

LUCAS AND UPPER WOOD COUNTY HOUSING MARKET

May 2017

621

Home Sales

+4.5% Increase

\$129k

Median Sales Price

+8% Decrease

\$150K

Av. Sales Price

+7% Decrease

94

Av. Days on Mkt.

-10% Decrease

-25%

Inventory Change

Houses Needed!

3.95%

Average Interest Rate

According to Freddiemac.com as
of 5/25/17

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

Monthly Indicators



May 2017

Home prices across the U.S. are reaching all-time highs, prompting worry over another boom-and-bust scenario like we experienced roughly ten years ago. Yet, as we glance across the state of residential real estate, what is clear compared to the last extended run of price increases is that lending standards are now much stronger than they were before. Incomes must be verified, a reasonable amount of money must be paid toward the home prior to purchase and a more stringent loan approval process is in place to prevent a repeat performance of the Great Recession.

New Listings decreased 8.5 percent for Single Family homes and 9.1 percent for Condo-Villa homes. Pending Sales increased 12.6 percent for Single Family homes and 3.0 percent for Condo-Villa homes. Inventory decreased 17.0 percent for Single Family homes and 21.5 percent for Condo-Villa homes.

Median Sales Price increased 8.0 percent to \$127,450 for Single Family homes and 11.9 percent to \$150,000 for Condo-Villa homes. Days on Market decreased 15.3 percent for Single Family homes but increased 14.8 percent for Condo-Villa homes. Months Supply of Inventory decreased 18.9 percent for Single Family homes and 25.0 percent for Condo-Villa homes.

In addition to a stronger base upon which to conduct real estate transactions, the overall economy is in better shape than it was a decade ago. More jobs are available, unemployment is relatively low and workers have more faith in their wages and the potential for wage increases. Although we continue to battle an inventory shortage in much of the country, optimism remains high for a successful summer for buying and selling homes.

Quick Facts

+ 5.6%	+ 8.3%	- 17.3%
Year-Over-Year Change in Closed Sales All Properties	Year-Over-Year Change in Median Sales Price All Properties	Year-Over-Year Change in Homes for Sale All Properties

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Local Market Update – May 2017

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Lucas County

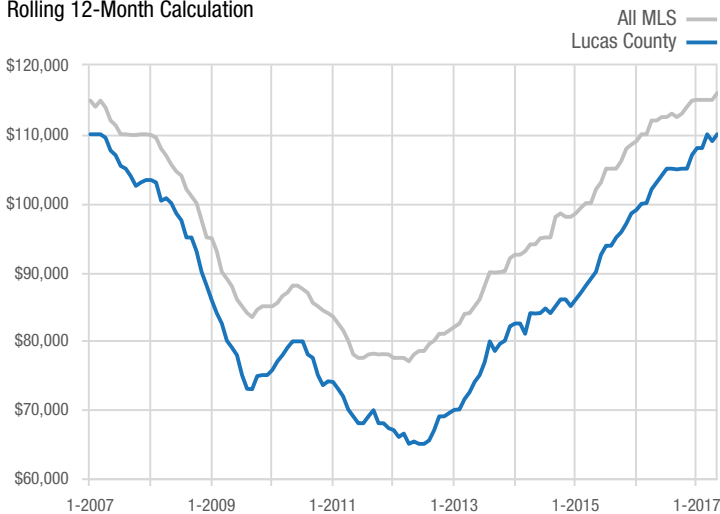
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	724	677	- 6.5%	3,169	3,050	- 3.8%
Pending Sales	517	552	+ 6.8%	2,000	2,113	+ 5.7%
Closed Sales	511	520	+ 1.8%	1,881	1,994	+ 6.0%
Days on Market Until Sale	102	90	- 11.8%	110	100	- 9.1%
Median Sales Price*	\$112,500	\$120,000	+ 6.7%	\$103,000	\$110,000	+ 6.8%
Average Sales Price*	\$134,610	\$138,737	+ 3.1%	\$123,606	\$130,202	+ 5.3%
Percent of List Price Received*	96.5%	96.8%	+ 0.3%	95.8%	96.4%	+ 0.6%
Inventory of Homes for Sale	2,155	1,779	- 17.4%	—	—	—
Months Supply of Inventory	5.3	4.2	- 20.8%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	57	58	+ 1.8%	273	246	- 9.9%
Pending Sales	53	52	- 1.9%	179	188	+ 5.0%
Closed Sales	47	44	- 6.4%	161	167	+ 3.7%
Days on Market Until Sale	85	101	+ 18.8%	101	102	+ 1.0%
Median Sales Price*	\$125,000	\$141,512	+ 13.2%	\$117,500	\$139,935	+ 19.1%
Average Sales Price*	\$149,301	\$143,818	- 3.7%	\$132,615	\$150,768	+ 13.7%
Percent of List Price Received*	94.9%	97.4%	+ 2.6%	94.8%	96.1%	+ 1.4%
Inventory of Homes for Sale	181	136	- 24.9%	—	—	—
Months Supply of Inventory	4.9	3.5	- 28.6%	—	—	—

* 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



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Wood County

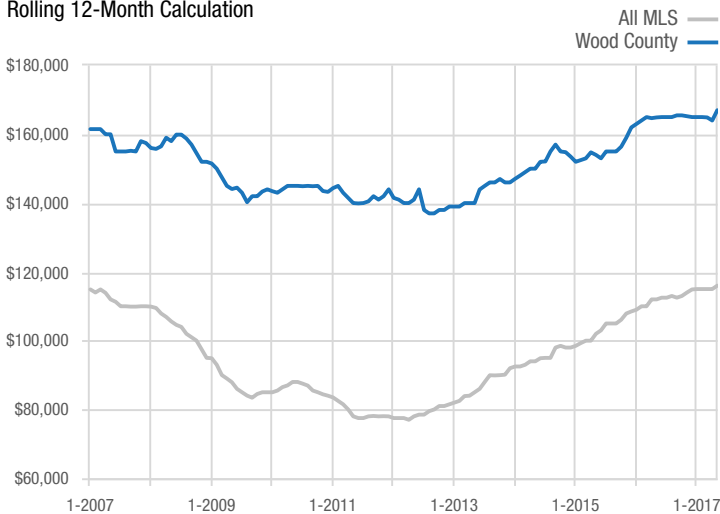
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	185	169	- 8.6%	745	694	- 6.8%
Pending Sales	97	136	+ 40.2%	501	487	- 2.8%
Closed Sales	112	128	+ 14.3%	474	465	- 1.9%
Days on Market Until Sale	127	96	- 24.4%	119	108	- 9.2%
Median Sales Price*	\$156,950	\$189,050	+ 20.5%	\$160,000	\$164,900	+ 3.1%
Average Sales Price*	\$181,566	\$215,679	+ 18.8%	\$181,431	\$184,558	+ 1.7%
Percent of List Price Received*	96.9%	98.1%	+ 1.2%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	511	439	- 14.1%	—	—	—
Months Supply of Inventory	4.8	4.1	- 14.6%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	20	15	- 25.0%	65	64	- 1.5%
Pending Sales	8	10	+ 25.0%	44	45	+ 2.3%
Closed Sales	8	12	+ 50.0%	44	49	+ 11.4%
Days on Market Until Sale	55	82	+ 49.1%	95	109	+ 14.7%
Median Sales Price*	\$176,500	\$153,450	- 13.1%	\$169,500	\$152,900	- 9.8%
Average Sales Price*	\$170,363	\$162,546	- 4.6%	\$177,605	\$161,045	- 9.3%
Percent of List Price Received*	96.2%	96.0%	- 0.2%	95.8%	97.1%	+ 1.4%
Inventory of Homes for Sale	45	37	- 17.8%	—	—	—
Months Supply of Inventory	4.4	3.6	- 18.2%	—	—	—

