

Local Market Update – July 2025

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Western Counties - Defiance, Fulton, Henry, Paulding, Putnam and Williams

In July 2025, the single-family housing market in the western counties of Northwest Ohio saw strong listing and sales activity compared to July 2024. New listings rose 24.3% to 210, while closed sales increased 10.6% to 167. However, homes took longer to sell, with the average days on market jumping 32.1% to 74 days. Price trends were mixed—price per square foot dipped 1.7% to \$123.37, the median sales price slipped 0.8% to \$176,000, and the average sales price fell slightly by 0.9% to \$201,954. Despite this, total sales volume for the month climbed 11.8% to \$33.7 million. Year-to-date, the market is notably stronger than in 2024, with listings up 19.2%, closed sales up 10.1%, and modest price gains contributing to a 16.9% increase in total volume.

The condo/villa market showed a different pattern. In July 2025, new listings surged from 3 to 10, but closed sales fell from 6 to 3, and homes stayed on the market significantly longer—rising from 87 to 136 days. Prices for the month were higher than last year, with the median sales price at \$247,000 and the average at \$243,000, alongside a notable jump in price per square foot to \$164.16. Year-to-date, condo/villa listings are up 66.7%, closed sales have grown 4.5%, and median prices have increased 30.3%, with average prices up 6.5%. Inventory levels also expanded, with months supply rising from 1 to 7, indicating more options for buyers.

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	169	210	24.3%	978	1166	19.2%
Closed Sales	151	167	10.6%	775	853	10.1%
Days on Market	56	74	32.1%	66	74	12.1%
SP\$/SqFt	\$125.50	\$123.37	-1.7%	\$119.15	\$124.70	4.7%
Median Sales Price*	\$177,500	\$176,000	-0.8%	\$167,000	\$179,000	7.2%
Average Sales Price*	\$203,696	\$201,954	-0.9%	\$189,434	\$201,134	6.2%
Percent of List Price Received*	---	---	---	---	---	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$30,155,122	\$33,726,329	11.8%	\$146,811,239	\$171,566,896	16.9%

Condo/Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	3	10	---	24	40	66.7%
Closed Sales	6	3	---	22	23	4.5%
Days on Market	87	136	---	65	75	15.4%
SP\$/SqFt	\$133.70	\$164.16	---	\$141.99	\$141.91	-0.1%
Median Sales Price*	\$202,000	\$247,000	---	\$178,000	\$232,000	30.3%
Average Sales Price*	\$198,300	\$243,000	---	\$200,670	\$213,617	6.5%
Percent of List Price Received*	101	99%	---	99%	99%	0.0%
Months Supply of Inventory	1	7	---	---	---	---
Total Volume (in 1000's)	\$ 1,189,800	\$729,000	---	\$4,414,746	\$4,913,200	11.3%

*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	false	false	% Change	false	false	% Change
New Listings		1,137	1,125	- 1.1%	6,548	7,112	+ 8.6%
Pending Sales		886	961	+ 8.5%	5,243	5,544	+ 5.7%
Closed Sales		882	945	+ 7.1%	5,136	5,412	+ 5.4%
Days on Market Until Sale		54	65	+ 20.4%	62	67	+ 8.1%
Median Sales Price		\$202,000	\$214,700	+ 6.3%	\$185,000	\$201,000	+ 8.6%
Average Sales Price		\$230,477	\$246,543	+ 7.0%	\$216,700	\$237,040	+ 9.4%
Percent of List Price Received		100.6%	100.0%	- 0.6%	99.9%	99.7%	- 0.2%
Housing Affordability Index		148	140	- 5.4%	162	149	- 8.0%
Inventory of Homes for Sale		2,011	2,227	+ 10.7%	—	—	—
Months Supply of Inventory		2.7	2.8	+ 3.7%	—	—	—

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Defiance

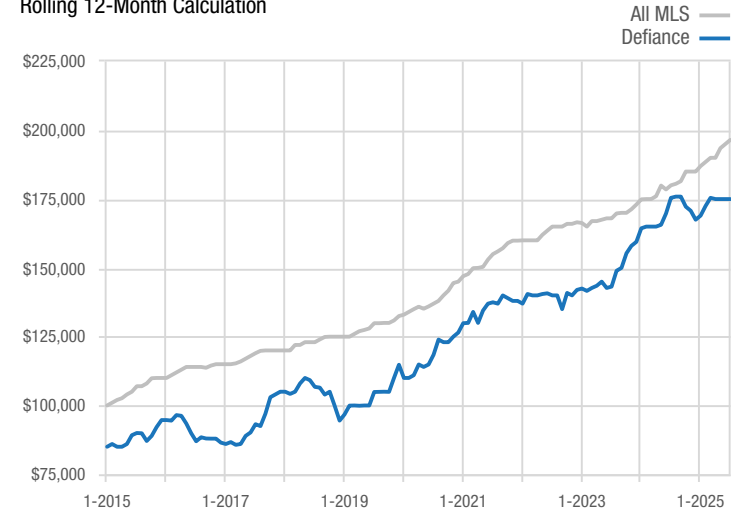
Zip Code 43512

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	25	30	+ 20.0%	144	195	+ 35.4%
Pending Sales	27	20	- 25.9%	119	148	+ 24.4%
Closed Sales	26	19	- 26.9%	116	146	+ 25.9%
Days on Market Until Sale	48	73	+ 52.1%	64	62	- 3.1%
Median Sales Price*	\$183,700	\$171,000	- 6.9%	\$166,650	\$175,000	+ 5.0%
Average Sales Price*	\$223,593	\$200,800	- 10.2%	\$190,674	\$189,001	- 0.9%
Percent of List Price Received*	100.9%	100.2%	- 0.7%	99.7%	98.8%	- 0.9%
Inventory of Homes for Sale	39	65	+ 66.7%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

