

# Local Market Update – August 2024

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## Western Counties

### Defiance, Fulton, Henry, Paulding, Putnam and Williams

U.S. existing-home sales increased for the first time in 5 months, as lower mortgage rates and rising supply helped boost market activity. According to the National Association of REALTORS® (NAR), sales of previously owned homes rose 1.3% month-over-month to a seasonally adjusted annual rate of 3.95 million units, exceeding economists' expectations and ending the downward trend of recent months.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8 2023	Thru 8 2024	% Change
New Listings	196	<b>155</b>	-20.9%	1146	<b>1,130</b>	-1.4%
Closed Sales	135	<b>136</b>	0.7%	963	<b>911</b>	-5.4%
Days on Market	64	<b>67</b>	4.7%	68	<b>66</b>	-2.9%
SP\$/SqFt	\$117.74	<b>\$124.51</b>	5.7%	\$110.14	<b>\$119.95</b>	8.9%
Median Sales Price*	\$167,000	<b>\$182,500</b>	9.3%	\$160,000	<b>\$170,000</b>	6.3%
Average Sales Price*	\$195,941	<b>\$204,682</b>	4.5%	\$178,097	<b>\$191,710</b>	7.6%
Percent of List Price Received*	99%	<b>99%</b>	0.0%	99%	---	---
Months Supply of Inventory	3	<b>3</b>	0.0%	---	---	---
Total Volume	\$26,452,100	<b>\$27,836,697</b>	5.2%	\$171,507,699	<b>\$174,647,936</b>	1.8%

Condo/Villa	August			Year to Date		
	2023	2024	% Change	Thru 8 2023	Thru 8 2024	% Change
New Listings	1	<b>5</b>	400.0%	29	<b>29</b>	0.0%
Closed Sales	3	<b>2</b>	-33.3%	23	<b>24</b>	4.3%
Days on Market	54	<b>66</b>	22.2%	51	<b>65</b>	27.5%
SP\$/SqFt	\$147.44	<b>\$186.89</b>	26.8%	\$138.35	<b>\$145.73</b>	5.3%
Median Sales Price*	\$234,900	<b>\$232,500</b>	-1.0%	\$185,000	<b>\$184,000</b>	-0.5%
Average Sales Price*	\$229,600	<b>\$232,500</b>	1.3%	\$180,238	<b>\$203,323</b>	12.8%
Percent of List Price Received*	98%	<b>97%</b>	-1.0%	99%	<b>99%</b>	0.0%
Months Supply of Inventory	3	<b>5</b>	66.7%	---	---	---
Total Volume (in 1000's)	\$688,800	<b>\$465,000</b>	-32.5%	\$4,145,483	<b>\$4,879,746</b>	0.0%

\*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	8-2023	8-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,123	<b>1,042</b>	- 7.2%	7,647	<b>7,578</b>	- 0.9%
<b>Pending Sales</b>		883	<b>904</b>	+ 2.4%	6,406	<b>6,154</b>	- 3.9%
<b>Closed Sales</b>		930	<b>948</b>	+ 1.9%	6,287	<b>6,083</b>	- 3.2%
<b>Days on Market Until Sale</b>		56	<b>58</b>	+ 3.6%	60	<b>61</b>	+ 1.7%
<b>Median Sales Price</b>		\$180,000	<b>\$205,000</b>	+ 13.9%	\$175,000	<b>\$187,900</b>	+ 7.4%
<b>Average Sales Price</b>		\$210,842	<b>\$240,123</b>	+ 13.9%	\$206,992	<b>\$220,282</b>	+ 6.4%
<b>Percent of List Price Received</b>		100.8%	<b>100.9%</b>	+ 0.1%	100.0%	<b>100.1%</b>	+ 0.1%
<b>Housing Affordability Index</b>		161	<b>151</b>	- 6.2%	165	<b>165</b>	0.0%
<b>Inventory of Homes for Sale</b>		1,883	<b>1,944</b>	+ 3.2%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.6</b>	+ 13.0%	—	—	—

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## Defiance

Zip Code 43512

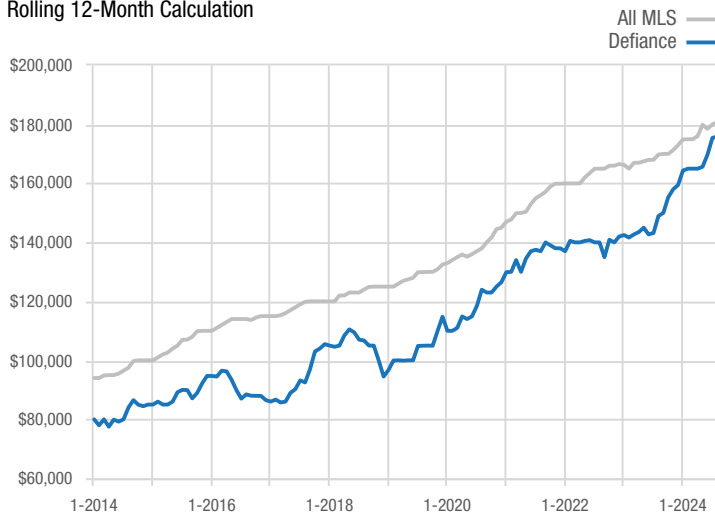
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	30	30	0.0%	192	174	- 9.4%
Pending Sales	17	24	+ 41.2%	175	143	- 18.3%
Closed Sales	20	24	+ 20.0%	174	140	- 19.5%
Days on Market Until Sale	76	62	- 18.4%	65	64	- 1.5%
Median Sales Price*	\$170,000	<b>\$175,000</b>	+ 2.9%	\$150,000	<b>\$166,650</b>	+ 11.1%
Average Sales Price*	\$199,821	<b>\$178,150</b>	- 10.8%	\$165,927	<b>\$188,527</b>	+ 13.6%
Percent of List Price Received*	100.2%	<b>100.5%</b>	+ 0.3%	98.0%	<b>99.9%</b>	+ 1.9%
Inventory of Homes for Sale	49	41	- 16.3%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	1	1	0.0%	12	11	- 8.3%
Pending Sales	2	2	0.0%	10	11	+ 10.0%
Closed Sales	1	1	0.0%	8	12	+ 50.0%
Days on Market Until Sale	29	92	+ 217.2%	32	83	+ 159.4%
Median Sales Price*	\$254,900	<b>\$185,000</b>	- 27.4%	\$207,500	<b>\$282,450</b>	+ 36.1%
Average Sales Price*	\$254,900	<b>\$185,000</b>	- 27.4%	\$194,113	<b>\$233,641</b>	+ 20.4%
Percent of List Price Received*	98.1%	<b>95.9%</b>	- 2.2%	100.0%	<b>100.2%</b>	+ 0.2%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

