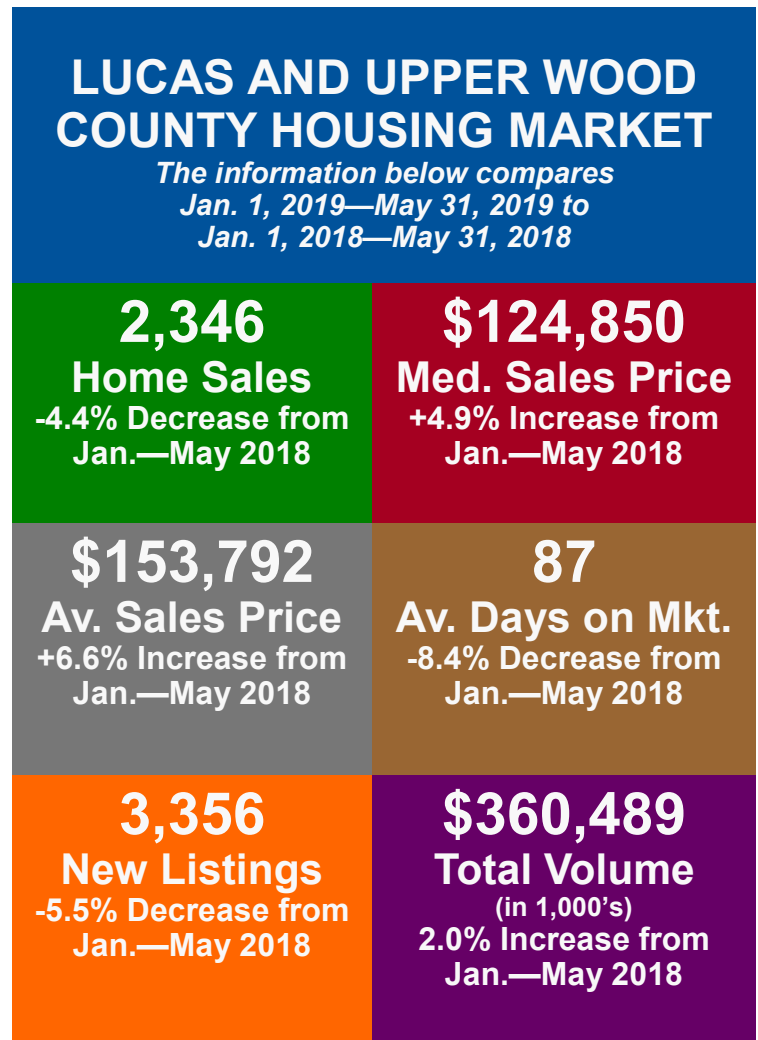
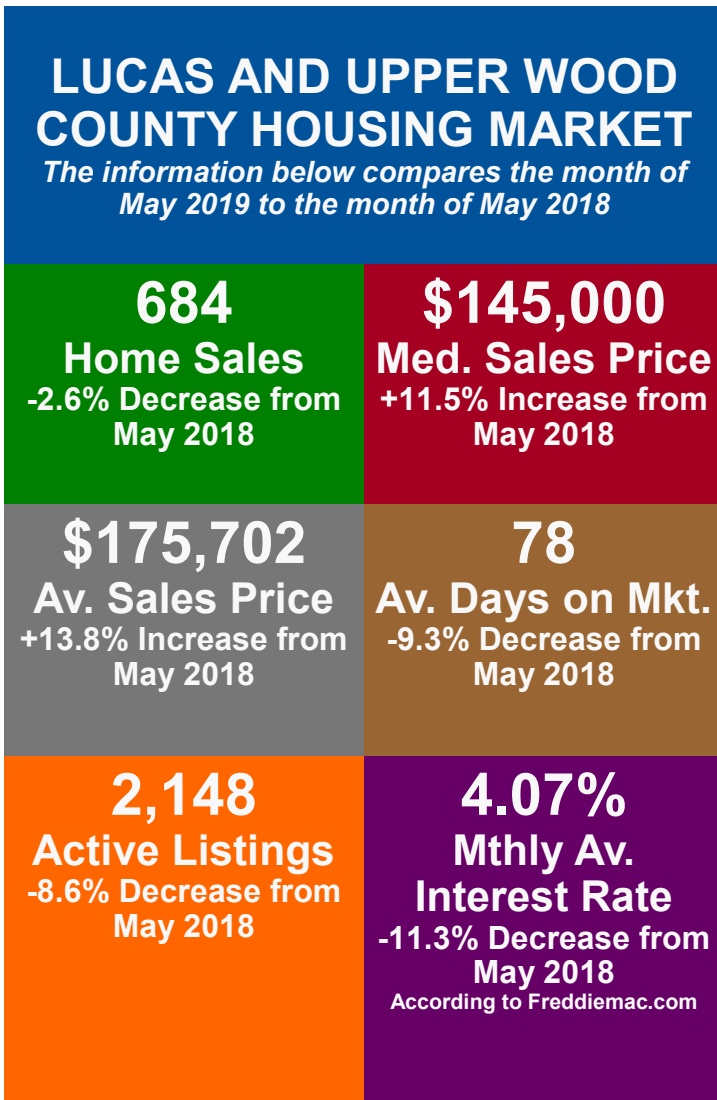


Local Market Update—May 2019

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Monthly Indicators



May 2019

At this point in the year, we are getting a good sense for how the housing market is likely to perform for the foreseeable future. And although it is not a particularly exciting forecast, it is a desirable one. Markets across the country are regulating toward a middle ground between buyers and sellers. While it remains true that sales prices are running higher and that inventory options are relatively low, buyers are beginning to find wiggle room at some price points and geographies.

New Listings decreased 10.6 percent for Single Family homes but increased 12.7 percent for Condo-Villa homes. Pending Sales decreased 1.8 percent for Single Family homes and 10.7 percent for Condo-Villa homes. Inventory decreased 9.7 percent for Single Family homes but increased 6.9 percent for Condo-Villa homes.

Median Sales Price increased 6.7 percent to \$139,900 for Single Family homes but decreased 1.5 percent to \$145,250 for Condo-Villa homes. Days on Market decreased 12.2 percent for Single Family homes and 18.8 percent for Condo-Villa homes. Months Supply of Inventory decreased 10.5 percent for Single Family homes but increased 2.7 percent for Condo-Villa homes.

An extended trend of low unemployment, higher wages and favorable mortgage rates has been a terrific driver of housing stability in recent years. What is different about this year so far is that prices are not rising as quickly. Some of the hottest Western markets are even cooling slightly, while some Northeast markets are achieving a state of recovery after a decade of battling back from recession. As a whole, the selling season is looking fairly stable across the nation.

Quick Facts

+ 0.7%	+ 6.1%	- 8.5%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

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Local Market Update – May 2019

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Lucas County

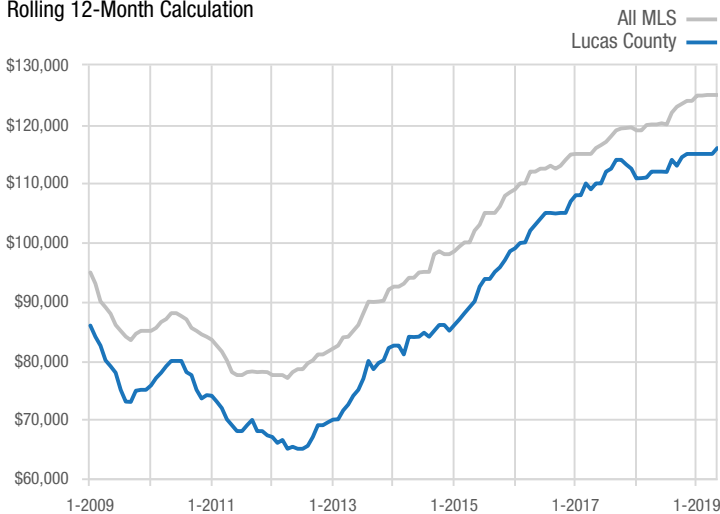
Single Family Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	767	640	- 16.6%	3,068	2,831	- 7.7%
Pending Sales	596	590	- 1.0%	2,222	2,119	- 4.6%
Closed Sales	595	577	- 3.0%	2,107	2,004	- 4.9%
Days on Market Until Sale	85	78	- 8.2%	94	86	- 8.5%
Median Sales Price*	\$120,000	\$130,000	+ 8.3%	\$110,000	\$114,500	+ 4.1%
Average Sales Price*	\$143,786	\$165,106	+ 14.8%	\$132,298	\$141,368	+ 6.9%
Percent of List Price Received*	96.8%	97.2%	+ 0.4%	96.4%	96.2%	- 0.2%
Inventory of Homes for Sale	1,681	1,433	- 14.8%	—	—	—
Months Supply of Inventory	3.8	3.2	- 15.8%	—	—	—

Condo-Villa Key Metrics	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	61	58	- 4.9%	265	250	- 5.7%
Pending Sales	48	50	+ 4.2%	190	191	+ 0.5%
Closed Sales	43	51	+ 18.6%	181	173	- 4.4%
Days on Market Until Sale	67	71	+ 6.0%	91	93	+ 2.2%
Median Sales Price*	\$128,000	\$143,000	+ 11.7%	\$132,000	\$160,000	+ 21.2%
Average Sales Price*	\$136,822	\$156,426	+ 14.3%	\$144,800	\$163,864	+ 13.2%
Percent of List Price Received*	96.6%	97.8%	+ 1.2%	95.6%	97.1%	+ 1.6%
Inventory of Homes for Sale	143	134	- 6.3%	—	—	—
Months Supply of Inventory	3.8	3.3	- 13.2%	—	—	—

* 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 2019

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Wood County

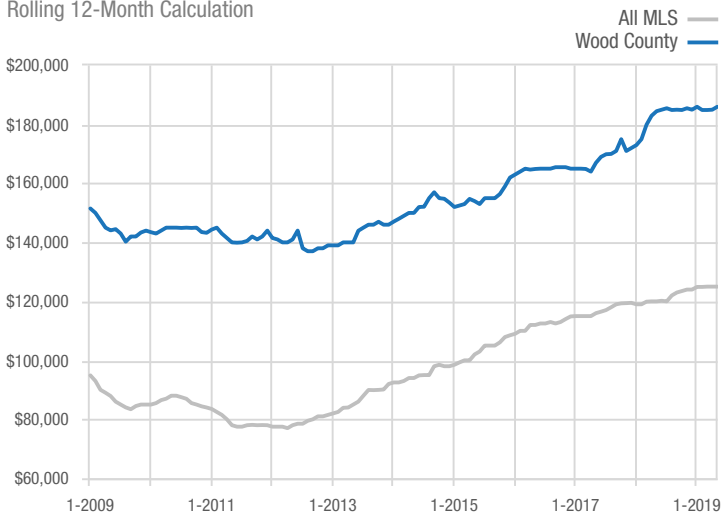
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	176	169	- 4.0%	697	683	- 2.0%
Pending Sales	140	137	- 2.1%	515	499	- 3.1%
Closed Sales	142	138	- 2.8%	484	468	- 3.3%
Days on Market Until Sale	97	70	- 27.8%	100	90	- 10.0%
Median Sales Price*	\$200,000	\$215,000	+ 7.5%	\$194,950	\$194,950	0.0%
Average Sales Price*	\$225,036	\$230,606	+ 2.5%	\$215,144	\$220,736	+ 2.6%
Percent of List Price Received*	98.5%	99.8%	+ 1.3%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	376	367	- 2.4%	—	—	—
Months Supply of Inventory	3.4	3.4	0.0%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	10	14	+ 40.0%	52	63	+ 21.2%
Pending Sales	17	12	- 29.4%	57	49	- 14.0%
Closed Sales	18	13	- 27.8%	55	46	- 16.4%
Days on Market Until Sale	100	49	- 51.0%	79	70	- 11.4%
Median Sales Price*	\$171,950	\$167,000	- 2.9%	\$172,750	\$194,000	+ 12.3%
Average Sales Price*	\$199,058	\$173,123	- 13.0%	\$186,080	\$197,378	+ 6.1%
Percent of List Price Received*	98.8%	95.7%	- 3.1%	97.8%	96.3%	- 1.5%
Inventory of Homes for Sale	15	29	+ 93.3%	—	—	—
Months Supply of Inventory	1.5	3.3	+ 120.0%	—	—	—

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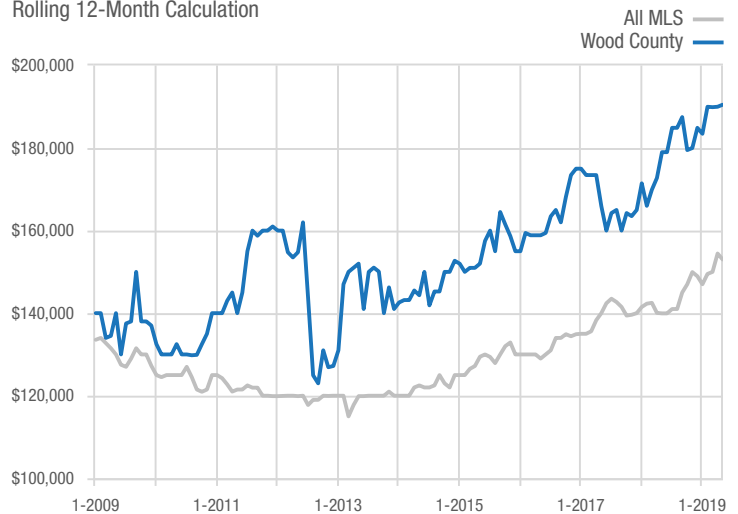
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

