Local Market Update – 1st Quarter

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The Northwest Ohio housing market showed steady growth and sustained demand in the first quarter of 2025. New listings increased slightly (+2.7%), while closed sales rose more notably (+6.4%), indicating that buyer activity is keeping pace with available inventory. Homes are taking a bit longer to sell, with days on market up 7.0%, suggesting a gradual shift toward more balanced conditions. Despite this, prices continue to climb, with median sales price up 5.9%, average price up 4.4%, and price per square foot increasing 4.7%, reflecting ongoing demand and value appreciation.

Overall market activity remains strong, as total sales volume jumped 11.1%, pointing to a healthy and active market even as the pace begins to normalize.

Single Family Homes

Lucas & Upper Wood Counties	1st Quarter		
Key Metrics	**2025**	**2026**	**% Change**
New Listings	1,504	**1,494**	-0.7%
Days on Market	67	73	9.0%
Median Sales Price	**$176,500**	$191,500	8.5%
Percent of List Price Received	98%	97%	-1.0%

Hancock & Wyandot Counties	1st Quarter		
Key Metrics	**2025**	**2026**	**% Change**
New Listings	216	**231**	6.9%
Days on Market	90	**88**	-2.2%
Median Sales Price	$224,900	**$236,000**	4.9%
Percent of List Price Received	94%	**95%**	0.4%

Western Counties	1st Quarter		
Key Metrics	**2025**	**2026**	**% Change**
New Listings	389	**441**	13.4%
Closed Sales	274	**325**	18.6%
Days on Market	73	**81**	11.0%
SP$/SqFt	$125.00	**$128.00**	2.4%
Median Sales Price	$179,000	**$185,500**	3.6%
Average Sales Price	$199,737	**$211,729**	6.0%
Percent of List Price Received	96%	**94%**	-1.9%
Total Volume	$54,728,163	**$68,812,132**	25.7%

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.

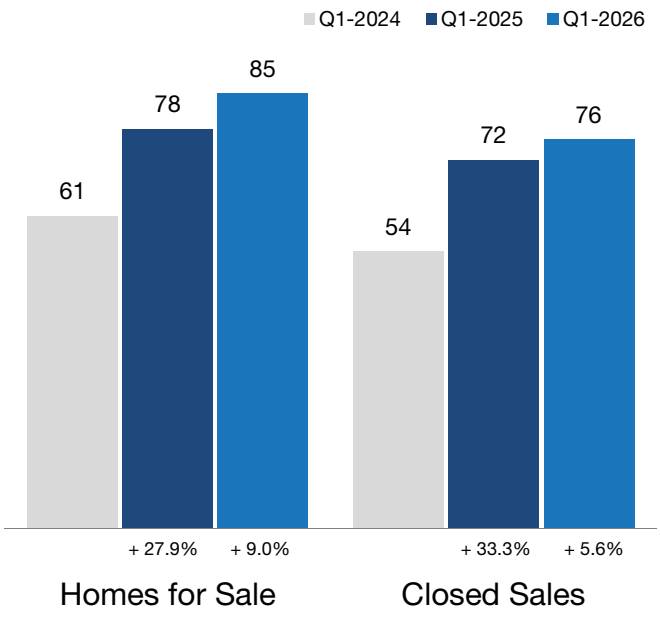
Marketwatch Report

Q1-2026

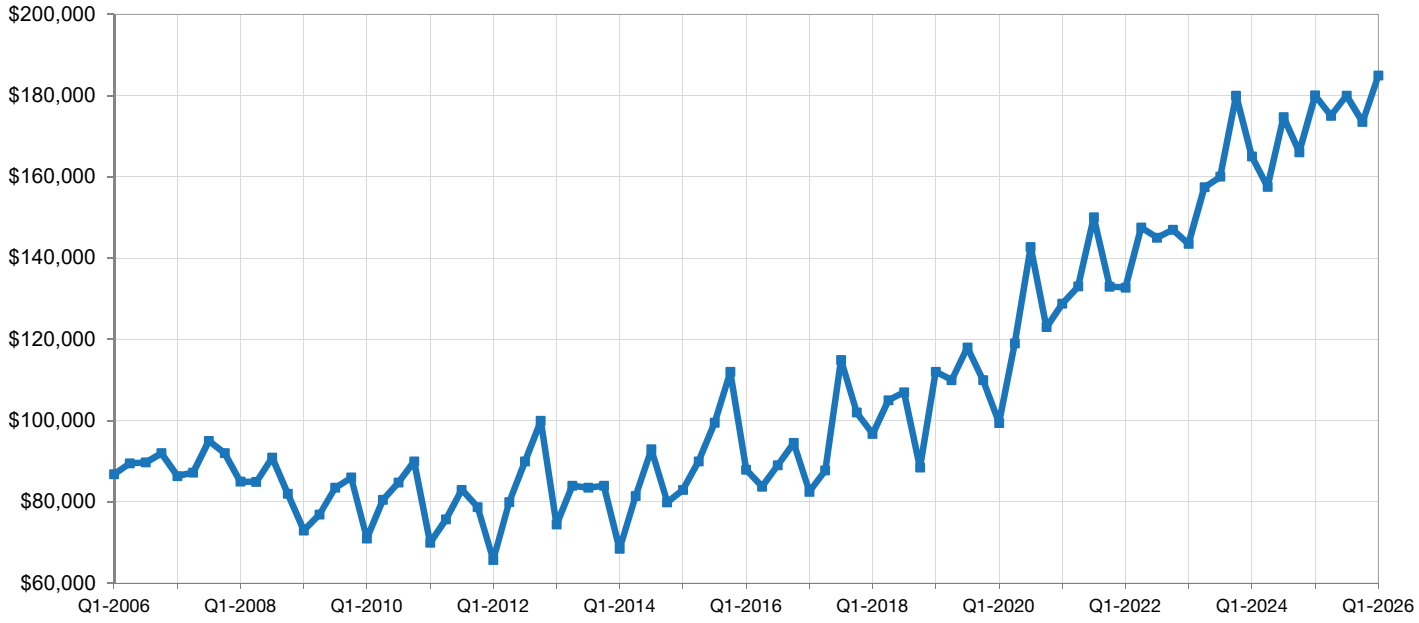
Defiance County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$184,900	+ 2.7%
Average Sales Price	$216,175	+ 9.3%
Pct. of Orig. Price Rec'd.	95.1%	- 1.8%
Homes for Sale	85	+ 9.0%
Closed Sales	76	+ 5.6%
Months Supply	2.8	+ 3.1%
Days on Market	82	+ 21.0%

Market Activity



Historical Median Sales Price for Defiance County



Marketwatch Report

Q1-2026

Defiance County County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43506	$215,000	+ 16.2%	92.6%	- 4.0%	99	+ 10.3%	28	- 31.7%
43512	$186,500	- 0.8%	96.4%	- 0.7%	79	+ 22.9%	59	+ 7.3%
43517	$185,000	+ 12.1%	97.7%	- 0.8%	77	- 5.7%	7	+ 133.3%
43526	$180,000	+ 16.1%	90.5%	- 6.4%	99	+ 47.8%	13	+ 8.3%
43527	$214,500	+ 47.9%	101.5%	+ 10.8%	63	- 29.8%	2	- 60.0%
43536	$148,000	--	82.9%	--	76	--	1	--
43548	$100,000	- 50.0%	60.6%	- 33.6%	73	+ 15.9%	1	0.0%
43549	$130,000	- 32.1%	94.1%	- 5.2%	93	+ 44.5%	2	0.0%
43556	$354,950	+ 67.1%	98.2%	+ 3.7%	45	- 59.3%	4	0.0%
45821	$239,450	--	98.3%	--	47	--	2	--

