

NORTHWEST OHIO HOUSING MARKET

September 2016

522

Home Sales

+2% Increase

\$114k

Median Sales Price

-4% Decrease

-10%

Inventory Change

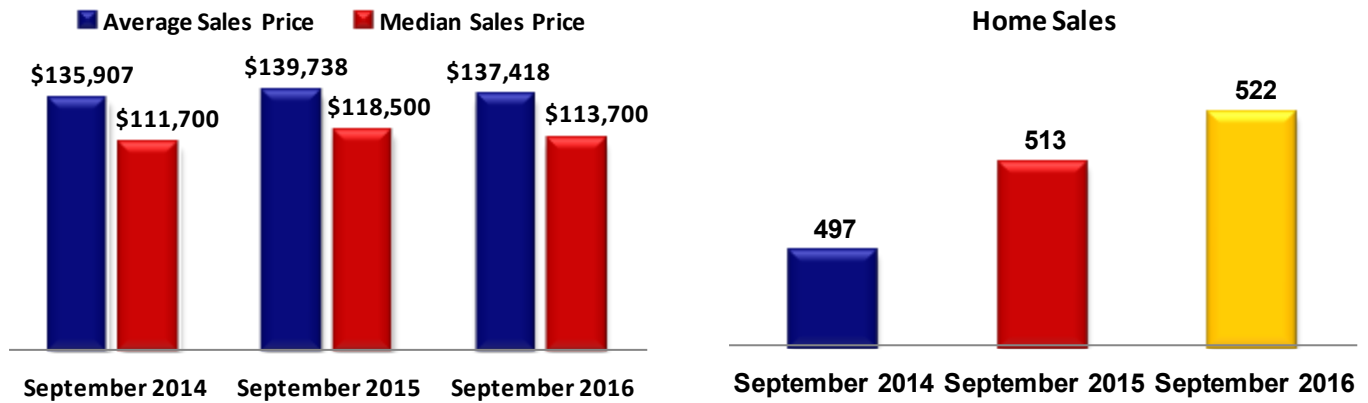
Great Time To Sell!!!

3.42%

Average Interest Rate

Buying Power

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



September sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 522. This was an increase of 2% compared to September of 2015. Sales volume generated by September activity totaled \$72 million, which was up 2% from 2015. The median sales price was \$113,700 (down 4% compared to September 2015), and the average sales price was \$137,418 (a decrease of 2% compared to last September). 720 listings were added to the system in September, which was up 2% from last September's 709, and inventory of single-family listings showed 3,538 available at month's end which represented a supply of 6.8 months which is down 10% from September of 2015.

Lucas and Northern Wood County

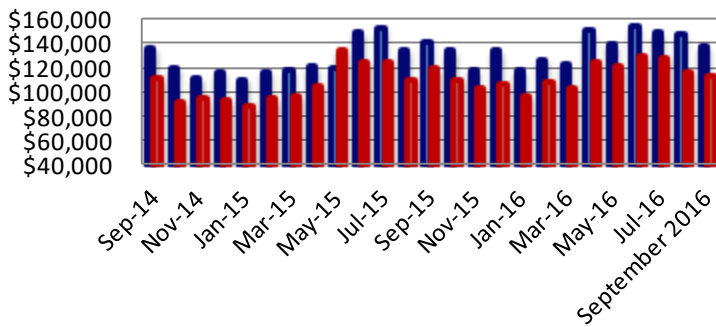
	September 2015	September 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	513	522	2%	4,387	4,473	2%
Pending	504	496	-2%			
Median Sales Price	\$118,500	\$113,700	-4%	\$110,000	\$117,900	7%
Average Sales Price	\$139,738	\$137,418	-2%	\$132,771	\$139,300	5%
Average Price Per Square Foot	\$73	\$75	3%	\$69	\$74	7%
% of Original List Price Received	94%	96%	2%	95%	96%	1%
Average Days on Market	103	95	-8%	107	105	-2%
New Listings	709	720	2%	7,072	6,823	-4%
Active & Contingent Listings	3,844	3,538	-8%			
Months Supply of Inventory	7.5	6.8	-10%			
Volume (in 1000's)	\$70,531	\$71,790	2%	\$575,215	\$616,844	7%

