

# Local Market Update – December 2025

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## Hancock & Wyandot Counties

Hancock and Wyandot Counties experienced continued strength in the single-family housing market, with December closed sales up 7.7% compared to last year despite a 5.9% decline in new listings. Home prices continued to rise, as the median sales price increased 6.9% for the month and 12.7% year to date, while the average sales price rose 4.3% in December and 9.3% year to date. Homes sold slightly faster in December, though year-to-date days on market increased, indicating some moderation in market pace. Limited inventory remains a key factor, with months’ supply down 5.4%, supporting higher prices and contributing to a 12.4% increase in December sales volume and a 14.5% increase year to date.

In contrast, the condo and villa market showed more variability. December activity declined, with fewer new listings and closed sales, longer days on market, and lower prices compared to last year. However, year-to-date figures show improvement in overall activity, with closed sales up 28.1% and total volume higher, suggesting growing interest in this segment even as inventory levels increased and pricing growth remained modest.

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	51	48	-5.9%	956	986	3.1%
Closed Sales	65	70	7.7%	787	825	4.8%
Days on Market	77	75	-2.6%	70	77	10.0%
SP\$/SqFt	\$135.00	\$149.00	10.4%	\$138.00	\$148.00	7.2%
Median Sales Price*	\$216,000	\$230,950	6.9%	\$213,000	\$240,000	12.7%
Average Sales Price*	\$240,450	\$250,867	4.3%	\$251,163	\$274,445	9.3%
Percent of List Price Received*	96%	93%	-2.8%	96%	96%	-0.5%
Months Supply of Inventory	3.34	3.16	-5.4%	---	---	---
Total Volume	\$15,629,308	\$17,560,751	12.4%	\$197,666,012	\$226,417,132	14.5%

Condo/Villa	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	2	-50.0%	74	88	18.9%
Closed Sales	7	5	-28.6%	57	73	28.1%
Days on Market	88	118	34.1%	59	78	32.2%
SP\$/SqFt	\$169.00	\$143.00	-15.4%	\$152.00	\$151.00	-0.7%
Median Sales Price*	\$240,000	\$187,000	-22.1%	\$239,900	\$244,900	2.1%
Average Sales Price*	\$237,985	\$208,300	-12.5%	\$235,672	\$241,570	2.5%
Percent of List Price Received*	95%	89%	-6.6%	97%	96%	-0.9%
Months Supply of Inventory	2.29	5	118.3%	---	---	---
Total Volume (in 1000’s)	\$1,665,900	\$1,041,500	-37.5%	\$13,433,360	\$17,634,653	-0.9%

\*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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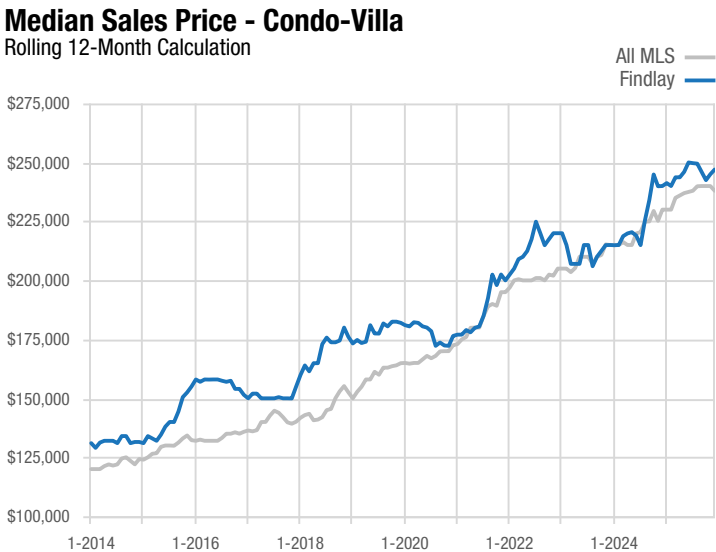
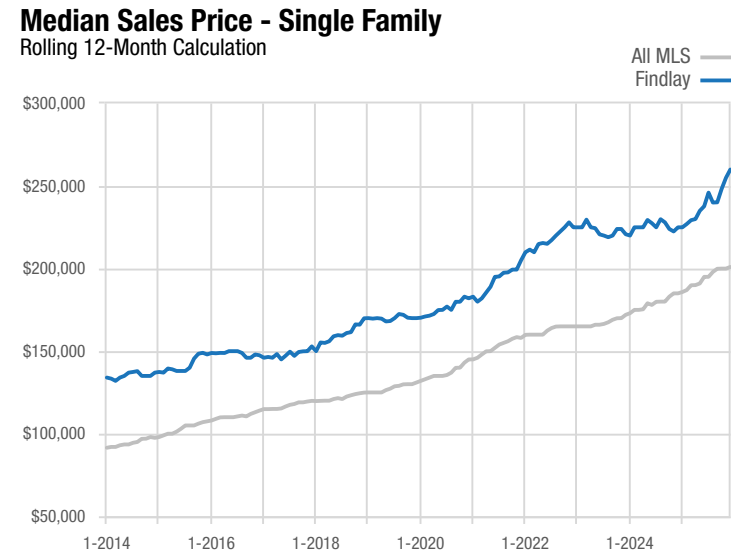
## Findlay

