

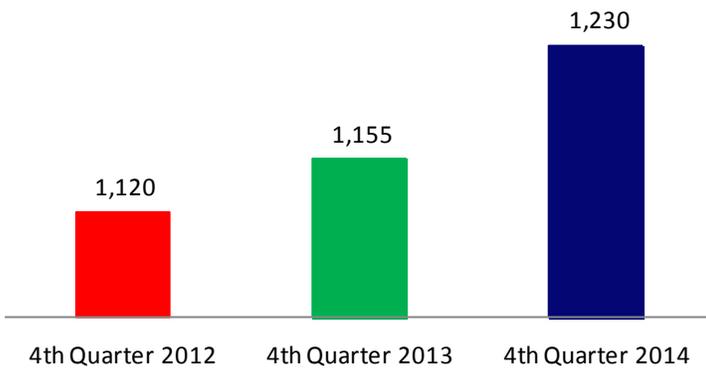
Single-Family Homes— Lucas & Upper Wood County

Fourth quarter sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 1,230. This was an increase of six percent compared to the fourth quarter of 2013. Sales volume generated by fourth quarter activity totaled \$144 million, a 4 percent increase from the fourth quarter of 2013. The average sales price was \$117,106, a decrease of two percent compared to the fourth quarter of 2013. 1,722 listings were added to the system during the fourth quarter, which was up five percent from the fourth quarter of 2013.

SFH - Lucas and Upper Wood County

	4th Quarter 2013	4th Quarter 2014	% Change
Closed Sales	1,155	1,230	6%
Median Sales Price	\$95,000	\$94,000	-1%
Average Sales Price	\$119,393	\$117,106	-2%
Average Price Per Square Foot	\$62	\$63	2%
% of Original List Price Received	95%	94%	-1%
Average Days on Market	112	104	-7%
New Listings	1,635	1,722	5%
Volume (in 1000's)	\$137,897	\$144,039	4%

Home Sales



Sales Prices



Lucas & Upper County

Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
4th Quarter 2013	341	253	285	88	31	8	10
4th Quarter 2014	362	282	312	96	31	9	11
% change	6%	11%	9%	9%	0%	13%	10%

Condos— Lucas & Upper Wood County

Fourth quarter sales of condos in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 122. This was a decrease of two percent compared to the fourth quarter of 2013. Sales volume generated by fourth quarter activity totaled \$17 million, a four percent decrease from the fourth quarter of 2013. The average sales price was \$138,645 a decrease of two percent compared to the fourth quarter of 2013. 147 listings were added to the system during the fourth quarter, which was down five percent from the fourth quarter of 2013.

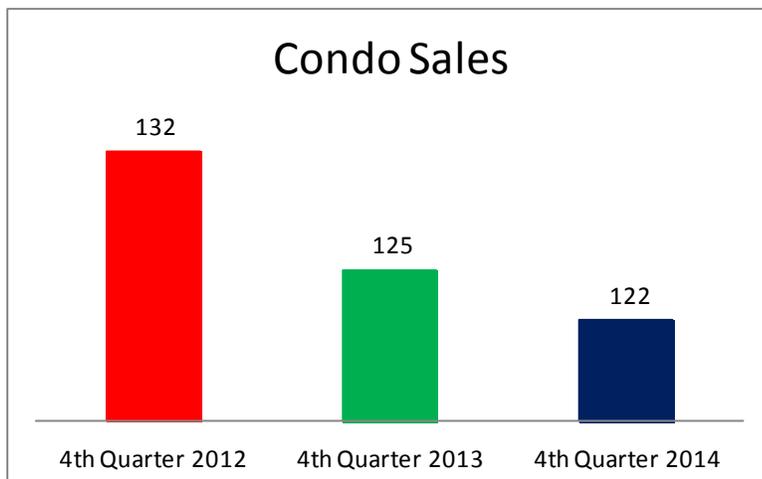
Condos - Lucas and Upper Wood County

	4th Quarter 2013	4th Quarter 2014	% Change
Closed Sales	125	122	-2%
Median Sales Price	\$130,500	\$127,550	-2%
Average Sales Price	\$141,399	\$138,645	-2%
Average Price Per Square Foot	\$81	\$80	-1%
% of Original List Price Received	95%	95%	0%
Average Days on Market	159	95	-40%
New Listings	155	147	-5%
Volume (in 1000's)	\$17,675	\$16,915	-4%

Condo Sales Prices



Condo Sales



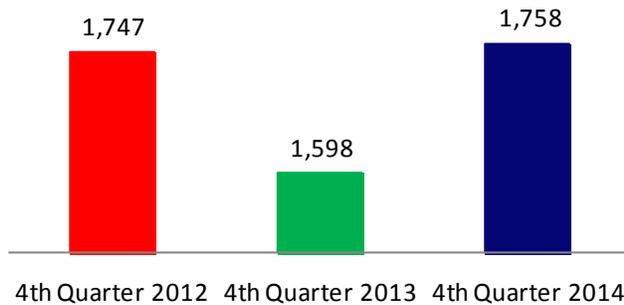
Entire NORIS MLS

Fourth quarter sales of single-family homes in Northwest Ohio reported by the Toledo Regional Association of REALTORS® totaled 1,758. This was an increase of ten percent compared to the fourth quarter of 2013. Sales volume generated by fourth quarter activity totaled \$199 million, a nine percent increase from the fourth quarter of 2013. The average sales price was \$113,188 a decrease of one percent compared to the fourth quarter of 2013. 2,433 listings were added to the system during the fourth quarter, which was up two percent from the fourth quarter of 2013.

