

# Local Market Update – October 2025

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## Hancock & Wyandot Counties

n Hancock and Wyandot Counties, the single-family market showed strong price appreciation in October despite a slight decline in new listings. Closed sales rose nearly 10%, and both median and average sale prices jumped significantly—**median price up 36.4% and average price up 19.1%**—indicating buyers are competing for higher-value homes even as days on market remained steady. Year-to-date activity reflects steady growth, with new listings and closed sales both up mid-single digits and total volume rising nearly 15%, driven by sustained price gains and continued demand. Inventory tightened slightly, but overall supply remains near balanced-market levels.

The condo/villa market, meanwhile, experienced a very different pattern. October saw notable increases in new listings and closed sales, but prices dropped sharply—median price fell 20% and average price declined nearly 18%—suggesting a shift toward lower-priced or smaller units selling this month. Days on market rose substantially, pointing to slower buyer absorption. Despite strong October sales counts, year-to-date volume is essentially flat, while closed sales are up more than 40%, further reinforcing that lower-priced properties are dominating activity. The steep decline in months’ supply of inventory to 1.82 indicates tightening conditions, but the pricing trends suggest a more affordable segment attracting buyers rather than broad-based appreciation.

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	111	105	-5.4%	851	889	4.5%
Closed Sales	72	79	9.7%	667	703	5.4%
Days on Market	69	70	1.4%	70	78	11.4%
SP\$/SqFt	\$145.00	\$149.00	2.8%	\$139.00	\$147.00	5.8%
Median Sales Price*	\$187,000	\$255,000	36.4%	\$215,000	\$239,900	11.6%
Average Sales Price*	\$251,966	\$300,137	19.1%	\$253,976	\$276,519	8.9%
Percent of List Price Received*	95%	96%	0.7%	97%	96%	-0.4%
Months Supply of Inventory	3.33	3.28	-1.5%	---	---	---
Total Volume	\$18,141,600	\$23,710,899	30.7%	\$169,402,197	\$194,393,481	14.8%

Condo/Villa	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	9	11	22.2%	66	78	18.2%
Closed Sales	7	11	57.1%	43	62	44.2%
Days on Market	61	80	31.1%	56	79	41.1%
SP\$/SqFt	\$163.00	\$142.00	-12.9%	\$150.00	\$150.00	0.0%
Median Sales Price*	\$278,000	\$222,000	-20.1%	\$244,900	\$246,000	0.4%
Average Sales Price*	\$257,542	\$211,759	-17.8%	\$238,842	\$238,970	0.1%
Percent of List Price Received*	97%	97%	0.1%	97%	97%	-0.5%
Months Supply of Inventory	2.71	1.82	-32.8%	---	---	---
Total Volume (in 1000's)	\$1,802,800	\$2,329,350	29.2%	\$10,270,210	\$14,816,153	-0.5%

\* 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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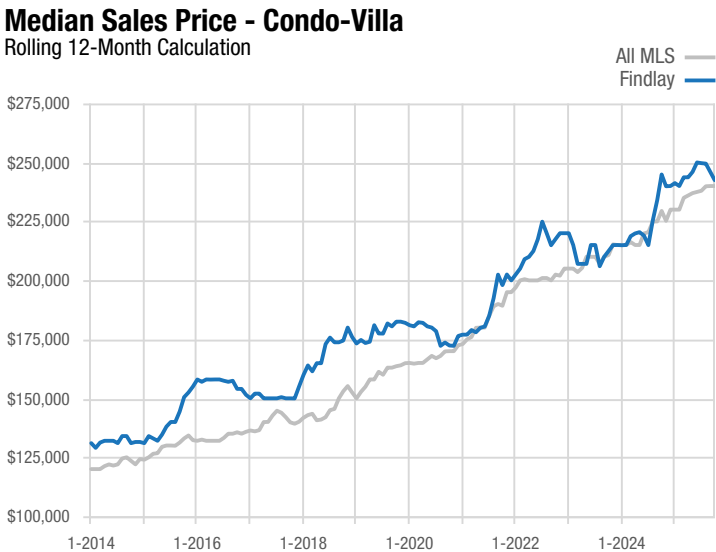
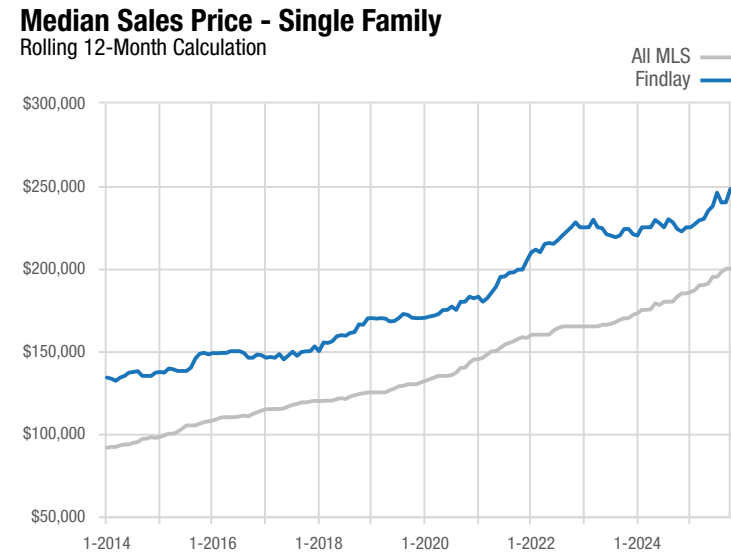
## Findlay

