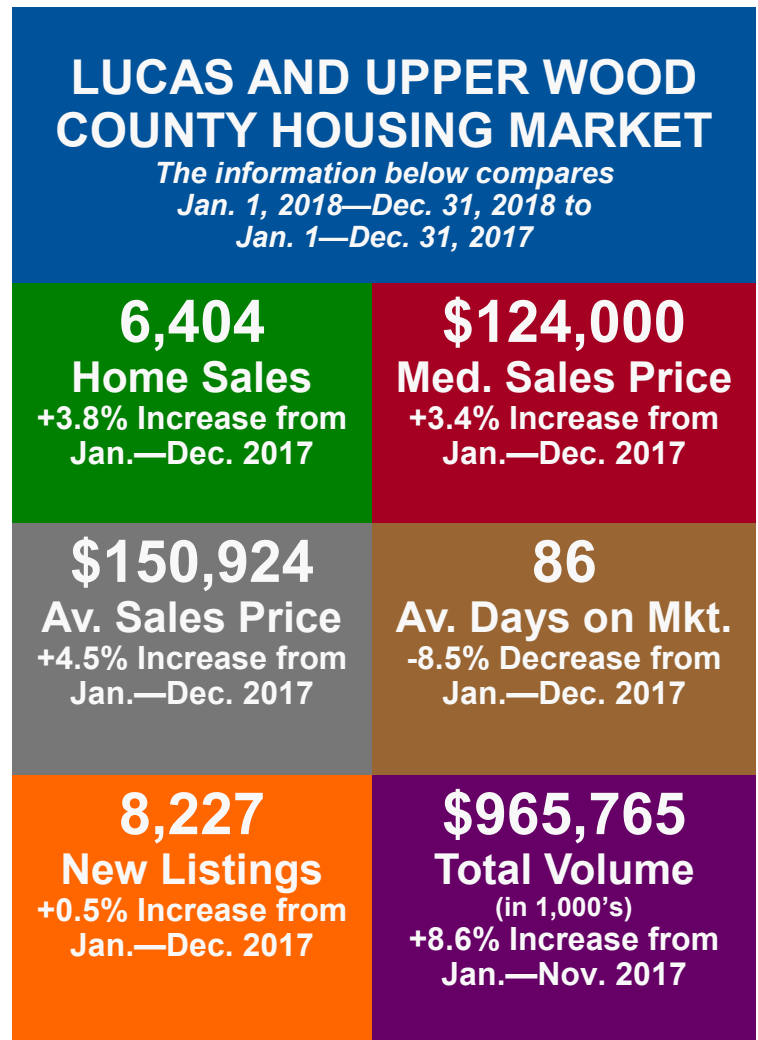


# Local Market Update—December 2018

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# Monthly Indicators



## December 2018

Home prices were consistently up again in most markets in 2018 but at reduced levels compared to recent years. High demand for few homes for sale fueled price increases, but evidence is mounting that inventory will finally improve in 2019. This may apply some downward pressure on prices for beleaguered home buyers. A fourth interest rate hike by the Federal Reserve in 2018 spooked the stock market to close out the year. The Fed has indicated that the number of rate increases in 2019 will be halved, which may be of little comfort to an already compressed consumer.

New Listings decreased 11.2 percent for Single Family homes but increased 8.6 percent for Condo-Villa homes. Pending Sales decreased 8.2 percent for Single Family homes but increased 6.1 percent for Condo-Villa homes. Inventory decreased 9.6 percent for Single Family homes and 12.3 percent for Condo-Villa homes.

Median Sales Price increased 2.4 percent to \$116,000 for Single Family homes but decreased 15.1 percent to \$142,200 for Condo-Villa homes. Days on Market decreased 9.4 percent for Single Family homes but increased 8.7 percent for Condo-Villa homes. Months Supply of Inventory decreased 14.3 percent for Single Family homes and 18.9 percent for Condo-Villa homes.

Unemployment rates remained remarkably low again in 2018, and wages continued to improve for many U.S. households. It is generally good for all parties involved in real estate transactions when wages grow, but the percentage of increase, on average, has not kept pace with home price increases. This created an affordability crux in the second half of 2018. Housing affordability will remain an important storyline in 2019.

## Quick Facts

**- 11.1%**

Change in Number of  
**Closed Sales**  
All Properties

**+ 1.3%**

Change in Number of  
**Median Sales Price**  
All Properties

**- 9.8%**

Change in Number of  
**Homes for Sale**  
All Properties

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Single Family Market Overview	2
Condo-Villa Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Properties Combined	14

# Local Market Update – December 2018

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## Lucas County

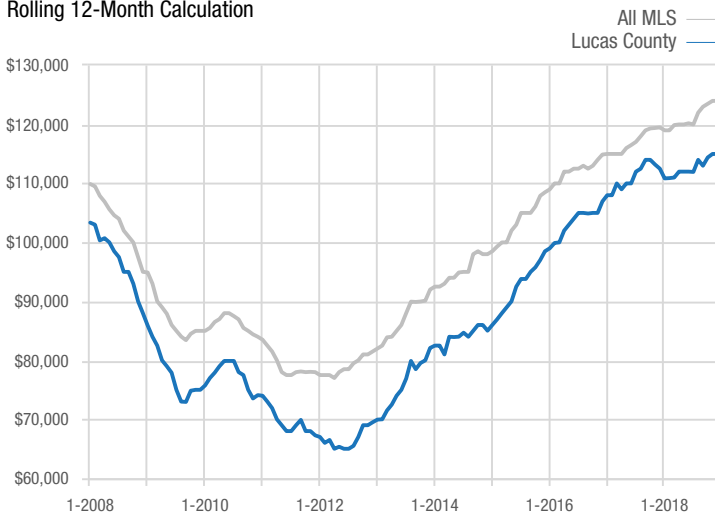
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	355	<b>297</b>	- 16.3%	7,078	<b>7,131</b>	+ 0.7%
Pending Sales	355	<b>323</b>	- 9.0%	5,244	<b>5,479</b>	+ 4.5%
Closed Sales	380	<b>343</b>	- 9.7%	5,261	<b>5,486</b>	+ 4.3%
Days on Market Until Sale	94	<b>86</b>	- 8.5%	93	<b>85</b>	- 8.6%
Median Sales Price*	\$99,100	<b>\$106,500</b>	+ 7.5%	\$112,500	<b>\$115,000</b>	+ 2.2%
Average Sales Price*	\$127,125	<b>\$131,022</b>	+ 3.1%	\$135,066	<b>\$140,086</b>	+ 3.7%
Percent of List Price Received*	95.2%	<b>96.3%</b>	+ 1.2%	96.2%	<b>96.3%</b>	+ 0.1%
Inventory of Homes for Sale	1,486	<b>1,315</b>	- 11.5%	—	—	—
Months Supply of Inventory	3.4	<b>2.9</b>	- 14.7%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	28	<b>23</b>	- 17.9%	563	<b>620</b>	+ 10.1%
Pending Sales	29	<b>23</b>	- 20.7%	443	<b>490</b>	+ 10.6%
Closed Sales	30	<b>22</b>	- 26.7%	445	<b>494</b>	+ 11.0%
Days on Market Until Sale	76	<b>118</b>	+ 55.3%	95	<b>84</b>	- 11.6%
Median Sales Price*	\$163,200	<b>\$111,500</b>	- 31.7%	\$138,000	<b>\$142,000</b>	+ 2.9%
Average Sales Price*	\$173,739	<b>\$123,486</b>	- 28.9%	\$148,541	<b>\$151,955</b>	+ 2.3%
Percent of List Price Received*	96.8%	<b>95.8%</b>	- 1.0%	95.9%	<b>96.2%</b>	+ 0.3%
Inventory of Homes for Sale	123	<b>113</b>	- 8.1%	—	—	—
Months Supply of Inventory	3.3	<b>2.8</b>	- 15.2%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County

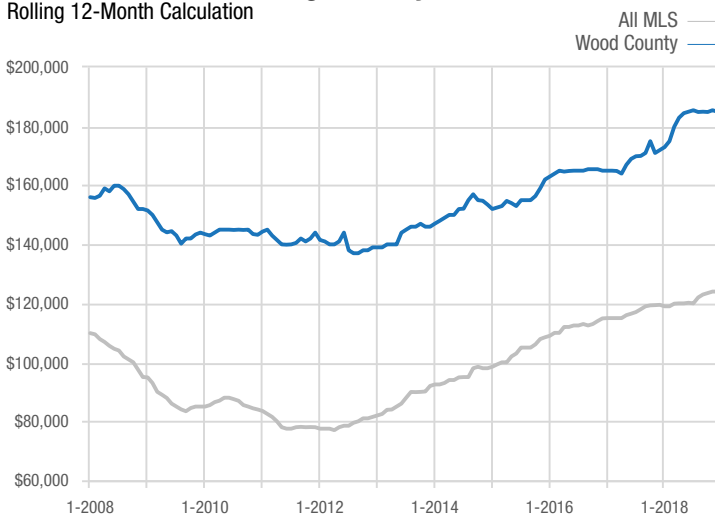
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	69	63	- 8.7%	1,577	1,574	- 0.2%
Pending Sales	87	87	0.0%	1,301	1,305	+ 0.3%
Closed Sales	101	86	- 14.9%	1,300	1,297	- 0.2%
Days on Market Until Sale	91	85	- 6.6%	96	88	- 8.3%
Median Sales Price*	\$171,450	\$179,900	+ 4.9%	\$172,000	\$185,000	+ 7.6%
Average Sales Price*	\$194,079	\$197,415	+ 1.7%	\$196,516	\$211,141	+ 7.4%
Percent of List Price Received*	97.4%	97.4%	0.0%	97.5%	98.0%	+ 0.5%
Inventory of Homes for Sale	296	282	- 4.7%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	3	8	+ 166.7%	130	135	+ 3.8%
Pending Sales	3	5	+ 66.7%	112	114	+ 1.8%
Closed Sales	5	8	+ 60.0%	121	114	- 5.8%
Days on Market Until Sale	143	64	- 55.2%	91	72	- 20.9%
Median Sales Price*	\$267,000	\$202,400	- 24.2%	\$165,000	\$184,900	+ 12.1%
Average Sales Price*	\$229,300	\$201,986	- 11.9%	\$187,360	\$193,496	+ 3.3%
Percent of List Price Received*	95.6%	97.8%	+ 2.3%	96.4%	97.7%	+ 1.3%
Inventory of Homes for Sale	23	29	+ 26.1%	—	—	—
Months Supply of Inventory	2.5	3.1	+ 24.0%	—	—	—

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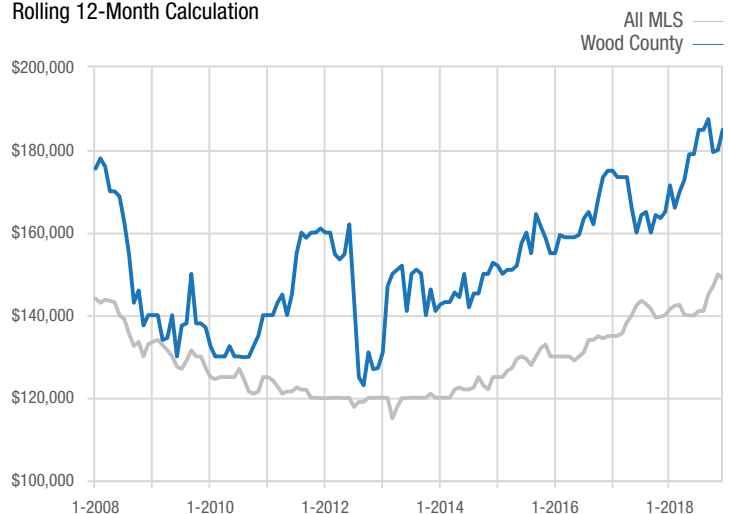
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo

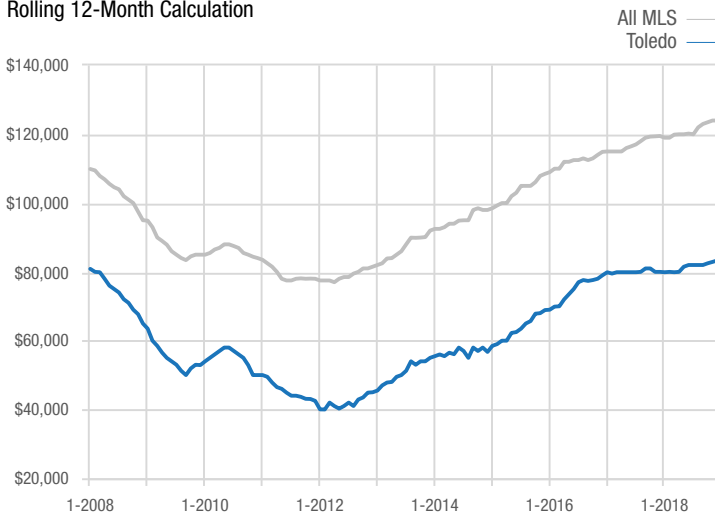
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	236	<b>204</b>	- 13.6%	4,767	<b>4,721</b>	- 1.0%
Pending Sales	255	<b>235</b>	- 7.8%	3,501	<b>3,676</b>	+ 5.0%
Closed Sales	280	<b>230</b>	- 17.9%	3,500	<b>3,665</b>	+ 4.7%
Days on Market Until Sale	91	<b>87</b>	- 4.4%	92	<b>84</b>	- 8.7%
Median Sales Price*	\$76,000	<b>\$80,000</b>	+ 5.3%	\$80,000	<b>\$83,313</b>	+ 4.1%
Average Sales Price*	\$91,833	<b>\$88,138</b>	- 4.0%	\$94,300	<b>\$100,029</b>	+ 6.1%
Percent of List Price Received*	94.8%	<b>95.3%</b>	+ 0.5%	95.5%	<b>95.4%</b>	- 0.1%
Inventory of Homes for Sale	1,021	<b>850</b>	- 16.7%	—	—	—
Months Supply of Inventory	3.5	<b>2.8</b>	- 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	15	<b>14</b>	- 6.7%	321	<b>338</b>	+ 5.3%
Pending Sales	17	<b>12</b>	- 29.4%	238	<b>279</b>	+ 17.2%
Closed Sales	18	<b>11</b>	- 38.9%	237	<b>281</b>	+ 18.6%
Days on Market Until Sale	67	<b>63</b>	- 6.0%	98	<b>84</b>	- 14.3%
Median Sales Price*	\$122,950	<b>\$103,500</b>	- 15.8%	\$111,500	<b>\$110,000</b>	- 1.3%
Average Sales Price*	\$145,594	<b>\$109,800</b>	- 24.6%	\$120,523	<b>\$122,799</b>	+ 1.9%
Percent of List Price Received*	97.1%	<b>97.3%</b>	+ 0.2%	95.5%	<b>95.7%</b>	+ 0.2%
Inventory of Homes for Sale	73	<b>63</b>	- 13.7%	—	—	—
Months Supply of Inventory	3.7	<b>2.7</b>	- 27.0%	—	—	—

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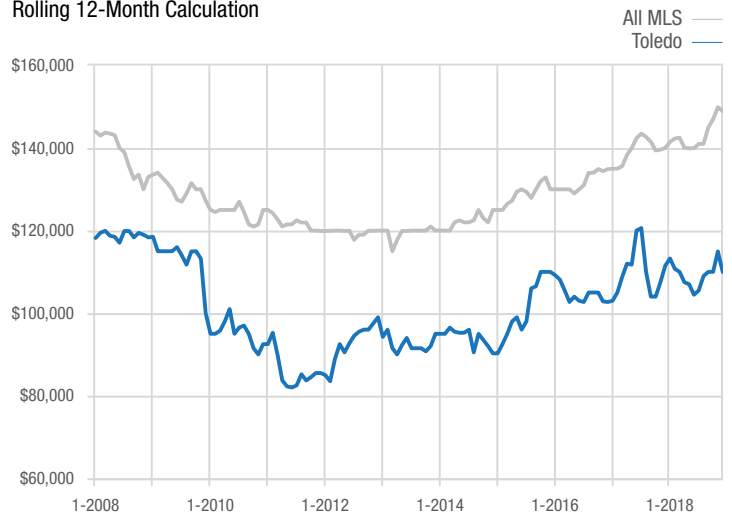
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bowling Green

MLS Area 55: 43402

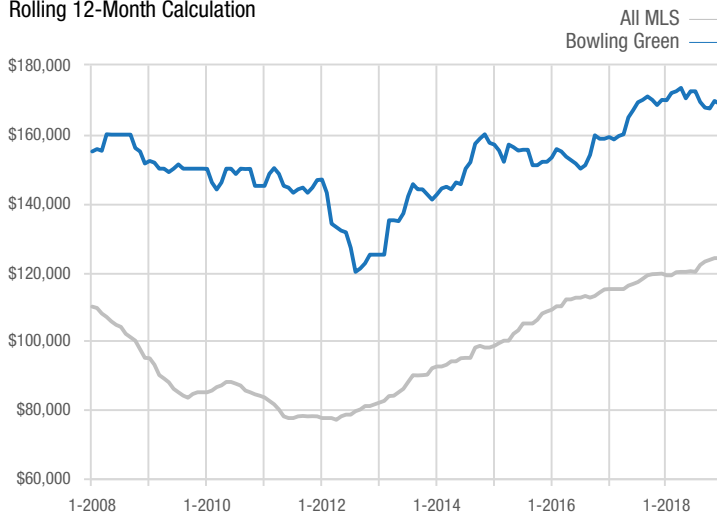
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	13	6	- 53.8%	227	260	+ 14.5%
Pending Sales	16	17	+ 6.3%	198	232	+ 17.2%
Closed Sales	19	18	- 5.3%	199	231	+ 16.1%
Days on Market Until Sale	68	93	+ 36.8%	74	79	+ 6.8%
Median Sales Price*	\$169,900	<b>\$157,000</b>	- 7.6%	\$170,000	<b>\$168,900</b>	- 0.6%
Average Sales Price*	\$170,179	<b>\$190,539</b>	+ 12.0%	\$187,010	<b>\$187,511</b>	+ 0.3%
Percent of List Price Received*	95.7%	<b>98.4%</b>	+ 2.8%	97.1%	<b>97.1%</b>	0.0%
Inventory of Homes for Sale	43	40	- 7.0%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	1	2	+ 100.0%	20	29	+ 45.0%
Pending Sales	0	2	—	20	26	+ 30.0%
Closed Sales	0	2	—	22	26	+ 18.2%
Days on Market Until Sale	—	8	—	70	52	- 25.7%
Median Sales Price*	—	<b>\$175,750</b>	—	\$161,700	<b>\$187,400</b>	+ 15.9%
Average Sales Price*	—	<b>\$175,750</b>	—	\$171,182	<b>\$201,944</b>	+ 18.0%
Percent of List Price Received*	—	<b>98.3%</b>	—	98.1%	<b>98.9%</b>	+ 0.8%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

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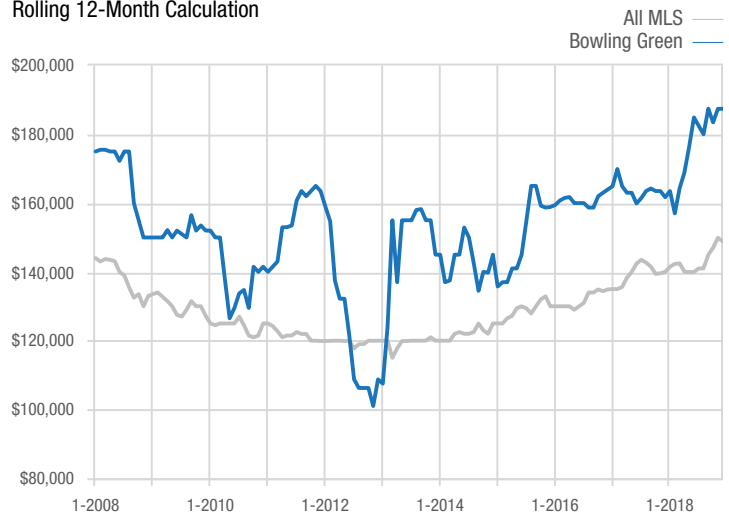
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## East River

MLS Area 24: 43605

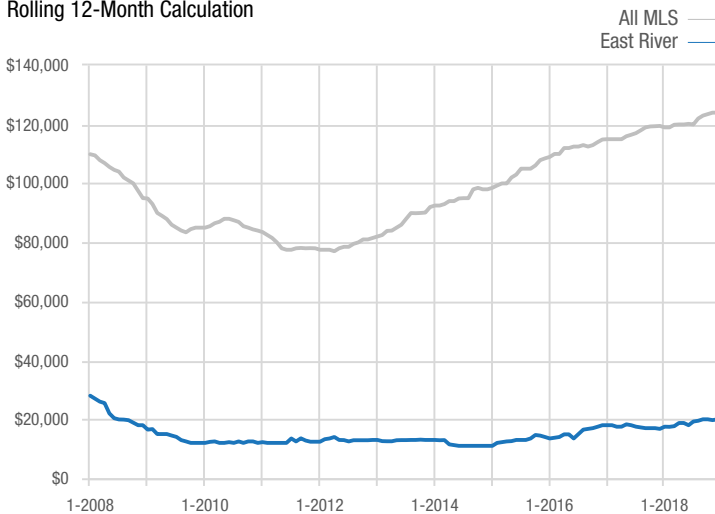
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	20	11	- 45.0%	289	281	- 2.8%
Pending Sales	14	7	- 50.0%	191	214	+ 12.0%
Closed Sales	15	10	- 33.3%	190	211	+ 11.1%
Days on Market Until Sale	86	103	+ 19.8%	72	85	+ 18.1%
Median Sales Price*	\$17,750	<b>\$24,500</b>	+ 38.0%	\$16,750	<b>\$19,976</b>	+ 19.3%
Average Sales Price*	\$21,042	<b>\$30,520</b>	+ 45.0%	\$22,222	<b>\$25,866</b>	+ 16.4%
Percent of List Price Received*	77.9%	<b>83.6%</b>	+ 7.3%	92.7%	<b>90.2%</b>	- 2.7%
Inventory of Homes for Sale	72	51	- 29.2%	—	—	—
Months Supply of Inventory	4.5	2.9	- 35.6%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	32	—
Median Sales Price*	—	—	—	—	<b>\$226,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$226,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>97.5%</b>	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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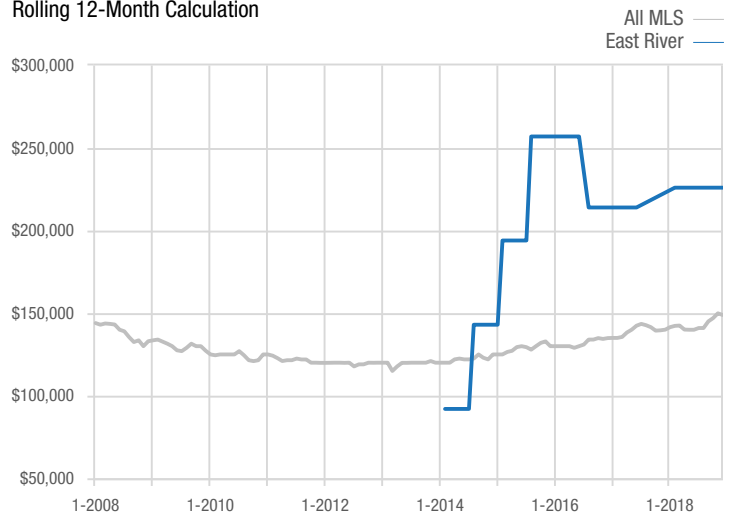
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## East Suburbs

MLS Area 26: 43412 (Lucas County Only)

Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	0	2	—	45	35	- 22.2%
Pending Sales	1	0	- 100.0%	26	32	+ 23.1%
Closed Sales	1	1	0.0%	26	33	+ 26.9%
Days on Market Until Sale	101	67	- 33.7%	107	127	+ 18.7%
Median Sales Price*	\$370,000	<b>\$137,000</b>	- 63.0%	\$147,250	<b>\$95,750</b>	- 35.0%
Average Sales Price*	\$370,000	<b>\$137,000</b>	- 63.0%	\$159,577	<b>\$130,745</b>	- 18.1%
Percent of List Price Received*	98.7%	<b>94.5%</b>	- 4.3%	95.1%	<b>90.5%</b>	- 4.8%
Inventory of Homes for Sale	15	9	- 40.0%	—	—	—
Months Supply of Inventory	6.3	3.1	- 50.8%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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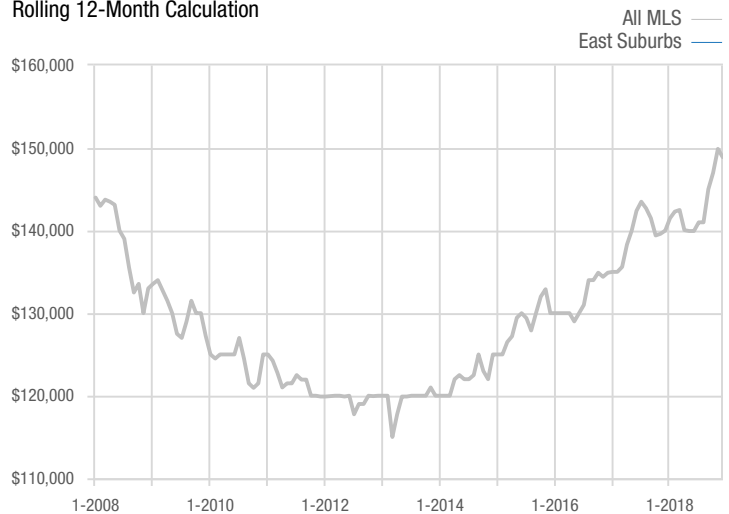
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Five Points / Northtowne

