

Local Market Update – May 2026

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Hancock & Wyandot Counties

The May housing data for Hancock and Wyandot Counties reflects a market with limited inventory, rising home values, and steady buyer demand. For sellers, conditions remain favorable. While the number of homes coming to market declined significantly, closed sales increased, average sales prices rose more than 10%, and total sales volume jumped nearly 18%. Inventory also tightened, giving sellers less competition. However, homes took longer to sell and sellers received a lower percentage of their asking price than a year ago, suggesting that buyers are becoming more selective and pricing strategy is increasingly important.

For buyers, fewer new listings mean choices remain somewhat limited, but longer market times may create opportunities for negotiation. Although home prices continue to rise, the slower pace of sales and decline in list-price-to-sale-price ratios indicate a market that is becoming slightly less competitive than in recent years. Buyers who are prepared and working closely with a REALTOR® can still find opportunities, particularly as sellers adjust expectations.

The condo and villa market remains small and can be more volatile from month to month. While inventory remains relatively stable and properties are selling more quickly than last year, lower sales volume and fluctuating prices reflect the impact of a limited number of transactions. Overall, the data points to a market that continues to support sellers through strong pricing while offering buyers more room to negotiate than they may have had in the recent past.

Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	119	91	-23.5%	435	414	-4.8%
Closed Sales	74	79	6.8%	323	323	0.0%
Days on Market	62	75	21.0%	85	83	-2.4%
SP\$/SqFt	\$144	\$154	6.9%	\$143	\$151	5.6%
Median Sales Price*	\$259,950	\$266,000	2.3%	\$233,500	\$242,000	3.6%
Average Sales Price*	\$272,459	\$300,671	10.4%	\$266,473	\$277,486	4.1%
Percent of List Price Received*	99%	94%	-4.7%	96%	95%	-1.1%
Months Supply of Inventory	3.26	2.9	-11.0%	---	---	---
Total Volume	\$20,162,000	\$23,753,017	17.8%	\$86,071,078	\$89,628,120	4.1%

Condo/Villa	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	6	8	33.3%	37	23	-37.8%
Closed Sales	6	3	-50.0%	26	24	-7.7%
Days on Market	93	51	-45.2%	88	77	-12.5%
SP\$/SqFt	\$154	\$172	11.7%	\$149	\$151	1.3%
Median Sales Price*	\$268,500	\$252,500	-6.0%	\$248,500	\$248,750	0.1%
Average Sales Price*	\$253,166	\$270,166	6.7%	\$247,900	\$246,481	-0.6%
Percent of List Price Received*	95%	101%	6.0%	96%	97%	0.3%
Months Supply of Inventory	3.83	3.67	-4.2%	---	---	---
Total Volume (in 1000's)	\$1,519,000	\$810,500	-46.6%	\$6,445,403	\$5,915,550	0.3%

*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

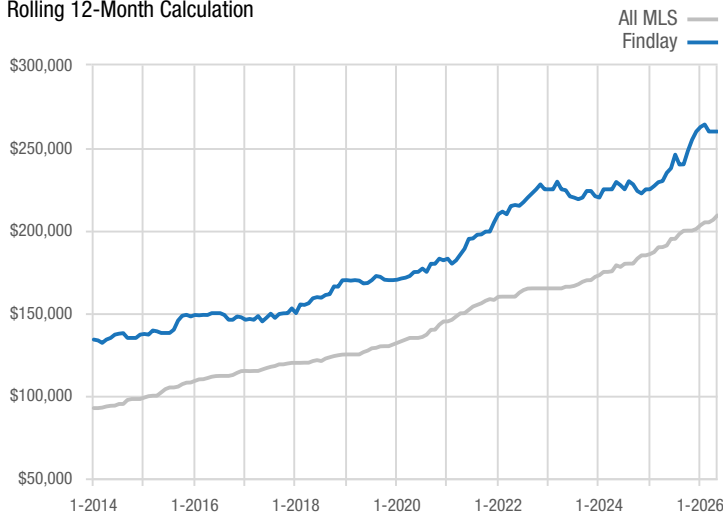
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	90	66	- 26.7%	300	284	- 5.3%
Pending Sales	57	46	- 19.3%	241	228	- 5.4%
Closed Sales	56	55	- 1.8%	232	231	- 0.4%
Days on Market Until Sale	63	68	+ 7.9%	84	78	- 7.1%
Median Sales Price*	\$268,700	\$277,500	+ 3.3%	\$249,900	\$254,000	+ 1.6%
Average Sales Price*	\$286,127	\$329,089	+ 15.0%	\$281,807	\$296,540	+ 5.2%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	100.0%	98.5%	- 1.5%
Inventory of Homes for Sale	150	116	- 22.7%	—	—	—
Months Supply of Inventory	3.2	2.3	- 28.1%	—	—	—

