



2018

YEAR END HOUSING REPORT

Year in Review - 2018

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Message from Doug Kwiatkowski, T.R.A.R President



As we welcome in the New Year, we also welcome more positive predictions for the housing market.

While our members still say there is an inventory shortage, locally we saw home sales and the median sales price increase almost 4% compared to 2017.

Home sales and prices also increased nationally in 2018. In 2019, existing-home sales are projected to be up slightly from 2018, continuing the trend from the past four years, and the median home price will edge up about 3.1% .

The National Association of Realtor's® *Housing Opportunities and Market Experience (HOME)* survey tracks topical real estate trends and renters and homeowners' views and aspirations regarding homeownership.

Released in December, the quarterly survey showed:

- 72% of homeowners believe now is a good time to buy a home
- 48% of renters feel now is a good time to buy
- 73% of the respondents feel now is a good time to sell
- 59% of people believe the U.S. economy is improving, an increase from 52% in the same quarter last year

Of course, all real estate is local and the Northwest Ohio market is expected to remain strong in 2019.

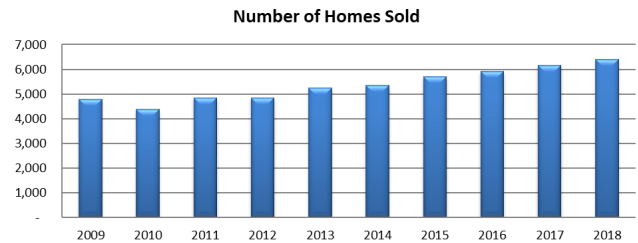
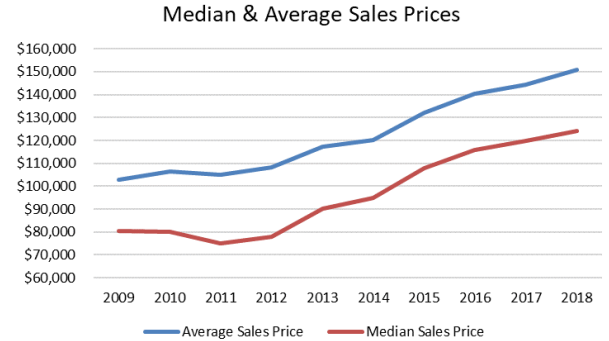
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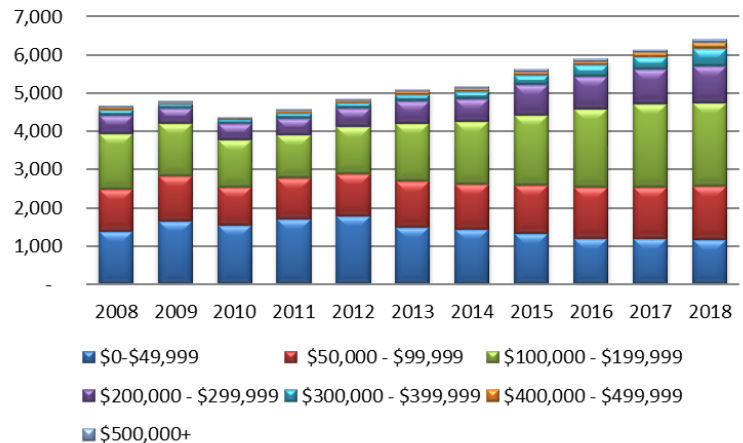
Lucas & Upper Wood County—Single Family Homes

Key Metrics	Thru 12-2018	Thru 12-2017	% Change
Closed Sales	6,403	6,167	+3.8%
Median Sales Price	\$124,185	\$119,900	+3.6%
Average Sales Price	\$150,938	\$144,455	+4.5%
Average Price Per Square Foot	\$83	\$78	+6.4%
% of Original List Price Received	96.4%	95.9%	+0.5%
Average Days On Market	86	94	-8.5%
New Listings	8,227	8,185	+0.5%
Volume (in 1000's)	\$965,699	\$889,695	+8.5%