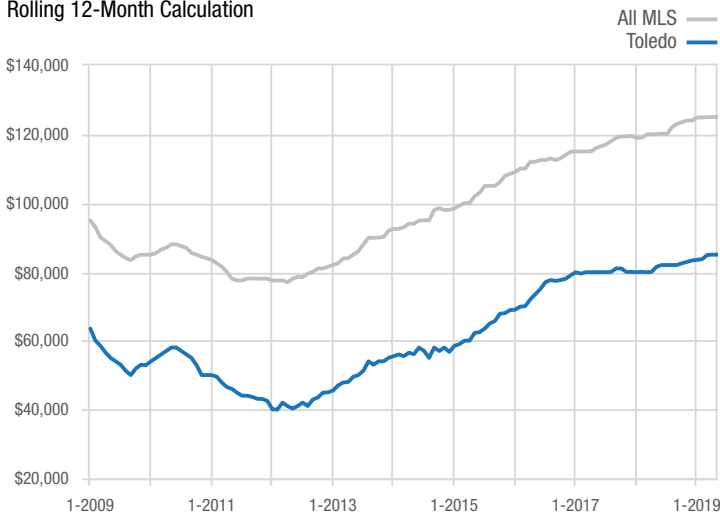
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	509	421	- 17.3%	2,015	1,832	- 9.1%
Pending Sales	389	388	- 0.3%	1,480	1,430	- 3.4%
Closed Sales	403	373	- 7.4%	1,419	1,370	- 3.5%
Days on Market Until Sale	82	78	- 4.9%	92	85	- 7.6%
Median Sales Price*	\$94,375	\$96,500	+ 2.3%	\$79,900	\$85,000	+ 6.4%
Average Sales Price*	\$106,722	\$116,079	+ 8.8%	\$94,424	\$99,974	+ 5.9%
Percent of List Price Received*	95.6%	96.1%	+ 0.5%	95.5%	95.2%	- 0.3%
Inventory of Homes for Sale	1,108	880	- 20.6%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	39	25	- 35.9%	143	144	+ 0.7%
Pending Sales	31	24	- 22.6%	108	104	- 3.7%
Closed Sales	26	29	+ 11.5%	99	96	- 3.0%
Days on Market Until Sale	62	81	+ 30.6%	87	92	+ 5.7%
Median Sales Price*	\$91,750	\$121,000	+ 31.9%	\$100,000	\$111,200	+ 11.2%
Average Sales Price*	\$107,533	\$123,302	+ 14.7%	\$114,889	\$127,013	+ 10.6%
Percent of List Price Received*	95.7%	97.2%	+ 1.6%	95.1%	96.8%	+ 1.8%
Inventory of Homes for Sale	80	82	+ 2.5%	—	—	—
Months Supply of Inventory	3.8	3.6	- 5.3%	—	—	—

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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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Bowling Green

MLS Area 55: 43402

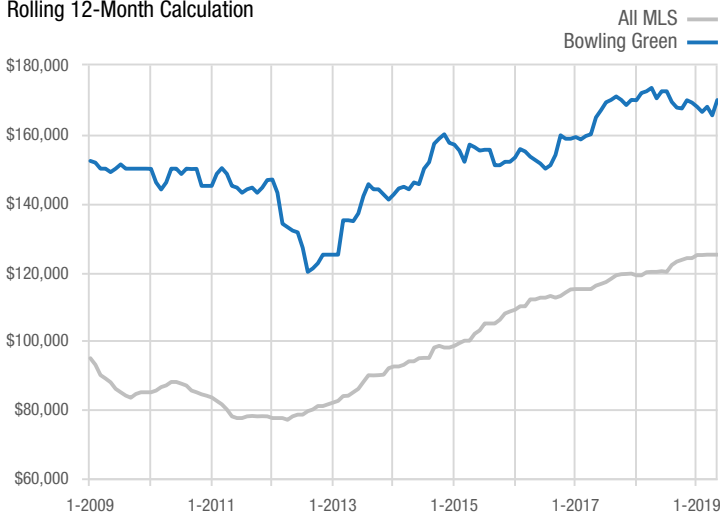
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	22	30	+ 36.4%	123	102	- 17.1%
Pending Sales	20	22	+ 10.0%	94	76	- 19.1%
Closed Sales	21	24	+ 14.3%	90	74	- 17.8%
Days on Market Until Sale	98	60	- 38.8%	94	83	- 11.7%
Median Sales Price*	\$151,400	\$190,250	+ 25.7%	\$172,750	\$179,950	+ 4.2%
Average Sales Price*	\$193,163	\$204,725	+ 6.0%	\$190,177	\$194,405	+ 2.2%
Percent of List Price Received*	96.7%	98.8%	+ 2.2%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	58	53	- 8.6%	—	—	—
Months Supply of Inventory	3.2	3.0	- 6.3%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	3	5	+ 66.7%	9	9	0.0%
Pending Sales	4	3	- 25.0%	10	5	- 50.0%
Closed Sales	3	4	+ 33.3%	9	5	- 44.4%
Days on Market Until Sale	23	15	- 34.8%	30	43	+ 43.3%
Median Sales Price*	\$184,900	\$127,400	- 31.1%	\$184,900	\$134,900	- 27.0%
Average Sales Price*	\$193,267	\$126,950	- 34.3%	\$222,496	\$163,540	- 26.5%
Percent of List Price Received*	98.9%	100.4%	+ 1.5%	98.3%	100.3%	+ 2.0%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.9	3.0	+ 233.3%	—	—	—

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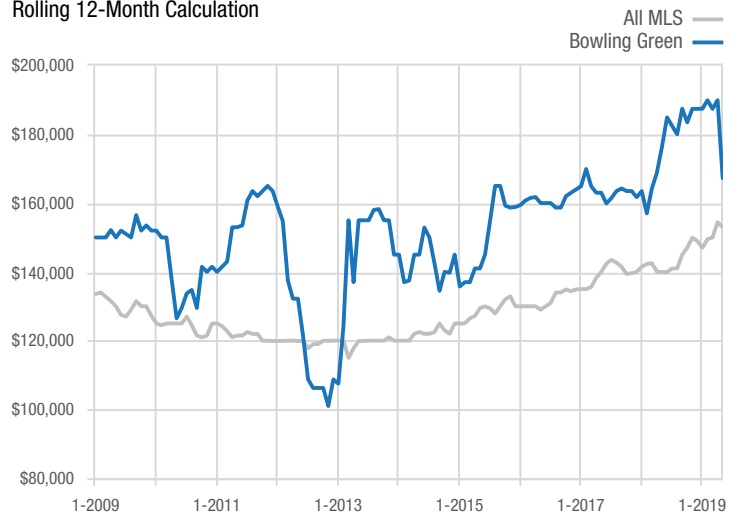
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

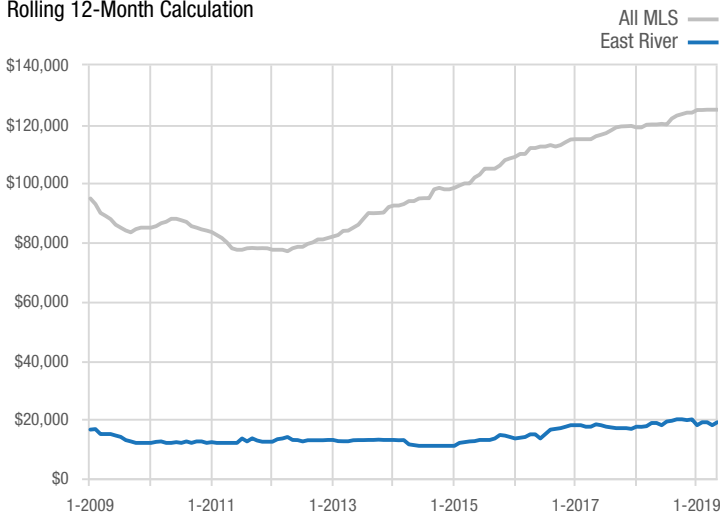
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	30	13	- 56.7%	127	89	- 29.9%
Pending Sales	15	15	0.0%	90	72	- 20.0%
Closed Sales	14	13	- 7.1%	85	73	- 14.1%
Days on Market Until Sale	100	103	+ 3.0%	84	82	- 2.4%
Median Sales Price*	\$24,000	\$30,250	+ 26.0%	\$20,310	\$19,000	- 6.5%
Average Sales Price*	\$32,600	\$33,054	+ 1.4%	\$24,987	\$24,162	- 3.3%
Percent of List Price Received*	92.5%	91.6%	- 1.0%	91.5%	89.3%	- 2.4%
Inventory of Homes for Sale	68	44	- 35.3%	—	—	—
Months Supply of Inventory	4.0	2.7	- 32.5%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
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	—	—	—	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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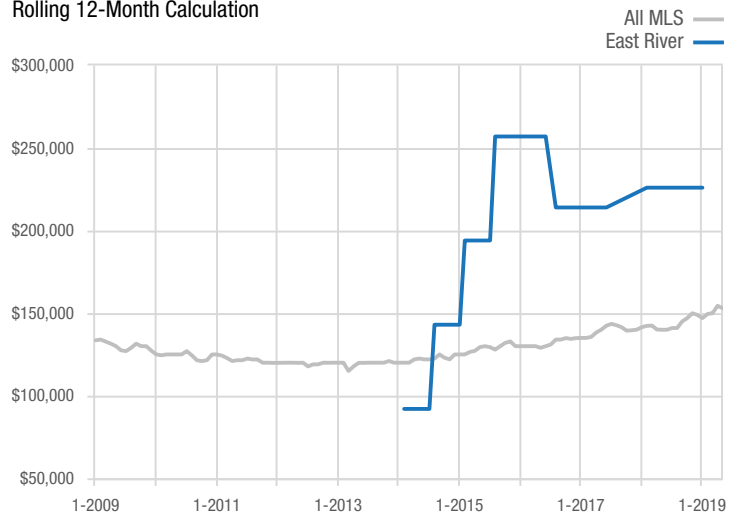
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

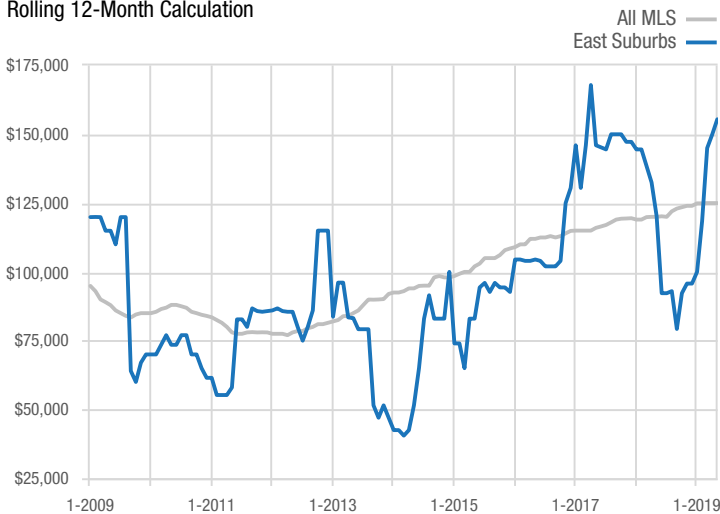
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	3	2	- 33.3%	10	4	- 60.0%
Pending Sales	1	1	0.0%	14	5	- 64.3%
Closed Sales	1	1	0.0%	13	5	- 61.5%
Days on Market Until Sale	462	50	- 89.2%	153	76	- 50.3%
Median Sales Price*	\$50,000	\$193,000	+ 286.0%	\$40,000	\$193,000	+ 382.5%
Average Sales Price*	\$50,000	\$193,000	+ 286.0%	\$73,715	\$183,000	+ 148.3%
Percent of List Price Received*	83.5%	101.6%	+ 21.7%	85.8%	93.9%	+ 9.4%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	3.4	2.3	- 32.4%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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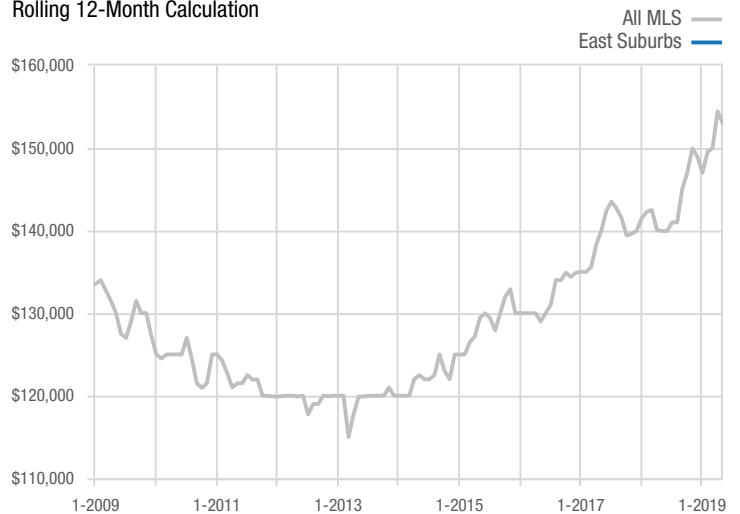
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

