

Local Market Update – 4th Quarter

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Single Family Homes

Lucas & Upper Wood Counties	4th Quarter		
	2023	2024	% Change
Key Metrics			
New Listings	1,423	1,406	-1.2%
Closed Sales	1,325	1,432	8.1%
Days on Market	56	58	3.6%
SP\$/SqFt	\$119.26	\$128.55	7.8%
Median Sales Price	\$175,000	\$189,000	8.0%
Average Sales Price	\$210,785	\$222,613	5.6%
Percent of List Price Received	100%	101%	1.0%
Total Volume	\$279,425,677	\$318,781,147	14.1%

Hancock & Wyandot Counties	4th Quarter		
	2023	2024	% Change
Key Metrics			
New Listings	196	214	9.2%
Closed Sales	195	190	-2.6%
Days on Market	70	68	-2.9%
SP\$/SqFt	\$129.93	\$136.81	5.3%
Median Sales Price	\$190,000	\$192,700	1.4%
Average Sales Price	\$230,504	\$241,423	4.7%
Percent of List Price Received	98%	97%	-1.0%
Total Volume	\$44,948,365	\$45,870,415	2.1%

Western Counties	4th Quarter		
	2023	2024	% Change
Key Metrics			
New Listings	351	403	14.8%
Closed Sales	412	385	-6.6%
Days on Market	65	62	-4.6%
SP\$/SqFt	\$113.40	\$126.51	11.6%
Median Sales Price	\$166,000	\$180,000	8.4%
Average Sales Price	\$186,779	\$205,714	10.1%
Percent of List Price Received	100%	--	---
Total Volume	\$76,952,782	\$79,199,991	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.

Marketwatch Report

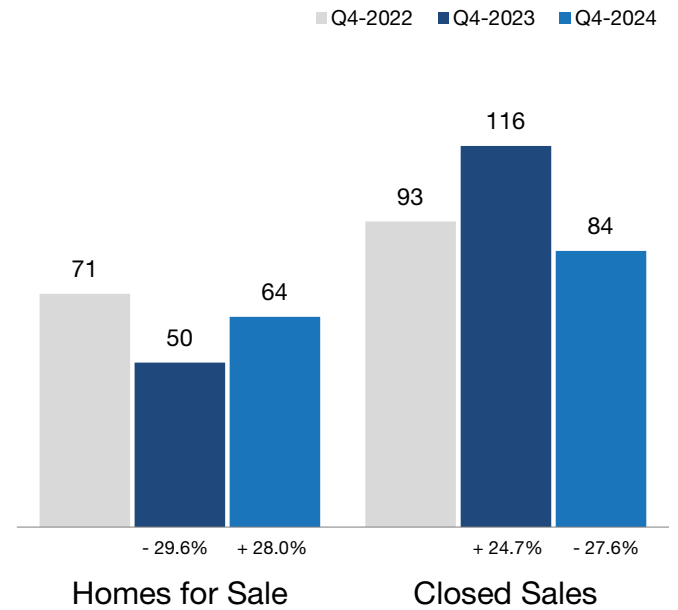
Q4-2024



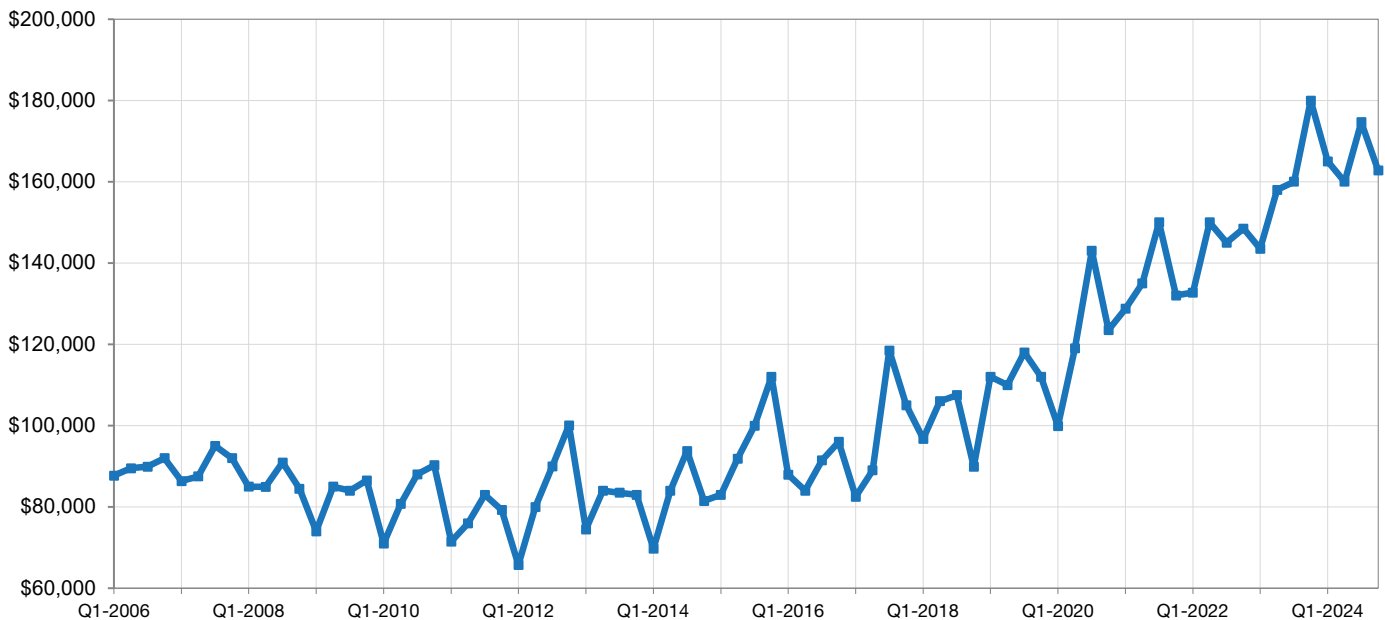
Defiance County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$162,750	- 9.6%
Average Sales Price	\$193,924	- 1.0%
Pct. of Orig. Price Rec'd.	98.7%	+ 0.5%
Homes for Sale	64	+ 28.0%
Closed Sales	84	- 27.6%
Months Supply	2.3	+ 49.9%
Days on Market	61	+ 2.5%

Market Activity



Historical Median Sales Price for Defiance County



Defiance County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43506	\$190,000	+ 18.8%	96.2%	+ 2.5%	65	- 5.6%	51	0.0%
43512	\$162,500	- 15.6%	98.6%	+ 0.2%	59	- 0.4%	63	- 28.4%
43517	\$179,900	- 10.0%	90.0%	- 9.3%	60	+ 12.7%	6	- 25.0%
43526	\$161,000	- 8.0%	97.2%	- 0.2%	67	+ 17.3%	18	- 5.3%
43527	\$127,000	+ 121.1%	101.8%	+ 47.7%	63	- 16.6%	1	- 50.0%
43536	\$115,000	- 0.9%	100.0%	+ 2.6%	35	- 62.4%	1	0.0%
43548	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43549	\$166,000	+ 27.9%	97.7%	+ 8.4%	30	- 38.1%	1	- 50.0%
43556	\$204,700	- 8.0%	105.7%	+ 6.9%	89	+ 15.9%	2	- 66.7%
45821	\$580,000	+ 177.5%	86.7%	- 17.1%	74	- 9.8%	1	0.0%

