

Local Market Update – October 2024

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Hancock & Wyandot Counties

U.S. existing-home sales unexpectedly slipped 1.0% month-over-month and 3.5% year-over-year to a seasonally adjusted annual rate of 3.84 million, the lowest level in more than a decade, according to the National Association of REALTORS® (NAR). Prospective buyers have pulled back in recent months, despite lower mortgage rates and more home choices compared to the same time last year.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	98	110	12.2%	868	848	-2.3%
Closed Sales	64	71	10.9%	688	666	-3.2%
Days on Market	60	67	11.7%	68	69	1.5%
SP\$/SqFt	\$134.47	\$145.79	8.4%	\$132.81	\$139.99	5.4%
Median Sales Price*	\$199,500	\$186,000	-6.8%	\$207,500	\$214,250	3.3%
Average Sales Price*	\$238,113	\$251,079	5.4%	\$242,269	\$253,885	4.8%
Percent of List Price Received*	98%	98%	0.0%	99%	98%	---
Months Supply of Inventory	16	15	-6.3%	---	---	---
Total Volume	\$15,239,208	\$17,826,600	17.0%	\$166,681,204	\$169,087,198	1.4%

Condo/Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	10	233.3%	57	43	-24.6%
Closed Sales	6	7	16.7%	62	43	-30.6%
Days on Market	51	59	15.7%	60	55	-8.3%
SP\$/SqFt	\$165.28	\$163.80	-0.9%	\$138.85	\$150.98	8.7%
Median Sales Price*	\$227,500	\$278,000	22.2%	\$214,950	\$244,900	13.9%
Average Sales Price*	\$241,750	\$257,543	6.5%	\$212,735	\$238,842	12.3%
Percent of List Price Received*	99%	98%	-1.0%	98%	98%	0.0%
Months Supply of Inventory	6	8	33.3%	---	---	---
Total Volume (in 1000's)	\$1,450,500	\$1,802,800	24.3%	\$13,189,600	\$10,270,210	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

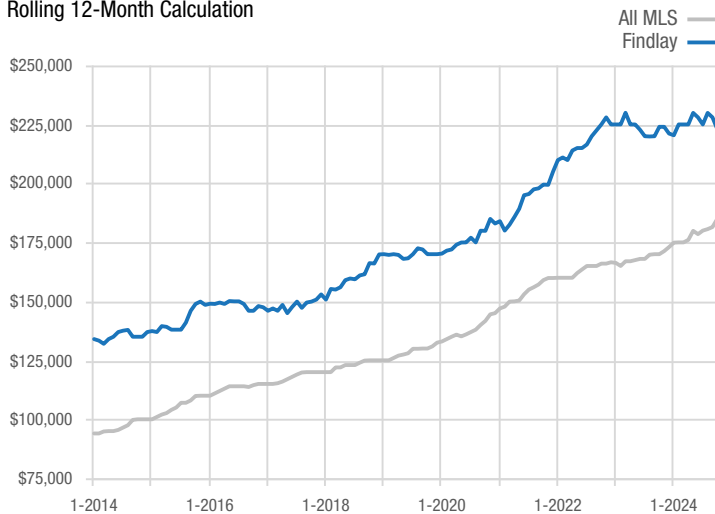
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	59	73	+ 23.7%	567	595	+ 4.9%
Pending Sales	42	53	+ 26.2%	462	462	0.0%
Closed Sales	38	50	+ 31.6%	457	466	+ 2.0%
Days on Market Until Sale	58	61	+ 5.2%	63	64	+ 1.6%
Median Sales Price*	\$235,289	\$188,950	- 19.7%	\$226,425	\$228,900	+ 1.1%
Average Sales Price*	\$258,057	\$261,904	+ 1.5%	\$265,654	\$275,104	+ 3.6%
Percent of List Price Received*	98.7%	97.8%	- 0.9%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	131	157	+ 19.8%	—	—	—
Months Supply of Inventory	2.9	3.5	+ 20.7%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	7	+ 133.3%	55	61	+ 10.9%
Pending Sales	4	8	+ 100.0%	60	42	- 30.0%
Closed Sales	6	7	+ 16.7%	60	41	- 31.7%
Days on Market Until Sale	51	59	+ 15.7%	61	52	- 14.8%
Median Sales Price*	\$227,500	\$278,000	+ 22.2%	\$214,950	\$245,000	+ 14.0%
Average Sales Price*	\$241,750	\$257,543	+ 6.5%	\$212,993	\$240,617	+ 13.0%
Percent of List Price Received*	99.1%	98.1%	- 1.0%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	2	18	+ 800.0%	—	—	—
Months Supply of Inventory	0.3	4.4	+ 1,366.7%	—	—	—

