

NORTHWEST OHIO HOUSING MARKET

2015 Totals



5,620
Home Sales
+6% Increase

\$110k
Median Sales Price
+12% Increase

-2%
Inventory Drop
Buyer Demand!

4.15%
Average Interest Rate
Buying Power

Contact Your Realtor To Find Out What's
Happening In Your Neighborhood

NORTHWEST OHIO HOUSING MARKET

December 2015



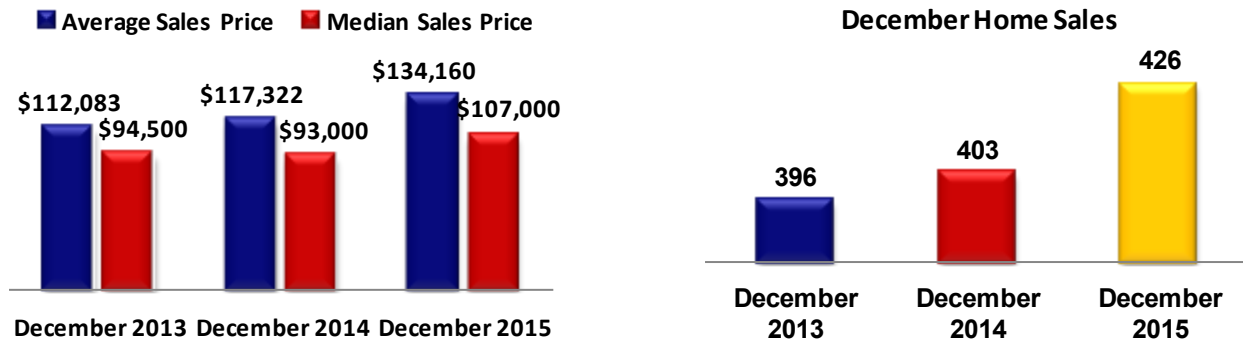
426
Home Sales
+6% Increase

\$107k
Median Sales Price
+15% Increase

-9%
Inventory Drop
Buyer Demand!

4.15%
Average Interest Rate
Buying Power

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Happening In Your Neighborhood



December sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 426. This was an increase of 6% compared to December of 2014. This increase can be attributed to a backlog of closings due to changes from the Consumer Federal Protection Bureau. Sales volume generated by December activity totaled \$60 million, which was up 29% from 2014. The median sales price was \$107,000 (up 15% compared to December 2014), and the average sales price was \$134,160 (an increase of 14% compared to last December). 466 listings were added to the system in December, which was down 4% from last December's 485, and inventory of single-family listings showed 3,194 available at month's end which represented a supply of 7.5 months which is down 9% from December of 2014 .

The **year ended** with a 6% increase in sales of single family homes, a 12% increase in the median sales price and a 17% increase in overall volume. New listings were down 2% for the year signaling the area is still suffering from a lack of inventory.

Lucas and Upper Wood County

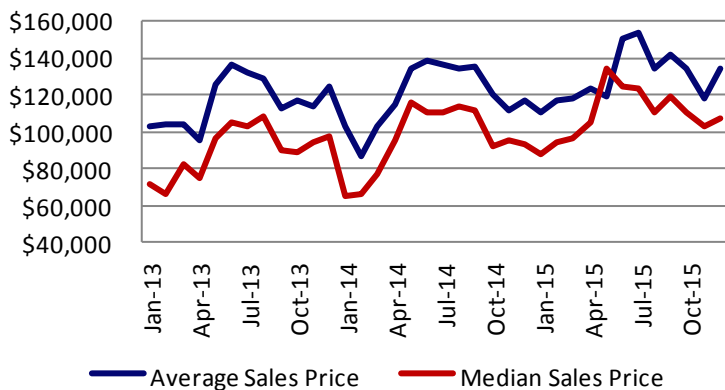
	December 2014	December 2015	% Change	2014 Final	2015 Final	% Change
Closed Sales	403	426	6%	5,312	5,620	6%
Pending	367	408	11%			
Median Sales Price	\$93,000	\$107,000	15%	\$98,000	\$110,000	12%
Average Sales Price	\$117,322	\$134,160	14%	\$122,339	\$133,894	9%
Average Price Per Square Foot	\$64	\$69	8%	\$64	\$69	8%
% of Original List Price Received	94%	95%	1%	95%	95%	0%
Average Days on Market	106	117	10%	108	107	-1%
New Listings	485	466	-4%	8,875	8,721	-2%
Active & Contingent Listings	3,335	3,194	-4%			
Months Supply of Inventory	8.3	7.5	-9%			
Volume (in 1000's)	\$46,342	\$59,970	29%	\$633,468	\$738,022	17%