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	113	112	149	57	16	4	2
Pending	107	104	136	49	19	4	6
Active & Contingent	678	787	860	354	191	78	85
Months Supply of Inventory	6.0	7.0	5.8	6.2	11.9	19.5	42.5

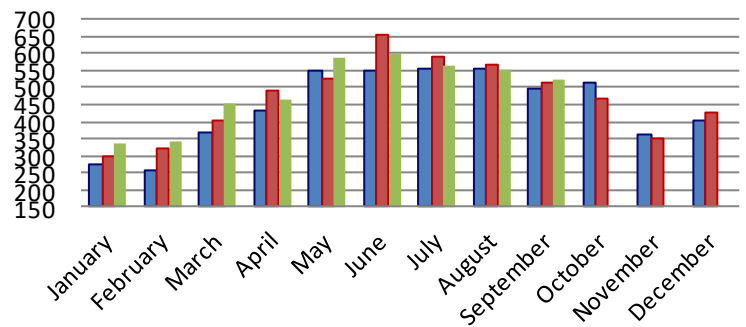
Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	328	67	44	49	\$ 225,638	\$ 220,500	112	7.5
Airport/Swanton (4) [43558]	60	9	9	9	\$ 160,956	\$ 128,000	70	6.7
Spring Meadows (5) [43528]	178	30	27	16	\$ 173,390	\$ 194,500	114	6.6
Monclova (6) [43542]	49	4	7	4	\$ 288,746	\$ 284,900	180	7.0
Maumee (7) [43537]	230	60	28	27	\$ 173,379	\$ 152,000	85	8.2
Whitehouse (8) [43571]	60	10	9	3	\$ 251,267	\$ 240,500	73	6.7
Waterville (10) [43566]	50	17	9	7	\$ 162,144	\$ 139,500	86	5.6
Franklin Park/Trilby (11) [43613]	184	38	35	35	\$ 139,724	\$ 115,900	95	5.3
Tremainsville (12) [43613]	332	67	64	47	\$ 79,521	\$ 79,900	103	5.2
Five Points/North Towne (13) [43612]	233	50	33	29	\$ 54,727	\$ 53,000	79	7.1
Point Place (14) [43611]	159	32	23	19	\$ 85,426	\$ 77,000	116	6.9
Wildwood/Reynolds Corner (15) [43615]	188	39	28	34	\$ 90,567	\$ 88,000	93	6.7
Ottawa Hills (16) [43615 & 43606]	80	6	7	10	\$ 321,786	\$ 212,500	140	11.4
Ottawa Park/Westgate (17) [43606]	118	18	22	21	\$ 96,716	\$ 104,450	76	5.4
Old West End (18) [43610, 43620]	36	10	4	5	\$ 47,375	\$ 20,750	69	9.0
Old North End (19) [43608]	106	30	10	6	\$ 16,480	\$ 8,850	67	10.6
Town Centre (20) [43624, 43602, 43604]	12	1	1	6	\$ 25,000	\$ 25,000	115	12.0
South Park (21) [43607]	90	19	12	12	\$ 35,146	\$ 25,000	76	7.5
Old South End (22) [43609]	117	23	14	21	\$ 21,972	\$ 20,000	49	8.4
Heatherdowns (23) [43614]	219	41	25	37	\$ 105,978	\$ 102,500	84	8.8
East River (24) [43605]	104	21	16	16	\$ 25,615	\$ 19,968	68	6.5
Oregon (25) [43616]	110	29	19	14	\$ 146,519	\$ 135,000	97	5.8
East Suburbs (26) [43634, 43618, 43412]	9	1	1	1	\$ 221,500	\$ 221,500	200	9.0
Perrysburg & Twp. (53) [43551, 43552]	329	65	49	48	\$ 279,822	\$ 247,000	107	6.7
Northwood/Rossford/Lake (54) [43460]	140	32	24	22	\$ 142,713	\$ 125,700	84	5.8

