

NORTHWEST OHIO HOUSING MARKET

June 2016

602

Home Sales

-8% Decrease

\$129,500k

Median Sales Price

+4% Increase

-1%

Inventory Change

Great Time To Sell!!!

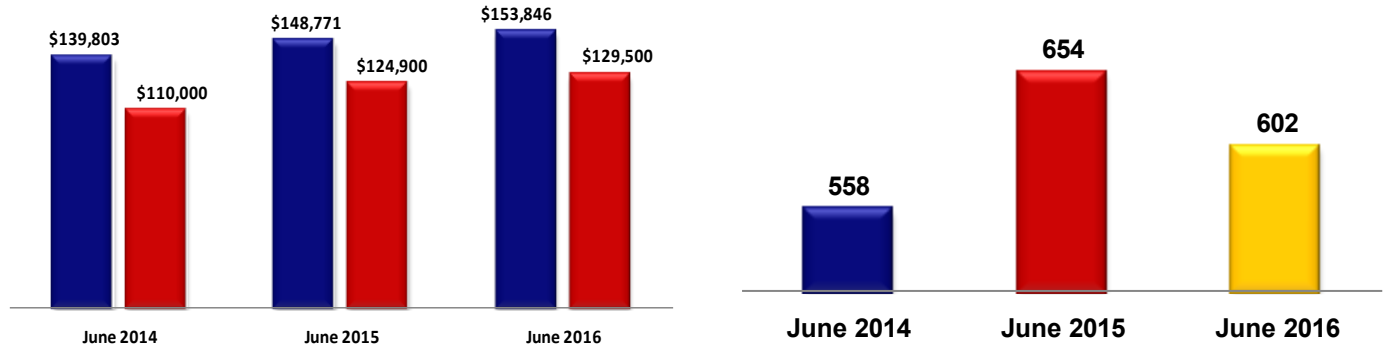
3.48%

Average Interest Rate

Buying Power

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

■ Average Sales Price ■ Median Sales Price



June sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 602. This was a decrease of 8% compared to June of 2015. Sales volume generated by June activity totaled \$92 million, which was down 5% from 2015. The median sales price was \$129,500 (up 4% compared to June 2015), and the average sales price was \$153,846 (an increase of 3% compared to last June). 908 listings were added to the system in June, which was down 5% from last June's 952, and inventory of single-family listings showed 3,689 available at month's end which represented a supply of 6.1 months which is down 1% from June of 2015.

Lucas and Northern Wood County

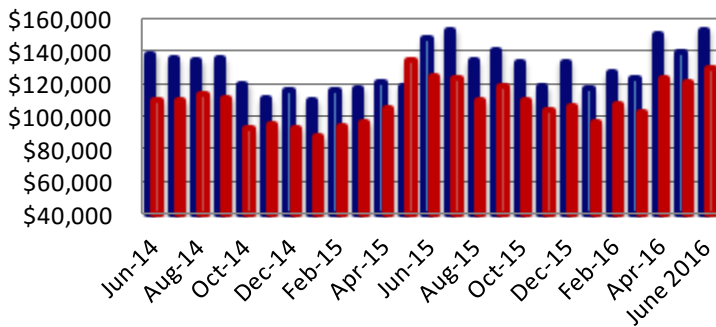
	June 2015	June 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	654	602	-8%	2,697	2,801	4%
Pending	614	622	1%			
Median Sales Price	\$124,900	\$129,500	4%	\$105,000	\$116,500	11%
Average Sales Price	\$148,771	\$153,846	3%	\$127,327	\$136,397	7%
Average Price Per Square Foot	\$74	\$79	7%	\$67	\$73	9%
% of Original List Price Received	97%	97%	0%	95%	96%	1%
Average Days on Market	104	99	-5%	111	109	-2%
New Listings	952	908	-5%	4,709	4,550	-3%
Active & Contingent Listings	4,033	3,689	-9%			
Months Supply of Inventory	6.2	6.1	-1%			
Volume (in 1000's)	\$96,524	\$92,035	-5%	\$341,376	\$379,239	11%

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	89	123	164	83	24	6	5
Pending	94	123	175	82	21	8	4
Active & Contingent	634	829	915	406	208	70	94
Months Supply of Inventory	7.1	6.7	5.6	4.9	8.7	11.7	18.8

