

Local Market Update – July 2025

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Hancock & Wyandot Counties

In July 2025, the single-family housing market in Hancock and Wyandot Counties posted strong gains, with new listings up 8.6% from July 2024 and closed sales rising 4.4%. Homes sold for significantly more, as the median sales price climbed 24.8% to \$259,000 and the average sales price surged 25.8% to \$310,489. Price per square foot also rose sharply by 13.9% to \$163.18. Days on market ticked up slightly to 71, while sellers continued to receive 98% of their list price. Total sales volume increased 31.3% year-over-year. Year-to-date, single-family sales have maintained solid momentum, with new listings up 11.4%, closed sales up 10.3%, and notable price growth—median up 17.1% and average up 13.2%—leading to a 24.9% increase in total volume.

The condo/villa market showed a different dynamic in July 2025. While new listings fell 25% compared to last year, closed sales more than doubled (up 125%), driving a 117.4% jump in total sales volume. Median and average prices declined slightly year-over-year, and price per square foot fell 6%, but days on market improved by 14.1%, dropping to 73 days. Year-to-date figures tell a more robust story, with new listings up 31%, closed sales up 63%, and both median (+16.5%) and average (+9.1%) prices higher than 2024, despite a substantial increase in average days on market. Inventory for condos tightened significantly, with months supply dropping from 12 to 6.

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	93	101	8.6%	546	608	11.4%
Closed Sales	68	71	4.4%	445	491	10.3%
Days on Market	69	71	2.9%	73	81	11.0%
SP\$/SqFt	\$143.30	\$163.18	13.9%	\$135.95	\$147.51	8.5%
Median Sales Price*	\$207,450	\$259,000	24.8%	\$205,000	\$240,000	17.1%
Average Sales Price*	\$246,868	\$310,489	25.8%	\$243,992	\$276,165	13.2%
Percent of List Price Received*	98%	98%	0.0%	98%	98%	0.0%
Months Supply of Inventory	15	15	0.0%	---	---	---
Total Volume	\$16,787,040	\$22,044,693	31.3%	\$108,576,573	\$135,597,170	24.9%

Condo/Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	6	-25.0%	42	55	31.0%
Closed Sales	4	9	125.0%	27	44	63.0%
Days on Market	85	73	-14.1%	48	83	72.9%
SP\$/SqFt	\$159.67	\$150.11	-6.0%	\$148.30	\$151.44	2.1%
Median Sales Price*	\$251,450	\$235,000	-6.5%	\$213,000	\$248,250	16.5%
Average Sales Price*	\$244,975	\$236,656	-3.4%	\$224,857	\$245,430	9.1%
Percent of List Price Received*	98%	99%	1.0%	99%	98%	-1.0%
Months Supply of Inventory	12	6	-50.0%	---	---	---
Total Volume (in 1000's)	\$979,900	\$2,129,900	117.4%	\$6,071,150	\$10,798,903	-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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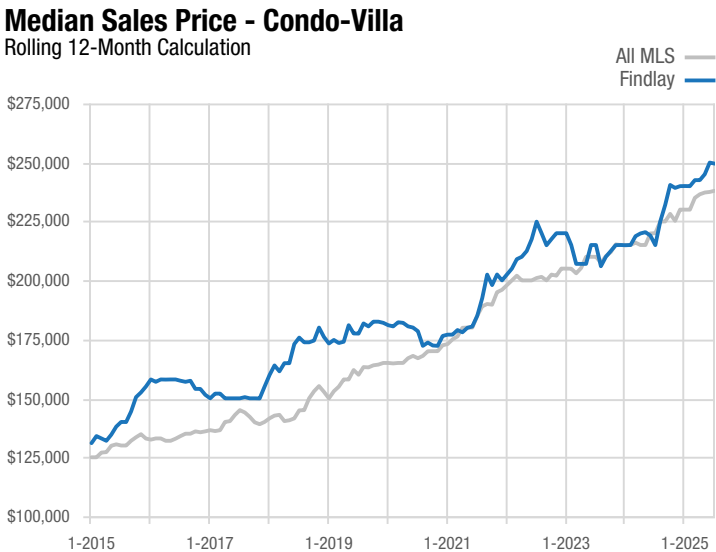
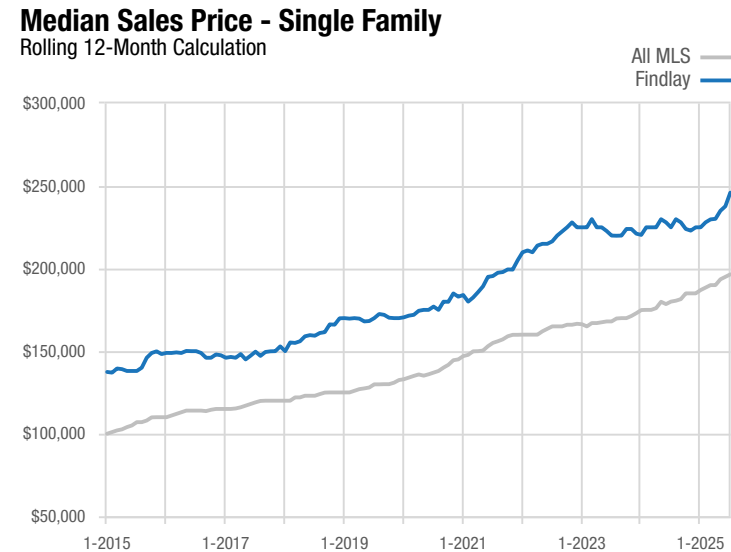
Findlay