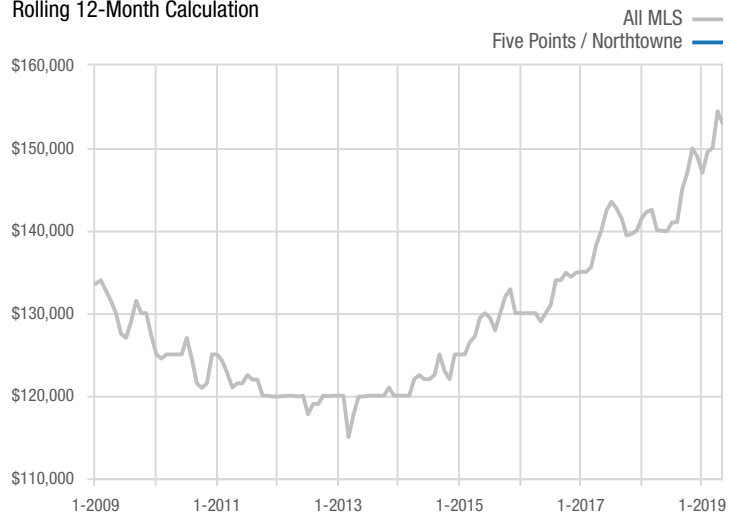
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	50	51	+ 2.0%	215	202	- 6.0%
Pending Sales	46	43	- 6.5%	175	182	+ 4.0%
Closed Sales	41	43	+ 4.9%	167	173	+ 3.6%
Days on Market Until Sale	80	65	- 18.8%	98	90	- 8.2%
Median Sales Price*	\$59,675	\$66,500	+ 11.4%	\$54,000	\$57,750	+ 6.9%
Average Sales Price*	\$58,349	\$66,951	+ 14.7%	\$55,619	\$60,981	+ 9.6%
Percent of List Price Received*	93.5%	96.7%	+ 3.4%	95.9%	94.3%	- 1.7%
Inventory of Homes for Sale	120	80	- 33.3%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% 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 - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

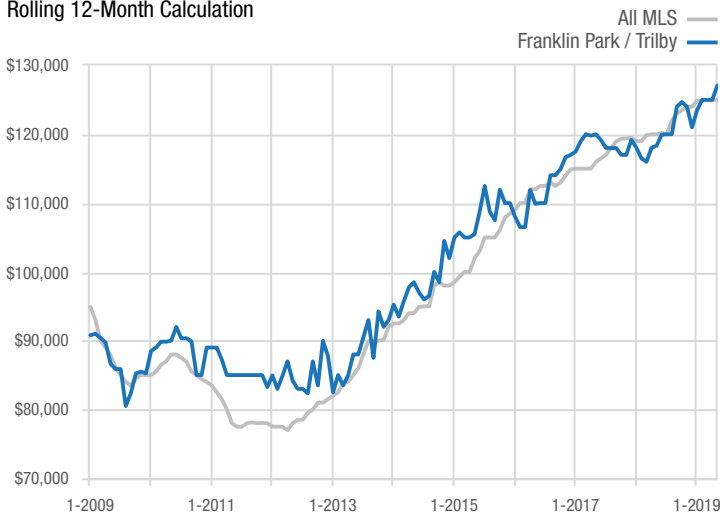
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	37	25	- 32.4%	154	118	- 23.4%
Pending Sales	29	23	- 20.7%	115	95	- 17.4%
Closed Sales	29	21	- 27.6%	104	89	- 14.4%
Days on Market Until Sale	67	76	+ 13.4%	91	89	- 2.2%
Median Sales Price*	\$120,000	\$136,500	+ 13.8%	\$116,000	\$129,000	+ 11.2%
Average Sales Price*	\$133,554	\$181,117	+ 35.6%	\$138,173	\$161,627	+ 17.0%
Percent of List Price Received*	95.6%	97.0%	+ 1.5%	95.4%	97.8%	+ 2.5%
Inventory of Homes for Sale	76	48	- 36.8%	—	—	—
Months Supply of Inventory	3.4	2.3	- 32.4%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	4	2	- 50.0%	10	11	+ 10.0%
Pending Sales	2	2	0.0%	6	9	+ 50.0%
Closed Sales	2	2	0.0%	6	8	+ 33.3%
Days on Market Until Sale	16	72	+ 350.0%	23	56	+ 143.5%
Median Sales Price*	\$100,350	\$96,500	- 3.8%	\$102,600	\$94,350	- 8.0%
Average Sales Price*	\$100,350	\$96,500	- 3.8%	\$127,200	\$105,438	- 17.1%
Percent of List Price Received*	100.1%	98.3%	- 1.8%	97.6%	100.4%	+ 2.9%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

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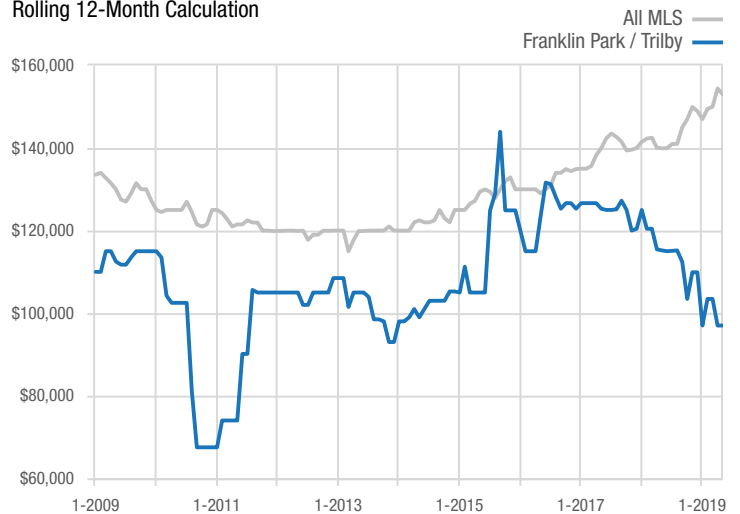
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2019

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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

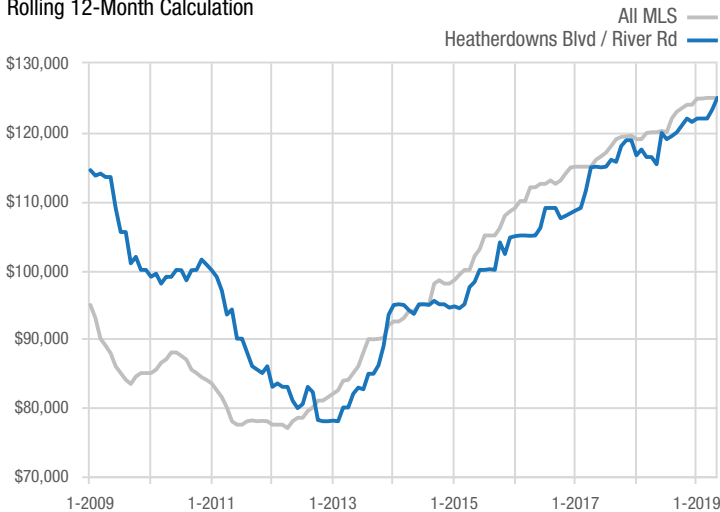
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	66	50	- 24.2%	253	199	- 21.3%
Pending Sales	52	53	+ 1.9%	196	162	- 17.3%
Closed Sales	50	47	- 6.0%	177	148	- 16.4%
Days on Market Until Sale	93	75	- 19.4%	92	83	- 9.8%
Median Sales Price*	\$117,000	\$125,000	+ 6.8%	\$115,750	\$125,000	+ 8.0%
Average Sales Price*	\$122,864	\$132,531	+ 7.9%	\$120,964	\$128,903	+ 6.6%
Percent of List Price Received*	95.3%	98.6%	+ 3.5%	96.6%	98.4%	+ 1.9%
Inventory of Homes for Sale	119	96	- 19.3%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	2	5	+ 150.0%	28	30	+ 7.1%
Pending Sales	8	3	- 62.5%	27	16	- 40.7%
Closed Sales	7	6	- 14.3%	23	14	- 39.1%
Days on Market Until Sale	50	107	+ 114.0%	62	97	+ 56.5%
Median Sales Price*	\$51,000	\$98,650	+ 93.4%	\$80,000	\$91,250	+ 14.1%
Average Sales Price*	\$65,964	\$99,217	+ 50.4%	\$96,985	\$84,729	- 12.6%
Percent of List Price Received*	95.6%	98.5%	+ 3.0%	94.5%	95.4%	+ 1.0%
Inventory of Homes for Sale	8	23	+ 187.5%	—	—	—
Months Supply of Inventory	1.6	5.6	+ 250.0%	—	—	—

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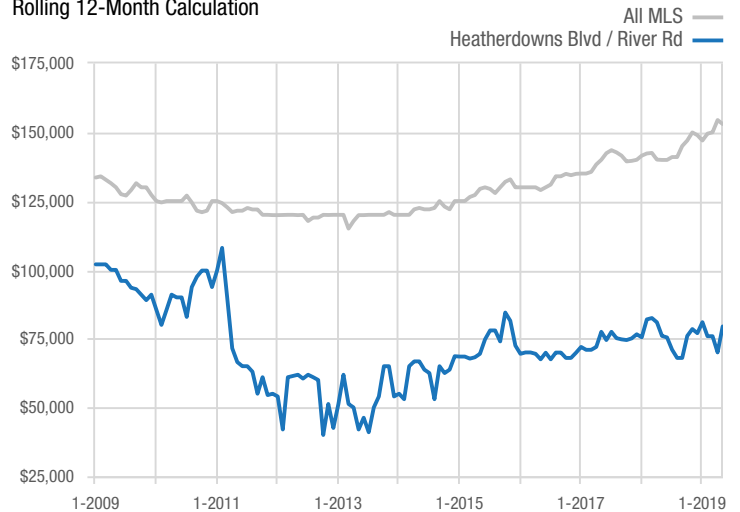
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

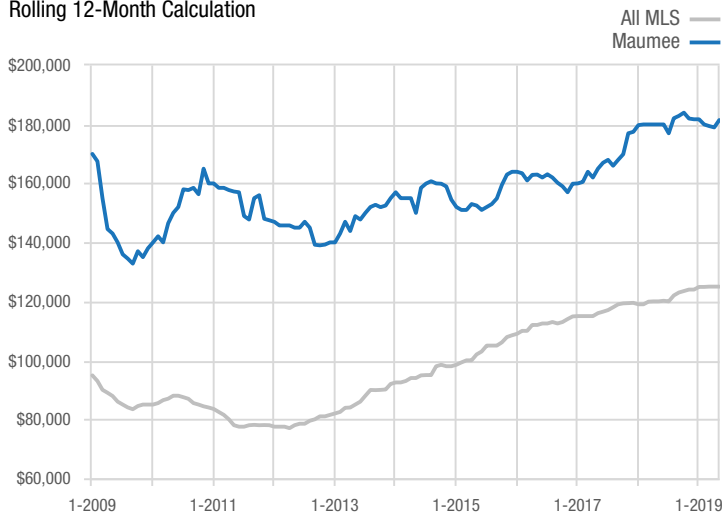
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	47	47	0.0%	222	240	+ 8.1%
Pending Sales	45	47	+ 4.4%	159	174	+ 9.4%
Closed Sales	41	47	+ 14.6%	153	158	+ 3.3%
Days on Market Until Sale	85	73	- 14.1%	89	76	- 14.6%
Median Sales Price*	\$182,900	\$205,000	+ 12.1%	\$180,000	\$179,950	0.0%
Average Sales Price*	\$212,360	\$246,864	+ 16.2%	\$209,607	\$217,659	+ 3.8%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	112	112	0.0%	—	—	—
Months Supply of Inventory	3.4	3.3	- 2.9%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	11	6	- 45.5%	31	27	- 12.9%
Pending Sales	5	8	+ 60.0%	19	27	+ 42.1%
Closed Sales	6	7	+ 16.7%	18	23	+ 27.8%
Days on Market Until Sale	72	39	- 45.8%	74	67	- 9.5%
Median Sales Price*	\$158,750	\$143,000	- 9.9%	\$163,750	\$186,000	+ 13.6%
Average Sales Price*	\$182,583	\$205,699	+ 12.7%	\$210,289	\$218,821	+ 4.1%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	97.2%	98.0%	+ 0.8%
Inventory of Homes for Sale	16	9	- 43.8%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

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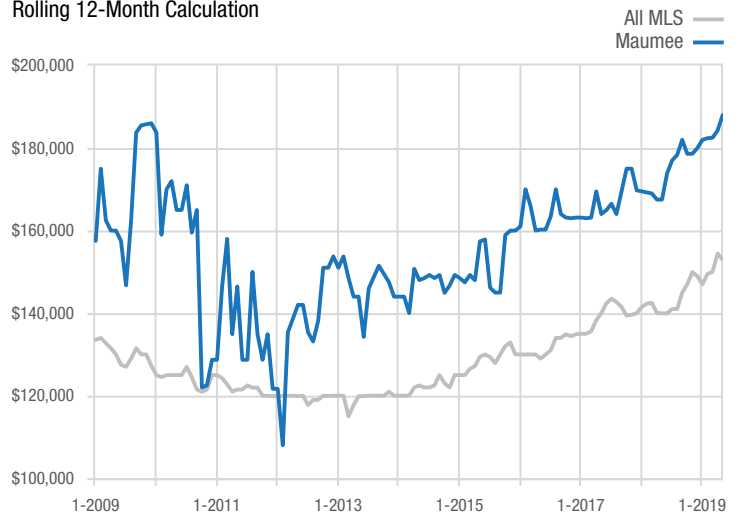
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

