

# Local Market Update – February 2025

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.



## Western Counties

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

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 Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	118	<b>125</b>	5.9%	206	<b>238</b>	15.5%
Closed Sales	70	<b>66</b>	-5.7%	147	<b>161</b>	9.5%
Days on Market	72	<b>77</b>	6.9%	70	<b>72</b>	2.9%
SP\$/SqFt	\$111.58	<b>\$120.16</b>	7.7%	\$115.14	<b>\$127.88</b>	11.1%
Median Sales Price*	\$161,250	<b>\$170,500</b>	5.7%	\$165,000	<b>\$180,000</b>	9.1%
Average Sales Price*	\$177,494	<b>\$182,057</b>	2.6%	\$188,816	<b>\$202,897</b>	7.5%
Percent of List Price Received*	98%	<b>98%</b>	0.0%	98%	<b>99%</b>	---
Months Supply of Inventory	5	<b>7</b>	40.0%	---	---	---
Total Volume	\$12,424,563	<b>\$12,015,775</b>	-3.3%	\$27,755,983	<b>\$32,666,461</b>	17.7%

Condo/Villa Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	<b>4</b>	---	2	<b>9</b>	350.0%
Closed Sales	0	<b>3</b>	---	3	<b>3</b>	0.0%
Days on Market	0	<b>101</b>	---	55	<b>101</b>	83.6%
SP\$/SqFt	\$0.00	<b>\$115.23</b>	---	\$161.40	<b>\$115.23</b>	-28.6%
Median Sales Price*	\$0	<b>\$189,900</b>	---	\$303,596	<b>\$189,900</b>	-37.4%
Average Sales Price*	\$0	<b>\$178,633</b>	---	\$240,499	<b>\$178,633</b>	-25.7%
Percent of List Price Received*	0%	<b>100%</b>	---	100%	<b>100%</b>	0.0%
Months Supply of Inventory	0	<b>4</b>	---	---	---	---
Total Volume (in 1000's)	\$0	<b>\$535,900</b>	---	\$721,496	<b>\$535,900</b>	-25.7%

\*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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		738	<b>667</b>	- 9.6%	1,446	<b>1,425</b>	- 1.5%
<b>Pending Sales</b>		640	<b>536</b>	- 16.3%	1,204	<b>1,115</b>	- 7.4%
<b>Closed Sales</b>		601	<b>519</b>	- 13.6%	1,143	<b>1,070</b>	- 6.4%
<b>Days on Market Until Sale</b>		71	<b>72</b>	+ 1.4%	70	<b>73</b>	+ 4.3%
<b>Median Sales Price</b>		\$169,000	<b>\$177,500</b>	+ 5.0%	\$165,000	<b>\$178,700</b>	+ 8.3%
<b>Average Sales Price</b>		\$195,749	<b>\$216,034</b>	+ 10.4%	\$192,581	<b>\$214,832</b>	+ 11.6%
<b>Percent of List Price Received</b>		97.8%	<b>99.1%</b>	+ 1.3%	97.8%	<b>99.0%</b>	+ 1.2%
<b>Housing Affordability Index</b>		175	<b>169</b>	- 3.4%	180	<b>167</b>	- 7.2%
<b>Inventory of Homes for Sale</b>		1,532	<b>1,718</b>	+ 12.1%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.3</b>	+ 15.0%	—	—	—

# Local Market Update – February 2025

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.



## Defiance

Zip Code 43512

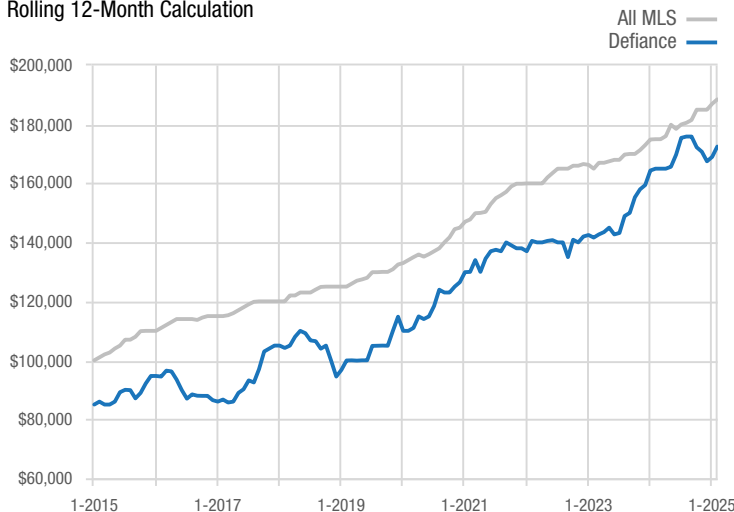
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	26	27	+ 3.8%	33	49	+ 48.5%
Pending Sales	11	13	+ 18.2%	19	26	+ 36.8%
Closed Sales	11	9	- 18.2%	19	24	+ 26.3%
Days on Market Until Sale	87	78	- 10.3%	78	64	- 17.9%
Median Sales Price*	\$126,875	<b>\$175,000</b>	+ 37.9%	\$165,000	<b>\$184,625</b>	+ 11.9%
Average Sales Price*	\$155,783	<b>\$180,683</b>	+ 16.0%	\$174,585	<b>\$192,350</b>	+ 10.2%
Percent of List Price Received*	97.5%	<b>98.5%</b>	+ 1.0%	98.1%	<b>96.9%</b>	- 1.2%
Inventory of Homes for Sale	37	58	+ 56.8%	—	—	—
Months Supply of Inventory	1.8	2.9	+ 61.1%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	0	2	—	1	2	+ 100.0%
Closed Sales	0	2	—	3	2	- 33.3%
Days on Market Until Sale	—	141	—	55	141	+ 156.4%
Median Sales Price*	—	<b>\$218,950</b>	—	\$303,596	<b>\$218,950</b>	- 27.9%
Average Sales Price*	—	<b>\$218,950</b>	—	\$240,499	<b>\$218,950</b>	- 9.0%
Percent of List Price Received*	—	<b>99.6%</b>	—	100.2%	<b>99.6%</b>	- 0.6%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

\* 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.

