

Local Market Update—Fourth Quarter 2018

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LUCAS AND UPPER WOOD COUNTY HOUSING MARKET

The information below compares the month of Q4 2018 to the month of Q4 2017

1,492

Home Sales

+4.6% Increase from Q4 2017

\$118,370

Med. Sales Price

+5.7% Increase from Q4 2017

\$144,269

Av. Sales Price

+3.6% Increase from Q4 2017

82

Av. Days on Mkt.

-10.9% Decrease from Q4 2017

1,530

New Listings

+0.9% Increase from Q4 2017

\$215,106

Sales Volume

**(in 1,000's)
+8.4% Increase from Q4 2017**

Marketwatch Report

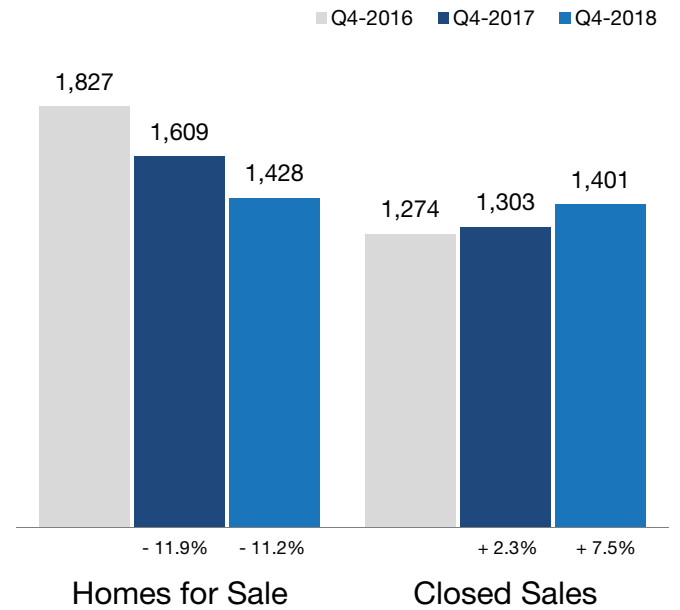
Q4-2018



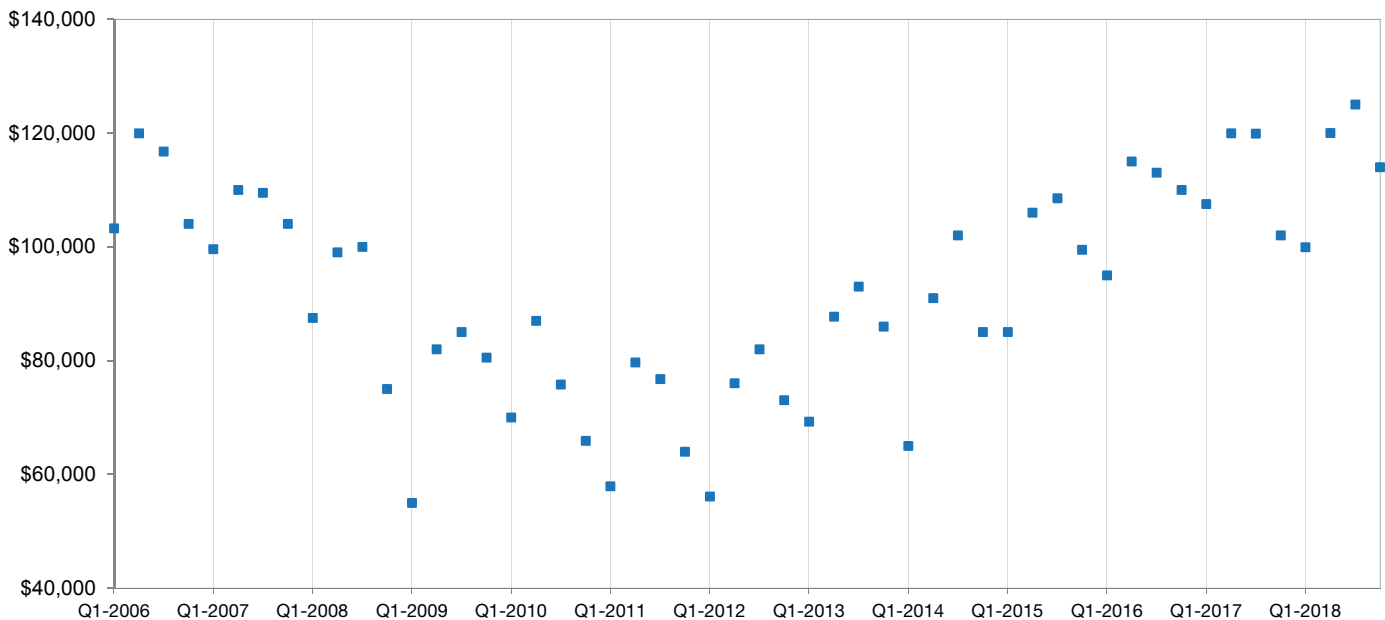
Lucas County

Key Metrics	Q4-2018	1-Year Change
Median Sales Price	\$114,000	+ 11.8%
Average Sales Price	\$136,940	+ 7.4%
Pct. of Orig. Price Rec'd.	93.2%	+ 1.5%
Homes for Sale	1,428	- 11.2%
Closed Sales	1,401	+ 7.5%
Months Supply	2.9	- 15.4%
Days on Market	83	- 8.5%

Market Activity



Historical Median Sales Price for Lucas County



Marketwatch Report

Q4-2018



Lucas County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2018	1-Year Change	Q4-2018	1-Year Change	Q4-2018	1-Year Change	Q4-2018	1-Year Change
43412	\$220,750	+ 79.5%	92.2%	- 2.6%	118	+ 37.5%	8	- 20.0%
43445	\$0	--	0.0%	--	0	--	0	--
43504	\$108,750	- 22.3%	128.2%	+ 39.5%	58	- 49.6%	2	- 33.3%
43522	\$239,900	+ 110.4%	92.8%	- 0.7%	81	- 56.8%	6	- 14.3%
