

Local Market Update – November 2025

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

In the western counties of Northwest Ohio, the single-family market softened in November, with new listings down 17% and closed sales slipping slightly, yet year-to-date activity remains strong as both listings and sales are up compared to 2024. Prices in November dipped modestly—median price down 2.9% and average price down 7.6%—but on a year-to-date basis, both metrics show healthy appreciation, supported by a 5% rise in price per square foot. Homes sold a bit faster this November, though year-to-date days on market increased, reflecting a gradual shift toward a more balanced market as inventory grew 15%.

The condo/villa segment, while much smaller, experienced a surge in activity: new listings more than tripled in November and closed sales quadrupled, pushing total monthly volume up dramatically. Prices varied due to the small sample size, with November showing significantly higher median and average prices, while year-to-date figures remained positive overall despite some volatility. Together, these trends indicate expanding inventory and moderating pace in the single-family sector, while the condo market—though influenced by low unit counts—shows increased interest and higher-value transactions heading into 2026.

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	141	117	-17.0%	1,630	1,806	10.8%
Closed Sales	112	109	-2.7%	1,305	1,414	8.4%
Days on Market	65	61	-6.2%	68	72	5.9%
SP\$/SqFt	\$125.00	\$123.00	-1.6%	\$121.00	\$127.00	5.0%
Median Sales Price*	\$175,000	\$170,000	-2.9%	\$174,000	\$183,000	5.2%
Average Sales Price*	\$196,508	\$181,591	-7.6%	\$195,521	\$204,949	4.8%
Percent of List Price Received*	97%	97%	-0.7%	97%	97%	---
Months Supply of Inventory	3.54	4.08	15.3%	---	---	---
Total Volume	\$22,008,945	\$19,793,419	-10.1%	\$255,155,396	\$289,798,771	13.6%

Condo/Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	2	7	---	37	57	54.1%
Closed Sales	1	4	---	30	47	56.7%
Days on Market	55	69	---	65	82	26.2%
SP\$/SqFt	\$108.00	\$110.00	---	\$138.00	\$141.00	2.2%
Median Sales Price*	\$119,000	\$200,500	---	\$178,000	\$22,000	-87.6%
Average Sales Price*	\$119,000	\$319,250	---	\$192,766	\$222,500	15.4%
Percent of List Price Received*	99%	95%	---	99%	97%	-2.3%
Months Supply of Inventory	10	2.75	---	---	---	---
Total Volume (in 1000's)	\$119,000	\$1,277,000	---	\$5,782,996	\$10,457,500	80.8%

*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.

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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		824	771	- 6.4%	10,556	11,434	+ 8.3%
Pending Sales		715	596	- 16.6%	8,554	9,019	+ 5.4%
Closed Sales		743	698	- 6.1%	8,487	8,843	+ 4.2%
Days on Market Until Sale		65	67	+ 3.1%	64	68	+ 6.3%
Median Sales Price		\$190,000	\$199,900	+ 5.2%	\$189,200	\$206,262	+ 9.0%
Average Sales Price		\$221,200	\$233,530	+ 5.6%	\$221,867	\$239,047	+ 7.7%
Percent of List Price Received		100.0%	98.6%	- 1.4%	100.0%	99.8%	- 0.2%
Housing Affordability Index		162	161	- 0.6%	162	156	- 3.7%
Inventory of Homes for Sale		2,004	2,238	+ 11.7%	—	—	—
Months Supply of Inventory		2.6	2.8	+ 7.7%	—	—	—

