

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



## 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  |               |          |
|---------------------------------|--------------|--------------|----------|---------------|---------------|----------|
| Key Metrics                     | 2023         | 2024         | % Change | Thru 11-2023  | Thru 11-2024  | % Change |
| New Listings                    | 106          | 134          | 26.4%    | 1,587         | 1,622         | 2.2%     |
| Closed Sales                    | 143          | 110          | -23.1%   | 1,381         | 1,303         | -5.6%    |
| Days on Market                  | 64           | 62           | -3.1%    | 67            | 65            | -3.0%    |
| SP\$/SqFt                       | \$115.86     | \$125.53     | 8.3%     | \$112.19      | \$121.55      | 8.3%     |
| Median Sales Price*             | \$169,400    | \$175,000    | 3.3%     | \$165,000     | \$174,000     | 5.5%     |
| Average Sales Price*            | \$190,679    | \$196,613    | 3.1%     | \$182,929     | \$195,525     | 6.9%     |
| Percent of List Price Received* | 99%          | ---          | #VALUE!  | 99%           | ---           | ---      |
| Months Supply of Inventory      | 3            | 4            | 33.3%    | ---           | ---           | ---      |
| Total Volume                    | \$27,267,044 | \$21,627,445 | -20.7%   | \$252,625,283 | \$254,768,896 | 0.8%     |

| Condo/Villa                     | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023      | 2024      | % Change | Thru 11-2023 | Thru 11-2024 | % Change |
| New Listings                    | 5         | 2         | -60.0%   | 39           | 37           | -5.1%    |
| Closed Sales                    | 2         | 1         | -50.0%   | 30           | 30           | 0.0%     |
| Days on Market                  | 158       | 44        | -72.2%   | 60           | 63           | 5.0%     |
| SP\$/SqFt                       | \$181.43  | \$108.18  | -40.4%   | \$144.59     | \$138.23     | -4.4%    |
| Median Sales Price*             | \$225,791 | \$119,000 | -47.3%   | \$188,000    | \$178,000    | -5.3%    |
| Average Sales Price*            | \$225,791 | \$119,000 | -47.3%   | \$188,396    | \$192,767    | 2.3%     |
| Percent of List Price Received* | 99%       | 99%       | 0.0%     | 99%          | 99%          | 0.0%     |
| Months Supply of Inventory      | 6         | 9         | 50.0%    | ---          | ---          | ---      |
| Total Volume (in 1000's)        | \$451,582 | \$119,000 | -73.6%   | \$5,651,865  | \$5,782,996  | 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 |
|--------------------------------|----------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                      | 744       | 775       | + 4.2%   | 10,386    | 10,499    | + 1.1%   |
| Pending Sales                  |                      | 750       | 711       | - 5.2%   | 8,753     | 8,567     | - 2.1%   |
| Closed Sales                   |                      | 785       | 732       | - 6.8%   | 8,662     | 8,498     | - 1.9%   |
| Days on Market Until Sale      |                      | 61        | 61        | 0.0%     | 60        | 60        | 0.0%     |
| Median Sales Price             |                      | \$185,000 | \$192,750 | + 4.2%   | \$176,101 | \$190,000 | + 7.9%   |
| Average Sales Price            |                      | \$217,227 | \$224,058 | + 3.1%   | \$209,742 | \$222,927 | + 6.3%   |
| Percent of List Price Received |                      | 99.0%     | 99.5%     | + 0.5%   | 99.9%     | 99.9%     | 0.0%     |
| Housing Affordability Index    |                      | 156       | 155       | - 0.6%   | 163       | 157       | - 3.7%   |
| Inventory of Homes for Sale    |                      | 1,801     | 1,936     | + 7.5%   | —         | —         | —        |
| Months Supply of Inventory     |                      | 2.3       | 2.5       | + 8.7%   | —         | —         | —        |

