

NORTHWEST OHIO HOUSING MARKET

February 2016

469

Home Sales

+7% Increase

\$102,000k

Median Sales Price

+18% Increase

13%

Inventory Drop

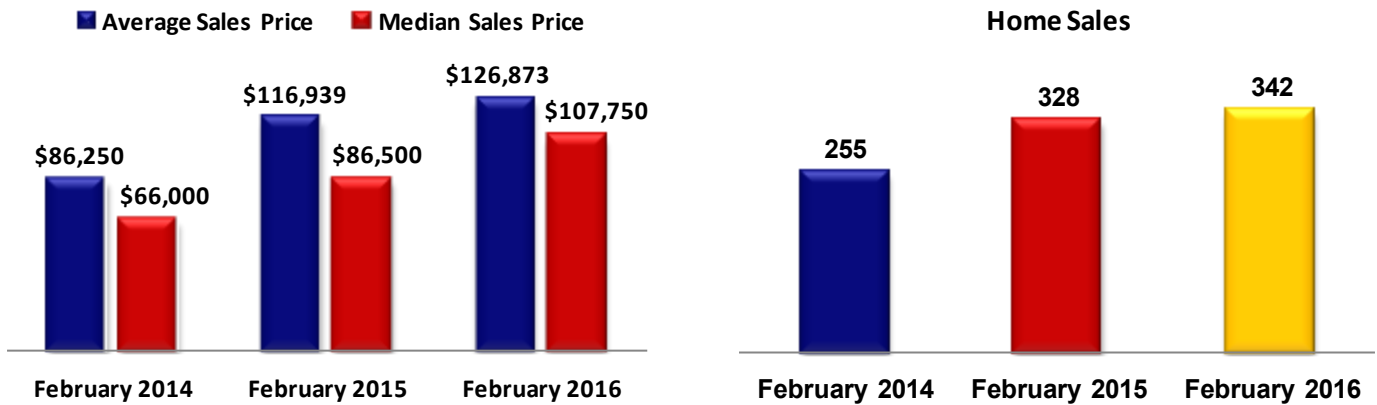
Great Time To Sell!!!

2.79%

Average Interest Rate

Buying Power

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



February sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 342. This was an increase of 4% compared to February of 2015. Sales volume generated by February activity totaled \$42 million, which was up 10% from 2015. The median sales price was \$107,750 (up 25% compared to February 2015), and the average sales price was \$126,873 (an increase of 8% compared to last February). 697 listings were added to the system in February, which was up 20% from last February's 580, and inventory of single-family listings showed 3,060 available at month's end which represented a supply of 9.3 months which is down 10% from February of 2015.

Lucas and Upper Wood County

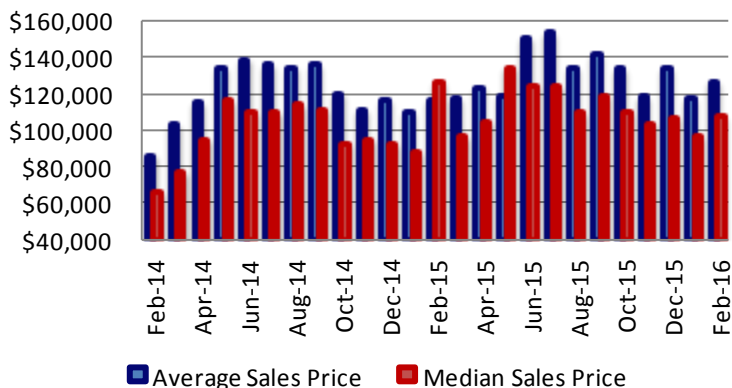
	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	328	342	4%	625	680	9%
Pending	386	415	8%			
Median Sales Price	\$86,500	\$107,750	25%	\$87,000	\$103,250	19%
Average Sales Price	\$116,939	\$126,873	8%	\$113,748	\$122,220	7%
Average Price Per Square Foot	\$60	\$68	13%	\$59	\$66	12%
% of Original List Price Received	94%	94%	0%	94%	94%	0%
Average Days on Market	120	116	-3%	117	119	2%
New Listings	580	697	20%	1,188	1,238	4%
Active & Contingent Listings	3,147	3,060	-3%			
Months Supply of Inventory	10.3	9.3	-10%			
Volume (in 1000's)	\$38,122	\$41,868	10%	\$69,500	\$80,177	15%

