

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

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## Defiance

Zip Code 43512

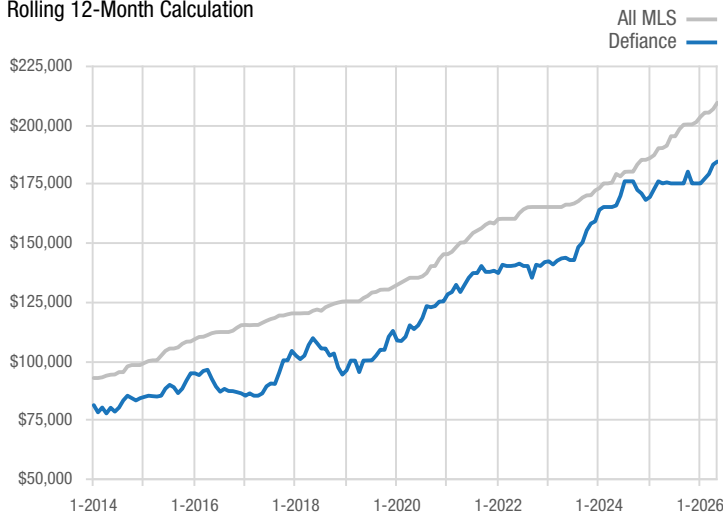
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	29	22	- 24.1%	132	133	+ 0.8%
Pending Sales	22	35	+ 59.1%	109	119	+ 9.2%
Closed Sales	18	40	+ 122.2%	104	115	+ 10.6%
Days on Market Until Sale	60	76	+ 26.7%	66	76	+ 15.2%
Median Sales Price*	\$172,500	<b>\$189,000</b>	+ 9.6%	\$171,000	<b>\$187,000</b>	+ 9.4%
Average Sales Price*	\$177,178	<b>\$203,215</b>	+ 14.7%	\$180,640	<b>\$214,571</b>	+ 18.8%
Percent of List Price Received*	100.0%	<b>101.9%</b>	+ 1.9%	100.0%	<b>99.0%</b>	- 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		
	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	<b>\$220,000</b>	- 12.0%	\$249,000	<b>\$230,000</b>	- 7.6%
Average Sales Price*	\$250,000	<b>\$220,000</b>	- 12.0%	\$235,067	<b>\$226,250</b>	- 3.8%
Percent of List Price Received*	96.2%	<b>84.6%</b>	- 12.1%	99.4%	<b>92.1%</b>	- 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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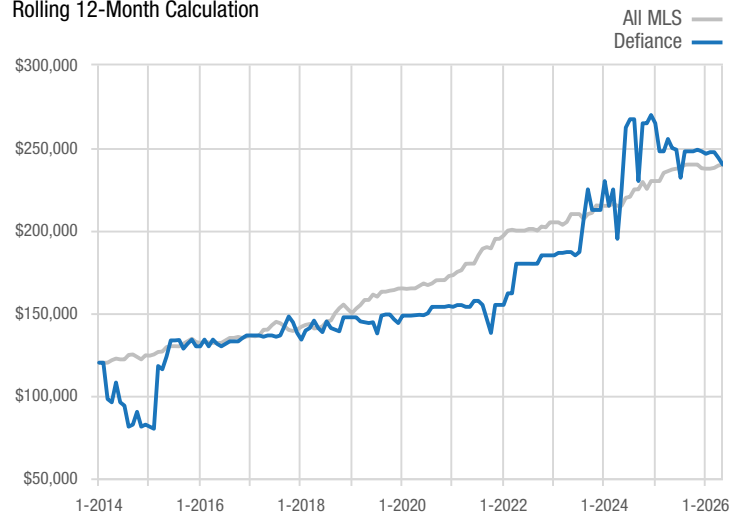
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Napoleon