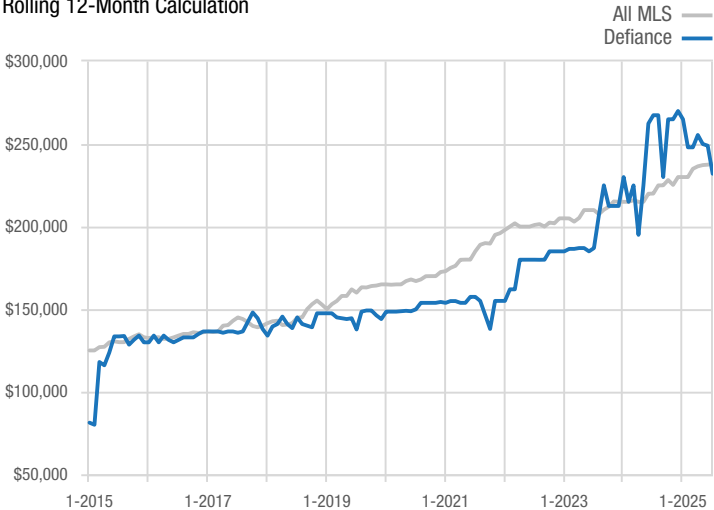
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	4	+ 300.0%	10	15	+ 50.0%
Pending Sales	3	2	- 33.3%	9	10	+ 11.1%
Closed Sales	4	1	- 75.0%	11	8	- 27.3%
Days on Market Until Sale	112	93	- 17.0%	82	75	- 8.5%
Median Sales Price*	\$282,450	\$232,000	- 17.9%	\$299,900	\$240,000	- 20.0%
Average Sales Price*	\$243,700	\$232,000	- 4.8%	\$238,063	\$229,038	- 3.8%
Percent of List Price Received*	102.5%	97.7%	- 4.7%	100.6%	100.7%	+ 0.1%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	2.1	4.3	+ 104.8%	—	—	—

* 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.

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Napoleon

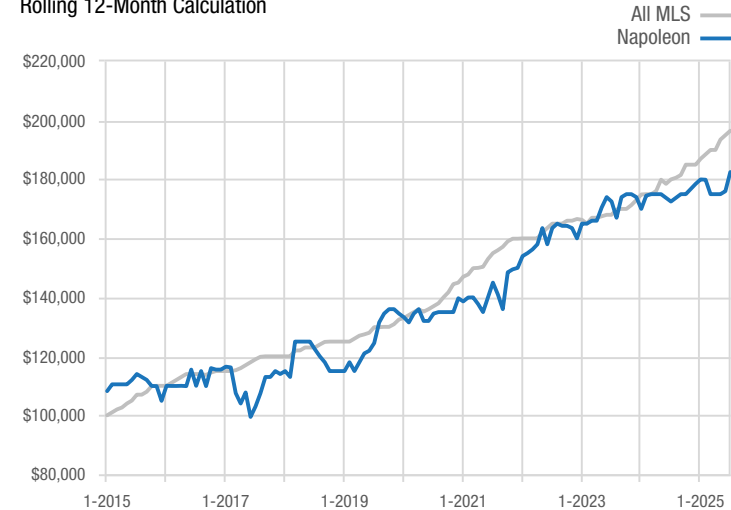
Zip Code 43545

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	12	10	- 16.7%	64	80	+ 25.0%
Pending Sales	5	16	+ 220.0%	54	59	+ 9.3%
Closed Sales	8	16	+ 100.0%	54	55	+ 1.9%
Days on Market Until Sale	54	86	+ 59.3%	69	72	+ 4.3%
Median Sales Price*	\$120,000	\$186,500	+ 55.4%	\$179,900	\$189,000	+ 5.1%
Average Sales Price*	\$134,200	\$203,431	+ 51.6%	\$168,495	\$201,095	+ 19.3%
Percent of List Price Received*	97.1%	98.6%	+ 1.5%	99.5%	98.6%	- 0.9%
Inventory of Homes for Sale	23	28	+ 21.7%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