Zip Code 45840

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	33	29	- 12.1%	669	679	+ 1.5%
Pending Sales	37	26	- 29.7%	542	591	+ 9.0%
Closed Sales	41	39	- 4.9%	541	593	+ 9.6%
Days on Market Until Sale	68	72	+ 5.9%	65	72	+ 10.8%
Median Sales Price*	\$216,000	\$247,500	+ 14.6%	\$225,000	\$260,000	+ 15.6%
Average Sales Price*	\$240,864	\$264,533	+ 9.8%	\$270,258	\$290,910	+ 7.6%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	125	108	- 13.6%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

Condo-Villa	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	2	- 50.0%	69	74	+ 7.2%
Pending Sales	7	2	- 71.4%	53	69	+ 30.2%
Closed Sales	7	4	- 42.9%	53	67	+ 26.4%
Days on Market Until Sale	89	139	+ 56.2%	59	79	+ 33.9%
Median Sales Price*	\$240,000	\$208,750	- 13.0%	\$240,000	\$247,000	+ 2.9%
Average Sales Price*	\$237,986	\$213,625	- 10.2%	\$238,980	\$248,126	+ 3.8%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	2.9	1.3	- 55.2%	—	—	—

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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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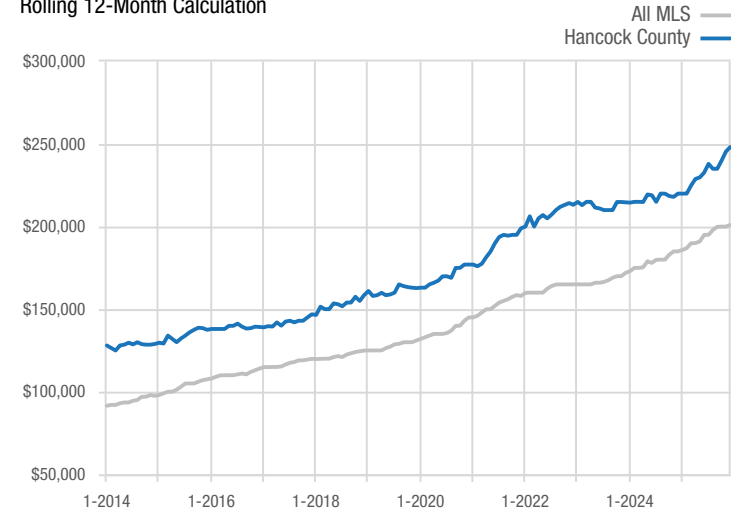
## Hancock County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	46	40	- 13.0%	835	865	+ 3.6%
Pending Sales	49	35	- 28.6%	682	743	+ 8.9%
Closed Sales	55	55	0.0%	679	746	+ 9.9%
Days on Market Until Sale	68	69	+ 1.5%	66	73	+ 10.6%
Median Sales Price*	\$216,000	\$232,900	+ 7.8%	\$220,000	\$248,225	+ 12.8%
Average Sales Price*	\$240,378	\$250,427	+ 4.2%	\$262,642	\$280,157	+ 6.7%
Percent of List Price Received*	100.0%	96.8%	- 3.2%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	160	146	- 8.8%	—	—	—
Months Supply of Inventory	2.8	2.4	- 14.3%	—	—	—

