

# Local Market Update – November 2024

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## Western Counties

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

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	106	<b>134</b>	26.4%	1,587	<b>1,622</b>	2.2%
Closed Sales	143	<b>110</b>	-23.1%	1,381	<b>1,303</b>	-5.6%
Days on Market	64	<b>62</b>	-3.1%	67	<b>65</b>	-3.0%
SP\$/SqFt	\$115.86	<b>\$125.53</b>	8.3%	\$112.19	<b>\$121.55</b>	8.3%
Median Sales Price*	\$169,400	<b>\$175,000</b>	3.3%	\$165,000	<b>\$174,000</b>	5.5%
Average Sales Price*	\$190,679	<b>\$196,613</b>	3.1%	\$182,929	<b>\$195,525</b>	6.9%
Percent of List Price Received*	99%	---	#VALUE!	99%	---	---
Months Supply of Inventory	3	<b>4</b>	33.3%	---	---	---
Total Volume	\$27,267,044	<b>\$21,627,445</b>	-20.7%	\$252,625,283	<b>\$254,768,896</b>	0.8%

Condo/Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	5	<b>2</b>	-60.0%	39	<b>37</b>	-5.1%
Closed Sales	2	<b>1</b>	-50.0%	30	<b>30</b>	0.0%
Days on Market	158	<b>44</b>	-72.2%	60	<b>63</b>	5.0%
SP\$/SqFt	\$181.43	<b>\$108.18</b>	-40.4%	\$144.59	<b>\$138.23</b>	-4.4%
Median Sales Price*	\$225,791	<b>\$119,000</b>	-47.3%	\$188,000	<b>\$178,000</b>	-5.3%
Average Sales Price*	\$225,791	<b>\$119,000</b>	-47.3%	\$188,396	<b>\$192,767</b>	2.3%
Percent of List Price Received*	99%	<b>99%</b>	0.0%	99%	<b>99%</b>	0.0%
Months Supply of Inventory	6	<b>9</b>	50.0%	---	---	---
Total Volume (in 1000's)	\$451,582	<b>\$119,000</b>	-73.6%	\$5,651,865	<b>\$5,782,996</b>	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.

# 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	11-2023	11-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		744	<b>775</b>	+ 4.2%	10,386	<b>10,499</b>	+ 1.1%
<b>Pending Sales</b>		750	<b>711</b>	- 5.2%	8,753	<b>8,567</b>	- 2.1%
<b>Closed Sales</b>		785	<b>732</b>	- 6.8%	8,662	<b>8,498</b>	- 1.9%
<b>Days on Market Until Sale</b>		61	<b>61</b>	0.0%	60	<b>60</b>	0.0%
<b>Median Sales Price</b>		\$185,000	<b>\$192,750</b>	+ 4.2%	\$176,101	<b>\$190,000</b>	+ 7.9%
<b>Average Sales Price</b>		\$217,227	<b>\$224,058</b>	+ 3.1%	\$209,742	<b>\$222,927</b>	+ 6.3%
<b>Percent of List Price Received</b>		99.0%	<b>99.5%</b>	+ 0.5%	99.9%	<b>99.9%</b>	0.0%
<b>Housing Affordability Index</b>		156	<b>155</b>	- 0.6%	163	<b>157</b>	- 3.7%
<b>Inventory of Homes for Sale</b>		1,801	<b>1,936</b>	+ 7.5%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.5</b>	+ 8.7%	—	—	—

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## Defiance

Zip Code 43512

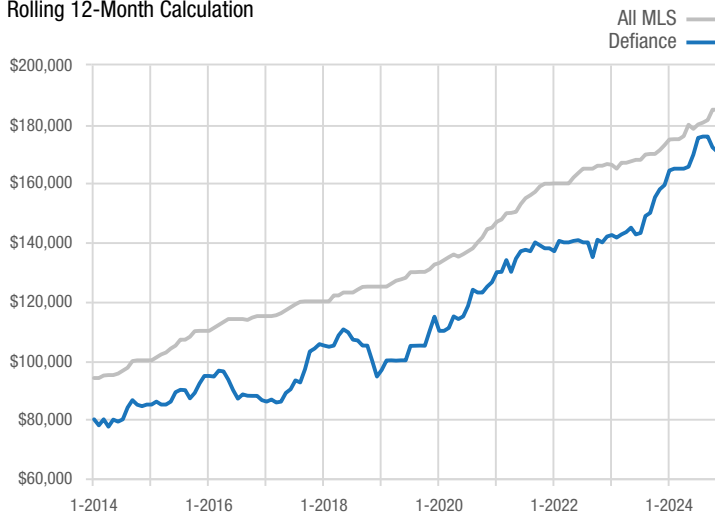
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	19	19	0.0%	277	263	- 5.1%
Pending Sales	33	16	- 51.5%	254	208	- 18.1%
Closed Sales	33	15	- 54.5%	249	204	- 18.1%
Days on Market Until Sale	58	52	- 10.3%	63	58	- 7.9%
Median Sales Price*	\$195,000	<b>\$194,900</b>	- 0.1%	\$158,000	<b>\$168,500</b>	+ 6.6%
Average Sales Price*	\$198,090	<b>\$216,127</b>	+ 9.1%	\$177,057	<b>\$194,729</b>	+ 10.0%
Percent of List Price Received*	101.5%	<b>103.0%</b>	+ 1.5%	99.0%	<b>100.3%</b>	+ 1.3%
Inventory of Homes for Sale	42	49	+ 16.7%	—	—	—
Months Supply of Inventory	1.9	2.6	+ 36.8%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	5	1	- 80.0%	17	13	- 23.5%
Pending Sales	3	0	- 100.0%	14	11	- 21.4%
Closed Sales	2	0	- 100.0%	12	13	+ 8.3%
Days on Market Until Sale	158	—	—	64	80	+ 25.0%
Median Sales Price*	\$225,791	—	—	\$212,500	<b>\$265,000</b>	+ 24.7%
Average Sales Price*	\$225,791	—	—	\$205,782	<b>\$223,861</b>	+ 8.8%
Percent of List Price Received*	99.1%	—	—	99.3%	<b>100.3%</b>	+ 1.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

