

Local Market Update – April 2025

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Hancock & Wyandot Counties

In April 2025, the housing market in Hancock and Wyandot Counties showed notable growth, particularly in the **Single Family** segment. New listings rose by **7.7%**, and closed sales surged by **29.4%**, reflecting strong buyer activity. While homes took longer to sell, with **days on market increasing by 52.4%**, property values appreciated significantly. The **median sales price jumped 32.1%**, and the **average sales price climbed 20.9%** compared to April 2024. The **price per square foot also rose 16.6%**, and total volume soared by **56.4%**. Year-to-date data paints a similar picture, with **listings up 15.9%**, **sales up 12.7%**, and **total volume growing 34.0%**, alongside consistent gains in pricing metrics.

The **Condo/Villa** market also experienced robust growth, with **new listings increasing 37.5%** and **closed sales doubling from 5 to 10 units** year-over-year in April. Median and average prices were up **11.4%** and **7.2%**, respectively. However, properties stayed on the market much longer, with **days on market tripling to 111 days**. Inventory tightened significantly, dropping **44.4% to 5 months**, signaling increased demand. On a year-to-date basis, Condo/Villa performance remained strong, with **listings and sales both up over 40%**, and steady appreciation in sale prices, despite a modest decline in list-to-sale ratios and overall dollar volume.

Single Family	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Key Metrics						
New Listings	91	98	7.7%	270	313	15.9%
Closed Sales	68	88	29.4%	221	249	12.7%
Days on Market	63	96	52.4%	81	92	13.6%
SP\$/SqFt	\$127.23	\$148.41	16.6%	\$126.92	\$142.84	12.5%
Median Sales Price*	\$182,956	\$241,750	32.1%	\$198,000	\$229,700	16.0%
Average Sales Price*	\$222,772	\$269,304	20.9%	\$222,485	\$264,695	19.0%
Percent of List Price Received*	98%	98%	0.0%	97%	98%	1.0%
Months Supply of Inventory	15	12	-20.0%	---	---	---
Total Volume	\$15,148,513	\$23,698,743	56.4%	\$49,169,251	\$65,909,079	34.0%

Condo/Villa	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Key Metrics						
New Listings	8	11	37.5%	22	31	40.9%
Closed Sales	5	10	100.0%	14	20	42.9%
Days on Market	36	111	208.3%	39	87	123.1%
SP\$/SqFt	\$144.16	\$147.36	2.2%	\$146.51	\$148.18	1.1%
Median Sales Price*	\$220,000	\$245,000	11.4%	\$220,000	\$243,500	10.7%
Average Sales Price*	\$235,760	\$252,850	7.2%	\$233,175	\$246,320	5.6%
Percent of List Price Received*	98%	97%	-1.0%	99%	98%	-1.0%
Months Supply of Inventory	9	5	-44.4%	---	---	---
Total Volume (in 1000's)	\$1,178,800	\$2,528,503	114.5%	\$3,264,450	\$4,926,403	-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.

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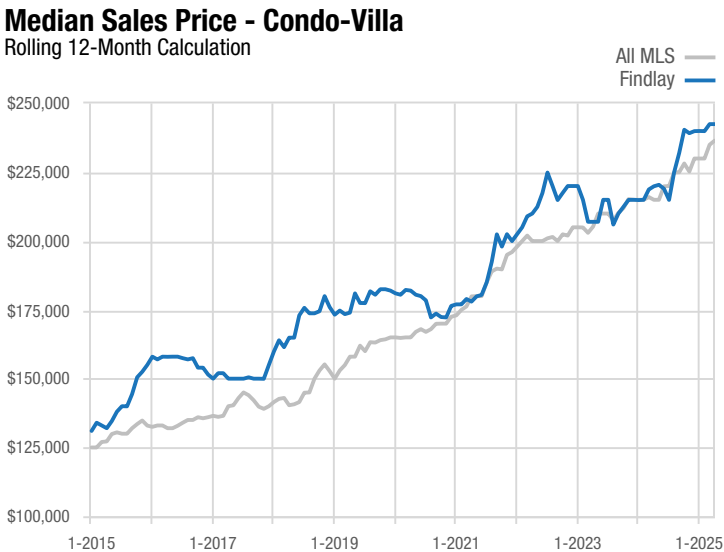
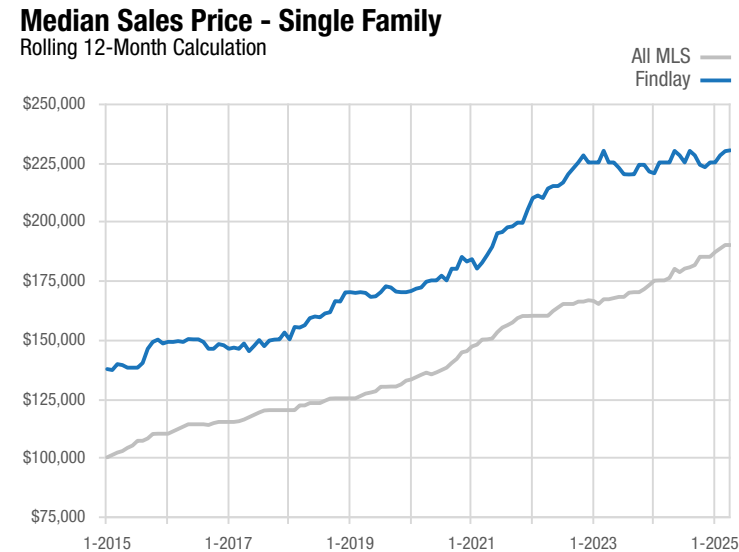
Findlay