Zip Code 43545

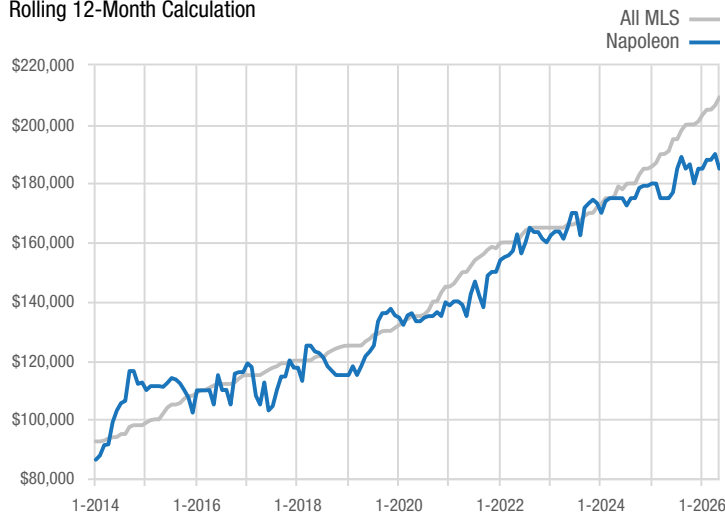
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	19	5	- 73.7%	53	53	0.0%
Pending Sales	5	5	0.0%	25	53	+ 112.0%
Closed Sales	5	11	+ 120.0%	28	58	+ 107.1%
Days on Market Until Sale	81	69	- 14.8%	70	100	+ 42.9%
Median Sales Price*	\$214,300	<b>\$145,000</b>	- 32.3%	\$176,000	<b>\$180,000</b>	+ 2.3%
Average Sales Price*	\$217,881	<b>\$145,012</b>	- 33.4%	\$199,834	<b>\$210,802</b>	+ 5.5%
Percent of List Price Received*	100.0%	<b>94.6%</b>	- 5.4%	100.0%	<b>98.4%</b>	- 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		
	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*	—	<b>\$279,950</b>	—	\$302,000	<b>\$300,000</b>	- 0.7%
Average Sales Price*	—	<b>\$279,950</b>	—	\$302,000	<b>\$296,633</b>	- 1.8%
Percent of List Price Received*	—	<b>104.5%</b>	—	100.0%	<b>101.1%</b>	+ 1.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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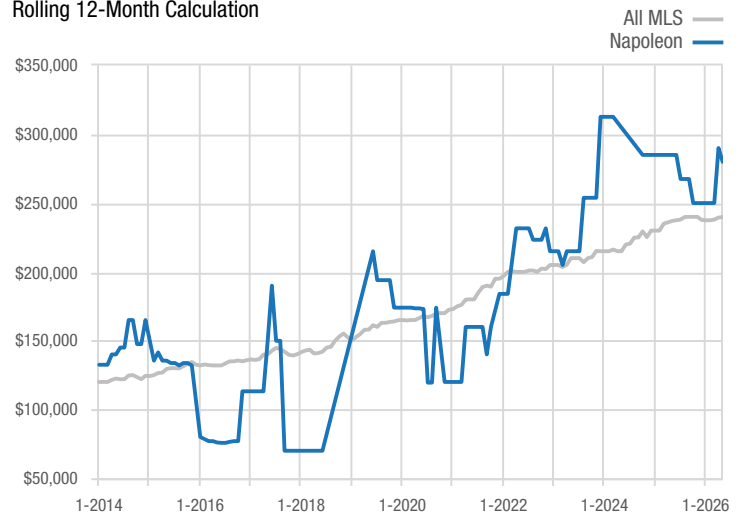
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bryan

Zip Code 43506

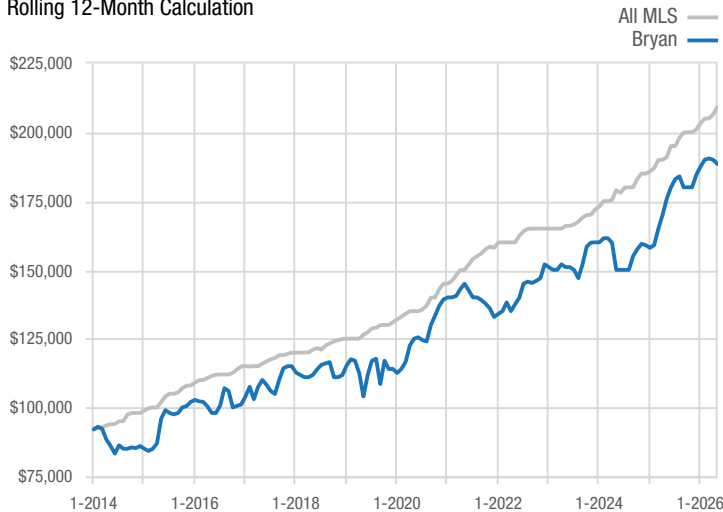
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	22	13	- 40.9%	86	71	- 17.4%
Pending Sales	13	15	+ 15.4%	68	61	- 10.3%
Closed Sales	12	16	+ 33.3%	69	62	- 10.1%
Days on Market Until Sale	68	58	- 14.7%	84	89	+ 6.0%
Median Sales Price*	\$190,000	<b>\$183,500</b>	- 3.4%	\$185,000	<b>\$200,000</b>	+ 8.1%
Average Sales Price*	\$176,079	<b>\$197,700</b>	+ 12.3%	\$190,307	<b>\$197,680</b>	+ 3.9%
Percent of List Price Received*	100.0%	<b>99.6%</b>	- 0.4%	100.0%	<b>96.7%</b>	- 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		
	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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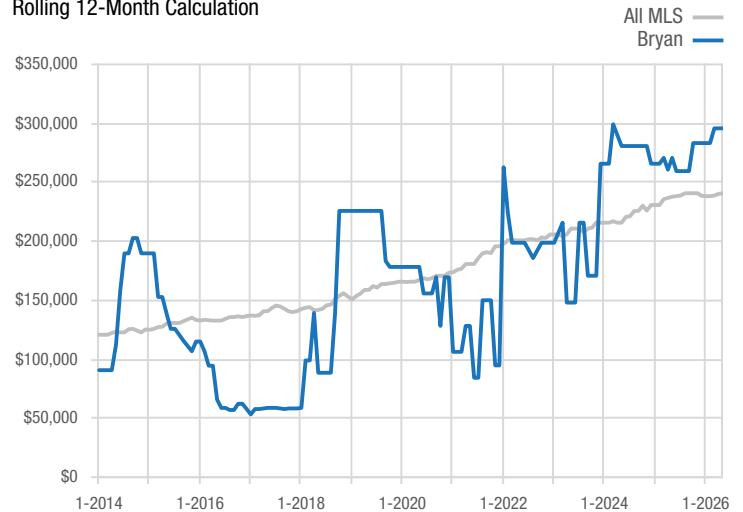
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wauseon