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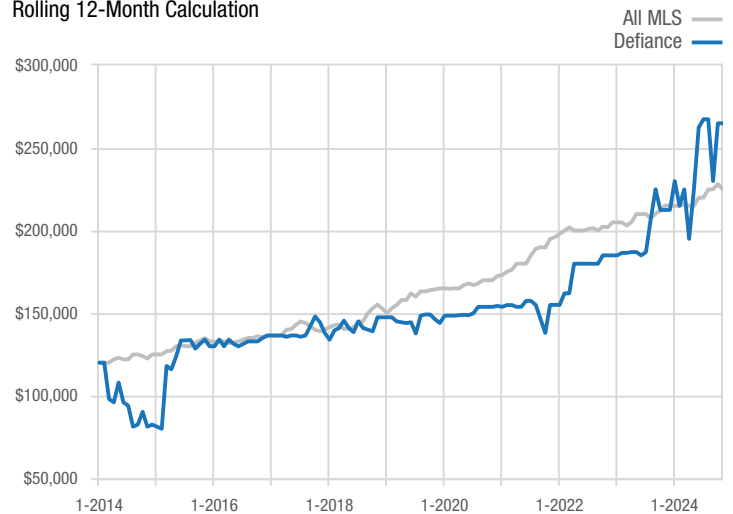
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Napoleon

Zip Code 43545

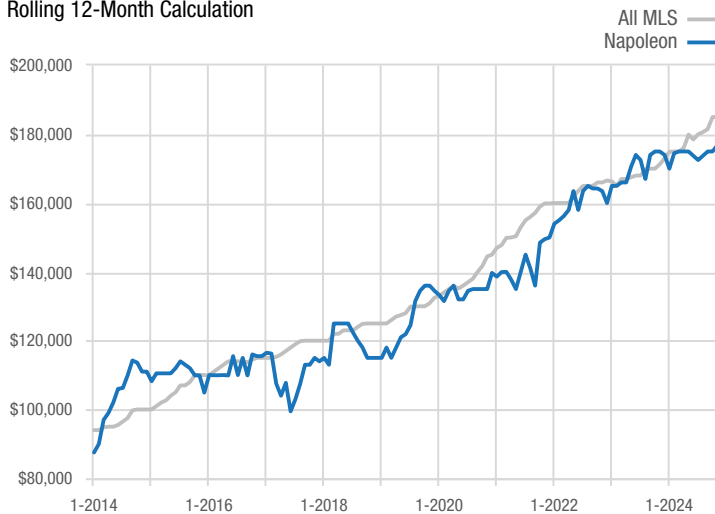
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	10	13	+ 30.0%	88	110	+ 25.0%
Pending Sales	8	8	0.0%	83	94	+ 13.3%
Closed Sales	7	8	+ 14.3%	83	91	+ 9.6%
Days on Market Until Sale	64	77	+ 20.3%	73	67	- 8.2%
Median Sales Price*	\$175,000	<b>\$172,375</b>	- 1.5%	\$175,000	<b>\$179,950</b>	+ 2.8%
Average Sales Price*	\$193,714	<b>\$203,719</b>	+ 5.2%	\$188,491	<b>\$187,528</b>	- 0.5%
Percent of List Price Received*	97.8%	<b>98.6%</b>	+ 0.8%	99.7%	<b>99.1%</b>	- 0.6%
Inventory of Homes for Sale	22	23	+ 4.5%	—	—	—
Months Supply of Inventory	2.9	2.7	- 6.9%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	—	2	5	+ 150.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	8	43	+ 437.5%
Median Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Average Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Percent of List Price Received*	—	—	—	100.0%	<b>98.3%</b>	- 1.7%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

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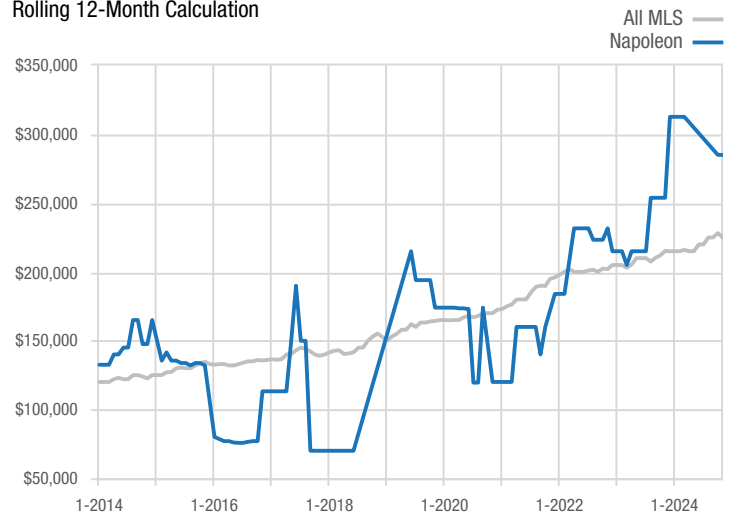
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bryan

