

Local Market Update – December 2025

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

The western counties of Northwest Ohio experienced mixed housing market conditions in December, particularly within the single-family segment. New listings increased 5.9% compared to last year, while closed sales declined 5.6%, indicating slightly slower year-end activity. Homes took longer to sell, as days on market rose 17.2%, and inventory levels expanded, with months' supply up 20.5%, signaling a shift toward a more balanced market. Even so, home prices continued to rise, with the median sales price increasing 2.3% for the month and 4.9% year to date, and average prices posting similar gains. Although December total sales volume dipped 3.6%, year-to-date volume remained strong, up 12.1%.

The condo and villa market showed greater volatility due to low transaction levels, but year-to-date results were positive, with closed sales up 50.0% and total volume surging 72.0%, supported by higher prices despite fewer new listings.

Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	101	107	5.9%	1,731	1,913	10.5%
Closed Sales	125	118	-5.6%	1,430	1,533	7.2%
Days on Market	64	75	17.2%	67	72	7.5%
SP\$/SqFt	\$121.00	\$127.00	5.0%	\$121.00	\$127.00	5.0%
Median Sales Price*	\$174,900	\$179,000	2.3%	\$174,000	\$182,500	4.9%
Average Sales Price*	\$200,921	\$205,104	2.1%	\$195,993	\$204,941	4.6%
Percent of List Price Received*	97%	96%	-1.1%	97%	97%	---
Months Supply of Inventory	2.92	3.52	20.5%	---	---	---
Total Volume	\$25,115,186	\$24,202,273	-3.6%	\$280,270,582	\$314,174,944	12.1%

Condo/Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	3	---	60	38	-36.7%
Closed Sales	2	1	---	32	48	50.0%
Days on Market	98	41	---	67	81	20.9%
SP\$/SqFt	\$149.00	\$132.00	---	\$138.00	\$141.00	2.2%
Median Sales Price*	\$202,500	\$185,000	---	\$178,000	\$215,000	20.8%
Average Sales Price*	\$202,500	\$185,000	---	\$193,374	\$221,718	14.7%
Percent of List Price Received*	89%	98%	---	98%	97%	-1.4%
Months Supply of Inventory	---	---	---	---	---	---
Total Volume (in 1000's)	\$405,000	\$185,000	---	\$6,187,996	\$10,642,500	72.0%

*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	12-2024		12-2025	% Change	YTD 2024	YTD 2025	% Change
		12-2023	6-2024	12-2024	6-2025	12-2025		
New Listings		586		540	- 7.8%	11,142	12,009	+ 7.8%
Pending Sales		671		608	- 9.4%	9,225	9,719	+ 5.4%
Closed Sales		747		780	+ 4.4%	9,234	9,628	+ 4.3%
Days on Market Until Sale		66		68	+ 3.0%	65	68	+ 4.6%
Median Sales Price		\$185,000		\$199,950	+ 8.1%	\$188,500	\$205,000	+ 8.8%
Average Sales Price		\$215,655		\$227,867	+ 5.7%	\$221,364	\$238,147	+ 7.6%
Percent of List Price Received		100.0%		99.3%	- 0.7%	100.0%	99.8%	- 0.2%
Housing Affordability Index		165		162	- 1.8%	162	158	- 2.5%
Inventory of Homes for Sale		1,729		1,885	+ 9.0%	—	—	—
Months Supply of Inventory		2.2		2.3	+ 4.5%	—	—	—

