

Local Market Update – February 2026

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

In the Western Counties, the single-family housing market saw significant growth in sales activity during February, with closed sales increasing 77.6%, rising from 67 to 119 transactions. New listings declined slightly by 4.6%, while homes took a bit longer to sell, averaging 84 days on market.

Prices continued to move upward, with the median sales price increasing 9.5% to \$185,000 and the average sales price rising 12.8% to \$202,334, while price per square foot edged up 2.5% to \$121. Inventory tightened considerably, with months supply dropping 38.3%, and total sales volume more than doubled, increasing 100.3% to \$24.1 million. Year to date, sales activity remains strong with closed sales up 35.2% and total volume up 36.6%. In the condo/villa segment, activity remained limited but steady, with three sales recorded in both years. Homes sold faster at 62 days on market, while year-to-date sales increased to seven transactions, contributing to a 140.5% rise in total sales volume compared to the same period last year.

Overall, the Western Counties market showed strong gains in single-family sales and volume, supported by rising prices and tightening inventory.

Single Family Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	130	124	-4.6%	244	253	3.7%
Closed Sales	67	119	77.6%	162	219	35.2%
Days on Market	79	84	6.3%	75	85	13.3%
SP\$/SqFt	\$118.00	\$121.00	2.5%	\$127.00	\$124.00	-2.4%
Median Sales Price*	\$169,000	\$185,000	9.5%	\$179,000	\$183,000	2.2%
Average Sales Price*	\$179,396	\$202,334	12.8%	\$201,668	\$203,775	1.0%
Percent of List Price Received*	96%	93%	-2.7%	97%	94%	---
Months Supply of Inventory	5.38	3.32	-38.3%	---	---	---
Total Volume	\$12,019,575	\$24,077,767	100.3%	\$32,670,261	\$44,626,742	36.6%

Condo/Villa Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	2	---	9	4	-55.6%
Closed Sales	3	3	---	3	7	133.3%
Days on Market	102	62	---	102	71	-30.4%
SP\$/SqFt	\$115.00	\$127.00	---	\$115.00	\$133.00	15.7%
Median Sales Price*	\$189,900	\$175,900	---	\$189,000	\$180,000	-4.8%
Average Sales Price*	\$178,633	\$155,966	---	\$178,633	\$184,128	3.1%
Percent of List Price Received*	97%	97%	---	97%	95%	-1.4%
Months Supply of Inventory	4	2	---	---	---	---
Total Volume (in 1000's)	\$535,900	\$467,900	---	\$535,900	\$1,288,900	140.5%

*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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		758	682	- 10.0%	1,526	1,434	- 6.0%
Pending Sales		536	549	+ 2.4%	1,111	1,127	+ 1.4%
Closed Sales		525	568	+ 8.2%	1,077	1,176	+ 9.2%
Days on Market Until Sale		76	78	+ 2.6%	77	79	+ 2.6%
Median Sales Price		\$175,250	\$195,138	+ 11.3%	\$178,000	\$195,000	+ 9.6%
Average Sales Price		\$215,094	\$233,750	+ 8.7%	\$214,633	\$232,039	+ 8.1%
Percent of List Price Received		100.0%	98.0%	- 2.0%	100.0%	98.1%	- 1.9%
Housing Affordability Index		185	177	- 4.3%	182	178	- 2.2%
Inventory of Homes for Sale		1,854	1,798	- 3.0%	—	—	—
Months Supply of Inventory		2.4	2.2	- 8.3%	—	—	—

Local Market Update – February 2026

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

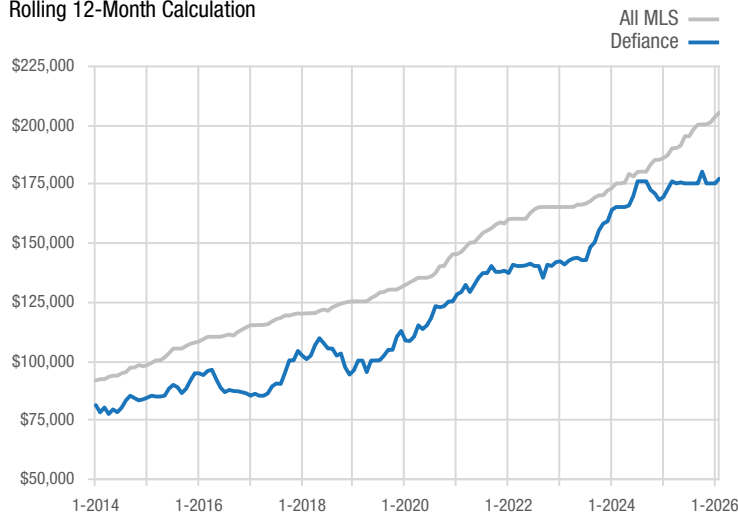
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	30	23	- 23.3%	52	50	- 3.8%
Pending Sales	13	25	+ 92.3%	26	40	+ 53.8%
Closed Sales	9	25	+ 177.8%	24	41	+ 70.8%
Days on Market Until Sale	81	82	+ 1.2%	67	83	+ 23.9%
Median Sales Price*	\$175,000	\$184,900	+ 5.7%	\$184,625	\$184,584	- 0.0%
Average Sales Price*	\$180,683	\$193,287	+ 7.0%	\$192,350	\$215,783	+ 12.2%
Percent of List Price Received*	100.0%	96.6%	- 3.4%	100.0%	96.4%	- 3.6%
Inventory of Homes for Sale	61	61	0.0%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	141	—	—	141	125	- 11.3%
Median Sales Price*	\$218,950	—	—	\$218,950	\$245,000	+ 11.9%
Average Sales Price*	\$218,950	—	—	\$218,950	\$245,000	+ 11.9%
Percent of List Price Received*	100.0%	—	—	100.0%	90.8%	- 9.2%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.2	1.8	- 18.2%	—	—	—

* 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.

