

# Local Market Update – February 2024

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## Western Counties

Defiance, Fulton, Henry, Paulding, Putnam and Williams

U.S. existing-home sales grew 3.1% month-over-month to a seasonally adjusted annual rate of 4.00 million, exceeding economists' expectations and marking the strongest sales pace since August 2023, according to the National Association of REALTORS® (NAR). Falling interest rates late last year, coupled with a recent uptick in inventory, helped existing-home sales to climb following last month's decline, with monthly gains reported in the Midwest, South, and West regions.

Total inventory heading into February stood at 1.01 million units, a 2% increase from the previous month and a 3.1% increase from the same time last year, for a 3 months' supply at the current sales pace, according to NAR. Although buyers may find additional options in their home search, inventory remains below the 5-6 months' supply of a balanced market, and demand is exceeding supply. As a result, existing-home sales prices have continued to rise, climbing 5.1% year-over-year to \$379,100.

Single Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	113	<b>114</b>	0.9%	230	<b>202</b>	-12.2%
Closed Sales	105	<b>69</b>	-34.3%	199	<b>146</b>	-26.6%
Days on Market	76	<b>73</b>	-3.9%	74	<b>71</b>	-4.1%
SP\$/SqFt	\$103.20	<b>\$111.88</b>	8.4%	\$104.65	<b>\$115.30</b>	10.2%
Median Sales Price*	\$148,000	<b>\$157,400</b>	6.4%	\$150,000	<b>\$162,450</b>	8.3%
Average Sales Price*	\$158,479	<b>\$177,436</b>	12.0%	\$163,953	<b>\$188,866</b>	15.2%
Percent of List Price Received*	96%	<b>98%</b>	---	97%	<b>98%</b>	1.0%
Months Supply of Inventory	4	<b>5</b>	25.0%	---	---	---
Total Volume	\$16,640,288	<b>\$12,243,063</b>	-26.4%	\$32,626,738	<b>\$27,574,483</b>	-15.5%

Condo/Villa Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	4	<b>0</b>	-100.0%	9	<b>2</b>	-77.8%
Closed Sales	2	<b>0</b>	-100.0%	4	<b>3</b>	-25.0%
Days on Market	24	---	---	31	<b>55</b>	77.4%
SP\$/SqFt	\$166.12	---	---	\$160.86	<b>\$161.40</b>	0.3%
Median Sales Price*	\$184,000	---	---	\$164,000	<b>\$303,596</b>	85.1%
Average Sales Price*	\$184,000	---	---	\$172,000	<b>\$240,499</b>	39.8%
Percent of List Price Received*	100%	---	---	99%	<b>100%</b>	1.0%
Months Supply of Inventory	6	---	---	---	---	---
Total Volume (in 1000's)	\$368,000	---	---	\$688,000	<b>\$721,496</b>	1.0%

\*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	2-2023	2-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		700	<b>688</b>	- 1.7%	1,409	<b>1,391</b>	- 1.3%
<b>Pending Sales</b>		633	<b>639</b>	+ 0.9%	1,221	<b>1,211</b>	- 0.8%
<b>Closed Sales</b>		602	<b>600</b>	- 0.3%	1,155	<b>1,142</b>	- 1.1%
<b>Days on Market Until Sale</b>		74	<b>71</b>	- 4.1%	73	<b>71</b>	- 2.7%
<b>Median Sales Price</b>		\$153,000	<b>\$168,000</b>	+ 9.8%	\$155,000	<b>\$165,000</b>	+ 6.5%
<b>Average Sales Price</b>		\$177,439	<b>\$195,773</b>	+ 10.3%	\$180,643	<b>\$192,591</b>	+ 6.6%
<b>Percent of List Price Received</b>		97.0%	<b>97.8%</b>	+ 0.8%	97.2%	<b>97.8%</b>	+ 0.6%
<b>Housing Affordability Index</b>		199	<b>176</b>	- 11.6%	196	<b>180</b>	- 8.2%
<b>Inventory of Homes for Sale</b>		1,517	<b>1,460</b>	- 3.8%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>1.9</b>	+ 11.8%	—	—	—