Zip Code 43567

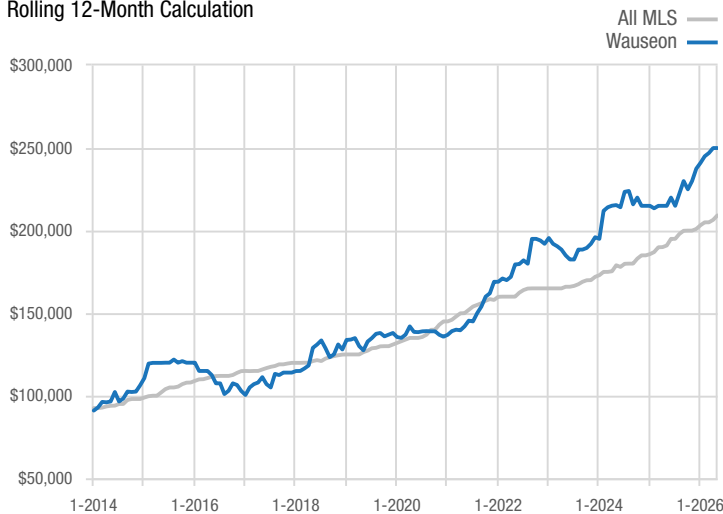
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	9	12	+ 33.3%	45	59	+ 31.1%
Pending Sales	9	10	+ 11.1%	34	59	+ 73.5%
Closed Sales	8	14	+ 75.0%	33	56	+ 69.7%
Days on Market Until Sale	71	47	- 33.8%	72	77	+ 6.9%
Median Sales Price*	\$270,000	<b>\$275,750</b>	+ 2.1%	\$225,000	<b>\$269,000</b>	+ 19.6%
Average Sales Price*	\$289,875	<b>\$321,164</b>	+ 10.8%	\$280,084	<b>\$278,632</b>	- 0.5%
Percent of List Price Received*	100.0%	<b>96.9%</b>	- 3.1%	100.0%	<b>97.5%</b>	- 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		
	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	<b>\$112,000</b>	+ 1.8%
Average Sales Price*	\$110,000	—	—	\$154,500	<b>\$163,667</b>	+ 5.9%
Percent of List Price Received*	100.0%	—	—	100.0%	<b>97.9%</b>	- 2.1%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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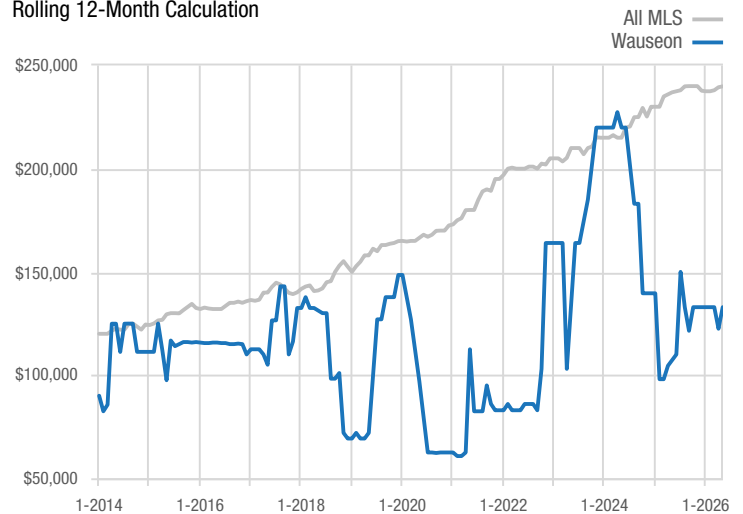
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Archbold

