

Local Market Update – February 2025

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Hancock & Wyandot Counties

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	68	57	-16.2%	111	123	10.8%
Closed Sales	48	55	14.6%	94	96	2.1%
Days on Market	78	80	2.6%	84	84	0.0%
SP\$/SqFt	\$130.31	\$147.31	13.0%	\$123.90	\$140.17	13.1%
Median Sales Price*	\$217,000	\$240,000	10.6%	\$199,950	\$222,000	11.0%
Average Sales Price*	\$235,696	\$268,514	13.9%	\$221,250	\$252,756	14.2%
Percent of List Price Received*	98%	98%	0.0%	96%	97%	1.0%
Months Supply of Inventory	20	19	-5.0%	---	---	---
Total Volume	\$11,313,422	\$14,768,251	30.5%	\$20,797,522	\$23,506,286	13.0%

Condo/Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	7	7	0.0%	9	13	44.4%
Closed Sales	4	1	-75.0%	5	3	-40.0%
Days on Market	51	95	86.3%	50	53	6.0%
SP\$/SqFt	\$156.55	\$153.65	-1.9%	\$146.48	\$146.18	-0.2%
Median Sales Price*	\$252,500	\$236,000	-6.5%	\$200,000	\$236,000	18.0%
Average Sales Price*	\$268,438	\$236,000	-12.1%	\$238,150	\$255,133	7.1%
Percent of List Price Received*	98%	96%	-2.0%	99%	99%	0.0%
Months Supply of Inventory	10	54	440.0%	---	---	---
Total Volume (in 1000's)	\$10,473,750	\$236,000	-97.7%	\$1,190,750	\$765,400	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.

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Findlay

Zip Code 45840

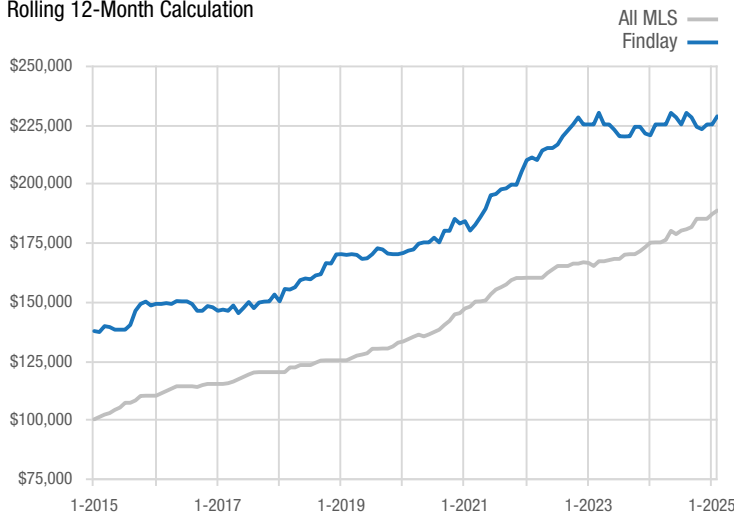
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	44	35	- 20.5%	77	74	- 3.9%
Pending Sales	36	43	+ 19.4%	65	70	+ 7.7%
Closed Sales	36	41	+ 13.9%	65	68	+ 4.6%
Days on Market Until Sale	77	79	+ 2.6%	78	79	+ 1.3%
Median Sales Price*	\$243,000	\$250,000	+ 2.9%	\$221,000	\$235,000	+ 6.3%
Average Sales Price*	\$260,667	\$290,089	+ 11.3%	\$243,530	\$271,330	+ 11.4%
Percent of List Price Received*	97.9%	97.3%	- 0.6%	97.5%	96.7%	- 0.8%
Inventory of Homes for Sale	91	109	+ 19.8%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	7	12	+ 71.4%
Pending Sales	4	0	- 100.0%	5	3	- 40.0%
Closed Sales	4	1	- 75.0%	5	3	- 40.0%
Days on Market Until Sale	51	95	+ 86.3%	50	53	+ 6.0%
Median Sales Price*	\$252,500	\$236,000	- 6.5%	\$200,000	\$236,000	+ 18.0%
Average Sales Price*	\$268,438	\$236,000	- 12.1%	\$238,150	\$255,133	+ 7.1%
Percent of List Price Received*	98.3%	96.3%	- 2.0%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	6	19	+ 216.7%	—	—	—
Months Supply of Inventory	1.1	4.0	+ 263.6%	—	—	—

