

Local Market Update – February 2025

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Western Counties

Defiance, Fulton, Henry, Paulding, Putnam and Williams

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 Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	118	125	5.9%	206	238	15.5%
Closed Sales	70	66	-5.7%	147	161	9.5%
Days on Market	72	77	6.9%	70	72	2.9%
SP\$/SqFt	\$111.58	\$120.16	7.7%	\$115.14	\$127.88	11.1%
Median Sales Price*	\$161,250	\$170,500	5.7%	\$165,000	\$180,000	9.1%
Average Sales Price*	\$177,494	\$182,057	2.6%	\$188,816	\$202,897	7.5%
Percent of List Price Received*	98%	98%	0.0%	98%	99%	---
Months Supply of Inventory	5	7	40.0%	---	---	---
Total Volume	\$12,424,563	\$12,015,775	-3.3%	\$27,755,983	\$32,666,461	17.7%

Condo/Villa Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	4	---	2	9	350.0%
Closed Sales	0	3	---	3	3	0.0%
Days on Market	0	101	---	55	101	83.6%
SP\$/SqFt	\$0.00	\$115.23	---	\$161.40	\$115.23	-28.6%
Median Sales Price*	\$0	\$189,900	---	\$303,596	\$189,900	-37.4%
Average Sales Price*	\$0	\$178,633	---	\$240,499	\$178,633	-25.7%
Percent of List Price Received*	0%	100%	---	100%	100%	0.0%
Months Supply of Inventory	0	4	---	---	---	---
Total Volume (in 1000's)	\$0	\$535,900	---	\$721,496	\$535,900	-25.7%

*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.

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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		738	667	- 9.6%	1,446	1,425	- 1.5%
Pending Sales		640	536	- 16.3%	1,204	1,115	- 7.4%
Closed Sales		601	519	- 13.6%	1,143	1,070	- 6.4%
Days on Market Until Sale		71	72	+ 1.4%	70	73	+ 4.3%
Median Sales Price		\$169,000	\$177,500	+ 5.0%	\$165,000	\$178,700	+ 8.3%
Average Sales Price		\$195,749	\$216,034	+ 10.4%	\$192,581	\$214,832	+ 11.6%
Percent of List Price Received		97.8%	99.1%	+ 1.3%	97.8%	99.0%	+ 1.2%
Housing Affordability Index		175	169	- 3.4%	180	167	- 7.2%
Inventory of Homes for Sale		1,532	1,718	+ 12.1%	—	—	—
Months Supply of Inventory		2.0	2.3	+ 15.0%	—	—	—

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Defiance

Zip Code 43512

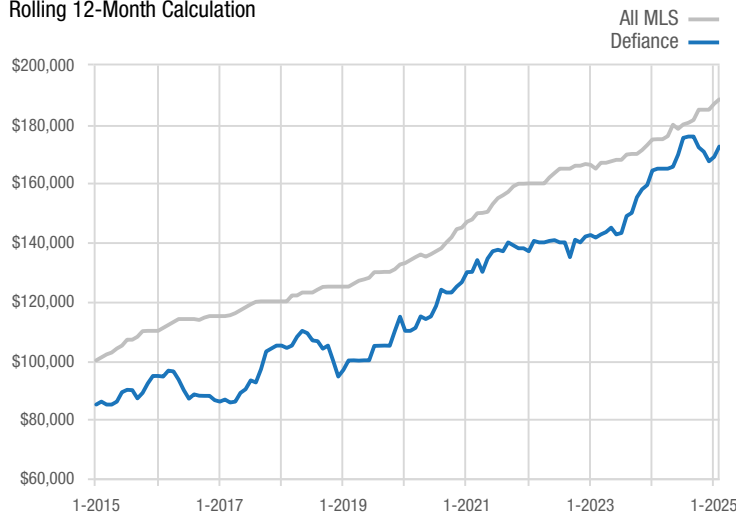
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	26	27	+ 3.8%	33	49	+ 48.5%
Pending Sales	11	13	+ 18.2%	19	26	+ 36.8%
Closed Sales	11	9	- 18.2%	19	24	+ 26.3%
Days on Market Until Sale	87	78	- 10.3%	78	64	- 17.9%
Median Sales Price*	\$126,875	\$175,000	+ 37.9%	\$165,000	\$184,625	+ 11.9%
Average Sales Price*	\$155,783	\$180,683	+ 16.0%	\$174,585	\$192,350	+ 10.2%
Percent of List Price Received*	97.5%	98.5%	+ 1.0%	98.1%	96.9%	- 1.2%
Inventory of Homes for Sale	37	58	+ 56.8%	—	—	—
Months Supply of Inventory	1.8	2.9	+ 61.1%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	0	2	—	1	2	+ 100.0%
Closed Sales	0	2	—	3	2	- 33.3%
Days on Market Until Sale	—	141	—	55	141	+ 156.4%
Median Sales Price*	—	\$218,950	—	\$303,596	\$218,950	- 27.9%
Average Sales Price*	—	\$218,950	—	\$240,499	\$218,950	- 9.0%
Percent of List Price Received*	—	99.6%	—	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