Zip Code 43502

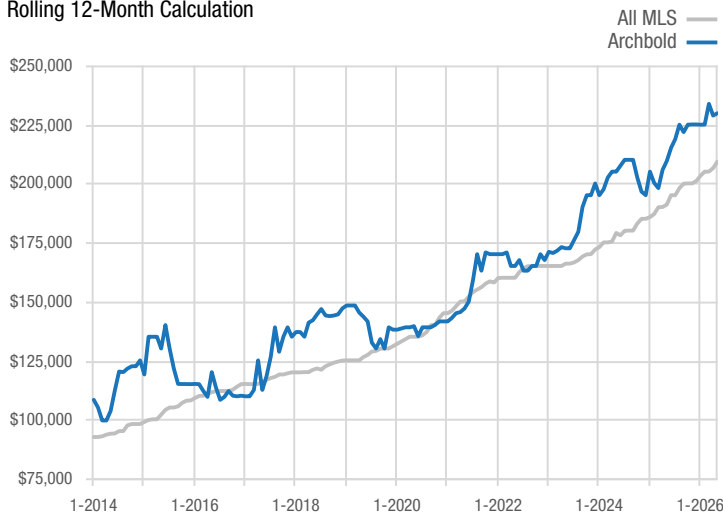
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	21	26	+ 23.8%
Pending Sales	5	5	0.0%	18	23	+ 27.8%
Closed Sales	4	6	+ 50.0%	17	24	+ 41.2%
Days on Market Until Sale	49	33	- 32.7%	80	71	- 11.3%
Median Sales Price*	\$291,000	<b>\$258,000</b>	- 11.3%	\$230,000	<b>\$250,950</b>	+ 9.1%
Average Sales Price*	\$303,688	<b>\$293,500</b>	- 3.4%	\$239,988	<b>\$275,329</b>	+ 14.7%
Percent of List Price Received*	100.0%	<b>99.4%</b>	- 0.6%	100.0%	<b>98.7%</b>	- 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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
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	<b>\$197,000</b>	+ 1.0%
Average Sales Price*	\$195,000	—	—	\$195,000	<b>\$197,000</b>	+ 1.0%
Percent of List Price Received*	100.0%	—	—	100.0%	<b>96.1%</b>	- 3.9%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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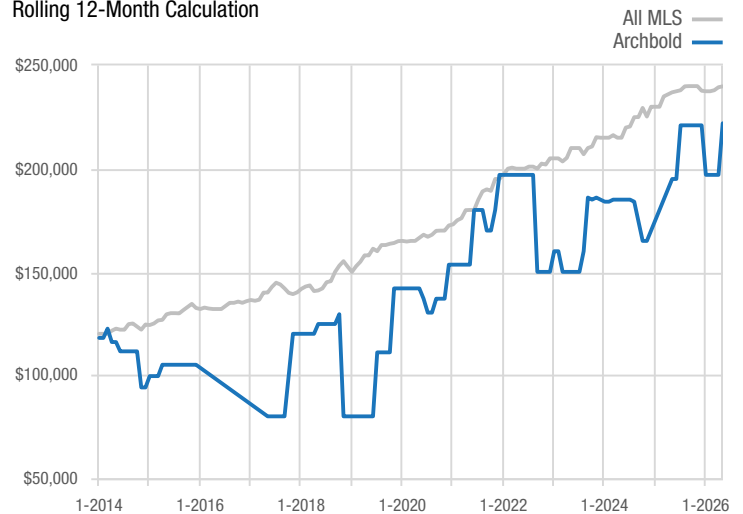
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Defiance County