MLS Area 13: 43612

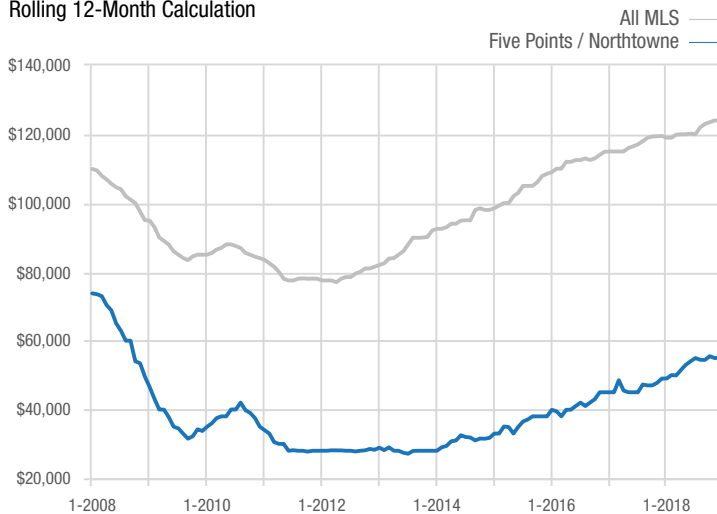
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	32	23	- 28.1%	552	511	- 7.4%
Pending Sales	39	25	- 35.9%	395	397	+ 0.5%
Closed Sales	40	26	- 35.0%	388	401	+ 3.4%
Days on Market Until Sale	80	90	+ 12.5%	91	88	- 3.3%
Median Sales Price*	\$50,000	\$42,075	- 15.9%	\$49,000	\$55,000	+ 12.2%
Average Sales Price*	\$53,562	\$50,855	- 5.1%	\$52,221	\$57,038	+ 9.2%
Percent of List Price Received*	97.8%	94.1%	- 3.8%	95.1%	94.4%	- 0.7%
Inventory of Homes for Sale	126	97	- 23.0%	—	—	—
Months Supply of Inventory	3.8	2.9	- 23.7%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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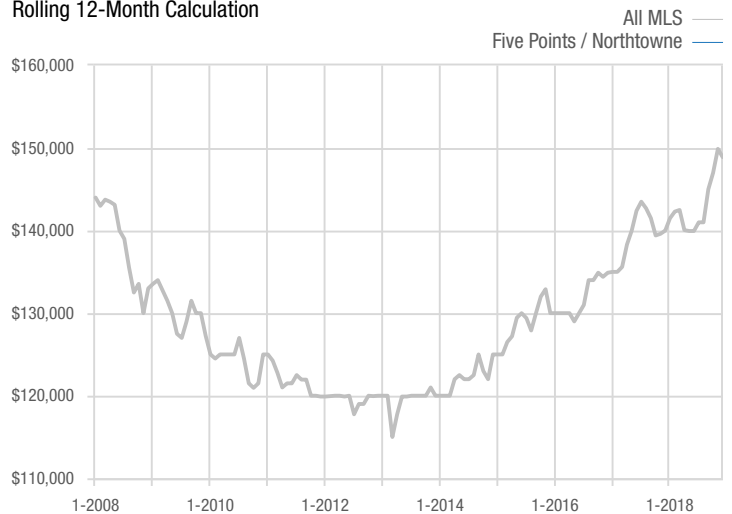
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Franklin Park / Trilby

MLS Area 11: 43623

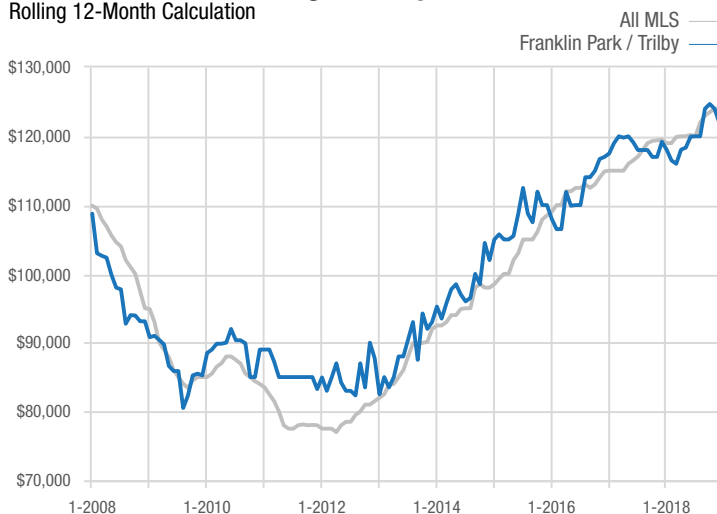
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	8	9	+ 12.5%	331	350	+ 5.7%
Pending Sales	17	17	0.0%	259	276	+ 6.6%
Closed Sales	18	12	- 33.3%	261	271	+ 3.8%
Days on Market Until Sale	97	64	- 34.0%	91	81	- 11.0%
Median Sales Price*	\$128,500	<b>\$127,165</b>	- 1.0%	\$119,200	<b>\$122,000</b>	+ 2.3%
Average Sales Price*	\$149,617	<b>\$142,951</b>	- 4.5%	\$141,967	<b>\$143,316</b>	+ 1.0%
Percent of List Price Received*	95.1%	<b>97.5%</b>	+ 2.5%	97.2%	<b>97.4%</b>	+ 0.2%
Inventory of Homes for Sale	61	65	+ 6.6%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	2	—	14	17	+ 21.4%
Pending Sales	1	2	+ 100.0%	12	14	+ 16.7%
Closed Sales	1	1	0.0%	12	13	+ 8.3%
Days on Market Until Sale	47	57	+ 21.3%	72	38	- 47.2%
Median Sales Price*	\$115,900	<b>\$142,200</b>	+ 22.7%	\$120,450	<b>\$109,900</b>	- 8.8%
Average Sales Price*	\$115,900	<b>\$142,200</b>	+ 22.7%	\$118,000	<b>\$114,465</b>	- 3.0%
Percent of List Price Received*	96.7%	<b>95.4%</b>	- 1.3%	94.9%	<b>98.0%</b>	+ 3.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

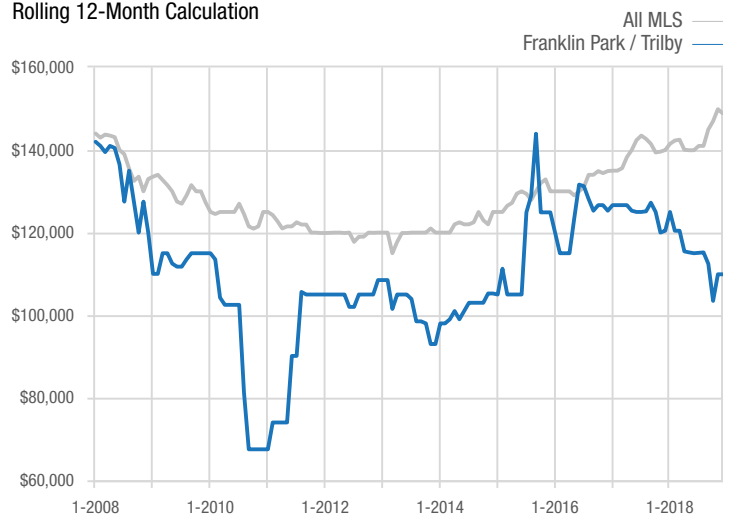
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Heatherdowns Blvd / River Rd

MLS Area 23: 43614

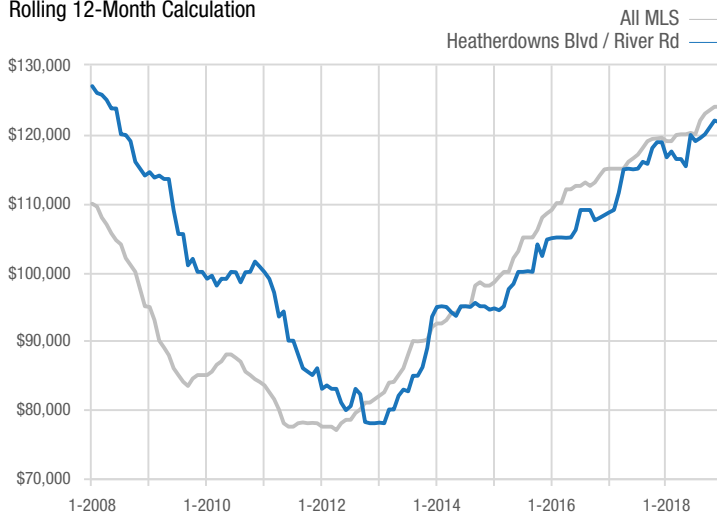
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	17	18	+ 5.9%	536	574	+ 7.1%
Pending Sales	35	33	- 5.7%	442	471	+ 6.6%
Closed Sales	45	31	- 31.1%	450	467	+ 3.8%
Days on Market Until Sale	92	79	- 14.1%	101	78	- 22.8%
Median Sales Price*	\$122,000	\$117,500	- 3.7%	\$118,850	\$121,750	+ 2.4%
Average Sales Price*	\$116,566	\$125,755	+ 7.9%	\$118,690	\$129,281	+ 8.9%
Percent of List Price Received*	95.7%	98.1%	+ 2.5%	97.0%	97.0%	0.0%
Inventory of Homes for Sale	107	91	- 15.0%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	2	1	- 50.0%	68	67	- 1.5%
Pending Sales	3	1	- 66.7%	52	60	+ 15.4%
Closed Sales	5	2	- 60.0%	52	61	+ 17.3%
Days on Market Until Sale	71	51	- 28.2%	122	78	- 36.1%
Median Sales Price*	\$92,500	\$103,500	+ 11.9%	\$76,595	\$77,000	+ 0.5%
Average Sales Price*	\$86,500	\$103,500	+ 19.7%	\$93,950	\$90,440	- 3.7%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	95.0%	94.7%	- 0.3%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

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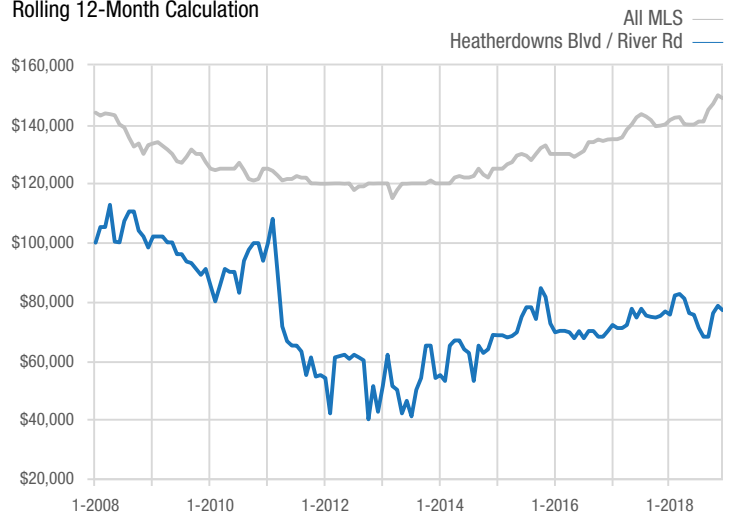
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Maumee

MLS Area 07: 43537

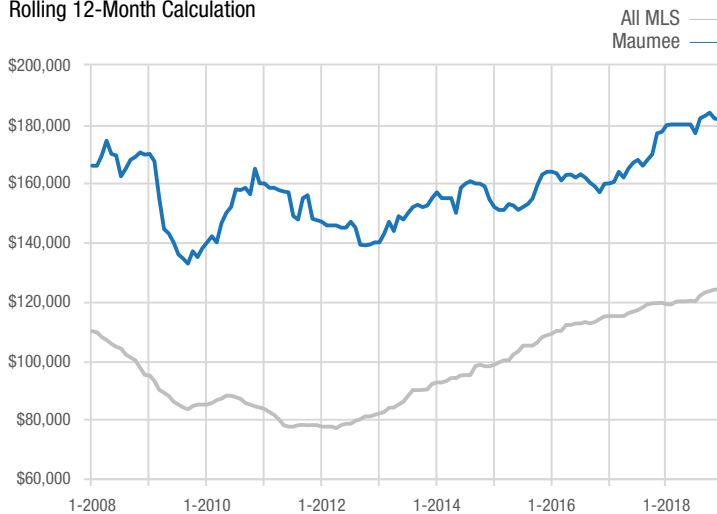
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	22	<b>23</b>	+ 4.5%	527	<b>502</b>	- 4.7%
Pending Sales	20	<b>16</b>	- 20.0%	407	<b>396</b>	- 2.7%
Closed Sales	22	<b>26</b>	+ 18.2%	408	<b>399</b>	- 2.2%
Days on Market Until Sale	88	<b>70</b>	- 20.5%	84	<b>78</b>	- 7.1%
Median Sales Price*	\$172,500	<b>\$178,950</b>	+ 3.7%	\$177,500	<b>\$181,750</b>	+ 2.4%
Average Sales Price*	\$186,884	<b>\$213,416</b>	+ 14.2%	\$207,553	<b>\$218,335</b>	+ 5.2%
Percent of List Price Received*	95.0%	<b>97.1%</b>	+ 2.2%	97.6%	<b>98.0%</b>	+ 0.4%
Inventory of Homes for Sale	91	<b>88</b>	- 3.3%	—	—	—
Months Supply of Inventory	2.7	<b>2.7</b>	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	1	<b>4</b>	+ 300.0%	68	<b>77</b>	+ 13.2%
Pending Sales	4	<b>1</b>	- 75.0%	56	<b>53</b>	- 5.4%
Closed Sales	5	<b>2</b>	- 60.0%	58	<b>53</b>	- 8.6%
Days on Market Until Sale	63	<b>91</b>	+ 44.4%	77	<b>67</b>	- 13.0%
Median Sales Price*	\$170,000	<b>\$132,500</b>	- 22.1%	\$169,750	<b>\$180,000</b>	+ 6.0%
Average Sales Price*	\$214,315	<b>\$132,500</b>	- 38.2%	\$192,034	<b>\$203,779</b>	+ 6.1%
Percent of List Price Received*	98.1%	<b>97.6%</b>	- 0.5%	95.9%	<b>97.6%</b>	+ 1.8%
Inventory of Homes for Sale	13	<b>14</b>	+ 7.7%	—	—	—
Months Supply of Inventory	2.8	<b>3.2</b>	+ 14.3%	—	—	—