Local Market Update – December 2025

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

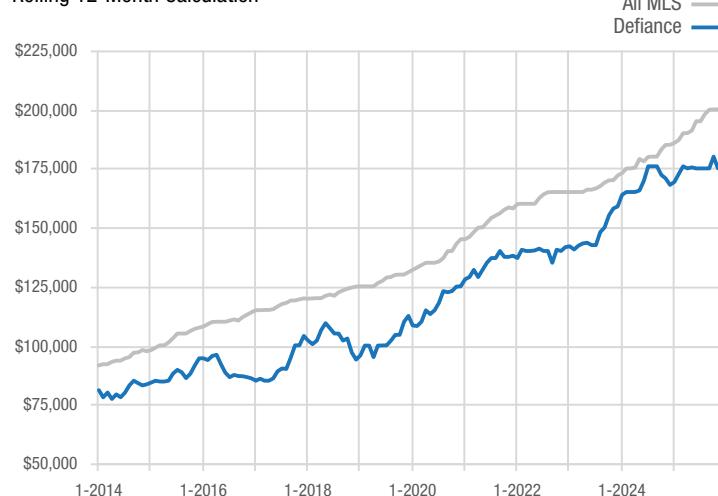
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	16	19	+ 18.8%	279	324	+ 16.1%
Pending Sales	21	17	- 19.0%	229	264	+ 15.3%
Closed Sales	23	20	- 13.0%	227	260	+ 14.5%
Days on Market Until Sale	74	76	+ 2.7%	62	67	+ 8.1%
Median Sales Price*	\$163,000	\$170,750	+ 4.8%	\$168,000	\$175,000	+ 4.2%
Average Sales Price*	\$209,278	\$191,325	- 8.6%	\$196,203	\$198,218	+ 1.0%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	40	55	+ 37.5%	—	—	—
Months Supply of Inventory	2.1	2.5	+ 19.0%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	14	19	+ 35.7%
Pending Sales	1	0	- 100.0%	12	18	+ 50.0%
Closed Sales	1	0	- 100.0%	14	17	+ 21.4%
Days on Market Until Sale	158	—	—	86	104	+ 20.9%
Median Sales Price*	\$275,000	—	—	\$270,000	\$248,000	- 8.1%
Average Sales Price*	\$275,000	—	—	\$227,514	\$227,076	- 0.2%
Percent of List Price Received*	100.0%	—	—	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

* 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 – December 2025

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

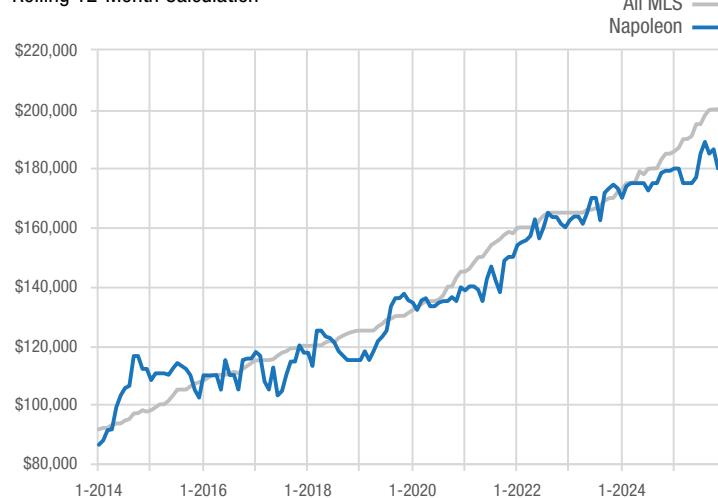
Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		4	10	+ 150.0%	114	150	+ 31.6%
Pending Sales		12	7	- 41.7%	106	111	+ 4.7%
Closed Sales		13	7	- 46.2%	104	110	+ 5.8%
Days on Market Until Sale		74	63	- 14.9%	71	69	- 2.8%
Median Sales Price*		\$165,000	\$182,500	+ 10.6%	\$179,200	\$185,000	+ 3.2%
Average Sales Price*		\$157,164	\$212,186	+ 35.0%	\$183,900	\$205,681	+ 11.8%
Percent of List Price Received*		100.0%	98.0%	- 2.0%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale		15	28	+ 86.7%	—	—	—
Months Supply of Inventory		1.7	3.0	+ 76.5%	—	—	—

Condo-Villa		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		0	0	0.0%	5	3	- 40.0%
Pending Sales		0	0	0.0%	1	3	+ 200.0%
Closed Sales		0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale		—	—	—	43	158	+ 267.4%
Median Sales Price*		—	—	—	\$285,000	\$250,000	- 12.3%
Average Sales Price*		—	—	—	\$285,000	\$284,667	- 0.1%
Percent of List Price Received*		—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale		3	1	- 66.7%	—	—	—
Months Supply of Inventory		3.0	0.7	- 76.7%	—	—	—

* 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.

