

# Local Market Update—August 2018

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## LUCAS AND UPPER WOOD COUNTY HOUSING MARKET

*The information below compares the month of August 2018 to the month of August 2017*

<b>637</b> <b>Home Sales</b> +4.3% Increase from August 2017	<b>\$139,000</b> <b>Med. Sales Price</b> +13.0% Increase from August 2017
<b>\$168,252</b> <b>Av. Sales Price</b> +13.2% Increase from August 2017	<b>79</b> <b>Av. Days on Mkt.</b> -11.2% Decrease from August 2017
<b>2,489</b> <b>Active Listings</b> -4.9% Decrease from August 2017	<b>4.52%</b> <b>Mthly Av. Interest Rate</b> +18.3% Increase from August 2017 <small>According to FreddieMac.com as of 8/30/2018</small>

## LUCAS AND UPPER WOOD COUNTY HOUSING MARKET

*The information below compares Jan. 1, 2018—Aug. 31, 2018 to Jan. 1—Aug. 31, 2017*

<b>3,816</b> <b>Home Sales</b> +4.8% Increase from Jan.—Aug 2017	<b>\$115,500</b> <b>Med. Sales Price</b> +4.8% Increase from Jan.—Aug 2017
<b>\$140,217</b> <b>Av. Sales Price</b> +3.2% Increase from Jan.—Aug 2017	<b>86</b> <b>Av. Days on Mkt.</b> -9.5% Decrease from Jan.—Aug 2017
<b>5,320</b> <b>Active Listings</b> -0.9% Decrease from Jan.—Aug 2017	<b>Contact Your Realtor To Find Out What's Happening In Your Neighborhood.</b>

# Monthly Indicators



## August 2018

Rising home prices, higher interest rates and increased building material costs have pressured housing affordability to a ten-year low, according to the National Association of Home Builders. Keen market observers have been watching this situation take shape for quite some time. Nationally, median household income has risen 2.6% in the last 12 months, while home prices are up 6.0%. That kind of gap will eventually create fewer sales due to affordability concerns, which is happening in several markets, especially in the middle to high-middle price ranges.

New Listings decreased 0.8 percent for Single Family homes but increased 6.1 percent for Condo-Villa homes. Pending Sales increased 3.2 percent for Single Family homes and 16.9 percent for Condo-Villa homes. Inventory decreased 10.3 percent for Single Family homes and 5.5 percent for Condo-Villa homes.

Median Sales Price increased 10.6 percent to \$136,000 for Single Family homes but remained flat for Condo-Villa homes. Days on Market decreased 10.2 percent for Single Family homes and 6.5 percent for Condo-Villa homes. Months Supply of Inventory decreased 15.2 percent for Single Family homes and 7.0 percent for Condo-Villa homes.

While some are starting to look for recessionary signs like fewer sales, dropping prices and even foreclosures, others are taking a more cautious and research-based approach to their predictions. The fact remains that the trends do not yet support a dramatic shift away from what has been experienced over the last several years. Housing starts are performing admirably if not excitingly, prices are still inching upward, supply remains low and consumers are optimistic. The U.S. economy is under scrutiny but certainly not deteriorating.

## Quick Facts

<b>+ 3.5%</b>	<b>+ 9.2%</b>	<b>- 10.0%</b>
Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

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## Lucas County

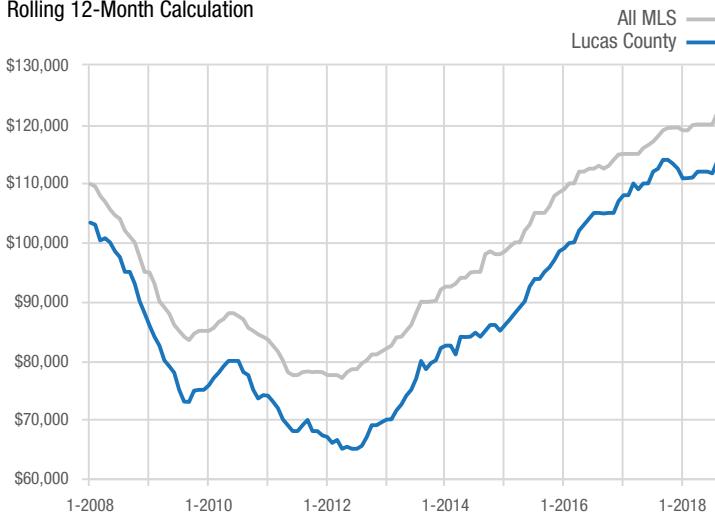
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	687	<b>674</b>	- 1.9%	5,198	<b>5,210</b>	+ 0.2%
Pending Sales	510	<b>522</b>	+ 2.4%	3,654	<b>3,819</b>	+ 4.5%
Closed Sales	527	<b>547</b>	+ 3.8%	3,581	<b>3,750</b>	+ 4.7%
Days on Market Until Sale	87	<b>78</b>	- 10.3%	94	<b>86</b>	- 8.5%
Median Sales Price*	\$114,750	<b>\$132,000</b>	+ 15.0%	\$115,000	<b>\$116,900</b>	+ 1.7%
Average Sales Price*	\$135,805	<b>\$162,907</b>	+ 20.0%	\$137,264	<b>\$141,249</b>	+ 2.9%
Percent of List Price Received*	96.5%	<b>96.3%</b>	- 0.2%	96.6%	<b>96.5%</b>	- 0.1%
Inventory of Homes for Sale	1,947	<b>1,787</b>	- 8.2%	—	—	—
Months Supply of Inventory	4.5	<b>4.0</b>	- 11.1%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	46	<b>63</b>	+ 37.0%	407	<b>479</b>	+ 17.7%
Pending Sales	51	<b>58</b>	+ 13.7%	319	<b>345</b>	+ 8.2%
Closed Sales	48	<b>55</b>	+ 14.6%	308	<b>338</b>	+ 9.7%
Days on Market Until Sale	90	<b>66</b>	- 26.7%	100	<b>85</b>	- 15.0%
Median Sales Price*	\$131,250	<b>\$139,500</b>	+ 6.3%	\$140,000	<b>\$140,000</b>	0.0%
Average Sales Price*	\$139,695	<b>\$153,945</b>	+ 10.2%	\$150,614	<b>\$151,574</b>	+ 0.6%
Percent of List Price Received*	96.0%	<b>98.7%</b>	+ 2.8%	96.0%	<b>96.4%</b>	+ 0.4%
Inventory of Homes for Sale	139	<b>163</b>	+ 17.3%	—	—	—
Months Supply of Inventory	3.7	<b>4.2</b>	+ 13.5%	—	—	—

\* 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

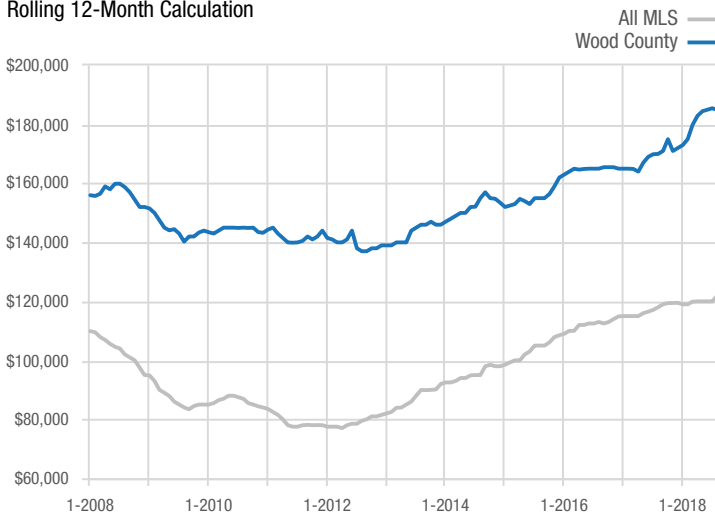
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	138	<b>146</b>	+ 5.8%	1,174	<b>1,155</b>	- 1.6%
Pending Sales	135	<b>131</b>	- 3.0%	887	<b>893</b>	+ 0.7%
Closed Sales	134	<b>119</b>	- 11.2%	880	<b>873</b>	- 0.8%
Days on Market Until Sale	86	<b>82</b>	- 4.7%	98	<b>91</b>	- 7.1%
Median Sales Price*	\$198,750	<b>\$176,000</b>	- 11.4%	\$171,000	<b>\$190,000</b>	+ 11.1%
Average Sales Price*	\$210,030	<b>\$200,693</b>	- 4.4%	\$193,401	<b>\$216,069</b>	+ 11.7%
Percent of List Price Received*	98.0%	<b>98.6%</b>	+ 0.6%	97.5%	<b>98.2%</b>	+ 0.7%
Inventory of Homes for Sale	420	<b>381</b>	- 9.3%	—	—	—
Months Supply of Inventory	3.9	<b>3.5</b>	- 10.3%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	16	<b>13</b>	- 18.8%	110	<b>90</b>	- 18.2%
Pending Sales	11	<b>8</b>	- 27.3%	86	<b>80</b>	- 7.0%
Closed Sales	15	<b>7</b>	- 53.3%	93	<b>76</b>	- 18.3%
Days on Market Until Sale	81	<b>57</b>	- 29.6%	91	<b>76</b>	- 16.5%
Median Sales Price*	\$165,000	<b>\$160,000</b>	- 3.0%	\$160,000	<b>\$179,500</b>	+ 12.2%
Average Sales Price*	\$203,433	<b>\$183,486</b>	- 9.8%	\$181,206	<b>\$187,771</b>	+ 3.6%
Percent of List Price Received*	95.7%	<b>97.3%</b>	+ 1.7%	96.5%	<b>97.8%</b>	+ 1.3%
Inventory of Homes for Sale	35	<b>27</b>	- 22.9%	—	—	—
Months Supply of Inventory	3.4	<b>3.1</b>	- 8.8%	—	—	—

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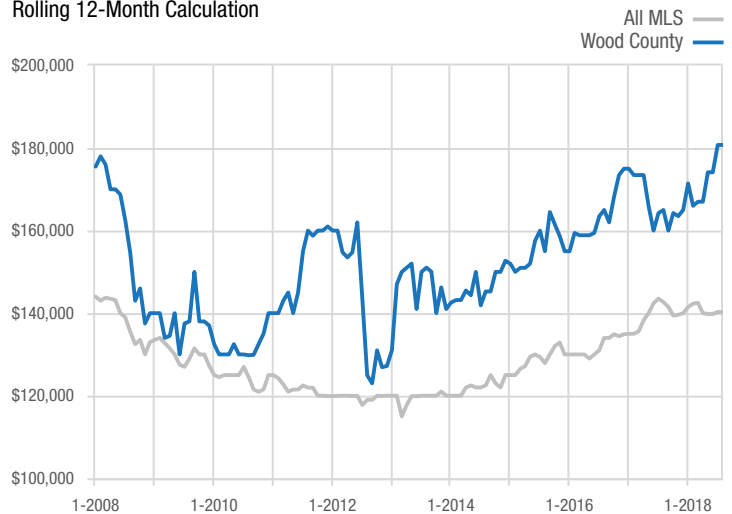
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Bowling Green

MLS Area 55: 43402

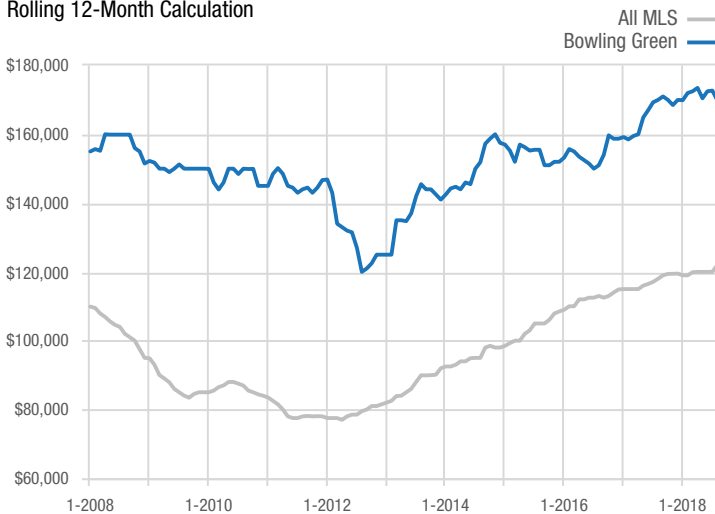
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	20	20	0.0%	158	200	+ 26.6%
Pending Sales	21	17	- 19.0%	135	158	+ 17.0%
Closed Sales	18	17	- 5.6%	133	157	+ 18.0%
Days on Market Until Sale	61	56	- 8.2%	79	78	- 1.3%
Median Sales Price*	\$187,500	<b>\$159,900</b>	- 14.7%	\$172,000	<b>\$173,000</b>	+ 0.6%
Average Sales Price*	\$191,811	<b>\$187,276</b>	- 2.4%	\$192,969	<b>\$193,414</b>	+ 0.2%
Percent of List Price Received*	97.9%	<b>96.2%</b>	- 1.7%	97.1%	<b>97.3%</b>	+ 0.2%
Inventory of Homes for Sale	49	63	+ 28.6%	—	—	—
Months Supply of Inventory	3.2	3.4	+ 6.3%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	18	13	- 27.8%
Pending Sales	2	1	- 50.0%	17	11	- 35.3%
Closed Sales	2	1	- 50.0%	19	11	- 42.1%
Days on Market Until Sale	20	11	- 45.0%	76	63	- 17.1%
Median Sales Price*	\$202,450	<b>\$109,000</b>	- 46.2%	\$165,000	<b>\$180,000</b>	+ 9.1%
Average Sales Price*	\$202,450	<b>\$109,000</b>	- 46.2%	\$177,637	<b>\$176,786</b>	- 0.5%
Percent of List Price Received*	98.6%	<b>99.2%</b>	+ 0.6%	98.0%	<b>98.5%</b>	+ 0.5%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.0	3.2	+ 60.0%	—	—	—