Zip Code 45840

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	78	72	- 7.7%	603	613	+ 1.7%
Pending Sales	56	45	- 19.6%	465	516	+ 11.0%
Closed Sales	51	73	+ 43.1%	458	515	+ 12.4%
Days on Market Until Sale	64	61	- 4.7%	66	73	+ 10.6%
Median Sales Price*	\$189,900	\$269,000	+ 41.7%	\$228,925	\$259,000	+ 13.1%
Average Sales Price*	\$262,945	\$317,339	+ 20.7%	\$275,349	\$293,400	+ 6.6%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	164	138	- 15.9%	—	—	—
Months Supply of Inventory	3.6	2.8	- 22.2%	—	—	—

Condo-Villa	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	7	8	+ 14.3%	61	68	+ 11.5%
Pending Sales	7	7	0.0%	41	59	+ 43.9%
Closed Sales	7	10	+ 42.9%	40	58	+ 45.0%
Days on Market Until Sale	62	80	+ 29.0%	54	79	+ 46.3%
Median Sales Price*	\$278,000	\$223,500	- 19.6%	\$249,950	\$247,250	- 1.1%
Average Sales Price*	\$257,543	\$211,065	- 18.0%	\$241,008	\$244,361	+ 1.4%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	20	14	- 30.0%	—	—	—
Months Supply of Inventory	5.0	2.2	- 56.0%	—	—	—

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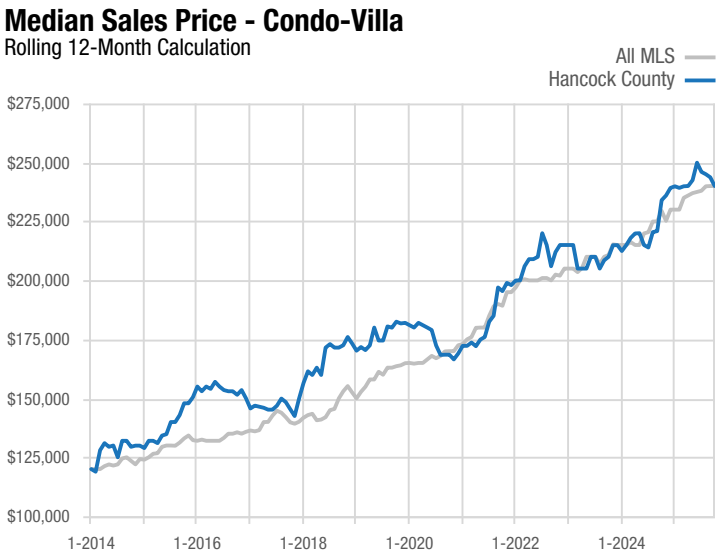
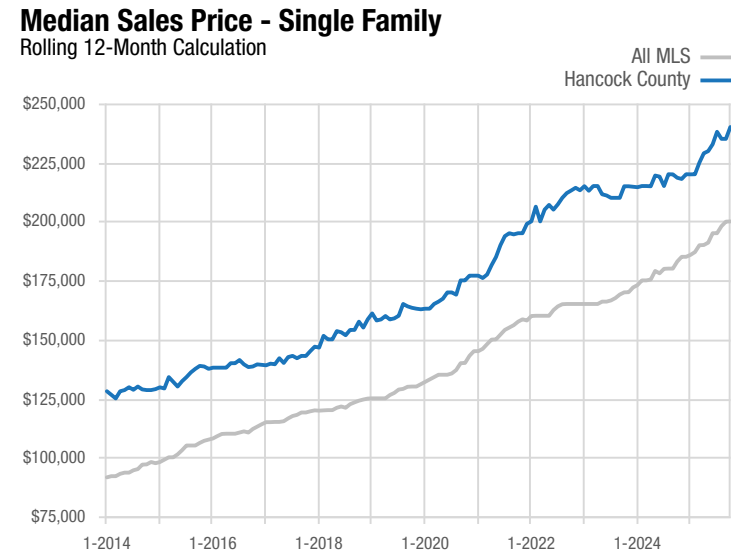