Zip Code 43506

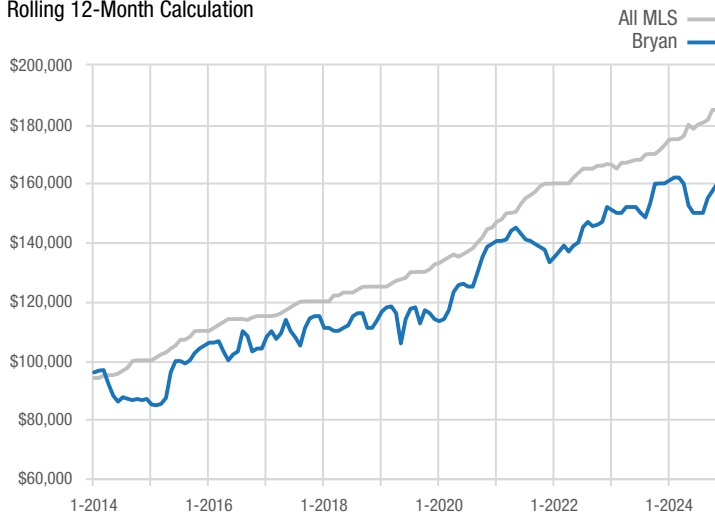
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	14	23	+ 64.3%	177	214	+ 20.9%
Pending Sales	20	18	- 10.0%	156	180	+ 15.4%
Closed Sales	19	17	- 10.5%	155	178	+ 14.8%
Days on Market Until Sale	60	61	+ 1.7%	67	65	- 3.0%
Median Sales Price*	\$162,000	<b>\$185,000</b>	+ 14.2%	\$160,000	<b>\$163,450</b>	+ 2.2%
Average Sales Price*	\$157,479	<b>\$209,766</b>	+ 33.2%	\$167,295	<b>\$182,369</b>	+ 9.0%
Percent of List Price Received*	97.9%	<b>97.6%</b>	- 0.3%	98.1%	<b>99.3%</b>	+ 1.2%
Inventory of Homes for Sale	37	44	+ 18.9%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	62	62	0.0%
Median Sales Price*	—	—	—	\$170,000	<b>\$265,000</b>	+ 55.9%
Average Sales Price*	—	—	—	\$170,000	<b>\$265,000</b>	+ 55.9%
Percent of List Price Received*	—	—	—	96.4%	<b>93.0%</b>	- 3.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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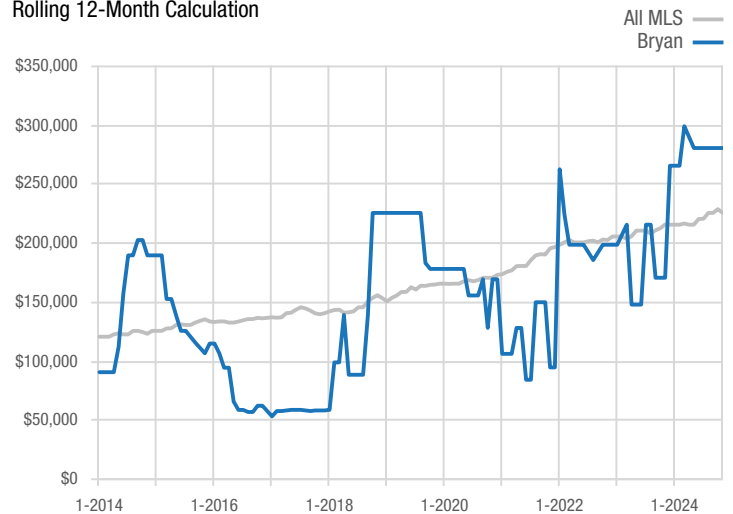
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wauseon

