

# Northwest Ohio 2021 Housing Report



**11,195**

Home Sales (-2.9%)

Avg. Days on Market  
(-20.3%)



**\$190,882**

Median Sales Price  
(+11.3%)

**\$2,136,738**

Total Volume in 1,000s  
(+20.2%)



## Year In Review—2021

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## Message from Joan Rauh, NOR President



The 2021 housing market was one for the history books! After three consecutive months of increases recently, existing home sales are on pace to hit their highest level in 15 years, with an estimated 6 million homes sold in 2021 according to the National Association of REALTORS®. Sales prices reached new heights, inventory hit rock bottom, and homes sold in record time, often for well above asking price. Mortgage rates, which began the year at historic lows, remain attractive, and homeowners who choose to sell in the coming months can expect to see plenty of buyer activity due to pent-up demand during the pandemic.

Locally, New Listings increased 8.6% for Single Family homes and decreased 6.7% for Condo-Villa homes. Median Sales Price increased 9.0% to \$158,000 for Single Family homes and increased 13.0% to \$195,000 for Condo-Villa homes. Days on market decreased –20.3% for Single Family homes and decreased –10.7% for Condo-Villa homes.

Looking ahead, experts anticipate many of the housing market trends of 2021 will continue in 2022, albeit at a more moderate level. Strong buyer demand and inventory shortages are likely to persist over the next year. Home sales are projected to remain strong, but will be tempered by the limited supply of homes, higher sales prices, and rising interest rates, with the Federal Reserve planning multiple rate hikes in the new year. Price growth is expected to slow somewhat as a result, but affordability will likely remain a top constraint for some homebuyers.

If you have further questions about the housing market, I encourage you to contact your local REALTOR®.

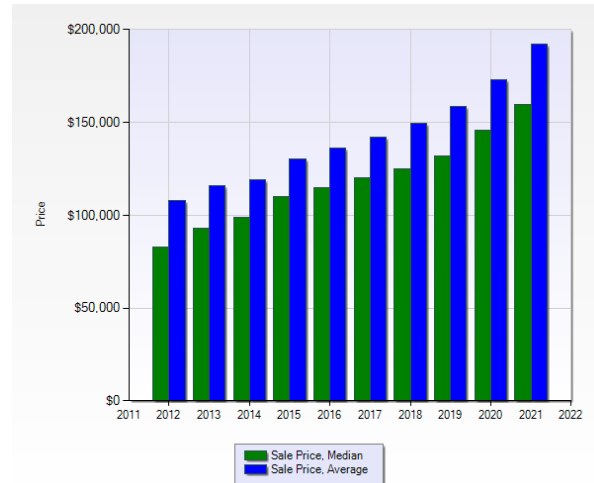
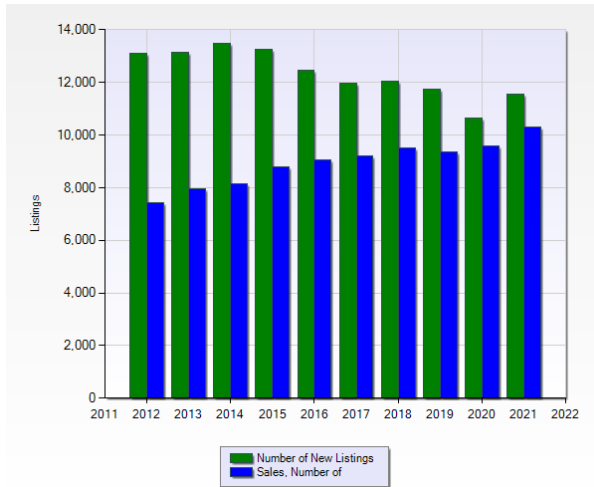
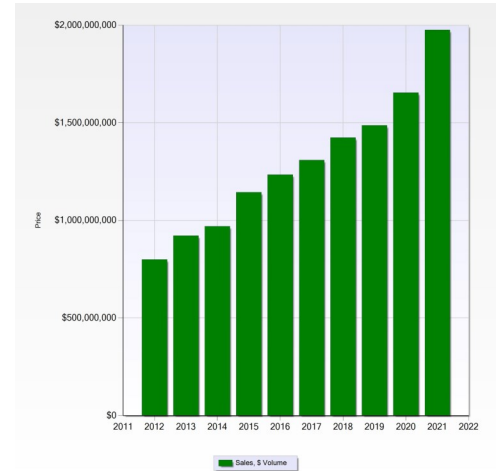
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## Northwest Ohio REALTORS\* - Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2010	% Change
New Listings	12,523	10,370	+20.8%
Sales	11,195	11,533	-2.9%
Median Sales Price	\$158,000	\$145,000	+9.0%
Average Sales Price	\$190,882	\$171,487	+11.3%
Average Price Per Square Foot	\$102.30	\$88.71	+15.3%
Average Days On Market	63	79	-20.3%
Volume (in 1000's)	\$2,136,738	\$1,777,288	+20.2%



	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
<b>Sold</b>	749	1,822	4,649	2,182	1,038	425	330
<b>% change</b>	-27.4%	-6.9%	+8.6%	+14.8%	+33.2%	+71.4%	+63.4%

\*Northwest Ohio Realtors serves the counties of: Defiance, Fulton, Hancock, Henry, Lucas, Paulding, Putnam, Williams, Wood & Wyandot.

