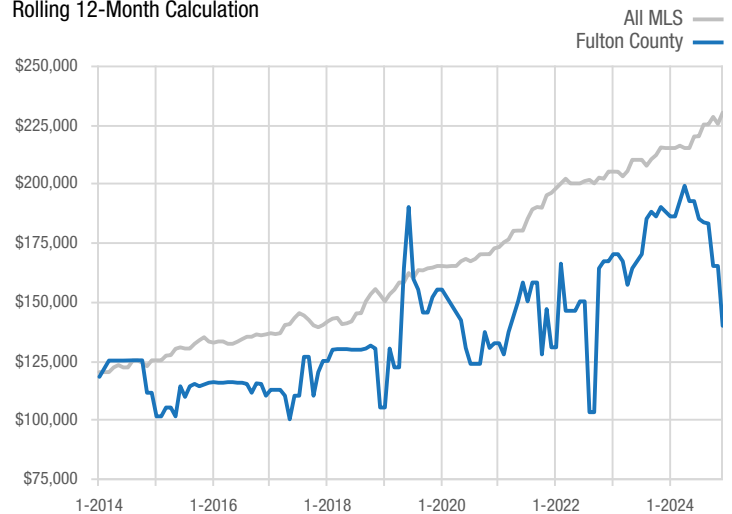
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – December 2024

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## Henry County

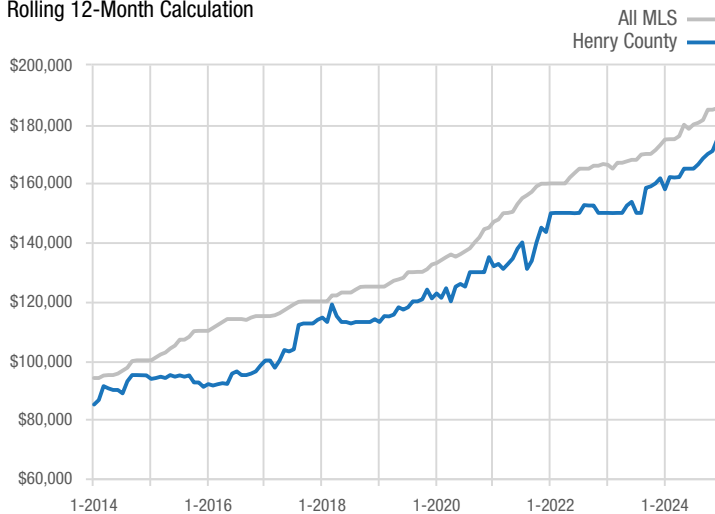
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	12	11	- 8.3%	199	238	+ 19.6%
Pending Sales	12	20	+ 66.7%	183	202	+ 10.4%
Closed Sales	15	21	+ 40.0%	184	200	+ 8.7%
Days on Market Until Sale	51	64	+ 25.5%	65	61	- 6.2%
Median Sales Price*	\$162,500	<b>\$175,000</b>	+ 7.7%	\$161,750	<b>\$175,000</b>	+ 8.2%
Average Sales Price*	\$170,717	<b>\$185,387</b>	+ 8.6%	\$169,940	<b>\$186,347</b>	+ 9.7%
Percent of List Price Received*	95.9%	<b>104.3%</b>	+ 8.8%	98.6%	<b>99.9%</b>	+ 1.3%
Inventory of Homes for Sale	34	43	+ 26.5%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	2	5	+ 150.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	8	43	+ 437.5%
Median Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Average Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Percent of List Price Received*	—	—	—	100.0%	<b>98.3%</b>	- 1.7%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

