

NORTHWEST OHIO

2021 SCHOOL DISTRICT REPORT

11,195

HOME SALES (-2.1%)

63

AVG. DAYS ON MKT. (-20.3%)

\$158,000

MEDIAN SALES PRICE (+9.0%)

Year In Review—2021

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Message from Joan Rauh, NOR President



The 2021 housing market was one for the history books! After three consecutive months of increases recently, existing home sales are on pace to hit their highest level in 15 years, with an estimated 6 million homes sold in 2021 according to the National Association of REALTORS®. Sales prices reached new heights, inventory hit rock bottom, and homes sold in record time, often for well above asking price. Mortgage rates, which began the year at historic lows, remain attractive, and homeowners who choose to sell in the coming months can expect to see plenty of buyer activity due to pent-up demand during the pandemic.

Locally, New Listings increased 8.6% for Single Family homes and decreased 6.7% for Condo-Villa homes. Median Sales Price increased 9.0% to \$158,000 for Single Family homes and increased 13.0% to \$195,000 for Condo-Villa homes. Days on market decreased –20.3% for Single Family homes and decreased –10.7% for Condo-Villa homes.

Looking ahead, experts anticipate many of the housing market trends of 2021 will continue in 2022, albeit at a more moderate level. Strong buyer demand and inventory shortages are likely to persist over the next year. Home sales are projected to remain strong, but will be tempered by the limited supply of homes, higher sales prices, and rising interest rates, with the Federal Reserve planning multiple rate hikes in the new year. Price growth is expected to slow somewhat as a result, but affordability will likely remain a top constraint for some homebuyers.

If you have further questions about the housing market, I encourage you to contact your local REALTOR®.

Local Market Update – December 2021

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Anthony Wayne Local School District

Whitehouse

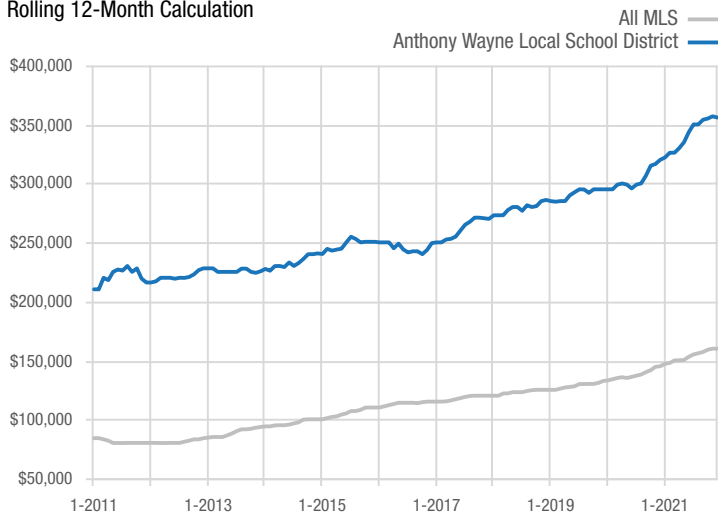
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	13	15	+ 15.4%	531	504	- 5.1%
Pending Sales	34	32	- 5.9%	465	462	- 0.6%
Closed Sales	43	43	0.0%	471	460	- 2.3%
Days on Market Until Sale	87	59	- 32.2%	87	72	- 17.2%
Median Sales Price*	\$350,000	\$335,000	- 4.3%	\$320,000	\$355,878	+ 11.2%
Average Sales Price*	\$351,272	\$333,932	- 4.9%	\$332,168	\$375,551	+ 13.1%
Percent of List Price Received*	101.5%	100.1%	- 1.4%	98.6%	100.5%	+ 1.9%
Inventory of Homes for Sale	74	61	- 17.6%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	4	2	- 50.0%	111	78	- 29.7%
Pending Sales	5	6	+ 20.0%	82	82	0.0%
Closed Sales	8	4	- 50.0%	80	72	- 10.0%
Days on Market Until Sale	94	80	- 14.9%	82	103	+ 25.6%
Median Sales Price*	\$238,750	\$250,000	+ 4.7%	\$239,500	\$264,718	+ 10.5%
Average Sales Price*	\$263,536	\$257,225	- 2.4%	\$265,472	\$292,515	+ 10.2%
Percent of List Price Received*	99.4%	99.9%	+ 0.5%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	22	7	- 68.2%	—	—	—
Months Supply of Inventory	3.2	1.0	- 68.8%	—	—	—

* 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.

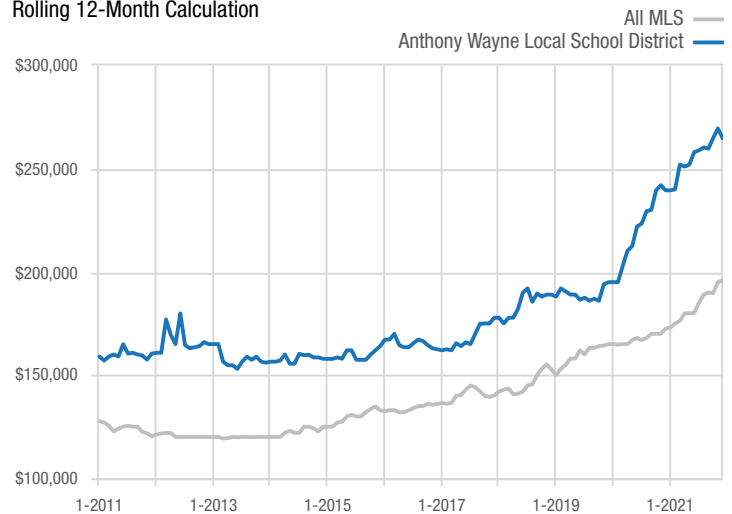
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – December 2021

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Archbold Area Local School District

Archbold

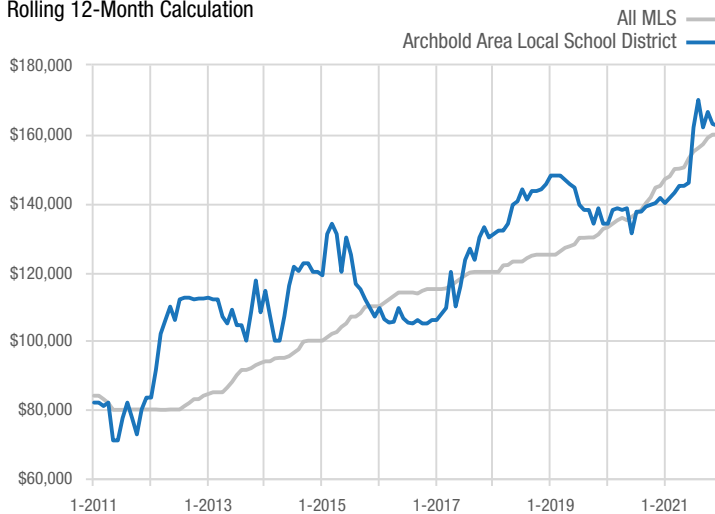
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	6	1	- 83.3%	69	61	- 11.6%
Pending Sales	2	3	+ 50.0%	71	60	- 15.5%
Closed Sales	3	4	+ 33.3%	71	61	- 14.1%
Days on Market Until Sale	103	77	- 25.2%	100	63	- 37.0%
Median Sales Price*	\$114,900	\$131,250	+ 14.2%	\$141,500	\$162,500	+ 14.8%
Average Sales Price*	\$159,433	\$147,625	- 7.4%	\$175,090	\$195,255	+ 11.5%
Percent of List Price Received*	97.7%	91.4%	- 6.4%	98.2%	98.1%	- 0.1%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	0	—	7	4	- 42.9%
Pending Sales	2	0	- 100.0%	6	1	- 83.3%
Closed Sales	3	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	39	—	—	35	36	+ 2.9%
Median Sales Price*	\$170,000	—	—	\$153,500	\$197,000	+ 28.3%
Average Sales Price*	\$162,500	—	—	\$160,517	\$197,000	+ 22.7%
Percent of List Price Received*	99.2%	—	—	100.1%	109.5%	+ 9.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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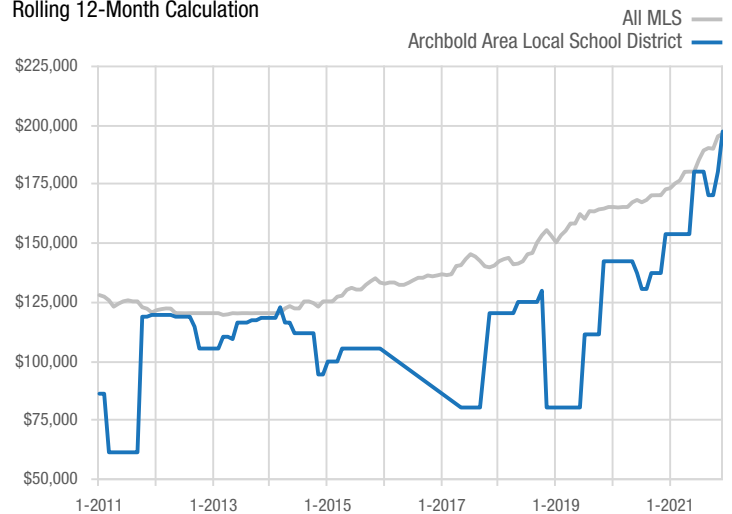
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green City School District

