

NORTHWEST OHIO HOUSING MARKET

October 2015



468

Home Sales
-9% Decrease

\$110k

Median Sales Price
+19% Increase

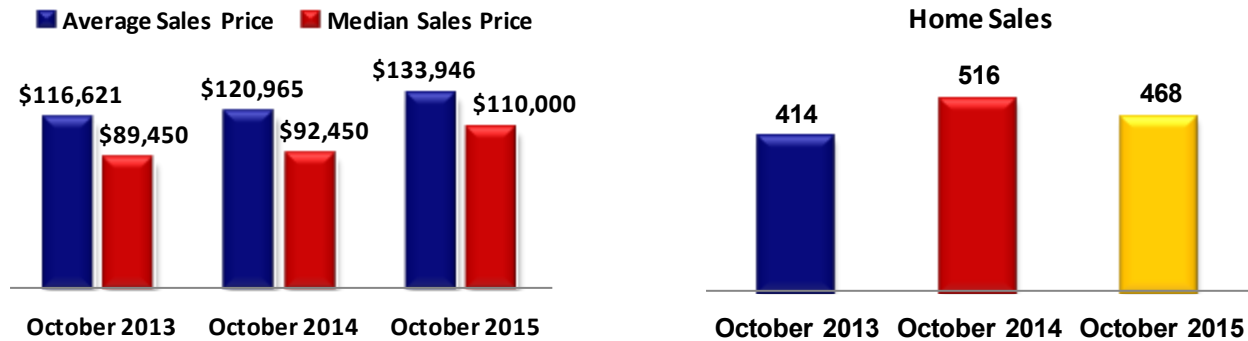
-6%

Inventory Drop
Buyer Demand!

3.76%

Average Interest Rate
Buying Power

Contact Your Realtor To Find Out What's
Happening In Your Neighborhood



October sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 468. This was a decrease of 9% compared to October of 2014, and a decrease of 5% compared to the previous month. Sales volume generated by October activity totaled \$61 million, which was unchanged from 2014. The median sales price was \$110,000 (up 19% compared to October 2014), and the average sales price was \$133,946 (an increase of 11% compared to last October).

688 listings were added to the system in October, which was down 4% from last October's 719, and down 3% from last month. Inventory of single-family listings showed 3,680 available at month's end which represented a supply of 8.1 months which is up 5% from October of 2014 and up 5% from the previous month.

Lucas and Upper Wood County

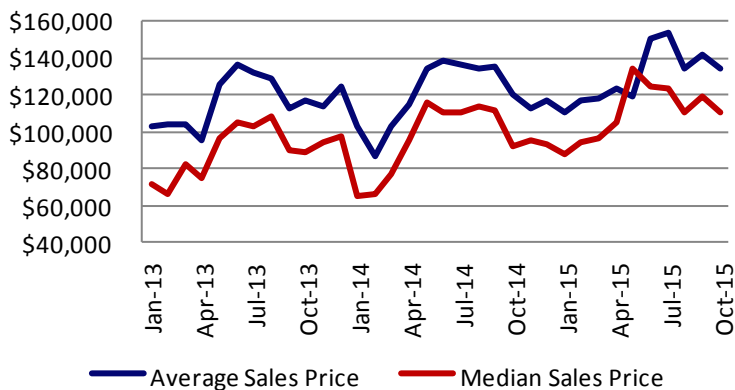
	October 2014	October 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	516	468	-9%	4,439	4,706	6%
Pending	477	455	-5%			
Median Sales Price	\$92,450	\$110,000	19%	\$99,000	\$110,000	11%
Average Sales Price	\$120,965	\$133,946	11%	\$123,607	\$134,883	9%
Average Price Per Square Foot	\$63	\$70	11%	\$64	\$69	8%
% of Original List Price Received	94%	96%	2%	95%	95%	0%
Average Days on Market	106	103	-3%	109	107	-2%
New Listings	719	688	-4%	7,872	7,762	-1%
Active & Contingent Listings	3,899	3,680	-6%			
Months Supply of Inventory	7.6	7.9	4%			
Volume (in 1000's)	\$60,724	\$60,677	0%	\$548,692	\$634,754	16%

