

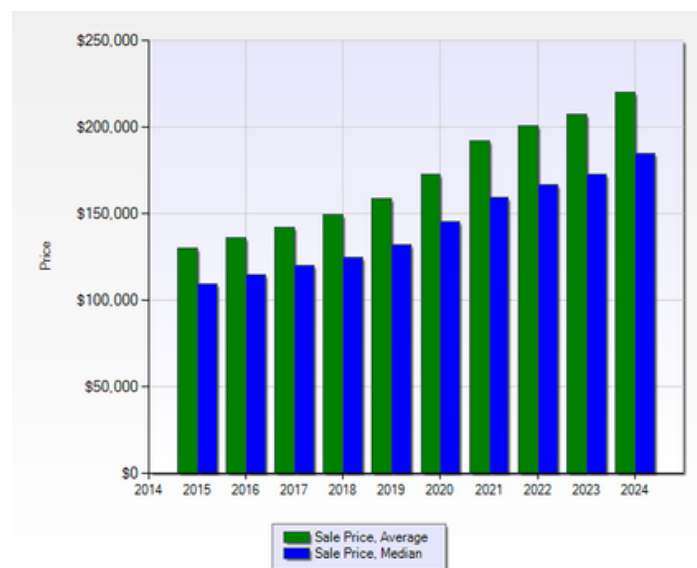
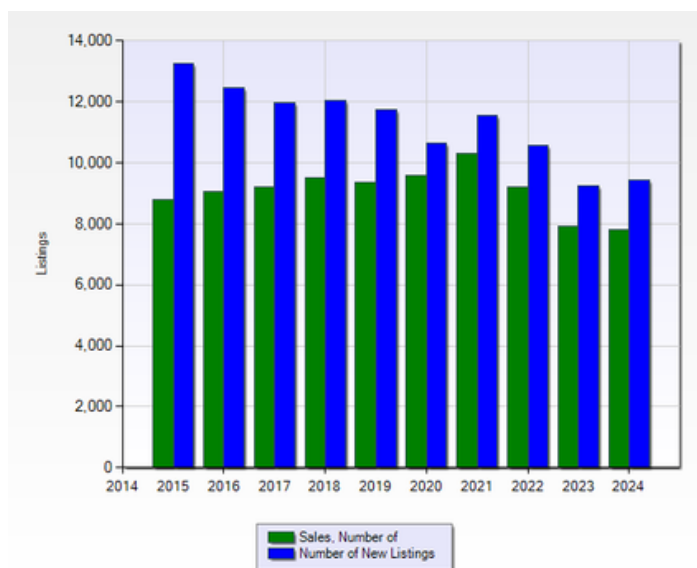
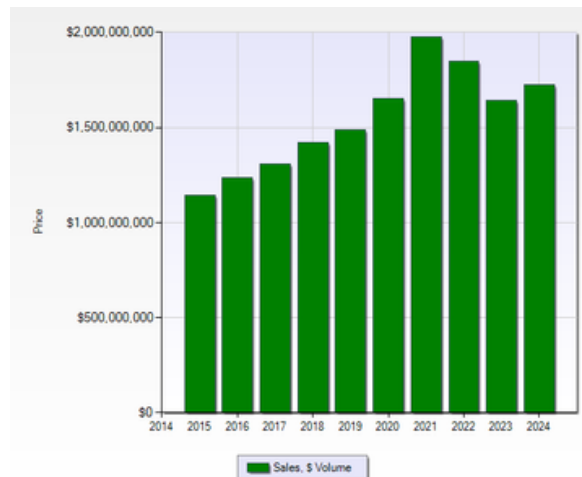


2024 ANNUAL HOUSING REPORT

2024 ANNUAL HOUSING REPORT

Northwest Ohio Realtors - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	9,243	9,425	2.0%
Closed Sales	7,903	7,820	-1.1%
Days on Market	62	63	1.6%
SP\$/SqFt	\$114.92	\$129.14	12.4%
Median Sales Price*	\$167,500	\$195,000	16.4%
Average Sales Price*	\$200,367	\$227,825	13.7%
Total Volume	\$1,639,949,764	\$1,722,882,972	5.1%



	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 +
Sold	466	986	2,778	1,824	910	479	379
% Change From 2023	21%	-15%	-4%	10%	4%	22%	9%

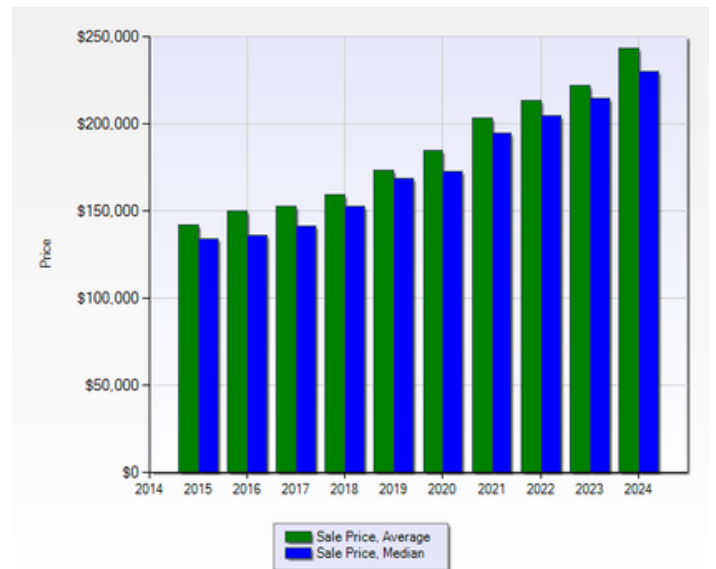
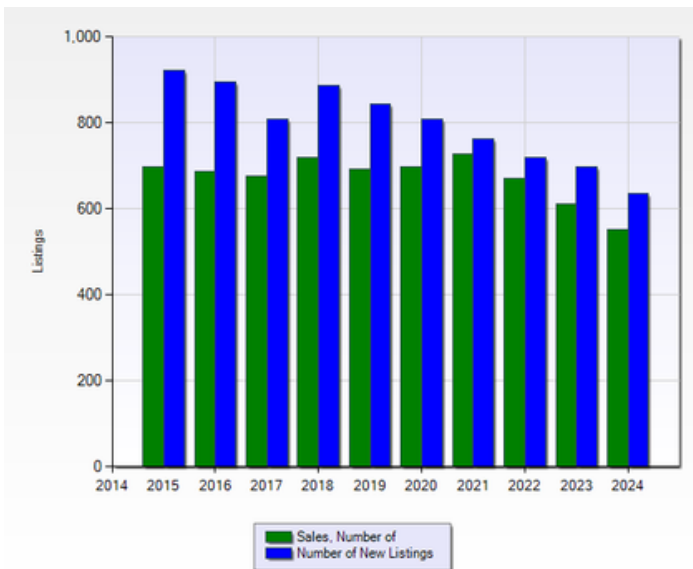
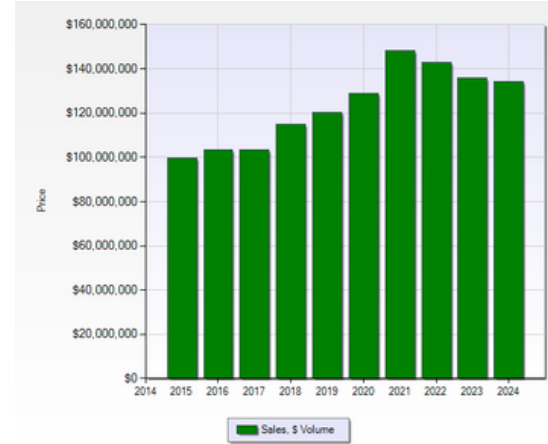
**NOR & NORS serves f Defiance, Fulton, Hancock, Henry, Lucas, Paulding, Putnam, Williams, Wood and Wyandot counties his representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activities in the market