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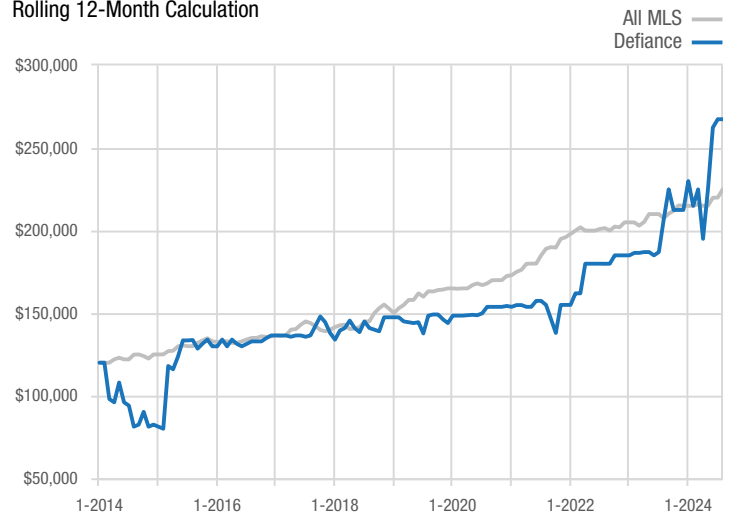
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Napoleon

Zip Code 43545

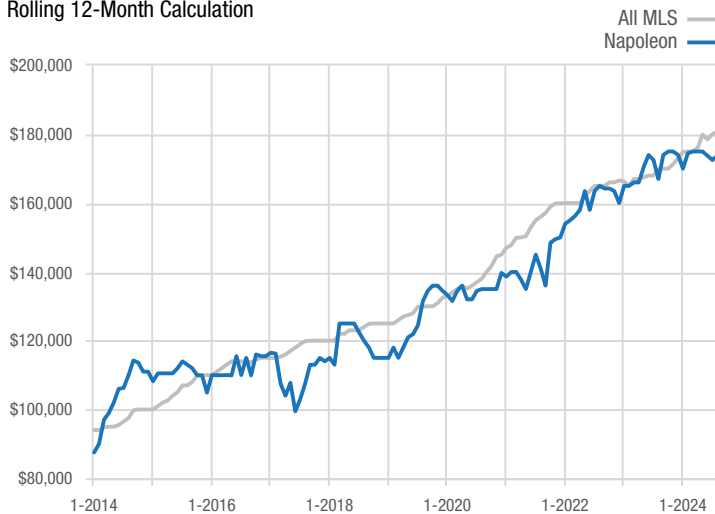
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	15	5	- 66.7%	62	68	+ 9.7%
Pending Sales	11	5	- 54.5%	60	59	- 1.7%
Closed Sales	11	6	- 45.5%	60	60	0.0%
Days on Market Until Sale	45	73	+ 62.2%	77	69	- 10.4%
Median Sales Price*	\$157,500	<b>\$161,250</b>	+ 2.4%	\$179,250	<b>\$175,000</b>	- 2.4%
Average Sales Price*	\$163,173	<b>\$207,417</b>	+ 27.1%	\$194,427	<b>\$172,453</b>	- 11.3%
Percent of List Price Received*	98.4%	<b>102.8%</b>	+ 4.5%	98.7%	<b>99.8%</b>	+ 1.1%
Inventory of Homes for Sale	22	21	- 4.5%	—	—	—
Months Supply of Inventory	2.3	2.8	+ 21.7%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	8	—	—
Median Sales Price*	—	—	—	\$312,683	—	—
Average Sales Price*	—	—	—	\$312,683	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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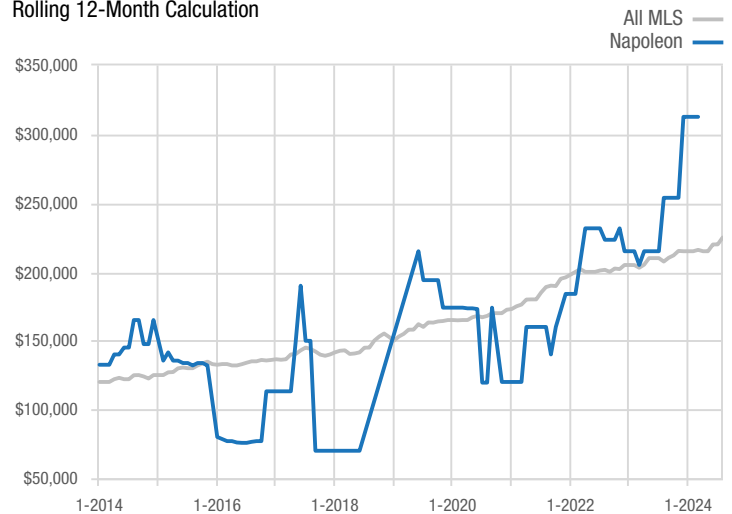
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bryan