Zip Code 45840

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	74	66	- 10.8%	199	206	+ 3.5%
Pending Sales	44	60	+ 36.4%	149	183	+ 22.8%
Closed Sales	46	56	+ 21.7%	145	176	+ 21.4%
Days on Market Until Sale	53	89	+ 67.9%	73	88	+ 20.5%
Median Sales Price*	\$199,500	\$247,950	+ 24.3%	\$221,000	\$245,000	+ 10.9%
Average Sales Price*	\$242,635	\$283,695	+ 16.9%	\$244,784	\$281,237	+ 14.9%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	123	119	- 3.3%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	7	9	+ 28.6%	19	28	+ 47.4%
Pending Sales	4	10	+ 150.0%	13	18	+ 38.5%
Closed Sales	4	10	+ 150.0%	13	18	+ 38.5%
Days on Market Until Sale	28	111	+ 296.4%	37	87	+ 135.1%
Median Sales Price*	\$252,000	\$245,000	- 2.8%	\$220,000	\$248,500	+ 13.0%
Average Sales Price*	\$245,450	\$252,850	+ 3.0%	\$235,958	\$258,439	+ 9.5%
Percent of List Price Received*	99.2%	96.8%	- 2.4%	99.4%	97.5%	- 1.9%
Inventory of Homes for Sale	10	19	+ 90.0%	—	—	—
Months Supply of Inventory	1.9	3.6	+ 89.5%	—	—	—

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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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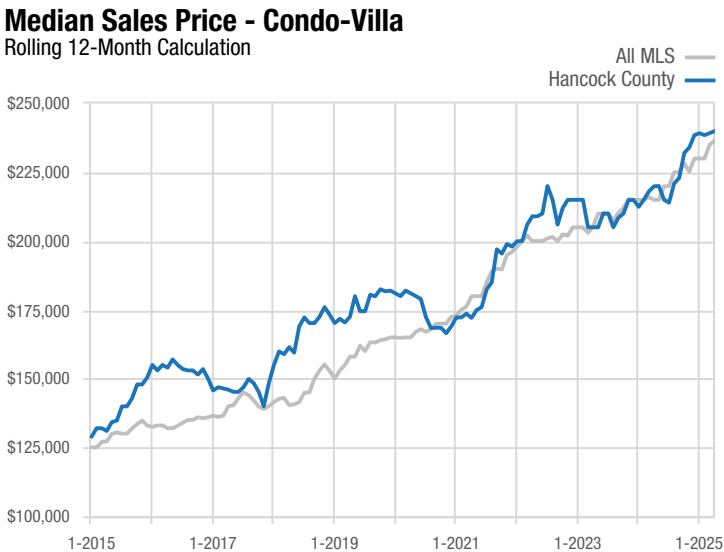
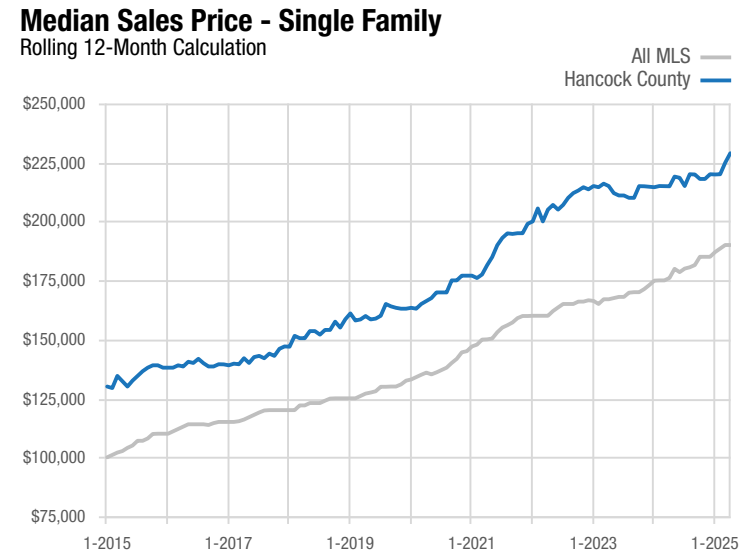


