

Local Market Update – January 2025

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Hancock & Wyandot Counties

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to prepandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1 2024	Thru 1 2025	% Change
Key Metrics						
New Listings	43	66	53.5%	43	66	53.5%
Closed Sales	46	38	-17.4%	46	38	-17.4%
Days on Market	91	90	-1.1%	91	90	-1.1%
SP\$/SqFt	\$117.21	\$129.85	10.8%	\$117.21	\$129.85	10.8%
Median Sales Price*	\$187,000	\$206,518	10.4%	\$187,000	\$206,518	10.4%
Average Sales Price*	\$206,176	\$229,948	11.5%	\$206,176	\$229,948	11.5%
Percent of List Price Received*	95%	96%	1.1%	95%	96%	---
Months Supply of Inventory	21	27	28.6%	---	---	---
Total Volume	\$9,484,100	\$8,738,035	-7.9%	\$9,484,100	\$8,738,035	-7.9%

Condo/Villa	January			Year to Date		
	2024	2025	% Change	Thru 1 2024	Thru 1 2025	% Change
Key Metrics						
New Listings	2	6	200.0%	2	6	200.0%
Closed Sales	1	2	100.0%	1	2	100.0%
Days on Market	46	33	-28.3%	46	33	-28.3%
SP\$/SqFt	\$106.17	\$142.45	34.2%	\$106.17	\$142.45	34.2%
Median Sales Price*	\$117,000	\$264,700	126.2%	\$117,000	\$264,700	126.2%
Average Sales Price*	\$117,000	\$264,700	126.2%	\$117,000	\$264,700	126.2%
Percent of List Price Received*	103%	100%	-2.9%	103%	100%	-2.9%
Months Supply of Inventory	35	24	-31.4%	---	---	---
Total Volume (in 1000's)	\$117,000	\$529,400	352.5%	\$117,000	\$529,400	-2.9%

*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

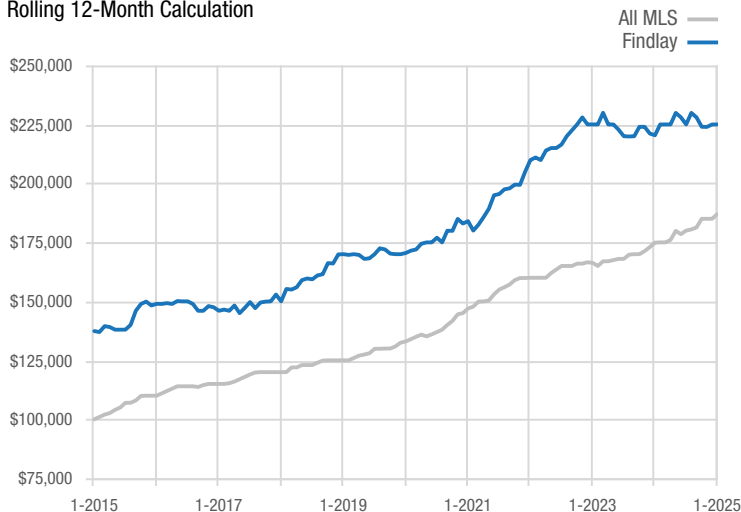
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	33	37	+ 12.1%	33	37	+ 12.1%
Pending Sales	29	27	- 6.9%	29	27	- 6.9%
Closed Sales	29	27	- 6.9%	29	27	- 6.9%
Days on Market Until Sale	79	79	0.0%	79	79	0.0%
Median Sales Price*	\$215,000	\$210,000	- 2.3%	\$215,000	\$210,000	- 2.3%
Average Sales Price*	\$222,255	\$243,538	+ 9.6%	\$222,255	\$243,538	+ 9.6%
Percent of List Price Received*	96.9%	95.7%	- 1.2%	96.9%	95.7%	- 1.2%
Inventory of Homes for Sale	87	123	+ 41.4%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	46	33	- 28.3%	46	33	- 28.3%
Median Sales Price*	\$117,000	\$264,700	+ 126.2%	\$117,000	\$264,700	+ 126.2%
Average Sales Price*	\$117,000	\$264,700	+ 126.2%	\$117,000	\$264,700	+ 126.2%
Percent of List Price Received*	102.6%	99.9%	- 2.6%	102.6%	99.9%	- 2.6%
Inventory of Homes for Sale	5	12	+ 140.0%	—	—	—
Months Supply of Inventory	0.9	2.6	+ 188.9%	—	—	—