2024 ANNUAL HOUSING REPORT

Northwest Ohio Realtors - Condos & Villas

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	699	635	-9.2%
Closed Sales	612	552	-9.8%
Days on Market	52	61	17.3%
SP\$/SqFt	\$136.19	\$146.33	7.4%
Median Sales Price*	\$215,000	\$230,000	7.0%
Average Sales Price*	\$222,217	\$243,281	9.5%
Total Volume	\$115,798,989	\$11,469,732	7.0%



	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 +
Sold	1	31	52	199	83	33	17
% Change From 2023	-86%	-24%	-76%	-18%	19%	94%	31%

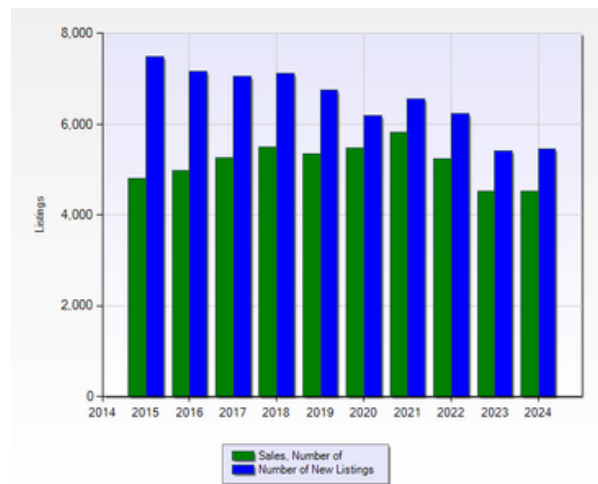
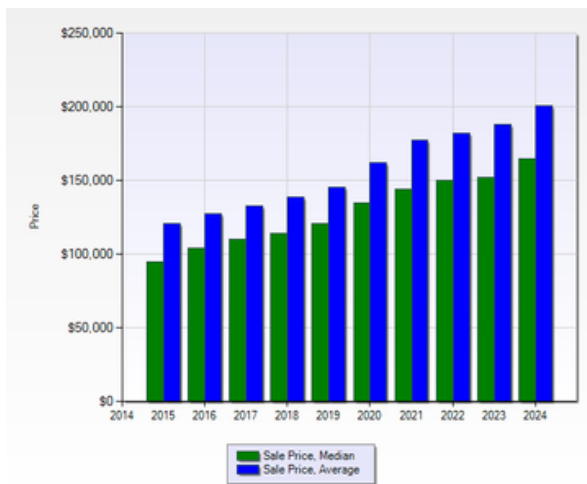
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2024 ANNUAL HOUSING REPORT

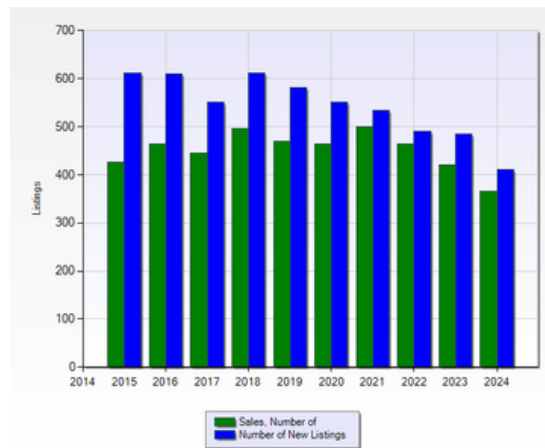
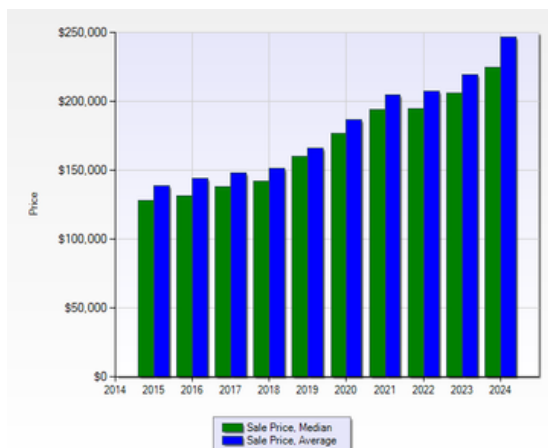
Lucas County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	5,406	5,446	0.7%
Closed Sales	4,519	4,524	0.1%
Days on Market	56	61	55.0%
SP\$/SqFt	\$115.34	\$125.06	8.4%
Median Sales Price*	\$153,500	\$165,500	7.8%
Average Sales Price*	\$189,507	\$201,798	6.5%
Total Volume	\$851,061,002	\$906,389,418	7.8%



Lucas County - Condos and Villas

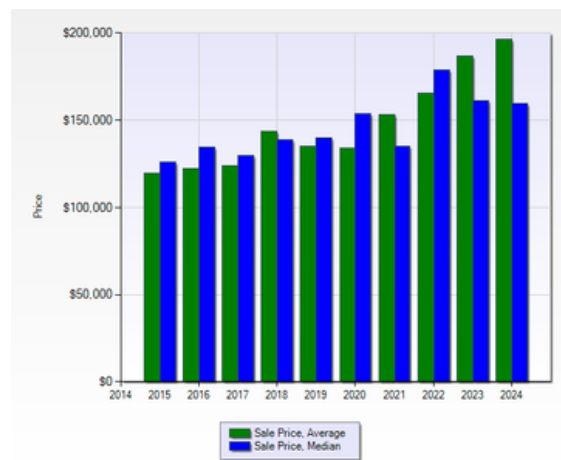
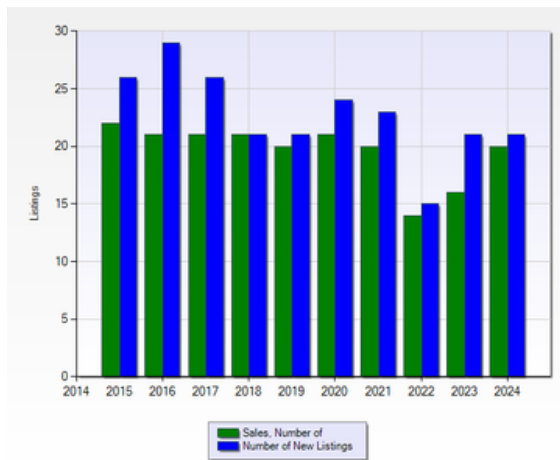
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	486	412	-15.2%
Closed Sales	421	366	-13.1%
Days on Market	50	62	55.0%
SP\$/SqFt	\$131.31	\$143.75	9.5%
Median Sales Price*	\$206,000	\$225,000	9.2%
Average Sales Price*	\$219,902	\$246,762	12.2%
Total Volume	\$92,596,733	\$90,068,195	9.2%



2024 ANNUAL HOUSING REPORT

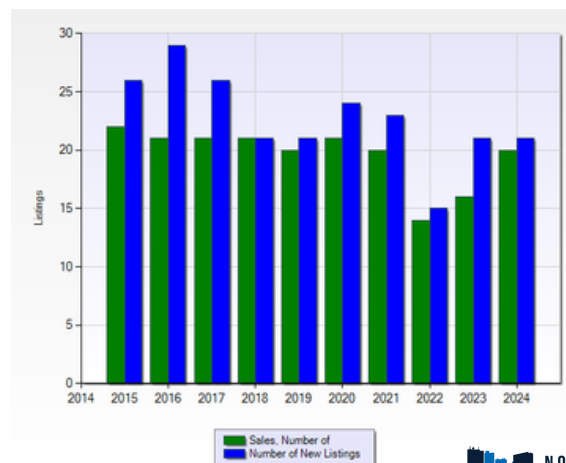
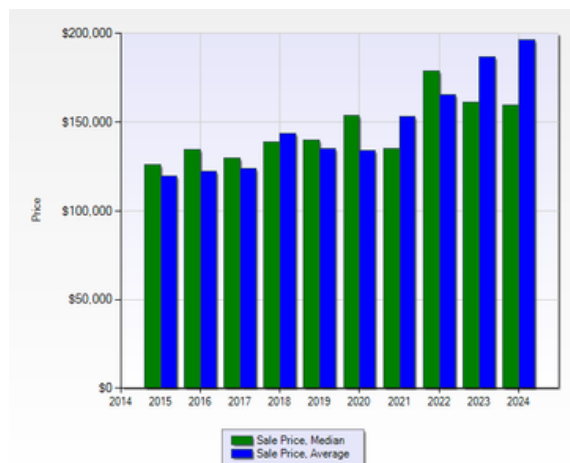
Defiance County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	390	369	-5.4%
Closed Sales	368	306	4515.0%
Days on Market	65	62	55.0%
SP\$/SqFt	\$109.51	\$121.24	10.7%
Median Sales Price*	\$160,000	\$165,000	3.1%
Average Sales Price*	\$177,342	\$190,188	7.2%
Total Volume	\$66,175,859	\$58,984,332	3.1%