Bowling Green

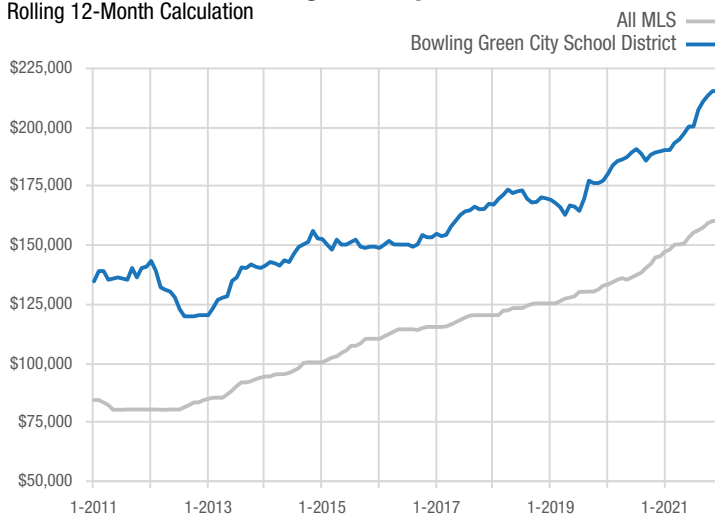
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	17	9	- 47.1%	250	282	+ 12.8%
Pending Sales	17	20	+ 17.6%	238	259	+ 8.8%
Closed Sales	21	19	- 9.5%	235	259	+ 10.2%
Days on Market Until Sale	66	60	- 9.1%	67	52	- 22.4%
Median Sales Price*	\$170,000	\$195,000	+ 14.7%	\$189,450	\$215,000	+ 13.5%
Average Sales Price*	\$201,120	\$225,516	+ 12.1%	\$201,616	\$233,324	+ 15.7%
Percent of List Price Received*	101.2%	96.6%	- 4.5%	99.5%	100.9%	+ 1.4%
Inventory of Homes for Sale	30	29	- 3.3%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	3	0	- 100.0%	36	39	+ 8.3%
Pending Sales	2	2	0.0%	35	39	+ 11.4%
Closed Sales	1	3	+ 200.0%	33	41	+ 24.2%
Days on Market Until Sale	182	42	- 76.9%	70	49	- 30.0%
Median Sales Price*	\$280,000	\$173,000	- 38.2%	\$177,000	\$188,550	+ 6.5%
Average Sales Price*	\$280,000	\$179,333	- 36.0%	\$204,330	\$219,467	+ 7.4%
Percent of List Price Received*	98.2%	101.4%	+ 3.3%	101.4%	101.6%	+ 0.2%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

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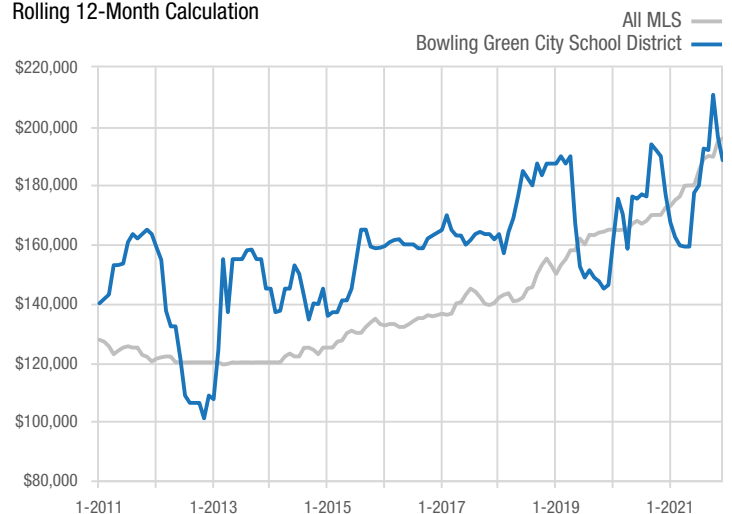
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Defiance City School District

Defiance

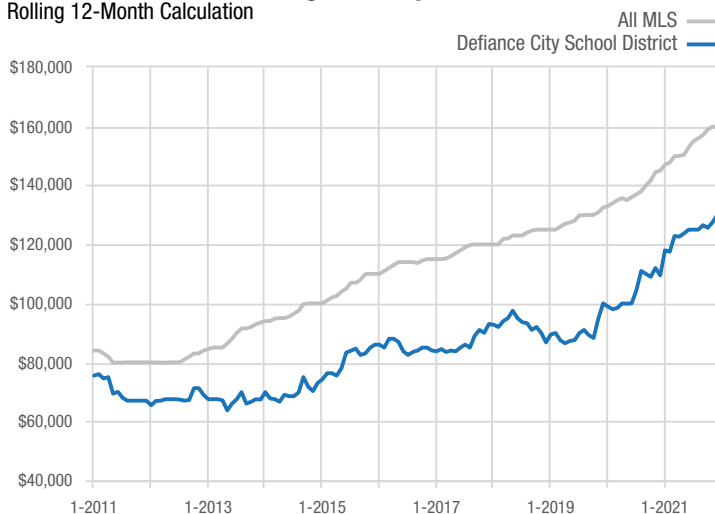
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	224	270	+ 20.5%
Pending Sales	16	14	- 12.5%	213	227	+ 6.6%
Closed Sales	17	12	- 29.4%	215	226	+ 5.1%
Days on Market Until Sale	61	72	+ 18.0%	78	64	- 17.9%
Median Sales Price*	\$105,500	\$133,500	+ 26.5%	\$109,500	\$130,000	+ 18.7%
Average Sales Price*	\$111,883	\$135,908	+ 21.5%	\$119,306	\$150,510	+ 26.2%
Percent of List Price Received*	97.0%	100.2%	+ 3.3%	97.1%	99.9%	+ 2.9%
Inventory of Homes for Sale	35	43	+ 22.9%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	11	8	- 27.3%
Pending Sales	0	0	—	11	8	- 27.3%
Closed Sales	0	0	—	11	8	- 27.3%
Days on Market Until Sale	—	—	—	94	35	- 62.8%
Median Sales Price*	—	—	—	\$153,821	\$107,500	- 30.1%
Average Sales Price*	—	—	—	\$138,609	\$136,938	- 1.2%
Percent of List Price Received*	—	—	—	96.9%	100.0%	+ 3.2%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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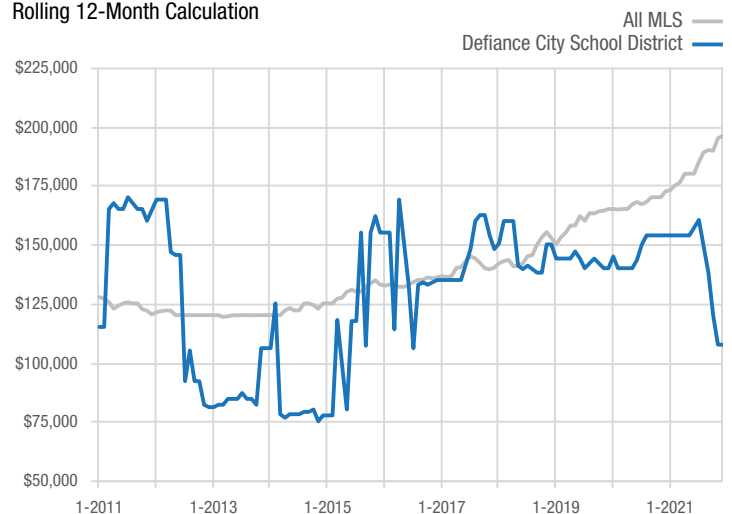
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Findlay City School District

Findlay

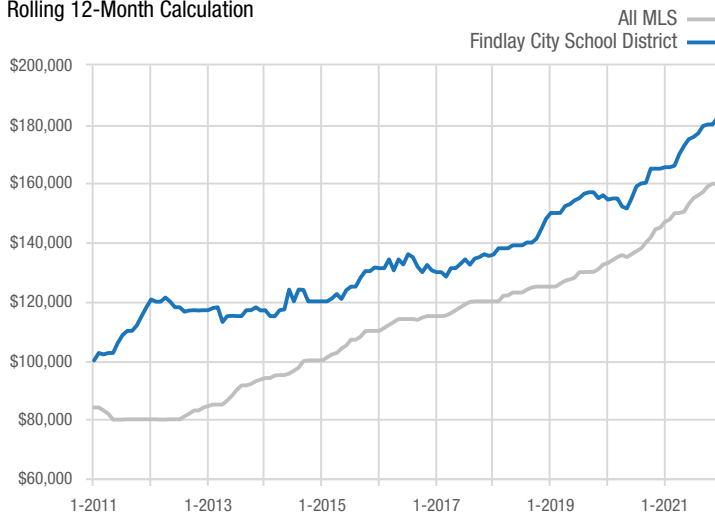
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	25	29	+ 16.0%	710	786	+ 10.7%
Pending Sales	57	52	- 8.8%	616	718	+ 16.6%
Closed Sales	62	60	- 3.2%	624	716	+ 14.7%
Days on Market Until Sale	75	68	- 9.3%	71	63	- 11.3%
Median Sales Price*	\$156,300	\$195,000	+ 24.8%	\$165,000	\$182,250	+ 10.5%
Average Sales Price*	\$176,834	\$213,027	+ 20.5%	\$189,335	\$218,549	+ 15.4%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	98.0%	99.4%	+ 1.4%
Inventory of Homes for Sale	107	100	- 6.5%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	3	0	- 100.0%	34	51	+ 50.0%
Pending Sales	2	2	0.0%	29	40	+ 37.9%
Closed Sales	2	2	0.0%	30	40	+ 33.3%
Days on Market Until Sale	46	50	+ 8.7%	70	64	- 8.6%
Median Sales Price*	\$154,950	\$180,500	+ 16.5%	\$172,100	\$198,950	+ 15.6%
Average Sales Price*	\$154,950	\$180,500	+ 16.5%	\$167,915	\$200,498	+ 19.4%
Percent of List Price Received*	102.0%	94.7%	- 7.2%	98.6%	97.3%	- 1.3%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	3.8	2.4	- 36.8%	—	—	—

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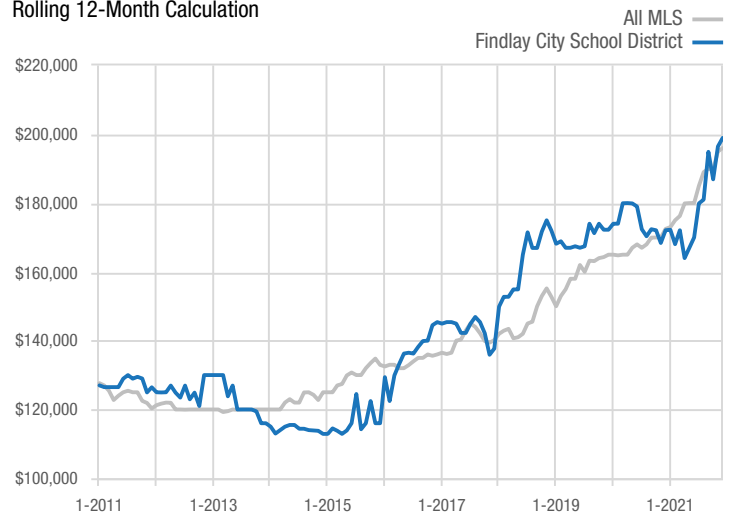
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Fostoria City School District

