

Local Market Update – December 2020

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Lucas and Upper Wood County

Lucas County, Perrysburg, Northwood, Rossford & Lake Twp.

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market, buoyed by near-record low interest rates, continue to drive a healthy sales pace in the face of a new wave of COVID-19 infections and a softening jobs market.

With low mortgage rates and strong buyer demand in most market segments, the housing market of early 2021 looks to continue the trends we saw in the second half of 2020. Low inventory and multiple offers on in demand properties and market segments are likely to remain common while the market waits and hopes for a boost in new construction and a surge in home sellers to help provide more balance to the market.

Single Family Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12 2019	Thru 12 2020	% Change
New Listings	339	319	-5.9%	7,895	7,218	-8.6%
Closed Sales	512	555	+8.4%	6,264	6,406	+2.3%
Days on Market	79	70	-11.4%	79	75	-0.5%
Median Sales Price*	\$130,000	\$160,000	+23.1%	\$131,025	\$146,000	+11.4%
Average Sales Price*	\$157,194	\$191,351	+21.7%	\$160,810	\$175,893	+9.4%
Percent of List Price Received*	97.8%	99.6%	+1.8%	98.2%	99.7%	+1.5%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume (in 1'000s)	\$80,483	\$106,200	+32.0%	\$1,006,669	\$1,126,070	+11.9%

Condo-Villa Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12 2019	Thru 12 2020	% Change
New Listings	31	52	+67.7%	689	659	-4.4%
Closed Sales	38	46	21.1%	554	563	+1.6%
Days on Market	81	88	+8.6%	83	82	-1.2%
Median Sales Price*	\$159,150	\$180,000	+13.1%	\$168,750	\$178,750	+5.9%
Average Sales Price*	\$175,909	\$201,185	+14.4%	\$173,015	\$189,728	+9.7%
Percent of List Price Received*	98.4%	99.1%	+0.7%	97.7%	98.5%	+0.8%
Months Supply of Inventory	4	3	-25.0%	---	---	---
Total Volume (in 1'000s)	\$6,685	\$9,255	+38.4%	\$95,851	\$106,817	+11.4%

* 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.

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	12-2019	12-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		612	549	- 10.3%	13,656	12,392	- 9.3%
Pending Sales		800	822	+ 2.8%	10,861	11,137	+ 2.5%
Closed Sales		858	931	+ 8.5%	10,863	11,131	+ 2.5%
Days on Market Until Sale		83	74	- 10.8%	83	79	- 4.8%
Median Sales Price		\$136,400	\$156,900	+ 15.0%	\$135,000	\$148,913	+ 10.3%
Average Sales Price		\$162,500	\$187,300	+ 15.3%	\$160,335	\$173,880	+ 8.4%
Percent of List Price Received		96.6%	98.1%	+ 1.6%	96.8%	98.1%	+ 1.3%
Housing Affordability Index		234	223	- 4.7%	237	235	- 0.8%
Inventory of Homes for Sale		2,615	1,744	- 33.3%	—	—	—
Months Supply of Inventory		2.9	1.9	- 34.5%	—	—	—