Zip Code 43567

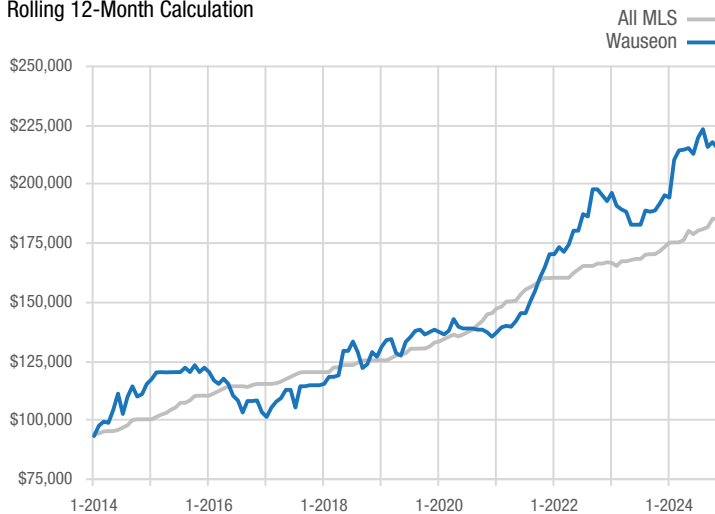
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	8	3	- 62.5%	106	97	- 8.5%
Pending Sales	8	9	+ 12.5%	94	82	- 12.8%
Closed Sales	10	9	- 10.0%	92	80	- 13.0%
Days on Market Until Sale	66	66	0.0%	80	67	- 16.3%
Median Sales Price*	\$232,093	<b>\$191,000</b>	- 17.7%	\$192,000	<b>\$212,000</b>	+ 10.4%
Average Sales Price*	\$210,929	<b>\$173,878</b>	- 17.6%	\$224,756	<b>\$233,144</b>	+ 3.7%
Percent of List Price Received*	100.3%	<b>96.8%</b>	- 3.5%	98.8%	<b>99.6%</b>	+ 0.8%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	—	5	4	- 20.0%
Pending Sales	0	0	—	5	4	- 20.0%
Closed Sales	0	0	—	5	4	- 20.0%
Days on Market Until Sale	—	—	—	44	39	- 11.4%
Median Sales Price*	—	—	—	\$219,900	<b>\$139,625</b>	- 36.5%
Average Sales Price*	—	—	—	\$178,960	<b>\$139,938</b>	- 21.8%
Percent of List Price Received*	—	—	—	99.0%	<b>100.2%</b>	+ 1.2%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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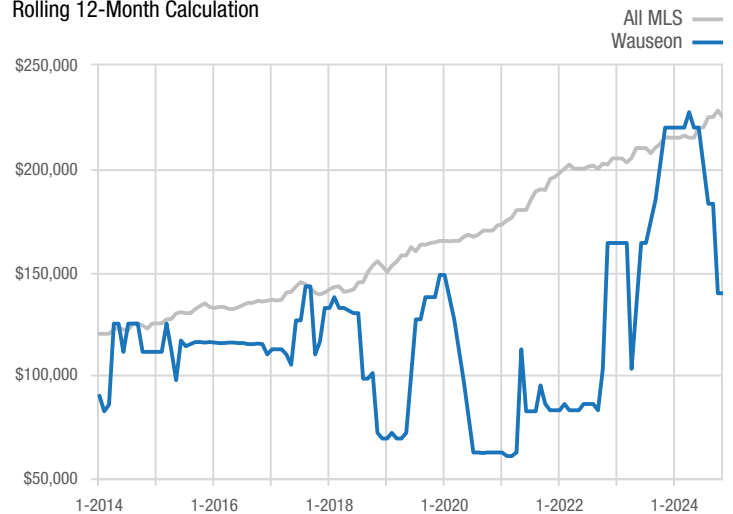
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Archbold

Zip Code 43502

Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	5	3	- 40.0%	63	53	- 15.9%
Pending Sales	3	2	- 33.3%	53	50	- 5.7%
Closed Sales	3	2	- 33.3%	56	51	- 8.9%
Days on Market Until Sale	24	89	+ 270.8%	47	72	+ 53.2%
Median Sales Price*	\$215,000	<b>\$180,000</b>	- 16.3%	\$197,500	<b>\$196,500</b>	- 0.5%
Average Sales Price*	\$223,133	<b>\$180,000</b>	- 19.3%	\$211,585	<b>\$206,609</b>	- 2.4%
Percent of List Price Received*	100.0%	<b>98.7%</b>	- 1.3%	100.2%	<b>98.8%</b>	- 1.4%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	—	4	0	- 100.0%
Pending Sales	0	0	—	5	0	- 100.0%
Closed Sales	0	0	—	5	0	- 100.0%
Days on Market Until Sale	—	—	—	66	—	—
Median Sales Price*	—	—	—	\$186,000	—	—
Average Sales Price*	—	—	—	\$175,400	—	—
Percent of List Price Received*	—	—	—	98.8%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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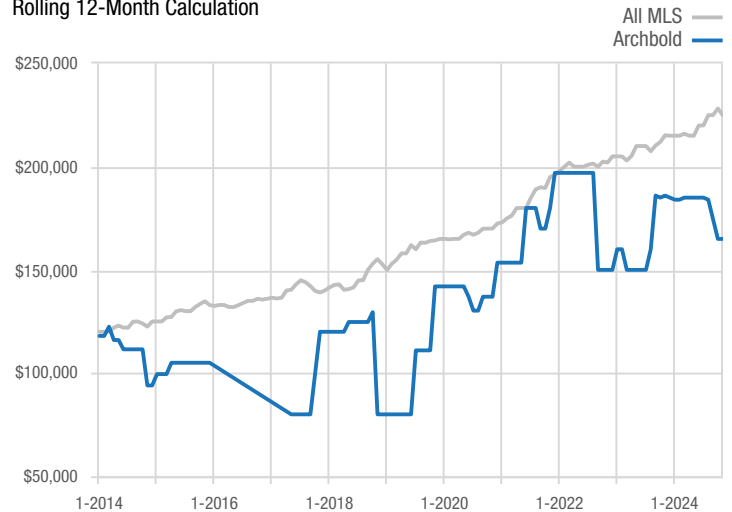
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Defiance County

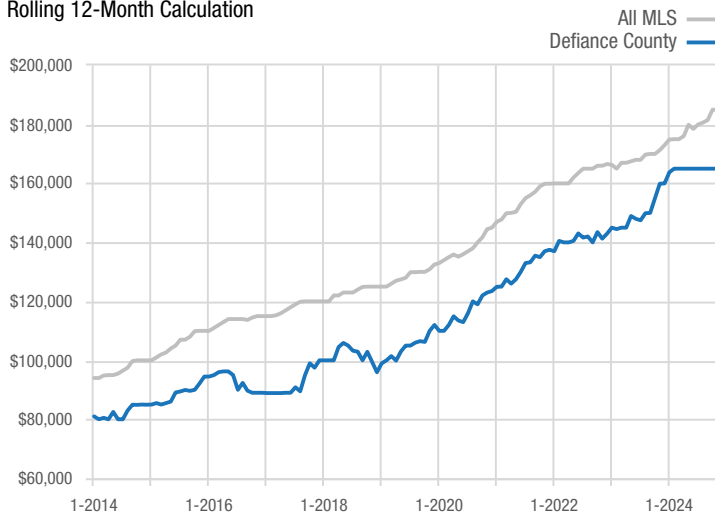
Single Family Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	32	30	- 6.3%	375	347	- 7.5%
Pending Sales	43	23	- 46.5%	339	285	- 15.9%
Closed Sales	42	19	- 54.8%	332	278	- 16.3%
Days on Market Until Sale	56	56	0.0%	66	61	- 7.6%
Median Sales Price*	\$185,500	<b>\$189,950</b>	+ 2.4%	\$160,000	<b>\$165,000</b>	+ 3.1%
Average Sales Price*	\$196,561	<b>\$213,383</b>	+ 8.6%	\$176,997	<b>\$191,282</b>	+ 8.1%
Percent of List Price Received*	101.0%	<b>102.5%</b>	+ 1.5%	99.0%	<b>99.2%</b>	+ 0.2%
Inventory of Homes for Sale	64	69	+ 7.8%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