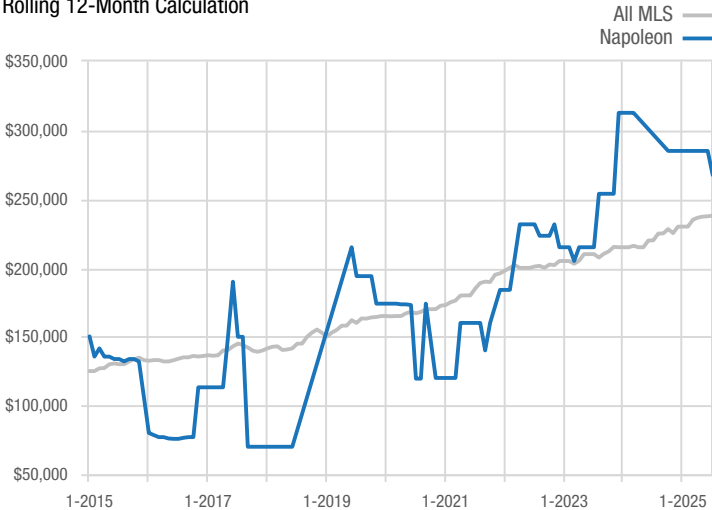
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	1	—	0	3	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	265	—	—	156	—
Median Sales Price*	—	\$250,000	—	—	\$250,000	—
Average Sales Price*	—	\$250,000	—	—	\$284,667	—
Percent of List Price Received*	—	96.2%	—	—	95.5%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
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Bryan

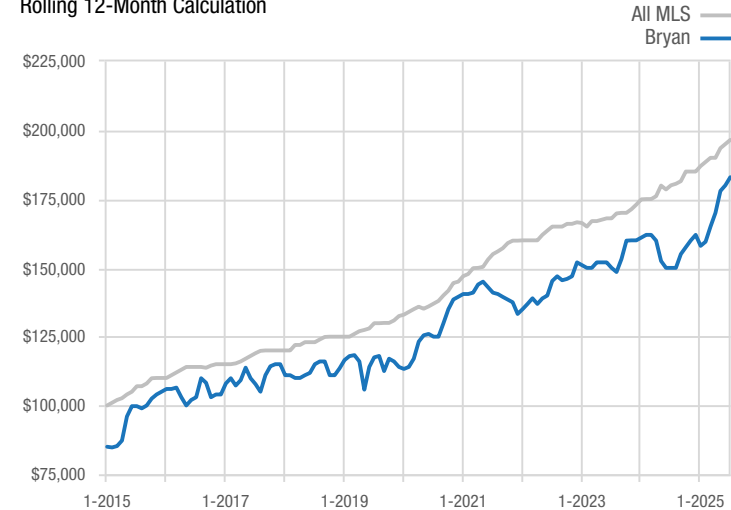
Zip Code 43506

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	29	19	- 34.5%	135	123	- 8.9%
Pending Sales	15	20	+ 33.3%	103	110	+ 6.8%
Closed Sales	19	19	0.0%	107	110	+ 2.8%
Days on Market Until Sale	49	69	+ 40.8%	65	79	+ 21.5%
Median Sales Price*	\$167,450	\$179,900	+ 7.4%	\$147,000	\$182,000	+ 23.8%
Average Sales Price*	\$178,778	\$204,052	+ 14.1%	\$167,887	\$193,504	+ 15.3%
Percent of List Price Received*	99.3%	97.9%	- 1.4%	99.6%	98.4%	- 1.2%
Inventory of Homes for Sale	50	42	- 16.0%	—	—	—
Months Supply of Inventory	3.4	2.5	- 26.5%	—	—	—

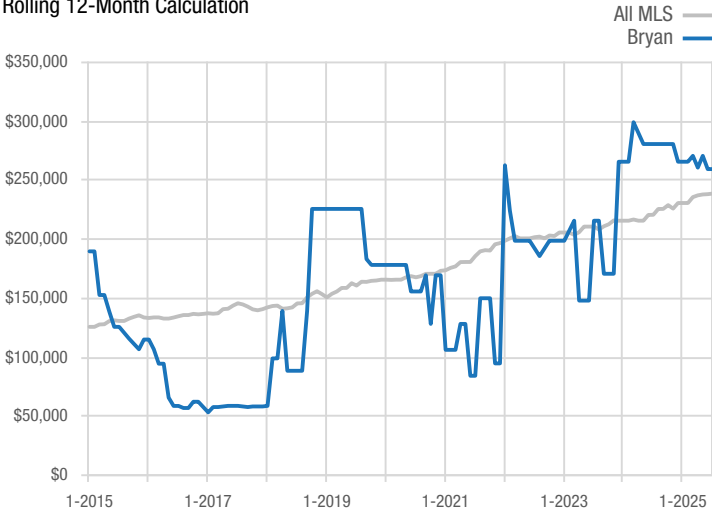
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	62	87	+ 40.3%
Median Sales Price*	—	—	—	\$265,000	\$258,750	- 2.4%
Average Sales Price*	—	—	—	\$265,000	\$258,750	- 2.4%
Percent of List Price Received*	—	—	—	93.0%	97.0%	+ 4.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Wauseon

