

# Local Market Update – May 2025

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## Hancock & Wyandot Counties

The housing data for **Hancock and Wyandot Counties** in May 2025 reflects notable shifts in both single-family and condo/villa markets. In the **single-family sector**, new listings surged by **26.4%**, indicating increased seller participation, yet **closed sales declined 15.9%**, suggesting a mismatch between inventory and buyer readiness. Despite the dip in sales, home values remained strong—**median sales price jumped 14.3% to \$259,950**, and year-to-date prices also rose, with an **11.5% increase in the average sales price**. Days on market improved slightly for May but rose over the year, and inventory increased from 11 to 14 months, signaling a market slowly normalizing.

Conversely, **condo/villa activity increased** across most metrics: listings and closed sales both rose **20%**, and **total volume spiked 45.5%** year-over-year for May. However, condos stayed on the market much longer—**96 days on average**, more than double the previous year. Prices also saw strong appreciation, with **median condo prices up 34.3% in May**. Overall, the region shows robust price growth and more inventory, though longer selling times and slower absorption suggest buyers are proceeding with more caution.

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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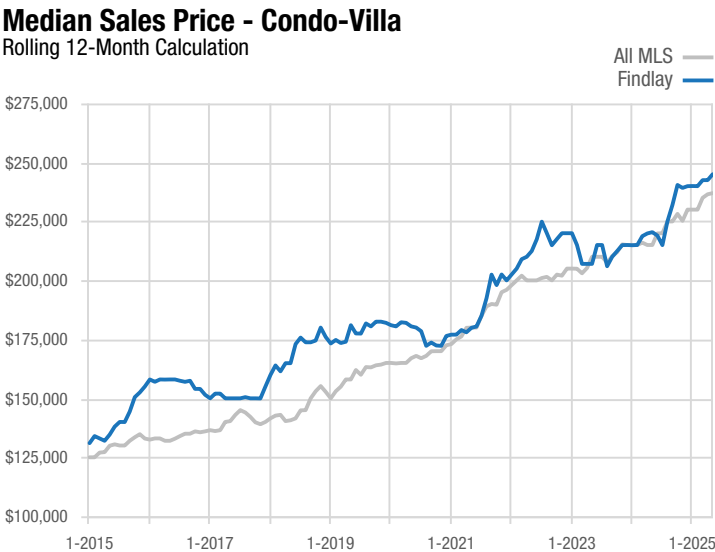
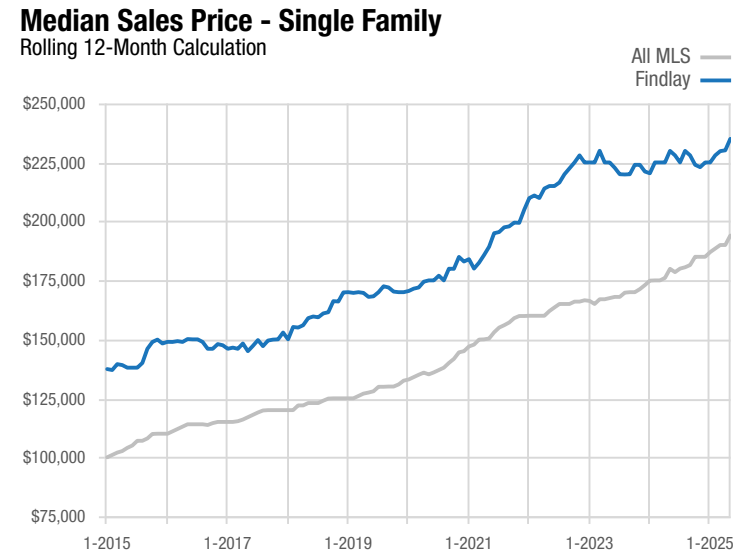
## Findlay

Zip Code 45840

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	60	87	+ 45.0%	259	297	+ 14.7%
Pending Sales	62	55	- 11.3%	211	239	+ 13.3%
Closed Sales	66	55	- 16.7%	211	231	+ 9.5%
Days on Market Until Sale	66	63	- 4.5%	71	82	+ 15.5%
Median Sales Price*	\$235,000	\$272,400	+ 15.9%	\$228,000	\$252,450	+ 10.7%
Average Sales Price*	\$295,594	\$289,784	- 2.0%	\$260,677	\$283,281	+ 8.7%
Percent of List Price Received*	100.1%	100.8%	+ 0.7%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	117	145	+ 23.9%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	5	5	0.0%	24	34	+ 41.7%
Pending Sales	4	6	+ 50.0%	17	24	+ 41.2%
Closed Sales	4	6	+ 50.0%	17	24	+ 41.2%
Days on Market Until Sale	52	96	+ 84.6%	40	89	+ 122.5%
Median Sales Price*	\$222,450	\$268,500	+ 20.7%	\$220,000	\$250,000	+ 13.6%
Average Sales Price*	\$213,475	\$253,167	+ 18.6%	\$230,668	\$257,121	+ 11.5%
Percent of List Price Received*	97.4%	98.1%	+ 0.7%	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	11	19	+ 72.7%	—	—	—
Months Supply of Inventory	2.4	3.5	+ 45.8%	—	—	—