Defiance County - Condos and Villas

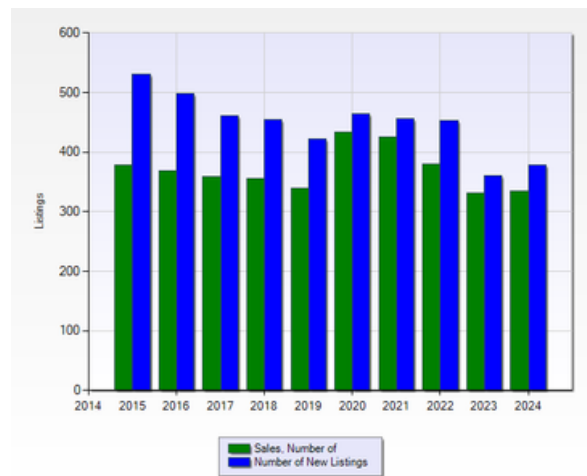
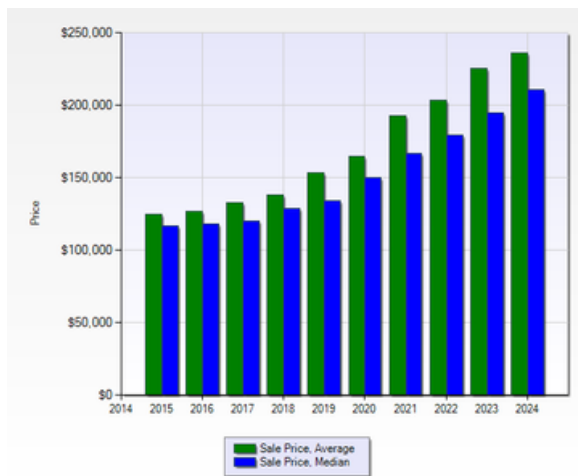
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	21	21	0.0%
Closed Sales	16	20	25.0%
Days on Market	68	76	11.8%
SP\$/SqFt	\$149.10	\$144.22	-3.3%
Median Sales Price*	\$161,500	\$159,500	-1.2%
Average Sales Price*	\$186,711	\$196,410	5.2%
Total Volume	\$2,987,382	\$3,928,196	31.5%



2024 ANNUAL HOUSING REPORT

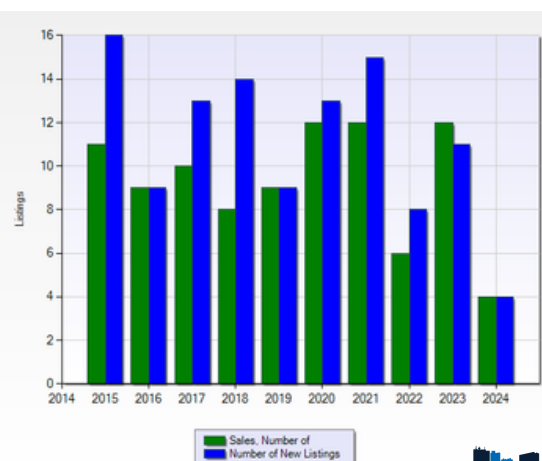
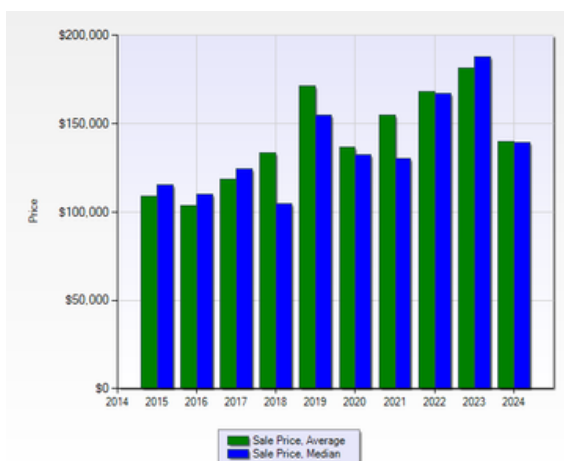
Fulton County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	360	377	4.7%
Closed Sales	332	335	0.9%
Days on Market	62	61	-1.6%
SP\$/SqFt	\$133.86	\$142.64	6.6%
Median Sales Price*	\$195,000	\$210,000	7.7%
Average Sales Price*	\$225,782	\$234,451	3.8%
Total Volume	\$74,945,661	\$79,073,573	5.5%



Fulton County - Condos and Villas

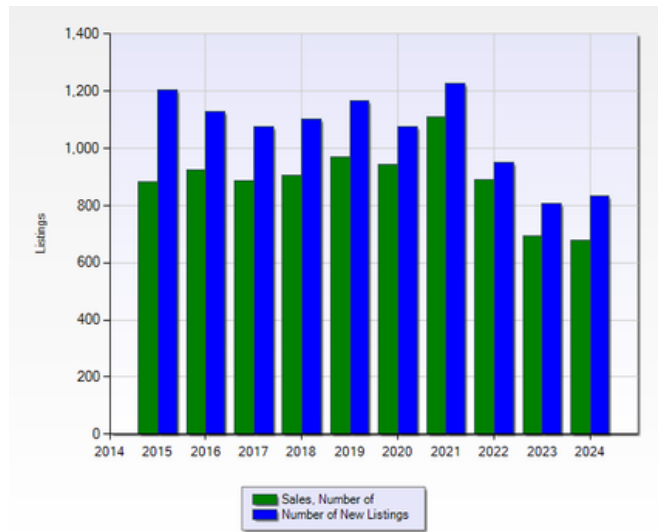
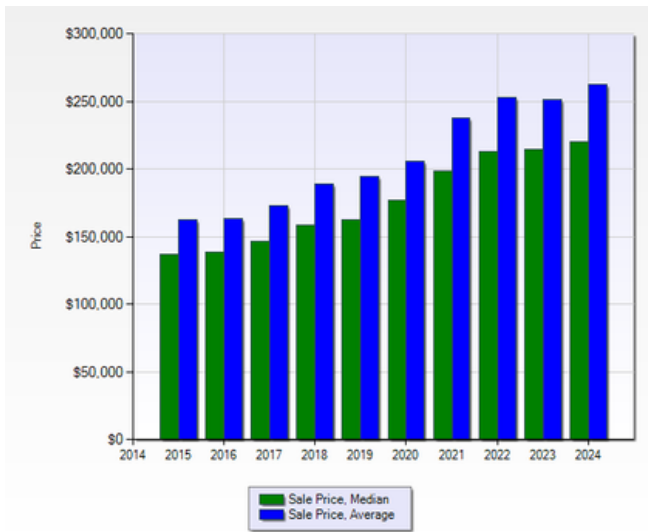
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	11	4	-63.6%
Closed Sales	12	4	-66.7%
Days on Market	48	39	-18.8%
SP\$/SqFt	\$138.27	\$97.93	-29.2%
Median Sales Price*	\$188,000	\$139,625	-25.7%
Average Sales Price*	\$181,400	\$139,935	-22.9%
Total Volume	\$2,176,800	\$559,750	-74.3%