Zip Code 43567

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	10	18	+ 80.0%	58	80	+ 37.9%
Pending Sales	8	8	0.0%	44	48	+ 9.1%
Closed Sales	9	7	- 22.2%	43	48	+ 11.6%
Days on Market Until Sale	59	45	- 23.7%	72	63	- 12.5%
Median Sales Price*	\$315,000	\$215,000	- 31.7%	\$213,000	\$215,000	+ 0.9%
Average Sales Price*	\$283,611	\$274,286	- 3.3%	\$238,010	\$279,226	+ 17.3%
Percent of List Price Received*	101.8%	99.3%	- 2.5%	100.1%	98.7%	- 1.4%
Inventory of Homes for Sale	19	36	+ 89.5%	—	—	—
Months Supply of Inventory	2.4	4.6	+ 91.7%	—	—	—

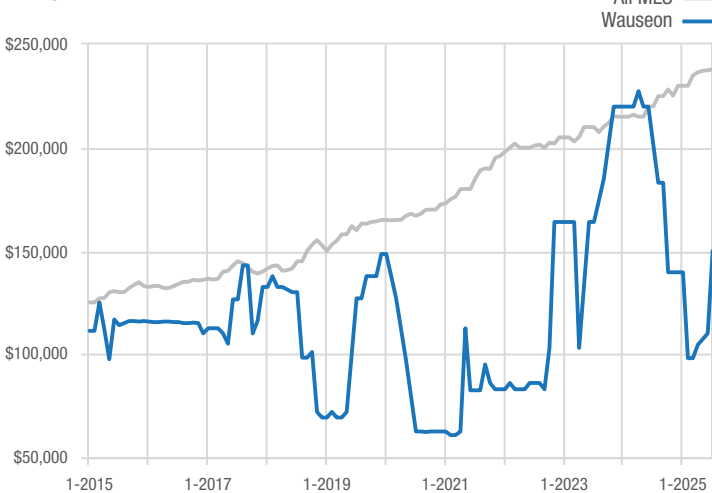
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	3	—	2	9	+ 350.0%
Pending Sales	1	1	0.0%	2	7	+ 250.0%
Closed Sales	1	0	- 100.0%	2	6	+ 200.0%
Days on Market Until Sale	58	—	—	46	39	- 15.2%
Median Sales Price*	\$76,000	—	—	\$129,500	\$150,000	+ 15.8%
Average Sales Price*	\$76,000	—	—	\$129,500	\$163,750	+ 26.4%
Percent of List Price Received*	95.1%	—	—	97.6%	99.2%	+ 1.6%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Archbold

Zip Code 43502

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	10	+ 25.0%	38	39	+ 2.6%
Pending Sales	3	6	+ 100.0%	36	25	- 30.6%
Closed Sales	1	6	+ 500.0%	34	25	- 26.5%
Days on Market Until Sale	33	72	+ 118.2%	68	72	+ 5.9%
Median Sales Price*	\$219,000	\$227,500	+ 3.9%	\$195,000	\$230,000	+ 17.9%
Average Sales Price*	\$219,000	\$241,333	+ 10.2%	\$205,759	\$243,308	+ 18.2%
Percent of List Price Received*	102.4%	98.7%	- 3.6%	99.3%	99.4%	+ 0.1%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	3.4	4.7	+ 38.2%	—	—	—

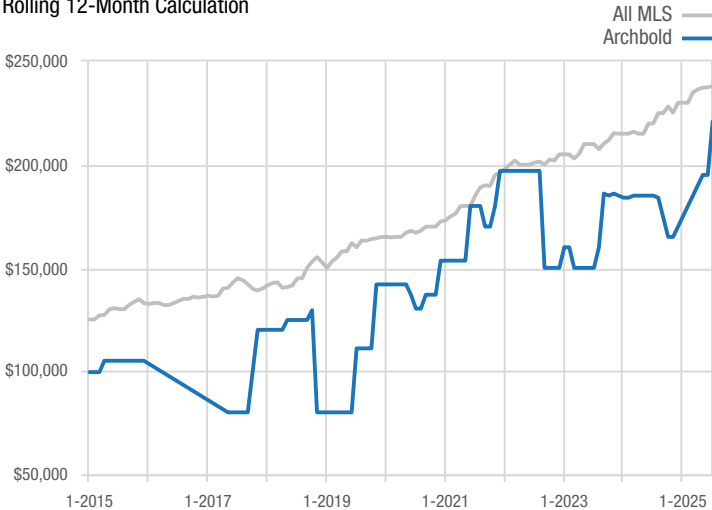
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	49	—	—	81	—
Median Sales Price*	—	\$247,000	—	—	\$221,000	—
Average Sales Price*	—	\$247,000	—	—	\$221,000	—
Percent of List Price Received*	—	102.9%	—	—	100.2%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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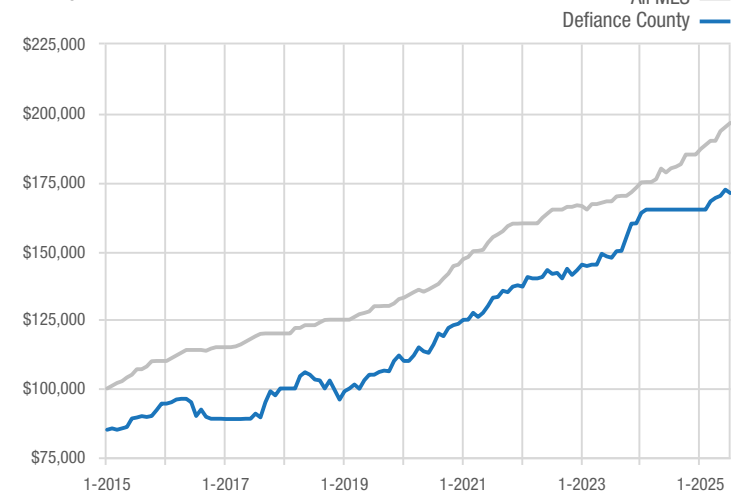
Defiance County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	33	44	+ 33.3%	196	266	+ 35.7%
Pending Sales	30	33	+ 10.0%	171	201	+ 17.5%
Closed Sales	33	32	- 3.0%	169	198	+ 17.2%
Days on Market Until Sale	49	77	+ 57.1%	66	68	+ 3.0%
Median Sales Price*	\$170,500	\$163,000	- 4.4%	\$163,500	\$172,000	+ 5.2%
Average Sales Price*	\$192,752	\$191,722	- 0.5%	\$181,571	\$190,573	+ 5.0%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	56	93	+ 66.1%	—	—	—
Months Supply of Inventory	2.0	3.3	+ 65.0%	—	—	—