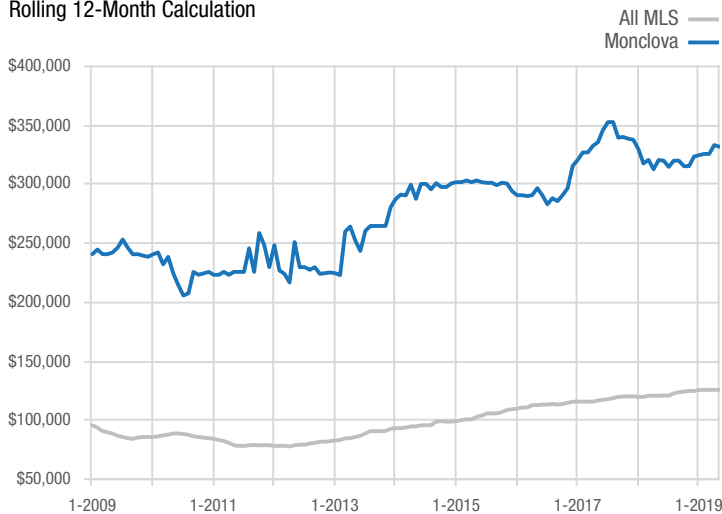
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	14	7	- 50.0%	49	41	- 16.3%
Pending Sales	6	9	+ 50.0%	24	29	+ 20.8%
Closed Sales	6	11	+ 83.3%	22	28	+ 27.3%
Days on Market Until Sale	128	106	- 17.2%	149	109	- 26.8%
Median Sales Price*	\$336,253	\$358,000	+ 6.5%	\$314,875	\$358,000	+ 13.7%
Average Sales Price*	\$387,626	\$385,988	- 0.4%	\$331,306	\$380,849	+ 15.0%
Percent of List Price Received*	99.5%	96.7%	- 2.8%	97.8%	97.2%	- 0.6%
Inventory of Homes for Sale	36	27	- 25.0%	—	—	—
Months Supply of Inventory	6.3	4.4	- 30.2%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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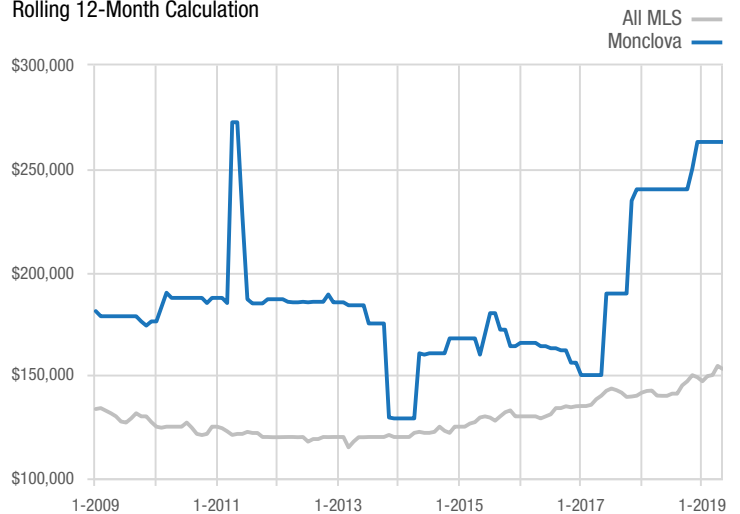
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwest Ohio Housing Market

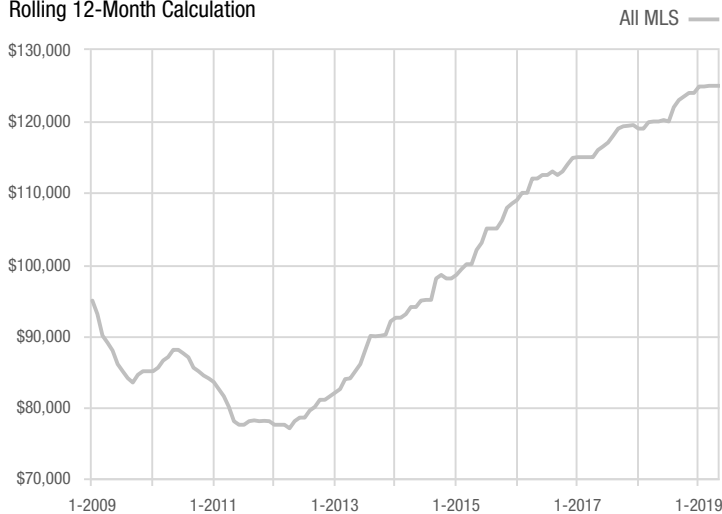
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	1,202	1,075	- 10.6%	4,802	4,615	- 3.9%
Pending Sales	946	929	- 1.8%	3,553	3,448	- 3.0%
Closed Sales	938	941	+ 0.3%	3,383	3,280	- 3.0%
Days on Market Until Sale	90	79	- 12.2%	98	89	- 9.2%
Median Sales Price*	\$131,125	\$139,900	+ 6.7%	\$119,000	\$124,000	+ 4.2%
Average Sales Price*	\$153,846	\$171,748	+ 11.6%	\$142,058	\$151,719	+ 6.8%
Percent of List Price Received*	97.2%	97.7%	+ 0.5%	96.5%	96.5%	0.0%
Inventory of Homes for Sale	2,737	2,472	- 9.7%	—	—	—
Months Supply of Inventory	3.8	3.4	- 10.5%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	79	89	+ 12.7%	360	385	+ 6.9%
Pending Sales	75	67	- 10.7%	280	276	- 1.4%
Closed Sales	68	72	+ 5.9%	265	255	- 3.8%
Days on Market Until Sale	80	65	- 18.8%	94	86	- 8.5%
Median Sales Price*	\$147,500	\$145,250	- 1.5%	\$140,123	\$155,500	+ 11.0%
Average Sales Price*	\$151,550	\$156,767	+ 3.4%	\$153,181	\$164,006	+ 7.1%
Percent of List Price Received*	97.2%	97.6%	+ 0.4%	96.0%	96.8%	+ 0.8%
Inventory of Homes for Sale	204	218	+ 6.9%	—	—	—
Months Supply of Inventory	3.7	3.8	+ 2.7%	—	—	—

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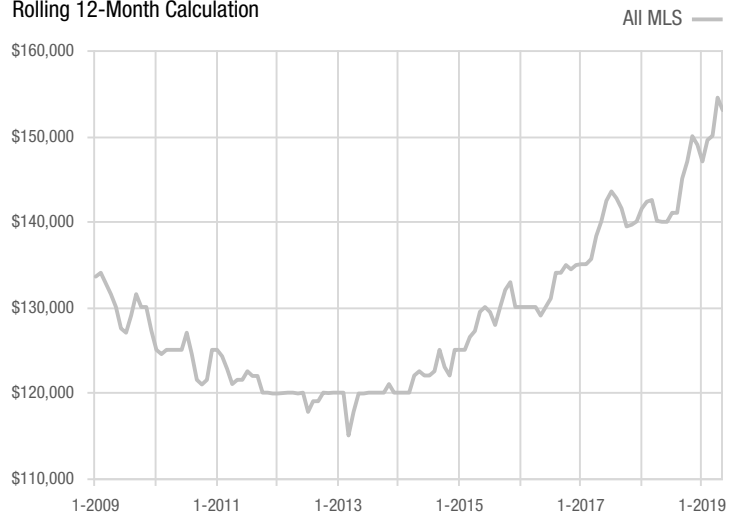
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

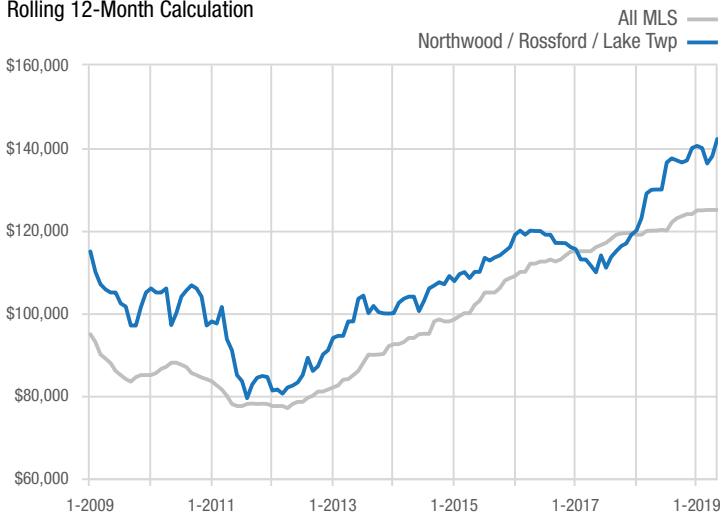
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	43	34	- 20.9%	123	126	+ 2.4%
Pending Sales	26	31	+ 19.2%	95	109	+ 14.7%
Closed Sales	26	29	+ 11.5%	91	111	+ 22.0%
Days on Market Until Sale	115	63	- 45.2%	106	91	- 14.2%
Median Sales Price*	\$126,900	\$174,000	+ 37.1%	\$141,045	\$145,450	+ 3.1%
Average Sales Price*	\$142,320	\$177,304	+ 24.6%	\$139,302	\$159,028	+ 14.2%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	97.2%	98.4%	+ 1.2%
Inventory of Homes for Sale	68	66	- 2.9%	—	—	—
Months Supply of Inventory	3.0	2.7	- 10.0%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	0	2	—	3	8	+ 166.7%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	66	—	—	114	63	- 44.7%
Median Sales Price*	\$164,900	—	—	\$48,000	\$200,500	+ 317.7%
Average Sales Price*	\$164,900	—	—	\$75,225	\$176,125	+ 134.1%
Percent of List Price Received*	97.1%	—	—	95.8%	97.4%	+ 1.7%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

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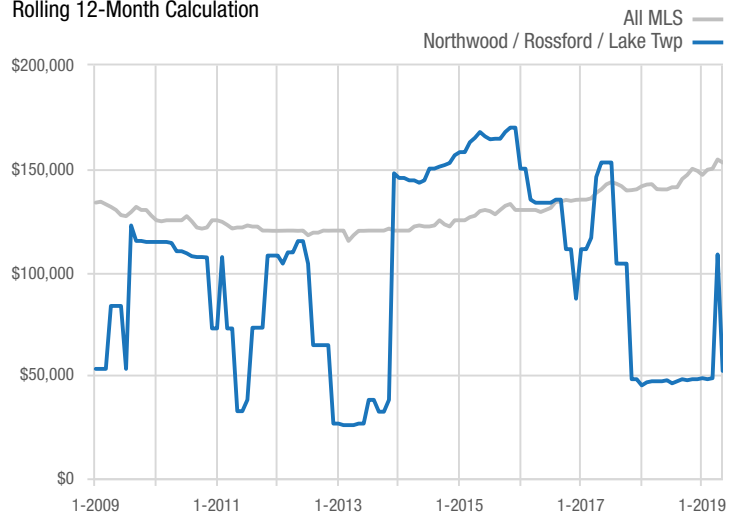
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

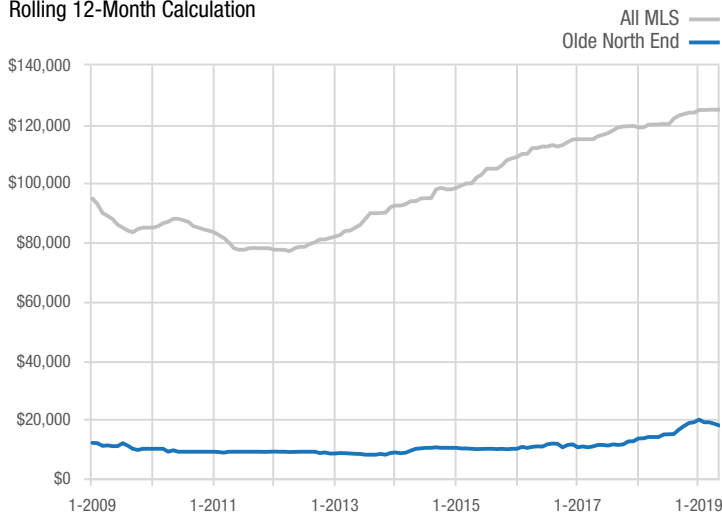
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	13	4	- 69.2%	50	84	+ 68.0%
Pending Sales	8	12	+ 50.0%	31	47	+ 51.6%
Closed Sales	5	8	+ 60.0%	32	43	+ 34.4%
Days on Market Until Sale	46	53	+ 15.2%	95	65	- 31.6%
Median Sales Price*	\$21,950	\$17,500	- 20.3%	\$19,000	\$14,000	- 26.3%
Average Sales Price*	\$23,475	\$24,378	+ 3.8%	\$26,117	\$18,919	- 27.6%
Percent of List Price Received*	115.4%	88.4%	- 23.4%	96.9%	87.7%	- 9.5%
Inventory of Homes for Sale	34	37	+ 8.8%	—	—	—
Months Supply of Inventory	3.7	4.0	+ 8.1%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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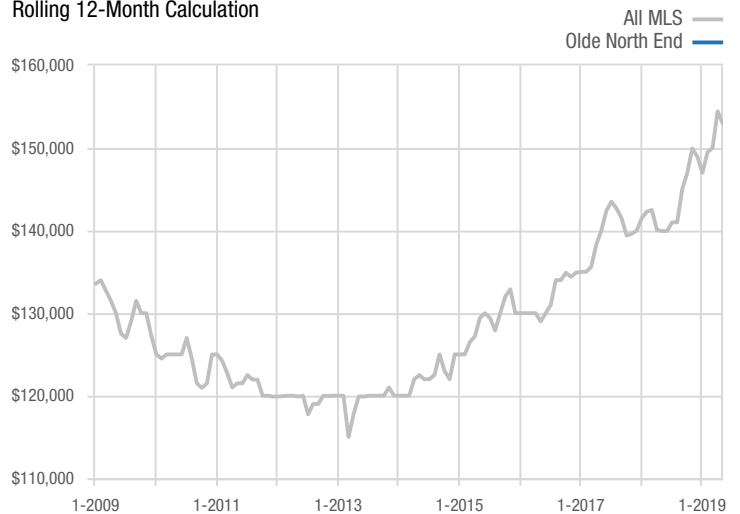
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