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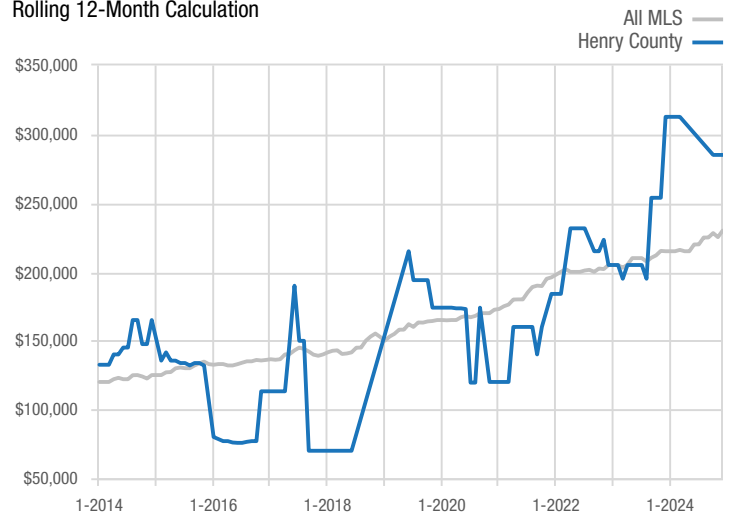
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Paulding County

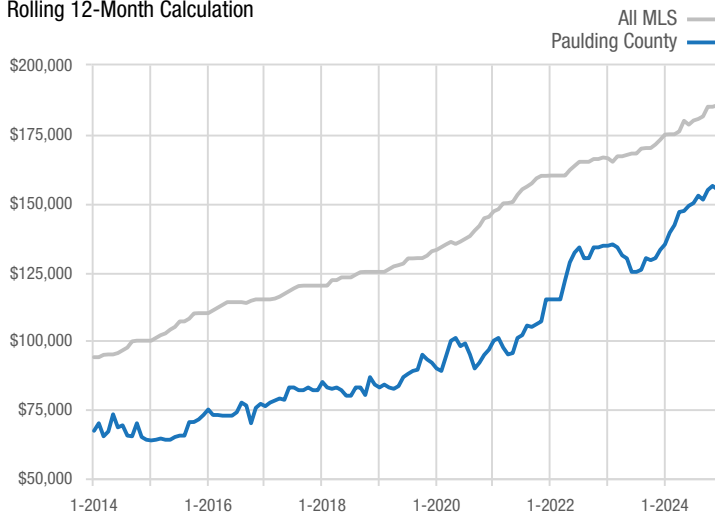
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	7	+ 16.7%	154	143	- 7.1%
Pending Sales	6	7	+ 16.7%	124	115	- 7.3%
Closed Sales	7	11	+ 57.1%	128	114	- 10.9%
Days on Market Until Sale	64	56	- 12.5%	73	76	+ 4.1%
Median Sales Price*	\$167,000	<b>\$145,000</b>	- 13.2%	\$133,000	<b>\$155,000</b>	+ 16.5%
Average Sales Price*	\$153,357	<b>\$131,818</b>	- 14.0%	\$147,767	<b>\$170,248</b>	+ 15.2%
Percent of List Price Received*	99.3%	<b>99.4%</b>	+ 0.1%	96.9%	<b>98.6%</b>	+ 1.8%
Inventory of Homes for Sale	30	29	- 3.3%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	61	—	—	61	54	- 11.5%
Median Sales Price*	\$126,000	—	—	\$126,000	<b>\$132,000</b>	+ 4.8%
Average Sales Price*	\$126,000	—	—	\$126,000	<b>\$132,000</b>	+ 4.8%
Percent of List Price Received*	90.0%	—	—	90.0%	<b>96.3%</b>	+ 7.0%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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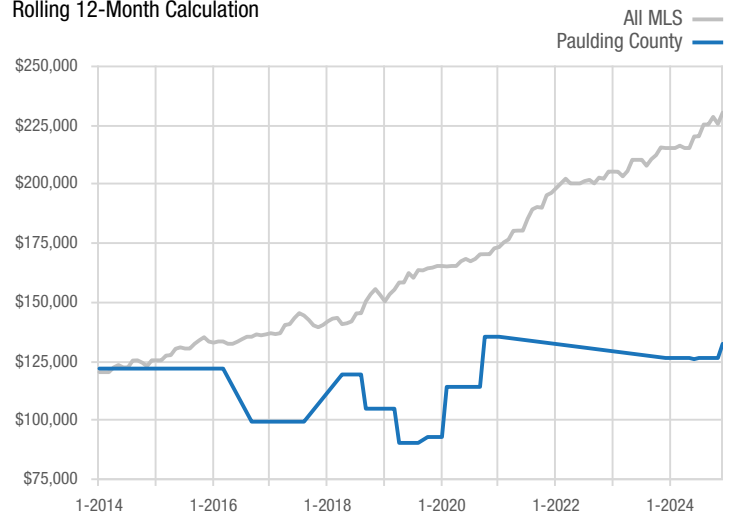
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