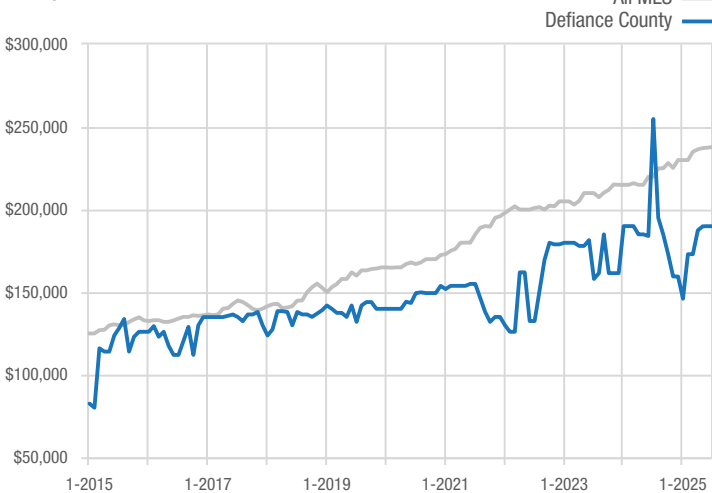
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	6	+ 500.0%	14	18	+ 28.6%
Pending Sales	3	3	0.0%	12	12	0.0%
Closed Sales	4	1	- 75.0%	14	9	- 35.7%
Days on Market Until Sale	112	93	- 17.0%	74	68	- 8.1%
Median Sales Price*	\$282,450	\$232,000	- 17.9%	\$219,000	\$232,000	+ 5.9%
Average Sales Price*	\$243,700	\$232,000	- 4.8%	\$215,764	\$221,356	+ 2.6%
Percent of List Price Received*	102.5%	97.7%	- 4.7%	100.0%	100.6%	+ 0.6%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	2.2	4.4	+ 100.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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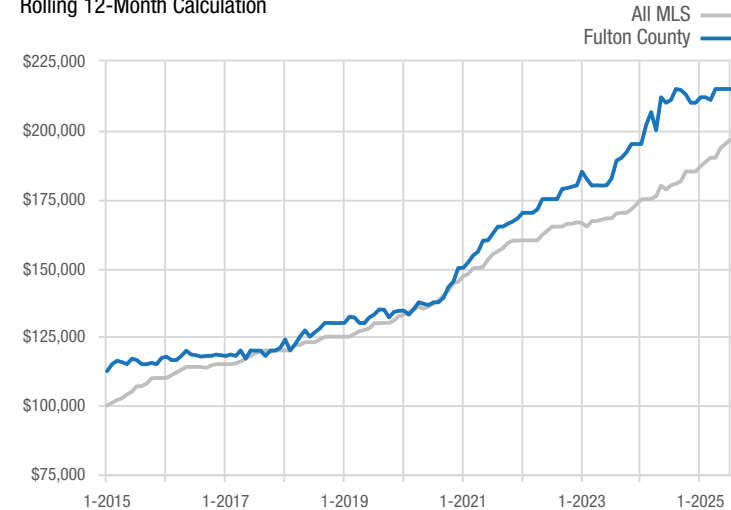
Fulton County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	34	47	+ 38.2%	231	238	+ 3.0%
Pending Sales	36	38	+ 5.6%	192	168	- 12.5%
Closed Sales	39	38	- 2.6%	187	166	- 11.2%
Days on Market Until Sale	45	58	+ 28.9%	58	63	+ 8.6%
Median Sales Price*	\$219,000	\$218,750	- 0.1%	\$204,000	\$215,000	+ 5.4%
Average Sales Price*	\$252,233	\$272,506	+ 8.0%	\$231,935	\$250,777	+ 8.1%
Percent of List Price Received*	100.2%	100.7%	+ 0.5%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	69	81	+ 17.4%	—	—	—
Months Supply of Inventory	2.5	3.1	+ 24.0%	—	—	—