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Lucas County

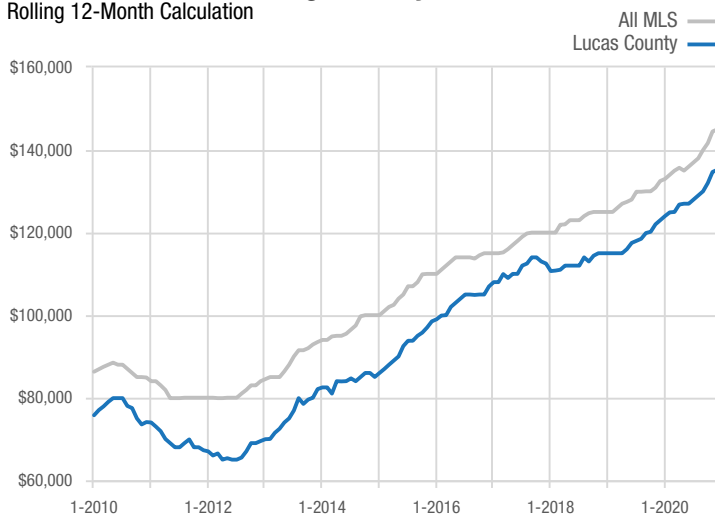
Single Family Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	296	269	- 9.1%	6,768	6,163	- 8.9%
Pending Sales	399	417	+ 4.5%	5,325	5,494	+ 3.2%
Closed Sales	447	458	+ 2.5%	5,346	5,457	+ 2.1%
Days on Market Until Sale	76	67	- 11.8%	78	74	- 5.1%
Median Sales Price*	\$119,900	\$150,000	+ 25.1%	\$123,000	\$135,200	+ 9.9%
Average Sales Price*	\$144,867	\$176,521	+ 21.9%	\$147,355	\$164,066	+ 11.3%
Percent of List Price Received*	96.3%	98.1%	+ 1.9%	96.6%	98.2%	+ 1.7%
Inventory of Homes for Sale	1,224	770	- 37.1%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo-Villa Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	26	22	- 15.4%	590	559	- 5.3%
Pending Sales	28	30	+ 7.1%	470	469	- 0.2%
Closed Sales	32	38	+ 18.8%	469	463	- 1.3%
Days on Market Until Sale	81	92	+ 13.6%	84	85	+ 1.2%
Median Sales Price*	\$154,200	\$180,000	+ 16.7%	\$161,250	\$177,000	+ 9.8%
Average Sales Price*	\$174,345	\$195,574	+ 12.2%	\$166,791	\$186,513	+ 11.8%
Percent of List Price Received*	96.0%	98.1%	+ 2.2%	96.6%	97.6%	+ 1.0%
Inventory of Homes for Sale	112	99	- 11.6%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

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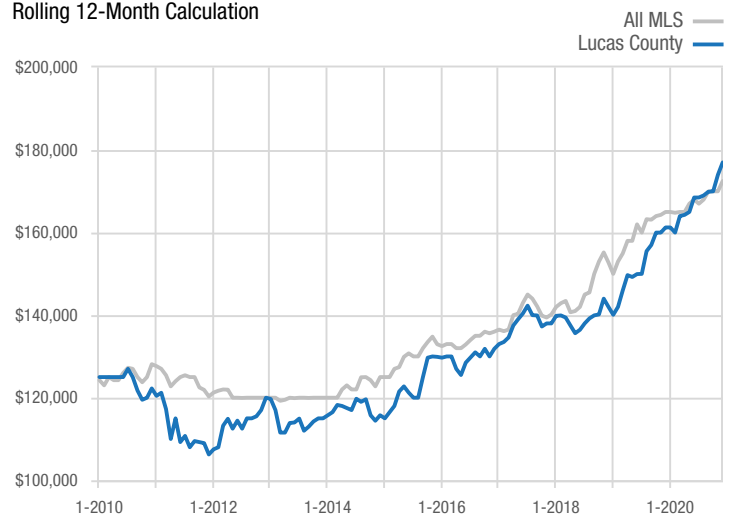
Median Sales Price - Single Family

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.