Fostoria

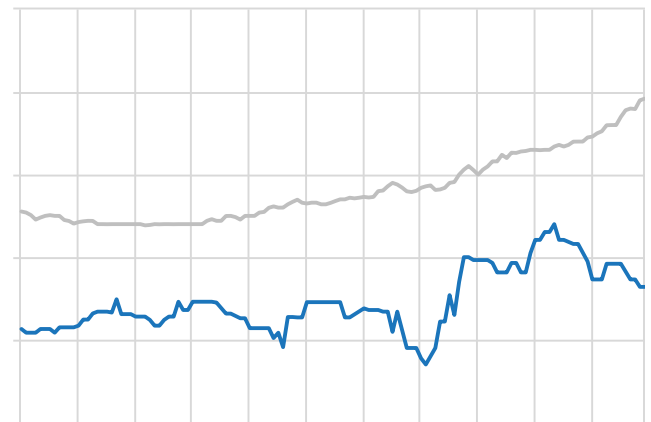
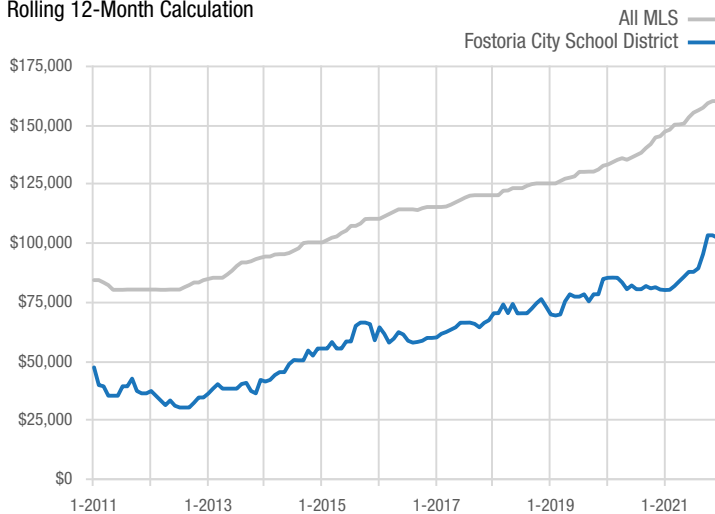
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	12	8	- 33.3%	144	163	+ 13.2%
Pending Sales	9	12	+ 33.3%	132	154	+ 16.7%
Closed Sales	13	16	+ 23.1%	134	155	+ 15.7%
Days on Market Until Sale	71	73	+ 2.8%	95	70	- 26.3%
Median Sales Price*	\$94,000	\$88,000	- 6.4%	\$80,000	\$102,000	+ 27.5%
Average Sales Price*	\$105,194	\$97,493	- 7.3%	\$93,829	\$102,603	+ 9.4%
Percent of List Price Received*	98.1%	97.6%	- 0.5%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	28	21	- 25.0%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	7	6	- 14.3%
Pending Sales	0	0	—	7	5	- 28.6%
Closed Sales	0	0	—	7	5	- 28.6%
Days on Market Until Sale	—	—	—	56	44	- 21.4%
Median Sales Price*	—	—	—	\$97,400	\$82,000	- 15.8%
Average Sales Price*	—	—	—	\$97,480	\$83,080	- 14.8%
Percent of List Price Received*	—	—	—	95.6%	98.7%	+ 3.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Maumee City School District

Maumee

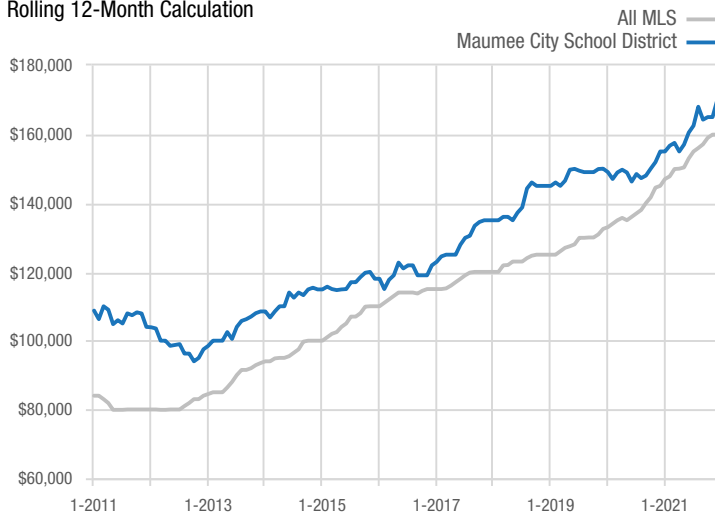
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	8	6	- 25.0%	292	318	+ 8.9%
Pending Sales	22	25	+ 13.6%	262	297	+ 13.4%
Closed Sales	23	25	+ 8.7%	260	298	+ 14.6%
Days on Market Until Sale	51	53	+ 3.9%	57	54	- 5.3%
Median Sales Price*	\$165,000	\$180,000	+ 9.1%	\$155,000	\$170,000	+ 9.7%
Average Sales Price*	\$170,895	\$236,520	+ 38.4%	\$169,324	\$190,422	+ 12.5%
Percent of List Price Received*	100.2%	102.4%	+ 2.2%	99.4%	101.7%	+ 2.3%
Inventory of Homes for Sale	28	20	- 28.6%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	2	—	19	23	+ 21.1%
Pending Sales	2	1	- 50.0%	14	23	+ 64.3%
Closed Sales	3	1	- 66.7%	14	22	+ 57.1%
Days on Market Until Sale	55	61	+ 10.9%	77	89	+ 15.6%
Median Sales Price*	\$88,000	\$81,500	- 7.4%	\$87,000	\$104,950	+ 20.6%
Average Sales Price*	\$107,333	\$81,500	- 24.1%	\$105,511	\$147,923	+ 40.2%
Percent of List Price Received*	95.7%	100.0%	+ 4.5%	96.1%	96.1%	0.0%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	3.2	0.9	- 71.9%	—	—	—

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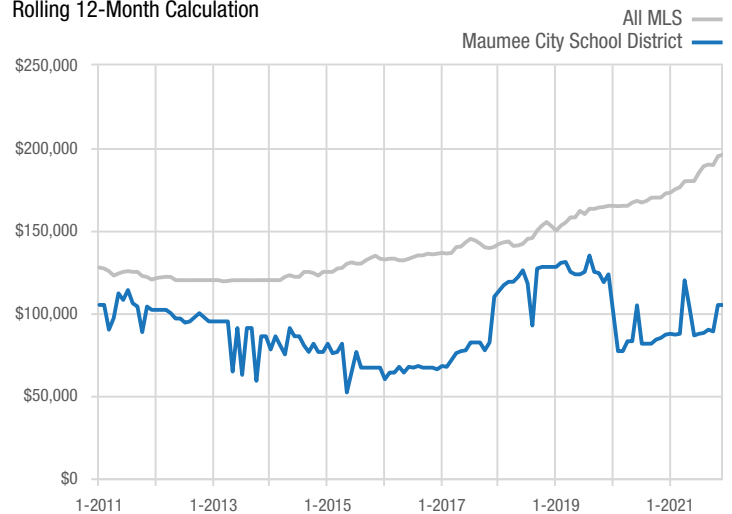
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Napoleon Area City School District

Napoleon

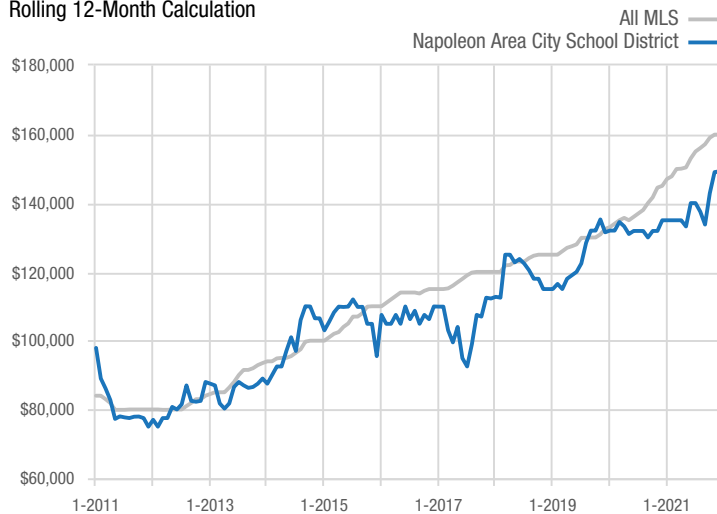
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	9	8	- 11.1%	129	154	+ 19.4%
Pending Sales	7	15	+ 114.3%	131	128	- 2.3%
Closed Sales	12	19	+ 58.3%	130	124	- 4.6%
Days on Market Until Sale	84	76	- 9.5%	87	68	- 21.8%
Median Sales Price*	\$150,675	\$163,500	+ 8.5%	\$135,000	\$149,250	+ 10.6%
Average Sales Price*	\$238,154	\$204,547	- 14.1%	\$157,898	\$170,973	+ 8.3%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	97.8%	99.7%	+ 1.9%
Inventory of Homes for Sale	17	25	+ 47.1%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	0	—	5	2	- 60.0%
Pending Sales	0	0	—	3	3	0.0%
Closed Sales	0	1	—	3	3	0.0%
Days on Market Until Sale	—	18	—	79	104	+ 31.6%
Median Sales Price*	—	\$231,654	—	\$120,000	\$184,000	+ 53.3%
Average Sales Price*	—	\$231,654	—	\$128,333	\$191,885	+ 49.5%
Percent of List Price Received*	—	122.0%	—	96.6%	105.3%	+ 9.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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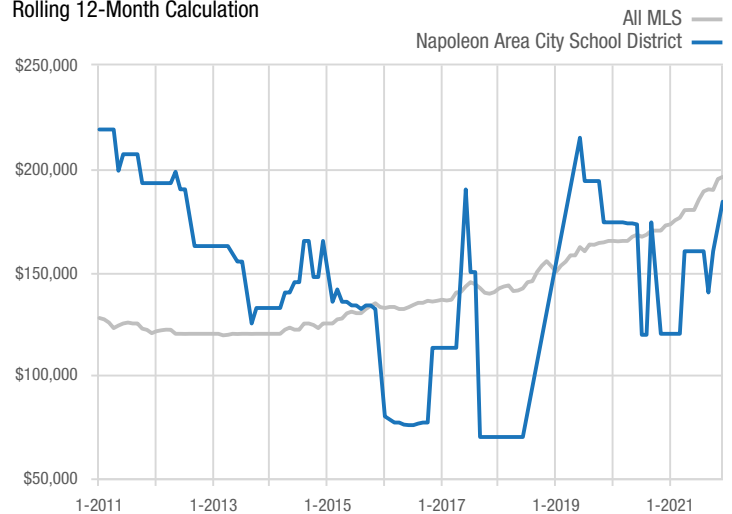
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2021