Lucas County

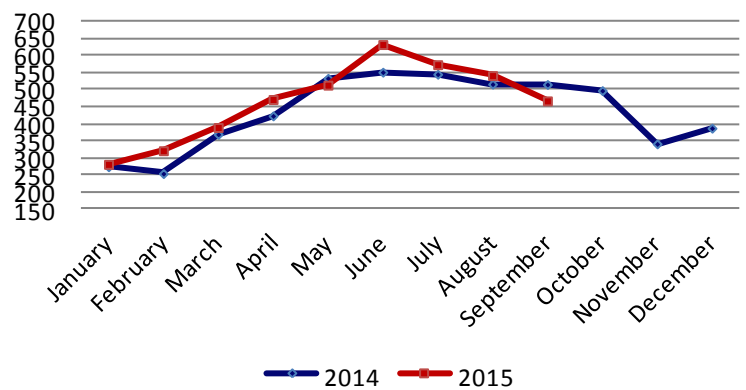
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	113	98	122	50	11	5	6
Pending	123	91	129	37	10	3	3
Active & Contingent	867	796	854	388	159	51	86
Months Supply of Inventory	7.7	8.1	7.0	7.8	14.5	10.2	14.3

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	330	72	44	31	\$ 191,036	\$185,250	112	7.5
Airport/Swanton (4) [43558]	67	20	12	8	\$ 160,756	\$127,500	96	5.6
Spring Meadows (5) [43528]	178	41	23	23	\$ 192,594	\$196,000	99	7.7
Monclova (6) [43542]	36	6	4	5	\$ 232,225	\$182,450	118	9.0
Maumee (7) [43537]	217	31	36	33	\$ 219,622	\$187,750	114	6.0
Whitehouse (8) [43571]	62	11	9	6	\$ 261,673	\$226,900	128	6.9
Waterville (10) [43566]	49	7	4	5	\$ 306,900	\$329,450	53	12.3
Franklin Park/Trilby (11) [43613]	169	29	22	24	\$ 157,035	\$120,000	84	7.7
Tremainsville (12) [43613]	329	68	47	38	\$ 64,083	\$ 69,500	115	7.0
Five Points/North Towne (13) [43612]	237	42	32	35	\$ 36,060	\$ 28,200	82	7.4
Point Place (14) [43611]	149	25	13	18	\$ 78,404	\$ 79,500	84	11.5
Wildwood/Reynolds Corner (15) [43615]	225	43	33	42	\$ 87,459	\$ 90,000	104	6.8
Ottawa Hills (16) [43615 & 43606]	97	16	5	5	\$ 447,600	\$254,000	104	19.4
Ottawa Park/Westgate (17) [43606]	138	19	17	20	\$ 103,668	\$115,000	103	8.1
Old West End (18) [43610, 43620]	32	3	1	5	\$ 105,000	\$105,000	72	32.0
Old North End (19) [43608]	95	12	11	13	\$ 17,649	\$ 14,900	95	8.6
Town Centre (20) [43624, 43602, 43604]	13	6	1	-	\$ 12,000	\$ 12,000	135	13.0
South Park (21) [43607]	107	18	12	12	\$ 33,067	\$ 18,501	146	8.9
Old South End (22) [43609]	157	24	11	16	\$ 16,614	\$ 15,000	75	14.3
Heatherdowns (23) [43614]	245	45	33	31	\$ 110,907	\$115,430	102	7.4
East River (24) [43605]	146	34	13	11	\$ 16,436	\$ 14,900	75	11.2
Oregon (25) [43616]	128	27	14	22	\$ 114,204	\$122,500	79	9.1
East Suburbs (26) [43634, 43618, 43412]	26	3	1	-	\$ 22,100	\$ 22,100	163	26.0
Perrysburg & Twp. (53) [43551, 43552]	305	56	36	34	\$ 251,903	\$225,750	114	8.5
Northwood/Rossford/Lake (54) [43460]	124	25	17	17	\$ 126,718	\$120,000	86	7.3

