Local Market Update – May 2026

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Western Counties - Defiance, Fulton, Henry, Paulding, Putnam and Williams

The May housing data for the Western Counties points to a highly active market with strong buyer demand and tightening inventory, particularly in the single-family segment. For sellers, conditions remain favorable. Closed sales surged nearly 49% from a year ago, total sales volume increased more than 63%, and average sales prices rose almost 10%. Inventory declined significantly, reducing competition among sellers, while buyers paid a higher percentage of list price than they did last year. These trends suggest that well-priced homes continue to attract strong interest and move relatively quickly.

For **buyers**, the market has become more competitive as inventory has tightened and sales activity has accelerated. While home prices continue to rise and available inventory has decreased, homes are not selling substantially faster than last year, giving buyers some opportunity to carefully evaluate their options. Buyers should be prepared to act decisively when they find the right property, particularly in desirable price ranges where demand remains strong.

The condo and villa market also showed positive momentum, with increases in listings, sales, prices, and total volume. Homes sold much faster than a year ago, and inventory levels declined, indicating growing demand in this segment as well. Overall, the data reflects a market that continues to favor sellers, but one that still offers opportunities for buyers who are prepared and working closely with a REALTOR® to navigate competitive conditions.

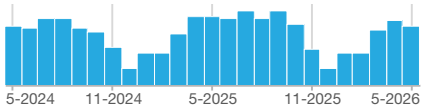
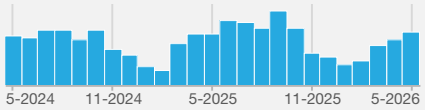
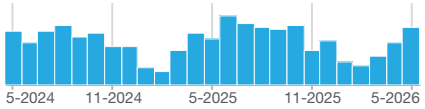
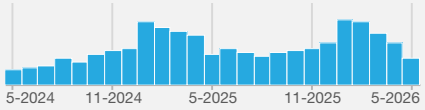
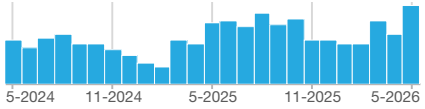
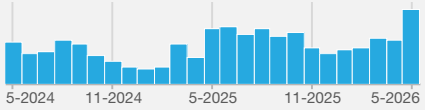
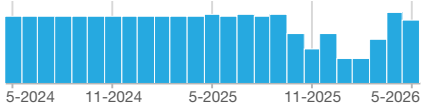
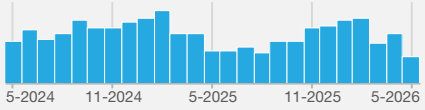
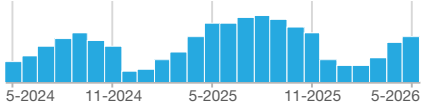
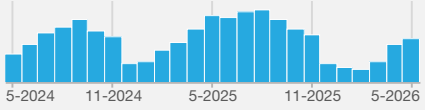
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5 2025**	**Thru 5 2026**	**% Change**
New Listings	198	**166**	-16.2%	759	**790**	4.1%
Closed Sales	107	**159**	48.6%	536	**615**	14.7%
Days on Market	67	**68**	1.5%	74	**77**	4.1%
SP$/SqFt	$124	**$139**	12.1%	$124	**$132**	6.5%
Median Sales Price*	$189,000	**$191,000**	1.1%	$180,000	**$1,909,001**	960.6%
Average Sales Price*	$205,338	**$225,395**	9.8%	$2,006,547	**$218,167**	-89.1%
Percent of List Price Received*	95%	**98%**	3.5%	96%	**96%**	---
Months Supply of Inventory	3.87	**2.86**	-26.1%	---	**---**	**---**
Total Volume	$21,971,245	**$35,837,843**	63.1%	$107,550,779	**$134,172,950**	24.8%

Condo/Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5 2025**	**Thru 5 2026**	**% Change**
New Listings	4	**8**	100.0%	21	**26**	23.8%
Closed Sales	3	**4**	33.3%	16	**16**	0.0%
Days on Market	50	**22**	-56.0%	66	**61**	-7.6%
SP$/SqFt	$136	**$136**	0.0%	$137	**$148**	8.0%
Median Sales Price*	$195,000	**$239,950**	23.1%	$221,500	**$230,000**	3.8%
Average Sales Price*	$185,000	**$229,975**	24.3%	$213,237	**$228,425**	7.1%
Percent of List Price Received*	98%	**98%**	0.5%	99%	**97%**	-2.3%
Months Supply of Inventory	5.67	**3.5**	-38.3%	---	**---**	---
Total Volume (in 1000's)	$550,000	**$919,000**	67.1%	$3,411,800	**$3,654,800**	7.1%

*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.

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,171	**1,067**	- 8.9%	4,842	**4,731**	- 2.3%
Pending Sales		852	**870**	+ 2.1%	3,591	**3,625**	+ 0.9%
Closed Sales		807	**908**	+ 12.5%	3,452	**3,527**	+ 2.2%
Days on Market Until Sale		64	**62**	- 3.1%	72	**71**	- 1.4%
Median Sales Price		$214,300	**$229,900**	+ 7.3%	$195,000	**$208,900**	+ 7.1%
Average Sales Price		$248,997	**$265,624**	+ 6.7%	$229,472	**$243,524**	+ 6.1%
Percent of List Price Received		100.0%	**99.8%**	- 0.2%	100.0%	**99.2%**	- 0.8%
Housing Affordability Index		149	**144**	- 3.4%	164	**158**	- 3.7%
Inventory of Homes for Sale		2,249	**2,120**	- 5.7%	—	**—**	—
Months Supply of Inventory		2.9	**2.6**	- 10.3%	—	**—**	—