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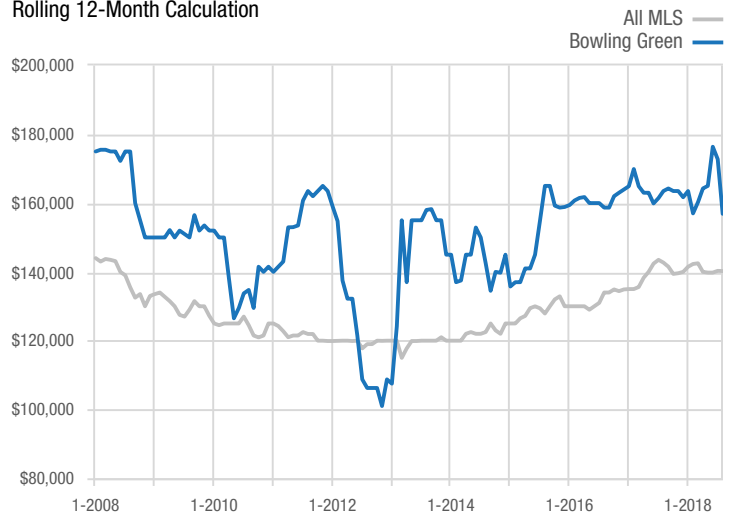
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## East River

MLS Area 24: 43605

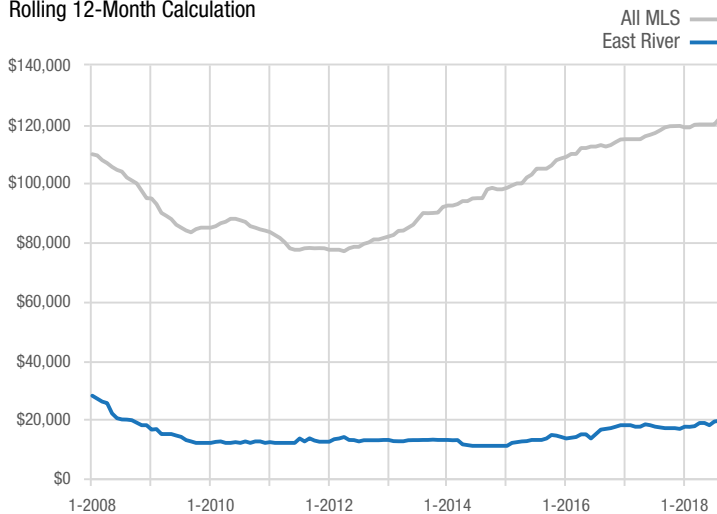
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	18	28	+ 55.6%	182	202	+ 11.0%
Pending Sales	14	14	0.0%	124	145	+ 16.9%
Closed Sales	17	15	- 11.8%	123	143	+ 16.3%
Days on Market Until Sale	76	124	+ 63.2%	73	81	+ 11.0%
Median Sales Price*	\$26,100	\$33,000	+ 26.4%	\$17,000	\$19,976	+ 17.5%
Average Sales Price*	\$28,610	\$32,485	+ 13.5%	\$21,833	\$25,099	+ 15.0%
Percent of List Price Received*	97.9%	86.1%	- 12.1%	95.1%	90.7%	- 4.6%
Inventory of Homes for Sale	55	65	+ 18.2%	—	—	—
Months Supply of Inventory	3.9	3.7	- 5.1%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	32	—
Median Sales Price*	—	—	—	—	\$226,000	—
Average Sales Price*	—	—	—	—	\$226,000	—
Percent of List Price Received*	—	—	—	—	97.5%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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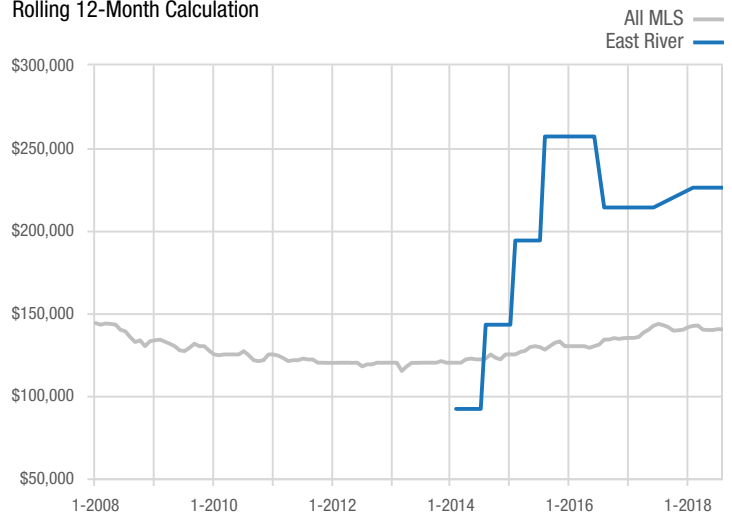
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## East Suburbs

MLS Area 26: 43412 (Lucas County Only)

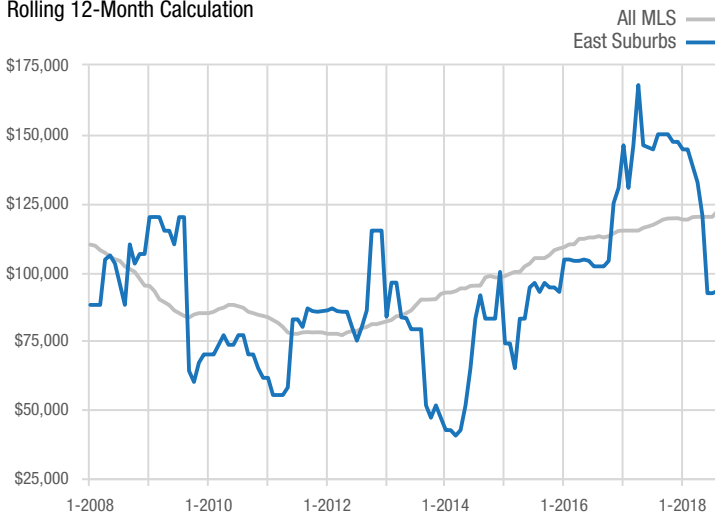
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	31	22	- 29.0%
Pending Sales	3	5	+ 66.7%	16	23	+ 43.8%
Closed Sales	1	5	+ 400.0%	14	22	+ 57.1%
Days on Market Until Sale	29	78	+ 169.0%	122	135	+ 10.7%
Median Sales Price*	\$150,000	<b>\$265,750</b>	+ 77.2%	\$138,500	<b>\$50,000</b>	- 63.9%
Average Sales Price*	\$150,000	<b>\$242,525</b>	+ 61.7%	\$155,914	<b>\$111,971</b>	- 28.2%
Percent of List Price Received*	102.8%	<b>84.6%</b>	- 17.7%	94.6%	<b>87.7%</b>	- 7.3%
Inventory of Homes for Sale	15	10	- 33.3%	—	—	—
Months Supply of Inventory	7.9	3.6	- 54.4%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
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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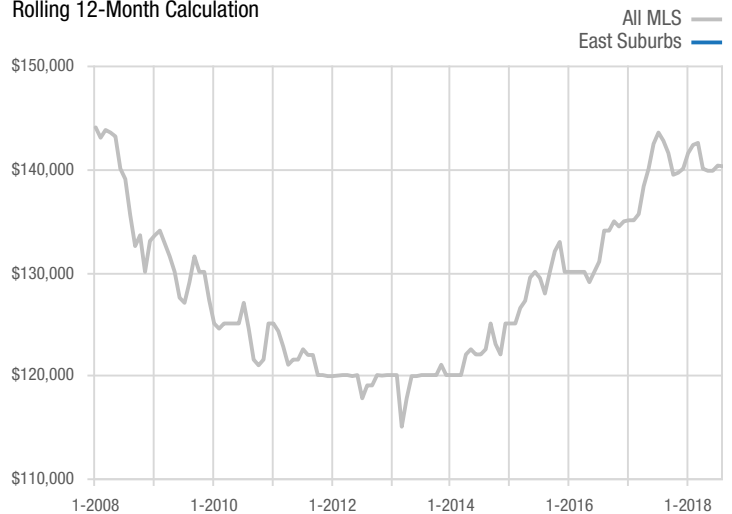
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Five Points / Northtowne

MLS Area 13: 43612

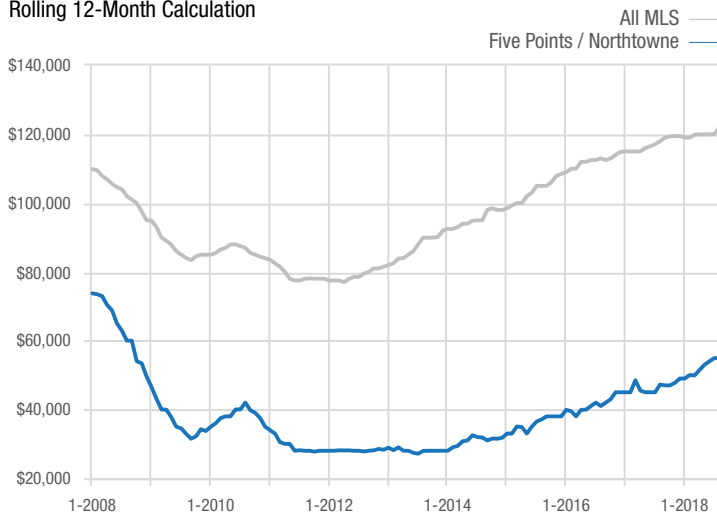
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	73	54	- 26.0%	390	379	- 2.8%
Pending Sales	43	36	- 16.3%	259	280	+ 8.1%
Closed Sales	35	37	+ 5.7%	244	276	+ 13.1%
Days on Market Until Sale	88	81	- 8.0%	93	88	- 5.4%
Median Sales Price*	\$67,450	\$55,000	- 18.5%	\$47,125	\$56,100	+ 19.0%
Average Sales Price*	\$69,390	\$60,713	- 12.5%	\$52,473	\$57,531	+ 9.6%
Percent of List Price Received*	97.3%	92.5%	- 4.9%	95.7%	95.5%	- 0.2%
Inventory of Homes for Sale	170	138	- 18.8%	—	—	—
Months Supply of Inventory	5.3	4.0	- 24.5%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
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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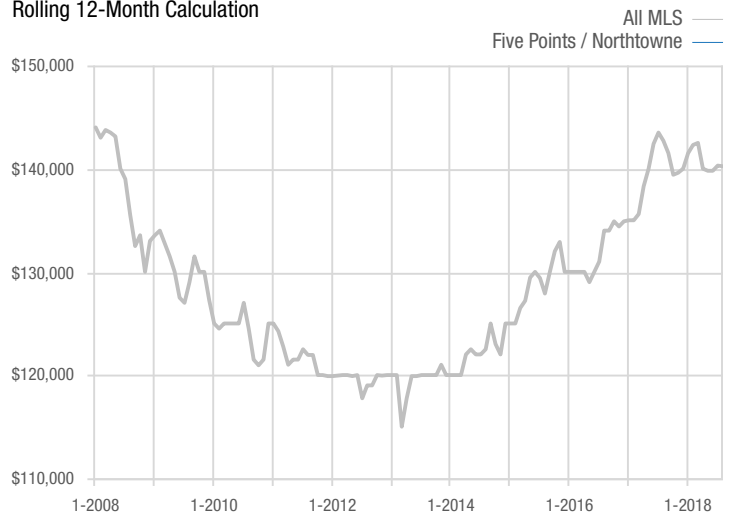
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Rolling 12-Month Calculation



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## Heatherdowns Blvd / River Rd

