Local Market Update – July 2026

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Hancock & Wyandot Counties

The July housing market in Hancock and Wyandot Counties was particularly active, with a sharp increase in sales and continued appreciation in home values. For sellers, conditions were highly favorable.

For buyers, the market was considerably tighter. The combination of fewer new listings and substantially more sales created greater competition for available homes. Buyers should expect limited selection and may need to respond quickly, particularly for well-maintained and appropriately priced properties. Although July was exceptionally strong, the more moderate year-to-date sales increase suggests that the month benefited from an unusually large number of closings.

The condo and villa segment also remained tight. Overall, July strongly favored sellers, but the shortage of new inventory could limit future sales unless more properties come onto the market.

Single Family	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	101	**111**	9.9%	609	**626**	2.8%
Closed Sales	71	**95**	33.8%	492	**497**	1.0%
Days on Market	68	**60**	-11.8%	80	**76**	-5.0%
SP$/SqFt	$163	**$171**	4.9%	$147	**$156**	6.1%
Median Sales Price*	$259,000	**$288,800**	11.5%	$240,000	**$249,900**	4.1%
Average Sales Price*	$310,488	**$337,661**	8.8%	$276,173	**$289,198**	4.7%
Percent of List Price Received*	97%	**97%**	0.2%	96%	**96%**	-0.4%
Months Supply of Inventory	3.24	**2.53**	-21.9%	---	**---**	---
Total Volume	$22,044,693	**$32,077,865**	45.5%	$135,877,169	**$143,731,887**	5.8%

Condo/Villa	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	6	**4**	-33.3%	55	**35**	-36.4%
Closed Sales	9	**6**	-33.3%	44	**36**	-18.2%
Days on Market	72	**50**	-30.6%	81	**65**	-19.8%
SP$/SqFt	$150	**$163**	8.7%	$151	**$155**	2.6%
Median Sales Price*	$235,000	**$258,000**	9.8%	$248,250	**$247,500**	-0.3%
Average Sales Price*	$236,655	**$259,400**	9.6%	$245,429	**$248,456**	1.2%
Percent of List Price Received*	98%	**99%**	1.1%	97%	**98%**	0.5%
Months Supply of Inventory	2.44	**2.33**	-4.5%	---	**---**	---
Total Volume (in 1000's)	$2,129,900	**$1,556,400**	-26.9%	$10,798,903	**$8,944,450**	-17.2%

*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	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	75	**68**	- 9.3%	427	**418**	- 2.1%
Pending Sales	53	**52**	- 1.9%	352	**345**	- 2.0%
Closed Sales	49	**67**	+ 36.7%	347	**353**	+ 1.7%
Days on Market Until Sale	60	**55**	- 8.3%	75	**71**	- 5.3%
Median Sales Price*	$319,900	**$298,000**	- 6.8%	$260,000	**$260,000**	0.0%
Average Sales Price*	$342,365	**$363,707**	+ 6.2%	$295,307	**$307,329**	+ 4.1%
Percent of List Price Received*	99.6%	**100.0%**	+ 0.4%	98.9%	**98.8%**	- 0.1%
Inventory of Homes for Sale	149	**114**	- 23.5%	—	**—**	—
Months Supply of Inventory	3.1	**2.3**	- 25.8%	—	**—**	—

Condo-Villa	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	5	**3**	- 40.0%	51	**31**	- 39.2%
Pending Sales	9	**4**	- 55.6%	42	**29**	- 31.0%
Closed Sales	8	**5**	- 37.5%	41	**32**	- 22.0%
Days on Market Until Sale	70	**49**	- 30.0%	81	**62**	- 23.5%
Median Sales Price*	$237,500	**$280,000**	+ 17.9%	$249,900	**$251,250**	+ 0.5%
Average Sales Price*	$247,488	**$295,980**	+ 19.6%	$253,034	**$258,655**	+ 2.2%
Percent of List Price Received*	98.8%	**101.4%**	+ 2.6%	99.2%	**99.7%**	+ 0.5%
Inventory of Homes for Sale	19	**7**	- 63.2%	—	**—**	—
Months Supply of Inventory	3.0	**1.4**	- 53.3%	—	**—**	—