Average and Median Sales Prices



■ Average Sales Price ■ Median Sales Price

Home Sales



■ 2014 ■ 2015 ■ 2016

Bowling Green

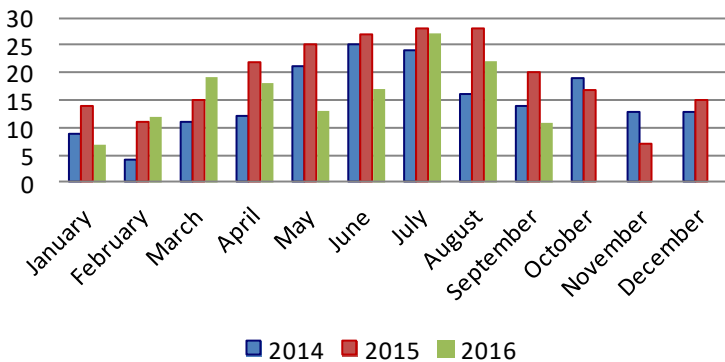
	September 2015	September 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	20	11	-45%	191	149	-22%
Pending	22	9	-59%			
Median Sales Price	\$135,924	\$146,000	7%	\$154,000	\$154,500	0%
Average Sales Price	\$149,887	\$150,591	0%	\$166,066	\$176,521	6%
Average Price Per Square Foot	\$91	\$93	2%	\$89	\$95	7%
% of Original List Price Received	95%	95%	0%	96%	97%	1%
Average Days on Market	103	59	-43%	106	108	2%
New Listings	20	13	-35%	245	184	-25%
Active & Contingent Listings	114	85	-25%			
Months Supply of Inventory	5.7	7.7	36%			
Volume (in 1000's)	\$2,998	\$1,877	-37%	\$31,719	\$25,806	-19%

Wood County

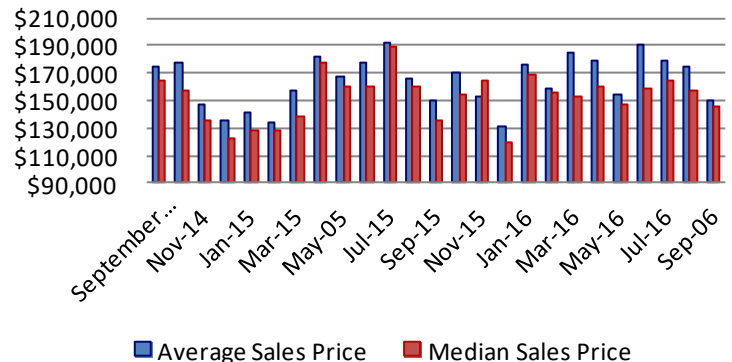
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	6	12	56	25	9	5	5
Pending	8	15	44	22	7	5	4
Active & Contingent	33	91	263	141	84	32	56
Months Supply of Inventory	5.5	7.6	4.7	5.6	9.3	6.4	11.2

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	85	113	11	9	\$ 150,591	\$ 146,000	59	7.7
Outlying Wood County (51,52, 56 & 57)	151	20	30	24	\$ 165,182	\$ 136,000	120	5.0

Home Sales



Sales Prices

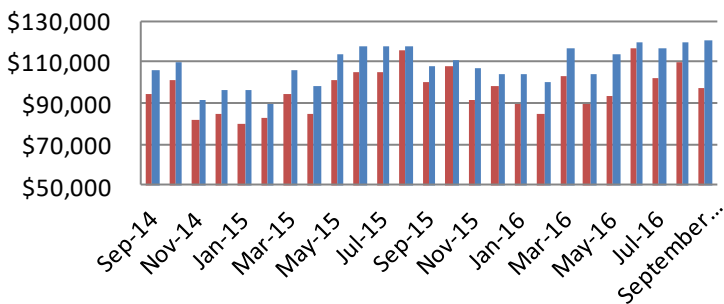


Outlying Areas

	September 2015	September 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	207	215	4%	1,553	1,693	9%
Pending	203	190	-7%			
Median Sales Price	\$102,000	\$97,000	-5%	\$97,000	\$99,900	3%
Average Sales Price	\$108,077	\$120,244	10%	\$109,108	\$113,757	4%
Average Price Per Square Foot	\$69	\$70	1%	\$64	\$67	5%
% of Original List Price Received	95%	96%	1%	95%	95%	0%
Average Days on Market	133	108	-23%	129	123	-5%
New Listings	286	235	-22%	2,688	2,450	-9%
Active & Contingent Listings	1,711	1,385	-24%			
Months Supply of Inventory	8.3	6.4	-22%			
Volume (in 1000's)	\$21,840	\$25,495	17%	\$166,000	\$190,542	15%