MLS Area 23: 43614

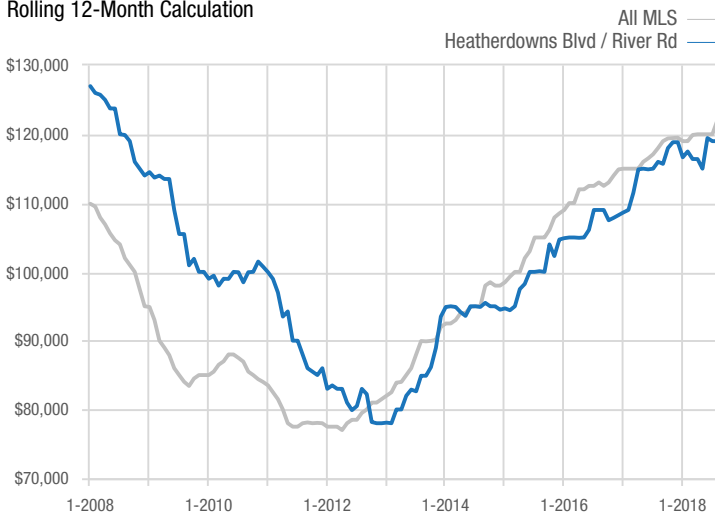
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	56	51	- 8.9%	393	435	+ 10.7%
Pending Sales	41	45	+ 9.8%	303	345	+ 13.9%
Closed Sales	43	53	+ 23.3%	306	336	+ 9.8%
Days on Market Until Sale	96	72	- 25.0%	107	80	- 25.2%
Median Sales Price*	\$123,000	<b>\$128,000</b>	+ 4.1%	\$119,500	<b>\$120,000</b>	+ 0.4%
Average Sales Price*	\$123,326	<b>\$144,790</b>	+ 17.4%	\$119,127	<b>\$127,721</b>	+ 7.2%
Percent of List Price Received*	98.0%	<b>95.8%</b>	- 2.2%	97.5%	<b>97.3%</b>	- 0.2%
Inventory of Homes for Sale	147	132	- 10.2%	—	—	—
Months Supply of Inventory	4.0	3.3	- 17.5%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	3	5	+ 66.7%	48	49	+ 2.1%
Pending Sales	6	5	- 16.7%	35	40	+ 14.3%
Closed Sales	7	6	- 14.3%	33	40	+ 21.2%
Days on Market Until Sale	79	102	+ 29.1%	142	68	- 52.1%
Median Sales Price*	\$89,000	<b>\$124,500</b>	+ 39.9%	\$88,000	<b>\$76,500</b>	- 13.1%
Average Sales Price*	\$93,626	<b>\$115,798</b>	+ 23.7%	\$103,273	<b>\$90,131</b>	- 12.7%
Percent of List Price Received*	95.7%	<b>111.3%</b>	+ 16.3%	95.0%	<b>96.3%</b>	+ 1.4%
Inventory of Homes for Sale	20	16	- 20.0%	—	—	—
Months Supply of Inventory	4.6	3.4	- 26.1%	—	—	—

\* 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.

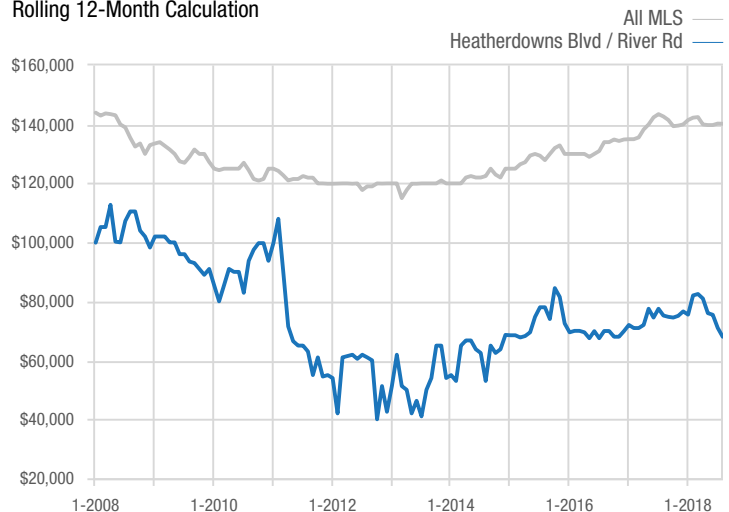
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – August 2018

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## Maumee

MLS Area 07: 43537

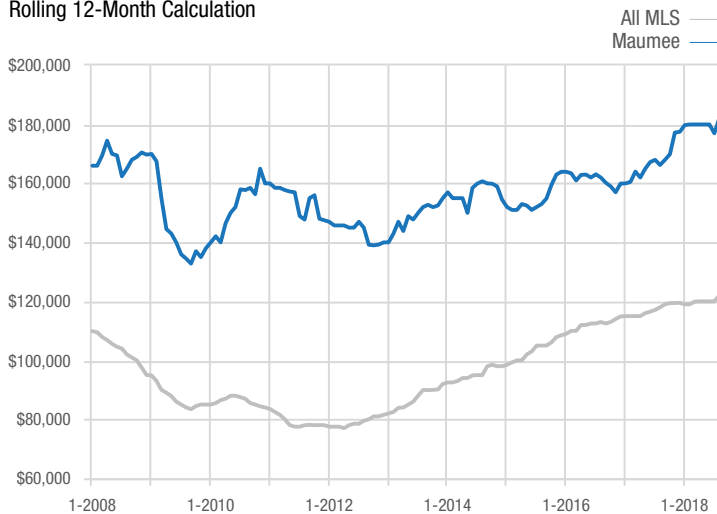
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	52	38	- 26.9%	416	368	- 11.5%
Pending Sales	42	35	- 16.7%	308	284	- 7.8%
Closed Sales	42	44	+ 4.8%	301	279	- 7.3%
Days on Market Until Sale	64	72	+ 12.5%	86	80	- 7.0%
Median Sales Price*	\$149,000	\$200,000	+ 34.2%	\$174,900	\$182,500	+ 4.3%
Average Sales Price*	\$192,483	\$266,835	+ 38.6%	\$208,216	\$218,604	+ 5.0%
Percent of List Price Received*	98.4%	97.7%	- 0.7%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	124	115	- 7.3%	—	—	—
Months Supply of Inventory	3.5	3.6	+ 2.9%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	4	9	+ 125.0%	45	62	+ 37.8%
Pending Sales	7	7	0.0%	38	36	- 5.3%
Closed Sales	6	5	- 16.7%	37	33	- 10.8%
Days on Market Until Sale	63	40	- 36.5%	87	60	- 31.0%
Median Sales Price*	\$179,500	\$191,000	+ 6.4%	\$169,500	\$182,250	+ 7.5%
Average Sales Price*	\$191,983	\$231,700	+ 20.7%	\$202,775	\$220,327	+ 8.7%
Percent of List Price Received*	96.9%	96.4%	- 0.5%	95.8%	97.5%	+ 1.8%
Inventory of Homes for Sale	12	24	+ 100.0%	—	—	—
Months Supply of Inventory	2.4	5.3	+ 120.8%	—	—	—

\* 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.

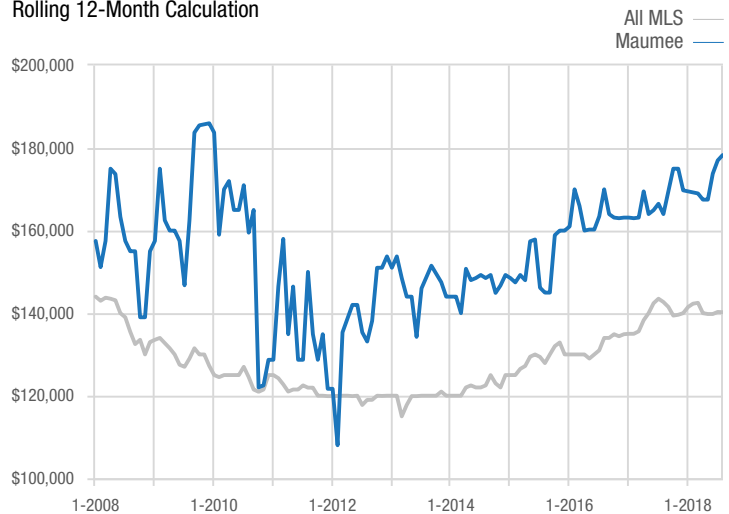
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Monclova

MLS Area 06: 43542

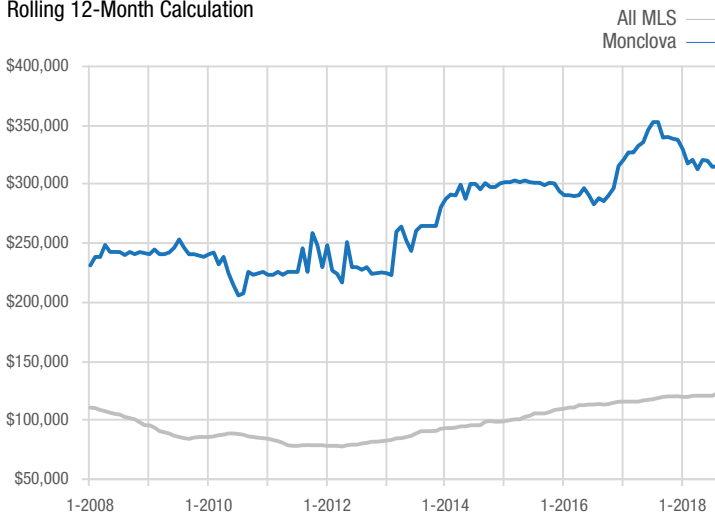
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	9	6	- 33.3%	71	75	+ 5.6%
Pending Sales	6	8	+ 33.3%	40	50	+ 25.0%
Closed Sales	5	7	+ 40.0%	37	46	+ 24.3%
Days on Market Until Sale	78	76	- 2.6%	116	106	- 8.6%
Median Sales Price*	\$290,000	<b>\$272,500</b>	- 6.0%	\$352,000	<b>\$314,600</b>	- 10.6%
Average Sales Price*	\$269,940	<b>\$286,317</b>	+ 6.1%	\$328,824	<b>\$326,378</b>	- 0.7%
Percent of List Price Received*	96.4%	<b>96.9%</b>	+ 0.5%	97.5%	<b>97.4%</b>	- 0.1%
Inventory of Homes for Sale	39	31	- 20.5%	—	—	—
Months Supply of Inventory	8.2	5.3	- 35.4%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	71	124	+ 74.6%
Median Sales Price*	—	—	—	\$229,000	<b>\$222,500</b>	- 2.8%
Average Sales Price*	—	—	—	\$229,000	<b>\$222,500</b>	- 2.8%
Percent of List Price Received*	—	—	—	95.5%	<b>98.9%</b>	+ 3.6%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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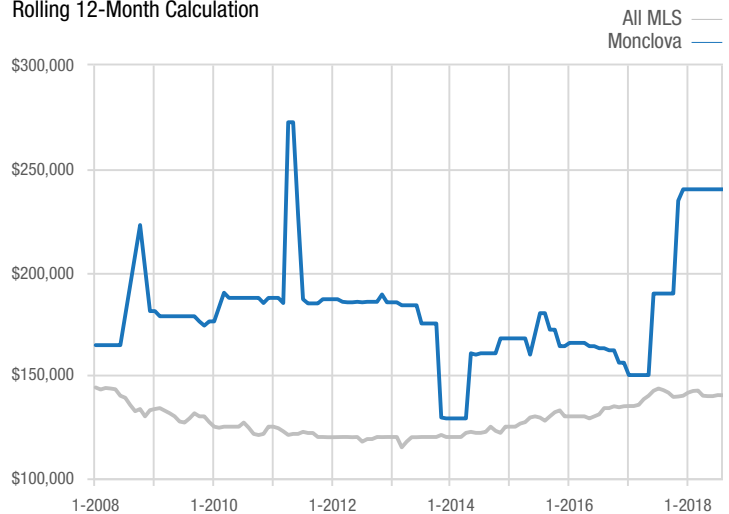
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde North End