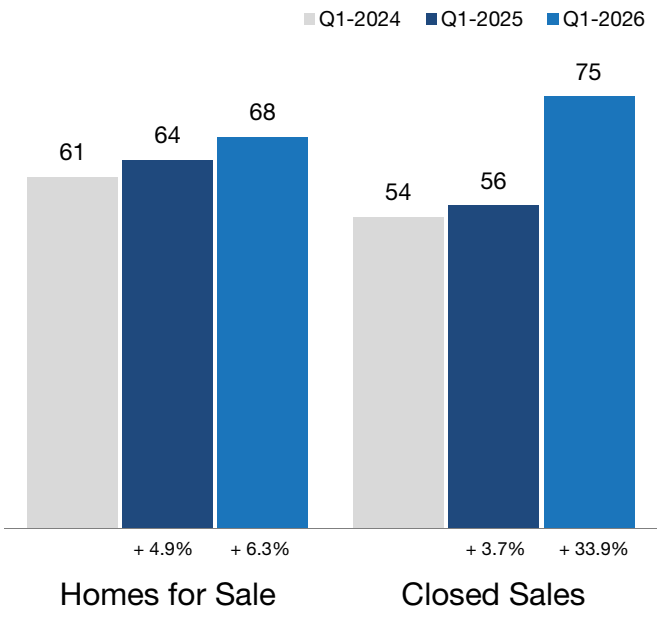
Marketwatch Report

Q1-2026

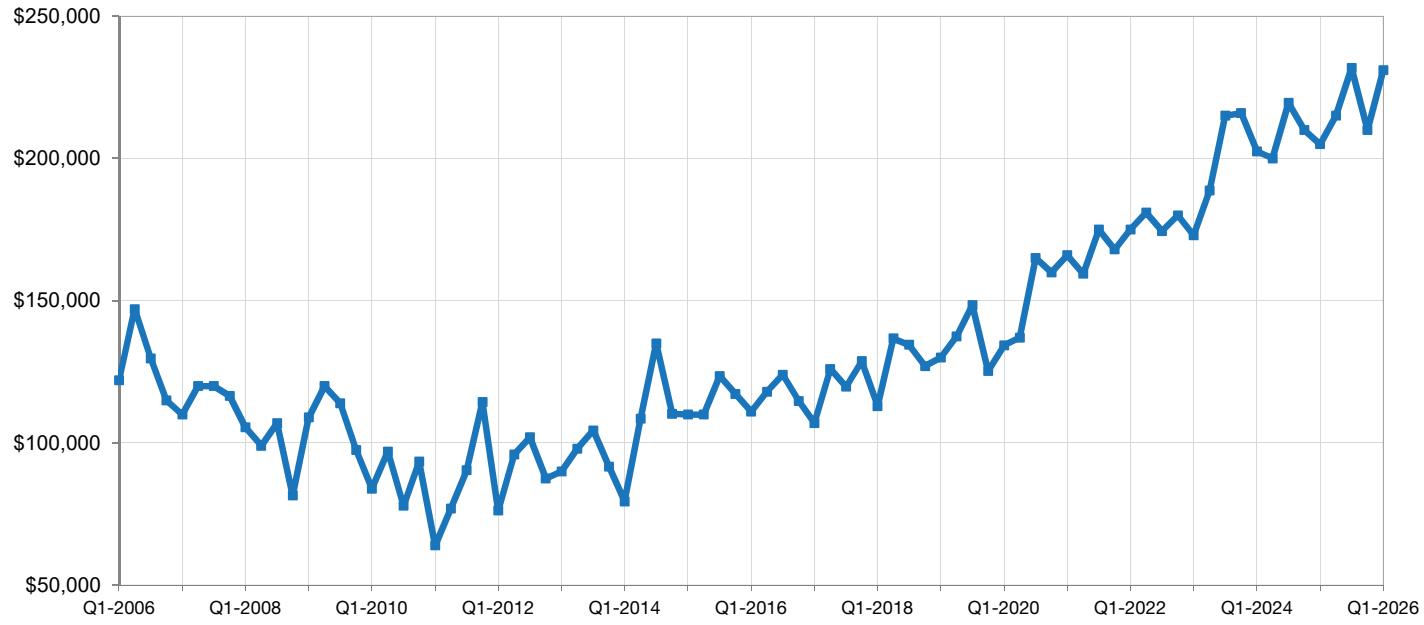
Fulton County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$231,000	+ 12.7%
Average Sales Price	$243,399	+ 9.6%
Pct. of Orig. Price Rec'd.	94.7%	- 1.5%
Homes for Sale	68	+ 6.3%
Closed Sales	75	+ 33.9%
Months Supply	2.2	- 0.7%
Days on Market	71	+ 0.7%

Market Activity



Historical Median Sales Price for Fulton County



Marketwatch Report

Q1-2026

Fulton County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43502	$246,900	+ 14.8%	93.4%	- 4.9%	93	+ 6.9%	15	+ 36.4%
43504	$280,700	+ 100.5%	110.1%	+ 6.2%	38	- 46.5%	1	0.0%
43515	$228,000	+ 38.2%	94.2%	+ 2.5%	54	- 22.1%	8	- 42.9%
43521	$135,000	- 32.3%	100.0%	+ 2.0%	184	+ 139.6%	1	- 80.0%
43532	$230,000	- 8.0%	93.9%	- 1.3%	75	+ 23.0%	9	+ 80.0%
43533	$143,000	- 4.6%	102.1%	+ 2.1%	69	+ 160.4%	1	- 50.0%
43540	$170,000	- 46.0%	100.0%	0.0%	0	- 100.0%	1	0.0%
43557	$181,995	- 21.7%	94.9%	- 6.9%	49	+ 19.0%	6	+ 50.0%
43558	$227,000	- 9.2%	96.1%	- 0.4%	73	- 2.0%	18	+ 20.0%
43567	$255,000	+ 15.9%	93.9%	- 3.1%	73	+ 10.7%	36	+ 157.1%
43570	$77,500	- 53.6%	96.8%	- 5.4%	33	- 25.9%	3	+ 50.0%