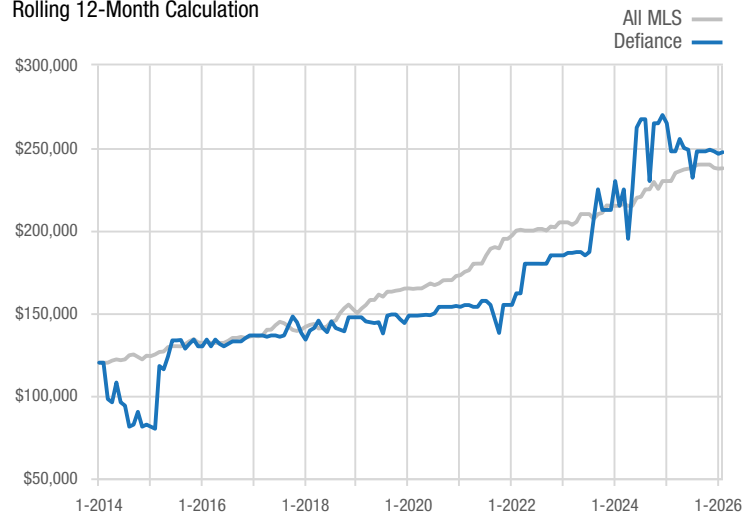
Median Sales Price - Single Family

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 2026

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

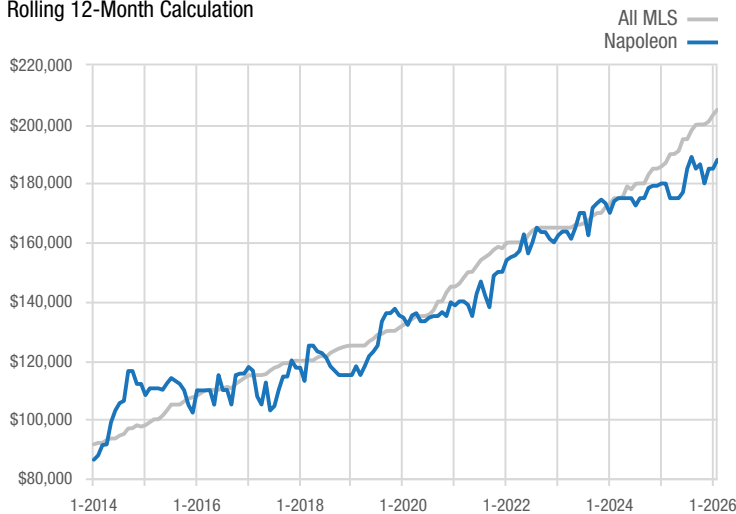
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	7	9	+ 28.6%	17	21	+ 23.5%
Pending Sales	3	10	+ 233.3%	7	24	+ 242.9%
Closed Sales	2	13	+ 550.0%	9	26	+ 188.9%
Days on Market Until Sale	30	99	+ 230.0%	56	111	+ 98.2%
Median Sales Price*	\$132,000	\$207,000	+ 56.8%	\$196,500	\$203,500	+ 3.6%
Average Sales Price*	\$132,000	\$257,485	+ 95.1%	\$204,111	\$231,238	+ 13.3%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.0%	97.8%	- 2.2%
Inventory of Homes for Sale	24	25	+ 4.2%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	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	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

* 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.