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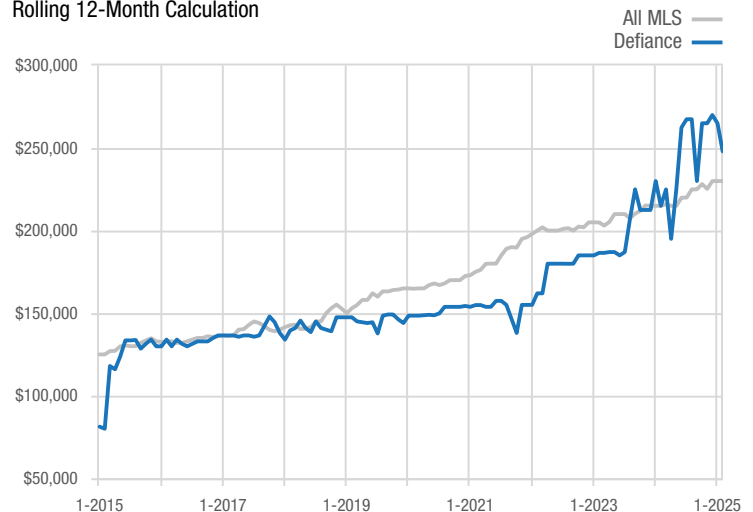
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Napoleon

Zip Code 43545

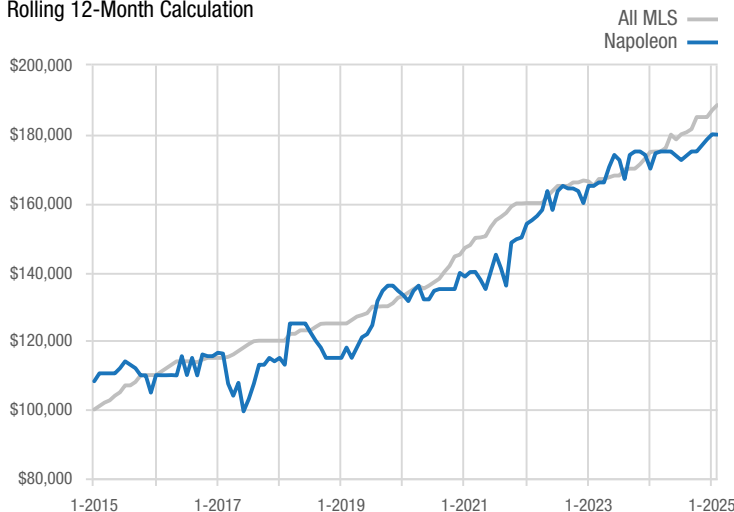
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	3	6	+ 100.0%	16	16	0.0%
Pending Sales	8	3	- 62.5%	13	7	- 46.2%
Closed Sales	7	2	- 71.4%	13	9	- 30.8%
Days on Market Until Sale	77	30	- 61.0%	62	52	- 16.1%
Median Sales Price*	\$189,500	\$132,000	- 30.3%	\$178,500	\$196,500	+ 10.1%
Average Sales Price*	\$208,129	\$132,000	- 36.6%	\$187,838	\$204,111	+ 8.7%
Percent of List Price Received*	99.8%	110.6%	+ 10.8%	97.8%	99.7%	+ 1.9%
Inventory of Homes for Sale	20	23	+ 15.0%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	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	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

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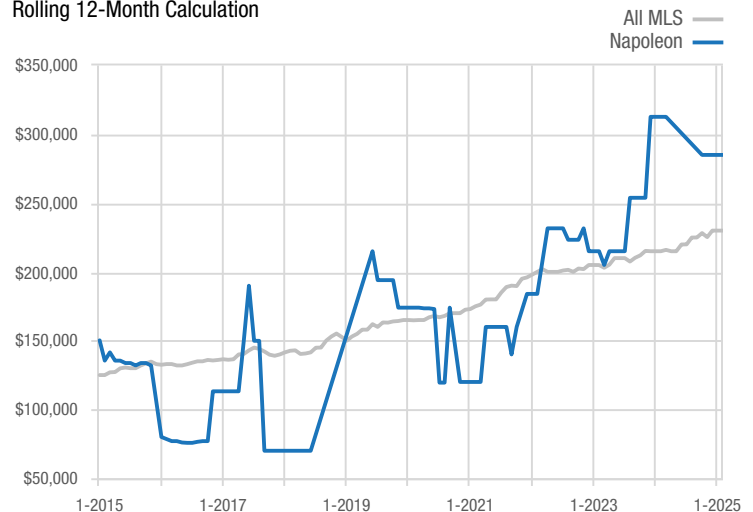
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Bryan