MLS Area 19: 43608

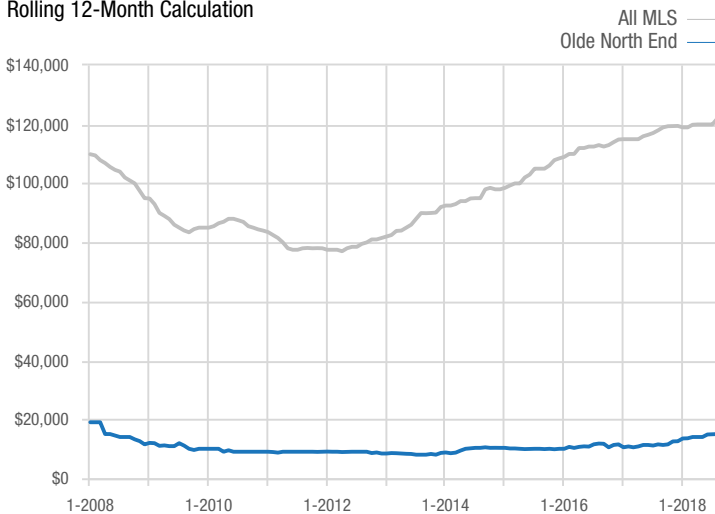
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	21	16	- 23.8%	125	86	- 31.2%
Pending Sales	11	11	0.0%	67	58	- 13.4%
Closed Sales	14	12	- 14.3%	67	59	- 11.9%
Days on Market Until Sale	97	75	- 22.7%	84	84	0.0%
Median Sales Price*	\$15,000	\$36,000	+ 140.0%	\$12,561	\$19,000	+ 51.3%
Average Sales Price*	\$14,608	\$34,308	+ 134.9%	\$18,266	\$26,853	+ 47.0%
Percent of List Price Received*	81.8%	88.1%	+ 7.7%	88.8%	91.6%	+ 3.2%
Inventory of Homes for Sale	50	31	- 38.0%	—	—	—
Months Supply of Inventory	5.6	3.5	- 37.5%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
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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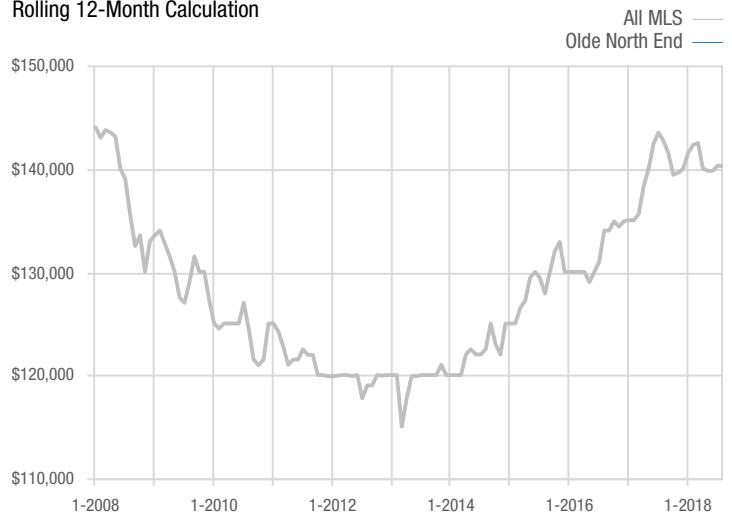
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde South End

MLS Area 22: 43609

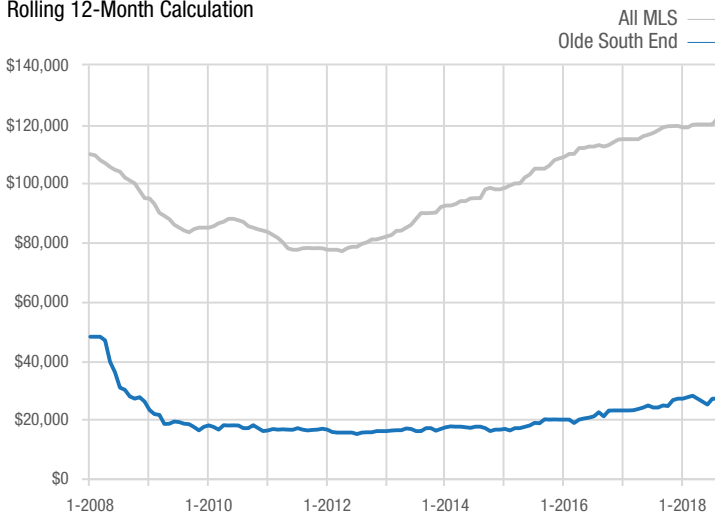
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	21	<b>28</b>	+ 33.3%	199	<b>224</b>	+ 12.6%
Pending Sales	12	<b>27</b>	+ 125.0%	116	<b>144</b>	+ 24.1%
Closed Sales	13	<b>23</b>	+ 76.9%	114	<b>136</b>	+ 19.3%
Days on Market Until Sale	56	<b>96</b>	+ 71.4%	82	<b>87</b>	+ 6.1%
Median Sales Price*	\$22,500	<b>\$24,900</b>	+ 10.7%	\$27,000	<b>\$26,000</b>	- 3.7%
Average Sales Price*	\$27,674	<b>\$31,041</b>	+ 12.2%	\$32,259	<b>\$30,858</b>	- 4.3%
Percent of List Price Received*	91.6%	<b>90.5%</b>	- 1.2%	93.1%	<b>88.4%</b>	- 5.0%
Inventory of Homes for Sale	82	<b>78</b>	- 4.9%	—	—	—
Months Supply of Inventory	5.7	<b>4.5</b>	- 21.1%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	1	<b>0</b>	- 100.0%
Pending Sales	0	<b>0</b>	—	1	<b>0</b>	- 100.0%
Closed Sales	0	<b>0</b>	—	1	<b>0</b>	- 100.0%
Days on Market Until Sale	—	—	—	106	—	—
Median Sales Price*	—	—	—	\$142,900	—	—
Average Sales Price*	—	—	—	\$142,900	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	<b>0</b>	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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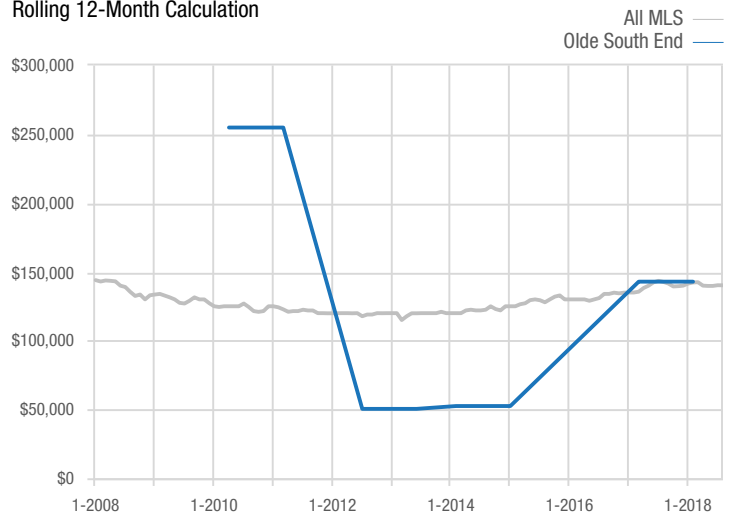
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde West End

MLS Area 18: 43610 and 43620

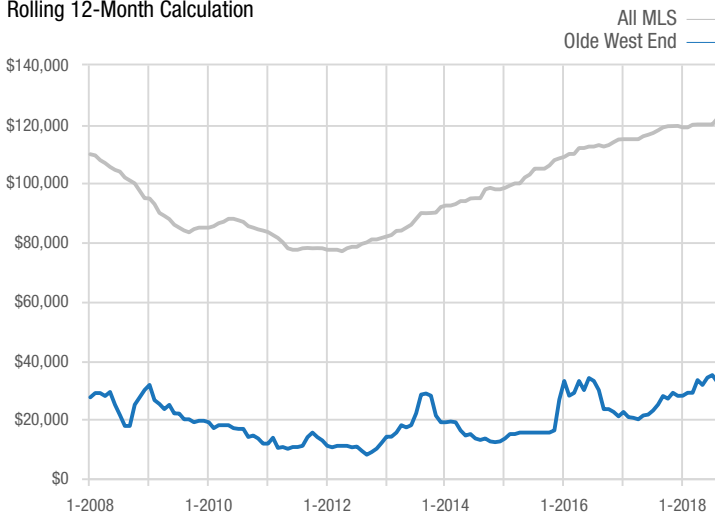
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	7	4	- 42.9%	65	42	- 35.4%
Pending Sales	5	7	+ 40.0%	42	29	- 31.0%
Closed Sales	6	5	- 16.7%	40	29	- 27.5%
Days on Market Until Sale	55	36	- 34.5%	73	69	- 5.5%
Median Sales Price*	\$32,500	<b>\$22,000</b>	- 32.3%	\$27,000	<b>\$29,000</b>	+ 7.4%
Average Sales Price*	\$56,363	<b>\$24,700</b>	- 56.2%	\$53,252	<b>\$59,819</b>	+ 12.3%
Percent of List Price Received*	101.8%	<b>83.6%</b>	- 17.9%	96.0%	<b>89.6%</b>	- 6.7%
Inventory of Homes for Sale	26	16	- 38.5%	—	—	—
Months Supply of Inventory	5.8	4.3	- 25.9%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	2	1	- 50.0%	9	3	- 66.7%
Pending Sales	2	0	- 100.0%	6	3	- 50.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	119	—	—	94	66	- 29.8%
Median Sales Price*	\$27,000	—	—	\$42,000	<b>\$49,784</b>	+ 18.5%
Average Sales Price*	\$27,000	—	—	\$40,295	<b>\$51,642</b>	+ 28.2%
Percent of List Price Received*	90.7%	—	—	88.5%	<b>95.6%</b>	+ 8.0%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	3.0	+ 100.0%	—	—	—

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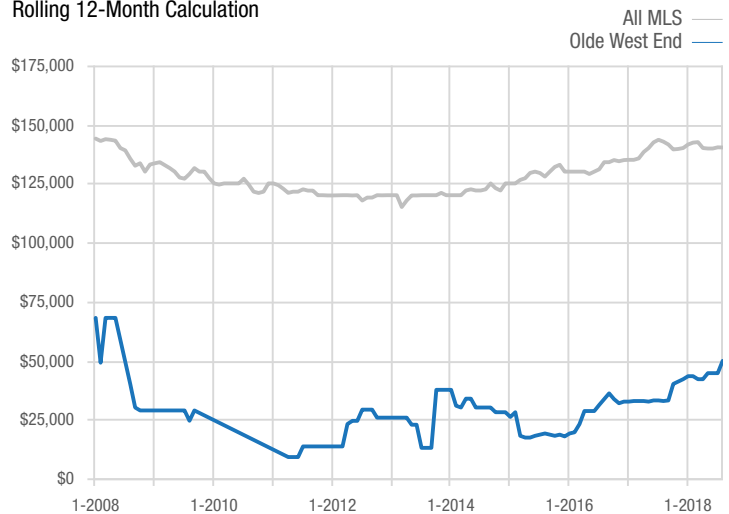
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Oregon

MLS Area 25: 43616

Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	26	<b>32</b>	+ 23.1%	217	<b>248</b>	+ 14.3%
Pending Sales	17	<b>25</b>	+ 47.1%	160	<b>175</b>	+ 9.4%
Closed Sales	17	<b>23</b>	+ 35.3%	158	<b>171</b>	+ 8.2%
Days on Market Until Sale	89	<b>80</b>	- 10.1%	100	<b>88</b>	- 12.0%
Median Sales Price*	\$144,450	<b>\$172,500</b>	+ 19.4%	\$130,000	<b>\$136,000</b>	+ 4.6%
Average Sales Price*	\$155,091	<b>\$182,759</b>	+ 17.8%	\$135,797	<b>\$149,213</b>	+ 9.9%
Percent of List Price Received*	98.7%	<b>96.3%</b>	- 2.4%	96.8%	<b>97.1%</b>	+ 0.3%
Inventory of Homes for Sale	84	<b>85</b>	+ 1.2%	—	—	—
Months Supply of Inventory	4.5	<b>4.1</b>	- 8.9%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	9	<b>6</b>	- 33.3%
Pending Sales	2	<b>1</b>	- 50.0%	10	<b>5</b>	- 50.0%
Closed Sales	1	<b>2</b>	+ 100.0%	9	<b>5</b>	- 44.4%
Days on Market Until Sale	41	<b>92</b>	+ 124.4%	45	<b>66</b>	+ 46.7%
Median Sales Price*	\$195,000	<b>\$129,700</b>	- 33.5%	\$156,125	<b>\$166,900</b>	+ 6.9%
Average Sales Price*	\$195,000	<b>\$129,700</b>	- 33.5%	\$156,773	<b>\$160,330</b>	+ 2.3%
Percent of List Price Received*	100.1%	<b>100.6%</b>	+ 0.5%	97.5%	<b>98.4%</b>	+ 0.9%
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>1.0</b>	—	—	—	—

