

Local Market Update – 3rd Quarter

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The Northwest Ohio housing market delivered a strong third quarter in 2026. Closed sales increased even though fewer new listings came on the market, indicating that buyer demand remained steady and available homes continued to move. Home values increased across every major pricing measure. The rise in price per square foot suggests the gains were not driven solely by the mix of homes sold, while the stronger increase in average price may indicate more activity at higher price points.

Homes took slightly longer to sell, but the two-day increase was modest and does not point to a significant slowdown. Buyers may have a little more time to make decisions, while well-priced homes continue to attract interest. The combination of more sales and higher prices pushed total sales volume up nearly 13% to almost \$643 million.

Overall, the third-quarter results reflect a healthy and resilient market: buyer activity increased, home values continued to appreciate and overall sales volume posted substantial growth despite a slight decline in new listings.

Single Family Homes

Lucas & Upper Wood Counties		3rd Quarter		
Key Metrics	2025	2026	% Change	
New Listings	2,199	2,129	-3.2%	
Closed Sales	1,654	1,681	1.6%	
Days on Market	56	58	3.6%	
SP\$/SqFt	\$140.00	\$146.00	4.3%	
Median Sales Price	\$218,000	\$227,000	4.1%	
Average Sales Price	\$250,646	\$267,502	6.7%	
Percent of List Price Received	99.43%	99.54%	0.1%	
Total Volume	\$414,568,831	\$449,671,448	8.5%	

Hancock & Wyandot Counties		3rd Quarter		
Key Metrics	2025	2026	% Change	
New Listings	277	299	7.9%	
Closed Sales	203	256	26.1%	
Days on Market	67	63	-6.0%	
SP\$/SqFt	\$152.00	\$163.00	7.2%	
Median Sales Price	\$240,000	\$249,950	4.1%	
Average Sales Price	\$280,049	\$295,692	5.6%	
Percent of List Price Received	96.70%	96.86%	0.2%	
Total Volume	\$56,850,106	\$75,697,179	33.2%	

Western Counties		3rd Quarter		
Key Metrics	2025	2026	% Change	
New Listings	578	554	-4.2%	
Closed Sales	466	496	6.4%	
Days on Market	65	70	7.7%	
SP\$/SqFt	\$128.00	\$148.00	15.6%	
Median Sales Price	\$185,000	\$202,500	9.5%	
Average Sales Price	\$212,960	\$237,122	11.3%	
Percent of List Price Received	97.30%	97.03%	-0.3%	
Total Volume	\$99,239,575	\$117,612,608	18.5%	

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.

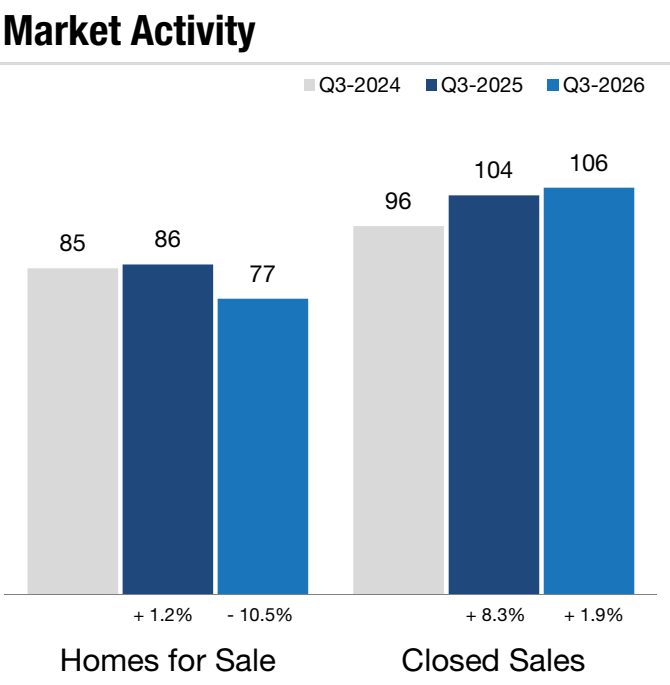
Marketwatch Report

Q3-2026

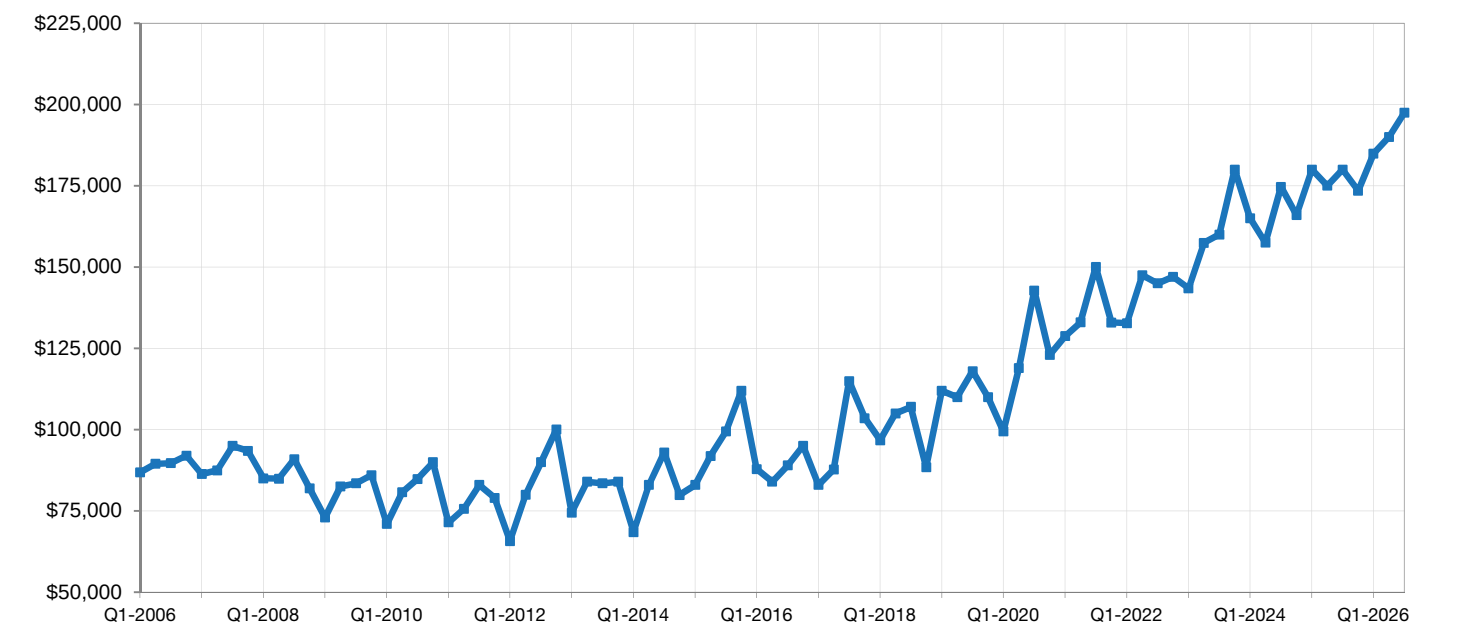


Defiance County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$197,500	+ 9.8%
Average Sales Price	\$215,105	+ 0.6%
Pct. of Orig. Price Rec'd.	96.8%	- 1.8%
Homes for Sale	77	- 10.5%
Closed Sales	106	+ 1.9%
Months Supply	2.5	- 8.8%
Days on Market	72	- 2.6%



