

NORTHWEST OHIO HOUSING MARKET

January 2017

316

Home Sales

-8% Decrease

\$113k

Median Sales Price

+19% Increase

0%

Inventory Change

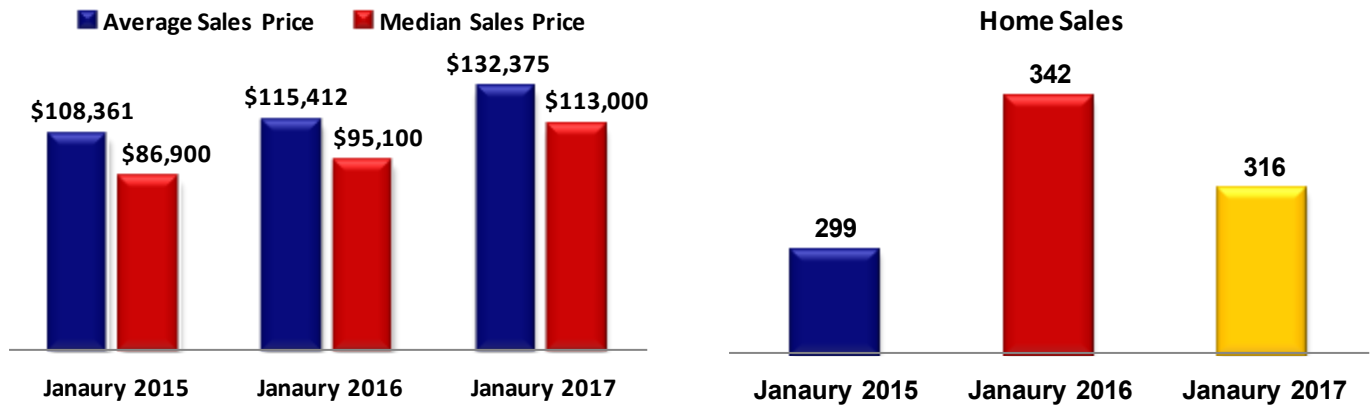
Still A Great Time To Sell!!!

4.19%

Average Interest Rate

Rates are Rising but Buying
Power is Still Strong

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



January sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 316. This was a decrease of –8% compared to January of 2016. Sales volume generated by January activity totaled \$42 million, which was up 7% from 2016. The median sales price was \$113,000 (up 19% compared to January 2016), and the average sales price was \$132,376 (an increase of 15% compared to last January). 579 listings were added to the system in January, which was up 1% from last January's 573. Inventory of single-family listings showed 2,191 available at month's end which represented a supply of 7 months which is unchanged from January of 2016.

Lucas and Northern Wood County

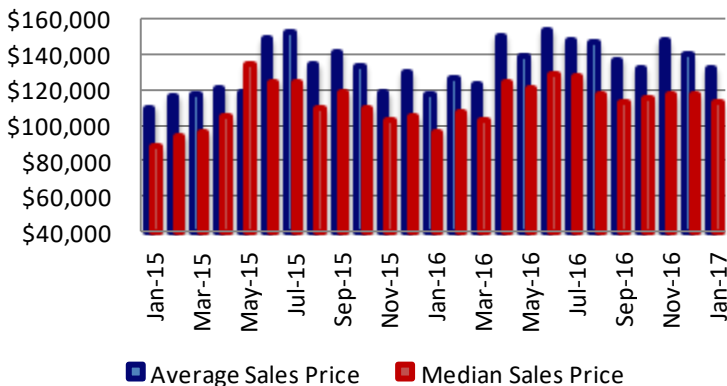
	January 2016	January 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	342	316	-8%	342	316	-8%
Pending		355				
Median Sales Price	\$95,100	\$113,000	19%	\$95,100	\$113,000	19%
Average Sales Price	\$115,412	\$132,376	15%	\$115,412	\$132,376	15%
Average Price Per Square Foot	\$63	\$70	11%			
% of Original List Price Received	92%	95%	3%	92%	95%	3%
Average Days on Market	141	132	-6%	141	132	-6%
New Listings	573	579	1%	573	579	1%
Active & Contingent Listings	2,466	2,191	-11%			
Months Supply of Inventory	7.0	7.0	0%			
Volume (in 1000's)	\$39,240	\$41,831	7%	\$39,240	\$41,831	7%