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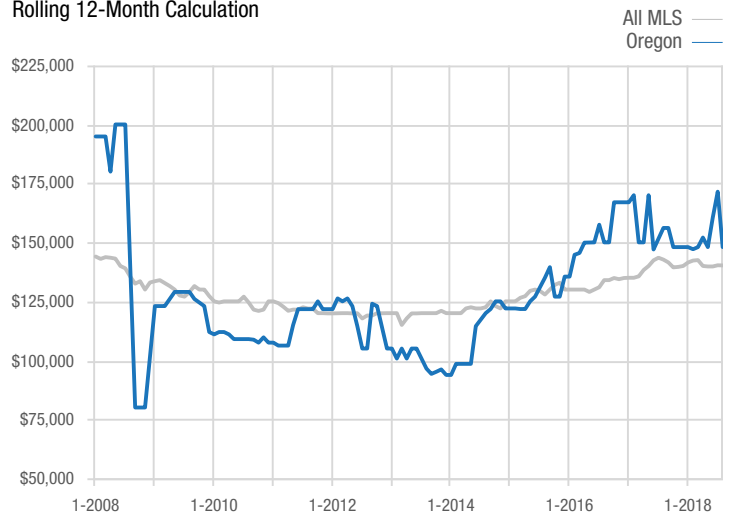
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Hills

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

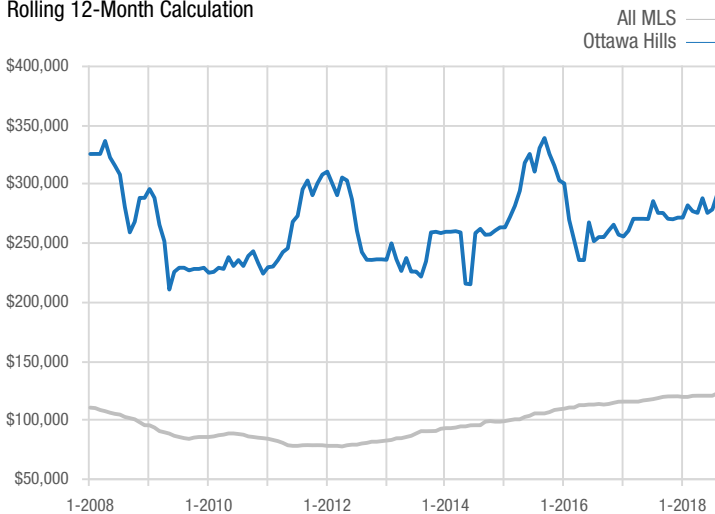
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	15	15	0.0%	128	136	+ 6.3%
Pending Sales	10	23	+ 130.0%	69	87	+ 26.1%
Closed Sales	10	25	+ 150.0%	69	88	+ 27.5%
Days on Market Until Sale	148	86	- 41.9%	116	84	- 27.6%
Median Sales Price*	\$291,950	<b>\$310,000</b>	+ 6.2%	\$286,000	<b>\$304,500</b>	+ 6.5%
Average Sales Price*	\$315,790	<b>\$385,896</b>	+ 22.2%	\$336,957	<b>\$340,335</b>	+ 1.0%
Percent of List Price Received*	96.6%	<b>96.2%</b>	- 0.4%	95.6%	<b>97.0%</b>	+ 1.5%
Inventory of Homes for Sale	55	54	- 1.8%	—	—	—
Months Supply of Inventory	7.0	5.9	- 15.7%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	1	3	+ 200.0%	15	18	+ 20.0%
Pending Sales	1	2	+ 100.0%	7	10	+ 42.9%
Closed Sales	1	2	+ 100.0%	6	10	+ 66.7%
Days on Market Until Sale	34	62	+ 82.4%	62	127	+ 104.8%
Median Sales Price*	\$76,200	<b>\$195,075</b>	+ 156.0%	\$91,000	<b>\$118,500</b>	+ 30.2%
Average Sales Price*	\$76,200	<b>\$195,075</b>	+ 156.0%	\$131,700	<b>\$148,515</b>	+ 12.8%
Percent of List Price Received*	97.1%	<b>96.3%</b>	- 0.8%	93.5%	<b>93.6%</b>	+ 0.1%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	3.5	7.1	+ 102.9%	—	—	—

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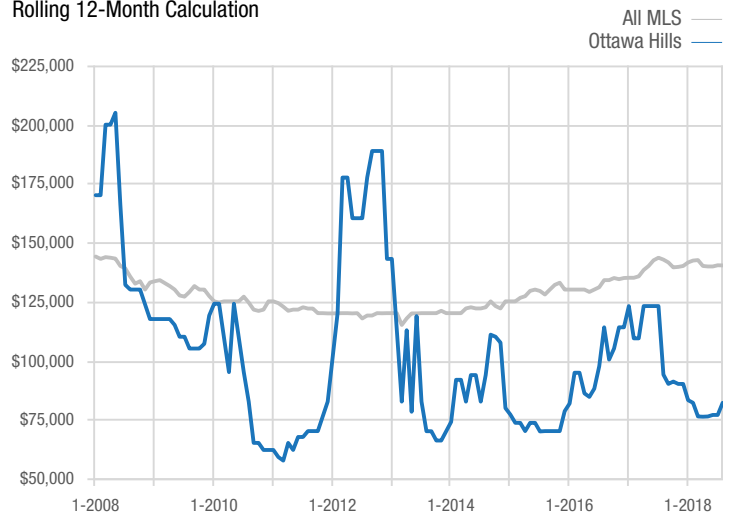
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	31	27	- 12.9%	226	223	- 1.3%
Pending Sales	23	13	- 43.5%	170	167	- 1.8%
Closed Sales	28	16	- 42.9%	165	165	0.0%
Days on Market Until Sale	51	61	+ 19.6%	90	71	- 21.1%
Median Sales Price*	\$118,000	<b>\$131,500</b>	+ 11.4%	\$123,500	<b>\$120,600</b>	- 2.3%
Average Sales Price*	\$112,120	<b>\$120,225</b>	+ 7.2%	\$115,794	<b>\$118,259</b>	+ 2.1%
Percent of List Price Received*	97.1%	<b>94.7%</b>	- 2.5%	95.5%	<b>97.1%</b>	+ 1.7%
Inventory of Homes for Sale	84	74	- 11.9%	—	—	—
Months Supply of Inventory	4.4	3.6	- 18.2%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	0	1	—	3	7	+ 133.3%
Pending Sales	0	0	—	4	6	+ 50.0%
Closed Sales	0	0	—	5	6	+ 20.0%
Days on Market Until Sale	—	—	—	108	69	- 36.1%
Median Sales Price*	—	—	—	\$111,500	<b>\$109,500</b>	- 1.8%
Average Sales Price*	—	—	—	\$83,060	<b>\$95,750</b>	+ 15.3%
Percent of List Price Received*	—	—	—	95.1%	<b>94.6%</b>	- 0.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.9	—	—	—	—

\* 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.

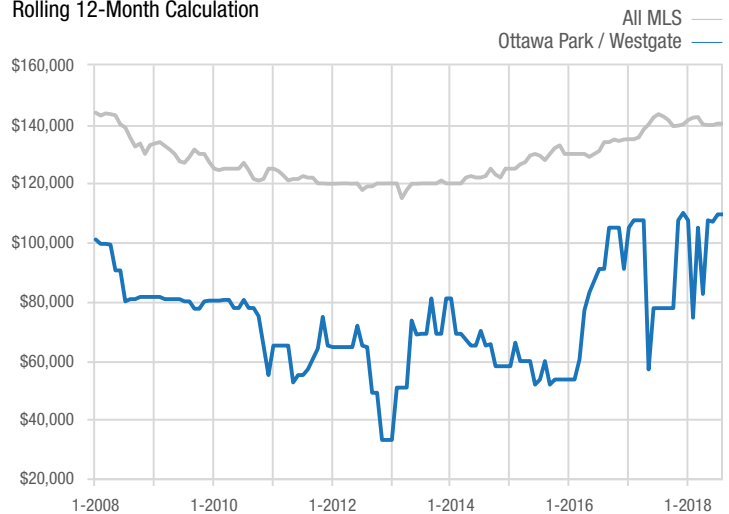
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Perrysburg / Perrysburg Twp

MLS Area 53: 43551

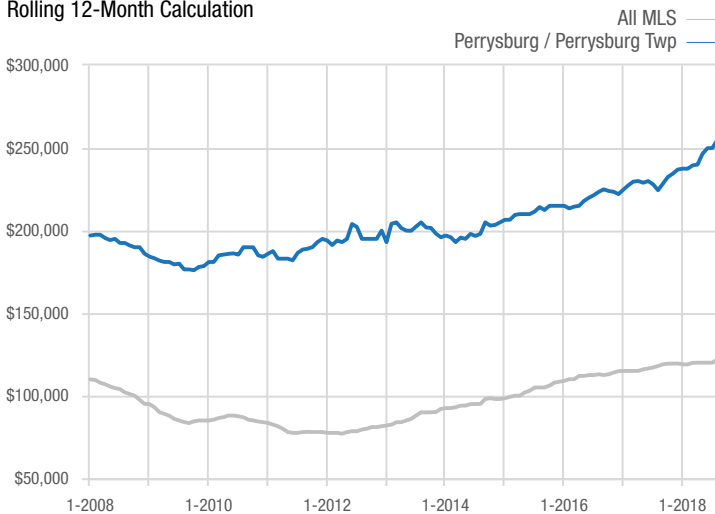
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	60	61	+ 1.7%	531	492	- 7.3%
Pending Sales	55	49	- 10.9%	369	384	+ 4.1%
Closed Sales	58	48	- 17.2%	370	374	+ 1.1%
Days on Market Until Sale	93	85	- 8.6%	107	99	- 7.5%
Median Sales Price*	\$230,000	<b>\$264,750</b>	+ 15.1%	\$229,950	<b>\$255,900</b>	+ 11.3%
Average Sales Price*	\$278,582	<b>\$268,133</b>	- 3.8%	\$253,523	<b>\$283,687</b>	+ 11.9%
Percent of List Price Received*	98.4%	<b>98.4%</b>	0.0%	98.1%	<b>98.1%</b>	0.0%
Inventory of Homes for Sale	195	<b>169</b>	- 13.3%	—	—	—
Months Supply of Inventory	4.3	<b>3.7</b>	- 14.0%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	8	8	0.0%	80	66	- 17.5%
Pending Sales	8	6	- 25.0%	63	60	- 4.8%
Closed Sales	11	5	- 54.5%	68	57	- 16.2%
Days on Market Until Sale	87	62	- 28.7%	96	79	- 17.7%
Median Sales Price*	\$190,500	<b>\$209,900</b>	+ 10.2%	\$157,500	<b>\$191,849</b>	+ 21.8%
Average Sales Price*	\$223,655	<b>\$205,380</b>	- 8.2%	\$187,510	<b>\$201,685</b>	+ 7.6%
Percent of List Price Received*	97.1%	<b>97.7%</b>	+ 0.6%	96.7%	<b>98.1%</b>	+ 1.4%
Inventory of Homes for Sale	24	<b>18</b>	- 25.0%	—	—	—
Months Supply of Inventory	3.2	<b>2.7</b>	- 15.6%	—	—	—

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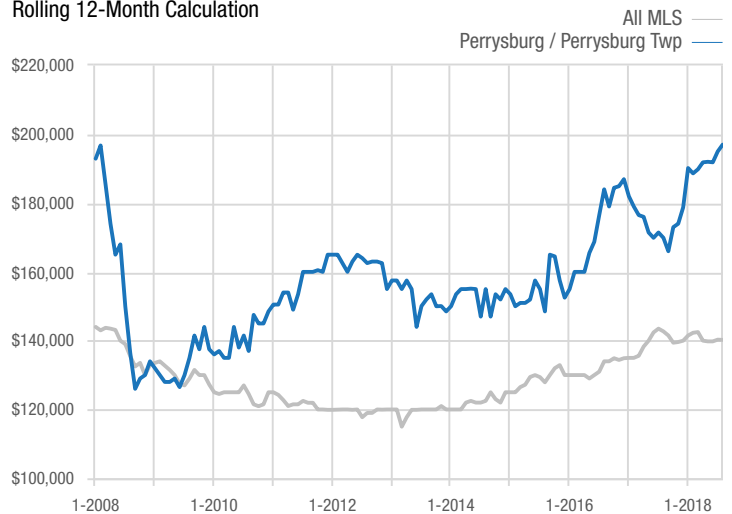
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Point Place