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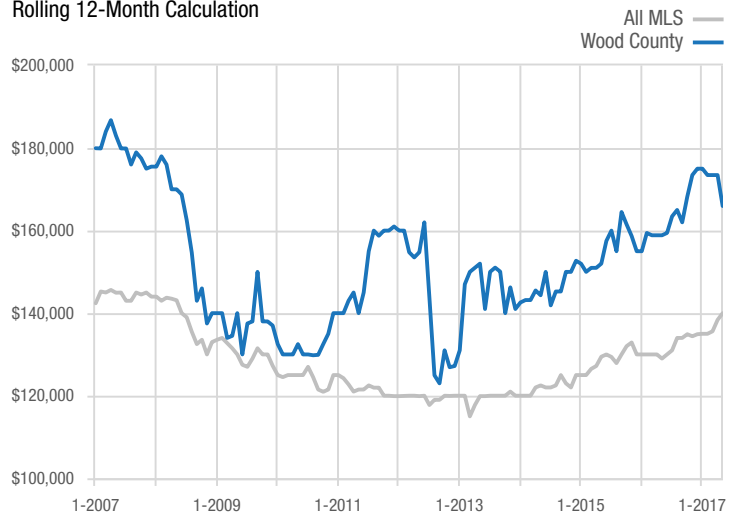
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

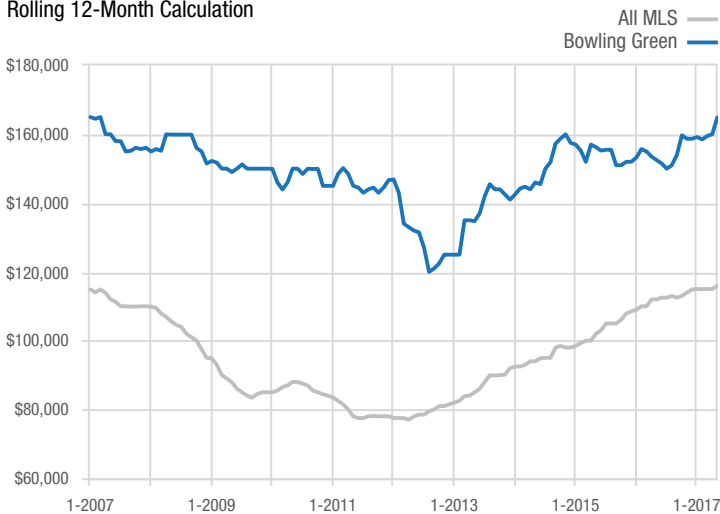
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	33	29	- 12.1%	98	103	+ 5.1%
Pending Sales	16	18	+ 12.5%	70	74	+ 5.7%
Closed Sales	15	20	+ 33.3%	70	75	+ 7.1%
Days on Market Until Sale	117	66	- 43.6%	110	88	- 20.0%
Median Sales Price*	\$148,000	\$196,450	+ 32.7%	\$151,500	\$170,000	+ 12.2%
Average Sales Price*	\$160,877	\$209,575	+ 30.3%	\$172,862	\$195,894	+ 13.3%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	97.6%	96.6%	- 1.0%
Inventory of Homes for Sale	77	63	- 18.2%	—	—	—
Months Supply of Inventory	4.4	4.0	- 9.1%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	7	0	- 100.0%	19	8	- 57.9%
Pending Sales	3	2	- 33.3%	15	10	- 33.3%
Closed Sales	3	1	- 66.7%	16	11	- 31.3%
Days on Market Until Sale	39	83	+ 112.8%	74	99	+ 33.8%
Median Sales Price*	\$137,000	\$105,000	- 23.4%	\$162,000	\$159,900	- 1.3%
Average Sales Price*	\$137,667	\$105,000	- 23.7%	\$178,556	\$171,973	- 3.7%
Percent of List Price Received*	95.8%	92.2%	- 3.8%	98.0%	97.4%	- 0.6%
Inventory of Homes for Sale	13	2	- 84.6%	—	—	—
Months Supply of Inventory	4.6	0.7	- 84.8%	—	—	—

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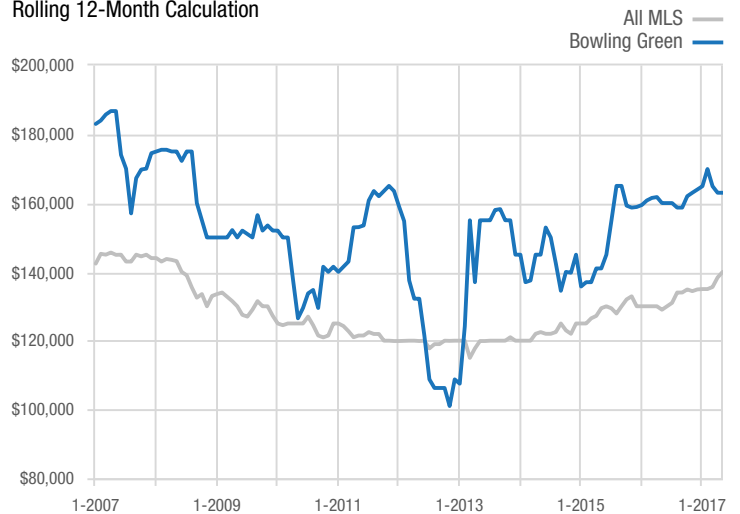
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

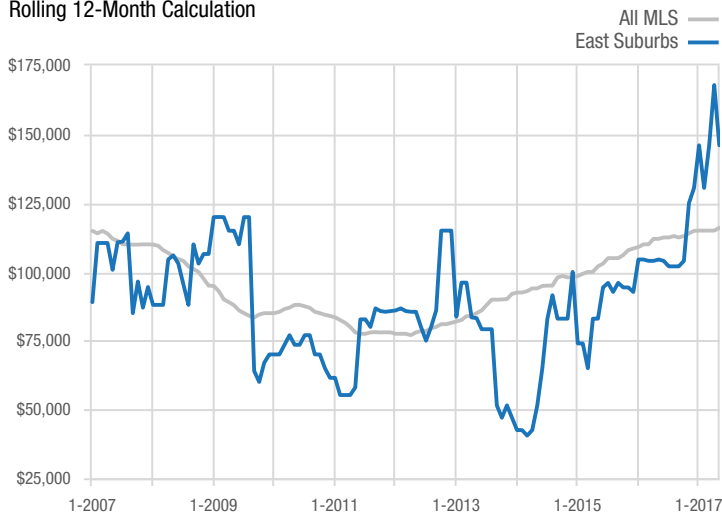
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	5	5	0.0%	17	20	+ 17.6%
Pending Sales	4	6	+ 50.0%	11	9	- 18.2%
Closed Sales	2	6	+ 200.0%	10	9	- 10.0%
Days on Market Until Sale	101	122	+ 20.8%	99	135	+ 36.4%
Median Sales Price*	\$165,000	\$116,250	- 29.5%	\$86,000	\$100,000	+ 16.3%
Average Sales Price*	\$165,000	\$132,733	- 19.6%	\$108,600	\$119,922	+ 10.4%
Percent of List Price Received*	83.9%	95.8%	+ 14.2%	86.2%	94.7%	+ 9.9%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	4.6	6.2	+ 34.8%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% 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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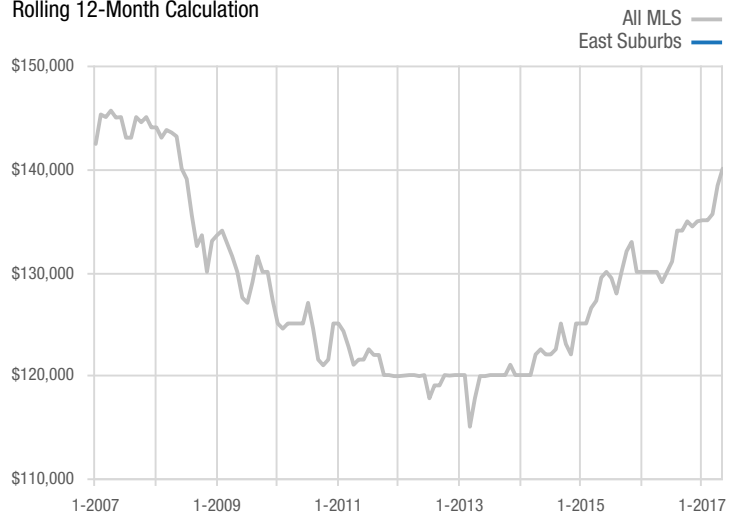
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