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



## Defiance

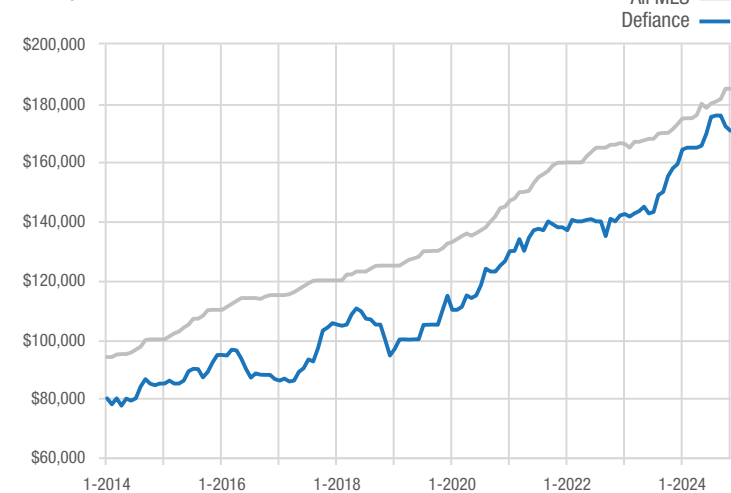
Zip Code 43512

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$194,900 | - 0.1%   | \$158,000    | \$168,500    | + 6.6%   |
| Average Sales Price*            | \$198,090 | \$216,127 | + 9.1%   | \$177,057    | \$194,729    | + 10.0%  |
| Percent of List Price Received* | 101.5%    | 103.0%    | + 1.5%   | 99.0%        | 100.3%       | + 1.3%   |
| Inventory of Homes for Sale     | 42        | 49        | + 16.7%  | —            | —            | —        |
| Months Supply of Inventory      | 1.9       | 2.6       | + 36.8%  | —            | —            | —        |

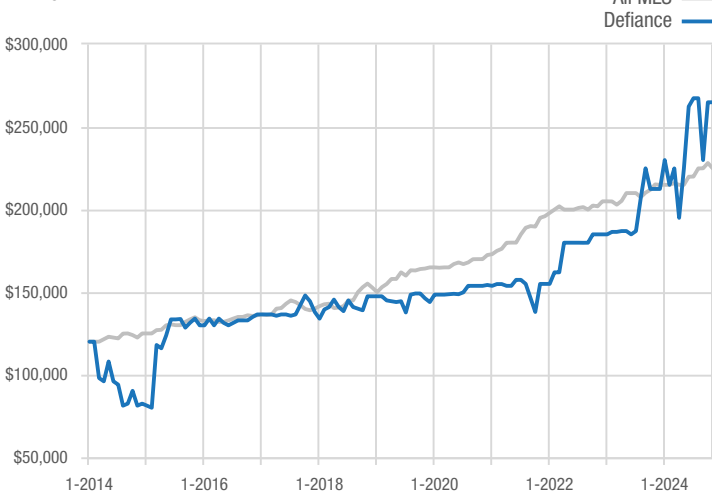
| Condo-Villa                     | November  |      |          | Year to Date |              |          |
|---------------------------------|-----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023      | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % 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    | \$265,000    | + 24.7%  |
| Average Sales Price*            | \$225,791 | —    | —        | \$205,782    | \$223,861    | + 8.8%   |
| Percent of List Price Received* | 99.1%     | —    | —        | 99.3%        | 100.3%       | + 1.0%   |
| Inventory of Homes for Sale     | 3         | 4    | + 33.3%  | —            | —            | —        |
| Months Supply of Inventory      | 1.5       | 2.2  | + 46.7%  | —            | —            | —        |

\* 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



### Median Sales Price - Condo-Villa



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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



## Napoleon

Zip Code 43545

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$172,375 | - 1.5%   | \$175,000    | \$179,950    | + 2.8%   |
| Average Sales Price*            | \$193,714 | \$203,719 | + 5.2%   | \$188,491    | \$187,528    | - 0.5%   |
| Percent of List Price Received* | 97.8%     | 98.6%     | + 0.8%   | 99.7%        | 99.1%        | - 0.6%   |
| Inventory of Homes for Sale     | 22        | 23        | + 4.5%   | —            | —            | —        |
| Months Supply of Inventory      | 2.9       | 2.7       | - 6.9%   | —            | —            | —        |

