

Local Market Update – November 2025

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Hancock & Wyandot Counties

In Hancock and Wyandot Counties, the single-family market showed mixed conditions in November, with new listings and closed sales both declining slightly from last year, yet prices surged—median sales price jumped nearly 46% and average price rose 20%—indicating strong demand for higher-value homes even as activity cooled. Homes spent a bit longer on the market and inventory increased, signaling a slow shift toward a more balanced environment, but sellers still received 98% of asking price, reflecting continued competitiveness. Year-to-date trends reinforce market strength, with closed sales up 4.6% and total volume rising 14.7%, supported by steady price appreciation.

The condo/villa segment saw very different dynamics: new listings doubled in November while closed sales fell, pushing inventory higher. Prices, however, climbed sharply—especially average price, up 38.5%—suggesting that fewer but more expensive units sold. Year-to-date condo activity remains strong, with closed sales up 36% and modest price growth, though a rise in days on market shows that buyers are taking longer to commit. Overall, both markets indicate expanding inventory and softening pace of sales, but strong pricing points to underlying demand and solid market fundamentals heading into 2026.

Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	54	49	-9.3%	905	938	3.6%
Closed Sales	55	51	-7.3%	722	755	4.6%
Days on Market	61	63	3.3%	70	77	10.0%
SP\$/SqFt	\$127.00	\$152.00	19.7%	\$139.00	\$148.00	6.5%
Median Sales Price*	\$185,000	\$269,900	45.9%	\$211,450	\$240,000	13.5%
Average Sales Price*	\$229,718	\$275,958	20.1%	\$252,128	\$276,630	9.7%
Percent of List Price Received*	96%	98%	1.3%	97%	96%	-0.3%
Months Supply of Inventory	4.29	4.92	14.7%	---	---	---
Total Volume	\$12,634,507	\$14,073,900	11.4%	\$182,036,704	\$208,856,381	14.7%

Condo/Villa	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	8	100.0%	70	86	22.9%
Closed Sales	7	6	-14.3%	50	68	36.0%
Days on Market	51	45	-11.8%	55	76	38.2%
SP\$/SqFt	\$145.00	\$14.00	-90.3%	\$150.00	\$152.00	1.3%
Median Sales Price*	\$209,900	\$240,250	14.5%	\$239,200	\$246,000	2.8%
Average Sales Price*	\$213,892	\$296,166	38.5%	\$235,349	\$244,016	3.7%
Percent of List Price Received*	97%	95%	-1.7%	97%	97%	-0.6%
Months Supply of Inventory	2.86	4.17	45.8%	---	---	---
Total Volume (in 1000's)	\$1,497,250	\$1,777,000	18.7%	\$11,767,460	\$16,593,153	-0.6%

*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

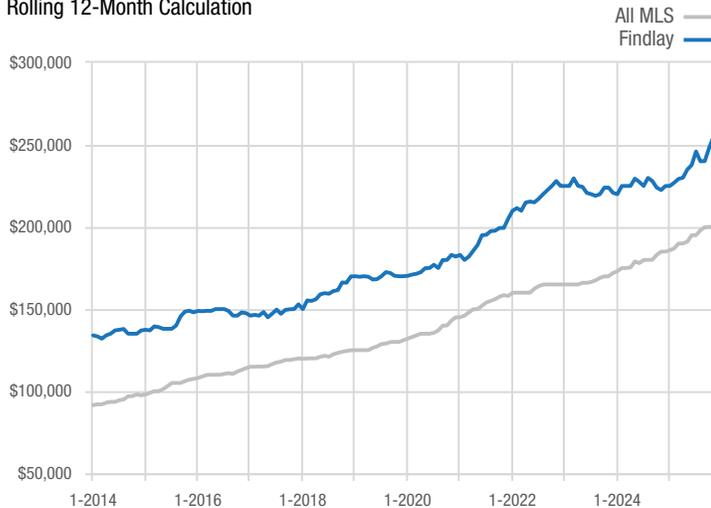
Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Key Metrics						
New Listings	33	35	+ 6.1%	636	649	+ 2.0%
Pending Sales	40	30	- 25.0%	505	559	+ 10.7%
Closed Sales	42	37	- 11.9%	500	554	+ 10.8%
Days on Market Until Sale	61	62	+ 1.6%	65	72	+ 10.8%
Median Sales Price*	\$213,700	\$275,500	+ 28.9%	\$226,500	\$260,000	+ 14.8%
Average Sales Price*	\$243,444	\$283,903	+ 16.6%	\$272,669	\$292,749	+ 7.4%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	145	122	- 15.9%	—	—	—
Months Supply of Inventory	3.2	2.5	- 21.9%	—	—	—

