

# Local Market Update – February 2021

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## Western Counties

### Defiance, Fulton, Henry, Paulding, Putnam and Williams

Mortgage interest rates ticked a bit higher in February, but remain below their February 2020 levels. Interest rates may rise a bit further in coming weeks, but according to Freddie Mac chief economist Sam Khater, “while there are multiple temporary factors driving up rates, the underlying economic fundamentals point to rates remaining in the low 3 percent range for the year.” With rates still at historically low levels, home sales are unlikely to be significantly impacted, though higher rates do impact affordability.

For homeowners currently struggling due to COVID-19, government agencies are continuing efforts to help those in need. The Federal Housing Finance Agency announced they will allow homeowners with loans backed by Fannie Mae and Freddie Mac to receive an additional three months of forbearance, extending total payment relief to up to 18 months. Qualified homeowners must already be in a forbearance plan as of the end of February.

Single Family Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2 2020	Thru 2 2021	% Change
New Listings	136	96	-29.4%	271	224	-17.3%
Closed Sales	91	98	+7.7%	186	201	+8.1%
Days on Market	95	70	-26.3%	102	74	-27.5%
SP\$/SqFt	\$72	\$83	+15.3%	\$70	\$85	+21.4%
Median Sales Price*	\$115,000	\$122,500	+6.5%	\$104,000	\$129,900	+24.9%
Average Sales Price*	\$125,537	\$139,612	+11.2%	\$118,960	\$140,877	+18.4%
Percent of List Price Received*	97.2%	100.0%	+2.9%	97.2%	100.0%	+2.9%
Months Supply of Inventory	7	4	-42.9%	---	---	---
Total Volume	\$11,423,835	\$13,681,988	+19.8%	\$22,126,638	\$28,316,353	+28.0%

Condo Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2 2020	Thru 2 2021	% Change
New Listings	3	2	-33.3%	6	3	-50.0%
Closed Sales	4	3	-25.0%	5	5	---
Days on Market	114	58	-49.1%	101	59	-41.2%
SP\$/SqFt	\$84	\$91	+8.3%	\$88	\$80	-9.1%
Median Sales Price*	\$114,750	\$128,000	+11.5%	\$135,000	\$83,500	-38.1%
Average Sales Price*	\$111,100	\$114,000	+2.6%	\$122,860	\$97,540	-20.6%
Percent of List Price Received*	96.2%	98.5%	+2.4%	97.9%	98.4%	+0.4%
Months Supply of Inventory	2	1	-50.0%	---	---	---
Total Volume	\$444,400	\$342,000	-23.0%	\$614,300	\$487,700	-20.1%

\*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	2-2020	2-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		947	<b>683</b>	- 27.9%	1,840	<b>1,500</b>	- 18.5%
<b>Pending Sales</b>		661	<b>717</b>	+ 8.5%	1,312	<b>1,432</b>	+ 9.1%
<b>Closed Sales</b>		632	<b>665</b>	+ 5.2%	1,254	<b>1,332</b>	+ 6.2%
<b>Days on Market Until Sale</b>		94	<b>72</b>	- 23.4%	94	<b>74</b>	- 21.3%
<b>Median Sales Price</b>		\$130,000	<b>\$136,000</b>	+ 4.6%	\$127,600	<b>\$144,450</b>	+ 13.2%
<b>Average Sales Price</b>		\$150,681	<b>\$165,840</b>	+ 10.1%	\$147,786	<b>\$169,662</b>	+ 14.8%
<b>Percent of List Price Received</b>		96.7%	<b>97.9%</b>	+ 1.2%	96.4%	<b>97.9%</b>	+ 1.6%
<b>Housing Affordability Index</b>		252	<b>260</b>	+ 3.2%	257	<b>245</b>	- 4.7%
<b>Inventory of Homes for Sale</b>		2,662	<b>1,629</b>	- 38.8%	—	—	—
<b>Months Supply of Inventory</b>		2.9	<b>1.7</b>	- 41.4%	—	—	—

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## Defiance

MLS Area 61: 43512

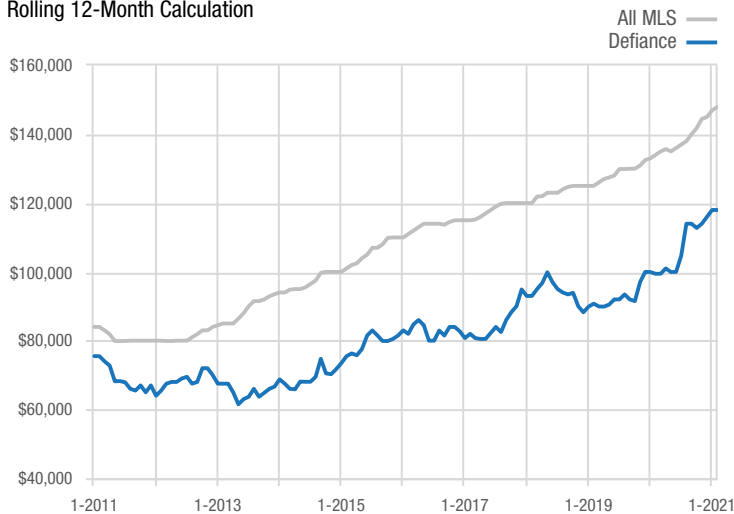
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	17	14	- 17.6%	41	29	- 29.3%
Pending Sales	16	12	- 25.0%	25	22	- 12.0%
Closed Sales	13	14	+ 7.7%	22	21	- 4.5%
Days on Market Until Sale	70	75	+ 7.1%	81	86	+ 6.2%
Median Sales Price*	\$57,000	<b>\$86,950</b>	+ 52.5%	\$76,950	<b>\$89,900</b>	+ 16.8%
Average Sales Price*	\$80,074	<b>\$106,750</b>	+ 33.3%	\$95,035	<b>\$119,710</b>	+ 26.0%
Percent of List Price Received*	94.8%	<b>98.5%</b>	+ 3.9%	95.6%	<b>98.0%</b>	+ 2.5%
Inventory of Homes for Sale	58	36	- 37.9%	—	—	—
Months Supply of Inventory	3.3	2.1	- 36.4%	—	—	—

