

Local Market Update – May 2024

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Hancock & Wyandot Counties

U.S. existing-home sales fell for the second month in a row, sliding 1.9% month-over-month and 1.9% year-over-year, according to the National Association of REALTORS® (NAR), with sales down in all four regions of the country. Higher borrowing costs and accelerating home prices continue to weigh on demand, pushing some prospective buyers to the sidelines and causing market activity to slump ahead of summer.

Home prices have continued to climb nationwide, despite an uptick in inventory this year. Nationally, the median existing-home price reached \$407,600 as of last measure, a 5.7% increase from the same period last year and a record high for the month, according to NAR. Meanwhile, total inventory heading into May stood at 1.21 million units, a 9% increase month-over-month and a 16.3% increase year-over-year, for a 3.5 month's supply at the current sales pace.

Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	92	90	-2.2%	386	359	-7.0%
Closed Sales	79	87	10.1%	318	308	-3.1%
Days on Market	72	67	-6.9%	75	77	2.7%
SP\$/SqFt	\$125.58	\$147.89	17.8%	\$128.58	\$132.84	3.3%
Median Sales Price*	\$176,000	\$230,000	30.7%	\$194,950	\$209,950	7.7%
Average Sales Price*	\$217,352	\$281,960	29.7%	\$224,305	\$239,285	6.7%
Percent of List Price Received*	98%	100%	2.0%	98%	98%	0.0%
Months Supply of Inventory	13	11	-15.4%	---	---	---
Total Volume	\$17,170,819	\$24,530,505	42.9%	\$71,329,036	\$73,699,756	3.3%

Condo/Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	12	5	-58.3%	38	27	-28.9%
Closed Sales	11	5	-54.5%	28	19	-32.1%
Days on Market	49	7	-85.7%	69	41	-40.6%
SP\$/SqFt	\$131.96	\$153.02	16.0%	\$134.20	\$148.23	10.5%
Median Sales Price*	\$202,000	\$200,000	-1.0%	\$199,750	\$220,000	10.1%
Average Sales Price*	\$199,600	\$208,760	4.6%	\$196,479	\$226,750	15.4%
Percent of List Price Received*	97%	98%	1.0%	97%	99%	2.1%
Months Supply of Inventory	4	8	100.0%	---	---	---
Total Volume (in 1000's)	\$2,195,600	\$1,043,800	-52.5%	\$5,501,400	\$4,308,250	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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Findlay

Zip Code 45840

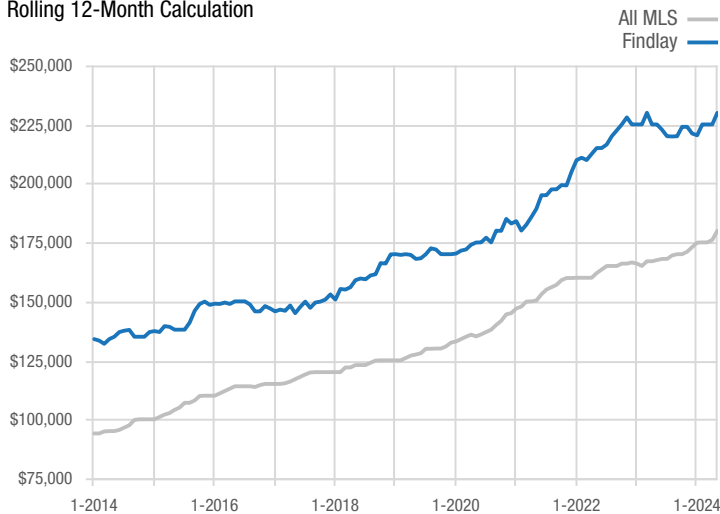
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	66	58	- 12.1%	266	256	- 3.8%
Pending Sales	50	62	+ 24.0%	217	211	- 2.8%
Closed Sales	49	65	+ 32.7%	213	210	- 1.4%
Days on Market Until Sale	63	66	+ 4.8%	69	71	+ 2.9%
Median Sales Price*	\$197,310	\$235,500	+ 19.4%	\$214,700	\$228,000	+ 6.2%
Average Sales Price*	\$245,141	\$297,865	+ 21.5%	\$247,960	\$261,214	+ 5.3%
Percent of List Price Received*	97.5%	100.1%	+ 2.7%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	114	113	- 0.9%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	12	5	- 58.3%	37	24	- 35.1%
Pending Sales	11	4	- 63.6%	30	17	- 43.3%
Closed Sales	11	4	- 63.6%	28	17	- 39.3%
Days on Market Until Sale	49	52	+ 6.1%	69	40	- 42.0%
Median Sales Price*	\$202,000	\$222,450	+ 10.1%	\$199,750	\$220,000	+ 10.1%
Average Sales Price*	\$199,600	\$213,475	+ 7.0%	\$196,479	\$230,668	+ 17.4%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	96.9%	98.9%	+ 2.1%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