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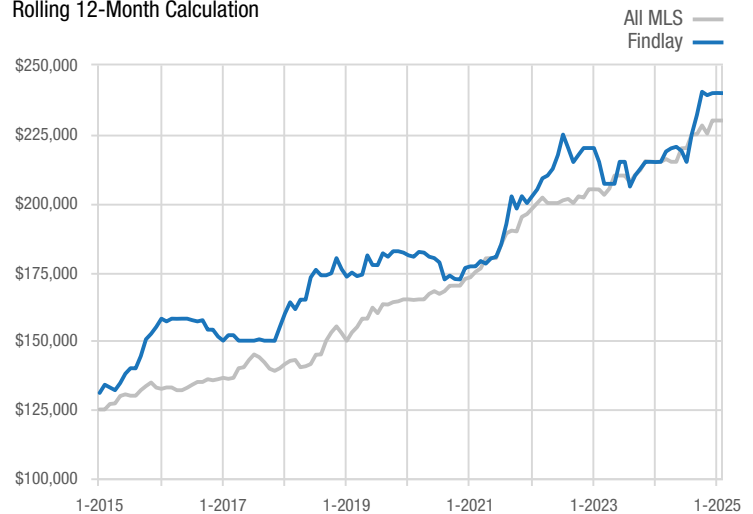
Median Sales Price - Single Family

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

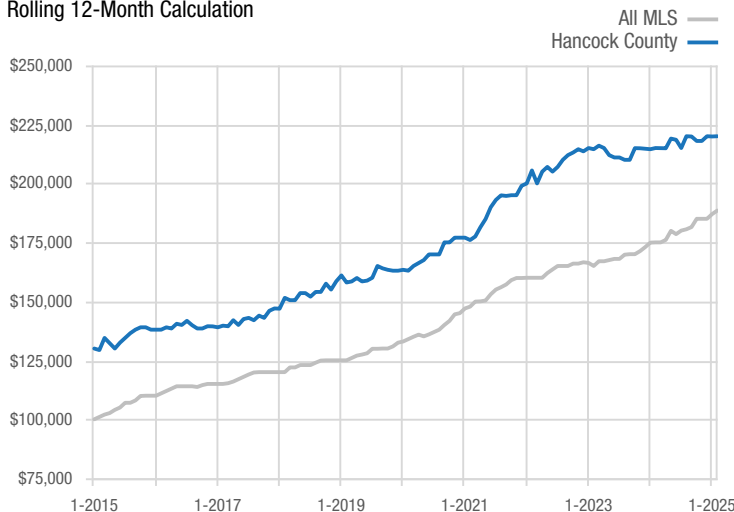
Single Family Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	57	45	- 21.1%	98	95	- 3.1%
Pending Sales	44	52	+ 18.2%	79	86	+ 8.9%
Closed Sales	42	52	+ 23.8%	77	86	+ 11.7%
Days on Market Until Sale	74	80	+ 8.1%	80	80	0.0%
Median Sales Price*	\$226,950	\$240,000	+ 5.8%	\$219,000	\$222,000	+ 1.4%
Average Sales Price*	\$248,748	\$272,511	+ 9.6%	\$239,189	\$256,680	+ 7.3%
Percent of List Price Received*	98.1%	95.5%	- 2.7%	97.5%	95.6%	- 1.9%
Inventory of Homes for Sale	123	148	+ 20.3%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

Condo-Villa Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	7	+ 16.7%	8	13	+ 62.5%
Pending Sales	5	0	- 100.0%	6	4	- 33.3%
Closed Sales	4	1	- 75.0%	5	3	- 40.0%
Days on Market Until Sale	51	95	+ 86.3%	50	53	+ 6.0%
Median Sales Price*	\$252,500	\$236,000	- 6.5%	\$200,000	\$236,000	+ 18.0%
Average Sales Price*	\$268,438	\$236,000	- 12.1%	\$238,150	\$255,133	+ 7.1%
Percent of List Price Received*	98.3%	96.3%	- 2.0%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	6	20	+ 233.3%	—	—	—
Months Supply of Inventory	1.1	4.0	+ 263.6%	—	—	—