2024 ANNUAL HOUSING REPORT

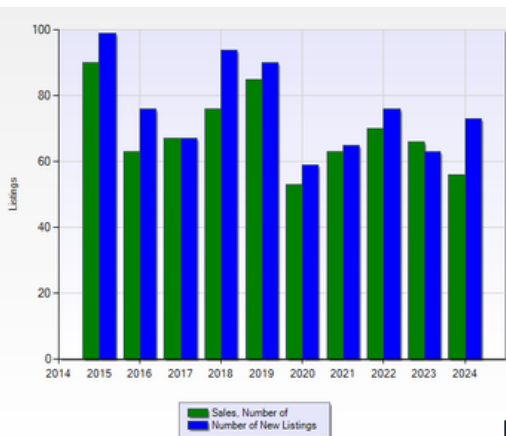
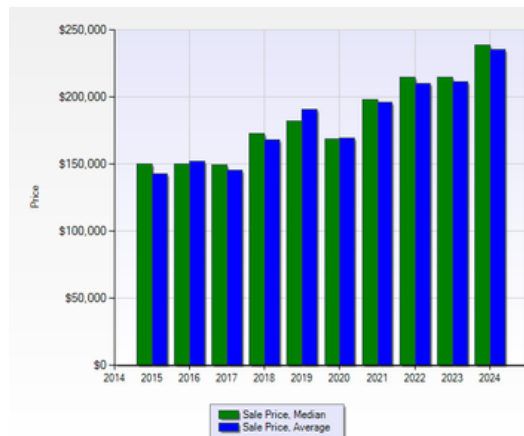
Hancock County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	806	832	3.2%
Closed Sales	694	691	-0.4%
Days on Market	66	65	-1.5%
SP\$/SqFt	\$135.39	\$142.28	5.1%
Median Sales Price*	\$214,700	\$219,950	2.4%
Average Sales Price*	\$251,334	\$261,868	4.2%
Total Volume	\$174,313,661	\$177,799,185	2.0%



Hancock County - Condos and Villas

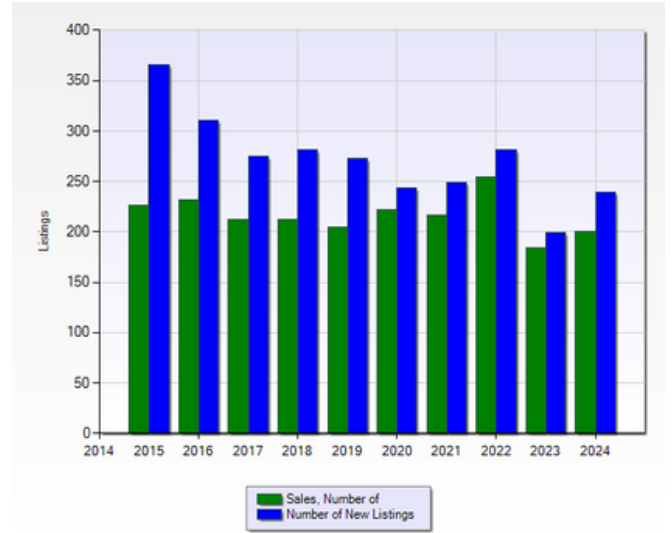
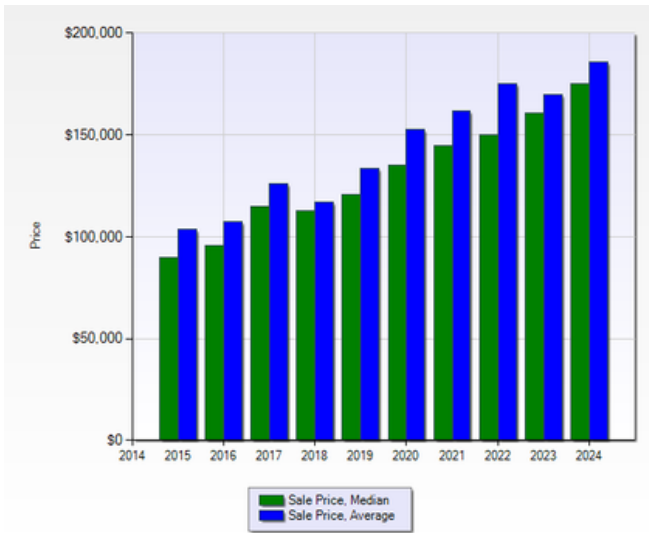
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	63	73	15.9%
Closed Sales	66	57	-13.6%
Days on Market	59	56	-5.1%
SP\$/SqFt	\$137.79	\$151.89	10.2%
Median Sales Price*	\$214,950	\$238,500	11.0%
Average Sales Price*	\$211,461	\$235,357	11.3%
Total Volume	\$13,956,400	\$13,190,360	-5.5%



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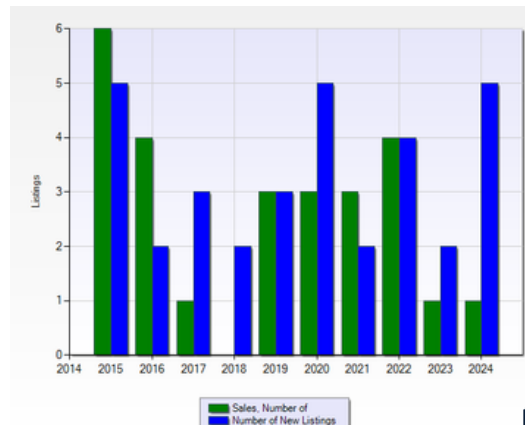
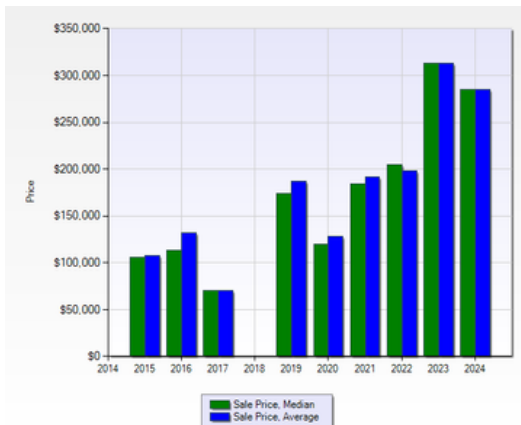
Henry County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	199	238	19.6%
Closed Sales	184	200	8.7%
Days on Market	65	61	-6.2%
SP\$/SqFt	\$104.49	\$115.89	10.9%
Median Sales Price*	\$161,750	\$175,000	8.2%
Average Sales Price*	\$169,940	\$186,347	9.7%
Total Volume	\$31,235,739	\$37,154,162	18.9%