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Defiance

Zip Code 43512

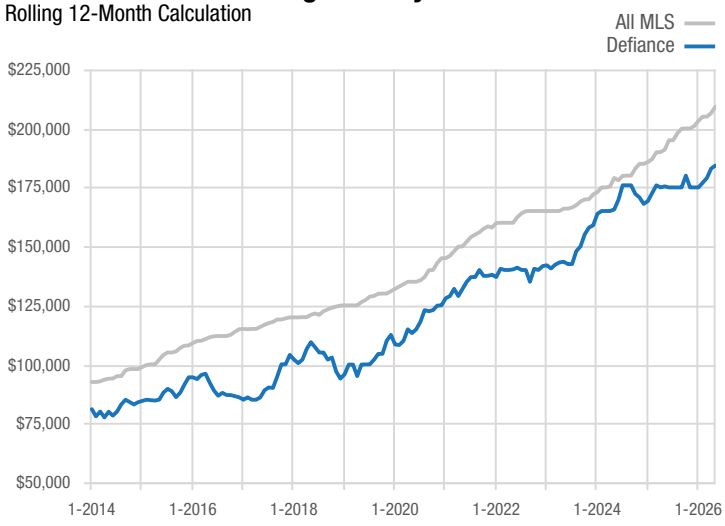
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	29	**22**	- 24.1%	132	**133**	+ 0.8%
Pending Sales	22	**35**	+ 59.1%	109	**119**	+ 9.2%
Closed Sales	18	**40**	+ 122.2%	104	**115**	+ 10.6%
Days on Market Until Sale	60	**76**	+ 26.7%	66	**76**	+ 15.2%
Median Sales Price*	$172,500	**$189,000**	+ 9.6%	$171,000	**$187,000**	+ 9.4%
Average Sales Price*	$177,178	**$203,215**	+ 14.7%	$180,640	**$214,571**	+ 18.8%
Percent of List Price Received*	100.0%	**101.9%**	+ 1.9%	100.0%	**99.0%**	- 1.0%
Inventory of Homes for Sale	47	**52**	+ 10.6%	—	**—**	—
Months Supply of Inventory	2.2	**2.3**	+ 4.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	2	**1**	- 50.0%	11	**8**	- 27.3%
Pending Sales	1	**0**	- 100.0%	7	**4**	- 42.9%
Closed Sales	1	**1**	0.0%	6	**4**	- 33.3%
Days on Market Until Sale	39	**52**	+ 33.3%	80	**70**	- 12.5%
Median Sales Price*	$250,000	**$220,000**	- 12.0%	$249,000	**$230,000**	- 7.6%
Average Sales Price*	$250,000	**$220,000**	- 12.0%	$235,067	**$226,250**	- 3.8%
Percent of List Price Received*	96.2%	**84.6%**	- 12.1%	99.4%	**92.1%**	- 7.3%
Inventory of Homes for Sale	6	**5**	- 16.7%	—	**—**	—
Months Supply of Inventory	3.4	**2.7**	- 20.6%	—	**—**	—

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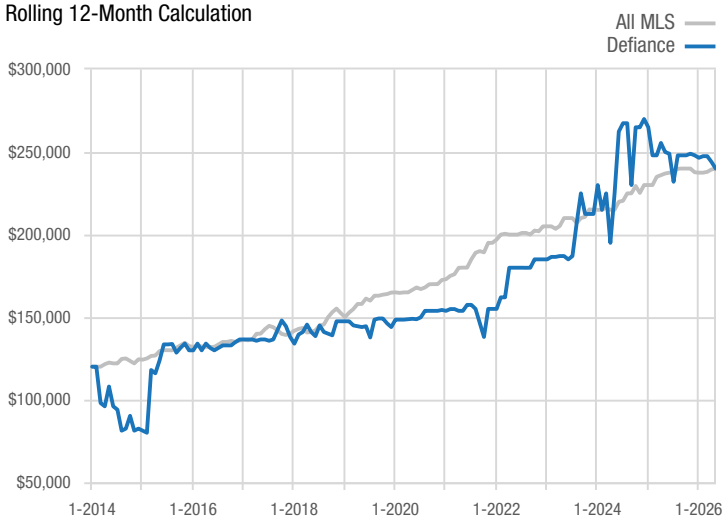
Median Sales Price - Single Family

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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Napoleon

Zip Code 43545

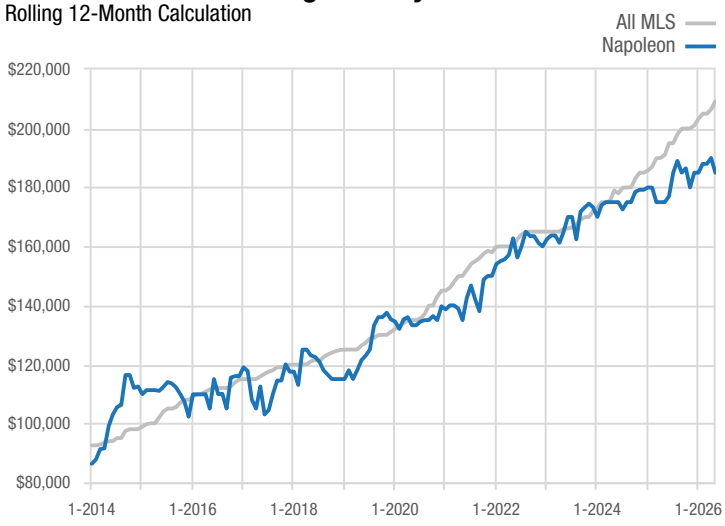
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	19	**5**	- 73.7%	53	**53**	0.0%
Pending Sales	5	**5**	0.0%	25	**53**	+ 112.0%
Closed Sales	5	**11**	+ 120.0%	28	**58**	+ 107.1%
Days on Market Until Sale	81	**69**	- 14.8%	70	**100**	+ 42.9%
Median Sales Price*	$214,300	**$145,000**	- 32.3%	$176,000	**$180,000**	+ 2.3%
Average Sales Price*	$217,881	**$145,012**	- 33.4%	$199,834	**$210,802**	+ 5.5%
Percent of List Price Received*	100.0%	**94.6%**	- 5.4%	100.0%	**98.4%**	- 1.6%
Inventory of Homes for Sale	36	**23**	- 36.1%	—	**—**	—
Months Supply of Inventory	4.6	**2.0**	- 56.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**1**	—	1	**2**	+ 100.0%
Pending Sales	0	**2**	—	2	**3**	+ 50.0%
Closed Sales	0	**2**	—	2	**3**	+ 50.0%
Days on Market Until Sale	—	**17**	—	105	**44**	- 58.1%
Median Sales Price*	—	**$279,950**	—	$302,000	**$300,000**	- 0.7%
Average Sales Price*	—	**$279,950**	—	$302,000	**$296,633**	- 1.8%
Percent of List Price Received*	—	**104.5%**	—	100.0%	**101.1%**	+ 1.1%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.7	**—**	—	—	**—**	—