MLS Area 07: 43537

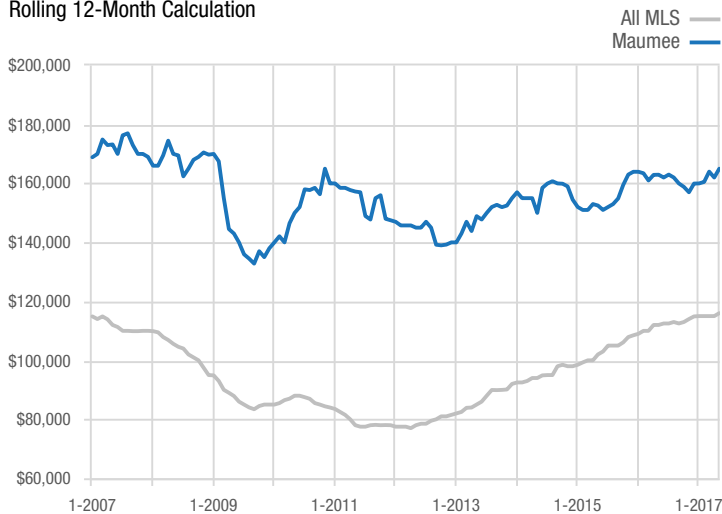
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	71	65	- 8.5%	278	247	- 11.2%
Pending Sales	51	47	- 7.8%	172	167	- 2.9%
Closed Sales	52	47	- 9.6%	163	158	- 3.1%
Days on Market Until Sale	75	70	- 6.7%	99	92	- 7.1%
Median Sales Price*	\$163,250	\$184,000	+ 12.7%	\$155,000	\$169,900	+ 9.6%
Average Sales Price*	\$201,877	\$206,092	+ 2.1%	\$186,410	\$203,013	+ 8.9%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale	162	132	- 18.5%	—	—	—
Months Supply of Inventory	4.8	4.0	- 16.7%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	7	8	+ 14.3%	29	30	+ 3.4%
Pending Sales	4	6	+ 50.0%	19	25	+ 31.6%
Closed Sales	4	6	+ 50.0%	16	25	+ 56.3%
Days on Market Until Sale	84	127	+ 51.2%	86	97	+ 12.8%
Median Sales Price*	\$327,500	\$109,750	- 66.5%	\$165,125	\$169,500	+ 2.6%
Average Sales Price*	\$311,615	\$161,379	- 48.2%	\$241,540	\$204,991	- 15.1%
Percent of List Price Received*	93.1%	97.1%	+ 4.3%	96.2%	96.0%	- 0.2%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	5.0	2.5	- 50.0%	—	—	—

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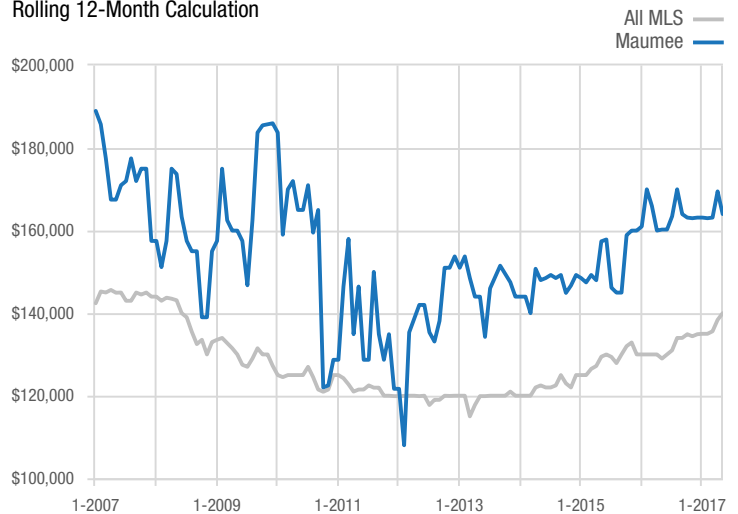
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

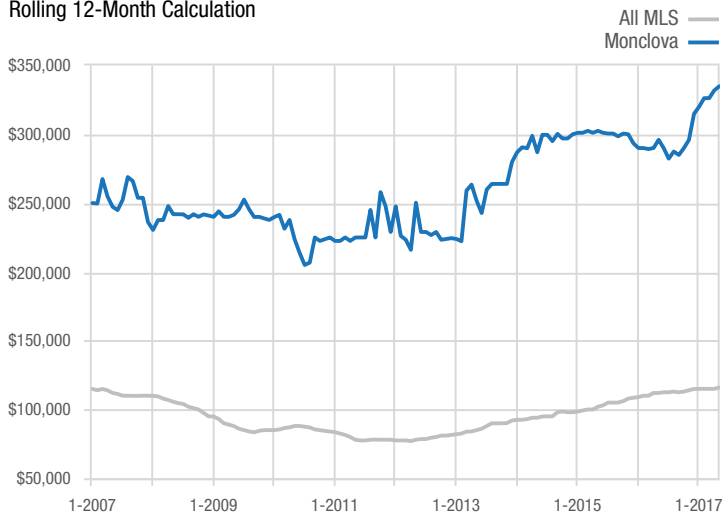
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	17	11	- 35.3%	46	38	- 17.4%
Pending Sales	7	5	- 28.6%	25	15	- 40.0%
Closed Sales	8	2	- 75.0%	22	13	- 40.9%
Days on Market Until Sale	97	80	- 17.5%	114	132	+ 15.8%
Median Sales Price*	\$347,500	\$386,000	+ 11.1%	\$319,925	\$355,000	+ 11.0%
Average Sales Price*	\$316,863	\$386,000	+ 21.8%	\$307,921	\$387,910	+ 26.0%
Percent of List Price Received*	95.4%	97.0%	+ 1.7%	98.4%	97.2%	- 1.2%
Inventory of Homes for Sale	36	36	0.0%	—	—	—
Months Supply of Inventory	6.0	8.0	+ 33.3%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	1	—	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	58	—	—	71	—	—
Median Sales Price*	\$148,000	—	—	\$162,000	—	—
Average Sales Price*	\$148,000	—	—	\$154,400	—	—
Percent of List Price Received*	98.2%	—	—	99.3%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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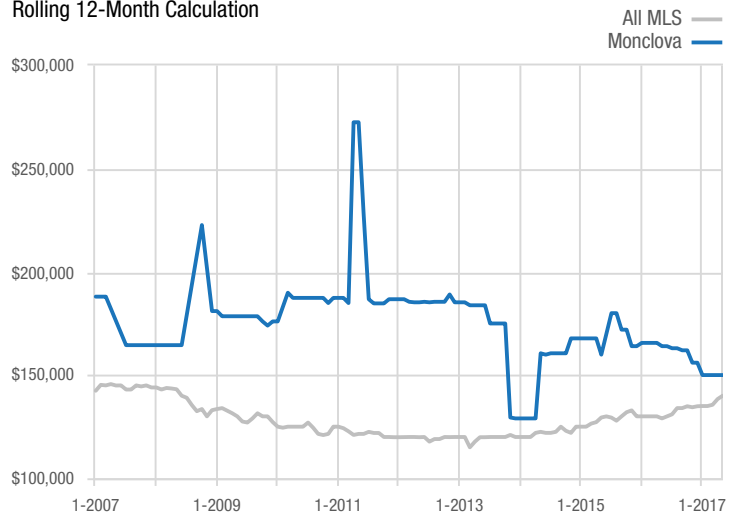
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Northwest Ohio Housing Market