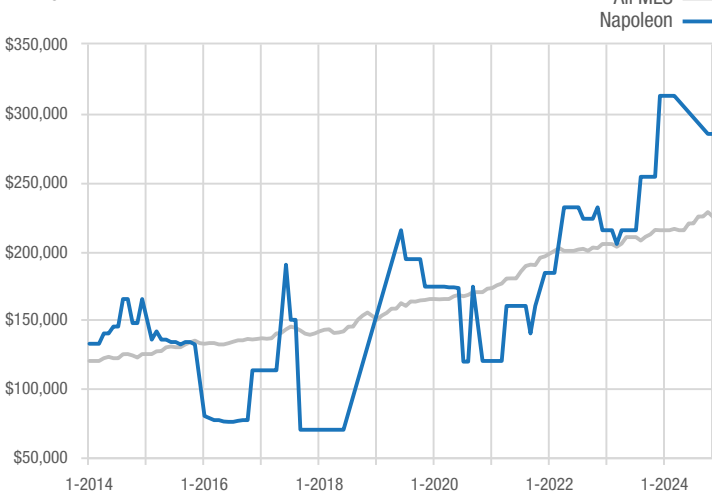
| Condo-Villa                     | November |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023     | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % 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    | \$285,000    | - 8.9%   |
| Average Sales Price*            | —        | —    | —        | \$312,683    | \$285,000    | - 8.9%   |
| Percent of List Price Received* | —        | —    | —        | 100.0%       | 98.3%        | - 1.7%   |
| Inventory of Homes for Sale     | 1        | 3    | + 200.0% | —            | —            | —        |
| Months Supply of Inventory      | 1.0      | 3.0  | + 200.0% | —            | —            | —        |

\* 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.

### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



## Bryan

Zip Code 43506

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$185,000 | + 14.2%  | \$160,000    | \$163,450    | + 2.2%   |
| Average Sales Price*            | \$157,479 | \$209,766 | + 33.2%  | \$167,295    | \$182,369    | + 9.0%   |
| Percent of List Price Received* | 97.9%     | 97.6%     | - 0.3%   | 98.1%        | 99.3%        | + 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 |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 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    | \$265,000    | + 55.9%  |
| Average Sales Price*            | —        | —    | —        | \$170,000    | \$265,000    | + 55.9%  |
| Percent of List Price Received* | —        | —    | —        | 96.4%        | 93.0%        | - 3.5%   |
| Inventory of Homes for Sale     | 1        | 0    | - 100.0% | —            | —            | —        |
| Months Supply of Inventory      | 0.5      | —    | —        | —            | —            | —        |

\* 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



### Median Sales Price - Condo-Villa



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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



## Wauseon

Zip Code 43567

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$191,000 | - 17.7%  | \$192,000    | \$212,000    | + 10.4%  |
| Average Sales Price*            | \$210,929 | \$173,878 | - 17.6%  | \$224,756    | \$233,144    | + 3.7%   |
| Percent of List Price Received* | 100.3%    | 96.8%     | - 3.5%   | 98.8%        | 99.6%        | + 0.8%   |
| Inventory of Homes for Sale     | 15        | 14        | - 6.7%   | —            | —            | —        |
| Months Supply of Inventory      | 1.8       | 1.9       | + 5.6%   | —            | —            | —        |

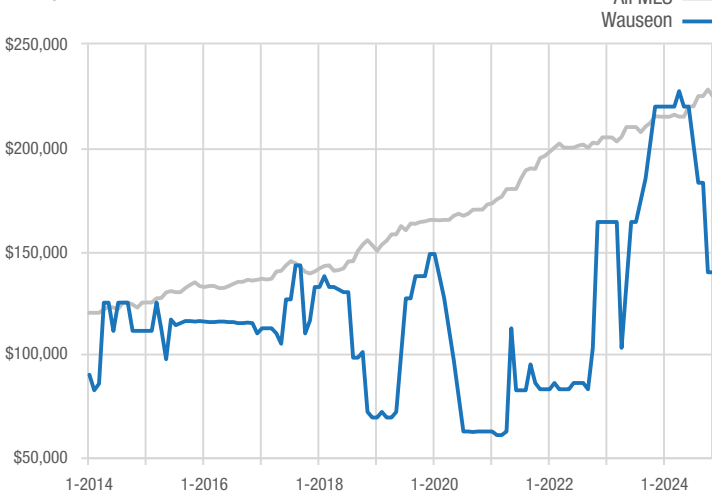
| Condo-Villa                     | November |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023     | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % 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    | \$139,625    | - 36.5%  |
| Average Sales Price*            | —        | —    | —        | \$178,960    | \$139,938    | - 21.8%  |
| Percent of List Price Received* | —        | —    | —        | 99.0%        | 100.2%       | + 1.2%   |
| Inventory of Homes for Sale     | 0        | 0    | —        | —            | —            | —        |
| Months Supply of Inventory      | —        | —    | —        | —            | —            | —        |