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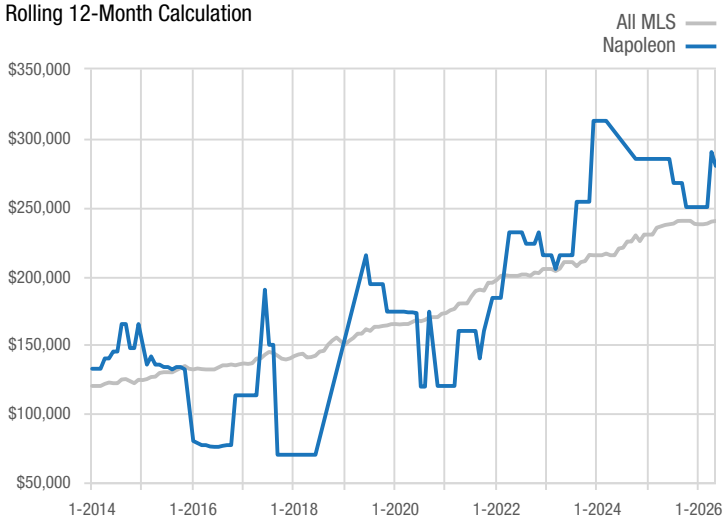
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bryan

Zip Code 43506

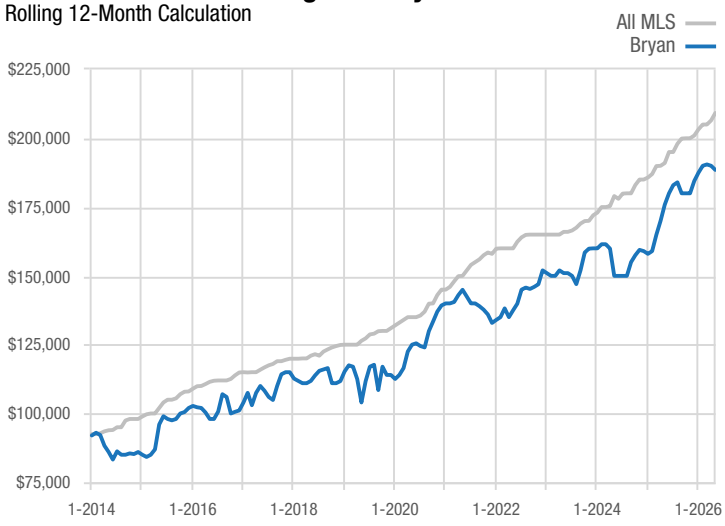
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	22	**13**	- 40.9%	86	**71**	- 17.4%
Pending Sales	13	**15**	+ 15.4%	68	**61**	- 10.3%
Closed Sales	12	**16**	+ 33.3%	69	**62**	- 10.1%
Days on Market Until Sale	68	**58**	- 14.7%	84	**89**	+ 6.0%
Median Sales Price*	$190,000	**$183,500**	- 3.4%	$185,000	**$200,000**	+ 8.1%
Average Sales Price*	$176,079	**$197,700**	+ 12.3%	$190,307	**$197,680**	+ 3.9%
Percent of List Price Received*	100.0%	**99.6%**	- 0.4%	100.0%	**96.7%**	- 3.3%
Inventory of Homes for Sale	53	**39**	- 26.4%	—	**—**	—
Months Supply of Inventory	3.4	**2.5**	- 26.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**1**	- 50.0%
Pending Sales	0	**0**	0.0%	2	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	65	**—**	—
Median Sales Price*	—	**—**	—	$270,000	**—**	—
Average Sales Price*	—	**—**	—	$270,000	**—**	—
Percent of List Price Received*	—	**—**	—	100.0%	**—**	—
Inventory of Homes for Sale	0	**1**	—	—	**—**	—
Months Supply of Inventory	—	**0.5**	—	—	**—**	—

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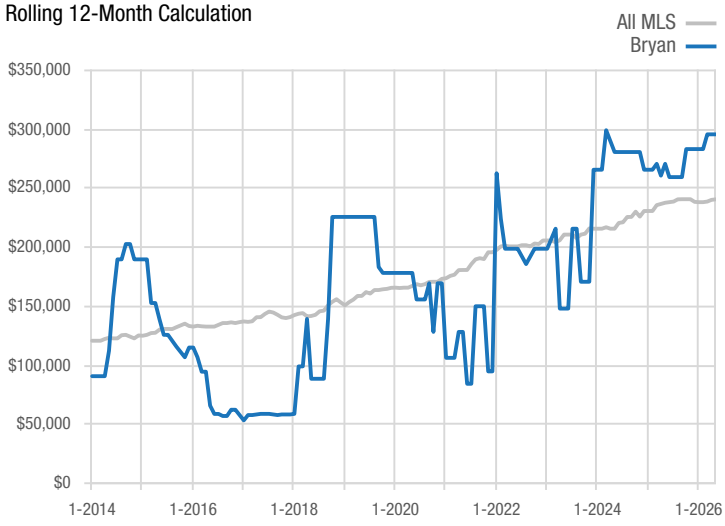
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wauseon