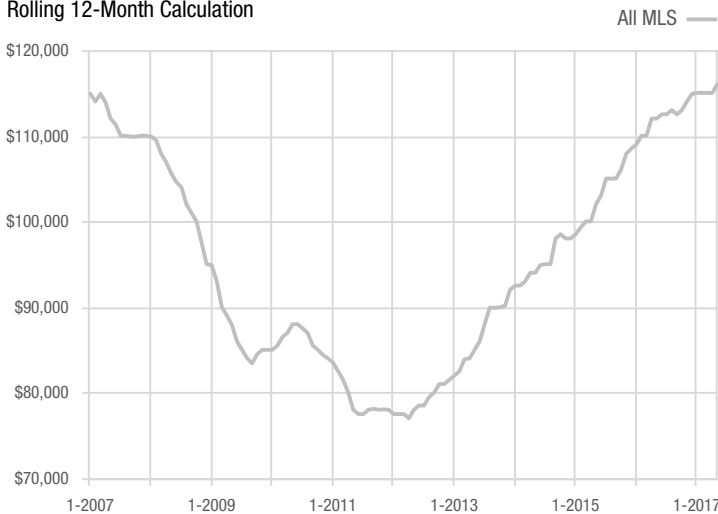
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	1,191	1,090	- 8.5%	5,095	4,857	- 4.7%
Pending Sales	793	893	+ 12.6%	3,257	3,373	+ 3.6%
Closed Sales	795	840	+ 5.7%	3,120	3,203	+ 2.7%
Days on Market Until Sale	111	94	- 15.3%	116	104	- 10.3%
Median Sales Price*	\$118,000	\$127,450	+ 8.0%	\$109,000	\$115,000	+ 5.5%
Average Sales Price*	\$137,651	\$145,602	+ 5.8%	\$128,739	\$134,381	+ 4.4%
Percent of List Price Received*	96.3%	96.6%	+ 0.3%	95.8%	96.3%	+ 0.5%
Inventory of Homes for Sale	3,646	3,026	- 17.0%	—	—	—
Months Supply of Inventory	5.3	4.3	- 18.9%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	88	80	- 9.1%	375	359	- 4.3%
Pending Sales	66	68	+ 3.0%	246	256	+ 4.1%
Closed Sales	60	63	+ 5.0%	228	239	+ 4.8%
Days on Market Until Sale	81	93	+ 14.8%	99	105	+ 6.1%
Median Sales Price*	\$134,000	\$150,000	+ 11.9%	\$125,000	\$142,150	+ 13.7%
Average Sales Price*	\$150,407	\$145,914	- 3.0%	\$138,907	\$148,348	+ 6.8%
Percent of List Price Received*	95.2%	96.9%	+ 1.8%	94.9%	96.1%	+ 1.3%
Inventory of Homes for Sale	275	216	- 21.5%	—	—	—
Months Supply of Inventory	5.2	3.9	- 25.0%	—	—	—

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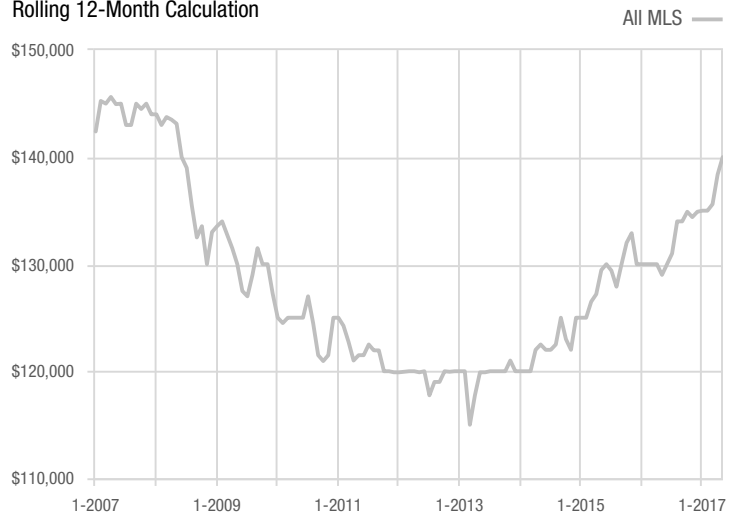
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Oregon

MLS Area 25: 43616

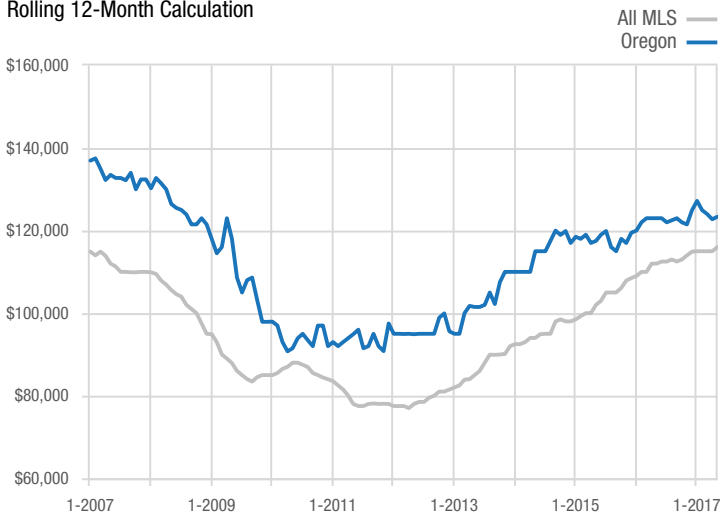
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	32	32	0.0%	105	135	+ 28.6%
Pending Sales	15	27	+ 80.0%	70	97	+ 38.6%
Closed Sales	12	27	+ 125.0%	66	93	+ 40.9%
Days on Market Until Sale	123	99	- 19.5%	107	107	0.0%
Median Sales Price*	\$118,500	\$136,000	+ 14.8%	\$129,500	\$124,000	- 4.2%
Average Sales Price*	\$121,909	\$134,592	+ 10.4%	\$132,649	\$133,567	+ 0.7%
Percent of List Price Received*	97.3%	97.3%	0.0%	95.7%	97.0%	+ 1.4%
Inventory of Homes for Sale	83	82	- 1.2%	—	—	—
Months Supply of Inventory	4.7	4.2	- 10.6%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	1	1	0.0%	2	5	+ 150.0%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	63	33	- 47.6%	92	52	- 43.5%
Median Sales Price*	\$150,000	\$187,900	+ 25.3%	\$158,500	\$153,950	- 2.9%
Average Sales Price*	\$150,000	\$187,900	+ 25.3%	\$158,500	\$154,484	- 2.5%
Percent of List Price Received*	100.1%	98.9%	- 1.2%	98.3%	95.5%	- 2.8%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