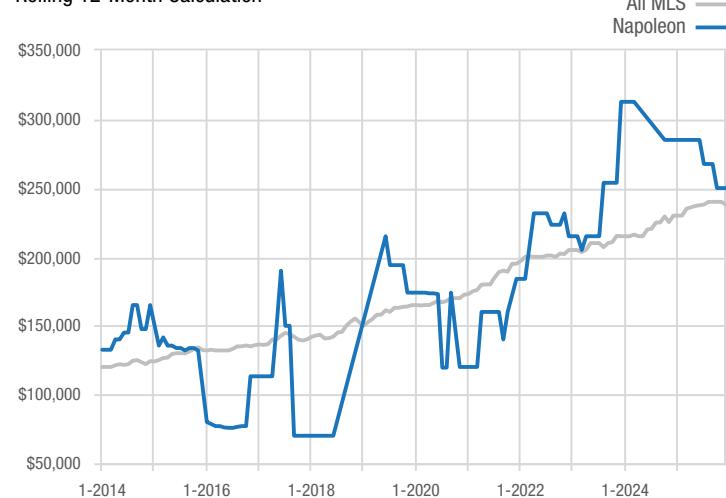
Median Sales Price - Single Family

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 – December 2025

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

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	19	12	- 36.8%	234	215	- 8.1%
Pending Sales	11	8	- 27.3%	191	191	0.0%
Closed Sales	12	12	0.0%	191	192	+ 0.5%
Days on Market Until Sale	64	56	- 12.5%	68	75	+ 10.3%
Median Sales Price*	\$157,250	\$203,000	+ 29.1%	\$159,000	\$184,500	+ 16.0%
Average Sales Price*	\$176,447	\$221,814	+ 25.7%	\$180,452	\$197,253	+ 9.3%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	49	41	- 16.3%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	73	81	+ 11.0%
Median Sales Price*	—	—	—	\$265,000	\$282,500	+ 6.6%
Average Sales Price*	—	—	—	\$265,000	\$279,375	+ 5.4%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	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 – December 2025

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

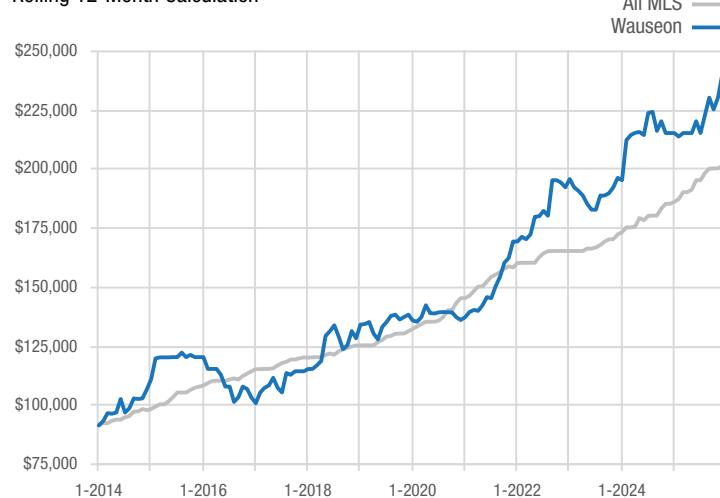
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	6	7	+ 16.7%	104	137	+ 31.7%
Pending Sales	7	8	+ 14.3%	90	97	+ 7.8%
Closed Sales	10	12	+ 20.0%	90	97	+ 7.8%
Days on Market Until Sale	67	95	+ 41.8%	71	65	- 8.5%
Median Sales Price*	\$235,000	\$264,500	+ 12.6%	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	\$240,590	\$270,075	+ 12.3%	\$235,967	\$264,758	+ 12.2%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	10	31	+ 210.0%	—	—	—
Months Supply of Inventory	1.3	3.8	+ 192.3%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	4	13	+ 225.0%
Pending Sales	0	0	0.0%	4	11	+ 175.0%
Closed Sales	0	0	0.0%	4	11	+ 175.0%
Days on Market Until Sale	—	—	—	47	38	- 19.1%
Median Sales Price*	—	—	—	\$139,625	\$132,900	- 4.8%
Average Sales Price*	—	—	—	\$139,938	\$159,264	+ 13.8%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.1	—	—	—	—

* 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.