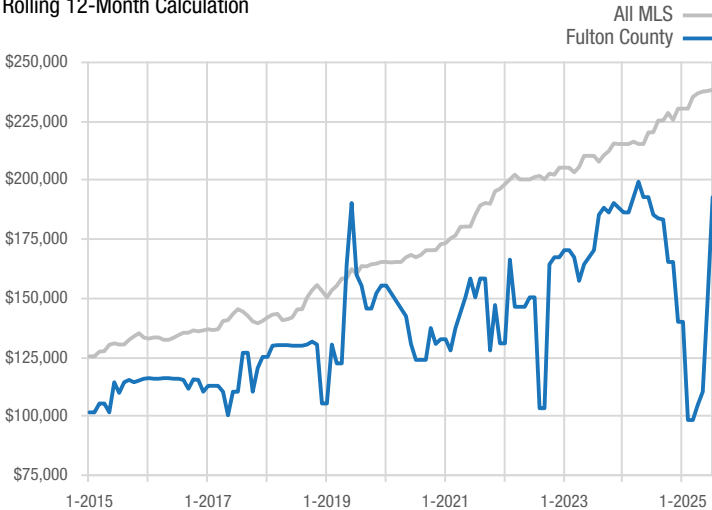
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	4	—	2	12	+ 500.0%
Pending Sales	1	1	0.0%	2	9	+ 350.0%
Closed Sales	1	1	0.0%	2	8	+ 300.0%
Days on Market Until Sale	58	49	- 15.5%	46	49	+ 6.5%
Median Sales Price*	\$76,000	\$247,000	+ 225.0%	\$129,500	\$192,500	+ 48.6%
Average Sales Price*	\$76,000	\$247,000	+ 225.0%	\$129,500	\$178,063	+ 37.5%
Percent of List Price Received*	95.1%	102.9%	+ 8.2%	97.6%	99.5%	+ 1.9%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.9	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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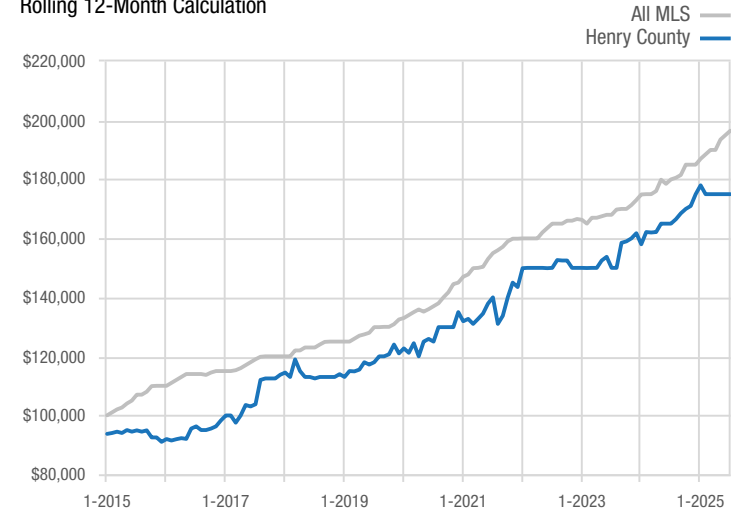
Henry County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	19	27	+ 42.1%	131	168	+ 28.2%
Pending Sales	17	24	+ 41.2%	110	119	+ 8.2%
Closed Sales	22	23	+ 4.5%	109	113	+ 3.7%
Days on Market Until Sale	59	78	+ 32.2%	63	70	+ 11.1%
Median Sales Price*	\$155,500	\$185,000	+ 19.0%	\$167,000	\$175,000	+ 4.8%
Average Sales Price*	\$167,355	\$195,422	+ 16.8%	\$173,335	\$197,507	+ 13.9%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.7%	98.4%	- 1.3%
Inventory of Homes for Sale	39	64	+ 64.1%	—	—	—
Months Supply of Inventory	2.4	3.7	+ 54.2%	—	—	—

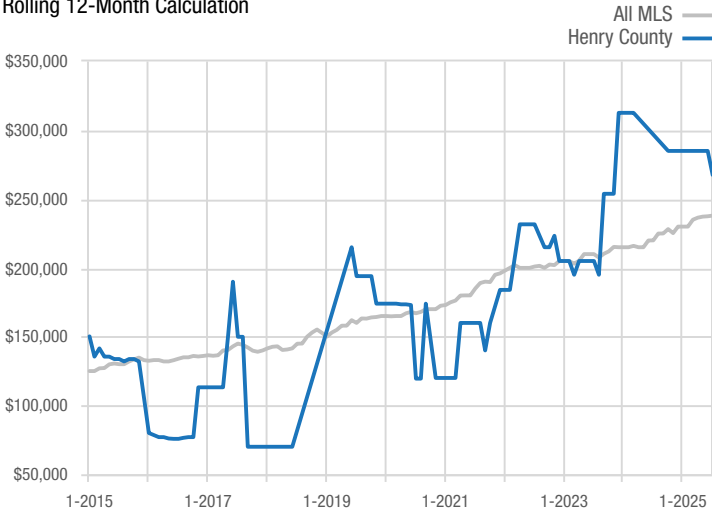
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	1	—	0	3	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	265	—	—	156	—
Median Sales Price*	—	\$250,000	—	—	\$250,000	—
Average Sales Price*	—	\$250,000	—	—	\$284,667	—
Percent of List Price Received*	—	96.2%	—	—	95.5%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
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.