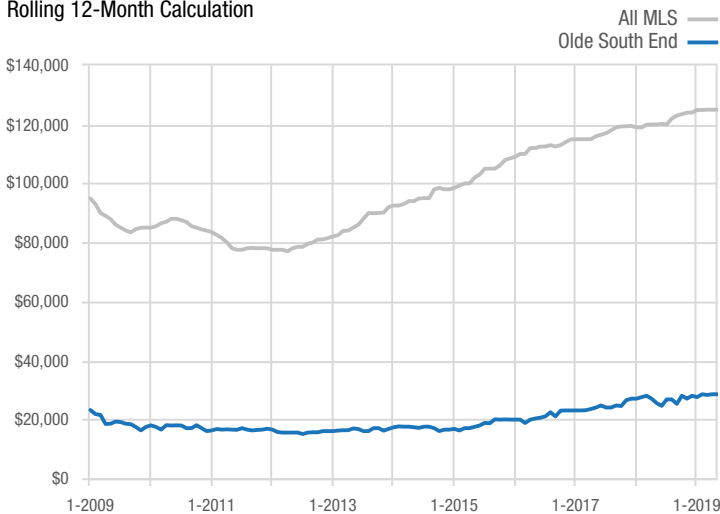
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	32	30	- 6.3%	133	126	- 5.3%
Pending Sales	25	26	+ 4.0%	81	86	+ 6.2%
Closed Sales	31	24	- 22.6%	78	90	+ 15.4%
Days on Market Until Sale	91	51	- 44.0%	87	65	- 25.3%
Median Sales Price*	\$25,000	\$28,700	+ 14.8%	\$22,150	\$27,500	+ 24.2%
Average Sales Price*	\$29,448	\$33,759	+ 14.6%	\$28,735	\$31,955	+ 11.2%
Percent of List Price Received*	86.6%	88.4%	+ 2.1%	89.2%	91.9%	+ 3.0%
Inventory of Homes for Sale	84	57	- 32.1%	—	—	—
Months Supply of Inventory	5.7	2.9	- 49.1%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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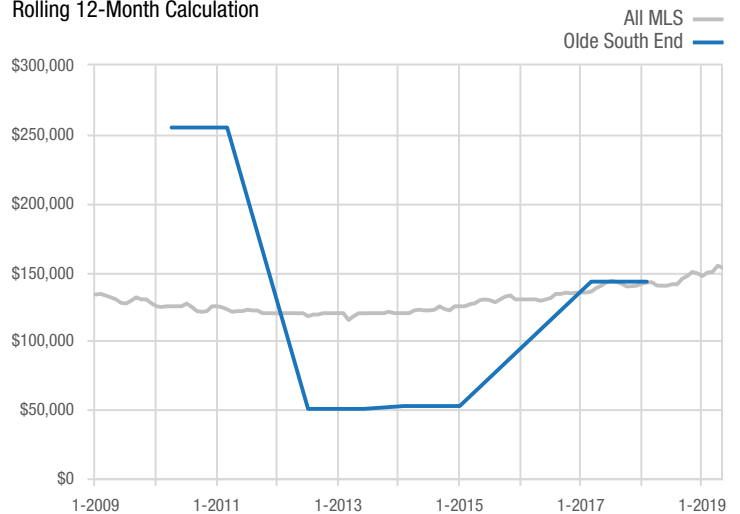
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde West End

MLS Area 18: 43610 and 43620

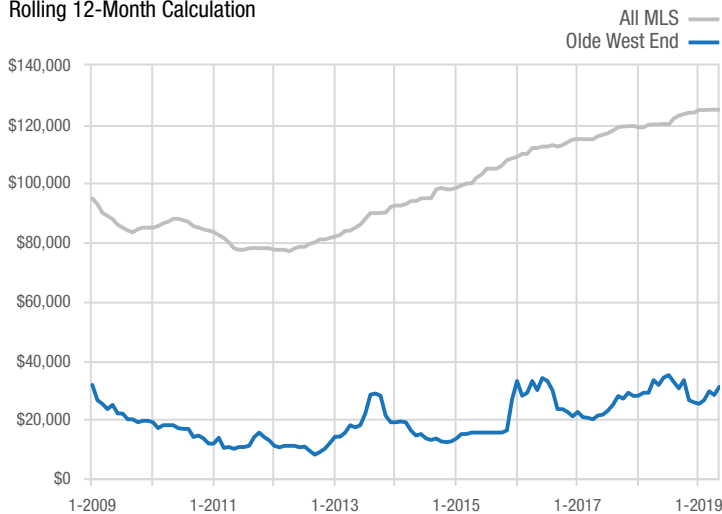
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	11	6	- 45.5%	26	33	+ 26.9%
Pending Sales	1	4	+ 300.0%	17	19	+ 11.8%
Closed Sales	1	3	+ 200.0%	19	17	- 10.5%
Days on Market Until Sale	79	160	+ 102.5%	85	110	+ 29.4%
Median Sales Price*	—	\$68,000	—	\$29,000	\$36,750	+ 26.7%
Average Sales Price*	—	\$67,417	—	\$67,983	\$65,696	- 3.4%
Percent of List Price Received*	—	99.2%	—	91.9%	91.0%	- 1.0%
Inventory of Homes for Sale	19	26	+ 36.8%	—	—	—
Months Supply of Inventory	4.6	6.2	+ 34.8%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	27	123	+ 355.6%	66	119	+ 80.3%
Median Sales Price*	\$65,500	\$78,000	+ 19.1%	\$49,784	\$78,000	+ 56.7%
Average Sales Price*	\$65,500	\$78,000	+ 19.1%	\$51,642	\$72,000	+ 39.4%
Percent of List Price Received*	82.0%	86.7%	+ 5.7%	95.6%	88.3%	- 7.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

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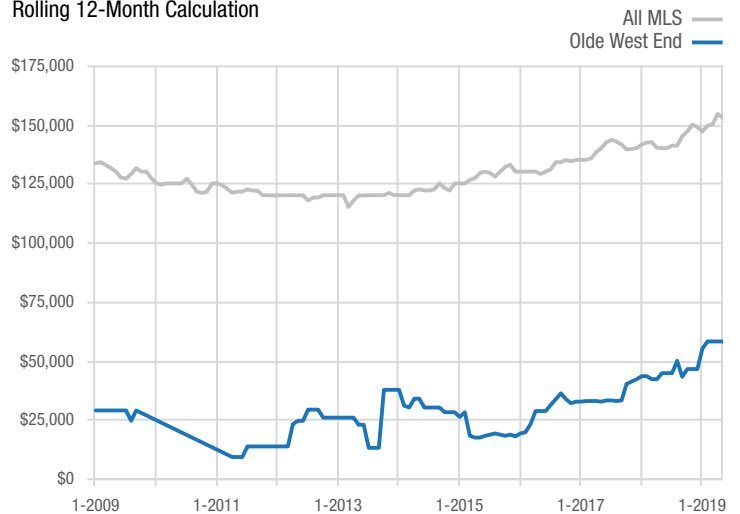
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

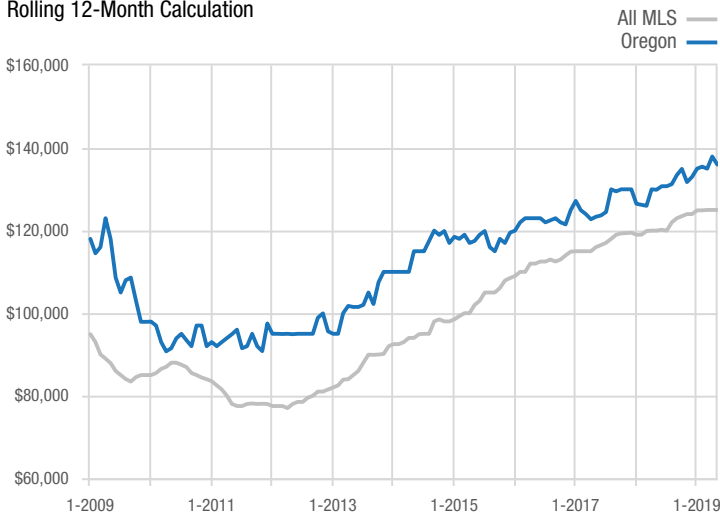
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	35	23	- 34.3%	147	117	- 20.4%
Pending Sales	29	25	- 13.8%	107	93	- 13.1%
Closed Sales	25	27	+ 8.0%	96	88	- 8.3%
Days on Market Until Sale	93	66	- 29.0%	91	89	- 2.2%
Median Sales Price*	\$138,500	\$133,950	- 3.3%	\$128,950	\$135,085	+ 4.8%
Average Sales Price*	\$153,896	\$137,653	- 10.6%	\$138,375	\$154,305	+ 11.5%
Percent of List Price Received*	98.5%	98.5%	0.0%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	74	70	- 5.4%	—	—	—
Months Supply of Inventory	3.7	3.6	- 2.7%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	0	2	—	3	3	0.0%
Pending Sales	0	1	—	2	1	- 50.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	34	—	—
Median Sales Price*	—	—	—	\$170,500	—	—
Average Sales Price*	—	—	—	\$170,500	—	—
Percent of List Price Received*	—	—	—	99.5%	—	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

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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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Local Market Update – May 2019

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Ottawa Hills

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

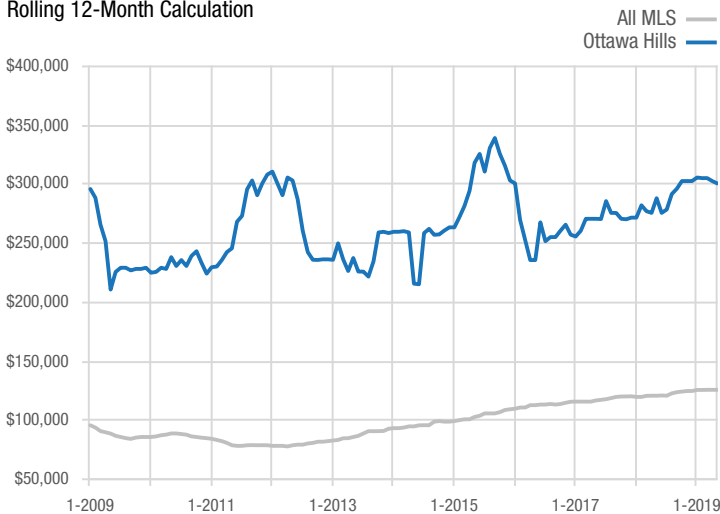
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	22	23	+ 4.5%	84	74	- 11.9%
Pending Sales	9	14	+ 55.6%	38	37	- 2.6%
Closed Sales	17	14	- 17.6%	39	35	- 10.3%
Days on Market Until Sale	85	91	+ 7.1%	102	110	+ 7.8%
Median Sales Price*	\$313,000	\$367,000	+ 17.3%	\$305,000	\$300,000	- 1.6%
Average Sales Price*	\$312,750	\$363,092	+ 16.1%	\$305,791	\$352,777	+ 15.4%
Percent of List Price Received*	98.0%	97.8%	- 0.2%	97.4%	96.4%	- 1.0%
Inventory of Homes for Sale	67	59	- 11.9%	—	—	—
Months Supply of Inventory	8.5	6.9	- 18.8%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	6	3	- 50.0%	12	10	- 16.7%
Pending Sales	1	0	- 100.0%	4	7	+ 75.0%
Closed Sales	1	1	0.0%	4	6	+ 50.0%
Days on Market Until Sale	151	259	+ 71.5%	144	193	+ 34.0%
Median Sales Price*	\$165,000	\$125,000	- 24.2%	\$79,000	\$82,500	+ 4.4%
Average Sales Price*	\$165,000	\$125,000	- 24.2%	\$96,125	\$87,500	- 9.0%
Percent of List Price Received*	97.1%	98.9%	+ 1.9%	91.2%	98.0%	+ 7.5%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	11.5	4.0	- 65.2%	—	—	—

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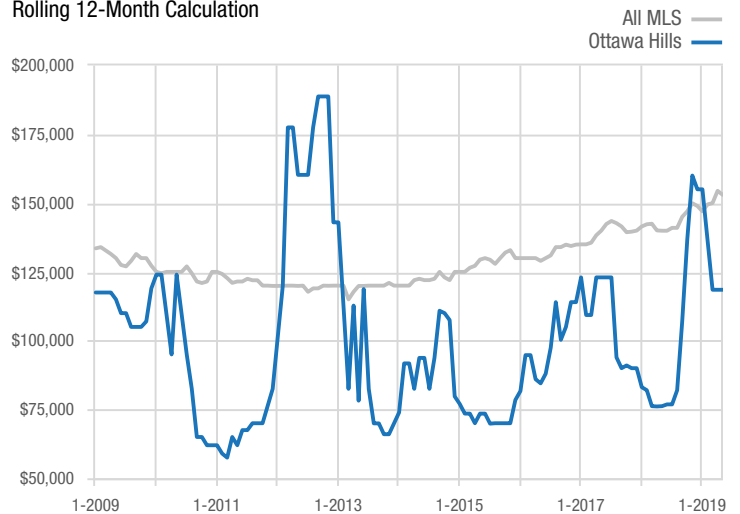
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2019