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Wood County

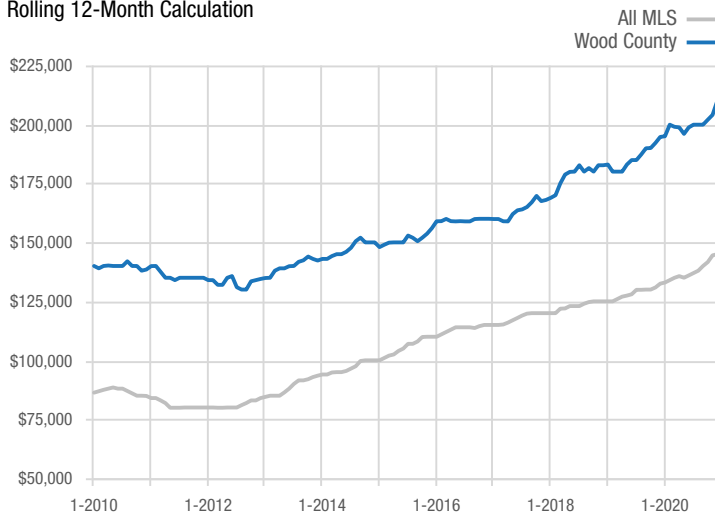
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	65	57	- 12.3%	1,657	1,479	- 10.7%
Pending Sales	86	104	+ 20.9%	1,351	1,353	+ 0.1%
Closed Sales	96	129	+ 34.4%	1,357	1,356	- 0.1%
Days on Market Until Sale	89	84	- 5.6%	84	80	- 4.8%
Median Sales Price*	\$192,575	\$234,900	+ 22.0%	\$194,700	\$210,000	+ 7.9%
Average Sales Price*	\$221,820	\$260,252	+ 17.3%	\$221,812	\$234,354	+ 5.7%
Percent of List Price Received*	98.6%	100.3%	+ 1.7%	98.0%	99.4%	+ 1.4%
Inventory of Homes for Sale	284	195	- 31.3%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	8	8	0.0%	134	147	+ 9.7%
Pending Sales	8	7	- 12.5%	101	137	+ 35.6%
Closed Sales	9	8	- 11.1%	101	135	+ 33.7%
Days on Market Until Sale	138	91	- 34.1%	74	70	- 5.4%
Median Sales Price*	\$222,500	\$231,500	+ 4.0%	\$197,000	\$177,000	- 10.2%
Average Sales Price*	\$213,833	\$228,836	+ 7.0%	\$200,215	\$200,924	+ 0.4%
Percent of List Price Received*	97.7%	98.7%	+ 1.0%	96.8%	98.9%	+ 2.2%
Inventory of Homes for Sale	31	14	- 54.8%	—	—	—
Months Supply of Inventory	3.7	1.2	- 67.6%	—	—	—

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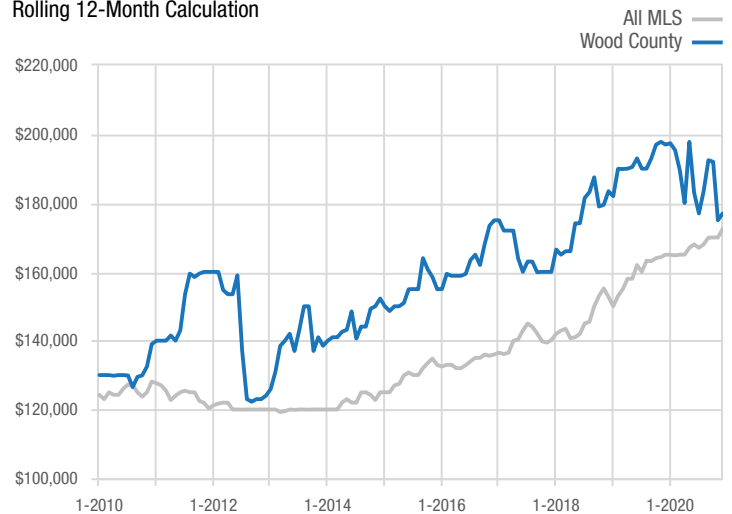
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