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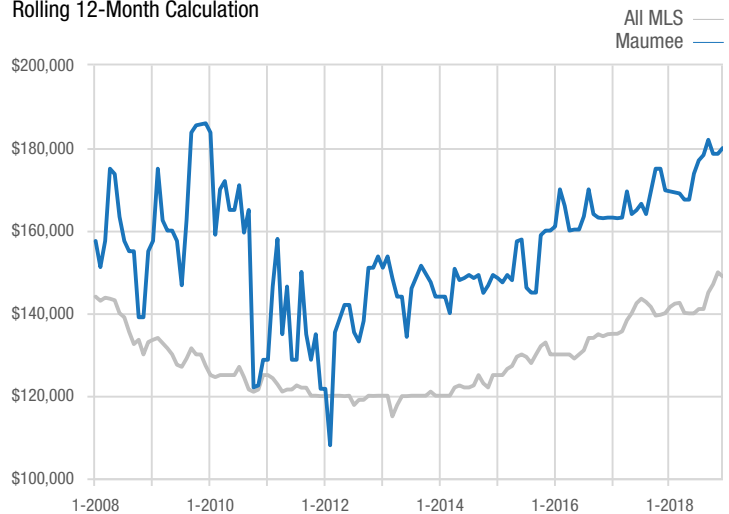
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Monclova

MLS Area 06: 43542

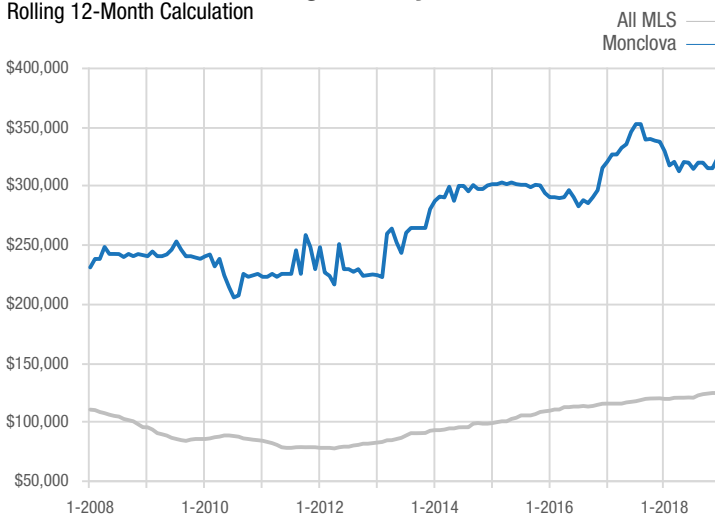
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	4	4	0.0%	92	104	+ 13.0%
Pending Sales	1	4	+ 300.0%	60	69	+ 15.0%
Closed Sales	3	5	+ 66.7%	60	70	+ 16.7%
Days on Market Until Sale	77	166	+ 115.6%	108	111	+ 2.8%
Median Sales Price*	\$235,000	\$380,925	+ 62.1%	\$337,000	\$322,750	- 4.2%
Average Sales Price*	\$312,967	\$392,963	+ 25.6%	\$329,218	\$327,858	- 0.4%
Percent of List Price Received*	97.4%	97.6%	+ 0.2%	97.5%	98.4%	+ 0.9%
Inventory of Homes for Sale	21	24	+ 14.3%	—	—	—
Months Supply of Inventory	4.2	4.2	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	3	4	+ 33.3%
Pending Sales	0	0	—	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	21	—	—	45	85	+ 88.9%
Median Sales Price*	\$240,000	—	—	\$240,000	\$275,900	+ 15.0%
Average Sales Price*	\$240,000	—	—	\$236,333	\$305,467	+ 29.3%
Percent of List Price Received*	99.0%	—	—	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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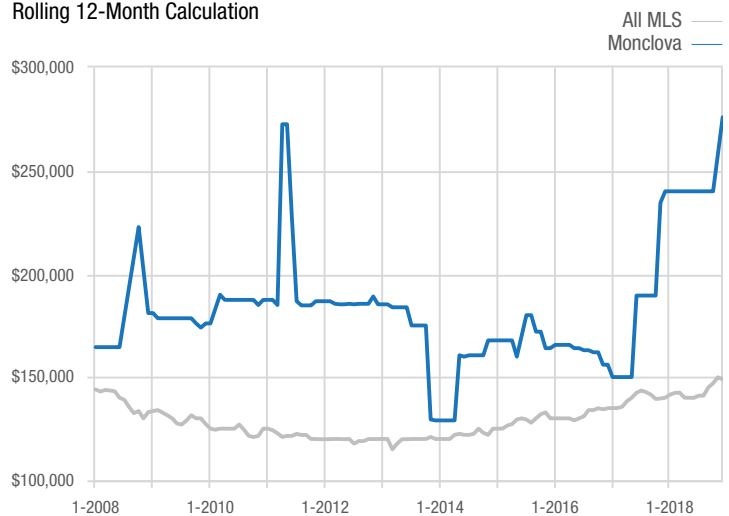
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde North End

MLS Area 19: 43608

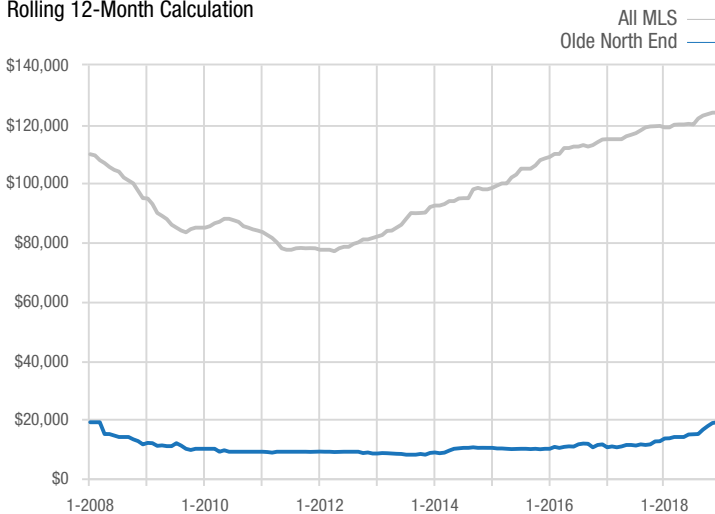
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	14	6	- 57.1%	181	131	- 27.6%
Pending Sales	14	10	- 28.6%	115	96	- 16.5%
Closed Sales	10	6	- 40.0%	114	95	- 16.7%
Days on Market Until Sale	58	68	+ 17.2%	77	82	+ 6.5%
Median Sales Price*	\$14,500	<b>\$15,100</b>	+ 4.1%	\$12,561	<b>\$19,000</b>	+ 51.3%
Average Sales Price*	\$20,115	<b>\$23,750</b>	+ 18.1%	\$16,578	<b>\$26,647</b>	+ 60.7%
Percent of List Price Received*	86.9%	<b>87.0%</b>	+ 0.1%	91.2%	<b>91.2%</b>	0.0%
Inventory of Homes for Sale	41	24	- 41.5%	—	—	—
Months Supply of Inventory	4.3	3.0	- 30.2%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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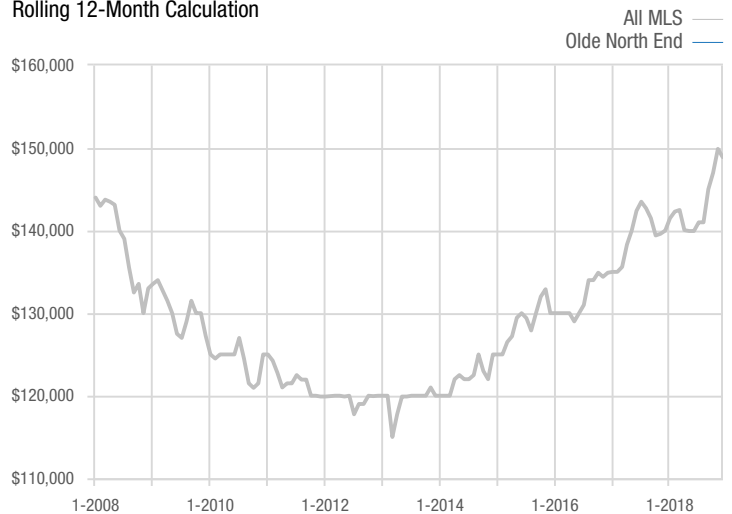
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde South End

MLS Area 22: 43609

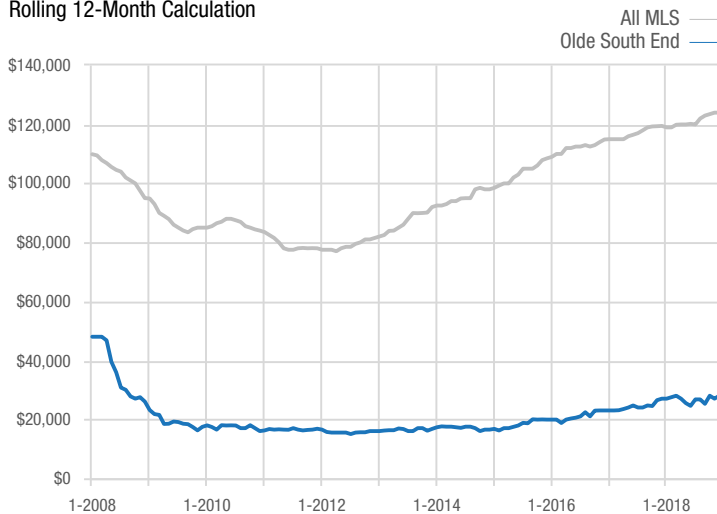
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	14	12	- 14.3%	274	313	+ 14.2%
Pending Sales	13	23	+ 76.9%	179	230	+ 28.5%
Closed Sales	12	16	+ 33.3%	177	223	+ 26.0%
Days on Market Until Sale	68	68	0.0%	83	88	+ 6.0%
Median Sales Price*	\$23,750	\$30,500	+ 28.4%	\$27,000	\$28,000	+ 3.7%
Average Sales Price*	\$30,950	\$35,332	+ 14.2%	\$31,656	\$31,291	- 1.2%
Percent of List Price Received*	91.5%	93.2%	+ 1.9%	91.5%	89.0%	- 2.7%
Inventory of Homes for Sale	54	51	- 5.6%	—	—	—
Months Supply of Inventory	3.6	2.7	- 25.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	106	—	—
Median Sales Price*	—	—	—	\$142,900	—	—
Average Sales Price*	—	—	—	\$142,900	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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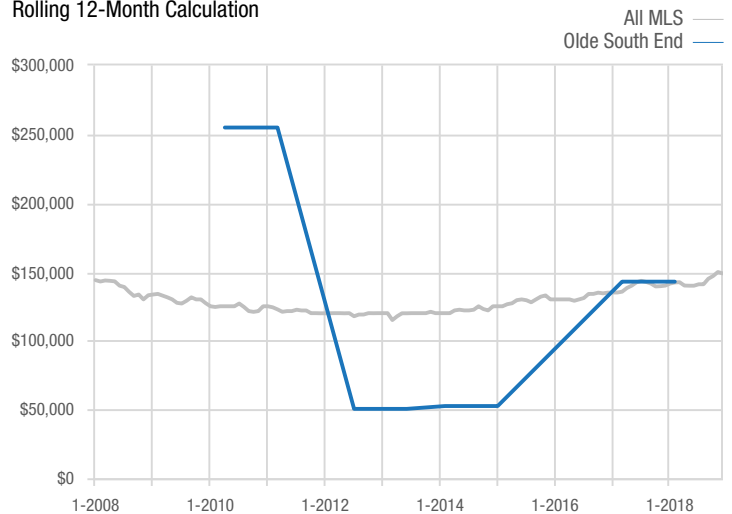
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde West End