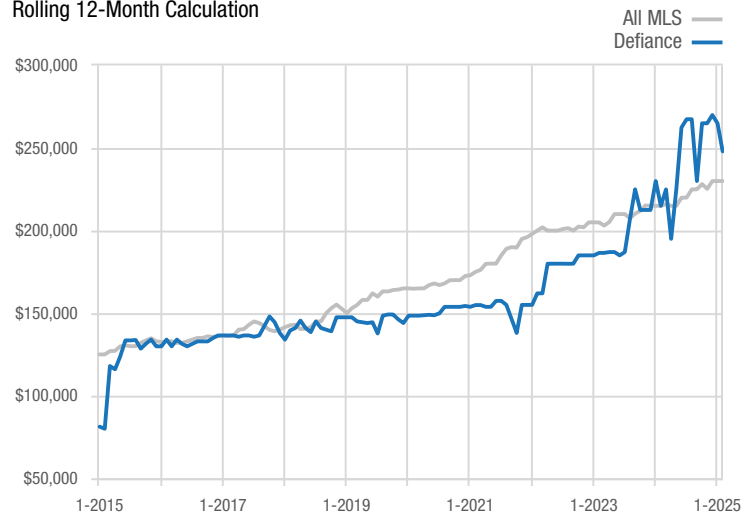
### Median Sales Price - Single Family

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 – February 2025

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.



## Napoleon

Zip Code 43545

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	3	6	+ 100.0%	16	16	0.0%
Pending Sales	8	3	- 62.5%	13	7	- 46.2%
Closed Sales	7	2	- 71.4%	13	9	- 30.8%
Days on Market Until Sale	77	30	- 61.0%	62	52	- 16.1%
Median Sales Price*	\$189,500	<b>\$132,000</b>	- 30.3%	\$178,500	<b>\$196,500</b>	+ 10.1%
Average Sales Price*	\$208,129	<b>\$132,000</b>	- 36.6%	\$187,838	<b>\$204,111</b>	+ 8.7%
Percent of List Price Received*	99.8%	<b>110.6%</b>	+ 10.8%	97.8%	<b>99.7%</b>	+ 1.9%
Inventory of Homes for Sale	20	23	+ 15.0%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	1	—
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	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

\* 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.

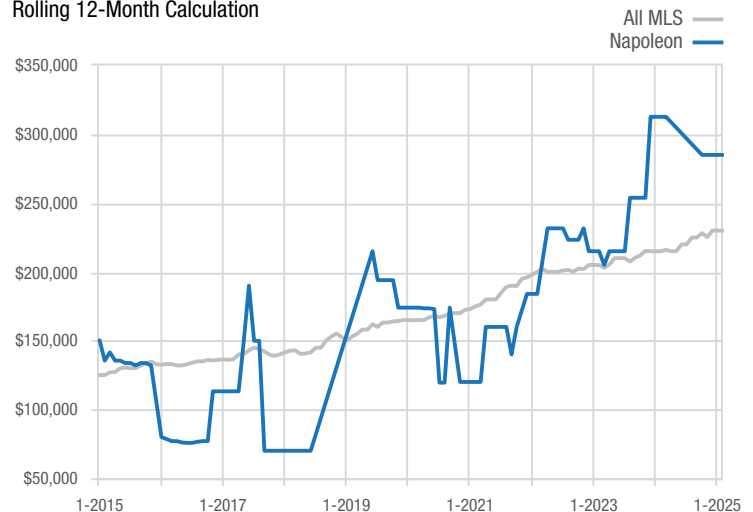
### Median Sales Price - Single Family

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.

# Local Market Update – February 2025

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.



