

Local Market Update – February 2026

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Hancock & Wyandot Counties

In Hancock and Wyandot Counties, the single-family housing market remained relatively stable in February, with closed sales slipping slightly by 1.8% while new listings declined 8.1% compared to the same time last year. Despite the modest slowdown in activity, home prices continued to rise. The median sales price increased 4.4% to \$245,450, while the average sales price climbed 10.1% to \$285,402, and price per square foot rose 8.5% to \$154.

Homes took slightly longer to sell at 82 days on market, but inventory tightened, with months supply falling 13.8%. As a result of higher home values, total sales volume increased 8.2% to nearly \$16 million, and year-to-date volume is up 32.9%. In the condo/villa segment, activity increased from a small base, with closed sales rising from 1 to 6 transactions, while new listings declined 42.9%. Prices moved higher, with the median sales price reaching \$272,000, and total sales volume increasing significantly due to the higher number of sales.

Overall, the single-family market showed continued price growth and steady demand, while the condo market experienced higher sales activity despite fewer new listings.

Single Family Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	62	57	-8.1%	123	133	8.1%
Closed Sales	57	56	-1.8%	95	110	15.8%
Days on Market	79	82	3.8%	84	90	7.1%
SP\$/SqFt	\$142.00	\$154.00	8.5%	\$137.00	\$150.00	9.5%
Median Sales Price*	\$235,000	\$245,450	4.4%	\$220,000	\$236,000	7.3%
Average Sales Price*	\$259,145	\$285,402	10.1%	\$247,466	\$284,010	14.8%
Percent of List Price Received*	9349%	95%	-99.0%	93%	964%	932.8%
Months Supply of Inventory	3.91	3.37	-13.8%	---	---	---
Total Volume	\$14,771,301	\$15,982,540	8.2%	\$23,509,336	\$31,241,140	32.9%

Condo/Villa Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	7	4	-42.9%	13	7	-46.2%
Closed Sales	1	6	500.0%	3	11	266.7%
Days on Market	95	67	-29.5%	53	82	54.7%
SP\$/SqFt	\$153.00	\$158.00	3.3%	\$146.00	\$149.00	2.1%
Median Sales Price*	\$236,000	\$272,000	15.3%	\$236,000	\$266,000	12.7%
Average Sales Price*	\$236,000	\$267,500	13.3%	\$255,133	\$226,509	-11.2%
Percent of List Price Received*	94%	91%	-3.6%	98%	92%	-6.0%
Months Supply of Inventory	2.17	18	729.5%	---	---	---
Total Volume (in 1000's)	\$236,000	\$1,605,000	580.1%	\$765,400	\$2,491,600	-6.0%

*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

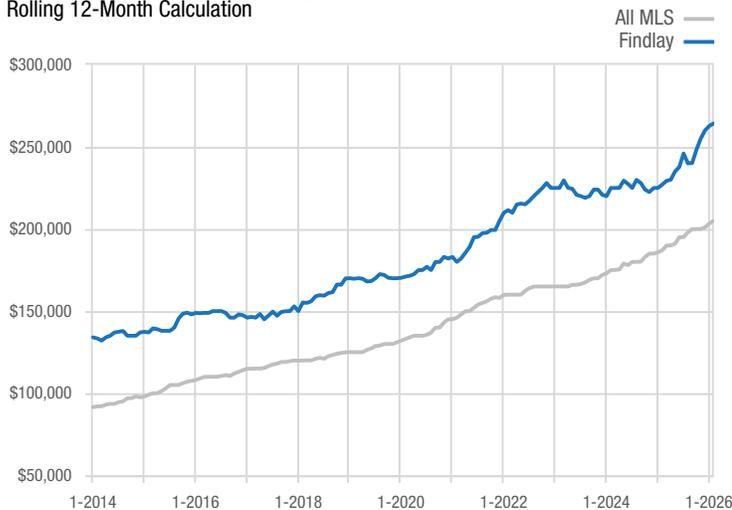
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	39	42	+ 7.7%	78	92	+ 17.9%
Pending Sales	44	27	- 38.6%	71	64	- 9.9%
Closed Sales	42	41	- 2.4%	69	77	+ 11.6%
Days on Market Until Sale	81	86	+ 6.2%	81	87	+ 7.4%
Median Sales Price*	\$242,500	\$242,900	+ 0.2%	\$230,000	\$242,900	+ 5.6%
Average Sales Price*	\$282,696	\$309,763	+ 9.6%	\$267,374	\$312,511	+ 16.9%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.0%	98.2%	- 1.8%
Inventory of Homes for Sale	115	107	- 7.0%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	7	4	- 42.9%	12	7	- 41.7%
Pending Sales	0	1	—	3	5	+ 66.7%
Closed Sales	1	5	+ 400.0%	3	8	+ 166.7%
Days on Market Until Sale	95	51	- 46.3%	53	77	+ 45.3%
Median Sales Price*	\$236,000	\$270,000	+ 14.4%	\$236,000	\$268,000	+ 13.6%
Average Sales Price*	\$236,000	\$259,500	+ 10.0%	\$255,133	\$254,300	- 0.3%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	97.4%	- 2.6%
Inventory of Homes for Sale	21	8	- 61.9%	—	—	—
Months Supply of Inventory	4.5	1.3	- 71.1%	—	—	—