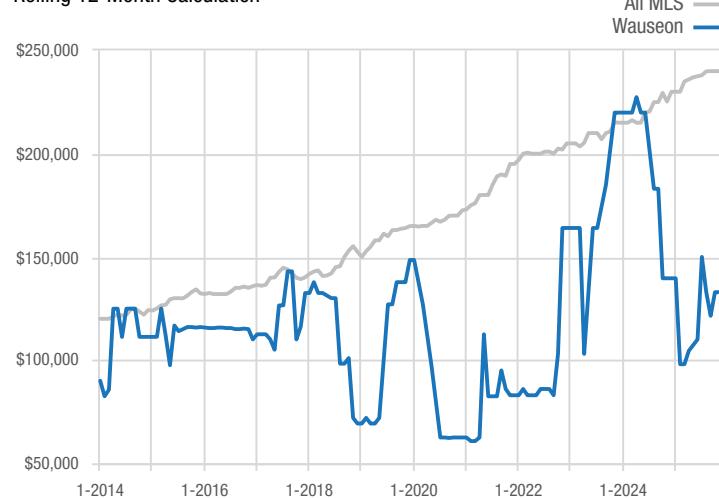
Median Sales Price - Single Family

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 – December 2025

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

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	5	+ 400.0%	54	71	+ 31.5%
Pending Sales	2	5	+ 150.0%	52	57	+ 9.6%
Closed Sales	2	6	+ 200.0%	53	56	+ 5.7%
Days on Market Until Sale	51	69	+ 35.3%	76	68	- 10.5%
Median Sales Price*	\$227,500	\$172,500	- 24.2%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$227,500	\$219,983	- 3.3%	\$205,122	\$238,545	+ 16.3%
Percent of List Price Received*	100.0%	95.6%	- 4.4%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	4	—
Pending Sales	0	1	—	0	3	—
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	89	—
Median Sales Price*	—	—	—	—	\$221,000	—
Average Sales Price*	—	—	—	—	\$221,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
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.

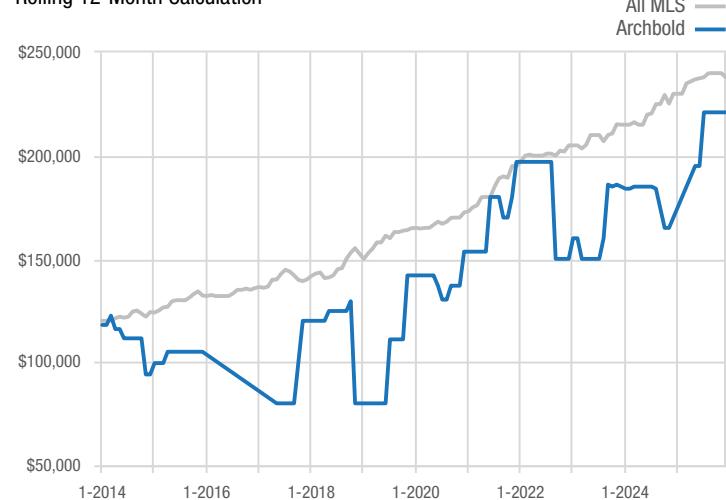
Median Sales Price - Single Family

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 – December 2025

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

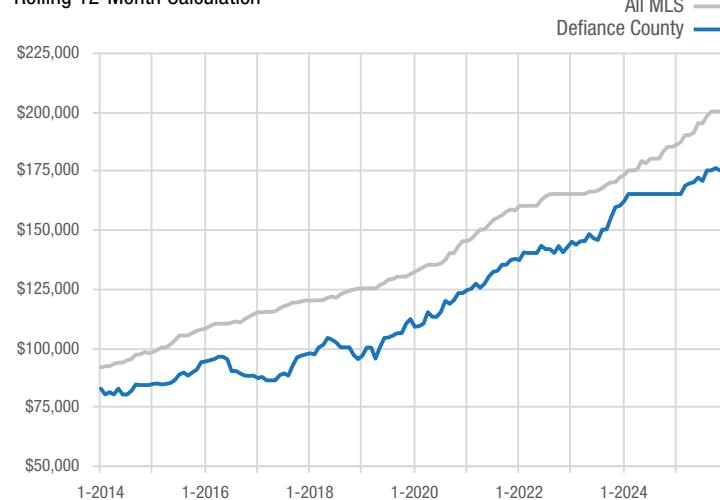
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	22	23	+ 4.5%	369	424	+ 14.9%
Pending Sales	25	26	+ 4.0%	310	352	+ 13.5%
Closed Sales	29	26	- 10.3%	307	345	+ 12.4%
Days on Market Until Sale	71	78	+ 9.9%	64	71	+ 10.9%
Median Sales Price*	\$163,000	\$171,000	+ 4.9%	\$165,000	\$175,000	+ 6.1%
Average Sales Price*	\$202,428	\$196,876	- 2.7%	\$192,148	\$197,342	+ 2.7%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	60	65	+ 8.3%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	21	22	+ 4.8%
Pending Sales	2	0	- 100.0%	18	21	+ 16.7%
Closed Sales	2	0	- 100.0%	20	20	0.0%
Days on Market Until Sale	99	—	—	78	96	+ 23.1%
Median Sales Price*	\$202,500	—	—	\$159,500	\$238,000	+ 49.2%
Average Sales Price*	\$202,500	—	—	\$196,410	\$214,810	+ 9.4%
Percent of List Price Received*	100.0%	—	—	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