## Bryan

Zip Code 43506

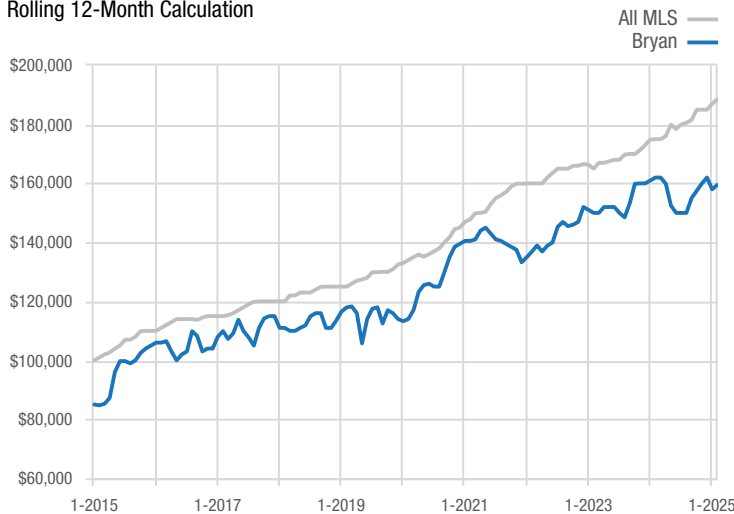
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	15	9	- 40.0%	28	19	- 32.1%
Pending Sales	7	12	+ 71.4%	20	24	+ 20.0%
Closed Sales	6	9	+ 50.0%	18	23	+ 27.8%
Days on Market Until Sale	72	79	+ 9.7%	68	80	+ 17.6%
Median Sales Price*	\$145,000	<b>\$169,000</b>	+ 16.6%	\$177,450	<b>\$160,000</b>	- 9.8%
Average Sales Price*	\$202,792	<b>\$173,625</b>	- 14.4%	\$205,447	<b>\$170,893</b>	- 16.8%
Percent of List Price Received*	93.7%	<b>98.2%</b>	+ 4.8%	95.6%	<b>101.4%</b>	+ 6.1%
Inventory of Homes for Sale	36	38	+ 5.6%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	2	—
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	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

\* 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.

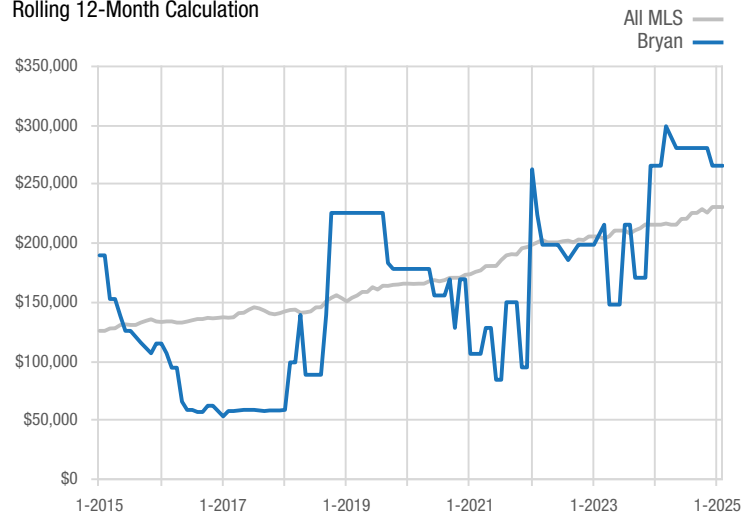
### Median Sales Price - Single Family

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 – February 2025

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.



## Wauseon

Zip Code 43567

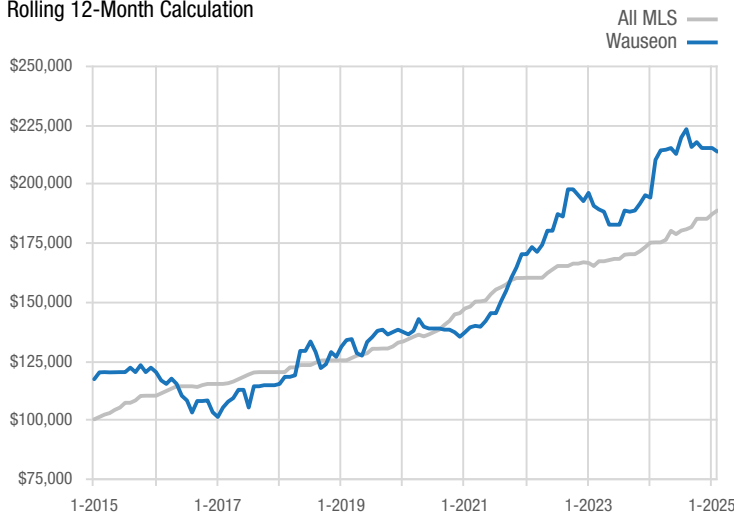
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	11	+ 83.3%	12	17	+ 41.7%
Pending Sales	4	2	- 50.0%	5	8	+ 60.0%
Closed Sales	2	3	+ 50.0%	4	8	+ 100.0%
Days on Market Until Sale	29	87	+ 200.0%	77	73	- 5.2%
Median Sales Price*	\$250,500	<b>\$129,000</b>	- 48.5%	\$250,500	<b>\$215,000</b>	- 14.2%
Average Sales Price*	\$250,500	<b>\$129,000</b>	- 48.5%	\$247,500	<b>\$262,429</b>	+ 6.0%
Percent of List Price Received*	101.2%	<b>109.1%</b>	+ 7.8%	98.6%	<b>98.4%</b>	- 0.2%
Inventory of Homes for Sale	14	18	+ 28.6%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	21	—	—	21	—
Median Sales Price*	—	<b>\$98,000</b>	—	—	<b>\$98,000</b>	—
Average Sales Price*	—	<b>\$98,000</b>	—	—	<b>\$98,000</b>	—
Percent of List Price Received*	—	<b>101.6%</b>	—	—	<b>101.6%</b>	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

\* 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.