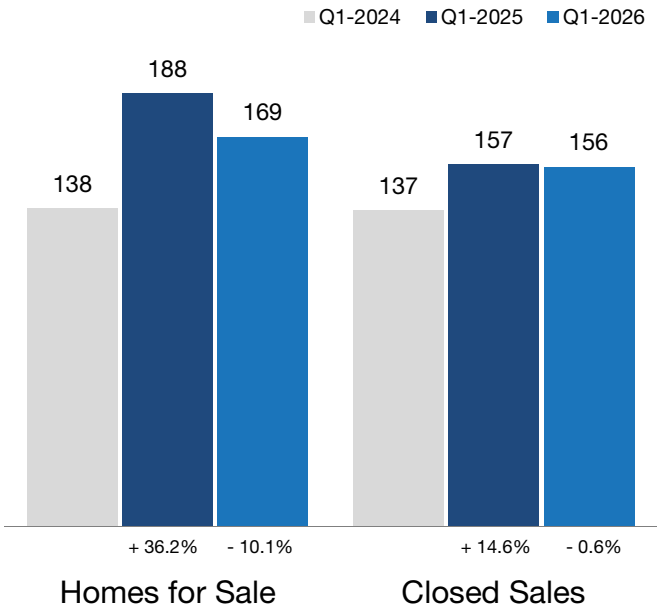
Marketwatch Report

Q1-2026

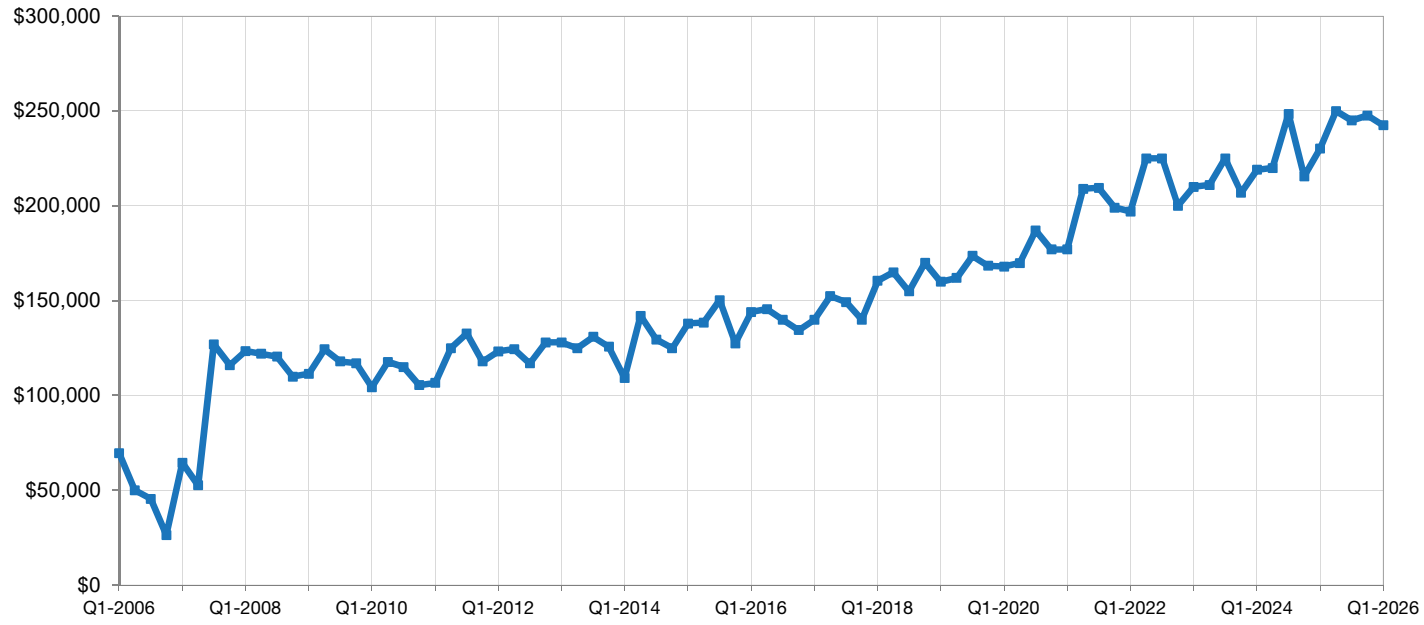
Hancock County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$242,450	+ 5.3%
Average Sales Price	$282,276	+ 5.9%
Pct. of Orig. Price Rec'd.	95.0%	+ 0.7%
Homes for Sale	169	- 10.1%
Closed Sales	156	- 0.6%
Months Supply	2.5	- 16.3%
Days on Market	86	- 1.4%

Market Activity



Historical Median Sales Price for Hancock County



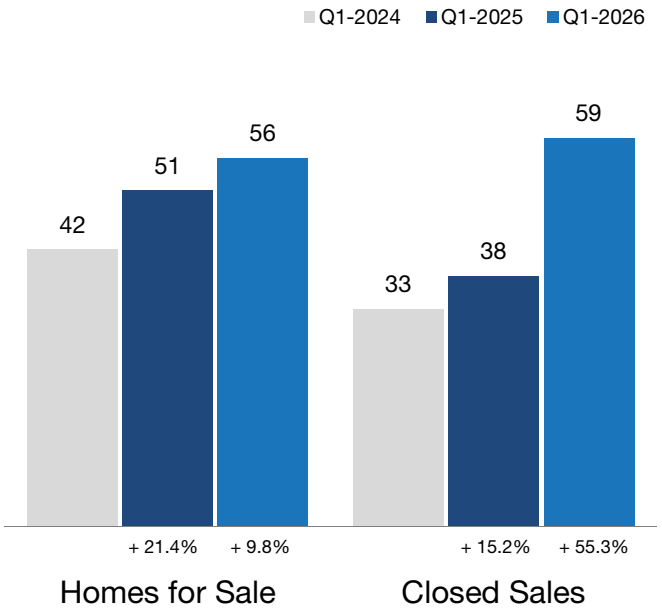
Marketwatch Report

Q1-2026

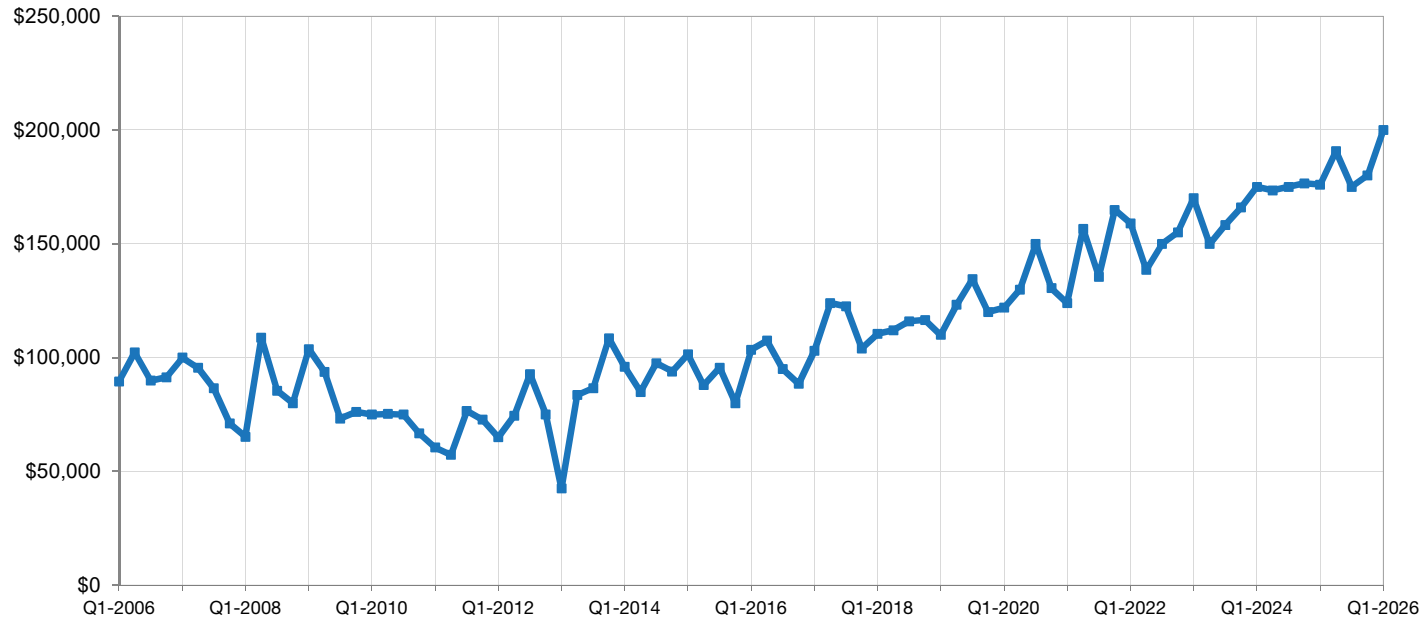
Henry County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$200,000	+ 13.6%
Average Sales Price	$220,692	+ 10.5%
Pct. of Orig. Price Rec'd.	93.5%	- 4.4%
Homes for Sale	56	+ 9.8%
Closed Sales	59	+ 55.3%
Months Supply	2.7	- 8.1%
Days on Market	99	+ 33.8%