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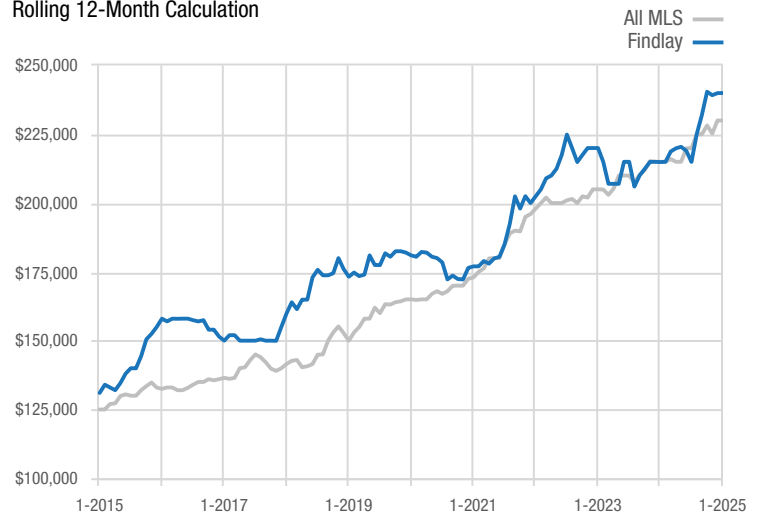
Median Sales Price - Single Family

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

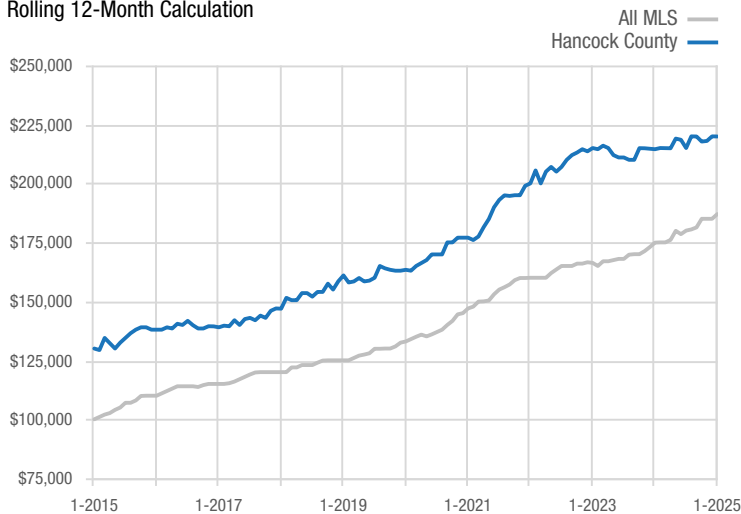
Single Family Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	41	47	+ 14.6%	41	47	+ 14.6%
Pending Sales	35	34	- 2.9%	35	34	- 2.9%
Closed Sales	35	34	- 2.9%	35	34	- 2.9%
Days on Market Until Sale	86	81	- 5.8%	86	81	- 5.8%
Median Sales Price*	\$215,000	\$206,518	- 3.9%	\$215,000	\$206,518	- 3.9%
Average Sales Price*	\$227,719	\$232,933	+ 2.3%	\$227,719	\$232,933	+ 2.3%
Percent of List Price Received*	96.8%	95.7%	- 1.1%	96.8%	95.7%	- 1.1%
Inventory of Homes for Sale	116	159	+ 37.1%	—	—	—
Months Supply of Inventory	2.0	2.8	+ 40.0%	—	—	—

Condo-Villa Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	6	+ 200.0%	2	6	+ 200.0%
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	46	33	- 28.3%	46	33	- 28.3%
Median Sales Price*	\$117,000	\$264,700	+ 126.2%	\$117,000	\$264,700	+ 126.2%
Average Sales Price*	\$117,000	\$264,700	+ 126.2%	\$117,000	\$264,700	+ 126.2%
Percent of List Price Received*	102.6%	99.9%	- 2.6%	102.6%	99.9%	- 2.6%
Inventory of Homes for Sale	5	13	+ 160.0%	—	—	—
Months Supply of Inventory	0.9	2.6	+ 188.9%	—	—	—