Zip Code 43567

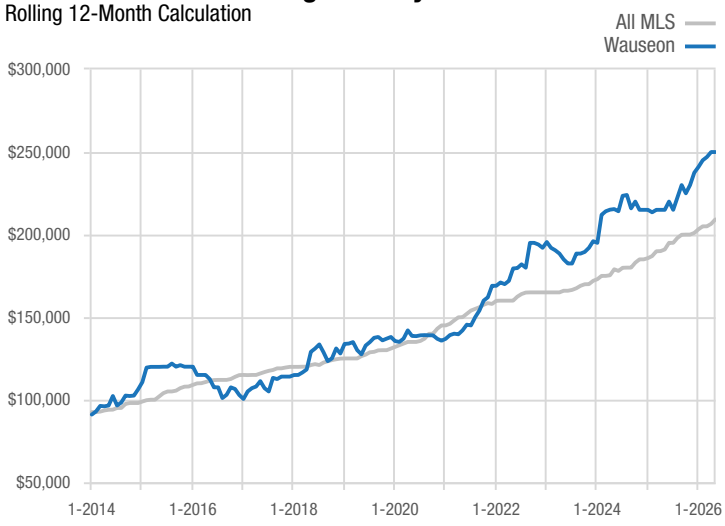
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	9	**12**	+ 33.3%	45	**59**	+ 31.1%
Pending Sales	9	**10**	+ 11.1%	34	**59**	+ 73.5%
Closed Sales	8	**14**	+ 75.0%	33	**56**	+ 69.7%
Days on Market Until Sale	71	**47**	- 33.8%	72	**77**	+ 6.9%
Median Sales Price*	$270,000	**$275,750**	+ 2.1%	$225,000	**$269,000**	+ 19.6%
Average Sales Price*	$289,875	**$321,164**	+ 10.8%	$280,084	**$278,632**	- 0.5%
Percent of List Price Received*	100.0%	**96.9%**	- 3.1%	100.0%	**97.5%**	- 2.5%
Inventory of Homes for Sale	16	**25**	+ 56.3%	—	**—**	—
Months Supply of Inventory	1.9	**2.5**	+ 31.6%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	6	**6**	0.0%
Pending Sales	2	**1**	- 50.0%	6	**2**	- 66.7%
Closed Sales	1	**0**	- 100.0%	5	**3**	- 40.0%
Days on Market Until Sale	0	**—**	—	45	**59**	+ 31.1%
Median Sales Price*	$110,000	**—**	—	$110,000	**$112,000**	+ 1.8%
Average Sales Price*	$110,000	**—**	—	$154,500	**$163,667**	+ 5.9%
Percent of List Price Received*	100.0%	**—**	—	100.0%	**97.9%**	- 2.1%
Inventory of Homes for Sale	0	**3**	—	—	**—**	—
Months Supply of Inventory	—	**2.0**	—	—	**—**	—

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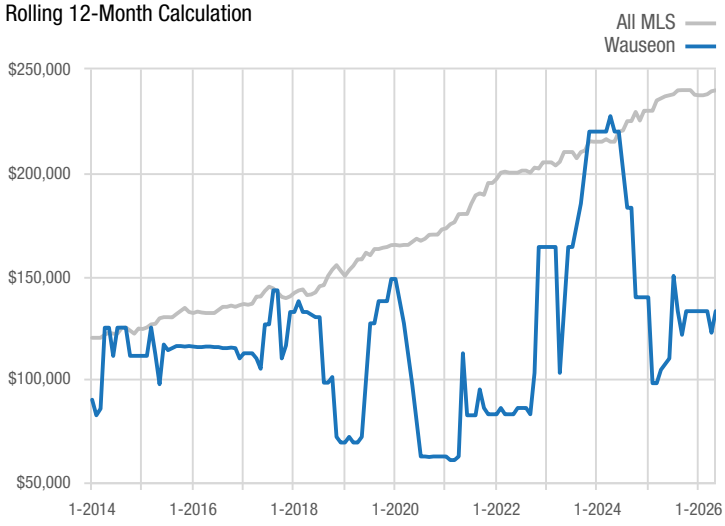
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Archbold

Zip Code 43502

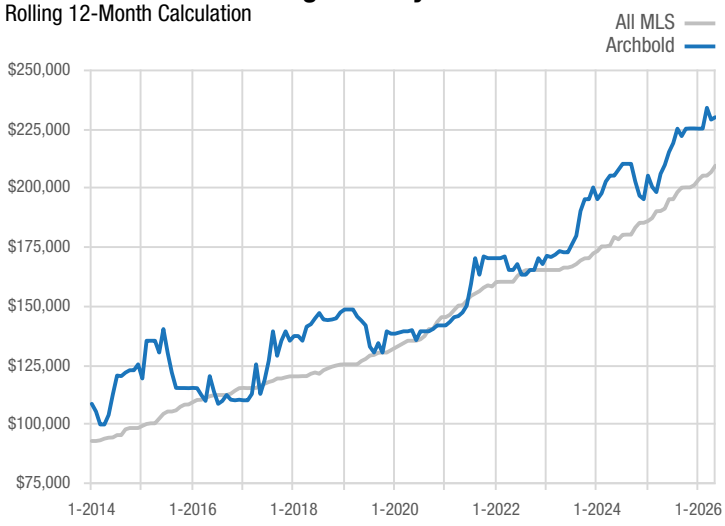
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	4	**3**	- 25.0%	21	**26**	+ 23.8%
Pending Sales	5	**5**	0.0%	18	**23**	+ 27.8%
Closed Sales	4	**6**	+ 50.0%	17	**24**	+ 41.2%
Days on Market Until Sale	49	**33**	- 32.7%	80	**71**	- 11.3%
Median Sales Price*	$291,000	**$258,000**	- 11.3%	$230,000	**$250,950**	+ 9.1%
Average Sales Price*	$303,688	**$293,500**	- 3.4%	$239,988	**$275,329**	+ 14.7%
Percent of List Price Received*	100.0%	**99.4%**	- 0.6%	100.0%	**98.7%**	- 1.3%
Inventory of Homes for Sale	10	**11**	+ 10.0%	—	**—**	—
Months Supply of Inventory	2.8	**2.1**	- 25.0%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	1	**0**	- 100.0%	1	**1**	0.0%
Days on Market Until Sale	129	**—**	—	129	**45**	- 65.1%
Median Sales Price*	$195,000	**—**	—	$195,000	**$197,000**	+ 1.0%
Average Sales Price*	$195,000	**—**	—	$195,000	**$197,000**	+ 1.0%
Percent of List Price Received*	100.0%	**—**	—	100.0%	**96.1%**	- 3.9%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