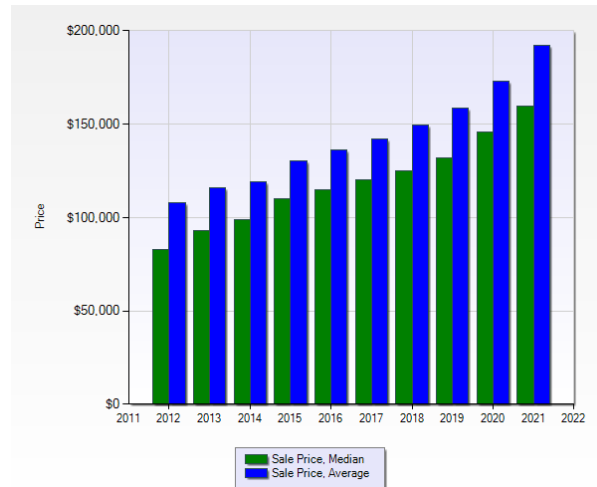
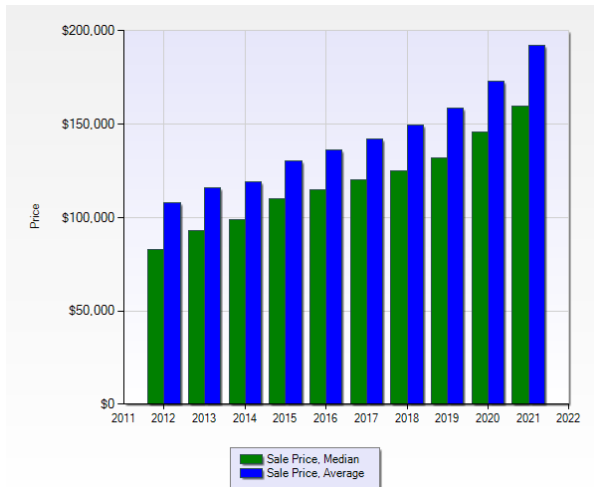
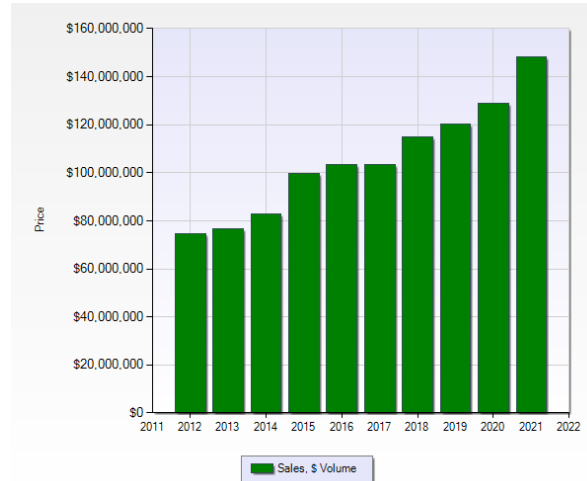
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## Northwest Ohio REALTORS\* - Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>830</b>	890	-6.7%
<b>Sales</b>	<b>786</b>	763	+3.0%
<b>Median Sales Price</b>	<b>\$195,000</b>	\$172,500	+13.0%
<b>Average Sales Price</b>	<b>\$205,827</b>	\$188,031	+9.5%
<b>Average Price Per Square Foot</b>	<b>\$125.16</b>	\$114.04	+9.8%
<b>Average Days On Market</b>	<b>75</b>	84	-10.7%
<b>Volume (in 1000's)</b>	<b>\$161,780</b>	\$143,467	+12.8%



	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
<b>Sold</b>	13	97	292	259	97	20	8
<b>% change</b>	+62.5%	+34.7%	+56.1%	+67.1%	+177%	+400.0%	+166.7%

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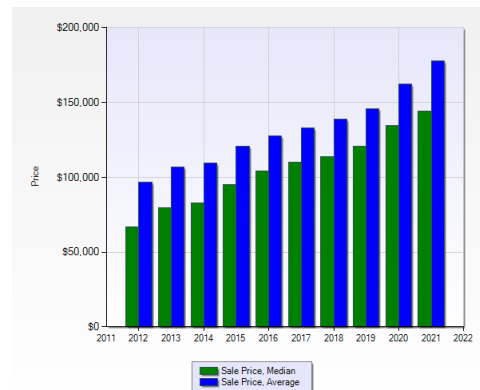
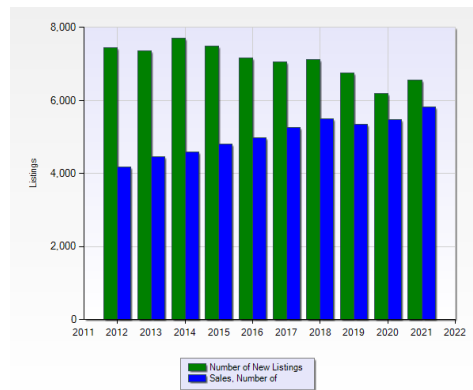
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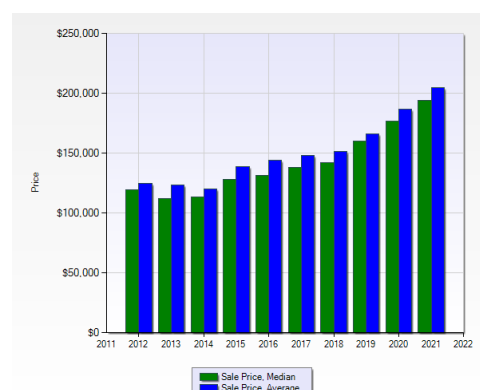
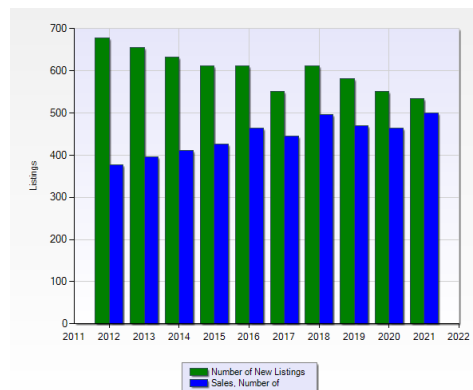
## Lucas County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>6,556</b>	6,188	+5.9%
<b>Sales</b>	<b>5,820</b>	5,473	+6.3%
<b>Median Sales Price</b>	<b>\$145,000</b>	\$135,350	+7.1%
<b>Average Sales Price</b>	<b>\$178,836</b>	\$164,121	+9.0%
<b>Average Price Per Square Foot</b>	<b>\$99.91</b>	\$88.73	+12.6%
<b>Average Days On Market</b>	<b>60</b>	73	-17.8%



## Lucas County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>535</b>	559	-4.3%
<b>Sales</b>	<b>501</b>	464	+8.0%
<b>Median Sales Price</b>	<b>\$195,000</b>	\$177,250	+10.0%
<b>Average Sales Price</b>	<b>\$205,490</b>	\$186,697	+10.1%
<b>Average Price Per Square Foot</b>	<b>\$118.07</b>	\$107.38	+10.0%
<b>Average Days On Market</b>	<b>85</b>	80	+6.3%