Condo-Villa Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	5	2	- 60.0%	20	20	0.0%
Pending Sales	3	1	- 66.7%	17	16	- 5.9%
Closed Sales	2	1	- 50.0%	16	18	+ 12.5%
Days on Market Until Sale	158	44	- 72.2%	68	74	+ 8.8%
Median Sales Price*	\$225,791	<b>\$119,000</b>	- 47.3%	\$161,500	<b>\$159,500</b>	- 1.2%
Average Sales Price*	\$225,791	<b>\$119,000</b>	- 47.3%	\$186,711	<b>\$195,733</b>	+ 4.8%
Percent of List Price Received*	99.1%	<b>99.2%</b>	+ 0.1%	98.4%	<b>99.4%</b>	+ 1.0%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

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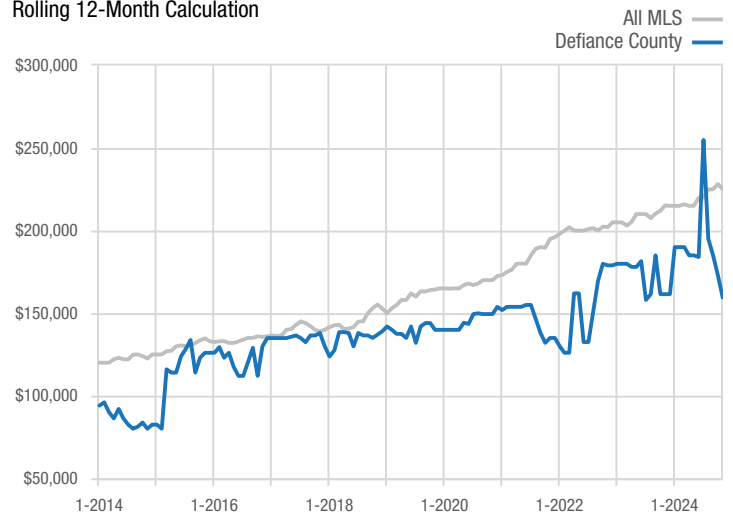
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Fulton County

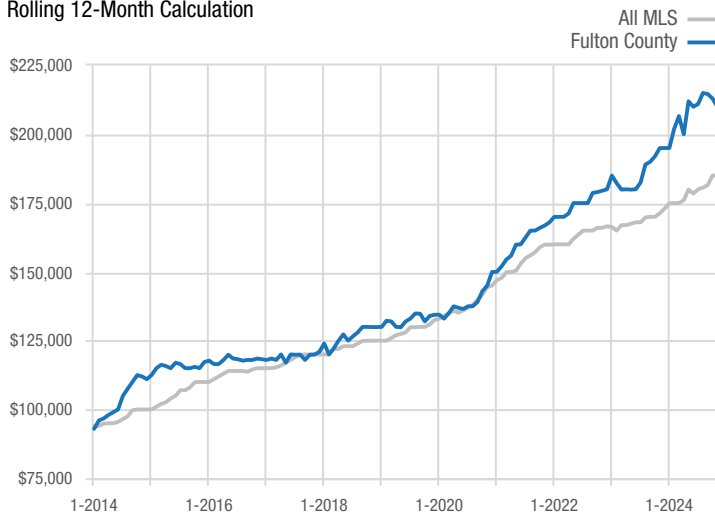
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	21	<b>21</b>	0.0%	346	<b>355</b>	+ 2.6%
Pending Sales	25	<b>29</b>	+ 16.0%	311	<b>311</b>	0.0%
Closed Sales	28	<b>26</b>	- 7.1%	311	<b>306</b>	- 1.6%
Days on Market Until Sale	65	<b>58</b>	- 10.8%	62	<b>61</b>	- 1.6%
Median Sales Price*	\$225,750	<b>\$185,000</b>	- 18.1%	\$195,000	<b>\$210,000</b>	+ 7.7%
Average Sales Price*	\$218,971	<b>\$191,756</b>	- 12.4%	\$226,961	<b>\$234,015</b>	+ 3.1%
Percent of List Price Received*	102.0%	<b>99.5%</b>	- 2.5%	100.8%	<b>99.5%</b>	- 1.3%
Inventory of Homes for Sale	51	<b>57</b>	+ 11.8%	—	—	—
Months Supply of Inventory	1.8	<b>2.1</b>	+ 16.7%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	<b>0</b>	—	10	<b>4</b>	- 60.0%
Pending Sales	0	<b>0</b>	—	11	<b>4</b>	- 63.6%
Closed Sales	0	<b>0</b>	—	11	<b>4</b>	- 63.6%
Days on Market Until Sale	—	—	—	52	<b>39</b>	- 25.0%
Median Sales Price*	—	—	—	\$190,000	<b>\$139,625</b>	- 26.5%
Average Sales Price*	—	—	—	\$182,891	<b>\$139,938</b>	- 23.5%
Percent of List Price Received*	—	—	—	99.2%	<b>100.2%</b>	+ 1.0%
Inventory of Homes for Sale	0	<b>0</b>	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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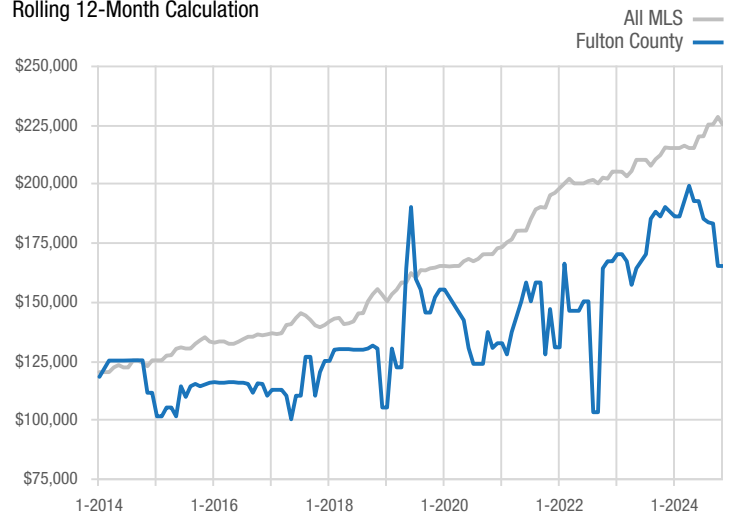
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – November 2024