Market Activity



Historical Median Sales Price for Henry County



Marketwatch Report

Q1-2026

Henry County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43502	$246,900	+ 14.8%	93.4%	- 4.9%	93	+ 6.9%	15	+ 36.4%
43511	$35,000	- 79.4%	77.8%	- 24.5%	155	+ 70.3%	1	0.0%
43516	$192,500	+ 13.2%	93.1%	- 11.9%	112	+ 84.3%	8	+ 33.3%
43522	$250,000	- 11.5%	91.7%	- 7.9%	191	+ 84.6%	9	+ 12.5%
43524	$274,250	+ 42.5%	92.1%	- 6.1%	59	- 49.6%	2	0.0%
43527	$214,500	+ 47.9%	101.5%	+ 10.8%	63	- 29.8%	2	- 60.0%
43532	$230,000	- 8.0%	93.9%	- 1.3%	75	+ 23.0%	9	+ 80.0%
43534	$151,250	- 20.3%	97.4%	+ 3.4%	58	- 47.1%	2	- 33.3%
43545	$190,000	+ 8.0%	95.4%	- 2.3%	101	+ 44.6%	33	+ 135.7%
43548	$100,000	- 50.0%	60.6%	- 33.6%	73	+ 15.9%	1	0.0%
43557	$181,995	- 21.7%	94.9%	- 6.9%	49	+ 19.0%	6	+ 50.0%
45856	$210,000	+ 342.1%	108.5%	+ 32.2%	60	+ 61.5%	8	+ 300.0%

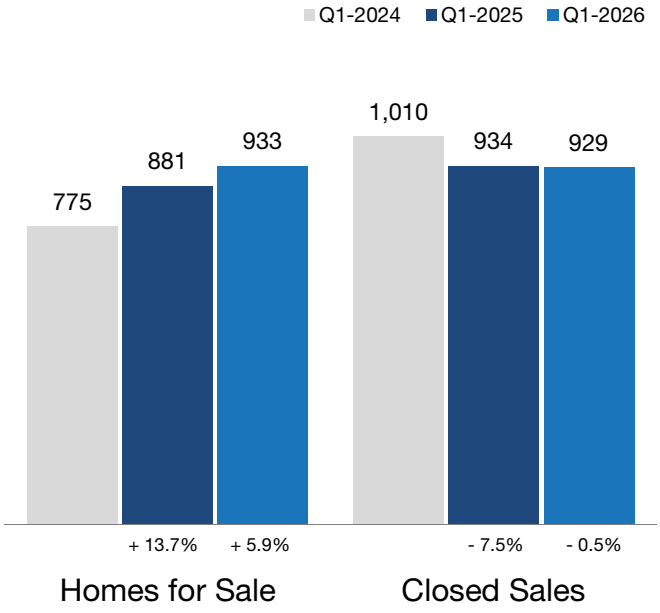
Marketwatch Report

Q1-2026

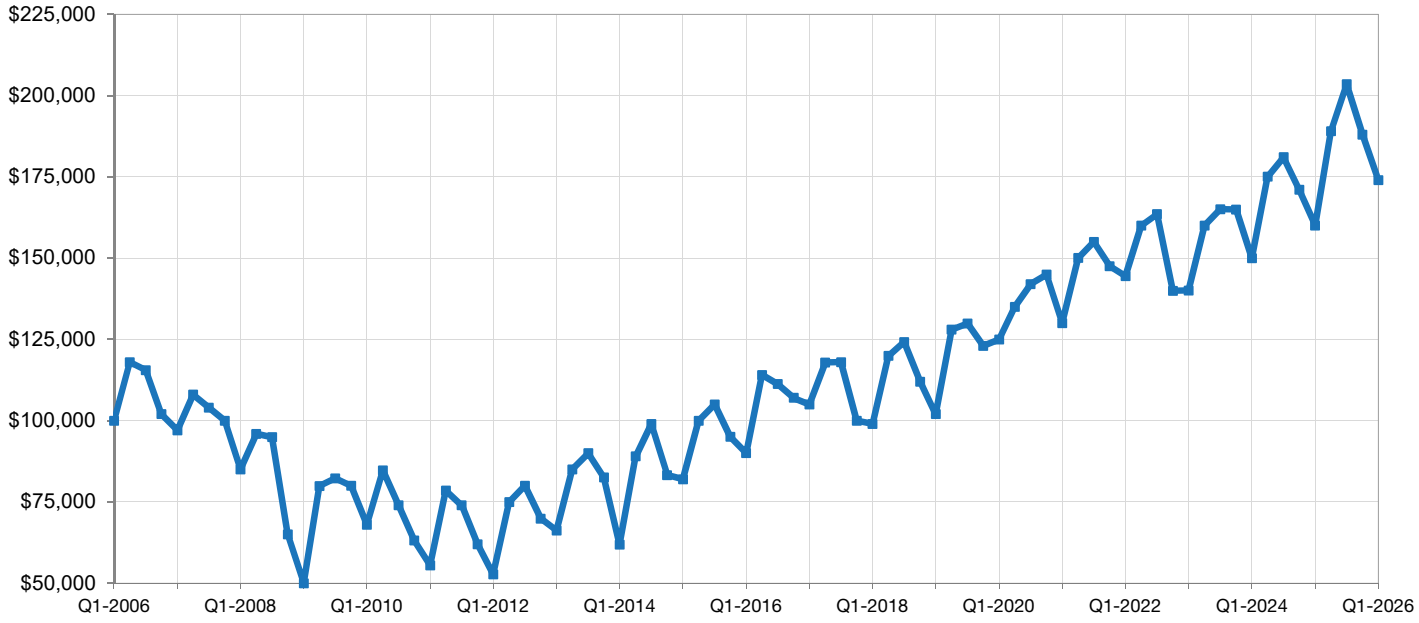
Lucas County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$174,000	+ 8.8%
Average Sales Price	$214,446	+ 6.1%
Pct. of Orig. Price Rec'd.	97.1%	- 0.9%
Homes for Sale	933	+ 5.9%
Closed Sales	929	- 0.5%
Months Supply	2.3	+ 2.0%
Days on Market	69	+ 0.3%