Zip Code 43506

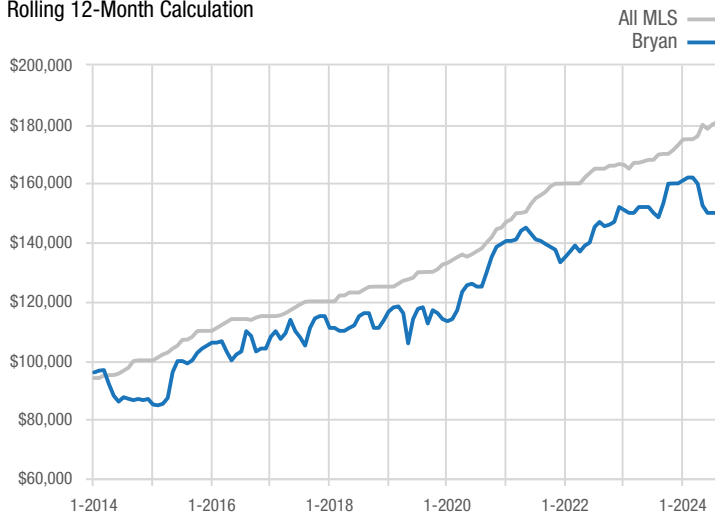
Single Family	August			Year to Date		
Key Metrics	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	22	18	- 18.2%	123	153	+ 24.4%
Pending Sales	15	11	- 26.7%	112	114	+ 1.8%
Closed Sales	14	9	- 35.7%	113	116	+ 2.7%
Days on Market Until Sale	49	50	+ 2.0%	71	64	- 9.9%
Median Sales Price*	\$173,000	\$180,000	+ 4.0%	\$160,000	\$149,000	- 6.9%
Average Sales Price*	\$190,557	\$181,267	- 4.9%	\$166,312	\$168,943	+ 1.6%
Percent of List Price Received*	99.0%	96.9%	- 2.1%	97.9%	99.4%	+ 1.5%
Inventory of Homes for Sale	33	53	+ 60.6%	—	—	—
Months Supply of Inventory	2.4	3.7	+ 54.2%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	62	62	0.0%
Median Sales Price*	—	—	—	\$170,000	\$265,000	+ 55.9%
Average Sales Price*	—	—	—	\$170,000	\$265,000	+ 55.9%
Percent of List Price Received*	—	—	—	96.4%	93.0%	- 3.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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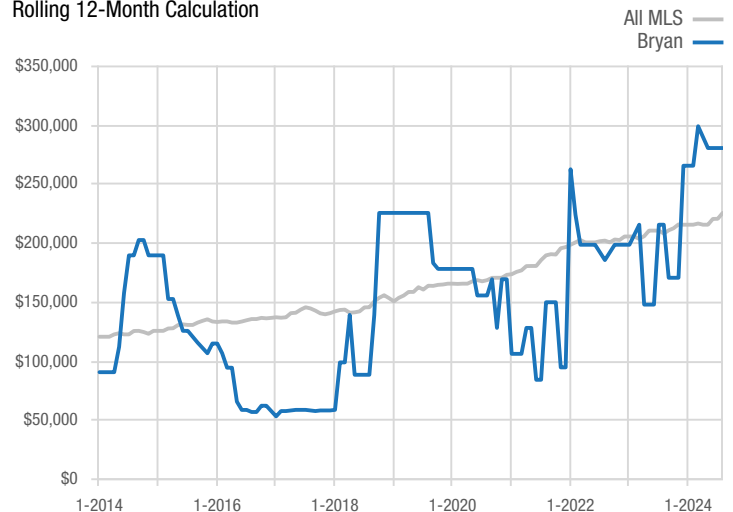
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wauseon