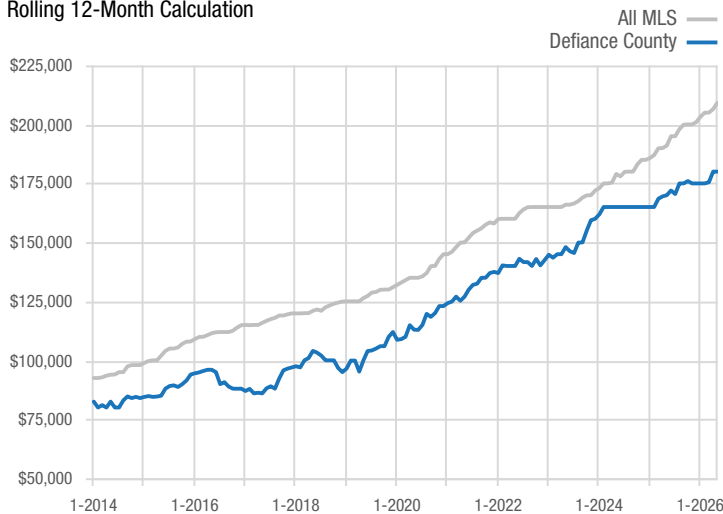
Single Family Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	42	33	- 21.4%	179	173	- 3.4%
Pending Sales	26	45	+ 73.1%	141	144	+ 2.1%
Closed Sales	22	44	+ 100.0%	135	139	+ 3.0%
Days on Market Until Sale	63	72	+ 14.3%	69	76	+ 10.1%
Median Sales Price*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

Condo-Villa Key Metrics	May			Year to Date		
	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	<b>\$220,000</b>	- 12.0%	\$248,000	<b>\$230,000</b>	- 7.3%
Average Sales Price*	\$250,000	<b>\$220,000</b>	- 12.0%	\$224,329	<b>\$226,250</b>	+ 0.9%
Percent of List Price Received*	96.2%	<b>84.6%</b>	- 12.1%	99.5%	<b>92.1%</b>	- 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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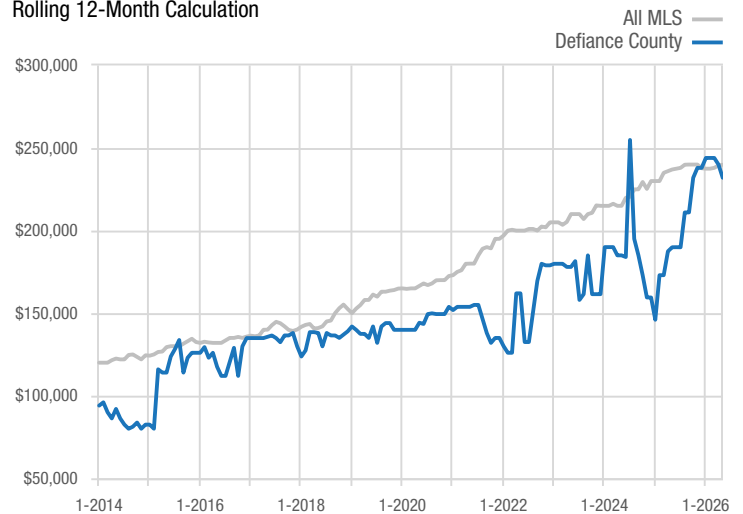
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Fulton County

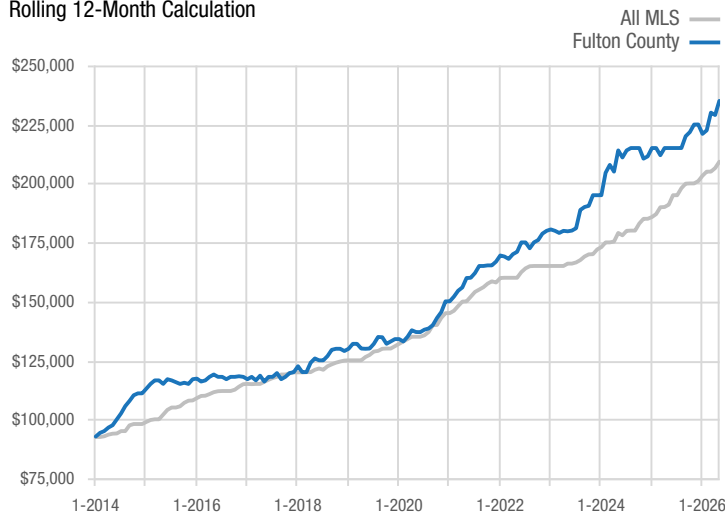
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	39	<b>34</b>	- 12.8%	150	<b>175</b>	+ 16.7%
Pending Sales	28	<b>29</b>	+ 3.6%	106	<b>143</b>	+ 34.9%
Closed Sales	27	<b>34</b>	+ 25.9%	106	<b>133</b>	+ 25.5%
Days on Market Until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