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## Defiance

Zip Code 43512

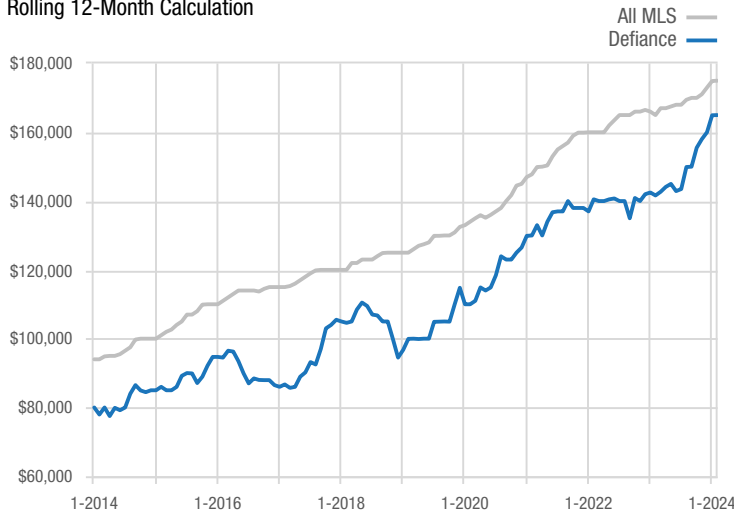
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	17	<b>26</b>	+ 52.9%	42	<b>33</b>	- 21.4%
Pending Sales	26	<b>11</b>	- 57.7%	47	<b>19</b>	- 59.6%
Closed Sales	23	<b>11</b>	- 52.2%	43	<b>19</b>	- 55.8%
Days on Market Until Sale	80	<b>87</b>	+ 8.8%	83	<b>78</b>	- 6.0%
Median Sales Price*	\$130,000	<b>\$126,875</b>	- 2.4%	\$139,900	<b>\$165,000</b>	+ 17.9%
Average Sales Price*	\$131,552	<b>\$155,783</b>	+ 18.4%	\$146,595	<b>\$174,585</b>	+ 19.1%
Percent of List Price Received*	95.0%	<b>97.5%</b>	+ 2.6%	95.6%	<b>98.1%</b>	+ 2.6%
Inventory of Homes for Sale	37	<b>37</b>	0.0%	—	—	—
Months Supply of Inventory	1.5	<b>1.8</b>	+ 20.0%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	<b>1</b>	- 66.7%	5	<b>1</b>	- 80.0%
Pending Sales	3	<b>0</b>	- 100.0%	3	<b>1</b>	- 66.7%
Closed Sales	1	<b>0</b>	- 100.0%	1	<b>3</b>	+ 200.0%
Days on Market Until Sale	25	—	—	25	<b>55</b>	+ 120.0%
Median Sales Price*	\$230,000	—	—	\$230,000	<b>\$303,596</b>	+ 32.0%
Average Sales Price*	\$230,000	—	—	\$230,000	<b>\$240,499</b>	+ 4.6%
Percent of List Price Received*	100.0%	—	—	100.0%	<b>100.2%</b>	+ 0.2%
Inventory of Homes for Sale	3	<b>3</b>	0.0%	—	—	—
Months Supply of Inventory	1.5	<b>1.8</b>	+ 20.0%	—	—	—

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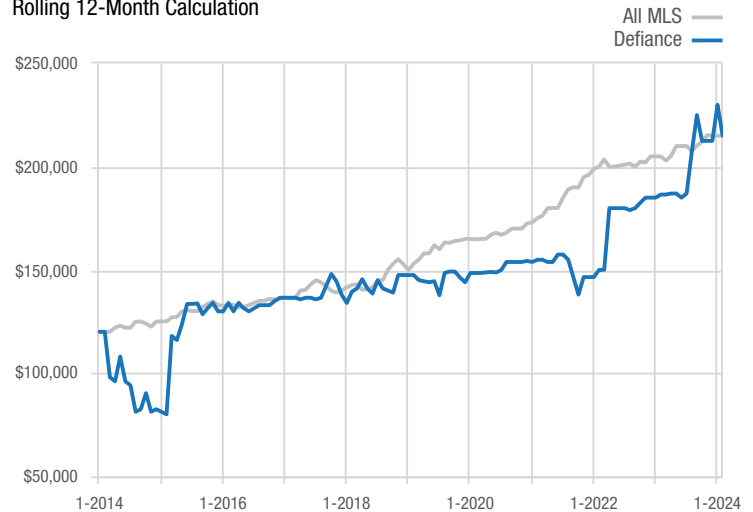
### Median Sales Price - Single Family

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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## Napoleon

Zip Code 43545

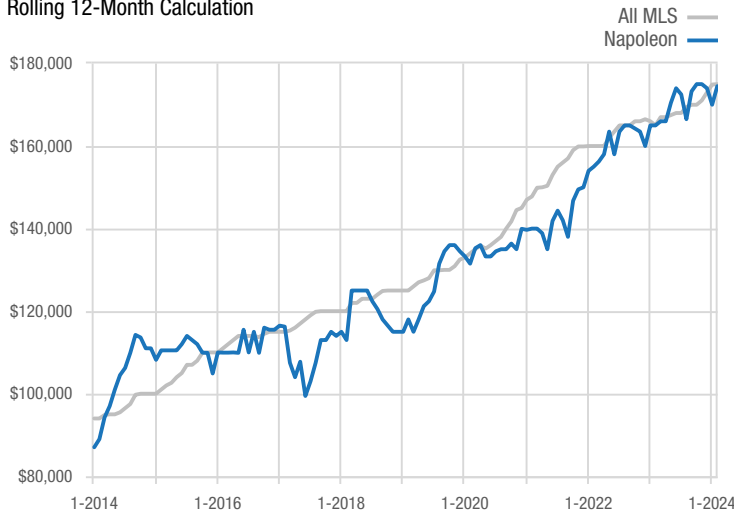
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	4	3	- 25.0%	11	18	+ 63.6%
Pending Sales	9	8	- 11.1%	17	13	- 23.5%
Closed Sales	9	7	- 22.2%	16	13	- 18.8%
Days on Market Until Sale	62	77	+ 24.2%	68	62	- 8.8%
Median Sales Price*	\$150,000	<b>\$189,500</b>	+ 26.3%	\$179,250	<b>\$178,500</b>	- 0.4%
Average Sales Price*	\$145,778	<b>\$208,129</b>	+ 42.8%	\$188,156	<b>\$187,838</b>	- 0.2%
Percent of List Price Received*	92.7%	<b>99.8%</b>	+ 7.7%	95.5%	<b>97.8%</b>	+ 2.4%
Inventory of Homes for Sale	17	22	+ 29.4%	—	—	—
Months Supply of Inventory	1.3	3.0	+ 130.8%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
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	—	1.0	—	—	—	—

