

Local Market Update – September 2025

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Hancock & Wyandot Counties

Single-family home activity slowed sharply in September. The combination of fewer sales, longer market times, and rising inventory points to cooling demand. Prices are softening but remain relatively stable considering the supply increase.

The Condo/Villa segment saw mixed signals — fewer listings but slightly higher closed sales and higher \$/SqFt, though with a notable decline in prices. The market may be seeing smaller or lower-priced units moving but demand relative to supply improved modestly.

Despite the slower September, the 2025 single-family market remains stronger year-to-date. Prices and sales volume are up significantly from 2024, reflecting healthy demand earlier in the year. However, rising inventory and longer market times suggest momentum may be shifting toward more balance.

Year-to-date, the Condo/Villa market has been active with far more sales than last year, even as prices hold steady. Increased listings and longer marketing times suggest growing inventory but balanced conditions overall.

Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	90	90	0.0%	740	783	5.8%
Closed Sales	72	56	-22.2%	595	624	4.9%
Days on Market	54	69	27.8%	69	78	13.0%
SP\$/SqFt	\$148.21	\$141.28	-4.7%	\$139.30	\$147.54	5.9%
Median Sales Price*	\$220,000	\$215,000	-2.3%	\$215,000	\$236,700	10.1%
Average Sales Price*	\$261,300	\$244,827	-6.3%	\$254,219	\$273,530	7.6%
Percent of List Price Received*	99%	99%	0.0%	99%	98%	-1.0%
Months Supply of Inventory	14	19	35.7%	---	---	---
Total Volume	\$18,813,600	\$13,710,318	-27.1%	\$151,260,598	\$170,682,583	12.8%

Condo/Villa	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	9	6	-33.3%	58	67	15.5%
Closed Sales	3	4	33.3%	36	51	41.7%
Days on Market	45	49	8.9%	54	79	46.3%
SP\$/SqFt	\$157.46	\$176.03	11.8%	\$148.49	\$152.18	2.5%
Median Sales Price*	\$285,000	\$238,000	-16.5%	\$237,500	\$249,500	5.1%
Average Sales Price*	\$282,787	\$234,225	-17.2%	\$235,206	\$244,839	4.1%
Percent of List Price Received*	98%	98%	0.0%	99%	98%	-1.0%
Months Supply of Inventory	17	14	-17.6%	---	---	---
Total Volume (in 1000's)	\$848,360	\$936,900	10.4%	\$8,467,410	\$12,486,803	-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

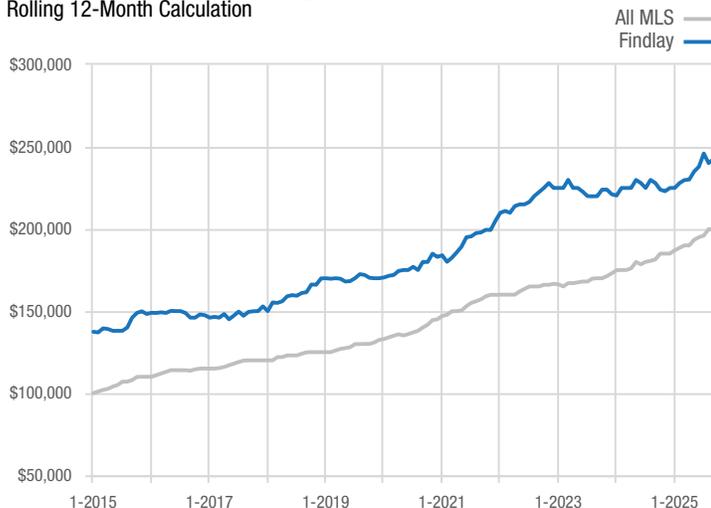
Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	67	61	- 9.0%	524	539	+ 2.9%
Pending Sales	46	44	- 4.3%	409	450	+ 10.0%
Closed Sales	46	36	- 21.7%	416	442	+ 6.3%
Days on Market Until Sale	56	72	+ 28.6%	64	74	+ 15.6%
Median Sales Price*	\$220,000	\$215,000	- 2.3%	\$230,000	\$259,000	+ 12.6%
Average Sales Price*	\$271,286	\$256,602	- 5.4%	\$276,725	\$290,220	+ 4.9%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	155	141	- 9.0%	—	—	—
Months Supply of Inventory	3.5	2.9	- 17.1%	—	—	—