Marketwatch Report

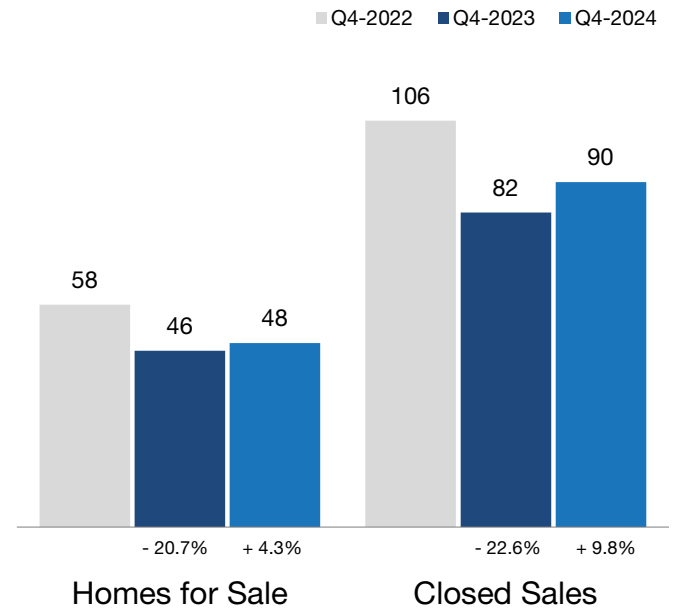
Q4-2024



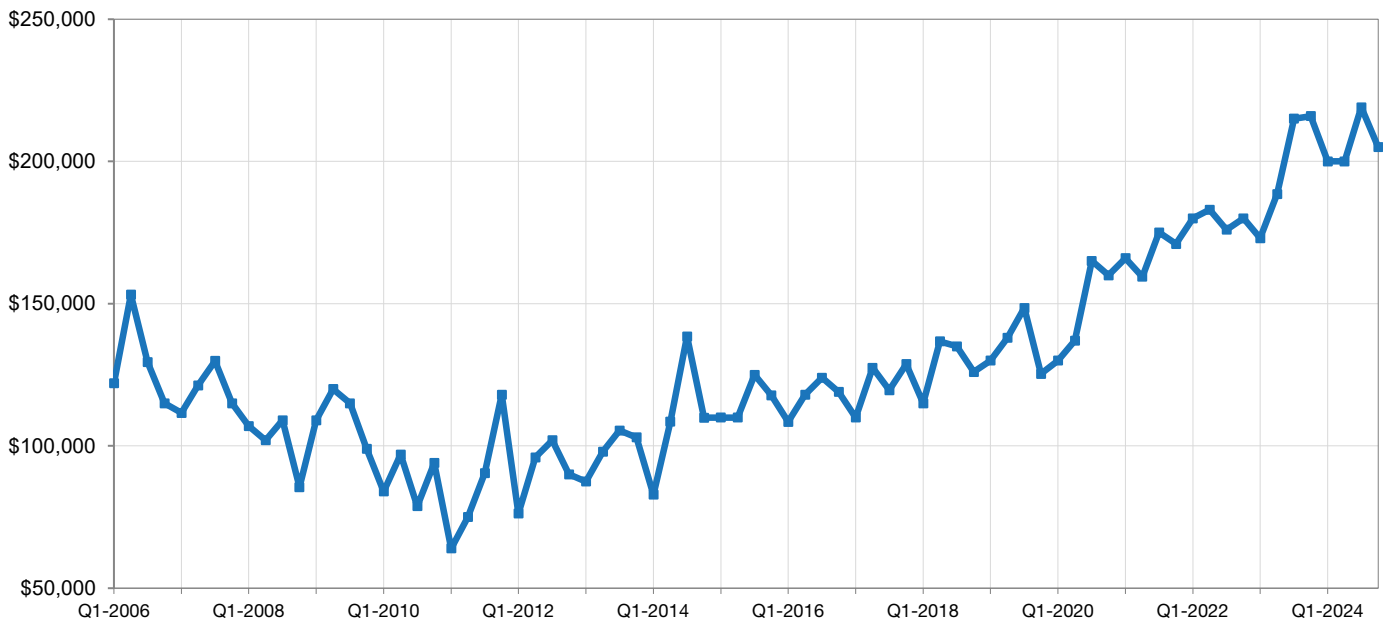
Fulton County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$205,000	- 5.0%
Average Sales Price	\$223,072	- 2.0%
Pct. of Orig. Price Rec'd.	98.1%	- 2.4%
Homes for Sale	48	+ 4.3%
Closed Sales	90	+ 9.8%
Months Supply	1.7	+ 4.3%
Days on Market	59	- 10.1%

Market Activity



Historical Median Sales Price for Fulton County



Marketwatch Report

Q4-2024



Fulton County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43502	\$183,300	- 14.7%	95.4%	- 3.4%	72	+ 107.1%	8	- 27.3%
43504	\$275,000	+ 2.0%	110.0%	+ 20.1%	37	- 8.6%	1	- 75.0%
43515	\$192,500	- 21.3%	98.5%	+ 1.1%	57	- 22.8%	14	+ 40.0%
43521	\$169,000	+ 55.0%	94.0%	+ 5.3%	84	- 2.5%	6	0.0%
43532	\$265,000	+ 17.8%	98.0%	+ 6.6%	60	- 12.6%	9	+ 28.6%
43533	\$225,250	- 2.2%	99.5%	+ 8.5%	56	+ 31.6%	3	- 40.0%
43540	\$129,700	- 6.7%	88.2%	- 26.0%	54	+ 100.0%	1	- 66.7%
43557	\$210,000	+ 31.5%	93.4%	- 7.9%	81	+ 74.8%	10	+ 66.7%
43558	\$225,000	- 15.1%	102.6%	- 8.6%	48	- 20.9%	31	+ 34.8%
43567	\$215,000	- 4.9%	95.9%	+ 0.9%	61	- 20.9%	35	+ 12.9%
43570	\$70,000	- 44.9%	79.6%	- 17.0%	69	+ 15.4%	5	- 44.4%