Henry County - Condos and Villas

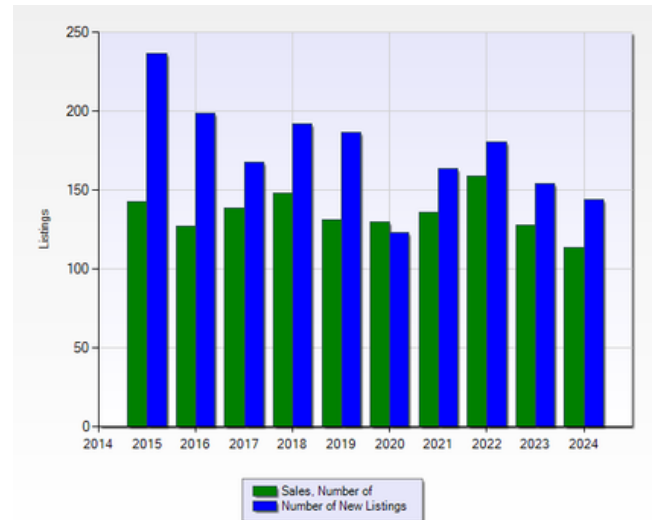
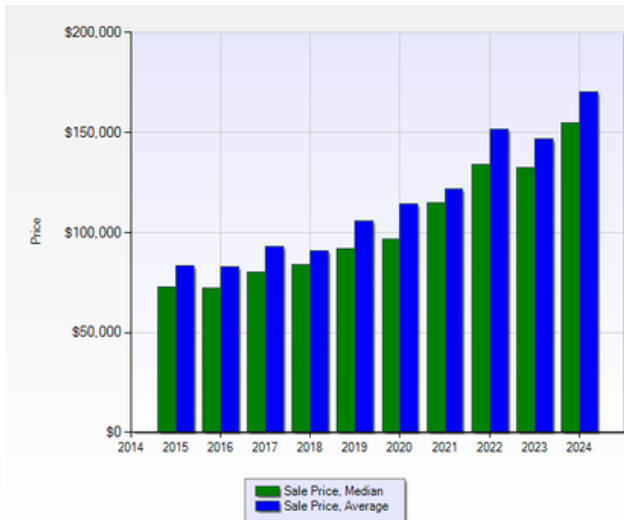
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	5	150.0%
Closed Sales	1	1	0.0%
Days on Market	8	43	437.5%
SP\$/SqFt	\$206.39	\$143.14	-30.6%
Median Sales Price*	\$312,683	\$285,000	-8.9%
Average Sales Price*	\$312,683	\$285,000	-8.9%
Total Volume	\$312,683	\$285,000	-8.9%



2024 ANNUAL HOUSING REPORT

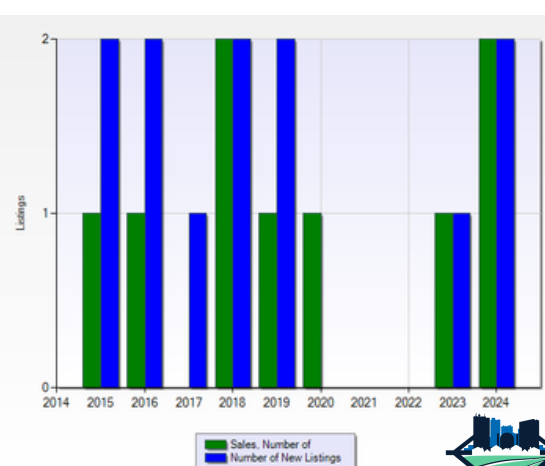
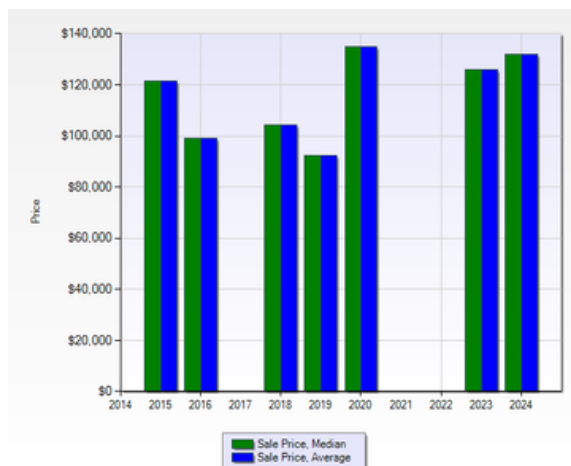
Paulding County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	154	143	-7.1%
Closed Sales	128	114	-10.9%
Days on Market	73	76	4.1%
SP\$/SqFt	\$94.95	\$108.76	14.5%
Median Sales Price*	\$133,000	\$155,000	16.5%
Average Sales Price*	\$147,767	\$170,248	15.2%
Total Volume	\$18,830,171	\$17,408,270	-7.6%



Paulding County - Condos and Villas

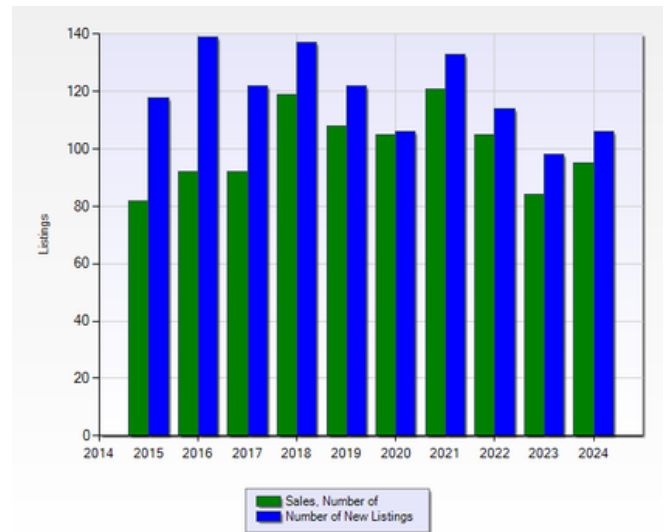
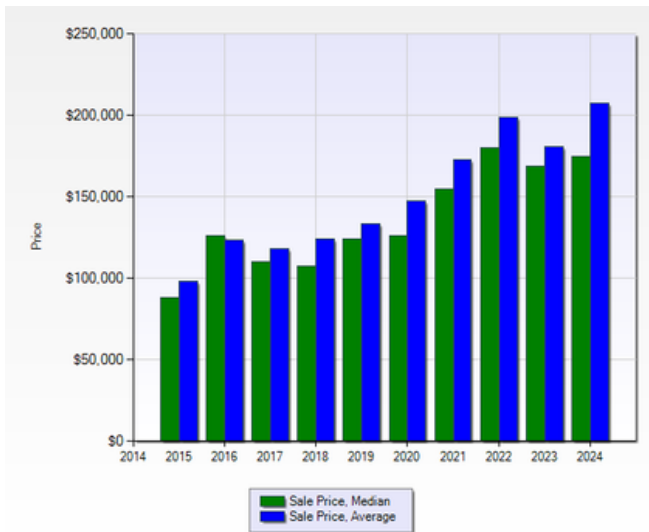
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	2	100.0%
Closed Sales	1	2	100.0%
Days on Market	61	54	-11.5%
SP\$/SqFt	\$93.20	\$98.35	5.5%
Median Sales Price*	\$126,000	\$132,000	4.8%
Average Sales Price*	\$126,000	\$132,000	4.8%
Total Volume	\$126,000	\$264,000	109.5%



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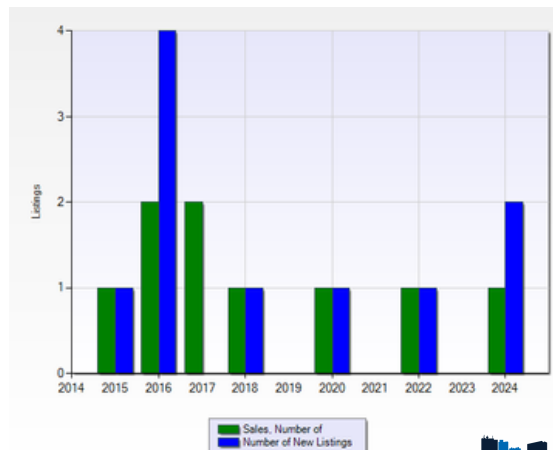
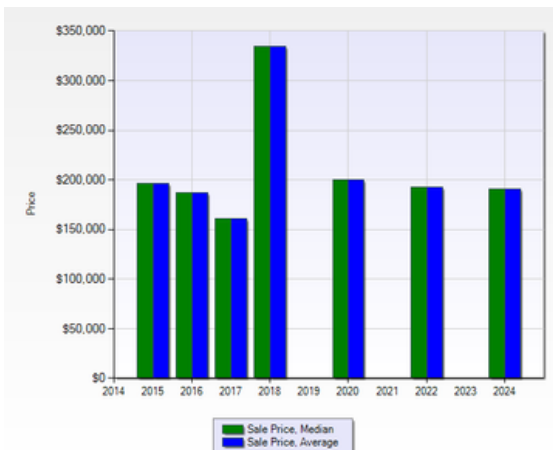
Putnam County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	98	106	8.2%
Closed Sales	84	95	13.1%
Days on Market	66	74	12.1%
SP\$/SqFt	\$106.85	\$111.00	3.9%
Median Sales Price*	\$172,500	\$175,000	1.4%
Average Sales Price*	\$183,120	\$207,289	13.2%
Total Volume	\$15,210,865	\$19,715,184	29.6%