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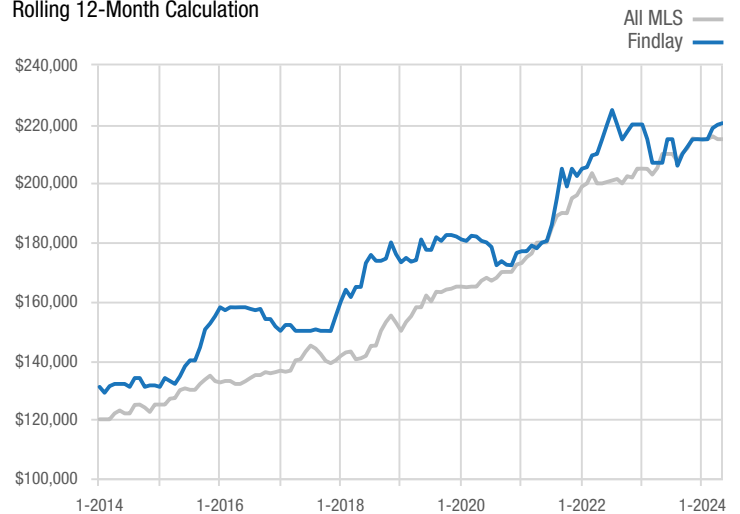
Median Sales Price - Single Family

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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Hancock County

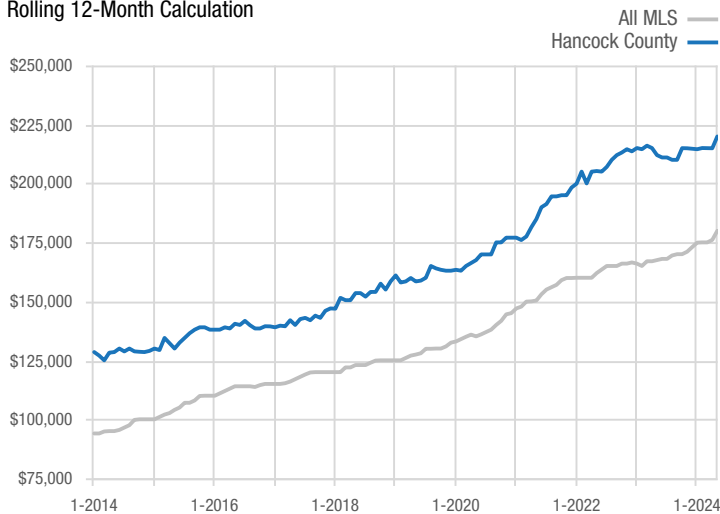
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	81	66	- 18.5%	325	310	- 4.6%
Pending Sales	64	77	+ 20.3%	268	266	- 0.7%
Closed Sales	63	81	+ 28.6%	265	265	0.0%
Days on Market Until Sale	66	64	- 3.0%	71	71	0.0%
Median Sales Price*	\$180,500	\$235,500	+ 30.5%	\$204,750	\$219,900	+ 7.4%
Average Sales Price*	\$228,688	\$292,457	+ 27.9%	\$237,276	\$253,108	+ 6.7%
Percent of List Price Received*	98.1%	100.3%	+ 2.2%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	144	133	- 7.6%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	12	5	- 58.3%	38	26	- 31.6%
Pending Sales	11	5	- 54.5%	30	19	- 36.7%
Closed Sales	11	5	- 54.5%	28	19	- 32.1%
Days on Market Until Sale	49	47	- 4.1%	69	41	- 40.6%
Median Sales Price*	\$202,000	\$200,000	- 1.0%	\$199,750	\$220,000	+ 10.1%
Average Sales Price*	\$199,600	\$208,760	+ 4.6%	\$196,479	\$226,750	+ 15.4%
Percent of List Price Received*	97.0%	97.9%	+ 0.9%	96.9%	98.8%	+ 2.0%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

