

# Local Market Update – January 2026

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## Hancock & Wyandot Counties

In Hancock and Wyandot Counties, the single-family housing market saw notable growth in January, with closed sales increasing 42.1% and new listings rising 7.6% compared to the same time last year. Prices also moved higher, as the median sales price climbed 8.9% to \$225,000 and the average sales price rose 22.9% to \$282,566, while price per square foot increased 14%. Homes took slightly longer to sell at 99 days on market, but inventory tightened, with months supply dropping 32.7%. As a result of higher sales and rising prices, total sales volume jumped 74.6% to \$15.3 million.

In the condo/villa segment, activity remained limited, though closed sales increased from 2 to 5 transactions, while new listings declined 50%. Prices declined year over year, with the median price falling to \$195,000, though total sales volume increased due to the higher number of closings.

Overall, the single-family market showed strong demand and rising prices, while the condo market experienced small-sample fluctuations typical of a lower-volume segment.

Single Family Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	66	<b>71</b>	7.6%	66	<b>71</b>	7.6%
Closed Sales	38	<b>54</b>	42.1%	38	<b>54</b>	42.1%
Days on Market	91	<b>99</b>	8.8%	91	<b>99</b>	8.8%
SP\$/SqFt	\$129.00	<b>\$147.00</b>	14.0%	\$129.00	<b>\$147.00</b>	14.0%
Median Sales Price*	\$206,517	<b>\$225,000</b>	8.9%	\$206,517	<b>\$225,000</b>	8.9%
Average Sales Price*	\$229,948	<b>\$282,566</b>	22.9%	\$229,948	<b>\$282,566</b>	22.9%
Percent of List Price Received*	93%	<b>93%</b>	-0.1%	93%	<b>93%</b>	-0.1%
Months Supply of Inventory	5.53	<b>3.72</b>	-32.7%	---	---	---
Total Volume	\$8,738,035	<b>\$15,258,600</b>	74.6%	\$8,738,035	<b>\$15,258,600</b>	74.6%

Condo/Villa Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	6	<b>3</b>	-50.0%	6	<b>3</b>	-50.0%
Closed Sales	2	<b>5</b>	150.0%	2	<b>5</b>	150.0%
Days on Market	32	<b>101</b>	215.6%	32	<b>101</b>	215.6%
SP\$/SqFt	\$142.00	<b>\$135.00</b>	-4.9%	\$142.00	<b>\$135.00</b>	-4.9%
Median Sales Price*	\$264,700	<b>\$195,000</b>	-26.3%	\$264,700	<b>\$195,000</b>	-26.3%
Average Sales Price*	\$264,700	<b>\$177,320</b>	-33.0%	\$264,700	<b>\$177,320</b>	-33.0%
Percent of List Price Received*	100%	<b>94%</b>	-5.7%	100%	<b>94%</b>	-5.7%
Months Supply of Inventory	6.5	<b>4</b>	-38.5%	---	---	---
Total Volume (in 1000's)	\$529,400	<b>\$886,600</b>	67.5%	\$529,400	<b>\$886,600</b>	-5.7%

\*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

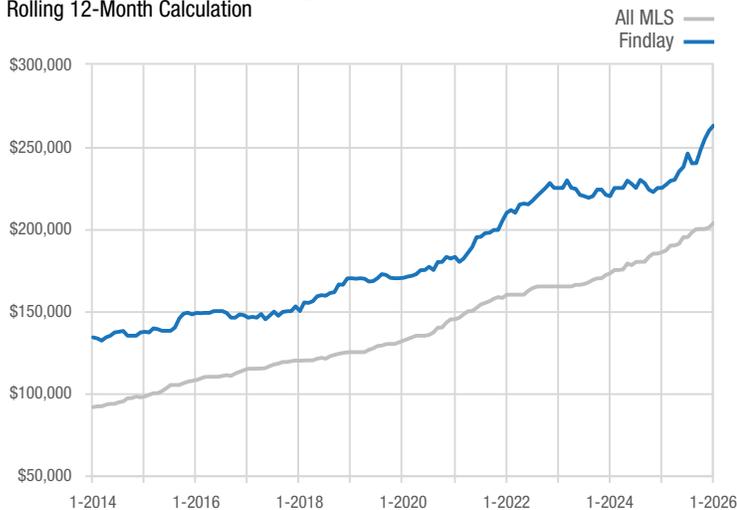
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	39	48	+ 23.1%	39	48	+ 23.1%
Pending Sales	27	29	+ 7.4%	27	29	+ 7.4%
Closed Sales	27	35	+ 29.6%	27	35	+ 29.6%
Days on Market Until Sale	82	90	+ 9.8%	82	90	+ 9.8%
Median Sales Price*	\$210,000	\$260,000	+ 23.8%	\$210,000	\$260,000	+ 23.8%
Average Sales Price*	\$243,538	\$319,949	+ 31.4%	\$243,538	\$319,949	+ 31.4%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.0%	97.6%	- 2.4%
Inventory of Homes for Sale	129	101	- 21.7%	—	—	—
Months Supply of Inventory	2.9	2.0	- 31.0%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	5	3	- 40.0%	5	3	- 40.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	33	119	+ 260.6%	33	119	+ 260.6%
Median Sales Price*	\$264,700	\$196,900	- 25.6%	\$264,700	\$196,900	- 25.6%
Average Sales Price*	\$264,700	\$245,633	- 7.2%	\$264,700	\$245,633	- 7.2%
Percent of List Price Received*	100.0%	96.1%	- 3.9%	100.0%	96.1%	- 3.9%
Inventory of Homes for Sale	14	6	- 57.1%	—	—	—
Months Supply of Inventory	3.1	0.9	- 71.0%	—	—	—

