Local Market Update – May 2024

Hancock & Wyandot Counties

U.S. existing-home sales fell for the second month in a row, sliding 1.9% month-over-month and 1.9% year-over-year, according to the National Association of REALTORS® (NAR), with sales down in all four regions of the country. Higher borrowing costs and accelerating home prices continue to weigh on demand, pushing some prospective buyers to the sidelines and causing market activity to slump ahead of summer.

Home prices have continued to climb nationwide, despite an uptick in inventory this year. Nationally, the median existing-home price reached $407,600 as of last measure, a 5.7% increase from the same period last year and a record high for the month, according to NAR. Meanwhile, total inventory heading into May stood at 1.21 million units, a 9% increase month-over-month and a 16.3% increase year-over-year, for a 3.5 month's supply at the current sales pace.

Single Family	May			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	92	**90**	-2.2%	386	**359**	-7.0%
Closed Sales	79	**87**	10.1%	318	**308**	-3.1%
Days on Market	72	**67**	-6.9%	75	**77**	2.7%
SP$/SqFt	$125.58	**$147.89**	17.8%	$128.58	**$132.84**	3.3%
Median Sales Price*	$176,000	**$230,000**	30.7%	$194,950	**$209,950**	7.7%
Average Sales Price*	$217,352	**$281,960**	29.7%	$224,305	**$239,285**	6.7%
Percent of List Price Received*	98%	**100%**	2.0%	98%	**98%**	0.0%
Months Supply of Inventory	13	**11**	-15.4%	---	**---**	---
Total Volume	$17,170,819	**$24,530,505**	42.9%	$71,329,036	**$73,699,756**	3.3%

Condo/Villa	May			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	12	**5**	-58.3%	38	**27**	-28.9%
Closed Sales	11	**5**	-54.5%	28	**19**	-32.1%
Days on Market	49	**7**	-85.7%	69	**41**	-40.6%
SP$/SqFt	$131.96	**$153.02**	16.0%	$134.20	**$148.23**	10.5%
Median Sales Price*	$202,000	**$200,000**	-1.0%	$199,750	**$220,000**	10.1%
Average Sales Price*	$199,600	**$208,760**	4.6%	$196,479	**$226,750**	15.4%
Percent of List Price Received*	97%	**98%**	1.0%	97%	**99%**	2.1%
Months Supply of Inventory	4	**8**	100.0%	---	**---**	---
Total Volume (in 1000's)	$2,195,600	**$1,043,800**	-52.5%	$5,501,400	**$4,308,250**	2.1%

*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.

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Findlay

Zip Code 45840

Single Family	May			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	66	**58**	- 12.1%	266	**256**	- 3.8%
Pending Sales	50	**62**	+ 24.0%	217	**211**	- 2.8%
Closed Sales	49	**65**	+ 32.7%	213	**210**	- 1.4%
Days on Market Until Sale	63	**66**	+ 4.8%	69	**71**	+ 2.9%
Median Sales Price*	$197,310	**$235,500**	+ 19.4%	$214,700	**$228,000**	+ 6.2%
Average Sales Price*	$245,141	**$297,865**	+ 21.5%	$247,960	**$261,214**	+ 5.3%
Percent of List Price Received*	97.5%	**100.1%**	+ 2.7%	99.1%	**98.5%**	- 0.6%
Inventory of Homes for Sale	114	**113**	- 0.9%	—	**—**	—
Months Supply of Inventory	2.2	**2.5**	+ 13.6%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	12	**5**	- 58.3%	37	**24**	- 35.1%
Pending Sales	11	**4**	- 63.6%	30	**17**	- 43.3%
Closed Sales	11	**4**	- 63.6%	28	**17**	- 39.3%
Days on Market Until Sale	49	**52**	+ 6.1%	69	**40**	- 42.0%
Median Sales Price*	$202,000	**$222,450**	+ 10.1%	$199,750	**$220,000**	+ 10.1%
Average Sales Price*	$199,600	**$213,475**	+ 7.0%	$196,479	**$230,668**	+ 17.4%
Percent of List Price Received*	97.0%	**97.4%**	+ 0.4%	96.9%	**98.9%**	+ 2.1%
Inventory of Homes for Sale	14	**11**	- 21.4%	—	**—**	—
Months Supply of Inventory	2.2	**2.4**	+ 9.1%	—	**—**	—