Zip Code 43506

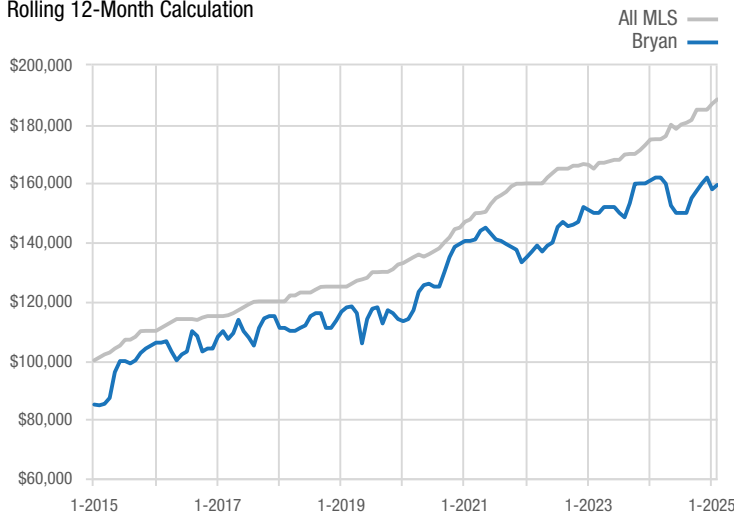
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	15	9	- 40.0%	28	19	- 32.1%
Pending Sales	7	12	+ 71.4%	20	24	+ 20.0%
Closed Sales	6	9	+ 50.0%	18	23	+ 27.8%
Days on Market Until Sale	72	79	+ 9.7%	68	80	+ 17.6%
Median Sales Price*	\$145,000	\$169,000	+ 16.6%	\$177,450	\$160,000	- 9.8%
Average Sales Price*	\$202,792	\$173,625	- 14.4%	\$205,447	\$170,893	- 16.8%
Percent of List Price Received*	93.7%	98.2%	+ 4.8%	95.6%	101.4%	+ 6.1%
Inventory of Homes for Sale	36	38	+ 5.6%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	2	—
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	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

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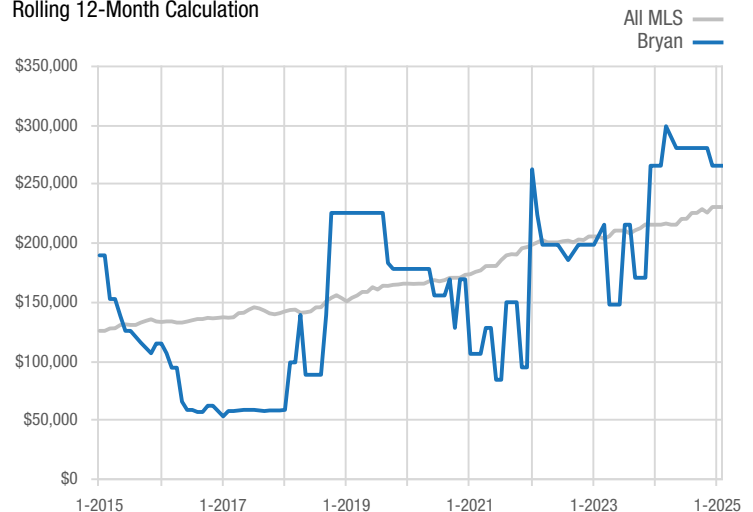
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wauseon