Historical Median Sales Price for Defiance County



Marketwatch Report

Q3-2026



Defiance County County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43506	\$214,000	+ 20.6%	93.1%	- 1.9%	71	+ 4.2%	47	- 9.6%
43512	\$204,000	+ 10.3%	98.3%	- 0.3%	74	- 0.6%	75	+ 2.7%
43517	\$190,000	+ 4.1%	93.2%	- 7.4%	74	- 7.9%	5	+ 25.0%
43526	\$180,000	+ 16.1%	94.8%	- 3.6%	71	- 9.0%	25	+ 19.0%
43527	\$212,500	+ 34.5%	106.6%	+ 12.2%	75	+ 24.5%	6	- 33.3%
43536	\$123,000	--	102.6%	--	102	--	1	--
43548	\$100,000	- 62.2%	87.0%	- 13.0%	148	+ 428.6%	1	0.0%
43549	\$192,500	- 8.3%	89.1%	- 10.2%	118	+ 175.4%	4	+ 33.3%
43556	\$155,500	- 15.2%	90.3%	- 6.8%	64	- 29.8%	5	+ 25.0%
45821	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%

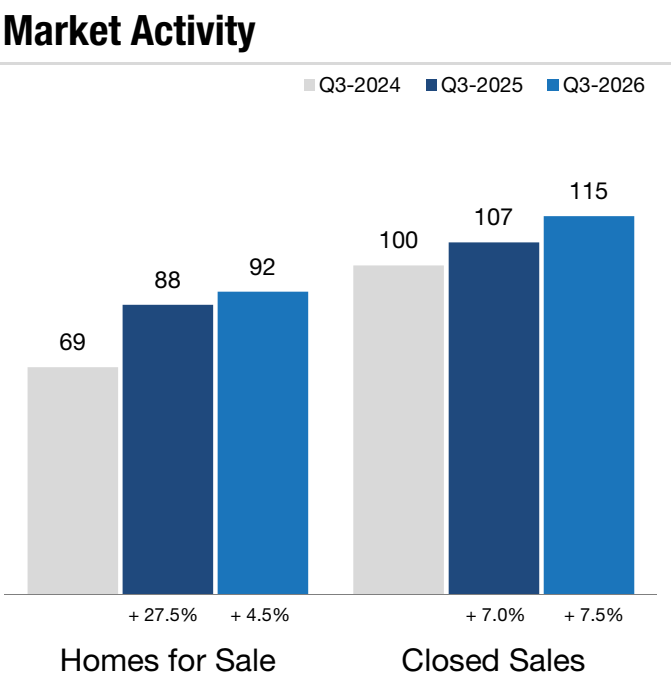
Marketwatch Report

Q3-2026

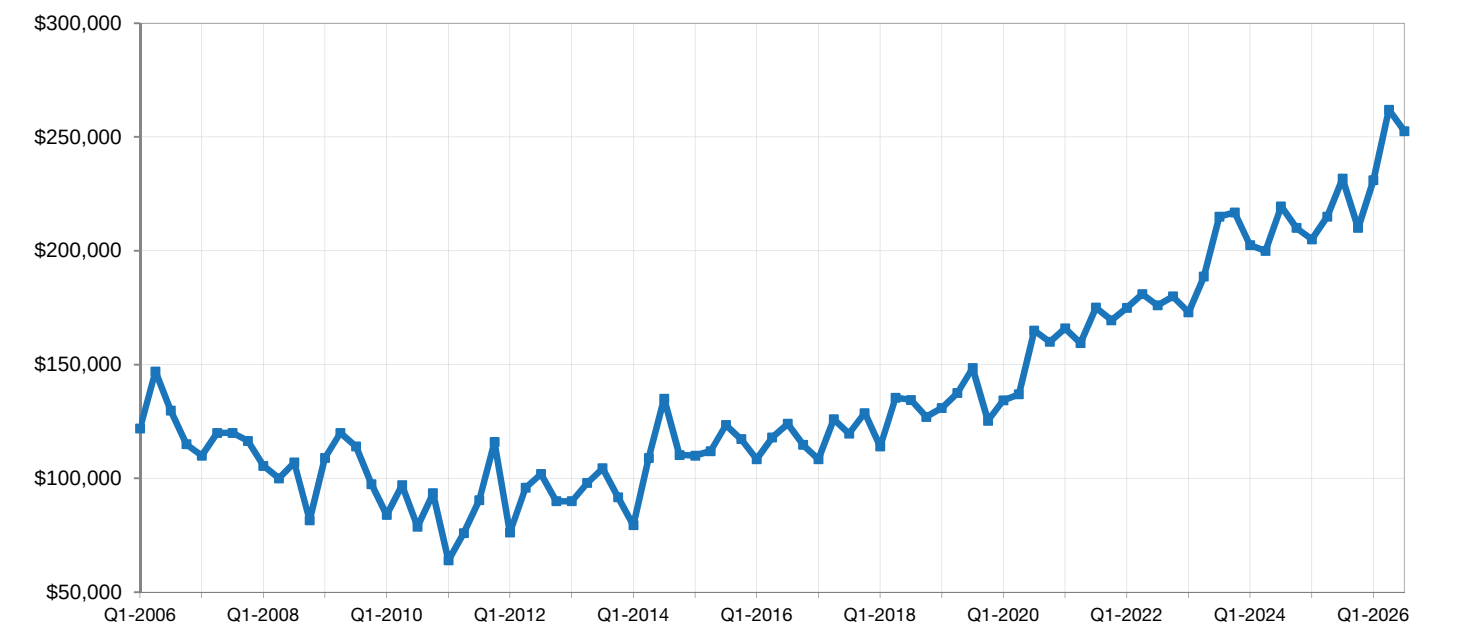


Fulton County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$252,500	+ 9.0%
Average Sales Price	\$259,368	+ 1.7%
Pct. of Orig. Price Rec'd.	98.5%	- 0.3%
Homes for Sale	92	+ 4.5%
Closed Sales	115	+ 7.5%
Months Supply	2.8	- 7.3%
Days on Market	62	+ 22.5%



Historical Median Sales Price for Fulton County



Marketwatch Report

Q3-2026



Fulton County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43502	\$320,000	+ 33.5%	97.6%	+ 2.8%	44	- 30.7%	13	- 35.0%
43504	\$392,000	+ 62.3%	102.3%	+ 16.0%	55	- 24.0%	5	- 16.7%
43515	\$220,000	- 5.6%	100.7%	+ 0.0%	65	+ 45.0%	25	+ 19.0%
43521	\$112,000	- 39.5%	82.8%	- 15.7%	102	+ 90.3%	4	- 20.0%
43532	\$274,000	+ 9.6%	99.3%	+ 5.0%	47	- 46.1%	15	+ 87.5%
43533	\$200,000	+ 17.7%	93.2%	- 6.7%	80	+ 51.9%	6	+ 100.0%
43540	\$344,950	+ 0.1%	96.1%	+ 2.2%	66	+ 37.5%	6	+ 200.0%
43557	\$167,000	- 12.0%	91.4%	- 9.5%	60	- 25.2%	8	+ 33.3%
43558	\$255,250	- 13.5%	101.9%	+ 1.7%	57	+ 8.1%	54	+ 50.0%
43567	\$275,000	+ 18.3%	96.2%	- 2.7%	65	+ 40.3%	23	- 28.1%
43570	\$185,000	+ 27.1%	98.3%	+ 3.2%	80	+ 37.7%	15	+ 200.0%