Hancock County

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	83	81	- 2.4%	245	262	+ 6.9%
Pending Sales	55	80	+ 45.5%	189	230	+ 21.7%
Closed Sales	56	76	+ 35.7%	184	223	+ 21.2%
Days on Market Until Sale	55	92	+ 67.3%	75	88	+ 17.3%
Median Sales Price*	\$191,750	\$249,200	+ 30.0%	\$209,950	\$238,250	+ 13.5%
Average Sales Price*	\$235,377	\$277,353	+ 17.8%	\$235,786	\$272,109	+ 15.4%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	98.1%	97.4%	- 0.7%
Inventory of Homes for Sale	151	157	+ 4.0%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	8	10	+ 25.0%	21	30	+ 42.9%
Pending Sales	4	10	+ 150.0%	14	20	+ 42.9%
Closed Sales	5	10	+ 100.0%	14	20	+ 42.9%
Days on Market Until Sale	36	111	+ 208.3%	39	87	+ 123.1%
Median Sales Price*	\$220,000	\$245,000	+ 11.4%	\$220,000	\$243,500	+ 10.7%
Average Sales Price*	\$235,760	\$252,850	+ 7.2%	\$233,175	\$246,320	+ 5.6%
Percent of List Price Received*	98.5%	96.8%	- 1.7%	99.1%	97.7%	- 1.4%
Inventory of Homes for Sale	11	20	+ 81.8%	—	—	—
Months Supply of Inventory	2.2	3.5	+ 59.1%	—	—	—

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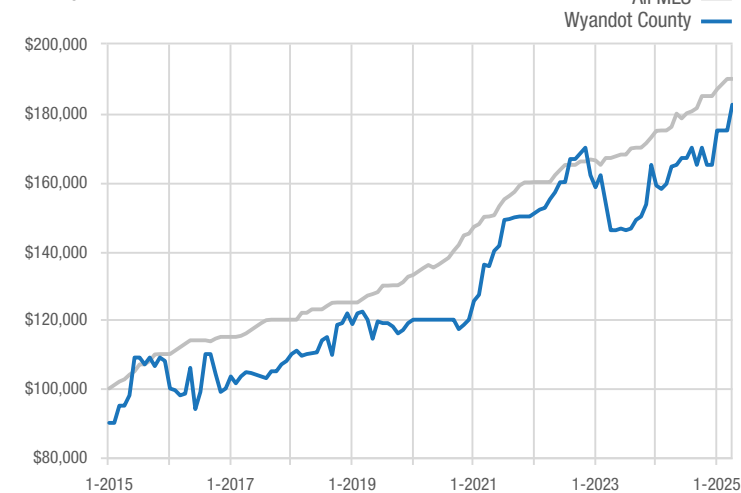
Wyandot County

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	8	14	+ 75.0%	25	48	+ 92.0%
Pending Sales	10	11	+ 10.0%	36	27	- 25.0%
Closed Sales	12	12	0.0%	37	26	- 29.7%
Days on Market Until Sale	97	119	+ 22.7%	111	128	+ 15.3%
Median Sales Price*	\$152,500	\$187,500	+ 23.0%	\$145,000	\$185,000	+ 27.6%
Average Sales Price*	\$162,409	\$218,325	+ 34.4%	\$154,737	\$205,598	+ 32.9%
Percent of List Price Received*	95.6%	94.5%	- 1.2%	93.4%	95.0%	+ 1.7%
Inventory of Homes for Sale	21	37	+ 76.2%	—	—	—
Months Supply of Inventory	2.0	4.5	+ 125.0%	—	—	—

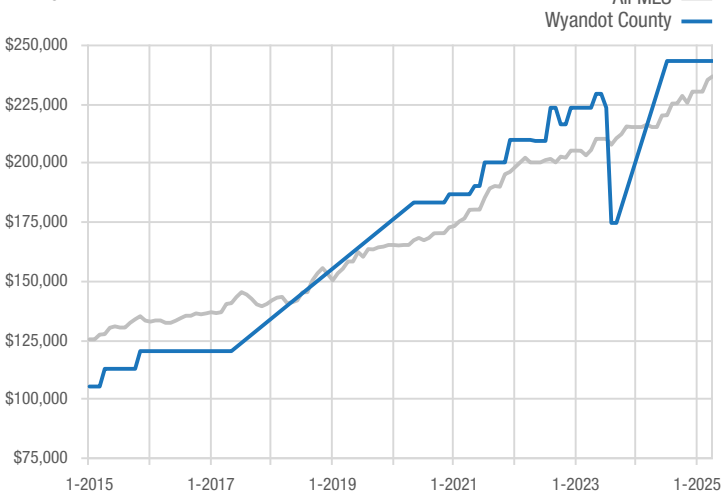
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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