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Defiance

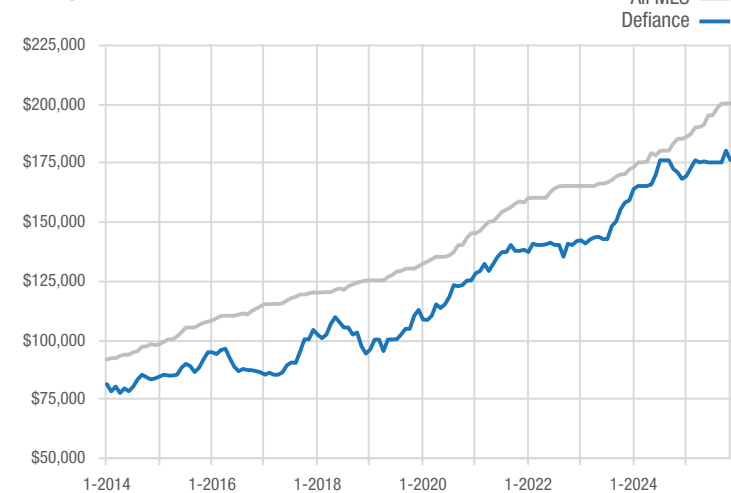
Zip Code 43512

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	19	18	- 5.3%	263	302	+ 14.8%
Pending Sales	16	13	- 18.8%	208	244	+ 17.3%
Closed Sales	15	21	+ 40.0%	204	239	+ 17.2%
Days on Market Until Sale	53	74	+ 39.6%	61	66	+ 8.2%
Median Sales Price*	\$194,900	\$162,000	- 16.9%	\$168,500	\$177,000	+ 5.0%
Average Sales Price*	\$216,127	\$167,684	- 22.4%	\$194,729	\$198,897	+ 2.1%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	49	59	+ 20.4%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

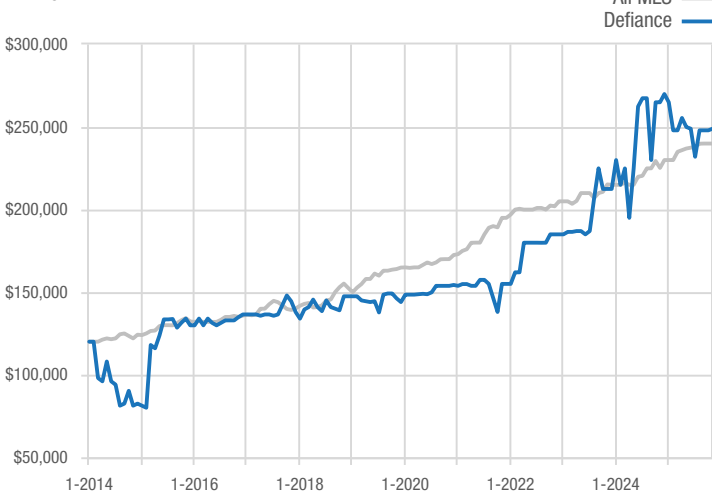
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	1	0.0%	13	19	+ 46.2%
Pending Sales	0	1	—	11	18	+ 63.6%
Closed Sales	0	1	—	13	17	+ 30.8%
Days on Market Until Sale	—	101	—	81	104	+ 28.4%
Median Sales Price*	—	\$267,000	—	\$265,000	\$248,000	- 6.4%
Average Sales Price*	—	\$267,000	—	\$223,861	\$227,076	+ 1.4%
Percent of List Price Received*	—	95.4%	—	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	13	11	- 15.4%	110	140	+ 27.3%
Pending Sales	8	6	- 25.0%	94	105	+ 11.7%
Closed Sales	8	12	+ 50.0%	91	103	+ 13.2%
Days on Market Until Sale	80	63	- 21.3%	71	70	- 1.4%
Median Sales Price*	\$172,375	\$170,000	- 1.4%	\$180,000	\$186,500	+ 3.6%
Average Sales Price*	\$203,719	\$174,891	- 14.2%	\$187,720	\$205,235	+ 9.3%
Percent of List Price Received*	100.0%	96.5%	- 3.5%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	23	30	+ 30.4%	—	—	—
Months Supply of Inventory	2.7	3.1	+ 14.8%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Bryan