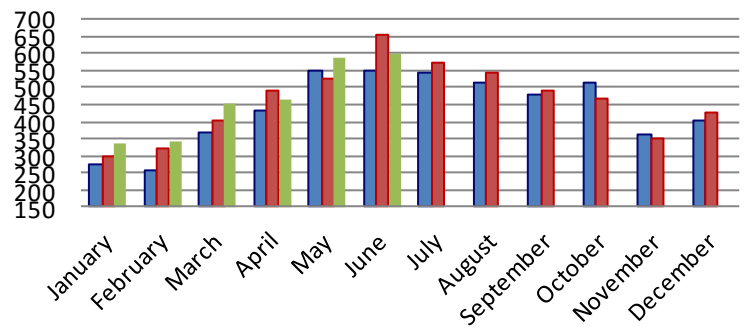
Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	358	85	59	64	\$222,412	\$233,000	103	6.1
Airport/Swanton (4) [43558]	74	19	15	11	\$160,807	\$143,000	112	4.9
Spring Meadows (5) [43528]	184	46	26	34	\$209,601	\$198,700	133	7.1
Monclova (6) [43542]	54	10	11	11	\$264,062	\$290,000	151	4.9
Maumee (7) [43537]	246	64	40	38	\$188,198	\$157,000	94	6.2
Whitehouse (8) [43571]	66	21	13	14	\$190,835	\$245,950	86	5.1
Waterville (10) [43566]	55	10	16	17	\$210,025	\$206,700	81	3.4
Franklin Park/Trilby (11) [43613]	175	52	24	28	\$151,276	\$133,200	76	7.3
Tremainsville (12) [43613]	347	93	46	64	\$ 81,202	\$ 84,300	100	7.5
Five Points/North Towne (13) [43612]	220	61	29	26	\$ 52,914	\$ 55,000	103	7.6
Point Place (14) [43611]	148	38	23	21	\$ 66,421	\$ 70,000	131	6.4
Wildwood/Reynolds Corner (15) [43615]	190	45	29	32	\$101,381	\$ 86,000	82	6.6
Ottawa Hills (16) [43615 & 43606]	105	21	18	17	\$334,939	\$285,000	125	5.8
Ottawa Park/Westgate (17) [43606]	154	35	33	23	\$107,029	\$121,000	85	4.7
Old West End (18) [43610, 43620]	33	6	5	2	\$ 67,300	\$ 92,000	72	6.6
Old North End (19) [43608]	63	11	3	3	\$ 9,867	\$ 10,500	85	21.0
Town Centre (20) [43624, 43602, 43604]	14	-	-	1	\$ -	\$ -	--	--
South Park (21) [43607]	90	12	12	9	\$ 52,133	\$ 33,250	82	7.5
Old South End (22) [43609]	143	32	14	18	\$ 29,414	\$ 24,500	134	10.2
Heatherdowns (23) [43614]	231	49	49	45	\$116,379	\$119,000	81	4.7
East River (24) [43605]	103	20	12	7	\$ 25,945	\$ 22,080	55	8.6
Oregon (25) [43616]	114	30	17	25	\$118,817	\$114,900	118	6.7
East Suburbs (26) [43634, 43618, 43412]	17	1	3	3	\$157,500	\$183,000	86	5.7
Perrysburg & Twp. (53) [43551, 43552]	341	90	71	74	\$231,074	\$228,625	98	4.8
Northwood/Rossford/Lake (54) [43460]	150	51	30	31	\$114,739	\$111,000	107	5.0