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## Henry County

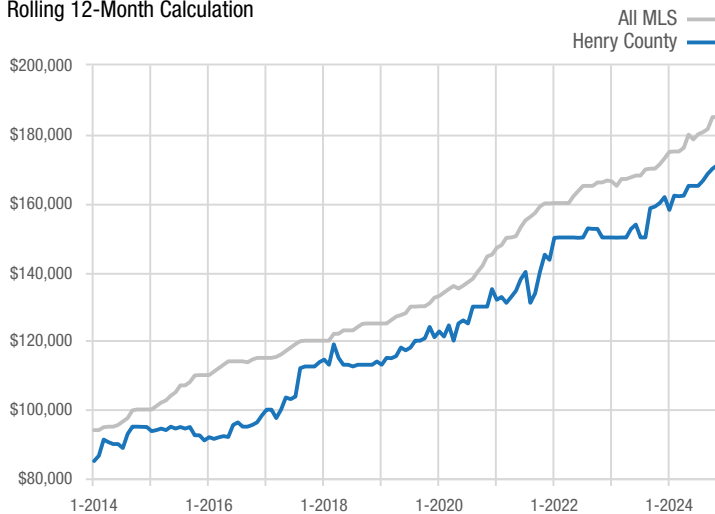
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	14	<b>22</b>	+ 57.1%	187	<b>224</b>	+ 19.8%
Pending Sales	19	<b>15</b>	- 21.1%	171	<b>182</b>	+ 6.4%
Closed Sales	19	<b>16</b>	- 15.8%	169	<b>179</b>	+ 5.9%
Days on Market Until Sale	57	<b>69</b>	+ 21.1%	66	<b>61</b>	- 7.6%
Median Sales Price*	\$162,150	<b>\$171,000</b>	+ 5.5%	\$161,750	<b>\$175,000</b>	+ 8.2%
Average Sales Price*	\$169,928	<b>\$212,370</b>	+ 25.0%	\$169,873	<b>\$186,461</b>	+ 9.8%
Percent of List Price Received*	98.7%	<b>98.5%</b>	- 0.2%	98.8%	<b>99.3%</b>	+ 0.5%
Inventory of Homes for Sale	37	<b>52</b>	+ 40.5%	—	—	—
Months Supply of Inventory	2.4	<b>3.2</b>	+ 33.3%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	<b>0</b>	—	2	<b>5</b>	+ 150.0%
Pending Sales	0	<b>0</b>	—	1	<b>1</b>	0.0%
Closed Sales	0	<b>0</b>	—	1	<b>1</b>	0.0%
Days on Market Until Sale	—	—	—	8	<b>43</b>	+ 437.5%
Median Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Average Sales Price*	—	—	—	\$312,683	<b>\$285,000</b>	- 8.9%
Percent of List Price Received*	—	—	—	100.0%	<b>98.3%</b>	- 1.7%
Inventory of Homes for Sale	1	<b>3</b>	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	<b>3.0</b>	+ 200.0%	—	—	—

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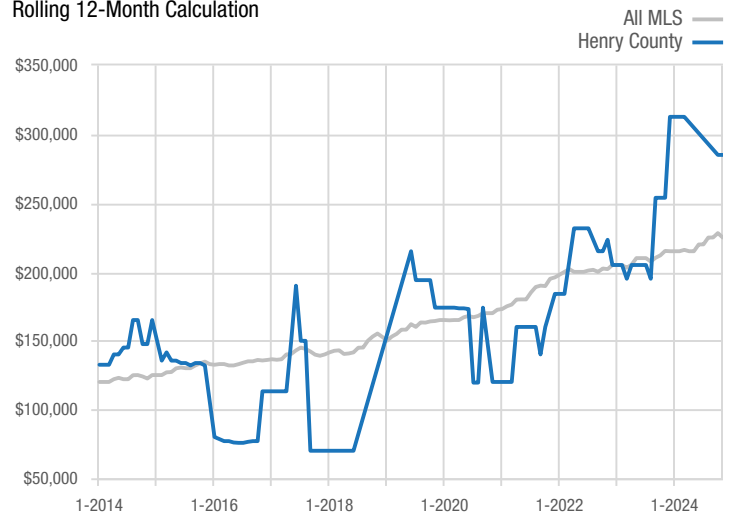
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Paulding County