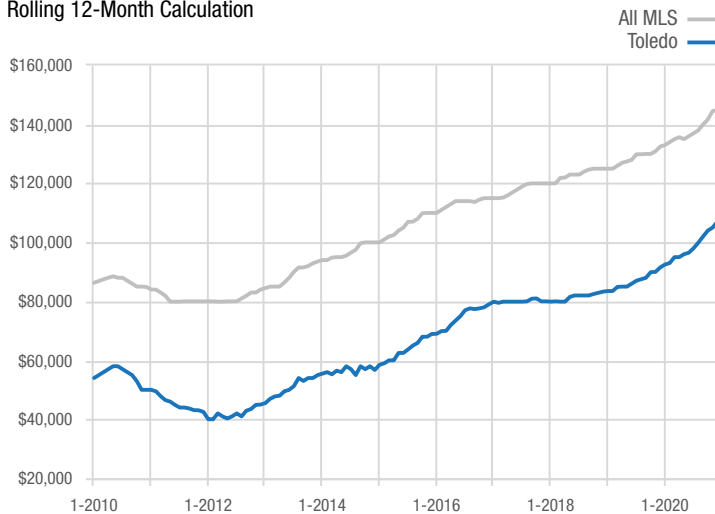
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	213	201	- 5.6%	4,432	4,130	- 6.8%
Pending Sales	274	277	+ 1.1%	3,522	3,654	+ 3.7%
Closed Sales	315	298	- 5.4%	3,558	3,618	+ 1.7%
Days on Market Until Sale	74	64	- 13.5%	77	71	- 7.8%
Median Sales Price*	\$94,500	\$110,500	+ 16.9%	\$91,500	\$107,000	+ 16.9%
Average Sales Price*	\$109,384	\$123,235	+ 12.7%	\$104,848	\$121,614	+ 16.0%
Percent of List Price Received*	95.4%	97.1%	+ 1.8%	95.8%	97.7%	+ 2.0%
Inventory of Homes for Sale	802	523	- 34.8%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	19	12	- 36.8%	330	263	- 20.3%
Pending Sales	15	16	+ 6.7%	260	227	- 12.7%
Closed Sales	15	21	+ 40.0%	261	228	- 12.6%
Days on Market Until Sale	88	83	- 5.7%	80	74	- 7.5%
Median Sales Price*	\$150,000	\$148,000	- 1.3%	\$119,750	\$142,500	+ 19.0%
Average Sales Price*	\$149,898	\$172,067	+ 14.8%	\$129,218	\$149,217	+ 15.5%
Percent of List Price Received*	94.9%	98.7%	+ 4.0%	95.9%	96.9%	+ 1.0%
Inventory of Homes for Sale	65	48	- 26.2%	—	—	—
Months Supply of Inventory	3.0	2.5	- 16.7%	—	—	—

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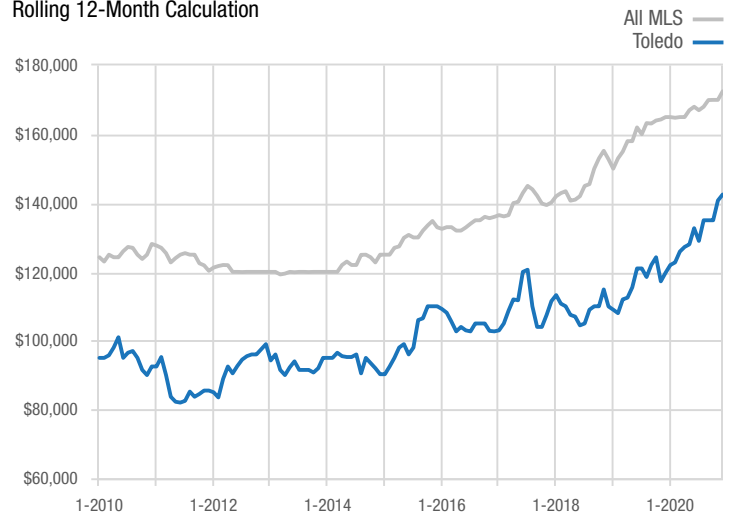
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