Condo-Villa	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Key Metrics						
New Listings	4	4	0.0%	65	72	+ 10.8%
Pending Sales	5	3	- 40.0%	46	65	+ 41.3%
Closed Sales	6	5	- 16.7%	46	63	+ 37.0%
Days on Market Until Sale	55	47	- 14.5%	54	76	+ 40.7%
Median Sales Price*	\$224,200	\$255,500	+ 14.0%	\$242,400	\$247,500	+ 2.1%
Average Sales Price*	\$226,625	\$319,400	+ 40.9%	\$239,132	\$250,317	+ 4.7%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	3.8	1.5	- 60.5%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

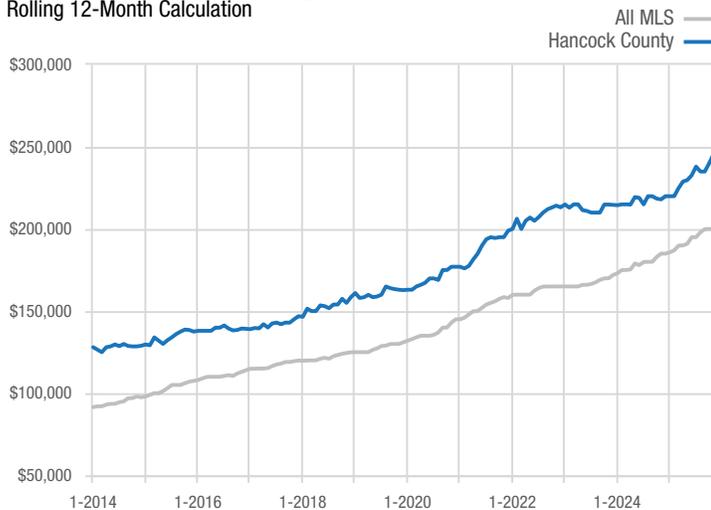
Single Family Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	46	44	- 4.3%	789	824	+ 4.4%
Pending Sales	48	40	- 16.7%	633	698	+ 10.3%
Closed Sales	50	46	- 8.0%	624	691	+ 10.7%
Days on Market Until Sale	61	63	+ 3.3%	66	74	+ 12.1%
Median Sales Price*	\$192,700	\$263,000	+ 36.5%	\$220,000	\$248,500	+ 13.0%
Average Sales Price*	\$240,031	\$272,398	+ 13.5%	\$264,605	\$282,471	+ 6.8%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	183	165	- 9.8%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

Condo-Villa Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	5	+ 25.0%	69	79	+ 14.5%
Pending Sales	5	4	- 20.0%	49	71	+ 44.9%
Closed Sales	7	5	- 28.6%	49	67	+ 36.7%
Days on Market Until Sale	51	47	- 7.8%	53	77	+ 45.3%
Median Sales Price*	\$209,900	\$255,500	+ 21.7%	\$238,500	\$245,000	+ 2.7%
Average Sales Price*	\$213,893	\$319,400	+ 49.3%	\$235,193	\$244,095	+ 3.8%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	4.1	1.7	- 58.5%	—	—	—

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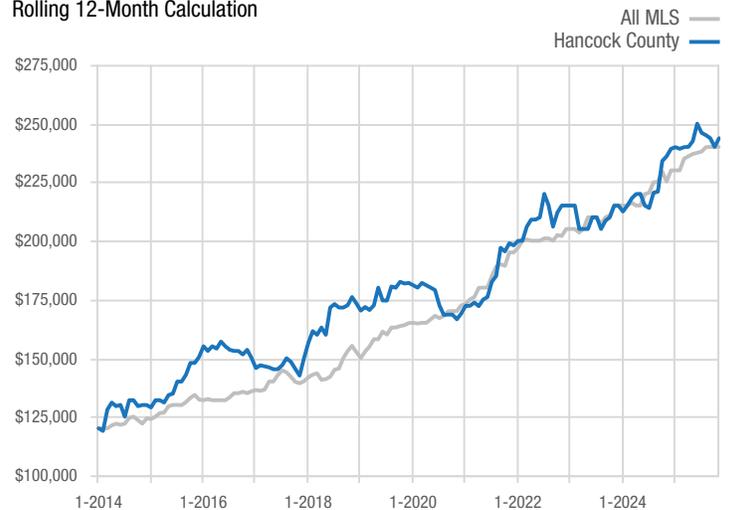
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wyandot County