MLS Area 14: 43611

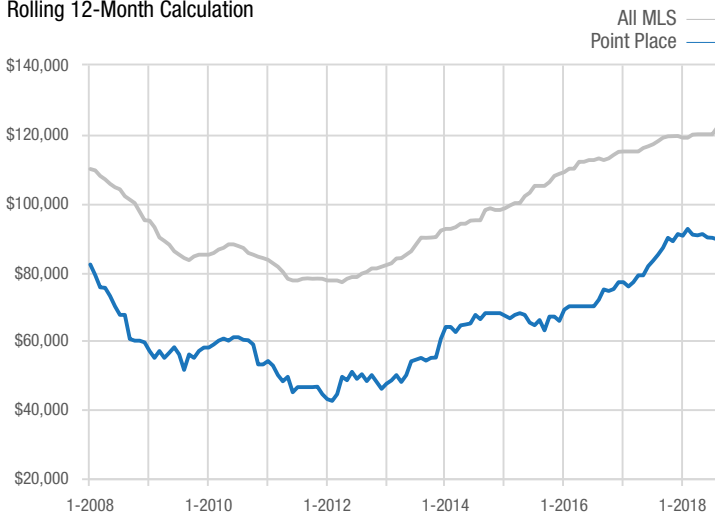
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	33	30	- 9.1%	254	230	- 9.4%
Pending Sales	21	25	+ 19.0%	197	173	- 12.2%
Closed Sales	27	26	- 3.7%	194	173	- 10.8%
Days on Market Until Sale	105	60	- 42.9%	102	84	- 17.6%
Median Sales Price*	\$90,000	\$88,815	- 1.3%	\$89,450	\$84,300	- 5.8%
Average Sales Price*	\$89,506	\$99,471	+ 11.1%	\$92,233	\$90,204	- 2.2%
Percent of List Price Received*	97.0%	98.1%	+ 1.1%	95.6%	96.6%	+ 1.0%
Inventory of Homes for Sale	89	70	- 21.3%	—	—	—
Months Supply of Inventory	4.0	3.3	- 17.5%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	0	—	2	1	- 50.0%
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	115	96	- 16.5%
Median Sales Price*	—	—	—	\$45,000	\$46,000	+ 2.2%
Average Sales Price*	—	—	—	\$45,000	\$46,000	+ 2.2%
Percent of List Price Received*	—	—	—	95.1%	92.2%	- 3.0%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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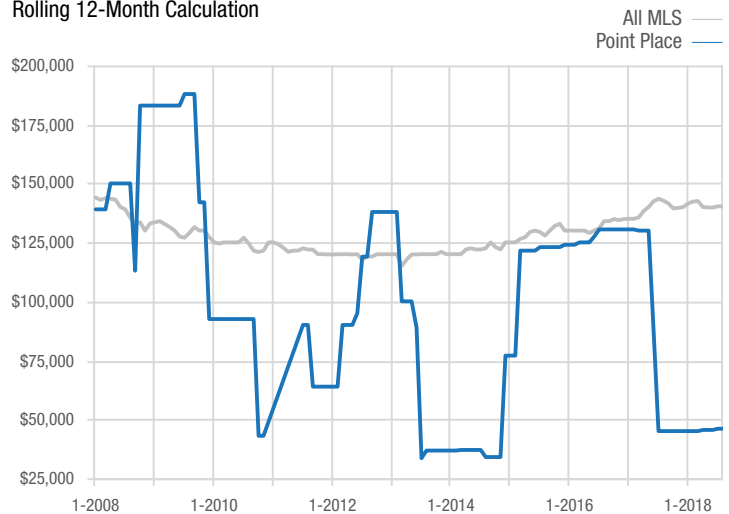
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Scott Park

MLS Area 21: 43607

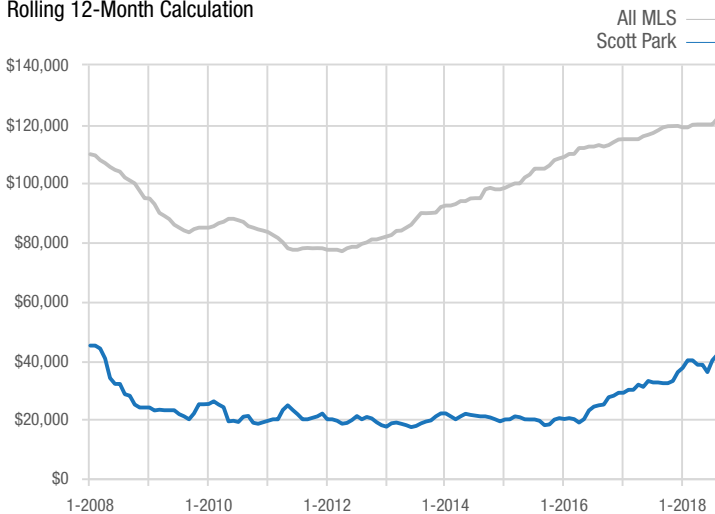
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	19	27	+ 42.1%	151	185	+ 22.5%
Pending Sales	17	8	- 52.9%	105	119	+ 13.3%
Closed Sales	18	6	- 66.7%	108	114	+ 5.6%
Days on Market Until Sale	112	80	- 28.6%	95	86	- 9.5%
Median Sales Price*	\$24,750	\$32,250	+ 30.3%	\$33,000	\$40,000	+ 21.2%
Average Sales Price*	\$38,261	\$32,250	- 15.7%	\$39,561	\$44,225	+ 11.8%
Percent of List Price Received*	89.7%	102.0%	+ 13.7%	92.7%	91.9%	- 0.9%
Inventory of Homes for Sale	57	83	+ 45.6%	—	—	—
Months Supply of Inventory	4.4	5.9	+ 34.1%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	75	—	—
Median Sales Price*	—	—	—	\$20,000	—	—
Average Sales Price*	—	—	—	\$20,000	—	—
Percent of List Price Received*	—	—	—	83.7%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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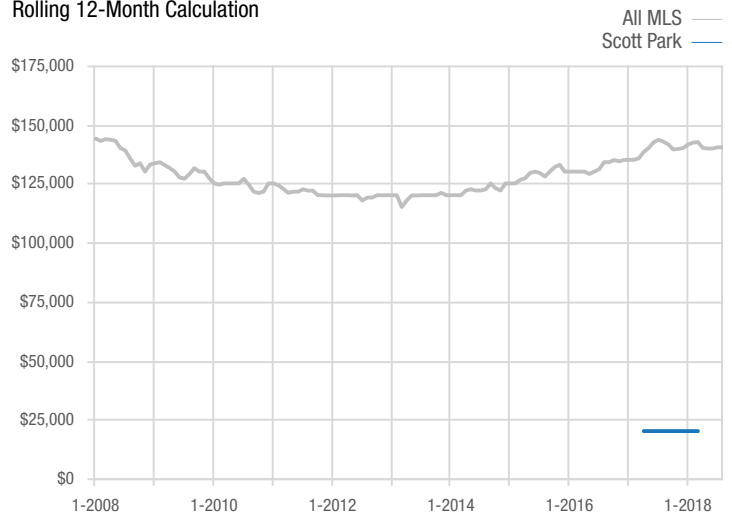
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Swanton / Airport

MLS Area 04: 43558 in Fulton and Lucas Counties

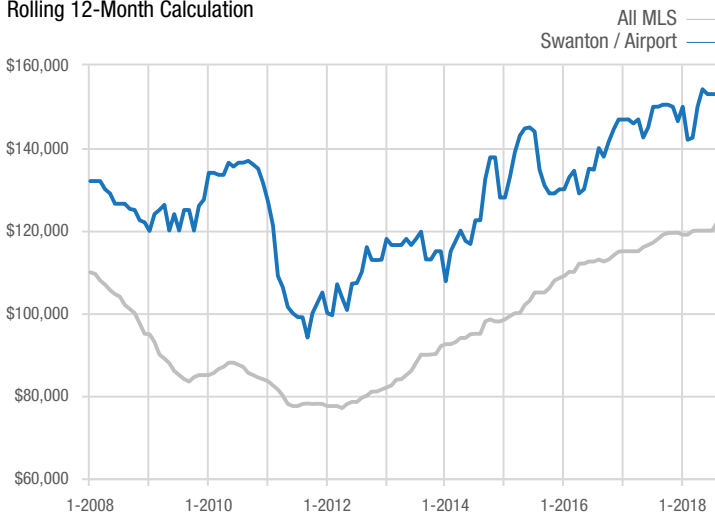
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	17	13	- 23.5%	128	115	- 10.2%
Pending Sales	16	15	- 6.3%	87	86	- 1.1%
Closed Sales	13	14	+ 7.7%	86	83	- 3.5%
Days on Market Until Sale	71	56	- 21.1%	92	84	- 8.7%
Median Sales Price*	\$153,000	<b>\$150,000</b>	- 2.0%	\$143,000	<b>\$152,105</b>	+ 6.4%
Average Sales Price*	\$161,644	<b>\$171,208</b>	+ 5.9%	\$153,964	<b>\$173,082</b>	+ 12.4%
Percent of List Price Received*	98.5%	<b>93.9%</b>	- 4.7%	97.9%	<b>98.3%</b>	+ 0.4%
Inventory of Homes for Sale	50	39	- 22.0%	—	—	—
Months Supply of Inventory	4.9	3.5	- 28.6%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	0	0	—	2	4	+ 100.0%
Pending Sales	0	0	—	1	4	+ 300.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	155	—	128	95	- 25.8%
Median Sales Price*	—	<b>\$216,000</b>	—	\$198,000	<b>\$206,000</b>	+ 4.0%
Average Sales Price*	—	<b>\$216,000</b>	—	\$198,000	<b>\$206,000</b>	+ 4.0%
Percent of List Price Received*	—	<b>99.6%</b>	—	100.0%	<b>99.3%</b>	- 0.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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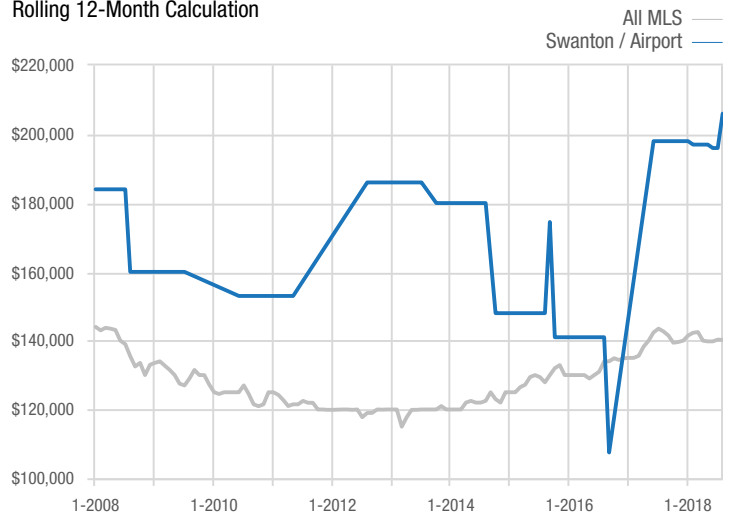
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Sylvania

43560 and 43617

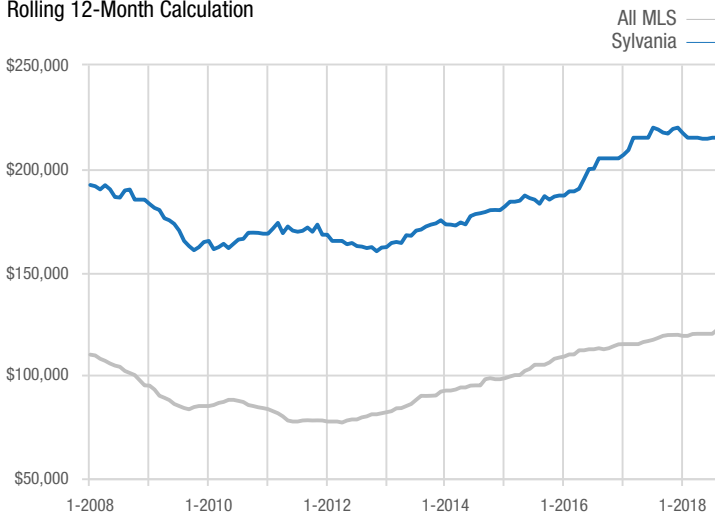
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	80	83	+ 3.8%	618	656	+ 6.1%
Pending Sales	49	56	+ 14.3%	427	467	+ 9.4%
Closed Sales	58	62	+ 6.9%	419	459	+ 9.5%
Days on Market Until Sale	87	78	- 10.3%	95	86	- 9.5%
Median Sales Price*	\$217,000	\$205,000	- 5.5%	\$221,250	\$215,750	- 2.5%
Average Sales Price*	\$238,843	\$228,881	- 4.2%	\$231,131	\$228,702	- 1.1%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	228	216	- 5.3%	—	—	—
Months Supply of Inventory	4.7	4.2	- 10.6%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	18	17	- 5.6%	113	151	+ 33.6%
Pending Sales	16	23	+ 43.8%	95	102	+ 7.4%
Closed Sales	17	18	+ 5.9%	92	99	+ 7.6%
Days on Market Until Sale	112	65	- 42.0%	102	96	- 5.9%
Median Sales Price*	\$167,500	\$167,250	- 0.1%	\$162,750	\$169,900	+ 4.4%
Average Sales Price*	\$167,056	\$182,833	+ 9.4%	\$170,566	\$177,189	+ 3.9%
Percent of List Price Received*	95.7%	97.3%	+ 1.7%	96.5%	96.3%	- 0.2%
Inventory of Homes for Sale	41	51	+ 24.4%	—	—	—
Months Supply of Inventory	3.8	4.5	+ 18.4%	—	—	—