Zip Code 43567

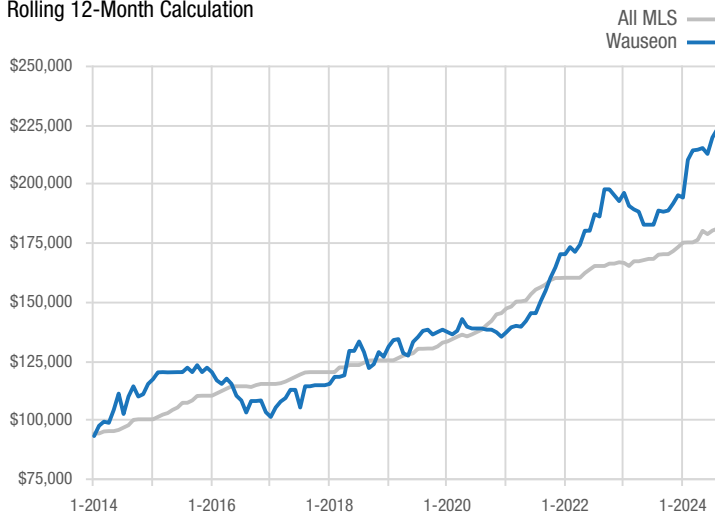
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	15	7	- 53.3%	80	65	- 18.8%
Pending Sales	12	6	- 50.0%	62	50	- 19.4%
Closed Sales	8	5	- 37.5%	57	48	- 15.8%
Days on Market Until Sale	55	58	+ 5.5%	77	70	- 9.1%
Median Sales Price*	\$207,500	<b>\$255,000</b>	+ 22.9%	\$185,000	<b>\$215,000</b>	+ 16.2%
Average Sales Price*	\$234,250	<b>\$252,000</b>	+ 7.6%	\$208,854	<b>\$239,498</b>	+ 14.7%
Percent of List Price Received*	102.1%	<b>99.4%</b>	- 2.6%	98.6%	<b>100.0%</b>	+ 1.4%
Inventory of Homes for Sale	26	19	- 26.9%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	2	—	5	4	- 20.0%
Pending Sales	2	0	- 100.0%	5	2	- 60.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	63	—	—	41	46	+ 12.2%
Median Sales Price*	\$234,900	—	—	\$162,450	<b>\$129,500</b>	- 20.3%
Average Sales Price*	\$234,900	—	—	\$168,725	<b>\$129,500</b>	- 23.2%
Percent of List Price Received*	100.0%	—	—	98.8%	<b>97.6%</b>	- 1.2%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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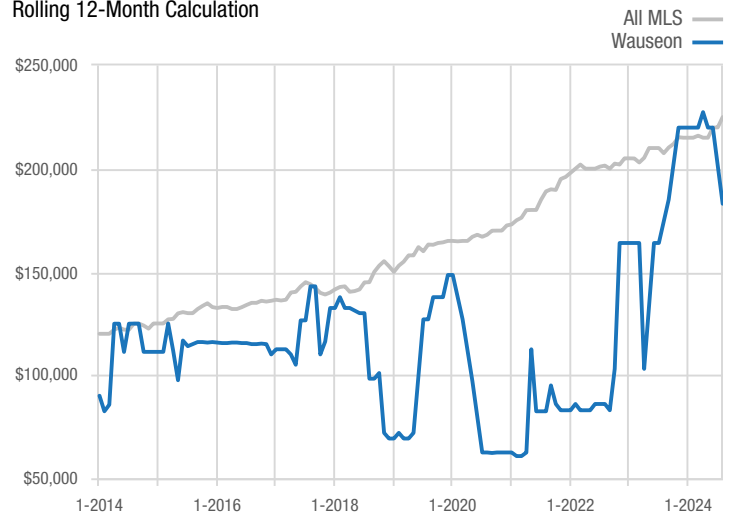
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Archbold

Zip Code 43502

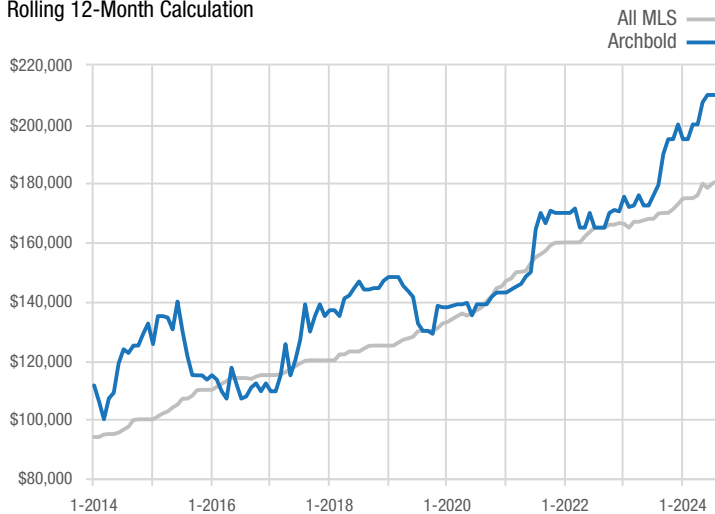
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	8	1	- 87.5%	42	39	- 7.1%
Pending Sales	5	4	- 20.0%	39	40	+ 2.6%
Closed Sales	4	7	+ 75.0%	41	41	0.0%
Days on Market Until Sale	29	57	+ 96.6%	51	66	+ 29.4%
Median Sales Price*	\$257,000	<b>\$238,500</b>	- 7.2%	\$180,000	<b>\$207,000</b>	+ 15.0%
Average Sales Price*	\$243,500	<b>\$247,486</b>	+ 1.6%	\$195,979	<b>\$213,061</b>	+ 8.7%
Percent of List Price Received*	99.7%	<b>99.3%</b>	- 0.4%	100.3%	<b>99.3%</b>	- 1.0%
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	1.5	2.8	+ 86.7%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	69	—	—	93	—	—
Median Sales Price*	\$199,000	—	—	\$190,000	—	—
Average Sales Price*	\$199,000	—	—	\$169,000	—	—
Percent of List Price Received*	95.2%	—	—	98.0%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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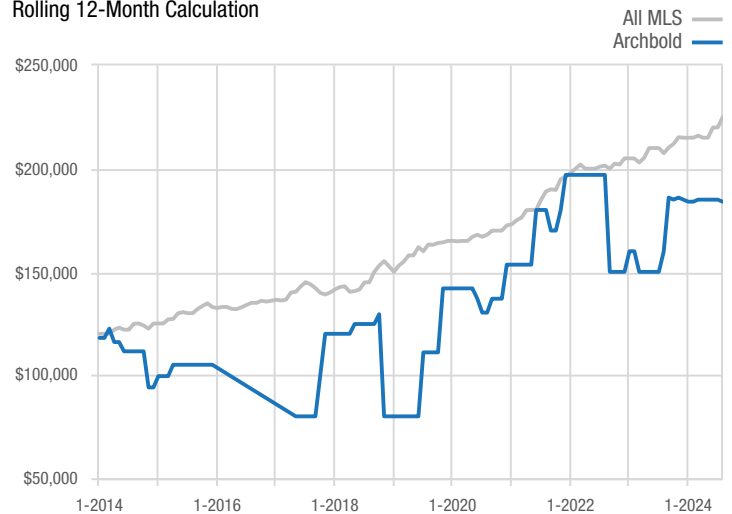
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Defiance County