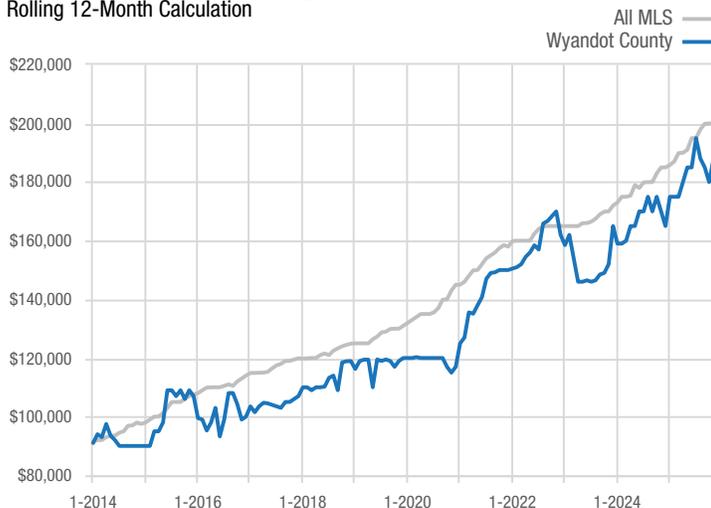
Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	8	6	- 25.0%	116	115	- 0.9%
Pending Sales	3	5	+ 66.7%	98	81	- 17.3%
Closed Sales	5	5	0.0%	98	77	- 21.4%
Days on Market Until Sale	64	70	+ 9.4%	95	98	+ 3.2%
Median Sales Price*	\$110,000	\$280,000	+ 154.5%	\$165,000	\$188,000	+ 13.9%
Average Sales Price*	\$126,590	\$280,200	+ 121.3%	\$172,687	\$213,122	+ 23.4%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	35	36	+ 2.9%	—	—	—
Months Supply of Inventory	4.0	4.8	+ 20.0%	—	—	—

Condo-Villa	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	3	—	1	7	+ 600.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	34	—	174	33	- 81.0%
Median Sales Price*	—	\$180,000	—	\$243,000	\$231,900	- 4.6%
Average Sales Price*	—	\$180,000	—	\$243,000	\$231,900	- 4.6%
Percent of List Price Received*	—	80.0%	—	100.0%	90.0%	- 10.0%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

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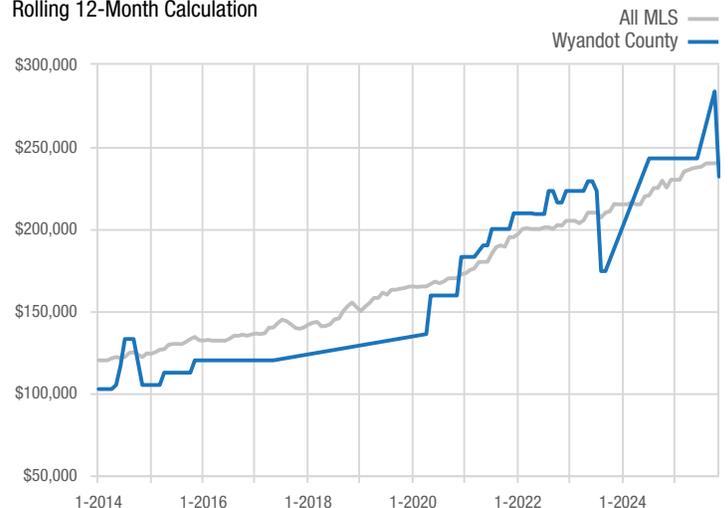
Median Sales Price - Single Family

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Median Sales Price - Condo-Villa

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