Marketwatch Report

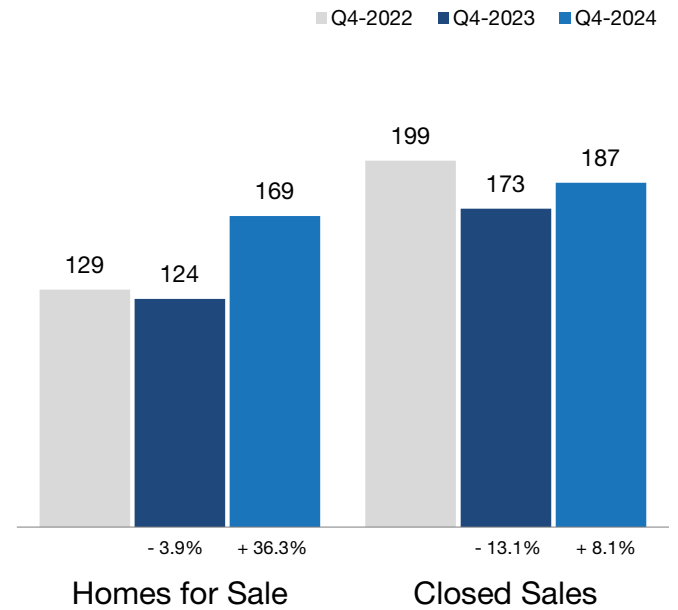
Q4-2024



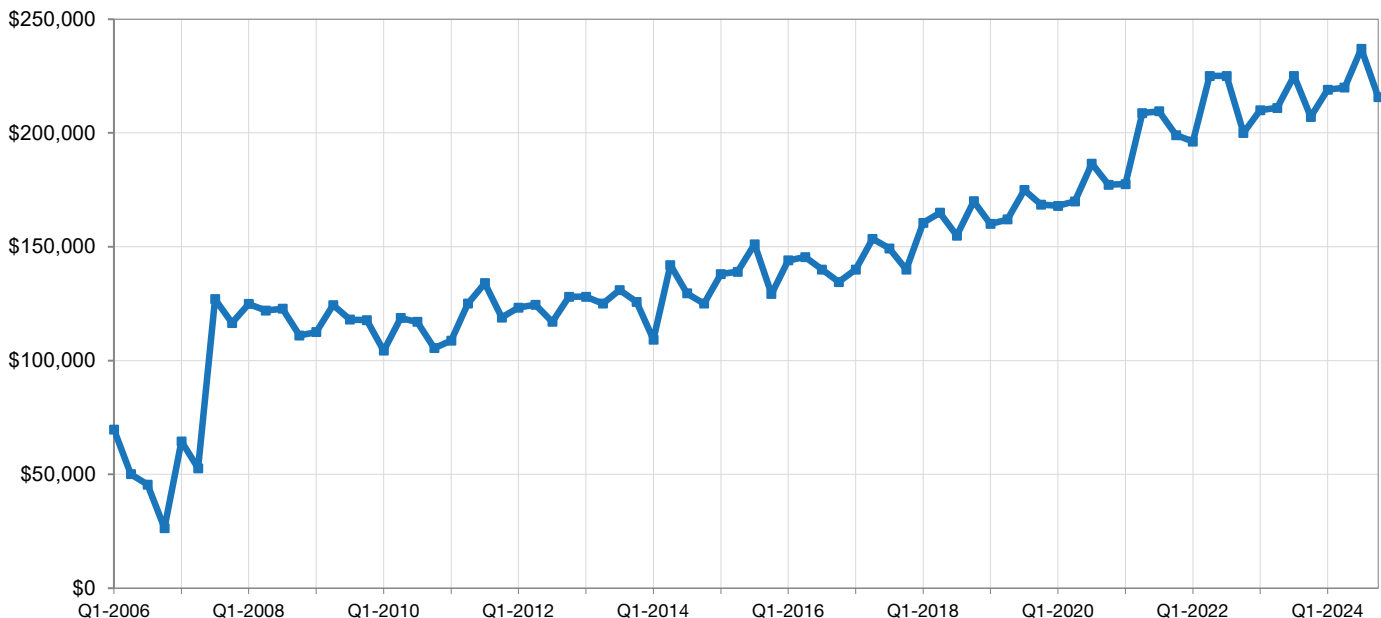
Hancock County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$215,750	+ 4.2%
Average Sales Price	\$247,236	+ 4.0%
Pct. of Orig. Price Rec'd.	96.2%	+ 0.4%
Homes for Sale	169	+ 36.3%
Closed Sales	187	+ 8.1%
Months Supply	2.7	+ 40.4%
Days on Market	64	- 4.9%

Market Activity



Historical Median Sales Price for Hancock County



Marketwatch Report

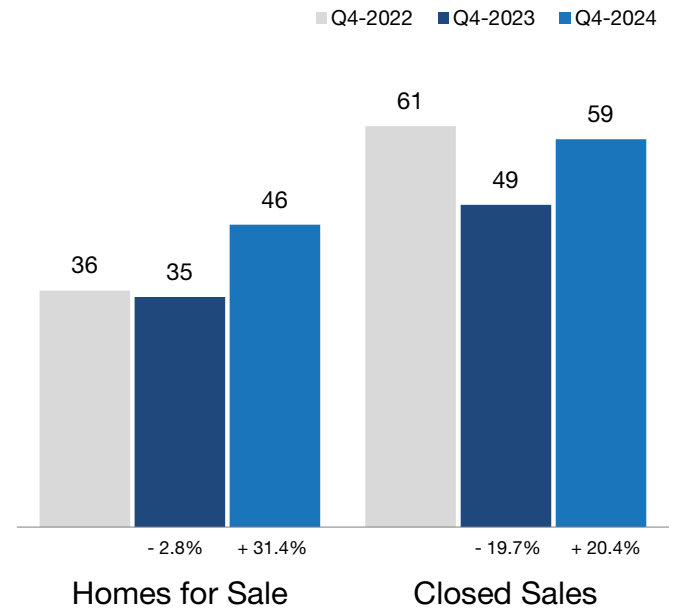
Q4-2024



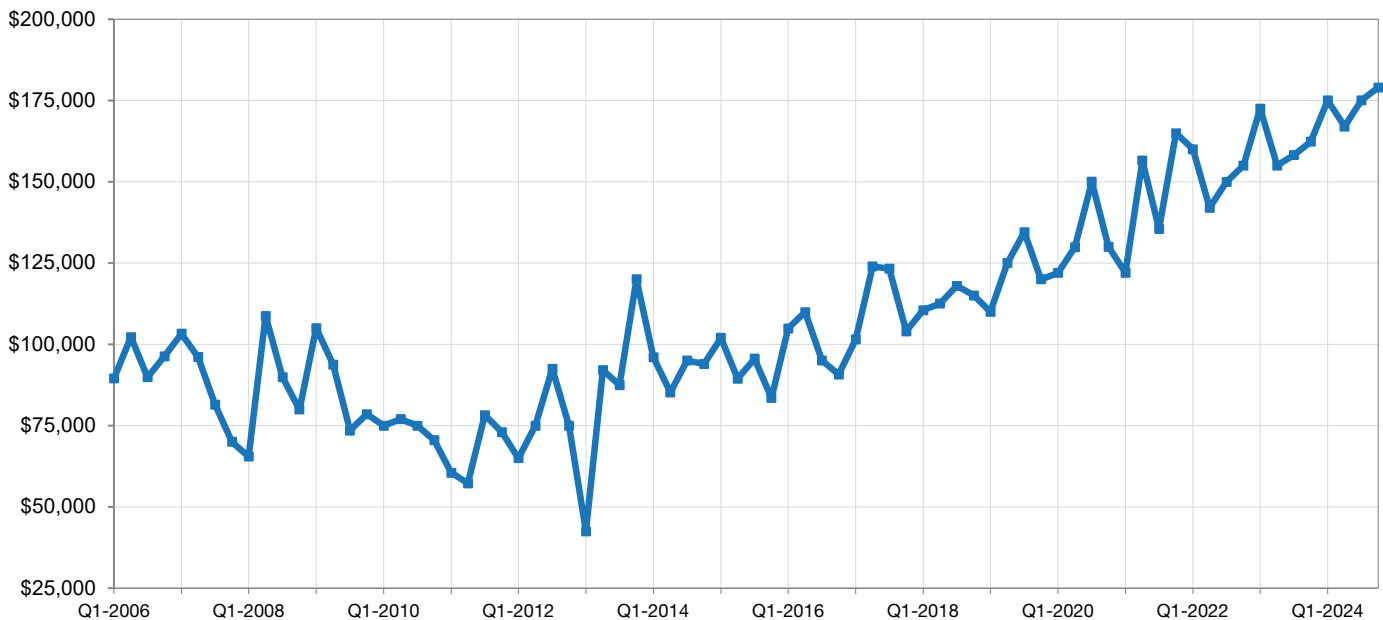
Henry County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$179,000	+ 10.3%
Average Sales Price	\$202,652	+ 23.7%
Pct. of Orig. Price Rec'd.	99.4%	+ 3.7%
Homes for Sale	46	+ 31.4%
Closed Sales	59	+ 20.4%
Months Supply	2.7	+ 19.1%
Days on Market	62	+ 13.9%