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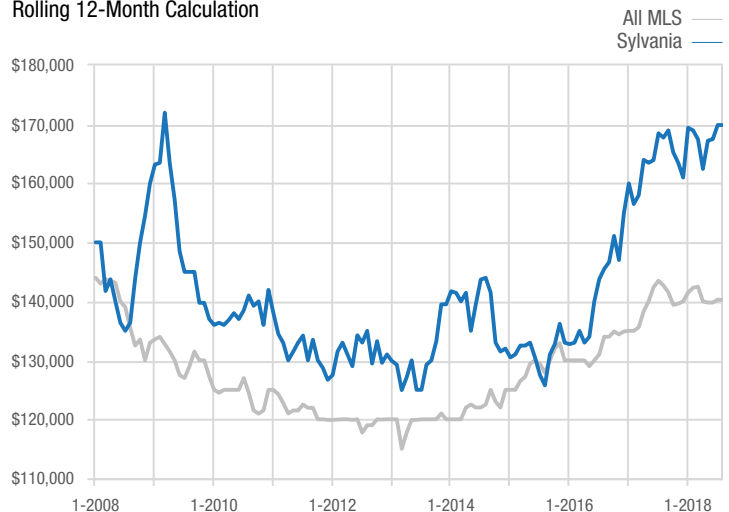
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo

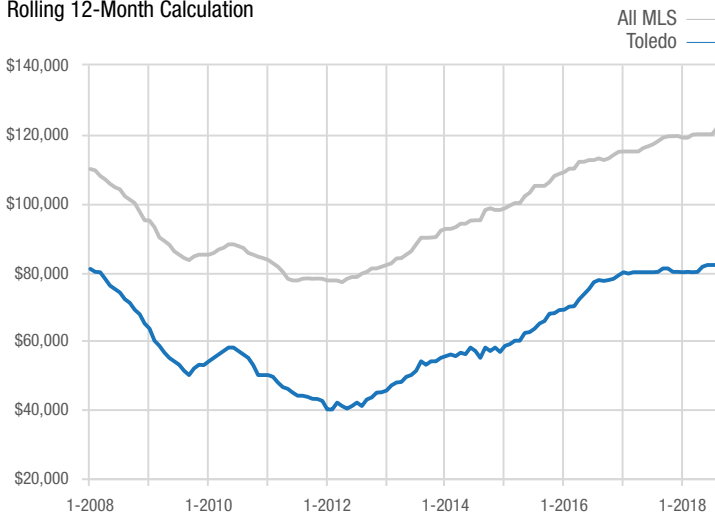
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	475	<b>455</b>	- 4.2%	3,459	<b>3,443</b>	- 0.5%
Pending Sales	347	<b>351</b>	+ 1.2%	2,401	<b>2,549</b>	+ 6.2%
Closed Sales	354	<b>358</b>	+ 1.1%	2,344	<b>2,507</b>	+ 7.0%
Days on Market Until Sale	90	<b>76</b>	- 15.6%	95	<b>84</b>	- 11.6%
Median Sales Price*	\$87,200	<b>\$90,000</b>	+ 3.2%	\$82,950	<b>\$85,000</b>	+ 2.5%
Average Sales Price*	\$96,227	<b>\$121,066</b>	+ 25.8%	\$96,769	<b>\$102,913</b>	+ 6.3%
Percent of List Price Received*	95.7%	<b>95.4%</b>	- 0.3%	95.9%	<b>95.7%</b>	- 0.2%
Inventory of Homes for Sale	1,325	<b>1,171</b>	- 11.6%	—	—	—
Months Supply of Inventory	4.6	<b>3.8</b>	- 17.4%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	28	<b>37</b>	+ 32.1%	230	<b>252</b>	+ 9.6%
Pending Sales	29	<b>28</b>	- 3.4%	165	<b>193</b>	+ 17.0%
Closed Sales	26	<b>29</b>	+ 11.5%	158	<b>194</b>	+ 22.8%
Days on Market Until Sale	86	<b>71</b>	- 17.4%	105	<b>87</b>	- 17.1%
Median Sales Price*	\$91,500	<b>\$112,000</b>	+ 22.4%	\$110,000	<b>\$108,000</b>	- 1.8%
Average Sales Price*	\$105,073	<b>\$123,764</b>	+ 17.8%	\$122,699	<b>\$122,098</b>	- 0.5%
Percent of List Price Received*	96.0%	<b>100.0%</b>	+ 4.2%	95.7%	<b>96.2%</b>	+ 0.5%
Inventory of Homes for Sale	89	<b>88</b>	- 1.1%	—	—	—
Months Supply of Inventory	4.6	<b>4.0</b>	- 13.0%	—	—	—

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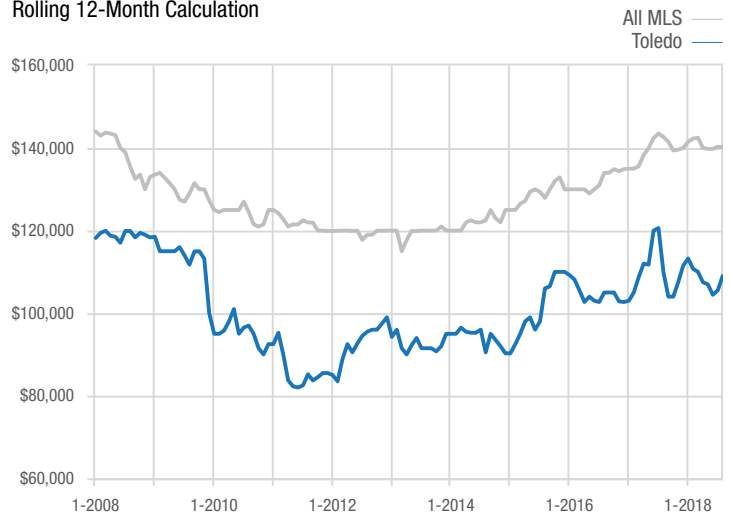
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Towne Centre

MLS Area 20: 43604

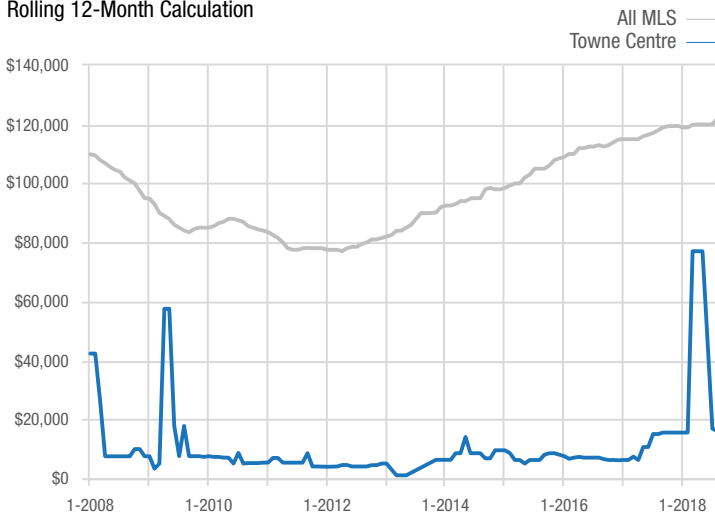
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	0	2	—	8	12	+ 50.0%
Pending Sales	0	1	—	5	7	+ 40.0%
Closed Sales	0	1	—	4	7	+ 75.0%
Days on Market Until Sale	—	30	—	100	68	- 32.0%
Median Sales Price*	—	\$5,000	—	\$18,000	\$17,663	- 1.9%
Average Sales Price*	—	\$5,000	—	\$67,549	\$54,523	- 19.3%
Percent of List Price Received*	—	100.2%	—	75.2%	100.7%	+ 33.9%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.4	3.5	+ 45.8%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	0	3	—	9	8	- 11.1%
Pending Sales	1	2	+ 100.0%	7	6	- 14.3%
Closed Sales	1	1	0.0%	7	5	- 28.6%
Days on Market Until Sale	63	46	- 27.0%	101	52	- 48.5%
Median Sales Price*	\$154,000	\$207,900	+ 35.0%	\$204,900	\$218,000	+ 6.4%
Average Sales Price*	\$154,000	\$207,900	+ 35.0%	\$203,931	\$244,690	+ 20.0%
Percent of List Price Received*	95.1%	95.4%	+ 0.3%	94.9%	95.4%	+ 0.5%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

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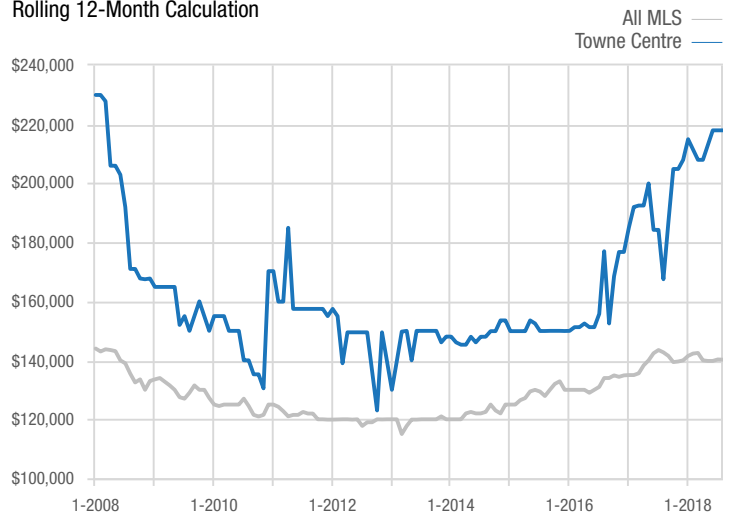
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Tremainsville

MLS Area 12: 43613

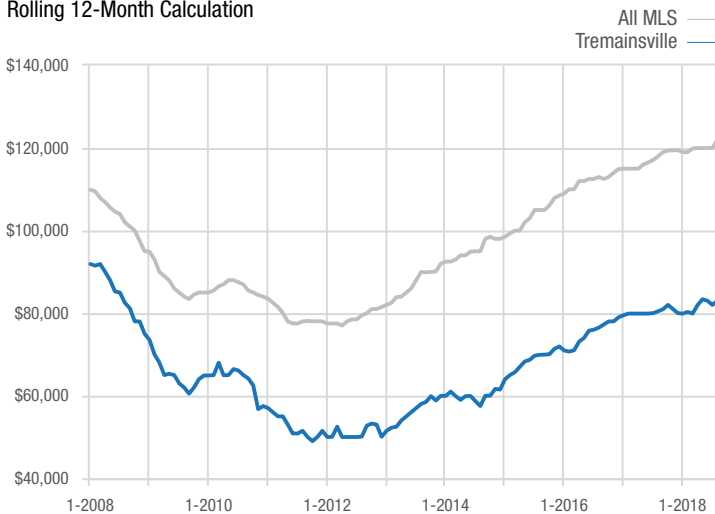
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	81	76	- 6.2%	604	548	- 9.3%
Pending Sales	62	66	+ 6.5%	387	429	+ 10.9%
Closed Sales	61	62	+ 1.6%	374	428	+ 14.4%
Days on Market Until Sale	91	72	- 20.9%	91	92	+ 1.1%
Median Sales Price*	\$79,250	\$81,500	+ 2.8%	\$80,000	\$84,900	+ 6.1%
Average Sales Price*	\$77,980	\$85,722	+ 9.9%	\$80,345	\$84,487	+ 5.2%
Percent of List Price Received*	95.8%	97.0%	+ 1.3%	96.9%	96.9%	0.0%
Inventory of Homes for Sale	240	180	- 25.0%	—	—	—
Months Supply of Inventory	5.4	3.5	- 35.2%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	0	0	—	5	0	- 100.0%
Pending Sales	0	0	—	1	3	+ 200.0%
Closed Sales	0	0	—	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	76	194	+ 155.3%
Median Sales Price*	—	—	—	\$67,900	\$77,500	+ 14.1%
Average Sales Price*	—	—	—	\$67,900	\$79,467	+ 17.0%
Percent of List Price Received*	—	—	—	97.1%	95.8%	- 1.3%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	4.0	—	—	—	—	—

\* 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.

