

Local Market Update – August 2025

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Hancock & Wyandot Counties

In August 2025, the Single Family market slowed notably compared to last year. New listings dropped 21.2%, and closed sales dipped slightly by 2.6%. Homes stayed on the market longer, with Days on Market rising 11.1%. The median sales price declined 14.2% to \$242,500, and the average price fell 9.3% to \$277,567. Inventory increased slightly to 14 months, while total volume dropped 11.6% to \$21.1M.

Year-to-date, however, activity remains strong. New listings are up 6.2% and closed sales have increased 8.4%. Prices are higher than last year, with the median sales price up 11.6% and average sales price up 9.1%. Total volume has surged 18.3% to \$156.7M, showing strong overall growth despite August’s slowdown.

The Condo/Villa market was mixed. August closed sales fell 50%, and new listings dropped 14.3%. Prices softened, with average sales price down 3%. Inventory doubled from 8 to 18 months, indicating slower demand. Total volume fell 51.5% to \$751K for the month.

Year-to-date, performance is more positive. New listings are up 24.5%, closed sales have risen 42.4%, and the median sales price climbed 13.4%. Total volume remains steady at \$11.5M, suggesting long-term growth despite August’s sharp monthly drop.

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	104	82	-21.2%	650	690	6.2%
Closed Sales	78	76	-2.6%	523	567	8.4%
Days on Market	63	70	11.1%	71	79	11.3%
SP\$/SqFt	\$150.19	\$152.02	1.2%	\$138.07	\$148.11	7.3%
Median Sales Price*	\$282,500	\$242,500	-14.2%	\$215,000	\$240,000	11.6%
Average Sales Price*	\$306,031	\$277,567	-9.3%	\$253,245	\$276,353	9.1%
Percent of List Price Received*	99%	98%	-1.0%	98%	98%	0.0%
Months Supply of Inventory	13	14	7.7%	---	---	---
Total Volume	\$23,870,425	\$21,095,095	-11.6%	\$132,446,998	\$156,692,265	18.3%

Condo/Villa	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	7	6	-14.3%	49	61	24.5%
Closed Sales	6	3	-50.0%	33	47	42.4%
Days on Market	79	63	-20.3%	55	82	49.1%
SP\$/SqFt	\$144.86	\$131.16	-9.5%	\$147.68	\$150.15	1.7%
Median Sales Price*	\$260,000	\$260,000	0.0%	\$220,000	\$249,500	13.4%
Average Sales Price*	\$257,983	\$250,333	-3.0%	\$30,880	\$245,743	695.8%
Percent of List Price Received*	98%	97%	-1.0%	99%	98%	-1.0%
Months Supply of Inventory	8	18	125.0%	---	---	---
Total Volume (in 1000's)	\$1,547,900	\$751,000	-51.5%	\$7,619,050	\$11,549,903	-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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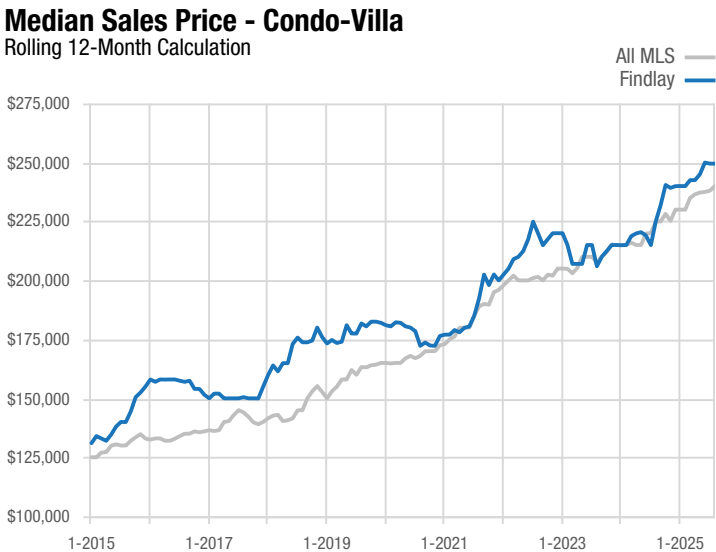
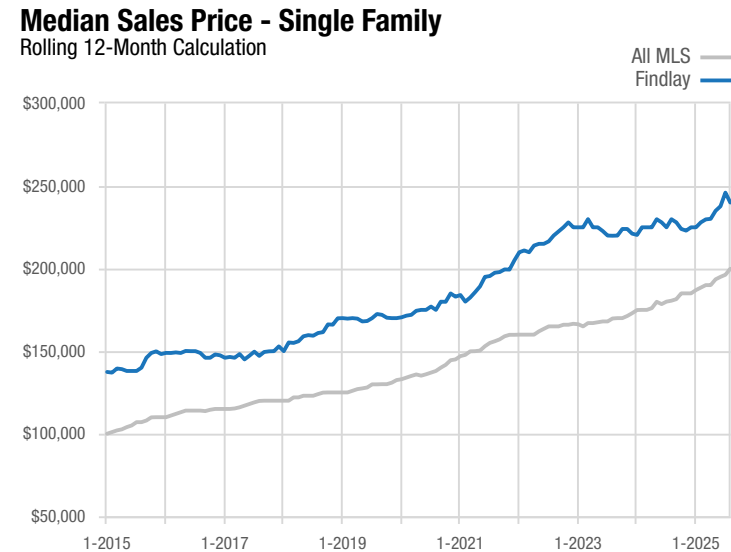
Findlay