Putnam County - Condos and Villas

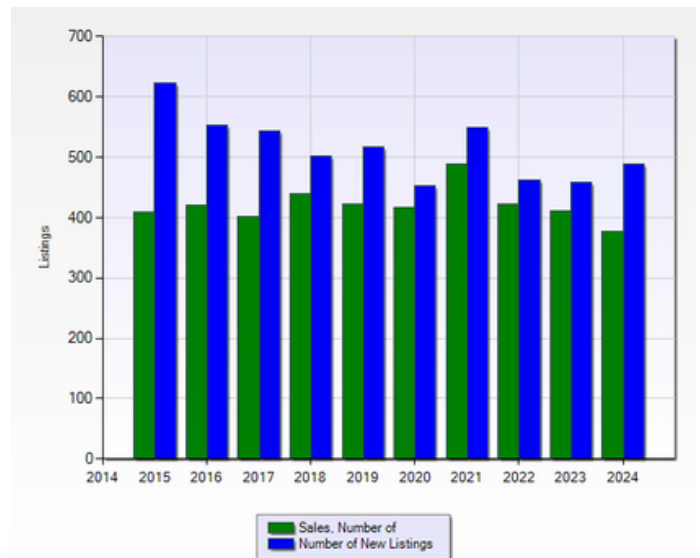
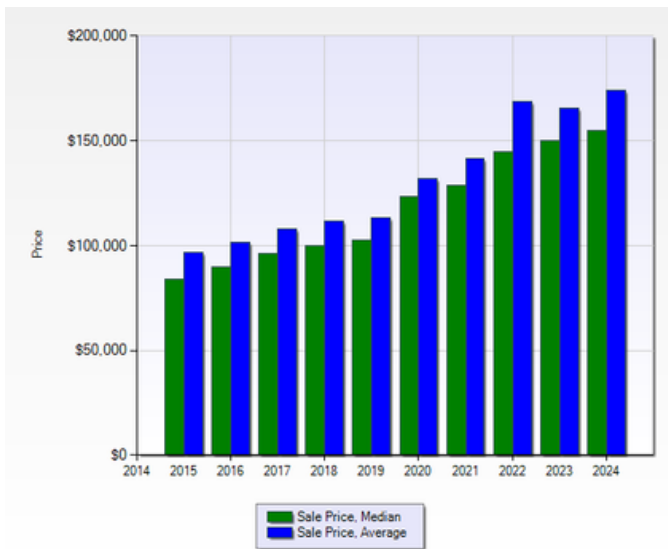
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	2	---
Closed Sales	0	1	---
Days on Market	---	46	---
SP\$/SqFt	---	\$146.81	---
Median Sales Price*	---	\$191,150	---
Average Sales Price*	---	\$191,150	---
Total Volume	---	\$191,150	---



2024 ANNUAL HOUSING REPORT

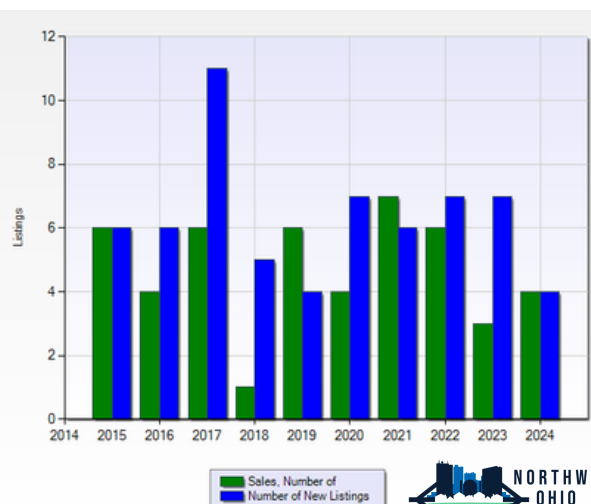
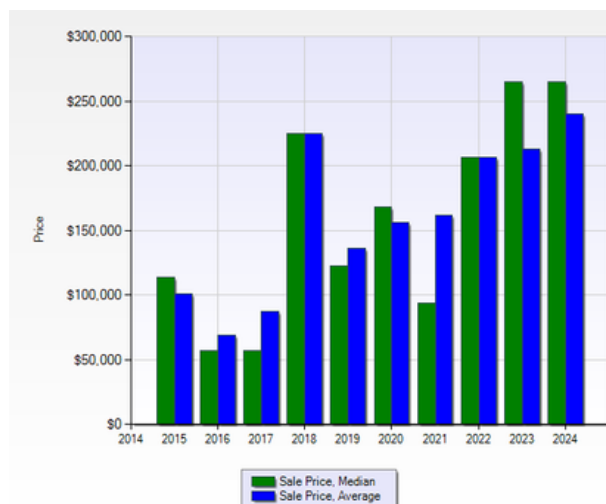
Williams County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	458	488	6.55%
Closed Sales	412	378	-8.25%
Days on Market	69	65	-5.80%
SP\$/SqFt	\$106.40	\$112.89	6.10%
Median Sales Price*	\$150,000	\$157,500	5.00%
Average Sales Price*	\$164,881	\$175,895	6.68%
Total Volume	\$68,120,901	\$65,870,561	-3.30%



Williams County - Condos and Villas

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	4	-42.86%
Closed Sales	3	4	33.33%
Days on Market	97	48	-50.52%
SP\$/SqFt	\$114.54	\$170.59	48.93%
Median Sales Price*	\$265,000	\$265,000	0.00%
Average Sales Price*	\$212,833	\$239,975	12.75%
Total Volume	\$638,500	\$959,000	50.20%



