

## Local Market Update – May 2022

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## Hancock and Wyandot Counties

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

Single Family Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	140	<b>130</b>	+7.1%	528	<b>461</b>	-12.7%
Closed Sales	108	<b>92</b>	-12.0%	416	<b>407</b>	+2.2%
Days on Market	59	<b>77</b>	+30.5%	77	<b>75</b>	-2.6%
SP\$/SqFt	\$121.59	<b>\$130.97</b>	+7.7%	\$115.81	<b>\$128.27</b>	+10.8%
Median Sales Price*	\$195,000	<b>\$204,000</b>	+4.6%	\$182,500	<b>\$196,000</b>	+7.4%
Average Sales Price*	\$228,510	<b>\$248,402</b>	+8.7%	\$218,002	<b>\$239,678</b>	+10.0%
Percent of List Price Received*	100%	<b>101%</b>	+1.0%	99%	<b>99%</b>	---
Months Supply of Inventory	10	<b>11</b>	+10.0%	---	---	---
Total Volume	\$25,062,048	<b>\$22,852,999</b>	+8.8%	\$90,943,919	<b>\$97,548,908</b>	+7.3%

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	5	<b>10</b>	+100.0%	22	<b>32</b>	+45.5%
Closed Sales	3	<b>6</b>	+100.0%	19	<b>22</b>	+15.8%
Days on Market	55	<b>76</b>	+38.2%	83	<b>64</b>	-22.9%
SP\$/SqFt	\$113.04	<b>\$152.16</b>	+34.6%	\$116.20	<b>\$142.54</b>	+22.6%
Median Sales Price*	\$208,416	<b>\$173,118</b>	-16.9%	\$182,500	<b>\$236,500</b>	+29.6%
Average Sales Price*	\$191,139	<b>\$197,039</b>	+3.1%	\$173,764	<b>\$223,479</b>	+28.6%
Percent of List Price Received*	100%	<b>103%</b>	+3.0%	98%	<b>101%</b>	+3.1%
Months Supply of Inventory	14	<b>8</b>	+42.9%	---	---	---
Total Volume	\$573,419	<b>\$1,182,236</b>	+106.1%	\$3,301,516	<b>\$4,916,536</b>	+48.9%

\* 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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## Findlay Areas

MLS Areas: 116 NW Findlay, 117 NE Findlay, 118 SE Findlay, 119 SW Findlay

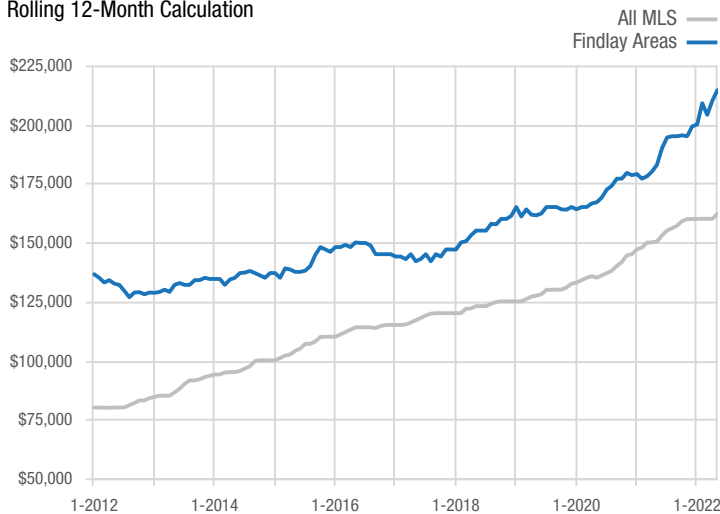
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	89	84	- 5.6%	369	315	- 14.6%
Pending Sales	79	70	- 11.4%	311	276	- 11.3%
Closed Sales	83	64	- 22.9%	304	265	- 12.8%
Days on Market Until Sale	59	49	- 16.9%	69	65	- 5.8%
Median Sales Price*	\$195,000	<b>\$219,950</b>	+ 12.8%	\$183,450	<b>\$220,000</b>	+ 19.9%
Average Sales Price*	\$223,796	<b>\$263,116</b>	+ 17.6%	\$220,688	<b>\$256,446</b>	+ 16.2%
Percent of List Price Received*	100.3%	<b>100.4%</b>	+ 0.1%	99.1%	<b>99.5%</b>	+ 0.4%
Inventory of Homes for Sale	154	120	- 22.1%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	8	+ 100.0%	25	22	- 12.0%
Pending Sales	3	2	- 33.3%	17	19	+ 11.8%
Closed Sales	3	3	0.0%	17	19	+ 11.8%
Days on Market Until Sale	55	43	- 21.8%	89	56	- 37.1%
Median Sales Price*	\$208,416	<b>\$155,000</b>	- 25.6%	\$194,900	<b>\$245,000</b>	+ 25.7%
Average Sales Price*	\$191,139	<b>\$187,333</b>	- 2.0%	\$178,536	<b>\$226,121</b>	+ 26.7%
Percent of List Price Received*	99.7%	<b>98.5%</b>	- 1.2%	97.5%	<b>99.8%</b>	+ 2.4%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	4.1	2.1	- 48.8%	—	—	—