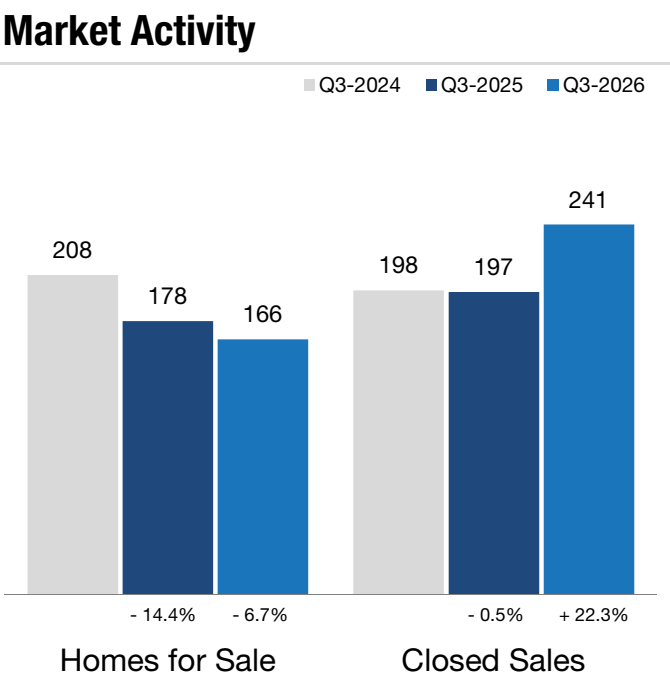
Marketwatch Report

Q3-2026

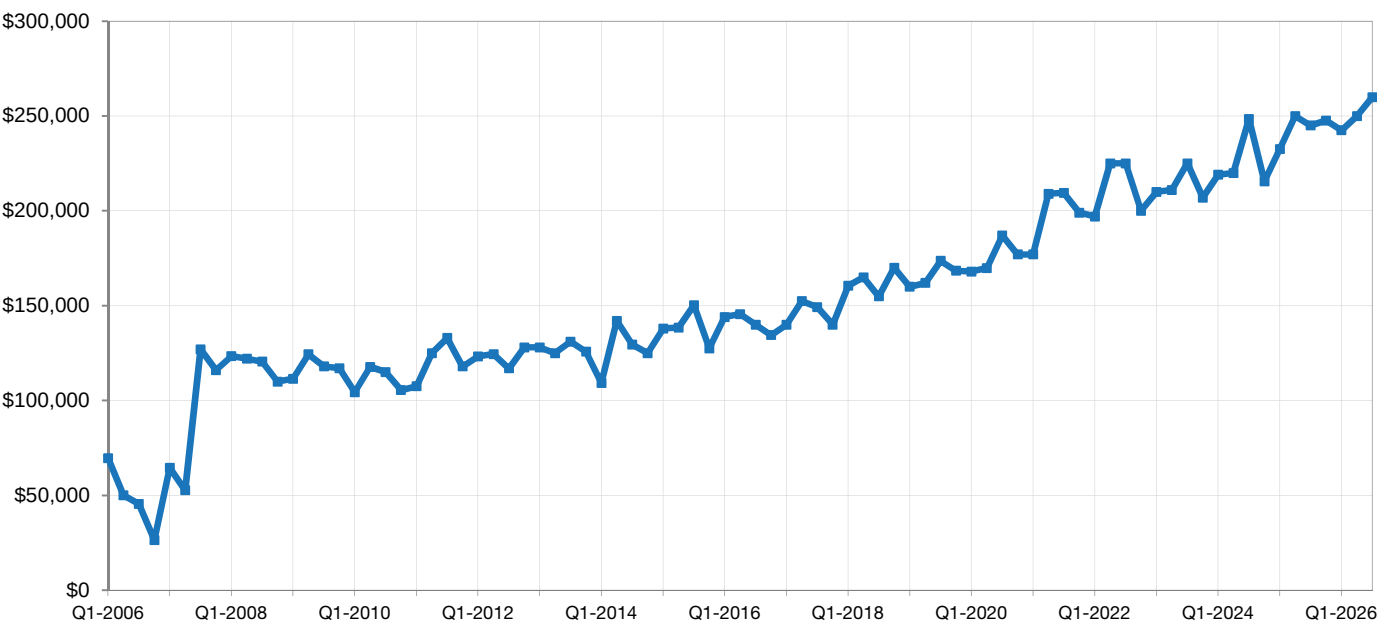


Hancock County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$259,950	+ 6.1%
Average Sales Price	\$304,618	+ 7.1%
Pct. of Orig. Price Rec'd.	97.4%	+ 0.7%
Homes for Sale	166	- 6.7%
Closed Sales	241	+ 22.3%
Months Supply	2.5	- 1.0%
Days on Market	62	- 7.8%



Historical Median Sales Price for Hancock County



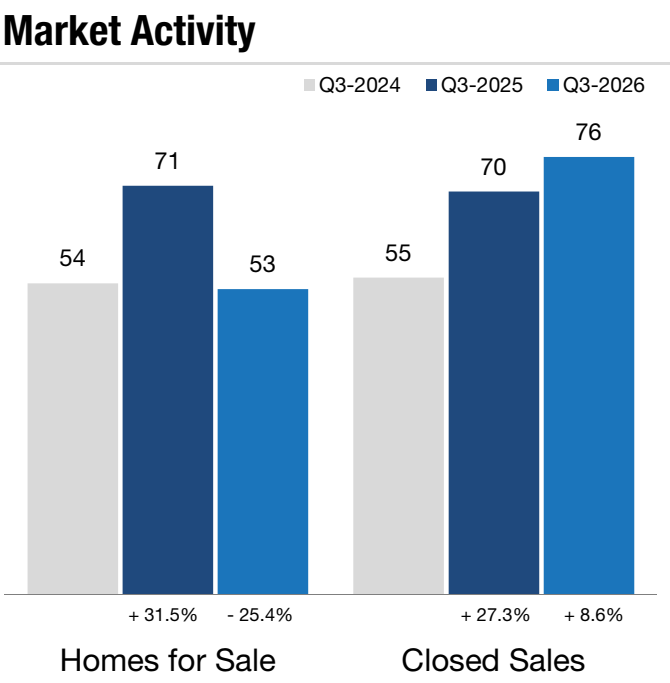
Marketwatch Report

Q3-2026

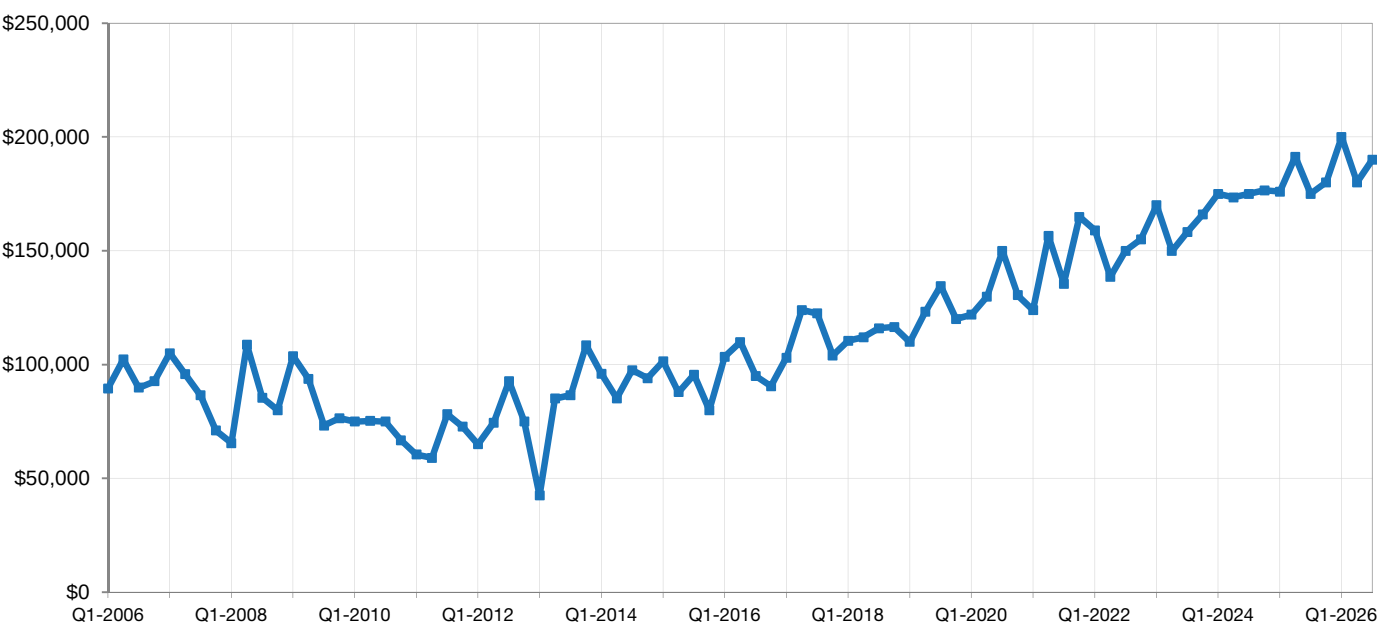


Henry County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$190,000	+ 8.6%
Average Sales Price	\$214,653	+ 9.4%
Pct. of Orig. Price Rec'd.	98.8%	+ 1.5%
Homes for Sale	53	- 25.4%
Closed Sales	76	+ 8.6%
Months Supply	2.3	- 36.9%
Days on Market	66	- 7.7%