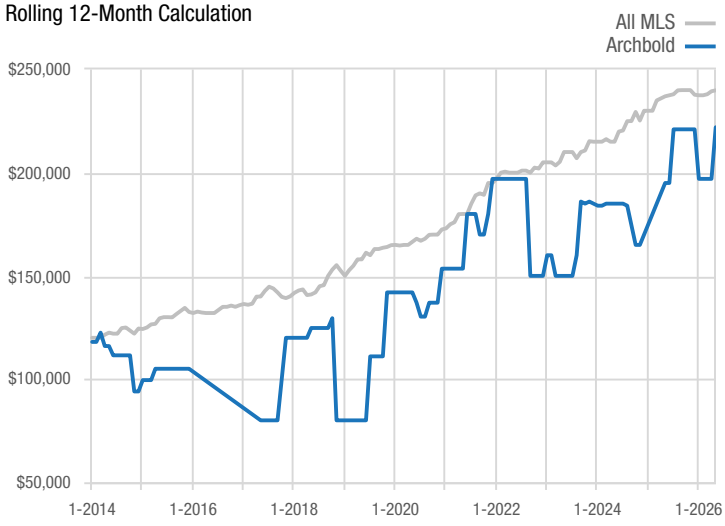
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Defiance County

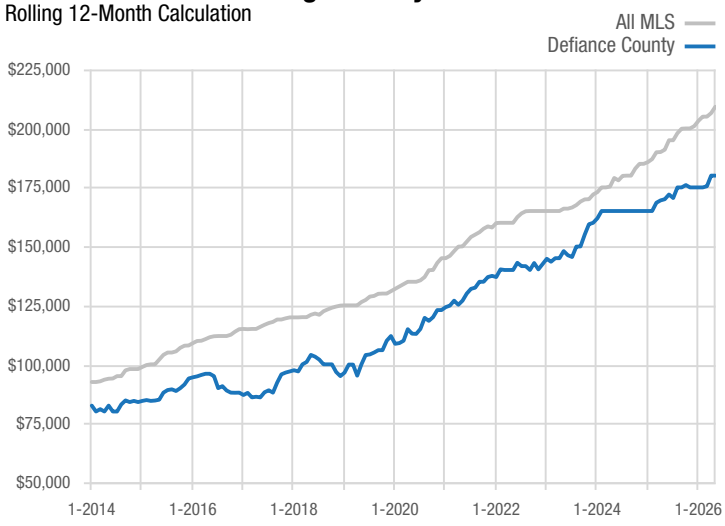
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	42	**33**	- 21.4%	179	**173**	- 3.4%
Pending Sales	26	**45**	+ 73.1%	141	**144**	+ 2.1%
Closed Sales	22	**44**	+ 100.0%	135	**139**	+ 3.0%
Days on Market Until Sale	63	**72**	+ 14.3%	69	**76**	+ 10.1%
Median Sales Price*	$182,500	**$187,500**	+ 2.7%	$172,000	**$184,850**	+ 7.5%
Average Sales Price*	$181,323	**$196,293**	+ 8.3%	$186,829	**$210,949**	+ 12.9%
Percent of List Price Received*	100.0%	**102.1%**	+ 2.1%	100.0%	**98.7%**	- 1.3%
Inventory of Homes for Sale	74	**72**	- 2.7%	—	**—**	—
Months Supply of Inventory	2.6	**2.4**	- 7.7%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	2	**1**	- 50.0%	12	**8**	- 33.3%
Pending Sales	1	**0**	- 100.0%	8	**4**	- 50.0%
Closed Sales	1	**1**	0.0%	7	**4**	- 42.9%
Days on Market Until Sale	39	**52**	+ 33.3%	71	**70**	- 1.4%
Median Sales Price*	$250,000	**$220,000**	- 12.0%	$248,000	**$230,000**	- 7.3%
Average Sales Price*	$250,000	**$220,000**	- 12.0%	$224,329	**$226,250**	+ 0.9%
Percent of List Price Received*	96.2%	**84.6%**	- 12.1%	99.5%	**92.1%**	- 7.4%
Inventory of Homes for Sale	6	**5**	- 16.7%	—	**—**	—
Months Supply of Inventory	3.0	**2.4**	- 20.0%	—	**—**	—

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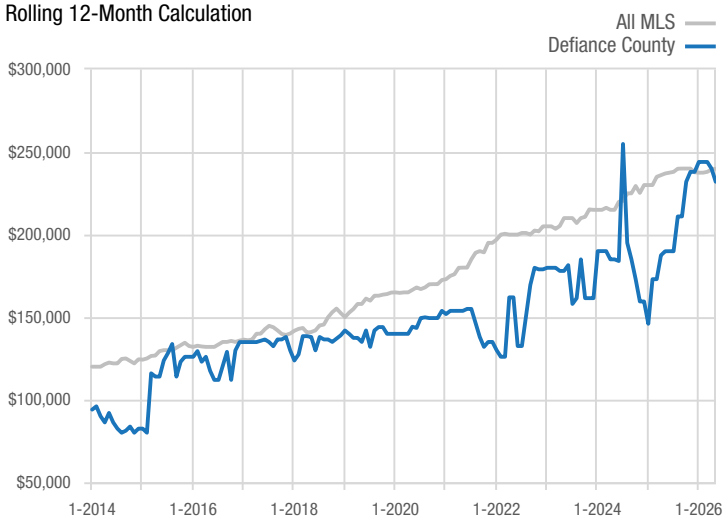
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Fulton County

