

## Local Market Update – October 2025

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

In the Western Counties, the single-family market in October showed mixed dynamics, with a slight dip in new listings but modest growth in closed sales. Homes are taking a bit longer to sell, as days on market increased to 70, yet prices remained essentially stable month-over-month. Year-to-date figures paint a stronger picture: both new listings and closed sales are up meaningfully, and total volume has climbed nearly **16%**, supported by steady gains in median and average sale prices. Inventory has grown as well, with months' supply rising to 3.24, suggesting slightly more options for buyers and a market moving toward better balance.

The condo/villa segment, though small in sample size, saw dramatic shifts. October produced fewer new listings but more closed sales, and the price metrics surged—median sales price rose from roughly **\$96K to \$274K**, reflecting the sale of higher-end units rather than broad market price inflation. Year-to-date, the condo market shows strong momentum, with listings up 43%, closed sales up 48%, and total volume increasing over 60%. However, days on market have lengthened, and the percent of list price received has softened, indicating buyers may have slightly more negotiating power even within this growing segment. Overall, the Western Counties continue to experience healthy demand across both property types, with condos showing especially notable growth driven by shifts in available inventory and product mix.

Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	168	<b>157</b>	-6.5%	1,489	1,689	13.4%
Closed Sales	149	<b>153</b>	2.7%	1,193	1,304	9.3%
Days on Market	66	<b>70</b>	6.1%	68	<b>73</b>	7.4%
SP\$/SqFt	\$130.00	<b>\$134.00</b>	3.1%	\$121.00	<b>\$127.00</b>	5.0%
Median Sales Price*	\$200,000	<b>\$199,050</b>	-0.5%	\$173,000	<b>\$185,000</b>	6.9%
Average Sales Price*	\$215,673	<b>\$215,355</b>	-0.1%	\$195,428	<b>\$206,984</b>	5.9%
Percent of List Price Received*	97%	<b>96%</b>	-1.1%	97%	<b>97%</b>	---
Months Supply of Inventory	2.59	<b>3.24</b>	25.1%	---	---	---
Total Volume	\$32,135,360	<b>\$32,949,360</b>	2.5%	\$233,146,451	<b>\$269,907,352</b>	15.8%

Condo/Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	4	<b>2</b>	---	35	<b>50</b>	42.9%
Closed Sales	3	<b>5</b>	---	29	<b>43</b>	48.3%
Days on Market	66	<b>93</b>	---	65	<b>83</b>	27.7%
SP\$/SqFt	\$113.00	<b>\$171.00</b>	---	\$139.00	<b>\$144.00</b>	3.6%
Median Sales Price*	\$96,250	<b>\$274,000</b>	---	\$183,000	<b>\$220,000</b>	20.2%
Average Sales Price*	\$157,750	<b>\$244,800</b>	---	\$195,310	<b>\$213,500</b>	9.3%
Percent of List Price Received*	104%	<b>94%</b>	---	99%	<b>97%</b>	-2.2%
Months Supply of Inventory	3.33	<b>2.4</b>	---	---	---	---
Total Volume (in 1000's)	\$473,250	<b>\$1,224,000</b>	---	\$5,663,996	<b>\$9,180,500</b>	62.1%

\*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.

# 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	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		990	<b>998</b>	+ 0.8%	9,732	<b>10,575</b>	+ 8.7%
<b>Pending Sales</b>		892	<b>810</b>	- 9.2%	7,841	<b>8,284</b>	+ 5.6%
<b>Closed Sales</b>		858	<b>909</b>	+ 5.9%	7,744	<b>8,131</b>	+ 5.0%
<b>Days on Market Until Sale</b>		64	<b>67</b>	+ 4.7%	64	<b>68</b>	+ 6.3%
<b>Median Sales Price</b>		\$195,000	<b>\$217,500</b>	+ 11.5%	\$189,000	<b>\$207,500</b>	+ 9.8%
<b>Average Sales Price</b>		\$226,056	<b>\$246,895</b>	+ 9.2%	\$221,931	<b>\$239,561</b>	+ 7.9%
<b>Percent of List Price Received</b>		100.0%	<b>99.3%</b>	- 0.7%	100.0%	<b>99.9%</b>	- 0.1%
<b>Housing Affordability Index</b>		161	<b>149</b>	- 7.5%	166	<b>156</b>	- 6.0%
<b>Inventory of Homes for Sale</b>		2,068	<b>2,310</b>	+ 11.7%	—	—	—
<b>Months Supply of Inventory</b>		2.7	<b>2.9</b>	+ 7.4%	—	—	—

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## Defiance

Zip Code 43512

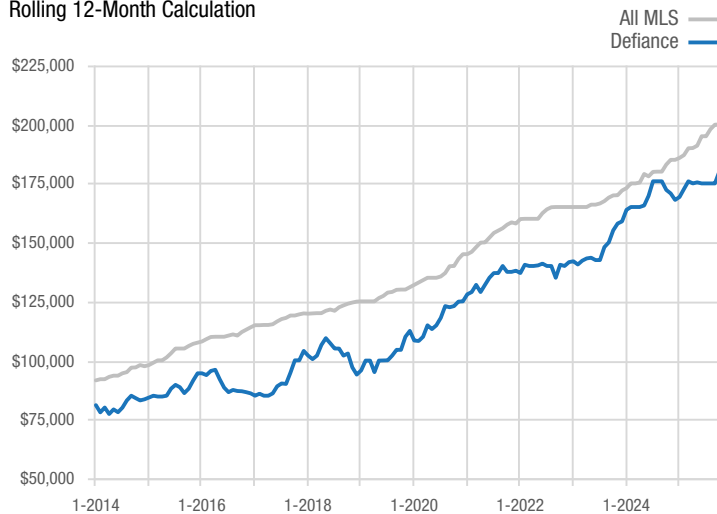
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	25	25	0.0%	244	280	+ 14.8%
Pending Sales	24	20	- 16.7%	192	222	+ 15.6%
Closed Sales	25	25	0.0%	189	218	+ 15.3%
Days on Market Until Sale	52	65	+ 25.0%	61	66	+ 8.2%
Median Sales Price*	\$150,000	\$207,500	+ 38.3%	\$166,300	\$180,000	+ 8.2%
Average Sales Price*	\$190,866	\$218,667	+ 14.6%	\$193,030	\$201,903	+ 4.6%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	51	63	+ 23.5%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	12	18	+ 50.0%
Pending Sales	0	2	—	11	16	+ 45.5%
Closed Sales	0	2	—	13	16	+ 23.1%
Days on Market Until Sale	—	141	—	81	105	+ 29.6%
Median Sales Price*	—	\$214,500	—	\$265,000	\$246,000	- 7.2%
Average Sales Price*	—	\$214,500	—	\$223,861	\$224,581	+ 0.3%
Percent of List Price Received*	—	98.1%	—	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