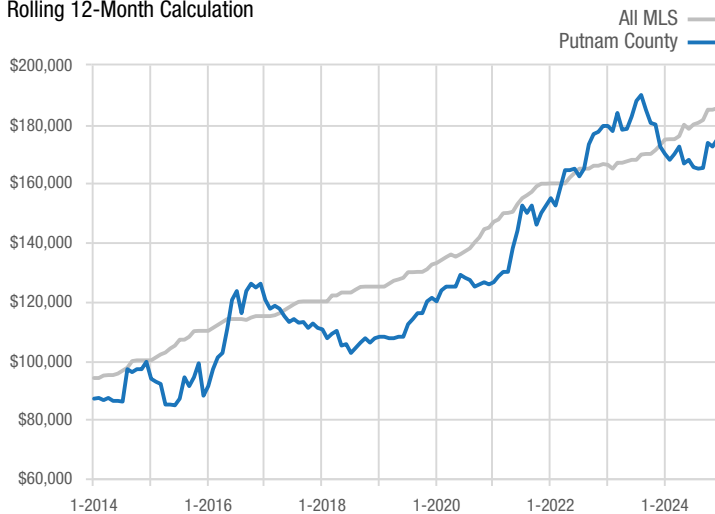
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	4	- 42.9%	98	106	+ 8.2%
Pending Sales	9	6	- 33.3%	85	95	+ 11.8%
Closed Sales	9	7	- 22.2%	84	95	+ 13.1%
Days on Market Until Sale	64	60	- 6.3%	66	74	+ 12.1%
Median Sales Price*	\$162,250	<b>\$185,000</b>	+ 14.0%	\$172,500	<b>\$175,000</b>	+ 1.4%
Average Sales Price*	\$186,188	<b>\$256,414</b>	+ 37.7%	\$183,120	<b>\$207,289</b>	+ 13.2%
Percent of List Price Received*	94.4%	<b>96.1%</b>	+ 1.8%	98.6%	<b>98.2%</b>	- 0.4%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Condo-Villa	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	46	—
Median Sales Price*	—	—	—	—	<b>\$191,150</b>	—
Average Sales Price*	—	—	—	—	<b>\$191,150</b>	—
Percent of List Price Received*	—	—	—	—	<b>106.3%</b>	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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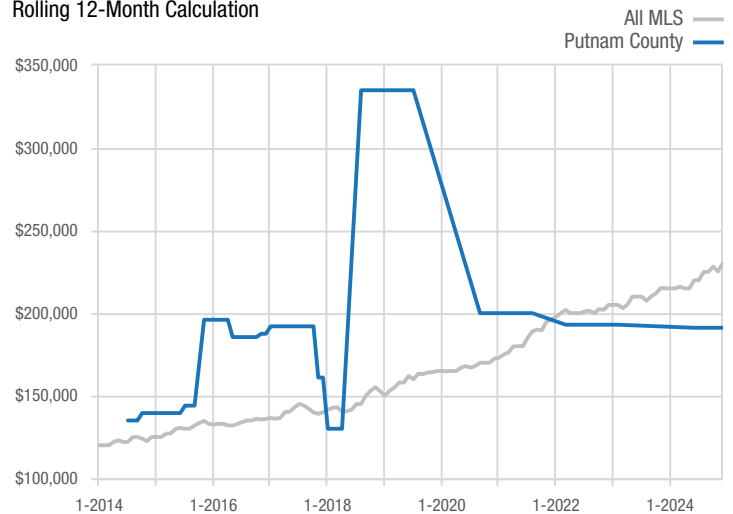
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Williams County