Condo-Villa	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	5	7	+ 40.0%	34	21	- 38.2%
Pending Sales	7	3	- 57.1%	25	18	- 28.0%
Closed Sales	6	3	- 50.0%	24	21	- 12.5%
Days on Market Until Sale	96	51	- 46.9%	89	73	- 18.0%
Median Sales Price*	\$268,500	\$252,500	- 6.0%	\$250,000	\$252,500	+ 1.0%
Average Sales Price*	\$253,167	\$270,167	+ 6.7%	\$257,121	\$253,550	- 1.4%
Percent of List Price Received*	100.0%	102.2%	+ 2.2%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	19	8	- 57.9%	—	—	—
Months Supply of Inventory	3.4	1.5	- 55.9%	—	—	—

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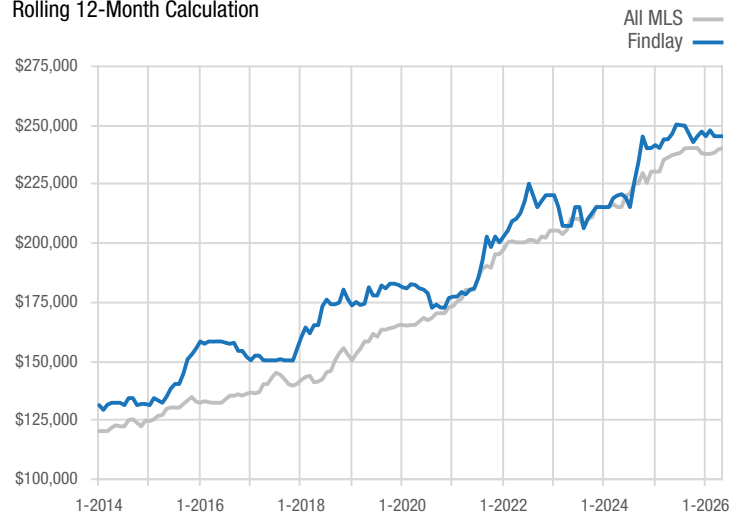
Median Sales Price - Single Family

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

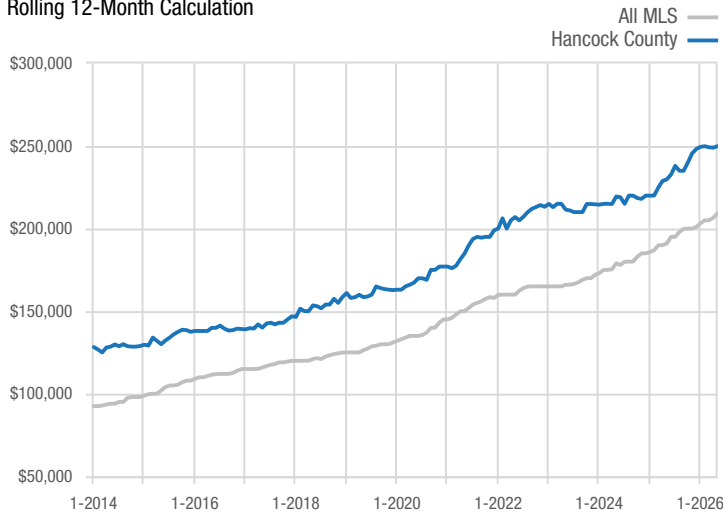
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	107	79	- 26.2%	375	353	- 5.9%
Pending Sales	67	56	- 16.4%	301	275	- 8.6%
Closed Sales	67	68	+ 1.5%	290	282	- 2.8%
Days on Market Until Sale	65	72	+ 10.8%	84	80	- 4.8%
Median Sales Price*	\$262,500	\$270,000	+ 2.9%	\$242,500	\$249,950	+ 3.1%
Average Sales Price*	\$280,485	\$309,855	+ 10.5%	\$273,588	\$286,393	+ 4.7%
Percent of List Price Received*	99.7%	97.4%	- 2.3%	99.9%	98.0%	- 1.9%
Inventory of Homes for Sale	191	152	- 20.4%	—	—	—
Months Supply of Inventory	3.2	2.5	- 21.9%	—	—	—

Condo-Villa	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	5	8	+ 60.0%	36	23	- 36.1%
Pending Sales	7	4	- 42.9%	27	20	- 25.9%
Closed Sales	6	3	- 50.0%	26	23	- 11.5%
Days on Market Until Sale	96	51	- 46.9%	90	74	- 17.8%
Median Sales Price*	\$268,500	\$252,500	- 6.0%	\$248,500	\$245,000	- 1.4%
Average Sales Price*	\$253,167	\$270,167	+ 6.7%	\$247,900	\$243,828	- 1.6%
Percent of List Price Received*	100.0%	102.2%	+ 2.2%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	20	8	- 60.0%	—	—	—
Months Supply of Inventory	3.4	1.4	- 58.8%	—	—	—