Zip Code 45840

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	71	50	- 29.6%	457	477	+ 4.4%
Pending Sales	56	56	0.0%	363	404	+ 11.3%
Closed Sales	65	59	- 9.2%	370	405	+ 9.5%
Days on Market Until Sale	68	70	+ 2.9%	65	74	+ 13.8%
Median Sales Price*	\$299,900	\$260,000	- 13.3%	\$234,400	\$260,000	+ 10.9%
Average Sales Price*	\$327,289	\$280,904	- 14.2%	\$277,419	\$293,241	+ 5.7%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	140	136	- 2.9%	—	—	—
Months Supply of Inventory	3.2	2.8	- 12.5%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	6	4	- 33.3%	45	55	+ 22.2%
Pending Sales	5	3	- 40.0%	30	45	+ 50.0%
Closed Sales	7	3	- 57.1%	31	44	+ 41.9%
Days on Market Until Sale	79	63	- 20.3%	51	81	+ 58.8%
Median Sales Price*	\$255,000	\$260,000	+ 2.0%	\$225,000	\$249,900	+ 11.1%
Average Sales Price*	\$253,271	\$250,333	- 1.2%	\$232,715	\$252,850	+ 8.7%
Percent of List Price Received*	98.3%	97.3%	- 1.0%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale	16	18	+ 12.5%	—	—	—
Months Supply of Inventory	4.3	2.9	- 32.6%	—	—	—

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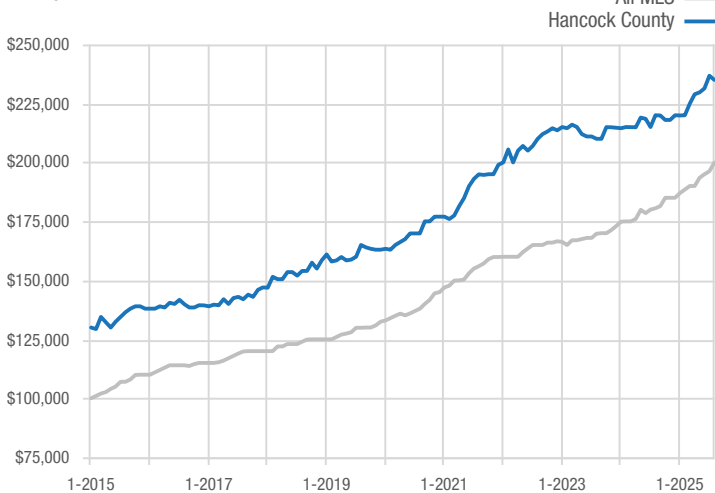
Hancock County