	\$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	1,156	1,413	2,171	981	446	149	87
% change	-3.1%	+4.1%	-0.2%	+8.3%	+34.7%	+28.4%	-3.3%

Single Family Sales By Price Category



Year In Review—2018

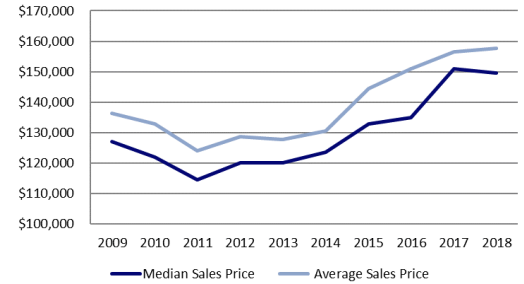
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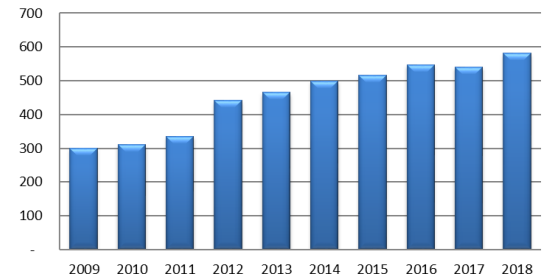
Lucas & Upper Wood County—Condo/Villas

Key Metrics	Thru 12-2018	Thru 12-2017	% Change
Closed Sales	581	541	+7.4%
Median Sales Price	\$149,500	\$142,673	+4.8%
Average Sales Price	\$157,717	\$156,422	+8.3%
Average Price Per Square Foot	\$99	\$92	+7.6%
% of Original List Price Received	96.3%	96.0%	+0.3%
Average Days On Market	84	97	-13.4%
New Listings	714	658	+8.5%
Volume (in 1000's)	\$91,633	\$84,624	+8.3%

Median & Average Sales Prices

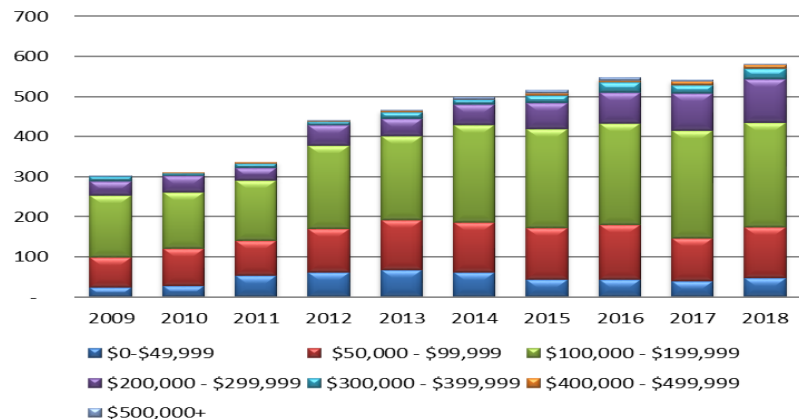


Number of Condos Sold



	\$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	47	128	260	108	27	9	2
% change	+20.5%	+18.5%	-3.0%	+16.2%	+28.6%	+12.5%	-50.0%

Condo Sales By Price Category



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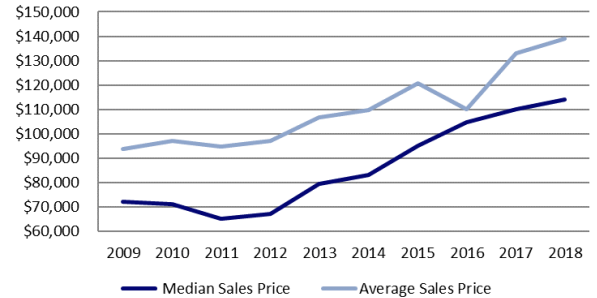