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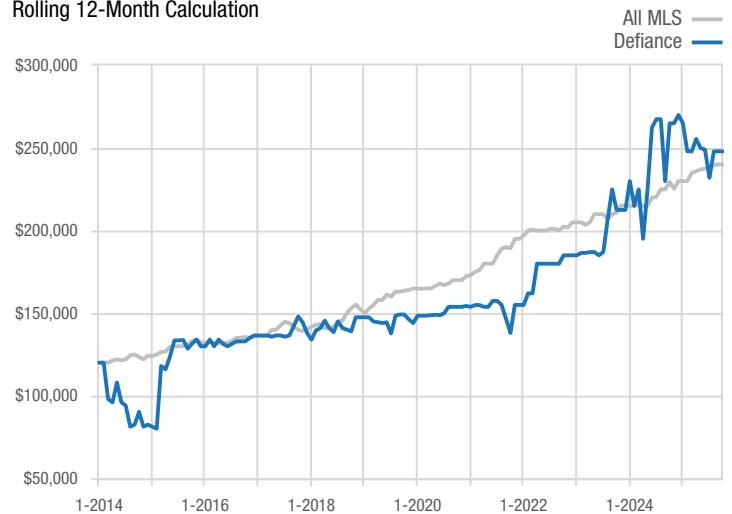
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Napoleon

Zip Code 43545

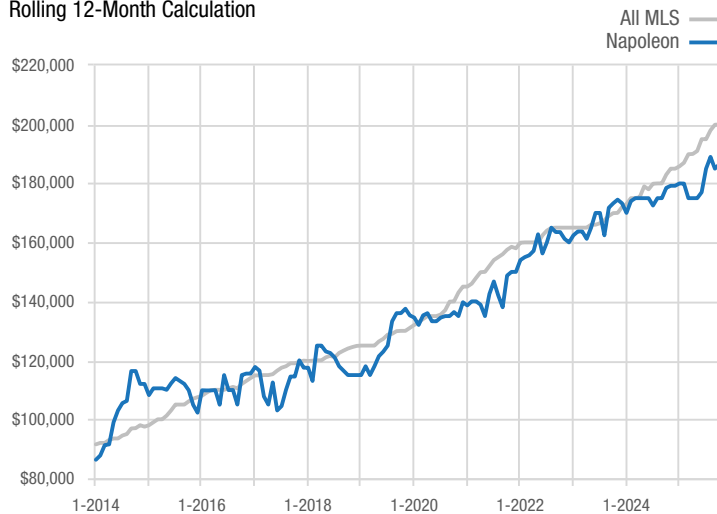
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	8	10	+ 25.0%	97	129	+ 33.0%
Pending Sales	16	15	- 6.3%	86	97	+ 12.8%
Closed Sales	14	13	- 7.1%	83	91	+ 9.6%
Days on Market Until Sale	68	69	+ 1.5%	70	71	+ 1.4%
Median Sales Price*	\$217,500	<b>\$240,000</b>	+ 10.3%	\$180,000	<b>\$190,000</b>	+ 5.6%
Average Sales Price*	\$215,321	<b>\$224,115</b>	+ 4.1%	\$186,178	<b>\$208,903</b>	+ 12.2%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	100.0%	<b>99.8%</b>	- 0.2%
Inventory of Homes for Sale	19	30	+ 57.9%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	2	0	- 100.0%	5	2	- 60.0%
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Days on Market Until Sale	43	—	—	43	158	+ 267.4%
Median Sales Price*	\$285,000	—	—	\$285,000	<b>\$250,000</b>	- 12.3%
Average Sales Price*	\$285,000	—	—	\$285,000	<b>\$284,667</b>	- 0.1%
Percent of List Price Received*	100.0%	—	—	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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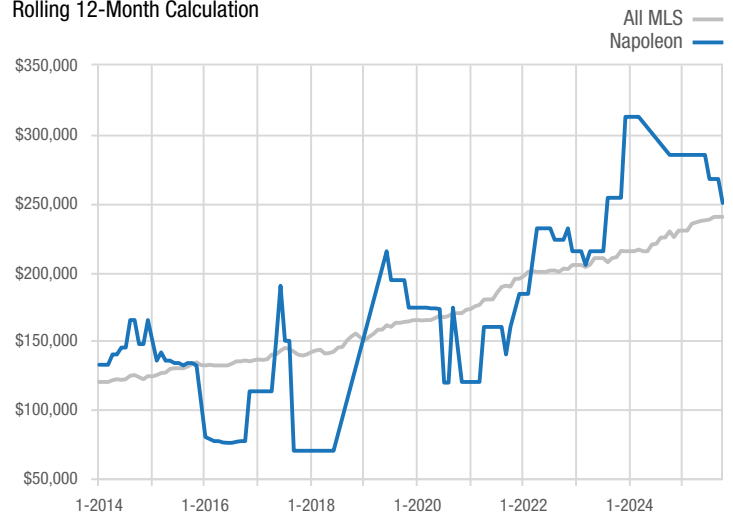
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bryan