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

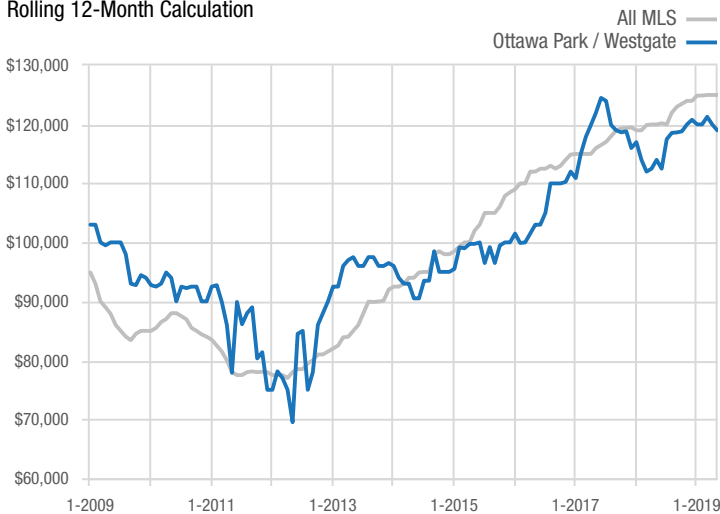
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	46	36	- 21.7%	137	125	- 8.8%
Pending Sales	30	32	+ 6.7%	105	111	+ 5.7%
Closed Sales	34	27	- 20.6%	99	103	+ 4.0%
Days on Market Until Sale	63	86	+ 36.5%	79	85	+ 7.6%
Median Sales Price*	\$120,300	\$112,000	- 6.9%	\$116,875	\$112,000	- 4.2%
Average Sales Price*	\$120,349	\$112,081	- 6.9%	\$111,816	\$112,384	+ 0.5%
Percent of List Price Received*	96.3%	95.9%	- 0.4%	96.4%	95.9%	- 0.5%
Inventory of Homes for Sale	66	53	- 19.7%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	1	—	5	3	- 40.0%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	0	—	3	3	0.0%
Days on Market Until Sale	—	—	—	54	96	+ 77.8%
Median Sales Price*	—	—	—	\$60,000	\$116,500	+ 94.2%
Average Sales Price*	—	—	—	\$68,000	\$112,167	+ 65.0%
Percent of List Price Received*	—	—	—	90.1%	96.4%	+ 7.0%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

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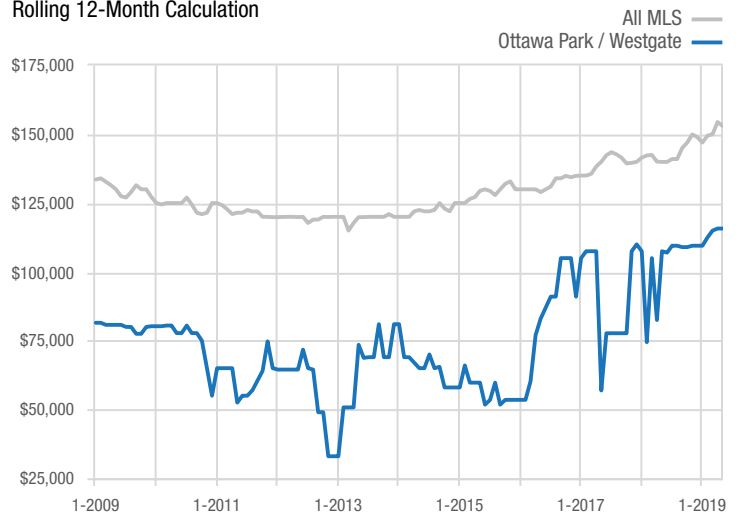
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

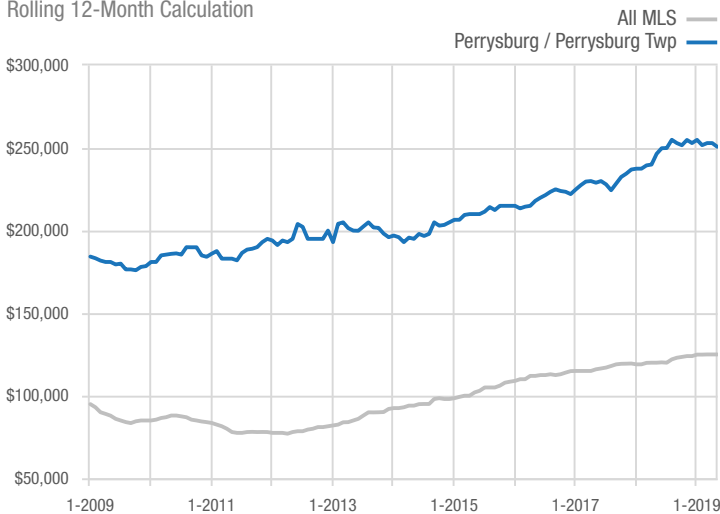
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	78	72	- 7.7%	312	320	+ 2.6%
Pending Sales	69	61	- 11.6%	233	225	- 3.4%
Closed Sales	71	68	- 4.2%	215	205	- 4.7%
Days on Market Until Sale	89	78	- 12.4%	102	95	- 6.9%
Median Sales Price*	\$277,100	\$257,500	- 7.1%	\$255,000	\$251,700	- 1.3%
Average Sales Price*	\$281,072	\$282,342	+ 0.5%	\$279,379	\$286,045	+ 2.4%
Percent of List Price Received*	99.2%	100.3%	+ 1.1%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	174	174	0.0%	—	—	—
Months Supply of Inventory	3.8	3.9	+ 2.6%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	38	43	+ 13.2%
Pending Sales	12	8	- 33.3%	42	38	- 9.5%
Closed Sales	14	8	- 42.9%	41	34	- 17.1%
Days on Market Until Sale	119	70	- 41.2%	89	75	- 15.7%
Median Sales Price*	\$168,850	\$200,500	+ 18.7%	\$179,000	\$197,700	+ 10.4%
Average Sales Price*	\$202,739	\$204,100	+ 0.7%	\$190,378	\$213,005	+ 11.9%
Percent of List Price Received*	98.9%	94.6%	- 4.3%	97.9%	95.9%	- 2.0%
Inventory of Homes for Sale	10	18	+ 80.0%	—	—	—
Months Supply of Inventory	1.3	3.2	+ 146.2%	—	—	—

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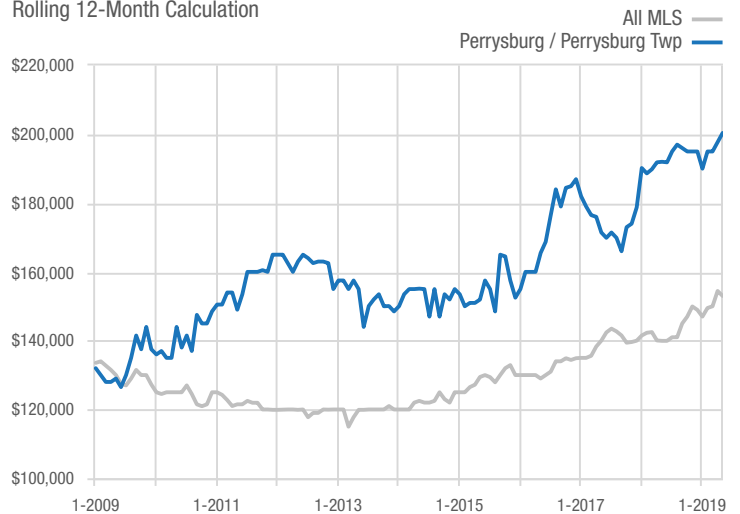
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

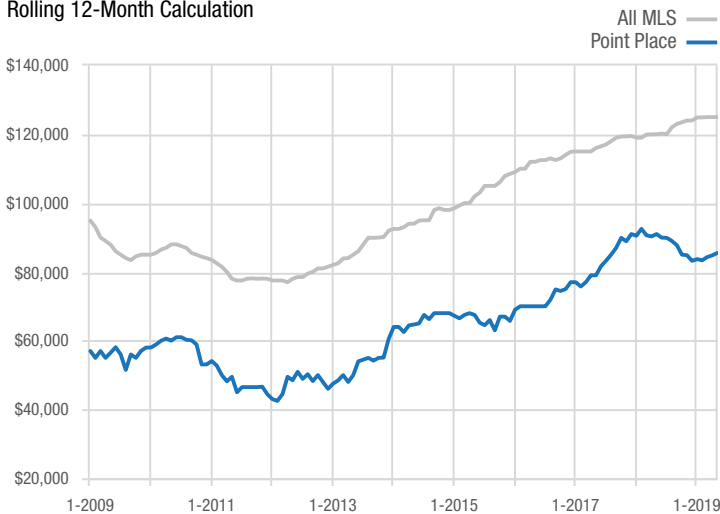
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	32	33	+ 3.1%	131	124	- 5.3%
Pending Sales	26	26	0.0%	93	102	+ 9.7%
Closed Sales	30	23	- 23.3%	94	99	+ 5.3%
Days on Market Until Sale	63	69	+ 9.5%	96	75	- 21.9%
Median Sales Price*	\$83,952	\$95,000	+ 13.2%	\$79,720	\$87,250	+ 9.4%
Average Sales Price*	\$83,808	\$119,650	+ 42.8%	\$84,604	\$90,204	+ 6.6%
Percent of List Price Received*	95.7%	96.9%	+ 1.3%	96.3%	95.4%	- 0.9%
Inventory of Homes for Sale	71	56	- 21.1%	—	—	—
Months Supply of Inventory	3.4	2.5	- 26.5%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	22	—	96	30	- 68.8%
Median Sales Price*	—	\$180,000	—	\$46,000	\$117,000	+ 154.3%
Average Sales Price*	—	\$180,000	—	\$46,000	\$117,000	+ 154.3%
Percent of List Price Received*	—	94.8%	—	92.2%	92.5%	+ 0.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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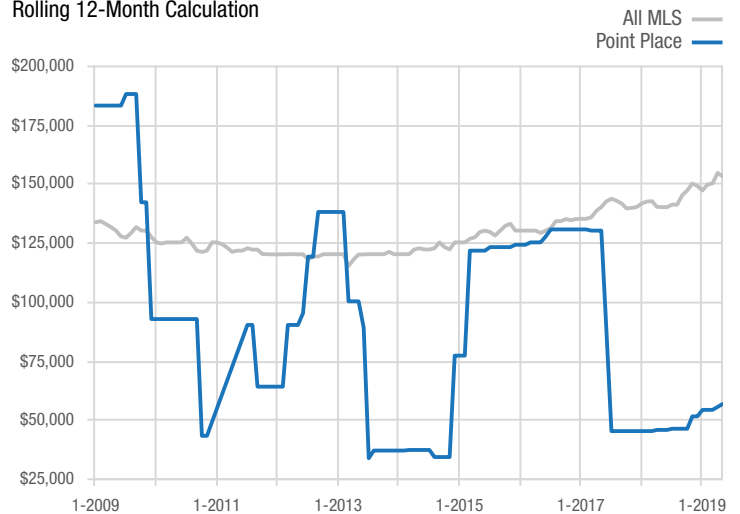
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

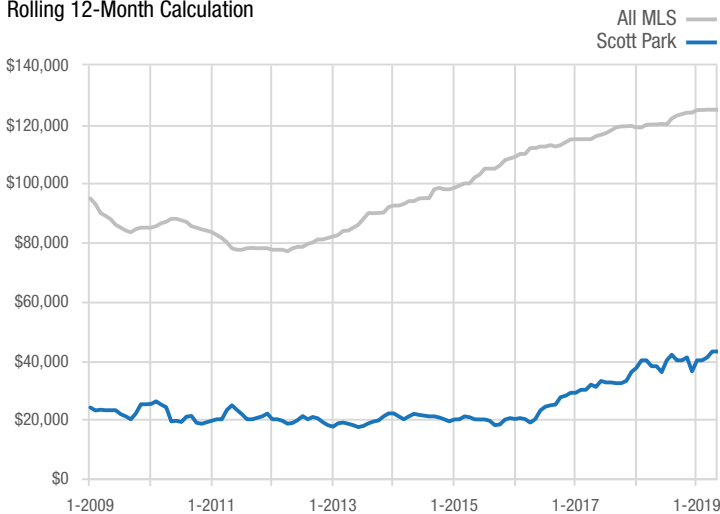
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	23	12	- 47.8%	99	77	- 22.2%
Pending Sales	15	13	- 13.3%	77	74	- 3.9%
Closed Sales	21	14	- 33.3%	75	74	- 1.3%
Days on Market Until Sale	114	82	- 28.1%	88	93	+ 5.7%
Median Sales Price*	\$43,000	\$66,900	+ 55.6%	\$37,500	\$50,000	+ 33.3%
Average Sales Price*	\$52,822	\$67,054	+ 26.9%	\$43,157	\$51,387	+ 19.1%
Percent of List Price Received*	93.6%	89.9%	- 4.0%	91.9%	92.0%	+ 0.1%
Inventory of Homes for Sale	56	40	- 28.6%	—	—	—
Months Supply of Inventory	4.0	2.7	- 32.5%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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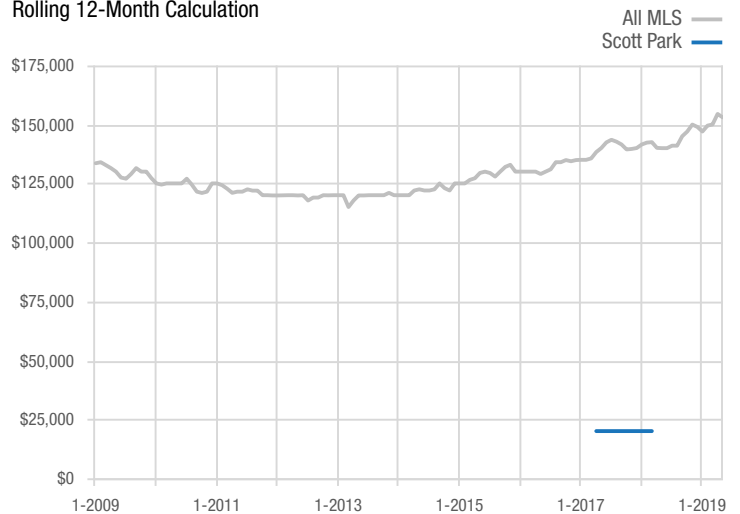
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