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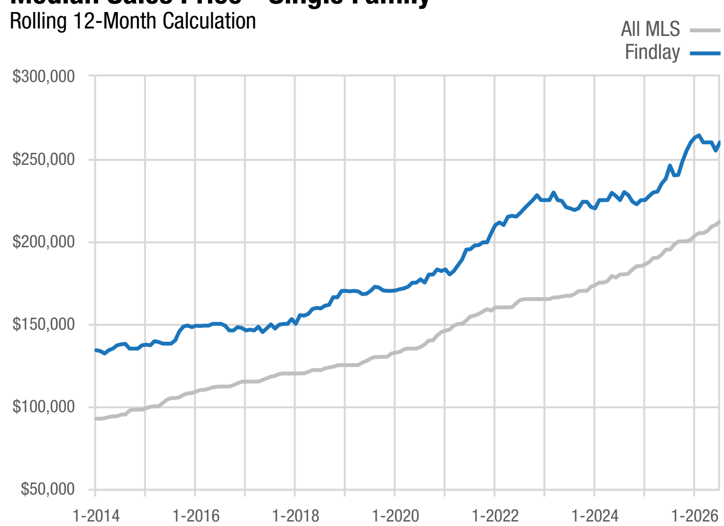
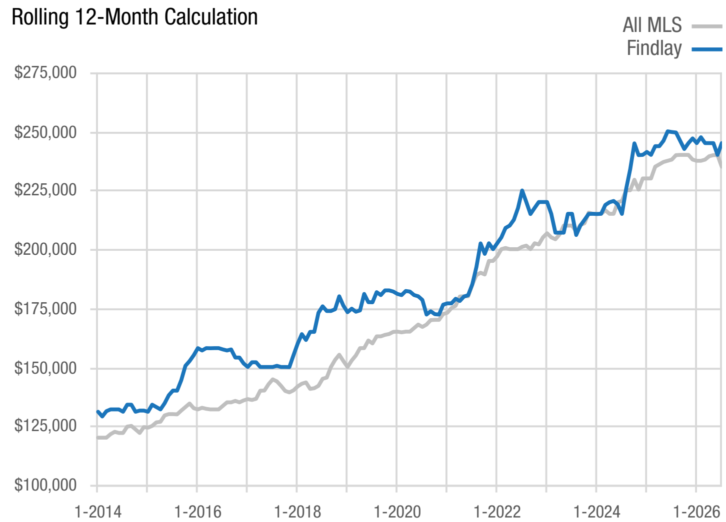
Median Sales Price - Single Family
Rolling 12-Month Calculation



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	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	91	**88**	- 3.3%	528	**528**	0.0%
Pending Sales	70	**71**	+ 1.4%	446	**430**	- 3.6%
Closed Sales	66	**89**	+ 34.8%	442	**442**	0.0%
Days on Market Until Sale	65	**58**	- 10.8%	77	**73**	- 5.2%
Median Sales Price*	$262,000	**$289,900**	+ 10.6%	$249,900	**$253,000**	+ 1.2%
Average Sales Price*	$314,314	**$342,819**	+ 9.1%	$283,053	**$297,635**	+ 5.2%
Percent of List Price Received*	99.6%	**99.4%**	- 0.2%	98.9%	**98.4%**	- 0.5%
Inventory of Homes for Sale	179	**148**	- 17.3%	—	**—**	—
Months Supply of Inventory	2.9	**2.4**	- 17.2%	—	**—**	—

Condo-Villa	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	6	**3**	- 50.0%	54	**34**	- 37.0%
Pending Sales	10	**4**	- 60.0%	45	**31**	- 31.1%
Closed Sales	9	**6**	- 33.3%	44	**35**	- 20.5%
Days on Market Until Sale	73	**50**	- 31.5%	82	**63**	- 23.2%
Median Sales Price*	$235,000	**$258,000**	+ 9.8%	$248,250	**$245,000**	- 1.3%
Average Sales Price*	$236,656	**$259,400**	+ 9.6%	$245,430	**$246,770**	+ 0.5%
Percent of List Price Received*	98.9%	**100.3%**	+ 1.4%	99.3%	**99.6%**	+ 0.3%
Inventory of Homes for Sale	20	**8**	- 60.0%	—	**—**	—
Months Supply of Inventory	3.0	**1.5**	- 50.0%	—	**—**	—

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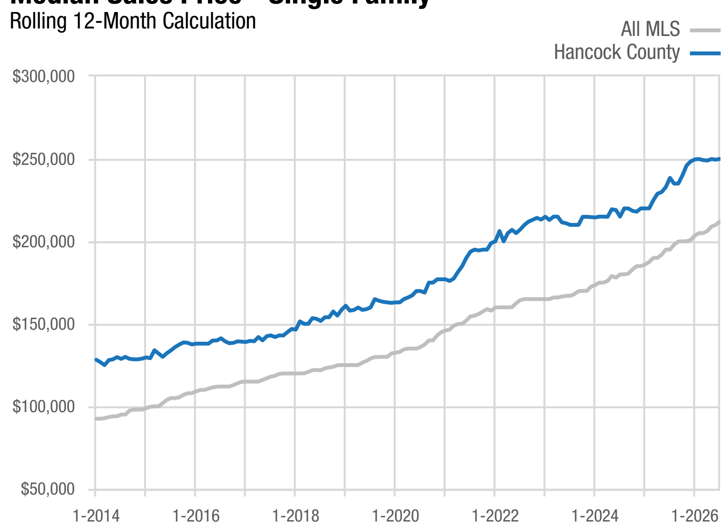
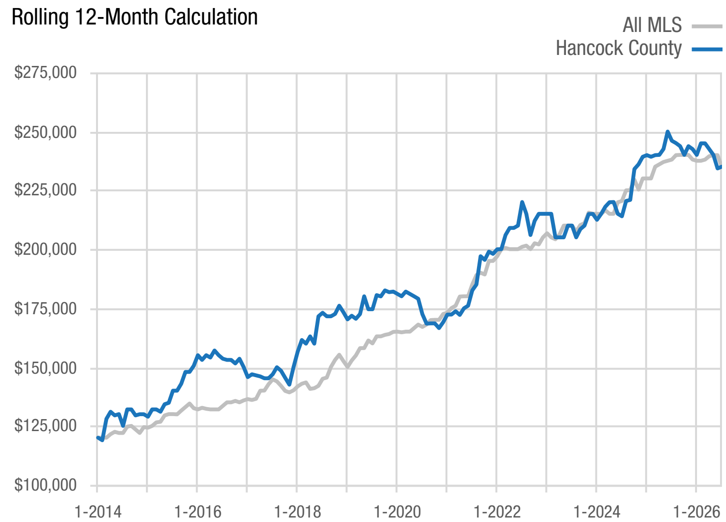
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wyandot County