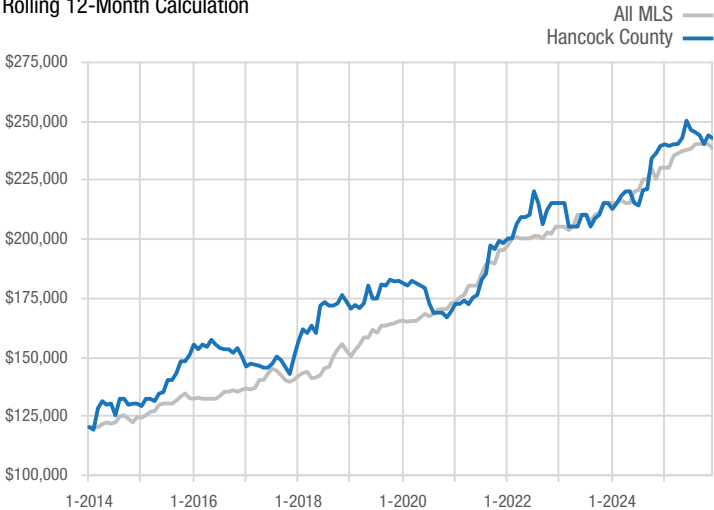
Condo-Villa	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	2	- 50.0%	73	81	+ 11.0%
Pending Sales	7	2	- 71.4%	56	75	+ 33.9%
Closed Sales	7	5	- 28.6%	56	72	+ 28.6%
Days on Market Until Sale	89	118	+ 32.6%	58	79	+ 36.2%
Median Sales Price*	\$240,000	\$187,000	- 22.1%	\$239,200	\$242,450	+ 1.4%
Average Sales Price*	\$237,986	\$208,300	- 12.5%	\$235,542	\$241,609	+ 2.6%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	3.0	1.5	- 50.0%	—	—	—

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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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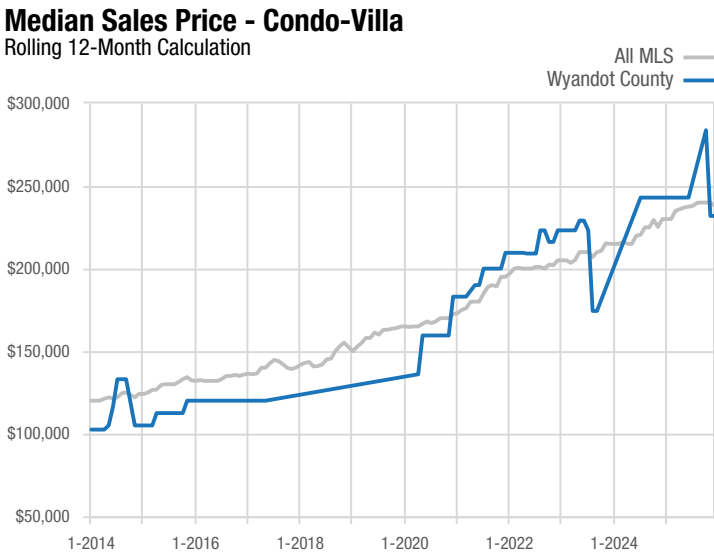
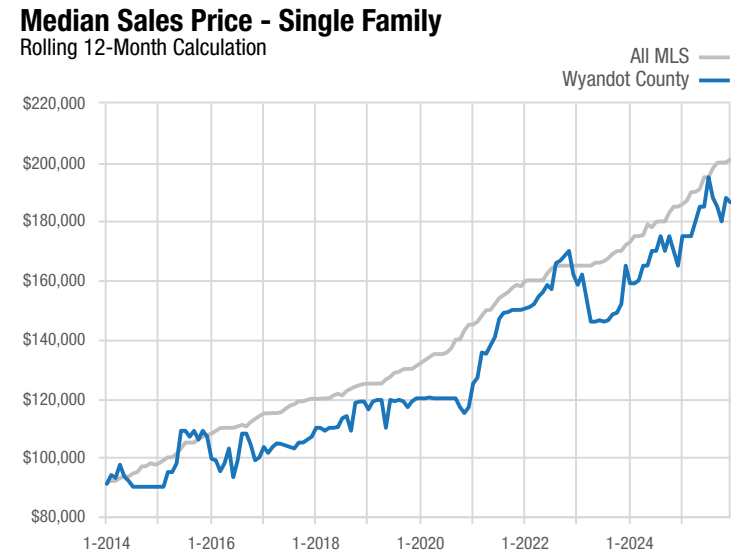


## Wyandot County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	8	+ 60.0%	121	123	+ 1.7%
Pending Sales	9	11	+ 22.2%	107	94	- 12.1%
Closed Sales	10	13	+ 30.0%	108	90	- 16.7%
Days on Market Until Sale	129	106	- 17.8%	98	99	+ 1.0%
Median Sales Price*	\$174,000	\$172,000	- 1.1%	\$165,000	\$186,500	+ 13.0%
Average Sales Price*	\$240,850	\$205,769	- 14.6%	\$178,998	\$212,060	+ 18.5%
Percent of List Price Received*	100.0%	94.0%	- 6.0%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	30	27	- 10.0%	—	—	—
Months Supply of Inventory	3.4	3.4	0.0%	—	—	—

Condo-Villa	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	1	7	+ 600.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	174	33	- 81.0%
Median Sales Price*	—	—	—	\$243,000	\$231,900	- 4.6%
Average Sales Price*	—	—	—	\$243,000	\$231,900	- 4.6%
Percent of List Price Received*	—	—	—	100.0%	90.0%	- 10.0%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

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