## Hancock County

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	94	93	- 1.1%	743	776	+ 4.4%
Pending Sales	68	51	- 25.0%	585	643	+ 9.9%
Closed Sales	63	85	+ 34.9%	574	642	+ 11.8%
Days on Market Until Sale	66	60	- 9.1%	67	75	+ 11.9%
Median Sales Price*	\$188,000	\$264,750	+ 40.8%	\$220,700	\$248,500	+ 12.6%
Average Sales Price*	\$259,376	\$303,589	+ 17.0%	\$266,745	\$283,564	+ 6.3%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	197	186	- 5.6%	—	—	—
Months Supply of Inventory	3.4	3.0	- 11.8%	—	—	—

Condo-Villa	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	9	9	0.0%	65	74	+ 13.8%
Pending Sales	8	8	0.0%	44	64	+ 45.5%
Closed Sales	7	11	+ 57.1%	42	62	+ 47.6%
Days on Market Until Sale	62	78	+ 25.8%	54	79	+ 46.3%
Median Sales Price*	\$278,000	\$222,000	- 20.1%	\$244,950	\$244,950	0.0%
Average Sales Price*	\$257,543	\$206,414	- 19.9%	\$238,743	\$238,022	- 0.3%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	21	16	- 23.8%	—	—	—
Months Supply of Inventory	5.3	2.3	- 56.6%	—	—	—

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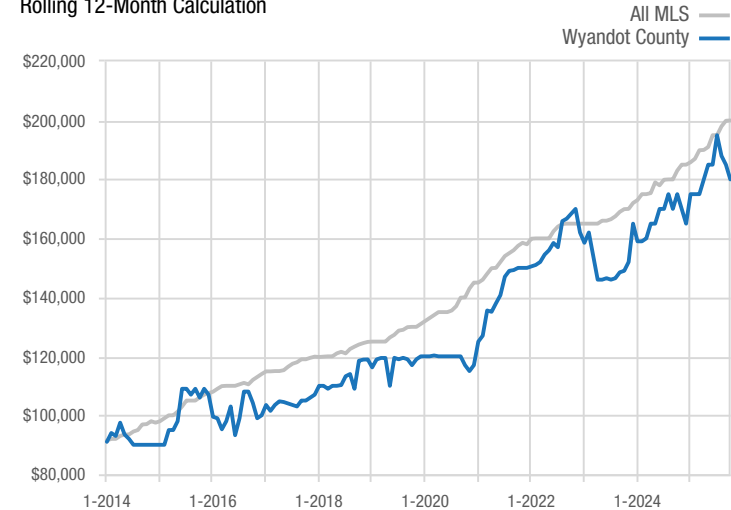
## Wyandot County

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	17	9	- 47.1%	108	109	+ 0.9%
Pending Sales	11	4	- 63.6%	95	74	- 22.1%
Closed Sales	9	5	- 44.4%	93	72	- 22.6%
Days on Market Until Sale	89	86	- 3.4%	97	100	+ 3.1%
Median Sales Price*	\$185,000	\$140,000	- 24.3%	\$170,000	\$186,500	+ 9.7%
Average Sales Price*	\$200,100	\$150,000	- 25.0%	\$175,165	\$208,464	+ 19.0%
Percent of List Price Received*	100.0%	106.9%	+ 6.9%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	30	37	+ 23.3%	—	—	—
Months Supply of Inventory	3.1	5.2	+ 67.7%	—	—	—

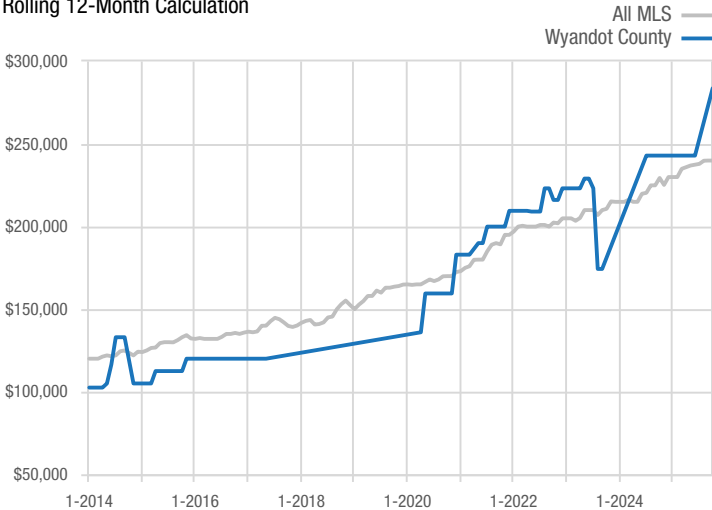
Condo-Villa	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	2	—	1	4	+ 300.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	32	—	174	32	- 81.6%
Median Sales Price*	—	\$283,800	—	\$243,000	\$283,800	+ 16.8%
Average Sales Price*	—	\$283,800	—	\$243,000	\$283,800	+ 16.8%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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Median Sales Price - Single Family  
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa  
Rolling 12-Month Calculation



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