MLS Area 18: 43610 and 43620

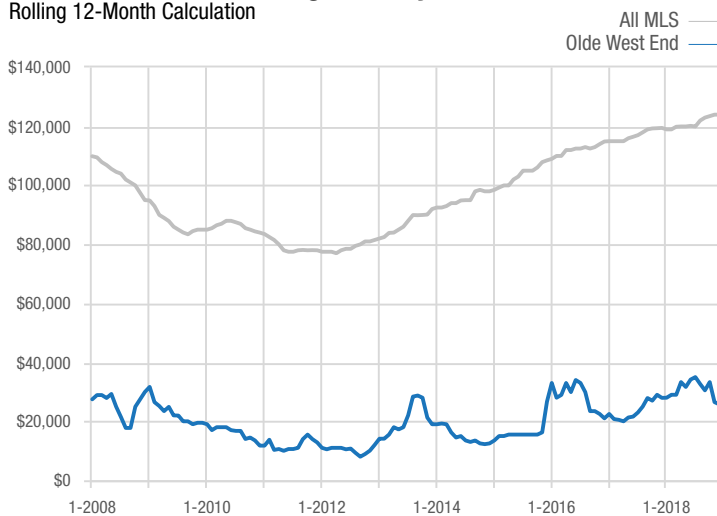
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	5	4	- 20.0%	80	73	- 8.8%
Pending Sales	5	5	0.0%	58	48	- 17.2%
Closed Sales	2	5	+ 150.0%	56	50	- 10.7%
Days on Market Until Sale	104	65	- 37.5%	82	68	- 17.1%
Median Sales Price*	\$13,450	\$16,000	+ 19.0%	\$27,950	\$25,750	- 7.9%
Average Sales Price*	\$13,450	\$24,875	+ 84.9%	\$57,770	\$58,388	+ 1.1%
Percent of List Price Received*	88.0%	88.1%	+ 0.1%	95.2%	90.9%	- 4.5%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	2.7	5.3	+ 96.3%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	14	6	- 57.1%
Pending Sales	1	1	0.0%	8	7	- 12.5%
Closed Sales	0	0	—	7	6	- 14.3%
Days on Market Until Sale	—	—	—	88	58	- 34.1%
Median Sales Price*	—	—	—	\$42,000	\$46,284	+ 10.2%
Average Sales Price*	—	—	—	\$43,068	\$48,078	+ 11.6%
Percent of List Price Received*	—	—	—	91.3%	93.6%	+ 2.5%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	3.8	1.0	- 73.7%	—	—	—

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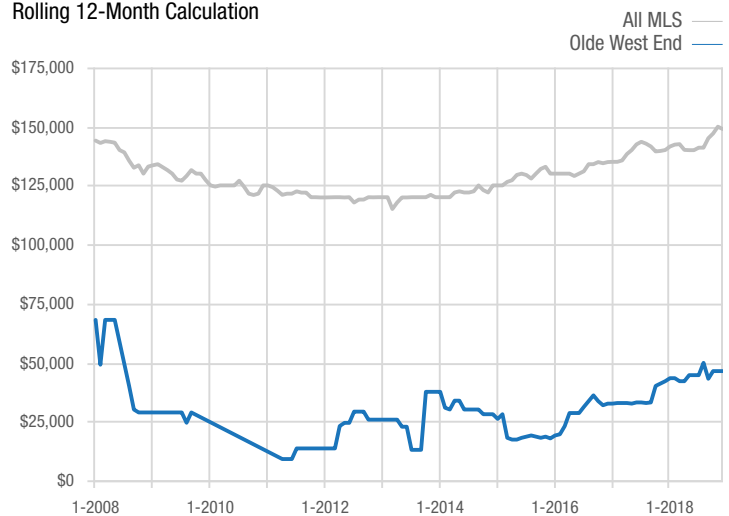
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Oregon

MLS Area 25: 43616

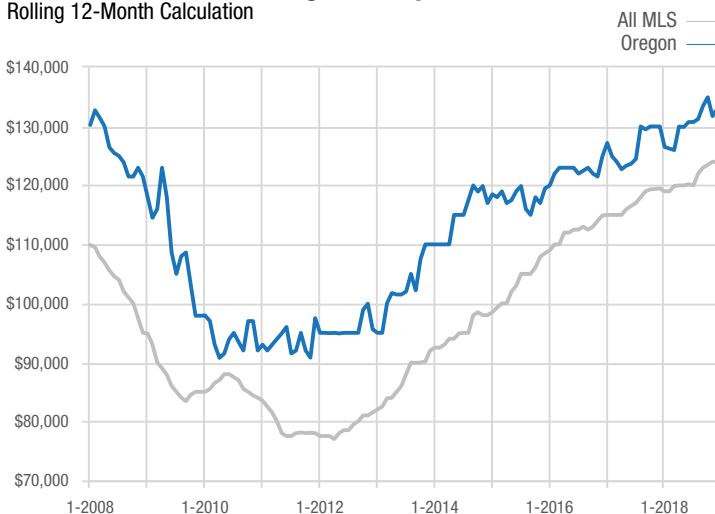
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	13	16	+ 23.1%	294	335	+ 13.9%
Pending Sales	16	14	- 12.5%	232	246	+ 6.0%
Closed Sales	15	15	0.0%	230	254	+ 10.4%
Days on Market Until Sale	105	100	- 4.8%	103	86	- 16.5%
Median Sales Price*	\$165,700	<b>\$150,000</b>	- 9.5%	\$130,000	<b>\$133,000</b>	+ 2.3%
Average Sales Price*	\$180,707	<b>\$164,678</b>	- 8.9%	\$139,165	<b>\$147,933</b>	+ 6.3%
Percent of List Price Received*	97.5%	<b>96.9%</b>	- 0.6%	96.9%	<b>97.6%</b>	+ 0.7%
Inventory of Homes for Sale	66	69	+ 4.5%	—	—	—
Months Supply of Inventory	3.4	3.4	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	1	0	- 100.0%	12	6	- 50.0%
Pending Sales	0	0	—	11	6	- 45.5%
Closed Sales	0	0	—	11	6	- 45.5%
Days on Market Until Sale	—	—	—	42	70	+ 66.7%
Median Sales Price*	—	—	—	\$148,000	<b>\$184,075</b>	+ 24.4%
Average Sales Price*	—	—	—	\$155,096	<b>\$167,942</b>	+ 8.3%
Percent of List Price Received*	—	—	—	98.0%	<b>98.4%</b>	+ 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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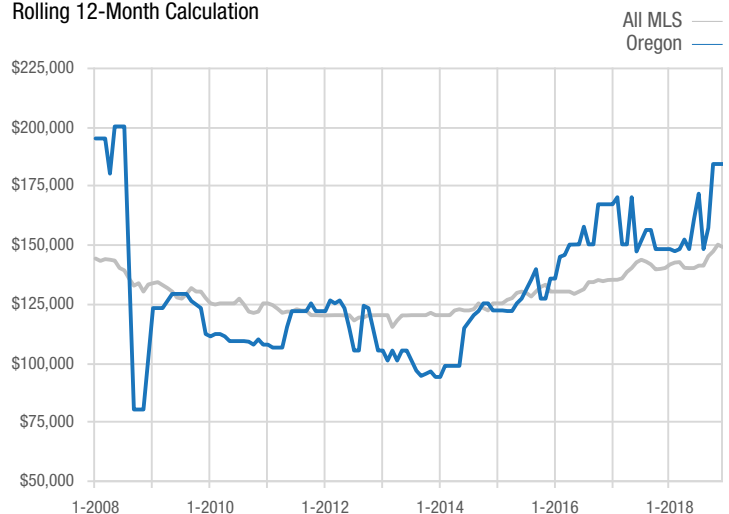
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Hills

MLS Area 16: Village Limits (TD 88, 89 and 90)

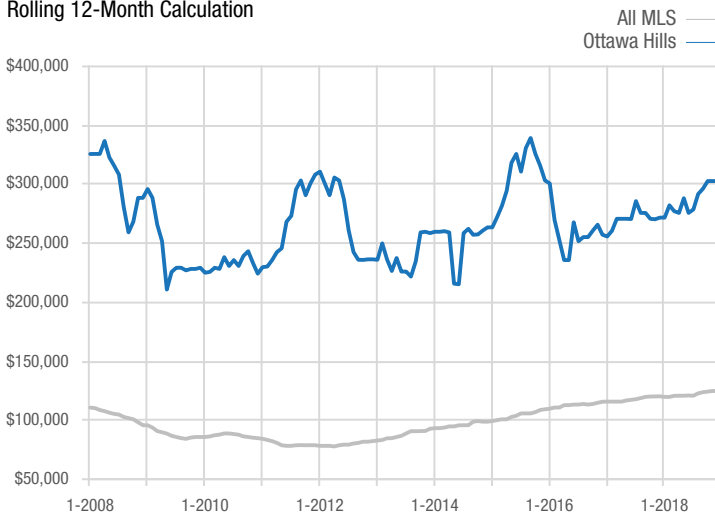
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	8	9	+ 12.5%	160	162	+ 1.3%
Pending Sales	3	2	- 33.3%	92	103	+ 12.0%
Closed Sales	3	3	0.0%	91	105	+ 15.4%
Days on Market Until Sale	162	132	- 18.5%	117	87	- 25.6%
Median Sales Price*	\$260,000	\$237,500	- 8.7%	\$271,000	\$302,000	+ 11.4%
Average Sales Price*	\$464,300	\$272,133	- 41.4%	\$332,580	\$346,426	+ 4.2%
Percent of List Price Received*	96.2%	99.3%	+ 3.2%	95.5%	96.9%	+ 1.5%
Inventory of Homes for Sale	44	34	- 22.7%	—	—	—
Months Supply of Inventory	5.7	4.0	- 29.8%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	4	1	- 75.0%	23	22	- 4.3%
Pending Sales	1	0	- 100.0%	11	15	+ 36.4%
Closed Sales	1	0	- 100.0%	11	15	+ 36.4%
Days on Market Until Sale	63	—	—	95	113	+ 18.9%
Median Sales Price*	\$266,000	—	—	\$90,000	\$155,000	+ 72.2%
Average Sales Price*	\$266,000	—	—	\$119,155	\$174,643	+ 46.6%
Percent of List Price Received*	90.5%	—	—	89.8%	94.0%	+ 4.7%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	5.1	4.2	- 17.6%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

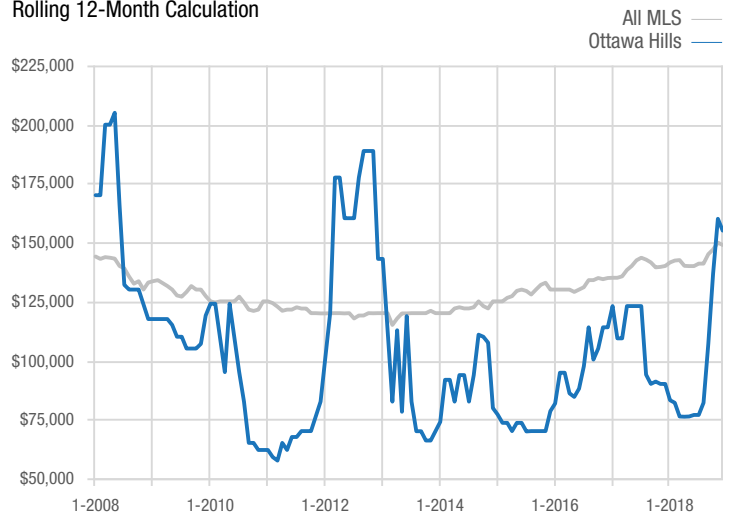
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	17	15	- 11.8%	317	332	+ 4.7%
Pending Sales	17	21	+ 23.5%	249	267	+ 7.2%
Closed Sales	20	23	+ 15.0%	246	264	+ 7.3%
Days on Market Until Sale	75	79	+ 5.3%	87	73	- 16.1%
Median Sales Price*	\$90,000	\$126,715	+ 40.8%	\$116,000	\$120,800	+ 4.1%
Average Sales Price*	\$96,729	\$122,018	+ 26.1%	\$111,688	\$117,629	+ 5.3%
Percent of List Price Received*	93.6%	93.1%	- 0.5%	95.8%	96.4%	+ 0.6%
Inventory of Homes for Sale	59	58	- 1.7%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	6	10	+ 66.7%
Pending Sales	0	0	—	6	8	+ 33.3%
Closed Sales	0	0	—	7	8	+ 14.3%
Days on Market Until Sale	—	—	—	90	65	- 27.8%
Median Sales Price*	—	—	—	\$110,000	\$109,500	- 0.5%
Average Sales Price*	—	—	—	\$90,043	\$96,188	+ 6.8%
Percent of List Price Received*	—	—	—	94.7%	95.0%	+ 0.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

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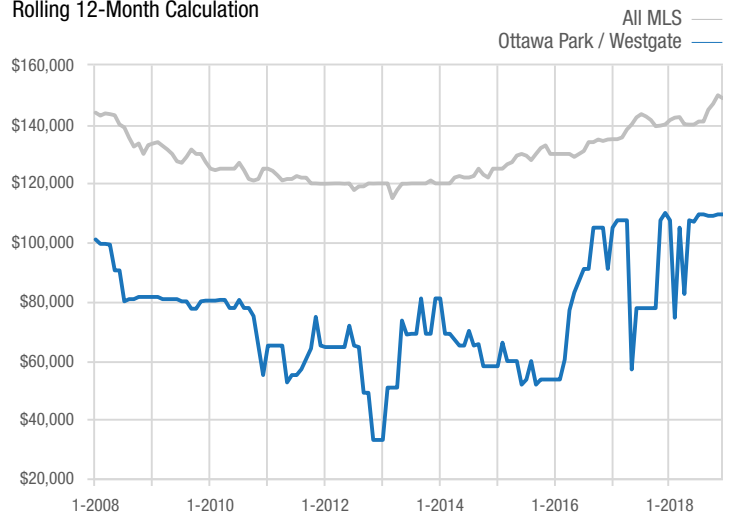
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Perrysburg / Perrysburg Twp

