Local Market Update – June 2026

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Hancock & Wyandot Counties

The June housing market in Hancock and Wyandot Counties reflects a market that is becoming more balanced, with increased inventory and steady home values despite slower sales activity. For sellers, more homes came onto the market than a year ago, providing buyers with additional choices. While closed sales and total sales volume declined, homes sold more quickly, and sellers received a slightly higher percentage of their asking price. Although median and average sales prices were down for the month, year-to-date home values remain modestly higher than last year, demonstrating continued long-term stability.

For buyers, rising inventory and fewer closed sales may create more opportunities to find the right home without the intense competition seen in recent years. Homes are selling more quickly than they were a year ago, so buyers should still be prepared to act on well-priced properties, but the increase in available inventory provides greater flexibility and selection.

The condo and villa market remained relatively small, with fewer listings and sales compared to last year. However, homes sold much faster, and sellers continued to receive full asking price on average, indicating that demand remains strong for desirable properties despite lower transaction volume. Overall, the June data points to a market that is gradually shifting toward balance, giving buyers more choices while continuing to support stable home values for sellers.

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6 2025	Thru 6 2026	% Change
New Listings	73	**96**	31.5%	508	**510**	0.4%
Closed Sales	98	**79**	-19.4%	421	**402**	-4.5%
Days on Market	71	**66**	-7.0%	82	**80**	-2.4%
SP$/SqFt	$150	**$161**	7.3%	$144	**$153**	6.3%
Median Sales Price*	$240,500	**$225,900**	-6.1%	$235,000	**$241,500**	2.8%
Average Sales Price*	$283,279	**$278,808**	-1.6%	$270,385	**$277,746**	2.7%
Percent of List Price Received*	96%	**97%**	1.0%	96%	**95%**	-1.0%
Months Supply of Inventory	2.4	**2.95**	22.9%	---	**---**	---
Total Volume	$27,761,398	**$22,025,902**	-20.7%	$113,832,476	**$111,654,022**	-1.9%

Condo/Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6 2025	Thru 6 2026	% Change
New Listings	12	**8**	-33.3%	49	**31**	-36.7%
Closed Sales	9	**6**	-33.3%	35	**30**	-14.3%
Days on Market	70	**34**	-51.4%	83	**68**	-18.1%
SP$/SqFt	$158	**$161**	1.9%	$151	**$153**	1.3%
Median Sales Price*	$249,900	**$241,750**	-3.3%	$249,900	**$247,500**	-1.0%
Average Sales Price*	$247,066	**$245,416**	-0.7%	$247,685	**$246,268**	-0.6%
Percent of List Price Received*	98%	**100%**	2.0%	97%	**97%**	0.0%
Months Supply of Inventory	2.56	**3.17**	23.8%	---	**---**	---
Total Volume (in 1000’s)	$2,223,600	**$1,472,500**	-33.8%	$8,669,003	**$7,388,050**	-14.8%

*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	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	52	**58**	+ 11.5%	352	**345**	- 2.0%
Pending Sales	58	**33**	- 43.1%	299	**282**	- 5.7%
Closed Sales	66	**54**	- 18.2%	298	**286**	- 4.0%
Days on Market Until Sale	61	**63**	+ 3.3%	78	**75**	- 3.8%
Median Sales Price*	$277,000	**$226,750**	- 18.1%	$258,000	**$250,000**	- 3.1%
Average Sales Price*	$305,465	**$284,757**	- 6.8%	$287,543	**$294,121**	+ 2.3%
Percent of List Price Received*	99.2%	**99.2%**	0.0%	98.8%	**98.6%**	- 0.2%
Inventory of Homes for Sale	135	**113**	- 16.3%	—	**—**	—
Months Supply of Inventory	2.8	**2.3**	- 17.9%	—	**—**	—

Condo-Villa	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	12	**7**	- 41.7%	46	**28**	- 39.1%
Pending Sales	8	**5**	- 37.5%	33	**23**	- 30.3%
Closed Sales	9	**6**	- 33.3%	33	**27**	- 18.2%
Days on Market Until Sale	70	**34**	- 51.4%	84	**64**	- 23.8%
Median Sales Price*	$249,900	**$241,750**	- 3.3%	$250,000	**$250,000**	0.0%
Average Sales Price*	$247,067	**$245,417**	- 0.7%	$254,379	**$251,743**	- 1.0%
Percent of List Price Received*	100.5%	**100.3%**	- 0.2%	99.4%	**99.4%**	0.0%
Inventory of Homes for Sale	23	**10**	- 56.5%	—	**—**	—
Months Supply of Inventory	3.9	**2.0**	- 48.7%	—	**—**	—