* 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.

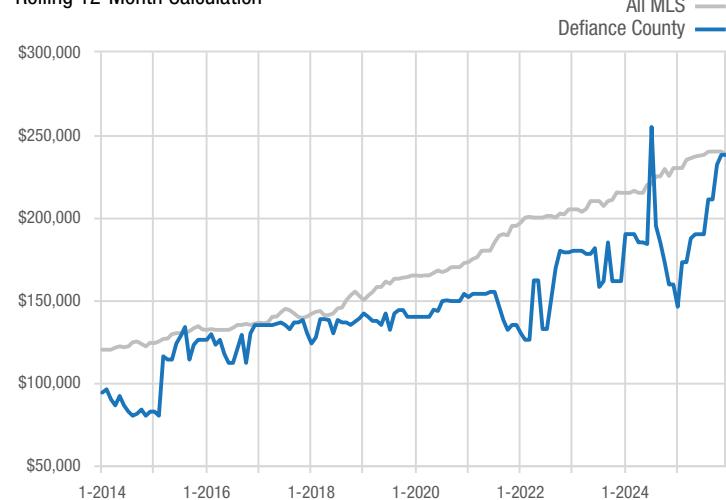
Median Sales Price - Single Family

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 – December 2025

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

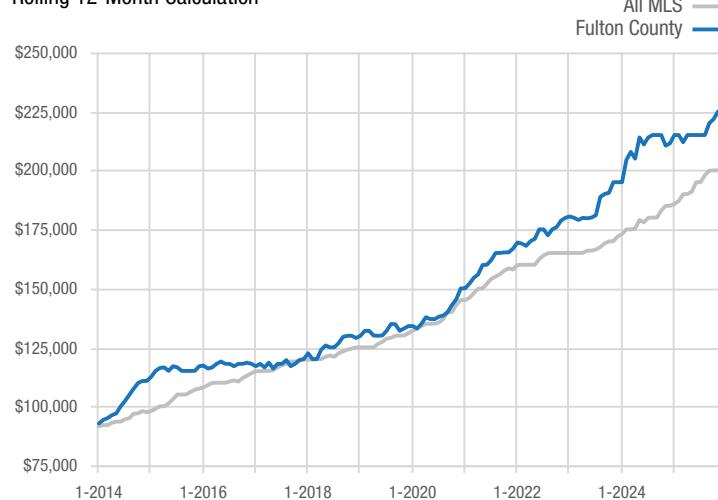
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	19	16	- 15.8%	380	410	+ 7.9%
Pending Sales	25	23	- 8.0%	338	325	- 3.8%
Closed Sales	29	36	+ 24.1%	336	327	- 2.7%
Days on Market Until Sale	62	70	+ 12.9%	66	63	- 4.5%
Median Sales Price*	\$218,900	\$205,000	- 6.3%	\$211,475	\$225,000	+ 6.4%
Average Sales Price*	\$235,264	\$238,177	+ 1.2%	\$235,993	\$247,636	+ 4.9%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	50	63	+ 26.0%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	4	18	+ 350.0%
Pending Sales	0	1	—	4	15	+ 275.0%
Closed Sales	0	0	0.0%	4	14	+ 250.0%
Days on Market Until Sale	—	—	—	47	49	+ 4.3%
Median Sales Price*	—	—	—	\$139,625	\$170,000	+ 21.8%
Average Sales Price*	—	—	—	\$139,938	\$167,421	+ 19.6%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