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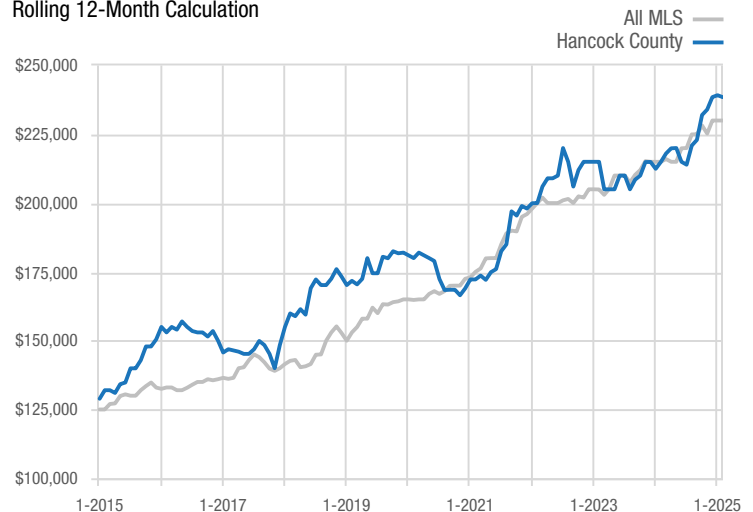
Median Sales Price - Single Family

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Median Sales Price - Condo-Villa

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Wyandot County

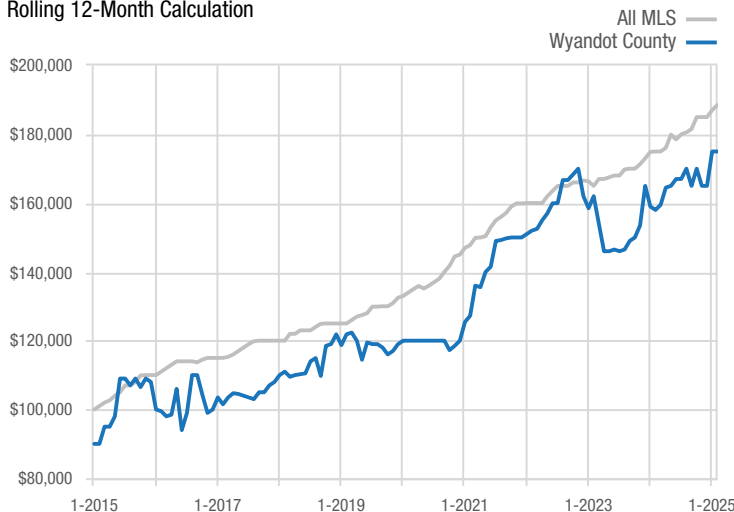
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	11	8	- 27.3%	13	24	+ 84.6%
Pending Sales	6	2	- 66.7%	17	7	- 58.8%
Closed Sales	6	3	- 50.0%	17	7	- 58.8%
Days on Market Until Sale	104	90	- 13.5%	104	131	+ 26.0%
Median Sales Price*	\$136,000	\$195,000	+ 43.4%	\$139,000	\$195,000	+ 40.3%
Average Sales Price*	\$135,600	\$233,000	+ 71.8%	\$136,997	\$218,100	+ 59.2%
Percent of List Price Received*	92.7%	89.7%	- 3.2%	91.1%	94.1%	+ 3.3%
Inventory of Homes for Sale	29	41	+ 41.4%	—	—	—
Months Supply of Inventory	2.7	5.1	+ 88.9%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% 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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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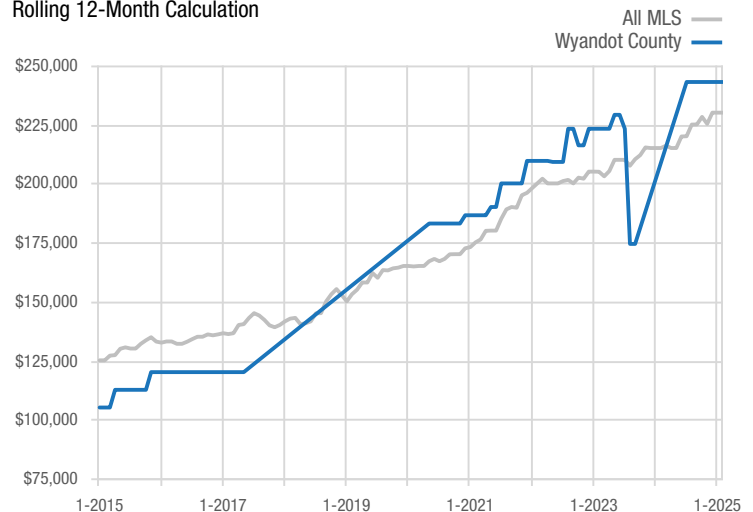
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