Market Activity



Historical Median Sales Price for Henry County



Marketwatch Report

Q4-2024



Henry County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43502	\$183,300	- 14.7%	95.4%	- 3.4%	72	+ 107.1%	8	- 27.3%
43511	\$252,500	+ 185.3%	91.7%	- 0.9%	66	- 21.9%	2	0.0%
43516	\$152,500	- 4.7%	99.7%	+ 1.6%	47	+ 6.7%	7	- 30.0%
43522	\$212,450	+ 28.0%	95.0%	- 0.6%	47	- 4.8%	2	- 66.7%
43524	\$136,500	- 12.1%	104.8%	+ 5.5%	27	- 51.4%	2	0.0%
43527	\$127,000	+ 121.1%	101.8%	+ 47.7%	63	- 16.6%	1	- 50.0%
43532	\$265,000	+ 17.8%	98.0%	+ 6.6%	60	- 12.6%	9	+ 28.6%
43534	\$250,000	+ 426.3%	102.8%	+ 7.9%	43	- 1.7%	3	- 25.0%
43545	\$177,450	+ 4.4%	99.4%	+ 3.0%	68	+ 15.3%	36	+ 63.6%
43545	\$177,450	+ 4.4%	99.4%	+ 3.0%	68	+ 15.3%	36	+ 63.6%
43548	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43557	\$210,000	+ 31.5%	93.4%	- 7.9%	81	+ 74.8%	10	+ 66.7%
45856	\$307,500	+ 68.5%	99.5%	+ 0.1%	71	+ 49.5%	4	0.0%

Marketwatch Report

Q4-2024



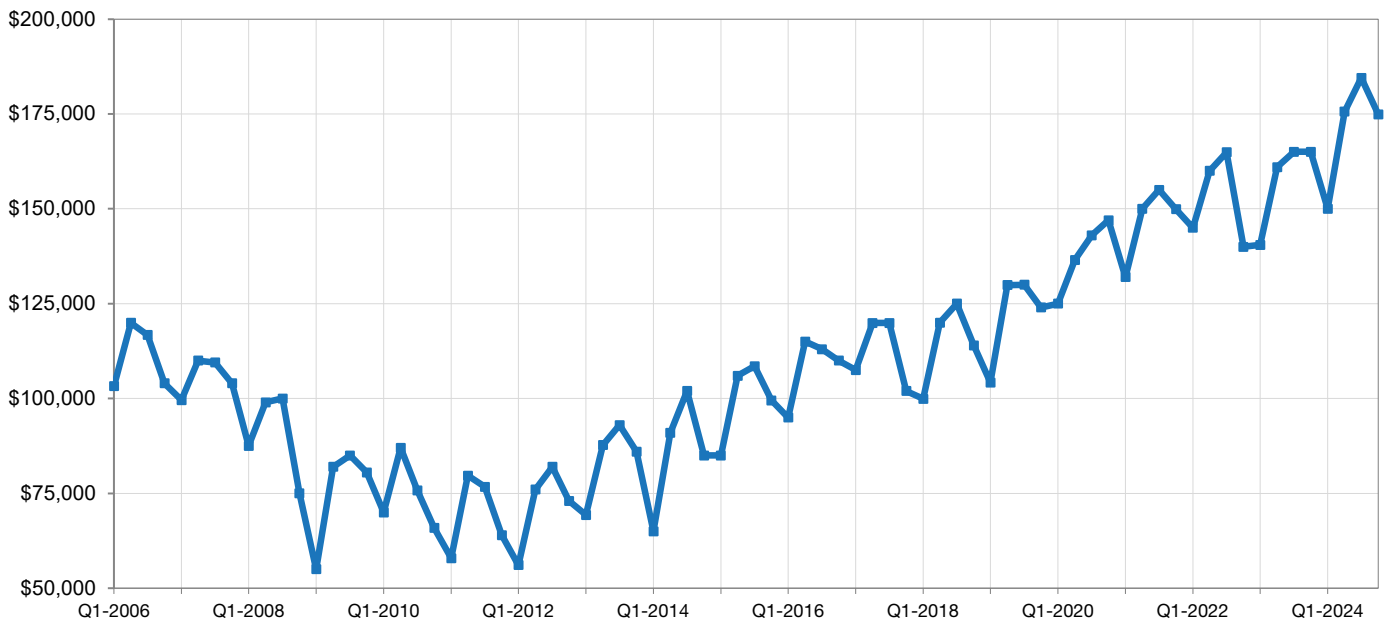
Lucas County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$174,900	+ 6.0%
Average Sales Price	\$207,711	+ 5.8%
Pct. of Orig. Price Rec'd.	98.4%	+ 0.6%
Homes for Sale	748	- 9.1%
Closed Sales	1,246	+ 5.3%
Months Supply	1.8	- 7.8%
Days on Market	57	+ 6.2%

Market Activity



Historical Median Sales Price for Lucas County



Marketwatch Report

Q4-2024



Lucas County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43412	\$282,450	+ 52.7%	114.8%	+ 10.8%	48	+ 4.1%	10	+ 150.0%
43445	\$312,500	+ 108.5%	91.9%	- 9.1%	62	+ 9.2%	2	- 33.3%
43504	\$275,000	+ 2.0%	110.0%	+ 20.1%	37	- 8.6%	1	- 75.0%
43522	\$212,450	+ 28.0%	95.0%	- 0.6%	47	- 4.8%	2	- 66.7%
43528	\$319,197	+ 4.0%	99.5%	+ 2.5%	55	+ 5.7%	49	+ 32.4%
43532	\$265,000	+ 17.8%	98.0%	+ 6.6%	60	- 12.6%	9	+ 28.6%
43537	\$252,450	+ 6.8%	97.8%	- 0.5%	60	+ 22.1%	93	+ 2.2%
43542	\$421,275	- 0.9%	100.7%	+ 1.9%	106	- 3.6%	18	- 18.2%
43558	\$225,000	- 15.1%	102.6%	- 8.6%	48	- 20.9%	31	+ 34.8%
43560	\$310,000	+ 6.0%	99.1%	- 0.6%	61	+ 8.2%	104	+ 13.0%
43566	\$389,000	+ 17.9%	97.0%	+ 0.8%	56	- 41.7%	32	0.0%
43571	\$374,900	- 10.7%	97.8%	+ 3.4%	62	- 2.6%	23	0.0%
43601	\$0	--	0.0%	--	0	--	0	--
43604	\$52,950	+ 68.1%	85.2%	- 2.0%	82	+ 72.3%	10	0.0%
43605	\$65,000	+ 30.0%	99.6%	+ 10.3%	52	- 2.1%	63	- 7.4%
43606	\$204,450	+ 16.8%	98.9%	- 0.0%	51	- 2.7%	54	- 14.3%
43607	\$110,000	+ 31.0%	96.2%	+ 1.7%	61	+ 13.1%	53	+ 15.2%
43608	\$49,600	+ 25.3%	92.5%	- 1.8%	58	+ 12.2%	54	+ 68.8%
43609	\$73,500	- 2.0%	90.4%	- 2.1%	51	- 16.0%	46	- 11.5%
43610	\$62,000	+ 16.4%	95.8%	- 4.1%	54	- 4.7%	9	- 25.0%
43611	\$151,500	+ 21.3%	99.5%	+ 4.0%	47	- 12.8%	59	+ 43.9%
43612	\$120,000	+ 18.8%	99.3%	- 0.1%	56	+ 19.3%	89	- 1.1%
43613	\$150,000	+ 5.6%	99.8%	+ 0.8%	51	+ 7.3%	127	+ 8.5%
43614	\$200,940	+ 11.0%	100.0%	- 0.7%	52	+ 21.0%	88	- 15.4%
43615	\$173,200	- 3.8%	98.1%	- 2.6%	61	+ 33.0%	107	+ 2.9%
43616	\$199,900	- 11.2%	101.8%	+ 1.8%	65	+ 14.5%	65	+ 38.3%
43617	\$305,000	- 8.4%	100.2%	+ 1.3%	47	- 12.5%	23	- 17.9%
43620	\$95,662	+ 38.1%	94.0%	- 10.0%	43	- 14.2%	6	- 40.0%
43623	\$200,000	+ 12.4%	99.3%	+ 0.5%	54	+ 3.7%	61	+ 27.1%