Local Market Update – July 2025

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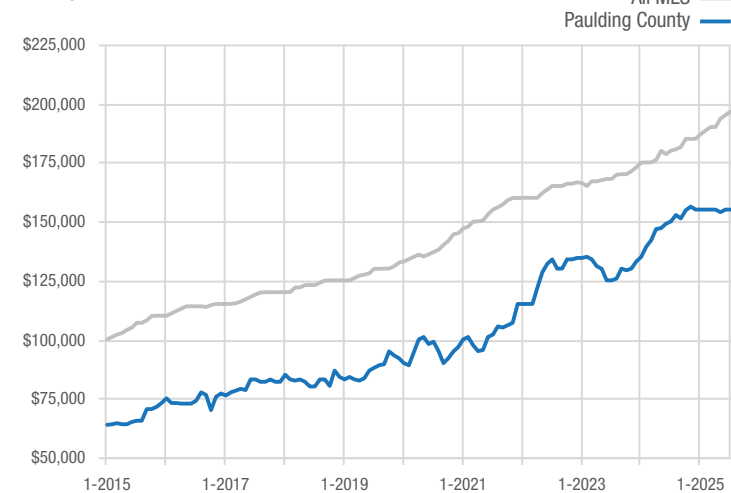
Paulding County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	16	15	- 6.3%	80	120	+ 50.0%
Pending Sales	9	18	+ 100.0%	62	90	+ 45.2%
Closed Sales	9	15	+ 66.7%	60	85	+ 41.7%
Days on Market Until Sale	71	81	+ 14.1%	80	87	+ 8.8%
Median Sales Price*	\$153,900	\$155,000	+ 0.7%	\$154,200	\$155,000	+ 0.5%
Average Sales Price*	\$196,572	\$144,927	- 26.3%	\$170,135	\$169,213	- 0.5%
Percent of List Price Received*	96.8%	99.9%	+ 3.2%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	33	44	+ 33.3%	—	—	—
Months Supply of Inventory	3.7	3.7	0.0%	—	—	—

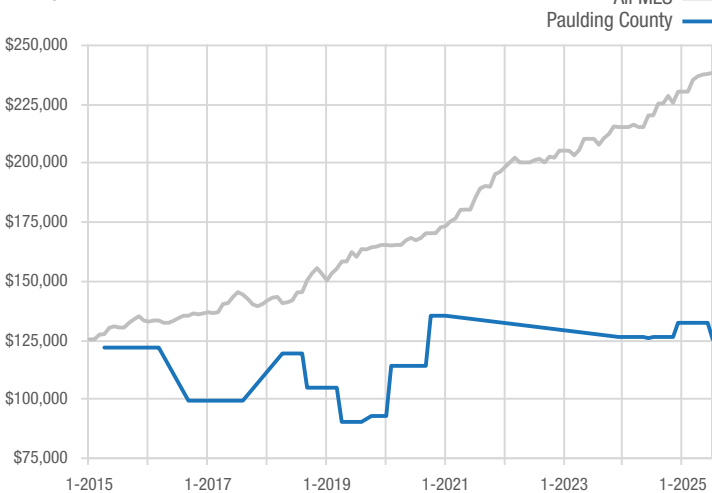
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	0	- 100.0%	2	3	+ 50.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	18	—	—	54	75	+ 38.9%
Median Sales Price*	\$139,000	—	—	\$132,000	\$125,000	- 5.3%
Average Sales Price*	\$139,000	—	—	\$132,000	\$125,000	- 5.3%
Percent of List Price Received*	100.0%	—	—	96.3%	100.0%	+ 3.8%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Putnam County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	11	16	+ 45.5%	64	86	+ 34.4%
Pending Sales	9	11	+ 22.2%	48	59	+ 22.9%
Closed Sales	7	15	+ 114.3%	44	59	+ 34.1%
Days on Market Until Sale	69	78	+ 13.0%	69	82	+ 18.8%
Median Sales Price*	\$149,000	\$175,000	+ 17.4%	\$170,000	\$185,000	+ 8.8%
Average Sales Price*	\$180,286	\$197,115	+ 9.3%	\$189,947	\$209,443	+ 10.3%
Percent of List Price Received*	93.8%	98.4%	+ 4.9%	97.0%	98.0%	+ 1.0%
Inventory of Homes for Sale	28	33	+ 17.9%	—	—	—
Months Supply of Inventory	3.9	3.7	- 5.1%	—	—	—