Average and Median Sales Prices



Home Sales



Bowling Green

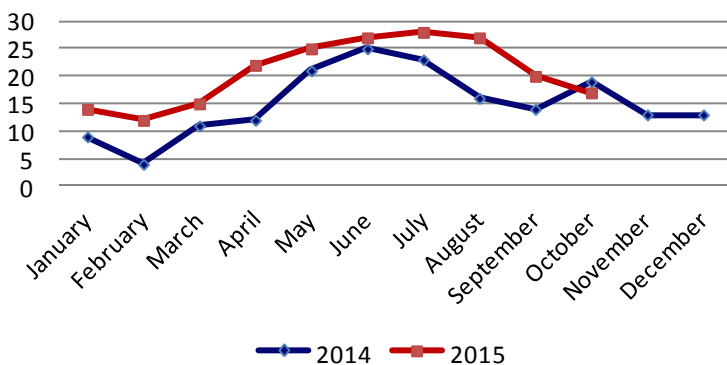
	October 2014	October 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	19	17	-11%	151	207	37%
Pending	20	14	-30%			
Median Sales Price	\$157,750	\$155,000	-2%	\$162,500	\$154,000	-5%
Average Sales Price	\$178,281	\$170,765	-4%	\$171,794	\$166,429	-3%
Average Price Per Square Foot	\$85	\$88	4%	\$88	\$89	1%
% of Original List Price Received	96%	99%	3%	97%	97%	0%
Average Days on Market	59	107	81%	97	106	9%
New Listings	18	25	39%	236	270	14%
Active & Contingent Listings	107	112	5%			
Months Supply of Inventory	5.6	6.6	17%			
Volume (in 1000's)	\$2,853	\$2,732	-4%	\$25,941	\$34,451	33%

Wood County

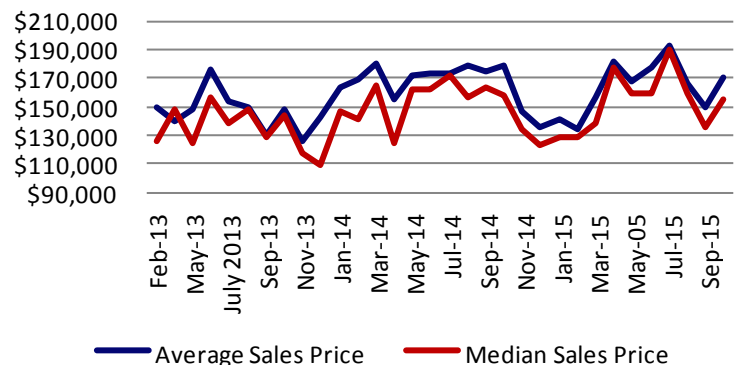
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	7	11	50	18	9	3	1
Pending	7	9	46	16	11	2	4
Active & Contingent	38	101	327	116	83	19	48
Months Supply of Inventory	5.4	9.2	6.5	6.4	9.2	6.3	48.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	112	25	16	14	\$ 170,765	\$155,000	107	7.0
Outlying Wood County (51,52, 56 & 57)	194	29	28	31	\$ 129,383	\$111,500	92	6.9