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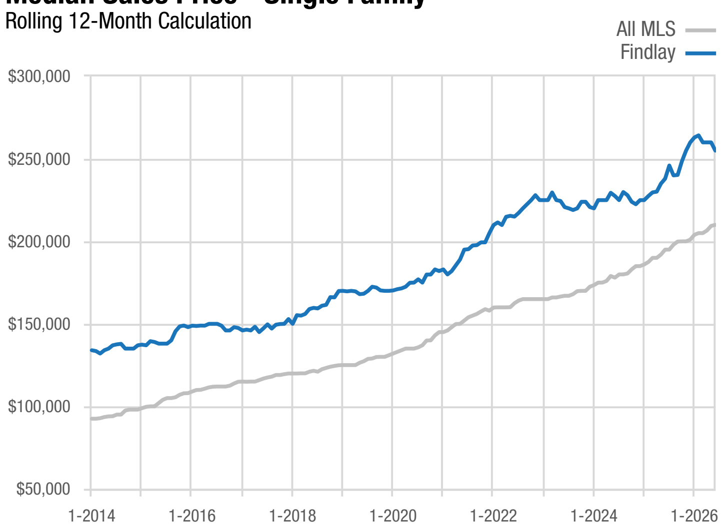
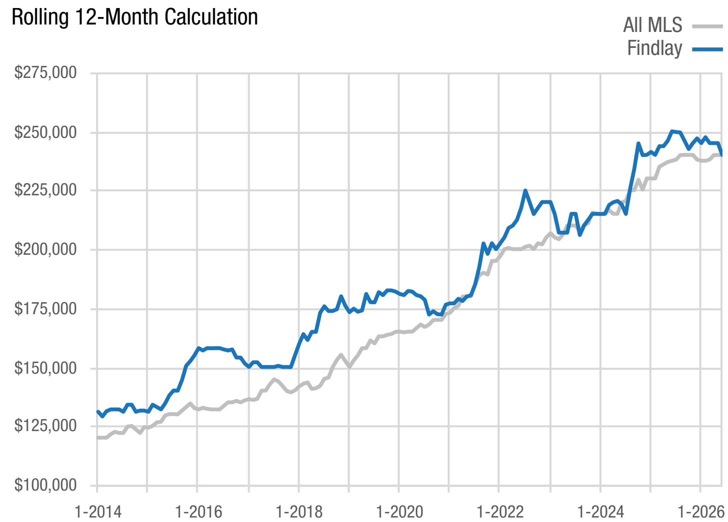
Median Sales Price - Single Family
Rolling 12-Month Calculation



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	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	62	**77**	+ 24.2%	437	**433**	- 0.9%
Pending Sales	75	**43**	- 42.7%	376	**346**	- 8.0%
Closed Sales	86	**70**	- 18.6%	376	**353**	- 6.1%
Days on Market Until Sale	68	**65**	- 4.4%	80	**77**	- 3.8%
Median Sales Price*	$249,950	**$242,450**	- 3.0%	$246,000	**$249,900**	+ 1.6%
Average Sales Price*	$289,315	**$286,284**	- 1.0%	$277,552	**$286,243**	+ 3.1%
Percent of List Price Received*	98.9%	**99.2%**	+ 0.3%	98.7%	**98.2%**	- 0.5%
Inventory of Homes for Sale	168	**150**	- 10.7%	—	**—**	—
Months Supply of Inventory	2.8	**2.5**	- 10.7%	—	**—**	—

Condo-Villa	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	12	**8**	- 33.3%	48	**31**	- 35.4%
Pending Sales	8	**5**	- 37.5%	35	**25**	- 28.6%
Closed Sales	9	**6**	- 33.3%	35	**29**	- 17.1%
Days on Market Until Sale	70	**34**	- 51.4%	84	**66**	- 21.4%
Median Sales Price*	$249,900	**$241,750**	- 3.3%	$249,900	**$245,000**	- 2.0%
Average Sales Price*	$247,067	**$245,417**	- 0.7%	$247,686	**$244,157**	- 1.4%
Percent of List Price Received*	100.5%	**100.3%**	- 0.2%	99.4%	**99.5%**	+ 0.1%
Inventory of Homes for Sale	24	**11**	- 54.2%	—	**—**	—
Months Supply of Inventory	3.9	**2.0**	- 48.7%	—	**—**	—