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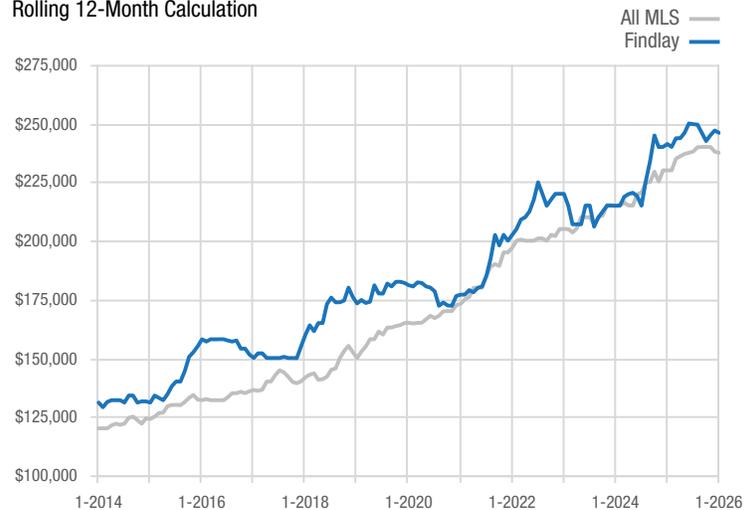
### Median Sales Price - Single Family

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

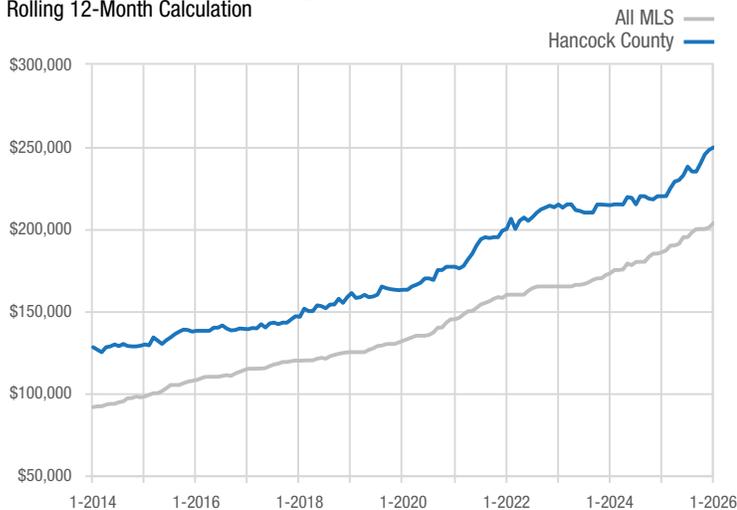
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	50	<b>58</b>	+ 16.0%	50	<b>58</b>	+ 16.0%
Pending Sales	34	<b>32</b>	- 5.9%	34	<b>32</b>	- 5.9%
Closed Sales	34	<b>44</b>	+ 29.4%	34	<b>44</b>	+ 29.4%
Days on Market Until Sale	84	<b>93</b>	+ 10.7%	84	<b>93</b>	+ 10.7%
Median Sales Price*	\$206,518	<b>\$239,950</b>	+ 16.2%	\$206,518	<b>\$239,950</b>	+ 16.2%
Average Sales Price*	\$232,933	<b>\$302,493</b>	+ 29.9%	\$232,933	<b>\$302,493</b>	+ 29.9%
Percent of List Price Received*	100.0%	<b>98.0%</b>	- 2.0%	100.0%	<b>98.0%</b>	- 2.0%
Inventory of Homes for Sale	166	<b>137</b>	- 17.5%	—	—	—
Months Supply of Inventory	2.9	<b>2.2</b>	- 24.1%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	6	<b>3</b>	- 50.0%	6	<b>3</b>	- 50.0%
Pending Sales	4	<b>3</b>	- 25.0%	4	<b>3</b>	- 25.0%
Closed Sales	2	<b>4</b>	+ 100.0%	2	<b>4</b>	+ 100.0%
Days on Market Until Sale	33	<b>123</b>	+ 272.7%	33	<b>123</b>	+ 272.7%
Median Sales Price*	\$264,700	<b>\$195,950</b>	- 26.0%	\$264,700	<b>\$195,950</b>	- 26.0%
Average Sales Price*	\$264,700	<b>\$221,350</b>	- 16.4%	\$264,700	<b>\$221,350</b>	- 16.4%
Percent of List Price Received*	100.0%	<b>96.3%</b>	- 3.7%	100.0%	<b>96.3%</b>	- 3.7%
Inventory of Homes for Sale	15	<b>7</b>	- 53.3%	—	—	—
Months Supply of Inventory	3.1	<b>1.0</b>	- 67.7%	—	—	—