* 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 – December 2025

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

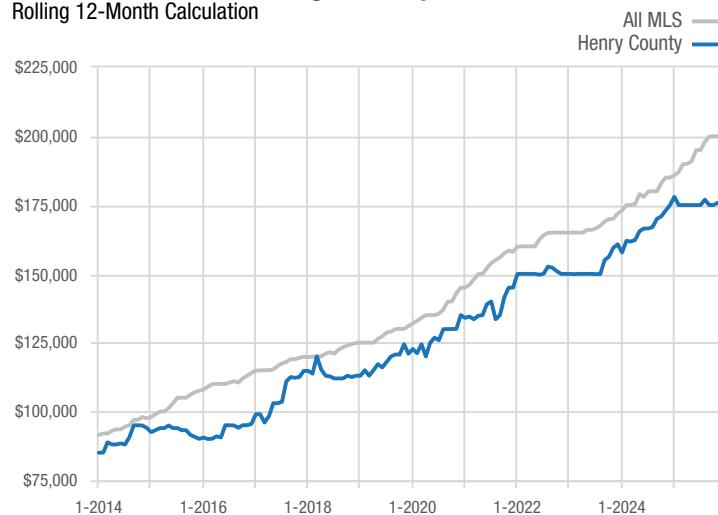
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	12	19	+ 58.3%	238	304	+ 27.7%
Pending Sales	19	12	- 36.8%	201	227	+ 12.9%
Closed Sales	20	14	- 30.0%	199	223	+ 12.1%
Days on Market Until Sale	67	68	+ 1.5%	66	70	+ 6.1%
Median Sales Price*	\$174,950	\$161,450	- 7.7%	\$175,000	\$175,900	+ 0.5%
Average Sales Price*	\$183,657	\$198,864	+ 8.3%	\$185,599	\$196,144	+ 5.7%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	44	58	+ 31.8%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	5	3	- 40.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	43	158	+ 267.4%
Median Sales Price*	—	—	—	\$285,000	\$250,000	- 12.3%
Average Sales Price*	—	—	—	\$285,000	\$284,667	- 0.1%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.7	- 76.7%	—	—	—

* 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.