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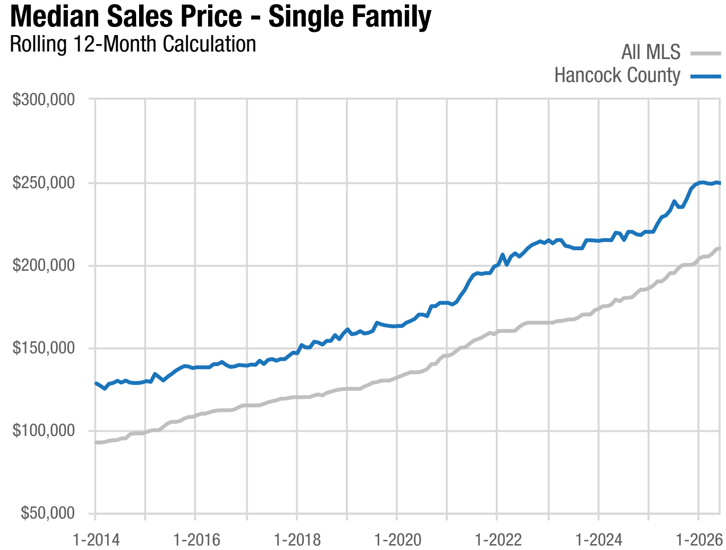
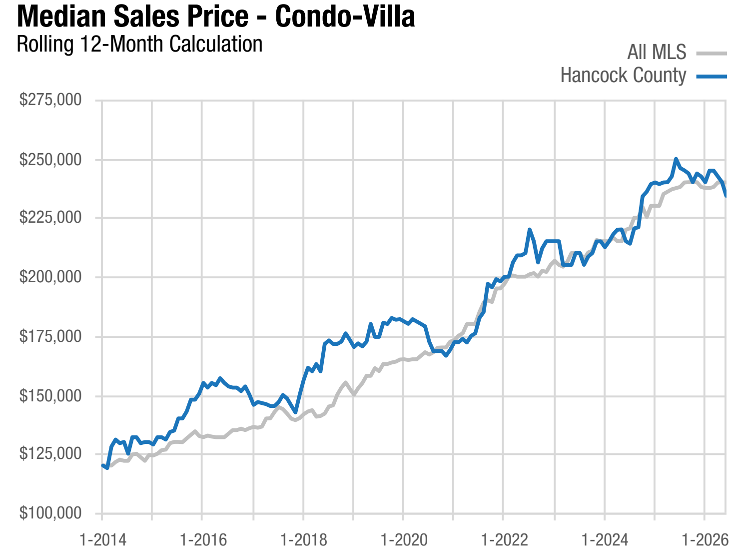
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wyandot County

Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	11	**16**	+ 45.5%	71	**74**	+ 4.2%
Pending Sales	12	**5**	- 58.3%	45	**44**	- 2.2%
Closed Sales	12	**9**	- 25.0%	45	**49**	+ 8.9%
Days on Market Until Sale	103	**83**	- 19.4%	110	**103**	- 6.4%
Median Sales Price*	$207,500	**$198,500**	- 4.3%	$195,000	**$190,600**	- 2.3%
Average Sales Price*	$240,025	**$222,000**	- 7.5%	$213,577	**$216,671**	+ 1.4%
Percent of List Price Received*	98.9%	**96.4%**	- 2.5%	99.8%	**94.5%**	- 5.3%
Inventory of Homes for Sale	33	**37**	+ 12.1%	—	**—**	—
Months Supply of Inventory	4.0	**4.7**	+ 17.5%	—	**—**	—

Condo-Villa	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% 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	1.0	**3.0**	+ 200.0%	—	**—**	—

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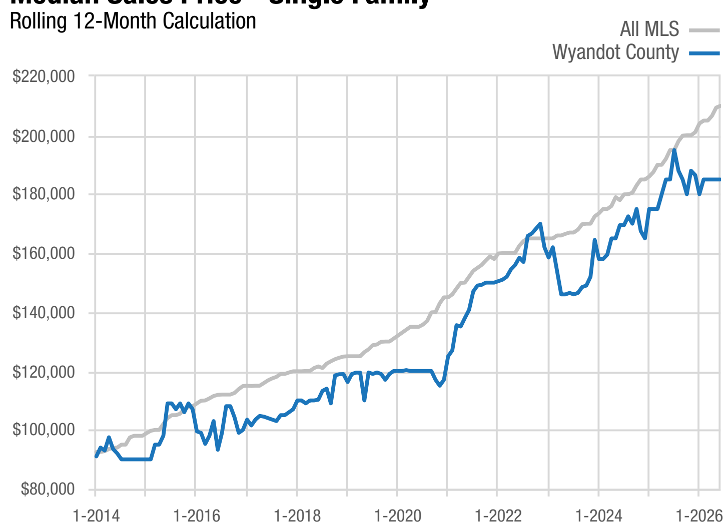
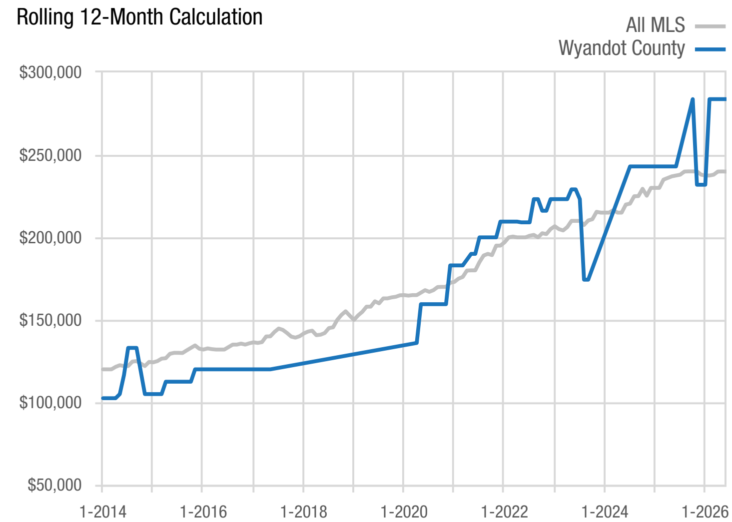
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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