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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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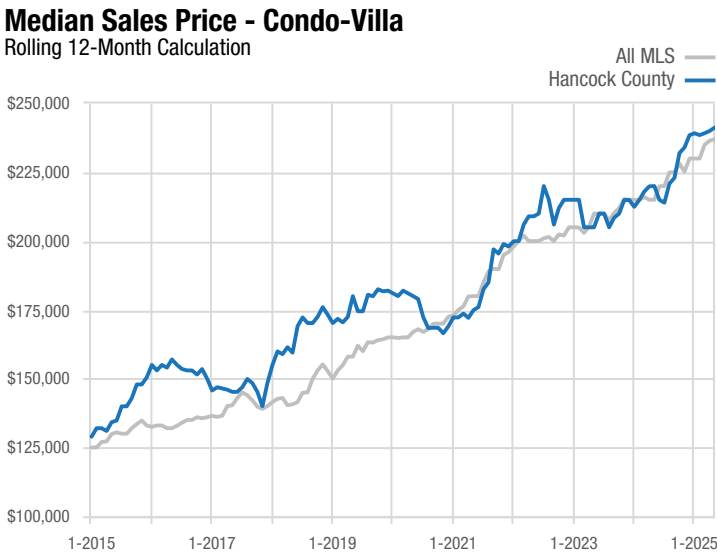
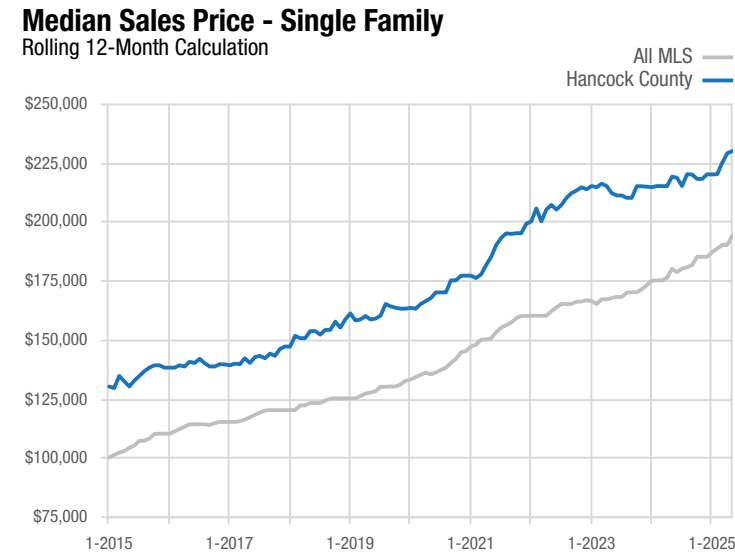


## Hancock County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	69	102	+ 47.8%	314	369	+ 17.5%
Pending Sales	78	66	- 15.4%	267	298	+ 11.6%
Closed Sales	83	66	- 20.5%	267	289	+ 8.2%
Days on Market Until Sale	64	64	0.0%	71	83	+ 16.9%
Median Sales Price*	\$235,000	\$263,750	+ 12.2%	\$219,900	\$245,000	+ 11.4%
Average Sales Price*	\$288,711	\$283,447	- 1.8%	\$252,238	\$274,707	+ 8.9%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	98.8%	98.0%	- 0.8%
Inventory of Homes for Sale	137	185	+ 35.0%	—	—	—
Months Supply of Inventory	2.4	3.1	+ 29.2%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	5	5	0.0%	26	36	+ 38.5%
Pending Sales	5	6	+ 20.0%	19	26	+ 36.8%
Closed Sales	5	6	+ 20.0%	19	26	+ 36.8%
Days on Market Until Sale	47	96	+ 104.3%	41	89	+ 117.1%
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*	97.9%	98.1%	+ 0.2%	98.8%	97.8%	- 1.0%
Inventory of Homes for Sale	11	20	+ 81.8%	—	—	—
Months Supply of Inventory	2.4	3.5	+ 45.8%	—	—	—

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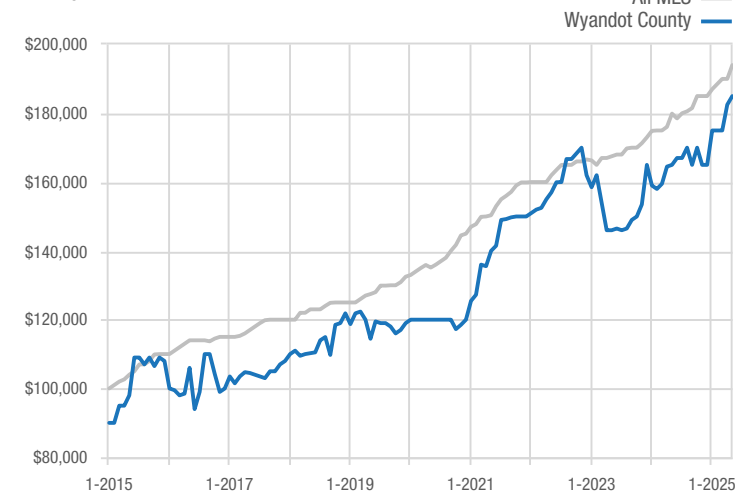
## Wyandot County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	22	11	- 50.0%	47	59	+ 25.5%
Pending Sales	7	7	0.0%	43	34	- 20.9%
Closed Sales	5	7	+ 40.0%	42	33	- 21.4%
Days on Market Until Sale	129	50	- 61.2%	114	112	- 1.8%
Median Sales Price*	\$165,000	\$188,000	+ 13.9%	\$146,850	\$188,000	+ 28.0%
Average Sales Price*	\$138,700	\$195,643	+ 41.1%	\$152,733	\$203,350	+ 33.1%
Percent of List Price Received*	94.8%	96.4%	+ 1.7%	93.6%	95.3%	+ 1.8%
Inventory of Homes for Sale	35	37	+ 5.7%	—	—	—
Months Supply of Inventory	3.6	4.5	+ 25.0%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	1	—	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