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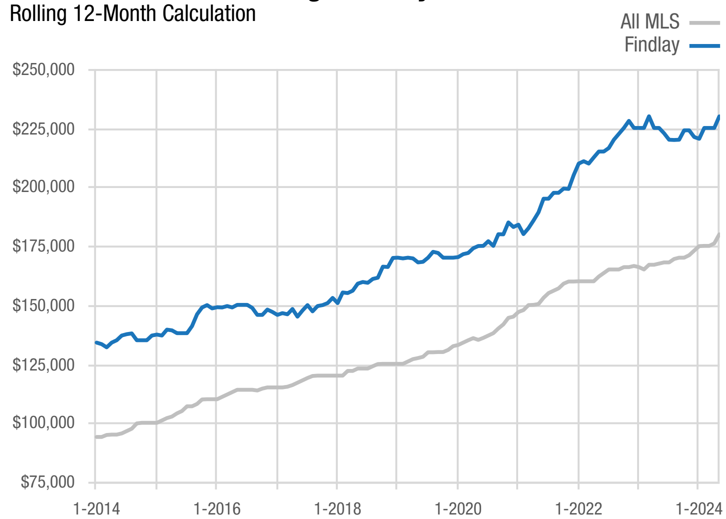
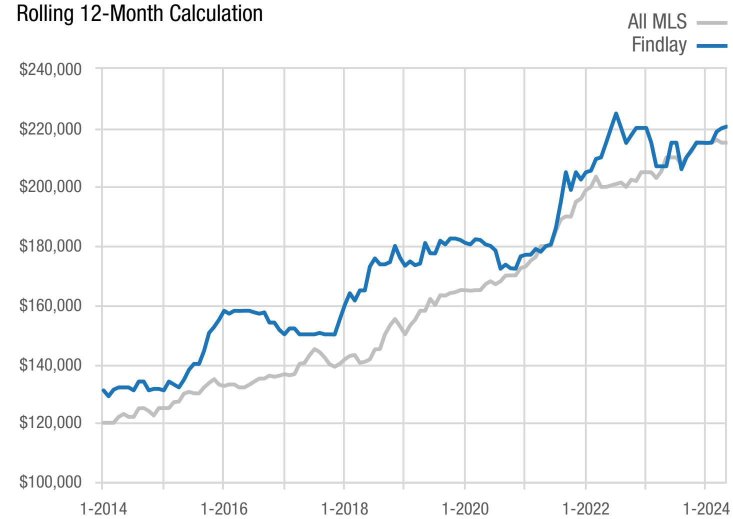
Median Sales Price - Single Family

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	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	81	**66**	- 18.5%	325	**310**	- 4.6%
Pending Sales	64	**77**	+ 20.3%	268	**266**	- 0.7%
Closed Sales	63	**81**	+ 28.6%	265	**265**	0.0%
Days on Market Until Sale	66	**64**	- 3.0%	71	**71**	0.0%
Median Sales Price*	$180,500	**$235,500**	+ 30.5%	$204,750	**$219,900**	+ 7.4%
Average Sales Price*	$228,688	**$292,457**	+ 27.9%	$237,276	**$253,108**	+ 6.7%
Percent of List Price Received*	98.1%	**100.3%**	+ 2.2%	99.1%	**98.8%**	- 0.3%
Inventory of Homes for Sale	144	**133**	- 7.6%	—	**—**	—
Months Supply of Inventory	2.2	**2.3**	+ 4.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	12	**5**	- 58.3%	38	**26**	- 31.6%
Pending Sales	11	**5**	- 54.5%	30	**19**	- 36.7%
Closed Sales	11	**5**	- 54.5%	28	**19**	- 32.1%
Days on Market Until Sale	49	**47**	- 4.1%	69	**41**	- 40.6%
Median Sales Price*	$202,000	**$200,000**	- 1.0%	$199,750	**$220,000**	+ 10.1%
Average Sales Price*	$199,600	**$208,760**	+ 4.6%	$196,479	**$226,750**	+ 15.4%
Percent of List Price Received*	97.0%	**97.9%**	+ 0.9%	96.9%	**98.8%**	+ 2.0%
Inventory of Homes for Sale	16	**11**	- 31.3%	—	**—**	—
Months Supply of Inventory	2.4	**2.4**	0.0%	—	**—**	—