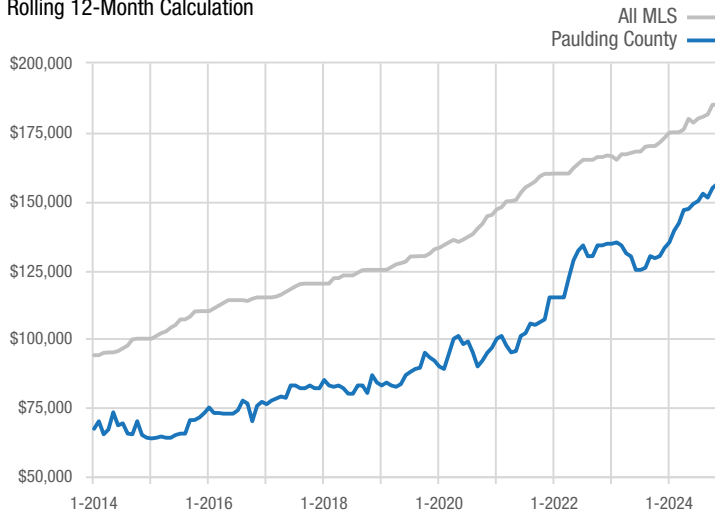
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
<b>Key Metrics</b>						
New Listings	8	11	+ 37.5%	148	136	- 8.1%
Pending Sales	8	17	+ 112.5%	118	108	- 8.5%
Closed Sales	9	13	+ 44.4%	121	103	- 14.9%
Days on Market Until Sale	123	74	- 39.8%	73	78	+ 6.8%
Median Sales Price*	\$140,000	<b>\$155,000</b>	+ 10.7%	\$130,950	<b>\$155,000</b>	+ 18.4%
Average Sales Price*	\$161,394	<b>\$158,923</b>	- 1.5%	\$147,441	<b>\$174,352</b>	+ 18.3%
Percent of List Price Received*	93.3%	<b>97.8%</b>	+ 4.8%	96.8%	<b>98.5%</b>	+ 1.8%
Inventory of Homes for Sale	32	30	- 6.3%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	54	—
Median Sales Price*	—	—	—	—	<b>\$132,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$132,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>96.3%</b>	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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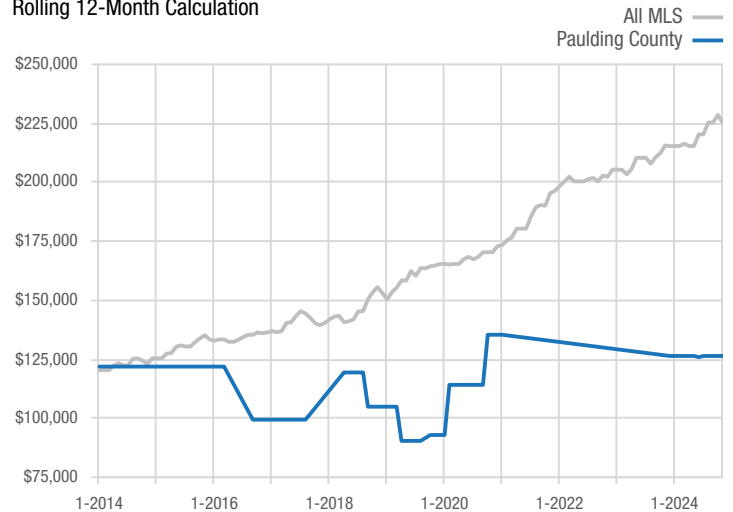
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

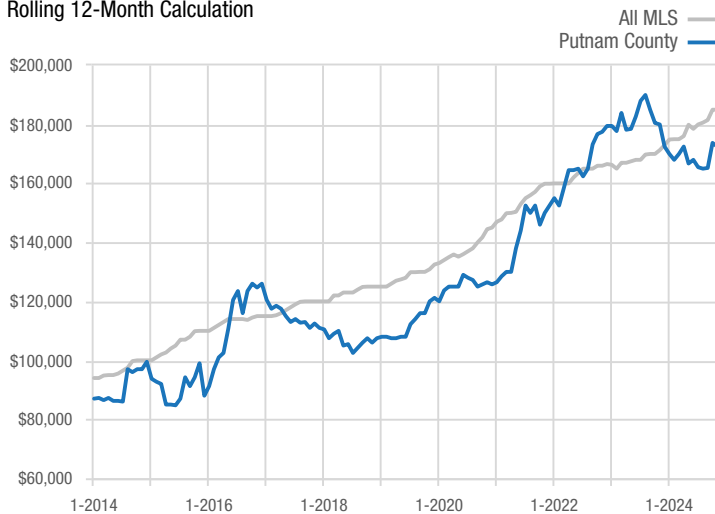
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	7	7	0.0%	91	102	+ 12.1%
Pending Sales	5	9	+ 80.0%	76	89	+ 17.1%
Closed Sales	8	9	+ 12.5%	75	88	+ 17.3%
Days on Market Until Sale	73	70	- 4.1%	66	76	+ 15.2%
Median Sales Price*	\$180,000	<b>\$166,000</b>	- 7.8%	\$177,500	<b>\$175,000</b>	- 1.4%
Average Sales Price*	\$178,850	<b>\$215,106</b>	+ 20.3%	\$182,789	<b>\$203,337</b>	+ 11.2%
Percent of List Price Received*	101.5%	<b>100.6%</b>	- 0.9%	99.1%	<b>98.4%</b>	- 0.7%
Inventory of Homes for Sale	21	19	- 9.5%	—	—	—
Months Supply of Inventory	3.0	<b>2.3</b>	- 23.3%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	46	—
Median Sales Price*	—	—	—	—	<b>\$191,150</b>	—
Average Sales Price*	—	—	—	—	<b>\$191,150</b>	—
Percent of List Price Received*	—	—	—	—	<b>106.3%</b>	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	<b>1.0</b>	—	—	—	—