Lucas County

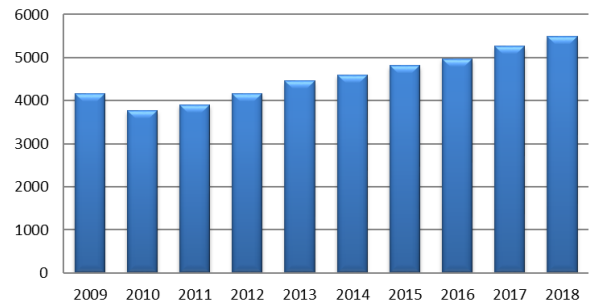
Single Family Homes

Key Metrics	Thru 12-2018	Thru 12-2017	% Change
Closed Sales	5,487	5,261	+4.3%
Median Sales Price	\$114,000	\$110,000	+3.6%
Average Sales Price	\$138,918	\$133,144	+4.3%
Average Price Per Square Foot	\$79	\$73	+8.2%
% of Original List Price Received	96.1%	95.6%	+0.5%
Average Days On Market	85	94	-9.6%
New Listings	7,123	7,052	+1.0%
Volume (in 1000's)	\$761,551	\$699,403	+8.9%

Median & Average Sales Prices



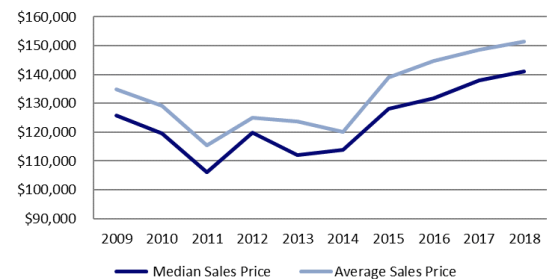
Number of Homes Sold



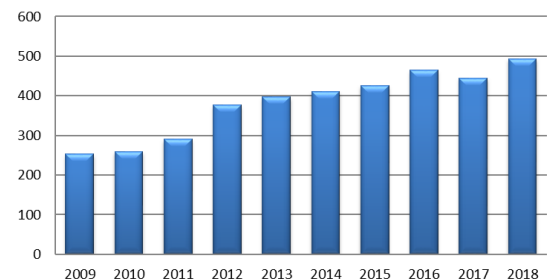
Condo—Villa

Key Metrics	Thru 12-2018	Thru 12-2017	% Change
Closed Sales	494	445	+11.0%
Median Sales Price	\$141,087	\$138,000	+2.2%
Average Sales Price	\$151,500	\$148,477	+2.0%
Average Price Per Square Foot	\$95	\$89	+6.7%
% of Original List Price Received	96.2%	95.9%	+0.3%
Average Days On Market	84	97	-13.4%
New Listings	609	552	+10.3%
Volume (in 1000's)	\$74,841	\$66,072	+13.3%

Median & Average Sales Prices



Number of Condos Sold



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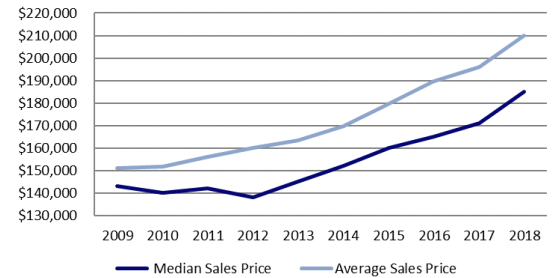


Wood County

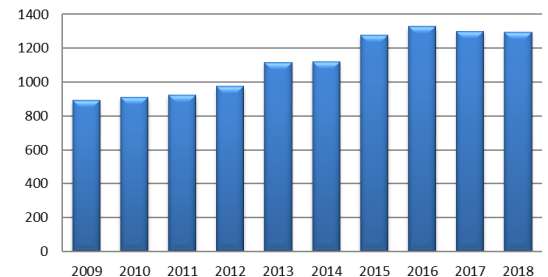
Single Family

Key Metrics	Thru 12-2018	Thru 12-2017	% Change
Closed Sales	1,297	1,300	-0.2%
Median Sales Price	\$185,000	\$171,000	+8.2%
Average Sales Price	\$209,836	196,063	+7.0%
Average Price Per Square Foot	\$106	\$100	+6%
% of Original List Price Received	97.8%	97.1%	+0.7%
Average Days On Market	88	96	-8.3%
New Listings	1,572	1,573	0.0%
Volume (in 1000's)	\$272,157	\$254,882	6.8%