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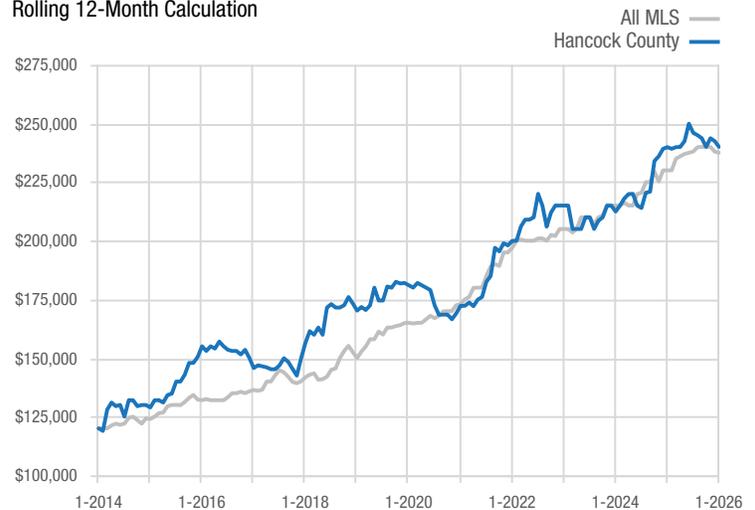
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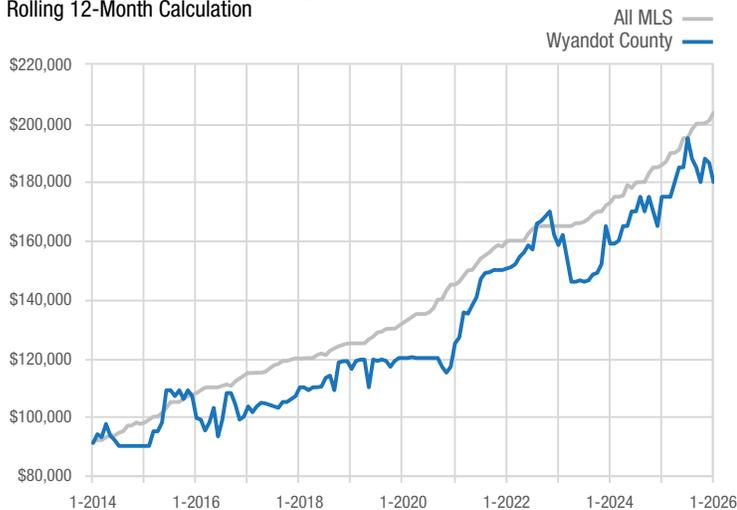
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	16	11	- 31.3%	16	11	- 31.3%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	4	9	+ 125.0%	4	9	+ 125.0%
Days on Market Until Sale	161	136	- 15.5%	161	136	- 15.5%
Median Sales Price*	\$195,750	<b>\$160,000</b>	- 18.3%	\$195,750	<b>\$160,000</b>	- 18.3%
Average Sales Price*	\$204,575	<b>\$198,222</b>	- 3.1%	\$204,575	<b>\$198,222</b>	- 3.1%
Percent of List Price Received*	100.0%	<b>92.9%</b>	- 7.1%	100.0%	<b>92.9%</b>	- 7.1%
Inventory of Homes for Sale	36	26	- 27.8%	—	—	—
Months Supply of Inventory	4.3	3.3	- 23.3%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	4	—	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

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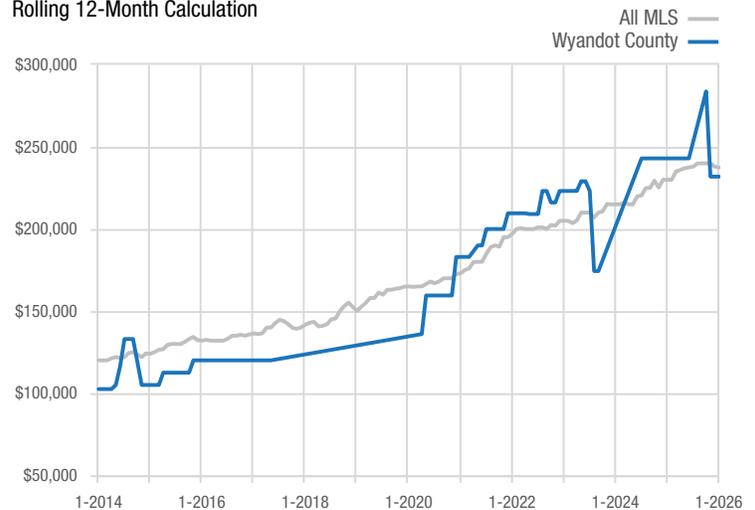
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