\* 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



### Median Sales Price - Condo-Villa



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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



## Archbold

Zip Code 43502

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$180,000 | - 16.3%  | \$197,500    | \$196,500    | - 0.5%   |
| Average Sales Price*            | \$223,133 | \$180,000 | - 19.3%  | \$211,585    | \$206,609    | - 2.4%   |
| Percent of List Price Received* | 100.0%    | 98.7%     | - 1.3%   | 100.2%       | 98.8%        | - 1.4%   |
| Inventory of Homes for Sale     | 14        | 13        | - 7.1%   | —            | —            | —        |
| Months Supply of Inventory      | 2.9       | 3.0       | + 3.4%   | —            | —            | —        |

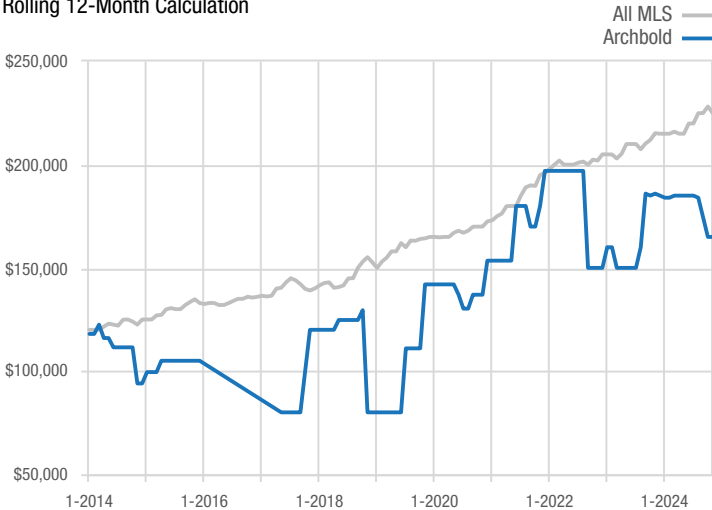
| Condo-Villa                     | November |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023     | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % 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      | —        | —    | —        | —            | —            | —        |

\* 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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.

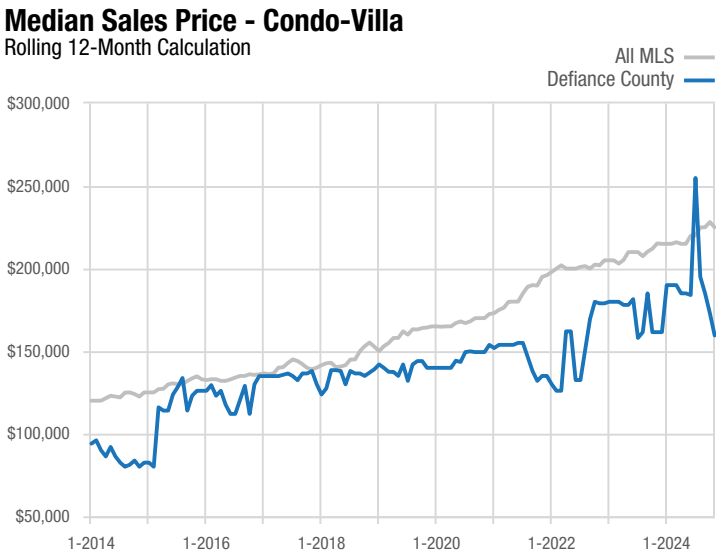
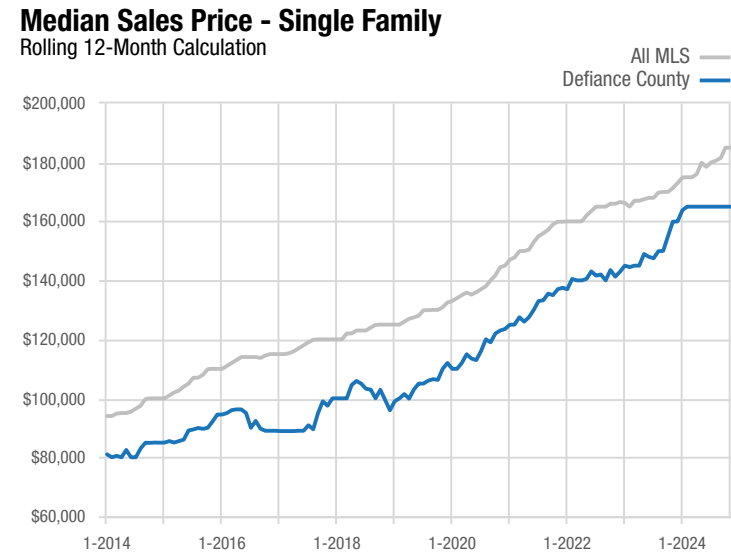