Marketwatch Report

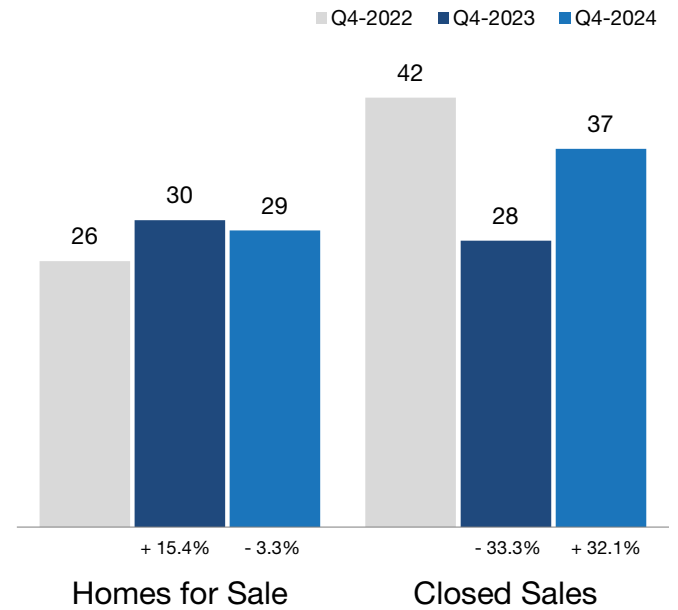
Q4-2024



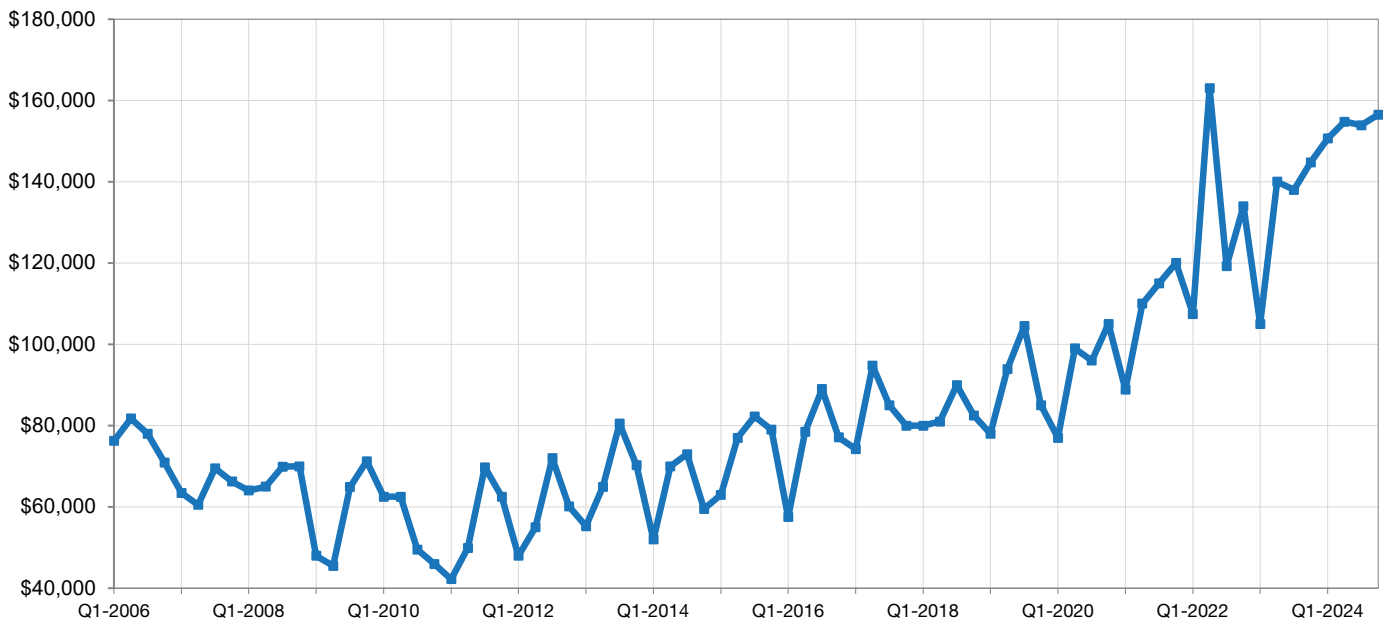
Paulding County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$156,500	+ 8.1%
Average Sales Price	\$175,781	+ 15.3%
Pct. of Orig. Price Rec'd.	94.5%	+ 1.0%
Homes for Sale	29	- 3.3%
Closed Sales	37	+ 32.1%
Months Supply	3.0	+ 3.3%
Days on Market	74	- 12.7%

Market Activity



Historical Median Sales Price for Paulding County



Paulding County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43512	\$162,500	- 15.6%	98.6%	+ 0.2%	59	- 0.4%	63	- 28.4%
43526	\$161,000	- 8.0%	97.2%	- 0.2%	67	+ 17.3%	18	- 5.3%
45813	\$165,000	+ 6.5%	91.8%	- 4.1%	99	+ 35.9%	8	+ 100.0%
45821	\$580,000	+ 177.5%	86.7%	- 17.1%	74	- 9.8%	1	0.0%
45827	\$275,000	+ 92.3%	100.0%	- 2.2%	59	+ 68.6%	1	0.0%
45849	\$162,750	--	95.4%	--	103	--	4	--
45851	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45873	\$147,500	- 2.3%	83.8%	- 19.0%	97	+ 4.0%	6	+ 20.0%
45879	\$158,500	+ 21.5%	99.3%	+ 9.8%	43	- 51.0%	13	+ 8.3%
45880	\$89,000	- 47.5%	103.0%	+ 10.7%	73	- 19.5%	3	- 25.0%
45886	\$0	--	0.0%	--	0	--	0	--