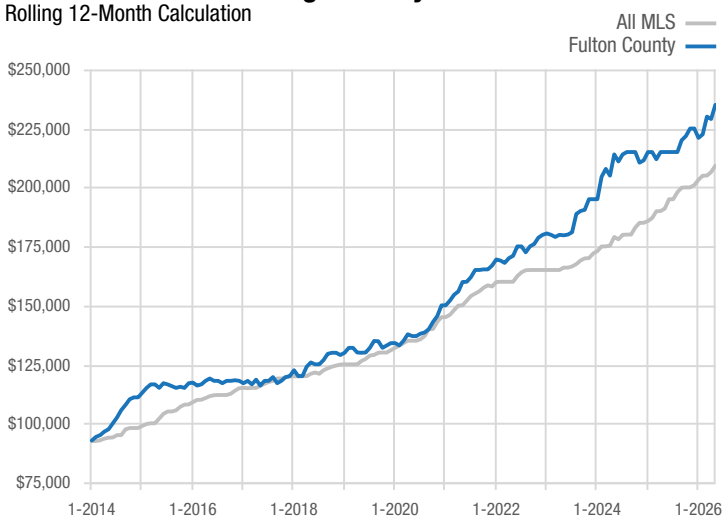
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	39	**34**	- 12.8%	150	**175**	+ 16.7%
Pending Sales	28	**29**	+ 3.6%	106	**143**	+ 34.9%
Closed Sales	27	**34**	+ 25.9%	106	**133**	+ 25.5%
Days on Market Until Sale	73	**49**	- 32.9%	71	**67**	- 5.6%
Median Sales Price*	$223,100	**$299,000**	+ 34.0%	$215,000	**$250,000**	+ 16.3%
Average Sales Price*	$278,070	**$343,394**	+ 23.5%	$246,796	**$273,670**	+ 10.9%
Percent of List Price Received*	100.0%	**99.4%**	- 0.6%	100.0%	**98.5%**	- 1.5%
Inventory of Homes for Sale	65	**71**	+ 9.2%	—	**—**	—
Months Supply of Inventory	2.4	**2.3**	- 4.2%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	7	**7**	0.0%
Pending Sales	3	**1**	- 66.7%	7	**3**	- 57.1%
Closed Sales	2	**0**	- 100.0%	6	**5**	- 16.7%
Days on Market Until Sale	65	**—**	—	59	**51**	- 13.6%
Median Sales Price*	$152,500	**—**	—	$150,000	**$197,000**	+ 31.3%
Average Sales Price*	$152,500	**—**	—	$161,250	**$213,400**	+ 32.3%
Percent of List Price Received*	100.0%	**—**	—	100.0%	**97.9%**	- 2.1%
Inventory of Homes for Sale	0	**3**	—	—	**—**	—
Months Supply of Inventory	—	**1.8**	—	—	**—**	—

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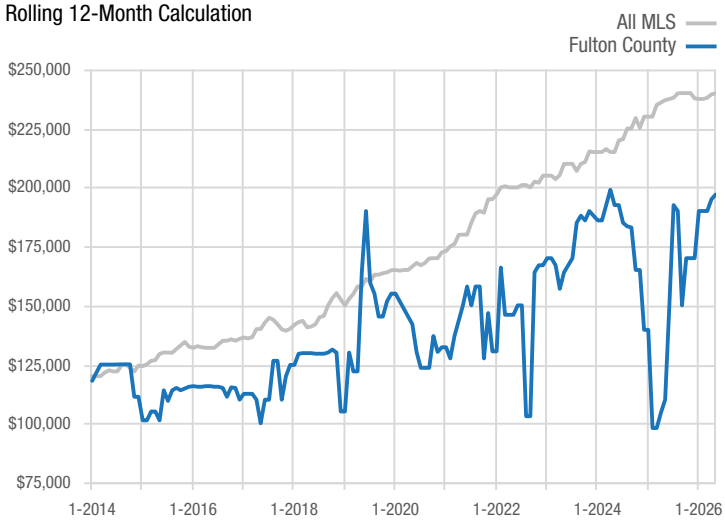
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Henry County

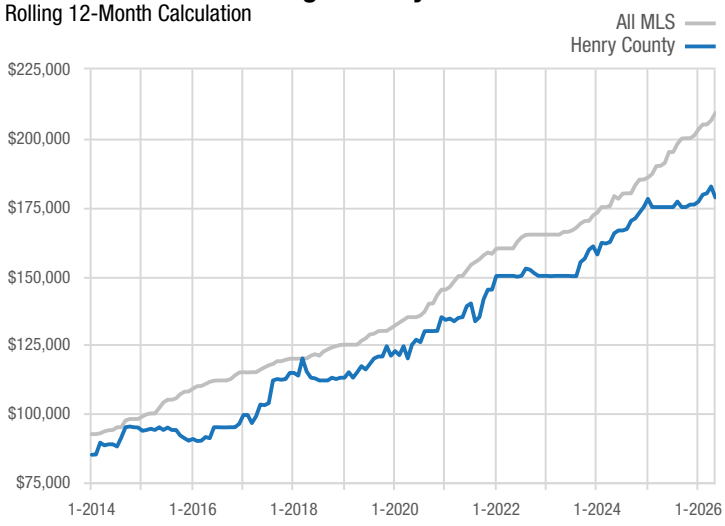
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	39	**14**	- 64.1%	111	**115**	+ 3.6%
Pending Sales	10	**16**	+ 60.0%	65	**107**	+ 64.6%
Closed Sales	10	**22**	+ 120.0%	67	**112**	+ 67.2%
Days on Market Until Sale	63	**78**	+ 23.8%	75	**91**	+ 21.3%
Median Sales Price*	$157,500	**$142,450**	- 9.6%	$175,000	**$179,250**	+ 2.4%
Average Sales Price*	$172,731	**$145,687**	- 15.7%	$201,271	**$205,344**	+ 2.0%
Percent of List Price Received*	100.0%	**97.3%**	- 2.7%	100.0%	**98.6%**	- 1.4%
Inventory of Homes for Sale	68	**53**	- 22.1%	—	**—**	—
Months Supply of Inventory	4.2	**2.3**	- 45.2%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**1**	—	1	**2**	+ 100.0%
Pending Sales	0	**2**	—	2	**3**	+ 50.0%
Closed Sales	0	**2**	—	2	**3**	+ 50.0%
Days on Market Until Sale	—	**17**	—	105	**44**	- 58.1%
Median Sales Price*	—	**$279,950**	—	$302,000	**$300,000**	- 0.7%
Average Sales Price*	—	**$279,950**	—	$302,000	**$296,633**	- 1.8%
Percent of List Price Received*	—	**104.5%**	—	100.0%	**101.1%**	+ 1.1%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.7	**—**	—	—	**—**	—