* 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



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Local Market Update – May 2017

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Ottawa Hills

MLS Area 16: Village Limits (TD 88, 89 and 90)

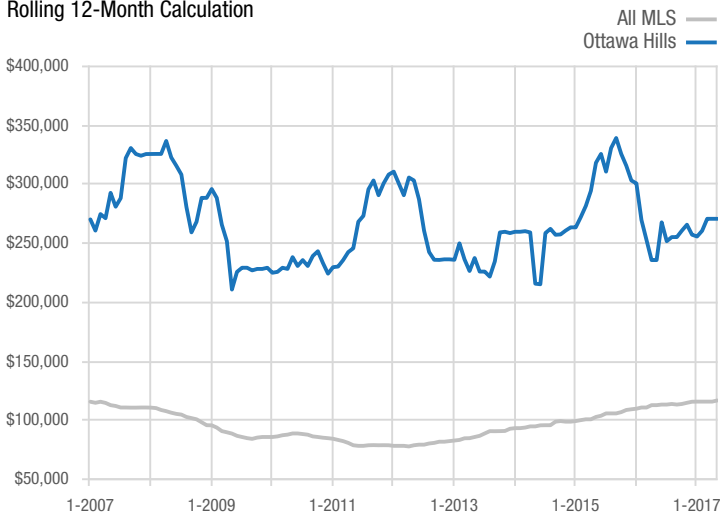
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	15	16	+ 6.7%	89	74	- 16.9%
Pending Sales	11	11	0.0%	40	34	- 15.0%
Closed Sales	13	11	- 15.4%	40	31	- 22.5%
Days on Market Until Sale	102	106	+ 3.9%	120	139	+ 15.8%
Median Sales Price*	\$317,500	\$229,500	- 27.7%	\$221,750	\$271,000	+ 22.2%
Average Sales Price*	\$324,115	\$291,545	- 10.0%	\$288,258	\$323,930	+ 12.4%
Percent of List Price Received*	94.8%	95.8%	+ 1.1%	95.2%	94.5%	- 0.7%
Inventory of Homes for Sale	80	61	- 23.8%	—	—	—
Months Supply of Inventory	11.4	8.2	- 28.1%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	3	2	- 33.3%	10	8	- 20.0%
Pending Sales	1	2	+ 100.0%	5	4	- 20.0%
Closed Sales	0	0	—	3	2	- 33.3%
Days on Market Until Sale	—	—	—	165	77	- 53.3%
Median Sales Price*	—	—	—	\$105,000	\$138,500	+ 31.9%
Average Sales Price*	—	—	—	\$127,167	\$138,500	+ 8.9%
Percent of List Price Received*	—	—	—	89.3%	94.8%	+ 6.2%
Inventory of Homes for Sale	10	4	- 60.0%	—	—	—
Months Supply of Inventory	5.6	1.6	- 71.4%	—	—	—

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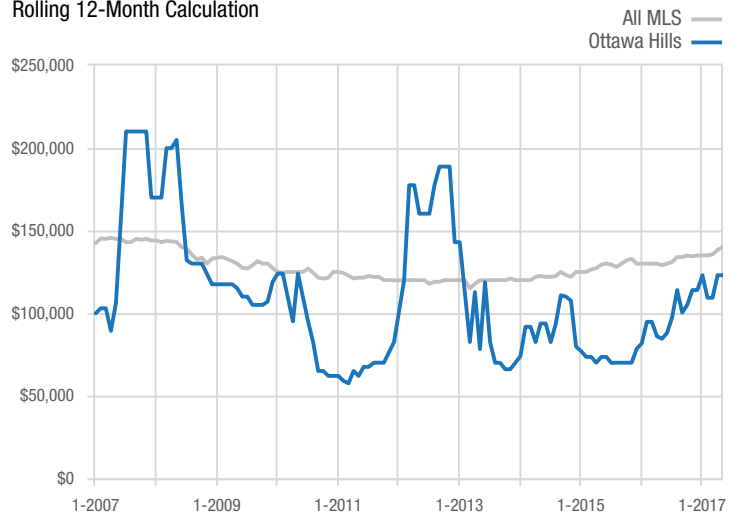
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

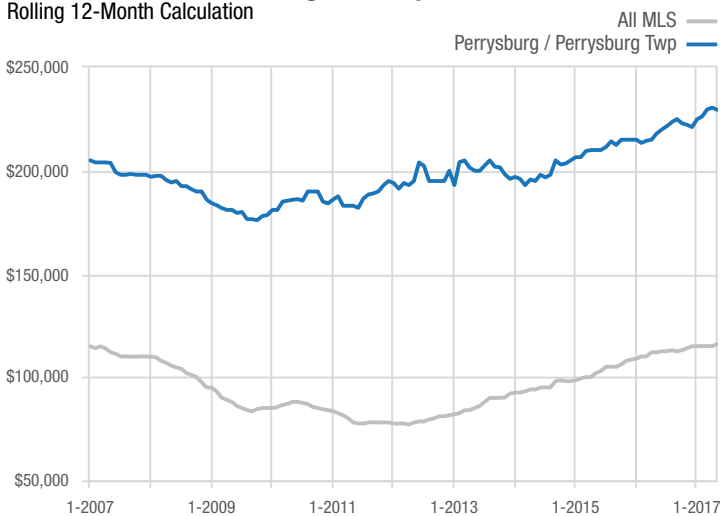
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	73	66	- 9.6%	342	312	- 8.8%
Pending Sales	45	71	+ 57.8%	222	213	- 4.1%
Closed Sales	49	72	+ 46.9%	209	204	- 2.4%
Days on Market Until Sale	133	104	- 21.8%	123	115	- 6.5%
Median Sales Price*	\$254,900	\$229,700	- 9.9%	\$212,600	\$221,565	+ 4.2%
Average Sales Price*	\$247,736	\$249,736	+ 0.8%	\$233,902	\$241,255	+ 3.1%
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	97.3%	98.2%	+ 0.9%
Inventory of Homes for Sale	211	195	- 7.6%	—	—	—
Months Supply of Inventory	4.6	4.2	- 8.7%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	11	13	+ 18.2%	40	51	+ 27.5%
Pending Sales	4	6	+ 50.0%	23	33	+ 43.5%
Closed Sales	5	10	+ 100.0%	22	36	+ 63.6%
Days on Market Until Sale	65	85	+ 30.8%	108	115	+ 6.5%
Median Sales Price*	\$178,000	\$153,450	- 13.8%	\$179,000	\$148,000	- 17.3%
Average Sales Price*	\$189,980	\$167,855	- 11.6%	\$200,329	\$157,569	- 21.3%
Percent of List Price Received*	96.5%	96.4%	- 0.1%	95.4%	97.1%	+ 1.8%
Inventory of Homes for Sale	30	31	+ 3.3%	—	—	—
Months Supply of Inventory	4.6	4.2	- 8.7%	—	—	—