Lucas and Upper Wood County

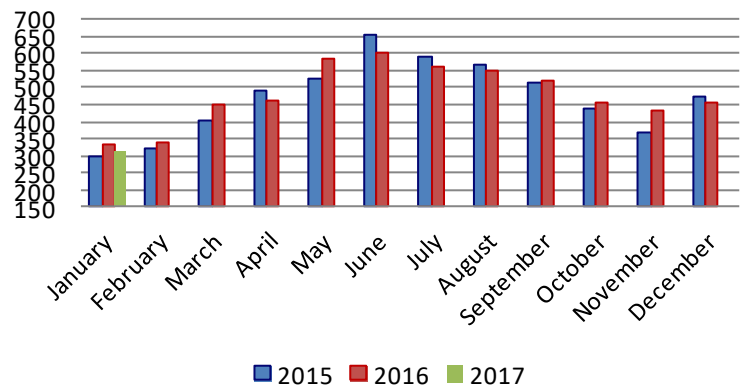
Status	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$199,999	\$200,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000 \$749,999	\$750,000 +
Sold	72	70	114	37	17	3	4	0
Pending	48	43	49	26	8	3	2	0
Active	294	381	394	176	130	63	63	21
Months of Inventory	4.1	5.4	3.5	4.8	7.6	21.0	15.8	--

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	216	69	29	23	\$ 218,742	\$199,500	136	7.4
Airport/Swanton (4) [43558]	46	9	7	2	\$ 150,343	\$122,500	122	6.6
Spring Meadows (5) [43528]	93	20	13	7	\$ 194,954	\$183,000	122	7.2
Monclova (6) [43542]	22	5	5		\$ 384,560	\$337,900	102	4.4
Maumee (7) [43537]	139	40	10	10	\$ 165,090	\$153,000	135	13.9
Whitehouse (8) [43571]	30	5	8	1	\$ 261,313	\$237,250	107	3.8
Waterville (10) [43566]	52	16	11	6	\$ 352,747	\$232,935	197	4.7
Franklin Park/Trilby (11) [43613]	101	24	14	6	\$ 153,207	\$117,000	104	7.2
Tremainsville (12) [43613]	179	49	27	19	\$ 61,687	\$ 70,000	76	6.6
Five Points/North Towne (13) [43612]	137	33	16	12	\$ 46,738	\$ 42,300	102	8.6
Point Place (14) [43611]	106	24	16	14	\$ 84,956	\$ 76,700	133	6.6
Wildwood/Reynolds Corner (15) [43615]	139	36	25	14	\$ 108,615	\$ 90,500	103	5.6
Ottawa Hills (16) [43615 & 43606]	56	13	2	-	\$ 154,500	\$154,500	134	28.0
Ottawa Park/Westgate (17) [43606]	72	17	13	8	\$ 91,669	\$ 74,900	102	5.5
Old West End (18) [43610, 43620]	25	7	4	1	\$ 19,375	\$ 17,000	69	6.3
Old North End (19) [43608]	56	17	9	-	\$ 8,025	\$ 7,000	64	6.2
Town Centre (20) [43624, 43602, 43604]	-	-	-	1	\$ -	\$ -	0	--
Scott Park (21) [43607]	61	15	12	7	\$ 34,071	\$ 22,625	106	5.1
Old South End (22) [43609]	72	11	8	3	\$ 29,788	\$ 25,250	99	9.0
Heatherdowns (23) [43614]	142	42	26	7	\$ 115,240	\$114,725	107	5.5
East River (24) [43605]	76	24	11	6	\$ 12,720	\$ 11,115	125	6.9
Oregon (25) [43616]	81	23	11	14	\$ 170,382	\$137,000	137	7.4
East Suburbs (26) [43634, 43618, 43412]	8	5	1	-	\$ 167,900	\$167,900	226	8.0
Perrysburg & Twp. (53) [43551, 43552]	179	40	28	11	\$ 223,737	\$192,250	108	6.4
Northwood/Rossford/Lake (54) [43460]	92	24	8	7	\$ 103,331	\$114,750	134	11.5