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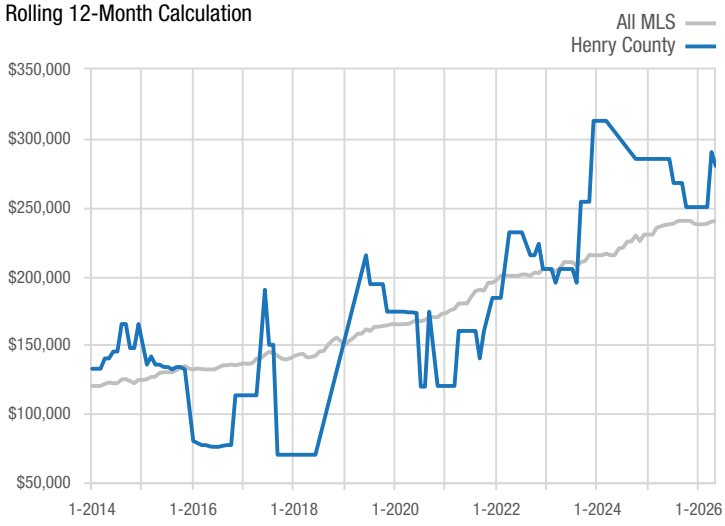
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Paulding County

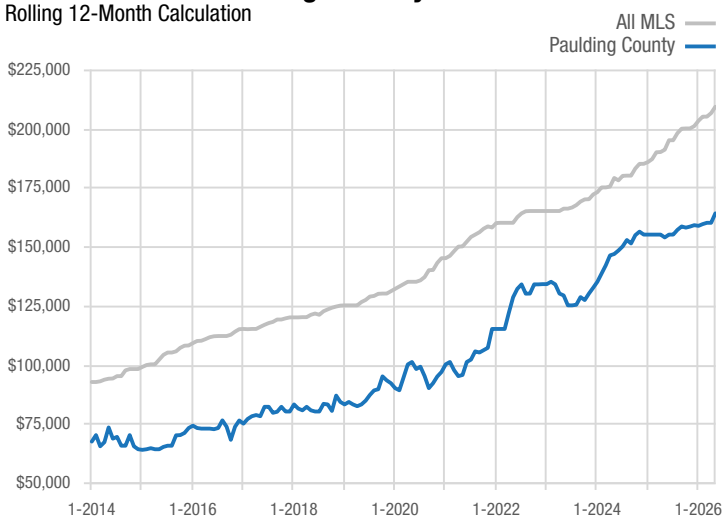
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	17	**13**	- 23.5%	83	**70**	- 15.7%
Pending Sales	9	**19**	+ 111.1%	57	**66**	+ 15.8%
Closed Sales	10	**17**	+ 70.0%	54	**60**	+ 11.1%
Days on Market Until Sale	63	**90**	+ 42.9%	91	**82**	- 9.9%
Median Sales Price*	$144,000	**$200,000**	+ 38.9%	$149,750	**$169,500**	+ 13.2%
Average Sales Price*	$170,930	**$224,441**	+ 31.3%	$171,906	**$189,163**	+ 10.0%
Percent of List Price Received*	100.0%	**98.1%**	- 1.9%	100.0%	**98.3%**	- 1.7%
Inventory of Homes for Sale	45	**36**	- 20.0%	—	**—**	—
Months Supply of Inventory	4.2	**2.8**	- 33.3%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**1**	—	3	**1**	- 66.7%
Pending Sales	0	**1**	—	0	**1**	—
Closed Sales	0	**1**	—	0	**1**	—
Days on Market Until Sale	—	**4**	—	—	**4**	—
Median Sales Price*	—	**$140,000**	—	—	**$140,000**	—
Average Sales Price*	—	**$140,000**	—	—	**$140,000**	—
Percent of List Price Received*	—	**100.0%**	—	—	**100.0%**	—
Inventory of Homes for Sale	3	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	3.0	**—**	—	—	**—**	—

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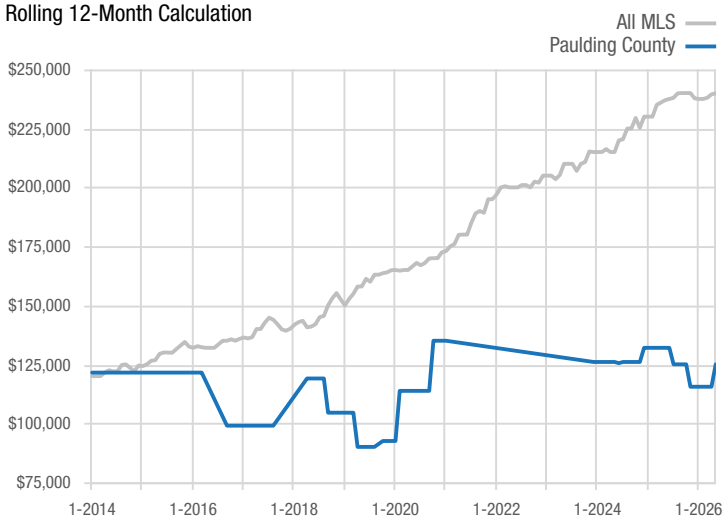
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Putnam County

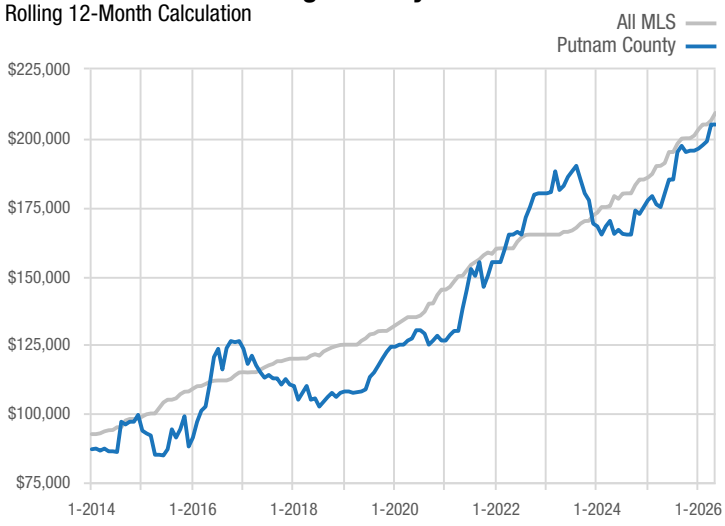
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	15	**15**	0.0%	54	**55**	+ 1.9%
Pending Sales	10	**3**	- 70.0%	32	**38**	+ 18.8%
Closed Sales	10	**9**	- 10.0%	31	**42**	+ 35.5%
Days on Market Until Sale	83	**80**	- 3.6%	78	**74**	- 5.1%
Median Sales Price*	$199,400	**$192,250**	- 3.6%	$182,000	**$214,000**	+ 17.6%
Average Sales Price*	$204,170	**$204,125**	- 0.0%	$211,775	**$238,510**	+ 12.6%
Percent of List Price Received*	100.0%	**98.0%**	- 2.0%	100.0%	**97.4%**	- 2.6%
Inventory of Homes for Sale	32	**35**	+ 9.4%	—	**—**	—
Months Supply of Inventory	4.0	**3.8**	- 5.0%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**2**	—	1	**2**	+ 100.0%
Pending Sales	0	**0**	0.0%	0	**2**	—
Closed Sales	0	**0**	0.0%	0	**2**	—
Days on Market Until Sale	—	**—**	—	—	**129**	—
Median Sales Price*	—	**—**	—	—	**$236,450**	—
Average Sales Price*	—	**—**	—	—	**$236,450**	—
Percent of List Price Received*	—	**—**	—	—	**99.8%**	—
Inventory of Homes for Sale	2	**2**	0.0%	—	**—**	—
Months Supply of Inventory	—	**1.6**	—	—	**—**	—