Historical Median Sales Price for Henry County



Marketwatch Report

Q3-2026



Henry County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43502	\$320,000	+ 33.5%	97.6%	+ 2.8%	44	- 30.7%	13	- 35.0%
43511	\$320,000	+ 25.5%	95.5%	- 6.8%	70	- 1.2%	2	- 33.3%
43516	\$96,950	- 44.6%	95.0%	- 4.4%	142	+ 158.2%	4	- 55.6%
43522	\$325,000	+ 35.4%	98.4%	+ 1.1%	46	- 21.3%	9	- 18.2%
43524	\$192,000	+ 67.0%	87.0%	- 10.3%	115	+ 28.7%	3	0.0%
43527	\$212,500	+ 34.5%	106.6%	+ 12.2%	75	+ 24.5%	6	- 33.3%
43532	\$274,000	+ 9.6%	99.3%	+ 5.0%	47	- 46.1%	15	+ 87.5%
43534	\$207,500	+ 16.1%	101.0%	+ 1.6%	45	- 21.7%	2	0.0%
43545	\$177,000	- 4.3%	99.1%	+ 1.4%	60	- 19.4%	43	+ 7.5%
43548	\$100,000	- 62.2%	87.0%	- 13.0%	148	+ 428.6%	1	0.0%
43557	\$167,000	- 12.0%	91.4%	- 9.5%	60	- 25.2%	8	+ 33.3%
45856	\$205,000	+ 18.8%	98.4%	+ 3.5%	28	- 60.0%	2	- 50.0%

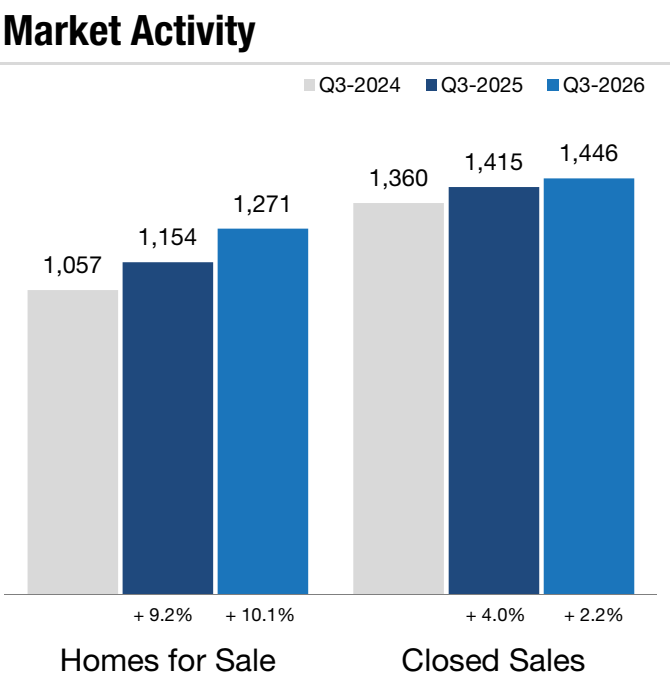
Marketwatch Report

Q3-2026

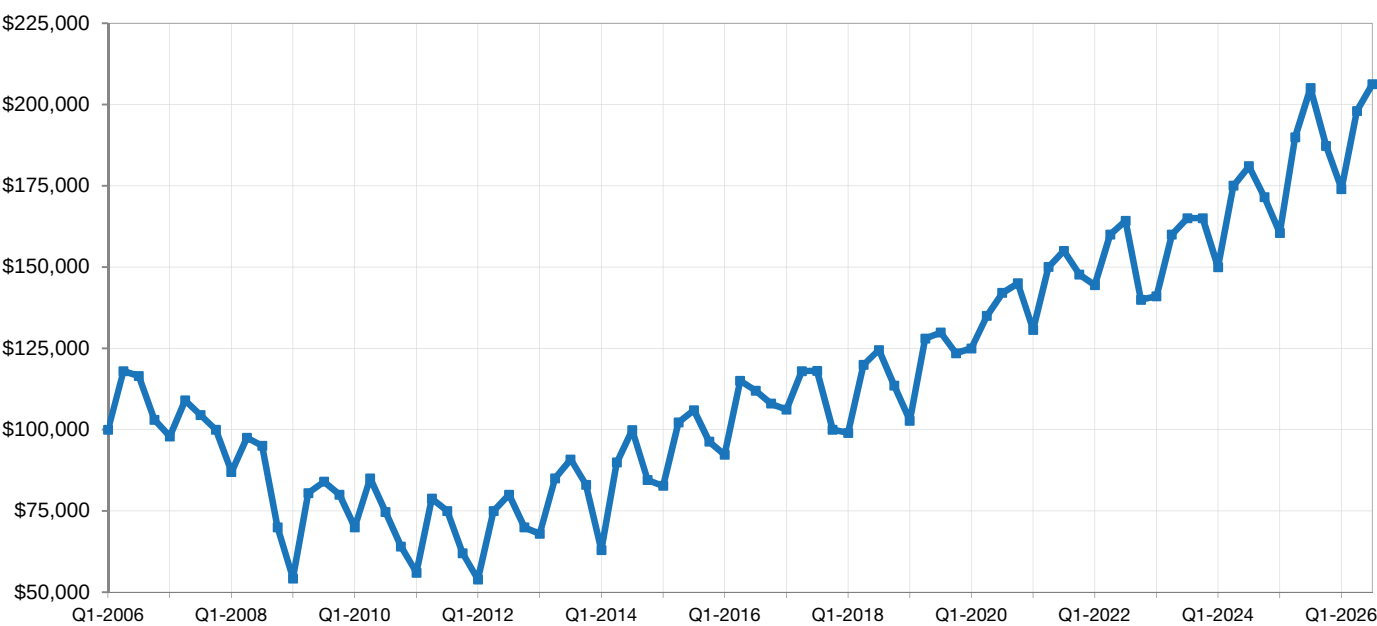


Lucas County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$206,206	+ 0.6%
Average Sales Price	\$243,453	+ 4.8%
Pct. of Orig. Price Rec'd.	99.2%	- 0.1%
Homes for Sale	1,271	+ 10.1%
Closed Sales	1,446	+ 2.2%
Months Supply	3.0	+ 10.4%
Days on Market	58	+ 2.2%