Condo-Villa	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	49	90	+ 83.7%	51	90	+ 76.5%
Median Sales Price*	\$65,000	<b>\$155,000</b>	+ 138.5%	\$117,450	<b>\$155,000</b>	+ 32.0%
Average Sales Price*	\$65,000	<b>\$155,000</b>	+ 138.5%	\$117,450	<b>\$155,000</b>	+ 32.0%
Percent of List Price Received*	89.7%	<b>96.9%</b>	+ 8.0%	94.8%	<b>96.9%</b>	+ 2.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

\* 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.

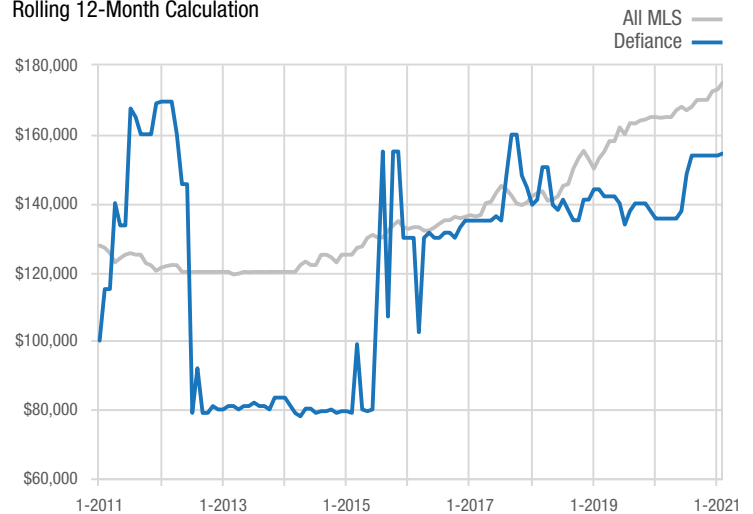
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

MLS Area 76: 43545

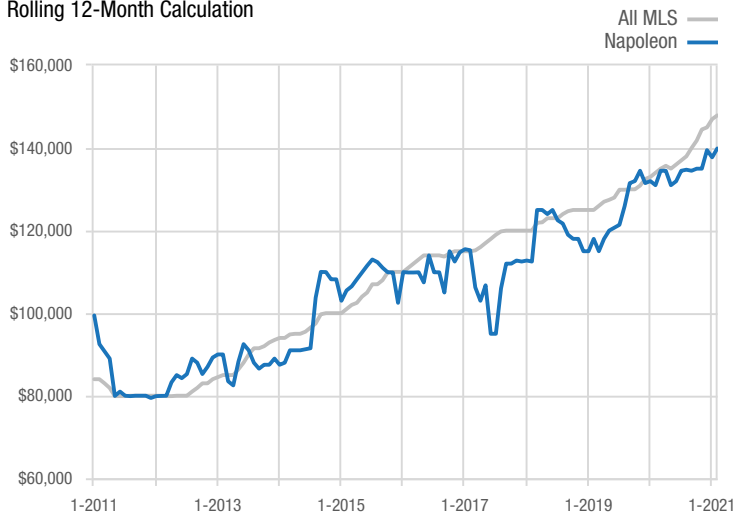
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	11	8	- 27.3%	19	13	- 31.6%
Pending Sales	8	5	- 37.5%	13	10	- 23.1%
Closed Sales	7	4	- 42.9%	12	9	- 25.0%
Days on Market Until Sale	71	67	- 5.6%	75	60	- 20.0%
Median Sales Price*	\$112,500	<b>\$150,000</b>	+ 33.3%	\$126,000	<b>\$139,500</b>	+ 10.7%
Average Sales Price*	\$116,557	<b>\$149,933</b>	+ 28.6%	\$135,929	<b>\$141,850</b>	+ 4.4%
Percent of List Price Received*	98.0%	<b>98.0%</b>	0.0%	96.9%	<b>100.6%</b>	+ 3.8%
Inventory of Homes for Sale	40	21	- 47.5%	—	—	—
Months Supply of Inventory	4.7	2.3	- 51.1%	—	—	—

Condo-Villa	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	0	- 100.0%
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	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

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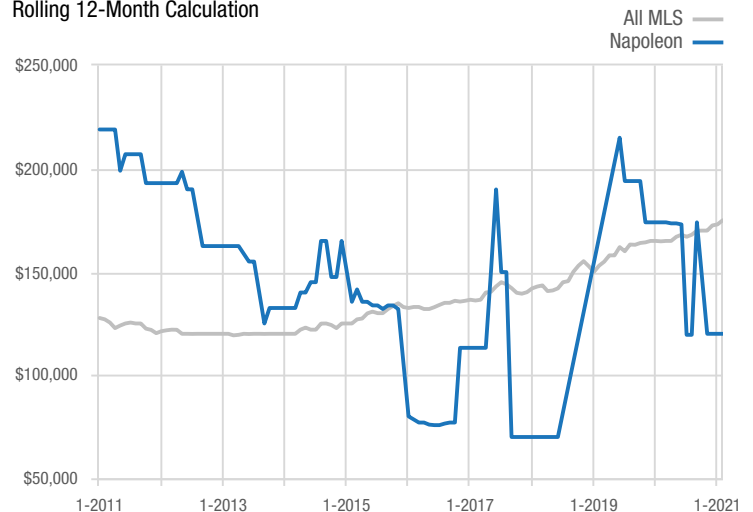
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bryan