Condo-Villa	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	9	5	- 44.4%	54	60	+ 11.1%
Pending Sales	4	3	- 25.0%	34	48	+ 41.2%
Closed Sales	3	4	+ 33.3%	34	48	+ 41.2%
Days on Market Until Sale	45	49	+ 8.9%	51	78	+ 52.9%
Median Sales Price*	\$285,000	\$238,000	- 16.5%	\$238,450	\$249,900	+ 4.8%
Average Sales Price*	\$282,787	\$234,225	- 17.2%	\$237,133	\$251,298	+ 6.0%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	19	18	- 5.3%	—	—	—
Months Supply of Inventory	5.1	3.0	- 41.2%	—	—	—

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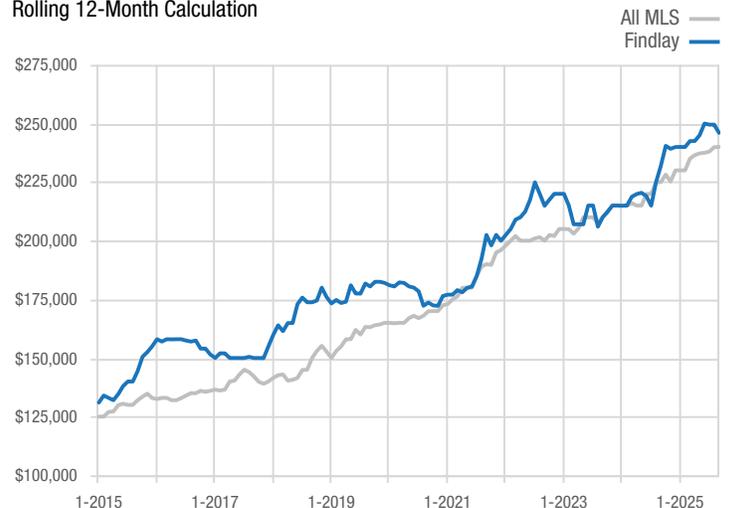
Median Sales Price - Single Family

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

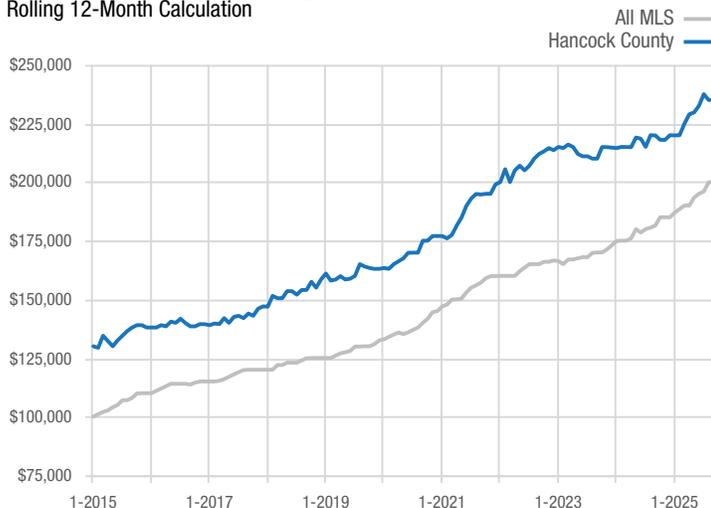
Single Family Key Metrics	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	85	80	- 5.9%	649	680	+ 4.8%
Pending Sales	63	54	- 14.3%	518	565	+ 9.1%
Closed Sales	62	46	- 25.8%	524	557	+ 6.3%
Days on Market Until Sale	53	70	+ 32.1%	65	76	+ 16.9%
Median Sales Price*	\$222,500	\$217,500	- 2.2%	\$224,950	\$245,500	+ 9.1%
Average Sales Price*	\$268,510	\$252,882	- 5.8%	\$266,443	\$281,085	+ 5.5%
Percent of List Price Received*	99.3%	98.0%	- 1.3%	99.1%	98.2%	- 0.9%
Inventory of Homes for Sale	186	188	+ 1.1%	—	—	—
Months Supply of Inventory	3.3	3.1	- 6.1%	—	—	—

Condo-Villa Key Metrics	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	9	5	- 44.4%	56	65	+ 16.1%
Pending Sales	4	4	0.0%	36	52	+ 44.4%
Closed Sales	3	4	+ 33.3%	36	51	+ 41.7%
Days on Market Until Sale	45	49	+ 8.9%	51	79	+ 54.9%
Median Sales Price*	\$285,000	\$238,000	- 16.5%	\$228,500	\$249,500	+ 9.2%
Average Sales Price*	\$282,787	\$234,225	- 17.2%	\$234,706	\$244,839	+ 4.3%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	19	20	+ 5.3%	—	—	—
Months Supply of Inventory	5.2	3.1	- 40.4%	—	—	—