Historical Median Sales Price for Lucas County



Marketwatch Report

Q3-2026



Lucas County County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43412	\$338,500	- 0.4%	97.1%	- 3.6%	67	- 18.1%	12	+ 50.0%
43445	\$360,000	+ 374.3%	101.3%	+ 1.4%	52	- 11.5%	4	+ 100.0%
43504	\$392,000	+ 62.3%	102.3%	+ 16.0%	55	- 24.0%	5	- 16.7%
43522	\$325,000	+ 35.4%	98.4%	+ 1.1%	46	- 21.3%	9	- 18.2%
43528	\$362,000	+ 2.0%	100.4%	+ 3.3%	56	- 4.8%	74	+ 39.6%
43532	\$274,000	+ 9.6%	99.3%	+ 5.0%	47	- 46.1%	15	+ 87.5%
43537	\$310,000	+ 8.8%	100.7%	+ 1.1%	47	+ 1.3%	103	- 10.4%
43542	\$550,420	+ 35.4%	98.4%	+ 0.6%	97	+ 26.9%	20	+ 11.1%
43558	\$255,250	- 13.5%	101.9%	+ 1.7%	57	+ 8.1%	54	+ 50.0%
43560	\$345,000	+ 7.0%	99.4%	+ 1.0%	53	- 3.3%	151	+ 6.3%
43566	\$408,750	+ 34.0%	98.9%	+ 0.9%	72	+ 26.2%	40	- 14.9%
43571	\$440,000	+ 2.9%	99.4%	+ 0.9%	55	- 19.1%	29	+ 26.1%
43601	\$0	0.0%	0.0%	--	0	0.0%	0	0.0%
43604	\$285,000	+ 533.3%	97.5%	+ 5.7%	104	+ 89.0%	9	0.0%
43605	\$81,200	+ 21.0%	95.4%	- 0.7%	70	+ 12.5%	51	- 30.1%
43606	\$225,000	- 10.0%	98.3%	- 2.8%	53	+ 15.8%	72	- 6.5%
43607	\$103,000	- 9.3%	99.2%	+ 1.7%	80	+ 54.6%	47	- 11.3%
43608	\$65,000	+ 25.5%	92.7%	+ 1.4%	117	+ 76.9%	58	+ 45.0%
43609	\$80,000	+ 13.6%	94.2%	- 3.4%	75	+ 16.5%	55	- 9.8%
43610	\$54,950	+ 9.4%	86.6%	- 8.8%	83	+ 89.0%	14	+ 133.3%
43611	\$173,400	+ 10.4%	100.2%	- 0.3%	55	- 5.5%	53	- 15.9%
43612	\$129,950	+ 4.0%	100.7%	- 1.0%	54	+ 1.9%	102	+ 7.4%
43613	\$170,000	+ 6.3%	100.6%	- 0.2%	51	- 7.8%	129	+ 15.2%
43614	\$218,500	+ 6.1%	101.7%	+ 0.8%	49	+ 8.1%	107	+ 3.9%
43615	\$210,000	+ 5.0%	99.2%	- 2.6%	49	- 23.3%	126	+ 0.8%
43616	\$250,000	- 2.0%	102.8%	+ 5.0%	48	- 41.5%	56	- 23.3%
43617	\$362,000	+ 20.7%	98.2%	- 2.0%	46	- 13.5%	29	- 17.1%
43620	\$82,475	- 55.3%	94.4%	- 3.6%	65	- 19.0%	6	0.0%
43623	\$230,000	- 5.2%	99.6%	- 1.3%	47	+ 8.5%	80	+ 37.9%

Marketwatch Report

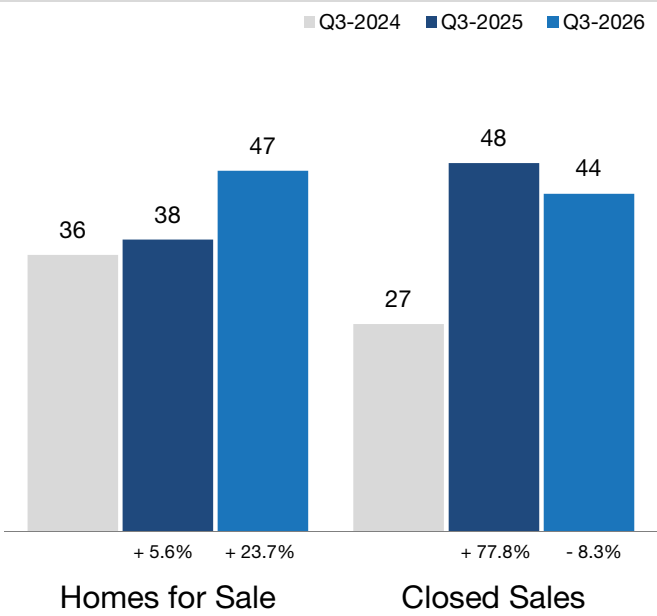
Q3-2026



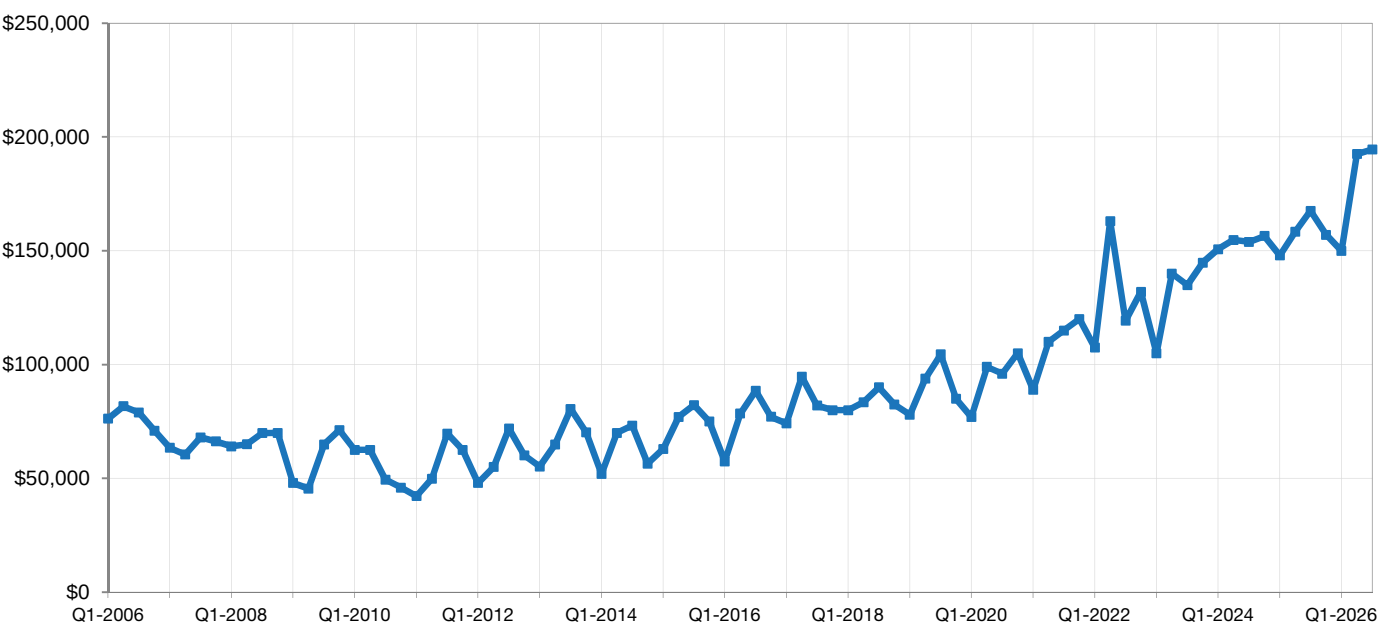
Paulding County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$194,500	+ 16.1%
Average Sales Price	\$219,759	+ 14.2%
Pct. of Orig. Price Rec'd.	99.1%	+ 3.4%
Homes for Sale	47	+ 23.7%
Closed Sales	44	- 8.3%
Months Supply	3.9	+ 34.7%
Days on Market	67	- 9.8%

Market Activity



Historical Median Sales Price for Paulding County



Marketwatch Report

Q3-2026



Paulding County County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43512	\$204,000	+ 10.3%	98.3%	- 0.3%	74	- 0.6%	75	+ 2.7%
43526	\$180,000	+ 16.1%	94.8%	- 3.6%	71	- 9.0%	25	+ 19.0%
45813	\$243,000	+ 39.3%	105.2%	+ 15.0%	62	- 11.0%	9	+ 12.5%
45821	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45827	\$135,000	- 33.2%	102.8%	+ 14.4%	43	- 57.8%	3	+ 200.0%
45849	\$267,000	+ 747.6%	95.0%	- 24.6%	73	+ 8.2%	2	+ 100.0%
45851	\$550,000	+ 41.0%	100.0%	+ 15.1%	1	- 98.4%	1	0.0%
45873	\$167,000	+ 3.1%	97.7%	+ 0.8%	69	+ 2.2%	6	- 25.0%
45879	\$167,450	+ 8.0%	95.2%	- 0.2%	59	- 33.2%	14	- 17.6%
45880	\$231,500	+ 50.3%	101.1%	+ 9.4%	61	- 4.5%	6	+ 50.0%
45886	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%