MLS Area 53: 43551

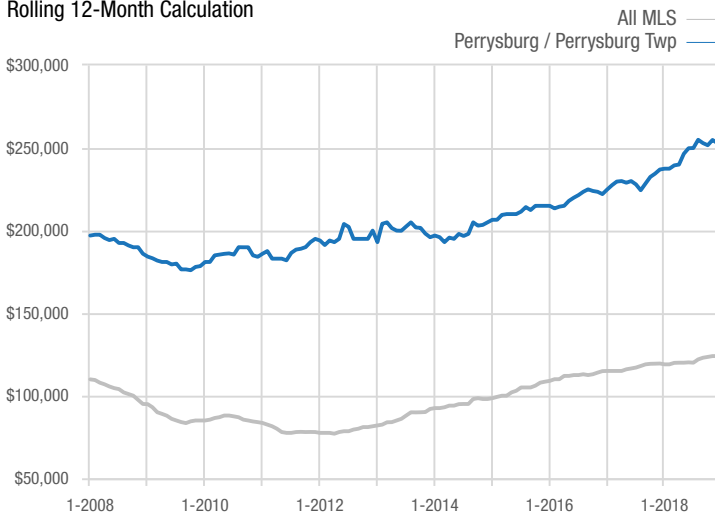
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	32	<b>28</b>	- 12.5%	697	<b>652</b>	- 6.5%
Pending Sales	35	<b>30</b>	- 14.3%	533	<b>548</b>	+ 2.8%
Closed Sales	38	<b>25</b>	- 34.2%	534	<b>543</b>	+ 1.7%
Days on Market Until Sale	103	<b>108</b>	+ 4.9%	104	<b>96</b>	- 7.7%
Median Sales Price*	\$253,700	<b>\$228,000</b>	- 10.1%	\$237,000	<b>\$253,000</b>	+ 6.8%
Average Sales Price*	\$282,578	<b>\$264,034</b>	- 6.6%	\$264,487	<b>\$279,052</b>	+ 5.5%
Percent of List Price Received*	98.7%	<b>97.1%</b>	- 1.6%	97.9%	<b>98.3%</b>	+ 0.4%
Inventory of Homes for Sale	137	<b>119</b>	- 13.1%	—	—	—
Months Supply of Inventory	3.1	<b>2.6</b>	- 16.1%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	2	<b>5</b>	+ 150.0%	99	<b>89</b>	- 10.1%
Pending Sales	4	<b>2</b>	- 50.0%	84	<b>72</b>	- 14.3%
Closed Sales	5	<b>5</b>	0.0%	90	<b>73</b>	- 18.9%
Days on Market Until Sale	136	<b>87</b>	- 36.0%	97	<b>81</b>	- 16.5%
Median Sales Price*	\$270,000	<b>\$218,000</b>	- 19.3%	\$178,750	<b>\$195,000</b>	+ 9.1%
Average Sales Price*	\$296,700	<b>\$212,480</b>	- 28.4%	\$202,908	<b>\$209,049</b>	+ 3.0%
Percent of List Price Received*	98.4%	<b>97.6%</b>	- 0.8%	96.9%	<b>97.8%</b>	+ 0.9%
Inventory of Homes for Sale	18	<b>21</b>	+ 16.7%	—	—	—
Months Supply of Inventory	2.6	<b>3.5</b>	+ 34.6%	—	—	—

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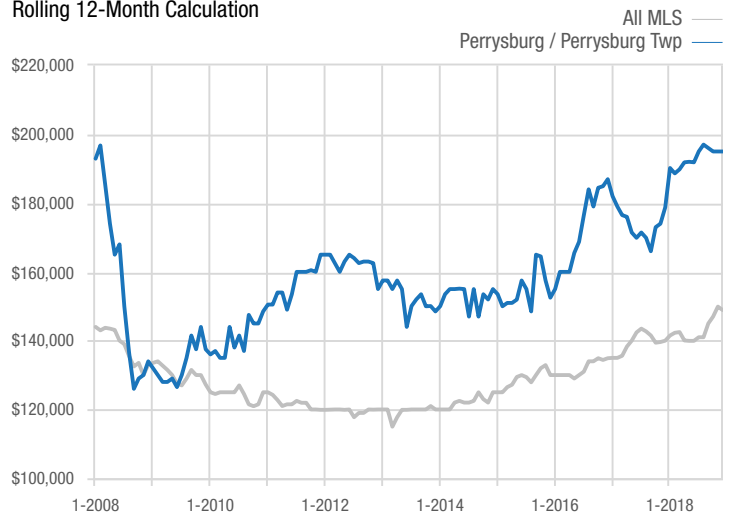
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Point Place

MLS Area 14: 43611

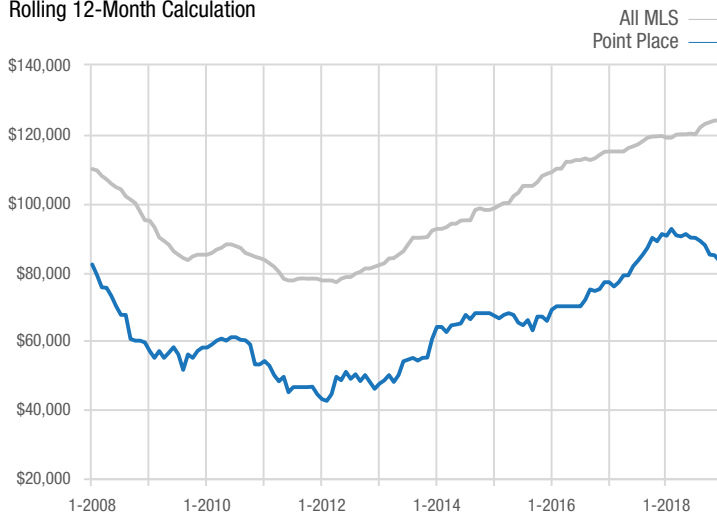
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	7	14	+ 100.0%	338	322	- 4.7%
Pending Sales	23	19	- 17.4%	278	262	- 5.8%
Closed Sales	20	22	+ 10.0%	277	267	- 3.6%
Days on Market Until Sale	97	80	- 17.5%	97	87	- 10.3%
Median Sales Price*	\$101,000	\$80,500	- 20.3%	\$91,000	\$83,203	- 8.6%
Average Sales Price*	\$104,995	\$74,991	- 28.6%	\$94,016	\$90,047	- 4.2%
Percent of List Price Received*	92.2%	96.6%	+ 4.8%	95.5%	96.4%	+ 0.9%
Inventory of Homes for Sale	65	47	- 27.7%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	2	3	+ 50.0%
Pending Sales	0	1	—	2	3	+ 50.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	115	72	- 37.4%
Median Sales Price*	—	—	—	\$45,000	\$51,250	+ 13.9%
Average Sales Price*	—	—	—	\$45,000	\$51,250	+ 13.9%
Percent of List Price Received*	—	—	—	95.1%	97.5%	+ 2.5%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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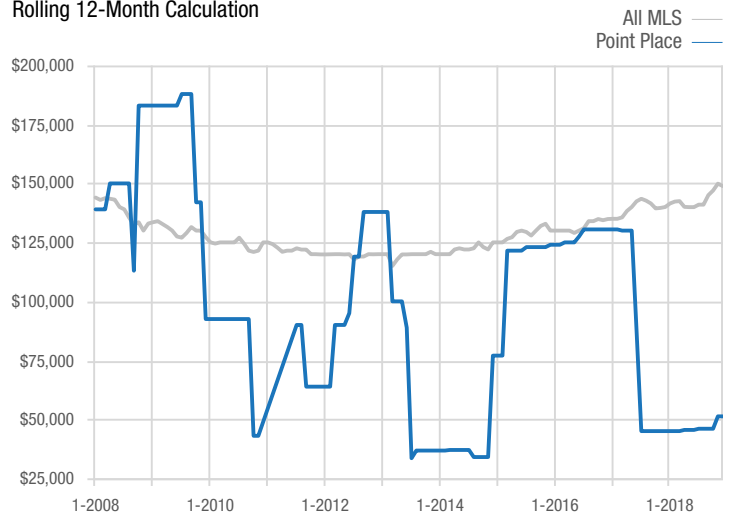
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Scott Park

MLS Area 21: 43607

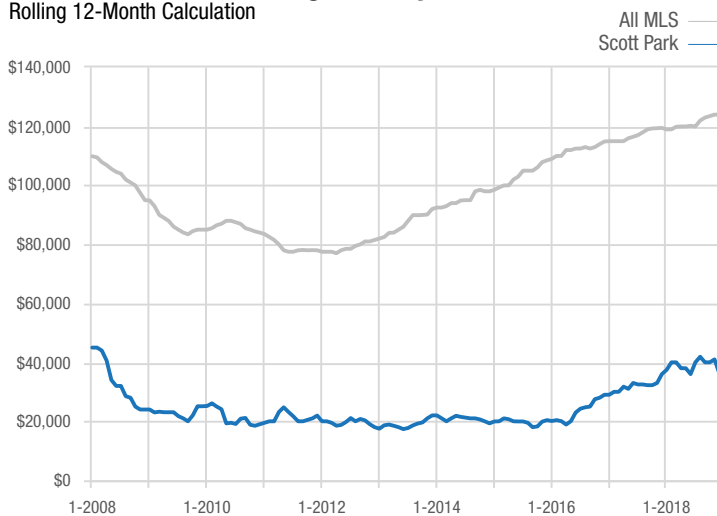
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	19	21	+ 10.5%	221	273	+ 23.5%
Pending Sales	7	12	+ 71.4%	155	185	+ 19.4%
Closed Sales	11	16	+ 45.5%	162	179	+ 10.5%
Days on Market Until Sale	79	75	- 5.1%	91	80	- 12.1%
Median Sales Price*	\$63,850	\$30,800	- 51.8%	\$36,000	\$36,250	+ 0.7%
Average Sales Price*	\$57,869	\$43,613	- 24.6%	\$43,894	\$43,945	+ 0.1%
Percent of List Price Received*	95.5%	102.4%	+ 7.2%	92.9%	93.5%	+ 0.6%
Inventory of Homes for Sale	58	55	- 5.2%	—	—	—
Months Supply of Inventory	4.5	3.6	- 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	75	—	—
Median Sales Price*	—	—	—	\$20,000	—	—
Average Sales Price*	—	—	—	\$20,000	—	—
Percent of List Price Received*	—	—	—	83.7%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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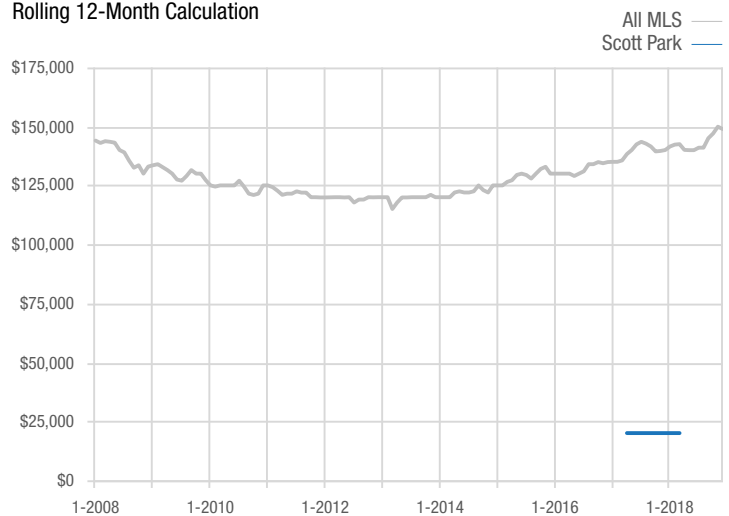
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Spring Meadows

MLS Area 05: 43528 (Includes Holland)

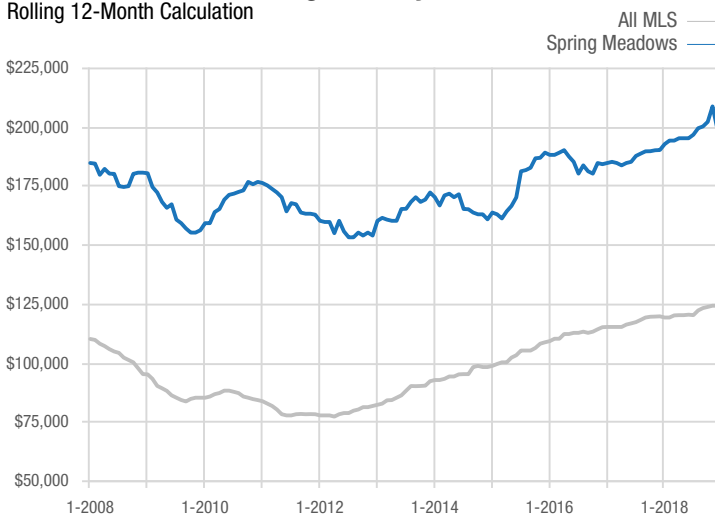
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	23	9	- 60.9%	322	352	+ 9.3%
Pending Sales	17	14	- 17.6%	244	254	+ 4.1%
Closed Sales	14	18	+ 28.6%	246	256	+ 4.1%
Days on Market Until Sale	127	82	- 35.4%	97	93	- 4.1%
Median Sales Price*	\$265,700	<b>\$157,500</b>	- 40.7%	\$190,000	<b>\$199,000</b>	+ 4.7%
Average Sales Price*	\$304,331	<b>\$158,844</b>	- 47.8%	\$202,577	<b>\$212,524</b>	+ 4.9%
Percent of List Price Received*	95.8%	<b>98.5%</b>	+ 2.8%	97.8%	<b>98.5%</b>	+ 0.7%
Inventory of Homes for Sale	72	67	- 6.9%	—	—	—
Months Supply of Inventory	3.5	3.2	- 8.6%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	3	1	- 66.7%	40	48	+ 20.0%
Pending Sales	1	2	+ 100.0%	25	33	+ 32.0%
Closed Sales	1	1	0.0%	25	32	+ 28.0%
Days on Market Until Sale	56	51	- 8.9%	101	97	- 4.0%
Median Sales Price*	\$98,000	<b>\$175,000</b>	+ 78.6%	\$195,000	<b>\$208,500</b>	+ 6.9%
Average Sales Price*	\$98,000	<b>\$175,000</b>	+ 78.6%	\$201,831	<b>\$212,962</b>	+ 5.5%
Percent of List Price Received*	98.1%	<b>103.0%</b>	+ 5.0%	96.4%	<b>96.4%</b>	0.0%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	5.6	4.0	- 28.6%	—	—	—