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	92	69	- 25.0%	564	596	+ 5.7%
Pending Sales	72	66	- 8.3%	455	508	+ 11.6%
Closed Sales	82	69	- 15.9%	462	510	+ 10.4%
Days on Market Until Sale	65	70	+ 7.7%	66	76	+ 15.2%
Median Sales Price*	\$280,000	\$254,900	- 9.0%	\$224,950	\$249,900	+ 11.1%
Average Sales Price*	\$303,421	\$287,310	- 5.3%	\$266,160	\$283,636	+ 6.6%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	99.1%	98.2%	- 0.9%
Inventory of Homes for Sale	171	173	+ 1.2%	—	—	—
Months Supply of Inventory	3.1	2.8	- 9.7%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	6	6	0.0%	47	60	+ 27.7%
Pending Sales	5	3	- 40.0%	32	48	+ 50.0%
Closed Sales	7	3	- 57.1%	33	47	+ 42.4%
Days on Market Until Sale	79	63	- 20.3%	51	82	+ 60.8%
Median Sales Price*	\$255,000	\$260,000	+ 2.0%	\$220,000	\$249,500	+ 13.4%
Average Sales Price*	\$253,271	\$250,333	- 1.2%	\$230,335	\$245,743	+ 6.7%
Percent of List Price Received*	98.3%	97.3%	- 1.0%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale	16	21	+ 31.3%	—	—	—
Months Supply of Inventory	4.3	3.2	- 25.6%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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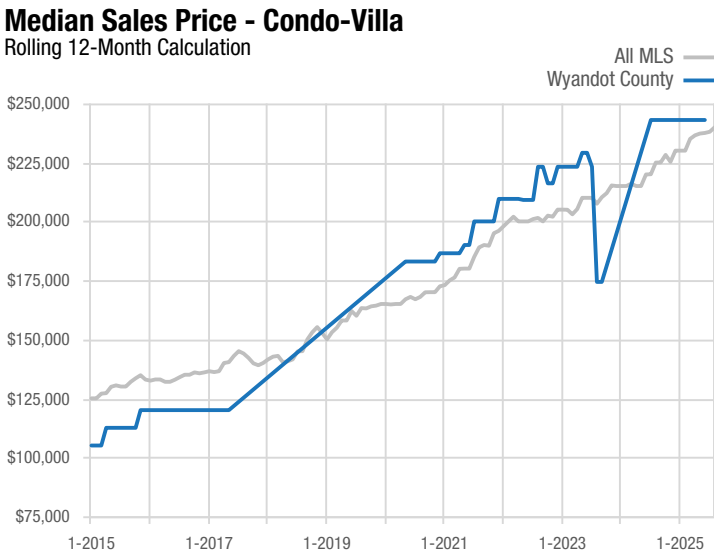
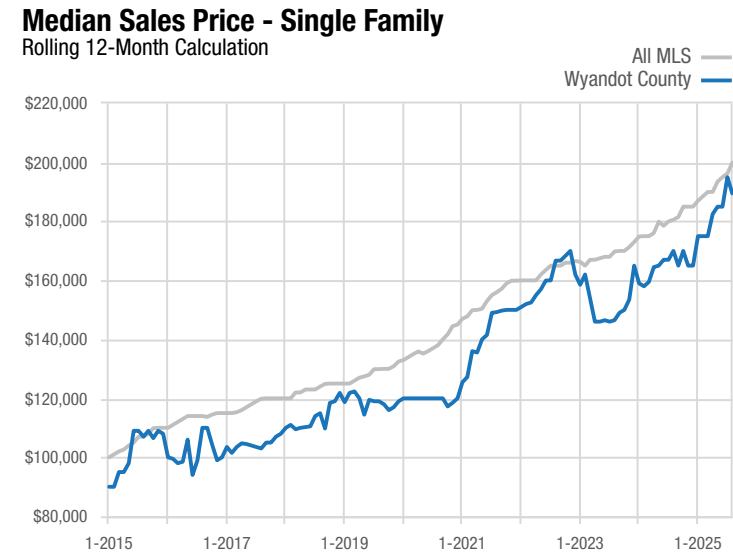


Wyandot County

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	12	11	- 8.3%	86	92	+ 7.0%
Pending Sales	6	7	+ 16.7%	73	59	- 19.2%
Closed Sales	9	7	- 22.2%	74	57	- 23.0%
Days on Market Until Sale	69	67	- 2.9%	102	106	+ 3.9%
Median Sales Price*	\$225,000	\$180,000	- 20.0%	\$162,500	\$191,000	+ 17.5%
Average Sales Price*	\$228,069	\$181,529	- 20.4%	\$166,036	\$213,725	+ 28.7%
Percent of List Price Received*	95.4%	93.4%	- 2.1%	94.6%	95.1%	+ 0.5%
Inventory of Homes for Sale	41	39	- 4.9%	—	—	—
Months Supply of Inventory	4.3	5.0	+ 16.3%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	174	—	—
Median Sales Price*	—	—	—	\$243,000	—	—
Average Sales Price*	—	—	—	\$243,000	—	—
Percent of List Price Received*	—	—	—	99.2%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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