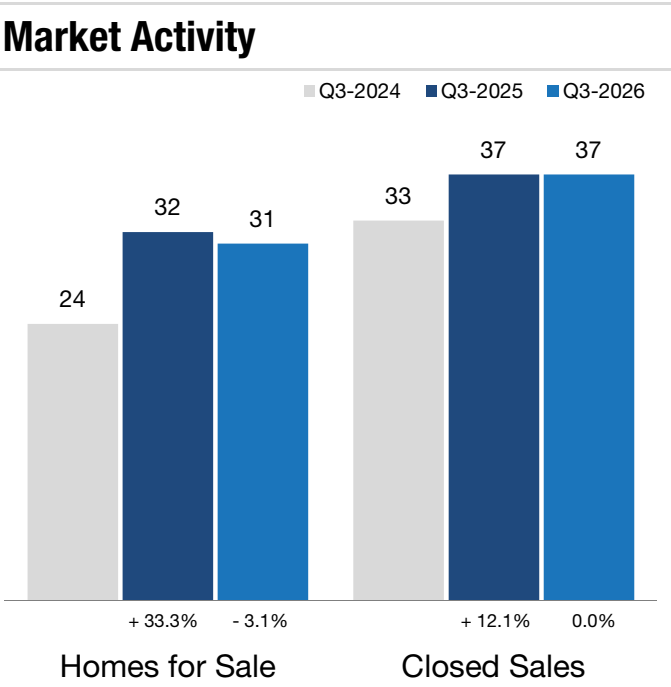
Marketwatch Report

Q3-2026

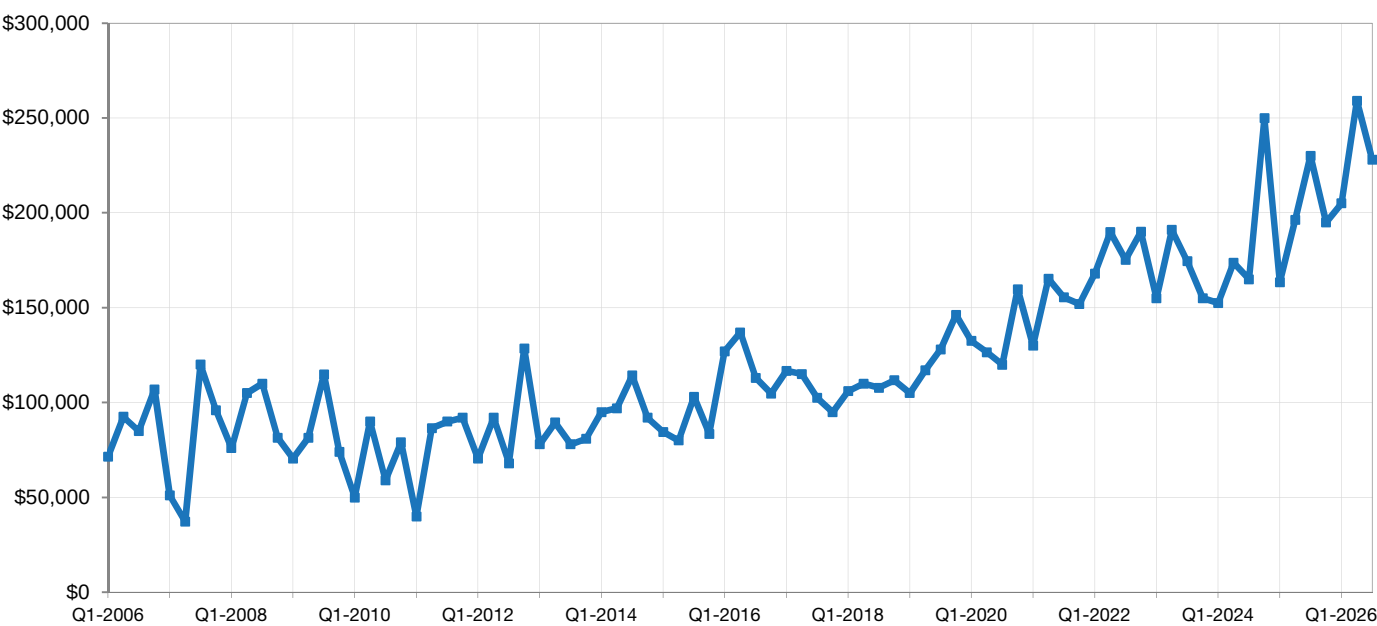


Putnam County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$228,000	- 0.9%
Average Sales Price	\$238,297	+ 3.4%
Pct. of Orig. Price Rec'd.	96.8%	- 1.0%
Homes for Sale	31	- 3.1%
Closed Sales	37	0.0%
Months Supply	3.2	- 8.1%
Days on Market	90	+ 24.7%



Historical Median Sales Price for Putnam County



Marketwatch Report

Q3-2026



Putnam County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43516	\$96,950	- 44.6%	95.0%	- 4.4%	142	+ 158.2%	4	- 55.6%
43548	\$100,000	- 62.2%	87.0%	- 13.0%	148	+ 428.6%	1	0.0%
45827	\$135,000	- 33.2%	102.8%	+ 14.4%	43	- 57.8%	3	+ 200.0%
45830	\$250,000	- 3.1%	92.8%	- 6.9%	132	+ 111.7%	7	0.0%
45831	\$149,000	- 36.9%	98.4%	+ 5.1%	42	- 49.8%	4	- 20.0%
45833	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45844	\$297,800	- 4.7%	91.7%	- 3.9%	105	+ 53.3%	1	- 50.0%
45849	\$267,000	+ 747.6%	95.0%	- 24.6%	73	+ 8.2%	2	+ 100.0%
45856	\$205,000	+ 18.8%	98.4%	+ 3.5%	28	- 60.0%	2	- 50.0%
45858	\$178,500	+ 5.0%	91.7%	- 6.2%	85	+ 42.8%	9	+ 80.0%
45868	\$99,900	--	100.0%	--	84	--	1	--
45875	\$258,200	+ 7.6%	95.3%	- 3.9%	102	+ 27.8%	16	+ 23.1%
45877	\$223,000	+ 12.1%	98.0%	+ 2.1%	87	+ 33.1%	4	+ 33.3%