Home Sales



Sales Prices

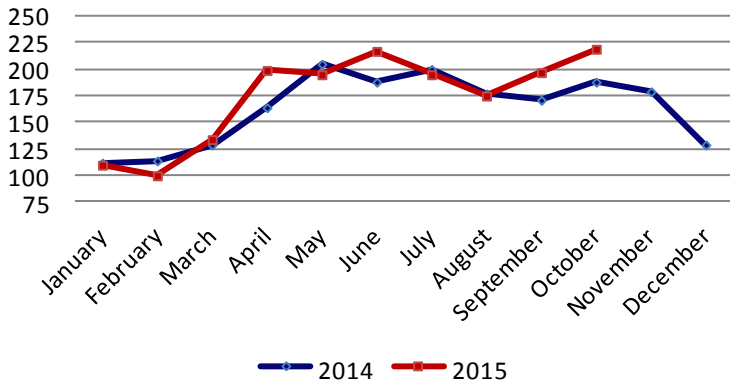


Outlying Areas

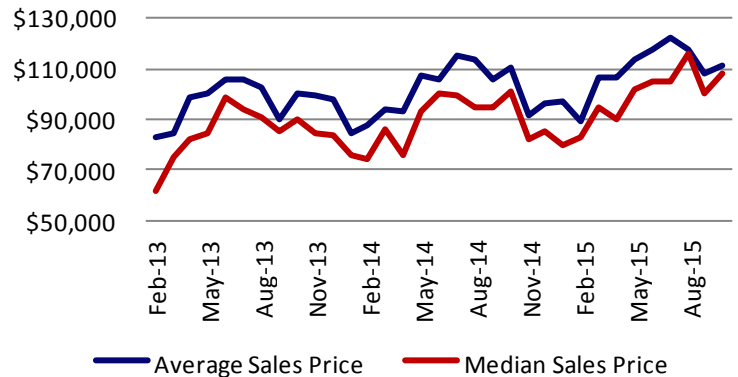
	October 2014	October 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	188	219	16%	1,632	1,720	5%
Pending	178	231	30%			
Median Sales Price	\$101,000	\$108,000	7%	\$93,000	\$98,500	6%
Average Sales Price	\$110,272	\$110,848	1%	\$103,628	\$109,968	6%
Average Price Per Square Foot	\$64	\$67	5%	\$60	\$64	7%
% of Original List Price Received	9%	95%	956%	94%	95%	1%
Average Days on Market	122	113	-7%	127	127	0%
New Listings	270	272	1%	3,024	2,958	-2%
Active & Contingent Listings	1,735	1,633	-6%			
Months Supply of Inventory	9.2	7.5	-19%			
Volume (in 1000's)	\$20,290	\$23,500	16%	\$169,121	\$189,146	12%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	144	21	15	16	\$ 97,820	\$ 75,000	78	9.6
Defiance County (62-66)	140	18	24	19	\$ 119,582	\$122,450	133	5.8
Paulding County (67-70)	115	21	16	16	\$ 98,000	\$ 96,500	104	7.2
Henry County (72-75)	86	22	4	14	\$ 86,983	\$ 75,450	147	21.5
Napoleon (76)	93	7	14	14	\$ 96,183	\$ 86,500	122	6.6
Putnam County (78-80)	21	2	2	1	\$ 69,750	\$ 69,750	56	0.0
Williams County (82-86 & 88-91)	175	32	31	32	\$ 87,745	\$ 79,000	84	5.6
Bryan (87)	161	25	24	20	\$ 127,058	\$123,500	128	6.7
Fulton County (93-95 & 97-99)	111	17	16	20	\$ 135,087	\$118,500	75	6.9
Wauseon (96)	70	12	8	13	\$ 98,550	\$ 96,450	141	8.8

Home Sales



Sales Prices



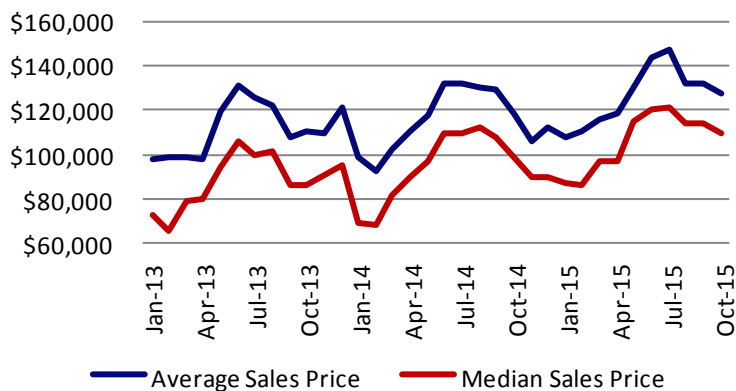
Entire MLS

	October 2014	October 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	723	704	-3%	6,222	6,633	7%
Pending	675	700	4%			
Median Sales Price	\$99,250	\$110,000	11%	\$98,950	\$109,000	10%
Average Sales Price	\$119,469	\$127,621	7%	\$119,536	\$129,407	8%
Average Price Per Square Foot	\$64	\$69	8%	\$64	\$69	8%
% of Original List Price Received	94%	95%	1%	95%	95%	0%
Average Days on Market	109	106	-3%	113	112	-1%
New Listings	1,007	985	-2%	11,132	10,990	-1%
Active & Contingent Listings	5,741	5,425	-6%			
Months Supply of Inventory	7.9	7.7	-3%			
Volume (in 1000's)	\$83,867	\$86,909	4%	\$743,754	\$858,351	15%

Entire MLS

Status	\$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	155	169	254	89	21	9	7
Pending	177	159	261	64	24	6	7
Active & Contingent	1,134	1,407	1,719	652	286	87	144
Months Supply of Inventory	7.3	8.3	6.8	7.3	13.6	9.7	20.6

Home Sales Prices



Home Sales