Zip Code 43567

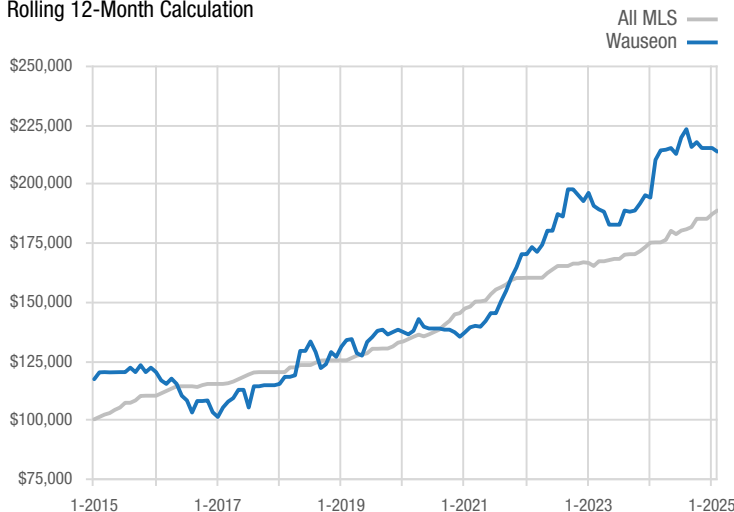
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	11	+ 83.3%	12	17	+ 41.7%
Pending Sales	4	2	- 50.0%	5	8	+ 60.0%
Closed Sales	2	3	+ 50.0%	4	8	+ 100.0%
Days on Market Until Sale	29	87	+ 200.0%	77	73	- 5.2%
Median Sales Price*	\$250,500	\$129,000	- 48.5%	\$250,500	\$215,000	- 14.2%
Average Sales Price*	\$250,500	\$129,000	- 48.5%	\$247,500	\$262,429	+ 6.0%
Percent of List Price Received*	101.2%	109.1%	+ 7.8%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	14	18	+ 28.6%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	21	—	—	21	—
Median Sales Price*	—	\$98,000	—	—	\$98,000	—
Average Sales Price*	—	\$98,000	—	—	\$98,000	—
Percent of List Price Received*	—	101.6%	—	—	101.6%	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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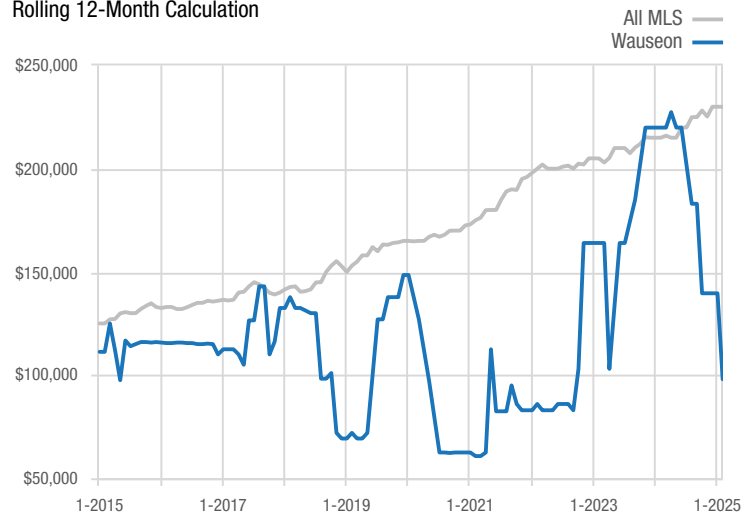
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Archbold

Zip Code 43502

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	1	- 80.0%	5	6	+ 20.0%
Pending Sales	4	4	0.0%	13	7	- 46.2%
Closed Sales	3	4	+ 33.3%	12	7	- 41.7%
Days on Market Until Sale	84	70	- 16.7%	70	85	+ 21.4%
Median Sales Price*	\$205,000	\$158,450	- 22.7%	\$195,000	\$230,000	+ 17.9%
Average Sales Price*	\$200,667	\$154,850	- 22.8%	\$209,992	\$207,200	- 1.3%
Percent of List Price Received*	105.3%	107.0%	+ 1.6%	97.8%	102.4%	+ 4.7%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
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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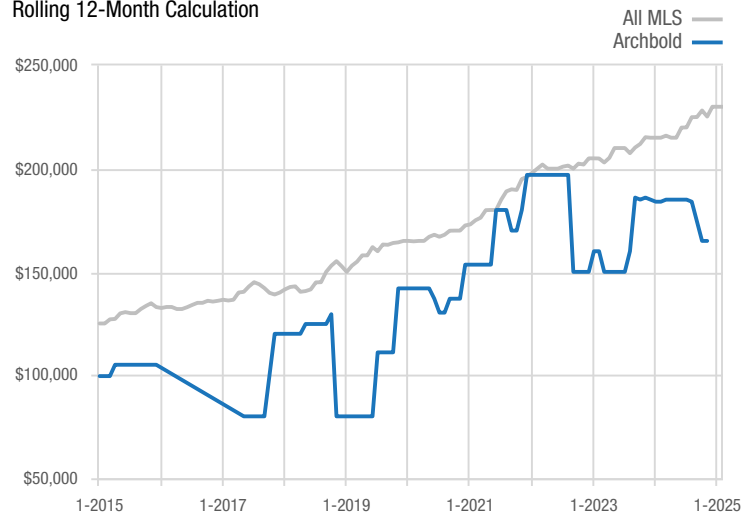
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Defiance County