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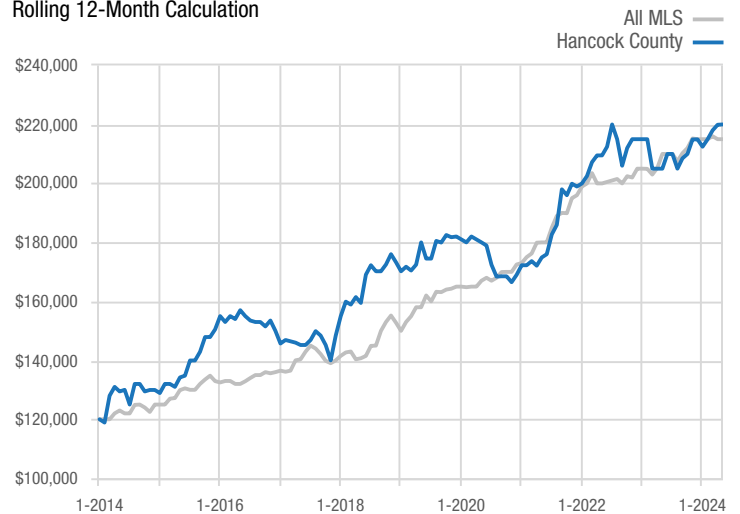
Median Sales Price - Single Family

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Wyandot County

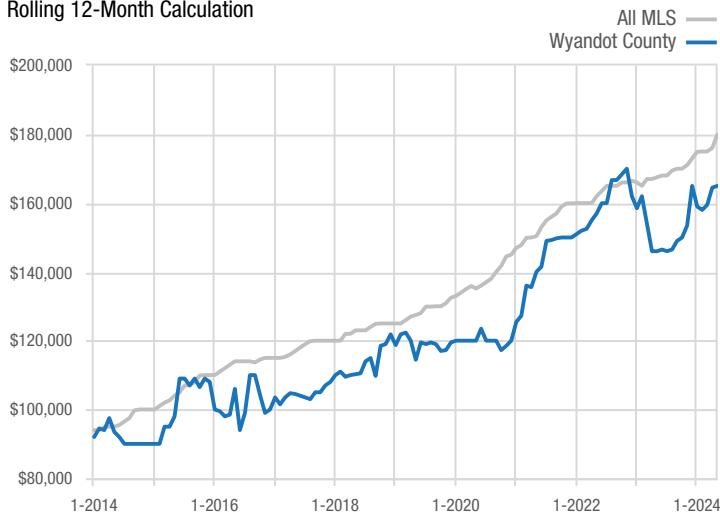
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	11	22	+ 100.0%	61	47	- 23.0%
Pending Sales	13	6	- 53.8%	53	42	- 20.8%
Closed Sales	16	5	- 68.8%	53	42	- 20.8%
Days on Market Until Sale	96	129	+ 34.4%	95	114	+ 20.0%
Median Sales Price*	\$143,500	\$165,000	+ 15.0%	\$139,000	\$146,850	+ 5.6%
Average Sales Price*	\$172,719	\$138,700	- 19.7%	\$161,736	\$152,733	- 5.6%
Percent of List Price Received*	96.3%	94.8%	- 1.6%	95.3%	93.6%	- 1.8%
Inventory of Homes for Sale	32	36	+ 12.5%	—	—	—
Months Supply of Inventory	3.1	3.7	+ 19.4%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% 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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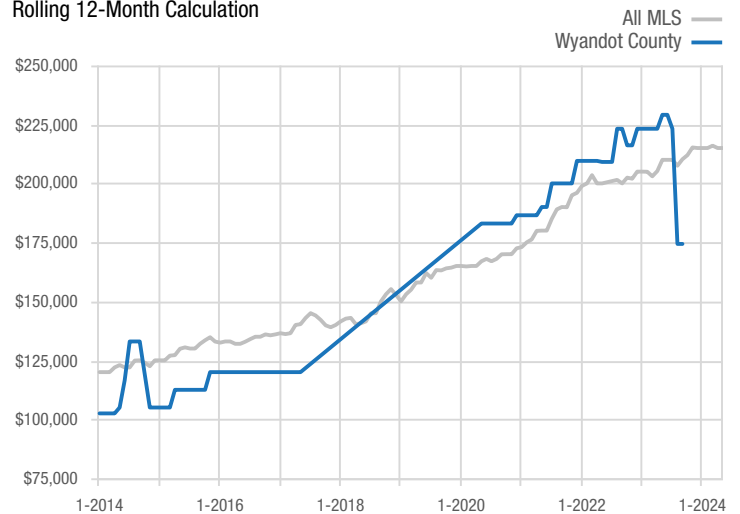
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