Local Market Update - August 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.





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			ear to Date	
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
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			١	ear to Date	
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
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.

Local Market Update – August 2025





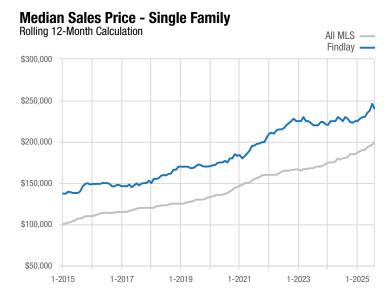
Findlay

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		lugust 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%		<u> </u>	_

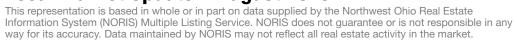
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.





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 – August 2025



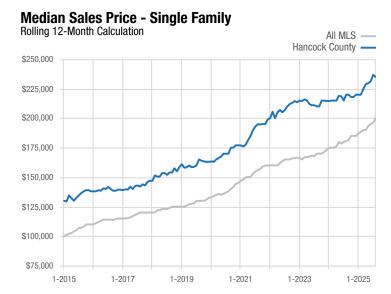


Hancock County

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%		<u> </u>	_		

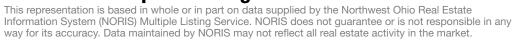
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.





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 – August 2025



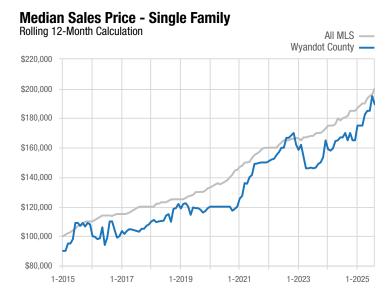


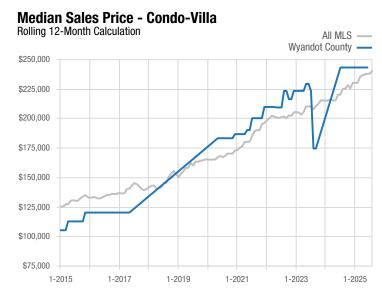
Wyandot County

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		_			_	_	

^{*} 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.





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.