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		
Key Metrics	**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		
Key Metrics	**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		
Key Metrics	**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		
Key Metrics	**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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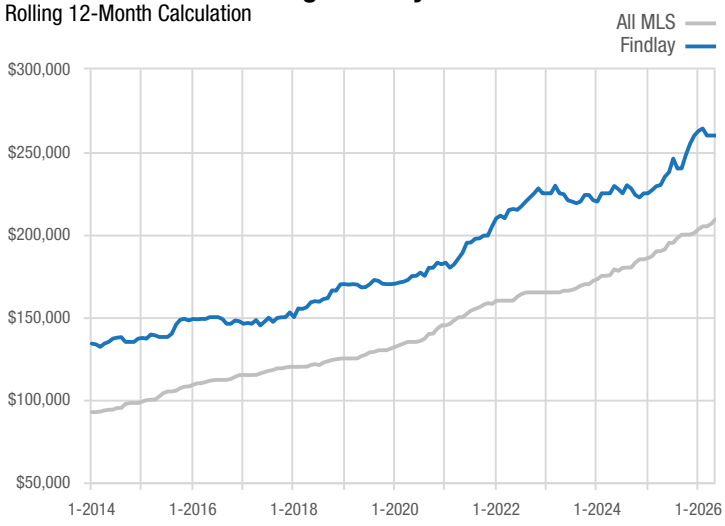
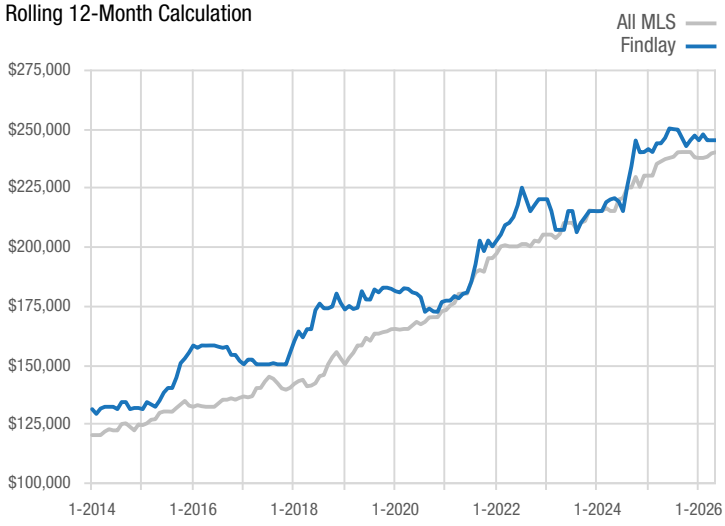
Median Sales Price - Single Family

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		
Key Metrics	**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		