Average and Median Sales Prices



Home Sales



Bowling Green

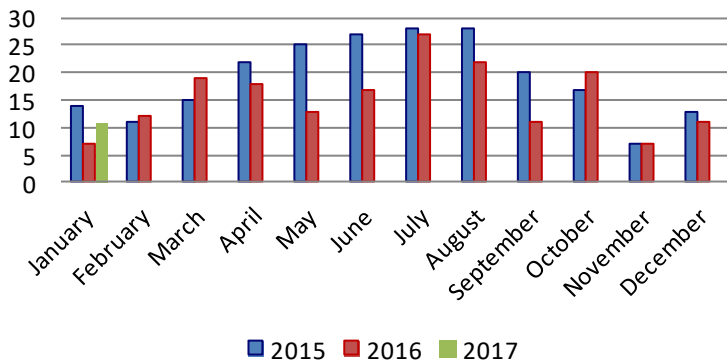
	January 2016	January 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	7	11	57%	7	11	57%
Pending		7				
Median Sales Price	\$169,500	\$171,000	1%	\$169,500	\$171,000	1%
Average Sales Price	\$176,129	\$203,442	16%	\$176,129	\$203,442	16%
Average Price Per Square Foot	\$83	\$92	11%			
% of Original List Price Received	97%	95%	-2%	97%	95%	-2%
Average Days on Market	82	97	18%	82	97	18%
New Listings	11	7	-36%	11	7	-36%
Active & Contingent Listings	74	40	-46%			
Months Supply of Inventory	11.0	4.0	-64%			
Volume	\$1,233	\$2,238	82%	\$1,233	\$2,238	82%

Wood County

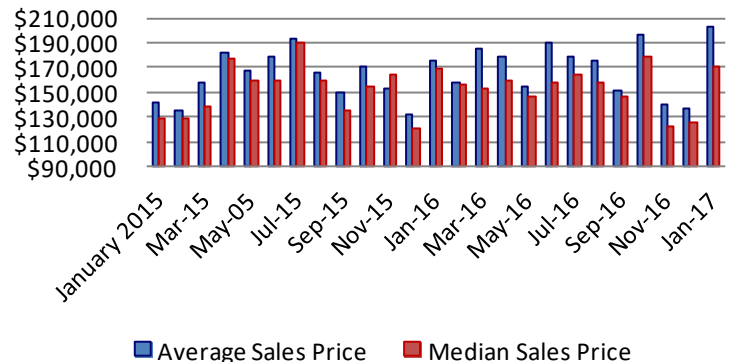
Status	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$199,999	\$200,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000 \$749,999	\$750,000+
Sold	6	12	31	12	3	1	2	0
Pending	3	5	9	7	1	0	0	0
Active	13	33	87	40	32	27	29	7
Months of Inventory	2.2	2.8	2.8	3.3	10.7	27.0	14.5	--

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	40	7	11	4	\$ 203,442	\$171,000	97	3.6
Outlying Wood County (51,52, 56 & 57)	81	26	20	3	\$ 91,230	\$ 73,950	140	4.1