Marketwatch Report

Q3-2026



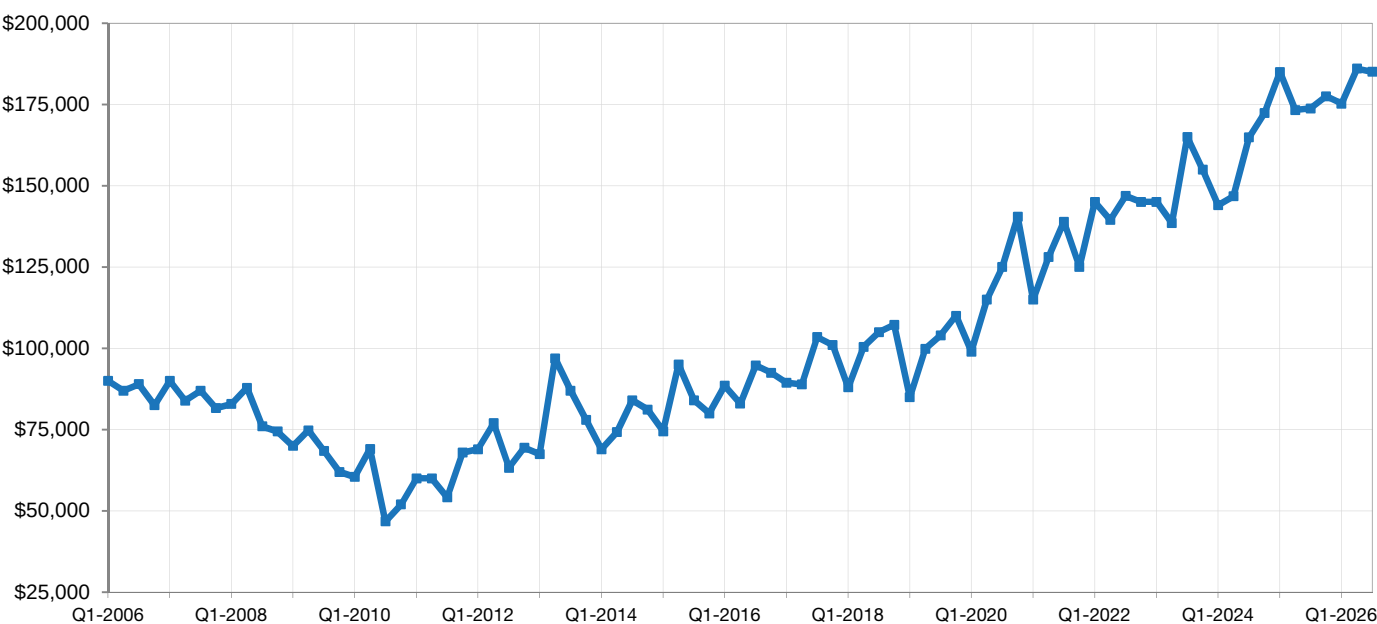
Williams County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$185,033	+ 6.5%
Average Sales Price	\$254,397	+ 36.5%
Pct. of Orig. Price Rec'd.	94.5%	- 0.6%
Homes for Sale	86	+ 2.4%
Closed Sales	129	+ 9.3%
Months Supply	2.7	+ 11.4%
Days on Market	73	+ 3.3%

Market Activity



Historical Median Sales Price for Williams County



Marketwatch Report

Q3-2026



Williams County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43501	\$77,500	- 66.3%	106.5%	+ 6.5%	81	+ 36.4%	2	+ 100.0%
43506	\$214,000	+ 20.6%	93.1%	- 1.9%	71	+ 4.2%	47	- 9.6%
43517	\$190,000	+ 4.1%	93.2%	- 7.4%	74	- 7.9%	5	+ 25.0%
43518	\$219,500	+ 15.5%	93.9%	- 0.7%	58	- 7.4%	8	- 42.9%
43521	\$112,000	- 39.5%	82.8%	- 15.7%	102	+ 90.3%	4	- 20.0%
43543	\$172,500	+ 27.8%	95.0%	+ 1.9%	80	- 6.4%	35	+ 29.6%
43554	\$182,500	+ 10.7%	97.0%	+ 1.7%	66	+ 32.0%	9	0.0%
43557	\$167,000	- 12.0%	91.4%	- 9.5%	60	- 25.2%	8	+ 33.3%
43570	\$185,000	+ 27.1%	98.3%	+ 3.2%	80	+ 37.7%	15	+ 200.0%

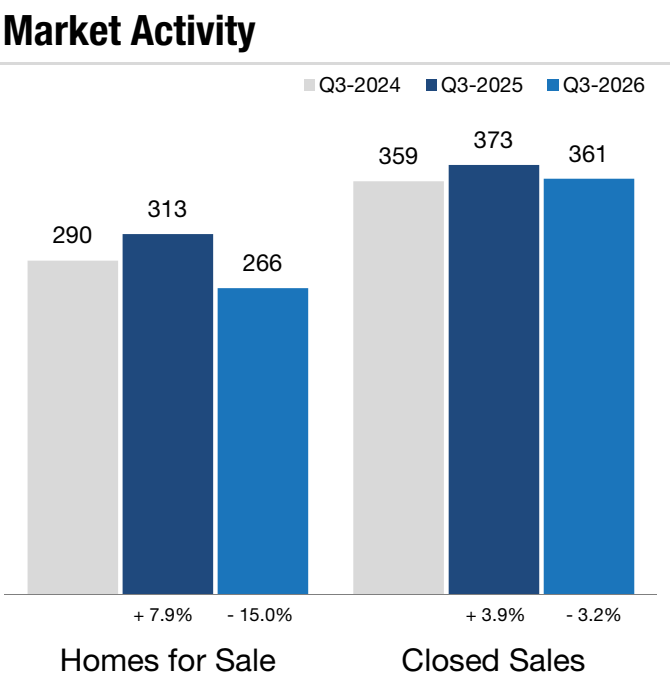
Marketwatch Report

Q3-2026

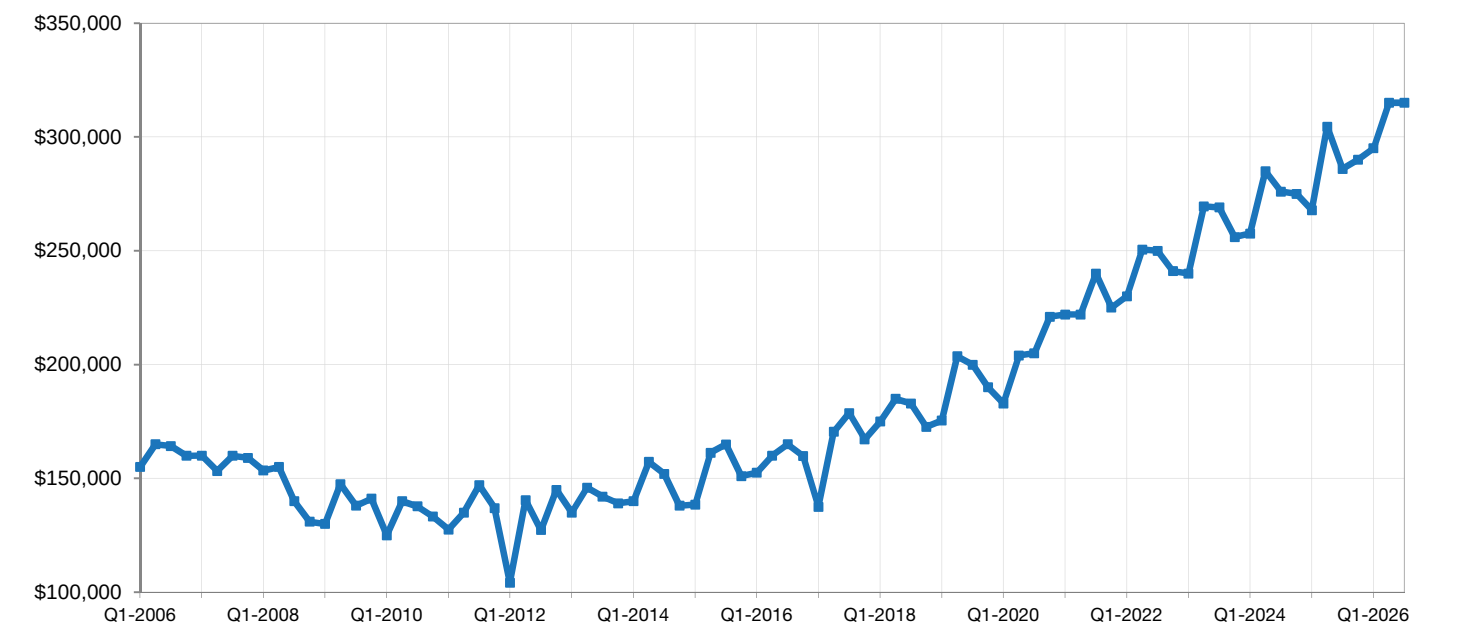


Wood County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$315,000	+ 10.1%
Average Sales Price	\$362,589	+ 9.1%
Pct. of Orig. Price Rec'd.	100.4%	+ 0.5%
Homes for Sale	266	- 15.0%
Closed Sales	361	- 3.2%
Months Supply	2.5	- 14.5%
Days on Market	65	+ 9.2%