Zip Code 45840

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	66	74	+ 12.1%	386	426	+ 10.4%
Pending Sales	40	49	+ 22.5%	307	347	+ 13.0%
Closed Sales	43	49	+ 14.0%	305	346	+ 13.4%
Days on Market Until Sale	54	62	+ 14.8%	65	75	+ 15.4%
Median Sales Price*	\$224,675	\$319,900	+ 42.4%	\$228,000	\$260,000	+ 14.0%
Average Sales Price*	\$280,773	\$342,365	+ 21.9%	\$268,068	\$295,351	+ 10.2%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	137	150	+ 9.5%	—	—	—
Months Supply of Inventory	3.2	3.1	- 3.1%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	5	- 37.5%	39	51	+ 30.8%
Pending Sales	4	9	+ 125.0%	25	42	+ 68.0%
Closed Sales	3	8	+ 166.7%	24	41	+ 70.8%
Days on Market Until Sale	56	70	+ 25.0%	45	82	+ 82.2%
Median Sales Price*	\$259,900	\$237,500	- 8.6%	\$216,500	\$249,900	+ 15.4%
Average Sales Price*	\$245,633	\$247,488	+ 0.8%	\$226,719	\$253,034	+ 11.6%
Percent of List Price Received*	97.6%	99.1%	+ 1.5%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	17	18	+ 5.9%	—	—	—
Months Supply of Inventory	4.3	2.8	- 34.9%	—	—	—

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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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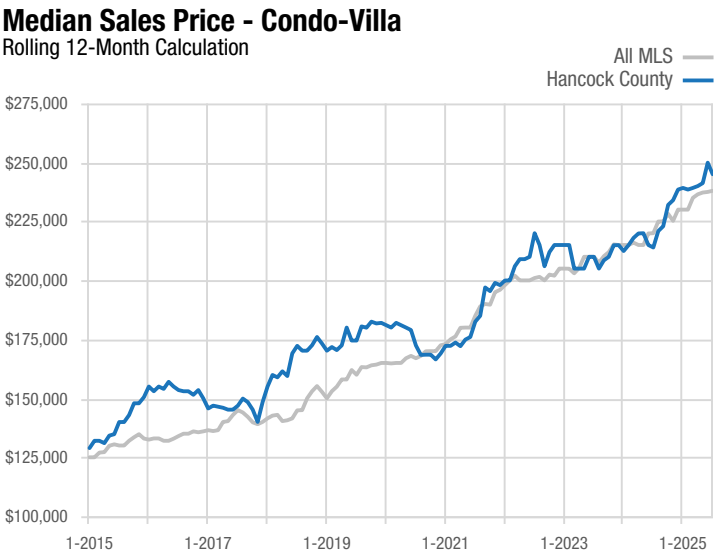
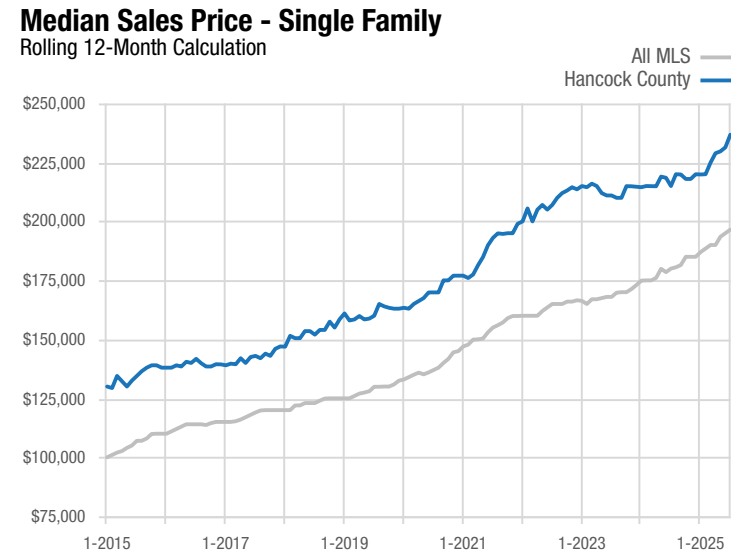