## Defiance County

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$189,950 | + 2.4%   | \$160,000    | \$165,000    | + 3.1%   |
| Average Sales Price*            | \$196,561 | \$213,383 | + 8.6%   | \$176,997    | \$191,282    | + 8.1%   |
| Percent of List Price Received* | 101.0%    | 102.5%    | + 1.5%   | 99.0%        | 99.2%        | + 0.2%   |
| Inventory of Homes for Sale     | 64        | 69        | + 7.8%   | —            | —            | —        |
| Months Supply of Inventory      | 2.1       | 2.6       | + 23.8%  | —            | —            | —        |

| Condo-Villa                     | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$119,000 | - 47.3%  | \$161,500    | \$159,500    | - 1.2%   |
| Average Sales Price*            | \$225,791 | \$119,000 | - 47.3%  | \$186,711    | \$195,733    | + 4.8%   |
| Percent of List Price Received* | 99.1%     | 99.2%     | + 0.1%   | 98.4%        | 99.4%        | + 1.0%   |
| Inventory of Homes for Sale     | 3         | 5         | + 66.7%  | —            | —            | —        |
| Months Supply of Inventory      | 1.6       | 2.5       | + 56.3%  | —            | —            | —        |

\* 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.



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.



# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



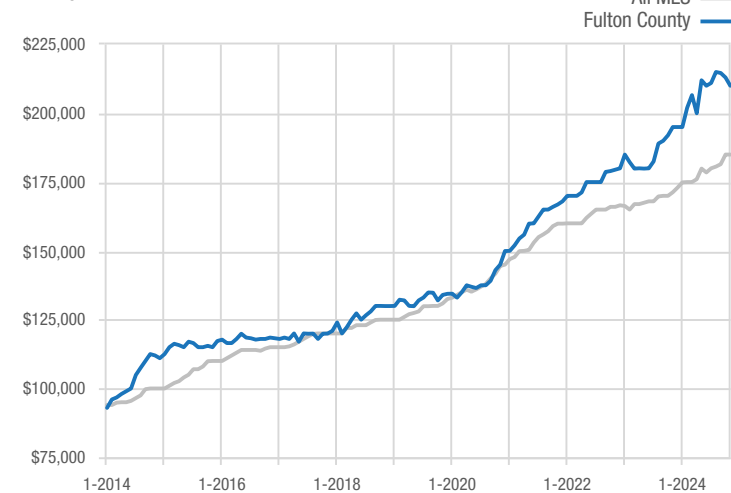
## Fulton County

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

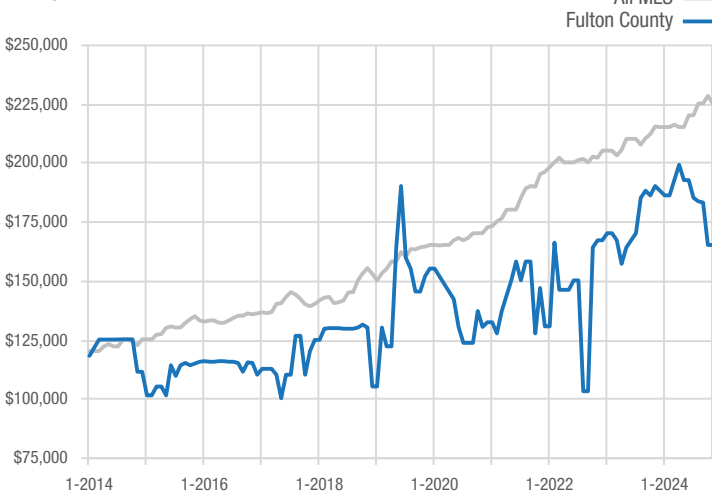
| Condo-Villa                     | November |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023     | 2024 | % Change | Thru 11-2023 | Thru 11-2024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

\* 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



### Median Sales Price - Condo-Villa



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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