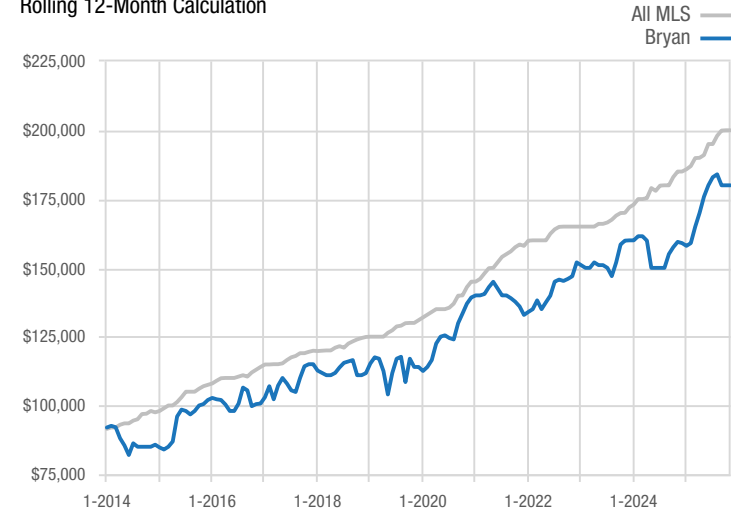
Zip Code 43506

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	24	14	- 41.7%	215	203	- 5.6%
Pending Sales	18	13	- 27.8%	180	180	0.0%
Closed Sales	18	17	- 5.6%	179	180	+ 0.6%
Days on Market Until Sale	69	67	- 2.9%	68	76	+ 11.8%
Median Sales Price*	\$179,950	\$190,000	+ 5.6%	\$159,000	\$182,000	+ 14.5%
Average Sales Price*	\$201,418	\$210,976	+ 4.7%	\$180,721	\$195,616	+ 8.2%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	45	41	- 8.9%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

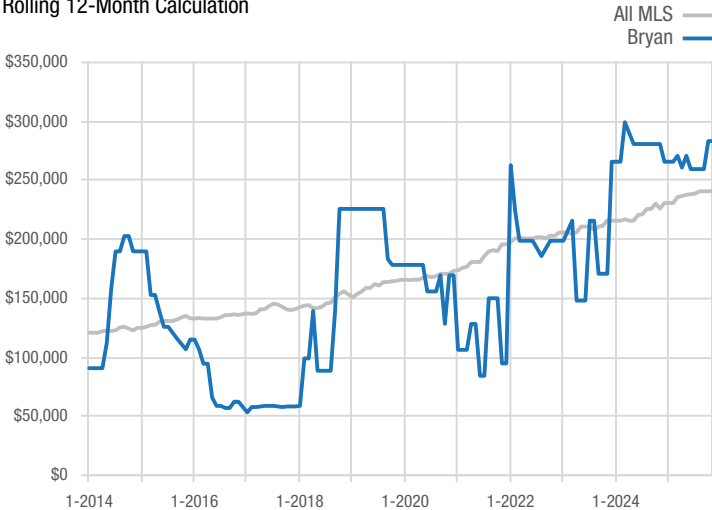
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	73	81	+ 11.0%
Median Sales Price*	—	—	—	\$265,000	\$282,500	+ 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	—	—	—	—	—	—

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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	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	8	+ 166.7%	98	130	+ 32.7%
Pending Sales	10	4	- 60.0%	83	88	+ 6.0%
Closed Sales	9	3	- 66.7%	80	85	+ 6.3%
Days on Market Until Sale	71	52	- 26.8%	72	61	- 15.3%
Median Sales Price*	\$191,000	\$215,000	+ 12.6%	\$213,500	\$230,000	+ 7.7%
Average Sales Price*	\$173,878	\$238,000	+ 36.9%	\$235,389	\$264,007	+ 12.2%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	14	35	+ 150.0%	—	—	—
Months Supply of Inventory	1.9	4.4	+ 131.6%	—	—	—

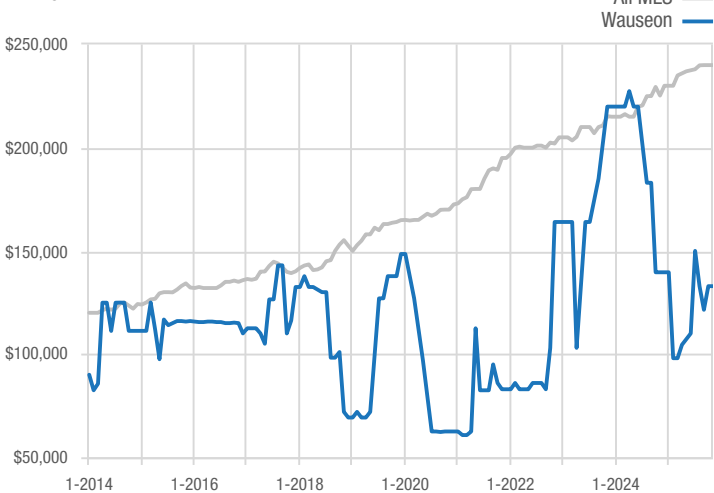
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	4	12	+ 200.0%
Pending Sales	0	0	0.0%	4	11	+ 175.0%
Closed Sales	0	0	0.0%	4	11	+ 175.0%
Days on Market Until Sale	—	—	—	47	38	- 19.1%
Median Sales Price*	—	—	—	\$139,625	\$132,900	- 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	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Archbold