MLS Area 87: 43506

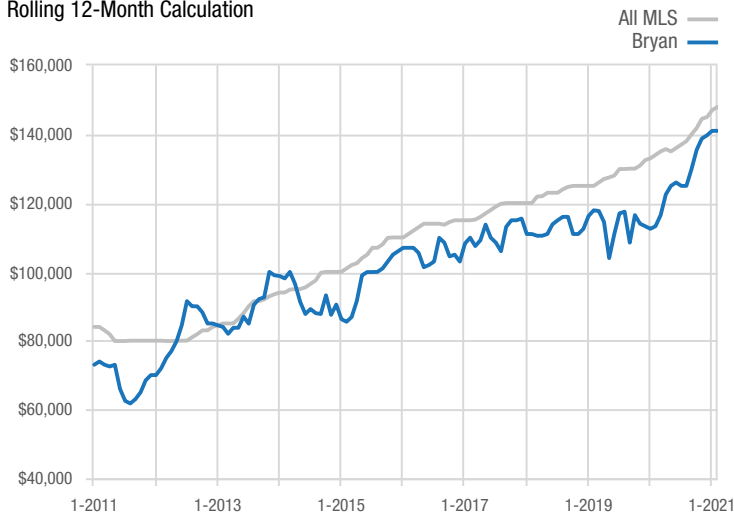
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	13	10	- 23.1%	20	31	+ 55.0%
Pending Sales	10	15	+ 50.0%	22	37	+ 68.2%
Closed Sales	14	19	+ 35.7%	27	38	+ 40.7%
Days on Market Until Sale	110	63	- 42.7%	109	72	- 33.9%
Median Sales Price*	\$128,500	<b>\$132,900</b>	+ 3.4%	\$125,000	<b>\$137,225</b>	+ 9.8%
Average Sales Price*	\$129,384	<b>\$147,666</b>	+ 14.1%	\$125,422	<b>\$147,154</b>	+ 17.3%
Percent of List Price Received*	93.4%	<b>98.1%</b>	+ 5.0%	96.0%	<b>98.1%</b>	+ 2.2%
Inventory of Homes for Sale	39	27	- 30.8%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	60	—
Median Sales Price*	—	—	—	—	<b>\$72,850</b>	—
Average Sales Price*	—	—	—	—	<b>\$72,850</b>	—
Percent of List Price Received*	—	—	—	—	<b>95.2%</b>	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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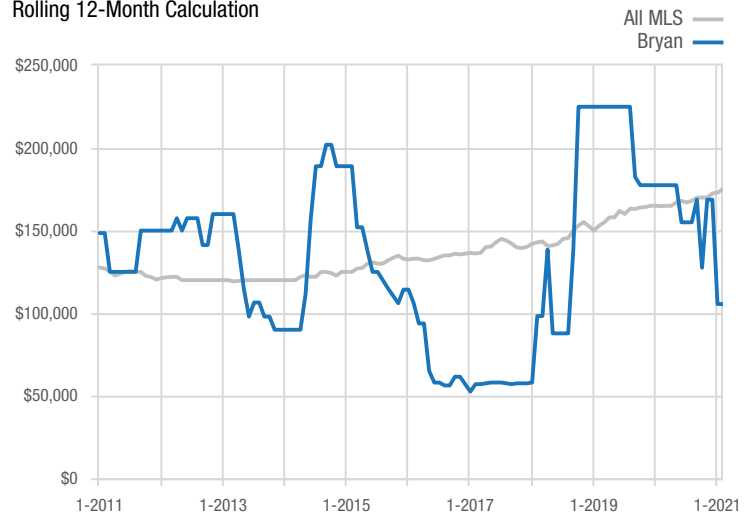
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wauseon

MLS Area 96: 43567

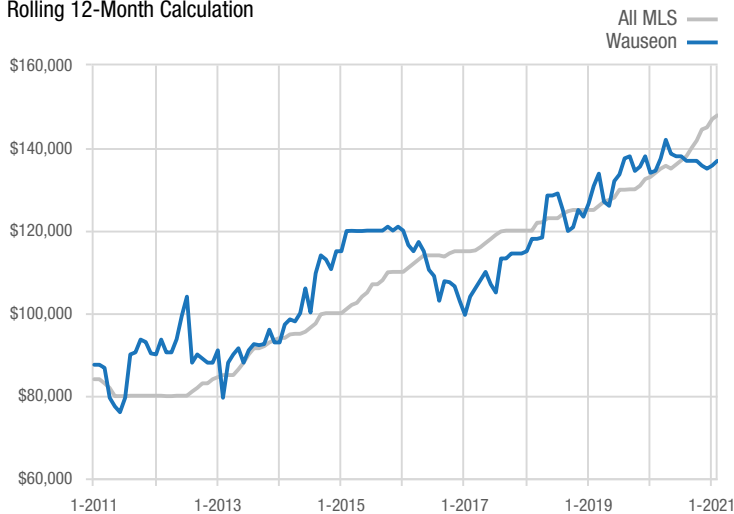
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	12	5	- 58.3%	21	11	- 47.6%
Pending Sales	7	6	- 14.3%	12	10	- 16.7%
Closed Sales	4	4	0.0%	8	8	0.0%
Days on Market Until Sale	78	116	+ 48.7%	67	88	+ 31.3%
Median Sales Price*	\$132,500	<b>\$179,750</b>	+ 35.7%	\$128,950	<b>\$144,000</b>	+ 11.7%
Average Sales Price*	\$120,375	<b>\$197,475</b>	+ 64.0%	\$112,163	<b>\$165,014</b>	+ 47.1%
Percent of List Price Received*	107.3%	<b>98.5%</b>	- 8.2%	103.2%	<b>98.6%</b>	- 4.5%
Inventory of Homes for Sale	28	16	- 42.9%	—	—	—
Months Supply of Inventory	3.7	1.5	- 59.5%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	47	—	—	47	—
Median Sales Price*	—	<b>\$59,000</b>	—	—	<b>\$59,000</b>	—
Average Sales Price*	—	<b>\$59,000</b>	—	—	<b>\$59,000</b>	—
Percent of List Price Received*	—	<b>99.2%</b>	—	—	<b>99.2%</b>	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.0	- 50.0%	—	—	—