Lucas County

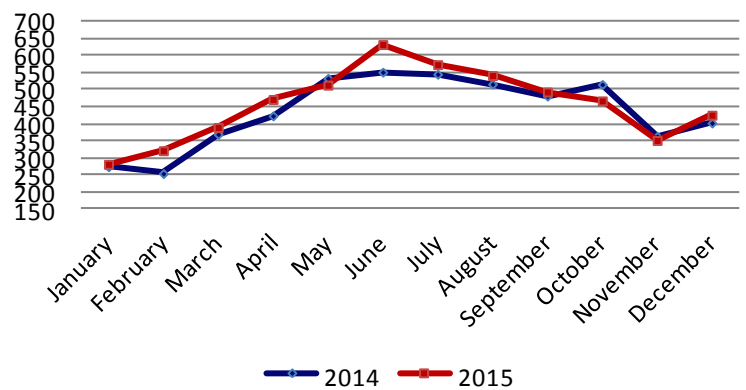
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	112	89	109	48	16	2	5
Pending	118	69	109	40	11	1	3
Active & Contingent	757	717	703	313	139	46	83
Months Supply of Inventory	6.8	8.1	6.4	6.5	8.7	23.0	16.6

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	282	28	40	38	\$ 198,016	\$183,500	115	7.1
Airport/Swanton (4) [43558]	60	8	16	13	\$ 152,990	\$124,600	101	3.8
Spring Meadows (5) [43528]	153	21	21	21	\$ 151,910	\$180,000	170	7.3
Monclova (6) [43542]	41	9	6	3	\$ 281,669	\$221,375	128	6.8
Maumee (7) [43537]	185	31	34	33	\$ 173,171	\$144,000	114	5.4
Whitehouse (8) [43571]	53	5	6	7	\$ 251,900	\$243,000	136	8.8
Waterville (10) [43566]	41	3	8	7	\$ 187,238	\$155,500	83	5.1
Franklin Park/Trilby (11) [43613]	136	15	20	15	\$ 114,921	\$ 89,700	99	6.8
Tremainsville (12) [43613]	259	38	27	31	\$ 80,441	\$ 70,500	132	9.6
Five Points/North Towne (13) [43612]	225	35	24	34	\$ 43,043	\$ 34,900	129	9.4
Point Place (14) [43611]	124	18	15	15	\$ 69,373	\$ 55,000	124	8.3
Wildwood/Reynolds Corner (15) [43615]	172	24	30	21	\$ 81,990	\$ 71,000	101	5.7
Ottawa Hills (16) [43615 & 43606]	90	13	5	7	\$ 340,333	\$307,500	98	18.0
Ottawa Park/Westgate (17) [43606]	124	21	14	15	\$ 104,100	\$105,000	108	8.9
Old West End (18) [43610, 43620]	31	7	5	6	\$ 31,292	\$ 21,875	116	6.2
Old North End (19) [43608]	87	19	5	3	\$ 18,625	\$ 19,750	83	17.4
Town Centre (20) [43624, 43602, 43604]	13	4	1	1	\$ 7,000	\$ 7,000	62	13.0
South Park (21) [43607]	112	26	15	16	\$ 21,572	\$ 20,551	132	7.5
Old South End (22) [43609]	162	19	16	15	\$ 21,363	\$ 17,250	111	10.1
Heatherdowns (23) [43614]	197	33	24	25	\$ 125,657	\$110,750	114	8.2
East River (24) [43605]	121	15	14	13	\$ 22,207	\$ 13,001	82	8.6
Oregon (25) [43616]	105	13	20	15	\$ 130,900	\$115,000	119	5.3
East Suburbs (26) [43634, 43618, 43412]	18	2	1	2	\$ 135,000	\$135,000	127	18.0
Perrysburg & Twp. (53) [43551, 43552]	274	42	40	39	\$ 270,538	\$225,000	113	6.9
Northwood/Rossford/Lake (54) [43460]	117	17	18	13	\$ 135,825	\$127,000	125	6.5