Key Metrics	**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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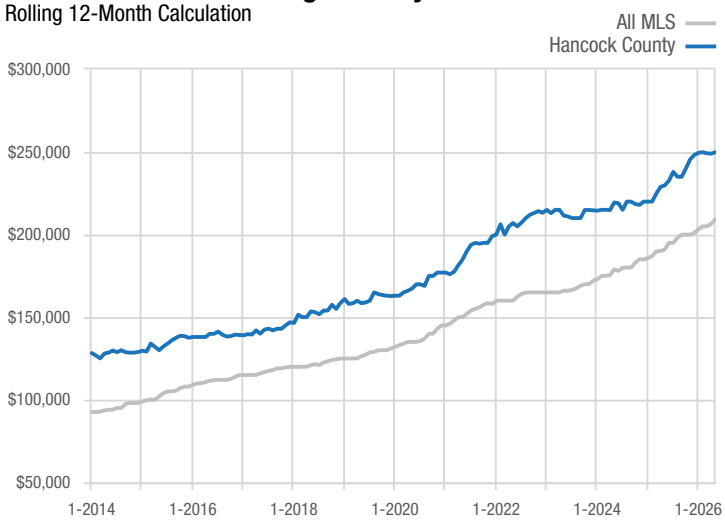
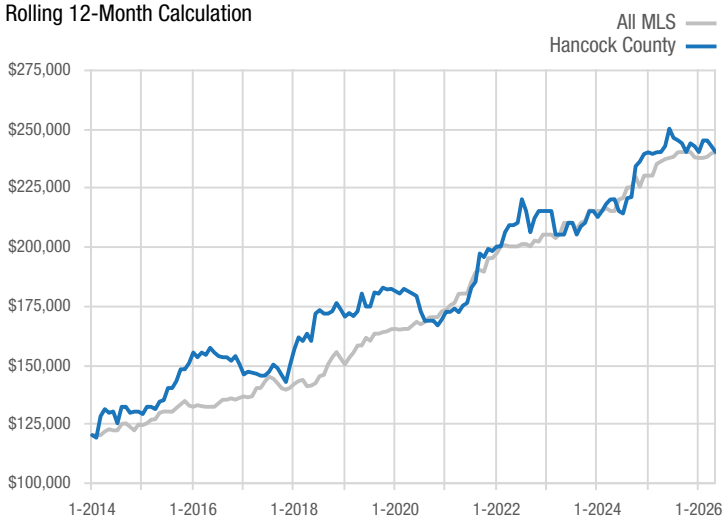
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wyandot County

Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
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		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
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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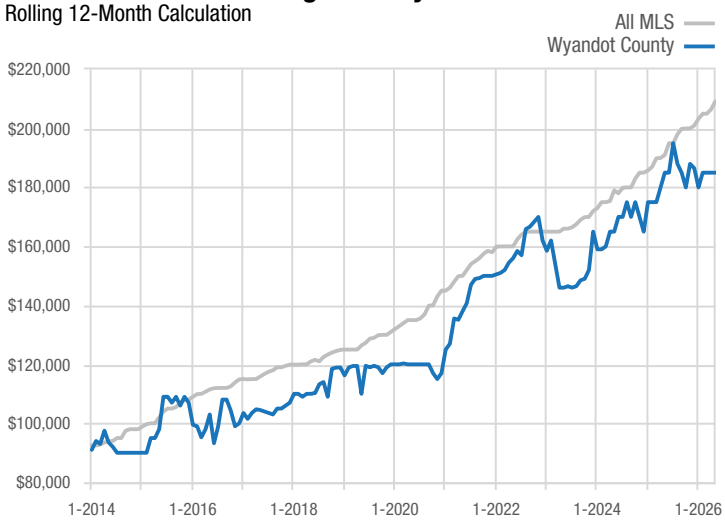
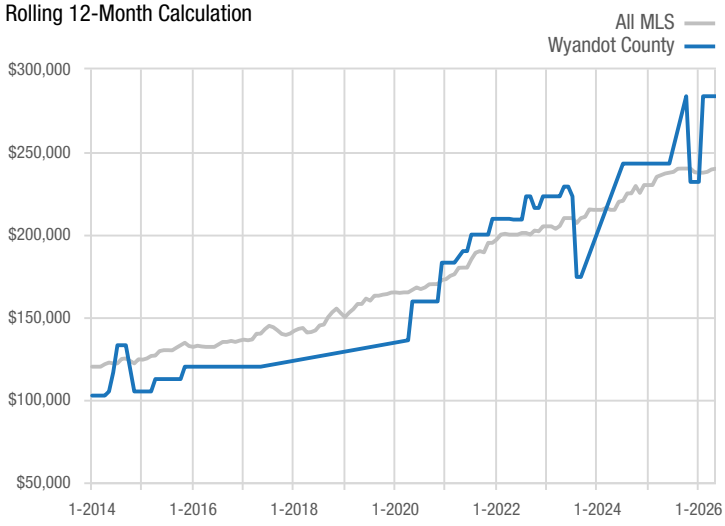
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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