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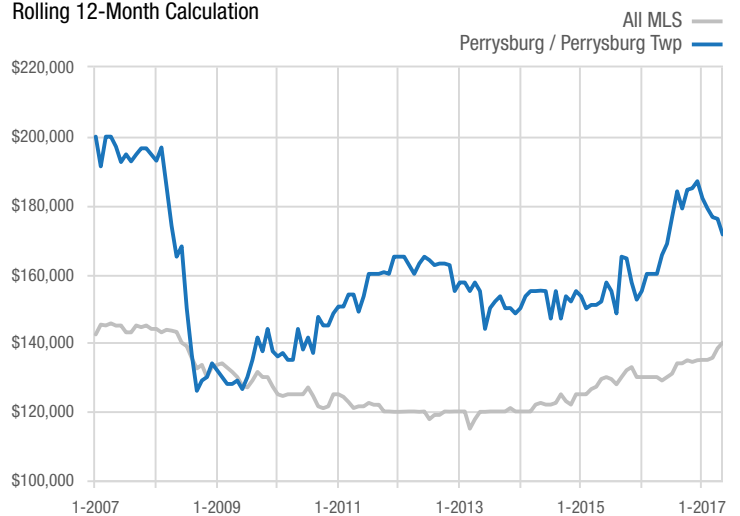
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

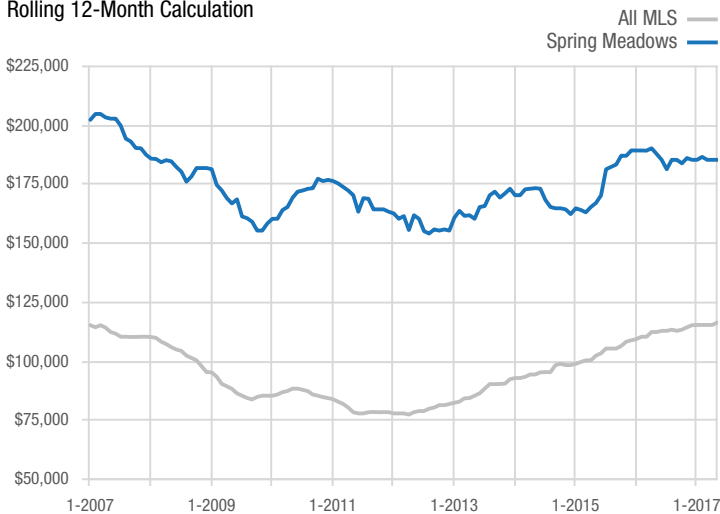
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	34	39	+ 14.7%	170	152	- 10.6%
Pending Sales	22	27	+ 22.7%	84	100	+ 19.0%
Closed Sales	23	23	0.0%	80	95	+ 18.8%
Days on Market Until Sale	110	89	- 19.1%	112	102	- 8.9%
Median Sales Price*	\$187,500	\$211,950	+ 13.0%	\$176,500	\$178,000	+ 0.8%
Average Sales Price*	\$193,983	\$197,000	+ 1.6%	\$188,498	\$176,560	- 6.3%
Percent of List Price Received*	97.1%	98.0%	+ 0.9%	97.2%	97.7%	+ 0.5%
Inventory of Homes for Sale	129	93	- 27.9%	—	—	—
Months Supply of Inventory	6.4	4.2	- 34.4%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	8	5	- 37.5%	28	21	- 25.0%
Pending Sales	4	5	+ 25.0%	11	13	+ 18.2%
Closed Sales	1	4	+ 300.0%	9	11	+ 22.2%
Days on Market Until Sale	245	145	- 40.8%	102	86	- 15.7%
Median Sales Price*	\$119,000	\$251,450	+ 111.3%	\$141,000	\$157,000	+ 11.3%
Average Sales Price*	\$119,000	\$229,225	+ 92.6%	\$165,500	\$196,297	+ 18.6%
Percent of List Price Received*	93.8%	96.8%	+ 3.2%	94.4%	97.0%	+ 2.8%
Inventory of Homes for Sale	20	13	- 35.0%	—	—	—
Months Supply of Inventory	6.1	4.0	- 34.4%	—	—	—

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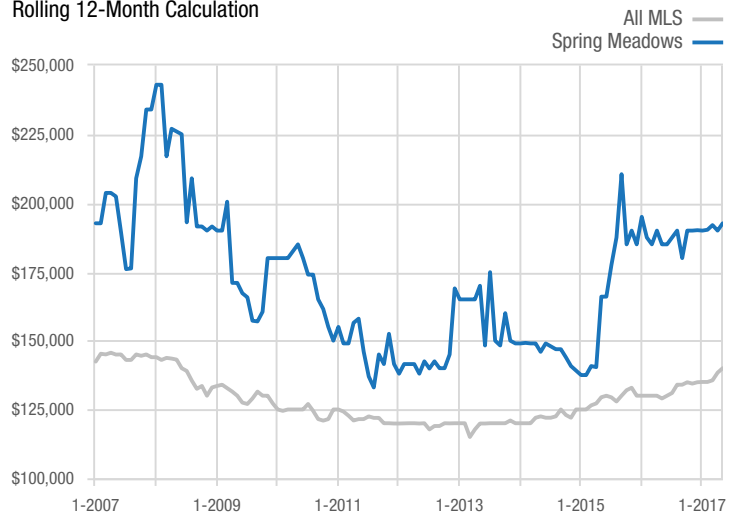
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Swanton Local School District

Swanton

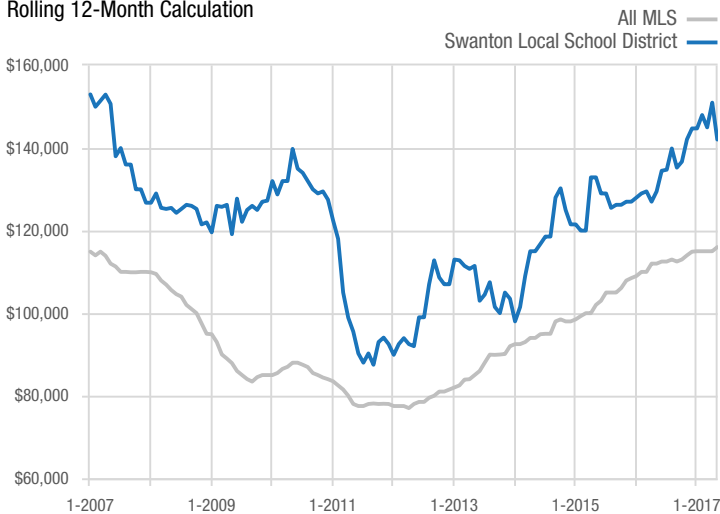
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	13	18	+ 38.5%	52	63	+ 21.2%
Pending Sales	9	11	+ 22.2%	34	40	+ 17.6%
Closed Sales	8	9	+ 12.5%	31	34	+ 9.7%
Days on Market Until Sale	162	83	- 48.8%	118	112	- 5.1%
Median Sales Price*	\$166,000	\$63,500	- 61.7%	\$152,500	\$128,750	- 15.6%
Average Sales Price*	\$151,375	\$86,517	- 42.8%	\$146,809	\$153,037	+ 4.2%
Percent of List Price Received*	93.6%	96.3%	+ 2.9%	95.2%	97.9%	+ 2.8%
Inventory of Homes for Sale	39	43	+ 10.3%	—	—	—
Months Supply of Inventory	4.3	5.1	+ 18.6%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	0	0	—	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	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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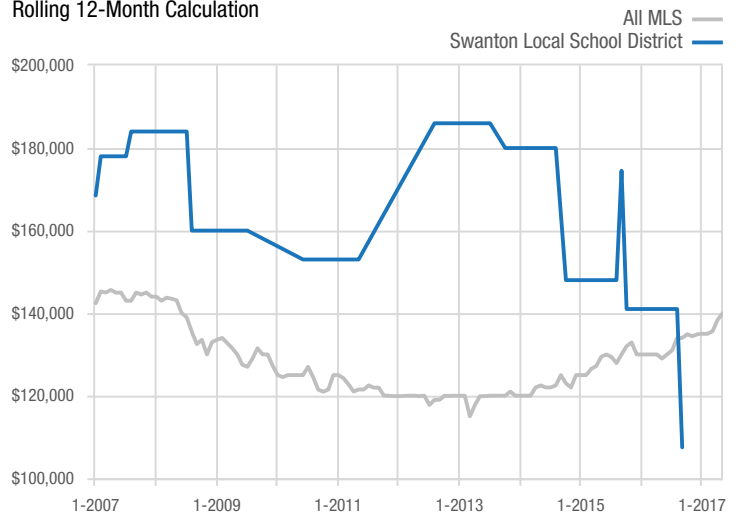
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