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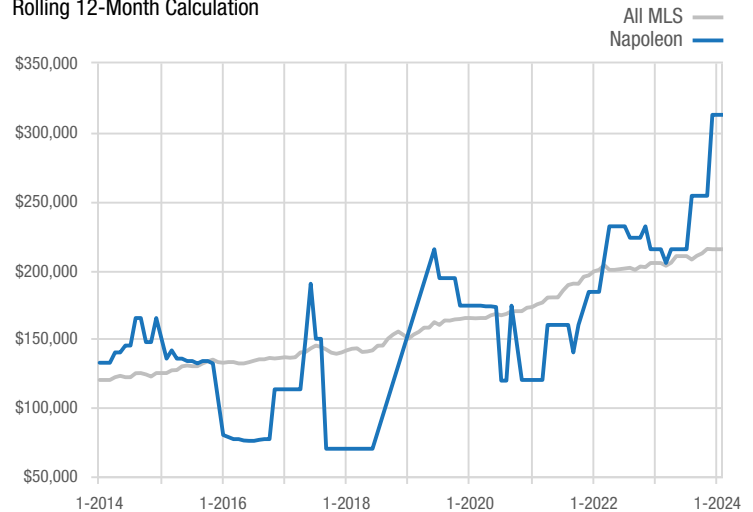
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Bryan

Zip Code 43506

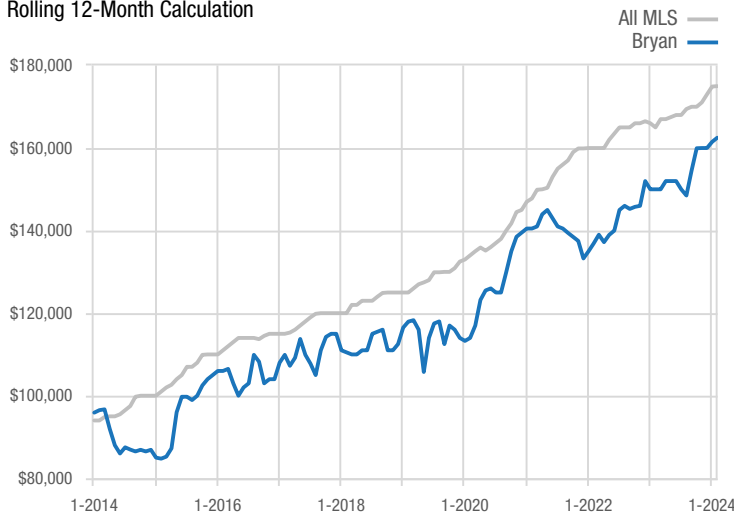
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	14	16	+ 14.3%	25	29	+ 16.0%
Pending Sales	18	7	- 61.1%	31	20	- 35.5%
Closed Sales	19	6	- 68.4%	28	18	- 35.7%
Days on Market Until Sale	74	72	- 2.7%	67	68	+ 1.5%
Median Sales Price*	\$149,500	<b>\$145,000</b>	- 3.0%	\$154,500	<b>\$177,450</b>	+ 14.9%
Average Sales Price*	\$156,439	<b>\$202,792</b>	+ 29.6%	\$149,974	<b>\$205,447</b>	+ 37.0%
Percent of List Price Received*	97.3%	<b>93.7%</b>	- 3.7%	97.8%	<b>95.6%</b>	- 2.2%
Inventory of Homes for Sale	27	37	+ 37.0%	—	—	—
Months Supply of Inventory	1.7	2.8	+ 64.7%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.7	- 76.7%	—	—	—

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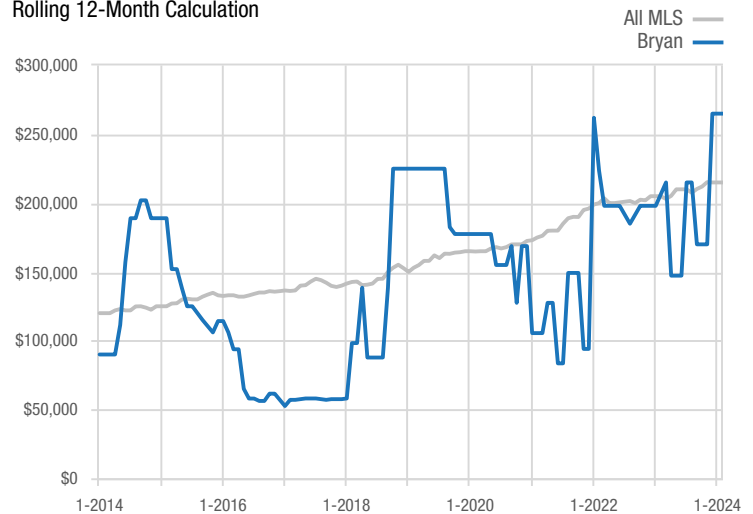
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Wauseon