Zip Code 43502

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	4	+ 33.3%	53	66	+ 24.5%
Pending Sales	2	5	+ 150.0%	50	52	+ 4.0%
Closed Sales	2	4	+ 100.0%	51	50	- 2.0%
Days on Market Until Sale	89	71	- 20.2%	77	68	- 11.7%
Median Sales Price*	\$180,000	\$225,000	+ 25.0%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$180,000	\$214,750	+ 19.3%	\$204,244	\$240,818	+ 17.9%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	3.0	2.7	- 10.0%	—	—	—

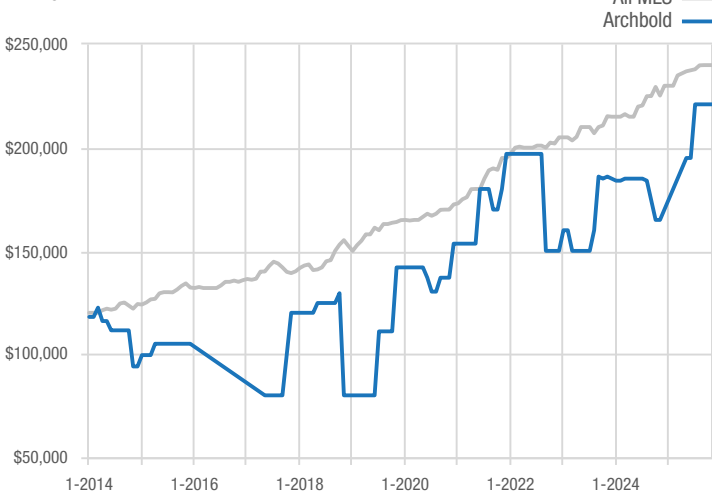
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	2	—	0	4	—
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	89	—
Median Sales Price*	—	—	—	—	\$221,000	—
Average Sales Price*	—	—	—	—	\$221,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	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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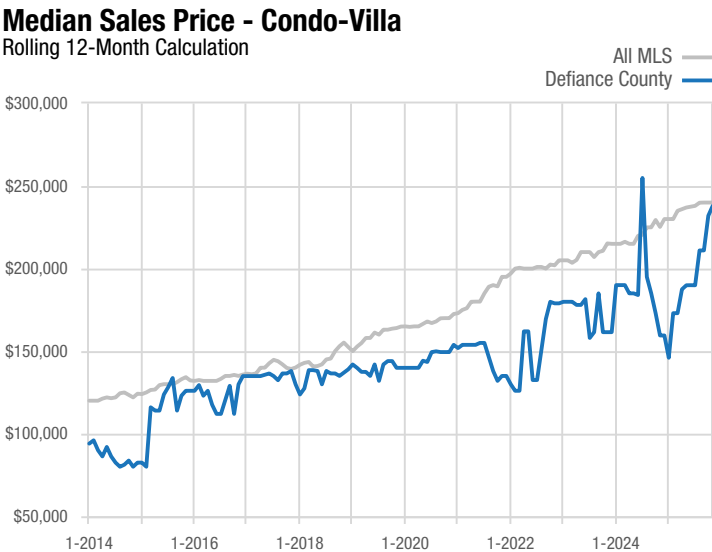
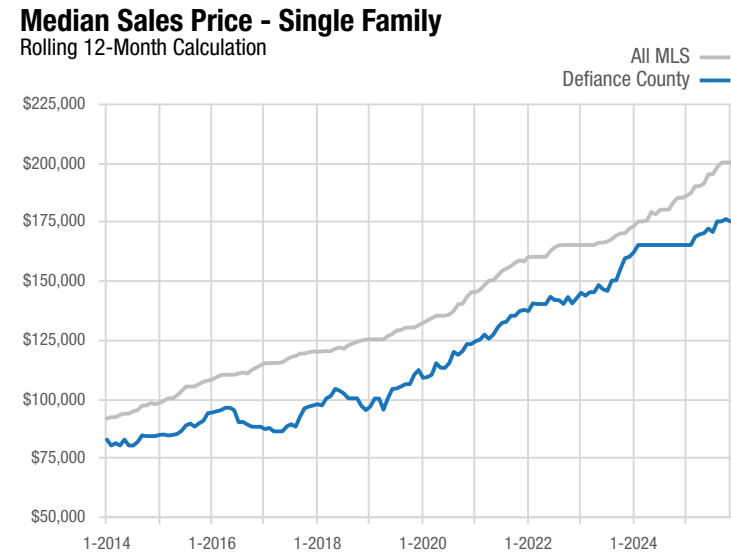


