

Local Market Update – February 2025

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Hancock & Wyandot Counties

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

| Single Family | February | | | Year to Date | | |
|---------------------------------|--------------|--------------|----------|--------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 68 | 57 | -16.2% | 111 | 123 | 10.8% |
| Closed Sales | 48 | 55 | 14.6% | 94 | 96 | 2.1% |
| Days on Market | 78 | 80 | 2.6% | 84 | 84 | 0.0% |
| SP\$/SqFt | \$130.31 | \$147.31 | 13.0% | \$123.90 | \$140.17 | 13.1% |
| Median Sales Price* | \$217,000 | \$240,000 | 10.6% | \$199,950 | \$222,000 | 11.0% |
| Average Sales Price* | \$235,696 | \$268,514 | 13.9% | \$221,250 | \$252,756 | 14.2% |
| Percent of List Price Received* | 98% | 98% | 0.0% | 96% | 97% | 1.0% |
| Months Supply of Inventory | 20 | 19 | -5.0% | --- | --- | --- |
| Total Volume | \$11,313,422 | \$14,768,251 | 30.5% | \$20,797,522 | \$23,506,286 | 13.0% |

| Condo/Villa | February | | | Year to Date | | |
|---------------------------------|--------------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 7 | 7 | 0.0% | 9 | 13 | 44.4% |
| Closed Sales | 4 | 1 | -75.0% | 5 | 3 | -40.0% |
| Days on Market | 51 | 95 | 86.3% | 50 | 53 | 6.0% |
| SP\$/SqFt | \$156.55 | \$153.65 | -1.9% | \$146.48 | \$146.18 | -0.2% |
| Median Sales Price* | \$252,500 | \$236,000 | -6.5% | \$200,000 | \$236,000 | 18.0% |
| Average Sales Price* | \$268,438 | \$236,000 | -12.1% | \$238,150 | \$255,133 | 7.1% |
| Percent of List Price Received* | 98% | 96% | -2.0% | 99% | 99% | 0.0% |
| Months Supply of Inventory | 10 | 54 | 440.0% | --- | --- | --- |
| Total Volume (in 1000's) | \$10,473,750 | \$236,000 | -97.7% | \$1,190,750 | \$765,400 | 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

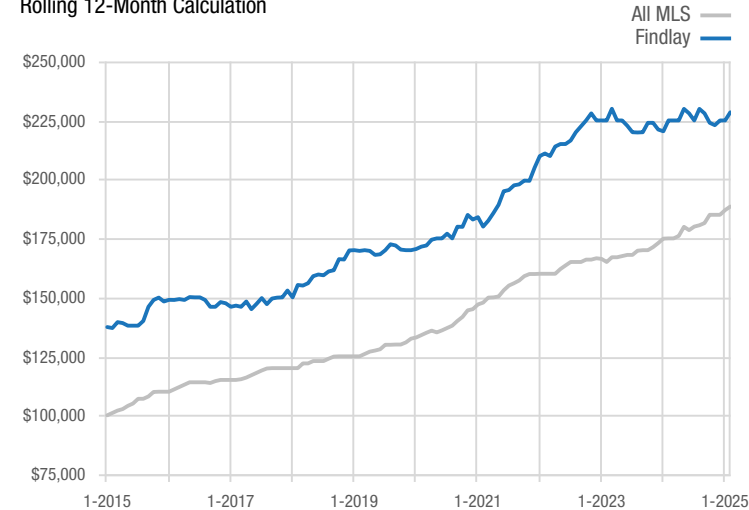
Zip Code 45840

| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 44 | 35 | - 20.5% | 77 | 74 | - 3.9% |
| Pending Sales | 36 | 43 | + 19.4% | 65 | 70 | + 7.7% |
| Closed Sales | 36 | 41 | + 13.9% | 65 | 68 | + 4.6% |
| Days on Market Until Sale | 77 | 79 | + 2.6% | 78 | 79 | + 1.3% |
| Median Sales Price* | \$243,000 | \$250,000 | + 2.9% | \$221,000 | \$235,000 | + 6.3% |
| Average Sales Price* | \$260,667 | \$290,089 | + 11.3% | \$243,530 | \$271,330 | + 11.4% |
| Percent of List Price Received* | 97.9% | 97.3% | - 0.6% | 97.5% | 96.7% | - 0.8% |
| Inventory of Homes for Sale | 91 | 109 | + 19.8% | — | — | — |
| Months Supply of Inventory | 2.0 | 2.4 | + 20.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 5 | 7 | + 40.0% | 7 | 12 | + 71.4% |
| Pending Sales | 4 | 0 | - 100.0% | 5 | 3 | - 40.0% |
| Closed Sales | 4 | 1 | - 75.0% | 5 | 3 | - 40.0% |
| Days on Market Until Sale | 51 | 95 | + 86.3% | 50 | 53 | + 6.0% |
| Median Sales Price* | \$252,500 | \$236,000 | - 6.5% | \$200,000 | \$236,000 | + 18.0% |
| Average Sales Price* | \$268,438 | \$236,000 | - 12.1% | \$238,150 | \$255,133 | + 7.1% |
| Percent of List Price Received* | 98.3% | 96.3% | - 2.0% | 99.2% | 98.7% | - 0.5% |
| Inventory of Homes for Sale | 6 | 19 | + 216.7% | — | — | — |
| Months Supply of Inventory | 1.1 | 4.0 | + 263.6% | — | — | — |

* 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.

