

Local Market Update – April 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Hancock & Wyandot Counties

U.S. existing-home sales recently fell from a one-year high, dropping 4.3% month-over-month to a seasonally adjusted annual rate of 4.19 million, according to the National Association of REALTORS® (NAR), as higher interest rates and rising sales prices continue to keep some prospective buyers on the sidelines. Average 30-year mortgage rates have topped 7% in recent weeks, while the median existing-home sales price hit \$393,500 as of last measure, a 4.8% increase from the previous month, according to NAR.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	86	89	3.5%	221	267	20.8%
Closed Sales	79	68	-13.9%	239	221	-7.5%
Days on Market	75	63	-16.0%	76	81	6.6%
SP\$/SqFt	\$135.78	\$127.23	-6.3%	\$129.57	\$126.92	-2.0%
Median Sales Price*	\$195,000	\$182,956	-6.2%	\$198,000	\$198,000	0.0%
Average Sales Price*	\$229,188	\$222,772	-2.8%	\$226,603	\$222,485	-1.8%
Percent of List Price Received*	99%	98%	-1.0%	99%	97%	-2.0%
Months Supply of Inventory	12	15	25.0%	---	---	---
Total Volume	\$18,105,853	\$15,148,513	-16.3%	\$54,158,217	\$49,169,251	-9.2%

Condo/Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	10	8	-20.0%	26	22	-15.4%
Closed Sales	5	5	0.0%	17	14	-17.6%
Days on Market	56	36	-35.7%	81	39	-51.9%
SP\$/SqFt	\$128.30	\$144.16	12.4%	\$135.65	\$146.51	8.0%
Median Sales Price*	\$180,000	\$220,000	22.2%	\$197,500	\$220,000	11.4%
Average Sales Price*	\$177,880	\$235,760	32.5%	\$194,459	\$233,175	19.9%
Percent of List Price Received*	98%	98%	0.0%	97%	99%	2.1%
Months Supply of Inventory	10	9	-10.0%	---	---	---
Total Volume (in 1000's)	\$889,400	\$1,178,800	32.5%	\$3,305,800	\$3,264,450	2.1%

*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.

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Hancock County

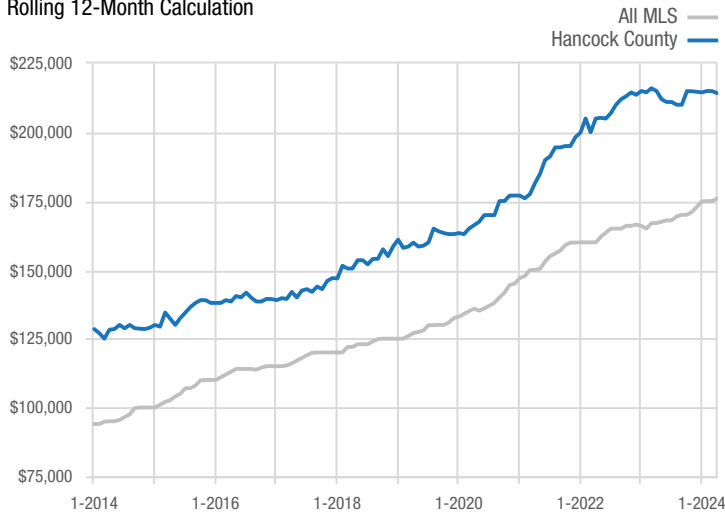
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	73	82	+ 12.3%	244	247	+ 1.2%
Pending Sales	63	55	- 12.7%	204	189	- 7.4%
Closed Sales	65	55	- 15.4%	202	183	- 9.4%
Days on Market Until Sale	78	55	- 29.5%	73	75	+ 2.7%
Median Sales Price*	\$214,500	\$188,500	- 12.1%	\$211,000	\$209,900	- 0.5%
Average Sales Price*	\$246,256	\$235,056	- 4.5%	\$239,968	\$235,691	- 1.8%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.4%	98.1%	- 1.3%
Inventory of Homes for Sale	129	152	+ 17.8%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	10	8	- 20.0%	26	21	- 19.2%
Pending Sales	6	4	- 33.3%	19	14	- 26.3%
Closed Sales	5	5	0.0%	17	14	- 17.6%
Days on Market Until Sale	56	36	- 35.7%	81	39	- 51.9%
Median Sales Price*	\$180,000	\$220,000	+ 22.2%	\$197,500	\$220,000	+ 11.4%
Average Sales Price*	\$177,880	\$235,760	+ 32.5%	\$194,459	\$233,175	+ 19.9%
Percent of List Price Received*	97.7%	98.5%	+ 0.8%	96.9%	99.1%	+ 2.3%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

