

NORTHWEST OHIO HOUSING MARKET

April 2016

462

Home Sales

-6% Decrease

\$124,000k

Median Sales Price

+18% Increase

0%

Inventory Change

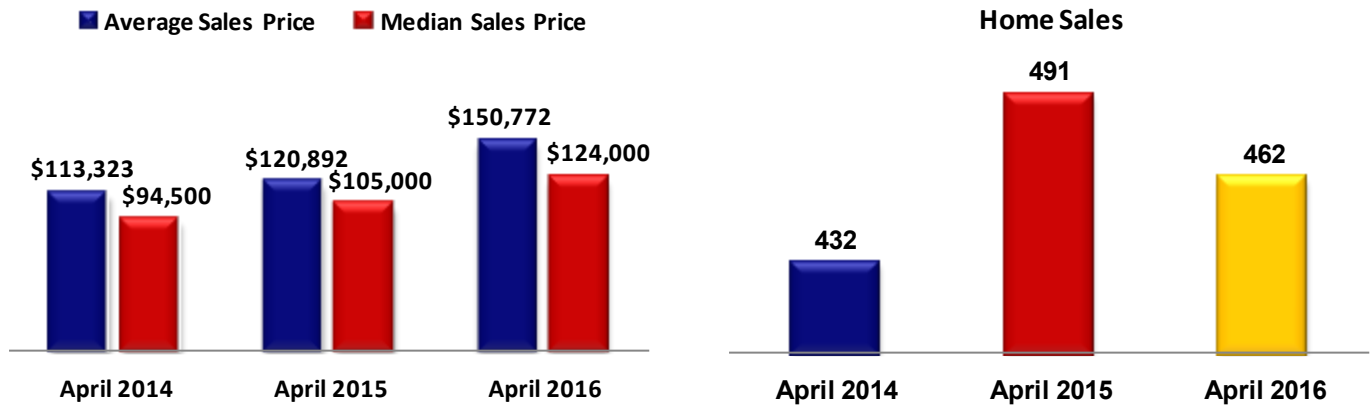
Great Time To Sell!!!

3.83%

Average Interest Rate

Buying Power

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



April sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 462. This was an decrease of 6% compared to April of 2015. Sales volume generated by April activity totaled \$69 million, which was up 16% from 2015. The median sales price was \$124,000 (up 18% compared to April 2015), and the average sales price was \$150,772 (an increase of 25% compared to last April). 809 listings were added to the system in April, which was down 6% from last April's 857, and inventory of single-family listings showed 3,420 available at month's end which represented a supply of 7.4 months which is unchanged from April of 2015 .

Lucas and Northern Wood County

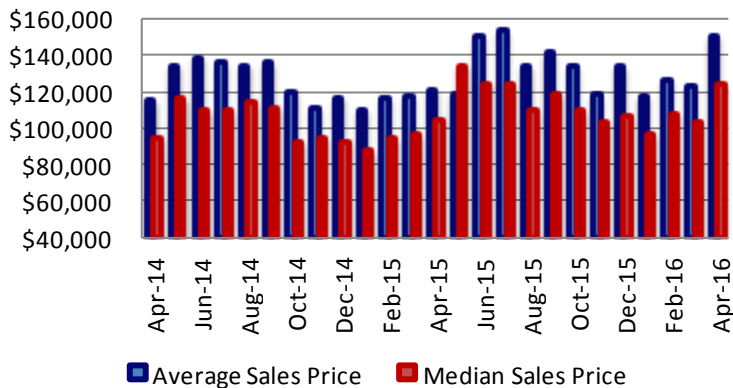
	April 2015	April 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	491	462	-6%	1,518	1,605	6%
Pending	573	554	-3%			
Median Sales Price	\$105,000	\$124,000	18%	\$95,838	\$110,000	15%
Average Sales Price	\$120,892	\$150,772	25%	\$116,055	\$128,473	11%
Average Price Per Square Foot	\$67	\$76	13%	\$63	\$70	11%
% of Original List Price Received	95%	97%	2%	94%	95%	1%
Average Days on Market	114	109	-4%	115	115	0%
New Listings	857	809	-6%	2,835	2,818	-1%
Active & Contingent Listings	3,612	3,420	-5%			
Months Supply of Inventory	7.4	7.4	—			
Volume (in 1000's)	\$59,353	\$69,050	16%	\$175,250	\$204,227	17%