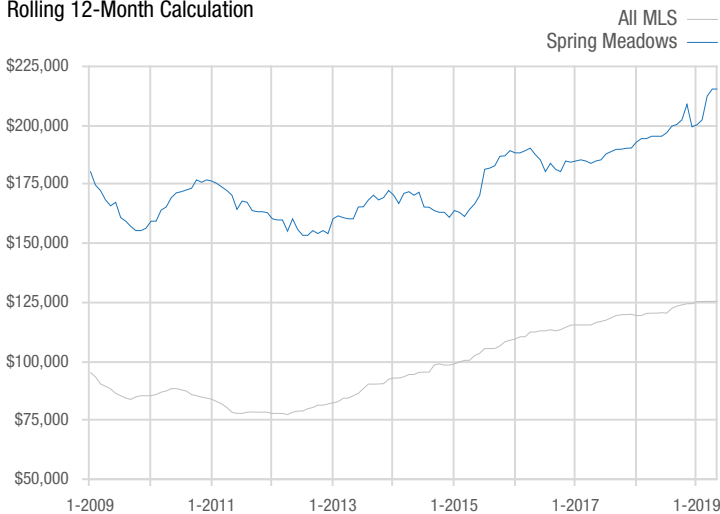
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	34	40	+ 17.6%	143	153	+ 7.0%
Pending Sales	30	40	+ 33.3%	100	108	+ 8.0%
Closed Sales	27	36	+ 33.3%	89	100	+ 12.4%
Days on Market Until Sale	101	77	- 23.8%	98	86	- 12.2%
Median Sales Price*	\$200,000	\$219,750	+ 9.9%	\$190,000	\$223,000	+ 17.4%
Average Sales Price*	\$216,937	\$215,821	- 0.5%	\$194,307	\$213,467	+ 9.9%
Percent of List Price Received*	99.5%	100.5%	+ 1.0%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	82	74	- 9.8%	—	—	—
Months Supply of Inventory	4.0	3.4	- 15.0%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	4	4	0.0%	20	16	- 20.0%
Pending Sales	2	8	+ 300.0%	14	20	+ 42.9%
Closed Sales	3	5	+ 66.7%	14	15	+ 7.1%
Days on Market Until Sale	57	93	+ 63.2%	96	119	+ 24.0%
Median Sales Price*	\$160,000	\$225,000	+ 40.6%	\$220,375	\$220,000	- 0.2%
Average Sales Price*	\$160,833	\$236,740	+ 47.2%	\$210,046	\$222,058	+ 5.7%
Percent of List Price Received*	96.5%	97.5%	+ 1.0%	96.5%	95.9%	- 0.6%
Inventory of Homes for Sale	15	6	- 60.0%	—	—	—
Months Supply of Inventory	6.1	1.7	- 72.1%	—	—	—

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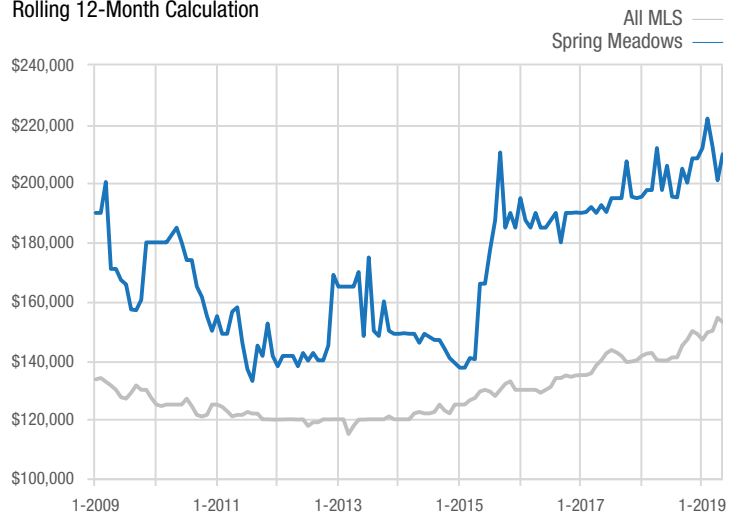
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Swanton / Airport

MLS Area 04: 43558 in Fulton and Lucas Counties

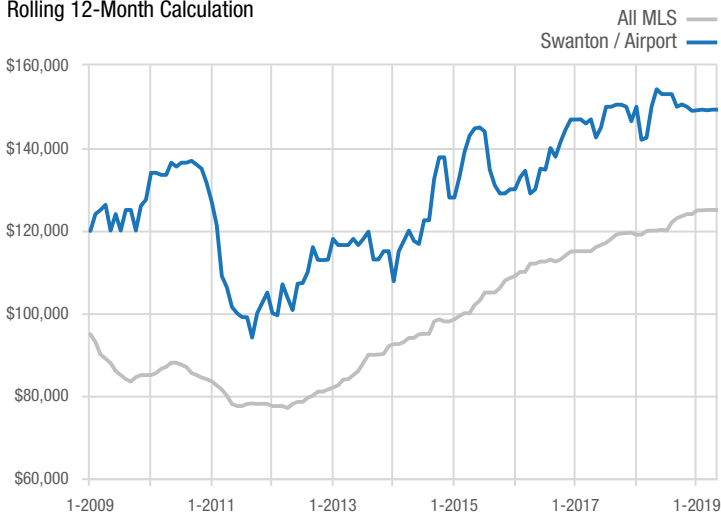
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	20	17	- 15.0%	74	55	- 25.7%
Pending Sales	12	4	- 66.7%	52	28	- 46.2%
Closed Sales	14	6	- 57.1%	51	29	- 43.1%
Days on Market Until Sale	64	81	+ 26.6%	99	93	- 6.1%
Median Sales Price*	\$154,000	\$196,550	+ 27.6%	\$154,000	\$183,100	+ 18.9%
Average Sales Price*	\$203,143	\$237,567	+ 16.9%	\$173,818	\$193,070	+ 11.1%
Percent of List Price Received*	102.2%	98.1%	- 4.0%	99.0%	97.3%	- 1.7%
Inventory of Homes for Sale	38	36	- 5.3%	—	—	—
Months Supply of Inventory	3.3	4.2	+ 27.3%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	2	0	- 100.0%	4	0	- 100.0%
Pending Sales	2	0	- 100.0%	4	1	- 75.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	35	—	—
Median Sales Price*	—	—	—	\$196,000	—	—
Average Sales Price*	—	—	—	\$196,000	—	—
Percent of List Price Received*	—	—	—	99.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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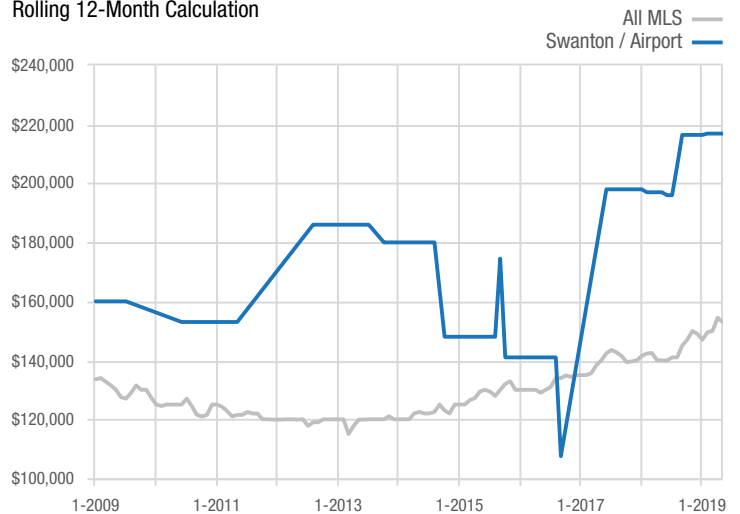
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

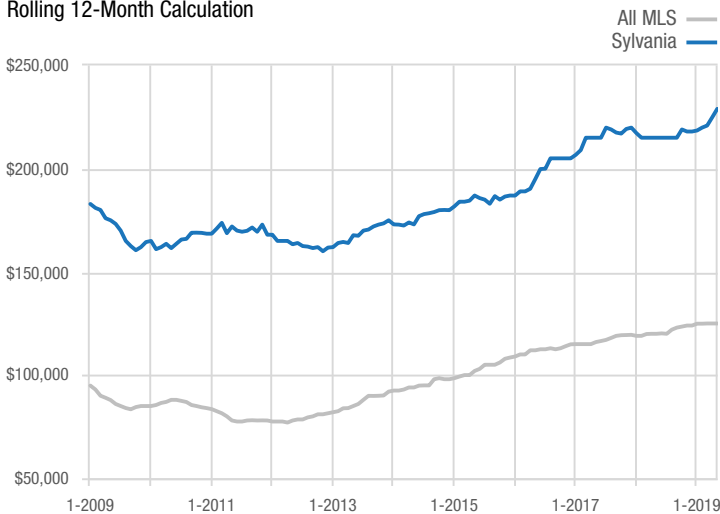
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	104	76	- 26.9%	401	331	- 17.5%
Pending Sales	80	77	- 3.8%	267	215	- 19.5%
Closed Sales	69	77	+ 11.6%	245	197	- 19.6%
Days on Market Until Sale	73	84	+ 15.1%	94	90	- 4.3%
Median Sales Price*	\$215,000	\$244,950	+ 13.9%	\$205,900	\$239,450	+ 16.3%
Average Sales Price*	\$218,497	\$281,060	+ 28.6%	\$218,841	\$258,470	+ 18.1%
Percent of List Price Received*	98.7%	99.5%	+ 0.8%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	215	198	- 7.9%	—	—	—
Months Supply of Inventory	4.3	4.0	- 7.0%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	15	16	+ 6.7%	80	76	- 5.0%
Pending Sales	16	15	- 6.3%	53	53	0.0%
Closed Sales	11	12	+ 9.1%	51	48	- 5.9%
Days on Market Until Sale	91	57	- 37.4%	113	96	- 15.0%
Median Sales Price*	\$169,900	\$185,000	+ 8.9%	\$165,000	\$193,750	+ 17.4%
Average Sales Price*	\$173,762	\$185,067	+ 6.5%	\$160,710	\$196,391	+ 22.2%
Percent of List Price Received*	96.6%	98.1%	+ 1.6%	95.4%	97.6%	+ 2.3%
Inventory of Homes for Sale	40	41	+ 2.5%	—	—	—
Months Supply of Inventory	3.8	3.4	- 10.5%	—	—	—

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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

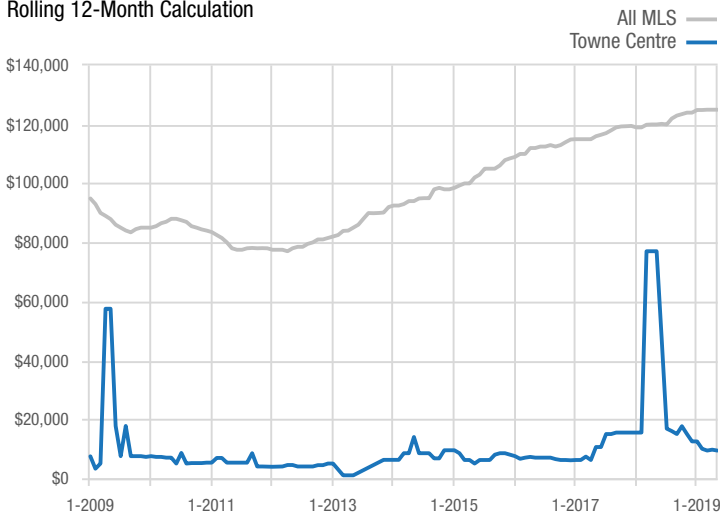
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	1	1	0.0%	6	12	+ 100.0%
Pending Sales	0	1	—	3	5	+ 66.7%
Closed Sales	0	1	—	2	5	+ 150.0%
Days on Market Until Sale	—	82	—	58	58	0.0%
Median Sales Price*	—	\$2,000	—	\$153,500	\$6,500	- 95.8%
Average Sales Price*	—	\$2,000	—	\$153,500	\$7,713	- 95.0%
Percent of List Price Received*	—	57.1%	—	96.8%	81.8%	- 15.5%
Inventory of Homes for Sale	3	9	+ 200.0%	—	—	—
Months Supply of Inventory	1.9	6.0	+ 215.8%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	1	5	+ 400.0%	4	10	+ 150.0%
Pending Sales	1	1	0.0%	4	10	+ 150.0%
Closed Sales	1	1	0.0%	3	10	+ 233.3%
Days on Market Until Sale	29	105	+ 262.1%	47	102	+ 117.0%
Median Sales Price*	\$218,000	\$149,000	- 31.7%	\$249,500	\$187,500	- 24.8%
Average Sales Price*	\$218,000	\$149,000	- 31.7%	\$271,167	\$194,865	- 28.1%
Percent of List Price Received*	96.9%	98.7%	+ 1.9%	95.9%	98.4%	+ 2.6%
Inventory of Homes for Sale	1	9	+ 800.0%	—	—	—
Months Supply of Inventory	0.9	4.2	+ 366.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