Median & Average Sales Prices



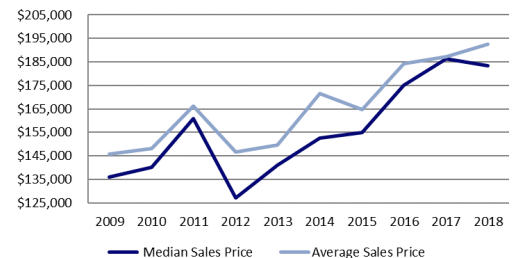
Number of Homes Sold



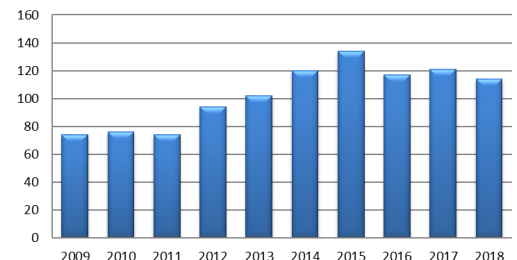
Condo—Villa

Key Metrics	Thru 12-2018	Thru 12-2017	% Change
Closed Sales	114	121	-5.8%
Median Sales Price	\$183,450	\$186,295	-1.5%
Average Sales Price	\$192,412	\$187,360	+2.7%
Average Price Per Square Foot	\$119	\$109	+9.2%
% of Original List Price Received	97.8%	96.7%	+1.1%
Average Days On Market	72	91	-20.9%
New Listings	134	130	+3.1%
Volume (in 1000's)	\$21,935	\$22,671	-3.2%

Median & Average Sales Prices



Number of Condos Sold



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Neighborhood Information

Neighborhood	2018 Sold	% Change (2017)	2018 Median Sale \$	% Change (2017)	2018 Average Sale \$	% Change (2017)	2018 DOM	% Change (2017)	2018 New Listings	% Change (2017)
Sylvania	667	+10.2%	\$215,500	+0.2%	\$231,874	+2.2%	84	-11.6%	895	+8.7%
Airport/Swanton	125	-8.8%	\$146,000	-0.3%	\$163,059	+2.6%	82	-5.7%	165	-3.5%
Spring Meadows	256	+4.5%	\$198,500	+4.5%	\$212,011	+6.5%	93	-4.1%	350	+9.4%
Monclova	70	+16.7%	\$321,300	-3.7%	\$321,608	-2.3%	111	+2.8%	103	+13.2%
Maumee	399	-2.0%	\$181,500	+2.3%	\$218,020	+4.8%	78	-7.1%	501	-4.0%
Whitehouse	115	-8.7%	\$249,000	-5.9%	\$256,274	-2.9%	85	-9.6%	161	+11.0%
Waterville	129	—	\$241,500	+8.3%	\$240,998	+2.4%	101	+4.1%	147	-10.4%
Franklin Park/ Trilby	271	+3.8%	\$120,000	+1.3%	\$142,564	+1.2%	81	-10.0%	348	+5.8%
Tremainsville	611	+8.7%	\$84,900	+6.1%	\$84,076	+8.3%	89	-4.3%	738	-10.0%
Five Points/North Towne	401	+3.9%	\$54,900	+12.6%	\$56,897	+9.0%	88	-2.2%	511	-7.6%
Point Place	267	-4.0%	\$83,000	-7.8%	\$90,426	-2.9%	87	-10.3%	322	-4.7%
Wildwood/ Reynolds Corners	351	-9.1%	\$95,000	+9.1%	\$110,621	+6.7%	84	-17.7%	433	-9.4%
Ottawa Hills	105	+15.4%	\$302,000	+11.4%	\$346,426	+4.2%	87	-25.6%	162	+3.2%
Ottawa Park/ Westgate	264	+7.3%	\$120,000	+4.8%	\$115,419	+5.0%	73	-17.0%	331	+5.1%
Old West End	50	-10.7%	\$26,500	-5.2%	\$58,556	+1.4%	68	-17.1%	73	-10.0%
Old North End	95	-16.7%	\$19,000	+51.2%	\$26,154	+57.8%	82	-13.7%	131	-27.7%
Town Centre	10	+25.0%	\$12,500	-19.4%	\$39,756	-40.2%	69	-23.3%	17	+113%
Scott Park	179	+10.4%	\$35,500	+6.9%	\$43,062	+0.1%	80	-13.0%	273	+24.1%
Old South End	223	+26.0%	\$26,000	-3.7%	\$30,930	-2.3%	88	+6.0%	314	+14.6%
Heatherdowns/ River Road	468	+4.2%	\$121,000	+1.7%	\$128,654	+8.3%	78	-22.8%	574	+7.5%
East River	211	+11.1%	\$20,000	+25.0%	\$25,784	+19.9%	85	+18.1%	280	-3.1%
Oregon	254	+10.4%	\$133,000	+2.3%	\$147,819	+6.8%	86	-16.5%	336	+14.3%
East Suburbs	33	+26.9%	\$100,000	-32.1%	\$131,116	-17.8%	127	+18.7%	35	-22.2%
Perrysburg & Twp.	543	+1.9%	\$250,900	+5.9%	\$277,370	+4.9%	96	-7.7%	649	-6.3%
Northwood, Rossford, Lake Twp.	281	+3.7%	\$139,900	+17.1%	\$143,224	+14.2%	85	-11.5%	346	+11.7%
Bowling Green	231	+16.1%	\$168,900	-0.6%	\$187,511	+0.3%	79	+6.8%	260	+15.0%