Lucas County

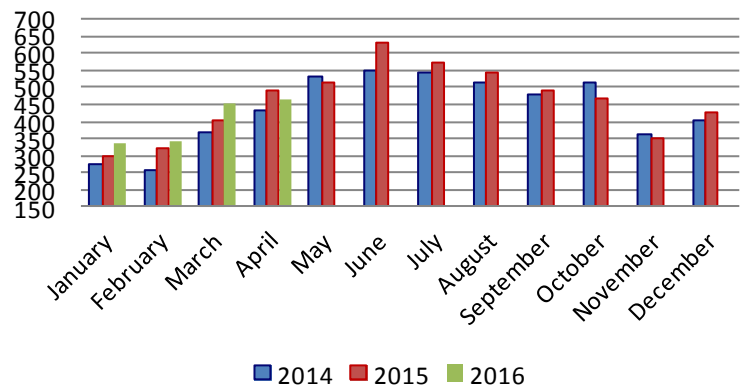
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	76	95	141	55	18	2	4
Pending	95	115	158	73	19	6	5
Active & Contingent	627	787	817	378	186	61	91
Months Supply of Inventory	8.25	8.3	5.8	6.9	10.3	30.5	22.8

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	361	83	53	66	\$228,502	\$213,000	92	6.8
Airport/Swanton (4) [43558]	52	14	4	4	\$ 90,712	\$106,175	163	13.0
Spring Meadows (5) [43528]	169	41	12	22	\$193,383	\$193,500	112	14.1
Monclova (6) [43542]	43	7	5	8	\$296,400	\$325,000	112	8.6
Maumee (7) [43537]	218	54	30	42	\$182,993	\$168,450	98	7.3
Whitehouse (8) [43571]	66	7	14	18	\$211,736	\$199,000	102	4.7
Waterville (10) [43566]	56	17	10	11	\$226,239	\$243,250	126	5.6
Franklin Park/Trilby (11) [43613]	162	41	32	34	\$115,848	\$115,549	104	5.1
Tremainsville (12) [43613]	295	70	39	48	\$ 80,959	\$ 89,900	39	7.6
Five Points/North Towne (13) [43612]	200	48	23	31	\$ 63,047	\$ 59,300	112	8.7
Point Place (14) [43611]	136	39	18	22	\$ 76,675	\$ 69,200	110	7.6
Wildwood/Reynolds Corner (15) [43615]	173	40	30	27	\$ 93,620	\$ 91,325	110	5.8
Ottawa Hills (16) [43615 & 43606]	105	21	11	13	\$366,627	\$223,500	121	9.5
Ottawa Park/Westgate (17) [43606]	144	34	22	22	\$102,793	\$ 97,950	140	6.5
Old West End (18) [43610, 43620]	27	8	3	4	\$ 78,233	\$110,000	72	9.0
Old North End (19) [43608]	73	13	8	6	\$ 9,091	\$ 7,200	149	9.1
Town Centre (20) [43624, 43602, 43604]	15	1	1	2	\$ 8,500	\$ 8,500	74	15.0
South Park (21) [43607]	96	13	11	18	\$ 16,618	\$ 15,250	71	8.7
Old South End (22) [43609]	132	27	9	12	\$ 31,956	\$ 29,000	145	14.7
Heatherdowns (23) [43614]	221	63	30	39	\$109,603	\$103,000	119	7.4
East River (24) [43605]	122	34	6	9	\$ 22,804	\$ 13,500	134	20.3
Oregon (25) [43616]	92	24	14	11	\$139,294	\$122,550	81	6.6
East Suburbs (26) [43634, 43618, 43412]	18	5	2	3	\$104,500	\$104,500	47	9.0
Perrysburg & Twp. (53) [43551, 43552]	313	79	55	52	\$271,334	\$230,000	118	5.7
Northwood/Rossford/Lake (54) [43460]	125	25	18	28	\$133,218	\$120,000	86	6.9