Lucas County

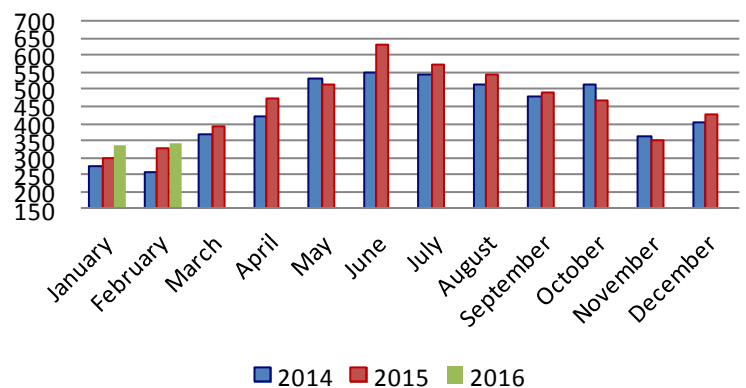
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	93	61	80	35	12	1	3
Pending	110	80	106	38	10	2	3
Active & Contingent	665	698	679	312	155	47	86
Months Supply of Inventory	7.4	11.8	8.8	9.2	13.4	48.6	29.7

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	236	62	26	33	\$211,488	\$208,000	120	9.7
Airport/Swanton (4) [43558]	47	11	6	19	\$156,900	\$164,750	98	8.4
Spring Meadows (5) [43528]	145	33	16	19	\$150,988	\$113,500	104	9.7
Monclova (6) [43542]	42	8	3	1	\$325,617	\$314,850	231	15.0
Maumee (7) [43537]	189	49	26	25	\$167,500	\$128,500	141	7.8
Whitehouse (8) [43571]	59	19	5	5	\$259,400	\$250,000	148	12.6
Waterville (10) [43566]	44	14	7	7	\$234,574	\$239,900	112	6.7
Franklin Park/Trilby (11) [43613]	132	33	15	21	\$105,305	\$ 83,000	133	9.4
Tremainsville (12) [43613]	253	58	29	32	\$ 57,132	\$ 50,000	99	9.3
Five Points/North Towne (13) [43612]	202	40	24	28	\$ 47,360	\$ 36,500	90	9.0
Point Place (14) [43611]	121	34	11	15	\$ 72,595	\$ 72,000	161	11.8
Wildwood/Reynolds Corner (15) [43615]	160	31	13	22	\$123,233	\$ 76,650	139	13.2
Ottawa Hills (16) [43615 & 43606]	83	13	6	7	\$201,750	\$167,000	124	14.8
Ottawa Park/Westgate (17) [43606]	128	30	15	19	\$ 87,823	\$ 80,000	106	9.1
Old West End (18) [43610, 43620]	27	5	7	4	\$ 36,933	\$ 20,000	106	4.1
Old North End (19) [43608]	88	19	6	15	\$ 10,840	\$ 11,500	74	15.7
Town Centre (20) [43624, 43602, 43604]	15	5	2	2	\$ 3,966	\$ 3,966	87	8.0
South Park (21) [43607]	96	16	15	9	\$ 19,592	\$ 18,500	102	6.8
Old South End (22) [43609]	125	23	5	15	\$ 28,750	\$ 22,000	66	26.7
Heatherdowns (23) [43614]	189	41	25	32	\$104,657	\$ 93,000	128	8.1
East River (24) [43605]	110	17	6	9	\$ 14,335	\$ 13,056	101	19.6
Oregon (25) [43616]	94	20	15	18	\$145,851	\$ 150,000	92	6.7
East Suburbs (26) [43634, 43618, 43412]	18	3	-	-	\$ -	\$ -	0	0.0
Perrysburg & Twp. (53) [43551, 43552]	265	67	35	41	\$198,232	\$198,999	100	8.1
Northwood/Rossford/Lake (54) [43460]	119	30	16	16	\$127,938	\$141,150	148	8.0