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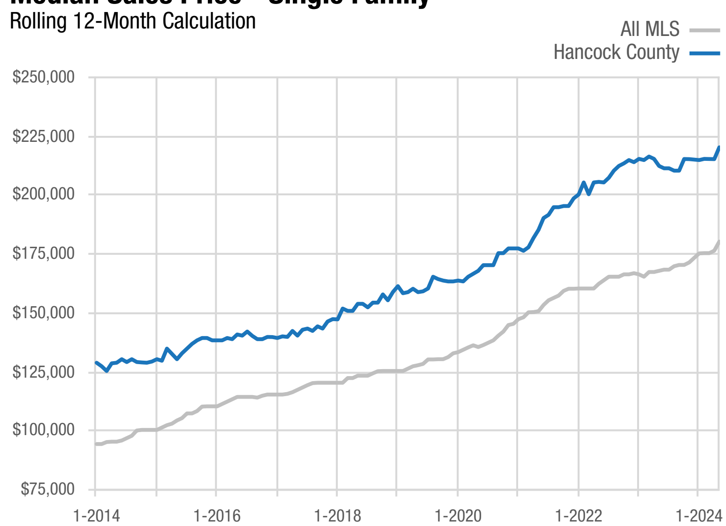
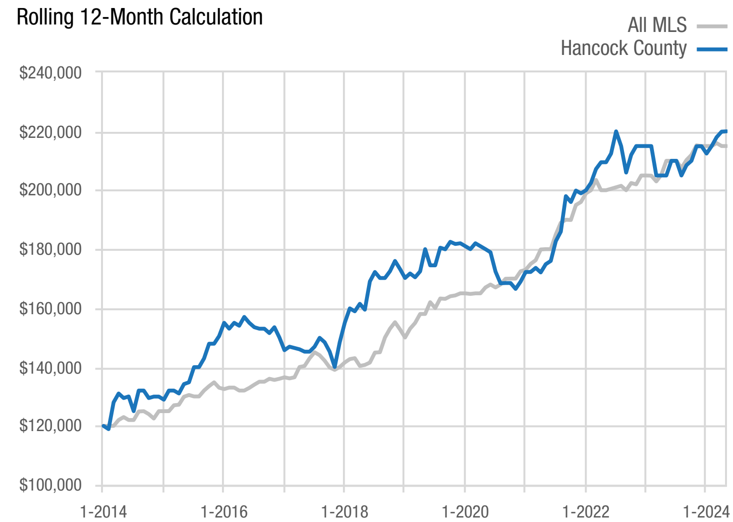
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Wyandot County

Single Family	May			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	11	**22**	+ 100.0%	61	**47**	- 23.0%
Pending Sales	13	**6**	- 53.8%	53	**42**	- 20.8%
Closed Sales	16	**5**	- 68.8%	53	**42**	- 20.8%
Days on Market Until Sale	96	**129**	+ 34.4%	95	**114**	+ 20.0%
Median Sales Price*	$143,500	**$165,000**	+ 15.0%	$139,000	**$146,850**	+ 5.6%
Average Sales Price*	$172,719	**$138,700**	- 19.7%	$161,736	**$152,733**	- 5.6%
Percent of List Price Received*	96.3%	**94.8%**	- 1.6%	95.3%	**93.6%**	- 1.8%
Inventory of Homes for Sale	32	**36**	+ 12.5%	—	**—**	—
Months Supply of Inventory	3.1	**3.7**	+ 19.4%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 5-2023**	**Thru 5-2024**	**% Change**
New Listings	0	**0**	—	0	**1**	—
Pending Sales	0	**0**	—	0	**0**	—
Closed Sales	0	**0**	—	0	**0**	—
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**1**	—	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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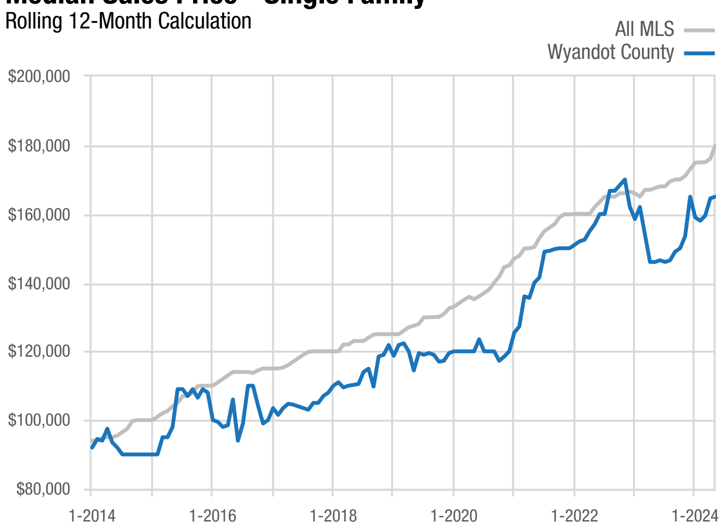
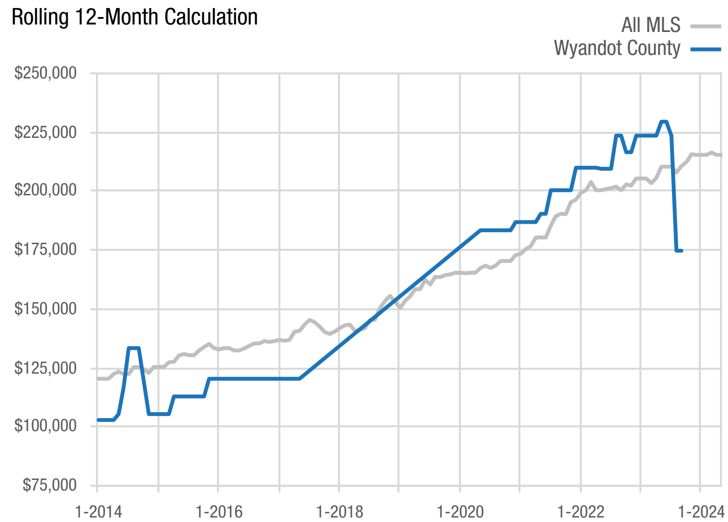
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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