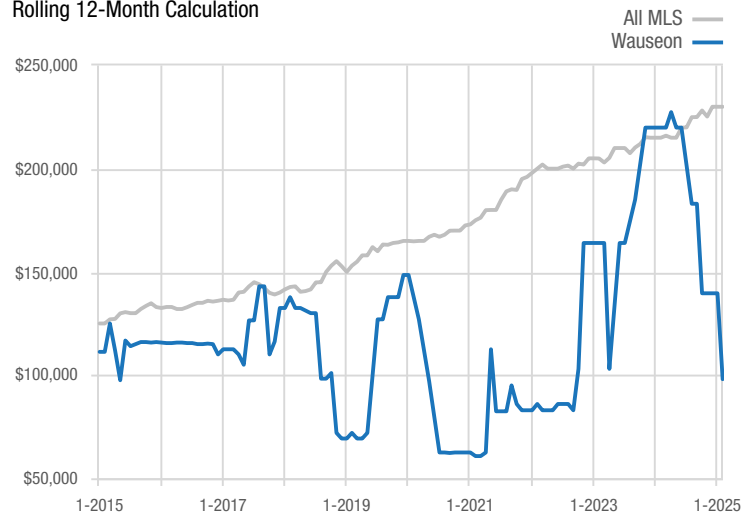
### Median Sales Price - Single Family

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.

# Local Market Update – February 2025

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.



## Archbold

Zip Code 43502

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	5	1	- 80.0%	5	6	+ 20.0%
Pending Sales	4	4	0.0%	13	7	- 46.2%
Closed Sales	3	4	+ 33.3%	12	7	- 41.7%
Days on Market Until Sale	84	70	- 16.7%	70	85	+ 21.4%
Median Sales Price*	\$205,000	<b>\$158,450</b>	- 22.7%	\$195,000	<b>\$230,000</b>	+ 17.9%
Average Sales Price*	\$200,667	<b>\$154,850</b>	- 22.8%	\$209,992	<b>\$207,200</b>	- 1.3%
Percent of List Price Received*	105.3%	<b>107.0%</b>	+ 1.6%	97.8%	<b>102.4%</b>	+ 4.7%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.9	<b>2.3</b>	+ 21.1%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	1	—
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	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

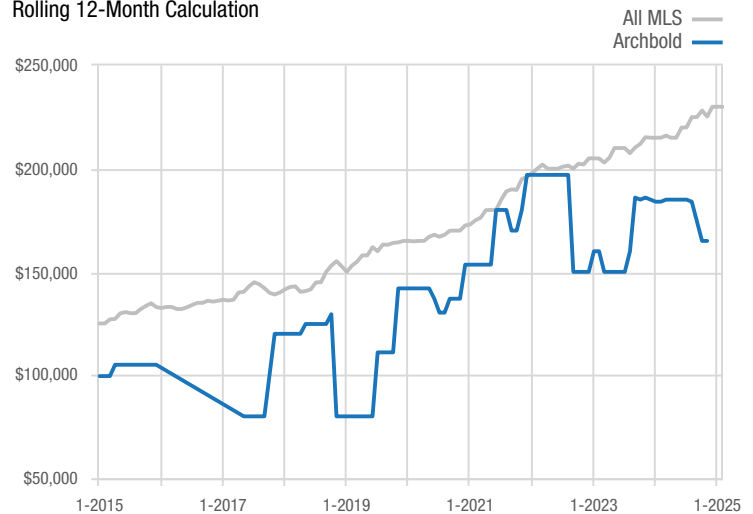
### Median Sales Price - Single Family

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 – February 2025

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.



## Defiance County

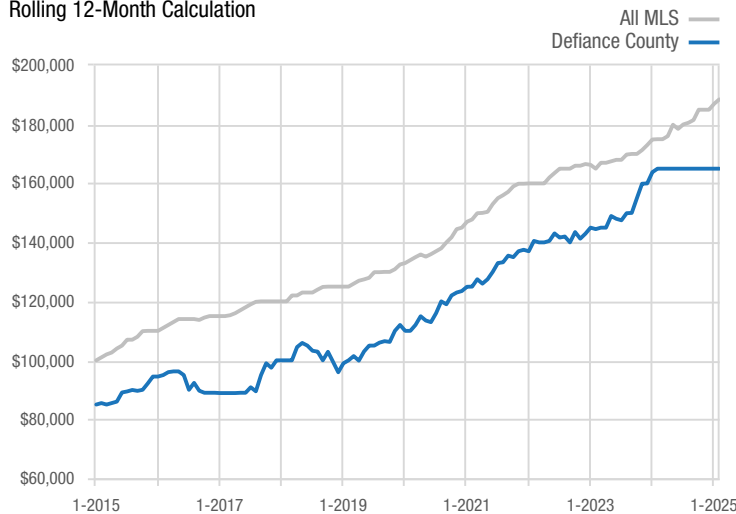
Single Family Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	33	<b>35</b>	+ 6.1%	45	<b>66</b>	+ 46.7%
Pending Sales	15	<b>15</b>	0.0%	31	<b>35</b>	+ 12.9%
Closed Sales	16	<b>10</b>	- 37.5%	30	<b>34</b>	+ 13.3%
Days on Market Until Sale	72	<b>87</b>	+ 20.8%	69	<b>67</b>	- 2.9%
Median Sales Price*	\$122,938	<b>\$175,000</b>	+ 42.3%	\$145,938	<b>\$175,000</b>	+ 19.9%
Average Sales Price*	\$149,288	<b>\$174,865</b>	+ 17.1%	\$181,262	<b>\$195,315</b>	+ 7.8%
Percent of List Price Received*	96.8%	<b>96.8%</b>	0.0%	97.7%	<b>97.0%</b>	- 0.7%
Inventory of Homes for Sale	55	<b>82</b>	+ 49.1%	—	—	—
Months Supply of Inventory	1.9	<b>3.1</b>	+ 63.2%	—	—	—