Average and Median Sales Prices



Home Sales



Bowling Green

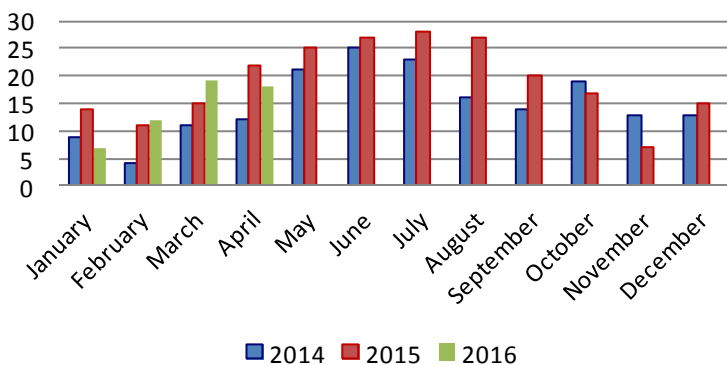
	April 2015	April 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	22	18	-18%	63	54	-14%
Pending	19	15	-21%			
Median Sales Price	\$177,500	\$160,000	-10%	\$146,800	\$153,500	5%
Average Sales Price	\$182,300	\$178,956	-2%	\$154,101	\$176,837	15%
Average Price Per Square Foot	\$89	\$96	8%	\$83	\$94	13%
% of Original List Price Received	97%	99%	2%	97%	97%	0%
Average Days on Market	121	117	-3%	124	107	-14%
New Listings	45	18	-60%	113	65	-42%
Active & Contingent Listings	134	88	-34%			
Months Supply of Inventory	6.1	4.9	-20%			
Volume (in 1000's)	\$4,012	\$3,221	-20%	\$9,708	\$9,687	0%

Wood County

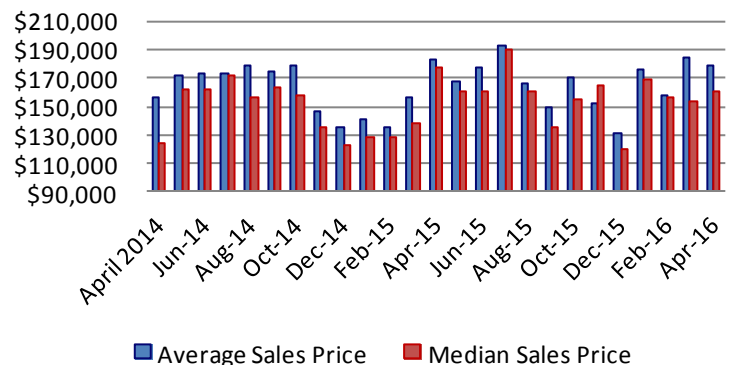
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	6	14	50	33	12	1	5
Pending	5	20	55	26	13	3	4
Active & Contingent	30	96	256	128	101	30	49
Months Supply of Inventory	5.0	6.9	5.1	3.9	8.4	30.0	5.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	88	18	18	15	\$178,956	\$160,000	117	4.9
Outlying Wood County (51,52, 56 & 57)	165	30	29	32	\$132,445	\$114,900	123	5.7