Average and Median Sales Prices



Home Sales



Bowling Green

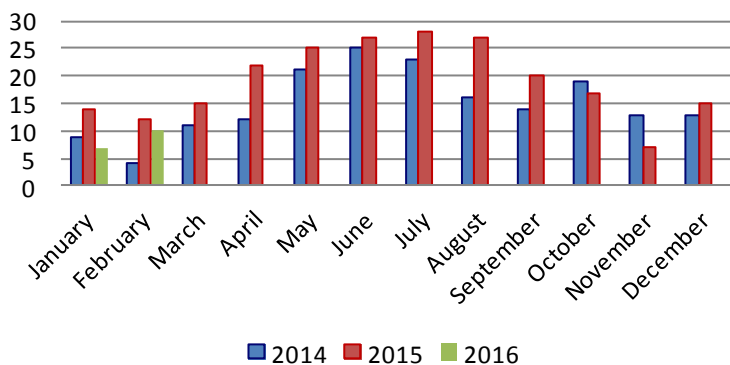
	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	12	10	-17%	26	17	-35%
Pending	11	12	9%			
Median Sales Price	\$134,750	\$156,250	16%	\$136,250	\$168,000	23%
Average Sales Price	\$128,539	\$158,240	23%	\$128,597	\$165,606	29%
Average Price Per Square Foot	\$74	\$85	15%	\$74	\$84	14%
% of Original List Price Received	94%	96%	2%	96%	95%	-1%
Average Days on Market	93	111	19%	99	99	0%
New Listings	15	18	20%	34	30	-12%
Active & Contingent Listings	90	91	1%			
Months Supply of Inventory	8.0	9.4	17%			
Volume (in 1000's)	\$1,542	\$1,582	3%	\$3,344	\$2,815	-16%

Wood County

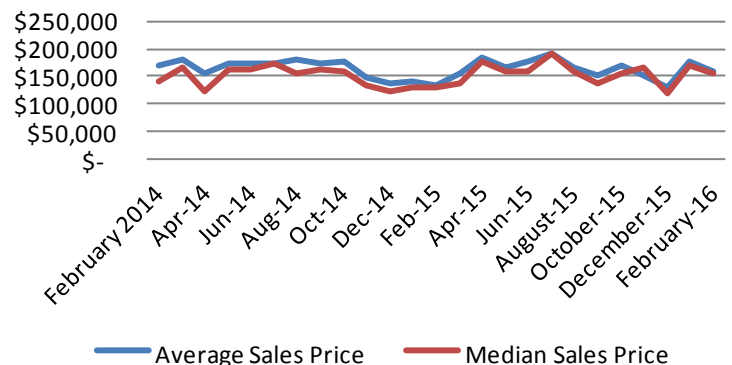
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	5	11	36	19	4	0	0
Pending	5	10	41	22	7	1	2
Active & Contingent	33	96	253	113	84	13	37
Months Supply of Inventory	6.8	9.0	7.3	6.2	21.7	0.0	0.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	91	18	10	12	\$158,240	\$156,250	111	9.7
Outlying Wood County (51,52, 56 & 57)	156	35	13	21	\$143,728	\$134,700	137	12.8