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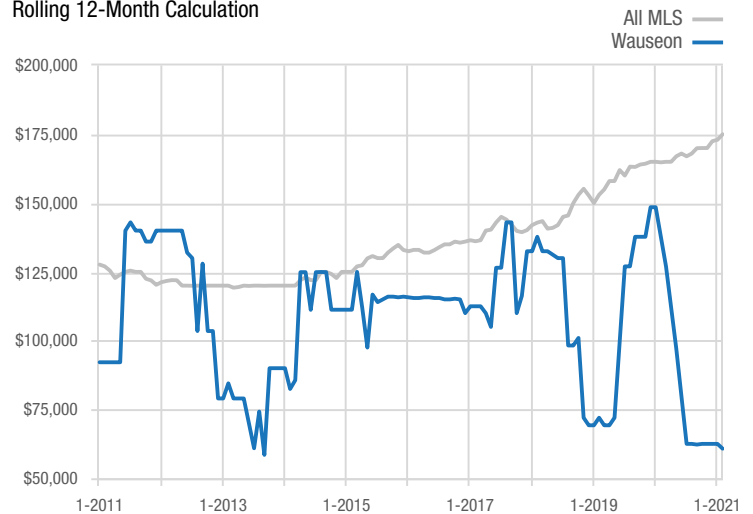
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Archbold

MLS Area 98: 43502

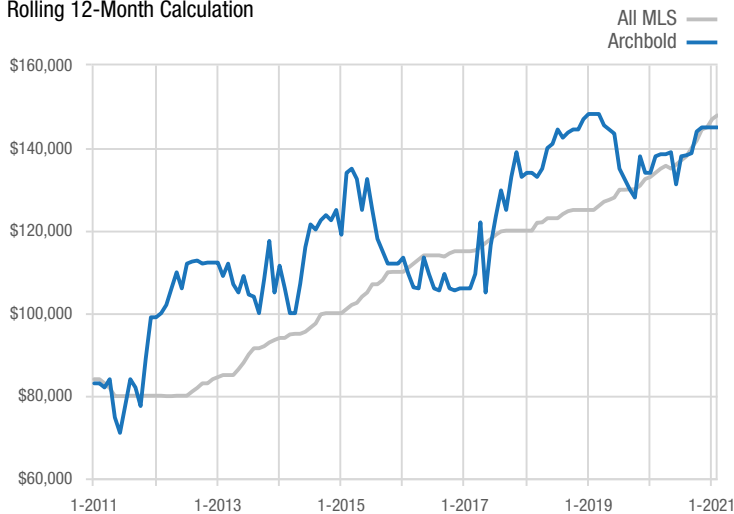
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	7	0	- 100.0%	10	4	- 60.0%
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	1	1	0.0%	6	6	0.0%
Days on Market Until Sale	80	56	- 30.0%	104	84	- 19.2%
Median Sales Price*	\$380,000	<b>\$279,900</b>	- 26.3%	\$161,500	<b>\$147,900</b>	- 8.4%
Average Sales Price*	\$380,000	<b>\$279,900</b>	- 26.3%	\$212,333	<b>\$156,750</b>	- 26.2%
Percent of List Price Received*	95.2%	<b>100.0%</b>	+ 5.0%	98.0%	<b>98.3%</b>	+ 0.3%
Inventory of Homes for Sale	24	7	- 70.8%	—	—	—
Months Supply of Inventory	5.8	<b>1.2</b>	- 79.3%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	1	—	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	—	<b>0.7</b>	—	—	—	—

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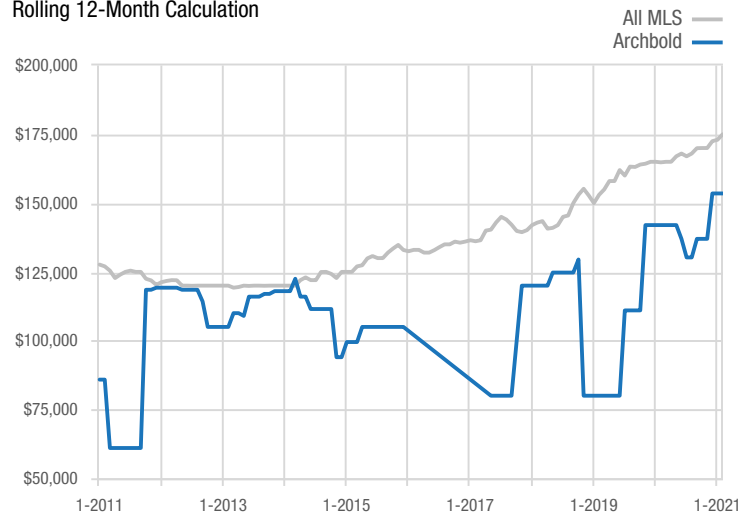
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Defiance County