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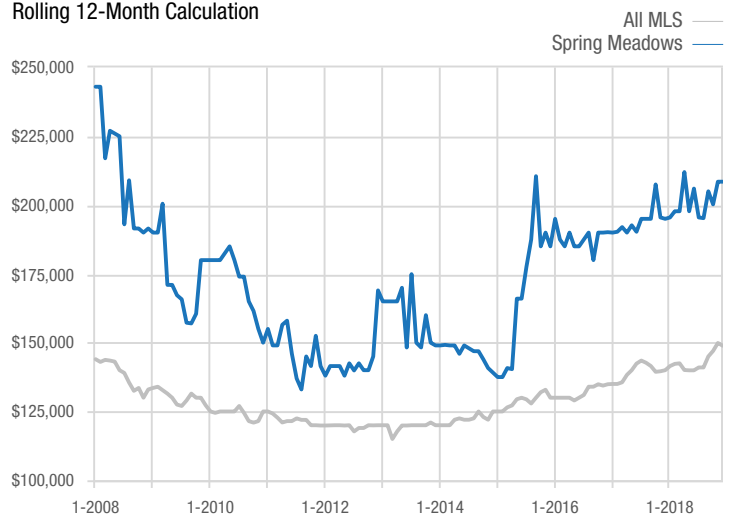
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Swanton / Airport

MLS Area 04: 43558 in Fulton and Lucas Counties

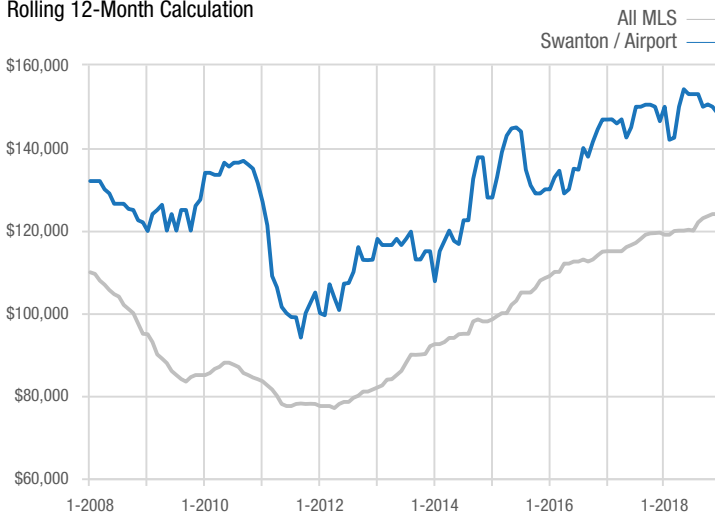
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	6	6	0.0%	170	164	- 3.5%
Pending Sales	10	7	- 30.0%	134	128	- 4.5%
Closed Sales	12	7	- 41.7%	136	125	- 8.1%
Days on Market Until Sale	89	43	- 51.7%	87	82	- 5.7%
Median Sales Price*	\$146,750	<b>\$86,000</b>	- 41.4%	\$146,500	<b>\$148,500</b>	+ 1.4%
Average Sales Price*	\$177,471	<b>\$117,000</b>	- 34.1%	\$158,938	<b>\$166,634</b>	+ 4.8%
Percent of List Price Received*	97.6%	<b>87.9%</b>	- 9.9%	97.7%	<b>97.6%</b>	- 0.1%
Inventory of Homes for Sale	27	<b>28</b>	+ 3.7%	—	—	—
Months Supply of Inventory	2.4	<b>2.6</b>	+ 8.3%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	3	9	+ 200.0%
Pending Sales	0	0	—	1	4	+ 300.0%
Closed Sales	0	0	—	1	4	+ 300.0%
Days on Market Until Sale	—	—	—	128	111	- 13.3%
Median Sales Price*	—	—	—	\$198,000	<b>\$216,450</b>	+ 9.3%
Average Sales Price*	—	—	—	\$198,000	<b>\$213,475</b>	+ 7.8%
Percent of List Price Received*	—	—	—	100.0%	<b>100.6%</b>	+ 0.6%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	<b>3.8</b>	+ 280.0%	—	—	—

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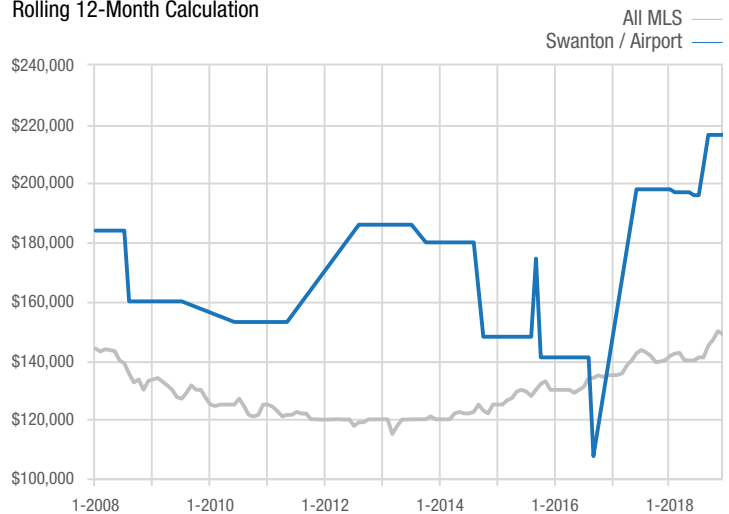
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Sylvania

43560 and 43617

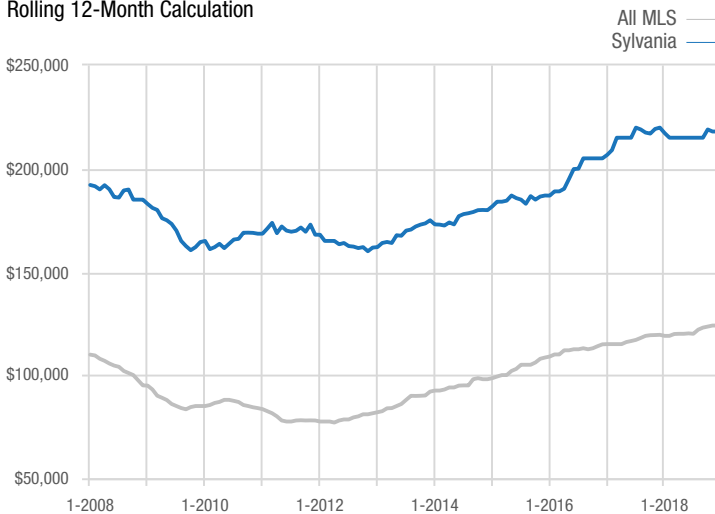
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	46	35	- 23.9%	811	863	+ 6.4%
Pending Sales	34	31	- 8.8%	581	641	+ 10.3%
Closed Sales	32	35	+ 9.4%	588	647	+ 10.0%
Days on Market Until Sale	91	84	- 7.7%	94	85	- 9.6%
Median Sales Price*	\$200,000	<b>\$210,000</b>	+ 5.0%	\$219,900	<b>\$218,000</b>	- 0.9%
Average Sales Price*	\$189,897	<b>\$253,345</b>	+ 33.4%	\$229,466	<b>\$234,786</b>	+ 2.3%
Percent of List Price Received*	95.0%	<b>100.0%</b>	+ 5.3%	97.8%	<b>98.2%</b>	+ 0.4%
Inventory of Homes for Sale	162	154	- 4.9%	—	—	—
Months Supply of Inventory	3.3	2.9	- 12.1%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	9	5	- 44.4%	147	184	+ 25.2%
Pending Sales	9	10	+ 11.1%	130	145	+ 11.5%
Closed Sales	7	9	+ 28.6%	128	149	+ 16.4%
Days on Market Until Sale	116	191	+ 64.7%	102	95	- 6.9%
Median Sales Price*	\$203,390	<b>\$103,000</b>	- 49.4%	\$161,000	<b>\$167,500</b>	+ 4.0%
Average Sales Price*	\$201,256	<b>\$130,211</b>	- 35.3%	\$170,836	<b>\$176,575</b>	+ 3.4%
Percent of List Price Received*	95.0%	<b>93.1%</b>	- 2.0%	96.4%	<b>96.4%</b>	0.0%
Inventory of Homes for Sale	30	26	- 13.3%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

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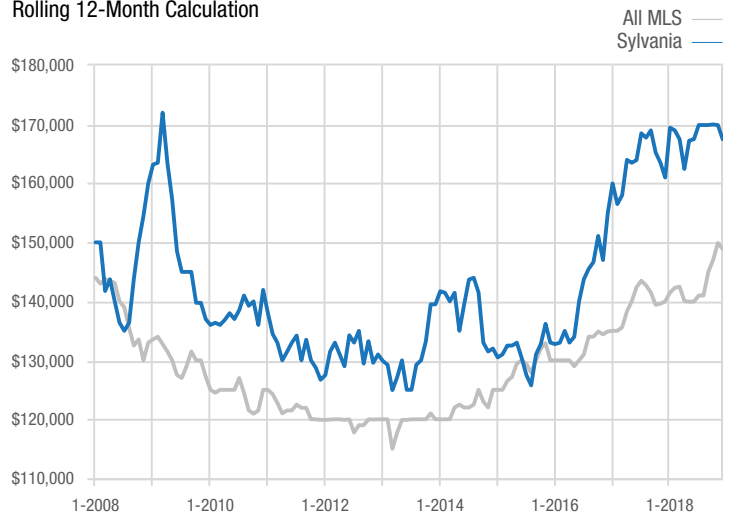
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Tremainsville

MLS Area 12: 43613

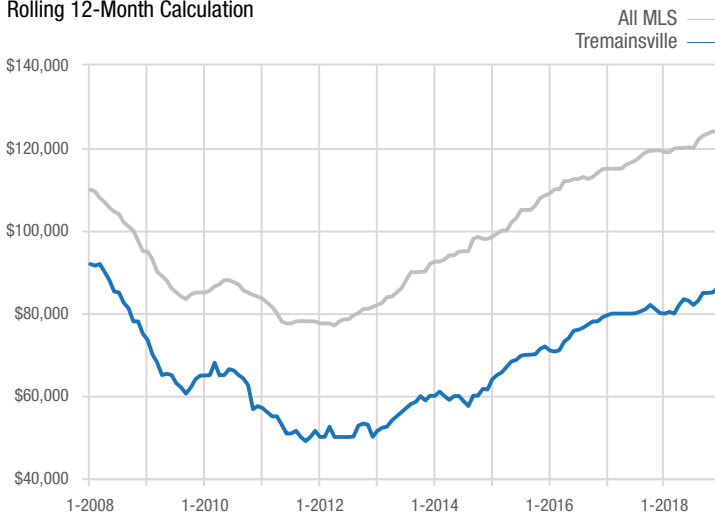
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	34	<b>30</b>	- 11.8%	822	<b>740</b>	- 10.0%
Pending Sales	32	<b>32</b>	0.0%	570	<b>608</b>	+ 6.7%
Closed Sales	42	<b>32</b>	- 23.8%	562	<b>611</b>	+ 8.7%
Days on Market Until Sale	102	<b>121</b>	+ 18.6%	91	<b>89</b>	- 2.2%
Median Sales Price*	\$75,000	<b>\$90,000</b>	+ 20.0%	\$80,000	<b>\$86,000</b>	+ 7.5%
Average Sales Price*	\$77,383	<b>\$88,914</b>	+ 14.9%	\$79,437	<b>\$85,086</b>	+ 7.1%
Percent of List Price Received*	97.0%	<b>96.9%</b>	- 0.1%	96.2%	<b>96.6%</b>	+ 0.4%
Inventory of Homes for Sale	175	<b>138</b>	- 21.1%	—	—	—
Months Supply of Inventory	3.7	<b>2.7</b>	- 27.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	6	<b>0</b>	- 100.0%
Pending Sales	0	<b>0</b>	—	2	<b>3</b>	+ 50.0%
Closed Sales	0	<b>0</b>	—	2	<b>3</b>	+ 50.0%
Days on Market Until Sale	—	—	—	95	<b>194</b>	+ 104.2%
Median Sales Price*	—	—	—	\$82,450	<b>\$77,500</b>	- 6.0%
Average Sales Price*	—	—	—	\$82,450	<b>\$79,467</b>	- 3.6%
Percent of List Price Received*	—	—	—	94.8%	<b>95.8%</b>	+ 1.1%
Inventory of Homes for Sale	3	<b>0</b>	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