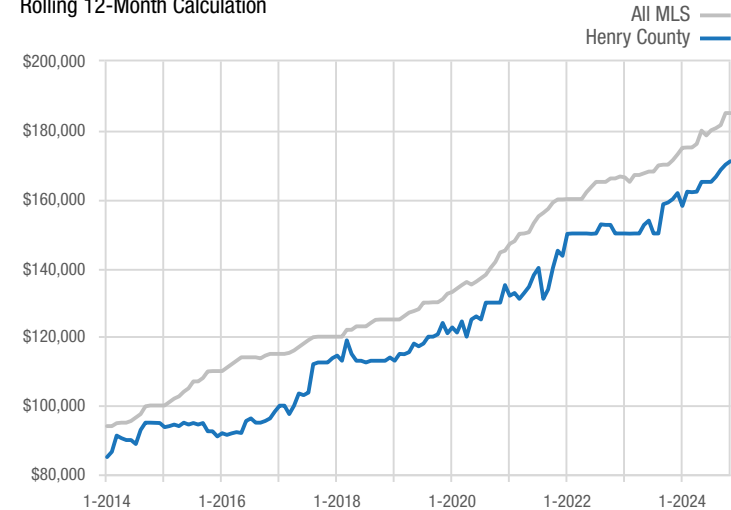
## Henry County

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

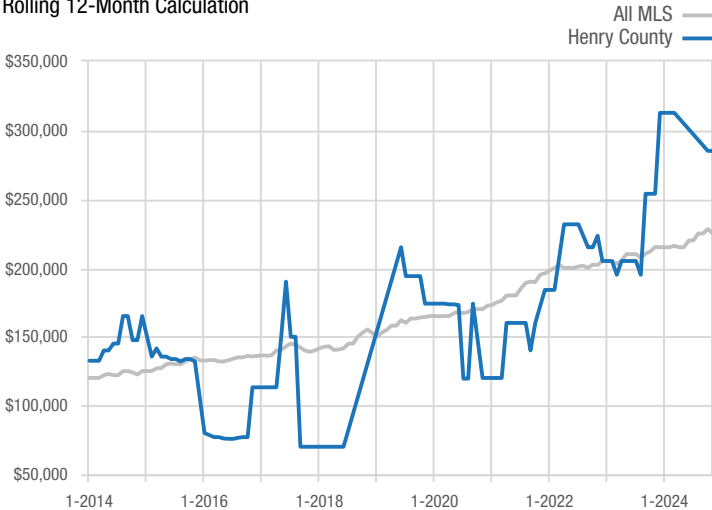
| Condo-Villa                     | November |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023     | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % 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    | \$285,000    | - 8.9%   |
| Average Sales Price*            | —        | —    | —        | \$312,683    | \$285,000    | - 8.9%   |
| Percent of List Price Received* | —        | —    | —        | 100.0%       | 98.3%        | - 1.7%   |
| Inventory of Homes for Sale     | 1        | 3    | + 200.0% | —            | —            | —        |
| Months Supply of Inventory      | 1.0      | 3.0  | + 200.0% | —            | —            | —        |

\* 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.

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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



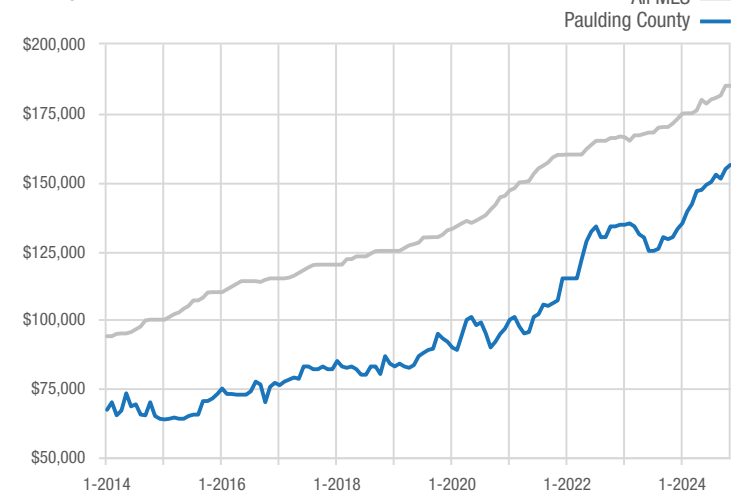
## Paulding County

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023      | 2024      | % Change | Thru 11-2023 | Thru 11-2024 | % Change |
| 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 | \$155,000 | + 10.7%  | \$130,950    | \$155,000    | + 18.4%  |
| Average Sales Price*            | \$161,394 | \$158,923 | - 1.5%   | \$147,441    | \$174,352    | + 18.3%  |
| Percent of List Price Received* | 93.3%     | 97.8%     | + 4.8%   | 96.8%        | 98.5%        | + 1.8%   |
| Inventory of Homes for Sale     | 32        | 30        | - 6.3%   | —            | —            | —        |
| Months Supply of Inventory      | 2.9       | 3.2       | + 10.3%  | —            | —            | —        |