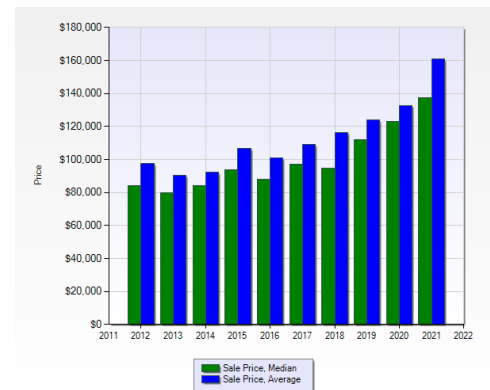
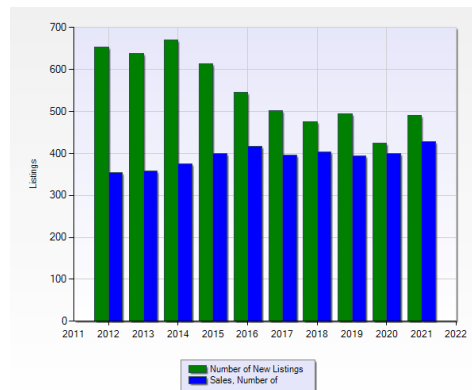
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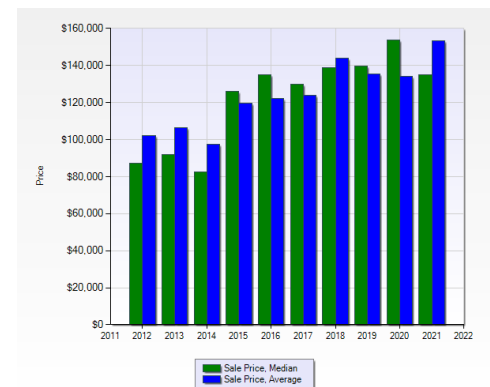
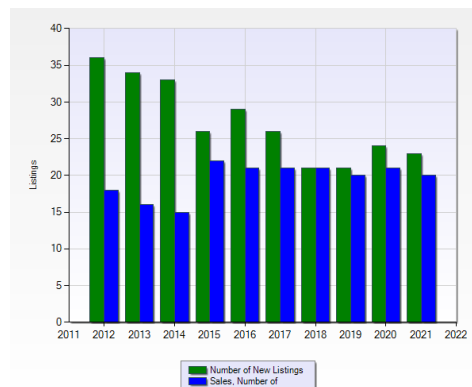
## Defiance County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>491</b>	424	+15.8%
<b>Sales</b>	<b>428</b>	403	+6.2%
<b>Median Sales Price</b>	<b>\$137,500</b>	\$123,500	+11.3%
<b>Average Sales Price</b>	<b>\$160,786</b>	\$133,931	+20.1%
<b>Average Price Per Square Foot</b>	<b>\$94.66</b>	\$80.36	+17.8%
<b>Average Days On Market</b>	<b>66</b>	85	-22.4%



## Defiance County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>23</b>	24	-4.2%
<b>Sales</b>	<b>20</b>	21	-4.8%
<b>Median Sales Price</b>	<b>\$135,000</b>	\$153,821	-12.2%
<b>Average Sales Price</b>	<b>\$153,315</b>	\$134,038	+14.4%
<b>Average Price Per Square Foot</b>	<b>\$111.26</b>	\$99.57	+11.7%
<b>Average Days On Market</b>	<b>38</b>	102	-62.7%



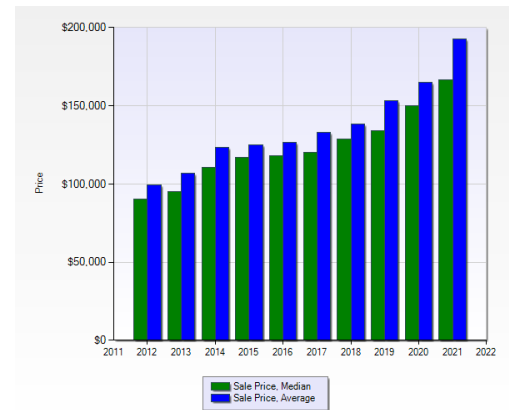
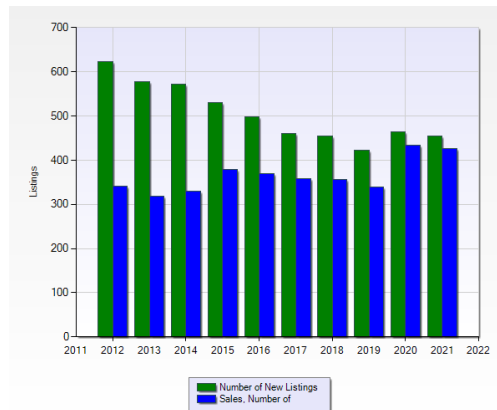
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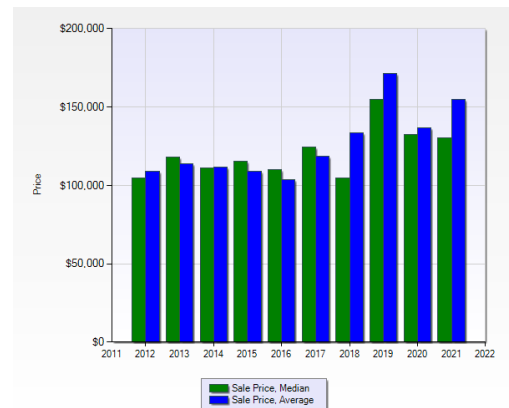
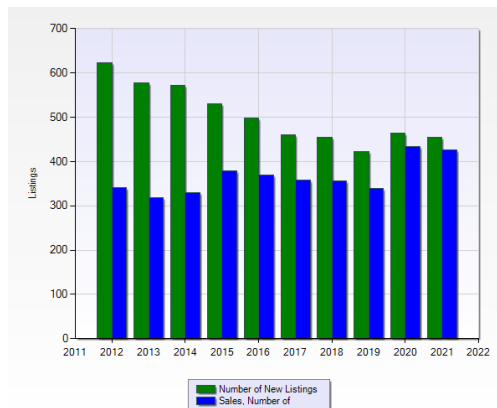
## Fulton County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>452</b>	465	-2.8%
<b>Sales</b>	<b>426</b>	434	-1.8%
<b>Median Sales Price</b>	<b>\$168,000</b>	\$149,950	+12.0%
<b>Average Sales Price</b>	<b>\$193,082</b>	\$164,377	+17.5%
<b>Average Price Per Square Foot</b>	<b>\$112.16</b>	\$99.07	+13.2%
<b>Average Days On Market</b>	<b>64</b>	80	-20.0%



