

Local Market Update – June 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	June			Year to Date		
	2021	2022	% Change	Thru 6 2021	Thru 6 2022	% Change
New Listings	131	134	+2.3%	659	595	-9.7%
Closed Sales	140	93	-33.6%	556	501	-9.9%
Days on Market	59	55	-6.8%	72	71	-1.4%
SP\$/SqFt	\$127.13	\$136.78	+7.6%	\$118.66	\$129.92	+9.5%
Median Sales Price*	\$233,450	\$240,000	+2.8%	\$191,500	\$205,000	+7.0%
Average Sales Price*	\$256,648	\$269,620	+5.1%	\$227,733	\$245,576	+7.8%
Percent of List Price Received*	100%	100%	---	97%	99%	+2.1%
Months Supply of Inventory	8	11	+37.5%	---	---	---
Total Volume	\$35,675,739	\$25,074,650	-29.7%	\$126,619,658	\$123,033,558	-2.8%

Condo Key Metrics	June			Year to Date		
	2021	2022	% Change	Thru 6 2021	Thru 6 2022	% Change
New Listings	5	10	+100.0%	27	42	+55.6%
Closed Sales	6	6	---	25	28	+12.0%
Days on Market	50	40	-20.0%	75	58	-22.7%
SP\$/SqFt	\$115.67	\$125.97	+8.9%	\$116.07	\$138.99	+19.7%
Median Sales Price*	\$172,000	\$194,950	+13.3%	\$176,000	\$216,500	+23.0%
Average Sales Price*	\$177,433	\$181,900	+2.5%	\$174,645	\$214,569	+22.9%
Percent of List Price Received*	101%	99%	-2.0%	99%	100%	+1.0%
Months Supply of Inventory	7	9	+28.6%	---	---	---
Total Volume	\$1,064,600	\$1,091,400	+2.5%	\$4,366,116	\$6,007,936	+37.6%

*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

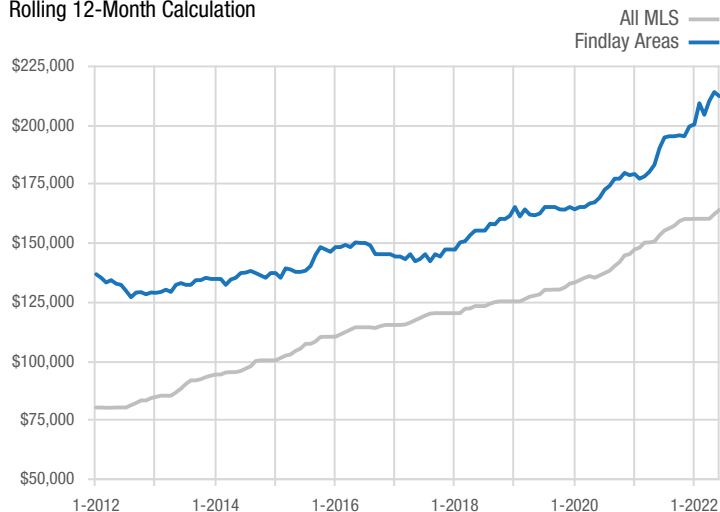
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	93	85	- 8.6%	462	403	- 12.8%
Pending Sales	89	58	- 34.8%	400	335	- 16.3%
Closed Sales	91	66	- 27.5%	395	332	- 15.9%
Days on Market Until Sale	59	48	- 18.6%	67	62	- 7.5%
Median Sales Price*	\$250,000	\$248,450	- 0.6%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$275,124	\$284,304	+ 3.3%	\$233,292	\$262,447	+ 12.5%
Percent of List Price Received*	101.1%	100.6%	- 0.5%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	153	145	- 5.2%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	5	9	+ 80.0%	30	32	+ 6.7%
Pending Sales	5	5	0.0%	22	24	+ 9.1%
Closed Sales	5	5	0.0%	22	24	+ 9.1%
Days on Market Until Sale	51	35	- 31.4%	81	52	- 35.8%
Median Sales Price*	\$176,000	\$195,000	+ 10.8%	\$188,700	\$231,500	+ 22.7%
Average Sales Price*	\$185,520	\$196,280	+ 5.8%	\$180,123	\$219,904	+ 22.1%
Percent of List Price Received*	101.4%	101.2%	- 0.2%	98.4%	100.1%	+ 1.7%
Inventory of Homes for Sale	9	15	+ 66.7%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

