

Local Market Update – March 2025

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Hancock & Wyandot Counties

In Hancock and Wyandot Counties, the housing market showed strong momentum in March 2025, with both the single-family and condo/villa segments posting solid gains year-over-year. For single-family homes, new listings rose 30.9%, helping fuel a 13.6% increase in closed sales. Home values continued to climb, with the median sales price up 14.6% to \$229,700 and the average price jumping 23.1% to \$275,875. Price per square foot rose to \$140, reflecting a 6.9% gain, while the total market volume surged nearly 40% compared to last March. Year-to-date, the single-family market has recorded an 18.4% increase in new listings and a 23.4% rise in total sales volume.

The condo/villa market, though smaller in size, experienced significant shifts. New listings were up 40%, and closed sales jumped 75%. Median prices spiked dramatically—up 660% year-over-year—which likely reflects the sale of more upscale units in 2025 compared to 2024, rather than an across-the-board value increase. Days on market more than doubled, rising to 68 days, even as inventory declined 20%. Despite this, average prices increased 4.2%, and total volume in March nearly doubled (+82.4%). Overall, the data points to a healthy market, with growing inventory, rising prices, and sustained buyer demand across both housing types.

Single Family Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	68	89	30.9%	179	212	18.4%
Closed Sales	59	67	13.6%	153	160	4.6%
Days on Market	97	96	-1.0%	89	89	0.0%
SP\$/SqFt	\$131.00	\$140.00	6.9%	\$127.00	\$140.00	10.2%
Median Sales Price*	\$200,500	\$229,700	14.6%	\$200,000	\$225,450	12.7%
Average Sales Price*	\$224,122	\$275,875	23.1%	\$222,358	\$262,437	18.0%
Percent of List Price Received*	98%	98%	0.0%	97%	97%	0.0%
Months Supply of Inventory	16	15	-6.3%	---	---	---
Total Volume	\$13,223,216	\$18,483,650	39.8%	\$34,020,738	\$41,989,936	23.4%

Condo/Villa Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	5	7	40.0%	14	20	42.9%
Closed Sales	4	7	75.0%	9	10	11.1%
Days on Market	28	68	142.9%	40	64	60.0%
SP\$/SqFt	\$150.00	\$150.00	0.0%	\$148.00	\$149.00	0.7%
Median Sales Price*	\$32,500	\$247,000	660.0%	\$220,000	\$241,500	9.8%
Average Sales Price*	\$223,725	\$233,214	4.2%	\$231,739	\$239,790	3.5%
Percent of List Price Received*	100%	98%	-2.0%	99%	99%	0.0%
Months Supply of Inventory	10	8	-20.0%	---	---	---
Total Volume (in 1000's)	\$894,900	\$1,632,500	82.4%	\$2,085,650	\$2,397,900	0.0%

*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.