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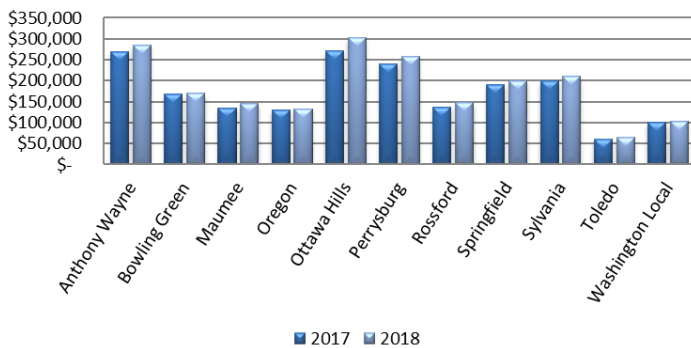
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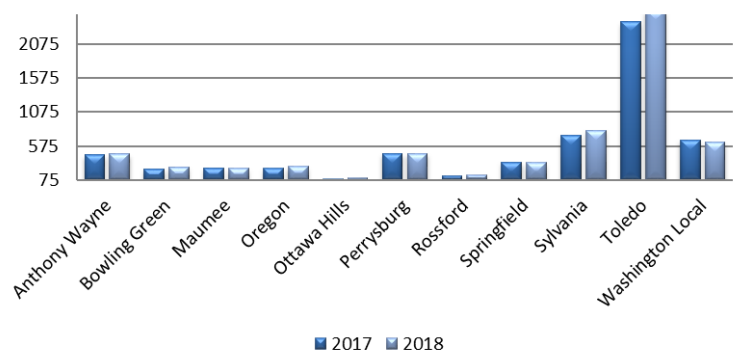
School Districts