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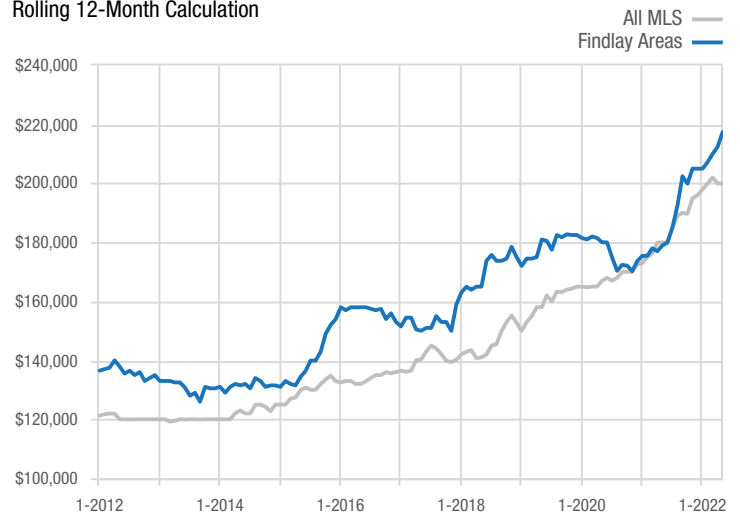
### Median Sales Price - Single Family

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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## Hancock County