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

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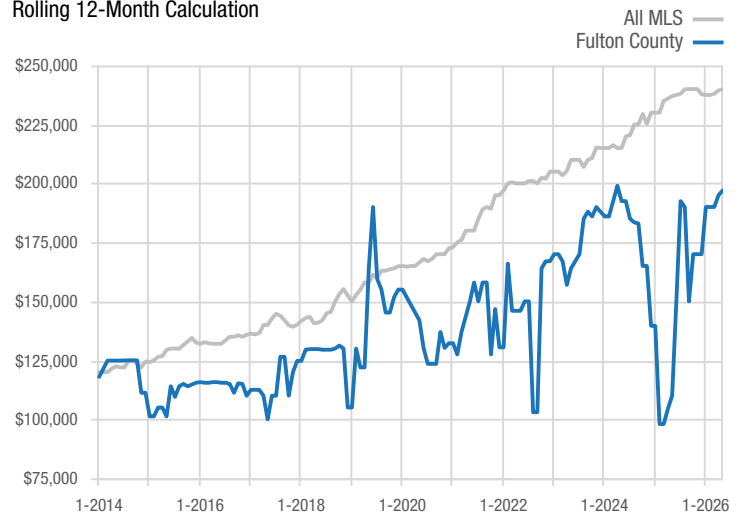
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – May 2026

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## Henry County

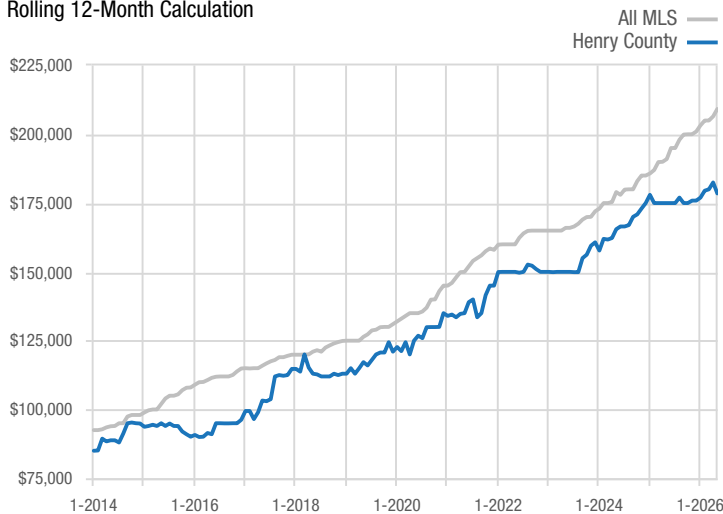
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	39	14	- 64.1%	111	115	+ 3.6%
Pending Sales	10	16	+ 60.0%	65	107	+ 64.6%
Closed Sales	10	22	+ 120.0%	67	112	+ 67.2%
Days on Market Until Sale	63	78	+ 23.8%	75	91	+ 21.3%
Median Sales Price*	\$157,500	<b>\$142,450</b>	- 9.6%	\$175,000	<b>\$179,250</b>	+ 2.4%
Average Sales Price*	\$172,731	<b>\$145,687</b>	- 15.7%	\$201,271	<b>\$205,344</b>	+ 2.0%
Percent of List Price Received*	100.0%	<b>97.3%</b>	- 2.7%	100.0%	<b>98.6%</b>	- 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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
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*	—	<b>\$279,950</b>	—	\$302,000	<b>\$300,000</b>	- 0.7%
Average Sales Price*	—	<b>\$279,950</b>	—	\$302,000	<b>\$296,633</b>	- 1.8%
Percent of List Price Received*	—	<b>104.5%</b>	—	100.0%	<b>101.1%</b>	+ 1.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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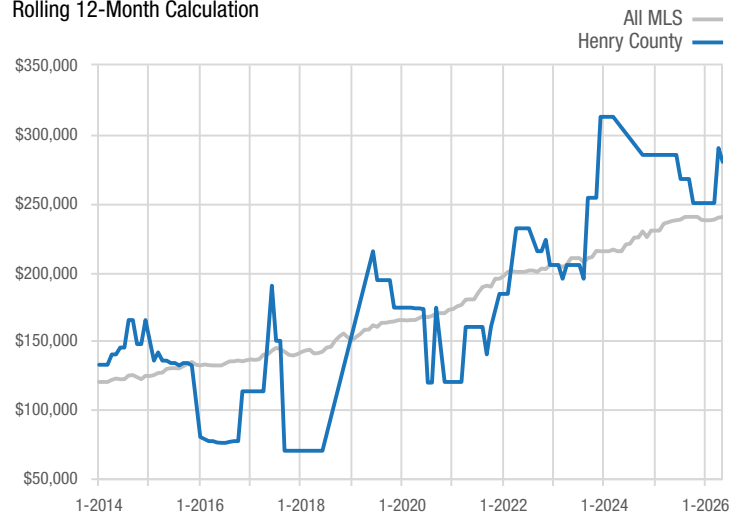
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Paulding County