Zip Code 43506

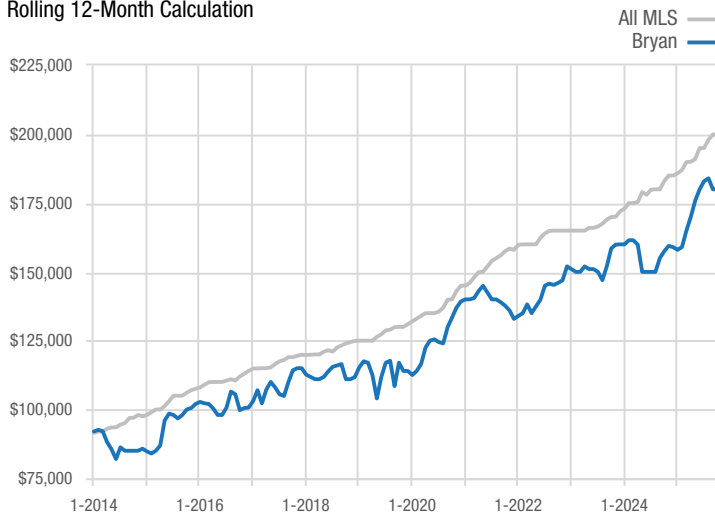
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	18	17	- 5.6%	191	189	- 1.0%
Pending Sales	24	16	- 33.3%	162	165	+ 1.9%
Closed Sales	22	20	- 9.1%	161	163	+ 1.2%
Days on Market Until Sale	74	67	- 9.5%	68	77	+ 13.2%
Median Sales Price*	\$210,500	<b>\$187,500</b>	- 10.9%	\$155,900	<b>\$180,000</b>	+ 15.5%
Average Sales Price*	\$202,310	<b>\$202,168</b>	- 0.1%	\$178,407	<b>\$194,014</b>	+ 8.7%
Percent of List Price Received*	100.0%	<b>98.4%</b>	- 1.6%	100.0%	<b>99.8%</b>	- 0.2%
Inventory of Homes for Sale	41	47	+ 14.6%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	2	—	2	4	+ 100.0%
Days on Market Until Sale	—	76	—	73	81	+ 11.0%
Median Sales Price*	—	<b>\$300,000</b>	—	\$265,000	<b>\$282,500</b>	+ 6.6%
Average Sales Price*	—	<b>\$300,000</b>	—	\$265,000	<b>\$279,375</b>	+ 5.4%
Percent of List Price Received*	—	<b>100.0%</b>	—	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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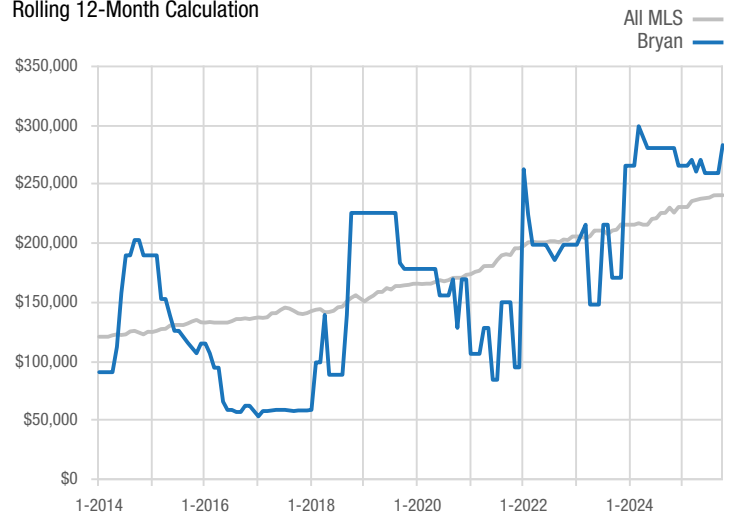
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wauseon

Zip Code 43567

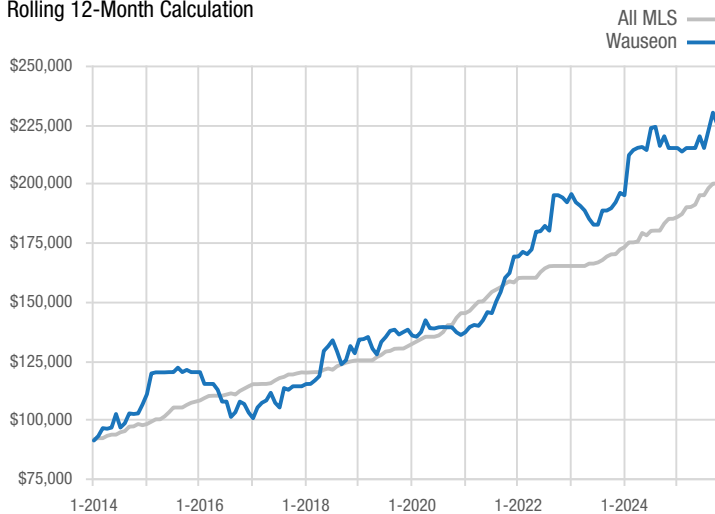
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	11	12	+ 9.1%	95	121	+ 27.4%
Pending Sales	16	13	- 18.8%	73	83	+ 13.7%
Closed Sales	15	14	- 6.7%	71	82	+ 15.5%
Days on Market Until Sale	62	54	- 12.9%	72	61	- 15.3%
Median Sales Price*	\$242,000	<b>\$210,000</b>	- 13.2%	\$215,000	<b>\$232,500</b>	+ 8.1%
Average Sales Price*	\$258,222	<b>\$229,700</b>	- 11.0%	\$243,186	<b>\$264,959</b>	+ 9.0%
Percent of List Price Received*	100.0%	<b>97.7%</b>	- 2.3%	100.0%	<b>99.6%</b>	- 0.4%
Inventory of Homes for Sale	22	34	+ 54.5%	—	—	—
Months Supply of Inventory	3.0	4.1	+ 36.7%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	1	—	4	12	+ 200.0%
Pending Sales	1	0	- 100.0%	4	11	+ 175.0%
Closed Sales	1	0	- 100.0%	4	11	+ 175.0%
Days on Market Until Sale	51	—	—	47	38	- 19.1%
Median Sales Price*	\$96,250	—	—	\$139,625	<b>\$132,900</b>	- 4.8%
Average Sales Price*	\$96,250	—	—	\$139,938	<b>\$159,264</b>	+ 13.8%
Percent of List Price Received*	100.0%	—	—	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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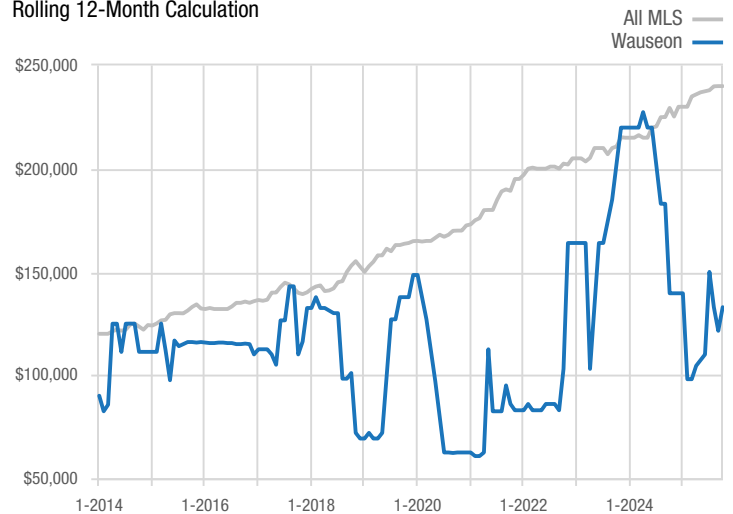
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Archbold

