

NORTHWEST OHIO HOUSING MARKET

May 2016

586

Home Sales

+12% Increase

\$121,000k

Median Sales Price

+4% Increase

-16%

Inventory Change

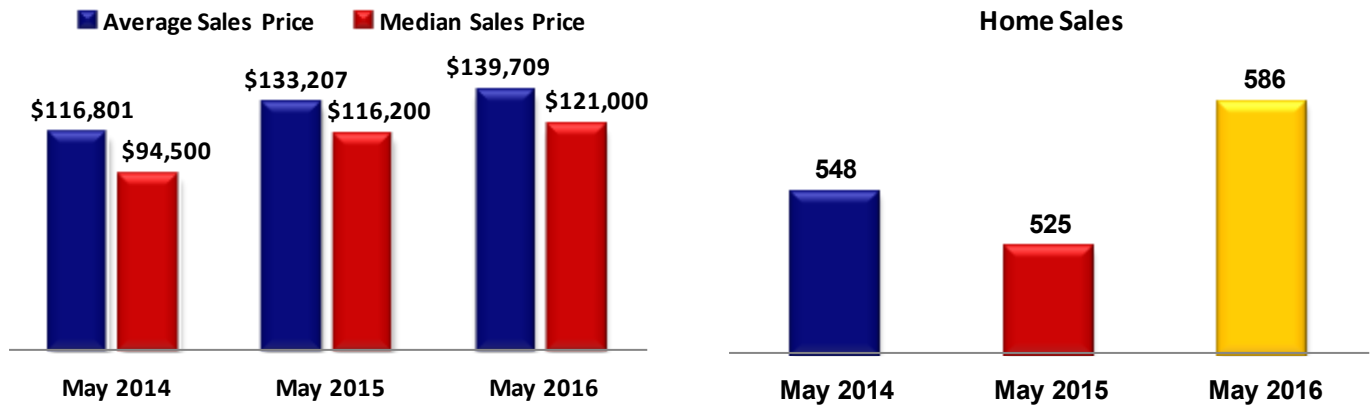
Great Time To Sell!!!

3.64%

Average Interest Rate

Buying Power

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



May sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 586. This was an increase of 12% compared to May of 2015. Sales volume generated by May activity totaled \$81 million, which was up 17% from 2015. The median sales price was \$121,000 (up 4% compared to May 2015), and the average sales price was \$139,709 (an increase of 5% compared to last May). 824 listings were added to the system in May, which was down 11% from last May's 922, and inventory of single-family listings showed 3,570 available at month's end which represented a supply of 6.1 months which is down 16% from May of 2015.

Lucas and Northern Wood County

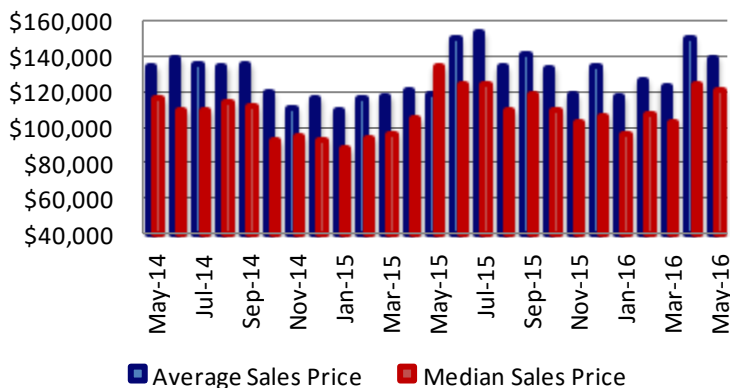
	May 2015	May 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	525	586	12%	2,043	2,191	7%
Pending	556	596	7%			
Median Sales Price	\$116,200	\$121,000	4%	\$99,900	\$112,950	13%
Average Sales Price	\$133,207	\$139,709	5%	\$120,463	\$131,478	9%
Average Price Per Square Foot	\$70	\$76	9%	\$65	\$71	9%
% of Original List Price Received	96%	96%	0%	95%	96%	1%
Average Days on Market	106	106	0%	113	112	-1%
New Listings	922	824	-11%	3,757	3,642	-3%
Active & Contingent Listings	3,827	3,570	-7%			
Months Supply of Inventory	7.3	6.1	-16%			
Volume (in 1000's)	\$69,602	\$81,363	17%	\$244,852	\$285,974	17%