Market Activity



Historical Median Sales Price for Lucas County



Lucas County County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43412	$229,750	+ 9.8%	98.3%	+ 3.4%	89	- 21.5%	6	0.0%
43445	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43504	$280,700	+ 100.5%	110.1%	+ 6.2%	38	- 46.5%	1	0.0%
43522	$250,000	- 11.5%	91.7%	- 7.9%	191	+ 84.6%	9	+ 12.5%
43528	$275,000	- 8.3%	98.3%	+ 0.6%	61	- 0.9%	33	- 15.4%
43532	$230,000	- 8.0%	93.9%	- 1.3%	75	+ 23.0%	9	+ 80.0%
43537	$310,000	+ 7.3%	98.7%	+ 0.8%	76	+ 6.9%	56	+ 9.8%
43542	$560,190	+ 32.7%	100.1%	+ 1.6%	58	- 60.4%	10	+ 42.9%
43558	$227,000	- 9.2%	96.1%	- 0.4%	73	- 2.0%	18	+ 20.0%
43560	$289,950	- 12.7%	98.2%	+ 0.9%	60	- 21.8%	82	+ 1.2%
43566	$400,000	+ 21.6%	98.5%	- 0.3%	67	- 5.9%	30	+ 36.4%
43571	$360,500	- 28.9%	100.1%	+ 2.3%	63	- 4.5%	7	- 50.0%
43601	$0	0.0%	0.0%	--	0	0.0%	0	0.0%
43604	$113,850	- 5.9%	106.7%	+ 21.8%	69	- 14.8%	6	- 25.0%
43605	$65,500	- 12.7%	97.2%	- 0.9%	73	+ 43.5%	57	- 19.7%
43606	$212,425	+ 19.7%	95.4%	- 1.8%	79	+ 13.2%	47	0.0%
43607	$96,500	+ 3.8%	89.8%	- 7.1%	78	+ 10.8%	51	+ 37.8%
43608	$49,000	- 18.3%	89.0%	- 6.4%	79	+ 15.2%	44	+ 29.4%
43609	$75,000	+ 10.9%	95.3%	+ 0.3%	60	- 5.8%	49	+ 22.5%
43610	$60,000	- 30.6%	86.5%	- 8.3%	98	+ 139.7%	7	+ 16.7%
43611	$176,600	+ 13.9%	96.5%	+ 0.0%	73	+ 0.0%	39	0.0%
43612	$124,500	+ 6.9%	98.3%	+ 0.5%	77	+ 10.1%	80	- 5.9%
43613	$164,900	+ 15.9%	99.9%	+ 0.0%	56	- 12.4%	91	+ 13.8%
43614	$211,000	+ 9.0%	98.3%	- 3.8%	61	- 4.6%	61	- 3.2%
43615	$168,750	- 0.7%	97.1%	- 2.0%	69	- 9.4%	76	- 13.6%
43616	$248,000	- 2.7%	100.4%	+ 2.4%	63	- 15.9%	44	+ 7.3%
43617	$336,500	+ 28.2%	96.0%	- 4.0%	107	+ 84.3%	14	- 41.7%
43620	$97,500	+ 26.6%	88.6%	- 3.8%	49	- 35.3%	1	- 85.7%
43623	$241,500	+ 23.8%	97.6%	- 3.2%	65	+ 9.7%	46	+ 24.3%

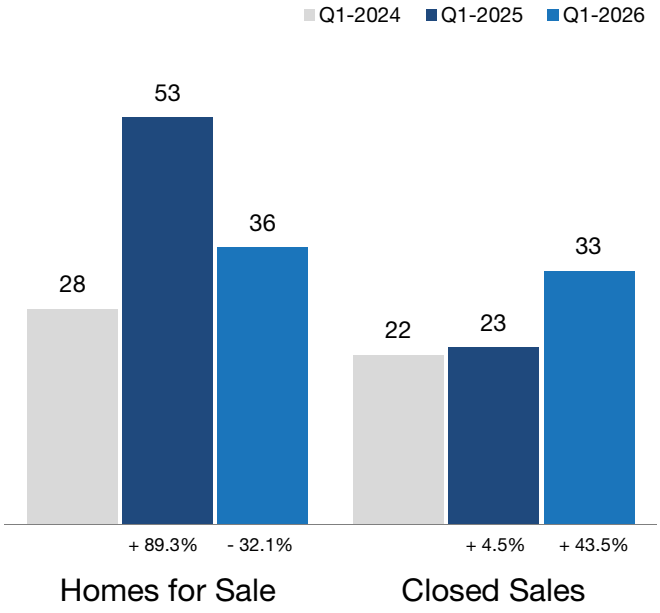
Marketwatch Report

Q1-2026

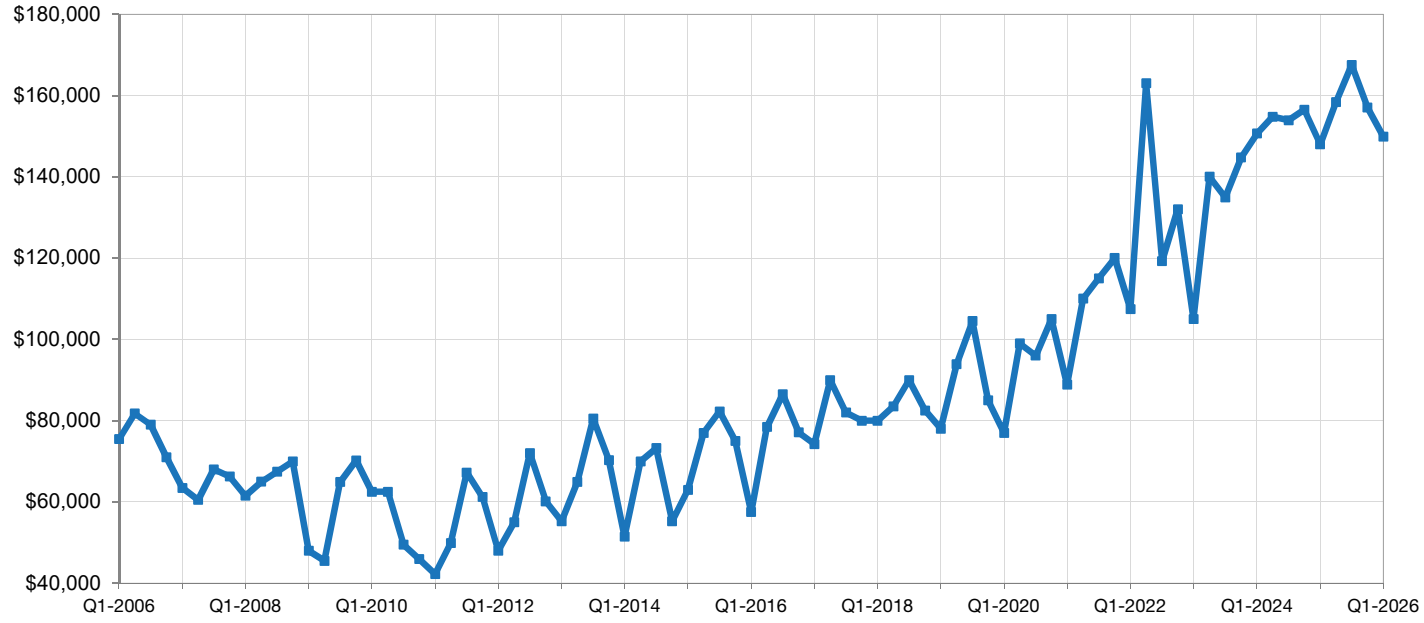
Paulding County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$149,900	+ 1.3%
Average Sales Price	$166,948	+ 5.3%
Pct. of Orig. Price Rec'd.	93.7%	- 3.9%
Homes for Sale	36	- 32.1%
Closed Sales	33	+ 43.5%
Months Supply	2.6	- 52.0%
Days on Market	78	- 8.9%

Market Activity



Historical Median Sales Price for Paulding County



Paulding County County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43512	$186,500	- 0.8%	96.4%	- 0.7%	79	+ 22.9%	59	+ 7.3%
43526	$180,000	+ 16.1%	90.5%	- 6.4%	99	+ 47.8%	13	+ 8.3%
45813	$114,000	- 56.2%	96.4%	+ 14.0%	73	+ 8.3%	5	0.0%
45821	$239,450	--	98.3%	--	47	--	2	--
45827	$0	--	0.0%	--	0	--	0	--
45849	$160,250	+ 26.7%	93.3%	+ 9.0%	115	+ 112.0%	2	0.0%
45851	$190,000	--	95.5%	--	84	--	1	--
45873	$140,000	+ 43.6%	89.3%	- 4.2%	73	- 34.9%	5	+ 150.0%
45879	$140,000	- 3.4%	91.2%	- 16.2%	89	- 18.0%	13	+ 44.4%
45880	$178,000	+ 9.5%	99.3%	+ 3.0%	35	- 45.5%	2	- 50.0%
45886	$0	--	0.0%	--	0	--	0	--