Average and Median Sales Prices



Home Sales



Bowling Green

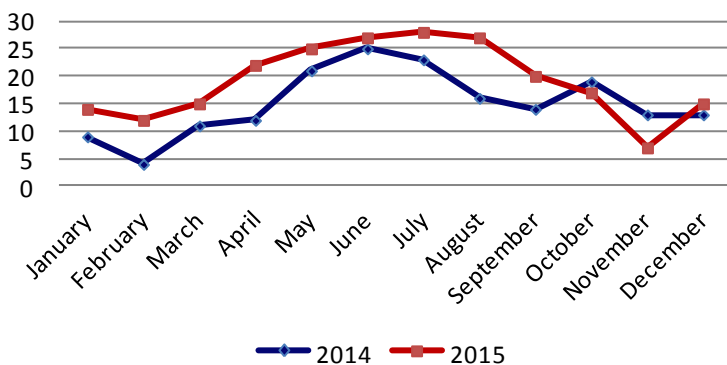
	December 2014	December 2015	% Change	2014 Final	2015 Final	% Change
Closed Sales	13	13	0%	183	227	24%
Pending	13	15	15%			
Median Sales Price	\$136,000	\$120,000	-12%	\$157,500	\$152,000	-3%
Average Sales Price	\$123,000	\$131,836	7%	\$166,397	\$164,314	-1%
Average Price Per Square Foot	\$74	\$78	5%	\$87	\$88	1%
% of Original List Price Received	98%	95%	-3%	97%	96%	-1%
Average Days on Market	68	98	44%	94	106	13%
New Listings	19	15	-21%	271	304	12%
Active & Contingent Listings	96	101	5%			
Months Supply of Inventory	7.4	7.8	5%			
Volume (in 1000's)	\$1,599	\$1,450	-9%	\$29,452	\$36,971	26%

Wood County

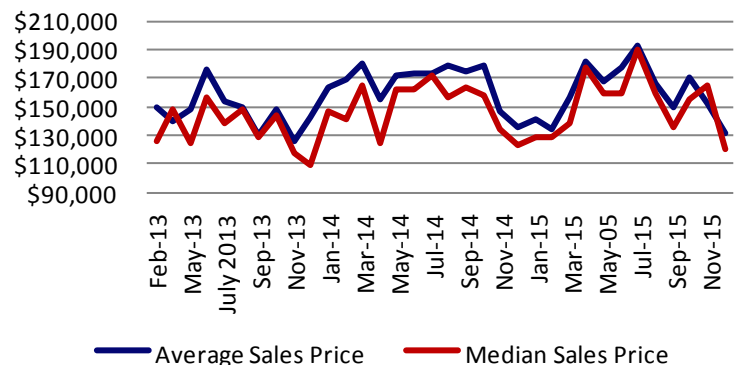
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	6	11	44	20	7	4	3
Pending	5	12	33	19	4	2	3
Active & Contingent	37	104	274	109	75	14	39
Months Supply of Inventory	6.2	9.5	6.2	5.5	10.7	3.5	6.2

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	101	15	13	13	\$ 131,836	\$120,000	98	7.8
Outlying Wood County (51,52, 56 & 57)	164	21	18	11	\$ 162,167	\$142,000	161	9.1