Single Family	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	10	**18**	+ 80.0%	81	**93**	+ 14.8%
Pending Sales	7	**7**	0.0%	52	**51**	- 1.9%
Closed Sales	5	**6**	+ 20.0%	50	**55**	+ 10.0%
Days on Market Until Sale	129	**91**	- 29.5%	112	**102**	- 8.9%
Median Sales Price*	$191,000	**$120,000**	- 37.2%	$193,000	**$186,000**	- 3.6%
Average Sales Price*	$260,000	**$261,167**	+ 0.4%	$218,219	**$221,615**	+ 1.6%
Percent of List Price Received*	96.8%	**91.6%**	- 5.4%	99.5%	**94.2%**	- 5.3%
Inventory of Homes for Sale	36	**48**	+ 33.3%	—	**—**	—
Months Supply of Inventory	4.7	**6.1**	+ 29.8%	—	**—**	—

Condo-Villa	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**1**	—
Days on Market Until Sale	—	**—**	—	—	**146**	—
Median Sales Price*	—	**—**	—	—	**$307,500**	—
Average Sales Price*	—	**—**	—	—	**$307,500**	—
Percent of List Price Received*	—	**—**	—	—	**93.2%**	—
Inventory of Homes for Sale	1	**3**	+ 200.0%	—	**—**	—
Months Supply of Inventory	—	**3.0**	—	—	**—**	—

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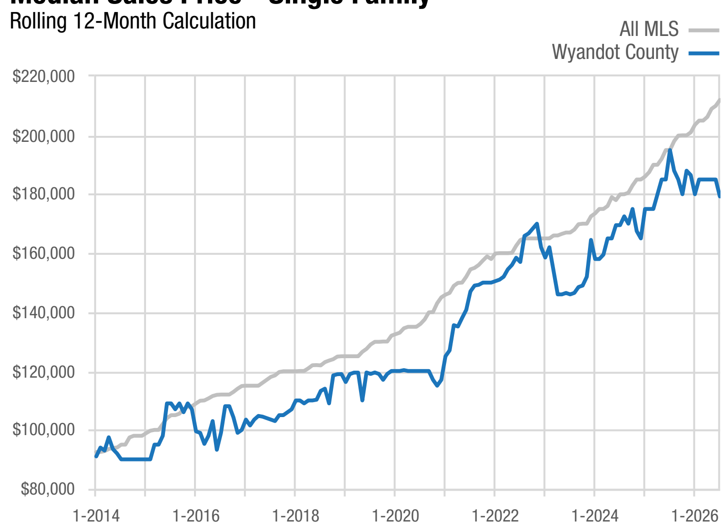
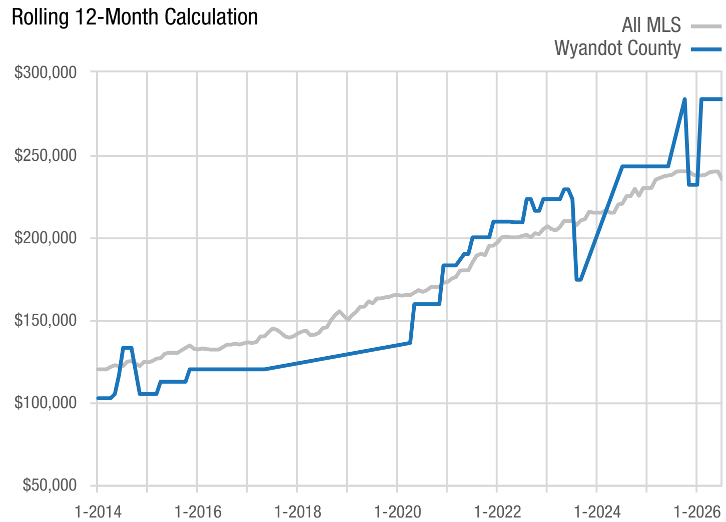
Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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