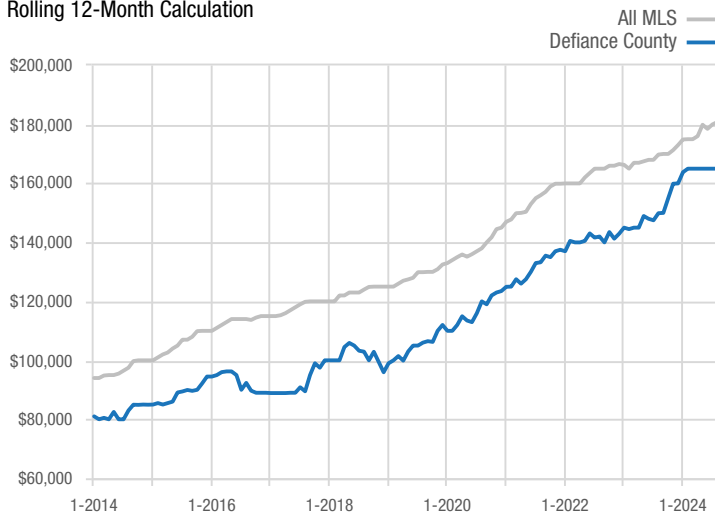
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	40	<b>39</b>	- 2.5%	257	<b>234</b>	- 8.9%
Pending Sales	32	<b>31</b>	- 3.1%	235	<b>202</b>	- 14.0%
Closed Sales	33	<b>30</b>	- 9.1%	229	<b>199</b>	- 13.1%
Days on Market Until Sale	78	<b>62</b>	- 20.5%	68	<b>65</b>	- 4.4%
Median Sales Price*	\$155,050	<b>\$157,500</b>	+ 1.6%	\$153,550	<b>\$163,500</b>	+ 6.5%
Average Sales Price*	\$169,063	<b>\$182,020</b>	+ 7.7%	\$166,368	<b>\$181,639</b>	+ 9.2%
Percent of List Price Received*	99.3%	<b>100.8%</b>	+ 1.5%	98.2%	<b>98.8%</b>	+ 0.6%
Inventory of Homes for Sale	66	<b>59</b>	- 10.6%	—	—	—
Months Supply of Inventory	2.3	<b>2.1</b>	- 8.7%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	1	<b>1</b>	0.0%	15	<b>15</b>	0.0%
Pending Sales	2	<b>2</b>	0.0%	13	<b>14</b>	+ 7.7%
Closed Sales	1	<b>1</b>	0.0%	12	<b>15</b>	+ 25.0%
Days on Market Until Sale	29	<b>92</b>	+ 217.2%	48	<b>76</b>	+ 58.3%
Median Sales Price*	\$254,900	<b>\$185,000</b>	- 27.4%	\$136,500	<b>\$185,000</b>	+ 35.5%
Average Sales Price*	\$254,900	<b>\$185,000</b>	- 27.4%	\$172,575	<b>\$213,713</b>	+ 23.8%
Percent of List Price Received*	98.1%	<b>95.9%</b>	- 2.2%	98.6%	<b>99.7%</b>	+ 1.1%
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	<b>1.8</b>	+ 63.6%	—	—	—

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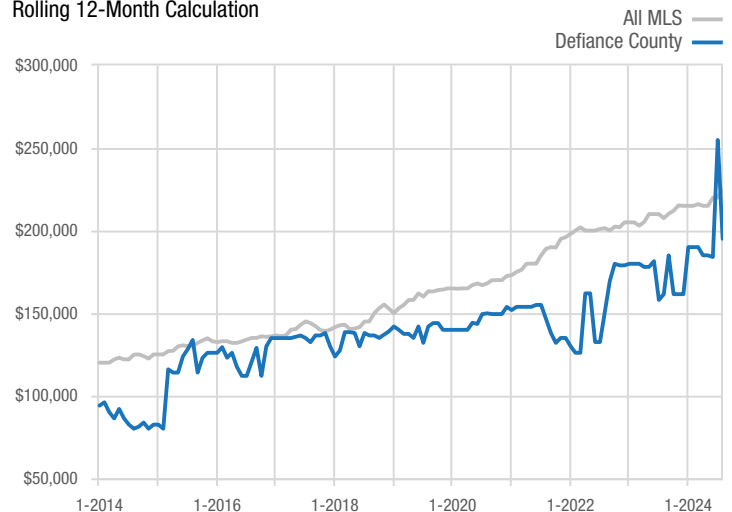
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Fulton County

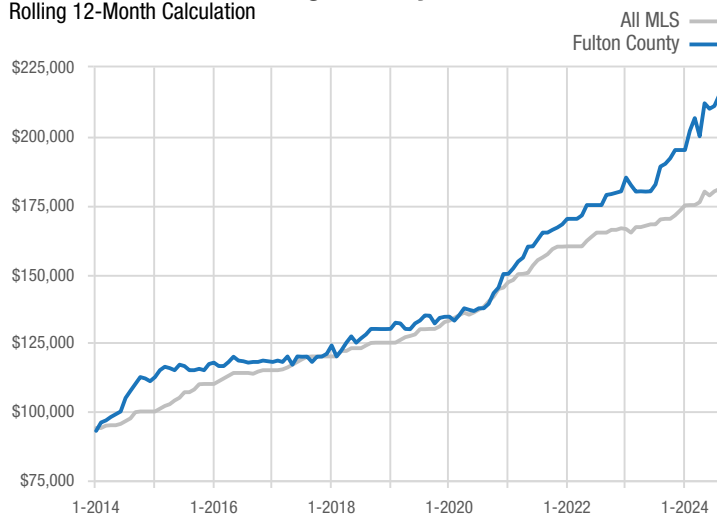
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	36	23	- 36.1%	258	253	- 1.9%
Pending Sales	29	29	0.0%	221	221	0.0%
Closed Sales	29	33	+ 13.8%	222	220	- 0.9%
Days on Market Until Sale	66	73	+ 10.6%	60	60	0.0%
Median Sales Price*	\$255,000	<b>\$250,000</b>	- 2.0%	\$190,000	<b>\$215,000</b>	+ 13.2%
Average Sales Price*	\$270,345	<b>\$281,064</b>	+ 4.0%	\$217,928	<b>\$239,441</b>	+ 9.9%
Percent of List Price Received*	100.6%	<b>99.0%</b>	- 1.6%	100.1%	<b>99.6%</b>	- 0.5%
Inventory of Homes for Sale	62	58	- 6.5%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	2	—	8	4	- 50.0%
Pending Sales	2	0	- 100.0%	9	2	- 77.8%
Closed Sales	2	0	- 100.0%	8	2	- 75.0%
Days on Market Until Sale	66	—	—	58	46	- 20.7%
Median Sales Price*	\$216,950	—	—	\$194,500	<b>\$129,500</b>	- 33.4%
Average Sales Price*	\$216,950	—	—	\$177,738	<b>\$129,500</b>	- 27.1%
Percent of List Price Received*	97.6%	—	—	98.9%	<b>97.6%</b>	- 1.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.6	+ 166.7%	—	—	—