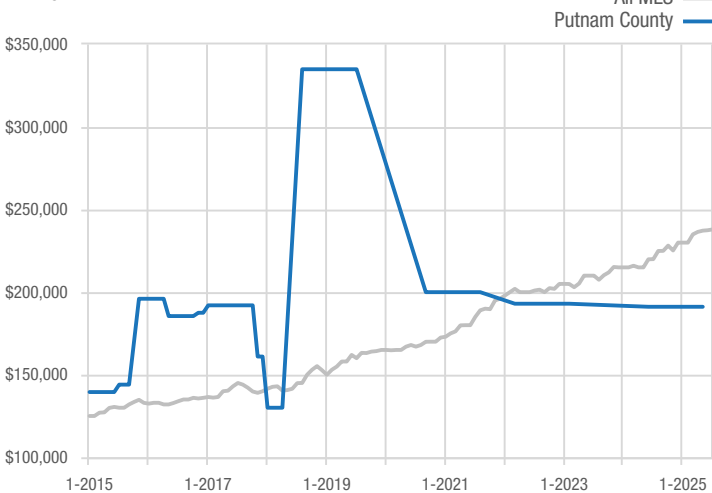
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	46	—	—
Median Sales Price*	—	—	—	\$191,150	—	—
Average Sales Price*	—	—	—	\$191,150	—	—
Percent of List Price Received*	—	—	—	106.3%	—	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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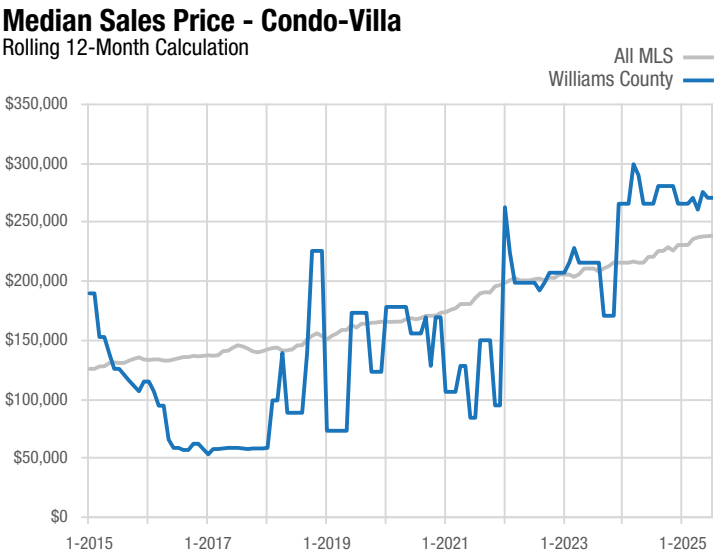
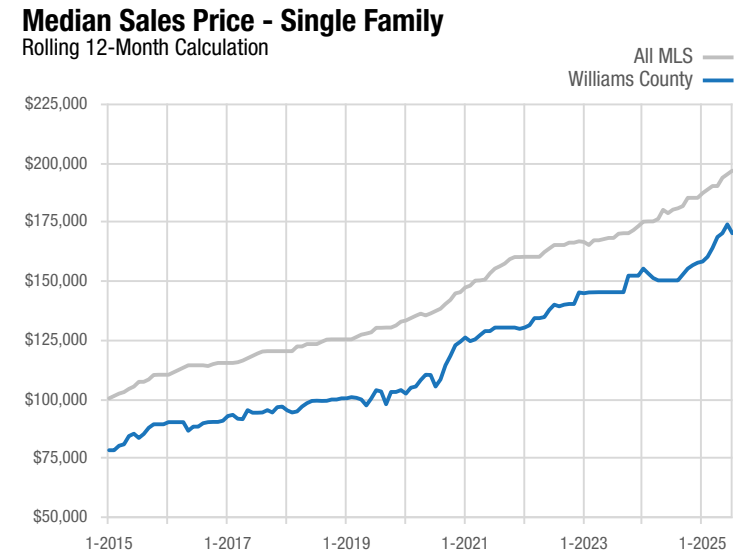


Williams County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	56	49	- 12.5%	276	275	- 0.4%
Pending Sales	35	40	+ 14.3%	207	231	+ 11.6%
Closed Sales	40	44	+ 10.0%	206	232	+ 12.6%
Days on Market Until Sale	64	79	+ 23.4%	69	82	+ 18.8%
Median Sales Price*	\$175,250	\$145,750	- 16.8%	\$150,000	\$173,750	+ 15.8%
Average Sales Price*	\$184,133	\$172,743	- 6.2%	\$172,519	\$184,756	+ 7.1%
Percent of List Price Received*	100.7%	98.7%	- 2.0%	99.1%	98.2%	- 0.9%
Inventory of Homes for Sale	99	99	0.0%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	0	- 100.0%	4	3	- 25.0%
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	0	0	—	3	2	- 33.3%
Days on Market Until Sale	—	—	—	51	87	+ 70.6%
Median Sales Price*	—	—	—	\$250,000	\$258,750	+ 3.5%
Average Sales Price*	—	—	—	\$226,633	\$258,750	+ 14.2%
Percent of List Price Received*	—	—	—	95.3%	97.0%	+ 1.8%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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