Zip Code 43502

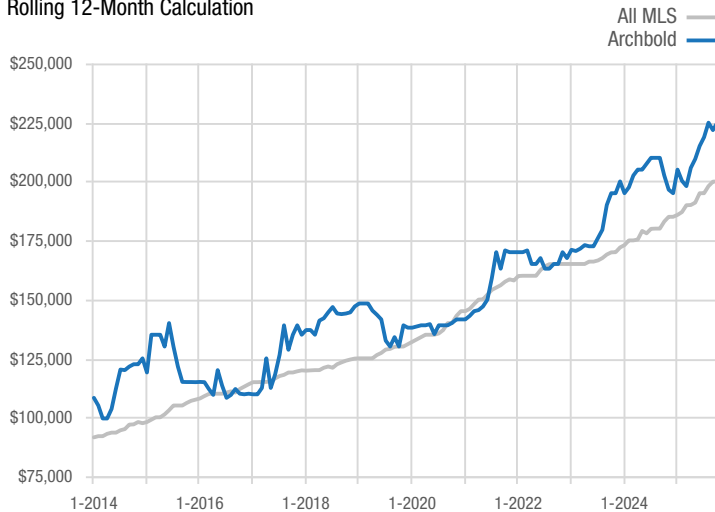
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	6	5	- 16.7%	50	62	+ 24.0%
Pending Sales	4	5	+ 25.0%	48	47	- 2.1%
Closed Sales	4	8	+ 100.0%	49	46	- 6.1%
Days on Market Until Sale	78	53	- 32.1%	76	68	- 10.5%
Median Sales Price*	\$178,300	<b>\$210,000</b>	+ 17.8%	\$198,000	<b>\$230,000</b>	+ 16.2%
Average Sales Price*	\$176,150	<b>\$231,486</b>	+ 31.4%	\$205,234	<b>\$243,135</b>	+ 18.5%
Percent of List Price Received*	100.0%	<b>96.5%</b>	- 3.5%	100.0%	<b>99.5%</b>	- 0.5%
Inventory of Homes for Sale	12	14	+ 16.7%	—	—	—
Months Supply of Inventory	2.7	<b>3.3</b>	+ 22.2%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	0	2	—
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*	—	—	—	—	<b>\$221,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$221,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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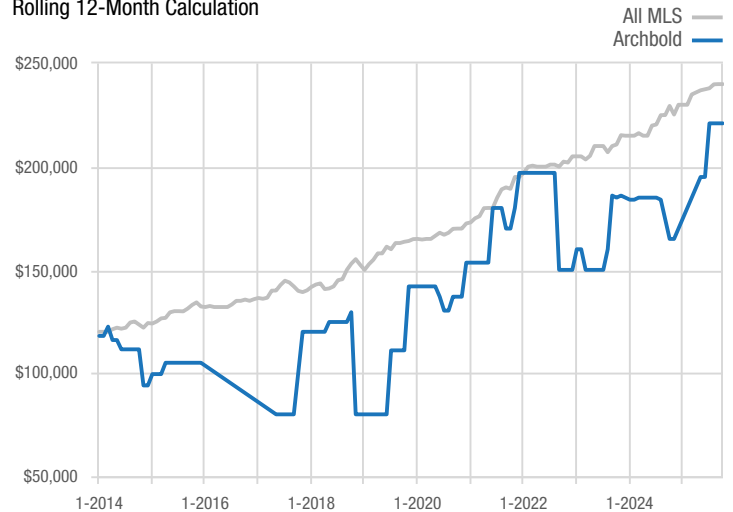
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Defiance County

