

Local Market Update – November 2024

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Hancock & Wyandot Counties

U.S. existing-home sales rose 3.4% month-over-month and 2.9% year over-year to a seasonally adjusted annual rate of 3.96 million units, exceeding economists' expectations for the month and marking the first annual gain since July 2021, according to the National Association of REALTORS® (NAR). Lower mortgage rates in late summer and early fall helped sales increase across all four regions.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	57	54	-5.3%	925	901	-2.6%
Closed Sales	71	54	-23.9%	759	720	-5.1%
Days on Market	75	60	-20.0%	69	68	-1.4%
SP\$/SqFt	\$129.03	\$127.35	-1.3%	\$132.46	\$139.01	4.9%
Median Sales Price*	\$205,000	\$187,500	-8.5%	\$207,000	\$211,450	2.1%
Average Sales Price*	\$245,549	\$230,639	-6.1%	\$242,576	\$252,141	3.9%
Percent of List Price Received*	97%	96%	-1.0%	99%	98%	---
Months Supply of Inventory	14	19	35.7%	---	---	---
Total Volume	\$17,433,960	\$12,454,507	-28.6%	\$184,115,164	\$181,541,705	-1.4%

Condo/Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	4	4	0.0%	61	72	18.0%
Closed Sales	2	7	250.0%	64	50	-21.9%
Days on Market	29	49	69.0%	59	54	-8.5%
SP\$/SqFt	\$132.28	\$145.19	9.8%	\$138.61	\$150.17	8.3%
Median Sales Price*	\$205,400	\$209,900	2.2%	\$214,950	\$239,200	11.3%
Average Sales Price*	\$205,400	\$213,893	4.1%	\$212,506	\$235,349	10.7%
Percent of List Price Received*	100%	98%	-2.0%	98%	98%	0.0%
Months Supply of Inventory	17	7	-58.8%	---	---	---
Total Volume (in 1000's)	\$410,800	\$1,497,250	264.5%	\$13,600,400	\$11,767,460	0.0%

*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

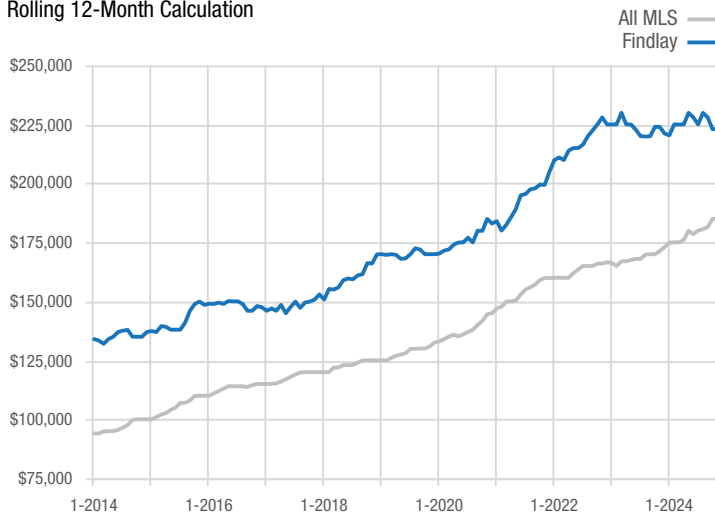
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	39	31	- 20.5%	606	630	+ 4.0%
Pending Sales	46	38	- 17.4%	508	500	- 1.6%
Closed Sales	48	41	- 14.6%	505	507	+ 0.4%
Days on Market Until Sale	73	61	- 16.4%	64	64	0.0%
Median Sales Price*	\$222,903	\$222,400	- 0.2%	\$225,500	\$228,000	+ 1.1%
Average Sales Price*	\$272,212	\$250,866	- 7.8%	\$266,278	\$273,153	+ 2.6%
Percent of List Price Received*	97.4%	98.6%	+ 1.2%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	112	142	+ 26.8%	—	—	—
Months Supply of Inventory	2.5	3.2	+ 28.0%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	3	4	+ 33.3%	58	65	+ 12.1%
Pending Sales	3	5	+ 66.7%	63	47	- 25.4%
Closed Sales	2	6	+ 200.0%	62	47	- 24.2%
Days on Market Until Sale	29	52	+ 79.3%	60	52	- 13.3%
Median Sales Price*	\$205,400	\$224,200	+ 9.2%	\$214,950	\$239,900	+ 11.6%
Average Sales Price*	\$205,400	\$226,625	+ 10.3%	\$212,748	\$238,831	+ 12.3%
Percent of List Price Received*	100.2%	97.0%	- 3.2%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	2	14	+ 600.0%	—	—	—
Months Supply of Inventory	0.4	3.3	+ 725.0%	—	—	—