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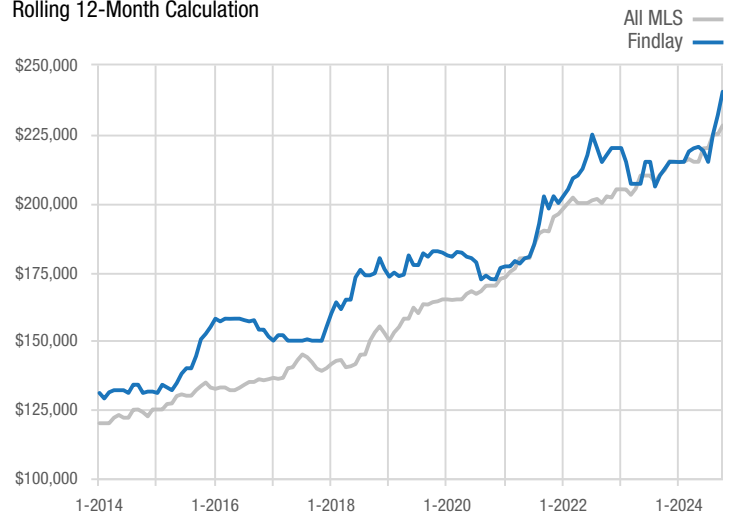
Median Sales Price - Single Family

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

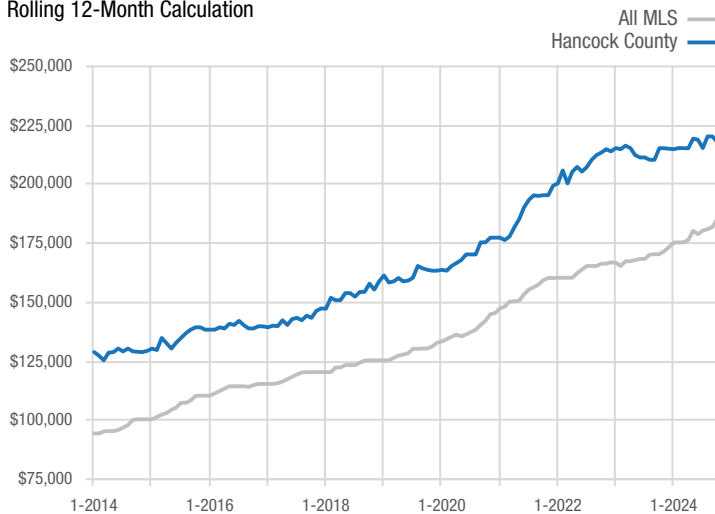
Single Family Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	78	89	+ 14.1%	724	736	+ 1.7%
Pending Sales	56	65	+ 16.1%	588	583	- 0.9%
Closed Sales	53	62	+ 17.0%	584	587	+ 0.5%
Days on Market Until Sale	58	64	+ 10.3%	65	65	0.0%
Median Sales Price*	\$227,000	\$187,000	- 17.6%	\$215,000	\$220,000	+ 2.3%
Average Sales Price*	\$251,911	\$258,479	+ 2.6%	\$254,890	\$265,296	+ 4.1%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	174	191	+ 9.8%	—	—	—
Months Supply of Inventory	3.0	3.3	+ 10.0%	—	—	—

Condo-Villa Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	9	+ 200.0%	57	65	+ 14.0%
Pending Sales	4	8	+ 100.0%	62	44	- 29.0%
Closed Sales	6	7	+ 16.7%	62	43	- 30.6%
Days on Market Until Sale	51	59	+ 15.7%	60	52	- 13.3%
Median Sales Price*	\$227,500	\$278,000	+ 22.2%	\$214,950	\$244,900	+ 13.9%
Average Sales Price*	\$241,750	\$257,543	+ 6.5%	\$212,735	\$238,423	+ 12.1%
Percent of List Price Received*	99.1%	98.1%	- 1.0%	97.8%	98.4%	+ 0.6%
Inventory of Homes for Sale	2	20	+ 900.0%	—	—	—
Months Supply of Inventory	0.3	5.0	+ 1,566.7%	—	—	—