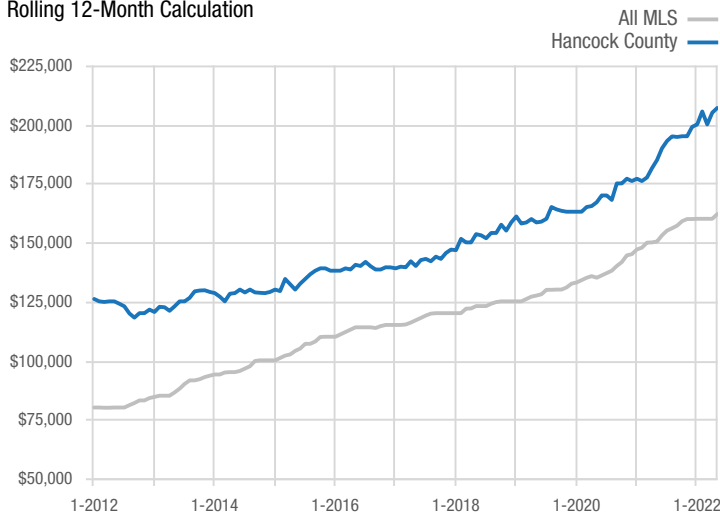
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
<b>Key Metrics</b>						
New Listings	126	<b>112</b>	- 11.1%	485	<b>413</b>	- 14.8%
Pending Sales	95	<b>89</b>	- 6.3%	389	<b>378</b>	- 2.8%
Closed Sales	101	<b>85</b>	- 15.8%	383	<b>367</b>	- 4.2%
Days on Market Until Sale	58	<b>50</b>	- 13.8%	71	<b>67</b>	- 5.6%
Median Sales Price*	\$198,250	<b>\$215,000</b>	+ 8.4%	\$189,900	<b>\$204,000</b>	+ 7.4%
Average Sales Price*	\$231,655	<b>\$256,745</b>	+ 10.8%	\$222,690	<b>\$247,033</b>	+ 10.9%
Percent of List Price Received*	100.1%	<b>101.6%</b>	+ 1.5%	98.9%	<b>99.6%</b>	+ 0.7%
Inventory of Homes for Sale	217	<b>161</b>	- 25.8%	—	—	—
Months Supply of Inventory	2.6	<b>1.8</b>	- 30.8%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
<b>Key Metrics</b>						
New Listings	5	<b>8</b>	+ 60.0%	30	<b>25</b>	- 16.7%
Pending Sales	3	<b>2</b>	- 33.3%	19	<b>21</b>	+ 10.5%
Closed Sales	3	<b>5</b>	+ 66.7%	19	<b>21</b>	+ 10.5%
Days on Market Until Sale	55	<b>51</b>	- 7.3%	83	<b>57</b>	- 31.3%
Median Sales Price*	\$208,416	<b>\$155,000</b>	- 25.6%	\$182,500	<b>\$245,000</b>	+ 34.2%
Average Sales Price*	\$191,139	<b>\$198,200</b>	+ 3.7%	\$173,764	<b>\$225,014</b>	+ 29.5%
Percent of List Price Received*	99.7%	<b>101.0%</b>	+ 1.3%	97.7%	<b>100.3%</b>	+ 2.7%
Inventory of Homes for Sale	19	<b>11</b>	- 42.1%	—	—	—
Months Supply of Inventory	4.1	<b>2.0</b>	- 51.2%	—	—	—

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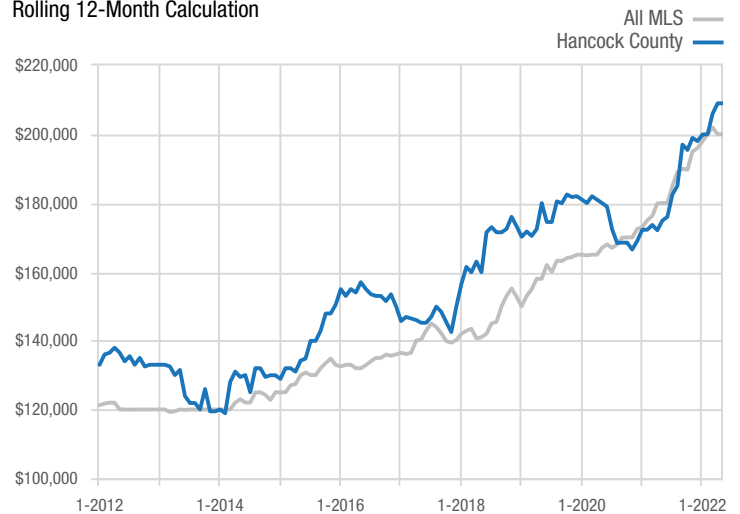
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## Wyandot County