## Fulton County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>15</b>	13	+15.4%
<b>Sales</b>	<b>12</b>	12	—
<b>Median Sales Price</b>	<b>\$130,500</b>	\$132,250	-1.3%
<b>Average Sales Price</b>	<b>\$154,817</b>	\$136,625	+13.3%
<b>Average Price Per Square Foot</b>	<b>\$110.28</b>	\$113.35	-2.7%
<b>Average Days On Market</b>	<b>35</b>	61	-42.6%





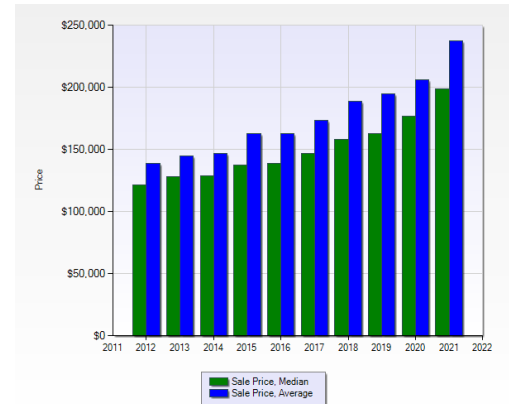
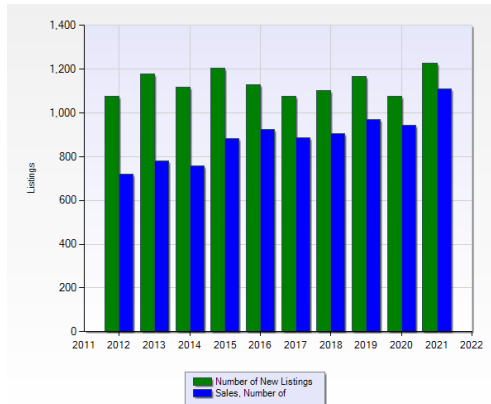
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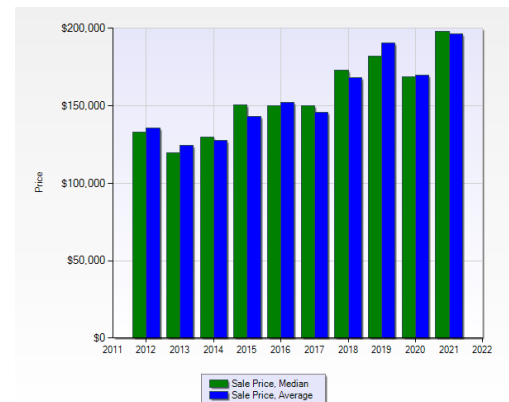
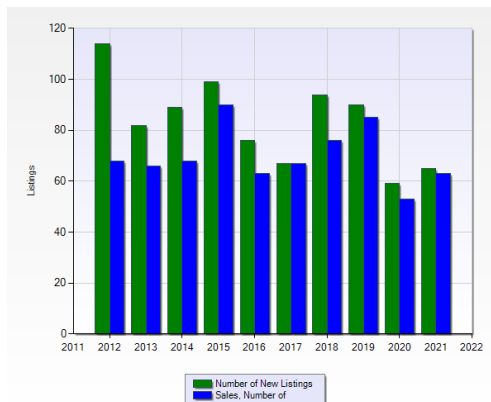
## Hancock County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>1,229</b>	1,077	+14.1%
<b>Sales</b>	<b>1,109</b>	948	+17.0%
<b>Median Sales Price</b>	<b>\$199,000</b>	\$176,000	+13.1%
<b>Average Sales Price</b>	<b>\$237,992</b>	\$205,989	+15.5%
<b>Average Price Per Square Foot</b>	<b>\$124.93</b>	\$110.44	+13.1%
<b>Average Days On Market</b>	<b>64</b>	73	-12.3%



## Hancock County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>74</b>	59	+25.4%
<b>Sales</b>	<b>63</b>	54	+16.7%
<b>Median Sales Price</b>	<b>\$198,000</b>	\$169,000	+17.2%
<b>Average Sales Price</b>	<b>\$196,446</b>	\$169,873	+15.6%
<b>Average Price Per Square Foot</b>	<b>\$121.83</b>	\$107.65	+13.2%
<b>Average Days On Market</b>	<b>61</b>	59	+3.4%



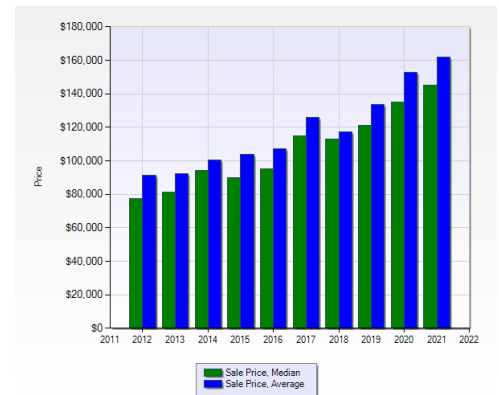
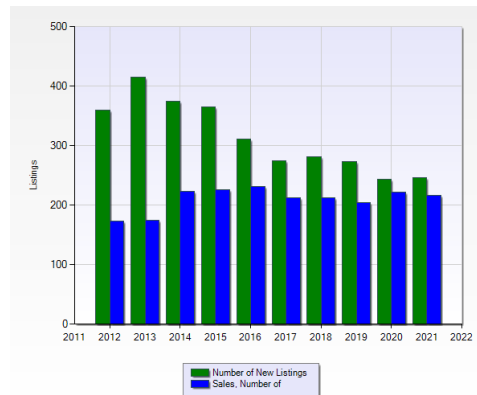
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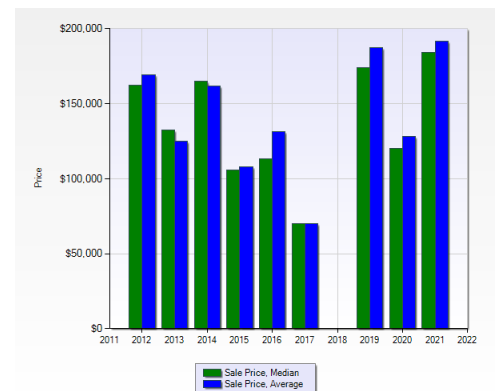
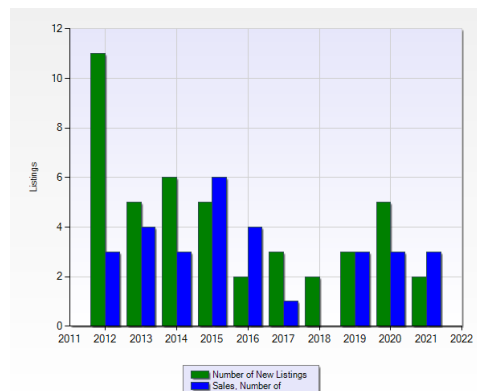
## Henry County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	247	244	+1.2%
Sales	217	222	-2.3%
Median Sales Price	\$143,500	\$135,000	+6.3%
Average Sales Price	\$160,080	\$152,150	+5.2%
Average Price Per Square Foot	\$96.30	\$85.03	+13.3%
Average Days On Market	69	87	-20.7%