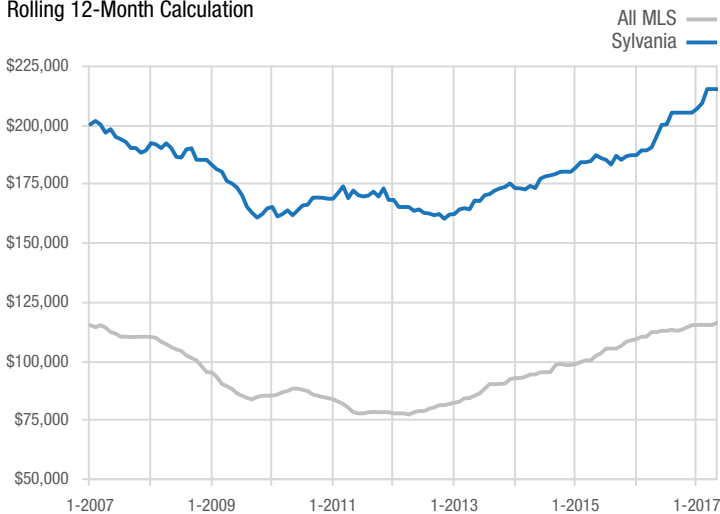
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	71	77	+ 8.5%	354	366	+ 3.4%
Pending Sales	62	61	- 1.6%	231	249	+ 7.8%
Closed Sales	62	65	+ 4.8%	214	239	+ 11.7%
Days on Market Until Sale	118	88	- 25.4%	114	99	- 13.2%
Median Sales Price*	\$212,000	\$227,175	+ 7.2%	\$200,450	\$220,250	+ 9.9%
Average Sales Price*	\$207,268	\$227,378	+ 9.7%	\$208,761	\$222,845	+ 6.7%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	225	200	- 11.1%	—	—	—
Months Supply of Inventory	4.6	4.1	- 10.9%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	20	13	- 35.0%	65	64	- 1.5%
Pending Sales	17	16	- 5.9%	44	57	+ 29.5%
Closed Sales	16	15	- 6.3%	42	51	+ 21.4%
Days on Market Until Sale	75	106	+ 41.3%	102	102	0.0%
Median Sales Price*	\$140,000	\$155,000	+ 10.7%	\$134,500	\$155,000	+ 15.2%
Average Sales Price*	\$173,134	\$158,996	- 8.2%	\$150,443	\$162,060	+ 7.7%
Percent of List Price Received*	95.5%	98.7%	+ 3.4%	95.3%	96.9%	+ 1.7%
Inventory of Homes for Sale	46	35	- 23.9%	—	—	—
Months Supply of Inventory	4.5	3.1	- 31.1%	—	—	—

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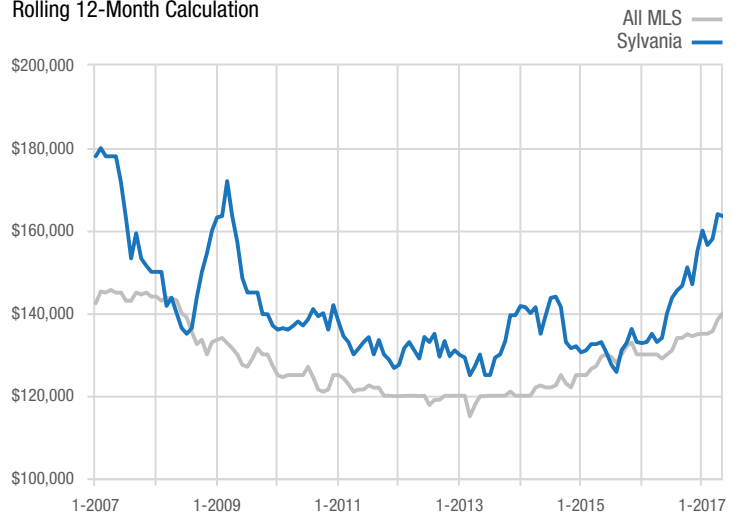
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

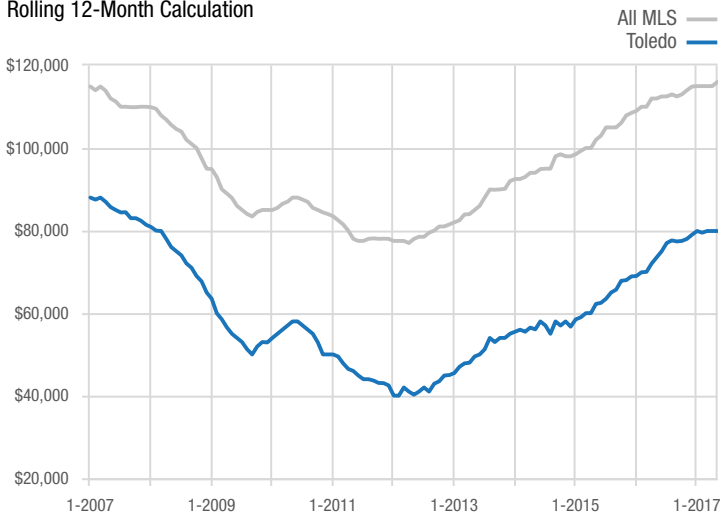
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	464	433	- 6.7%	2,104	2,021	- 3.9%
Pending Sales	345	361	+ 4.6%	1,344	1,416	+ 5.4%
Closed Sales	335	329	- 1.8%	1,260	1,326	+ 5.2%
Days on Market Until Sale	103	92	- 10.7%	109	99	- 9.2%
Median Sales Price*	\$83,000	\$87,500	+ 5.4%	\$75,000	\$77,000	+ 2.7%
Average Sales Price*	\$96,885	\$97,392	+ 0.5%	\$87,833	\$91,699	+ 4.4%
Percent of List Price Received*	95.9%	96.0%	+ 0.1%	95.2%	95.8%	+ 0.6%
Inventory of Homes for Sale	1,469	1,183	- 19.5%	—	—	—
Months Supply of Inventory	5.4	4.2	- 22.2%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	26	33	+ 26.9%	156	131	- 16.0%
Pending Sales	35	24	- 31.4%	112	92	- 17.9%
Closed Sales	29	18	- 37.9%	102	78	- 23.5%
Days on Market Until Sale	84	103	+ 22.6%	104	115	+ 10.6%
Median Sales Price*	\$107,500	\$102,500	- 4.7%	\$95,000	\$110,000	+ 15.8%
Average Sales Price*	\$114,982	\$103,258	- 10.2%	\$101,954	\$118,499	+ 16.2%
Percent of List Price Received*	93.9%	97.0%	+ 3.3%	93.6%	95.4%	+ 1.9%
Inventory of Homes for Sale	106	79	- 25.5%	—	—	—
Months Supply of Inventory	4.7	4.1	- 12.8%	—	—	—