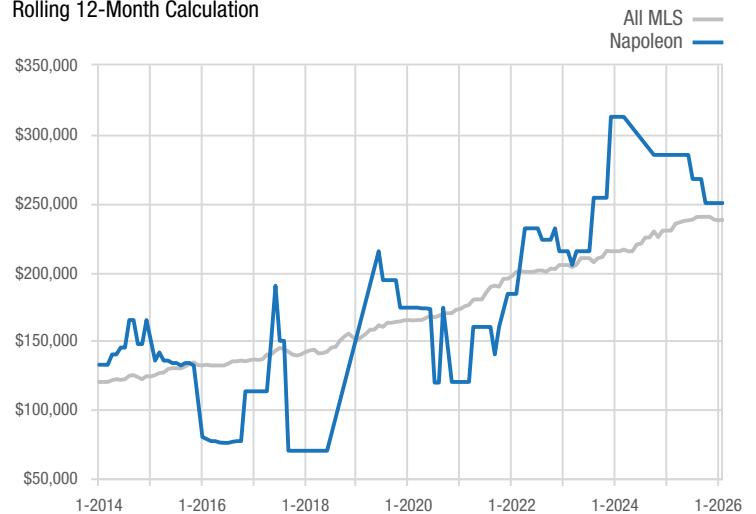
Median Sales Price - Single Family

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 2026

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

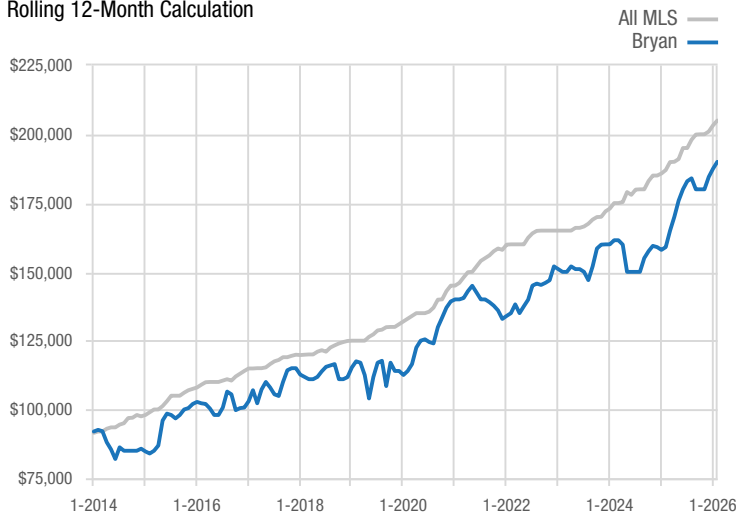
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	11	11	0.0%	21	17	- 19.0%
Pending Sales	11	9	- 18.2%	23	18	- 21.7%
Closed Sales	9	12	+ 33.3%	23	22	- 4.3%
Days on Market Until Sale	81	99	+ 22.2%	81	107	+ 32.1%
Median Sales Price*	\$169,000	\$176,950	+ 4.7%	\$160,000	\$200,450	+ 25.3%
Average Sales Price*	\$173,625	\$169,250	- 2.5%	\$170,893	\$185,905	+ 8.8%
Percent of List Price Received*	100.0%	87.4%	- 12.6%	100.0%	92.9%	- 7.1%
Inventory of Homes for Sale	41	35	- 14.6%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	2	0	- 100.0%	—	—	—
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.

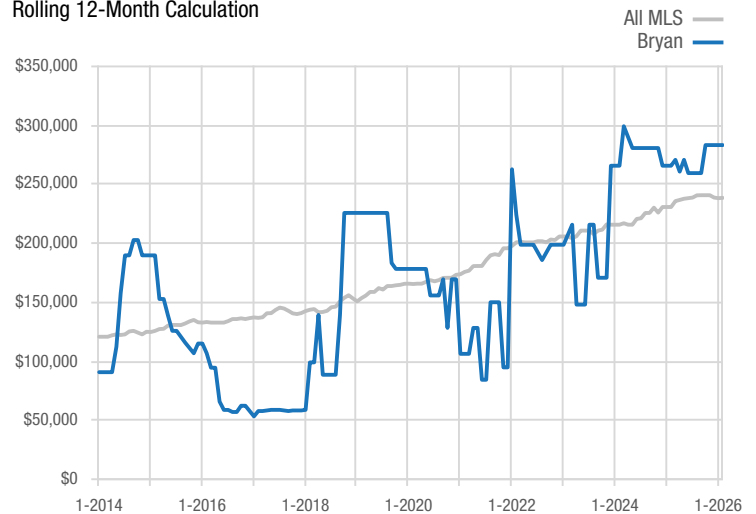
Median Sales Price - Single Family

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 2026

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

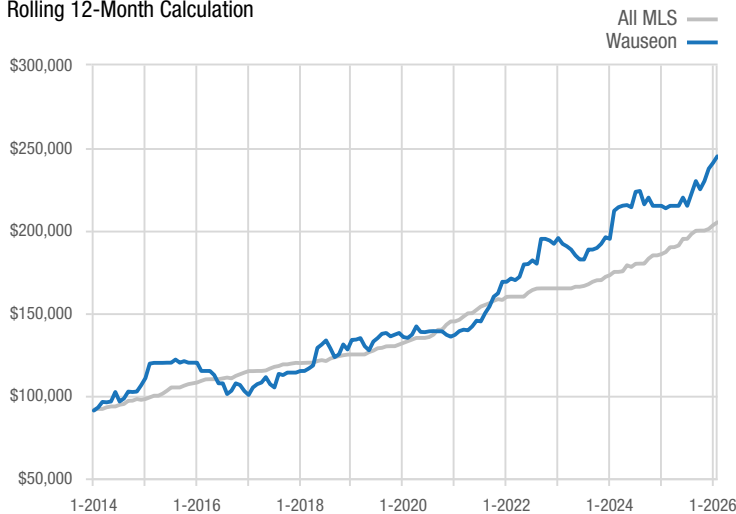
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	11	9	- 18.2%	17	21	+ 23.5%
Pending Sales	2	15	+ 650.0%	8	27	+ 237.5%
Closed Sales	3	13	+ 333.3%	8	23	+ 187.5%
Days on Market Until Sale	87	89	+ 2.3%	77	80	+ 3.9%
Median Sales Price*	\$120,000	\$239,500	+ 99.6%	\$204,500	\$250,000	+ 22.2%
Average Sales Price*	\$120,167	\$248,162	+ 106.5%	\$242,438	\$252,300	+ 4.1%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	96.6%	- 3.4%
Inventory of Homes for Sale	18	22	+ 22.2%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Days on Market Until Sale	27	36	+ 33.3%	27	59	+ 118.5%
Median Sales Price*	\$98,000	\$112,000	+ 14.3%	\$98,000	\$112,000	+ 14.3%
Average Sales Price*	\$98,000	\$112,000	+ 14.3%	\$98,000	\$163,667	+ 67.0%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	97.9%	- 2.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
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.