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Northwood Local School District

Northwood

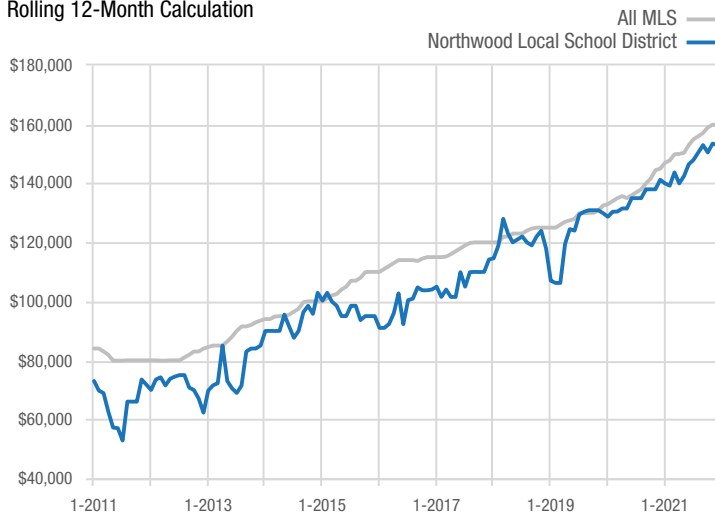
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	5	2	- 60.0%	78	76	- 2.6%
Pending Sales	2	9	+ 350.0%	73	77	+ 5.5%
Closed Sales	4	7	+ 75.0%	75	74	- 1.3%
Days on Market Until Sale	68	51	- 25.0%	77	66	- 14.3%
Median Sales Price*	\$162,000	\$149,900	- 7.5%	\$141,250	\$153,000	+ 8.3%
Average Sales Price*	\$164,833	\$171,957	+ 4.3%	\$153,931	\$166,876	+ 8.4%
Percent of List Price Received*	100.2%	102.1%	+ 1.9%	99.1%	100.8%	+ 1.7%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% 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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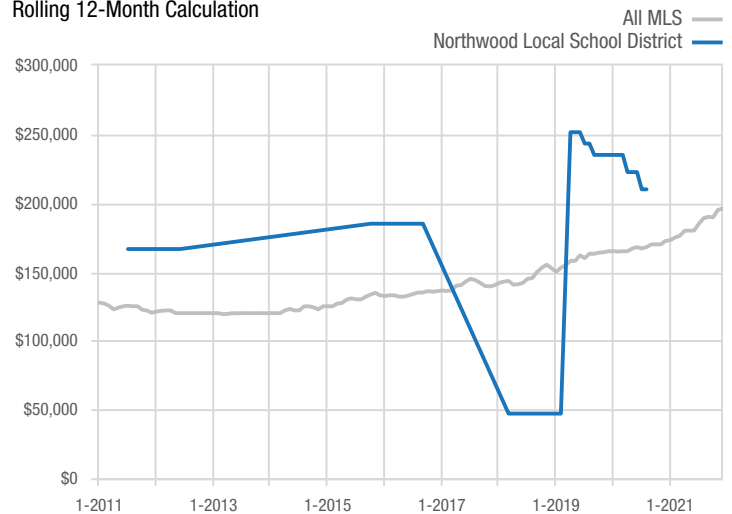
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon City School District

Oregon

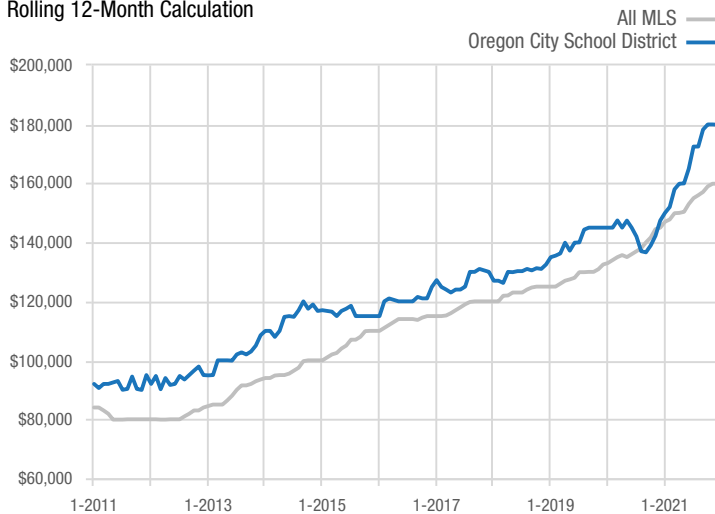
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	12	18	+ 50.0%	312	304	- 2.6%
Pending Sales	21	17	- 19.0%	290	288	- 0.7%
Closed Sales	23	23	0.0%	288	286	- 0.7%
Days on Market Until Sale	48	86	+ 79.2%	77	69	- 10.4%
Median Sales Price*	\$184,000	\$185,222	+ 0.7%	\$147,400	\$179,900	+ 22.0%
Average Sales Price*	\$184,085	\$199,928	+ 8.6%	\$164,248	\$195,892	+ 19.3%
Percent of List Price Received*	99.2%	103.1%	+ 3.9%	99.0%	100.8%	+ 1.8%
Inventory of Homes for Sale	44	36	- 18.2%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	9	7	- 22.2%
Pending Sales	1	1	0.0%	8	9	+ 12.5%
Closed Sales	1	0	- 100.0%	8	8	0.0%
Days on Market Until Sale	90	—	—	83	107	+ 28.9%
Median Sales Price*	\$172,500	—	—	\$192,950	\$206,000	+ 6.8%
Average Sales Price*	\$172,500	—	—	\$191,013	\$188,738	- 1.2%
Percent of List Price Received*	95.9%	—	—	101.1%	98.5%	- 2.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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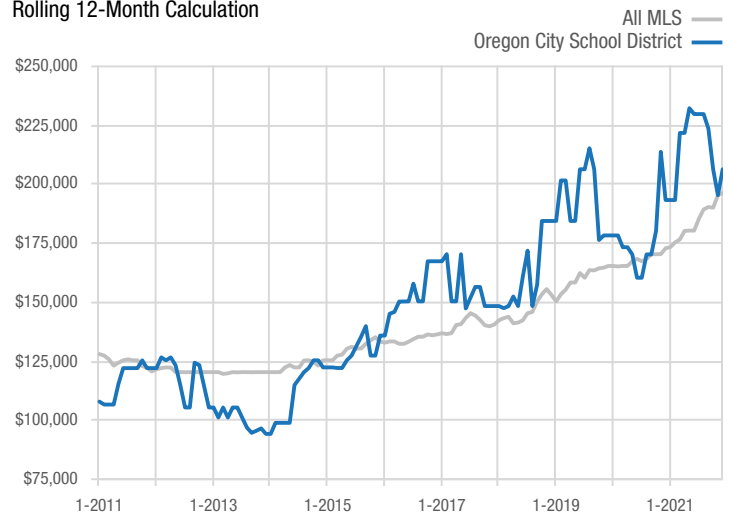
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills Local School District

Ottawa Hills

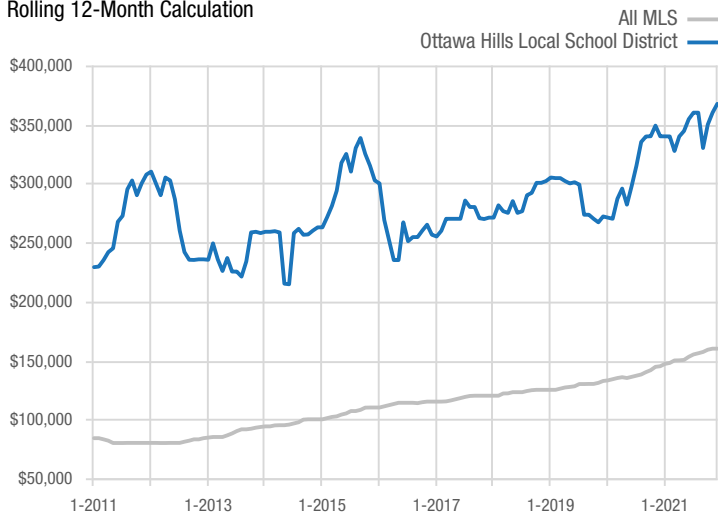
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	4	3	- 25.0%	129	114	- 11.6%
Pending Sales	3	7	+ 133.3%	96	96	0.0%
Closed Sales	5	8	+ 60.0%	96	95	- 1.0%
Days on Market Until Sale	76	78	+ 2.6%	103	68	- 34.0%
Median Sales Price*	\$339,900	\$399,000	+ 17.4%	\$339,950	\$367,450	+ 8.1%
Average Sales Price*	\$288,480	\$599,250	+ 107.7%	\$376,832	\$434,297	+ 15.2%
Percent of List Price Received*	95.5%	94.8%	- 0.7%	96.0%	97.9%	+ 2.0%
Inventory of Homes for Sale	15	10	- 33.3%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	18	15	- 16.7%
Pending Sales	2	0	- 100.0%	13	17	+ 30.8%
Closed Sales	2	1	- 50.0%	13	17	+ 30.8%
Days on Market Until Sale	105	267	+ 154.3%	114	81	- 28.9%
Median Sales Price*	\$163,000	\$126,000	- 22.7%	\$155,000	\$126,000	- 18.7%
Average Sales Price*	\$163,000	\$126,000	- 22.7%	\$163,831	\$159,071	- 2.9%
Percent of List Price Received*	96.2%	94.0%	- 2.3%	93.6%	97.7%	+ 4.4%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.8	0.5	- 82.1%	—	—	—