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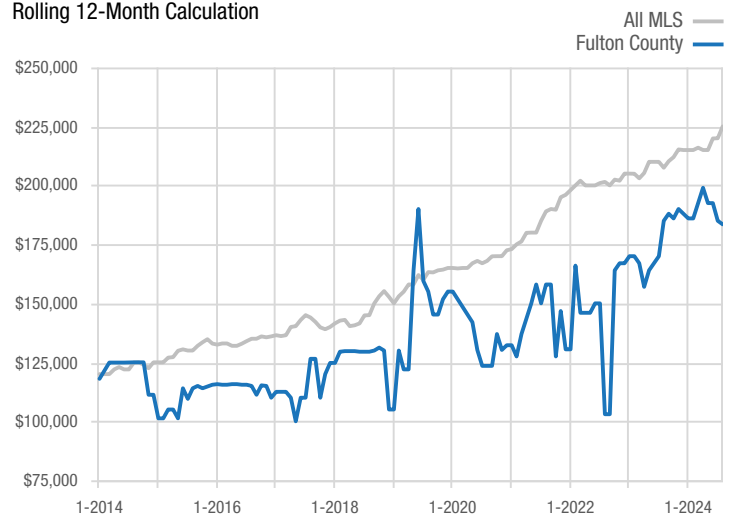
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – August 2024

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## Henry County

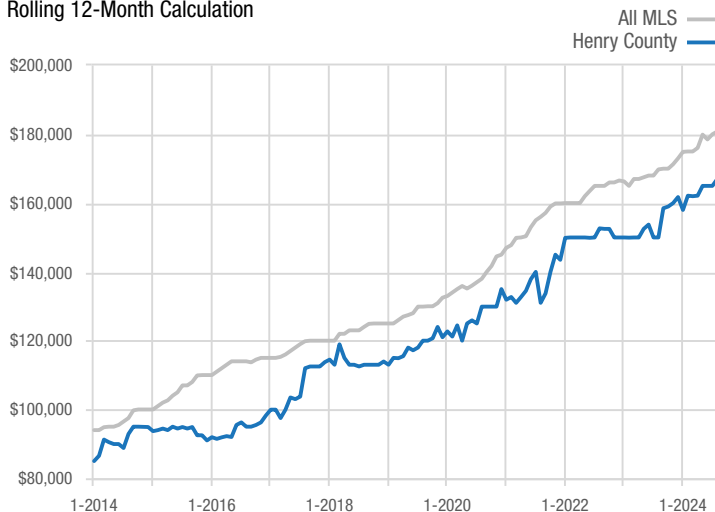
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	30	10	- 66.7%	133	140	+ 5.3%
Pending Sales	20	15	- 25.0%	117	125	+ 6.8%
Closed Sales	25	15	- 40.0%	116	124	+ 6.9%
Days on Market Until Sale	53	69	+ 30.2%	70	64	- 8.6%
Median Sales Price*	\$144,000	<b>\$162,500</b>	+ 12.8%	\$157,750	<b>\$167,000</b>	+ 5.9%
Average Sales Price*	\$159,328	<b>\$196,633</b>	+ 23.4%	\$172,726	<b>\$176,176</b>	+ 2.0%
Percent of List Price Received*	99.6%	<b>100.2%</b>	+ 0.6%	98.1%	<b>99.7%</b>	+ 1.6%
Inventory of Homes for Sale	42	31	- 26.2%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	8	—	—
Median Sales Price*	—	—	—	\$312,683	—	—
Average Sales Price*	—	—	—	\$312,683	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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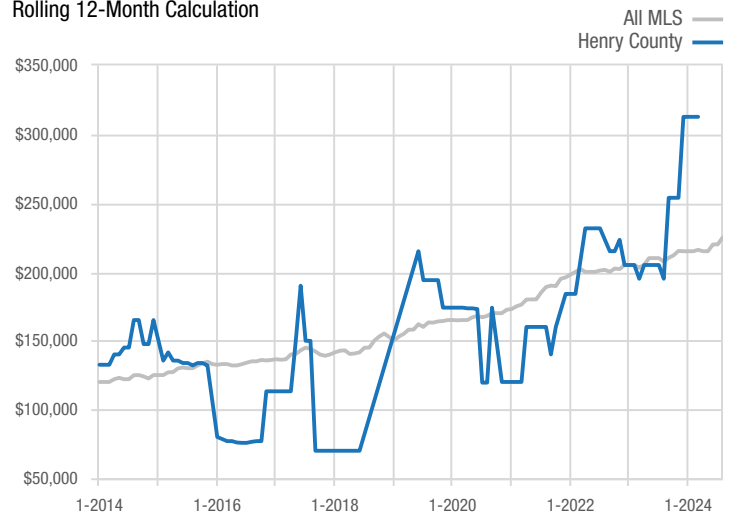
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Paulding County