Marketwatch Report

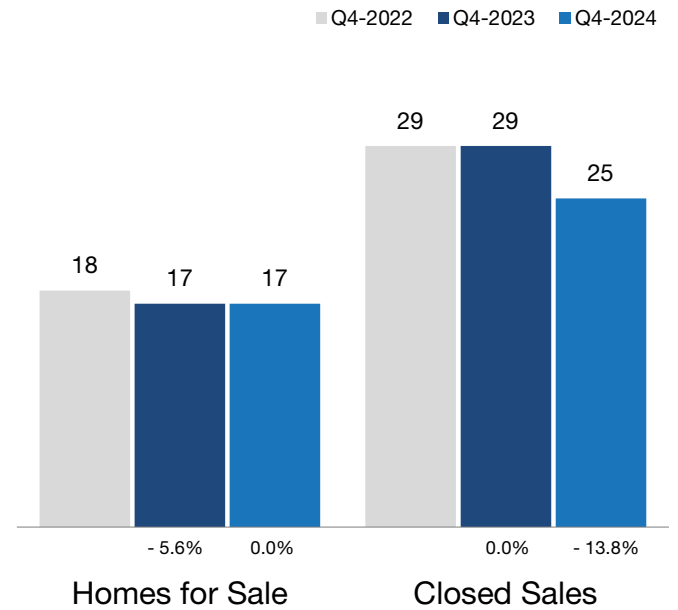
Q4-2024



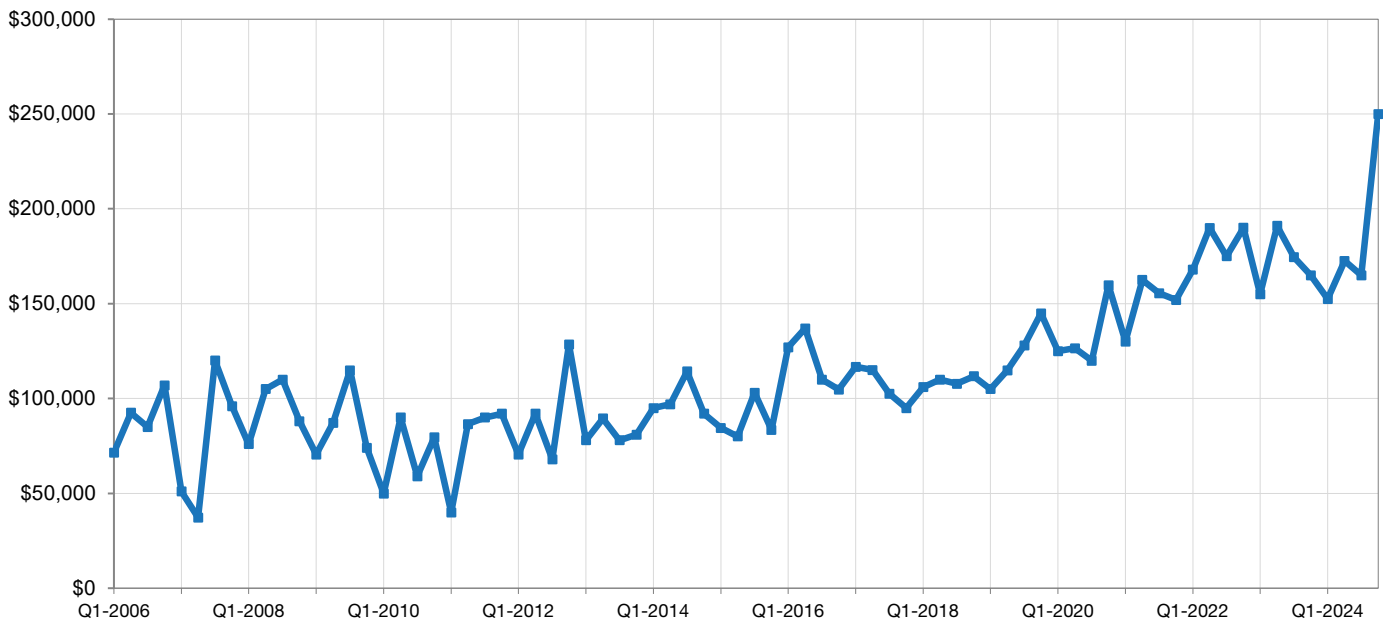
Putnam County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$250,000	+ 51.5%
Average Sales Price	\$256,870	+ 48.8%
Pct. of Orig. Price Rec'd.	96.1%	+ 0.4%
Homes for Sale	17	0.0%
Closed Sales	25	- 13.8%
Months Supply	2.1	- 11.5%
Days on Market	70	+ 10.9%

Market Activity



Historical Median Sales Price for Putnam County



Marketwatch Report

Q4-2024



Putnam County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43516	\$152,500	- 4.7%	99.7%	+ 1.6%	47	+ 6.7%	7	- 30.0%
43548	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45827	\$275,000	+ 92.3%	100.0%	- 2.2%	59	+ 68.6%	1	0.0%
45830	\$189,000	+ 136.3%	94.1%	+ 7.0%	46	- 27.0%	5	+ 25.0%
45831	\$228,250	+ 4.9%	93.1%	- 4.3%	108	+ 37.5%	8	+ 100.0%
45833	\$115,000	--	88.5%	--	93	--	1	--
45844	\$0	--	0.0%	--	0	--	0	--
45849	\$162,750	--	95.4%	--	103	--	4	--
45856	\$307,500	+ 68.5%	99.5%	+ 0.1%	71	+ 49.5%	4	0.0%
45858	\$161,000	+ 3.9%	92.0%	- 3.3%	118	+ 207.3%	7	+ 40.0%
45868	\$100,000	- 46.3%	90.9%	- 7.3%	115	+ 94.9%	1	0.0%
45875	\$250,000	+ 31.6%	101.3%	+ 11.5%	39	- 43.7%	5	- 44.4%
45877	\$256,500	+ 76.9%	94.5%	- 7.8%	62	- 10.9%	3	- 40.0%