Home Sales



Sales Prices

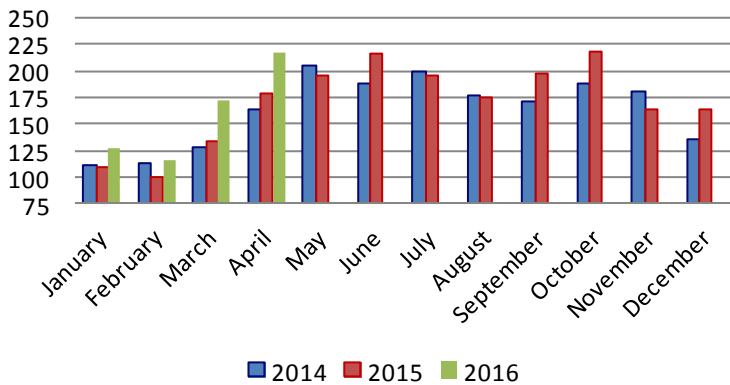


Outlying Areas

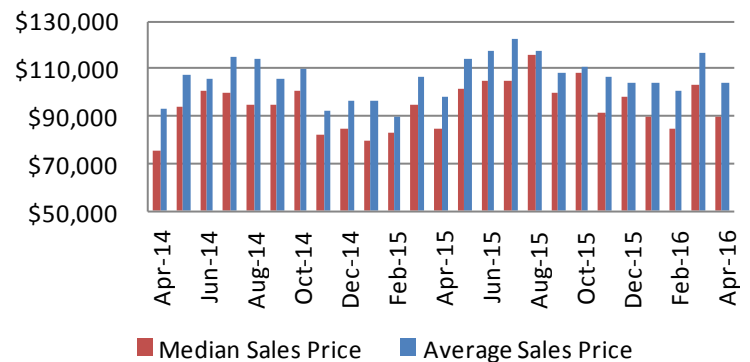
	April 2015	April 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	179	217	21%	525	642	22%
Pending	192	198	3%			
Median Sales Price	\$85,000	\$90,000	6%	\$85,000	\$92,000	8%
Average Sales Price	\$96,479	\$104,100	8%	\$97,495	\$106,175	9%
Average Price Per Square Foot	\$58	\$64	10%	\$58	\$63	9%
% of Original List Price Received	94%	94%	0%	93%	95%	2%
Average Days on Market	151	131	-13%	146	130	-11%
New Listings	344	292	-15%	1,055	968	-8%
Active & Contingent Listings	1,581	1,362	-14%			
Months Supply of Inventory	8.8	6.3	-29%			
Volume (in 1000's)	\$17,154	\$22,708	32%	\$51,011	\$67,830	33%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	143	35	25	19	\$ 92,404	\$ 77,000	25	5.7
Defiance County (62-66)	120	20	19	18	\$ 91,747	\$ 81,000	158	6.3
Paulding County (67-70)	91	21	17	7	\$ 68,782	\$ 75,300	132	5.4
Henry County (72-75)	63	10	9	10	\$108,467	\$ 95,000	119	7.0
Napoleon (76)	67	18	7	11	\$ 91,789	\$ 94,900	130	9.6
Putnam County (78-80)	14	3	3	2	\$119,500	\$109,500	131	4.7
Williams County (82-86 & 88-91)	127	30	18	17	\$ 81,450	\$ 80,450	138	7.1
Bryan (87)	126	25	16	14	\$117,006	\$ 87,500	197	7.9
Fulton County (93-95 & 97-99)	89	24	12	16	\$122,367	\$109,000	143	7.4
Wauseon (96)	70	18	9	10	\$113,689	\$118,000	91	7.8

Home Sales



Sales Prices



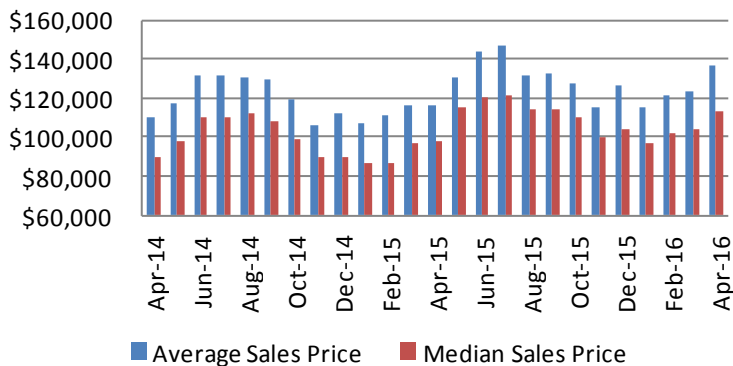
Entire MLS

	April 2015	April 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	692	697	1%	2106	2301	9%
Pending	784	767	-2%			
Median Sales Price	\$98,000	\$112,900	15%	\$93,500	\$105,000	12%
Average Sales Price	\$116,529	\$136,969	18%	\$112,567	\$123,387	10%
Average Price Per Square Foot	\$66	\$73	11%	\$62	\$68	10%
% of Original List Price Received	95%	96%	1%	94%	95%	1%
Average Days on Market	124	116	-6%	123	119	-3%
New Listings	1,246	1,119	-10%	4,003	3,851	-4%
Active & Contingent Listings	5,327	4,870	-9%			
Months Supply of Inventory	7.7	6.8	0%			
Volume (in 1000's)	\$80,670	\$94,979	18%	\$235,969	\$281,744	19%

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	112	199	252	97	31	4	9
Pending	119	213	275	108	34	9	9
Active & Contingent	814	1,349	1,495	633	326	105	151
Months Supply of Inventory	7.3	6.8	5.9	6.5	10.5	26.3	16.8

Home Sales Prices



Home Sales