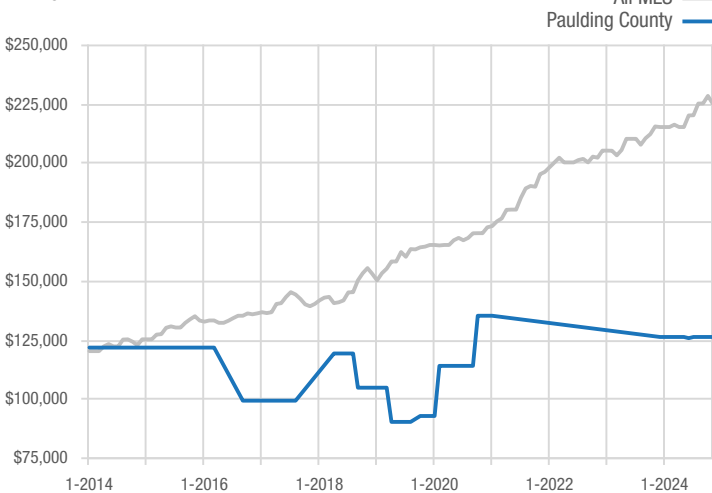
| Condo-Villa                     | November |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023     | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % Change |
| 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*             | —        | —    | —        | —            | \$132,000    | —        |
| Average Sales Price*            | —        | —    | —        | —            | \$132,000    | —        |
| Percent of List Price Received* | —        | —    | —        | —            | 96.3%        | —        |
| Inventory of Homes for Sale     | 1        | 0    | - 100.0% | —            | —            | —        |
| Months Supply of Inventory      | —        | —    | —        | —            | —            | —        |

\* 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



### Median Sales Price - Condo-Villa



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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



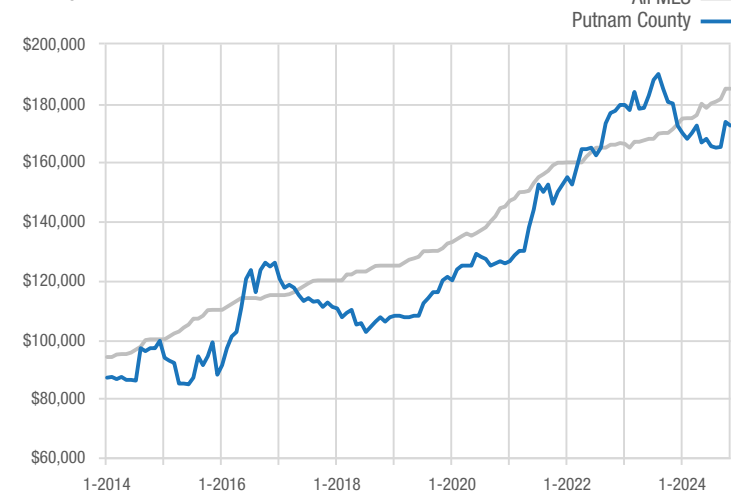
## Putnam County

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 | \$166,000 | - 7.8%   | \$177,500    | \$175,000    | - 1.4%   |
| Average Sales Price*            | \$178,850 | \$215,106 | + 20.3%  | \$182,789    | \$203,337    | + 11.2%  |
| Percent of List Price Received* | 101.5%    | 100.6%    | - 0.9%   | 99.1%        | 98.4%        | - 0.7%   |
| Inventory of Homes for Sale     | 21        | 19        | - 9.5%   | —            | —            | —        |
| Months Supply of Inventory      | 3.0       | 2.3       | - 23.3%  | —            | —            | —        |