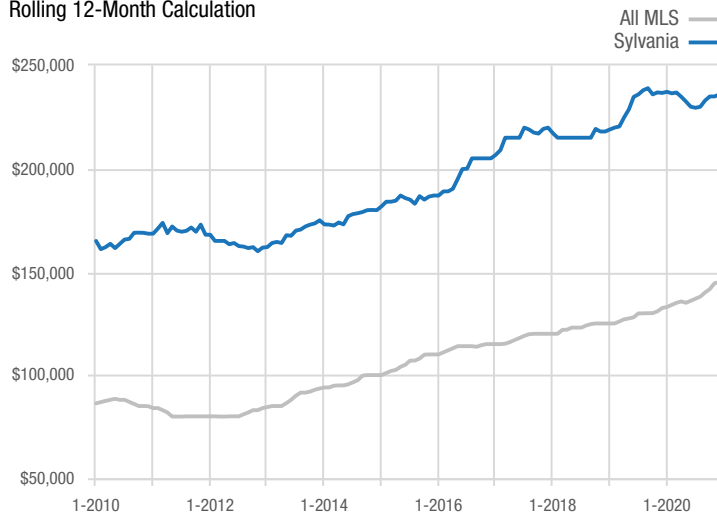
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	32	33	+ 3.1%	809	738	- 8.8%
Pending Sales	32	52	+ 62.5%	586	675	+ 15.2%
Closed Sales	49	62	+ 26.5%	583	673	+ 15.4%
Days on Market Until Sale	82	83	+ 1.2%	82	78	- 4.9%
Median Sales Price*	\$224,000	\$262,000	+ 17.0%	\$236,700	\$235,950	- 0.3%
Average Sales Price*	\$237,685	\$293,149	+ 23.3%	\$252,866	\$254,104	+ 0.5%
Percent of List Price Received*	97.9%	100.1%	+ 2.2%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	155	83	- 46.5%	—	—	—
Months Supply of Inventory	3.2	1.5	- 53.1%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	6	7	+ 16.7%	173	174	+ 0.6%
Pending Sales	12	9	- 25.0%	135	152	+ 12.6%
Closed Sales	16	12	- 25.0%	135	147	+ 8.9%
Days on Market Until Sale	90	92	+ 2.2%	100	101	+ 1.0%
Median Sales Price*	\$164,450	\$220,200	+ 33.9%	\$190,000	\$210,900	+ 11.0%
Average Sales Price*	\$175,793	\$212,163	+ 20.7%	\$195,260	\$205,721	+ 5.4%
Percent of List Price Received*	94.7%	97.6%	+ 3.1%	97.2%	98.3%	+ 1.1%
Inventory of Homes for Sale	30	27	- 10.0%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

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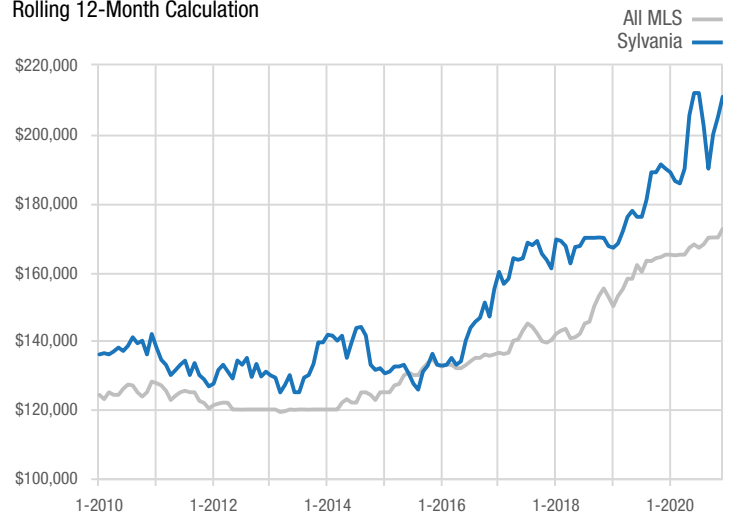
Median Sales Price - Single Family

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)

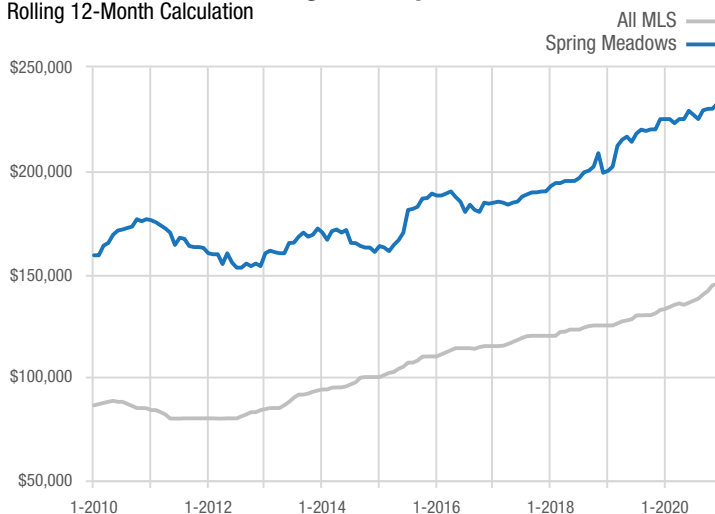
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	8	9	+ 12.5%	333	274	- 17.7%
Pending Sales	18	22	+ 22.2%	261	234	- 10.3%
Closed Sales	19	24	+ 26.3%	260	236	- 9.2%
Days on Market Until Sale	92	69	- 25.0%	80	82	+ 2.5%
Median Sales Price*	\$225,000	\$250,000	+ 11.1%	\$224,950	\$232,500	+ 3.4%
Average Sales Price*	\$240,001	\$261,626	+ 9.0%	\$224,503	\$240,267	+ 7.0%
Percent of List Price Received*	97.4%	104.8%	+ 7.6%	98.4%	99.8%	+ 1.4%
Inventory of Homes for Sale	51	34	- 33.3%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	2	- 50.0%	50	56	+ 12.0%
Pending Sales	3	2	- 33.3%	41	50	+ 22.0%
Closed Sales	3	4	+ 33.3%	40	50	+ 25.0%
Days on Market Until Sale	94	197	+ 109.6%	104	88	- 15.4%
Median Sales Price*	\$158,400	\$326,950	+ 106.4%	\$205,769	\$214,236	+ 4.1%
Average Sales Price*	\$160,346	\$327,217	+ 104.1%	\$219,601	\$239,945	+ 9.3%
Percent of List Price Received*	97.2%	99.6%	+ 2.5%	97.3%	98.5%	+ 1.2%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	3.5	1.9	- 45.7%	—	—	—