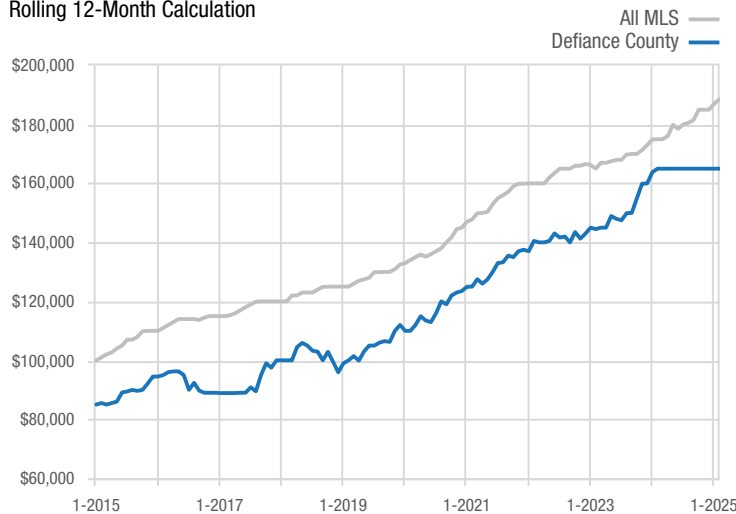
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	33	35	+ 6.1%	45	66	+ 46.7%
Pending Sales	15	15	0.0%	31	35	+ 12.9%
Closed Sales	16	10	- 37.5%	30	34	+ 13.3%
Days on Market Until Sale	72	87	+ 20.8%	69	67	- 2.9%
Median Sales Price*	\$122,938	\$175,000	+ 42.3%	\$145,938	\$175,000	+ 19.9%
Average Sales Price*	\$149,288	\$174,865	+ 17.1%	\$181,262	\$195,315	+ 7.8%
Percent of List Price Received*	96.8%	96.8%	0.0%	97.7%	97.0%	- 0.7%
Inventory of Homes for Sale	55	82	+ 49.1%	—	—	—
Months Supply of Inventory	1.9	3.1	+ 63.2%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	0	2	—	1	2	+ 100.0%
Closed Sales	0	2	—	3	2	- 33.3%
Days on Market Until Sale	—	141	—	55	141	+ 156.4%
Median Sales Price*	—	\$218,950	—	\$303,596	\$218,950	- 27.9%
Average Sales Price*	—	\$218,950	—	\$240,499	\$218,950	- 9.0%
Percent of List Price Received*	—	99.6%	—	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

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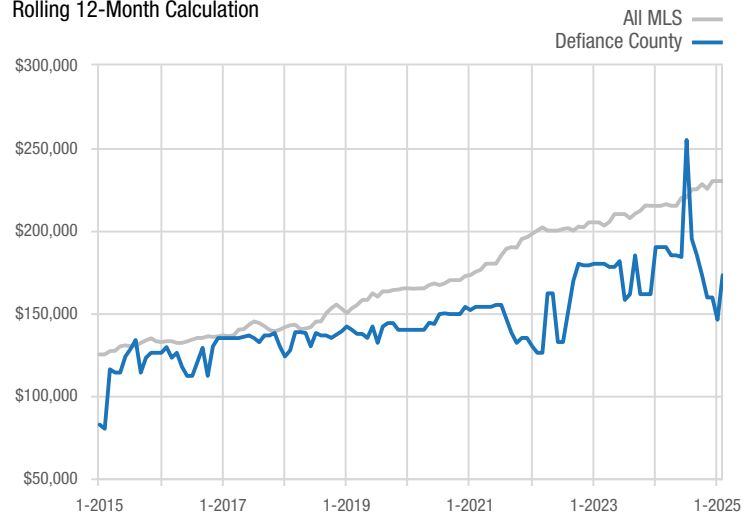
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Fulton County

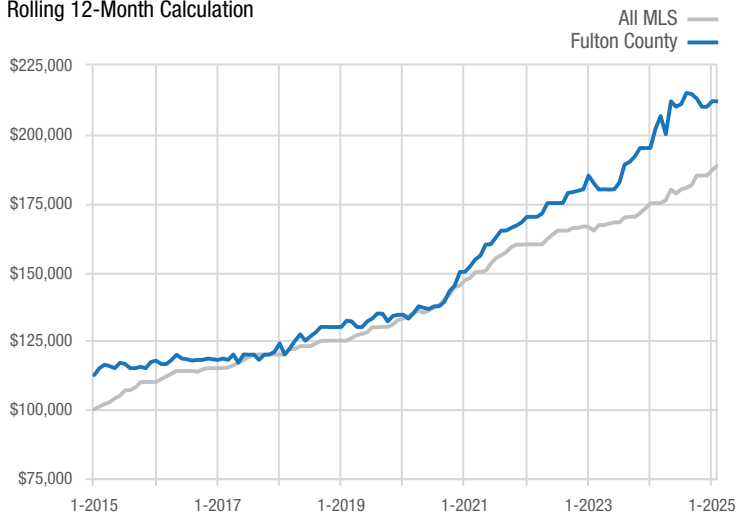
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	26	24	- 7.7%	48	47	- 2.1%
Pending Sales	19	15	- 21.1%	38	31	- 18.4%
Closed Sales	16	14	- 12.5%	36	33	- 8.3%
Days on Market Until Sale	59	69	+ 16.9%	70	70	0.0%
Median Sales Price*	\$201,250	\$193,400	- 3.9%	\$197,500	\$230,000	+ 16.5%
Average Sales Price*	\$201,388	\$206,092	+ 2.3%	\$221,800	\$235,878	+ 6.3%
Percent of List Price Received*	100.2%	102.5%	+ 2.3%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	53	59	+ 11.3%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	0	1	—	0	4	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	21	—	—	21	—
Median Sales Price*	—	\$98,000	—	—	\$98,000	—
Average Sales Price*	—	\$98,000	—	—	\$98,000	—
Percent of List Price Received*	—	101.6%	—	—	101.6%	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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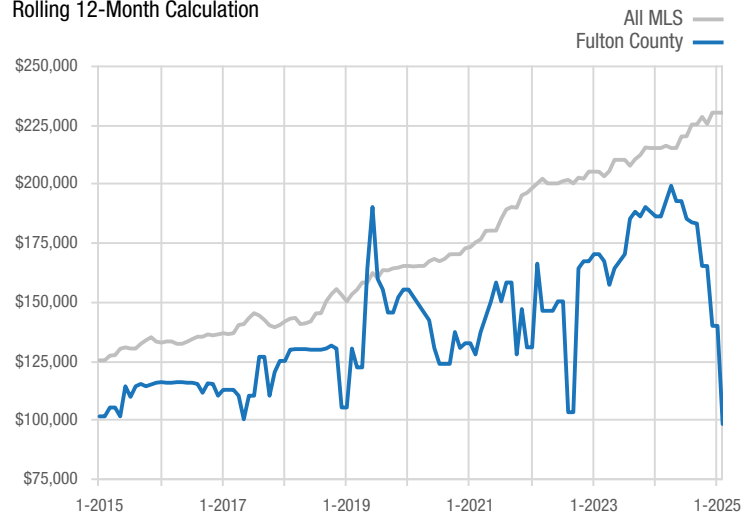
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Henry County