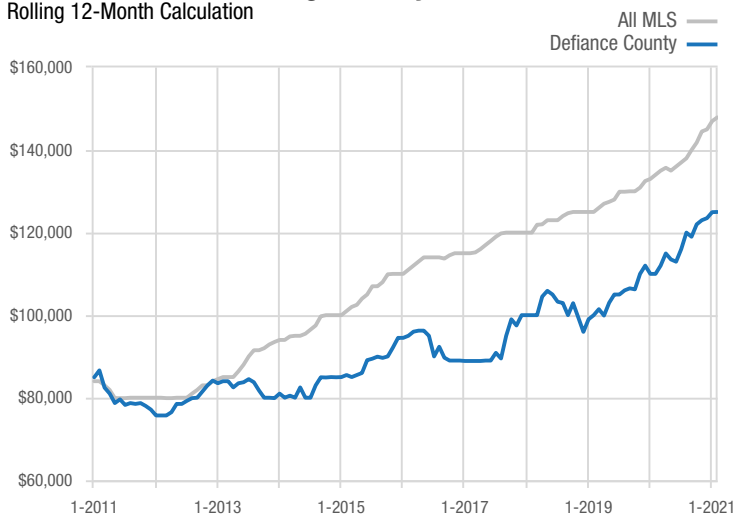
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	37	23	- 37.8%	69	50	- 27.5%
Pending Sales	25	25	0.0%	41	40	- 2.4%
Closed Sales	19	26	+ 36.8%	37	41	+ 10.8%
Days on Market Until Sale	88	73	- 17.0%	95	79	- 16.8%
Median Sales Price*	\$99,900	\$109,250	+ 9.4%	\$94,950	\$118,500	+ 24.8%
Average Sales Price*	\$112,124	\$136,823	+ 22.0%	\$110,929	\$148,645	+ 34.0%
Percent of List Price Received*	95.6%	98.6%	+ 3.1%	95.4%	98.3%	+ 3.0%
Inventory of Homes for Sale	116	67	- 42.2%	—	—	—
Months Supply of Inventory	3.6	2.0	- 44.4%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	2	0	- 100.0%	4	1	- 75.0%
Pending Sales	3	2	- 33.3%	4	2	- 50.0%
Closed Sales	3	2	- 33.3%	4	2	- 50.0%
Days on Market Until Sale	124	63	- 49.2%	106	63	- 40.6%
Median Sales Price*	\$94,500	\$141,500	+ 49.7%	\$122,200	\$141,500	+ 15.8%
Average Sales Price*	\$103,133	\$141,500	+ 37.2%	\$119,825	\$141,500	+ 18.1%
Percent of List Price Received*	94.7%	97.7%	+ 3.2%	96.1%	97.7%	+ 1.7%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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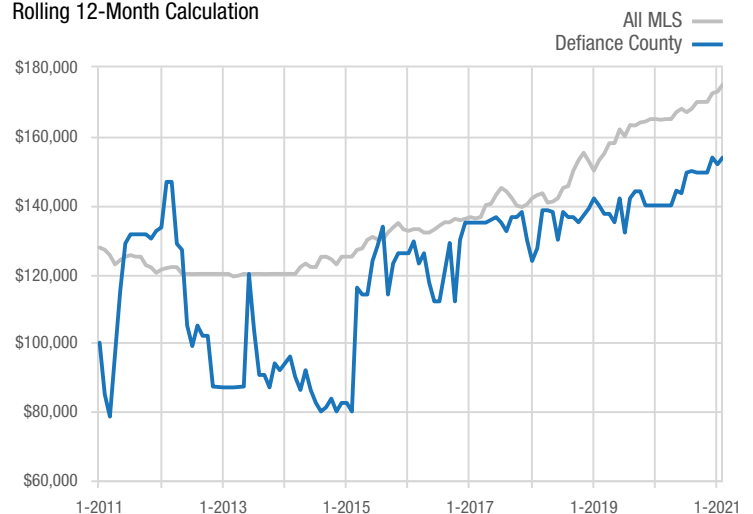
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Fulton County

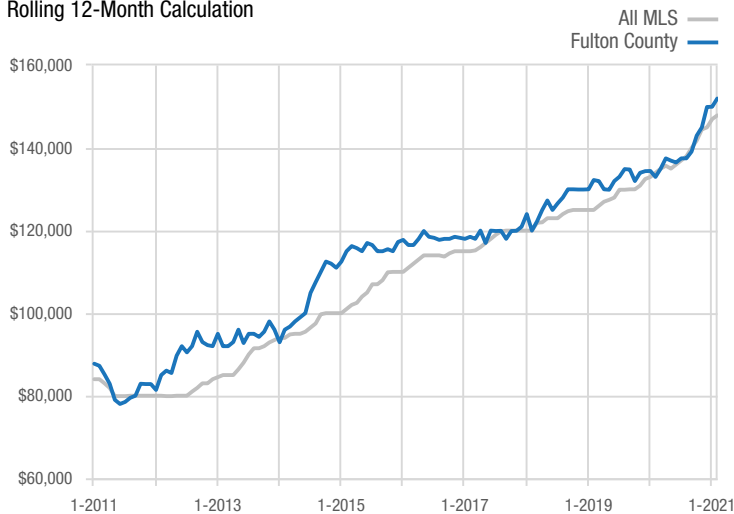
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	34	15	- 55.9%	65	31	- 52.3%
Pending Sales	21	13	- 38.1%	41	38	- 7.3%
Closed Sales	15	11	- 26.7%	36	41	+ 13.9%
Days on Market Until Sale	95	83	- 12.6%	86	76	- 11.6%
Median Sales Price*	\$130,000	<b>\$209,000</b>	+ 60.8%	\$127,900	<b>\$154,500</b>	+ 20.8%
Average Sales Price*	\$138,155	<b>\$193,845</b>	+ 40.3%	\$139,001	<b>\$169,864</b>	+ 22.2%
Percent of List Price Received*	102.0%	<b>98.3%</b>	- 3.6%	100.0%	<b>100.2%</b>	+ 0.2%
Inventory of Homes for Sale	103	51	- 50.5%	—	—	—
Months Supply of Inventory	3.6	1.4	- 61.1%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	47	—	—	47	—
Median Sales Price*	—	<b>\$59,000</b>	—	—	<b>\$59,000</b>	—
Average Sales Price*	—	<b>\$59,000</b>	—	—	<b>\$59,000</b>	—
Percent of List Price Received*	—	<b>99.2%</b>	—	—	<b>99.2%</b>	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 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.