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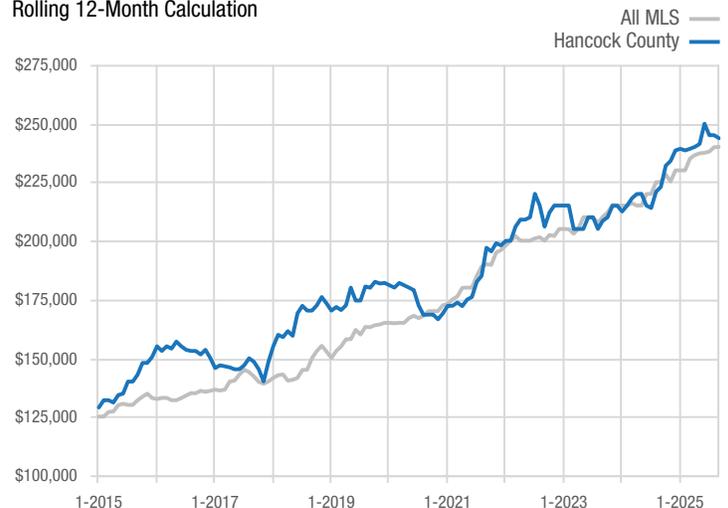
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wyandot County

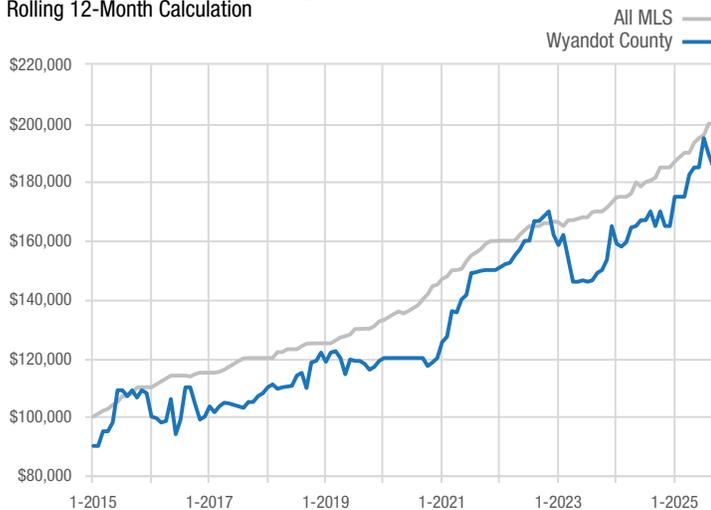
Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	91	100	+ 9.9%
Pending Sales	11	10	- 9.1%	84	69	- 17.9%
Closed Sales	10	10	0.0%	84	67	- 20.2%
Days on Market Until Sale	61	67	+ 9.8%	97	100	+ 3.1%
Median Sales Price*	\$198,450	\$178,500	- 10.1%	\$164,500	\$189,500	+ 15.2%
Average Sales Price*	\$216,600	\$197,306	- 8.9%	\$172,202	\$211,416	+ 22.8%
Percent of List Price Received*	98.5%	103.6%	+ 5.2%	95.1%	96.3%	+ 1.3%
Inventory of Homes for Sale	28	34	+ 21.4%	—	—	—
Months Supply of Inventory	2.9	4.4	+ 51.7%	—	—	—

Condo-Villa	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Key Metrics						
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	174	—	—
Median Sales Price*	—	—	—	\$243,000	—	—
Average Sales Price*	—	—	—	\$243,000	—	—
Percent of List Price Received*	—	—	—	99.2%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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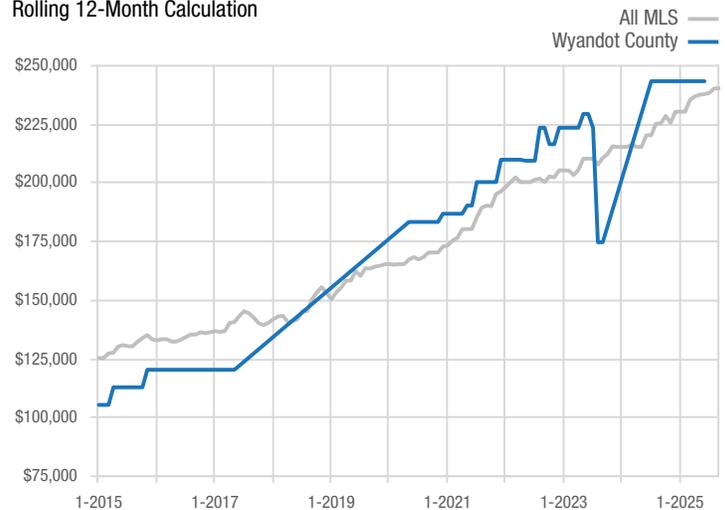
Median Sales Price - Single Family

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