Condo-Villa Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	<b>1</b>	0.0%	1	<b>2</b>	+ 100.0%
Pending Sales	0	<b>2</b>	—	1	<b>2</b>	+ 100.0%
Closed Sales	0	<b>2</b>	—	3	<b>2</b>	- 33.3%
Days on Market Until Sale	—	<b>141</b>	—	55	<b>141</b>	+ 156.4%
Median Sales Price*	—	<b>\$218,950</b>	—	\$303,596	<b>\$218,950</b>	- 27.9%
Average Sales Price*	—	<b>\$218,950</b>	—	\$240,499	<b>\$218,950</b>	- 9.0%
Percent of List Price Received*	—	<b>99.6%</b>	—	100.2%	<b>99.6%</b>	- 0.6%
Inventory of Homes for Sale	3	<b>4</b>	+ 33.3%	—	—	—
Months Supply of Inventory	1.7	<b>1.9</b>	+ 11.8%	—	—	—

\* 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.

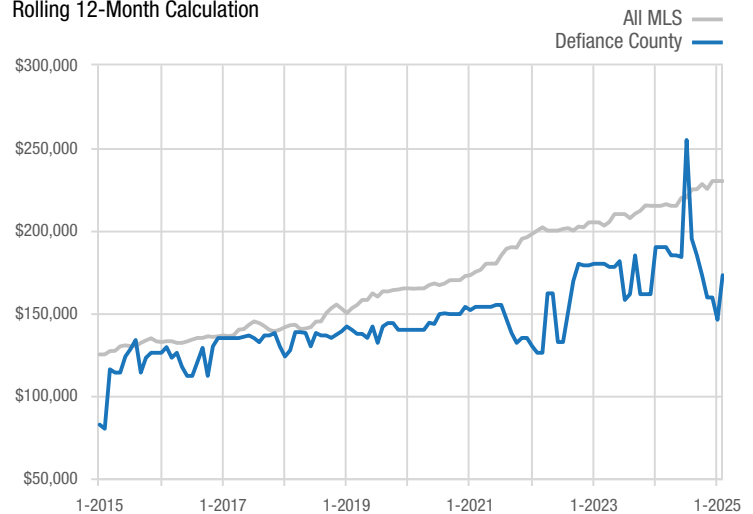
### Median Sales Price - Single Family

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 – February 2025

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.



## Fulton County

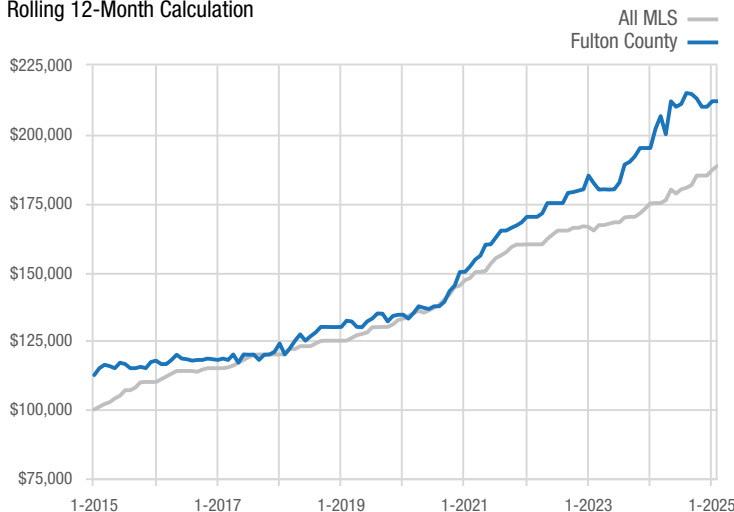
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	26	<b>24</b>	- 7.7%	48	<b>47</b>	- 2.1%
Pending Sales	19	<b>15</b>	- 21.1%	38	<b>31</b>	- 18.4%
Closed Sales	16	<b>14</b>	- 12.5%	36	<b>33</b>	- 8.3%
Days on Market Until Sale	59	<b>69</b>	+ 16.9%	70	<b>70</b>	0.0%
Median Sales Price*	\$201,250	<b>\$193,400</b>	- 3.9%	\$197,500	<b>\$230,000</b>	+ 16.5%
Average Sales Price*	\$201,388	<b>\$206,092</b>	+ 2.3%	\$221,800	<b>\$235,878</b>	+ 6.3%
Percent of List Price Received*	100.2%	<b>102.5%</b>	+ 2.3%	99.3%	<b>99.7%</b>	+ 0.4%
Inventory of Homes for Sale	53	<b>59</b>	+ 11.3%	—	—	—
Months Supply of Inventory	2.0	<b>2.1</b>	+ 5.0%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	0	<b>4</b>	—
Pending Sales	0	<b>1</b>	—	0	<b>1</b>	—
Closed Sales	0	<b>1</b>	—	0	<b>1</b>	—
Days on Market Until Sale	—	<b>21</b>	—	—	<b>21</b>	—
Median Sales Price*	—	<b>\$98,000</b>	—	—	<b>\$98,000</b>	—
Average Sales Price*	—	<b>\$98,000</b>	—	—	<b>\$98,000</b>	—
Percent of List Price Received*	—	<b>101.6%</b>	—	—	<b>101.6%</b>	—
Inventory of Homes for Sale	0	<b>3</b>	—	—	—	—
Months Supply of Inventory	—	<b>3.0</b>	—	—	—	—

\* 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.