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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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Wyandot County

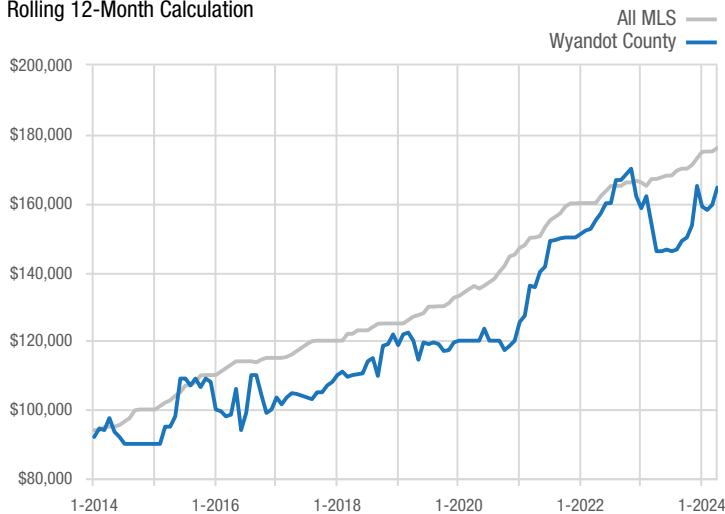
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	13	8	- 38.5%	50	25	- 50.0%
Pending Sales	13	10	- 23.1%	40	36	- 10.0%
Closed Sales	14	12	- 14.3%	37	37	0.0%
Days on Market Until Sale	65	97	+ 49.2%	95	111	+ 16.8%
Median Sales Price*	\$139,000	\$152,500	+ 9.7%	\$138,250	\$145,000	+ 4.9%
Average Sales Price*	\$150,492	\$162,409	+ 7.9%	\$156,854	\$154,737	- 1.3%
Percent of List Price Received*	95.1%	95.6%	+ 0.5%	94.8%	93.4%	- 1.5%
Inventory of Homes for Sale	35	21	- 40.0%	—	—	—
Months Supply of Inventory	3.6	2.0	- 44.4%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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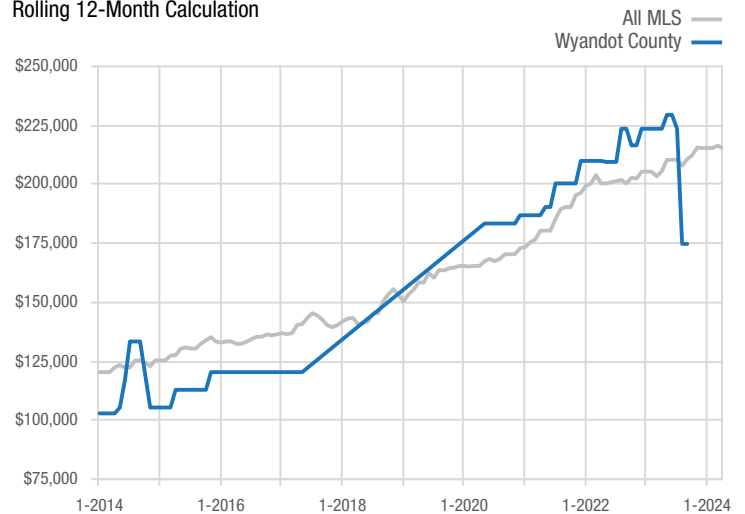
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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