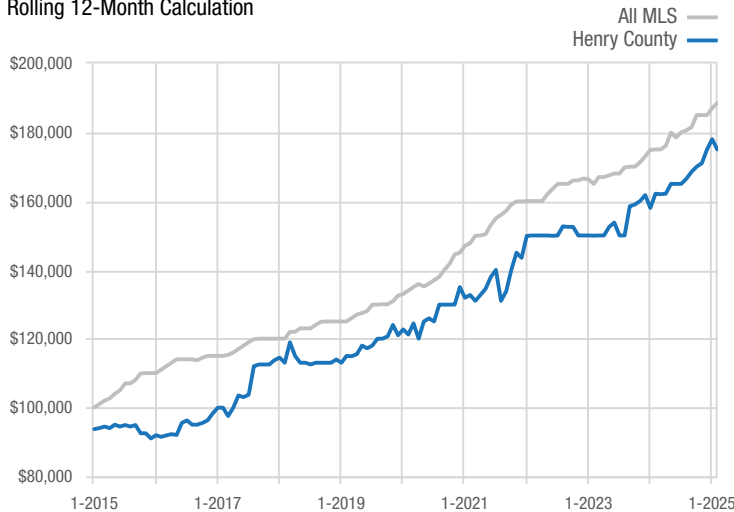
Single Family Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	13	11	- 15.4%	30	30	0.0%
Pending Sales	9	10	+ 11.1%	23	28	+ 21.7%
Closed Sales	9	11	+ 22.2%	23	27	+ 17.4%
Days on Market Until Sale	95	65	- 31.6%	65	65	0.0%
Median Sales Price*	\$189,500	\$135,000	- 28.8%	\$175,000	\$180,000	+ 2.9%
Average Sales Price*	\$198,544	\$174,756	- 12.0%	\$175,296	\$198,088	+ 13.0%
Percent of List Price Received*	96.9%	102.2%	+ 5.5%	95.1%	100.2%	+ 5.4%
Inventory of Homes for Sale	37	40	+ 8.1%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	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	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

* 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.

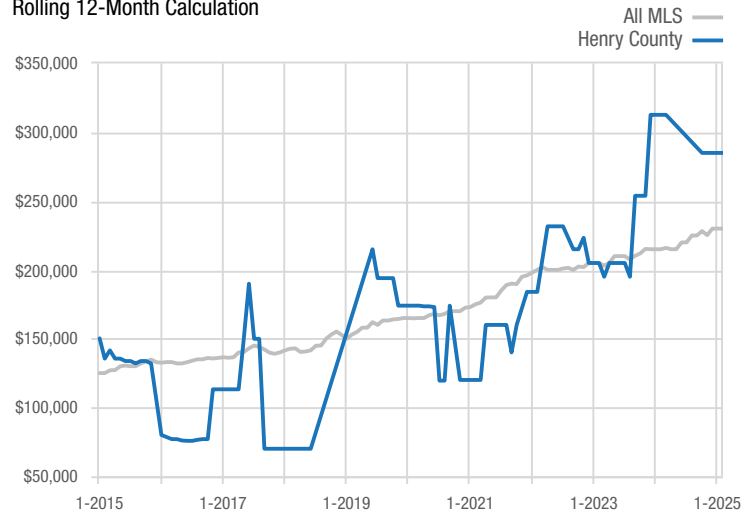
Median Sales Price - Single Family

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.