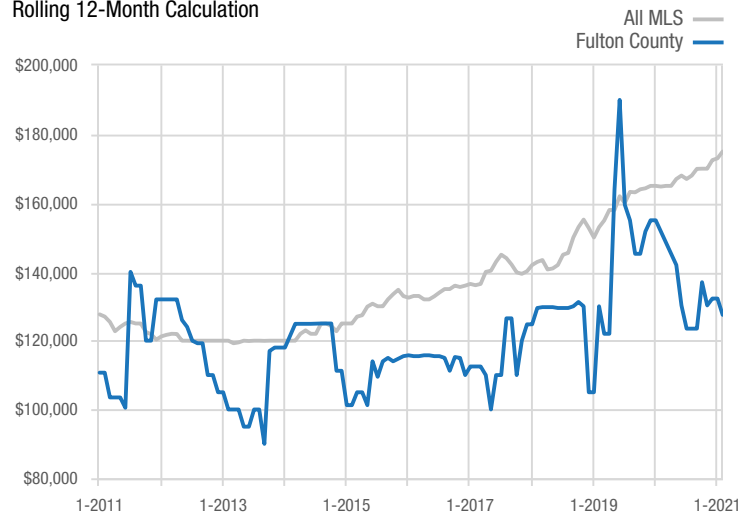
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – February 2021

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## Henry County

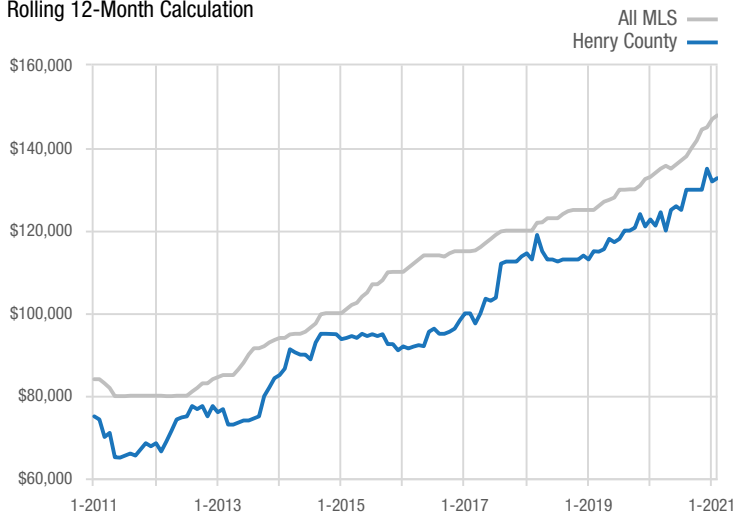
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	18	15	- 16.7%	39	27	- 30.8%
Pending Sales	16	14	- 12.5%	26	30	+ 15.4%
Closed Sales	15	12	- 20.0%	25	28	+ 12.0%
Days on Market Until Sale	68	58	- 14.7%	88	64	- 27.3%
Median Sales Price*	\$139,500	<b>\$145,000</b>	+ 3.9%	\$129,000	<b>\$125,000</b>	- 3.1%
Average Sales Price*	\$124,687	<b>\$156,460</b>	+ 25.5%	\$126,402	<b>\$130,246</b>	+ 3.0%
Percent of List Price Received*	94.0%	<b>98.1%</b>	+ 4.4%	94.4%	<b>97.2%</b>	+ 3.0%
Inventory of Homes for Sale	72	38	- 47.2%	—	—	—
Months Supply of Inventory	4.3	2.0	- 53.5%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	0	—	1	0	- 100.0%
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	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

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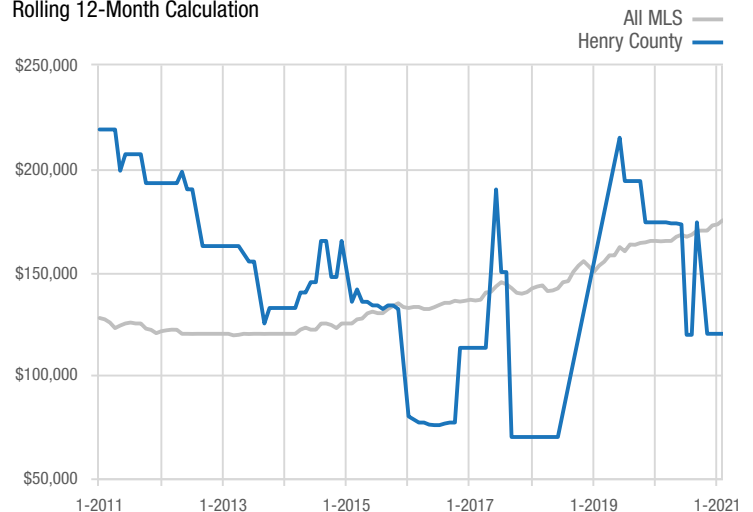
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Paulding County