Home Sales



Average & Median Sales Prices

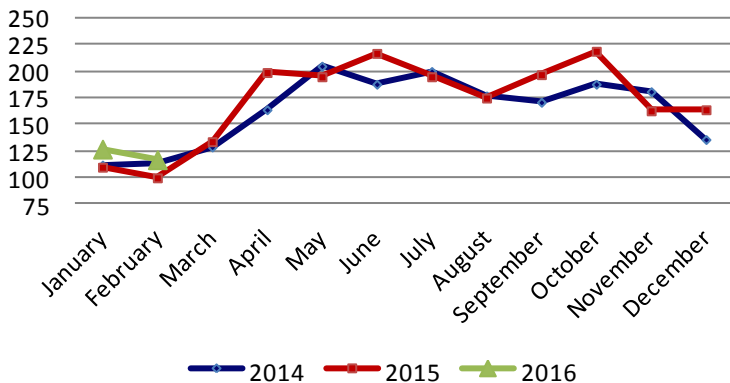


Outlying Areas

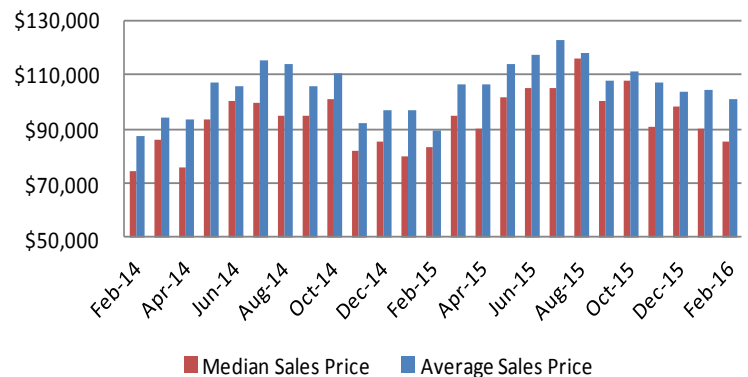
	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	100	117	17%	212	245	16%
Pending	112	128	14%			
Median Sales Price	\$83,250	\$85,000	2%	\$82,200	\$89,200	9%
Average Sales Price	\$89,529	\$100,627	12%	\$93,316	\$103,543	11%
Average Price Per Square Foot	\$55	\$59	7%	\$57	\$61	7%
% of Original List Price Received	92%	95%	3%	93%	94%	1%
Average Days on Market	124	129	4%	131	121	-8%
New Listings	199	223	12%	405	418	3%
Active & Contingent Listings	1,359	1,266	-7%			
Months Supply of Inventory	14.6	11.2	-23%			
Volume (in 1000's)	\$8,953	\$11,572	29%	\$19,596	\$24,643	26%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	127	30	17	14	\$ 75,791	\$ 70,250	102	8.0
Defiance County (62-66)	107	15	6	9	\$141,833	\$ 95,000	154	19.1
Paulding County (67-70)	94	11	12	9	\$120,929	\$102,000	119	8.4
Henry County (72-75)	61	12	0	4	\$ -	\$ -	0	0.0
Napoleon (76)	70	11	6	7	\$114,800	\$125,000	201	12.5
Putnam County (78-80)	13	2	2	1	\$ 33,100	\$ 33,100	108	6.9
Williams County (82-86 & 88-91)	111	17	11	9	\$ 68,225	\$ 67,100	152	10.8
Bryan (87)	116	20	9	12	\$ 77,530	\$ 89,200	122	13.8
Fulton County (93-95 & 97-99)	88	15	10	9	\$106,675	\$105,000	125	9.4
Wauseon (96)	55	11	7	5	\$ 65,308	\$ 43,155	95	8.4

Home Sales



Sales Prices



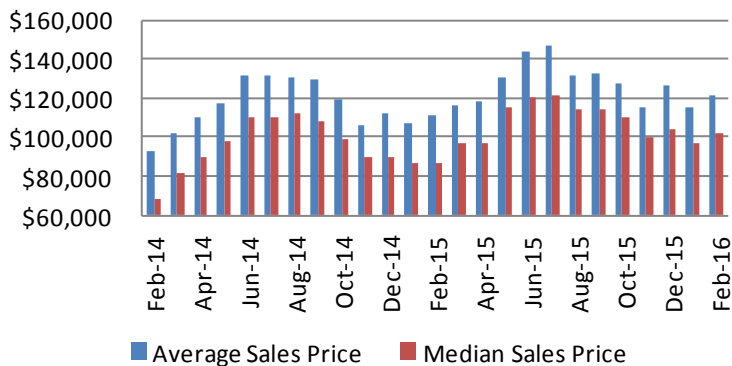
Entire MLS

	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	440	469	7%	863	942	9%
Pending	509	555	9%			
Median Sales Price	\$86,750	\$102,000	18%	\$86,900	\$100,000	15%
Average Sales Price	\$110,999	\$120,929	9%	\$109,138	\$118,151	8%
Average Price Per Square Foot	\$59	\$66	12%	\$59	\$65	10%
% of Original List Price Received	94%	95%	1%	94%	94%	0%
Average Days on Market	120	119	-1%	120	119	-1%
New Listings	794	938	18%	1,627	1,686	4%
Active & Contingent Listings	4,596	4,417	-4%			
Months Supply of Inventory	11.2	9.7	-13%			
Volume (in 1000's)	\$48,618	\$55,023	13%	\$92,440	\$107,635	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	128	110	152	62	16	1	3
Pending	142	127	182	74	19	4	5
Active & Contingent	860	1,214	1,329	542	271	71	131
Months Supply of Inventory	7.0	11.4	9.0	9.0	17.5	73.4	45.2

Home Sales Prices



Home Sales