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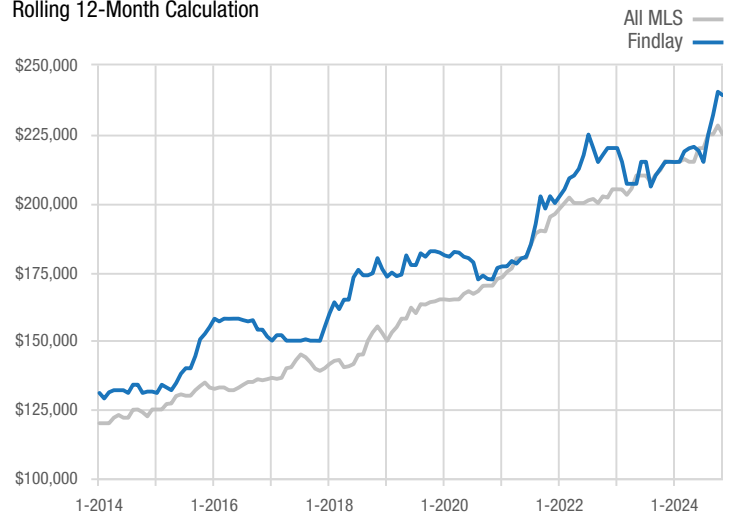
Median Sales Price - Single Family

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

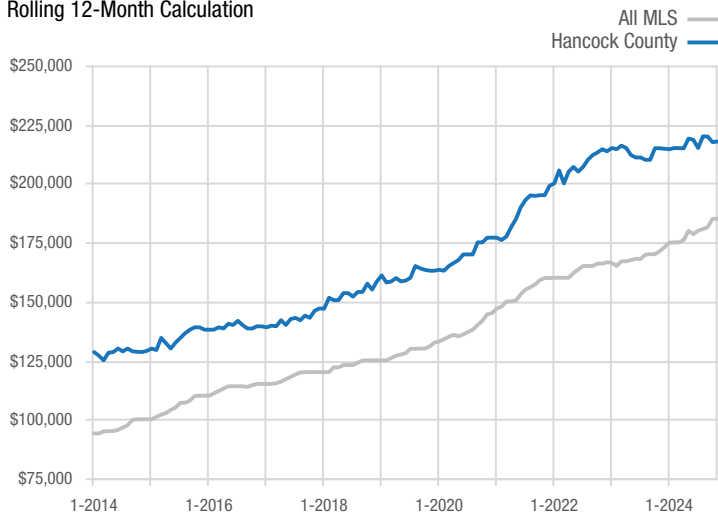
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	50	43	- 14.0%	774	783	+ 1.2%
Pending Sales	58	46	- 20.7%	646	629	- 2.6%
Closed Sales	59	49	- 16.9%	643	636	- 1.1%
Days on Market Until Sale	73	60	- 17.8%	66	64	- 3.0%
Median Sales Price*	\$210,000	\$201,450	- 4.1%	\$215,000	\$220,000	+ 2.3%
Average Sales Price*	\$254,677	\$246,074	- 3.4%	\$254,871	\$263,820	+ 3.5%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	153	180	+ 17.6%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	4	4	0.0%	61	69	+ 13.1%
Pending Sales	3	5	+ 66.7%	65	50	- 23.1%
Closed Sales	2	7	+ 250.0%	64	50	- 21.9%
Days on Market Until Sale	29	49	+ 69.0%	59	51	- 13.6%
Median Sales Price*	\$205,400	\$209,900	+ 2.2%	\$214,950	\$235,250	+ 9.4%
Average Sales Price*	\$205,400	\$213,893	+ 4.1%	\$212,506	\$234,989	+ 10.6%
Percent of List Price Received*	100.2%	97.7%	- 2.5%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	3	15	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	3.5	+ 600.0%	—	—	—