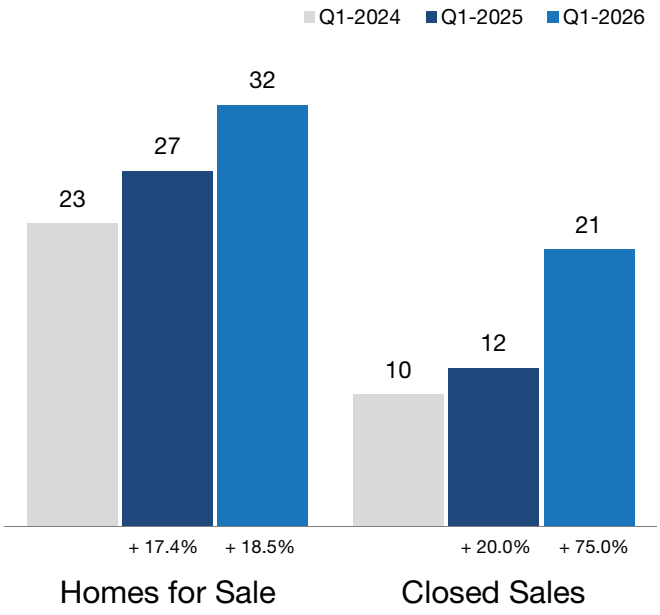
Marketwatch Report

Q1-2026

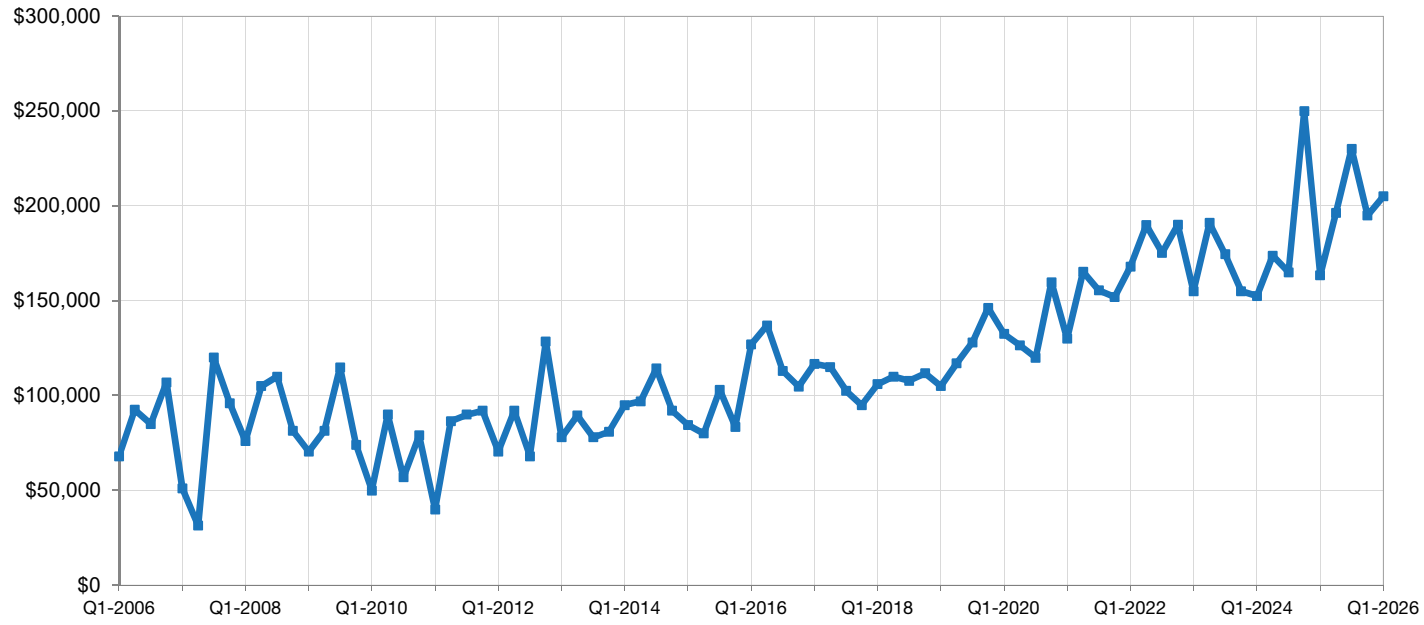
Putnam County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$205,000	+ 25.4%
Average Sales Price	$219,186	- 10.5%
Pct. of Orig. Price Rec'd.	99.5%	+ 4.1%
Homes for Sale	32	+ 18.5%
Closed Sales	21	+ 75.0%
Months Supply	3.4	+ 2.9%
Days on Market	73	- 2.0%

Market Activity



Historical Median Sales Price for Putnam County



Marketwatch Report

Q1-2026

Putnam County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43516	$192,500	+ 13.2%	93.1%	- 11.9%	112	+ 84.3%	8	+ 33.3%
43548	$100,000	- 50.0%	60.6%	- 33.6%	73	+ 15.9%	1	0.0%
45827	$0	--	0.0%	--	0	--	0	--
45830	$205,000	+ 35.9%	99.7%	+ 5.6%	87	+ 102.8%	5	+ 400.0%
45831	$170,000	+ 32.2%	89.9%	- 9.2%	99	- 42.1%	3	+ 200.0%
45833	$335,000	+ 22.3%	93.1%	- 6.6%	60	+ 33.3%	1	0.0%
45844	$0	--	0.0%	--	0	--	0	--
45849	$160,250	+ 26.7%	93.3%	+ 9.0%	115	+ 112.0%	2	0.0%
45856	$210,000	+ 342.1%	108.5%	+ 32.2%	60	+ 61.5%	8	+ 300.0%
45858	$315,000	+ 36.1%	92.7%	- 1.4%	109	+ 3.6%	4	0.0%
45868	$315,000	--	92.7%	--	54	--	1	--
45875	$237,000	+ 34.7%	92.1%	- 5.8%	84	- 4.1%	6	+ 20.0%
45877	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%