Local Market Update – February 2025

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Paulding County

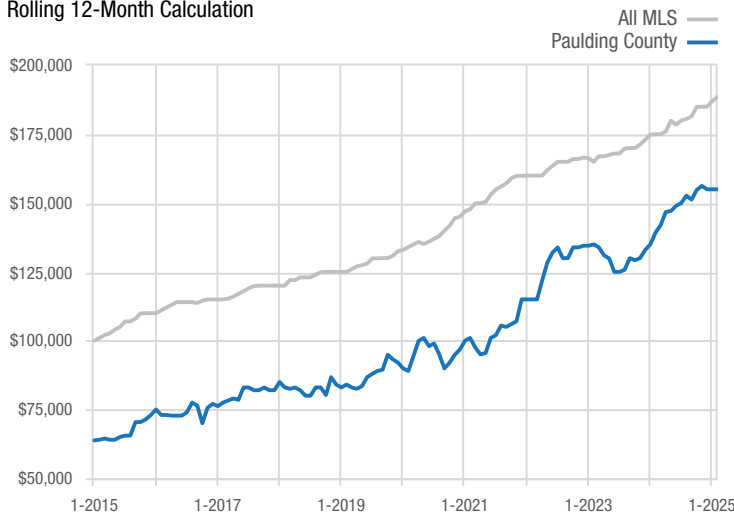
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	8	16	+ 100.0%	19	25	+ 31.6%
Pending Sales	15	6	- 60.0%	20	12	- 40.0%
Closed Sales	13	5	- 61.5%	17	11	- 35.3%
Days on Market Until Sale	66	75	+ 13.6%	71	74	+ 4.2%
Median Sales Price*	\$145,600	\$112,500	- 22.7%	\$145,600	\$135,000	- 7.3%
Average Sales Price*	\$167,569	\$102,500	- 38.8%	\$153,863	\$132,955	- 13.6%
Percent of List Price Received*	99.2%	91.0%	- 8.3%	102.7%	103.9%	+ 1.2%
Inventory of Homes for Sale	24	40	+ 66.7%	—	—	—
Months Supply of Inventory	2.2	4.5	+ 104.5%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
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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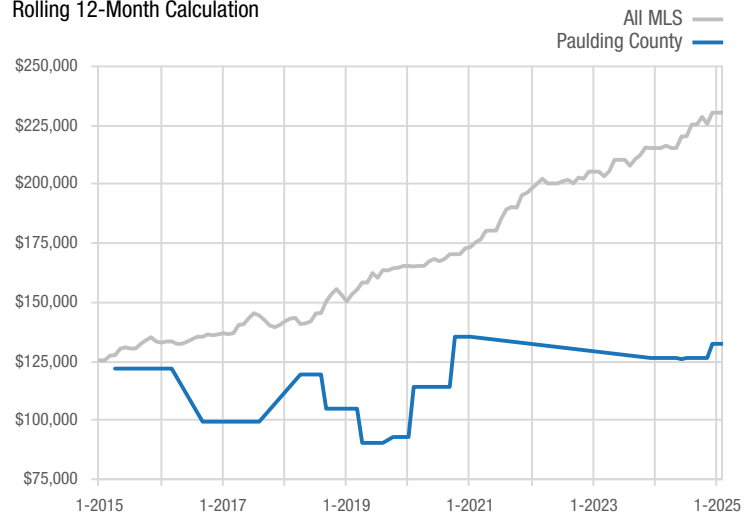
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Putnam County

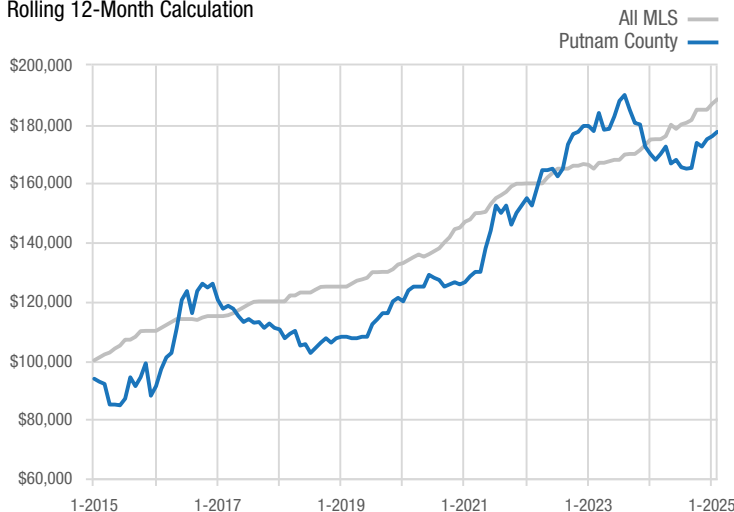
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	11	7	- 36.4%	13	17	+ 30.8%
Pending Sales	6	4	- 33.3%	8	8	0.0%
Closed Sales	4	5	+ 25.0%	7	7	0.0%
Days on Market Until Sale	85	74	- 12.9%	71	75	+ 5.6%
Median Sales Price*	\$140,950	\$149,000	+ 5.7%	\$135,000	\$176,000	+ 30.4%
Average Sales Price*	\$196,200	\$234,800	+ 19.7%	\$168,471	\$308,571	+ 83.2%
Percent of List Price Received*	96.6%	95.0%	- 1.7%	98.0%	95.7%	- 2.3%
Inventory of Homes for Sale	22	21	- 4.5%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
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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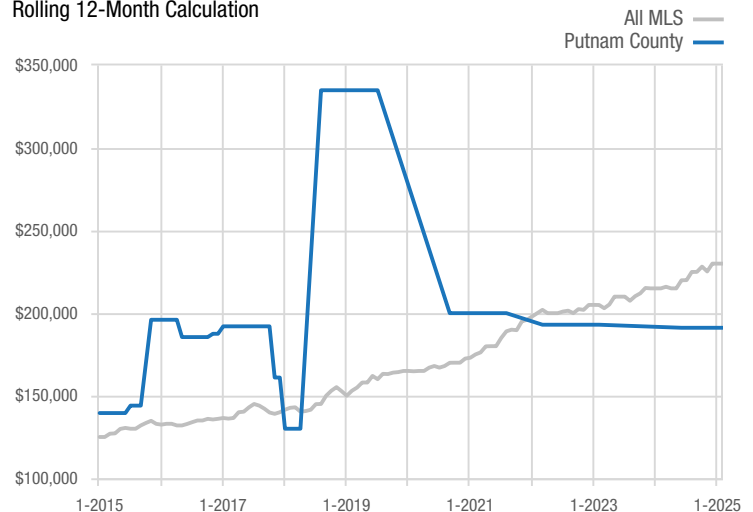
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Williams County