Marketwatch Report

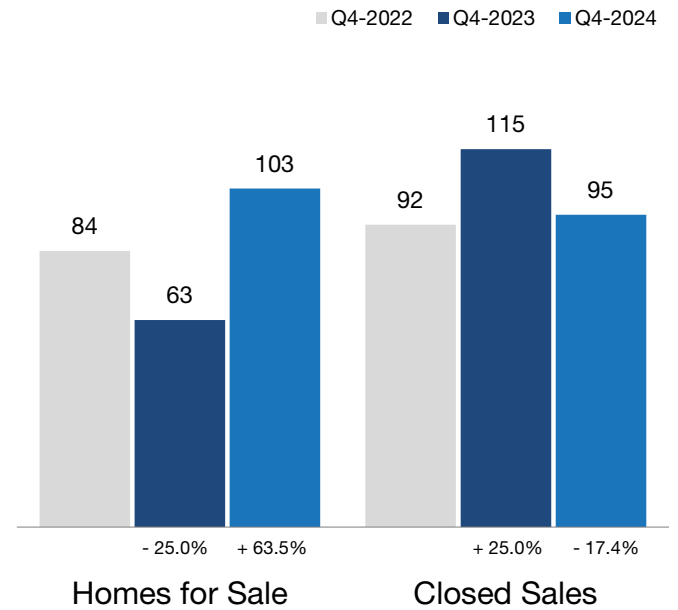
Q4-2024



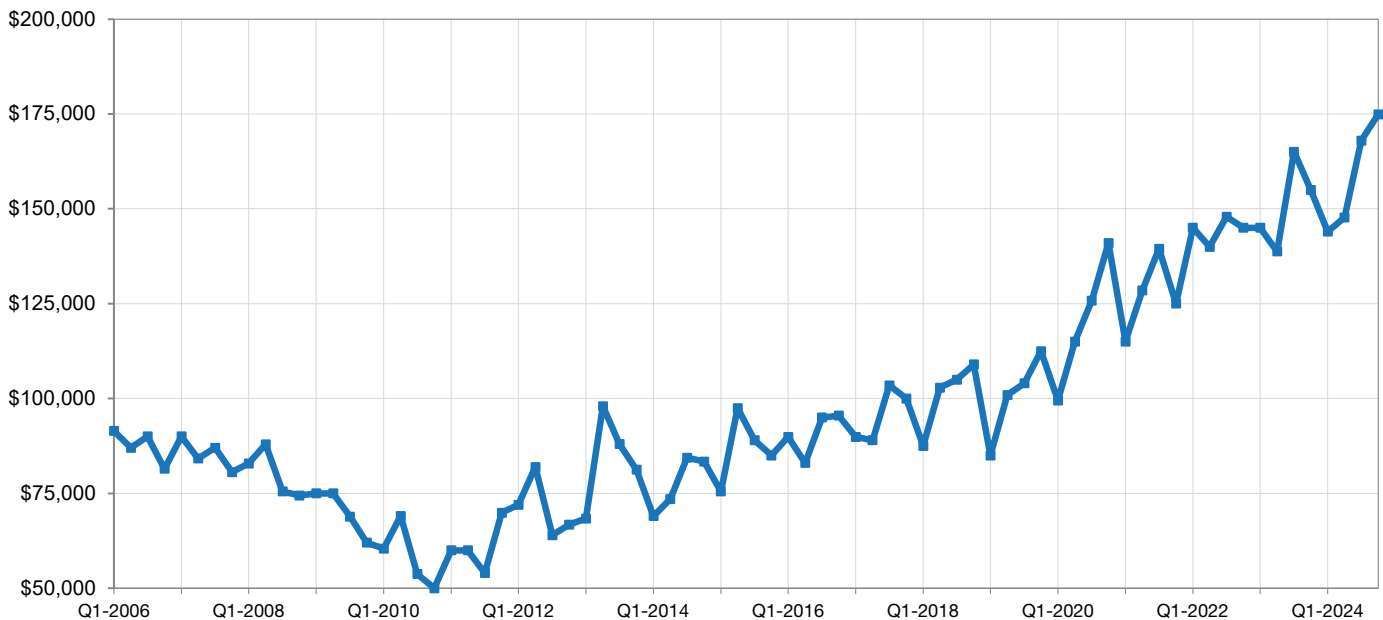
Williams County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$174,900	+ 12.8%
Average Sales Price	\$187,106	+ 12.6%
Pct. of Orig. Price Rec'd.	94.8%	- 0.7%
Homes for Sale	103	+ 63.5%
Closed Sales	95	- 17.4%
Months Supply	3.2	+ 77.0%
Days on Market	61	- 5.6%

Market Activity



Historical Median Sales Price for Williams County



Marketwatch Report

Q4-2024



Williams County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43501	\$0	- 100.0%	0.0%	- 100.0%	35	- 58.3%	1	0.0%
43506	\$190,000	+ 18.8%	96.2%	+ 2.5%	65	- 5.6%	51	0.0%
43517	\$179,900	- 10.0%	90.0%	- 9.3%	60	+ 12.7%	6	- 25.0%
43518	\$144,700	- 43.8%	98.5%	+ 5.5%	48	- 30.7%	7	- 22.2%
43521	\$169,000	+ 55.0%	94.0%	+ 5.3%	84	- 2.5%	6	0.0%
43543	\$139,500	- 5.1%	96.6%	- 0.9%	45	- 28.4%	16	- 40.7%
43554	\$225,000	+ 16.0%	90.0%	- 9.0%	100	+ 66.7%	1	- 80.0%
43557	\$210,000	+ 31.5%	93.4%	- 7.9%	81	+ 74.8%	10	+ 66.7%
43570	\$70,000	- 44.9%	79.6%	- 17.0%	69	+ 15.4%	5	- 44.4%

Marketwatch Report

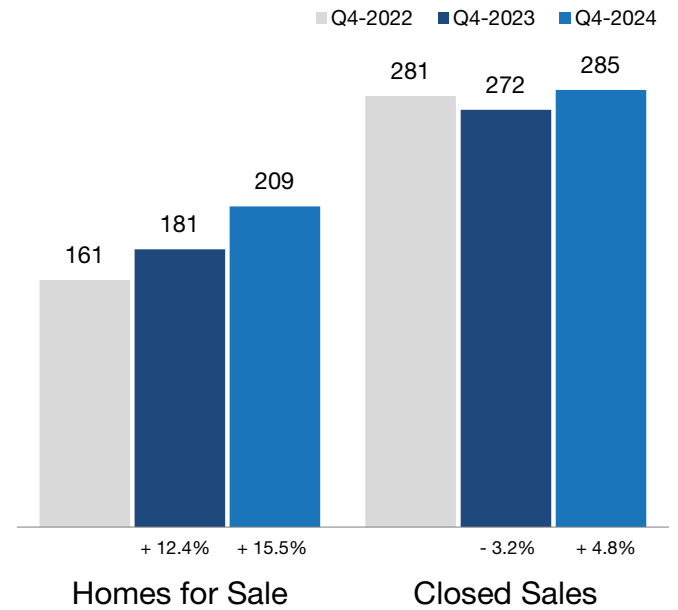
Q4-2024



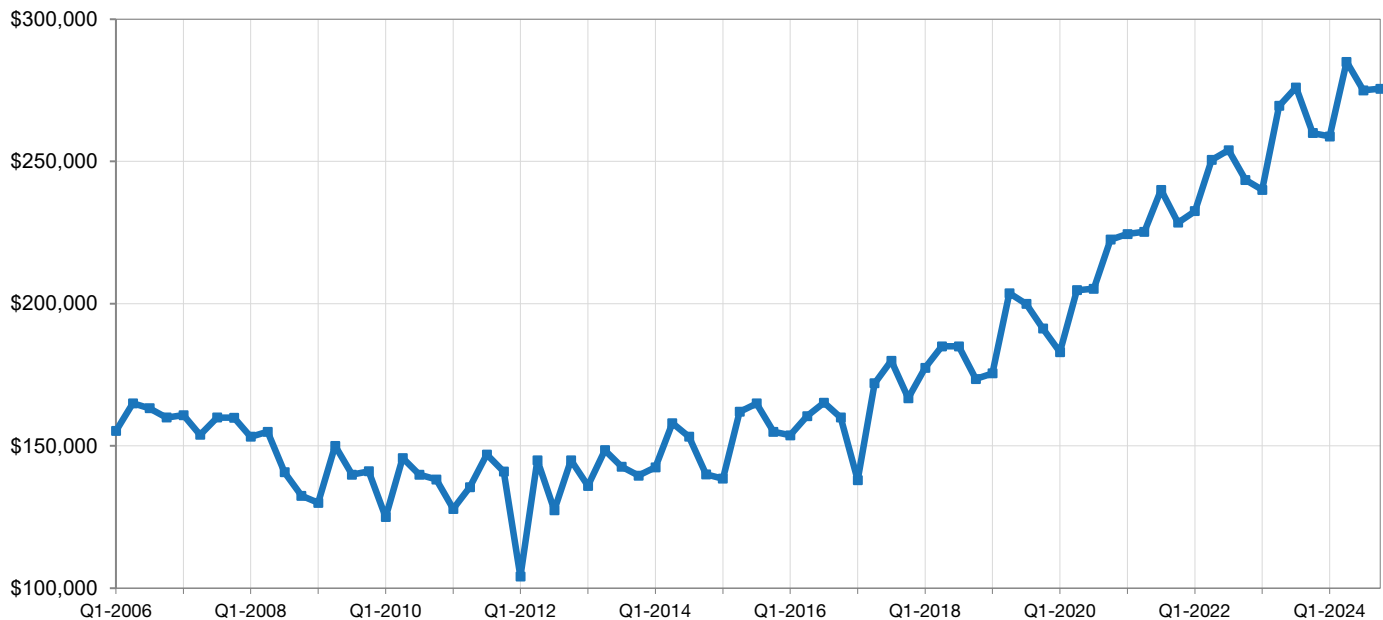
Wood County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$275,500	+ 6.0%
Average Sales Price	\$305,515	+ 5.0%
Pct. of Orig. Price Rec'd.	98.0%	- 0.2%
Homes for Sale	209	+ 15.5%
Closed Sales	285	+ 4.8%
Months Supply	2.1	+ 11.9%
Days on Market	66	+ 4.4%