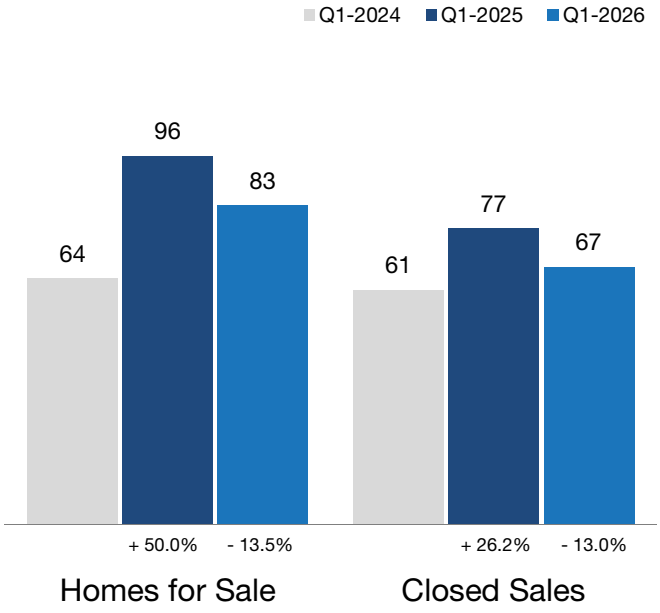
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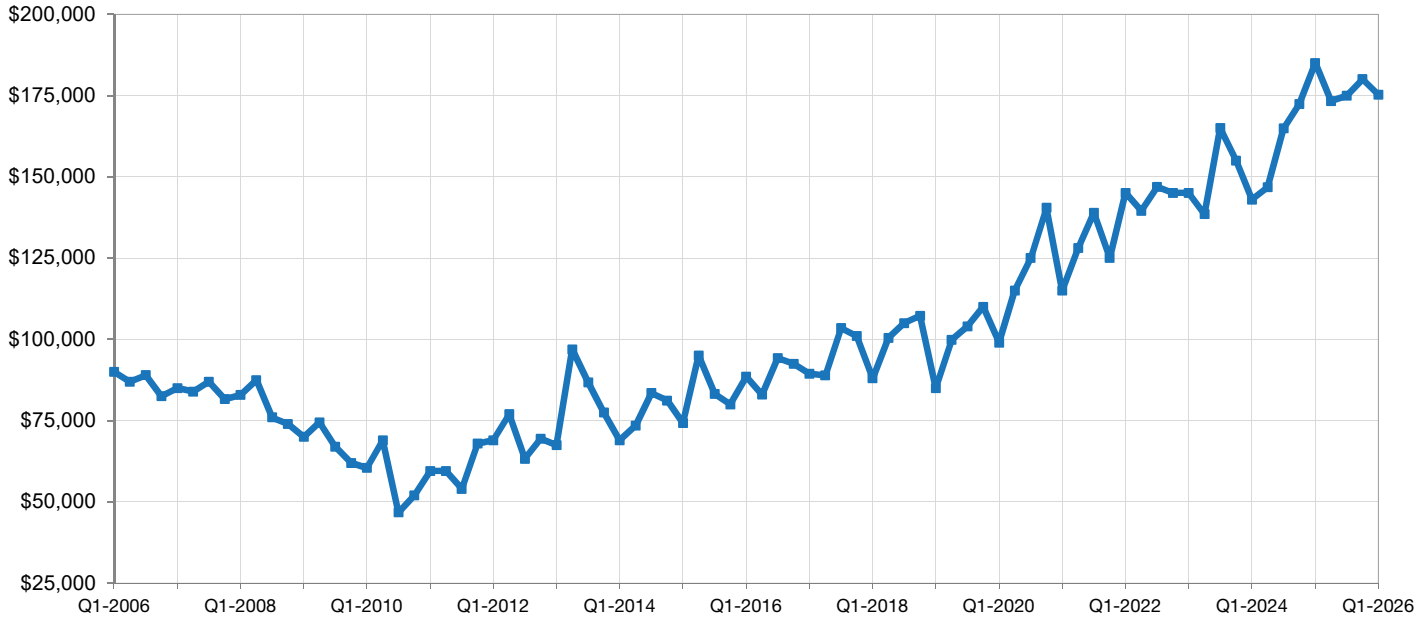
Williams County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$175,245	- 5.3%
Average Sales Price	$180,934	- 5.1%
Pct. of Orig. Price Rec'd.	93.9%	- 1.7%
Homes for Sale	83	- 13.5%
Closed Sales	67	- 13.0%
Months Supply	2.6	- 12.0%
Days on Market	79	- 10.7%

Market Activity



Historical Median Sales Price for Williams County



Marketwatch Report

Q1-2026

Williams County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43501	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43506	$215,000	+ 16.2%	92.6%	- 4.0%	99	+ 10.3%	28	- 31.7%
43517	$185,000	+ 12.1%	97.7%	- 0.8%	77	- 5.7%	7	+ 133.3%
43518	$232,400	+ 16.2%	95.7%	- 0.8%	50	- 42.9%	4	0.0%
43521	$135,000	- 32.3%	100.0%	+ 2.0%	184	+ 139.6%	1	- 80.0%
43543	$142,450	- 17.2%	93.6%	+ 1.9%	78	- 22.2%	15	0.0%
43554	$166,000	- 32.2%	92.3%	- 1.4%	58	- 45.0%	4	0.0%
43557	$181,995	- 21.7%	94.9%	- 6.9%	49	+ 19.0%	6	+ 50.0%
43570	$77,500	- 53.6%	96.8%	- 5.4%	33	- 25.9%	3	+ 50.0%

Marketwatch Report

Q1-2026

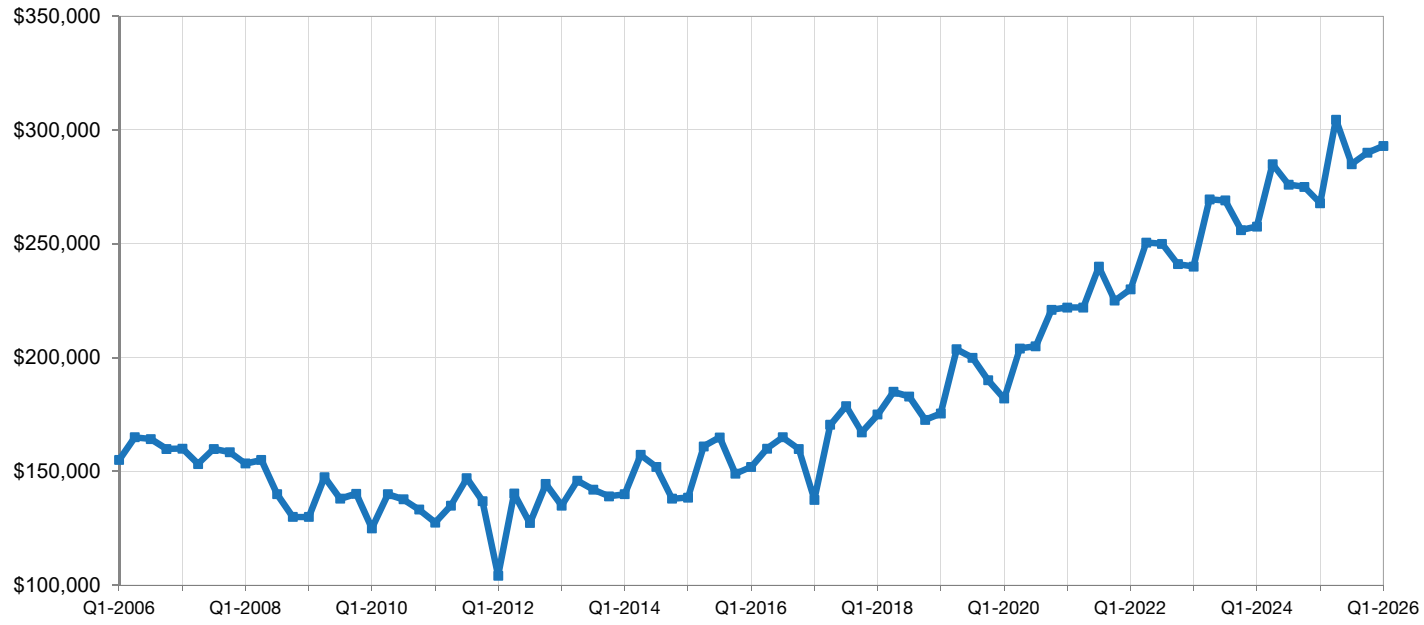
Wood County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$293,000	+ 9.4%
Average Sales Price	$316,250	+ 0.1%
Pct. of Orig. Price Rec'd.	97.9%	- 0.5%
Homes for Sale	233	- 12.1%
Closed Sales	251	+ 12.6%
Months Supply	2.1	- 21.0%
Days on Market	86	- 1.7%