School District	2018 Sold	% Change (2017)	2018 Median Sale \$	% Change (2017)	2018 Average Sale \$	% Change (2017)	2018 DOM	% Change (2017)	2018 New Listings	% Change (2017)
Anthony Wayne	459	+2.2%	\$285,000	+5.9%	\$287,387	+2.0%	93	-6.1%	589	+0.9%
Bowling Green	268	+11.7%	\$169,750	+1.3%	\$185,578	+2.0%	78	+2.6%	310	+12.8%
Maumee	249	-1.6%	\$145,000	+7.4%	\$156,899	+8.5%	72	-4.0%	326	+7.2%
Oregon	278	+11.6%	\$132,500	+1.9%	\$146,815	+3.1%	91	-13.3%	361	+9.7%
Ottawa Hills	105	+15.4%	\$302,000	+11.4%	\$346,426	+4.3%	87	-25.0%	162	+3.2%
Perrysburg	470	+0.4%	\$256,950	+7.1%	\$283,866	+5.8%	98	-3.9%	552	-5.8%
Rosford	146	+6.6%	\$146,950	+8.9%	\$153,869	2.1%	79	-24.8%	198	+12.5%
Springfield	332	-2.9%	\$200,000	+5.8%	\$213,648	+7.1%	92	-4.2%	445	-1.5%
Sylvania	808	+9.5%	\$210,000	+5.0%	\$225,900	+2.6%	84	-11.6%	1,089	+9.6%
Toledo	2,566	+6.7%	\$64,000	+10.3%	\$72,885	+7.5%	84	-9.7%	3,251	-1.5%
Washington Local	632	-5.0%	\$102,000	+2.1%	\$102,000	+0.6%	83	-8.8%	815	-3.6%

Median Sales Prices



Home Sales



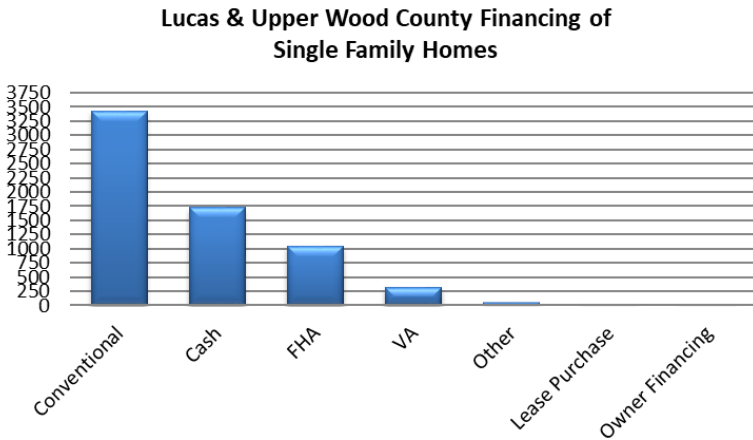
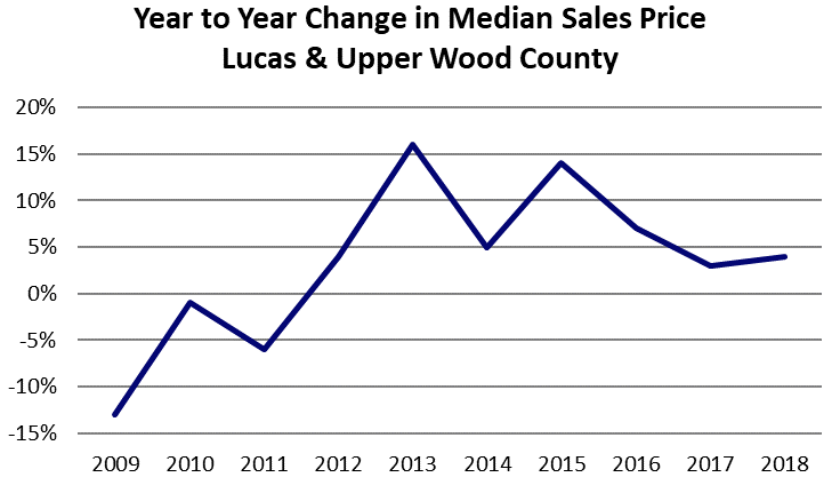
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Miscellaneous Information

Lucas and Upper Wood County		
Year	Median Price	% Change in Median Price
2009	\$80,501	-13%
2010	\$80,000	-1%
2011	\$75,000	-6%
2012	\$77,900	4%
2013	\$90,200	16%
2014	\$95,000	5%
2015	\$108,000	14%
2016	\$116,000	7%
2017	\$119,900	3%
2018	\$124,185	4%



Lucas County Foreclosure