Defiance County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	30	18	- 40.0%	347	397	+ 14.4%
Pending Sales	23	15	- 34.8%	285	323	+ 13.3%
Closed Sales	19	27	+ 42.1%	278	318	+ 14.4%
Days on Market Until Sale	57	75	+ 31.6%	64	71	+ 10.9%
Median Sales Price*	\$185,000	\$165,000	- 10.8%	\$165,000	\$175,000	+ 6.1%
Average Sales Price*	\$211,100	\$180,454	- 14.5%	\$191,075	\$197,453	+ 3.3%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	69	72	+ 4.3%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	2	1	- 50.0%	20	22	+ 10.0%
Pending Sales	1	2	+ 100.0%	16	21	+ 31.3%
Closed Sales	1	2	+ 100.0%	18	20	+ 11.1%
Days on Market Until Sale	55	105	+ 90.9%	75	96	+ 28.0%
Median Sales Price*	\$119,000	\$200,500	+ 68.5%	\$159,500	\$238,000	+ 49.2%
Average Sales Price*	\$119,000	\$200,500	+ 68.5%	\$195,733	\$214,810	+ 9.7%
Percent of List Price Received*	100.0%	95.9%	- 4.1%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

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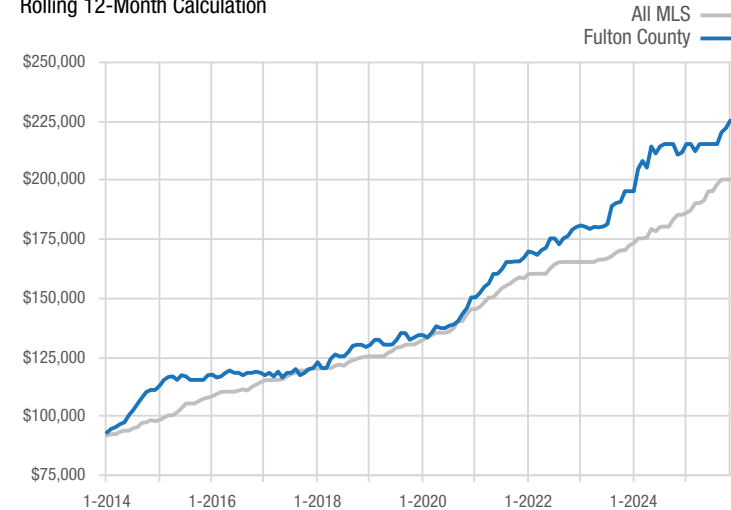
Fulton County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	25	21	- 16.0%	361	394	+ 9.1%
Pending Sales	30	24	- 20.0%	313	301	- 3.8%
Closed Sales	27	21	- 22.2%	307	291	- 5.2%
Days on Market Until Sale	64	52	- 18.8%	66	62	- 6.1%
Median Sales Price*	\$185,000	\$207,000	+ 11.9%	\$210,000	\$225,000	+ 7.1%
Average Sales Price*	\$195,885	\$211,971	+ 8.2%	\$236,062	\$248,781	+ 5.4%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	61	74	+ 21.3%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

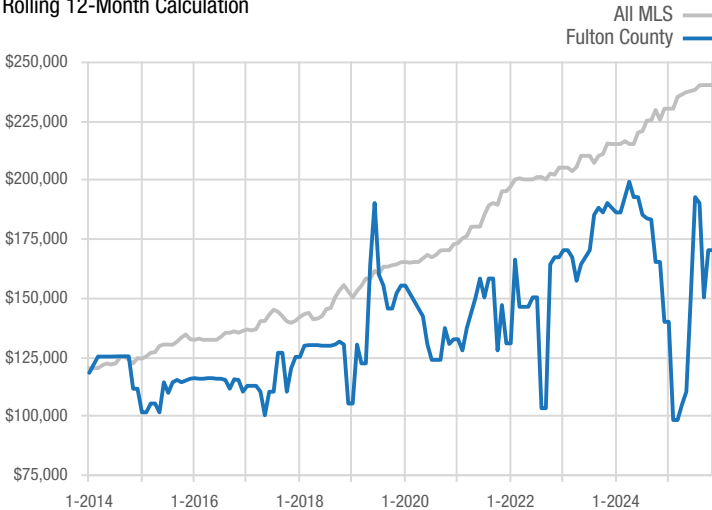
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	2	—	4	17	+ 325.0%
Pending Sales	0	0	0.0%	4	14	+ 250.0%
Closed Sales	0	0	0.0%	4	14	+ 250.0%
Days on Market Until Sale	—	—	—	47	49	+ 4.3%
Median Sales Price*	—	—	—	\$139,625	\$170,000	+ 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	—	1.5	—	—	—	—