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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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Waterville

MLS Area 10: 43566

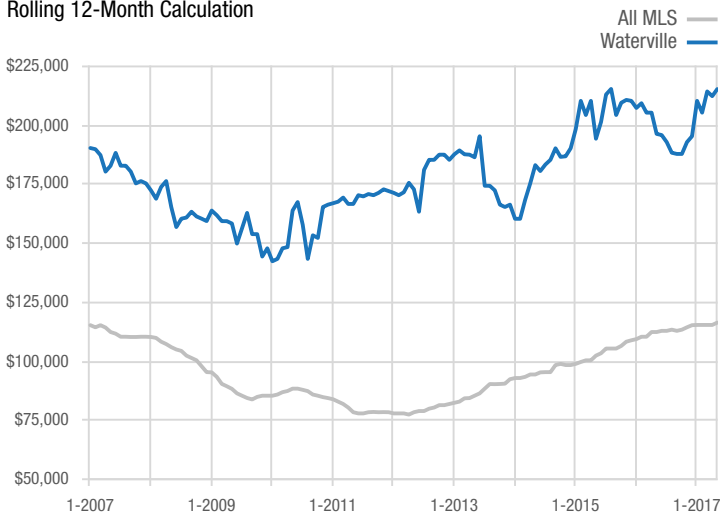
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	15	8	- 46.7%	70	63	- 10.0%
Pending Sales	13	10	- 23.1%	43	53	+ 23.3%
Closed Sales	10	14	+ 40.0%	40	56	+ 40.0%
Days on Market Until Sale	101	106	+ 5.0%	106	104	- 1.9%
Median Sales Price*	\$167,000	\$220,950	+ 32.3%	\$192,500	\$240,250	+ 24.8%
Average Sales Price*	\$171,070	\$243,439	+ 42.3%	\$201,602	\$231,573	+ 14.9%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	40	31	- 22.5%	—	—	—
Months Supply of Inventory	4.3	2.8	- 34.9%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	1	1	0.0%	14	12	- 14.3%
Pending Sales	2	3	+ 50.0%	10	12	+ 20.0%
Closed Sales	3	5	+ 66.7%	8	12	+ 50.0%
Days on Market Until Sale	76	55	- 27.6%	84	67	- 20.2%
Median Sales Price*	\$159,900	\$145,000	- 9.3%	\$155,950	\$152,500	- 2.2%
Average Sales Price*	\$178,100	\$140,030	- 21.4%	\$149,913	\$146,863	- 2.0%
Percent of List Price Received*	98.5%	97.1%	- 1.4%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.1	0.5	- 76.2%	—	—	—

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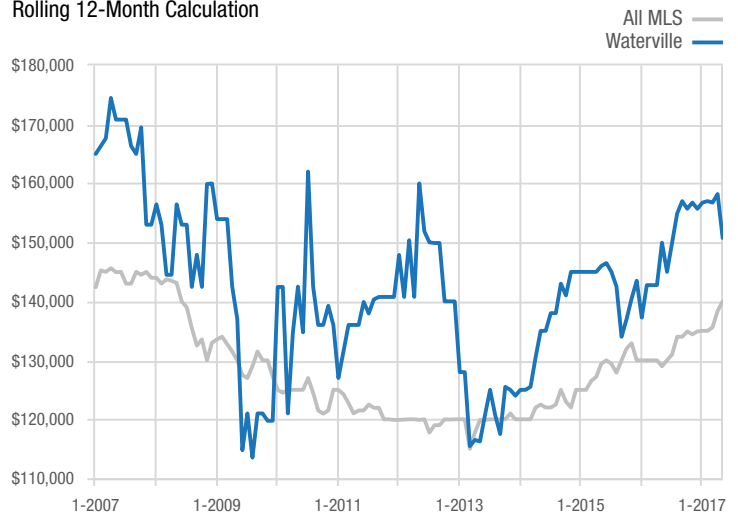
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

MLS Area 08: 43571

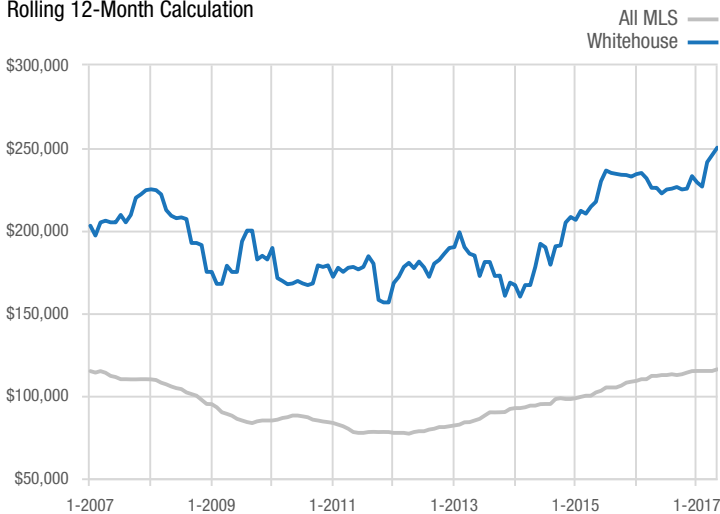
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	18	12	- 33.3%	81	56	- 30.9%
Pending Sales	15	17	+ 13.3%	56	44	- 21.4%
Closed Sales	18	14	- 22.2%	56	41	- 26.8%
Days on Market Until Sale	79	104	+ 31.6%	104	99	- 4.8%
Median Sales Price*	\$224,900	\$272,500	+ 21.2%	\$209,500	\$255,250	+ 21.8%
Average Sales Price*	\$222,030	\$291,357	+ 31.2%	\$216,926	\$260,100	+ 19.9%
Percent of List Price Received*	97.1%	97.6%	+ 0.5%	97.5%	96.9%	- 0.6%
Inventory of Homes for Sale	41	29	- 29.3%	—	—	—
Months Supply of Inventory	4.1	3.1	- 24.4%	—	—	—

Condo-Villa	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	4	3	- 25.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	130	100	- 23.1%
Median Sales Price*	—	—	—	\$169,500	\$188,500	+ 11.2%
Average Sales Price*	—	—	—	\$169,500	\$188,500	+ 11.2%
Percent of List Price Received*	—	—	—	97.9%	97.9%	0.0%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

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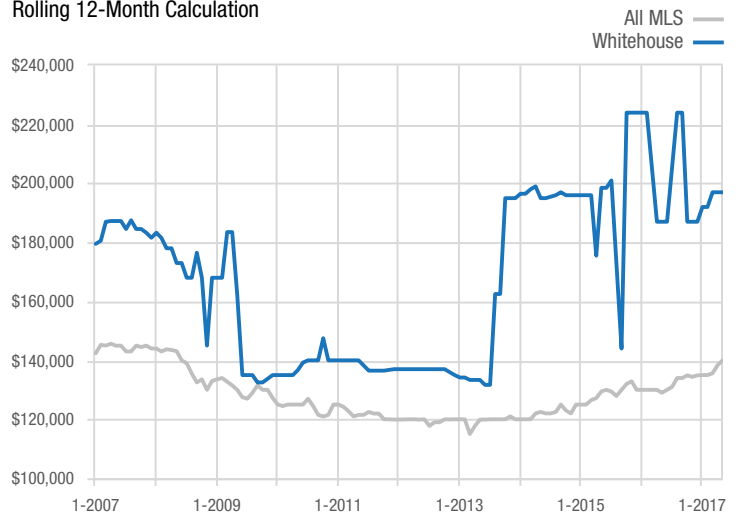
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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