## Henry County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2022	% Change
New Listings	2	5	-60.0%
Sales	3	3	—
Median Sales Price	\$184,000	\$120,000	+53.3%
Average Sales Price	\$191,885	\$128,333	+49.5%
Average Price Per Square Foot	\$99.47	\$102.60	-3.1%
Average Days On Market	104	79	+31.6%



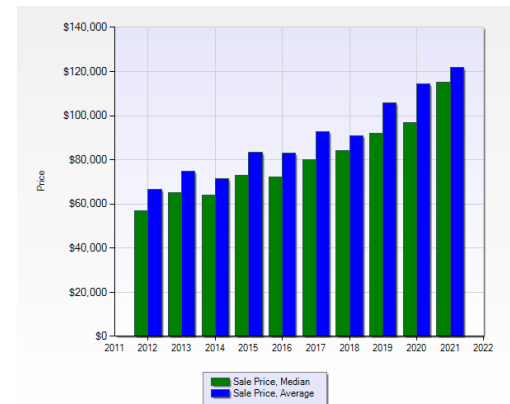
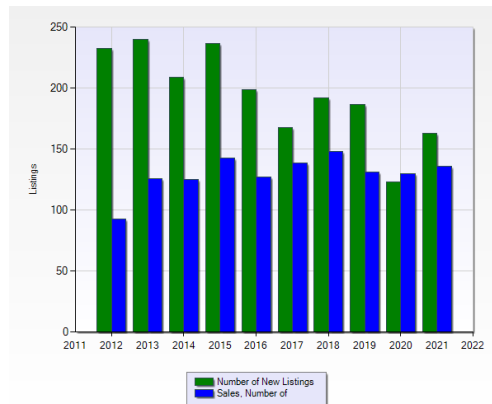
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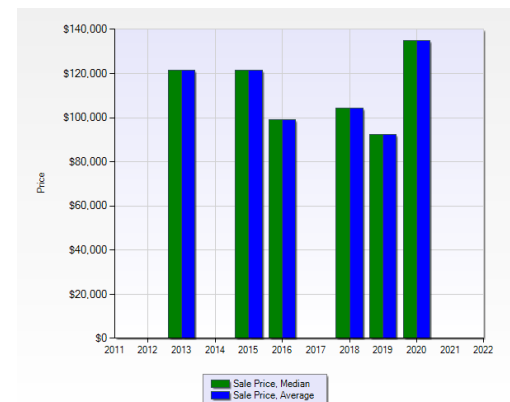
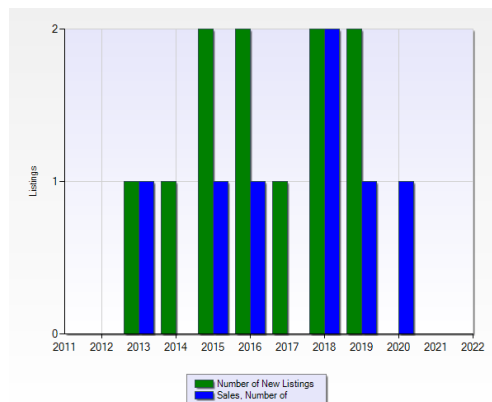
## Paulding County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	162	123	+31.7%
Sales	136	130	+4.6%
Median Sales Price	\$115,000	\$96,750	+18.9%
Average Sales Price	\$121,787	\$114,431	+6.4%
Average Price Per Square Foot	\$83.41	\$74.41	+12.1%
Average Days On Market	68	96	-29.2%



## Paulding County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	0	0	—
Sales	0	1	-100.0%
Median Sales Price	0	\$135,000	—
Average Sales Price	0	\$135,000	—
Average Price Per Square Foot	—	\$114.21	—
Average Days On Market	0	82	—



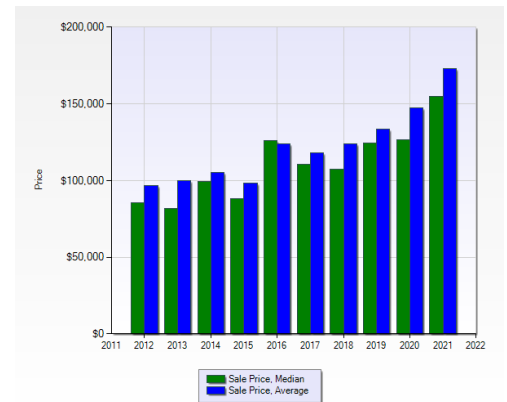
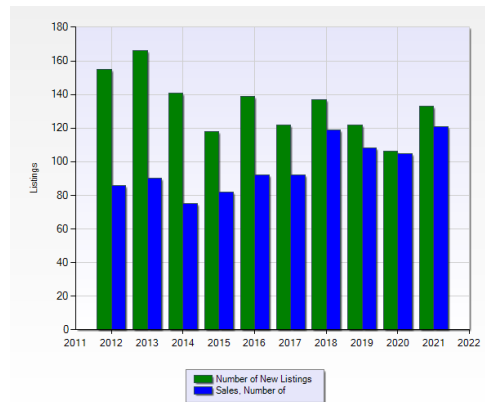
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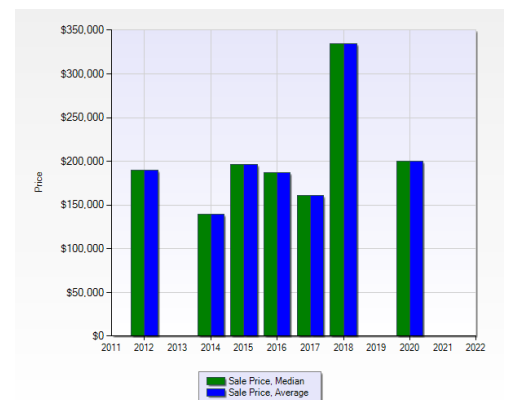
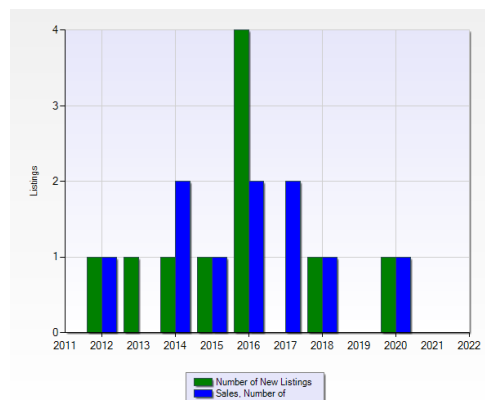
## Putnam County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	133	106	+25.5%
Sales	121	105	+15.2%
Median Sales Price	\$152,500	\$125,750	+21.3%
Average Sales Price	\$172,595	\$147,646	+16.9%
Average Price Per Square Foot	\$94.34	\$72.58	+30.0%
Average Days On Market	78	117	-33.3%