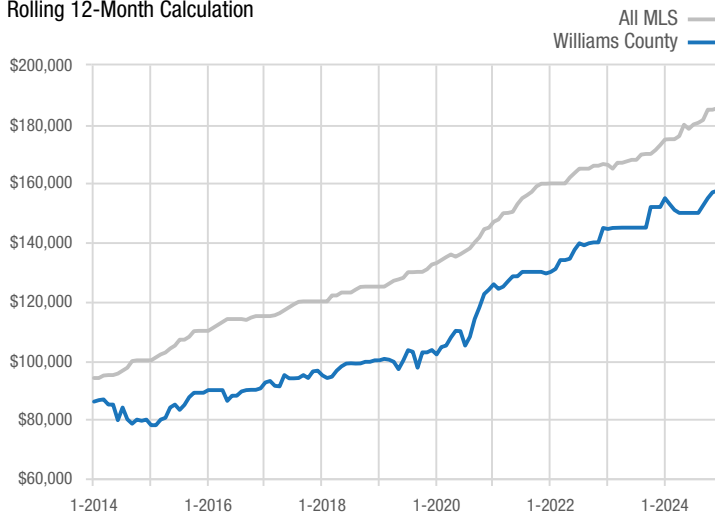
Single Family Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	18	35	+ 94.4%	458	488	+ 6.6%
Pending Sales	29	28	- 3.4%	415	382	- 8.0%
Closed Sales	39	29	- 25.6%	412	378	- 8.3%
Days on Market Until Sale	66	58	- 12.1%	69	65	- 5.8%
Median Sales Price*	\$151,950	<b>\$164,500</b>	+ 8.3%	\$152,000	<b>\$157,500</b>	+ 3.6%
Average Sales Price*	\$146,520	<b>\$187,690</b>	+ 28.1%	\$164,881	<b>\$175,895</b>	+ 6.7%
Percent of List Price Received*	97.4%	<b>95.1%</b>	- 2.4%	98.3%	<b>98.4%</b>	+ 0.1%
Inventory of Homes for Sale	61	<b>103</b>	+ 68.9%	—	—	—
Months Supply of Inventory	1.8	<b>3.2</b>	+ 77.8%	—	—	—

Condo-Villa Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	7	4	- 42.9%
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	167	—	—	97	48	- 50.5%
Median Sales Price*	\$298,500	—	—	\$265,000	<b>\$265,000</b>	0.0%
Average Sales Price*	\$298,500	—	—	\$212,833	<b>\$239,975</b>	+ 12.8%
Percent of List Price Received*	100.0%	—	—	97.6%	<b>95.9%</b>	- 1.7%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

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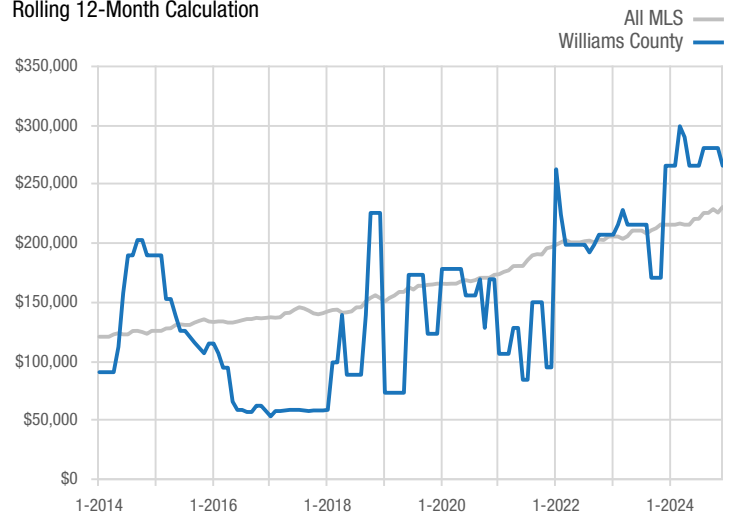
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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