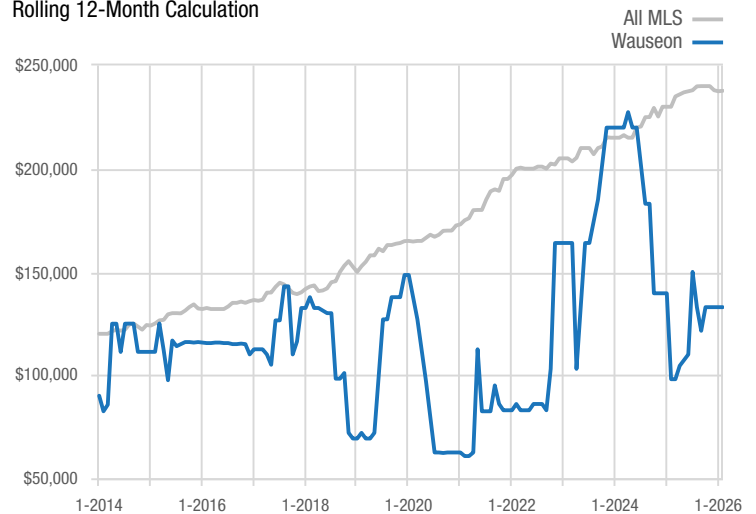
Median Sales Price - Single Family

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 2026

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

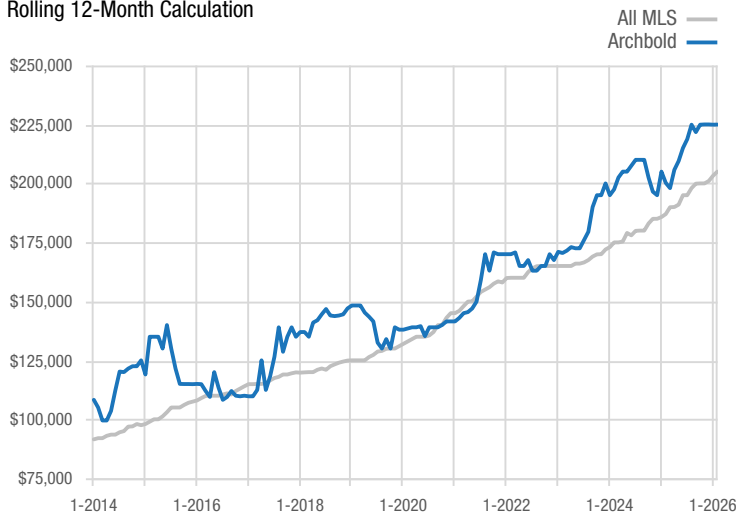
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	3	+ 200.0%	6	7	+ 16.7%
Pending Sales	4	5	+ 25.0%	7	6	- 14.3%
Closed Sales	4	3	- 25.0%	7	6	- 14.3%
Days on Market Until Sale	75	126	+ 68.0%	89	132	+ 48.3%
Median Sales Price*	\$158,450	\$185,000	+ 16.8%	\$230,000	\$220,000	- 4.3%
Average Sales Price*	\$154,850	\$207,000	+ 33.7%	\$207,200	\$217,250	+ 4.9%
Percent of List Price Received*	100.0%	95.8%	- 4.2%	100.0%	95.4%	- 4.6%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	45	—
Median Sales Price*	—	—	—	—	\$197,000	—
Average Sales Price*	—	—	—	—	\$197,000	—
Percent of List Price Received*	—	—	—	—	96.1%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
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.