## Putnam County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	0	1	-100.0%
Sales	0	1	-100.0%
Median Sales Price	0	\$200,000	—
Average Sales Price	0	\$200,000	—
Average Price Per Square Foot	—	\$137.65	—
Average Days On Market	0	120	—



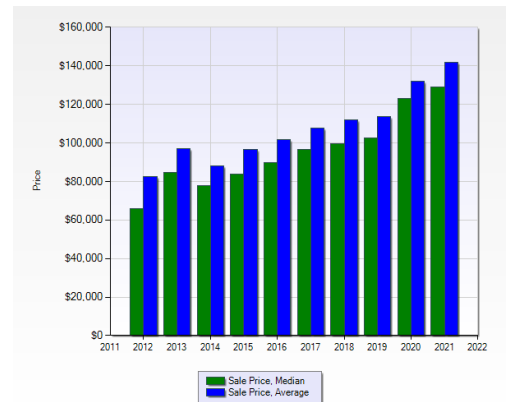
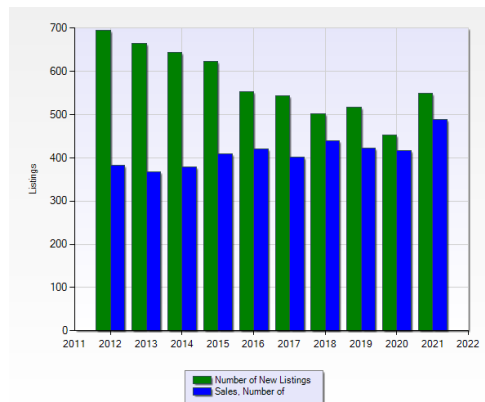
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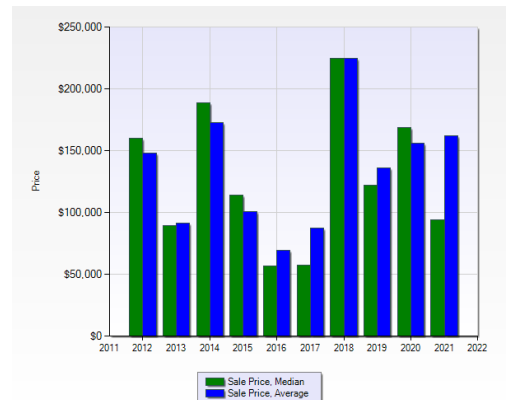
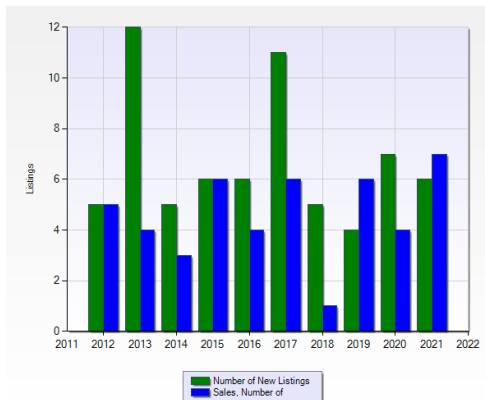
## Williams County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	549	453	+21.2%
Sales	488	416	+17.3%
Median Sales Price	\$129,450	\$124,000	+4.4%
Average Sales Price	\$142,430	\$133,221	+6.9%
Average Price Per Square Foot	\$90.28	\$80.20	+12.6%
Average Days On Market	69	95	-27.4%



## Williams County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	6	7	-14.3%
Sales	7	4	+75.0%
Median Sales Price	\$94,000	\$168,750	-44.3%
Average Sales Price	\$162,371	\$156,625	+3.7%
Average Price Per Square Foot	\$102.41	\$112.10	-8.6%
Average Days On Market	89	77	+15.6%



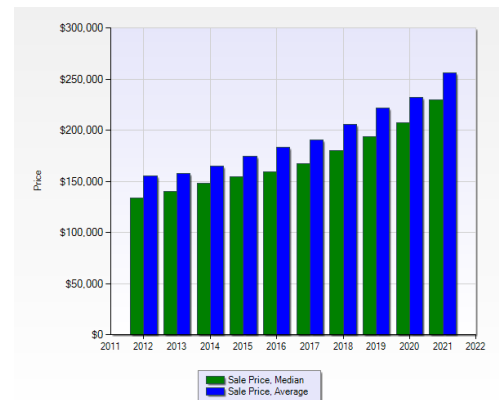
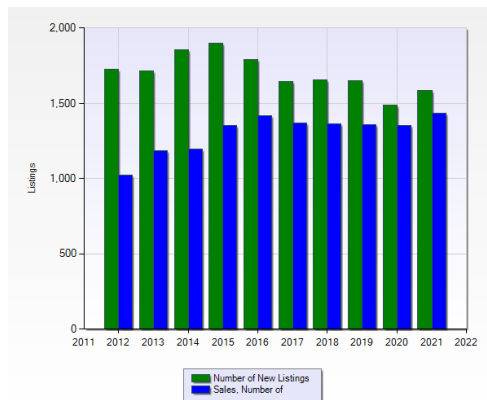
## Year In Review—2021