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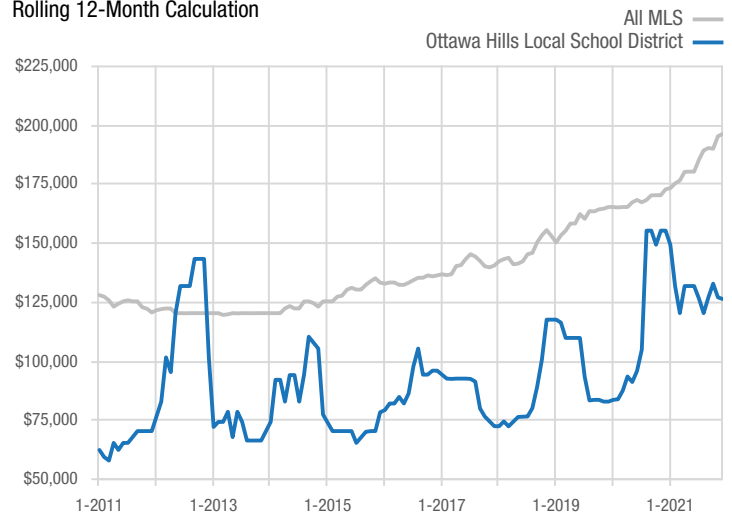
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Paulding Exempted Village School District

Paulding

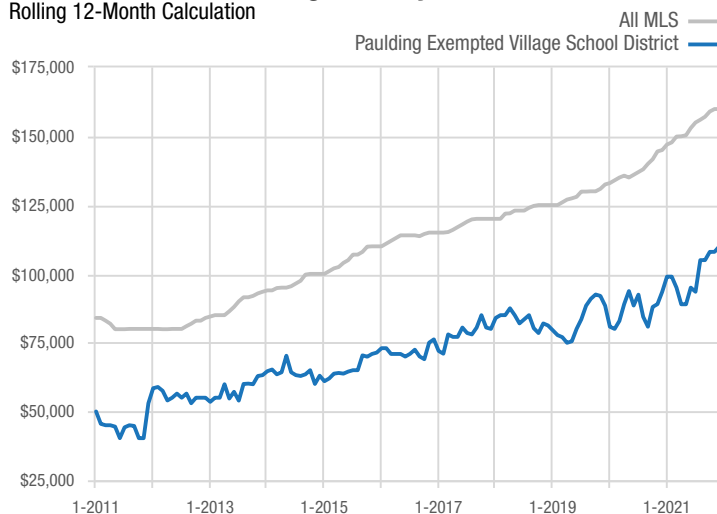
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	2	5	+ 150.0%	81	95	+ 17.3%
Pending Sales	3	13	+ 333.3%	83	79	- 4.8%
Closed Sales	5	11	+ 120.0%	86	77	- 10.5%
Days on Market Until Sale	75	63	- 16.0%	100	69	- 31.0%
Median Sales Price*	\$105,000	\$116,000	+ 10.5%	\$93,500	\$110,000	+ 17.6%
Average Sales Price*	\$133,960	\$128,784	- 3.9%	\$111,748	\$118,579	+ 6.1%
Percent of List Price Received*	94.4%	102.5%	+ 8.6%	94.4%	99.6%	+ 5.5%
Inventory of Homes for Sale	9	16	+ 77.8%	—	—	—
Months Supply of Inventory	1.3	2.4	+ 84.6%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% 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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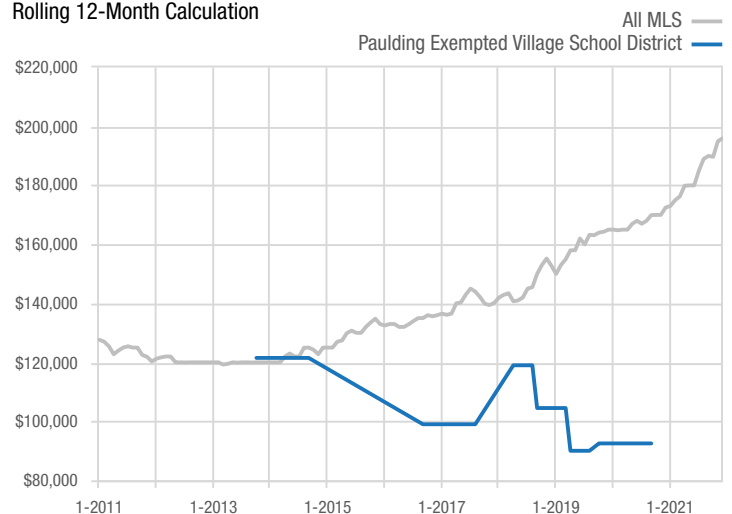
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg Exempted Village School District

Perrysburg

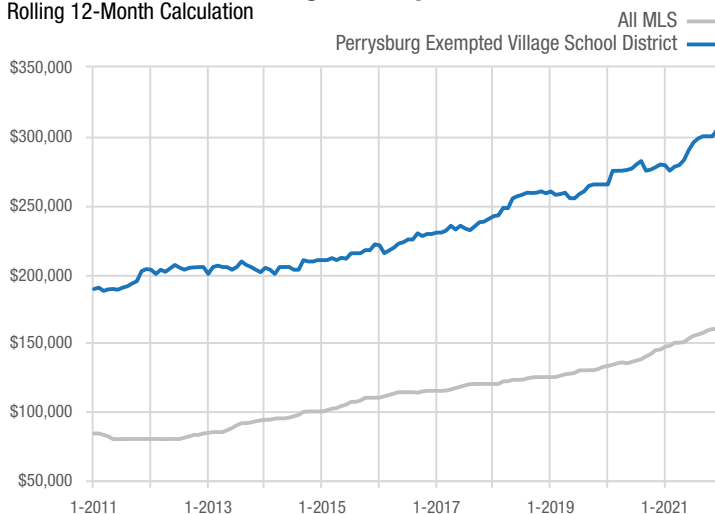
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	25	20	- 20.0%	570	572	+ 0.4%
Pending Sales	39	32	- 17.9%	503	530	+ 5.4%
Closed Sales	49	34	- 30.6%	496	529	+ 6.7%
Days on Market Until Sale	96	109	+ 13.5%	90	73	- 18.9%
Median Sales Price*	\$292,300	\$350,000	+ 19.7%	\$279,500	\$305,000	+ 9.1%
Average Sales Price*	\$328,641	\$375,457	+ 14.2%	\$314,136	\$333,693	+ 6.2%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	99.0%	100.8%	+ 1.8%
Inventory of Homes for Sale	83	58	- 30.1%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	5	2	- 60.0%	66	50	- 24.2%
Pending Sales	3	6	+ 100.0%	63	52	- 17.5%
Closed Sales	4	6	+ 50.0%	64	51	- 20.3%
Days on Market Until Sale	65	61	- 6.2%	78	59	- 24.4%
Median Sales Price*	\$200,000	\$208,500	+ 4.3%	\$165,000	\$230,000	+ 39.4%
Average Sales Price*	\$200,500	\$207,550	+ 3.5%	\$196,939	\$231,307	+ 17.5%
Percent of List Price Received*	97.8%	99.2%	+ 1.4%	97.7%	99.5%	+ 1.8%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	1.7	0.9	- 47.1%	—	—	—

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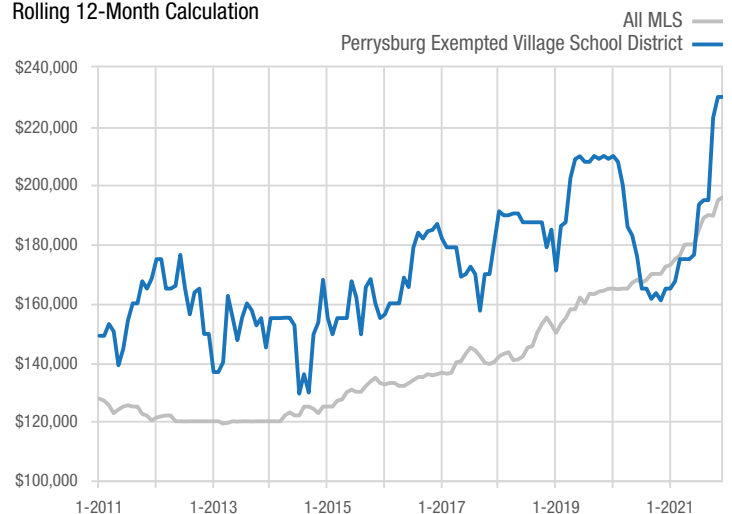
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Pike-Delta-York Local School District

Delta

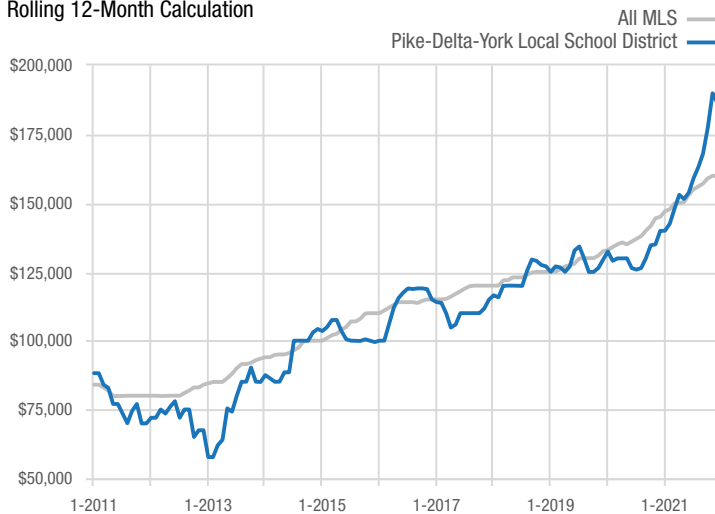
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	4	5	+ 25.0%	99	83	- 16.2%
Pending Sales	9	7	- 22.2%	95	84	- 11.6%
Closed Sales	11	6	- 45.5%	94	81	- 13.8%
Days on Market Until Sale	57	48	- 15.8%	75	65	- 13.3%
Median Sales Price*	\$163,000	\$142,450	- 12.6%	\$139,900	\$186,400	+ 33.2%
Average Sales Price*	\$179,682	\$140,550	- 21.8%	\$150,175	\$196,019	+ 30.5%
Percent of List Price Received*	98.9%	102.4%	+ 3.5%	99.1%	101.4%	+ 2.3%
Inventory of Homes for Sale	15	8	- 46.7%	—	—	—
Months Supply of Inventory	1.9	1.1	- 42.1%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% 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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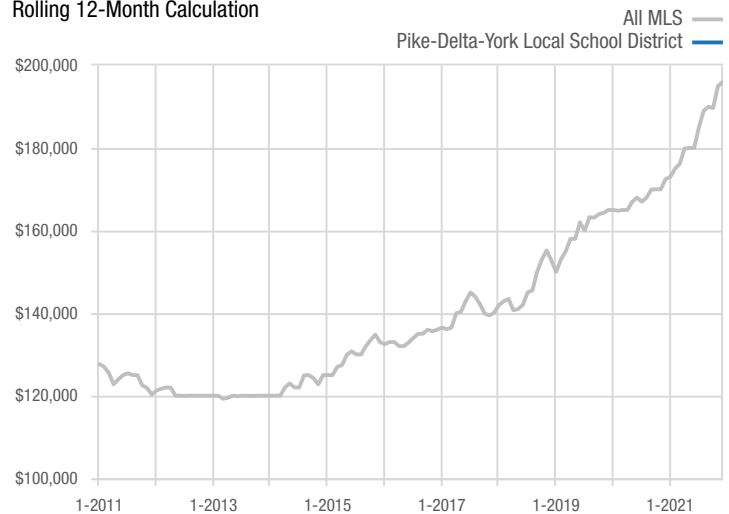
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford Exempted Village School District