Home Sales



Sales Prices

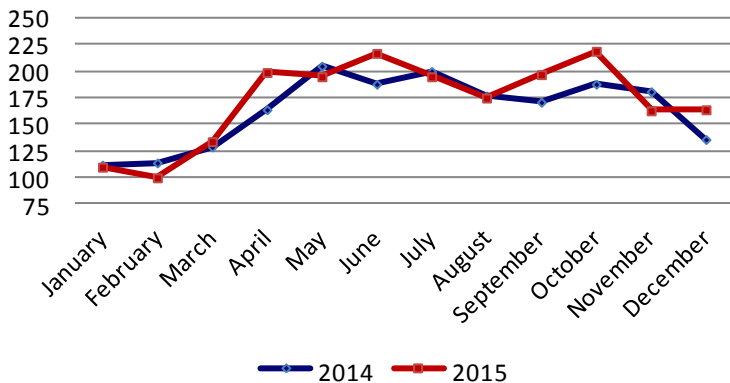


Outlying Areas

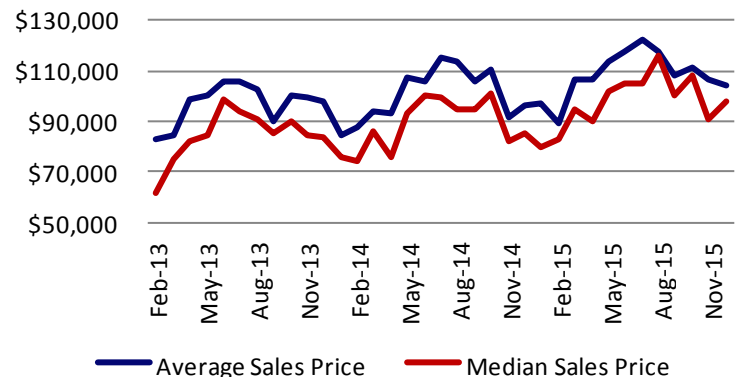
	December 2014	December 2015	% Change	2014 Final	2015 Final	% Change
Closed Sales	136	164	21%	1,979	2,097	6%
Pending	131	156	19%			
Median Sales Price	\$85,000	\$98,000	15%	\$90,375	\$98,000	8%
Average Sales Price	\$96,489	\$103,816	8%	\$102,071	\$109,626	7%
Average Price Per Square Foot	\$56	\$60	7%	\$60	\$64	7%
% of Original List Price Received	93%	94%	1%	94%	94%	0%
Average Days on Market	118	122	3%	128	126	-2%
New Listings	170	156	-8%	3,411	3,335	-2%
Active & Contingent Listings	1,474	1,375	-7%			
Months Supply of Inventory	10.8	8.4	-23%			
Volume (in 1000's)	\$12,447	\$16,611	33%	\$198,017	\$223,089	13%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	131	13	14	11	\$ 96,255	\$ 96,000	118	9.4
Defiance County (62-66)	120	17	12	14	\$ 104,996	\$110,500	158	10.0
Paulding County (67-70)	102	12	14	10	\$ 103,143	\$102,250	91	7.3
Henry County (72-75)	74	4	13	8	\$ 70,818	\$ 61,000	121	5.7
Napoleon (76)	73	11	8	11	\$ 99,581	\$ 86,625	96	9.1
Putnam County (78-80)	15	1	0	1	\$ -	\$ -	0	0.0
Williams County (82-86 & 88-91)	93	6	15	13	\$ 80,967	\$ 75,000	117	6.2
Bryan (87)	137	15	16	20	\$ 101,127	\$110,000	138	8.6
Fulton County (93-95 & 97-99)	93	6	15	13	\$ 82,628	\$ 83,000	125	6.2
Wauseon (96)	55	8	6	7	\$ 153,417	\$133,500	176	9.2

Home Sales



Sales Prices



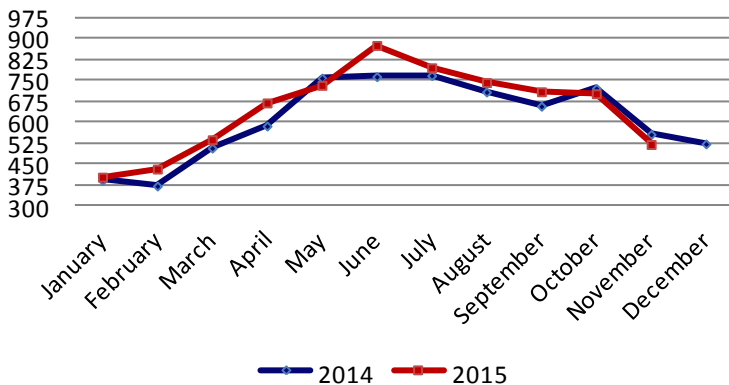
Entire MLS

	December 2014	December 2015	% Change	2014 Final	2015 Final	% Change
Closed Sales	552	603	9%	7,474	7,944	6%
Pending	511	579	13%			
Median Sales Price	\$90,000	\$104,250	16%	\$97,500	\$127,900	31%
Average Sales Price	\$112,455	\$126,263	12%	\$118,018	\$128,421	9%
Average Price Per Square Foot	\$62	\$67	8%	\$63	\$68	8%
% of Original List Price Received	94%	94%	0%	95%	95%	0%
Average Days on Market	108	118	9%	113	112	-1%
New Listings	674	637	-5%	12,557	12,360	-2%
Active & Contingent Listings	4,905	4,670	-5%			
Months Supply of Inventory	8.9	7.7	-13%			
Volume (in 1000's)	\$60,388	\$78,030	29%	\$860,938	\$998,081	16%

Entire 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+
Sold	151	157	219	75	24	6	8
Pending	158	132	202	68	17	4	6
Active & Contingent	983	1,264	1,427	547	246	72	131
Months Supply of Inventory	6.5	8.1	6.5	7.3	10.3	12.0	16.4

Home Sales



Home Sales