Lucas County

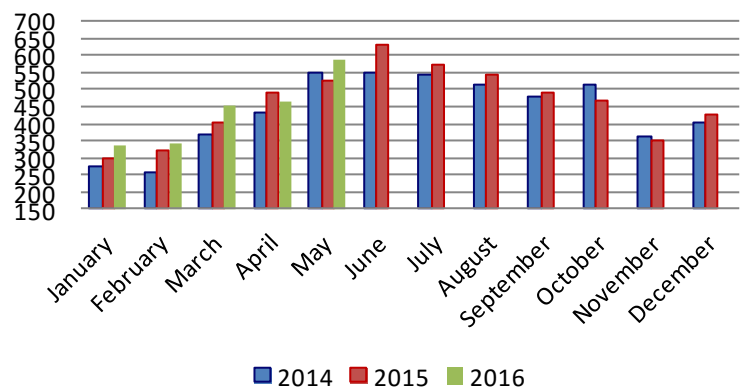
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	109	121	172	74	20	8	3
Pending	114	137	178	68	27	6	6
Active & Contingent	619	809	891	403	195	75	90
Months Supply of Inventory	5.7	6.7	5.2	5.4	9.8	9.4	30.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	361	74	65	66	\$204,208	\$205,000	120	5.6
Airport/Swanton (4) [43558]	69	23	9	8	\$146,111	\$155,000	167	7.7
Spring Meadows (5) [43528]	175	31	21	22	\$184,748	\$184,750	113	8.3
Monclova (6) [43542]	55	18	8	7	\$316,863	\$347,500	96	6.9
Maumee (7) [43537]	249	70	52	50	\$201,877	\$163,250	74	4.8
Whitehouse (8) [43571]	67	17	18	16	\$222,030	\$224,900	79	3.7
Waterville (10) [43566]	56	14	10	12	\$171,070	\$167,000	101	5.6
Franklin Park/Trilby (11) [43613]	171	47	38	40	\$131,404	\$112,750	95	4.5
Tremainsville (12) [43613]	322	81	51	54	\$ 80,725	\$ 85,450	94	6.3
Five Points/North Towne (13) [43612]	203	46	29	37	\$ 49,081	\$ 38,950	98	7.0
Point Place (14) [43611]	135	29	20	30	\$ 75,778	\$ 68,000	119	6.8
Wildwood/Reynolds Corner (15) [43615]	185	53	34	32	\$ 89,053	\$ 87,000	119	5.4
Ottawa Hills (16) [43615 & 43606]	99	15	12	12	\$324,667	\$317,500	102	8.3
Ottawa Park/Westgate (17) [43606]	148	32	22	31	\$104,257	\$110,900	123	6.7
Old West End (18) [43610, 43620]	33	11	4	6	\$ 32,756	\$ 5,924	57	8.3
Old North End (19) [43608]	65	6	10	8	\$ 11,618	\$ 13,000	82	6.5
Town Centre (20) [43624, 43602, 43604]	17	3	1	-	\$ 6,000	\$ 6,000	63	17.0
South Park (21) [43607]	93	15	11	7	\$ 43,497	\$ 41,000	85	8.5
Old South End (22) [43609]	142	28	21	21	\$ 24,669	\$ 24,000	132	6.8
Heatherdowns (23) [43614]	238	57	43	40	\$109,745	\$104,900	102	5.5
East River (24) [43605]	110	14	16	20	\$ 14,613	\$ 17,000	67	6.9
Oregon (25) [43616]	102	29	12	16	\$121,784	\$118,500	122	8.5
East Suburbs (26) [43634, 43618, 43412]	20	5	2	4	\$165,000	\$165,000	101	10.0
Perrysburg & Twp. (53) [43551, 43552]	316	69	49	42	\$247,104	\$255,950	134	6.4
Northwood/Rossford/Lake (54) [43460]	130	31	27	14	\$117,523	\$119,450	118	4.8