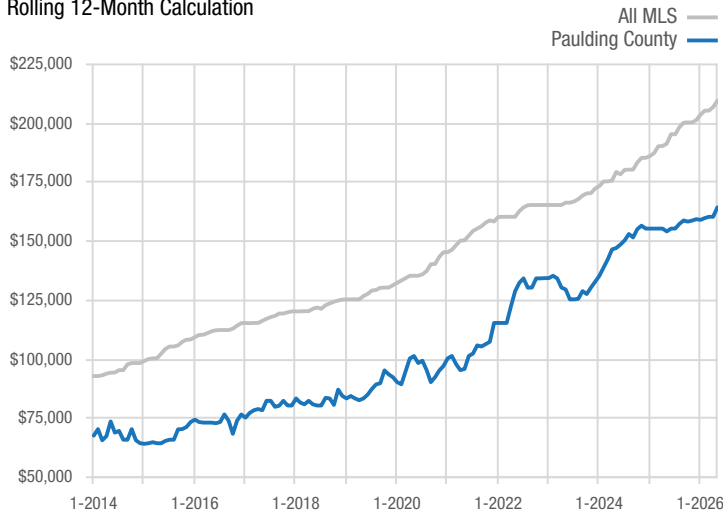
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	17	13	- 23.5%	83	70	- 15.7%
Pending Sales	9	19	+ 111.1%	57	66	+ 15.8%
Closed Sales	10	17	+ 70.0%	54	60	+ 11.1%
Days on Market Until Sale	63	90	+ 42.9%	91	82	- 9.9%
Median Sales Price*	\$144,000	\$200,000	+ 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		
	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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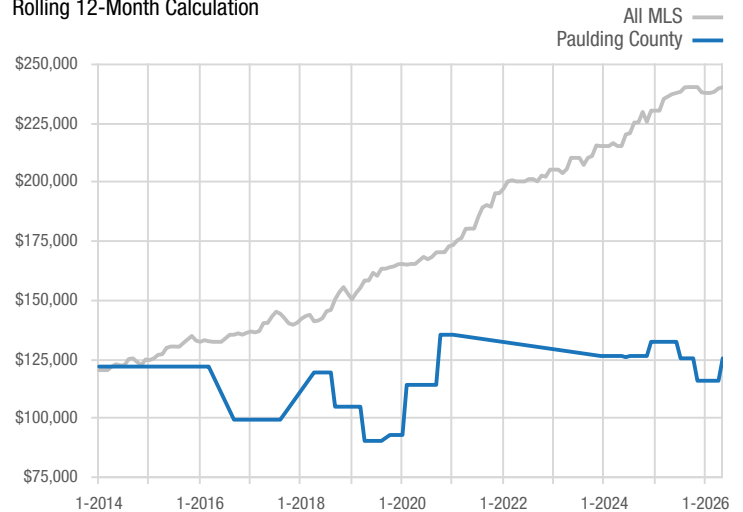
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

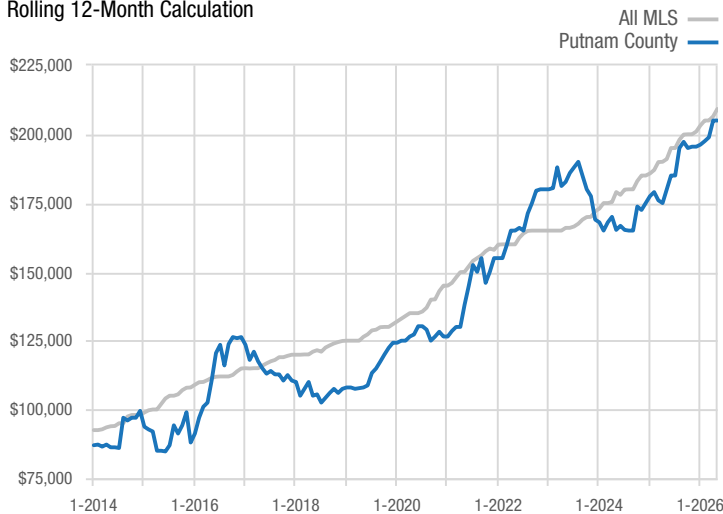
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	15	15	0.0%	54	55	+ 1.9%
Pending Sales	10	3	- 70.0%	32	38	+ 18.8%
Closed Sales	10	9	- 10.0%	31	42	+ 35.5%
Days on Market Until Sale	83	80	- 3.6%	78	74	- 5.1%
Median Sales Price*	\$199,400	<b>\$192,250</b>	- 3.6%	\$182,000	<b>\$214,000</b>	+ 17.6%
Average Sales Price*	\$204,170	<b>\$204,125</b>	- 0.0%	\$211,775	<b>\$238,510</b>	+ 12.6%
Percent of List Price Received*	100.0%	<b>98.0%</b>	- 2.0%	100.0%	<b>97.4%</b>	- 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		
	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*	—	—	—	—	<b>\$236,450</b>	—
Average Sales Price*	—	—	—	—	<b>\$236,450</b>	—
Percent of List Price Received*	—	—	—	—	<b>99.8%</b>	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