Historical Median Sales Price for Wood County



Marketwatch Report

Q3-2026



Wood County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43402	\$298,950	+ 2.2%	99.1%	+ 0.1%	50	- 12.9%	64	- 13.5%
43406	\$140,000	- 0.7%	101.9%	+ 7.9%	40	- 54.9%	3	+ 50.0%
43413	\$171,454	- 20.4%	79.8%	- 22.4%	170	+ 186.1%	2	- 50.0%
43430	\$246,000	+ 4.7%	104.0%	+ 4.2%	48	- 41.4%	15	+ 36.4%
43443	\$260,000	+ 24.6%	98.7%	- 2.3%	31	- 32.6%	4	- 33.3%
43447	\$271,000	+ 14.6%	103.1%	- 7.5%	35	- 29.1%	7	0.0%
43450	\$277,400	+ 0.9%	102.0%	+ 3.7%	91	+ 29.1%	9	- 35.7%
43451	\$150,500	+ 7.5%	105.7%	+ 16.0%	35	+ 25.0%	3	+ 50.0%
43457	\$175,000	+ 9.4%	104.1%	+ 3.3%	30	- 66.2%	3	- 50.0%
43460	\$250,000	+ 15.7%	101.6%	- 1.7%	59	+ 61.8%	17	- 15.0%
43462	\$270,000	+ 3.9%	90.0%	- 11.2%	58	- 5.7%	1	- 50.0%
43465	\$225,000	+ 4.7%	102.8%	- 4.7%	39	- 7.4%	11	0.0%
43466	\$268,000	+ 103.0%	102.3%	+ 0.6%	67	+ 55.8%	2	- 33.3%
43551	\$385,000	+ 7.0%	100.7%	+ 1.4%	71	+ 6.2%	180	+ 9.1%

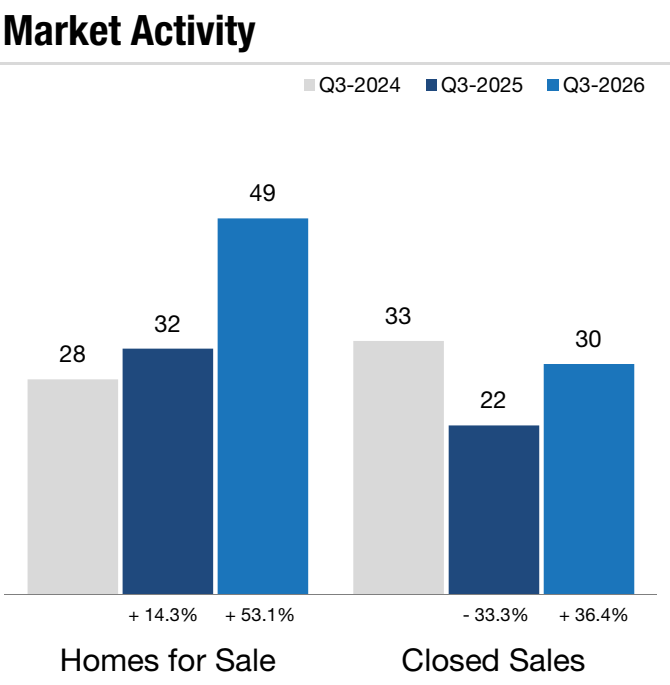
Marketwatch Report

Q3-2026

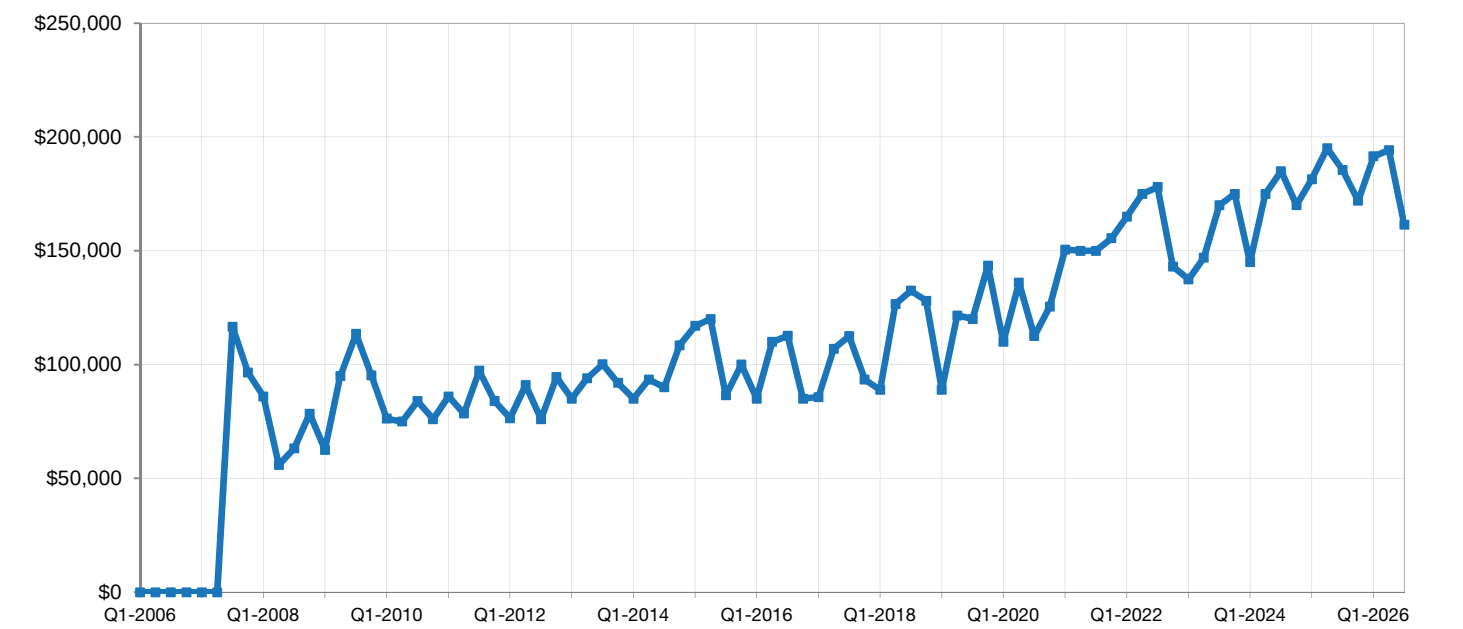


Wyandot County

Key Metrics	Q3-2026	1-Year Change
Median Sales Price	\$161,500	- 12.9%
Average Sales Price	\$190,857	- 9.7%
Pct. of Orig. Price Rec'd.	93.1%	- 3.7%
Homes for Sale	49	+ 53.1%
Closed Sales	30	+ 36.4%
Months Supply	5.7	+ 41.2%
Days on Market	78	- 2.9%



Historical Median Sales Price for Wyandot County



Marketwatch Report

Q3-2026



Wyandot County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change	Q3-2026	1-Year Change
43316	\$152,000	- 27.6%	96.9%	+ 3.0%	72	- 17.3%	9	+ 28.6%
43323	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43326	\$144,500	- 56.2%	95.2%	- 5.2%	54	- 6.7%	4	+ 33.3%
43332	\$0	--	0.0%	--	0	--	0	--
43337	\$0	--	0.0%	--	0	--	0	--
43351	\$168,000	- 12.7%	88.8%	- 7.9%	75	- 6.8%	15	+ 25.0%
43359	\$0	--	0.0%	--	0	--	0	--
44802	\$115,750	- 68.3%	82.4%	- 16.5%	29	- 76.6%	2	+ 100.0%
44844	\$80,000	--	100.0%	--	79	--	1	--
44849	\$193,500	--	97.0%	--	88	--	2	--
44882	\$365,000	+ 170.5%	93.8%	+ 0.8%	54	+ 20.0%	1	- 50.0%
45843	\$238,000	+ 46.0%	95.2%	- 6.0%	52	+ 17.4%	1	- 85.7%
45867	\$297,450	--	99.4%	--	88	--	4	--