Local Market Update – June 2025

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Hancock & Wyandot Counties

Single Family Homes: Surging Sales and Prices Amid Tightening Inventory

In June 2025, Single Family home sales in Hancock and Wyandot counties experienced notable gains despite a 21.7% drop in new listings. Closed sales jumped 42.6% year-over-year, from 68 to 97 transactions. Homes also spent more time on the market, increasing from 56 to 73 days (+30.4%). The median sales price climbed 14.6% to \$235,000, and the average sales price rose 7.2% to \$283,313. Price per square foot improved 5.2%. The total volume of sales exploded by over 1500% to \$287.5 million, largely driven by increased sales activity and price growth. Year-to-date, both new listings and closed sales were up by over 11%, and the average sales price has increased 11% to \$270,363. Inventory tightened, with months supply dropping from 15 to 11 (-26.7%), suggesting high buyer demand relative to supply.

Condo/Villa Homes: Expanding Activity with Sharp Price Increases

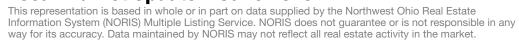
The Condo/Villa market also displayed robust growth in June. New listings rose 71.4%, and closed sales more than doubled from 4 to 9, a 125% increase. Prices saw significant appreciation, with the median sales price climbing 25.9% to \$249,900 and the average sales price increasing 26.2% to \$247,067. Days on market rose from 55 to 74 (+34.5%), but that didn't hinder total volume, which surged 184% to over \$2.2 million. Year-to-date, new listings are up 44.1% and closed sales up 52.2%. Prices are also higher, with a 22.5% increase in median sales price and nearly 12% in average price. However, inventory dropped sharply from 11 to 6 months (-45.5%), reinforcing the trend of strong buyer activity outpacing supply.

| Single Family | | May | | | ear to Date | |
|---------------------------------|--------------|--------------|-------------|--------------|--------------|-------------|
| Key Metrics | 2024 | 2025 | % Change | Thru 5-2024 | Thru 5-2025 | % Change |
| New Listings | 91 | 115 | 26.4% | 361 | 430 | 19.1% |
| Closed Sales | 88 | 74 | -15.9% | 309 | 323 | 4.5% |
| Days on Market | 67 | 62 | -7.5% | 77 | 85 | 10.4% |
| SP\$/SqFt | \$147.52 | \$144.29 | -2.2% | \$132.79 | \$143.17 | 7.8% |
| Median Sales Price* | \$227,500 | \$259,950 | 14.3% | \$209,900 | \$233,500 | 11.2% |
| Average Sales Price* | \$280,188 | \$272,459 | -2.8% | \$238,918 | \$266,474 | 11.5% |
| Percent of List Price Received* | 100% | 100% | 0.0% | 98% | 98% | 0.0% |
| Months Supply of Inventory | 11 | 14 | 27.3% | | | |
| Total Volume | \$24,656,505 | \$20,162,000 | -18.2% | \$73,825,756 | \$86,071,079 | 16.6% |

| Condo/Villa | May | | | Y | ear to Date | |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Key Metrics | 2024 | 2025 | % Change | Thru 5-2024 | Thru 5-2025 | % Change |
| New Listings | 5 | 6 | 20.0% | 27 | 37 | 37.0% |
| Closed Sales | 5 | 6 | 20.0% | 19 | 26 | 36.8% |
| Days on Market | 47 | 96 | 104.3% | 41 | 89 | 117.1% |
| SP\$/SqFt | \$153.02 | \$154.21 | 0.8% | \$148.23 | \$149.57 | 0.9% |
| Median Sales Price* | \$200,000 | \$268,500 | 34.3% | \$220,000 | \$248,500 | 13.0% |
| Average Sales Price* | \$208,760 | \$253,167 | 21.3% | \$226,750 | \$247,900 | 9.3% |
| Percent of List Price Received* | 98% | 98% | 0.0% | 99% | 98% | -1.0% |
| Months Supply of Inventory | 8 | 9 | 12.5% | | | |
| Total Volume (in 1000's) | \$1,043,800 | \$1,519,000 | 45.5% | \$4,308,250 | \$6,445,403 | -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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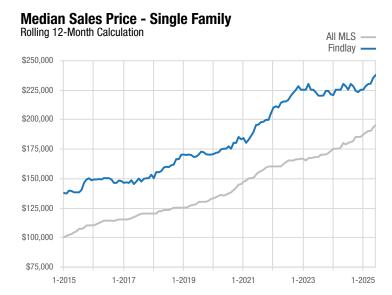
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Zip Code 45840

| Single Family | | June | | | Year to Date | |
|---------------------------------|-----------|-----------|----------|-------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change |
| New Listings | 61 | 51 | - 16.4% | 320 | 351 | + 9.7% |
| Pending Sales | 56 | 55 | - 1.8% | 267 | 296 | + 10.9% |
| Closed Sales | 51 | 64 | + 25.5% | 262 | 296 | + 13.0% |
| Days on Market Until Sale | 50 | 63 | + 26.0% | 67 | 78 | + 16.4% |
| Median Sales Price* | \$228,900 | \$268,000 | + 17.1% | \$228,000 | \$255,000 | + 11.8% |
| Average Sales Price* | \$288,182 | \$304,714 | + 5.7% | \$266,031 | \$287,259 | + 8.0% |
| Percent of List Price Received* | 99.7% | 98.5% | - 1.2% | 98.7% | 98.5% | - 0.2% |
| Inventory of Homes for Sale | 114 | 134 | + 17.5% | | _ | _ |
| Months Supply of Inventory | 2.6 | 2.8 | + 7.7% | | _ | _ |