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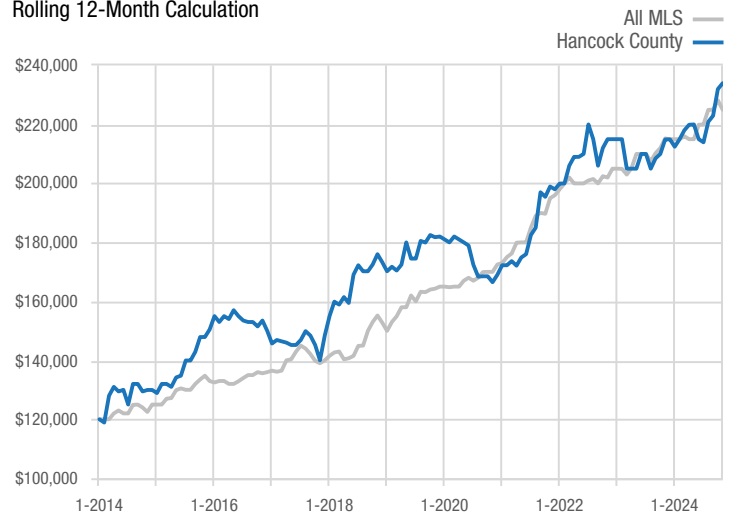
Median Sales Price - Single Family

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Median Sales Price - Condo-Villa

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Wyandot County

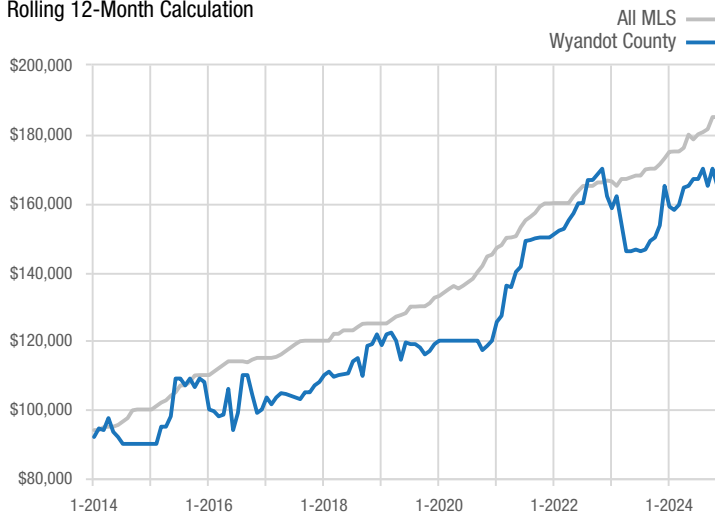
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	7	8	+ 14.3%	151	116	- 23.2%
Pending Sales	13	3	- 76.9%	119	98	- 17.6%
Closed Sales	12	5	- 58.3%	116	98	- 15.5%
Days on Market Until Sale	87	61	- 29.9%	87	95	+ 9.2%
Median Sales Price*	\$185,000	\$110,000	- 40.5%	\$164,000	\$164,500	+ 0.3%
Average Sales Price*	\$200,667	\$106,000	- 47.2%	\$175,734	\$172,760	- 1.7%
Percent of List Price Received*	93.4%	85.3%	- 8.7%	95.8%	95.0%	- 0.8%
Inventory of Homes for Sale	39	35	- 10.3%	—	—	—
Months Supply of Inventory	3.5	4.0	+ 14.3%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	174	—
Median Sales Price*	—	—	—	—	\$243,000	—
Average Sales Price*	—	—	—	—	\$243,000	—
Percent of List Price Received*	—	—	—	—	99.2%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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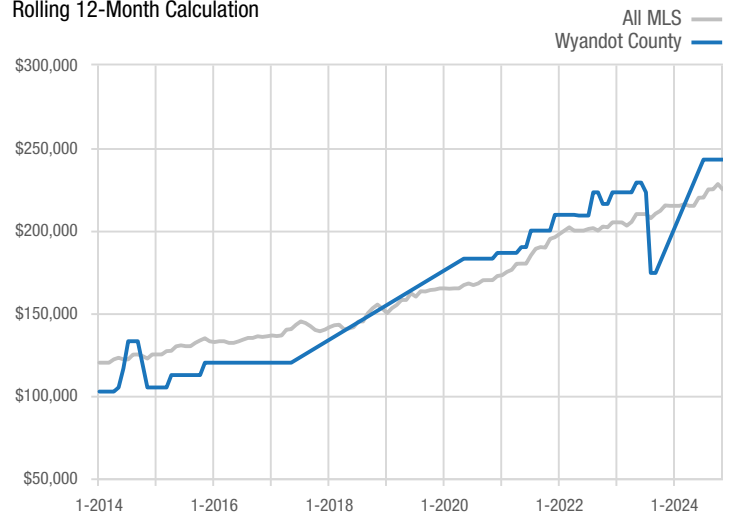
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