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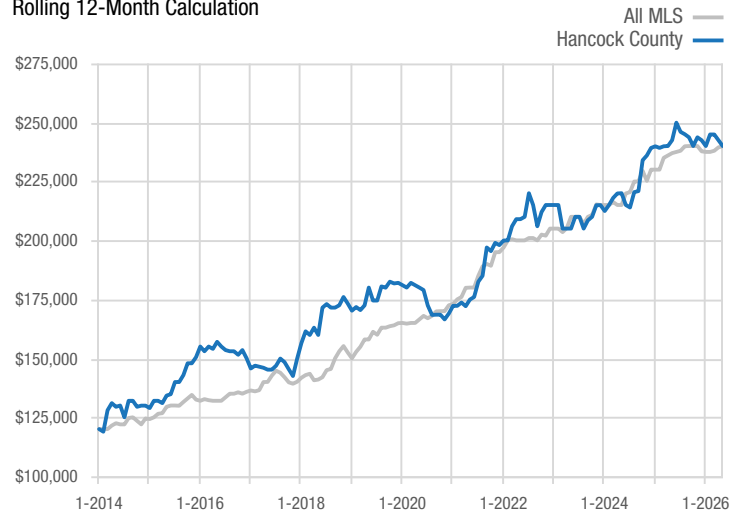
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wyandot County

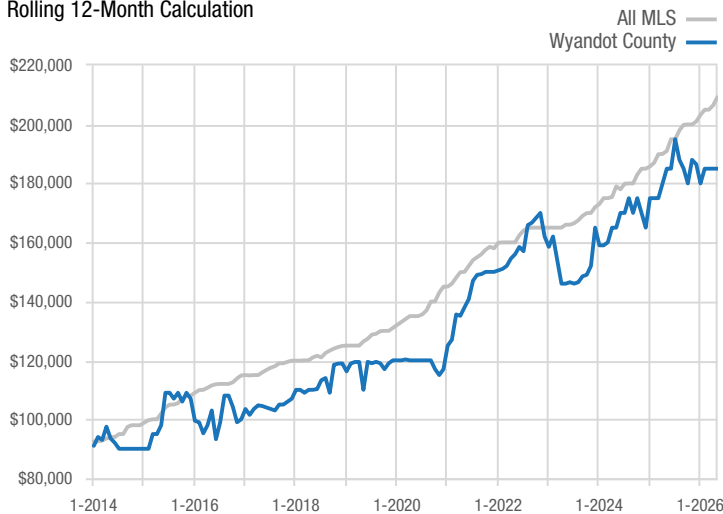
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	12	9	- 25.0%	60	58	- 3.3%
Pending Sales	7	9	+ 28.6%	33	36	+ 9.1%
Closed Sales	7	10	+ 42.9%	33	40	+ 21.2%
Days on Market Until Sale	50	102	+ 104.0%	113	108	- 4.4%
Median Sales Price*	\$188,000	\$267,450	+ 42.3%	\$188,000	\$189,600	+ 0.9%
Average Sales Price*	\$195,643	\$244,190	+ 24.8%	\$203,959	\$215,605	+ 5.7%
Percent of List Price Received*	100.0%	91.8%	- 8.2%	100.0%	94.2%	- 5.8%
Inventory of Homes for Sale	38	32	- 15.8%	—	—	—
Months Supply of Inventory	4.7	3.9	- 17.0%	—	—	—

Condo-Villa	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	1	0	- 100.0%	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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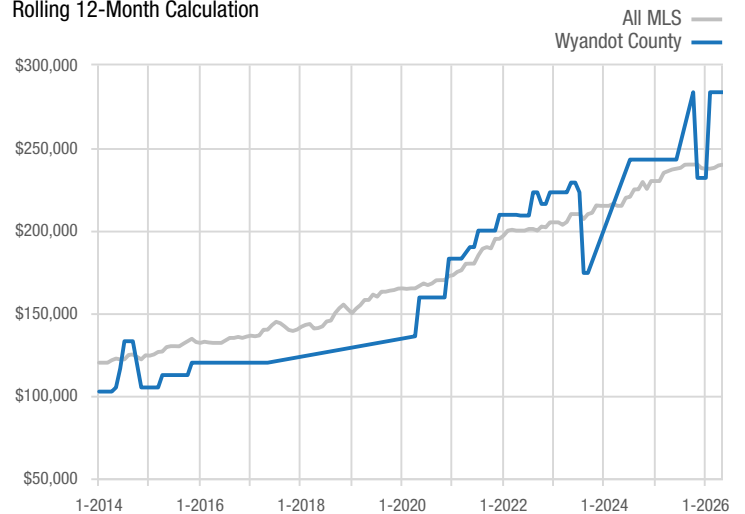
Median Sales Price - Single Family

Rolling 12-Month Calculation



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