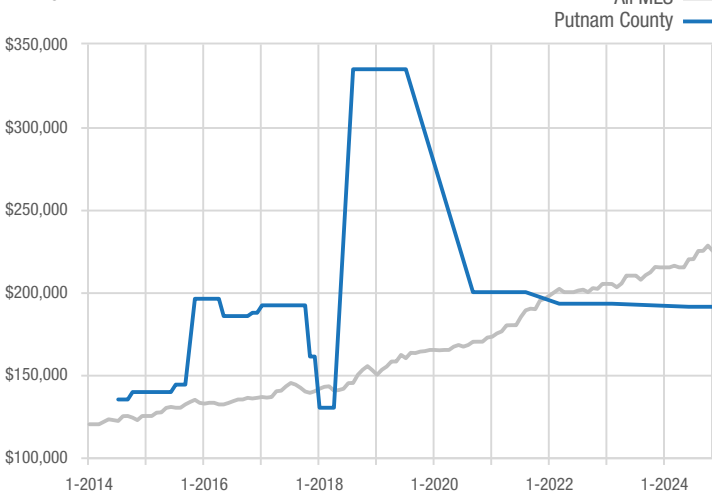
| Condo-Villa                     | November |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 2023     | 2024 | % Change | Thru 11-2023 | Thru 11-2024 | % 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*             | —        | —    | —        | —            | \$191,150    | —        |
| Average Sales Price*            | —        | —    | —        | —            | \$191,150    | —        |
| Percent of List Price Received* | —        | —    | —        | —            | 106.3%       | —        |
| Inventory of Homes for Sale     | 0        | 1    | —        | —            | —            | —        |
| Months Supply of Inventory      | —        | 1.0  | —        | —            | —            | —        |

\* 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.

### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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.

# Local Market Update – November 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.

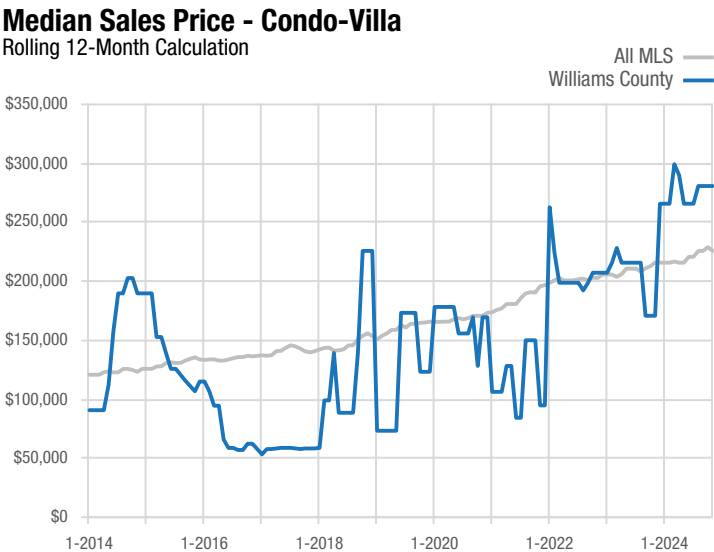
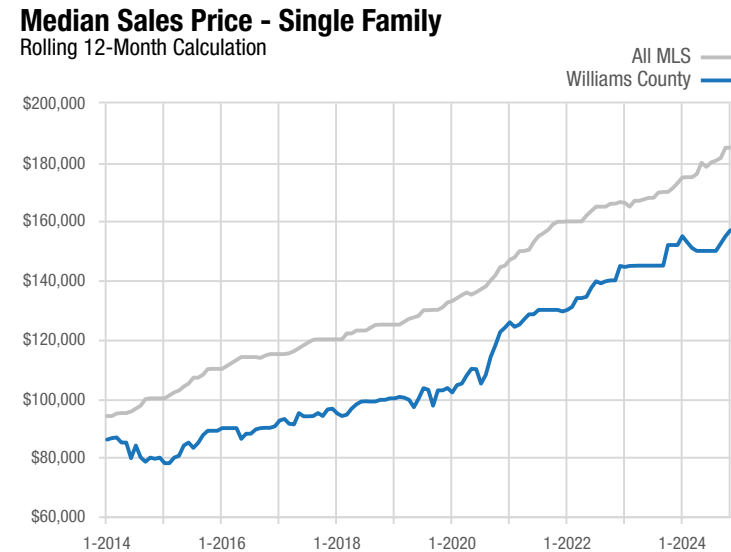


## Williams County

| Single Family                   | November  |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                     | 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 |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| Key Metrics                     | 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      | —    | —        | —            | —            | —        |

\* 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.



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.