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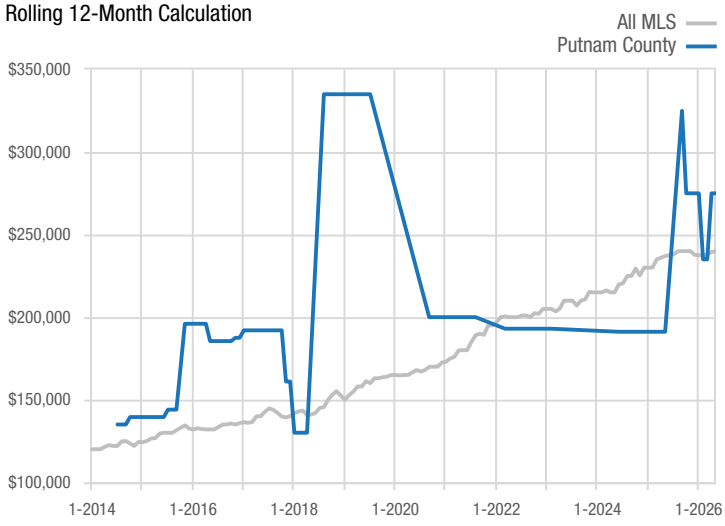
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Williams County

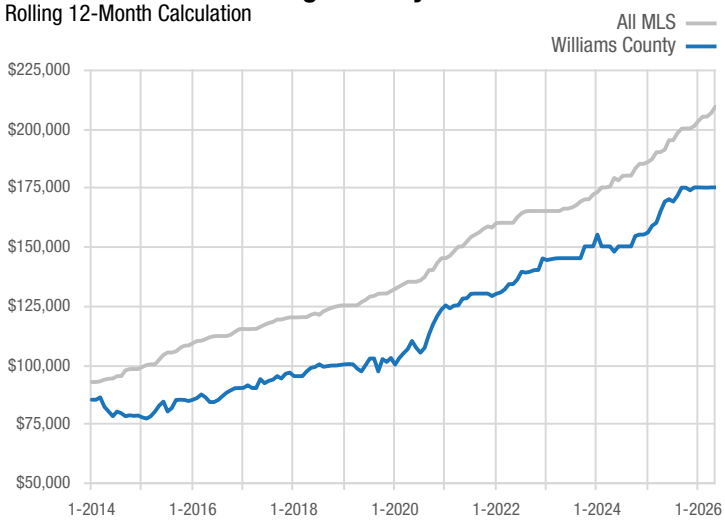
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	46	**44**	- 4.3%	182	**188**	+ 3.3%
Pending Sales	31	**35**	+ 12.9%	141	**133**	- 5.7%
Closed Sales	28	**33**	+ 17.9%	143	**129**	- 9.8%
Days on Market Until Sale	77	**60**	- 22.1%	87	**77**	- 11.5%
Median Sales Price*	$177,500	**$185,000**	+ 4.2%	$178,000	**$180,000**	+ 1.1%
Average Sales Price*	$178,427	**$195,730**	+ 9.7%	$187,661	**$188,567**	+ 0.5%
Percent of List Price Received*	100.0%	**98.7%**	- 1.3%	100.0%	**96.7%**	- 3.3%
Inventory of Homes for Sale	112	**99**	- 11.6%	—	**—**	—
Months Supply of Inventory	3.5	**3.1**	- 11.4%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**1**	- 50.0%
Pending Sales	0	**0**	0.0%	2	**1**	- 50.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	65	**50**	- 23.1%
Median Sales Price*	—	**—**	—	$270,000	**$180,000**	- 33.3%
Average Sales Price*	—	**—**	—	$270,000	**$180,000**	- 33.3%
Percent of List Price Received*	—	**—**	—	100.0%	**95.0%**	- 5.0%
Inventory of Homes for Sale	0	**1**	—	—	**—**	—
Months Supply of Inventory	—	**0.8**	—	—	**—**	—

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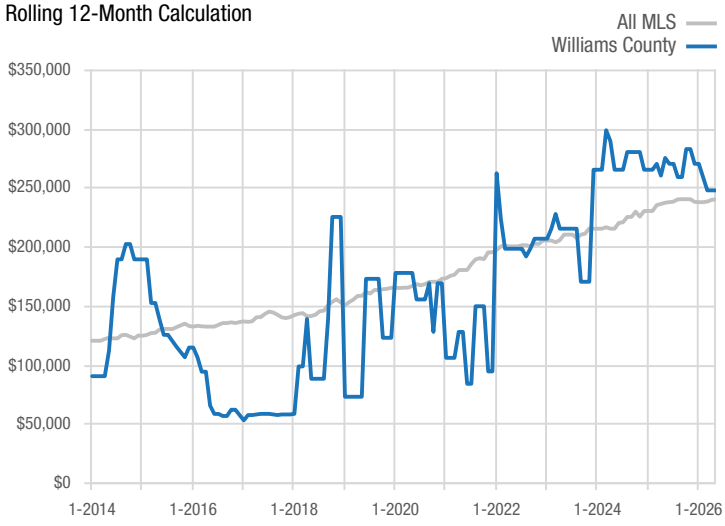
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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