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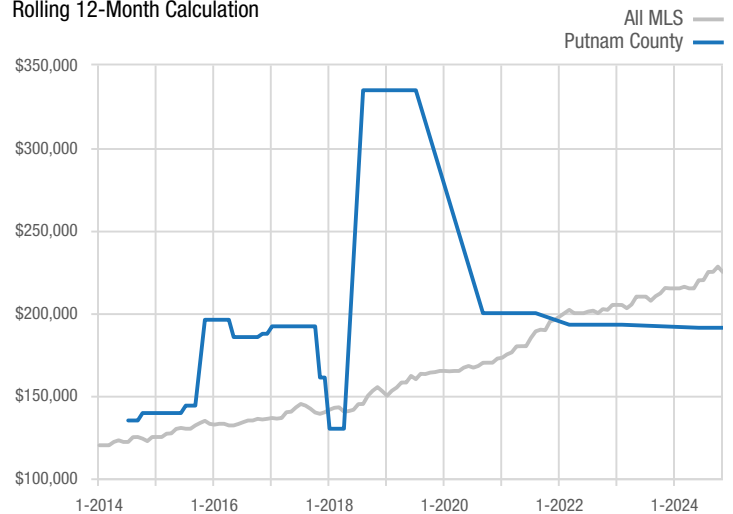
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Williams County

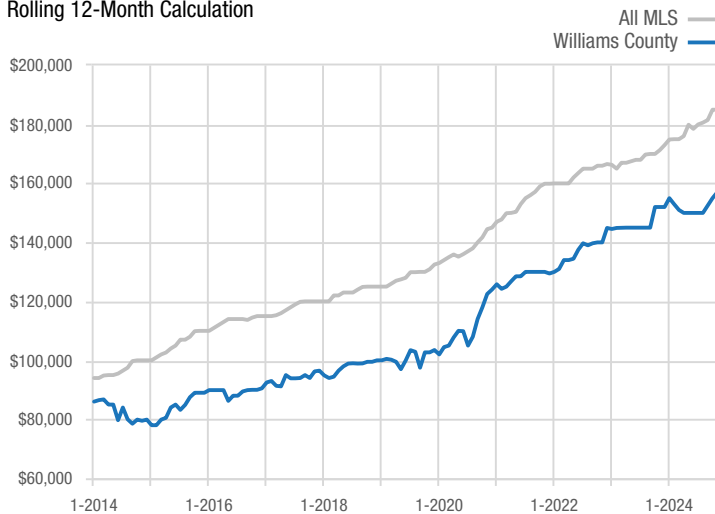
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	24	37	+ 54.2%	440	452	+ 2.7%
Pending Sales	38	29	- 23.7%	386	354	- 8.3%
Closed Sales	37	27	- 27.0%	373	349	- 6.4%
Days on Market Until Sale	60	60	0.0%	69	66	- 4.3%
Median Sales Price*	\$158,000	\$180,000	+ 13.9%	\$152,000	\$157,500	+ 3.6%
Average Sales Price*	\$159,986	\$199,917	+ 25.0%	\$166,793	\$175,025	+ 4.9%
Percent of List Price Received*	96.7%	96.9%	+ 0.2%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	74	101	+ 36.5%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

Condo-Villa	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	—	6	4	- 33.3%
Pending Sales	0	0	—	2	4	+ 100.0%
Closed Sales	0	0	—	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	62	48	- 22.6%
Median Sales Price*	—	—	—	\$170,000	\$265,000	+ 55.9%
Average Sales Price*	—	—	—	\$170,000	\$239,975	+ 41.2%
Percent of List Price Received*	—	—	—	96.4%	95.9%	- 0.5%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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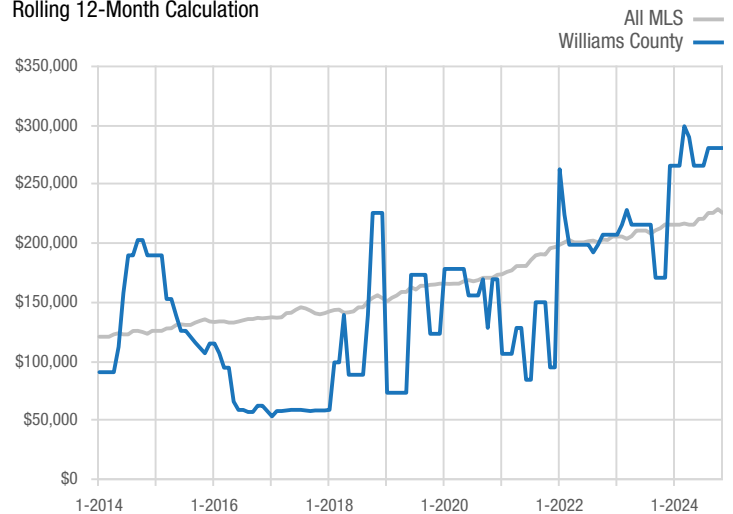
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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