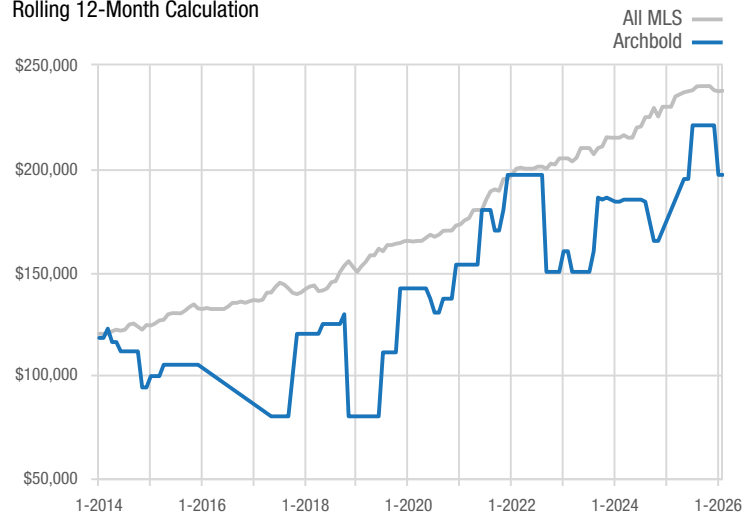
Median Sales Price - Single Family

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 2026

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

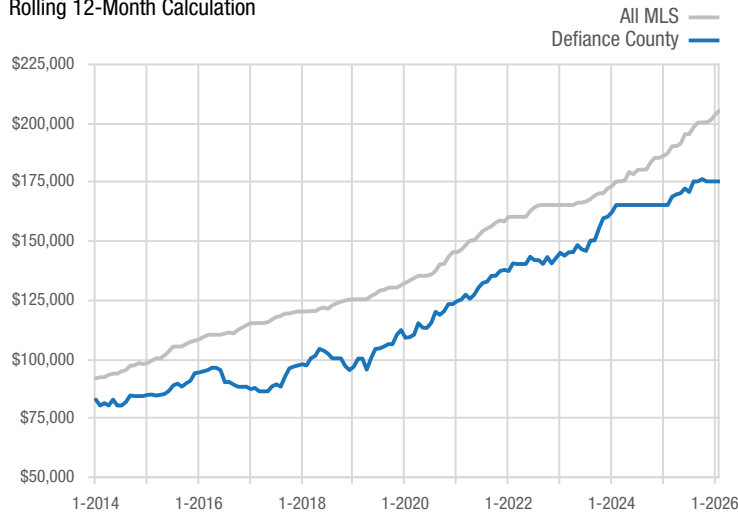
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	38	29	- 23.7%	69	62	- 10.1%
Pending Sales	15	27	+ 80.0%	35	48	+ 37.1%
Closed Sales	10	30	+ 200.0%	34	54	+ 58.8%
Days on Market Until Sale	88	80	- 9.1%	69	82	+ 18.8%
Median Sales Price*	\$175,000	\$184,584	+ 5.5%	\$175,000	\$183,000	+ 4.6%
Average Sales Price*	\$174,865	\$181,472	+ 3.8%	\$195,315	\$199,895	+ 2.3%
Percent of List Price Received*	100.0%	96.8%	- 3.2%	100.0%	96.4%	- 3.6%
Inventory of Homes for Sale	85	73	- 14.1%	—	—	—
Months Supply of Inventory	3.2	2.4	- 25.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	141	—	—	141	125	- 11.3%
Median Sales Price*	\$218,950	—	—	\$218,950	\$245,000	+ 11.9%
Average Sales Price*	\$218,950	—	—	\$218,950	\$245,000	+ 11.9%
Percent of List Price Received*	100.0%	—	—	100.0%	90.8%	- 9.2%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

* 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.

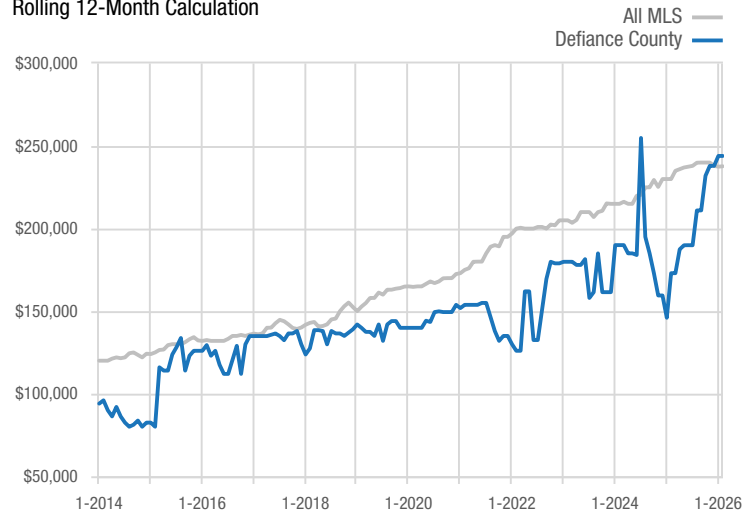
Median Sales Price - Single Family

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.

Local Market Update – February 2026

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

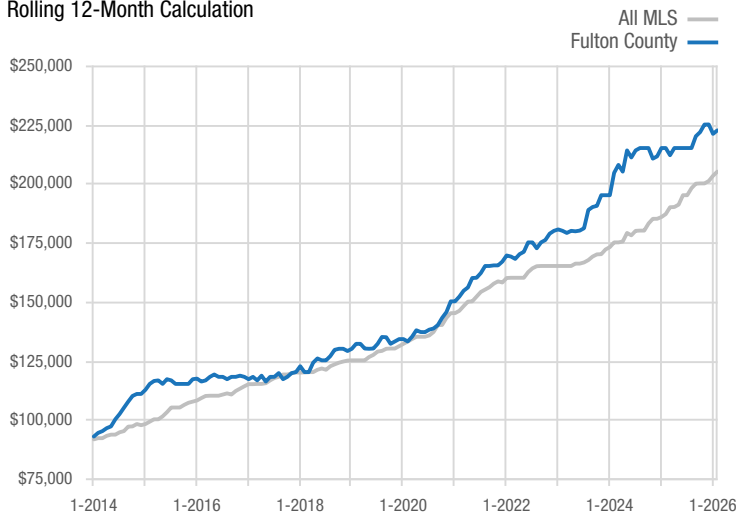
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	26	28	+ 7.7%	49	58	+ 18.4%
Pending Sales	15	28	+ 86.7%	31	46	+ 48.4%
Closed Sales	14	22	+ 57.1%	33	41	+ 24.2%
Days on Market Until Sale	73	88	+ 20.5%	75	82	+ 9.3%
Median Sales Price*	\$166,700	\$216,250	+ 29.7%	\$230,000	\$193,000	- 16.1%
Average Sales Price*	\$198,693	\$237,650	+ 19.6%	\$236,962	\$229,405	- 3.2%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	96.0%	- 4.0%
Inventory of Homes for Sale	61	64	+ 4.9%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	1	0	- 100.0%	4	1	- 75.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	4	+ 300.0%
Days on Market Until Sale	27	36	+ 33.3%	27	56	+ 107.4%
Median Sales Price*	\$98,000	\$112,000	+ 14.3%	\$98,000	\$154,500	+ 57.7%
Average Sales Price*	\$98,000	\$112,000	+ 14.3%	\$98,000	\$172,000	+ 75.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	97.5%	- 2.5%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.5	- 83.3%	—	—	—

* 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.