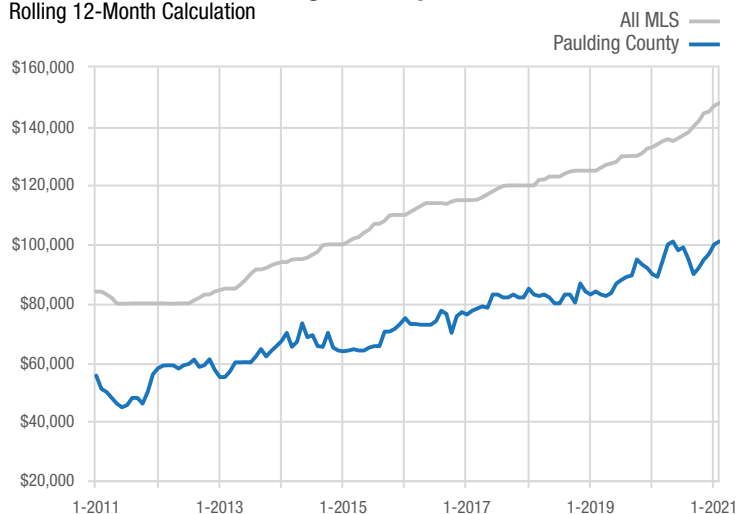
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	7	9	+ 28.6%	14	25	+ 78.6%
Pending Sales	11	7	- 36.4%	18	16	- 11.1%
Closed Sales	10	9	- 10.0%	21	15	- 28.6%
Days on Market Until Sale	92	46	- 50.0%	98	60	- 38.8%
Median Sales Price*	\$73,000	<b>\$83,500</b>	+ 14.4%	\$70,000	<b>\$88,900</b>	+ 27.0%
Average Sales Price*	\$94,677	<b>\$89,367</b>	- 5.6%	\$85,108	<b>\$96,680</b>	+ 13.6%
Percent of List Price Received*	93.7%	<b>98.1%</b>	+ 4.7%	92.2%	<b>98.8%</b>	+ 7.2%
Inventory of Homes for Sale	32	25	- 21.9%	—	—	—
Months Supply of Inventory	2.9	2.4	- 17.2%	—	—	—

Condo-Villa	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	82	—	—	82	—	—
Median Sales Price*	\$135,000	—	—	\$135,000	—	—
Average Sales Price*	\$135,000	—	—	\$135,000	—	—
Percent of List Price Received*	97.9%	—	—	97.9%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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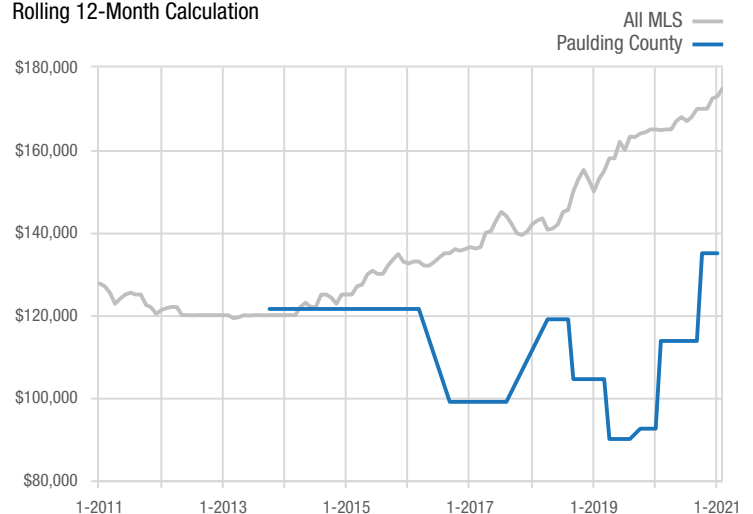
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

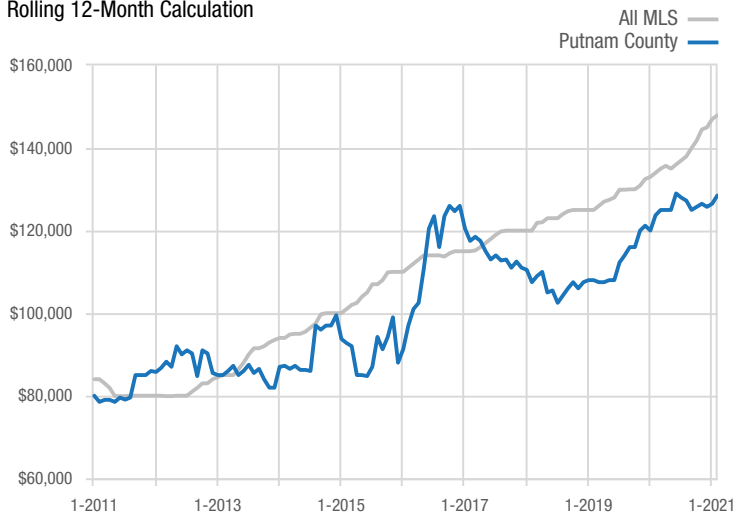
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	11	3	- 72.7%	24	15	- 37.5%
Pending Sales	13	5	- 61.5%	18	8	- 55.6%
Closed Sales	6	3	- 50.0%	12	5	- 58.3%
Days on Market Until Sale	201	84	- 58.2%	197	94	- 52.3%
Median Sales Price*	\$161,250	<b>\$247,000</b>	+ 53.2%	\$150,100	<b>\$189,900</b>	+ 26.5%
Average Sales Price*	\$194,483	<b>\$278,933</b>	+ 43.4%	\$160,627	<b>\$219,160</b>	+ 36.4%
Percent of List Price Received*	97.8%	<b>99.2%</b>	+ 1.4%	95.4%	<b>98.9%</b>	+ 3.7%
Inventory of Homes for Sale	39	24	- 38.5%	—	—	—
Months Supply of Inventory	4.1	3.0	- 26.8%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	0	—	0	0	—
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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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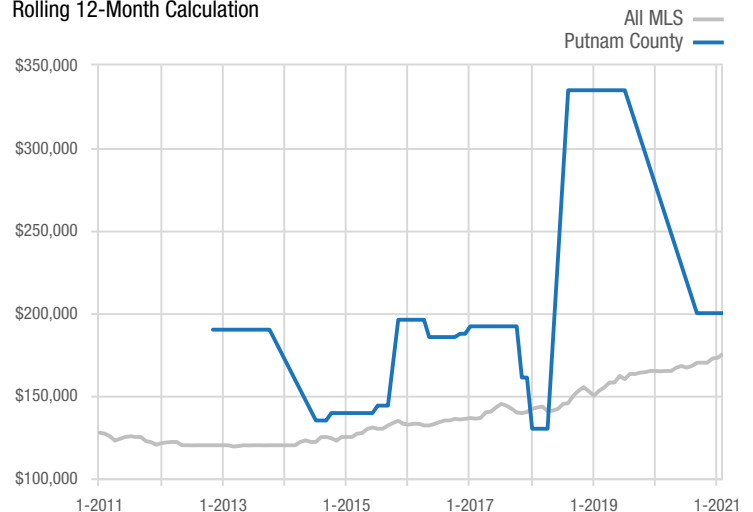
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Williams County