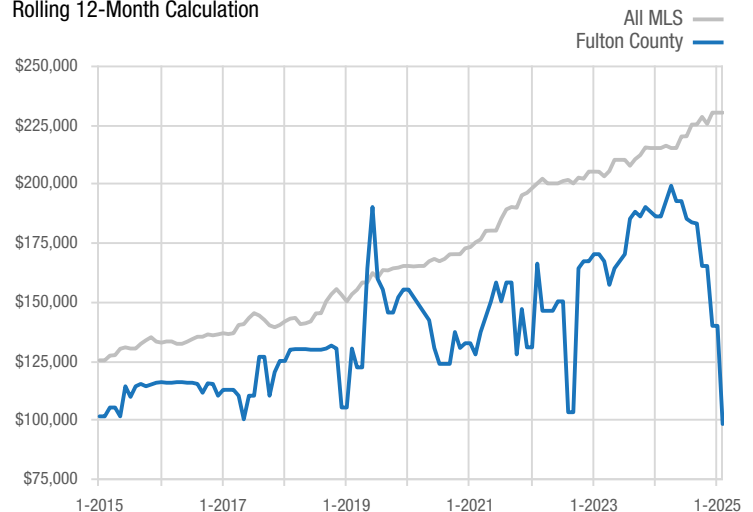
### Median Sales Price - Single Family

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 – February 2025

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.



## Henry County

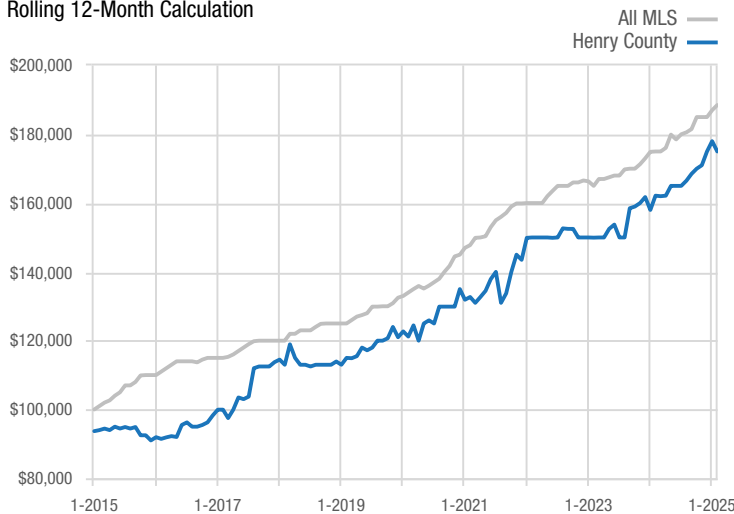
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	13	11	- 15.4%	30	30	0.0%
Pending Sales	9	10	+ 11.1%	23	28	+ 21.7%
Closed Sales	9	11	+ 22.2%	23	27	+ 17.4%
Days on Market Until Sale	95	65	- 31.6%	65	65	0.0%
Median Sales Price*	\$189,500	<b>\$135,000</b>	- 28.8%	\$175,000	<b>\$180,000</b>	+ 2.9%
Average Sales Price*	\$198,544	<b>\$174,756</b>	- 12.0%	\$175,296	<b>\$198,088</b>	+ 13.0%
Percent of List Price Received*	96.9%	<b>102.2%</b>	+ 5.5%	95.1%	<b>100.2%</b>	+ 5.4%
Inventory of Homes for Sale	37	40	+ 8.1%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	1	—
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	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

\* 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.

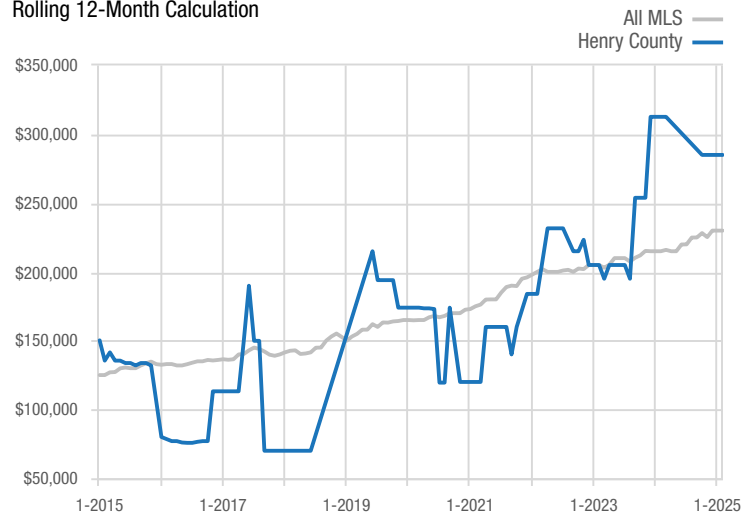
### Median Sales Price - Single Family

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.

# Local Market Update – February 2025

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.