| Condo-Villa | June | | | Year to Date | | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|--|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change | |
| New Listings | 7 | 12 | + 71.4% | 31 | 46 | + 48.4% | |
| Pending Sales | 4 | 8 | + 100.0% | 21 | 33 | + 57.1% | |
| Closed Sales | 4 | 9 | + 125.0% | 21 | 33 | + 57.1% | |
| Days on Market Until Sale | 55 | 74 | + 34.5% | 43 | 85 | + 97.7% | |
| Median Sales Price* | \$198,500 | \$249,900 | + 25.9% | \$213,000 | \$250,000 | + 17.4% | |
| Average Sales Price* | \$195,750 | \$247,067 | + 26.2% | \$224,017 | \$254,379 | + 13.6% | |
| Percent of List Price Received* | 98.6% | 99.3% | + 0.7% | 98.9% | 98.1% | - 0.8% | |
| Inventory of Homes for Sale | 14 | 22 | + 57.1% | _ | _ | _ | |
| Months Supply of Inventory | 3.3 | 3.7 | + 12.1% | | _ | _ | |

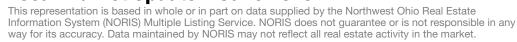
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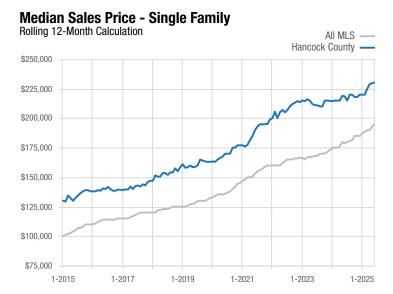


Hancock County

| Single Family | | June | | | Year to Date | |
|---------------------------------|-----------|-----------|----------|-------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change |
| New Listings | 78 | 59 | - 24.4% | 392 | 433 | + 10.5% |
| Pending Sales | 64 | 72 | + 12.5% | 331 | 373 | + 12.7% |
| Closed Sales | 58 | 84 | + 44.8% | 325 | 374 | + 15.1% |
| Days on Market Until Sale | 53 | 69 | + 30.2% | 68 | 80 | + 17.6% |
| Median Sales Price* | \$219,950 | \$247,950 | + 12.7% | \$219,900 | \$245,000 | + 11.4% |
| Average Sales Price* | \$277,522 | \$288,358 | + 3.9% | \$256,750 | \$277,273 | + 8.0% |
| Percent of List Price Received* | 100.0% | 98.4% | - 1.6% | 99.0% | 98.1% | - 0.9% |
| Inventory of Homes for Sale | 142 | 165 | + 16.2% | | _ | _ |
| Months Supply of Inventory | 2.5 | 2.7 | + 8.0% | | _ | _ |

| Condo-Villa | | June | | | Year to Date | |
|---------------------------------|-----------|-----------|----------|-------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change |
| New Listings | 7 | 12 | + 71.4% | 33 | 48 | + 45.5% |
| Pending Sales | 4 | 8 | + 100.0% | 23 | 35 | + 52.2% |
| Closed Sales | 4 | 9 | + 125.0% | 23 | 35 | + 52.2% |
| Days on Market Until Sale | 55 | 74 | + 34.5% | 43 | 85 | + 97.7% |
| Median Sales Price* | \$198,500 | \$249,900 | + 25.9% | \$204,000 | \$249,900 | + 22.5% |
| Average Sales Price* | \$195,750 | \$247,067 | + 26.2% | \$221,359 | \$247,686 | + 11.9% |
| Percent of List Price Received* | 98.6% | 99.3% | + 0.7% | 98.8% | 98.2% | - 0.6% |
| Inventory of Homes for Sale | 14 | 23 | + 64.3% | | _ | _ |
| Months Supply of Inventory | 3.2 | 3.7 | + 15.6% | | _ | _ |

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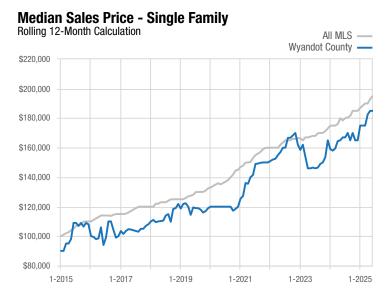


Wyandot County

| Single Family | | June | | | Year to Date | |
|---------------------------------|-----------|-----------|----------|-------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change |
| New Listings | 14 | 11 | - 21.4% | 61 | 71 | + 16.4% |
| Pending Sales | 10 | 12 | + 20.0% | 53 | 45 | - 15.1% |
| Closed Sales | 10 | 12 | + 20.0% | 52 | 45 | - 13.5% |
| Days on Market Until Sale | 69 | 103 | + 49.3% | 105 | 109 | + 3.8% |
| Median Sales Price* | \$198,750 | \$207,500 | + 4.4% | \$158,500 | \$195,000 | + 23.0% |
| Average Sales Price* | \$186,750 | \$240,025 | + 28.5% | \$159,536 | \$213,585 | + 33.9% |
| Percent of List Price Received* | 97.7% | 95.3% | - 2.5% | 94.4% | 95.3% | + 1.0% |
| Inventory of Homes for Sale | 37 | 34 | - 8.1% | | _ | _ |
| Months Supply of Inventory | 3.9 | 4.1 | + 5.1% | _ | _ | _ |

| Condo-Villa | | June | | | Year to Date | | | |
|---------------------------------|------|------|----------|-------------|--------------|----------|--|--|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change | | |
| New Listings | 0 | 0 | | 1 | 1 | 0.0% | | |
| 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 | 1 | 0.0% | | _ | _ | | |
| Months Supply of Inventory | | 1.0 | | | _ | _ | | |

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