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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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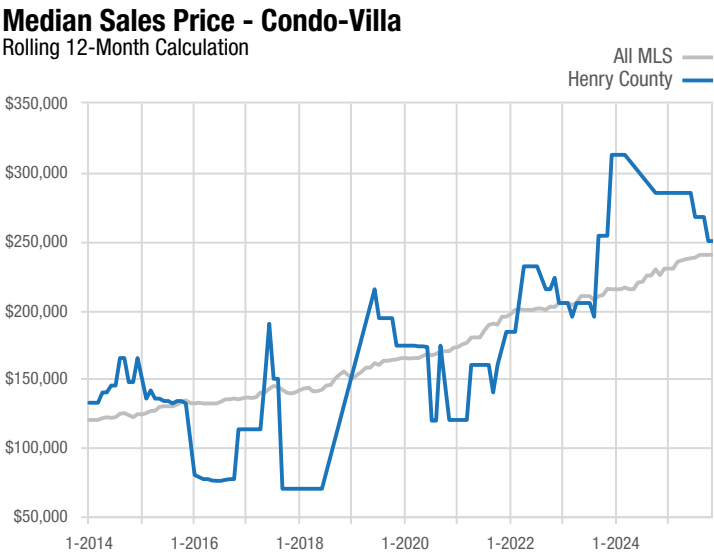
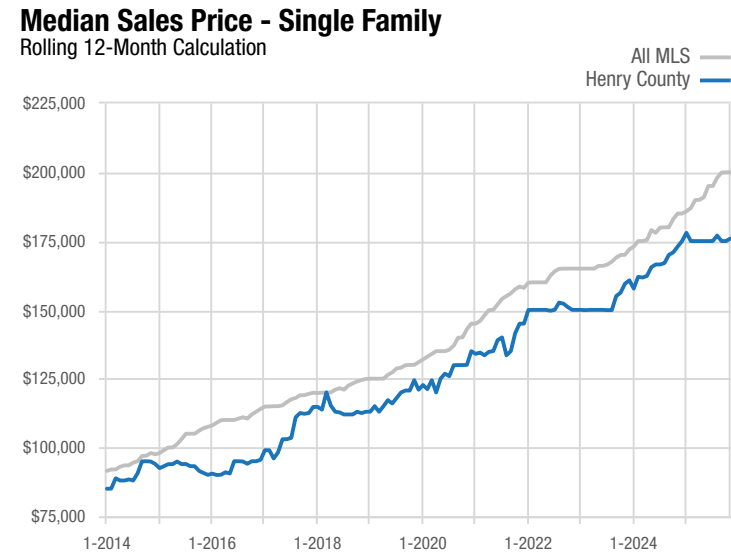


Henry County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	25	19	- 24.0%	226	285	+ 26.1%
Pending Sales	15	14	- 6.7%	182	215	+ 18.1%
Closed Sales	16	26	+ 62.5%	179	209	+ 16.8%
Days on Market Until Sale	72	61	- 15.3%	66	70	+ 6.1%
Median Sales Price*	\$161,875	\$170,000	+ 5.0%	\$175,000	\$176,900	+ 1.1%
Average Sales Price*	\$202,369	\$170,491	- 15.8%	\$185,816	\$195,959	+ 5.5%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	54	59	+ 9.3%	—	—	—
Months Supply of Inventory	3.3	3.0	- 9.1%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	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.