Market Activity



Historical Median Sales Price for Wood County



Marketwatch Report

Q1-2026

Wood County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43402	$320,000	+ 32.2%	97.2%	- 2.4%	81	+ 26.5%	43	+ 16.2%
43406	$139,900	--	100.0%	--	143	--	1	--
43413	$121,300	- 28.6%	120.7%	+ 22.8%	58	- 17.8%	3	0.0%
43430	$205,000	+ 71.0%	96.4%	- 8.3%	76	+ 41.0%	9	+ 28.6%
43443	$290,400	- 23.6%	97.7%	- 3.6%	46	- 10.9%	3	+ 200.0%
43447	$234,950	- 21.0%	95.0%	- 4.8%	82	- 23.7%	6	- 25.0%
43450	$261,450	+ 13.7%	96.1%	- 4.3%	83	- 2.1%	4	- 42.9%
43451	$100,000	--	100.0%	--	26	--	2	--
43457	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43460	$175,000	- 23.5%	96.5%	- 0.6%	100	+ 12.3%	11	+ 37.5%
43462	$329,000	+ 85.9%	97.1%	- 6.8%	78	+ 59.2%	1	0.0%
43465	$288,000	+ 20.0%	98.5%	- 2.3%	88	+ 91.1%	13	+ 30.0%
43466	$212,500	+ 116.6%	98.2%	+ 25.1%	113	+ 561.8%	4	+ 300.0%
43551	$358,750	- 1.3%	98.0%	- 1.0%	87	- 10.8%	108	+ 10.2%

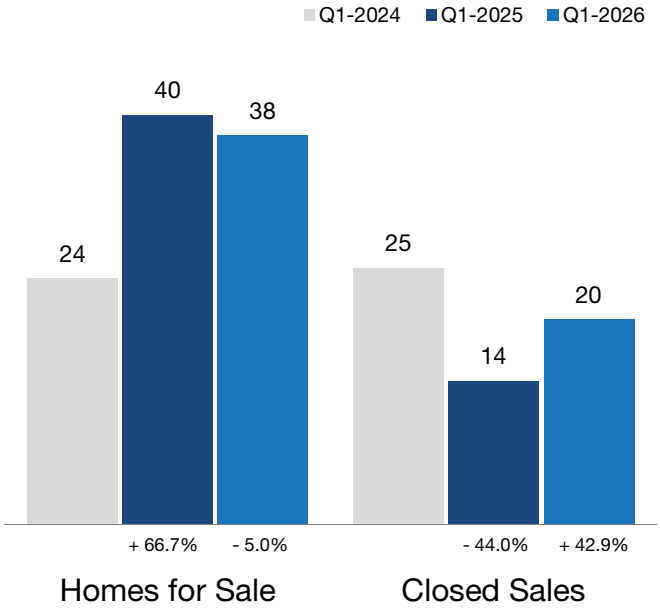
Marketwatch Report

Q1-2026

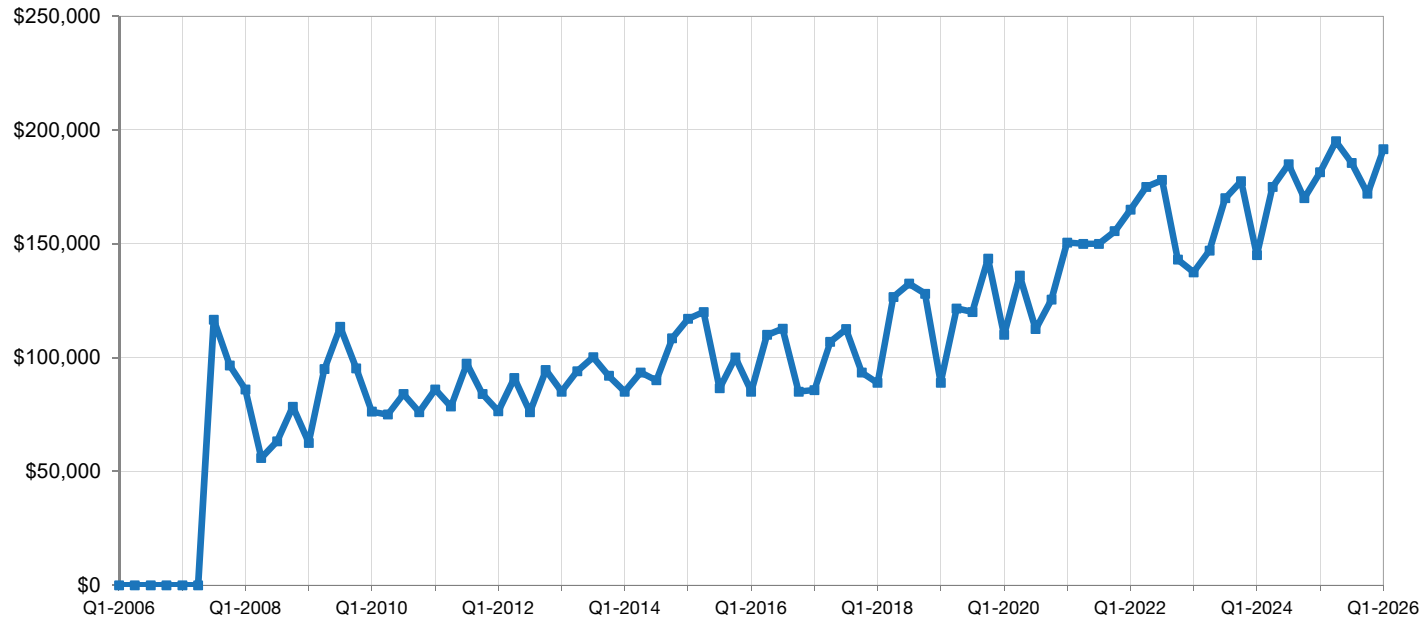
Wyandot County

Key Metrics	Q1-2026	1-Year Change
Median Sales Price	$191,500	+ 5.5%
Average Sales Price	$203,250	+ 3.8%
Pct. of Orig. Price Rec'd.	90.4%	- 3.9%
Homes for Sale	38	- 5.0%
Closed Sales	20	+ 42.9%
Months Supply	4.7	- 6.0%
Days on Market	111	- 18.0%

Market Activity



Historical Median Sales Price for Wyandot County



Wyandot County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change	Q1-2026	1-Year Change
43316	$160,000	+ 3.9%	90.1%	- 6.9%	96	- 18.5%	7	+ 40.0%
43323	$201,500	+ 226.1%	89.7%	--	94	- 57.5%	2	+ 100.0%
43326	$97,000	- 28.1%	80.9%	- 13.1%	155	+ 21.1%	1	0.0%
43332	$0	--	0.0%	--	0	--	0	--
43337	$0	--	0.0%	--	0	--	0	--
43351	$205,000	+ 22.0%	91.0%	- 1.5%	123	- 11.2%	11	+ 57.1%
43359	$0	--	0.0%	--	0	--	0	--
44802	$539,900	+ 205.9%	100.0%	+ 4.7%	171	+ 208.1%	1	- 50.0%
44844	$0	--	0.0%	--	0	--	0	--
44849	$0	- 100.0%	0.0%	--	0	- 100.0%	0	- 100.0%
44882	$292,500	--	86.1%	--	210	--	2	--
45843	$132,000	- 49.4%	88.1%	- 10.6%	140	+ 87.3%	2	- 50.0%
45867	$85,000	- 72.6%	56.7%	- 34.2%	123	- 25.5%	1	0.0%