Average and Median Sales Prices



Home Sales



Bowling Green

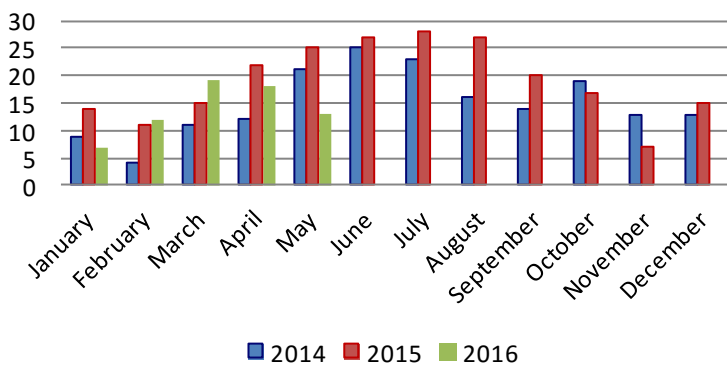
	May 2015	May 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	25	13	-48%	88	67	-24%
Pending	25	14	-44%			
Median Sales Price	\$163,000	\$146,450	-10%	\$149,525	\$150,000	0%
Average Sales Price	\$167,339	\$154,627	-8%	\$157,862	\$172,528	9%
Average Price Per Square Foot	\$89	\$92	3%	\$85	\$93	9%
% of Original List Price Received	96%	98%	2%	97%	98%	1%
Average Days on Market	138	108	-22%	128	107	-16%
New Listings	32	32	0%	145	97	-33%
Active & Contingent Listings	139	97	-30%			
Months Supply of Inventory	5.6	7.5	34%			
Volume (in 1000's)	\$4,183	\$2,158	-48%	\$13,892	\$11,845	-15%

Wood County

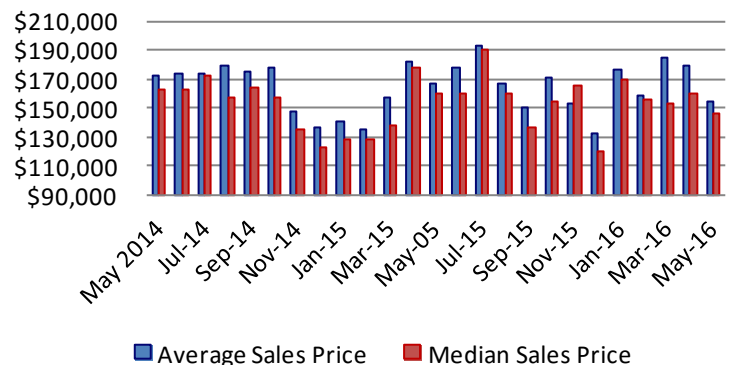
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	8	16	44	22	17	1	1
Pending	6	11	45	19	10	0	2
Active & Contingent	38	105	262	139	94	34	46
Months Supply of Inventory	4.8	6.6	6.0	6.3	5.5	34.0	4.8

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	97	32	13	14	\$154,627	\$146,450	108	7.5
Outlying Wood County (51,52, 56 & 57)	179	52	20	23	\$144,515	\$ 81,500	87	9.0