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Local Market Update – November 2025

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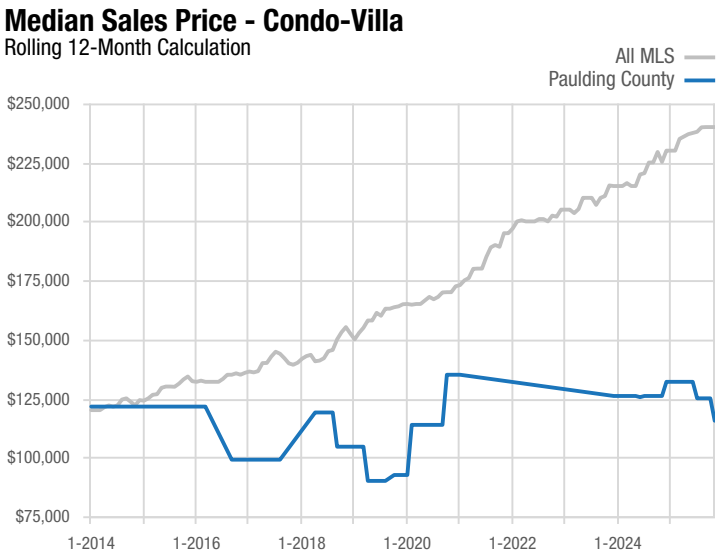
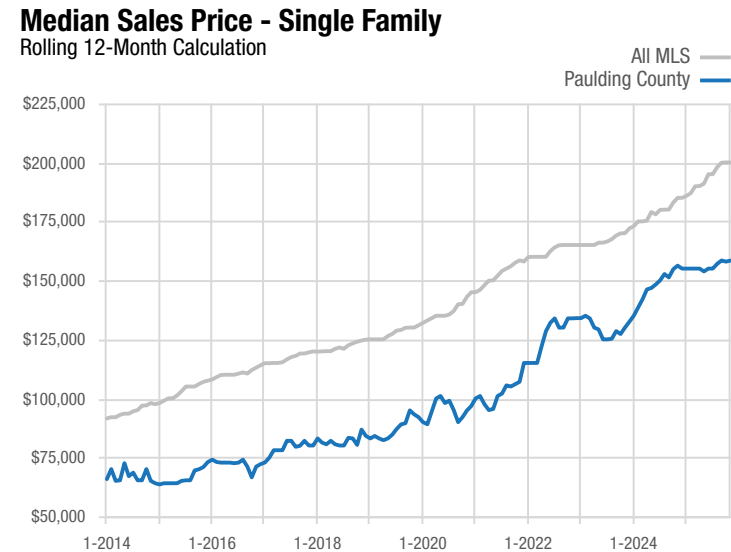


Paulding County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	16	15	- 6.3%	141	178	+ 26.2%
Pending Sales	17	6	- 64.7%	108	143	+ 32.4%
Closed Sales	13	10	- 23.1%	103	138	+ 34.0%
Days on Market Until Sale	74	54	- 27.0%	80	83	+ 3.8%
Median Sales Price*	\$155,000	\$151,500	- 2.3%	\$155,000	\$159,000	+ 2.6%
Average Sales Price*	\$158,923	\$143,290	- 9.8%	\$174,352	\$181,423	+ 4.1%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	35	37	+ 5.7%	—	—	—
Months Supply of Inventory	3.7	3.0	- 18.9%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	2	5	+ 150.0%
Pending Sales	0	2	—	2	3	+ 50.0%
Closed Sales	0	2	—	2	3	+ 50.0%
Days on Market Until Sale	—	35	—	54	48	- 11.1%
Median Sales Price*	—	\$106,000	—	\$132,000	\$115,500	- 12.5%
Average Sales Price*	—	\$106,000	—	\$132,000	\$115,500	- 12.5%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Putnam County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	7	9	+ 28.6%	102	133	+ 30.4%
Pending Sales	9	2	- 77.8%	89	92	+ 3.4%
Closed Sales	9	5	- 44.4%	88	92	+ 4.5%
Days on Market Until Sale	70	49	- 30.0%	80	79	- 1.3%
Median Sales Price*	\$166,000	\$128,000	- 22.9%	\$175,000	\$196,250	+ 12.1%
Average Sales Price*	\$215,106	\$176,600	- 17.9%	\$203,640	\$217,437	+ 6.8%
Percent of List Price Received*	100.0%	90.1%	- 9.9%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	18	35	+ 94.4%	—	—	—
Months Supply of Inventory	2.2	4.3	+ 95.5%	—	—	—