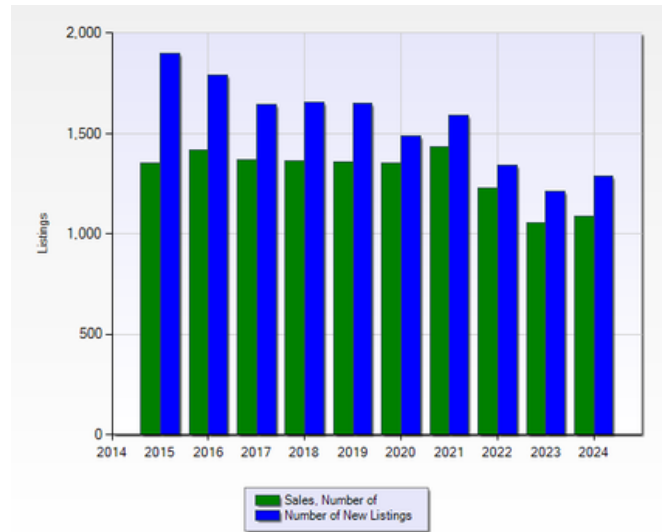
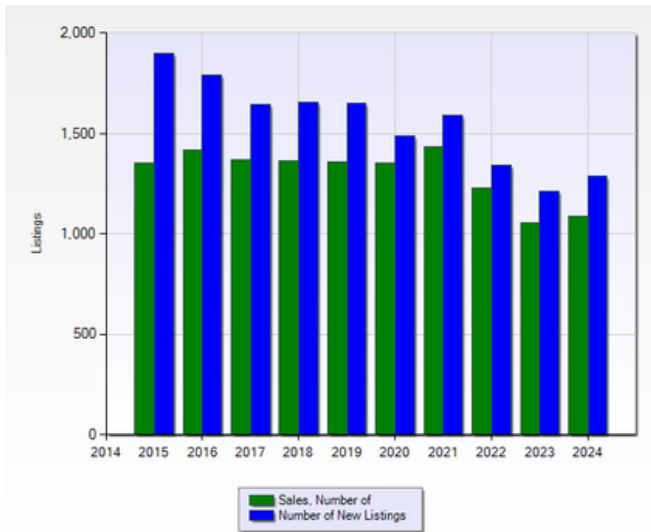
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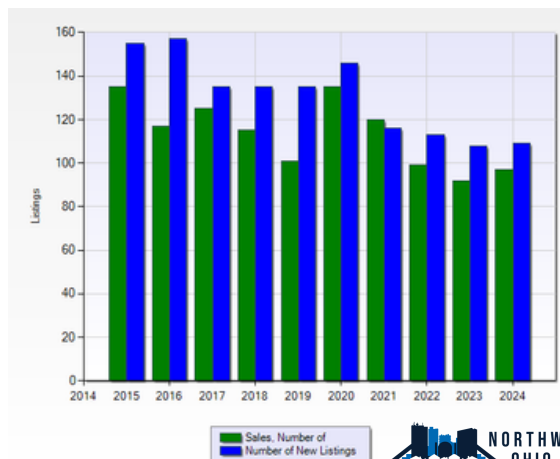
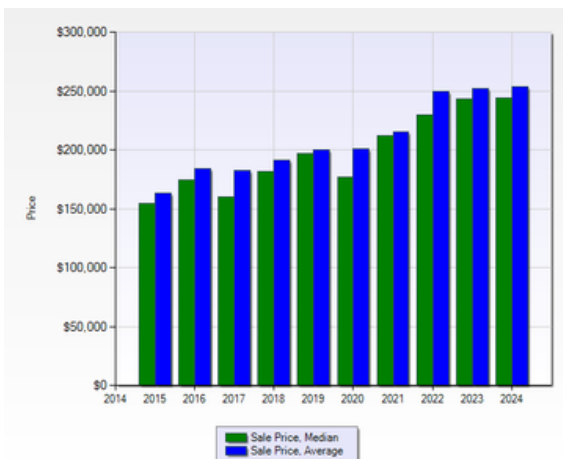
Wood County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	1,213	1,285	5.94%
Closed Sales	1,057	1,092	3.31%
Days on Market	60	63	5.00%
SP\$/SqFt	\$148.28	\$157.77	6.40%
Median Sales Price*	\$266,250	\$280,000	5.16%
Average Sales Price*	\$303,129	\$312,648	3.14%
Total Volume	\$317,979,204	\$339,204,459	6.68%



Wood County - Condos and Villas

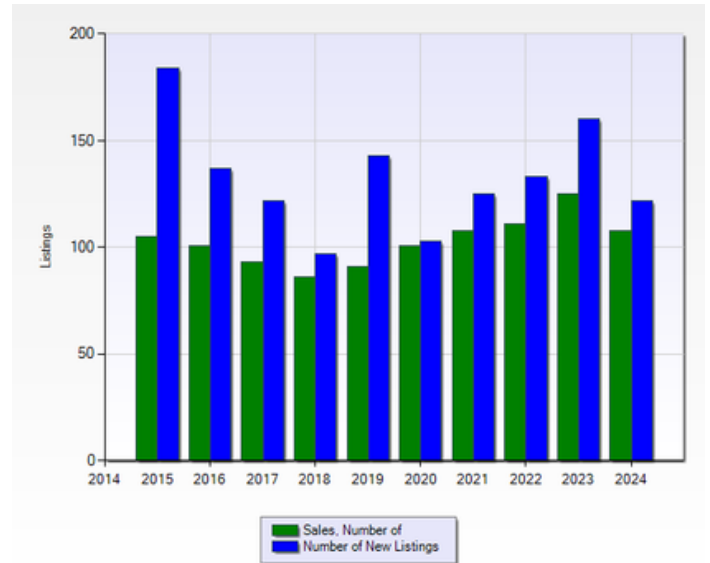
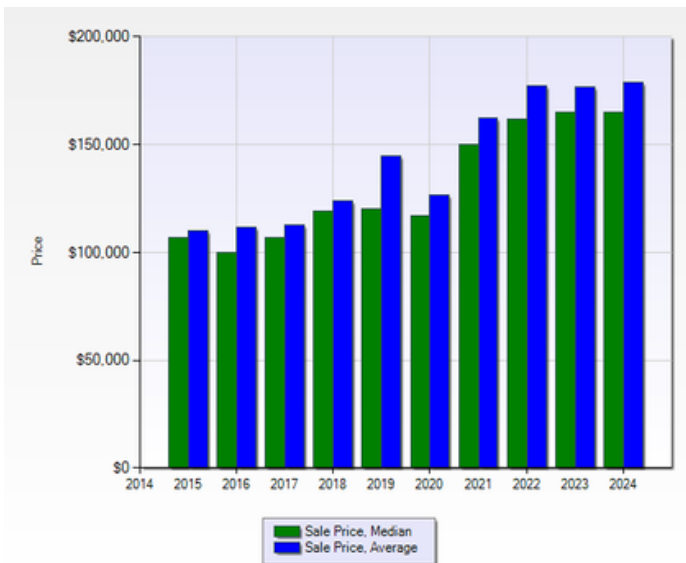
Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	108	108	0.00%
Closed Sales	92	98	6.52%
Days on Market	52	61	17.31%
SP\$/SqFt	\$155.23	\$154.88	-0.23%
Median Sales Price*	\$242,500	\$242,000	-0.21%
Average Sales Price*	\$252,220	\$252,672	0.18%
Total Volume	\$23,202,256	\$24,601,537	6.03%



2024 ANNUAL HOUSING REPORT

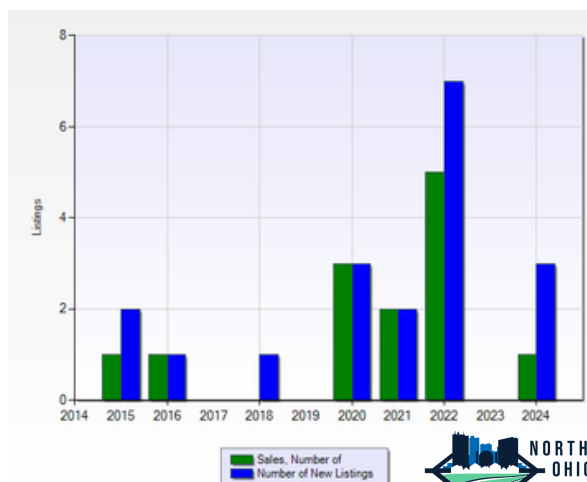
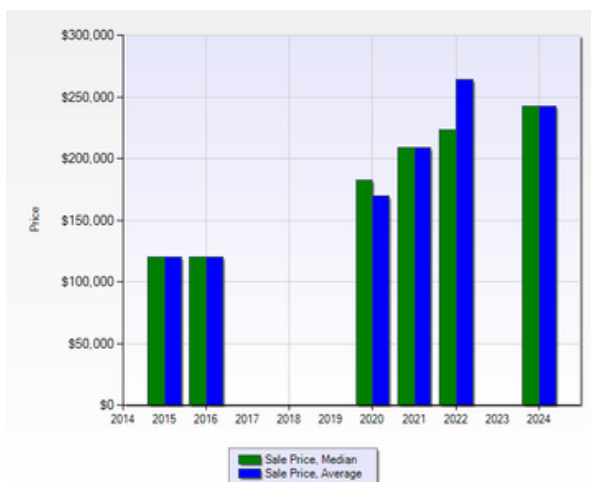
Wyandot County - Single Family Homes

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	160	121	-24.38%
Closed Sales	125	108	-13.60%
Days on Market	86	96	11.63%
SP\$/SqFt	\$113.17	\$116.23	2.70%
Median Sales Price*	\$165,000	\$165,000	0.00%
Average Sales Price*	\$176,235	\$180,087	2.19%
Total Volume	\$22,076,700	\$19,331,828	-12.43%