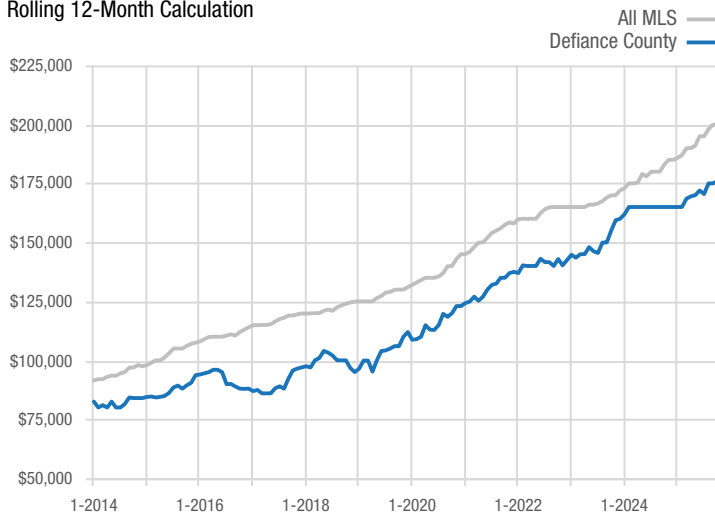
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	31	<b>32</b>	+ 3.2%	317	<b>373</b>	+ 17.7%
Pending Sales	31	<b>22</b>	- 29.0%	262	<b>296</b>	+ 13.0%
Closed Sales	33	<b>29</b>	- 12.1%	259	<b>291</b>	+ 12.4%
Days on Market Until Sale	57	<b>70</b>	+ 22.8%	64	<b>70</b>	+ 9.4%
Median Sales Price*	\$159,500	<b>\$192,000</b>	+ 20.4%	\$162,000	<b>\$176,000</b>	+ 8.6%
Average Sales Price*	\$200,362	<b>\$202,548</b>	+ 1.1%	\$189,606	<b>\$199,030</b>	+ 5.0%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	100.0%	<b>99.9%</b>	- 0.1%
Inventory of Homes for Sale	70	<b>82</b>	+ 17.1%	—	—	—
Months Supply of Inventory	2.5	<b>2.9</b>	+ 16.0%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	2	<b>0</b>	- 100.0%	18	<b>21</b>	+ 16.7%
Pending Sales	1	<b>2</b>	+ 100.0%	15	<b>18</b>	+ 20.0%
Closed Sales	1	<b>2</b>	+ 100.0%	17	<b>18</b>	+ 5.9%
Days on Market Until Sale	104	<b>141</b>	+ 35.6%	76	<b>95</b>	+ 25.0%
Median Sales Price*	\$92,000	<b>\$214,500</b>	+ 133.2%	\$173,000	<b>\$238,000</b>	+ 37.6%
Average Sales Price*	\$92,000	<b>\$214,500</b>	+ 133.2%	\$200,247	<b>\$216,400</b>	+ 8.1%
Percent of List Price Received*	100.0%	<b>98.1%</b>	- 1.9%	100.0%	<b>99.8%</b>	- 0.2%
Inventory of Homes for Sale	5	<b>5</b>	0.0%	—	—	—
Months Supply of Inventory	2.2	<b>2.6</b>	+ 18.2%	—	—	—

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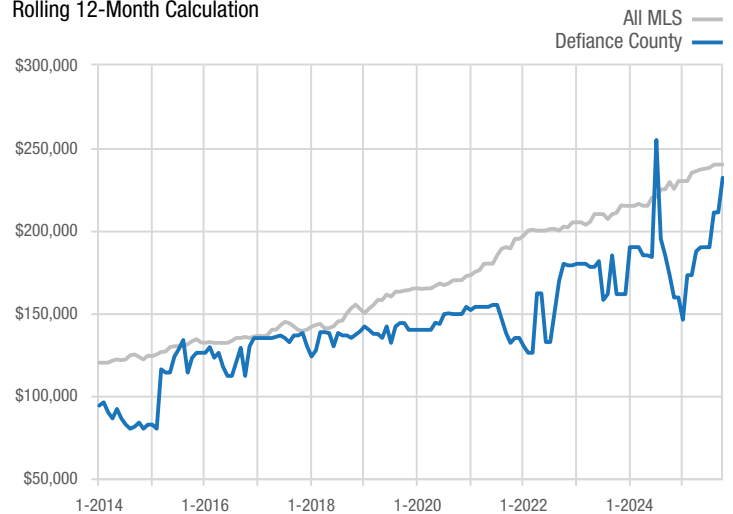
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Fulton County

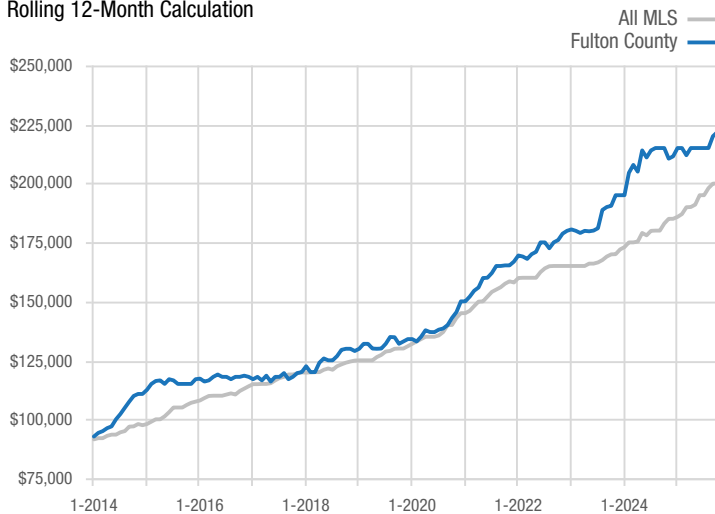
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	37	<b>37</b>	0.0%	336	<b>369</b>	+ 9.8%
Pending Sales	34	<b>32</b>	- 5.9%	283	<b>271</b>	- 4.2%
Closed Sales	34	<b>42</b>	+ 23.5%	280	<b>270</b>	- 3.6%
Days on Market Until Sale	66	<b>62</b>	- 6.1%	67	<b>63</b>	- 6.0%
Median Sales Price*	\$212,500	<b>\$241,000</b>	+ 13.4%	\$213,500	<b>\$226,000</b>	+ 5.9%
Average Sales Price*	\$249,773	<b>\$241,579</b>	- 3.3%	\$239,936	<b>\$251,665</b>	+ 4.9%
Percent of List Price Received*	100.0%	<b>98.0%</b>	- 2.0%	100.0%	<b>99.7%</b>	- 0.3%
Inventory of Homes for Sale	67	<b>87</b>	+ 29.9%	—	—	—
Months Supply of Inventory	2.5	<b>3.2</b>	+ 28.0%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	4	<b>15</b>	+ 275.0%
Pending Sales	1	<b>0</b>	- 100.0%	4	<b>14</b>	+ 250.0%
Closed Sales	1	<b>0</b>	- 100.0%	4	<b>14</b>	+ 250.0%
Days on Market Until Sale	51	—	—	47	<b>49</b>	+ 4.3%
Median Sales Price*	\$96,250	—	—	\$139,625	<b>\$170,000</b>	+ 21.8%
Average Sales Price*	\$96,250	—	—	\$139,938	<b>\$167,421</b>	+ 19.6%
Percent of List Price Received*	100.0%	—	—	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>0.5</b>	—	—	—	—