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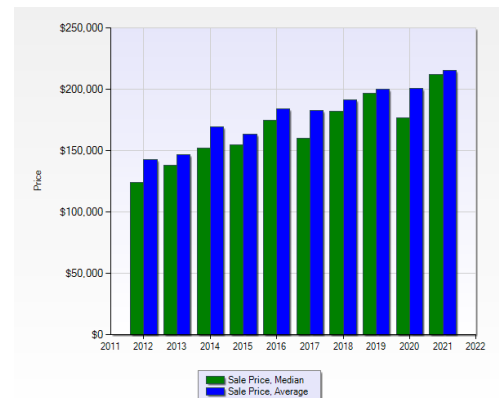
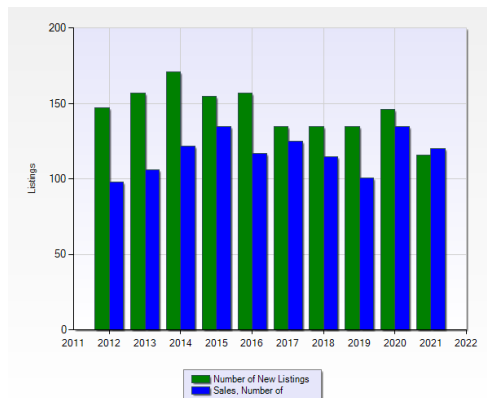
## Wood County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>1,582</b>	1,489	+6.2%
<b>Sales</b>	<b>1,436</b>	1,356	+5.9%
<b>Median Sales Price</b>	<b>\$233,000</b>	\$210,000	+11.0%
<b>Average Sales Price</b>	<b>\$258,458</b>	\$234,369	+10.3%
<b>Average Price Per Square Foot</b>	<b>\$127.87</b>	\$112.58	+13.6%
<b>Average Days On Market</b>	<b>65</b>	80	-18.8%



## Wood County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
<b>New Listings</b>	<b>116</b>	147	-21.1%
<b>Sales</b>	<b>120</b>	135	-11.1%
<b>Median Sales Price</b>	<b>\$215,000</b>	\$177,000	+21.5%
<b>Average Sales Price</b>	<b>\$215,894</b>	\$200,924	+7.5%
<b>Average Price Per Square Foot</b>	<b>\$132.18</b>	\$120.12	+10.0%
<b>Average Days On Market</b>	<b>52</b>	71	-26.7%



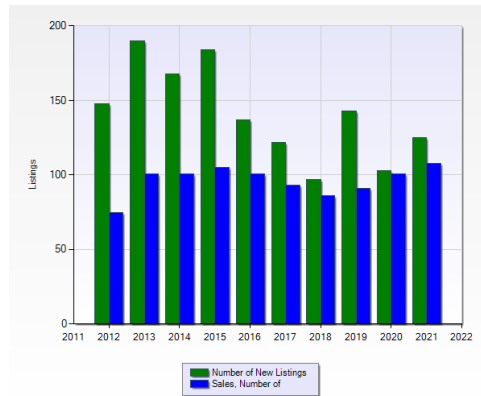
## Year In Review—2021

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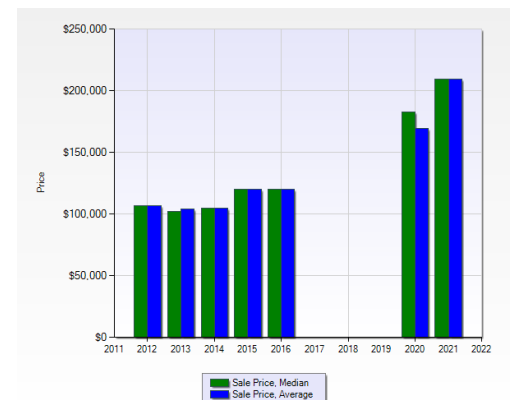
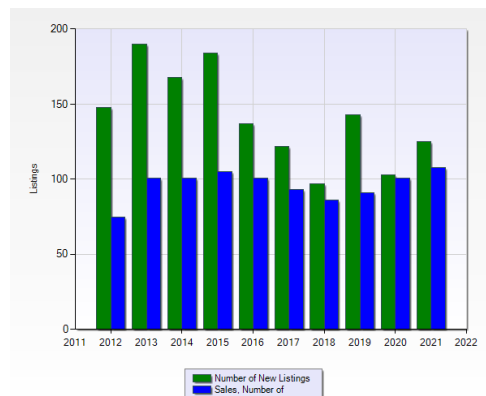
## Wyandot County—Single Family Homes

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	125	103	+21.4%
Sales	108	106	+1.9%
Median Sales Price	\$150,000	\$120,000	+25.0%
Average Sales Price	\$163,141	\$130,367	+25.1%
Average Price Per Square Foot	\$97.04	\$77.20	+26.7%
Average Days On Market	84	98	-14.3%



## Wyandot County—Condos & Villas

Key Metrics	Thru 12-2021	Thru 12-2020	% Change
New Listings	2	3	-33.3%
Sales	2	4	-50.0%
Median Sales Price	\$209,553	\$186,500	+12.4%
Average Sales Price	\$209,553	\$186,500	+12.4%
Average Price Per Square Foot	\$175.82	\$127.68	+37.7%
Average Days On Market	133	174	-23.6%