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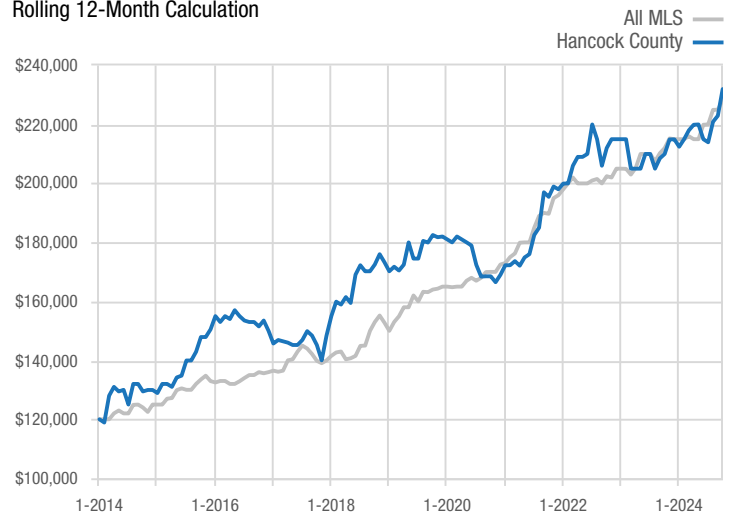
Median Sales Price - Single Family

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Median Sales Price - Condo-Villa

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Wyandot County

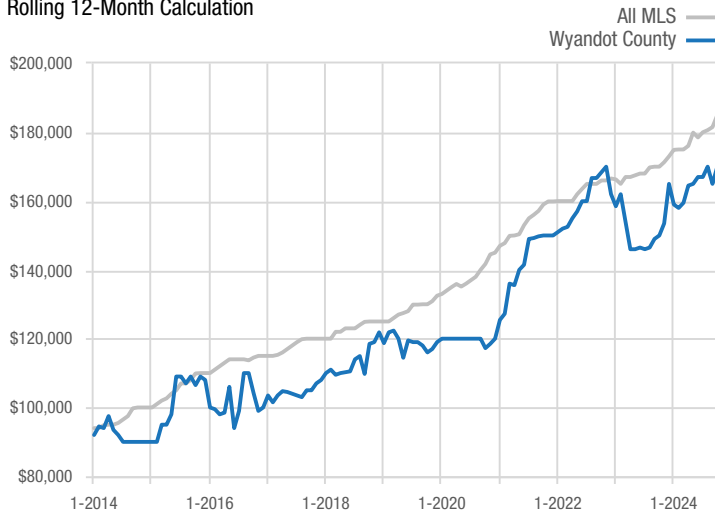
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	20	17	- 15.0%	144	108	- 25.0%
Pending Sales	9	11	+ 22.2%	106	95	- 10.4%
Closed Sales	11	9	- 18.2%	104	93	- 10.6%
Days on Market Until Sale	66	89	+ 34.8%	87	96	+ 10.3%
Median Sales Price*	\$148,500	\$185,000	+ 24.6%	\$155,000	\$165,000	+ 6.5%
Average Sales Price*	\$171,627	\$200,100	+ 16.6%	\$172,829	\$174,961	+ 1.2%
Percent of List Price Received*	96.6%	97.3%	+ 0.7%	96.0%	95.3%	- 0.7%
Inventory of Homes for Sale	46	30	- 34.8%	—	—	—
Months Supply of Inventory	4.5	3.1	- 31.1%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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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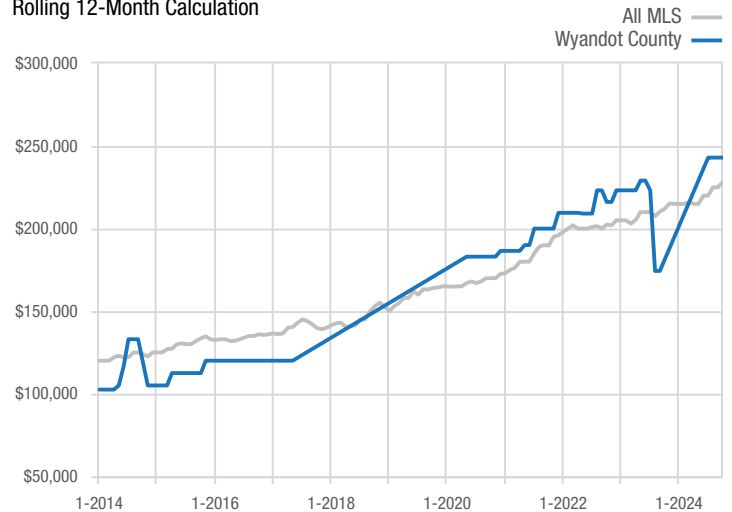
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