Zip Code 43567

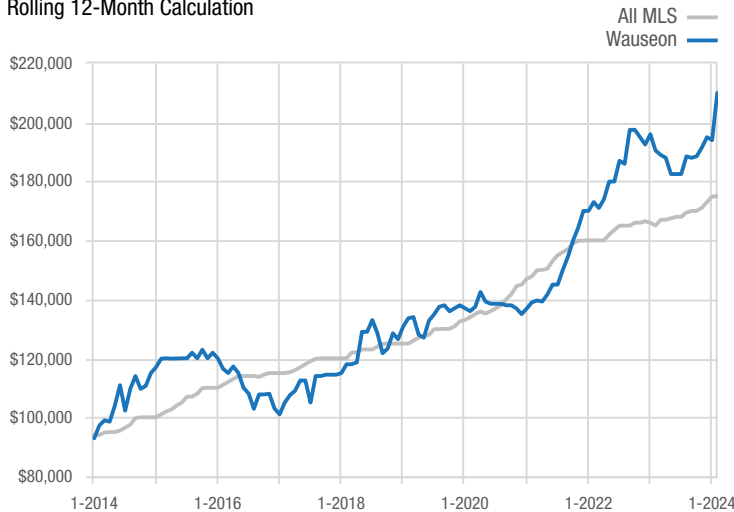
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	8	7	- 12.5%	15	13	- 13.3%
Pending Sales	9	4	- 55.6%	15	5	- 66.7%
Closed Sales	9	2	- 77.8%	12	4	- 66.7%
Days on Market Until Sale	93	29	- 68.8%	96	77	- 19.8%
Median Sales Price*	\$150,000	<b>\$250,500</b>	+ 67.0%	\$180,000	<b>\$250,500</b>	+ 39.2%
Average Sales Price*	\$152,278	<b>\$250,500</b>	+ 64.5%	\$185,458	<b>\$247,500</b>	+ 33.5%
Percent of List Price Received*	93.5%	<b>101.2%</b>	+ 8.2%	93.1%	<b>98.6%</b>	+ 5.9%
Inventory of Homes for Sale	21	15	- 28.6%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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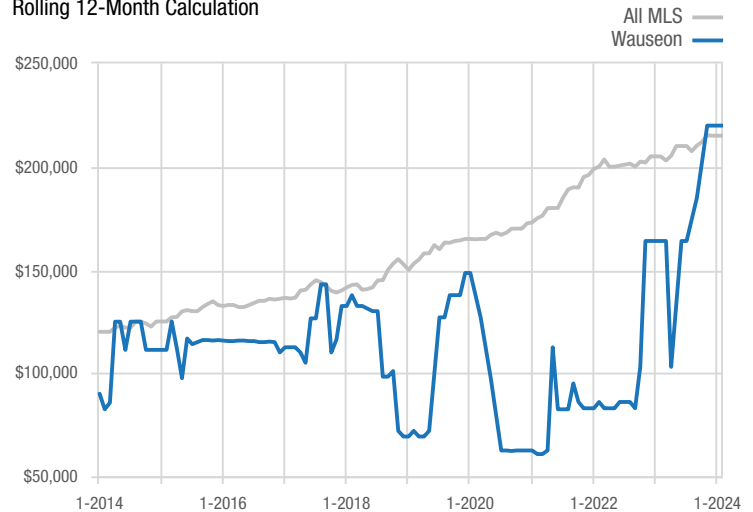
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Archbold

Zip Code 43502

Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	8	5	- 37.5%	13	5	- 61.5%
Pending Sales	4	4	0.0%	6	13	+ 116.7%
Closed Sales	4	3	- 25.0%	9	12	+ 33.3%
Days on Market Until Sale	47	84	+ 78.7%	49	70	+ 42.9%
Median Sales Price*	\$174,500	<b>\$205,000</b>	+ 17.5%	\$193,500	<b>\$195,000</b>	+ 0.8%
Average Sales Price*	\$206,000	<b>\$200,667</b>	- 2.6%	\$212,750	<b>\$209,992</b>	- 1.3%
Percent of List Price Received*	96.2%	<b>105.3%</b>	+ 9.5%	97.7%	<b>97.8%</b>	+ 0.1%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	3.4	1.9	- 44.1%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$190,000	—	—
Average Sales Price*	—	—	—	\$190,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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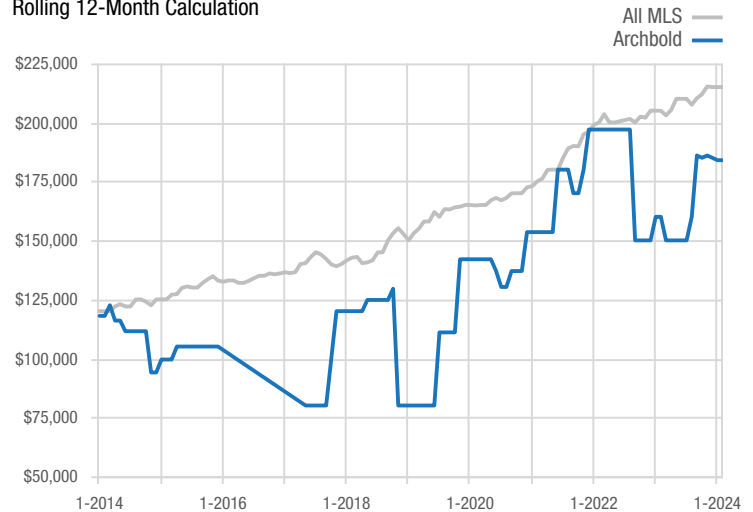
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Rolling 12-Month Calculation