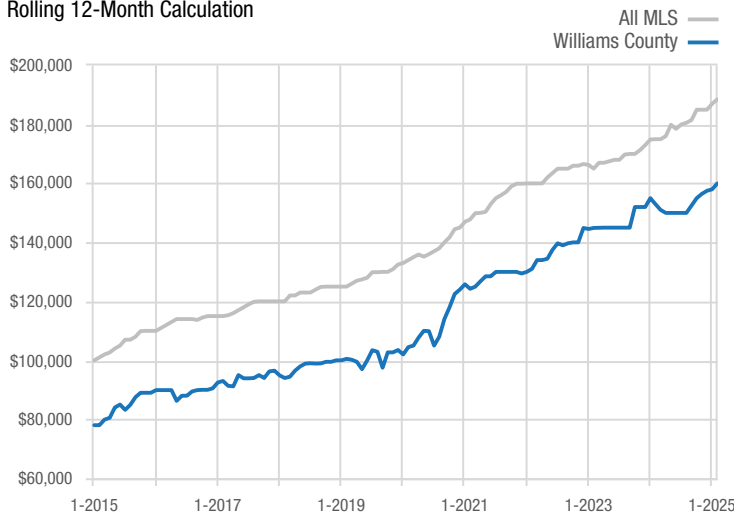
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	27	24	- 11.1%	51	44	- 13.7%
Pending Sales	17	23	+ 35.3%	38	47	+ 23.7%
Closed Sales	12	21	+ 75.0%	34	49	+ 44.1%
Days on Market Until Sale	72	84	+ 16.7%	74	81	+ 9.5%
Median Sales Price*	\$141,000	\$175,000	+ 24.1%	\$147,950	\$180,000	+ 21.7%
Average Sales Price*	\$171,971	\$180,399	+ 4.9%	\$187,893	\$188,408	+ 0.3%
Percent of List Price Received*	95.9%	97.5%	+ 1.7%	97.4%	100.1%	+ 2.8%
Inventory of Homes for Sale	64	83	+ 29.7%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

Condo-Villa	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	0	1	—	1	2	+ 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	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

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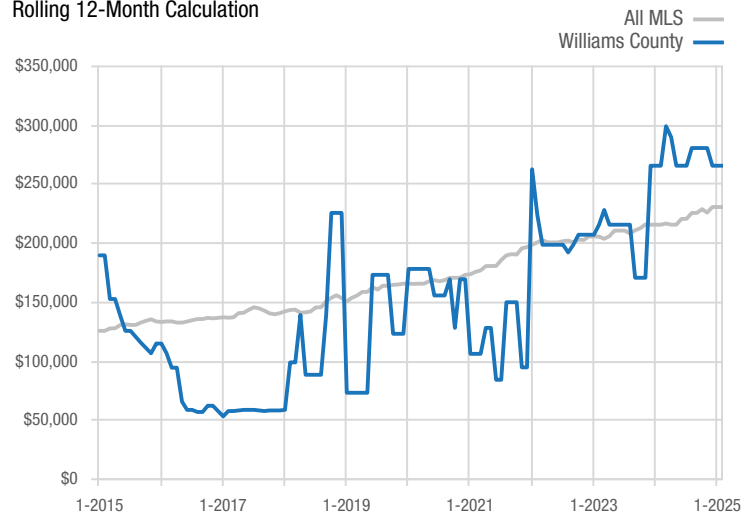
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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