Wyandot County - Condos and Villas

Key Metrics	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	---
Closed Sales	0	1	---
Days on Market	---	174	---
SP\$/SqFt	\$113.17	\$186.92	---
Median Sales Price*	---	\$243,000	---
Average Sales Price*	\$176,235	\$243,000	---
Total Volume	---	\$243,000	---



2024 ANNUAL HOUSING REPORT

Zip Code Comparison

	2024 New Listings	% Change (2023)	2024 Sold Units	% Change (2023)	2024 DOM	% Change (2023)	2024 Median Sales \$	% Change (2023)	2024 Average Sales \$	% Change (2023)
Holland (43528)	173	6.8%	138	6.2%	55	17.0%	\$292,400	-2.5%	\$318,470	6.0%
Maumee (43537)	339	16.0%	338	14.2%	57	16.3%	\$285,500	3.8%	\$314,215	5.2%
Monclova (43542)	56	-6.7%	42	-17.6%	70	-20.5%	\$441,700	-1.8%	\$492,266	9.4%
Whitehouse (43571)	93	-1.1%	71	-13.4%	55	-3.5%	\$399,900	1.4%	\$402,177	-0.8%
Sylvania (43560)	437	12.1%	349	0.9%	56	-3.4%	\$325,000	3.2%	\$360,329	7.2%
Waterville (43566)	16	-30.4%	12	-45.5%	71	-4.1%	\$102,500	-31.7%	\$129,550	-24.9%
Toledo (43604)	37	12.1%	27	22.7%	80	56.9%	\$34,000	7.9%	\$50,880	-12.1%
Toledo (43605)	339	13.8%	249	8.7%	56	-16.4%	\$58,500	15.3%	\$62,938	16.5%
Toledo (43606)	290	-4.3%	257	1.2%	50	0.0%	\$210,000	5.0%	\$223,714	6.0%
Toledo (43607)	248	-2.0%	206	2.5%	61	-1.6%	\$90,500	13.1%	\$99,687	18.4%
Toledo (43608)	241	3.4%	180	5.3%	61	1.7%	\$45,000	7.1%	\$50,109	13.4%
Toledo (43609)	249	-8.1%	196	-7.5%	60	-4.8%	\$70,000	14.7%	\$73,037	15.4%
Toledo (43610)	59	13.5%	40	5.3%	56	-25.3%	\$63,500	13.9%	\$67,650	-5.8%
Toledo (43611)	265	10.0%	232	40.0%	54	-12.9%	\$154,000	10.0%	\$157,223	7.8%
Toledo (43612)	460	-18.9%	392	-18.7%	61	-6.2%	\$115,500	23.9%	\$118,263	20.3%
Toledo (43613)	517	-7.8%	477	-0.2%	49	-2.0%	\$149,950	7.9%	\$142,570	5.6%
Toledo (43614)	327	-14.6%	314	-9.8%	47	-4.1%	\$200,000	3.1%	\$204,333	3.2%
Toledo (43615)	399	1.5%	350	5.4%	54	10.2%	\$172,250	-1.2%	\$218,530	-5.0%
Toledo (43617)	93	6.9%	77	0.0%	50	-13.8%	\$314,000	-1.9%	\$322,565	4.3%
Toledo (43620)	37	-15.9%	29	26.1%	68	15.3%	\$89,900	-20.1%	\$106,572	-15.7%
Toledo (43623)	239	3.9%	203	-5.6%	46	-8.0%	\$185,617	9.2%	\$226,920	8.1%
Oregon (43616)	259	40.8%	184	24.3%	57	14.0%	\$222,500	9.9%	\$236,758	8.4%
Bowling Green (43402)	218	3.3%	194	3.2%	50	13.6%	\$275,000	6.8%	\$298,110	4.9%
Rossford (43460)	75	8.7%	67	6.3%	47	-14.5%	\$218,500	-0.1%	\$240,621	6.6%
Perrysburg (43551 & 43552)	144	-11.1%	136	-1.4%	59	1.7%	\$220,000	8.5%	\$238,250	5.8%
Northwood (43619)	123	17.1%	93	8.1%	70	37.3%	\$227,500	18.2%	\$236,235	12.0%
Archbold (43502)	54	-21.7%	53	-7.0%	72	53.2%	\$196,500	-1.8%	\$207,413	-2.3%
Bryan (43506)	234	25.8%	190	11.8%	65	-4.4%	\$163,250	2.0%	\$181,991	9.8%
Defiance (43512)	279	-2.1%	226	-17.8%	59	-4.8%	\$167,000	4.7%	\$193,336	8.9%
Napoleon (43545)	113	18.9%	104	13.0%	67	-4.3%	\$178,500	2.6%	\$183,695	-1.1%
Wauseon (43567)	104	-2.8%	90	-10.0%	67	-15.2%	\$215,000	10.3%	\$234,035	4.2%
Findlay(45840)	666	5.7%	548	1.7%	64	-1.5%	\$225,000	1.7%	\$270,621	2.9%

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School Districts

	2024 New Listings	% Change 2023	2024 Sold Units	% Change 2023	2024 Median Sale Price	% Change 2023	2024 Average Sales Price	% Change 2023
Anthony Wayne	497	12.2%	367	4.3%	\$ 400,000	0.3%	\$ 410,488	1.0%
Archbold	57	-20.8%	55	-11.3%	\$ 196,500	-3.7%	\$ 210,406	-1.1%
Bowling Green	205	0.5%	184	0.0%	\$ 265,000	7.7%	\$ 276,619	5.0%
Bryan	219	26.6%	176	8.6%	\$ 164,500	2.8%	\$ 178,955	8.4%
Defiance	188	1.6%	156	-12.4%	\$ 147,000	1.2%	\$ 170,233	7.6%
Findlay	534	4.1%	437	0.7%	\$ 204,650	-1.2%	\$ 135,818	-1.7%
Fostoria	128	-4.5%	126	8.6%	\$ 135,000	8.0%	\$ 140,648	10.0%
Maumee	234	12.0%	212	21.1%	\$ 23,000	9.5%	\$ 234,986	7.8%
Napoleon	124	19.2%	112	13.1%	\$ 175,000	3.9%	\$ 182,748	4.1%
Northwood	91	8.3%	69	1.5%	\$ 218,500	17.2%	\$ 224,228	10.3%
Oregon	281	38.4%	200	20.5%	\$ 225,000	12.8%	\$ 237,102	9.9%
Ottawa Hills	74	-16.9%	60	-16.7%	\$ 403,750	-1.4%	\$ 478,701	-7.6%
Paulding	95	2.2%	74	-3.9%	\$ 155,000	14.1%	\$ 163,544	7.3%
Perrysburg	433	-0.9%	363	-1.4%	\$ 384,500	3.9%	\$ 417,010	1.1%
Pike-Delta-York	76	10.1%	69	1.5%	\$ 21,000	10.6%	\$ 228,053	5.9%
Rossford	120	2.6%	108	1.9%	\$ 243,000	6.6%	\$ 264,889	-0.9%
Springfield	251	-7.1%	215	-1.4%	\$ 291,250	2.0%	\$ 310,159	6.3%
Swanton	96	11.6%	80	5.3%	\$ 257,550	19.0%	\$ 284,338	10.8%
Sylvania	687	11.9%	560	2.8%	\$ 308,050	1.0%	\$ 340,897	6.7%
Toledo	2,825	-4.8%	2376	-2.1%	\$ 11,000	11.1%	\$ 120,518	7.5%
Upper Sandusky	68	-1.4%	48	-28.4%	\$ 185,000	12.1%	\$ 191,646	18.3%
Washington Local	571	0.5%	506	-3.4%	\$ 170,000	6.3%	\$ 174,297	7.3%
Wauseon	83	-8.8%	76	-6.2%	\$ 210,000	9.4%	\$ 227,711	6.9%