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## Defiance County

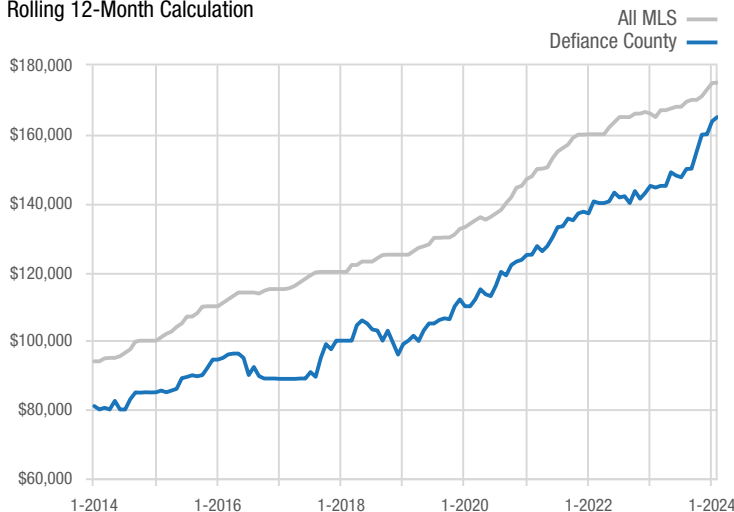
Single Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	21	<b>32</b>	+ 52.4%	47	<b>44</b>	- 6.4%
Pending Sales	26	<b>15</b>	- 42.3%	55	<b>31</b>	- 43.6%
Closed Sales	27	<b>16</b>	- 40.7%	53	<b>30</b>	- 43.4%
Days on Market Until Sale	85	<b>72</b>	- 15.3%	84	<b>69</b>	- 17.9%
Median Sales Price*	\$143,500	<b>\$122,938</b>	- 14.3%	\$148,000	<b>\$145,938</b>	- 1.4%
Average Sales Price*	\$137,944	<b>\$149,288</b>	+ 8.2%	\$152,007	<b>\$181,262</b>	+ 19.2%
Percent of List Price Received*	95.7%	<b>96.8%</b>	+ 1.1%	96.4%	<b>97.7%</b>	+ 1.3%
Inventory of Homes for Sale	51	<b>54</b>	+ 5.9%	—	—	—
Months Supply of Inventory	1.6	<b>1.9</b>	+ 18.8%	—	—	—

Condo-Villa Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	<b>1</b>	- 66.7%	7	<b>1</b>	- 85.7%
Pending Sales	3	<b>0</b>	- 100.0%	4	<b>1</b>	- 75.0%
Closed Sales	2	<b>0</b>	- 100.0%	3	<b>3</b>	0.0%
Days on Market Until Sale	24	—	—	31	<b>55</b>	+ 77.4%
Median Sales Price*	\$184,000	—	—	\$138,000	<b>\$303,596</b>	+ 120.0%
Average Sales Price*	\$184,000	—	—	\$166,000	<b>\$240,499</b>	+ 44.9%
Percent of List Price Received*	100.0%	—	—	98.5%	<b>100.2%</b>	+ 1.7%
Inventory of Homes for Sale	4	<b>3</b>	- 25.0%	—	—	—
Months Supply of Inventory	2.1	<b>1.7</b>	- 19.0%	—	—	—

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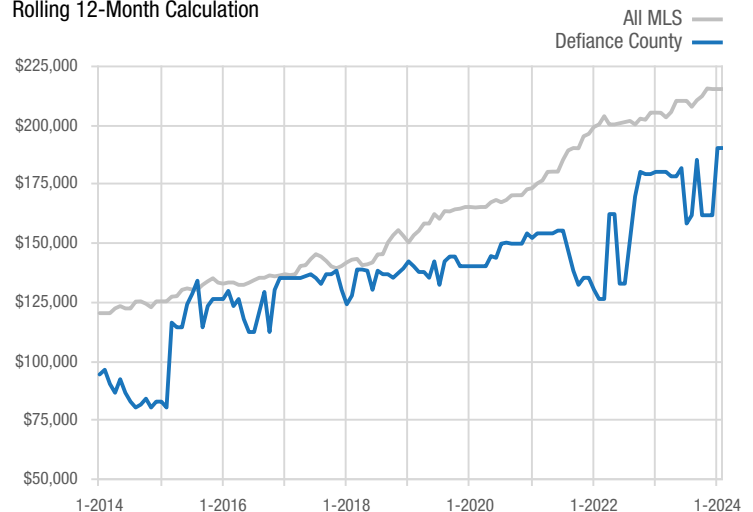
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Fulton County

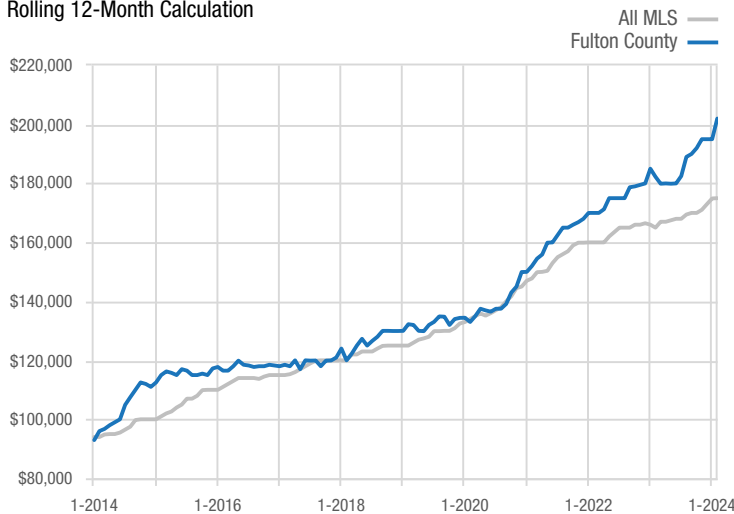
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	31	28	- 9.7%	58	50	- 13.8%
Pending Sales	27	19	- 29.6%	42	38	- 9.5%
Closed Sales	21	16	- 23.8%	39	36	- 7.7%
Days on Market Until Sale	73	59	- 19.2%	71	70	- 1.4%
Median Sales Price*	\$169,999	<b>\$201,250</b>	+ 18.4%	\$172,500	<b>\$197,500</b>	+ 14.5%
Average Sales Price*	\$176,738	<b>\$201,388</b>	+ 13.9%	\$189,173	<b>\$221,800</b>	+ 17.2%
Percent of List Price Received*	95.2%	<b>100.2%</b>	+ 5.3%	96.2%	<b>99.3%</b>	+ 3.2%
Inventory of Homes for Sale	63	55	- 12.7%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$190,000	—	—
Average Sales Price*	—	—	—	\$190,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

\* 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.