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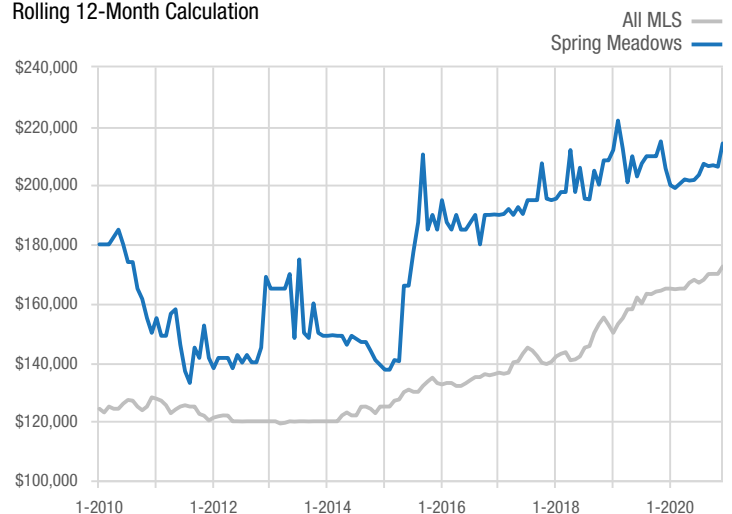
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

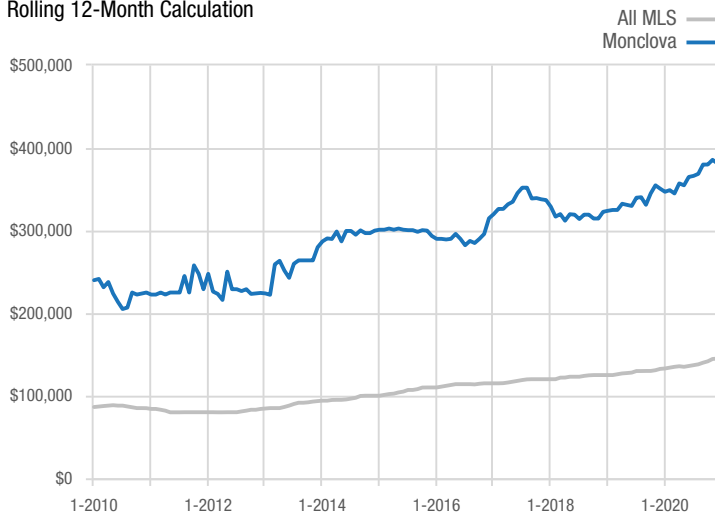
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	94	70	- 25.5%
Pending Sales	0	3	—	65	66	+ 1.5%
Closed Sales	0	7	—	66	67	+ 1.5%
Days on Market Until Sale	—	138	—	102	110	+ 7.8%
Median Sales Price*	—	\$335,900	—	\$350,750	\$381,500	+ 8.8%
Average Sales Price*	—	\$339,971	—	\$355,837	\$389,989	+ 9.6%
Percent of List Price Received*	—	116.1%	—	97.2%	100.4%	+ 3.3%
Inventory of Homes for Sale	28	13	- 53.6%	—	—	—
Months Supply of Inventory	4.7	2.4	- 48.9%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	2	20	+ 900.0%
Pending Sales	0	1	—	2	8	+ 300.0%
Closed Sales	0	0	—	2	6	+ 200.0%
Days on Market Until Sale	—	—	—	77	69	- 10.4%
Median Sales Price*	—	—	—	\$271,500	\$284,000	+ 4.6%
Average Sales Price*	—	—	—	\$271,500	\$283,300	+ 4.3%
Percent of List Price Received*	—	—	—	97.0%	99.7%	+ 2.8%
Inventory of Homes for Sale	0	7	—	—	—	—
Months Supply of Inventory	—	4.4	—	—	—	—