43528	\$198,500	+ 1.7%	95.1%	+ 2.1%	88	- 12.2%	69	+ 56.8%
43532	\$170,000	+ 97.7%	91.6%	- 5.4%	71	- 5.1%	5	- 28.6%
43537	\$178,000	- 1.1%	95.8%	+ 0.8%	77	+ 2.5%	99	+ 4.2%
43542	\$331,175	- 7.8%	94.9%	- 0.6%	133	+ 38.1%	15	+ 25.0%
43558	\$136,950	- 11.4%	93.6%	- 3.1%	86	+ 1.1%	28	- 20.0%
43560	\$213,000	+ 7.0%	95.8%	+ 0.7%	90	- 11.5%	150	+ 26.1%
43566	\$187,000	+ 6.7%	97.7%	+ 5.1%	79	- 8.0%	39	+ 25.8%
43571	\$317,500	+ 18.3%	94.2%	- 1.6%	87	- 5.5%	26	- 23.5%
43601	\$0	--	0.0%	--	0	--	0	--
43604	\$241,000	+ 117.1%	94.9%	+ 4.7%	57	+ 11.3%	4	0.0%
43605	\$20,750	+ 3.8%	85.3%	+ 0.3%	93	+ 24.8%	53	+ 6.0%
43606	\$124,950	+ 9.6%	92.4%	+ 1.1%	78	- 10.1%	92	+ 22.7%
43607	\$38,500	- 18.9%	93.1%	+ 6.6%	76	- 14.9%	51	+ 8.5%
43608	\$17,250	+ 23.2%	85.6%	- 4.2%	72	+ 12.3%	23	- 37.8%
43609	\$30,000	+ 15.4%	83.9%	- 0.9%	74	- 14.5%	65	+ 20.4%
43610	\$19,000	+ 0.2%	95.4%	+ 4.3%	67	- 31.8%	13	+ 62.5%
43611	\$79,700	- 19.0%	93.1%	+ 1.4%	84	- 9.4%	73	+ 28.1%
43612	\$52,500	+ 5.0%	90.0%	+ 0.7%	89	+ 7.3%	102	- 10.5%
43613	\$90,250	+ 10.1%	92.1%	+ 2.3%	84	- 6.3%	125	- 3.1%
43614	\$122,000	+ 8.9%	94.1%	+ 1.2%	76	- 11.5%	111	- 8.3%
43615	\$107,900	+ 5.3%	93.8%	- 0.5%	80	- 22.8%	124	0.0%
43616	\$134,900	+ 1.6%	96.9%	+ 4.0%	87	- 24.4%	59	+ 37.2%
43617	\$184,450	- 4.5%	95.7%	+ 5.5%	70	- 23.4%	23	- 17.9%
43620	\$24,938	- 46.4%	81.7%	- 6.2%	68	- 52.8%	8	+ 33.3%
43623	\$125,000	+ 5.5%	96.6%	+ 4.7%	74	- 23.5%	58	+ 11.5%