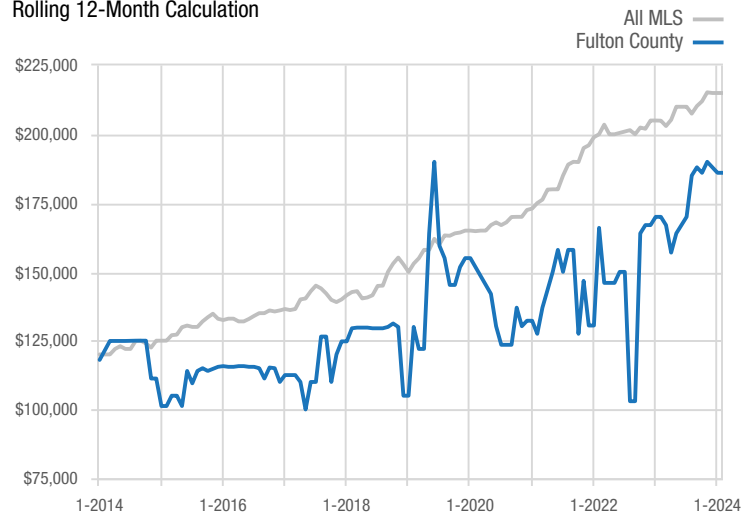
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – February 2024

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## Henry County

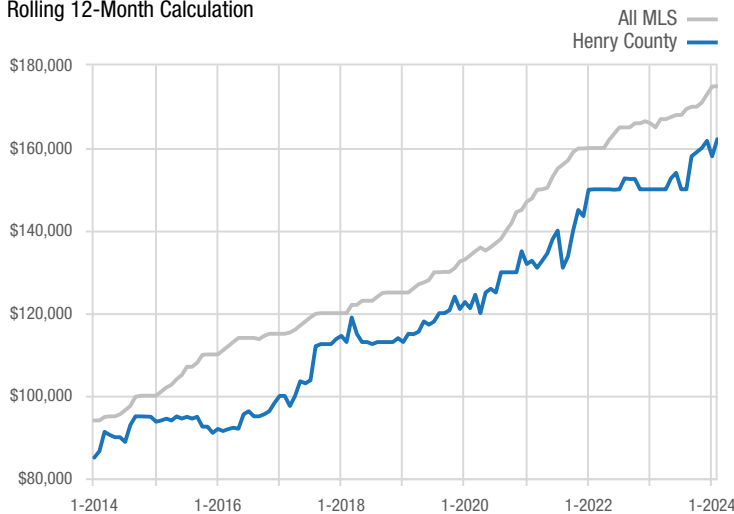
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
<b>Key Metrics</b>						
New Listings	8	<b>14</b>	+ 75.0%	21	<b>33</b>	+ 57.1%
Pending Sales	10	<b>9</b>	- 10.0%	24	<b>23</b>	- 4.2%
Closed Sales	12	<b>9</b>	- 25.0%	24	<b>23</b>	- 4.2%
Days on Market Until Sale	67	<b>95</b>	+ 41.8%	70	<b>65</b>	- 7.1%
Median Sales Price*	\$146,750	<b>\$189,500</b>	+ 29.1%	\$166,000	<b>\$175,000</b>	+ 5.4%
Average Sales Price*	\$141,325	<b>\$198,544</b>	+ 40.5%	\$178,409	<b>\$175,296</b>	- 1.7%
Percent of List Price Received*	94.4%	<b>96.9%</b>	+ 2.6%	95.3%	<b>95.1%</b>	- 0.2%
Inventory of Homes for Sale	30	<b>40</b>	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	<b>2.6</b>	+ 73.3%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	0	<b>0</b>	—
Pending Sales	0	<b>0</b>	—	0	<b>0</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>0</b>	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>1.0</b>	—	—	—	—

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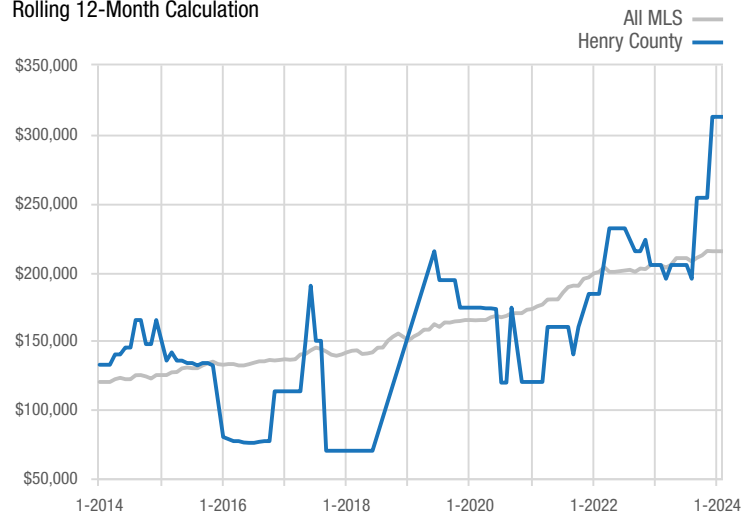
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Paulding County