Average and Median Sales Prices



■ Average Sales Price ■ Median Sales Price

Home Sales



■ 2014 ■ 2015 ■ 2016

Bowling Green

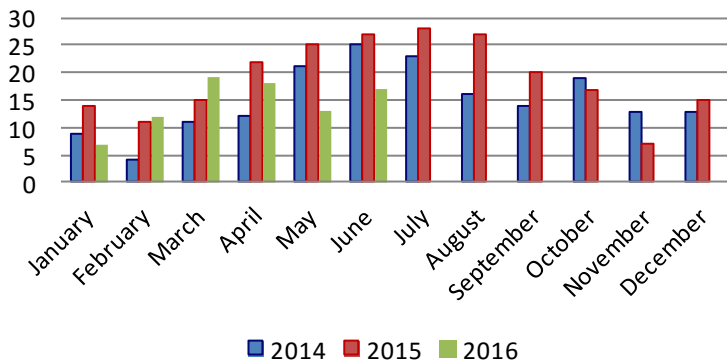
	June 2015	June 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	27	17	-37%	115	85	-26%
Pending	25	23	-8%			
Median Sales Price	\$160,000	\$158,500	-1%	\$115,000	\$153,000	33%
Average Sales Price	\$177,942	\$190,511	7%	\$162,576	\$175,836	8%
Average Price Per Square Foot	\$94	\$102	9%	\$87	\$95	9%
% of Original List Price Received	96%	97%	1%	97%	97%	0%
Average Days on Market	84	149	77%	118	117	-1%
New Listings	41	30	-27%	186	127	-32%
Active & Contingent Listings	151	110	-27%			
Months Supply of Inventory	5.6	6.5	16%			
Volume (in 1000's)	\$4,804	\$3,819	-21%	\$18,696	\$15,664	-16%

Wood County

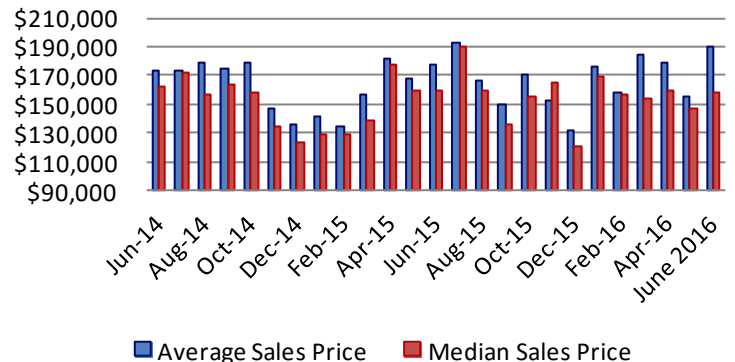
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	7	26	72	35	9	5	6
Pending	8	20	71	41	14	6	6
Active & Contingent	36	113	291	154	99	37	57
Months Supply of Inventory	5.1	4.3	4.0	4.4	11.0	7.4	9.5

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	110	30	17	23	\$190,511	\$158,500	149	6.5
Outlying Wood County (51,52, 56 & 57)	192	44	34	33	\$122,879	\$128,900	121	5.6