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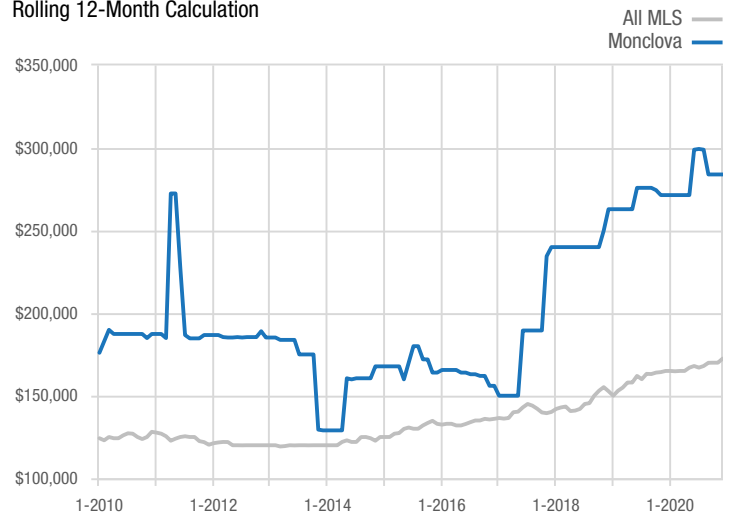
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

MLS Area 07: 43537

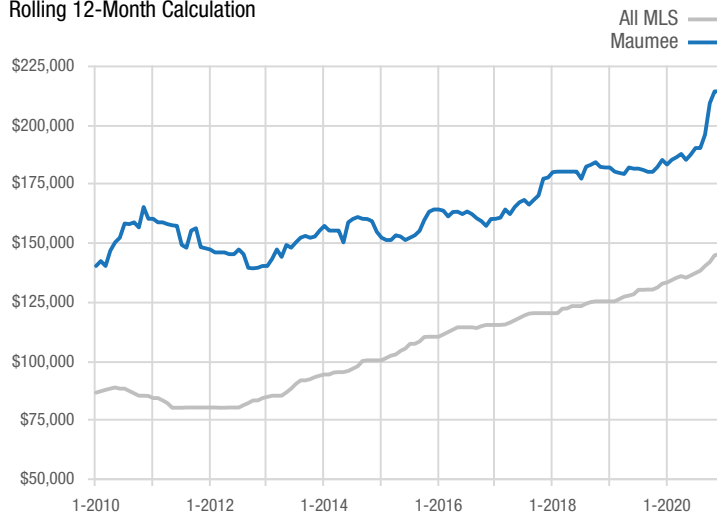
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	17	13	- 23.5%	513	485	- 5.5%
Pending Sales	34	34	0.0%	422	432	+ 2.4%
Closed Sales	31	37	+ 19.4%	417	432	+ 3.6%
Days on Market Until Sale	67	67	0.0%	72	64	- 11.1%
Median Sales Price*	\$215,000	\$195,000	- 9.3%	\$184,950	\$214,000	+ 15.7%
Average Sales Price*	\$227,220	\$261,073	+ 14.9%	\$218,159	\$246,251	+ 12.9%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	70	46	- 34.3%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	6	4	- 33.3%	71	63	- 11.3%
Pending Sales	4	3	- 25.0%	59	52	- 11.9%
Closed Sales	4	4	0.0%	58	53	- 8.6%
Days on Market Until Sale	49	87	+ 77.6%	62	77	+ 24.2%
Median Sales Price*	\$143,950	\$167,250	+ 16.2%	\$206,500	\$205,000	- 0.7%
Average Sales Price*	\$267,559	\$222,625	- 16.8%	\$234,694	\$220,371	- 6.1%
Percent of List Price Received*	100.2%	96.1%	- 4.1%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