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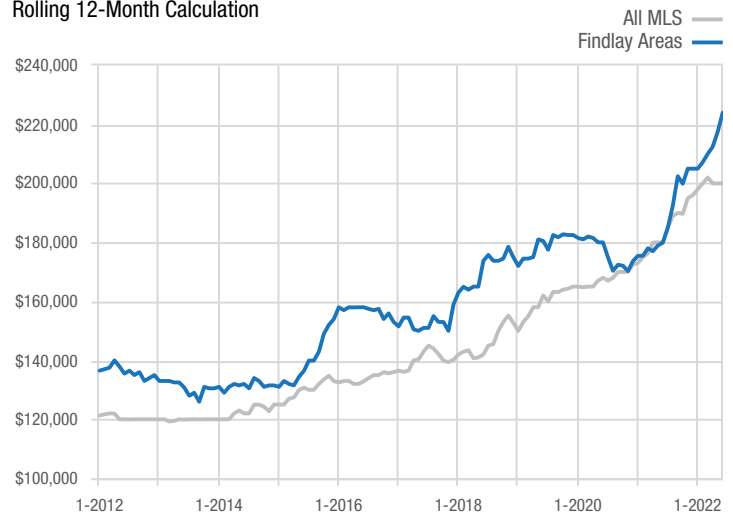
Median Sales Price - Single Family

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

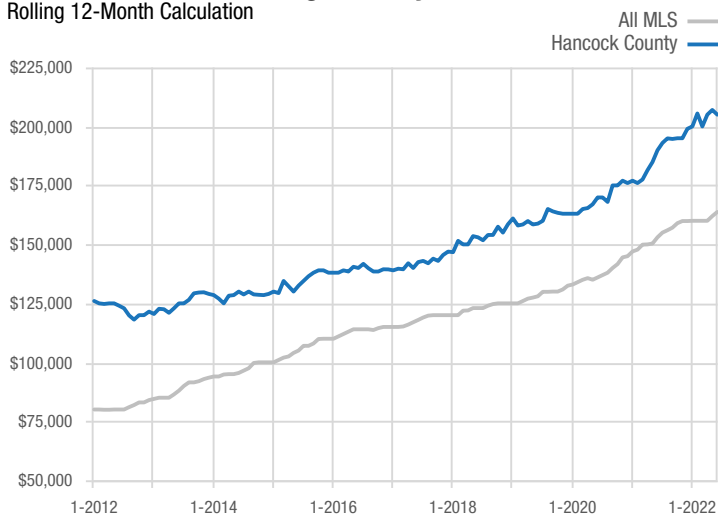
Single Family Key Metrics	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	120	108	- 10.0%	605	525	- 13.2%
Pending Sales	128	77	- 39.8%	517	455	- 12.0%
Closed Sales	126	84	- 33.3%	509	452	- 11.2%
Days on Market Until Sale	58	52	- 10.3%	68	65	- 4.4%
Median Sales Price*	\$243,000	\$247,950	+ 2.0%	\$197,000	\$215,000	+ 9.1%
Average Sales Price*	\$263,693	\$276,122	+ 4.7%	\$232,880	\$252,812	+ 8.6%
Percent of List Price Received*	100.9%	100.7%	- 0.2%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	201	189	- 6.0%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Condo-Villa Key Metrics	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	5	9	+ 80.0%	35	35	0.0%
Pending Sales	6	6	0.0%	25	27	+ 8.0%
Closed Sales	6	6	0.0%	25	27	+ 8.0%
Days on Market Until Sale	50	40	- 20.0%	75	53	- 29.3%
Median Sales Price*	\$172,000	\$194,950	+ 13.3%	\$176,000	\$228,000	+ 29.5%
Average Sales Price*	\$177,433	\$181,900	+ 2.5%	\$174,645	\$215,433	+ 23.4%
Percent of List Price Received*	101.4%	99.0%	- 2.4%	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