Home Sales



Sales Prices

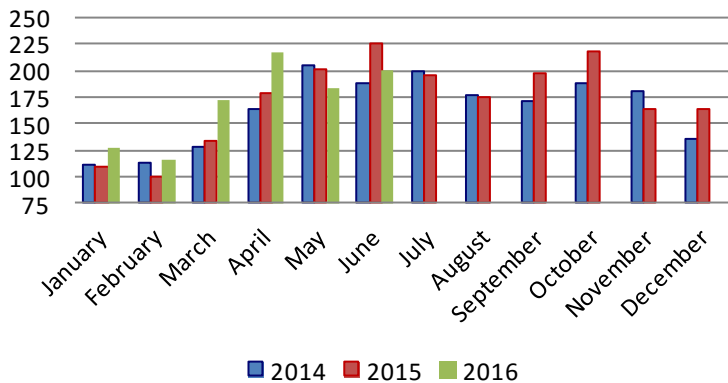


Outlying Areas

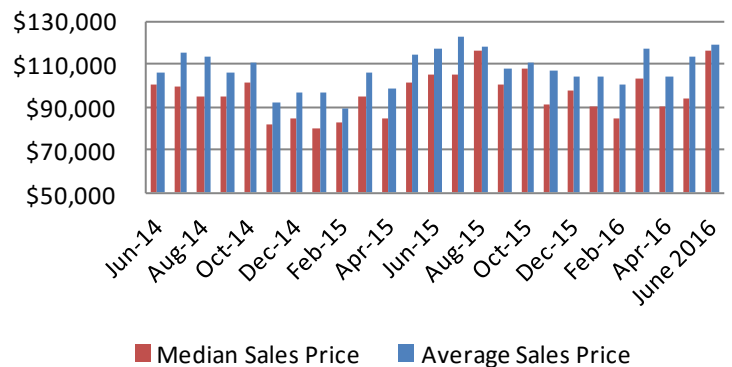
	June 2015	June 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	225	200	-11%	1066	1112	4%
Pending	210	231	10%			
Median Sales Price	\$105,450	\$116,150	10%	\$105,964	\$97,000	-8%
Average Sales Price	\$117,505	\$119,306	2%	\$111,706	\$115,110	3%
Average Price Per Square Foot	\$68	\$71	4%	\$62	\$65	5%
% of Original List Price Received	97%	96%	-1%	94%	95%	1%
Average Days on Market	107	136	27%	133	131	-2%
New Listings	337	344	2%	1,949	1759	-10%
Active & Contingent Listings	1,714	1,464	-15%			
Months Supply of Inventory	7.6	7.3	-4%			
Volume (in 1000's)	\$25,679	\$24,512	-5%	\$99,288	\$113,140	14%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	144	35	18	24	\$ 83,924	\$ 71,750	99	8.0
Defiance County (62-66)	129	31	10	12	\$113,610	\$109,950	115	12.9
Paulding County (67-70)	94	17	11	8	\$ 83,309	\$ 55,000	77	8.5
Henry County (72-75)	54	9	8	8	\$ 93,488	\$ 82,000	252	6.8
Napoleon (76)	77	24	18	18	\$148,433	\$143,000	89	4.3
Putnam County (78-80)	14	5	1	0	\$133,500	\$133,500	40	14.0
Williams County (82-86 & 88-91)	142	39	13	19	\$122,877	\$118,000	263	10.9
Bryan (87)	145	33	18	26	\$114,053	\$123,000	213	8.1
Fulton County (93-95 & 97-99)	103	18	24	29	\$126,131	\$100,000	84	4.3
Wauseon (96)	62	17	8	15	\$105,132	\$110,000	149	7.8

Home Sales



Sales Prices



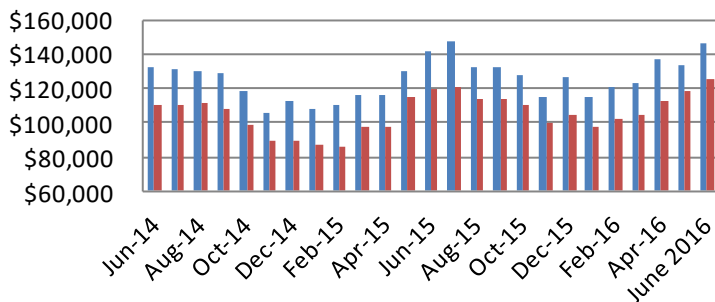
Entire MLS

	June 2015	June 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	906	819	-10%	3,763	3,913	4%
Pending	849	876	3%			
Median Sales Price	\$120,000	\$125,000	4%	\$102,500	\$112,900	10%
Average Sales Price	\$141,875	\$146,173	3%	\$122,902	\$130,348	6%
Average Price Per Square Foot	\$73	\$77	5%	\$66	\$71	8%
% of Original List Price Received	97%	96%	-1%	95%	96%	1%
Average Days on Market	104	110	6%	117	115	-2%
New Listings	1,330	1,282	-4%	6,658	6,309	-5%
Active & Contingent Listings	5,898	5,263	-11%			
Months Supply of Inventory	6.5	6.2	-4%			
Volume (in 1000's)	\$127,008	\$120,366	-5%	\$459,361	\$508,043	11%

Entire MLS

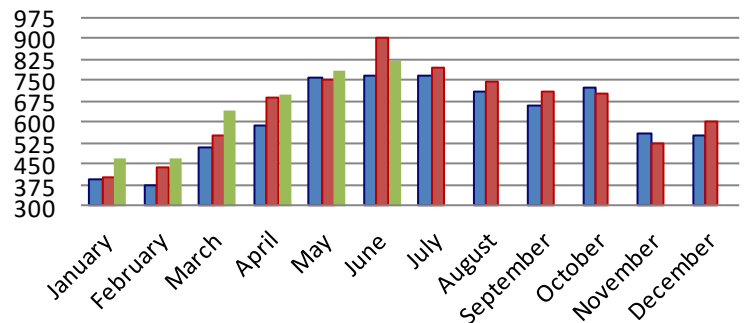
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	114	206	319	138	34	11	11
Pending	137	205	336	141	39	14	10
Active & Contingent	827	1,422	1,685	693	358	118	165
Months Supply of Inventory	7.3	6.9	5.3	5.0	10.5	10.7	7.3

Home Sales Prices



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