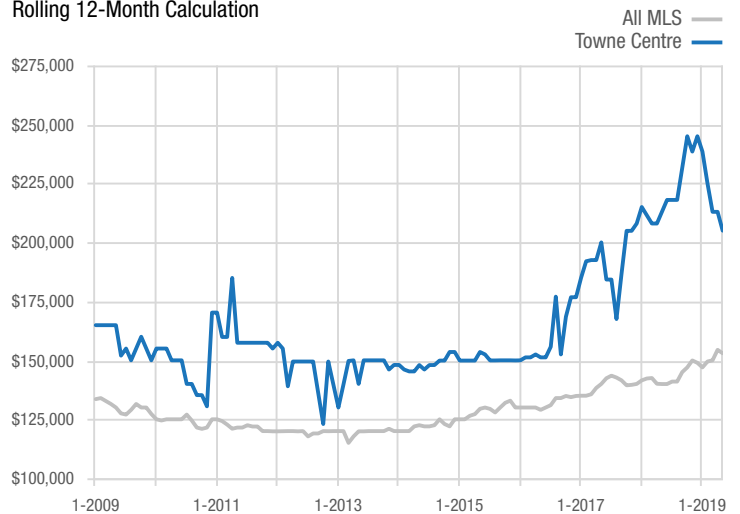
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – May 2019

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Tremainsville

MLS Area 12: 43613

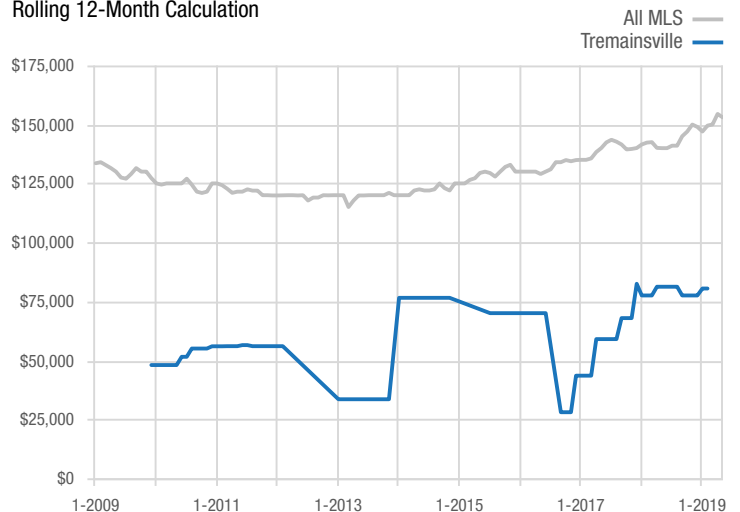
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	82	61	- 25.6%	319	286	- 10.3%
Pending Sales	77	67	- 13.0%	244	240	- 1.6%
Closed Sales	70	76	+ 8.6%	241	234	- 2.9%
Days on Market Until Sale	94	88	- 6.4%	105	96	- 8.6%
Median Sales Price*	\$97,000	\$98,000	+ 1.0%	\$86,500	\$88,750	+ 2.6%
Average Sales Price*	\$93,480	\$95,451	+ 2.1%	\$82,905	\$89,319	+ 7.7%
Percent of List Price Received*	97.6%	96.2%	- 1.4%	96.3%	96.1%	- 0.2%
Inventory of Homes for Sale	173	132	- 23.7%	—	—	—
Months Supply of Inventory	3.5	2.6	- 25.7%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	0	0	—	3	0	- 100.0%
Days on Market Until Sale	—	—	—	194	—	—
Median Sales Price*	—	—	—	\$77,500	—	—
Average Sales Price*	—	—	—	\$79,467	—	—
Percent of List Price Received*	—	—	—	95.8%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	14	16	+ 14.3%	65	75	+ 15.4%
Pending Sales	14	12	- 14.3%	54	50	- 7.4%
Closed Sales	15	16	+ 6.7%	51	47	- 7.8%
Days on Market Until Sale	152	75	- 50.7%	113	84	- 25.7%
Median Sales Price*	\$218,000	\$286,250	+ 31.3%	\$250,000	\$254,250	+ 1.7%
Average Sales Price*	\$223,600	\$275,072	+ 23.0%	\$245,829	\$252,908	+ 2.9%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	38	36	- 5.3%	—	—	—
Months Supply of Inventory	3.6	3.5	- 2.8%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	1	5	+ 400.0%	10	14	+ 40.0%
Pending Sales	1	2	+ 100.0%	6	11	+ 83.3%
Closed Sales	2	4	+ 100.0%	6	11	+ 83.3%
Days on Market Until Sale	38	44	+ 15.8%	55	62	+ 12.7%
Median Sales Price*	\$177,000	\$181,400	+ 2.5%	\$141,500	\$168,000	+ 18.7%
Average Sales Price*	\$177,000	\$180,600	+ 2.0%	\$140,258	\$170,073	+ 21.3%
Percent of List Price Received*	98.4%	99.9%	+ 1.5%	95.4%	99.8%	+ 4.6%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

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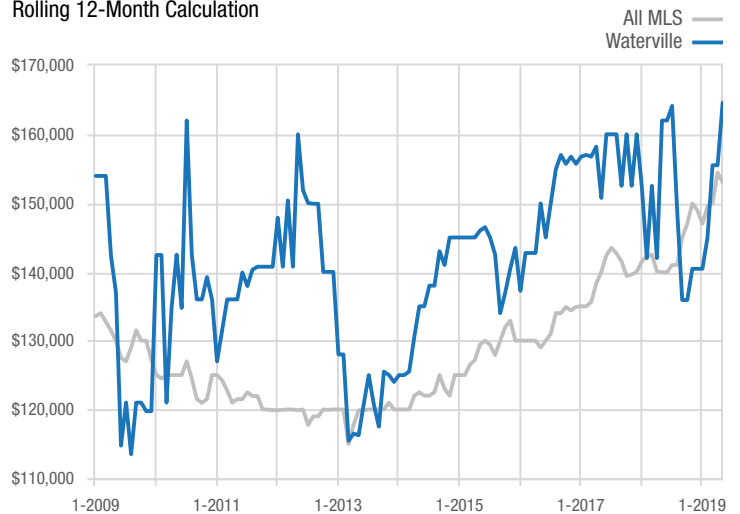
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

MLS Area 08: 43571

Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	22	21	- 4.5%	73	87	+ 19.2%
Pending Sales	15	6	- 60.0%	51	46	- 9.8%
Closed Sales	17	11	- 35.3%	52	44	- 15.4%
Days on Market Until Sale	81	89	+ 9.9%	97	101	+ 4.1%
Median Sales Price*	\$253,000	\$289,900	+ 14.6%	\$239,850	\$270,000	+ 12.6%
Average Sales Price*	\$248,771	\$298,755	+ 20.1%	\$250,357	\$268,687	+ 7.3%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	36	51	+ 41.7%	—	—	—
Months Supply of Inventory	3.3	5.7	+ 72.7%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	1	3	+ 200.0%	4	3	- 25.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	65	—	—
Median Sales Price*	—	—	—	\$230,000	—	—
Average Sales Price*	—	—	—	\$230,000	—	—
Percent of List Price Received*	—	—	—	93.9%	—	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

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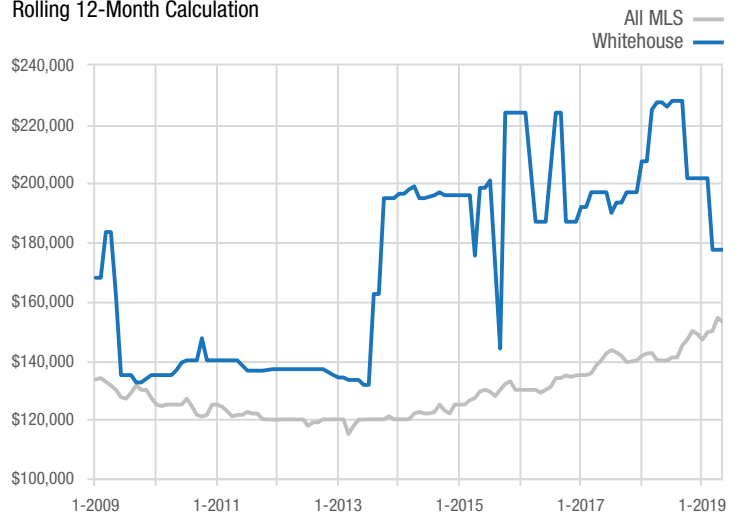
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

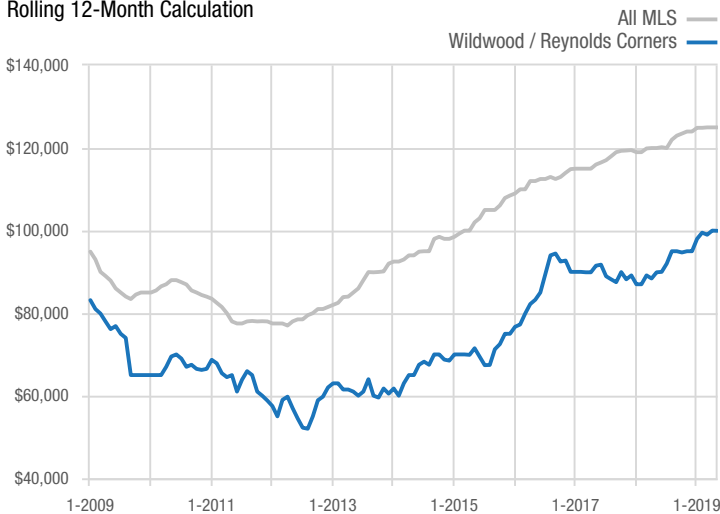
Single Family	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	35	58	+ 65.7%	180	198	+ 10.0%
Pending Sales	37	43	+ 16.2%	157	149	- 5.1%
Closed Sales	47	38	- 19.1%	155	138	- 11.0%
Days on Market Until Sale	68	79	+ 16.2%	84	82	- 2.4%
Median Sales Price*	\$114,900	\$111,500	- 3.0%	\$89,950	\$99,500	+ 10.6%
Average Sales Price*	\$127,444	\$114,836	- 9.9%	\$106,307	\$116,708	+ 9.8%
Percent of List Price Received*	97.9%	98.7%	+ 0.8%	97.4%	97.3%	- 0.1%
Inventory of Homes for Sale	93	96	+ 3.2%	—	—	—
Months Supply of Inventory	2.9	3.4	+ 17.2%	—	—	—

Condo-Villa	May			Year to Date		
	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
Key Metrics						
New Listings	13	6	- 53.8%	49	37	- 24.5%
Pending Sales	9	5	- 44.4%	36	24	- 33.3%
Closed Sales	9	9	0.0%	36	23	- 36.1%
Days on Market Until Sale	67	67	0.0%	107	89	- 16.8%
Median Sales Price*	\$87,000	\$105,000	+ 20.7%	\$107,500	\$84,084	- 21.8%
Average Sales Price*	\$103,222	\$95,822	- 7.2%	\$113,039	\$87,908	- 22.2%
Percent of List Price Received*	96.1%	95.1%	- 1.0%	96.1%	95.4%	- 0.7%
Inventory of Homes for Sale	30	23	- 23.3%	—	—	—
Months Supply of Inventory	4.2	3.3	- 21.4%	—	—	—

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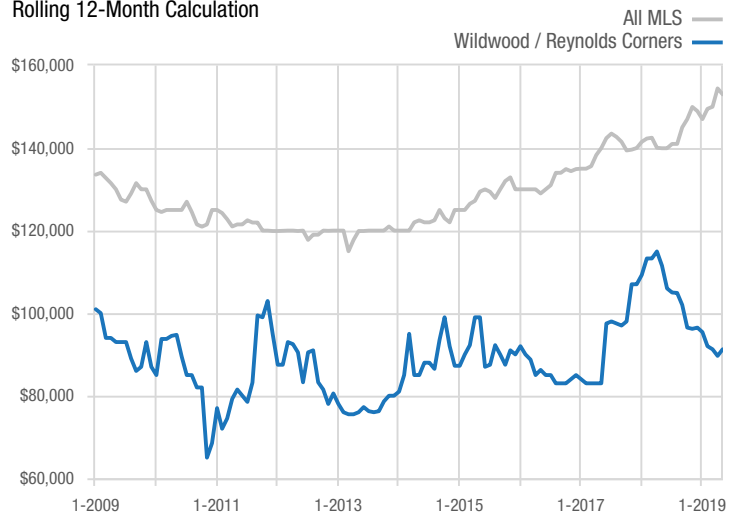
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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