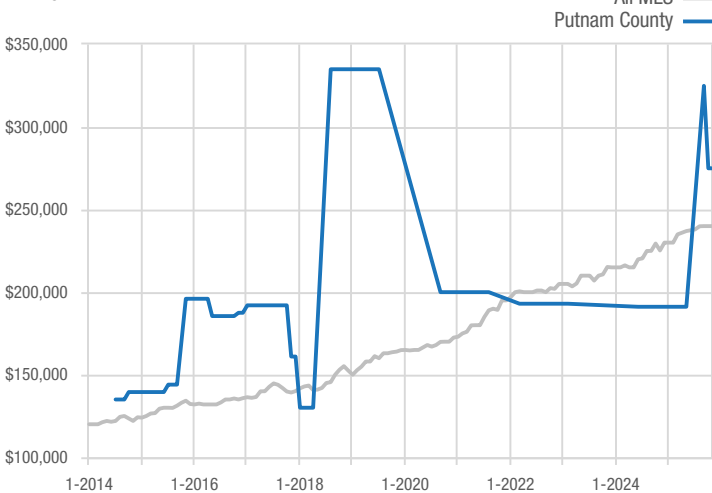
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	2	5	+ 150.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	46	110	+ 139.1%
Median Sales Price*	—	—	—	\$191,150	\$275,000	+ 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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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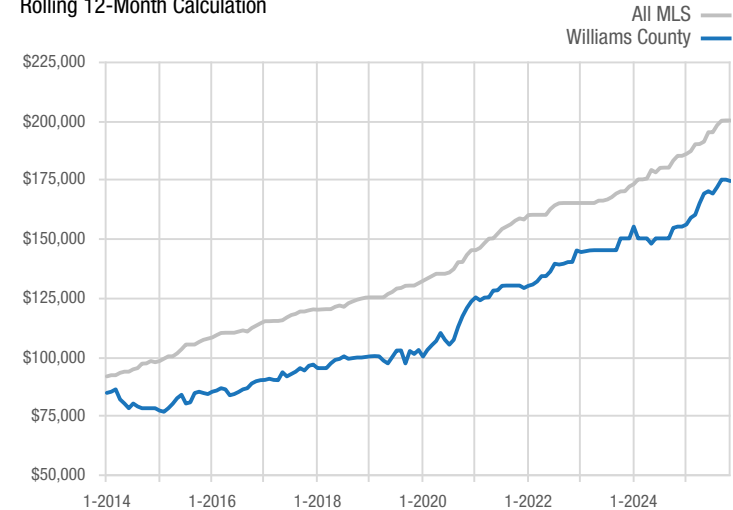
Williams County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	38	28	- 26.3%	453	417	- 7.9%
Pending Sales	29	22	- 24.1%	353	368	+ 4.2%
Closed Sales	28	20	- 28.6%	350	366	+ 4.6%
Days on Market Until Sale	65	60	- 7.7%	69	77	+ 11.6%
Median Sales Price*	\$177,450	\$172,500	- 2.8%	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$195,332	\$180,555	- 7.6%	\$172,646	\$187,902	+ 8.8%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	102	74	- 27.5%	—	—	—
Months Supply of Inventory	3.2	2.2	- 31.3%	—	—	—

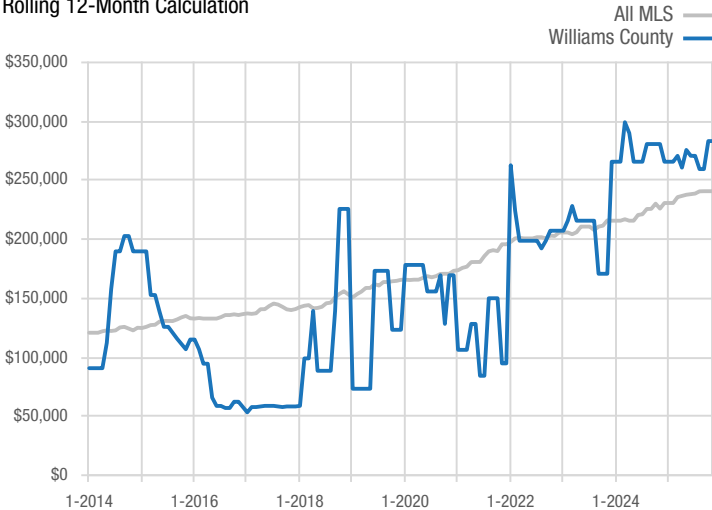
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	4	5	+ 25.0%
Pending Sales	0	0	0.0%	4	4	0.0%
Closed Sales	0	0	0.0%	4	4	0.0%
Days on Market Until Sale	—	—	—	53	81	+ 52.8%
Median Sales Price*	—	—	—	\$265,000	\$282,500	+ 6.6%
Average Sales Price*	—	—	—	\$239,975	\$279,375	+ 16.4%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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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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