Home Sales



Sales Prices

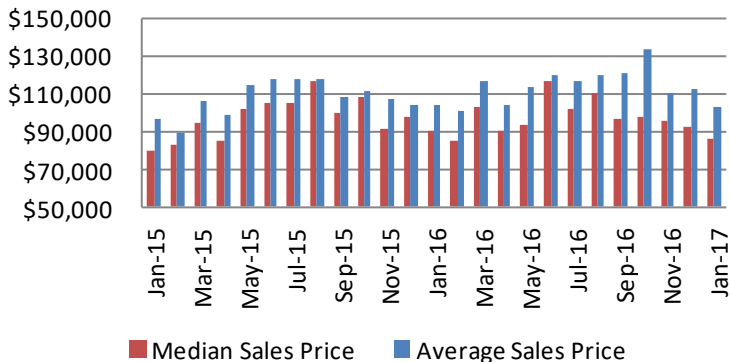


Outlying Areas

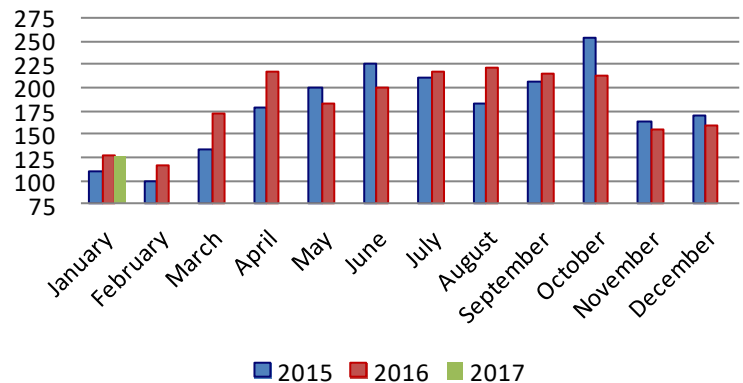
	January 2016	January 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	128	126	-2%	128	126	-2%
Pending		81				
Median Sales Price	\$89,950	\$85,850	-5%	\$89,950	\$85,850	-5%
Average Sales Price	\$103,189	\$103,255	0%	\$103,189	\$103,255	0%
Average Price Per Square Foot	\$61	\$62	2%			
% of Original List Price Received	94%	94%	0%	94%	94%	0%
Average Days on Market	125	140	12%	125	140	12%
New Listings	200	181	-10%	200	181	-10%
Active & Contingent Listings	1,082	866	-20%			
Months Supply of Inventory	8.0	7.0	-13%			
Volume (in 1000's)	\$13,208	\$13,010	-1%	\$13,208	\$13,010	-1%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	68	15	10	1	\$ 104,470	\$ 65,000	94	6.8
Defiance County (62-66)	75	19	20	3	\$ 114,142	\$ 74,600	107	3.8
Paulding County (67-70)	70	14	9	2	\$ 65,167	\$ 71,500	130	7.8
Henry County (72-75)	31	9	6	4	\$ 103,883	\$ 94,750	130	5.2
Napoleon (76)	34	4	11	2	\$ 115,445	\$124,900	101	3.1
Putnam County (78-80)	0	0	0	0	\$ -	\$ -	0	-
Williams County (82-86 & 88-91)	93	13	14	4	\$ 96,750	\$ 86,250	124	6.6
Bryan (87)	82	11	10	9	\$ 133,740	\$129,450	156	8.2
Fulton County (93-95 & 97-99)	63	17	5	2	\$ 95,600	\$101,000	118	12.6
Wauseon (96)	42	5	10	2	\$ 81,175	\$ 77,500	195	4.2

Sales Prices



Home Sales



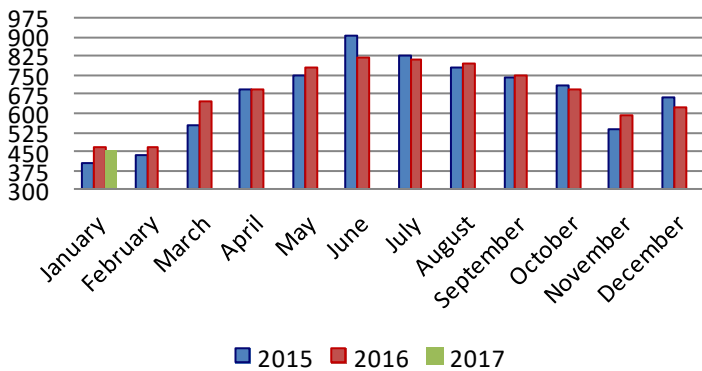
Entire MLS

	January 2016	January 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	477	453	-5%	477	453	-5%
Pending		443				
Median Sales Price	\$95,000	\$105,000	11%	\$95,000	\$105,000	11%
Average Sales Price	\$113,013	\$126,002	11%	\$113,013	\$126,002	11%
Average Price Per Square Foot	\$63	\$68	8%			
% of Original List Price Received	93%	94%	1%	93%	94%	1%
Average Days on Market	136	134	-1%	136	134	-1%
New Listings	784	767	-2%	784	767	-2%
Active & Contingent Listings	3,622	3,097	-14%	3,622	3,097	
Months Supply of Inventory	8.0	7.0	-13%			
Volume (in 1000's)	\$53,681	\$57,078	6%	\$53,681	\$57,078	6%

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 \$749,999	\$750,000+
Sold	92	123	167	45	19	3	5	0
Pending	60	59	58	30	11	3	2	0
Active	361	608	618	245	168	79	72	29
Months of Inventory	3.9	4.9	3.7	5.4	8.8	26.3	14.4	--

Home Sales



Home Sales Prices