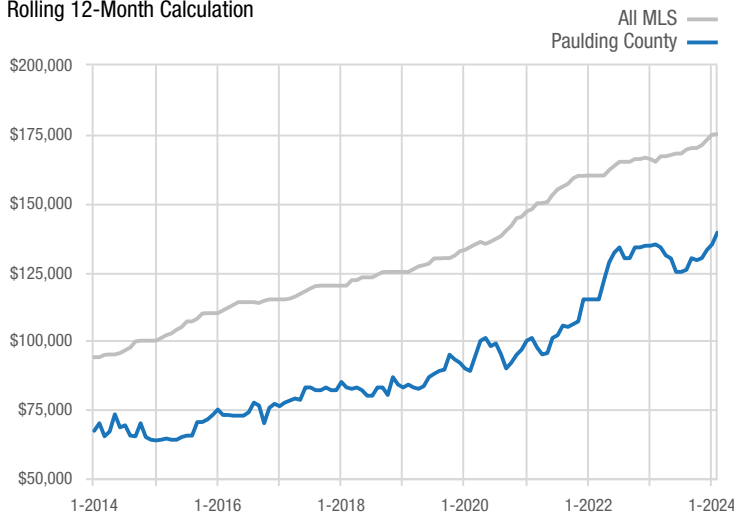
Single Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	15	8	- 46.7%	32	19	- 40.6%
Pending Sales	9	15	+ 66.7%	13	20	+ 53.8%
Closed Sales	5	13	+ 160.0%	12	17	+ 41.7%
Days on Market Until Sale	102	66	- 35.3%	83	71	- 14.5%
Median Sales Price*	\$105,000	<b>\$145,600</b>	+ 38.7%	\$112,500	<b>\$145,600</b>	+ 29.4%
Average Sales Price*	\$133,400	<b>\$167,569</b>	+ 25.6%	\$125,063	<b>\$153,863</b>	+ 23.0%
Percent of List Price Received*	99.2%	<b>99.2%</b>	0.0%	100.0%	<b>102.7%</b>	+ 2.7%
Inventory of Homes for Sale	37	24	- 35.1%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

Condo-Villa Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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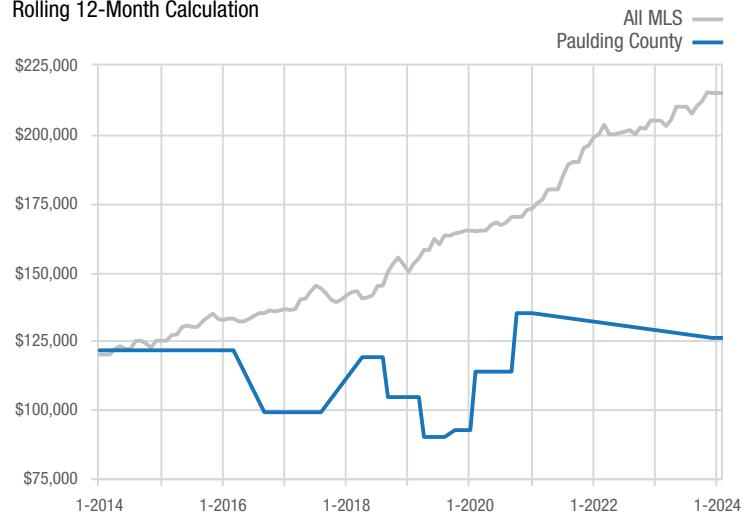
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

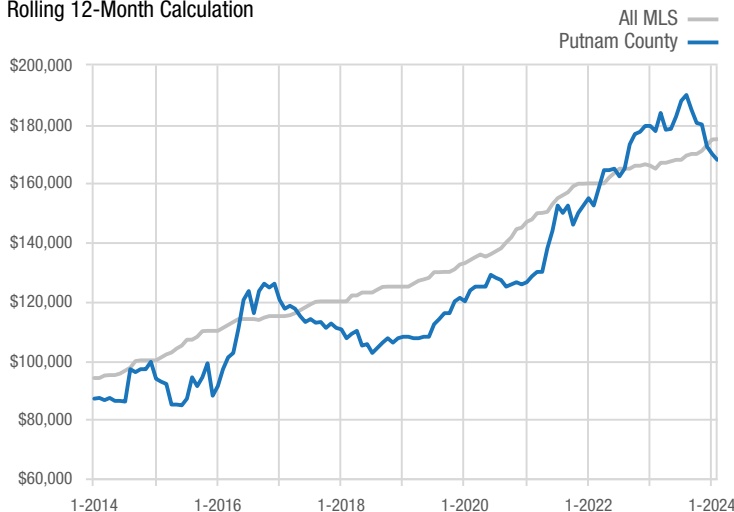
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	9	12	+ 33.3%	15	14	- 6.7%
Pending Sales	6	6	0.0%	10	8	- 20.0%
Closed Sales	8	4	- 50.0%	10	7	- 30.0%
Days on Market Until Sale	92	85	- 7.6%	86	71	- 17.4%
Median Sales Price*	\$157,250	<b>\$140,950</b>	- 10.4%	\$114,750	<b>\$135,000</b>	+ 17.6%
Average Sales Price*	\$149,063	<b>\$196,200</b>	+ 31.6%	\$137,040	<b>\$168,471</b>	+ 22.9%
Percent of List Price Received*	96.4%	<b>96.6%</b>	+ 0.2%	97.2%	<b>98.0%</b>	+ 0.8%
Inventory of Homes for Sale	21	23	+ 9.5%	—	—	—
Months Supply of Inventory	2.5	3.3	+ 32.0%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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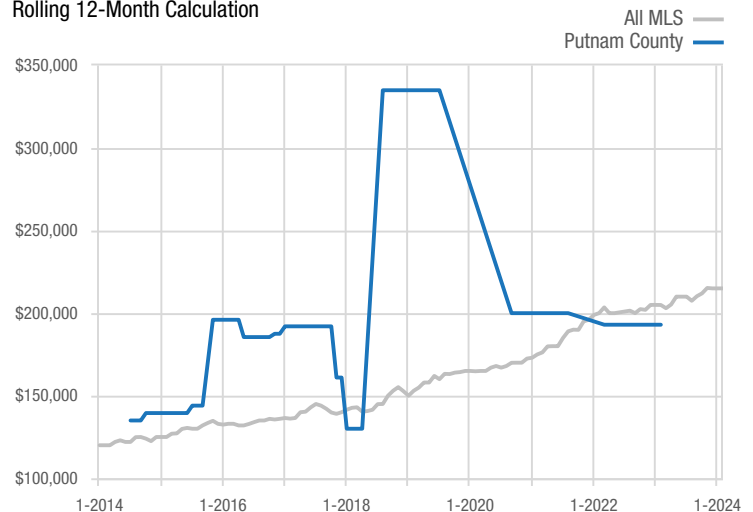
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Williams County