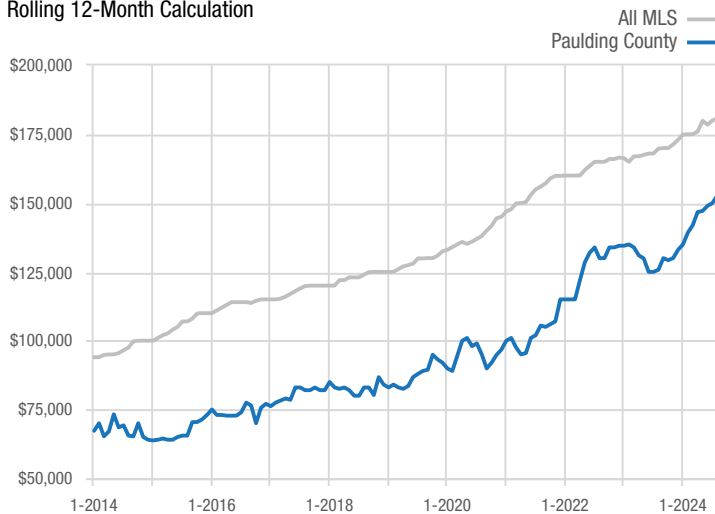
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	9	11	+ 22.2%	111	91	- 18.0%
Pending Sales	7	11	+ 57.1%	85	73	- 14.1%
Closed Sales	9	9	0.0%	87	69	- 20.7%
Days on Market Until Sale	48	74	+ 54.2%	70	80	+ 14.3%
Median Sales Price*	\$124,000	<b>\$173,000</b>	+ 39.5%	\$125,000	<b>\$155,000</b>	+ 24.0%
Average Sales Price*	\$135,222	<b>\$165,472</b>	+ 22.4%	\$143,176	<b>\$169,527</b>	+ 18.4%
Percent of List Price Received*	99.4%	<b>100.8%</b>	+ 1.4%	97.0%	<b>99.1%</b>	+ 2.2%
Inventory of Homes for Sale	34	30	- 11.8%	—	—	—
Months Supply of Inventory	3.0	3.2	+ 6.7%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	54	—
Median Sales Price*	—	—	—	—	<b>\$132,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$132,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>96.3%</b>	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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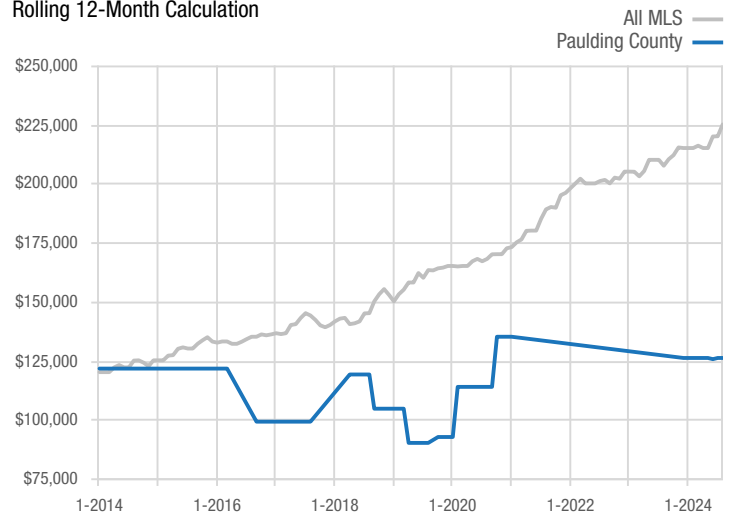
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Putnam County

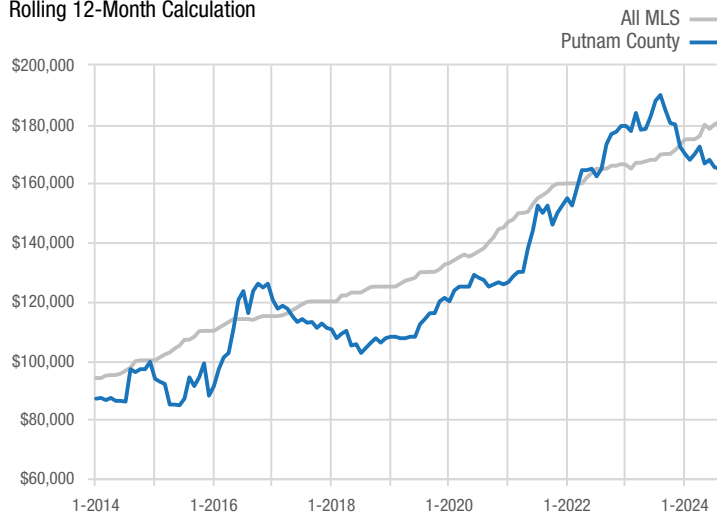
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	20	11	- 45.0%	65	74	+ 13.8%
Pending Sales	4	11	+ 175.0%	50	59	+ 18.0%
Closed Sales	2	15	+ 650.0%	46	59	+ 28.3%
Days on Market Until Sale	42	82	+ 95.2%	65	72	+ 10.8%
Median Sales Price*	\$179,000	<b>\$165,000</b>	- 7.8%	\$184,750	<b>\$167,750</b>	- 9.2%
Average Sales Price*	\$179,000	<b>\$188,653</b>	+ 5.4%	\$186,532	<b>\$189,613</b>	+ 1.7%
Percent of List Price Received*	94.2%	<b>99.4%</b>	+ 5.5%	98.9%	<b>97.6%</b>	- 1.3%
Inventory of Homes for Sale	24	26	+ 8.3%	—	—	—
Months Supply of Inventory	3.4	3.3	- 2.9%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	46	—
Median Sales Price*	—	—	—	—	<b>\$191,150</b>	—
Average Sales Price*	—	—	—	—	<b>\$191,150</b>	—
Percent of List Price Received*	—	—	—	—	<b>106.3%</b>	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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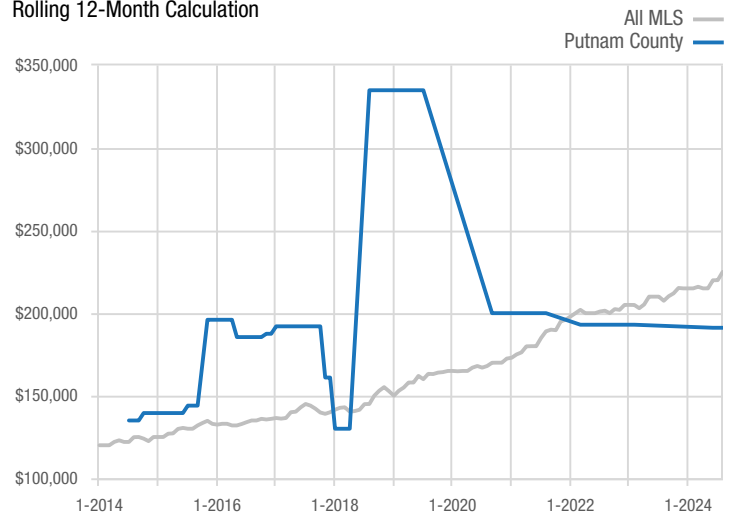
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Williams County