Marketwatch Report

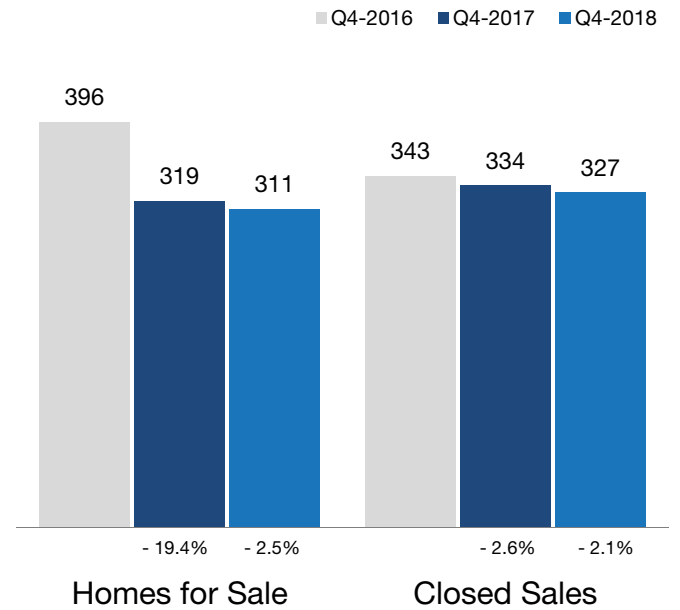
Q4-2018



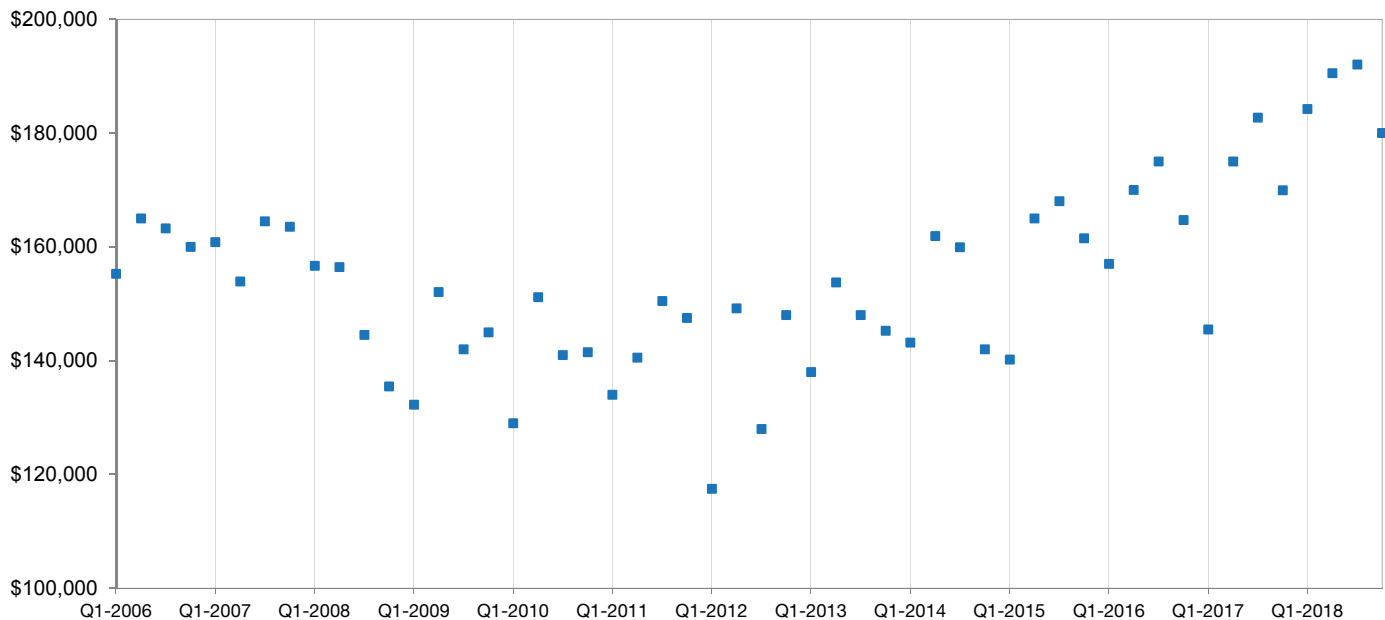
Wood County

Key Metrics	Q4-2018	1-Year Change
Median Sales Price	\$180,000	+ 5.9%
Average Sales Price	\$195,891	- 2.9%
Pct. of Orig. Price Rec'd.	95.7%	+ 0.8%
Homes for Sale	311	- 2.5%
Closed Sales	327	- 2.1%
Months Supply	2.6	- 2.9%
Days on Market	80	- 14.0%

Market Activity



Historical Median Sales Price for Wood County



Marketwatch Report

Q4-2018



Wood County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q4-2018	1-Year Change	Q4-2018	1-Year Change	Q4-2018	1-Year Change	Q4-2018	1-Year Change
43402	\$167,350	+ 2.0%	95.2%	- 0.5%	78	+ 12.4%	73	+ 15.9%
43406	\$100,000	+ 11.2%	97.4%	+ 0.3%	82	+ 103.3%	2	- 33.3%