Hancock County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	80	89	+ 11.3%	472	525	+ 11.2%
Pending Sales	52	66	+ 26.9%	383	441	+ 15.1%
Closed Sales	55	66	+ 20.0%	380	441	+ 16.1%
Days on Market Until Sale	58	67	+ 15.5%	67	77	+ 14.9%
Median Sales Price*	\$214,950	\$262,000	+ 21.9%	\$219,000	\$249,700	+ 14.0%
Average Sales Price*	\$272,419	\$314,314	+ 15.4%	\$258,983	\$283,060	+ 9.3%
Percent of List Price Received*	98.6%	98.6%	0.0%	99.0%	98.2%	- 0.8%
Inventory of Homes for Sale	165	179	+ 8.5%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	6	- 25.0%	41	54	+ 31.7%
Pending Sales	4	10	+ 150.0%	27	45	+ 66.7%
Closed Sales	3	9	+ 200.0%	26	44	+ 69.2%
Days on Market Until Sale	56	73	+ 30.4%	45	83	+ 84.4%
Median Sales Price*	\$259,900	\$235,000	- 9.6%	\$212,500	\$248,250	+ 16.8%
Average Sales Price*	\$245,633	\$236,656	- 3.7%	\$224,160	\$245,430	+ 9.5%
Percent of List Price Received*	97.6%	98.8%	+ 1.2%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	4.3	2.8	- 34.9%	—	—	—

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Wyandot County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	13	10	- 23.1%	74	81	+ 9.5%
Pending Sales	14	7	- 50.0%	67	52	- 22.4%
Closed Sales	13	5	- 61.5%	65	50	- 23.1%
Days on Market Until Sale	113	129	+ 14.2%	107	111	+ 3.7%
Median Sales Price*	\$130,000	\$191,000	+ 46.9%	\$158,000	\$193,000	+ 22.2%
Average Sales Price*	\$148,088	\$260,000	+ 75.6%	\$157,174	\$218,420	+ 39.0%
Percent of List Price Received*	94.6%	95.7%	+ 1.2%	94.4%	95.4%	+ 1.1%
Inventory of Homes for Sale	35	37	+ 5.7%	—	—	—
Months Supply of Inventory	3.6	4.8	+ 33.3%	—	—	—

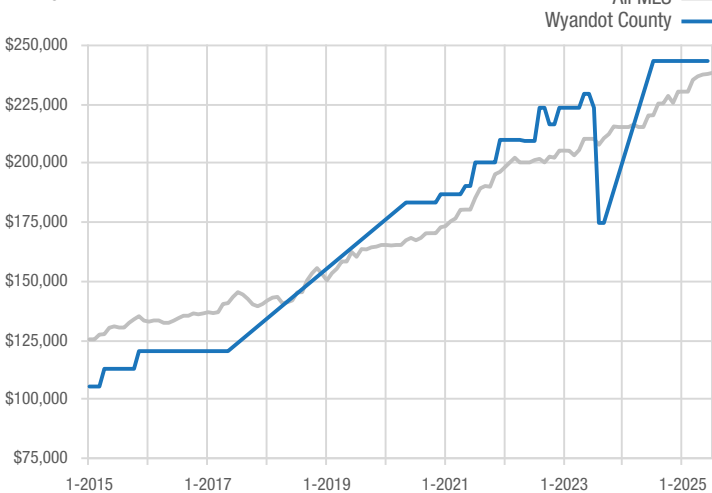
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	174	—	—	174	—	—
Median Sales Price*	\$243,000	—	—	\$243,000	—	—
Average Sales Price*	\$243,000	—	—	\$243,000	—	—
Percent of List Price Received*	99.2%	—	—	99.2%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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