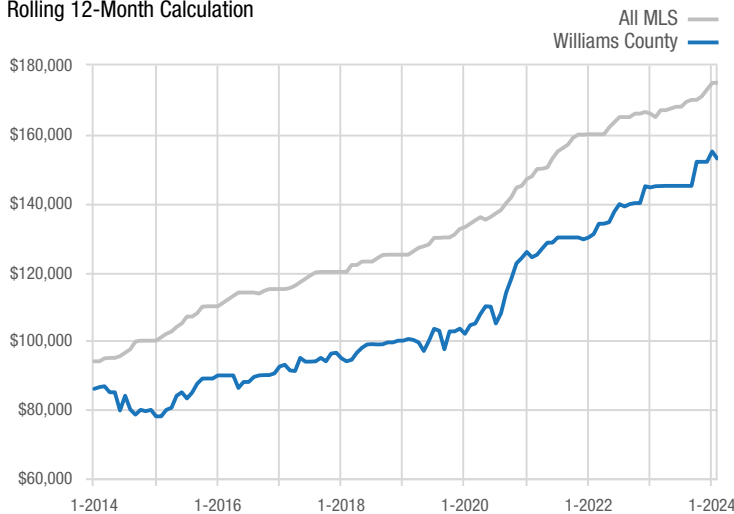
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
<b>Key Metrics</b>						
New Listings	29	<b>28</b>	- 3.4%	57	<b>52</b>	- 8.8%
Pending Sales	33	<b>17</b>	- 48.5%	66	<b>38</b>	- 42.4%
Closed Sales	32	<b>12</b>	- 62.5%	61	<b>34</b>	- 44.3%
Days on Market Until Sale	67	<b>72</b>	+ 7.5%	63	<b>74</b>	+ 17.5%
Median Sales Price*	\$160,000	<b>\$141,000</b>	- 11.9%	\$140,000	<b>\$147,950</b>	+ 5.7%
Average Sales Price*	\$178,010	<b>\$171,971</b>	- 3.4%	\$167,692	<b>\$187,893</b>	+ 12.0%
Percent of List Price Received*	98.5%	<b>95.9%</b>	- 2.6%	97.8%	<b>97.4%</b>	- 0.4%
Inventory of Homes for Sale	66	<b>65</b>	- 1.5%	—	—	—
Months Supply of Inventory	1.9	<b>2.0</b>	+ 5.3%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	2	<b>2</b>	0.0%
Pending Sales	0	<b>0</b>	—	0	<b>0</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>0</b>	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	4	<b>3</b>	- 25.0%	—	—	—
Months Supply of Inventory	4.0	<b>2.0</b>	- 50.0%	—	—	—

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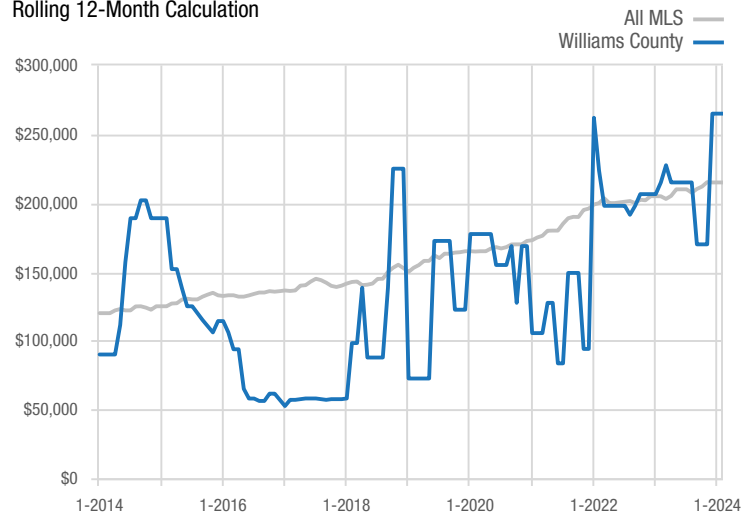
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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