## Paulding County

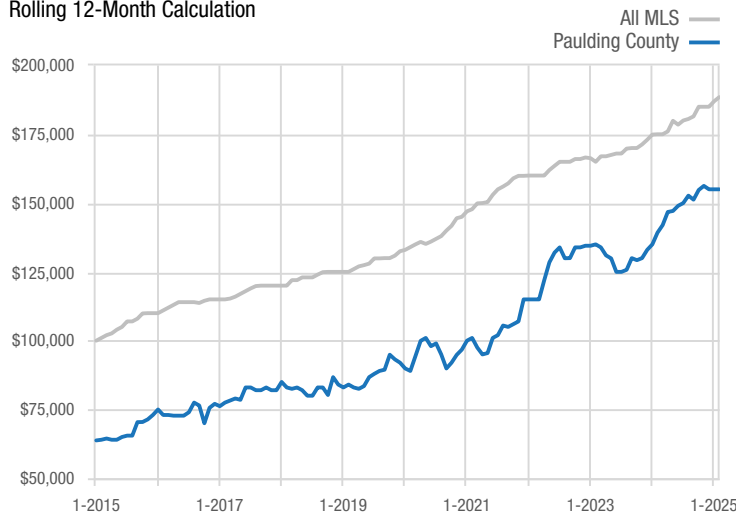
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	8	16	+ 100.0%	19	25	+ 31.6%
Pending Sales	15	6	- 60.0%	20	12	- 40.0%
Closed Sales	13	5	- 61.5%	17	11	- 35.3%
Days on Market Until Sale	66	75	+ 13.6%	71	74	+ 4.2%
Median Sales Price*	\$145,600	<b>\$112,500</b>	- 22.7%	\$145,600	<b>\$135,000</b>	- 7.3%
Average Sales Price*	\$167,569	<b>\$102,500</b>	- 38.8%	\$153,863	<b>\$132,955</b>	- 13.6%
Percent of List Price Received*	99.2%	<b>91.0%</b>	- 8.3%	102.7%	<b>103.9%</b>	+ 1.2%
Inventory of Homes for Sale	24	40	+ 66.7%	—	—	—
Months Supply of Inventory	2.2	4.5	+ 104.5%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	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	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

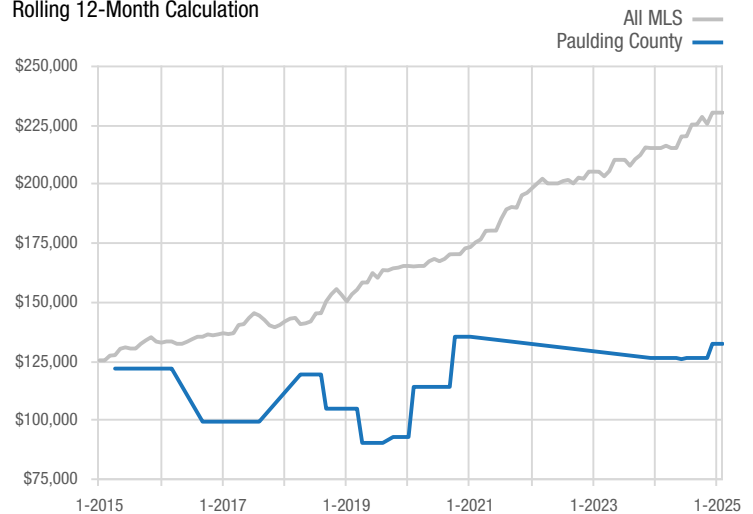
### Median Sales Price - Single Family

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 – February 2025

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.



## Putnam County

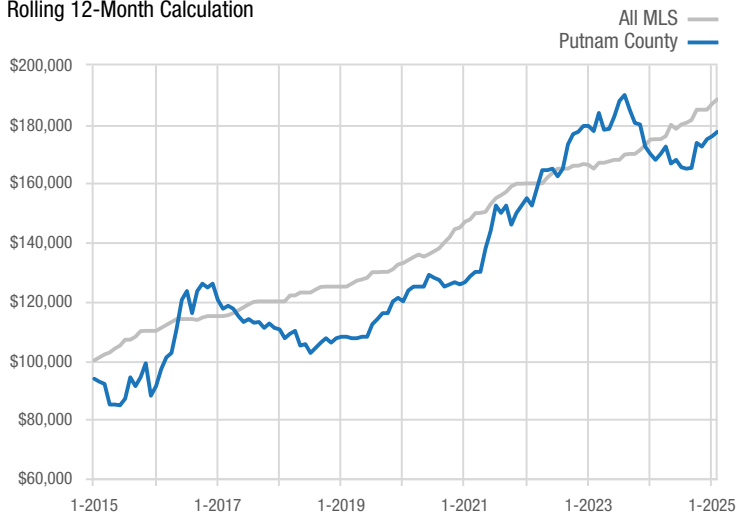
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	11	7	- 36.4%	13	17	+ 30.8%
Pending Sales	6	4	- 33.3%	8	8	0.0%
Closed Sales	4	5	+ 25.0%	7	7	0.0%
Days on Market Until Sale	85	74	- 12.9%	71	75	+ 5.6%
Median Sales Price*	\$140,950	<b>\$149,000</b>	+ 5.7%	\$135,000	<b>\$176,000</b>	+ 30.4%
Average Sales Price*	\$196,200	<b>\$234,800</b>	+ 19.7%	\$168,471	<b>\$308,571</b>	+ 83.2%
Percent of List Price Received*	96.6%	<b>95.0%</b>	- 1.7%	98.0%	<b>95.7%</b>	- 2.3%
Inventory of Homes for Sale	22	21	- 4.5%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	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	0	1	—	—	—	—
Months Supply of Inventory	—	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.