43413	\$122,000	- 6.1%	97.7%	+ 1.1%	50	- 35.9%	1	- 66.7%
43430	\$115,000	+ 43.8%	90.0%	+ 0.4%	93	- 5.1%	9	- 18.2%
43443	\$146,450	+ 24.9%	99.1%	+ 4.6%	73	- 33.1%	6	- 14.3%
43447	\$159,900	+ 19.6%	94.7%	- 6.4%	55	- 26.7%	9	+ 12.5%
43450	\$145,000	- 11.6%	93.6%	+ 8.4%	76	- 58.0%	6	- 14.3%
43451	\$187,500	+ 178.6%	98.0%	+ 3.1%	46	- 0.7%	3	0.0%
43457	\$98,000	+ 8.9%	98.0%	+ 4.2%	67	- 34.5%	1	- 66.7%
43460	\$133,450	- 3.3%	94.2%	+ 2.3%	74	- 27.6%	32	+ 28.0%
43462	\$98,500	- 8.8%	104.4%	+ 7.9%	42	- 7.4%	2	- 33.3%
43465	\$144,375	+ 17.4%	93.7%	- 2.9%	74	- 15.6%	19	+ 11.8%
43466	\$118,500	+ 237.6%	91.1%	- 22.4%	79	+ 101.5%	5	+ 400.0%
43551	\$238,500	- 2.7%	97.1%	+ 2.0%	93	- 5.8%	120	- 13.0%