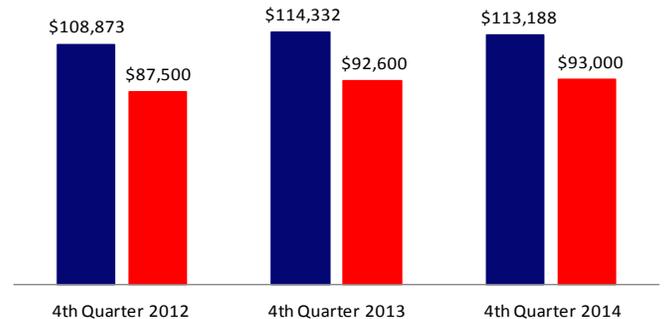
Entire NORIS MLS

	4th Quarter 2013	4th Quarter 2014	% Change
Closed Sales	1,598	1,758	10%
Median Sales Price	\$92,600	\$93,000	0%
Average Sales Price	\$114,332	\$113,188	-1%
Average Price Per Square Foot	\$61	\$62	2%
% of Original List Price Received	94%	94%	0%
Average Days on Market	118	109	-8%
New Listings	2,379	2,433	2%
Volume (in 1000's)	\$182,701	\$198,983	9%

Home Sales



Sales Prices



Entire NORIS MLS

Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
3rd Quarter 2013	521	540	674	213	60	26	15
3rd Quarter 2014	499	536	778	276	78	30	17
% change	-4%	-1%	15%	30%	30%	15%	13%



Local Market Update — 4th Quarter 2014

Area & Zip Codes	4th Qtr. Av. Sales Price	% Change 2013	4th Qtr. Sold	% Change 2013	4th Qtr. New Listings	% Change 2013	4th Qtr. DOM
Sylvania (2&3) [43560, 43617]	\$ 202,130	11%	115	16%	154	12%	100
Airport/Swanton (4) [43558]	\$ 130,721	10%	29	0%	37	76%	87
Spring Meadows (5) [43528]	\$ 169,991	1%	42	-7%	58	-16%	107
Monclova (6) [43542]	\$ 286,981	-8%	14	17%	14	%	108
Maumee (7) [43537]	\$ 162,836	-12%	91	36%	80	-5%	108
Whitehouse (8) [43571]	\$ 254,642	35%	31	3%	37	37%	111
Waterville (10) [43566]	\$ 173,771	-11%	21	-25%	34	26%	98
Franklin Park/Trilby (11) [43613]	\$ 106,404	-14%	58	21%	73	30%	95
Tremainsville (12) [43613]	\$ 62,033	2%	116	-4%	135	-18%	117
Five Points/North Towne (13) [43612]	\$ 41,938	2%	67	-12%	111	-20%	115
Point Place (14) [43611]	\$ 59,900	-15%	61	2%	69	10%	116
Wildwood/Reynolds Corner (15) [43615]	\$ 73,039	-5%	73	14%	108	-2%	103
Ottawa Hills (16) [43615 & 43606]	\$ 375,743	2%	14	-13%	24	-11%	110
Ottawa Park/Westgate (17) [43606]	\$ 91,905	-7%	45	22%	79	22%	118
Old West End (18) [43610, 43620]	\$ 16,540	-46%	23	64%	29	-17%	35
Old North End (19) [43608]	\$ 12,495	-13%	29	45%	45	18%	86
Town Centre (20) [43624, 43602, 43604]	\$ -	-100%	0	-100%	2	-50%	0
South Park (21) [43607]	\$ 25,237	-19%	36	20%	58	-11%	74
Old South End (22) [43609]	\$ 20,799	-7%	35	-8%	64	-14%	88
Heatherdowns (23) [43614]	\$ 100,383	-5%	80	5%	140	47%	112
East River (24) [43605]	\$ 16,011	-1%	32	-11%	60	-9%	101
Oregon (25) [43616]	\$ 120,820	-8%	52	44%	82	32%	102
East Suburbs (26) [43634, 43618, 43412]	\$ 166,500	—	2	—	9	80%	46
Perrysburg (53) [43551, 43552]	\$ 214,190	0%	89	-20%	134	9%	109
Rossford (54) [43460]	\$ 109,497	5%	65	25%	76	%	101