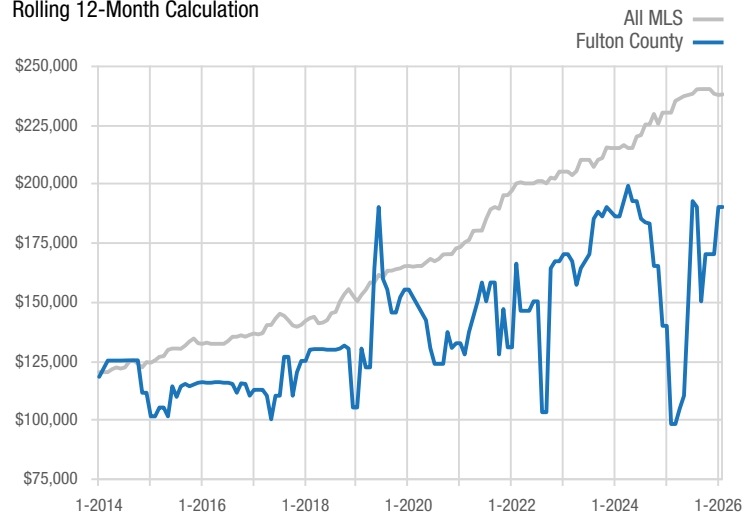
Median Sales Price - Single Family

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 2026

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

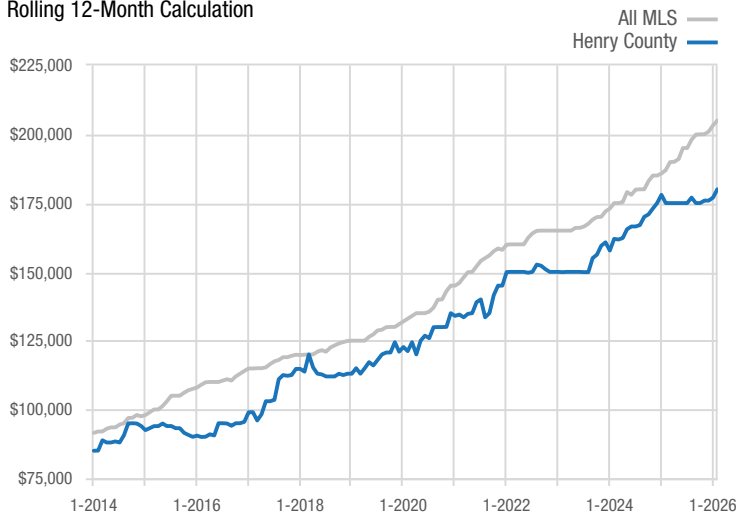
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	12	15	+ 25.0%	31	37	+ 19.4%
Pending Sales	10	19	+ 90.0%	28	39	+ 39.3%
Closed Sales	11	25	+ 127.3%	27	44	+ 63.0%
Days on Market Until Sale	72	92	+ 27.8%	73	100	+ 37.0%
Median Sales Price*	\$165,000	\$210,000	+ 27.3%	\$182,500	\$208,500	+ 14.2%
Average Sales Price*	\$182,959	\$249,928	+ 36.6%	\$199,702	\$234,841	+ 17.6%
Percent of List Price Received*	100.0%	97.3%	- 2.7%	100.0%	97.6%	- 2.4%
Inventory of Homes for Sale	41	52	+ 26.8%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	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	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

* 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.