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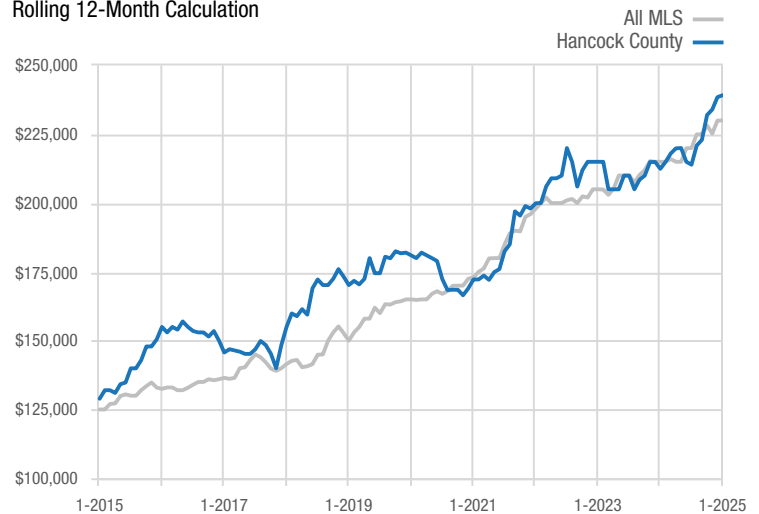
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wyandot County

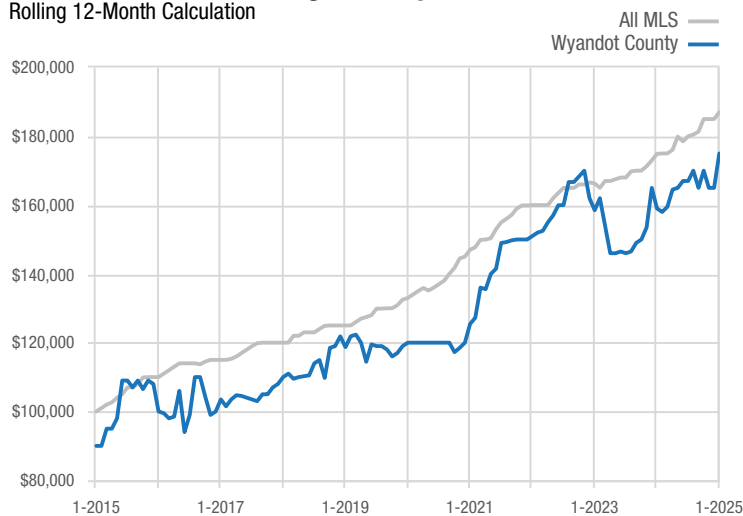
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	2	16	+ 700.0%	2	16	+ 700.0%
Pending Sales	11	5	- 54.5%	11	5	- 54.5%
Closed Sales	11	4	- 63.6%	11	4	- 63.6%
Days on Market Until Sale	105	161	+ 53.3%	105	161	+ 53.3%
Median Sales Price*	\$142,000	\$195,750	+ 37.9%	\$142,000	\$195,750	+ 37.9%
Average Sales Price*	\$137,632	\$195,750	+ 42.2%	\$137,632	\$195,750	+ 42.2%
Percent of List Price Received*	90.3%	100.7%	+ 11.5%	90.3%	100.7%	+ 11.5%
Inventory of Homes for Sale	26	36	+ 38.5%	—	—	—
Months Supply of Inventory	2.4	4.3	+ 79.2%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	0	0	—	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	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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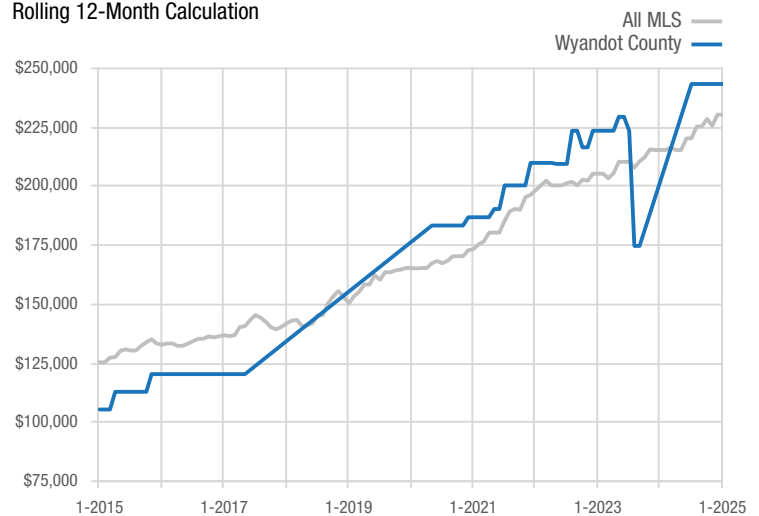
Median Sales Price - Single Family

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Median Sales Price - Condo-Villa

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