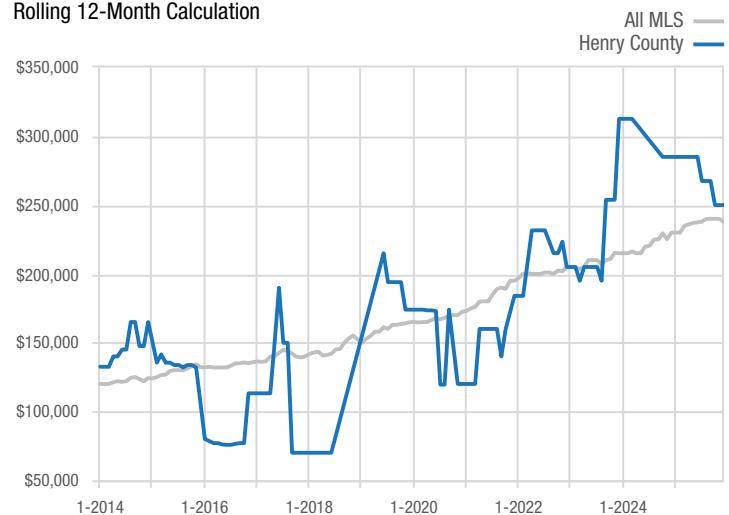
Median Sales Price - Single Family

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 – December 2025

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

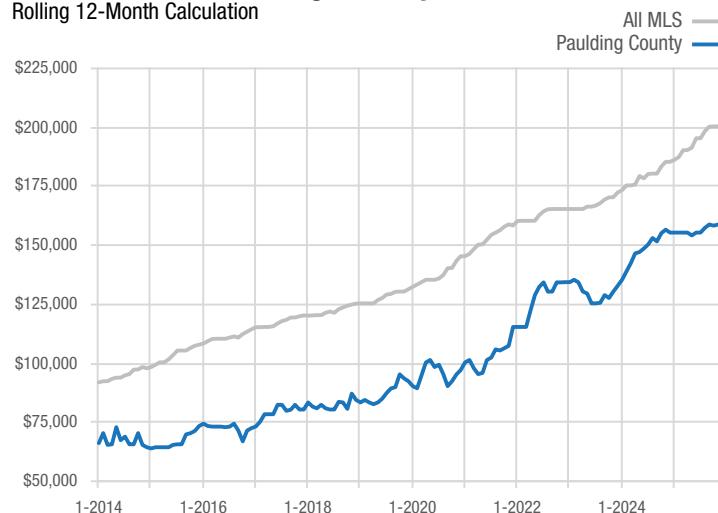
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	8	15	+ 87.5%	149	195	+ 30.9%
Pending Sales	7	6	- 14.3%	115	148	+ 28.7%
Closed Sales	11	10	- 9.1%	114	148	+ 29.8%
Days on Market Until Sale	60	68	+ 13.3%	78	82	+ 5.1%
Median Sales Price*	\$145,000	\$154,700	+ 6.7%	\$155,000	\$159,000	+ 2.6%
Average Sales Price*	\$131,818	\$162,990	+ 23.6%	\$170,248	\$180,178	+ 5.8%
Percent of List Price Received*	100.0%	95.3%	- 4.7%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	35	42	+ 20.0%	—	—	—
Months Supply of Inventory	3.7	3.4	- 8.1%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	3	+ 50.0%
Days on Market Until Sale	—	—	—	54	48	- 11.1%
Median Sales Price*	—	—	—	\$132,000	\$115,500	- 12.5%
Average Sales Price*	—	—	—	\$132,000	\$115,500	- 12.5%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	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.

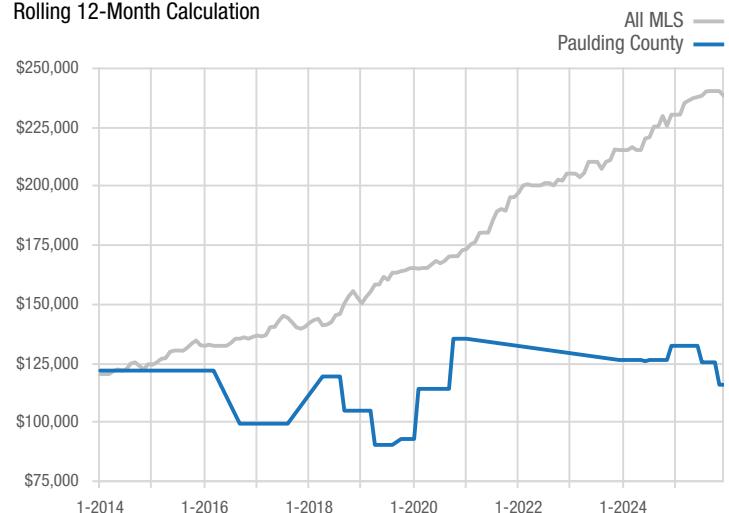
Median Sales Price - Single Family

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 – December 2025

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

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	8	+ 100.0%	106	142	+ 34.0%
Pending Sales	6	9	+ 50.0%	95	103	+ 8.4%
Closed Sales	7	8	+ 14.3%	95	100	+ 5.3%
Days on Market Until Sale	64	92	+ 43.8%	78	80	+ 2.6%
Median Sales Price*	\$185,000	\$167,000	- 9.7%	\$175,000	\$195,500	+ 11.7%
Average Sales Price*	\$256,414	\$191,286	- 25.4%	\$207,528	\$215,588	+ 3.9%
Percent of List Price Received*	100.0%	95.6%	- 4.4%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	15	30	+ 100.0%	—	—	—
Months Supply of Inventory	1.9	3.5	+ 84.2%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	46	110	+ 139.1%
Median Sales Price*	—	—	—	\$191,150	\$275,000	+ 43.9%
Average Sales Price*	—	—	—	\$191,150	\$281,633	+ 47.3%
Percent of List Price Received*	—	—	—	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

* 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.