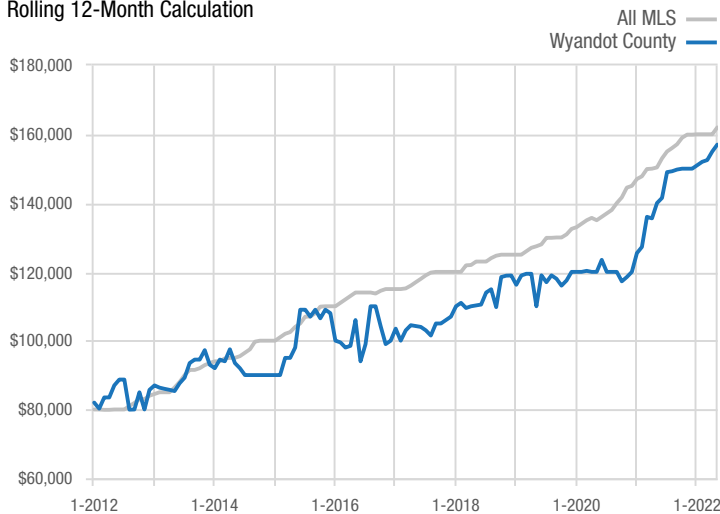
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
<b>Key Metrics</b>						
New Listings	14	<b>14</b>	0.0%	43	<b>44</b>	+ 2.3%
Pending Sales	9	<b>7</b>	- 22.2%	37	<b>41</b>	+ 10.8%
Closed Sales	9	<b>7</b>	- 22.2%	34	<b>40</b>	+ 17.6%
Days on Market Until Sale	66	<b>106</b>	+ 60.6%	99	<b>95</b>	- 4.0%
Median Sales Price*	\$150,000	<b>\$135,000</b>	- 10.0%	\$149,750	<b>\$163,500</b>	+ 9.2%
Average Sales Price*	\$172,222	<b>\$147,093</b>	- 14.6%	\$166,415	<b>\$169,841</b>	+ 2.1%
Percent of List Price Received*	95.2%	<b>95.8%</b>	+ 0.6%	93.7%	<b>95.5%</b>	+ 1.9%
Inventory of Homes for Sale	27	<b>23</b>	- 14.8%	—	—	—
Months Supply of Inventory	3.5	<b>2.5</b>	- 28.6%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	0	<b>6</b>	—
Pending Sales	0	<b>1</b>	—	0	<b>1</b>	—
Closed Sales	0	<b>1</b>	—	0	<b>1</b>	—
Days on Market Until Sale	—	<b>199</b>	—	—	<b>199</b>	—
Median Sales Price*	—	<b>\$191,236</b>	—	—	<b>\$191,236</b>	—
Average Sales Price*	—	<b>\$191,236</b>	—	—	<b>\$191,236</b>	—
Percent of List Price Received*	—	<b>111.2%</b>	—	—	<b>111.2%</b>	—
Inventory of Homes for Sale	1	<b>6</b>	+ 500.0%	—	—	—
Months Supply of Inventory	1.0	<b>6.0</b>	+ 500.0%	—	—	—

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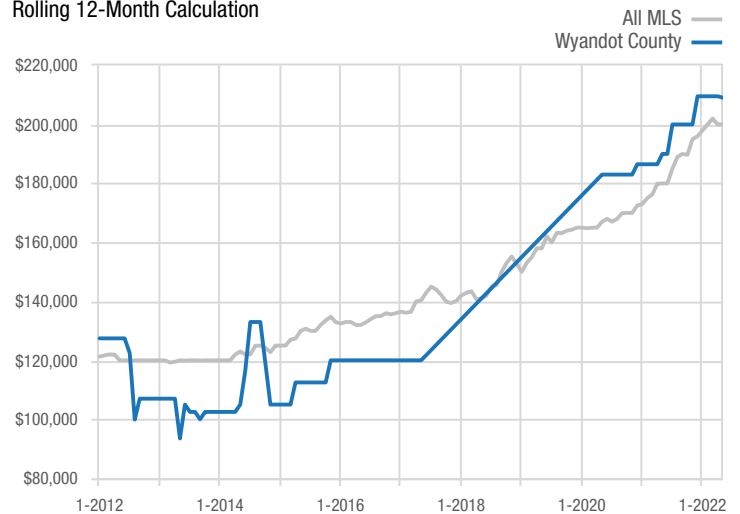
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