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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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Hancock County

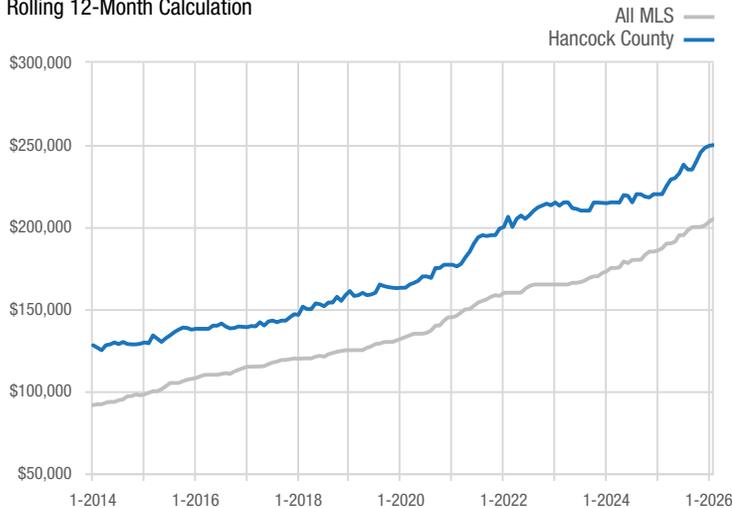
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	49	53	+ 8.2%	99	115	+ 16.2%
Pending Sales	53	34	- 35.8%	87	77	- 11.5%
Closed Sales	52	49	- 5.8%	86	94	+ 9.3%
Days on Market Until Sale	81	82	+ 1.2%	82	87	+ 6.1%
Median Sales Price*	\$240,000	\$248,000	+ 3.3%	\$222,000	\$242,450	+ 9.2%
Average Sales Price*	\$270,563	\$296,991	+ 9.8%	\$255,686	\$298,161	+ 16.6%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	100.0%	98.4%	- 1.6%
Inventory of Homes for Sale	153	140	- 8.5%	—	—	—
Months Supply of Inventory	2.7	2.2	- 18.5%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	7	4	- 42.9%	13	7	- 46.2%
Pending Sales	0	1	—	4	5	+ 25.0%
Closed Sales	1	5	+ 400.0%	3	9	+ 200.0%
Days on Market Until Sale	95	51	- 46.3%	53	83	+ 56.6%
Median Sales Price*	\$236,000	\$270,000	+ 14.4%	\$236,000	\$266,000	+ 12.7%
Average Sales Price*	\$236,000	\$259,500	+ 10.0%	\$255,133	\$242,544	- 4.9%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	97.4%	- 2.6%
Inventory of Homes for Sale	22	9	- 59.1%	—	—	—
Months Supply of Inventory	4.5	1.4	- 68.9%	—	—	—