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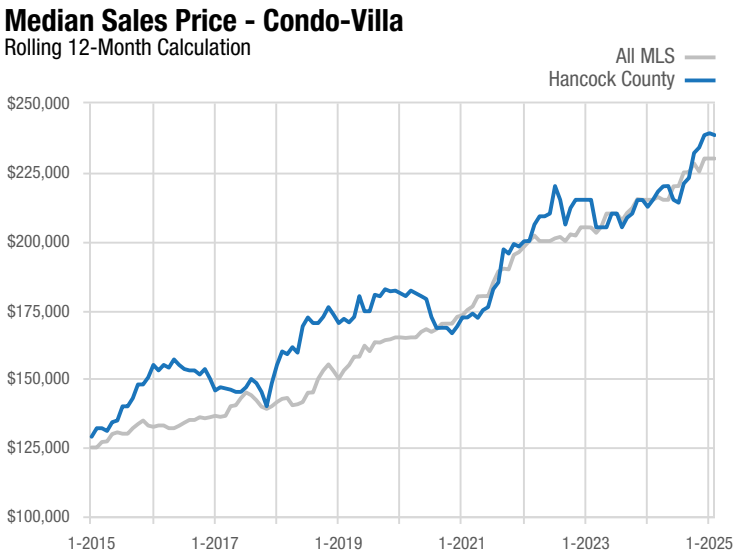
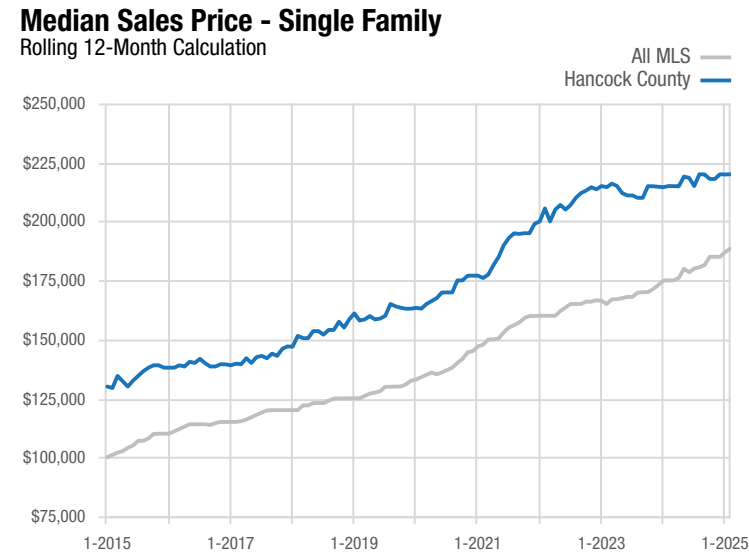


Hancock County

| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 57 | 45 | - 21.1% | 98 | 95 | - 3.1% |
| Pending Sales | 44 | 52 | + 18.2% | 79 | 86 | + 8.9% |
| Closed Sales | 42 | 52 | + 23.8% | 77 | 86 | + 11.7% |
| Days on Market Until Sale | 74 | 80 | + 8.1% | 80 | 80 | 0.0% |
| Median Sales Price* | \$226,950 | \$240,000 | + 5.8% | \$219,000 | \$222,000 | + 1.4% |
| Average Sales Price* | \$248,748 | \$272,511 | + 9.6% | \$239,189 | \$256,680 | + 7.3% |
| Percent of List Price Received* | 98.1% | 95.5% | - 2.7% | 97.5% | 95.6% | - 1.9% |
| Inventory of Homes for Sale | 123 | 148 | + 20.3% | — | — | — |
| Months Supply of Inventory | 2.1 | 2.6 | + 23.8% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 6 | 7 | + 16.7% | 8 | 13 | + 62.5% |
| Pending Sales | 5 | 0 | - 100.0% | 6 | 4 | - 33.3% |
| Closed Sales | 4 | 1 | - 75.0% | 5 | 3 | - 40.0% |
| Days on Market Until Sale | 51 | 95 | + 86.3% | 50 | 53 | + 6.0% |
| Median Sales Price* | \$252,500 | \$236,000 | - 6.5% | \$200,000 | \$236,000 | + 18.0% |
| Average Sales Price* | \$268,438 | \$236,000 | - 12.1% | \$238,150 | \$255,133 | + 7.1% |
| Percent of List Price Received* | 98.3% | 96.3% | - 2.0% | 99.2% | 98.7% | - 0.5% |
| Inventory of Homes for Sale | 6 | 20 | + 233.3% | — | — | — |
| Months Supply of Inventory | 1.1 | 4.0 | + 263.6% | — | — | — |

* 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.

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Wyandot County

| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 11 | 8 | - 27.3% | 13 | 24 | + 84.6% |
| Pending Sales | 6 | 2 | - 66.7% | 17 | 7 | - 58.8% |
| Closed Sales | 6 | 3 | - 50.0% | 17 | 7 | - 58.8% |
| Days on Market Until Sale | 104 | 90 | - 13.5% | 104 | 131 | + 26.0% |
| Median Sales Price* | \$136,000 | \$195,000 | + 43.4% | \$139,000 | \$195,000 | + 40.3% |
| Average Sales Price* | \$135,600 | \$233,000 | + 71.8% | \$136,997 | \$218,100 | + 59.2% |
| Percent of List Price Received* | 92.7% | 89.7% | - 3.2% | 91.1% | 94.1% | + 3.3% |
| Inventory of Homes for Sale | 29 | 41 | + 41.4% | — | — | — |
| Months Supply of Inventory | 2.7 | 5.1 | + 88.9% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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