Rossford

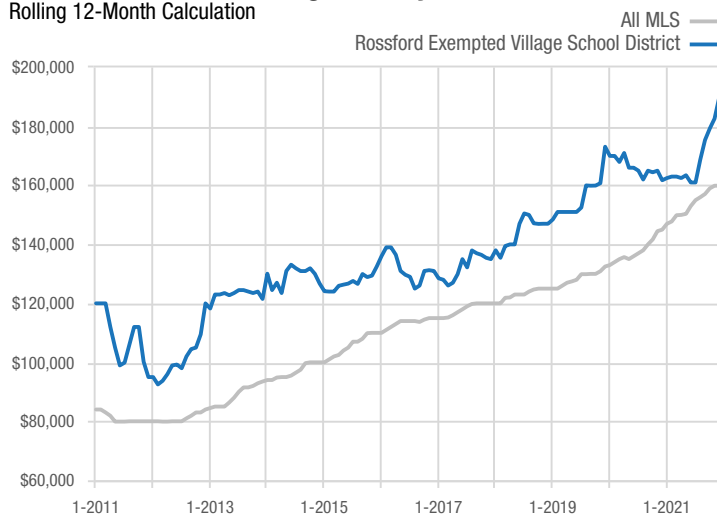
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	166	209	+ 25.9%
Pending Sales	8	13	+ 62.5%	140	177	+ 26.4%
Closed Sales	11	13	+ 18.2%	150	172	+ 14.7%
Days on Market Until Sale	68	59	- 13.2%	74	63	- 14.9%
Median Sales Price*	\$155,000	\$182,500	+ 17.7%	\$161,750	\$190,000	+ 17.5%
Average Sales Price*	\$199,086	\$197,214	- 0.9%	\$197,721	\$213,013	+ 7.7%
Percent of List Price Received*	100.2%	98.9%	- 1.3%	99.5%	101.1%	+ 1.6%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	24	15	- 37.5%
Pending Sales	2	0	- 100.0%	21	17	- 19.0%
Closed Sales	1	0	- 100.0%	20	18	- 10.0%
Days on Market Until Sale	44	—	—	46	51	+ 10.9%
Median Sales Price*	\$149,900	—	—	\$211,750	\$219,750	+ 3.8%
Average Sales Price*	\$149,900	—	—	\$203,210	\$214,233	+ 5.4%
Percent of List Price Received*	100.0%	—	—	98.4%	99.6%	+ 1.2%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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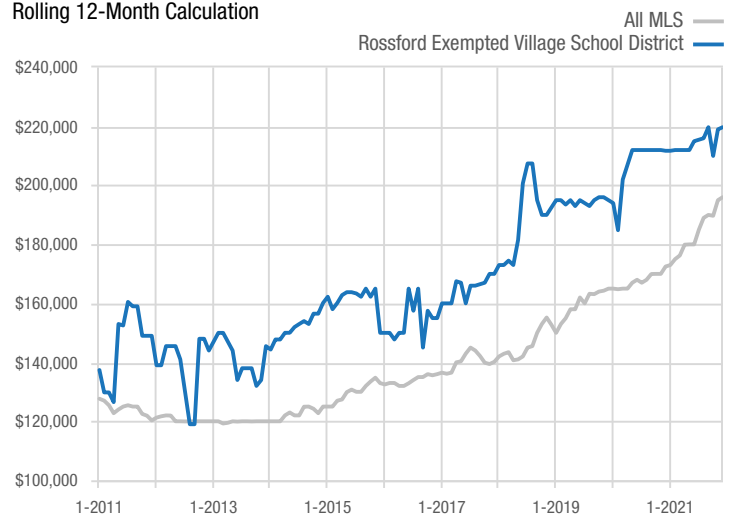
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Springfield Local School District

Holland

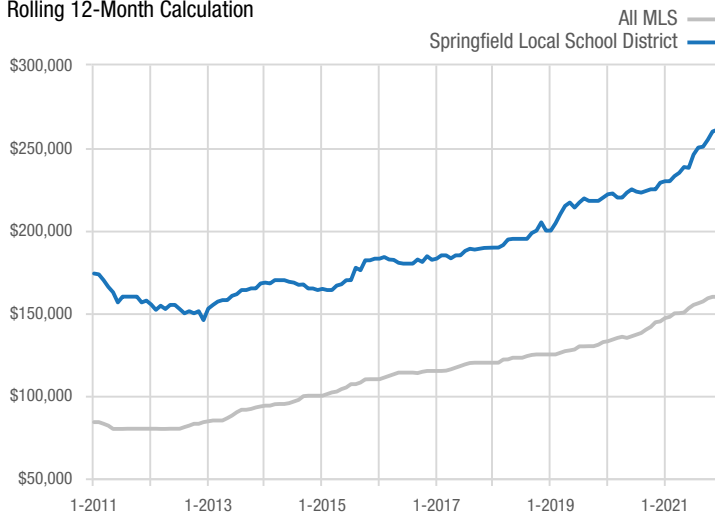
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	22	13	- 40.9%	375	360	- 4.0%
Pending Sales	29	22	- 24.1%	322	334	+ 3.7%
Closed Sales	33	27	- 18.2%	325	335	+ 3.1%
Days on Market Until Sale	72	66	- 8.3%	80	64	- 20.0%
Median Sales Price*	\$248,000	\$279,900	+ 12.9%	\$229,000	\$261,101	+ 14.0%
Average Sales Price*	\$254,675	\$269,790	+ 5.9%	\$237,113	\$273,921	+ 15.5%
Percent of List Price Received*	102.8%	97.6%	- 5.1%	99.6%	100.6%	+ 1.0%
Inventory of Homes for Sale	57	34	- 40.4%	—	—	—
Months Supply of Inventory	2.1	1.2	- 42.9%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	4	6	+ 50.0%	98	95	- 3.1%
Pending Sales	5	7	+ 40.0%	89	83	- 6.7%
Closed Sales	7	7	0.0%	90	82	- 8.9%
Days on Market Until Sale	143	36	- 74.8%	79	67	- 15.2%
Median Sales Price*	\$291,900	\$232,500	- 20.3%	\$195,000	\$235,000	+ 20.5%
Average Sales Price*	\$238,767	\$226,917	- 5.0%	\$188,120	\$231,790	+ 23.2%
Percent of List Price Received*	97.5%	98.8%	+ 1.3%	98.2%	99.2%	+ 1.0%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

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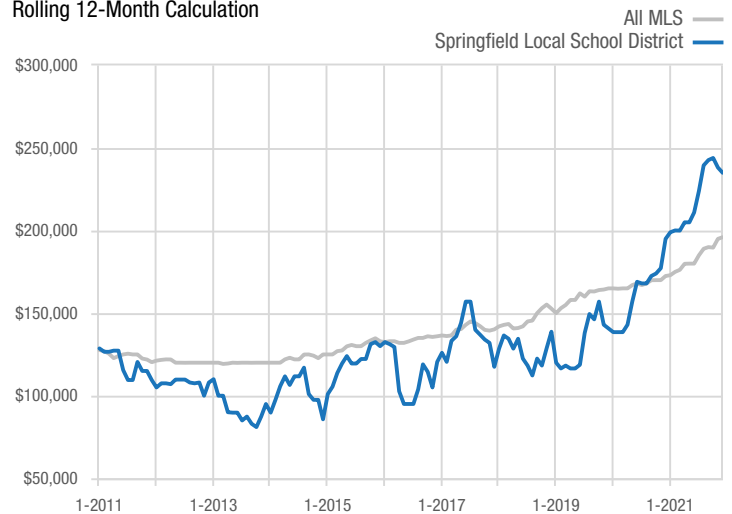
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Swanton Local School District