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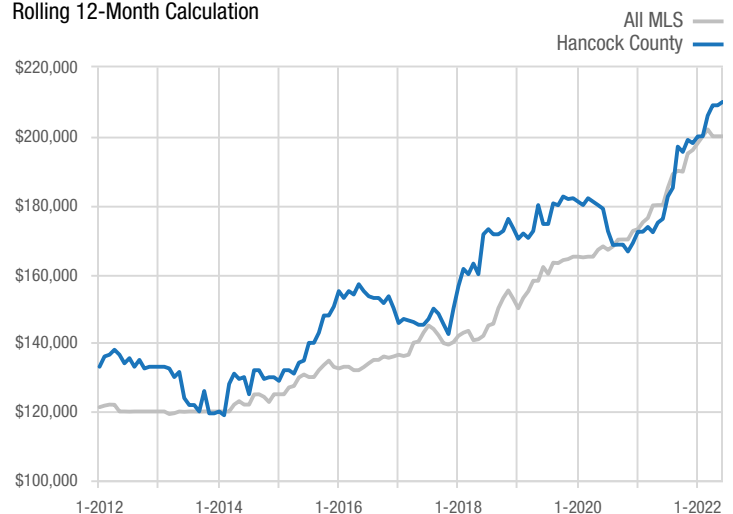
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wyandot County

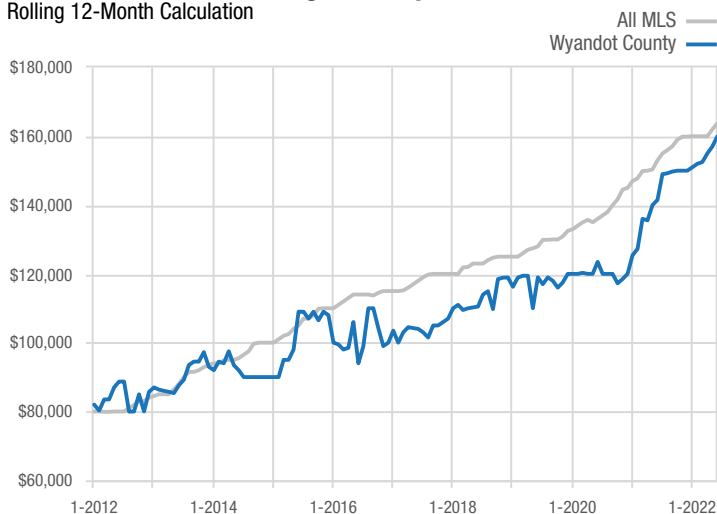
Single Family	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	11	19	+ 72.7%	54	63	+ 16.7%
Pending Sales	13	9	- 30.8%	50	50	0.0%
Closed Sales	13	9	- 30.8%	47	49	+ 4.3%
Days on Market Until Sale	78	80	+ 2.6%	93	92	- 1.1%
Median Sales Price*	\$173,840	\$233,750	+ 34.5%	\$150,000	\$172,500	+ 15.0%
Average Sales Price*	\$188,492	\$233,813	+ 24.0%	\$172,521	\$180,503	+ 4.6%
Percent of List Price Received*	95.3%	96.2%	+ 0.9%	94.1%	95.6%	+ 1.6%
Inventory of Homes for Sale	25	33	+ 32.0%	—	—	—
Months Supply of Inventory	3.1	3.7	+ 19.4%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	0	1	—	0	7	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	199	—
Median Sales Price*	—	—	—	—	\$191,236	—
Average Sales Price*	—	—	—	—	\$191,236	—
Percent of List Price Received*	—	—	—	—	111.2%	—
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	1.0	6.0	+ 500.0%	—	—	—

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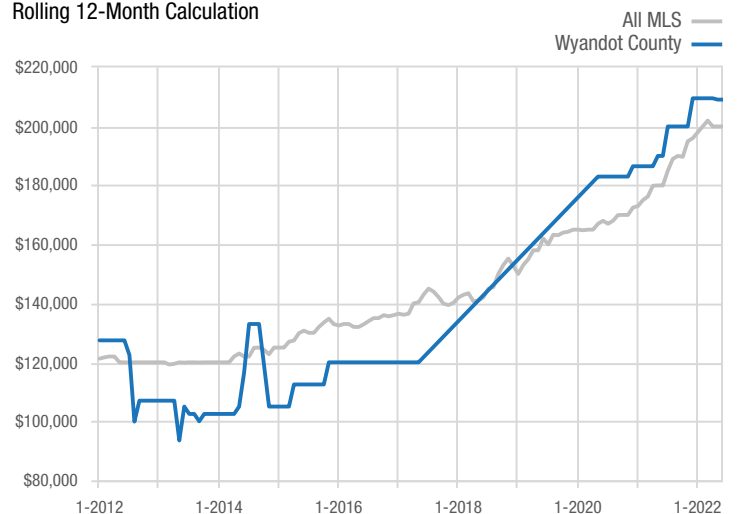
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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