

# 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			Year 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			Year 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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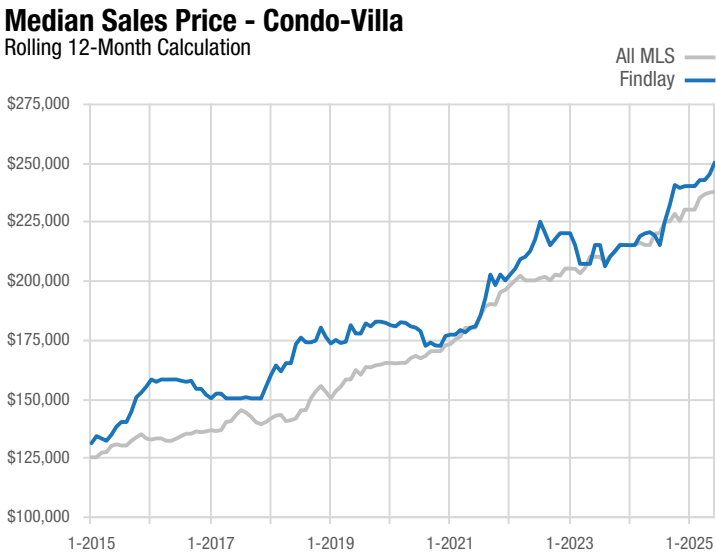
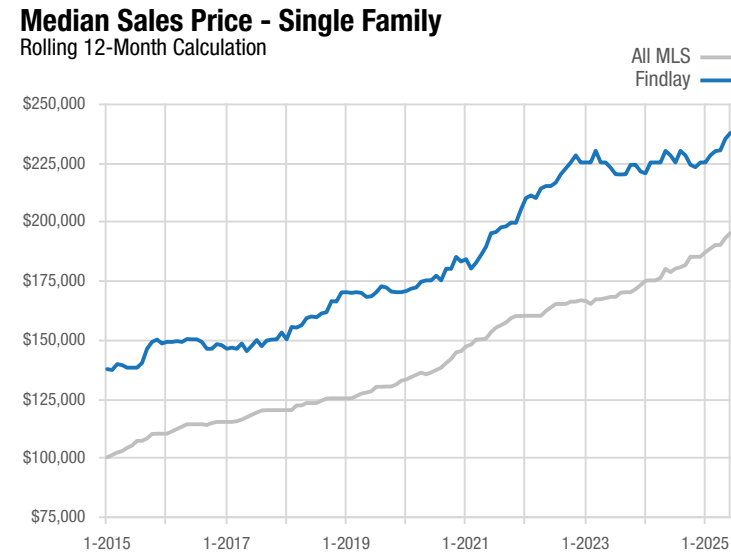
## Findlay

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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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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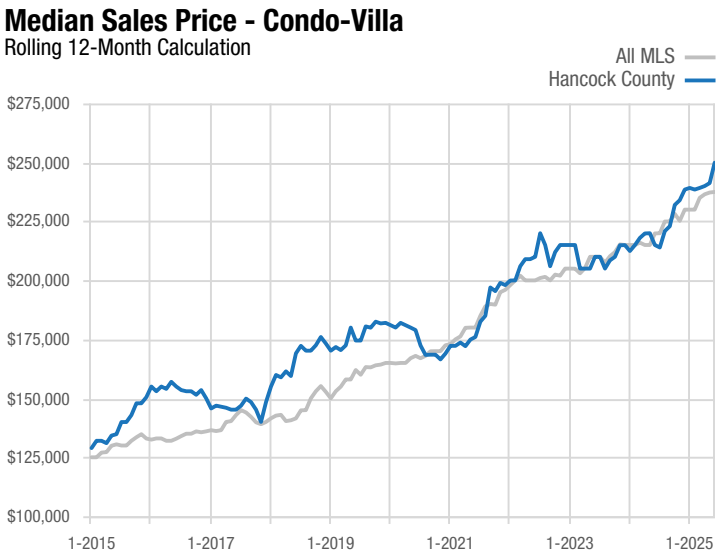
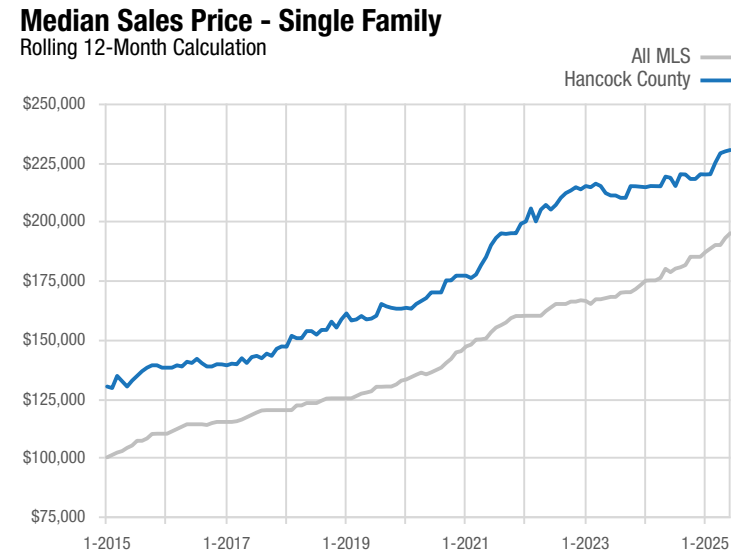


## Hancock County

Single Family	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%	—	—	—

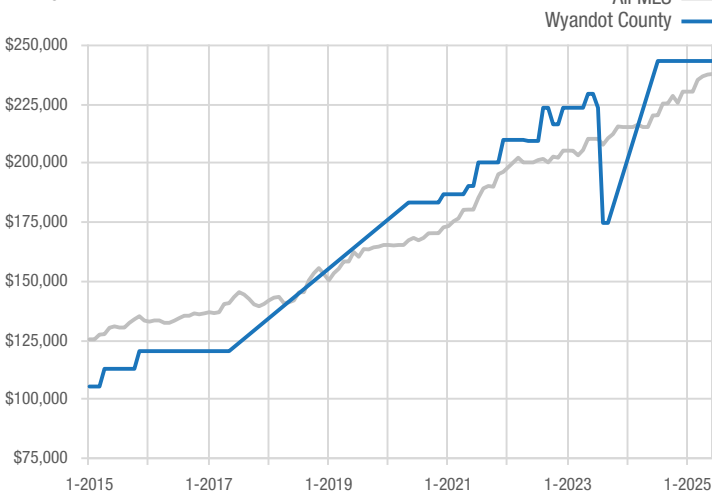
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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