Swanton

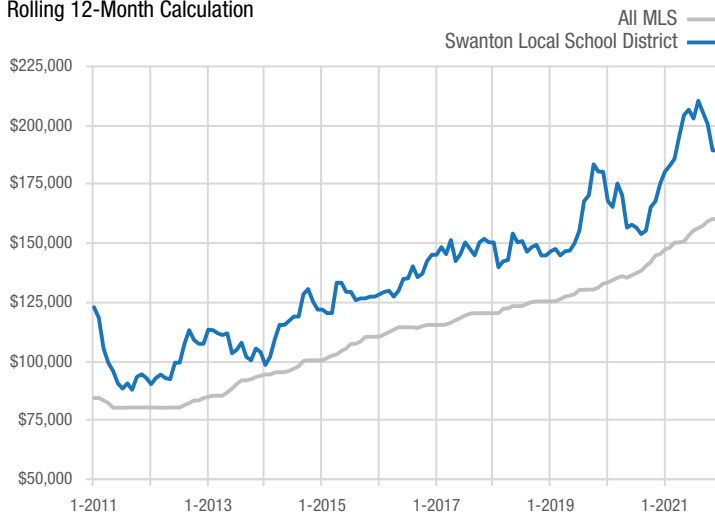
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	6	6	0.0%	130	131	+ 0.8%
Pending Sales	9	14	+ 55.6%	105	125	+ 19.0%
Closed Sales	12	12	0.0%	105	121	+ 15.2%
Days on Market Until Sale	53	56	+ 5.7%	78	61	- 21.8%
Median Sales Price*	\$175,450	\$158,750	- 9.5%	\$175,000	\$189,000	+ 8.0%
Average Sales Price*	\$197,408	\$174,618	- 11.5%	\$194,452	\$205,825	+ 5.8%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	99.3%	100.3%	+ 1.0%
Inventory of Homes for Sale	20	12	- 40.0%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	3	3	0.0%
Pending Sales	0	0	—	3	2	- 33.3%
Closed Sales	0	0	—	3	2	- 33.3%
Days on Market Until Sale	—	—	—	44	24	- 45.5%
Median Sales Price*	—	—	—	\$210,000	\$277,500	+ 32.1%
Average Sales Price*	—	—	—	\$192,333	\$277,500	+ 44.3%
Percent of List Price Received*	—	—	—	97.4%	100.0%	+ 2.7%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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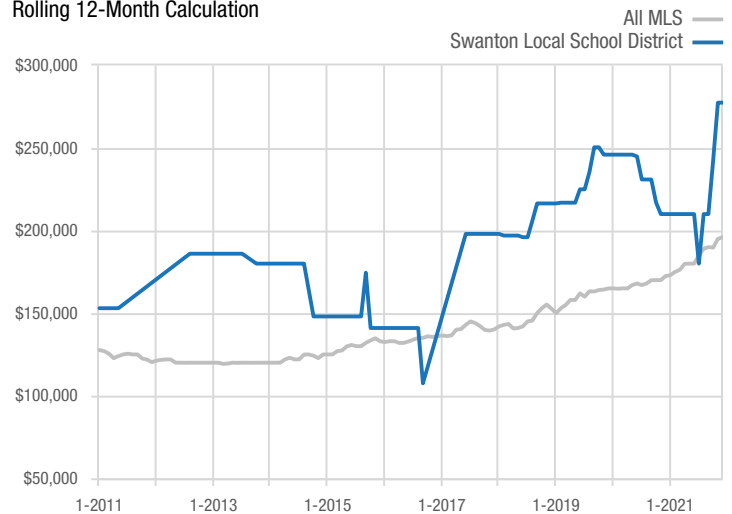
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2021

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Sylvania City School District

Sylvania

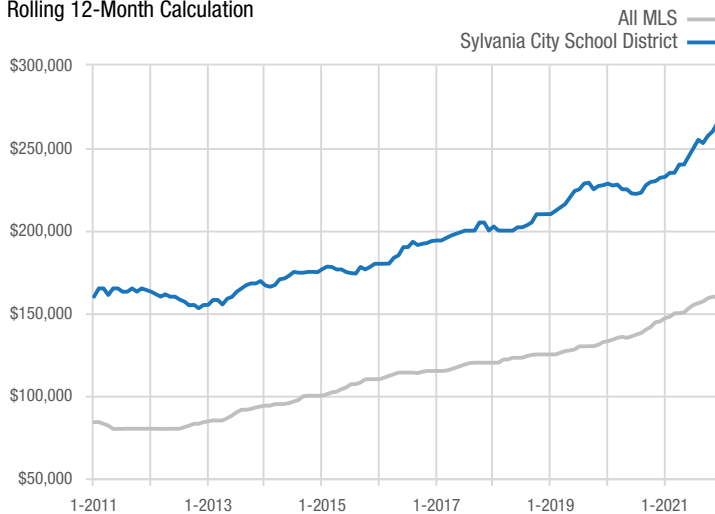
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	44	25	- 43.2%	939	872	- 7.1%
Pending Sales	64	63	- 1.6%	844	806	- 4.5%
Closed Sales	72	69	- 4.2%	842	800	- 5.0%
Days on Market Until Sale	85	88	+ 3.5%	75	64	- 14.7%
Median Sales Price*	\$243,000	\$295,000	+ 21.4%	\$232,000	\$265,000	+ 14.2%
Average Sales Price*	\$277,822	\$302,287	+ 8.8%	\$249,957	\$284,961	+ 14.0%
Percent of List Price Received*	98.9%	100.2%	+ 1.3%	98.9%	101.2%	+ 2.3%
Inventory of Homes for Sale	106	81	- 23.6%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	8	12	+ 50.0%	202	188	- 6.9%
Pending Sales	11	16	+ 45.5%	177	178	+ 0.6%
Closed Sales	14	14	0.0%	173	180	+ 4.0%
Days on Market Until Sale	82	43	- 47.6%	98	84	- 14.3%
Median Sales Price*	\$220,200	\$202,500	- 8.0%	\$184,000	\$229,900	+ 24.9%
Average Sales Price*	\$210,639	\$213,986	+ 1.6%	\$195,056	\$218,643	+ 12.1%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	97.9%	99.6%	+ 1.7%
Inventory of Homes for Sale	31	21	- 32.3%	—	—	—
Months Supply of Inventory	2.1	1.4	- 33.3%	—	—	—

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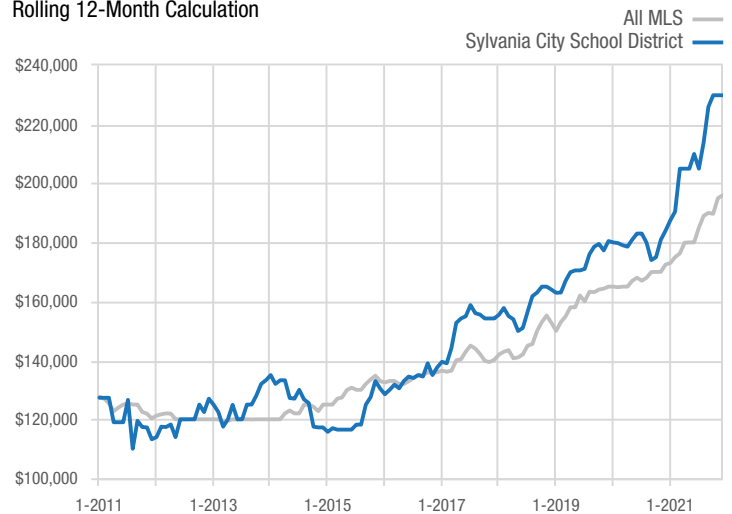
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo City School District

Toledo

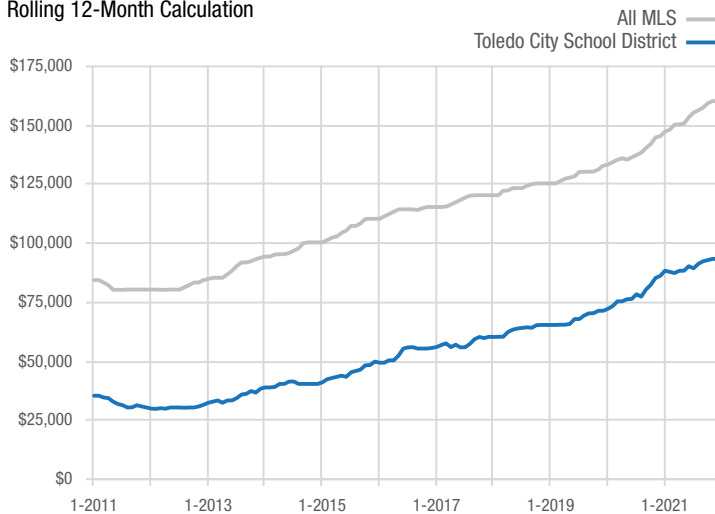
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	144	163	+ 13.2%	2,881	3,292	+ 14.3%
Pending Sales	207	227	+ 9.7%	2,531	2,840	+ 12.2%
Closed Sales	215	257	+ 19.5%	2,518	2,833	+ 12.5%
Days on Market Until Sale	61	62	+ 1.6%	72	58	- 19.4%
Median Sales Price*	\$99,450	\$97,250	- 2.2%	\$85,800	\$93,000	+ 8.4%
Average Sales Price*	\$105,565	\$103,527	- 1.9%	\$93,624	\$102,519	+ 9.5%
Percent of List Price Received*	95.3%	98.3%	+ 3.1%	97.2%	99.2%	+ 2.1%
Inventory of Homes for Sale	391	424	+ 8.4%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	4	5	+ 25.0%	92	118	+ 28.3%
Pending Sales	5	11	+ 120.0%	75	105	+ 40.0%
Closed Sales	6	12	+ 100.0%	75	104	+ 38.7%
Days on Market Until Sale	62	68	+ 9.7%	66	62	- 6.1%
Median Sales Price*	\$136,500	\$126,450	- 7.4%	\$137,500	\$130,900	- 4.8%
Average Sales Price*	\$125,583	\$132,125	+ 5.2%	\$133,279	\$136,284	+ 2.3%
Percent of List Price Received*	101.2%	97.5%	- 3.7%	96.1%	98.1%	+ 2.1%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

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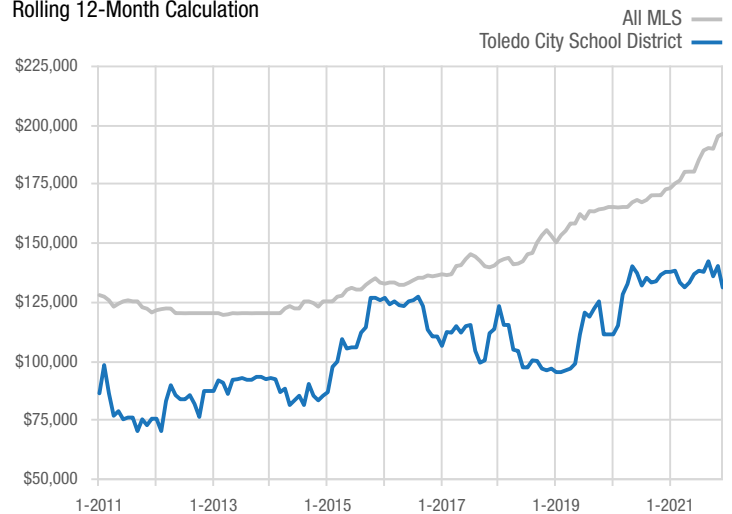
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Upper Sandusky Exempted Village School District