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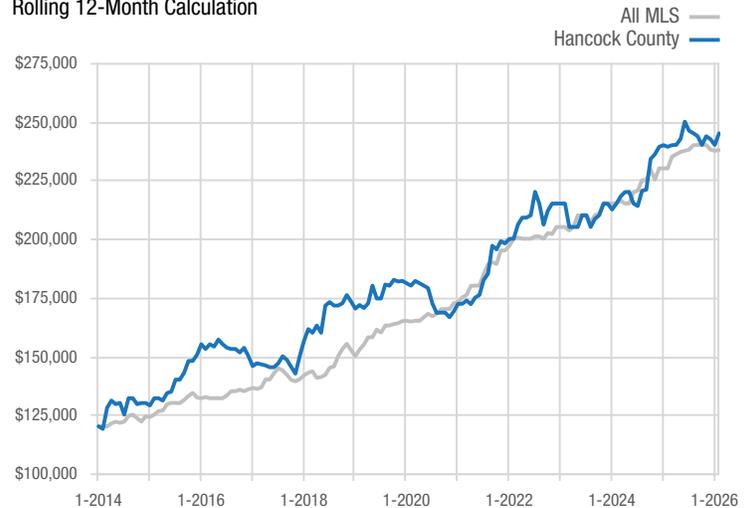
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wyandot County

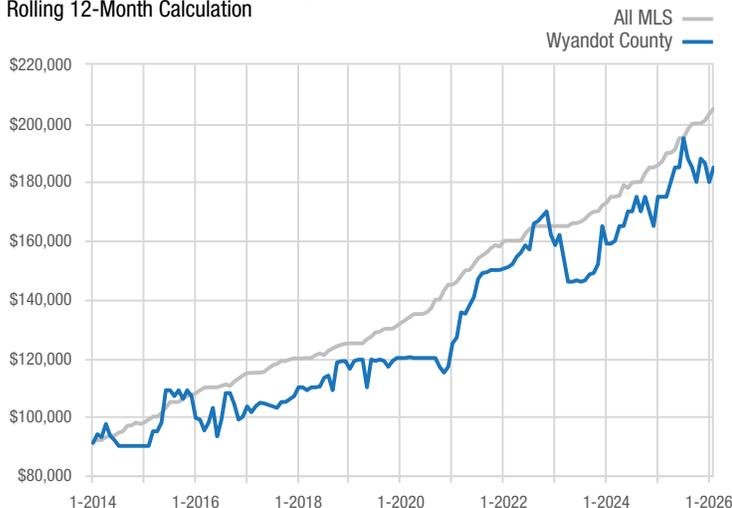
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	8	8	0.0%	24	19	- 20.8%
Pending Sales	3	4	+ 33.3%	8	10	+ 25.0%
Closed Sales	3	7	+ 133.3%	7	16	+ 128.6%
Days on Market Until Sale	90	88	- 2.2%	131	115	- 12.2%
Median Sales Price*	\$195,000	\$220,000	+ 12.8%	\$195,000	\$191,500	- 1.8%
Average Sales Price*	\$233,000	\$204,286	- 12.3%	\$216,757	\$200,875	- 7.3%
Percent of List Price Received*	100.0%	93.3%	- 6.7%	100.0%	93.1%	- 6.9%
Inventory of Homes for Sale	40	25	- 37.5%	—	—	—
Months Supply of Inventory	4.9	3.1	- 36.7%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	146	—	—	146	—
Median Sales Price*	—	\$307,500	—	—	\$307,500	—
Average Sales Price*	—	\$307,500	—	—	\$307,500	—
Percent of List Price Received*	—	93.2%	—	—	93.2%	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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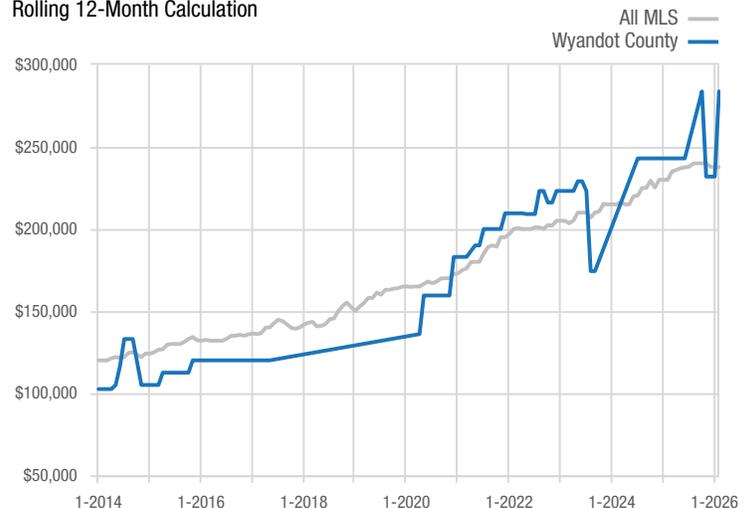
Median Sales Price - Single Family

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Median Sales Price - Condo-Villa

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