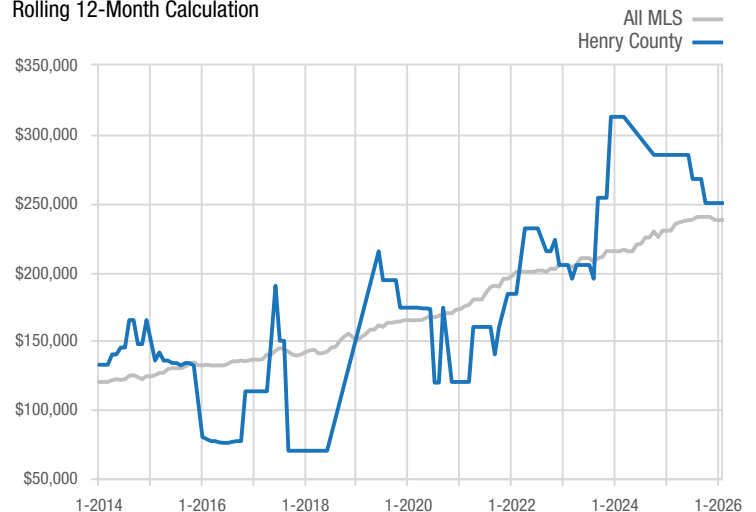
Median Sales Price - Single Family

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 2026

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

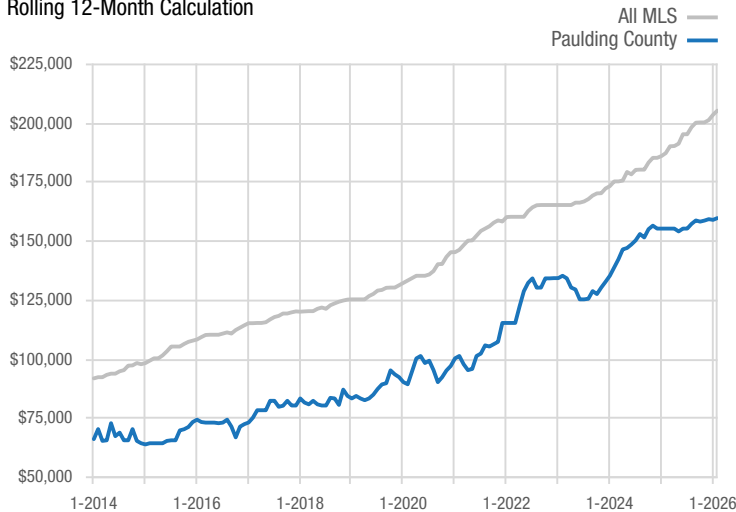
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	20	10	- 50.0%	31	22	- 29.0%
Pending Sales	5	16	+ 220.0%	11	22	+ 100.0%
Closed Sales	5	13	+ 160.0%	11	19	+ 72.7%
Days on Market Until Sale	77	86	+ 11.7%	76	81	+ 6.6%
Median Sales Price*	\$112,500	\$140,000	+ 24.4%	\$135,000	\$137,000	+ 1.5%
Average Sales Price*	\$102,500	\$168,077	+ 64.0%	\$132,955	\$157,053	+ 18.1%
Percent of List Price Received*	100.0%	97.8%	- 2.2%	100.0%	96.1%	- 3.9%
Inventory of Homes for Sale	49	36	- 26.5%	—	—	—
Months Supply of Inventory	5.5	2.7	- 50.9%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	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.

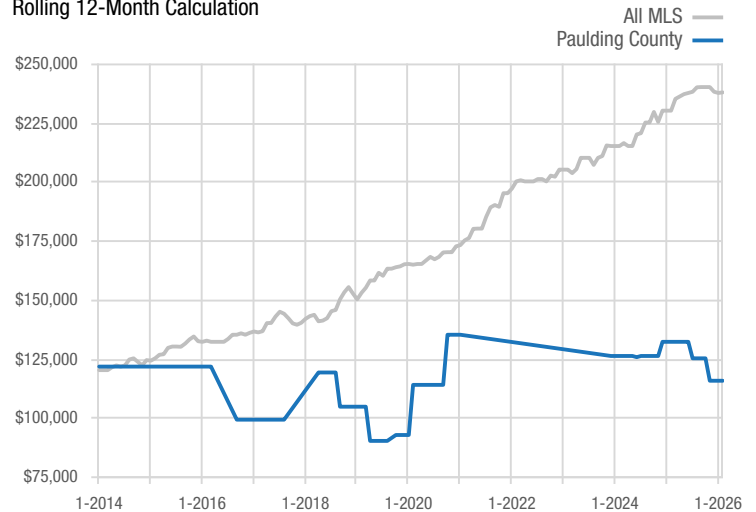
Median Sales Price - Single Family

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 2026

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

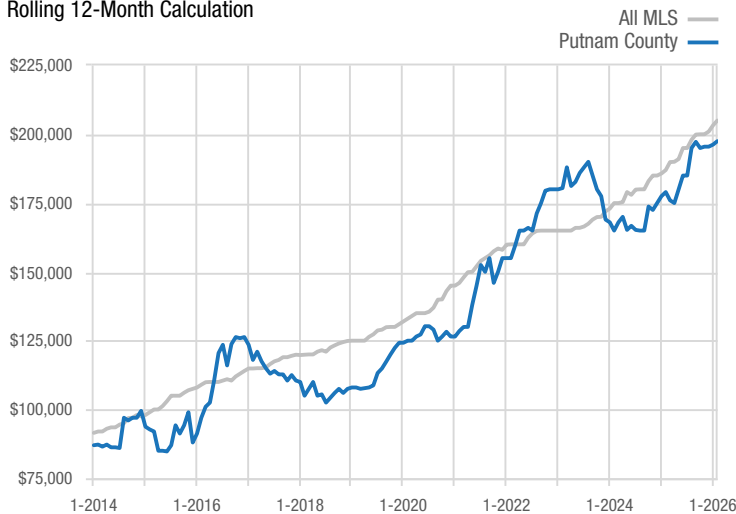
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	7	11	+ 57.1%	18	20	+ 11.1%
Pending Sales	4	3	- 25.0%	8	7	- 12.5%
Closed Sales	5	2	- 60.0%	7	11	+ 57.1%
Days on Market Until Sale	75	24	- 68.0%	79	78	- 1.3%
Median Sales Price*	\$149,000	\$212,000	+ 42.3%	\$176,000	\$210,000	+ 19.3%
Average Sales Price*	\$234,800	\$212,000	- 9.7%	\$308,571	\$228,309	- 26.0%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.0%	96.8%	- 3.2%
Inventory of Homes for Sale	22	35	+ 59.1%	—	—	—
Months Supply of Inventory	2.8	4.0	+ 42.9%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	102	—	—	102	—
Median Sales Price*	—	\$175,900	—	—	\$175,900	—
Average Sales Price*	—	\$175,900	—	—	\$175,900	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

* 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.