Home Sales



Sales Prices

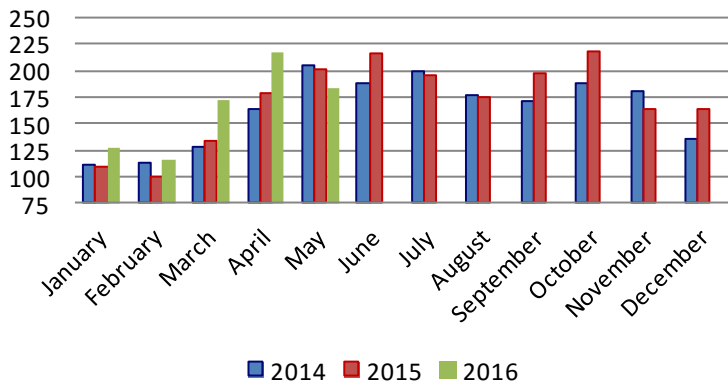


Outlying Areas

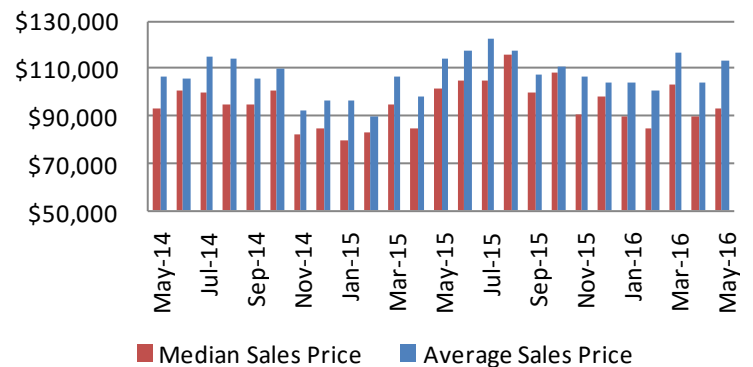
	May 2015	May 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	201	184	-8%	726	826	14%
Pending	202	198	-2%			
Median Sales Price	\$100,750	\$93,500	-7%	\$89,500	\$92,700	4%
Average Sales Price	\$113,230	\$113,492	0%	\$101,852	\$107,805	6%
Average Price Per Square Foot	\$66	\$67	2%	\$61	\$64	5%
% of Original List Price Received	95%	95%	0%	93%	95%	2%
Average Days on Market	127	130	2%	141	130	-8%
New Listings	371	320	-14%	1,426	1288	-10%
Active & Contingent Listings	1,671	1,381	-17%			
Months Supply of Inventory	8.3	7.5	-10%			
Volume (in 1000's)	\$22,599	\$20,650	-9%	\$73,610	\$88,480	20%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	137	28	23	22	\$ 78,565	\$ 74,500	111	6.0
Defiance County (62-66)	113	19	12	13	\$117,692	\$107,500	158	9.4
Paulding County (67-70)	91	23	8	12	\$ 77,694	\$ 83,000	89	11.4
Henry County (72-75)	56	13	6	6	\$142,678	\$167,500	71	9.3
Napoleon (76)	68	14	11	7	\$100,600	\$105,000	120	6.2
Putnam County (78-80)	13	3	3	3	\$ 98,333	\$123,500	76	4.3
Williams County (82-86 & 88-91)	128	29	18	20	\$ 79,914	\$ 61,750	142	7.1
Bryan (87)	133	29	15	17	\$111,164	\$ 79,900	152	8.9
Fulton County (93-95 & 97-99)	105	32	16	15	\$143,431	\$139,000	199	6.6
Wauseon (96)	68	9	17	17	\$114,051	\$ 97,000	110	4.0

Home Sales



Sales Prices



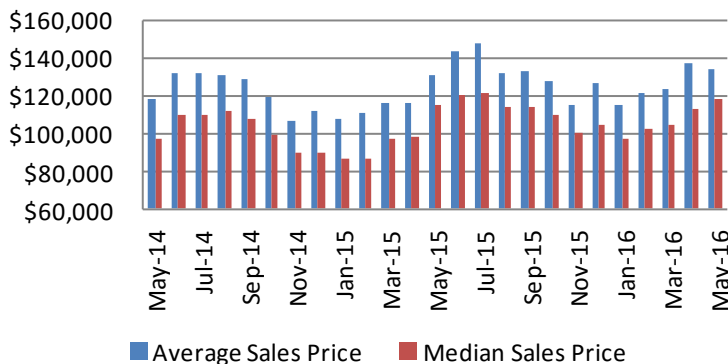
Entire MLS

	May 2015	May 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	751	783	4%	2,857	3,084	8%
Pending	783	808	3%			
Median Sales Price	\$115,500	\$118,000	2%	\$98,000	\$108,000	10%
Average Sales Price	\$128,996	\$133,796	4%	\$116,885	\$126,029	8%
Average Price Per Square Foot	\$70	\$74	6%	\$64	\$70	9%
% of Original List Price Received	95%	96%	1%	95%	95%	0%
Average Days on Market	113	112	-1%	121	117	-3%
New Listings	1,325	1,176	-11%	5,328	5,027	-6%
Active & Contingent Listings	5,637	5,048	-10%			
Months Supply of Inventory	7.5	6.2	-17%			
Volume (in 1000's)	\$96,385	\$104,171	8%	\$332,353	\$386,299	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	141	201	282	109	40	9	5
Pending	144	213	298	99	40	6	9
Active & Contingent	802	1,358	1,610	673	338	121	148
Months Supply of Inventory	5.7	6.8	5.7	6.2	8.5	13.4	29.6

Home Sales Prices



Home Sales