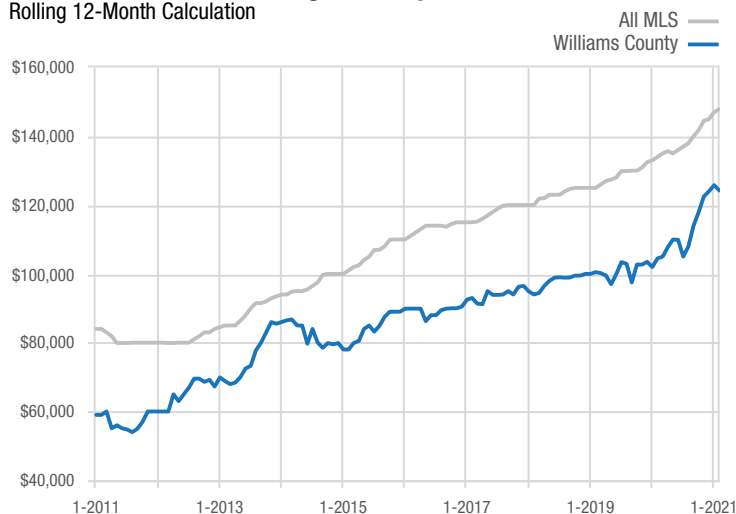
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	29	<b>25</b>	- 13.8%	60	<b>70</b>	+ 16.7%
Pending Sales	26	<b>32</b>	+ 23.1%	55	<b>72</b>	+ 30.9%
Closed Sales	26	<b>37</b>	+ 42.3%	55	<b>71</b>	+ 29.1%
Days on Market Until Sale	94	<b>72</b>	- 23.4%	104	<b>76</b>	- 26.9%
Median Sales Price*	\$128,000	<b>\$110,000</b>	- 14.1%	\$105,000	<b>\$116,950</b>	+ 11.4%
Average Sales Price*	\$128,047	<b>\$123,388</b>	- 3.6%	\$113,178	<b>\$129,505</b>	+ 14.4%
Percent of List Price Received*	95.6%	<b>97.0%</b>	+ 1.5%	96.0%	<b>97.0%</b>	+ 1.0%
Inventory of Homes for Sale	109	<b>70</b>	- 35.8%	—	—	—
Months Supply of Inventory	3.0	<b>1.9</b>	- 36.7%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	<b>0</b>	—	0	<b>0</b>	—
Pending Sales	0	<b>0</b>	—	0	<b>1</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>2</b>	—
Days on Market Until Sale	—	—	—	—	<b>60</b>	—
Median Sales Price*	—	—	—	—	<b>\$72,850</b>	—
Average Sales Price*	—	—	—	—	<b>\$72,850</b>	—
Percent of List Price Received*	—	—	—	—	<b>95.2%</b>	—
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>0.8</b>	—	—	—	—

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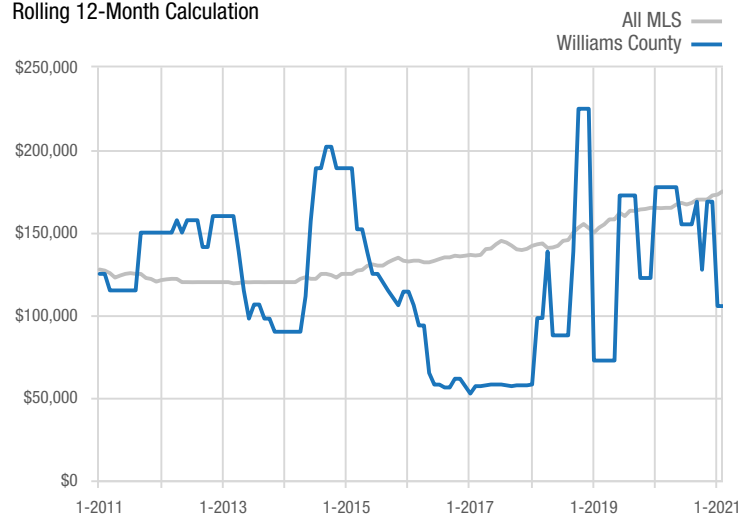
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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