Market Activity



Historical Median Sales Price for Wood County



Marketwatch Report

Q4-2024



Wood County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43402	\$262,250	+ 0.9%	98.1%	+ 1.3%	56	+ 17.2%	52	+ 8.3%
43406	\$242,500	+ 37.4%	90.0%	- 10.2%	40	- 25.6%	3	- 25.0%
43413	\$155,000	--	100.1%	--	44	--	1	--
43430	\$170,000	+ 4.0%	91.9%	- 1.4%	59	- 23.8%	9	- 18.2%
43443	\$290,000	+ 32.5%	100.0%	- 1.5%	27	- 38.6%	1	- 66.7%
43447	\$301,000	+ 18.0%	99.4%	- 0.2%	43	+ 27.2%	8	+ 60.0%
43450	\$265,000	+ 24.9%	97.9%	+ 4.6%	56	- 30.5%	12	0.0%
43451	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43457	\$138,000	+ 2.2%	99.7%	+ 10.4%	64	- 26.1%	3	+ 200.0%
43460	\$232,500	- 1.7%	97.7%	- 7.3%	48	- 9.7%	20	+ 25.0%
43462	\$170,990	- 10.0%	98.1%	- 14.8%	61	+ 41.9%	3	+ 50.0%
43465	\$210,000	0.0%	100.1%	+ 1.6%	54	- 5.0%	6	- 45.5%
43466	\$180,000	+ 2.9%	97.6%	- 4.9%	41	- 7.4%	4	+ 33.3%
43551	\$335,000	- 6.3%	98.7%	+ 0.4%	68	- 6.2%	117	+ 10.4%

Marketwatch Report

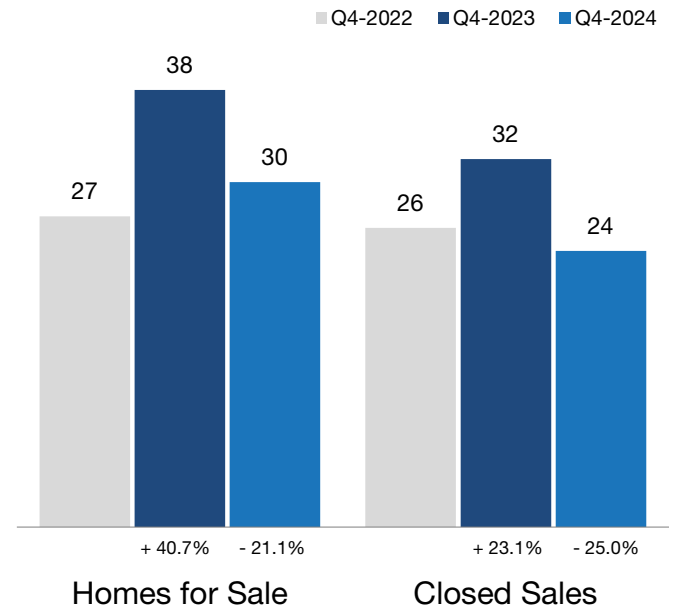
Q4-2024



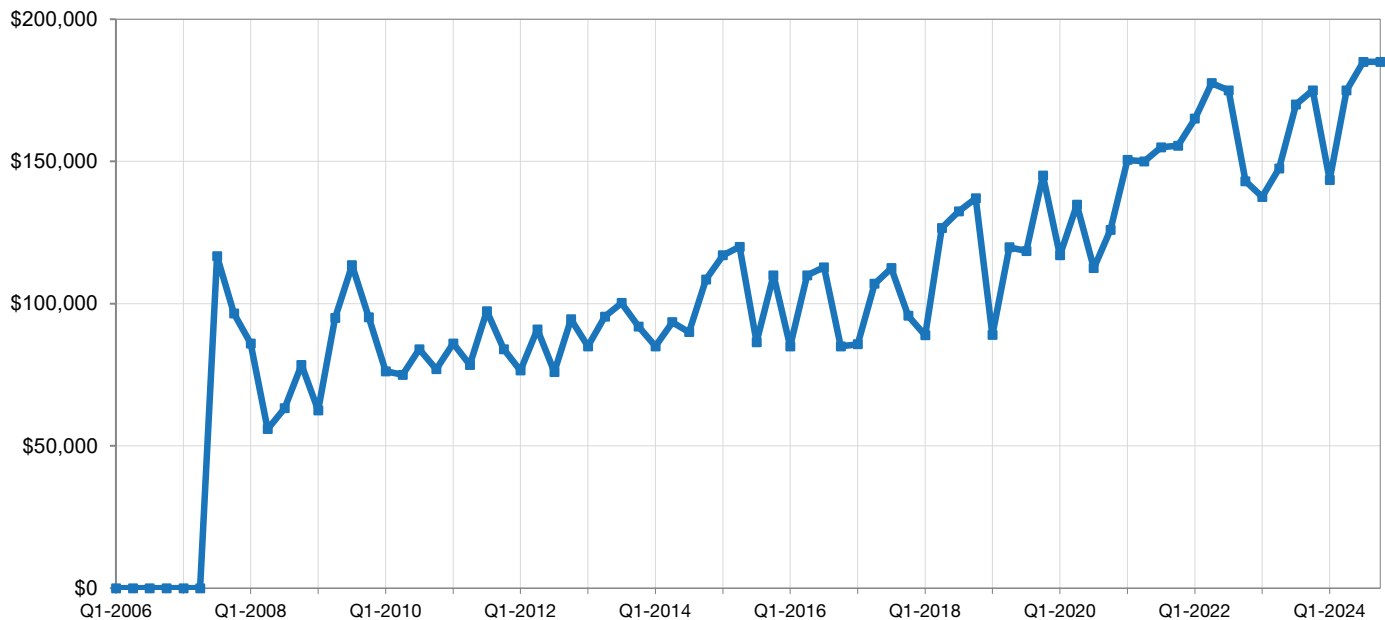
Wyandot County

Key Metrics	Q4-2024	1-Year Change
Median Sales Price	\$185,000	+ 5.7%
Average Sales Price	\$210,876	+ 13.4%
Pct. of Orig. Price Rec'd.	93.8%	+ 1.3%
Homes for Sale	30	- 21.1%
Closed Sales	24	- 25.0%
Months Supply	3.3	- 7.2%
Days on Market	100	+ 29.4%

Market Activity



Historical Median Sales Price for Wyandot County



Marketwatch Report

Q4-2024



Wyandot County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change	Q4-2024	1-Year Change
43316	\$140,000	- 18.8%	92.3%	+ 2.2%	76	- 20.1%	6	- 50.0%
43323	\$123,000	+ 1.7%	103.4%	+ 5.6%	40	- 20.0%	1	- 50.0%
43326	\$129,000	- 32.1%	95.5%	+ 1.4%	55	- 10.2%	7	+ 40.0%
43332	\$0	--	0.0%	--	0	--	0	--
43337	\$0	--	0.0%	--	0	--	0	--
43351	\$185,000	- 6.1%	95.2%	+ 1.2%	125	+ 60.1%	12	- 7.7%
43359	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
44802	\$224,900	--	92.9%	--	38	--	5	--
44844	\$370,500	--	81.5%	--	104	--	3	--
44849	\$142,000	- 34.7%	98.9%	+ 6.0%	40	- 13.8%	3	+ 50.0%
44882	\$235,000	--	94.4%	--	40	--	1	--
45843	\$197,500	+ 45.8%	91.5%	+ 8.6%	83	- 27.6%	6	+ 20.0%
45867	\$222,000	+ 58.6%	100.0%	- 3.7%	25	- 52.6%	2	- 33.3%