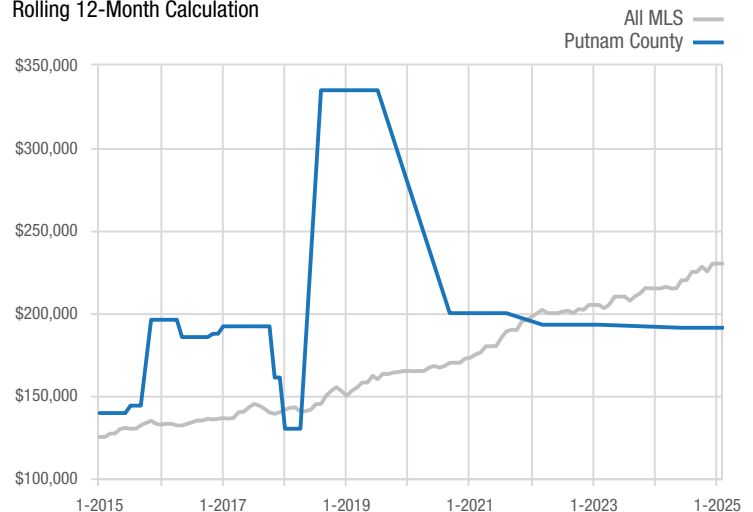
### Median Sales Price - Single Family

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 – February 2025

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.



## Williams County

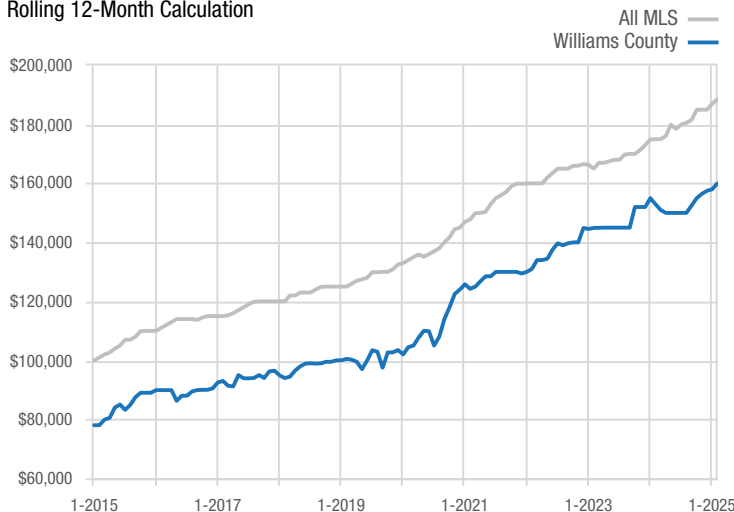
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	27	<b>24</b>	- 11.1%	51	<b>44</b>	- 13.7%
Pending Sales	17	<b>23</b>	+ 35.3%	38	<b>47</b>	+ 23.7%
Closed Sales	12	<b>21</b>	+ 75.0%	34	<b>49</b>	+ 44.1%
Days on Market Until Sale	72	<b>84</b>	+ 16.7%	74	<b>81</b>	+ 9.5%
Median Sales Price*	\$141,000	<b>\$175,000</b>	+ 24.1%	\$147,950	<b>\$180,000</b>	+ 21.7%
Average Sales Price*	\$171,971	<b>\$180,399</b>	+ 4.9%	\$187,893	<b>\$188,408</b>	+ 0.3%
Percent of List Price Received*	95.9%	<b>97.5%</b>	+ 1.7%	97.4%	<b>100.1%</b>	+ 2.8%
Inventory of Homes for Sale	64	<b>83</b>	+ 29.7%	—	—	—
Months Supply of Inventory	2.0	<b>2.5</b>	+ 25.0%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	1	<b>2</b>	+ 100.0%
Pending Sales	0	<b>0</b>	—	0	<b>0</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>0</b>	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	<b>2</b>	0.0%	—	—	—
Months Supply of Inventory	1.3	<b>1.5</b>	+ 15.4%	—	—	—

\* 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.

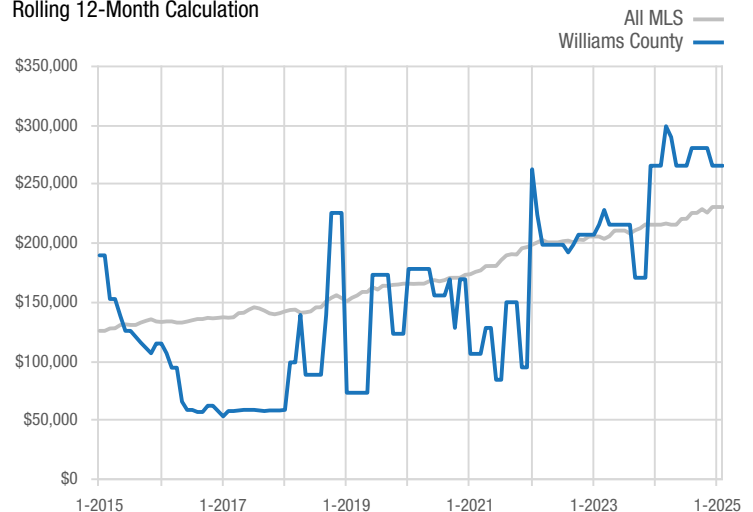
### Median Sales Price - Single Family

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.