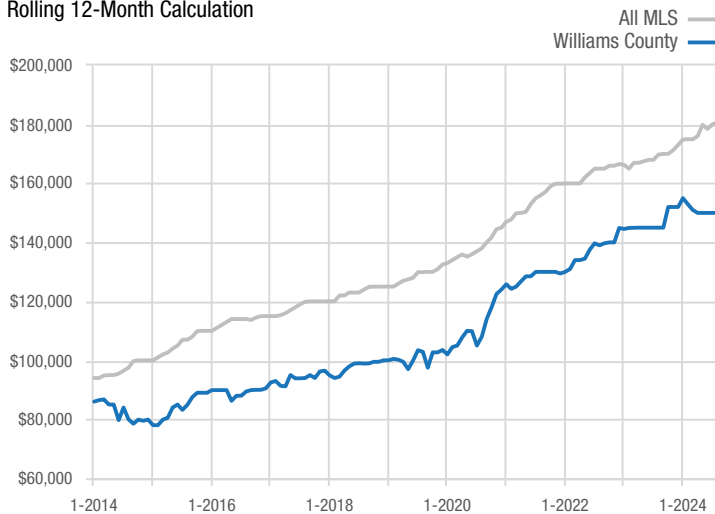
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	61	46	- 24.6%	322	322	0.0%
Pending Sales	41	32	- 22.0%	272	239	- 12.1%
Closed Sales	37	33	- 10.8%	263	239	- 9.1%
Days on Market Until Sale	64	59	- 7.8%	72	67	- 6.9%
Median Sales Price*	\$168,500	<b>\$168,000</b>	- 0.3%	\$147,000	<b>\$150,000</b>	+ 2.0%
Average Sales Price*	\$174,664	<b>\$177,095</b>	+ 1.4%	\$166,225	<b>\$173,131</b>	+ 4.2%
Percent of List Price Received*	98.9%	<b>97.2%</b>	- 1.7%	98.5%	<b>98.8%</b>	+ 0.3%
Inventory of Homes for Sale	88	102	+ 15.9%	—	—	—
Months Supply of Inventory	2.7	3.2	+ 18.5%	—	—	—

Condo-Villa	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	0	—	5	4	- 20.0%
Pending Sales	0	0	—	2	4	+ 100.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	39	—	62	48	- 22.6%
Median Sales Price*	—	<b>\$280,000</b>	—	\$170,000	<b>\$265,000</b>	+ 55.9%
Average Sales Price*	—	<b>\$280,000</b>	—	\$170,000	<b>\$239,975</b>	+ 41.2%
Percent of List Price Received*	—	<b>97.7%</b>	—	96.4%	<b>95.9%</b>	- 0.5%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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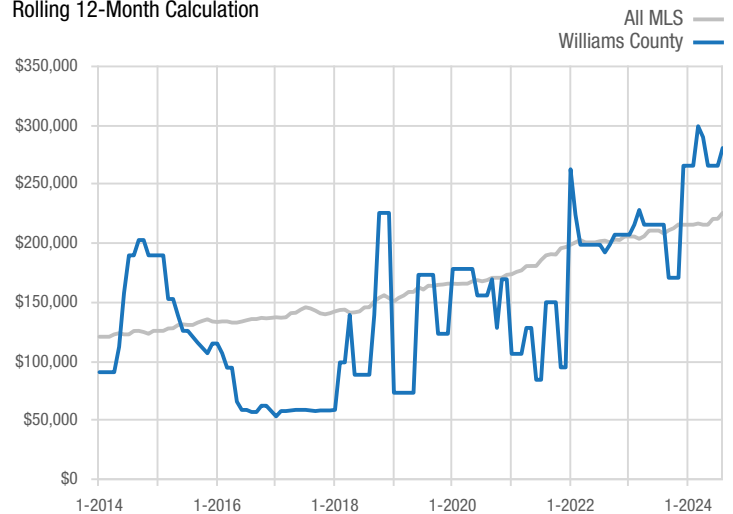
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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