\* 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.

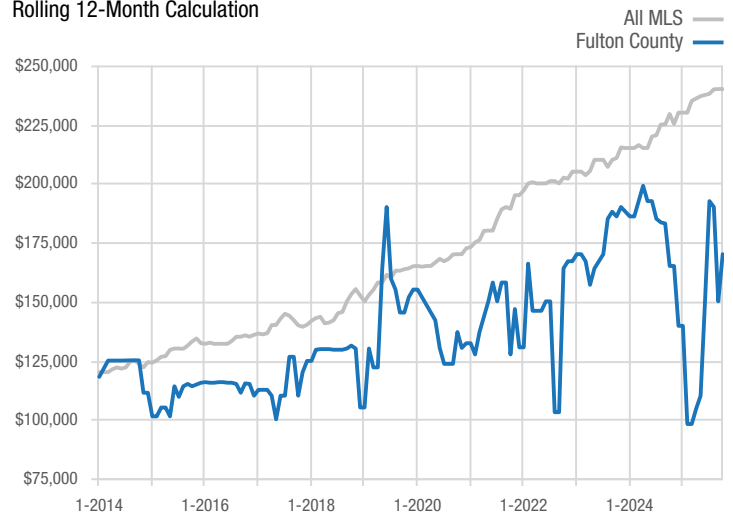
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – October 2025

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## Henry County

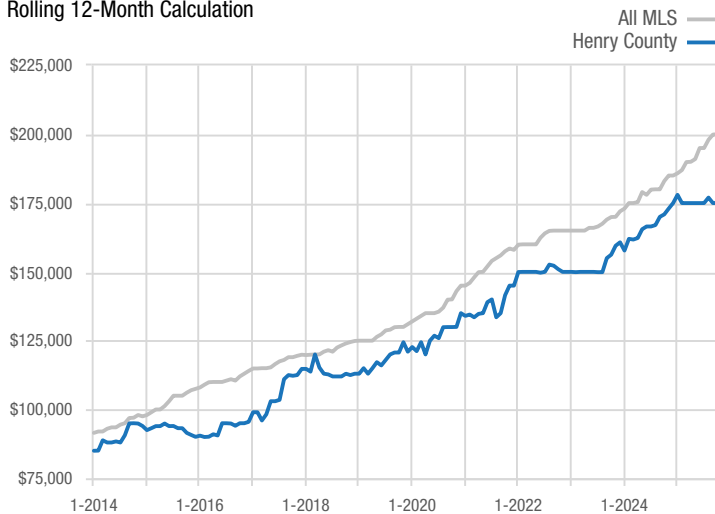
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	21	26	+ 23.8%	201	266	+ 32.3%
Pending Sales	24	29	+ 20.8%	167	197	+ 18.0%
Closed Sales	21	24	+ 14.3%	163	183	+ 12.3%
Days on Market Until Sale	60	66	+ 10.0%	65	71	+ 9.2%
Median Sales Price*	\$205,000	\$230,850	+ 12.6%	\$175,000	\$177,000	+ 1.1%
Average Sales Price*	\$209,054	\$212,063	+ 1.4%	\$184,191	\$199,160	+ 8.1%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	45	64	+ 42.2%	—	—	—
Months Supply of Inventory	2.7	3.3	+ 22.2%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	2	0	- 100.0%	5	2	- 60.0%
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Days on Market Until Sale	43	—	—	43	158	+ 267.4%
Median Sales Price*	\$285,000	—	—	\$285,000	\$250,000	- 12.3%
Average Sales Price*	\$285,000	—	—	\$285,000	\$284,667	- 0.1%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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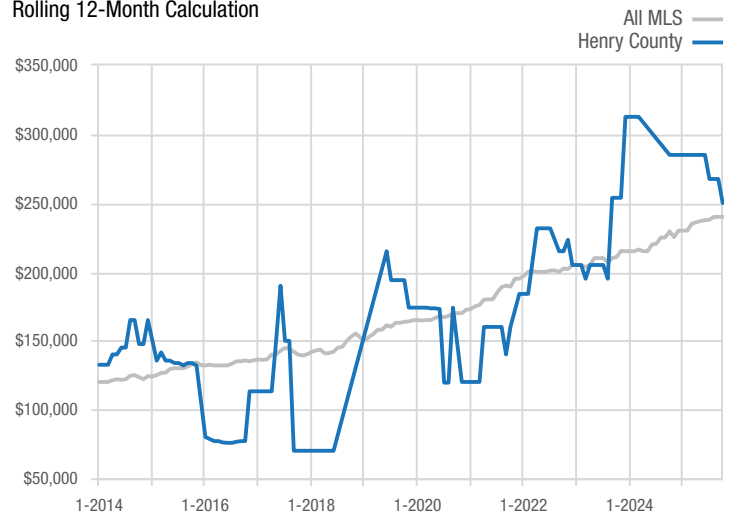
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Paulding County