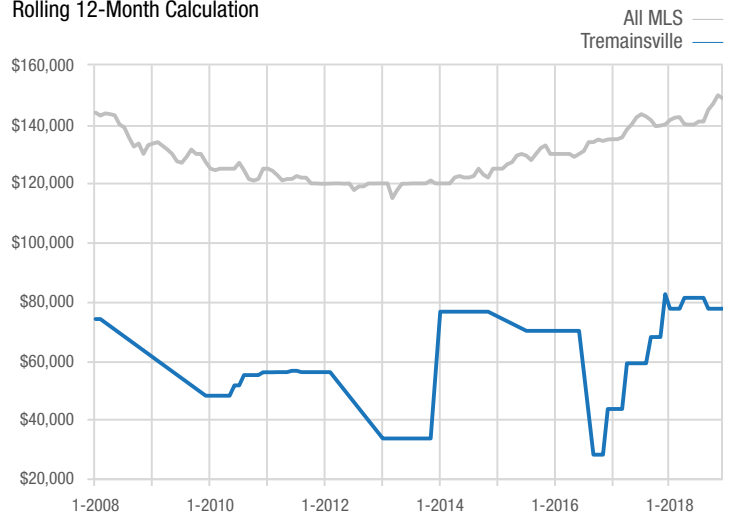
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – December 2018

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## Waterville

MLS Area 10: 43566

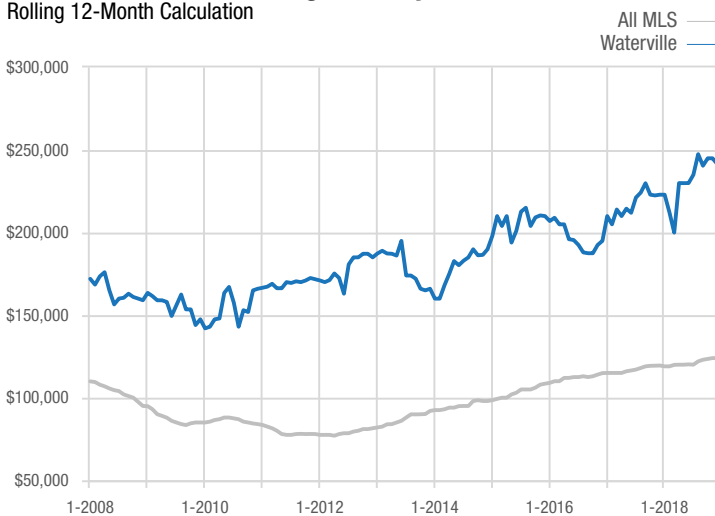
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	9	2	- 77.8%	165	146	- 11.5%
Pending Sales	9	6	- 33.3%	124	127	+ 2.4%
Closed Sales	7	9	+ 28.6%	129	129	0.0%
Days on Market Until Sale	151	83	- 45.0%	97	101	+ 4.1%
Median Sales Price*	\$323,000	<b>\$184,900</b>	- 42.8%	\$222,953	<b>\$241,500</b>	+ 8.3%
Average Sales Price*	\$292,363	<b>\$228,225</b>	- 21.9%	\$235,243	<b>\$240,998</b>	+ 2.4%
Percent of List Price Received*	91.5%	<b>100.9%</b>	+ 10.3%	97.5%	<b>99.5%</b>	+ 2.1%
Inventory of Homes for Sale	37	27	- 27.0%	—	—	—
Months Supply of Inventory	3.6	2.6	- 27.8%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	2	—	16	23	+ 43.8%
Pending Sales	0	0	—	16	14	- 12.5%
Closed Sales	0	0	—	17	14	- 17.6%
Days on Market Until Sale	—	—	—	65	50	- 23.1%
Median Sales Price*	—	—	—	\$160,000	<b>\$140,450</b>	- 12.2%
Average Sales Price*	—	—	—	\$149,644	<b>\$139,529</b>	- 6.8%
Percent of List Price Received*	—	—	—	97.9%	<b>97.8%</b>	- 0.1%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	2.9	+ 480.0%	—	—	—

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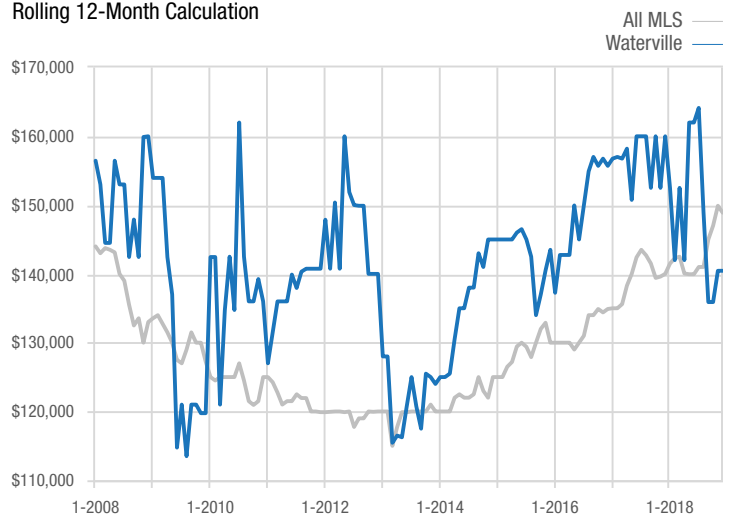
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Whitehouse

MLS Area 08: 43571

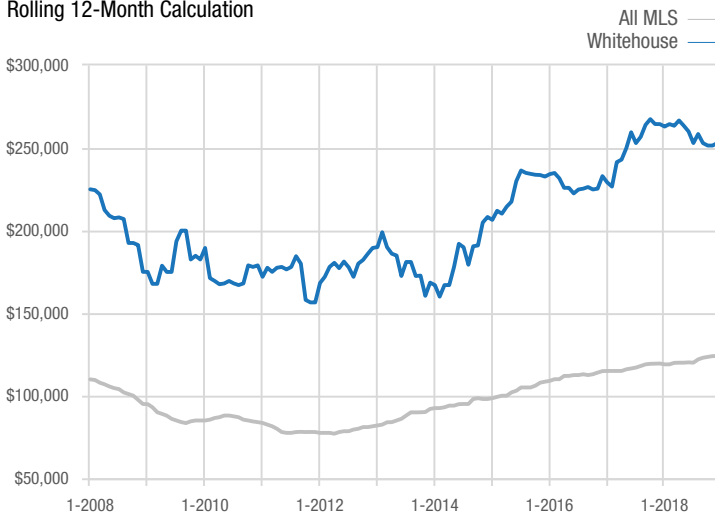
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	8	5	- 37.5%	145	161	+ 11.0%
Pending Sales	10	3	- 70.0%	125	112	- 10.4%
Closed Sales	11	7	- 36.4%	126	115	- 8.7%
Days on Market Until Sale	99	89	- 10.1%	94	85	- 9.6%
Median Sales Price*	\$272,000	<b>\$302,113</b>	+ 11.1%	\$264,500	<b>\$253,000</b>	- 4.3%
Average Sales Price*	\$281,536	<b>\$267,538</b>	- 5.0%	\$263,877	<b>\$257,545</b>	- 2.4%
Percent of List Price Received*	96.4%	<b>92.9%</b>	- 3.6%	97.7%	<b>98.2%</b>	+ 0.5%
Inventory of Homes for Sale	25	33	+ 32.0%	—	—	—
Months Supply of Inventory	2.4	3.5	+ 45.8%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	0	—	4	8	+ 100.0%
Pending Sales	0	0	—	5	6	+ 20.0%
Closed Sales	0	0	—	5	6	+ 20.0%
Days on Market Until Sale	—	—	—	84	51	- 39.3%
Median Sales Price*	—	—	—	\$197,000	<b>\$201,750</b>	+ 2.4%
Average Sales Price*	—	—	—	\$215,400	<b>\$204,750</b>	- 4.9%
Percent of List Price Received*	—	—	—	96.5%	<b>97.9%</b>	+ 1.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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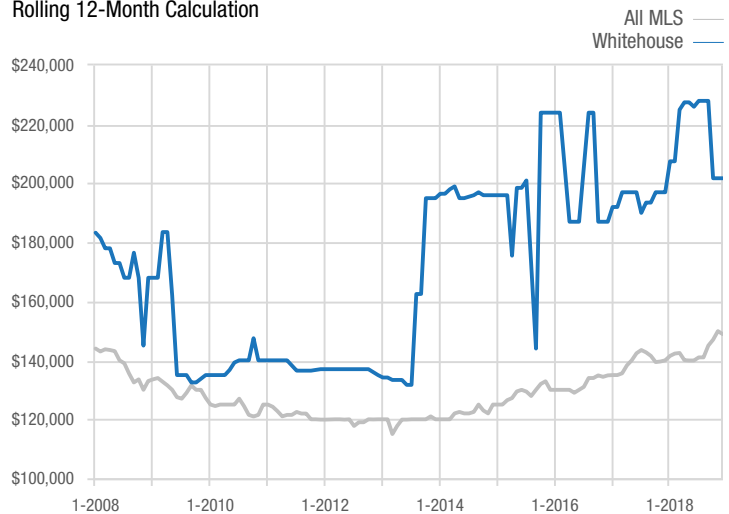
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

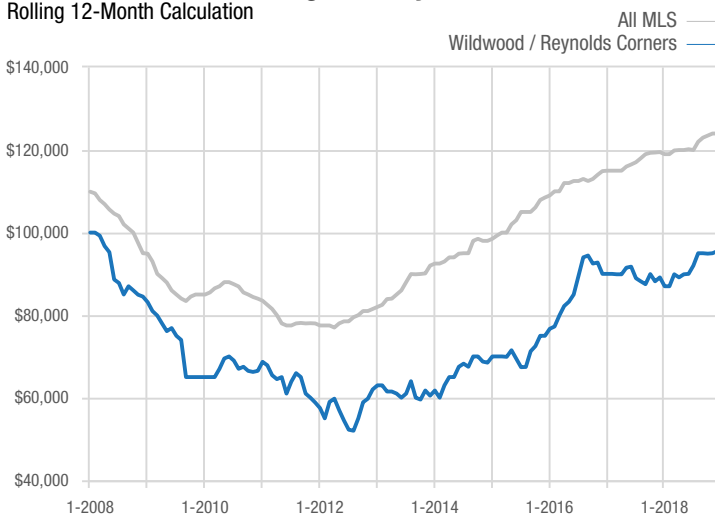
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	33	21	- 36.4%	478	436	- 8.8%
Pending Sales	25	18	- 28.0%	379	350	- 7.7%
Closed Sales	30	18	- 40.0%	387	351	- 9.3%
Days on Market Until Sale	110	94	- 14.5%	101	84	- 16.8%
Median Sales Price*	\$80,700	<b>\$89,750</b>	+ 11.2%	\$89,150	<b>\$95,500</b>	+ 7.1%
Average Sales Price*	\$99,975	<b>\$97,176</b>	- 2.8%	\$105,105	<b>\$111,819</b>	+ 6.4%
Percent of List Price Received*	99.0%	<b>97.2%</b>	- 1.8%	96.6%	<b>97.8%</b>	+ 1.2%
Inventory of Homes for Sale	106	85	- 19.8%	—	—	—
Months Supply of Inventory	3.4	2.9	- 14.7%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	4	1	- 75.0%	97	102	+ 5.2%
Pending Sales	4	4	0.0%	71	96	+ 35.2%
Closed Sales	3	6	+ 100.0%	72	99	+ 37.5%
Days on Market Until Sale	74	65	- 12.2%	107	95	- 11.2%
Median Sales Price*	\$61,000	<b>\$101,700</b>	+ 66.7%	\$107,000	<b>\$96,500</b>	- 9.8%
Average Sales Price*	\$77,500	<b>\$103,717</b>	+ 33.8%	\$107,828	<b>\$105,303</b>	- 2.3%
Percent of List Price Received*	93.3%	<b>97.2%</b>	+ 4.2%	95.8%	<b>95.6%</b>	- 0.2%
Inventory of Homes for Sale	25	12	- 52.0%	—	—	—
Months Supply of Inventory	4.2	1.5	- 64.3%	—	—	—

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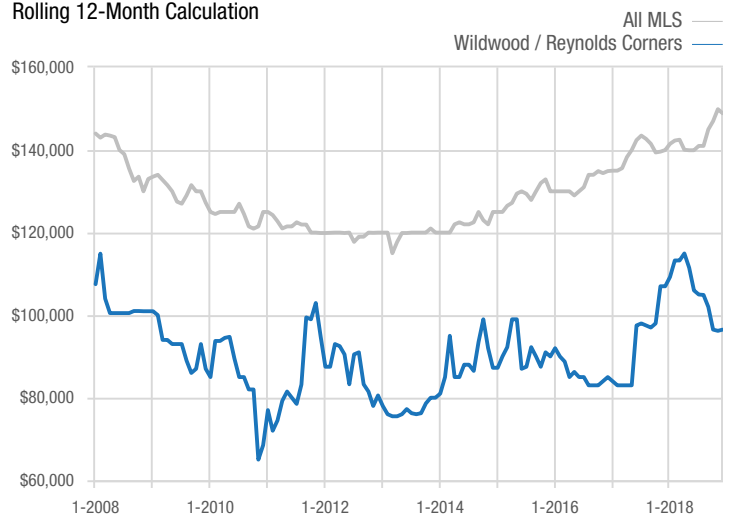
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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