## Year In Review—2021

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## Local Information

Area	2021 New Listings	% Change (2020)	2021 Sold	% Change (2020)	2021 DOM	% Change (2020)	2021 Median Sale \$	% Change (2020)	2021 Average Sale \$	% Change (2020)
Sylvania	673	-9.2%	621	-7.9%	66	-15.4%	\$279,000	+18.2%	\$295,787	+16.4%
Spring Meadows	272	-2.2%	248	+5.1%	64	-22.0%	\$267,000	+14.8%	\$279,336	+16.3%
Monclova	89	+27.1%	83	+23.9%	69	-37.3%	\$399,950	+4.8%	\$423,337	+8.6%
Maumee	482	-1.0%	446	+2.8%	53	-17.2%	\$217,500	+1.6%	\$255,738	+4.0%
Whitehouse	104	-24.1%	102	-12.8%	78	-8.2%	\$350,000	+20.1%	\$379,794	+27.3%
Waterville	156	+6.8%	140	+7.7%	85	-1.2%	\$320,000	+13.6%	\$307,884	+13.1%
Franklin Park/ Trilby	307	+2.0%	286	+4.4%	56	-12.5%	\$160,000	+9.5%	\$189,982	+9.5%
Tremainsville	740	+11.4%	670	+18.0%	54	-14.3%	\$121,000	+11.3%	\$119,634	+13.2%
Five Points/North Towne	529	+17.0%	455	+6.1%	59	-20.3%	\$85,000	+19.5%	\$90,043	+21.4%
Point Place	301	-6.5%	285	-4.0%	57	-21.9%	\$120,000	+14.3%	\$121,217	+10.6%
Wildwood/ Reynolds Corn.	426	-3.4%	402	+9.8%	62	-8.8%	\$130,500	+8.7%	\$147,683	+9.0%
Ottawa Hills	114	-11.6%	95	-1.0%	68	-34.0%	\$367,450	+8.1%	\$434,297	+15.25%
Ottawa Park/Westgate	315	+14.5%	274	+10.9%	51	-26.1%	\$150,000	+5.3%	\$152,952	+7.5%
Old West End	98	+24.1%	63	+8.6%	80	-4.8%	\$65,139	+25.9%	\$96,106	+24.4%
Old North End	217	+77.9%	181	+98.9%	56	-35.6%	\$31,317	+47.9%	\$35,897	+36.5%
Scott Park	243	+34.3%	195	+42.3%	60	-7.7%	\$70,000	+27.3%	\$73,147	+13.8%
Old South End	311	+23.9%	230	+13.9%	58	-18.3%	\$60,000	+44.6%	\$59,539	+44.0%
Heatherdowns/River Road	499	-3.7%	446	-10.6%	53	-22.1%	\$155,000	+10.3%	\$164,606	+10.3%
East River	264	+46.7%	206	+21.2%	65	-20.7%	\$41,000	+41.4%	\$43,387	+39.3%
Oregon	290	+0.3%	277	+3.4%	70	-9.1%	\$179,450	+21.3%	\$196,472	+19.8%
Perrysburg & Twp.	665	+0.5%	612	+6.4%	72	-19.1%	\$300,000	+9.1%	\$331,358	+6.8%
Northwood, Rossford, Lake	333	+17.3%	295	+8.9%	62	-16.2%	\$157,100	+8.3%	\$177,353	+12.1%
Bowling Green	238	+12.8%	225	+14.2%	52	-14.8%	\$220,000	+15.2%	\$236,378	+14.2%
Archbold	56	-200%	56	-22.2%	63	-37.0%	\$164,000	+13.1%	\$199,416	+11.3%
Bryan	241	+18.1%	224	+19.8%	67	-23.0%	\$134,000	-4.1%	\$150,470	-0.4%
Defiance	280	+25.6%	228	+3.5%	64	-20.0%	\$128,250	+10.6%	\$153,326	+25.7%
Findlay	907	+9.1%	844	+17.1%	63	-11.3%	\$199,150	+11.6%	\$240,390	+16.3%
Napoleon	135	+17.4%	110	-4.3%	68	-22.7%	\$149,250	+7.0%	\$169,579	+5.4%
Wauseon	129	-2.3%	121	-4.7%	64	-15.8%	\$169,000	+25.2%	\$195,259	+38.5%



## Year In Review—2020

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## School Districts

School District	2021 New Listings	% Change (2020)	2021 Sold	% Change (2020)	2021 DOM	% Change (2020)	2021 Median Sale \$	% Change (2020)	2021 Average Sale \$	% Change (2020)
Anthony Wayne	504	-5.1%	460	-2.3%	72	-17.2%	\$355,878	+11.2%	\$375,551	+13.1%
Archbold	61	-11.6%	61	-14.1%	63	-37.0%	\$162,500	+14.8%	\$195,255	+11.5%
Bowling Green	282	+12.8%	259	+10.2%	52	-22.4%	\$215,000	+13.5%	\$233,324	+15.7%
Bryan	234	+15.8%	218	+18.5%	67	-23.0%	\$134,000	-3.5%	\$151,275	+1.5%
Defiance	270	+20.5%	226	+5.1%	64	-17.9%	\$130,000	+18.7%	\$150,510	+26.2%
Findlay	786	+10.7%	716	+14.7%	63	-11.3%	\$182,250	+10.5%	\$218,549	-+15.4%
Fostoria	163	+13.2%	155	+15.7%	70	-26.3%	\$102,000	+27.5%	\$102,603	+9.4%
Maumee	318	+8.9%	298	+14.6%	54	-5.3%	\$170,000	+9.7%	\$190,422	+12.5%
Napoleon	154	+19.4%	124	-4.6%	68	-21.8%	\$149,250	+10.6%	\$170,973	+8.3%
Northwood	76	-2.6%	74	-1.3%	66	-14.3%	\$153,000	+8.3%	\$166,876	+8.4%
Oregon	304	-2.6%	286	-0.7%	69	-10.4%	\$179,900	+22.0%	\$195,892	+19.3%
Paulding	95	+17.3%	77	-10.5%	69	-31.0%	\$110,000	+17.6%	\$118,579	+6.1%
Ottawa Hills	114	-11.6%	95	-1.0%	68	-34.0%	\$367,450	+8.1%	\$434,297	+15.2%
Perrysburg	572	+0.4%	529	+6.7%	73	-18.9%	\$305,000	+9.1%	\$333,693	+6.2%
Pike-Delta-York	83	-16.2%	81	-13.8%	65	-13.3%	\$186,400	+33.2%	\$196,019	+30.5%
Rossford	209	+25.9%	172	+14.7%	63	-14.9%	\$190,000	+17.5%	\$21,013	+7.7%
Springfield	360	-4.0%	335	+3.1%	64	-20.0%	\$261,101	+14.0%	\$273,921	+15.5%
Swanton	131	+0.8%	121	+15.2%	61	-21.8%	\$189,000	+8.0%	\$205,825	+5.8%
Sylvania	872	-7.1%	800	-5.0%	64	-14.7%	\$265,000	+14.2%	\$284,961	+14.0%
Toledo	3,292	+14.3%	2,833	+12.5%	58	-19.4%	\$93,000	+8.4%	\$102,519	+9.5%
Upper Sandusky	73	+23.7%	63	+8.6%	83	-23.9%	\$150,000	+16.7%	\$164,467	+24.5%
Wauseon	112	-5.9%	106	-6.2%	62	-11.4%	\$164,389	+21.8%	\$184,584	+31.3%
Washington Local	740	+9.6%	666	+6.2%	53	-19.7%	\$138,000	+9.5%	\$141,030	+12.2%