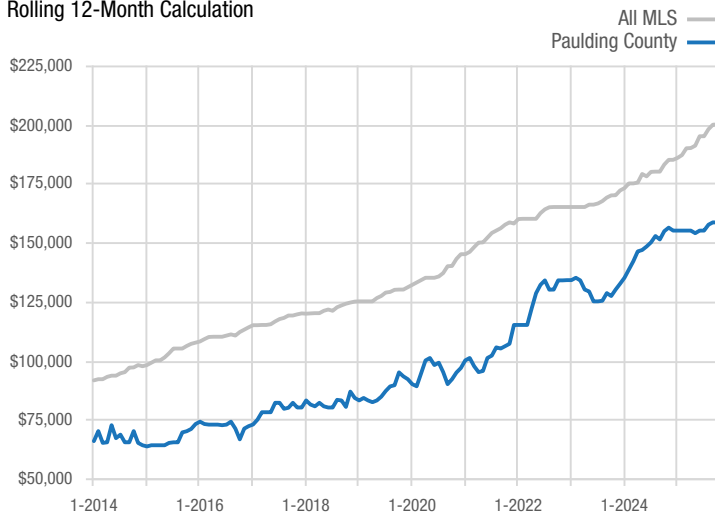
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	21	14	- 33.3%	125	163	+ 30.4%
Pending Sales	11	10	- 9.1%	91	132	+ 45.1%
Closed Sales	13	9	- 30.8%	90	127	+ 41.1%
Days on Market Until Sale	92	95	+ 3.3%	80	85	+ 6.3%
Median Sales Price*	\$207,500	<b>\$159,000</b>	- 23.4%	\$156,250	<b>\$159,000</b>	+ 1.8%
Average Sales Price*	\$229,838	<b>\$222,956</b>	- 3.0%	\$176,581	<b>\$184,650</b>	+ 4.6%
Percent of List Price Received*	100.0%	<b>97.5%</b>	- 2.5%	100.0%	<b>99.8%</b>	- 0.2%
Inventory of Homes for Sale	44	36	- 18.2%	—	—	—
Months Supply of Inventory	5.0	2.8	- 44.0%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	2	4	+ 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	54	75	+ 38.9%
Median Sales Price*	—	—	—	\$132,000	<b>\$125,000</b>	- 5.3%
Average Sales Price*	—	—	—	\$132,000	<b>\$125,000</b>	- 5.3%
Percent of List Price Received*	—	—	—	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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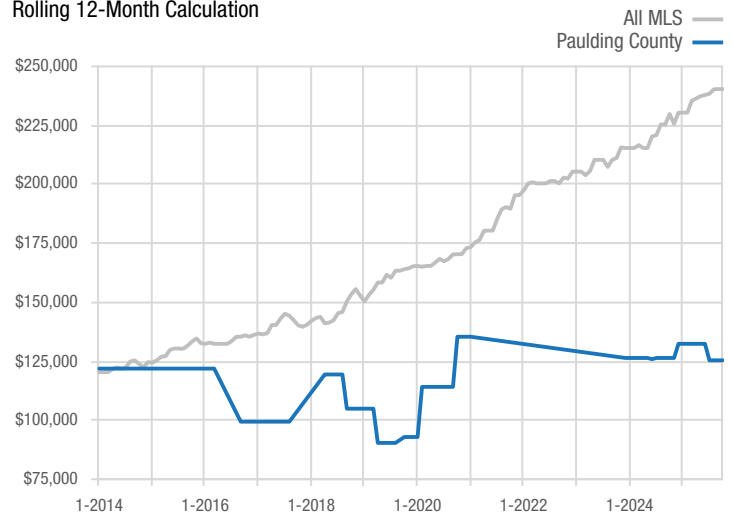
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

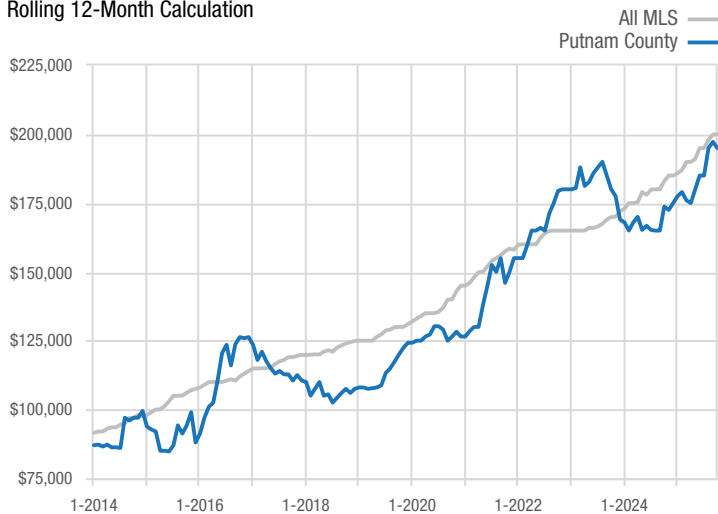
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	9	11	+ 22.2%	95	124	+ 30.5%
Pending Sales	10	7	- 30.0%	80	90	+ 12.5%
Closed Sales	9	8	- 11.1%	79	87	+ 10.1%
Days on Market Until Sale	82	119	+ 45.1%	81	81	0.0%
Median Sales Price*	\$265,000	<b>\$251,000</b>	- 5.3%	\$175,000	<b>\$197,000</b>	+ 12.6%
Average Sales Price*	\$298,989	<b>\$230,563</b>	- 22.9%	\$202,333	<b>\$219,784</b>	+ 8.6%
Percent of List Price Received*	100.0%	<b>94.4%</b>	- 5.6%	100.0%	<b>99.5%</b>	- 0.5%
Inventory of Homes for Sale	20	30	+ 50.0%	—	—	—
Months Supply of Inventory	2.6	3.4	+ 30.8%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	2	4	+ 100.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	32	—	46	110	+ 139.1%
Median Sales Price*	—	<b>\$195,000</b>	—	\$191,150	<b>\$275,000</b>	+ 43.9%
Average Sales Price*	—	<b>\$195,000</b>	—	\$191,150	<b>\$281,633</b>	+ 47.3%
Percent of List Price Received*	—	<b>97.5%</b>	—	100.0%	<b>99.2%</b>	- 0.8%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