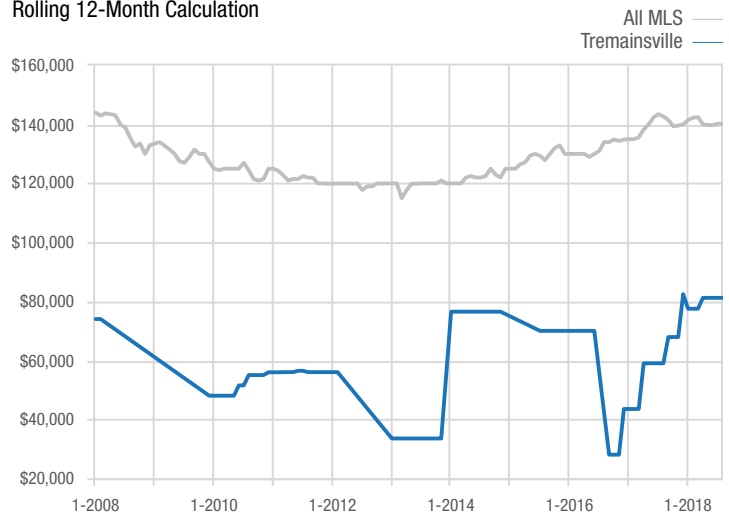
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – August 2018

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## Waterville

MLS Area 10: 43566

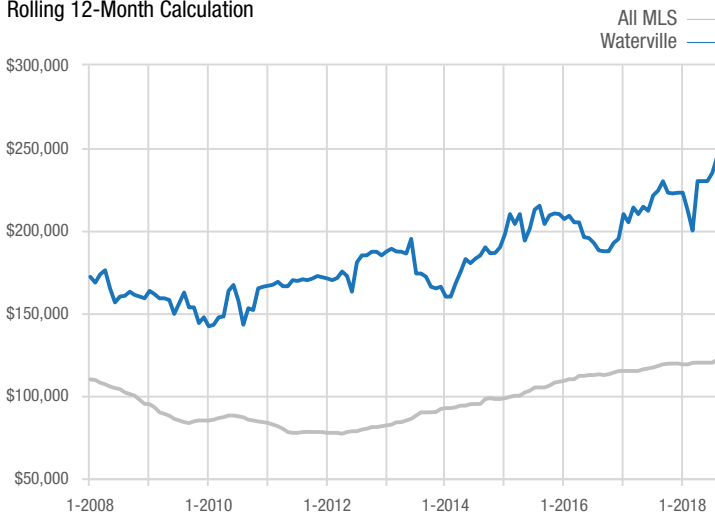
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	17	14	- 17.6%	117	106	- 9.4%
Pending Sales	12	15	+ 25.0%	85	87	+ 2.4%
Closed Sales	14	14	0.0%	88	85	- 3.4%
Days on Market Until Sale	71	117	+ 64.8%	100	113	+ 13.0%
Median Sales Price*	\$237,500	<b>\$294,450</b>	+ 24.0%	\$229,450	<b>\$269,900</b>	+ 17.6%
Average Sales Price*	\$253,279	<b>\$289,191</b>	+ 14.2%	\$234,269	<b>\$251,822</b>	+ 7.5%
Percent of List Price Received*	96.8%	<b>102.2%</b>	+ 5.6%	98.1%	<b>99.3%</b>	+ 1.2%
Inventory of Homes for Sale	49	40	- 18.4%	—	—	—
Months Supply of Inventory	4.7	3.8	- 19.1%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
New Listings	1	1	0.0%	14	15	+ 7.1%
Pending Sales	0	2	—	13	11	- 15.4%
Closed Sales	0	2	—	14	11	- 21.4%
Days on Market Until Sale	—	49	—	65	47	- 27.7%
Median Sales Price*	—	<b>\$125,450</b>	—	\$152,500	<b>\$135,900</b>	- 10.9%
Average Sales Price*	—	<b>\$125,450</b>	—	\$148,311	<b>\$135,955</b>	- 8.3%
Percent of List Price Received*	—	<b>100.0%</b>	—	97.8%	<b>97.4%</b>	- 0.4%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.3	+ 130.0%	—	—	—

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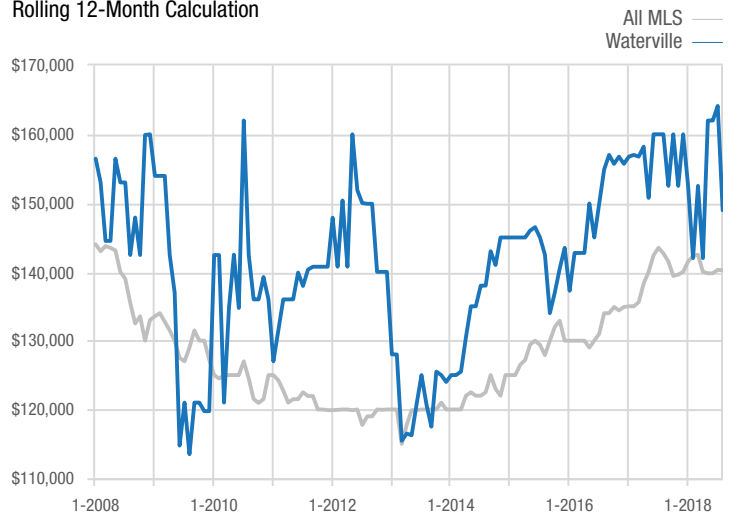
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Whitehouse

MLS Area 08: 43571

Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	9	<b>13</b>	+ 44.4%	103	<b>118</b>	+ 14.6%
Pending Sales	13	<b>9</b>	- 30.8%	80	<b>82</b>	+ 2.5%
Closed Sales	15	<b>12</b>	- 20.0%	81	<b>83</b>	+ 2.5%
Days on Market Until Sale	75	<b>65</b>	- 13.3%	93	<b>82</b>	- 11.8%
Median Sales Price*	\$226,900	<b>\$294,500</b>	+ 29.8%	\$257,250	<b>\$239,850</b>	- 6.8%
Average Sales Price*	\$236,160	<b>\$258,150</b>	+ 9.3%	\$262,906	<b>\$248,294</b>	- 5.6%
Percent of List Price Received*	99.7%	<b>100.7%</b>	+ 1.0%	97.7%	<b>98.7%</b>	+ 1.0%
Inventory of Homes for Sale	34	<b>40</b>	+ 17.6%	—	—	—
Months Supply of Inventory	3.6	<b>3.8</b>	+ 5.6%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	4	<b>7</b>	+ 75.0%
Pending Sales	0	<b>1</b>	—	4	<b>5</b>	+ 25.0%
Closed Sales	1	<b>1</b>	0.0%	4	<b>5</b>	+ 25.0%
Days on Market Until Sale	116	<b>26</b>	- 77.6%	90	<b>50</b>	- 44.4%
Median Sales Price*	\$225,000	<b>\$177,500</b>	- 21.1%	\$193,500	<b>\$226,000</b>	+ 16.8%
Average Sales Price*	\$225,000	<b>\$177,500</b>	- 21.1%	\$198,000	<b>\$211,700</b>	+ 6.9%
Percent of List Price Received*	95.8%	<b>101.5%</b>	+ 5.9%	96.9%	<b>99.1%</b>	+ 2.3%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	—	—	—
Months Supply of Inventory	0.8	<b>0.8</b>	0.0%	—	—	—

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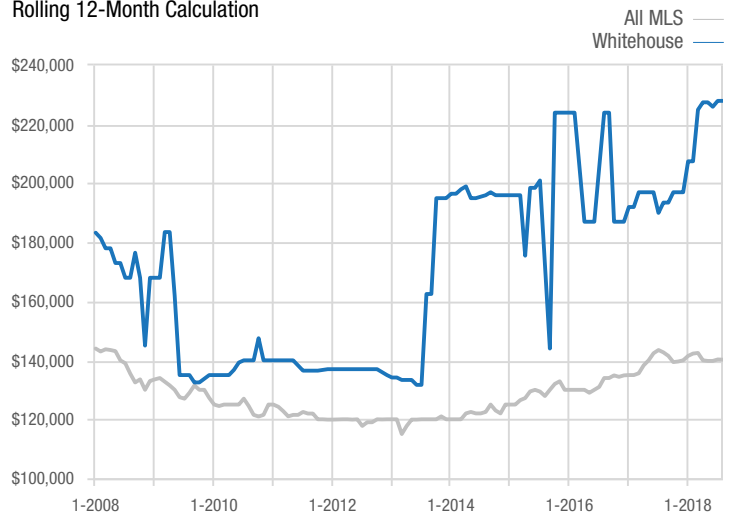
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

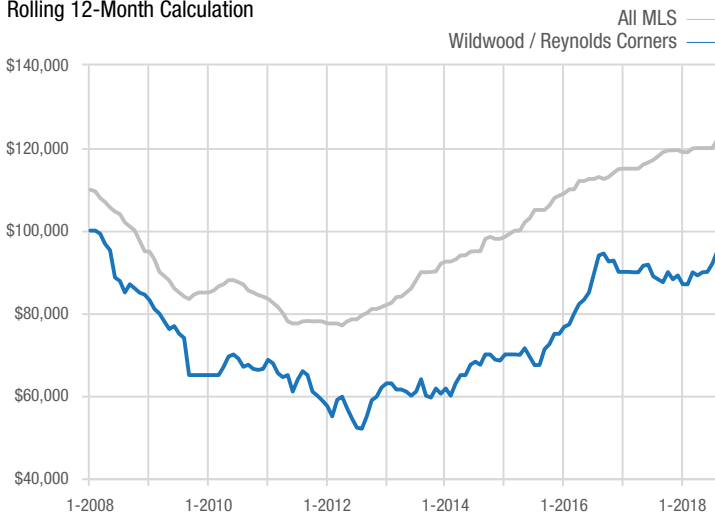
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	51	<b>45</b>	- 11.8%	342	<b>314</b>	- 8.2%
Pending Sales	45	<b>29</b>	- 35.6%	261	<b>251</b>	- 3.8%
Closed Sales	43	<b>35</b>	- 18.6%	253	<b>250</b>	- 1.2%
Days on Market Until Sale	95	<b>77</b>	- 18.9%	103	<b>83</b>	- 19.4%
Median Sales Price*	\$94,500	<b>\$107,000</b>	+ 13.2%	\$91,750	<b>\$98,000</b>	+ 6.8%
Average Sales Price*	\$102,089	<b>\$124,277</b>	+ 21.7%	\$105,725	<b>\$114,740</b>	+ 8.5%
Percent of List Price Received*	95.9%	<b>98.9%</b>	+ 3.1%	96.5%	<b>98.1%</b>	+ 1.7%
Inventory of Homes for Sale	129	<b>105</b>	- 18.6%	—	—	—
Months Supply of Inventory	4.2	<b>3.4</b>	- 19.0%	—	—	—

Condo-Villa	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
<b>Key Metrics</b>						
New Listings	11	<b>12</b>	+ 9.1%	72	<b>80</b>	+ 11.1%
Pending Sales	10	<b>9</b>	- 10.0%	50	<b>69</b>	+ 38.0%
Closed Sales	7	<b>10</b>	+ 42.9%	47	<b>70</b>	+ 48.9%
Days on Market Until Sale	93	<b>70</b>	- 24.7%	111	<b>98</b>	- 11.7%
Median Sales Price*	\$89,500	<b>\$78,000</b>	- 12.8%	\$98,000	<b>\$96,500</b>	- 1.5%
Average Sales Price*	\$94,000	<b>\$78,393</b>	- 16.6%	\$104,827	<b>\$105,887</b>	+ 1.0%
Percent of List Price Received*	97.5%	<b>96.2%</b>	- 1.3%	96.6%	<b>96.2%</b>	- 0.4%
Inventory of Homes for Sale	33	<b>22</b>	- 33.3%	—	—	—
Months Supply of Inventory	5.8	<b>2.9</b>	- 50.0%	—	—	—

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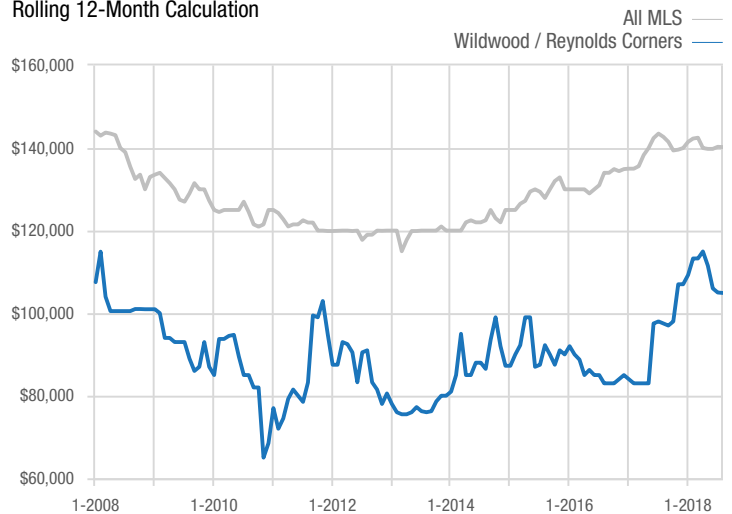
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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