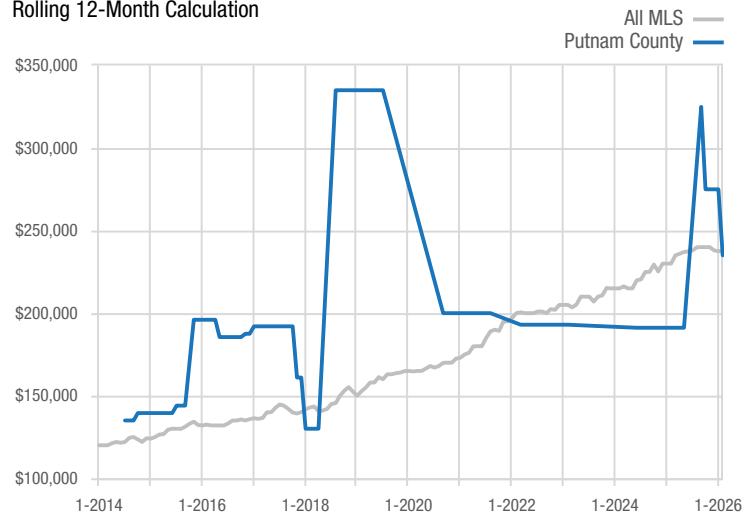
Median Sales Price - Single Family

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 2026

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

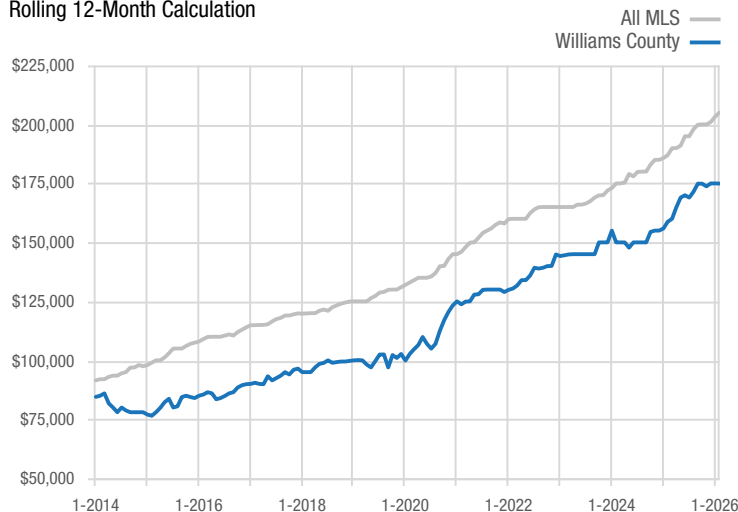
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	27	28	+ 3.7%	46	55	+ 19.6%
Pending Sales	22	20	- 9.1%	46	44	- 4.3%
Closed Sales	21	27	+ 28.6%	49	50	+ 2.0%
Days on Market Until Sale	88	85	- 3.4%	84	85	+ 1.2%
Median Sales Price*	\$175,000	\$164,800	- 5.8%	\$175,000	\$164,800	- 5.8%
Average Sales Price*	\$180,399	\$168,448	- 6.6%	\$187,624	\$174,081	- 7.2%
Percent of List Price Received*	100.0%	92.9%	- 7.1%	100.0%	94.7%	- 5.3%
Inventory of Homes for Sale	87	70	- 19.5%	—	—	—
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
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	50	—	—	50	—
Median Sales Price*	—	\$180,000	—	—	\$180,000	—
Average Sales Price*	—	\$180,000	—	—	\$180,000	—
Percent of List Price Received*	—	95.0%	—	—	95.0%	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

* 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.

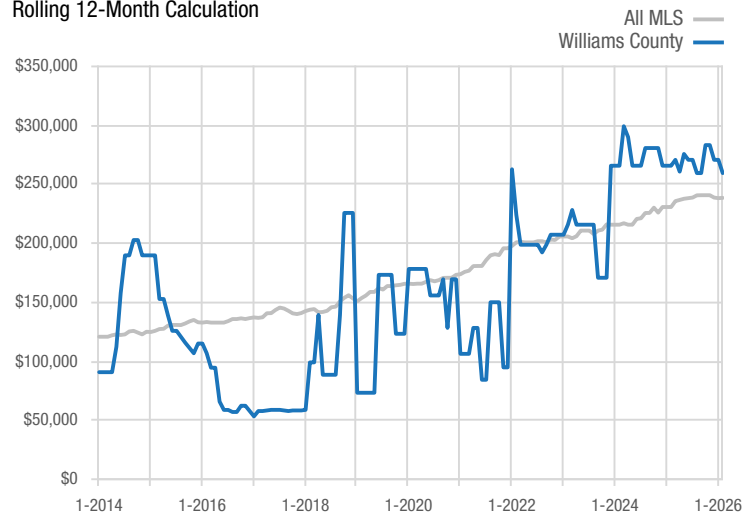
Median Sales Price - Single Family

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.