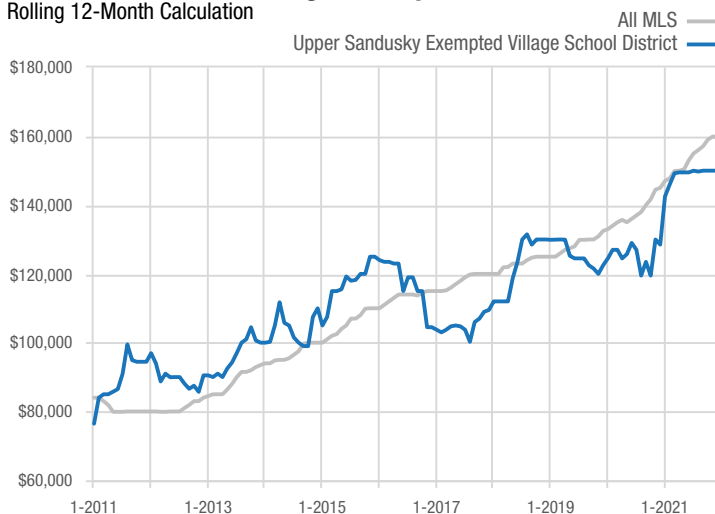
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	3	2	- 33.3%	59	73	+ 23.7%
Pending Sales	6	5	- 16.7%	53	63	+ 18.9%
Closed Sales	7	7	0.0%	58	63	+ 8.6%
Days on Market Until Sale	116	81	- 30.2%	109	83	- 23.9%
Median Sales Price*	\$150,000	\$182,500	+ 21.7%	\$128,500	\$150,000	+ 16.7%
Average Sales Price*	\$134,543	\$175,500	+ 30.4%	\$132,049	\$164,467	+ 24.5%
Percent of List Price Received*	93.2%	87.9%	- 5.7%	93.3%	94.2%	+ 1.0%
Inventory of Homes for Sale	17	15	- 11.8%	—	—	—
Months Supply of Inventory	3.8	2.9	- 23.7%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	2	2	0.0%
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	42	34	- 19.0%	209	133	- 36.4%
Median Sales Price*	\$190,000	\$209,105	+ 10.1%	\$186,500	\$209,553	+ 12.4%
Average Sales Price*	\$190,000	\$209,105	+ 10.1%	\$186,500	\$209,553	+ 12.4%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.4%	100.0%	+ 1.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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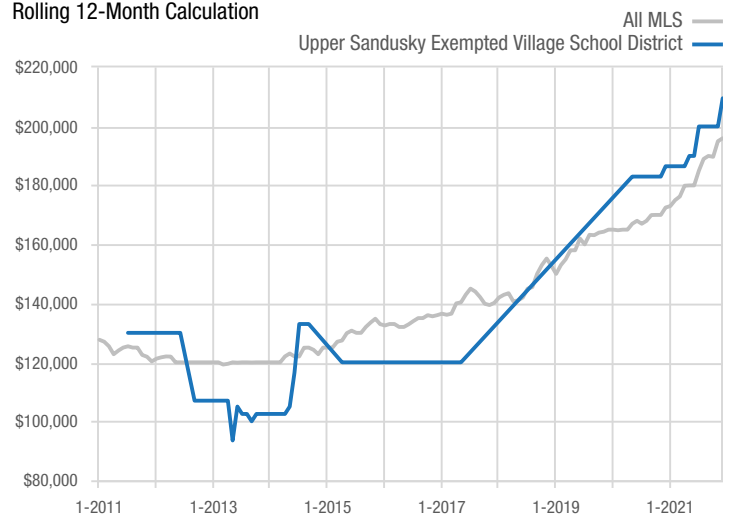
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Washington Local School District

Toledo

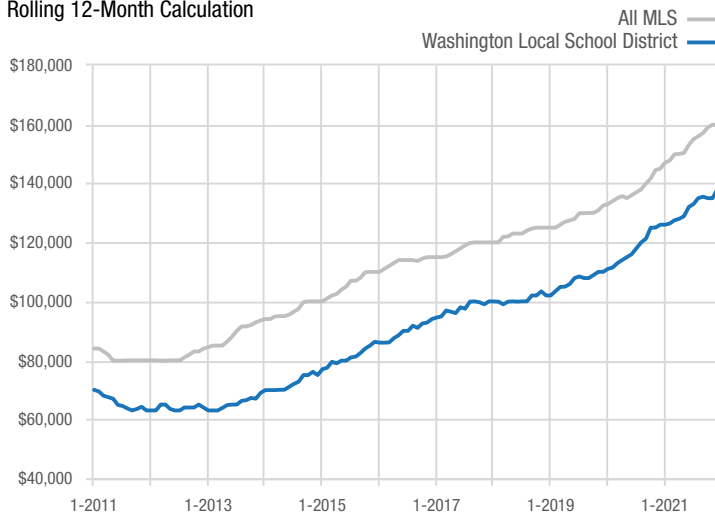
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	34	24	- 29.4%	675	740	+ 9.6%
Pending Sales	35	52	+ 48.6%	630	669	+ 6.2%
Closed Sales	49	61	+ 24.5%	627	666	+ 6.2%
Days on Market Until Sale	64	55	- 14.1%	66	53	- 19.7%
Median Sales Price*	\$120,500	\$147,500	+ 22.4%	\$126,000	\$138,000	+ 9.5%
Average Sales Price*	\$124,634	\$151,113	+ 21.2%	\$125,751	\$141,030	+ 12.2%
Percent of List Price Received*	101.4%	100.4%	- 1.0%	99.6%	101.7%	+ 2.1%
Inventory of Homes for Sale	84	72	- 14.3%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	21	13	- 38.1%
Pending Sales	0	1	—	18	17	- 5.6%
Closed Sales	0	0	—	18	16	- 11.1%
Days on Market Until Sale	—	—	—	62	68	+ 9.7%
Median Sales Price*	—	—	—	\$102,500	\$133,250	+ 30.0%
Average Sales Price*	—	—	—	\$100,039	\$118,644	+ 18.6%
Percent of List Price Received*	—	—	—	94.4%	99.6%	+ 5.5%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.2	—	—	—	—	—

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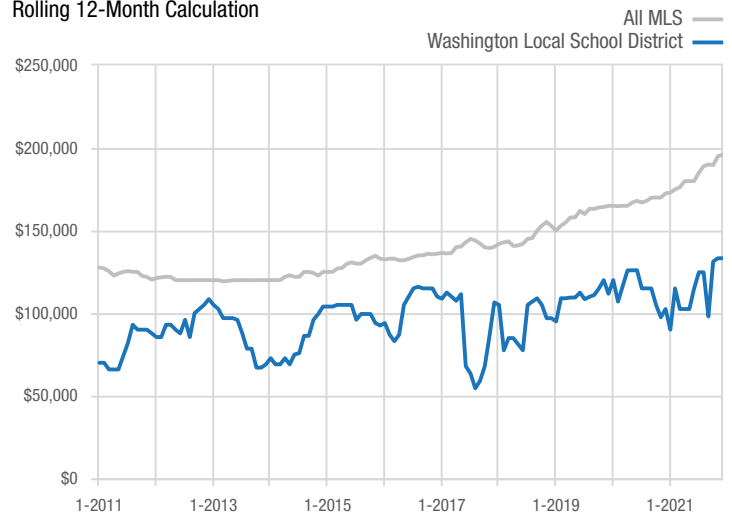
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wauseon Exempted Village School District

Wauseon

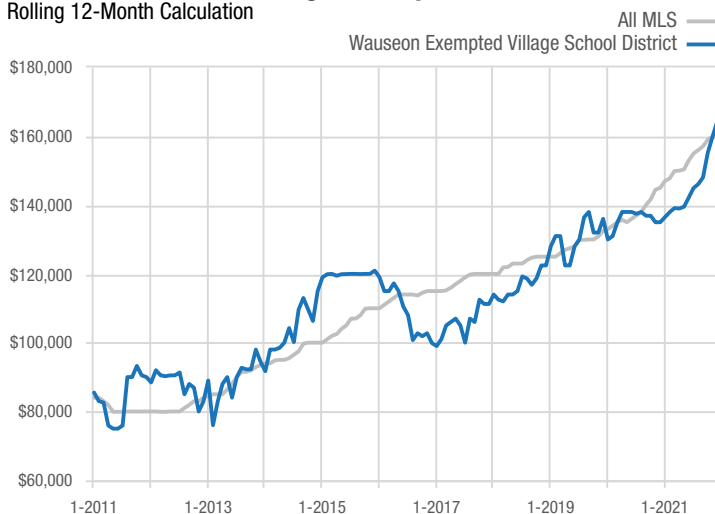
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	5	4	- 20.0%	119	112	- 5.9%
Pending Sales	8	16	+ 100.0%	113	108	- 4.4%
Closed Sales	13	14	+ 7.7%	113	106	- 6.2%
Days on Market Until Sale	59	74	+ 25.4%	70	62	- 11.4%
Median Sales Price*	\$131,000	\$220,000	+ 67.9%	\$135,000	\$164,389	+ 21.8%
Average Sales Price*	\$139,117	\$217,350	+ 56.2%	\$140,597	\$184,584	+ 31.3%
Percent of List Price Received*	95.1%	97.3%	+ 2.3%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	1	0	- 100.0%	3	6	+ 100.0%
Pending Sales	0	0	—	3	7	+ 133.3%
Closed Sales	0	0	—	3	7	+ 133.3%
Days on Market Until Sale	—	—	—	127	35	- 72.4%
Median Sales Price*	—	—	—	\$62,500	\$79,900	+ 27.8%
Average Sales Price*	—	—	—	\$69,800	\$110,829	+ 58.8%
Percent of List Price Received*	—	—	—	93.3%	100.0%	+ 7.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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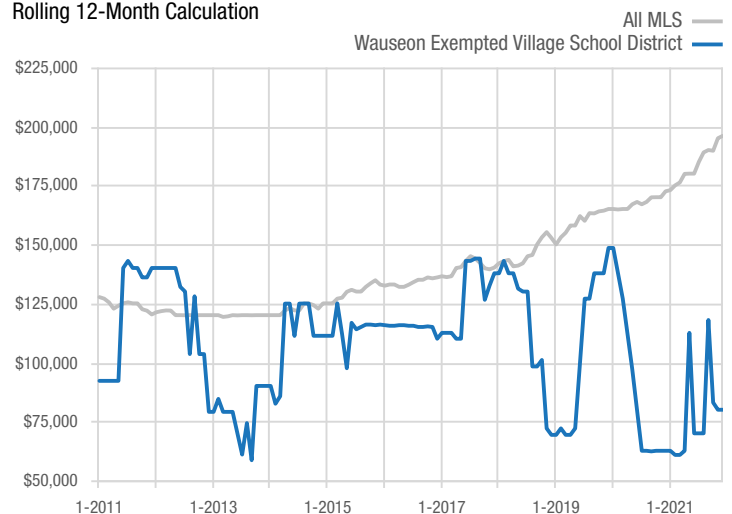
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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