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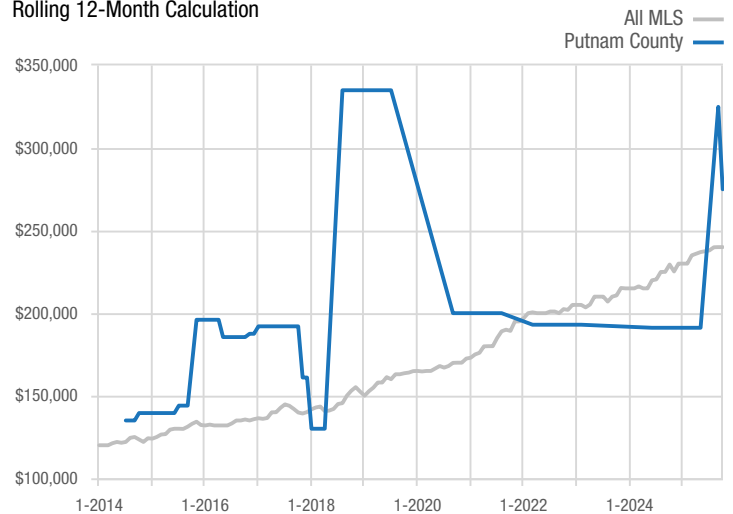
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Williams County

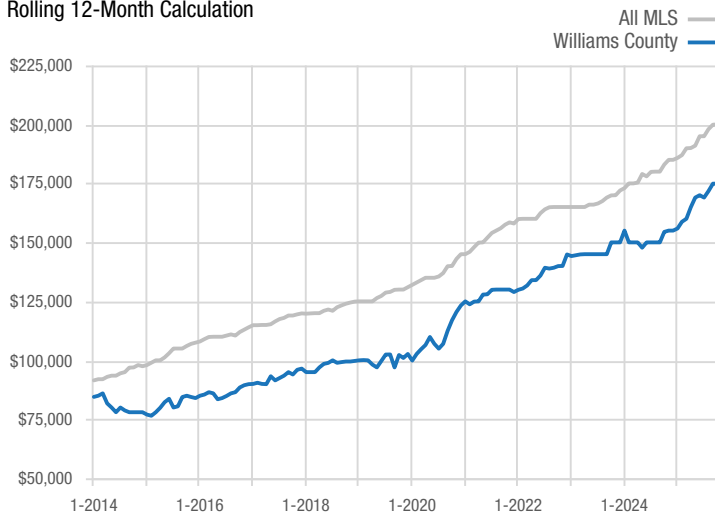
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	49	28	- 42.9%	415	388	- 6.5%
Pending Sales	41	30	- 26.8%	325	346	+ 6.5%
Closed Sales	39	41	+ 5.1%	322	346	+ 7.5%
Days on Market Until Sale	67	68	+ 1.5%	69	78	+ 13.0%
Median Sales Price*	\$190,000	<b>\$173,500</b>	- 8.7%	\$152,975	<b>\$175,000</b>	+ 14.4%
Average Sales Price*	\$178,518	<b>\$197,993</b>	+ 10.9%	\$170,673	<b>\$188,328</b>	+ 10.3%
Percent of List Price Received*	100.0%	<b>97.5%</b>	- 2.5%	100.0%	<b>99.7%</b>	- 0.3%
Inventory of Homes for Sale	98	81	- 17.3%	—	—	—
Months Supply of Inventory	3.0	2.4	- 20.0%	—	—	—

Condo-Villa	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	4	4	0.0%
Pending Sales	0	0	0.0%	4	4	0.0%
Closed Sales	0	2	—	4	4	0.0%
Days on Market Until Sale	—	76	—	53	81	+ 52.8%
Median Sales Price*	—	<b>\$300,000</b>	—	\$265,000	<b>\$282,500</b>	+ 6.6%
Average Sales Price*	—	<b>\$300,000</b>	—	\$239,975	<b>\$279,375</b>	+ 16.4%
Percent of List Price Received*	—	<b>100.0%</b>	—	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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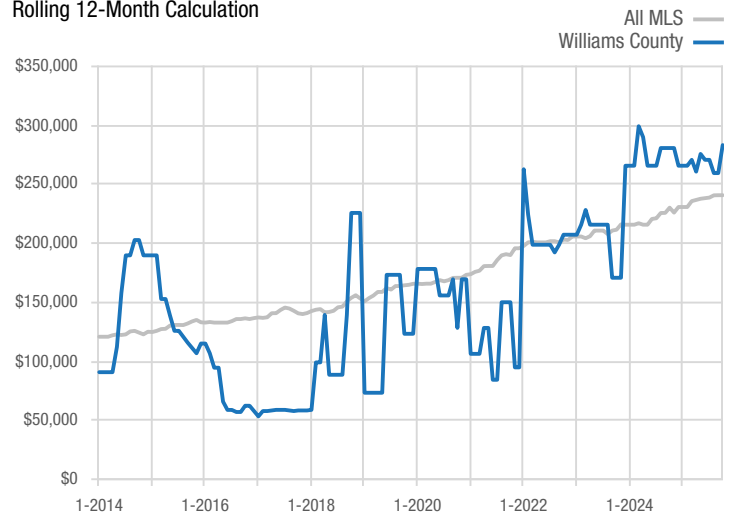
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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