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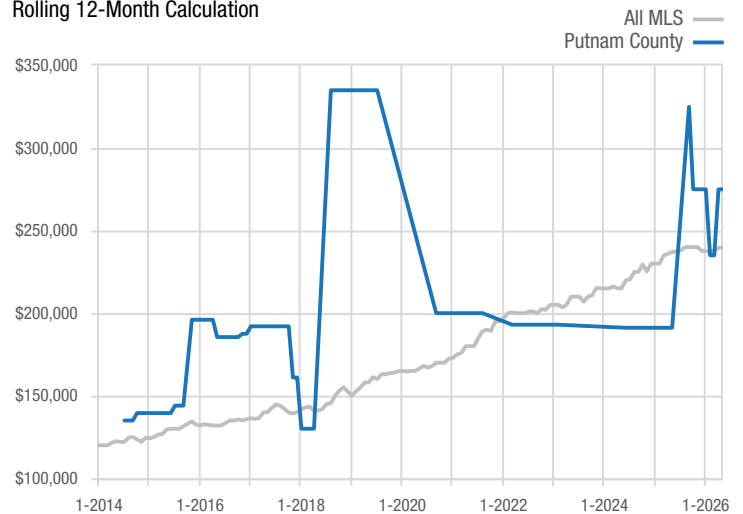
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Williams County

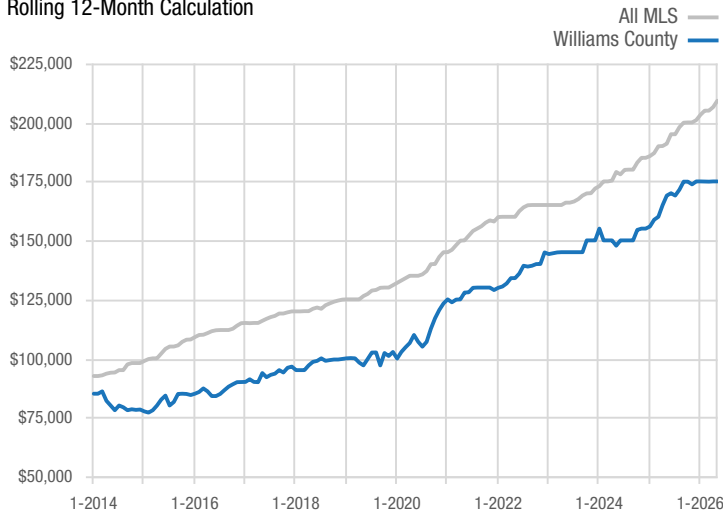
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	46	<b>44</b>	- 4.3%	182	<b>188</b>	+ 3.3%
Pending Sales	31	<b>35</b>	+ 12.9%	141	<b>133</b>	- 5.7%
Closed Sales	28	<b>33</b>	+ 17.9%	143	<b>129</b>	- 9.8%
Days on Market Until Sale	77	<b>60</b>	- 22.1%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

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

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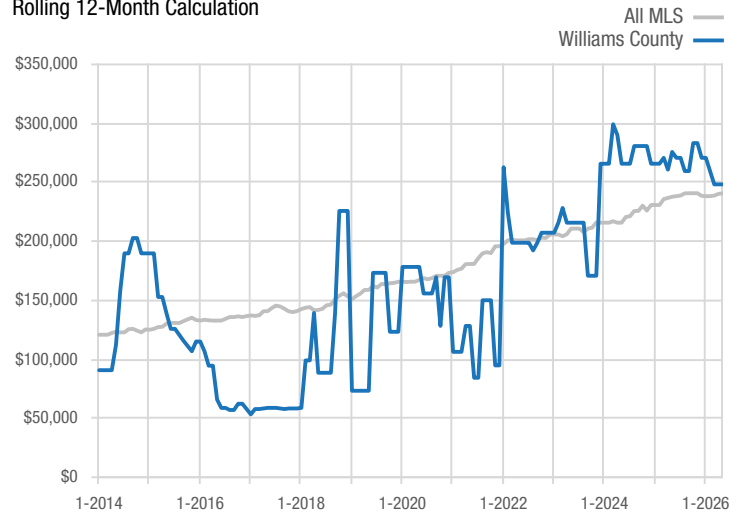
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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