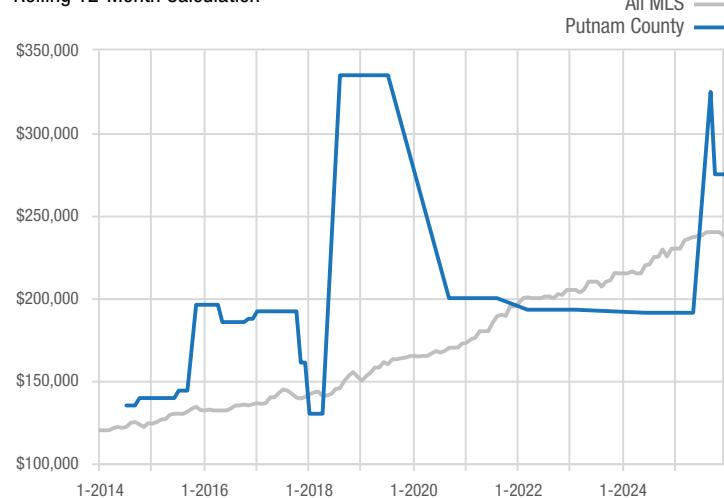
Median Sales Price - Single Family

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 – December 2025

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

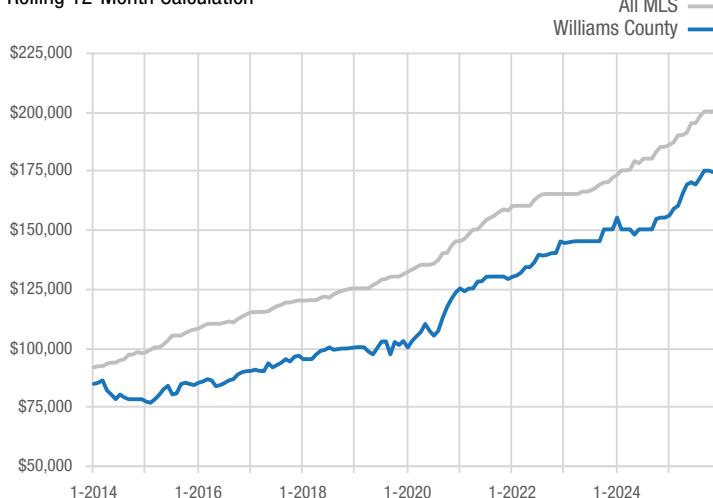
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	36	23	- 36.1%	489	442	- 9.6%
Pending Sales	28	17	- 39.3%	381	390	+ 2.4%
Closed Sales	29	24	- 17.2%	379	390	+ 2.9%
Days on Market Until Sale	60	81	+ 35.0%	68	78	+ 14.7%
Median Sales Price*	\$150,000	\$187,300	+ 24.9%	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$189,797	\$196,376	+ 3.5%	\$173,958	\$188,384	+ 8.3%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	104	74	- 28.8%	—	—	—
Months Supply of Inventory	3.3	2.3	- 30.3%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	4	6	+ 50.0%
Pending Sales	0	1	—	4	5	+ 25.0%
Closed Sales	0	1	—	4	5	+ 25.0%
Days on Market Until Sale	—	41	—	53	73	+ 37.7%
Median Sales Price*	—	\$185,000	—	\$265,000	\$270,000	+ 1.9%
Average Sales Price*	—	\$185,000	—	\$239,975	\$260,500	+ 8.6%
Percent of List Price Received*	—	97.9%	—	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

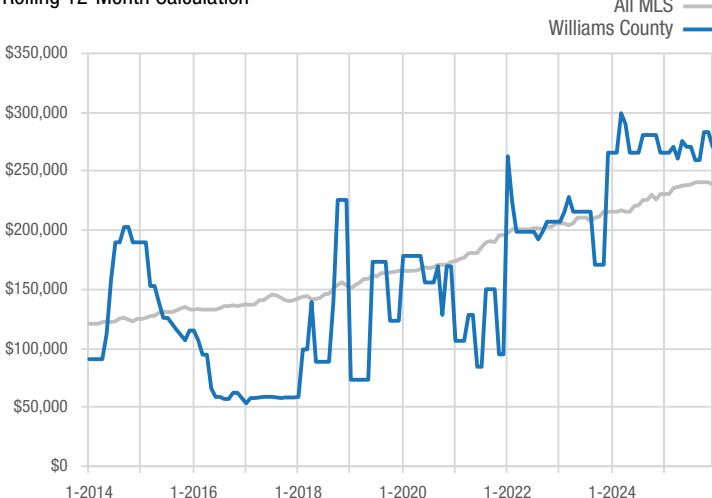
Median Sales Price - Single Family

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.