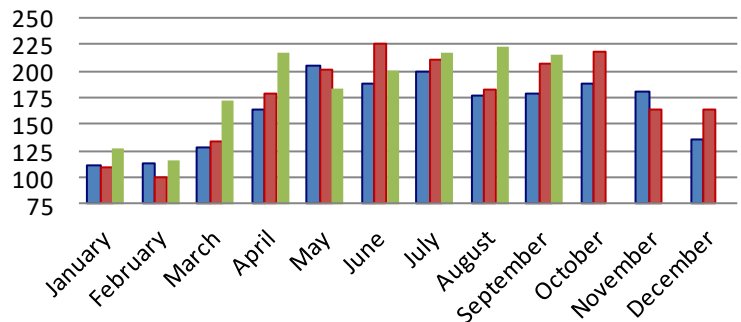
Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	124	26	29	20	\$ 87,807	\$ 79,900	127	4.3
Defiance County (62-66)	127	22	23	19	\$ 118,291	\$ 73,500	99	5.5
Paulding County (67-70)	90	11	15	14	\$ 84,617	\$ 66,500	135	6.0
Henry County (72-75)	70	11	15	11	\$ 126,227	\$ 103,500	73	4.7
Napoleon (76)	70	13	7	10	\$ 106,286	\$ 95,000	109	10.0
Putnam County (78-80)	18	4	3	2	\$ 149,667	\$ 149,500	102	6.0
Williams County (82-86 & 88-91)	144	28	22	25	\$ 114,558	\$ 90,000	101	6.5
Bryan (87)	125	19	16	15	\$ 111,100	\$ 97,500	79	7.8
Fulton County (93-95 & 97-99)	98	21	14	14	\$ 152,314	\$ 139,850	94	7.0
Wauseon (96)	52	7	5	2	\$ 176,600	\$ 183,000	191	10.4

Sales Prices



■ Median Sales Price ■ Average Sales Price

Home Sales



■ 2014 ■ 2015 ■ 2016

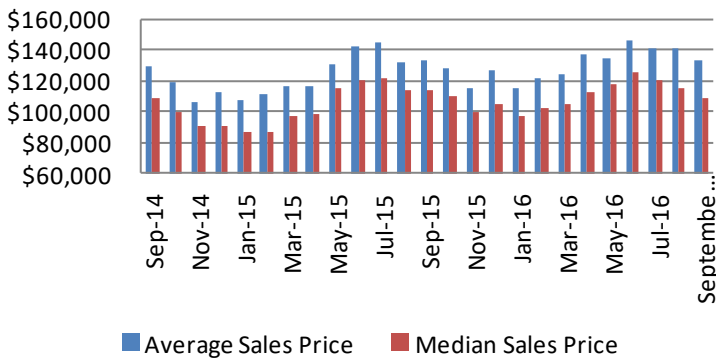
Entire MLS

	September 2015	September 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	740	748	1%	6,131	6,315	3%
Pending	729	695	-5%			
Median Sales Price	\$114,000	\$108,350	-5%	\$109,000	\$114,900	5%
Average Sales Price	\$131,156	\$132,675	1%	\$127,814	\$133,331	4%
Average Price Per Square Foot	\$72	\$74	3%	\$69	\$73	6%
% of Original List Price Received	95%	96%	1%	95%	96%	1%
Average Days on Market	111	98	-12%	113	110	-3%
New Listings	1,015	968	-5%	10,005	9,457	-5%
Active & Contingent Listings	5,669	5,008	-12%			
Months Supply of Inventory	7.7	6.5	-15%			
Volume (in 1000's)	\$95,368	\$99,162	4%	\$772,934	\$833,192	8%

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	142	207	272	100	27	11	7
Pending	137	194	242	86	26	11	10
Active & Contingent	862	1,361	1,558	619	326	124	157
Months Supply of Inventory	6.1	6.6	5.7	6.2	12.1	11.3	6.1

Home Sales Prices



Home Sales