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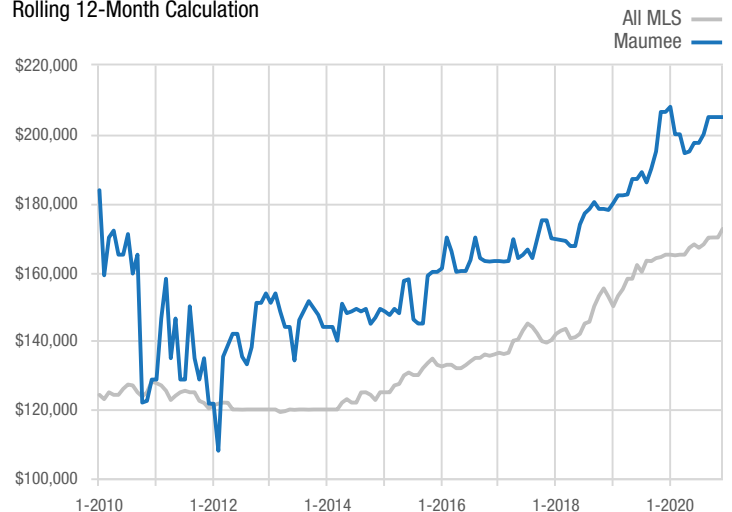
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

MLS Area 08: 43571

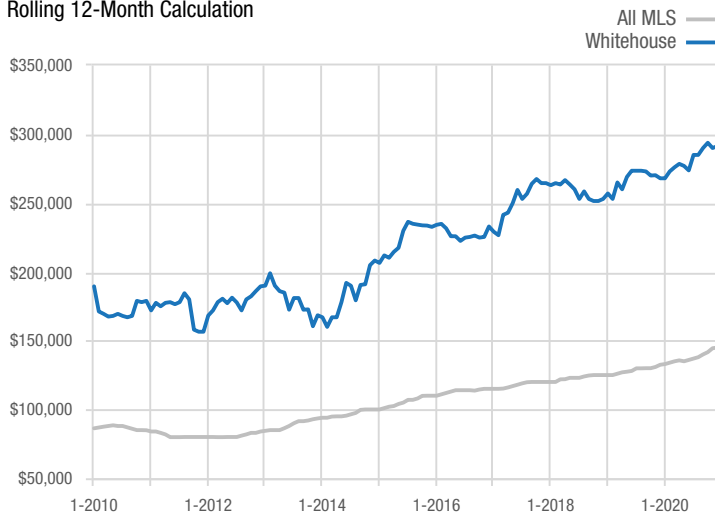
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	2	- 71.4%	187	135	- 27.8%
Pending Sales	9	7	- 22.2%	129	115	- 10.9%
Closed Sales	9	8	- 11.1%	128	117	- 8.6%
Days on Market Until Sale	99	60	- 39.4%	84	85	+ 1.2%
Median Sales Price*	\$265,000	\$267,500	+ 0.9%	\$268,000	\$291,375	+ 8.7%
Average Sales Price*	\$274,613	\$311,184	+ 13.3%	\$267,108	\$298,329	+ 11.7%
Percent of List Price Received*	106.0%	97.9%	- 7.6%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	35	18	- 48.6%	—	—	—
Months Supply of Inventory	3.3	1.9	- 42.4%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	3	8	+ 166.7%
Pending Sales	0	0	—	2	6	+ 200.0%
Closed Sales	0	0	—	2	6	+ 200.0%
Days on Market Until Sale	—	—	—	89	31	- 65.2%
Median Sales Price*	—	—	—	\$179,000	\$216,250	+ 20.8%
Average Sales Price*	—	—	—	\$179,000	\$220,550	+ 23.2%
Percent of List Price Received*	—	—	—	94.4%	100.0%	+ 5.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

* 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.

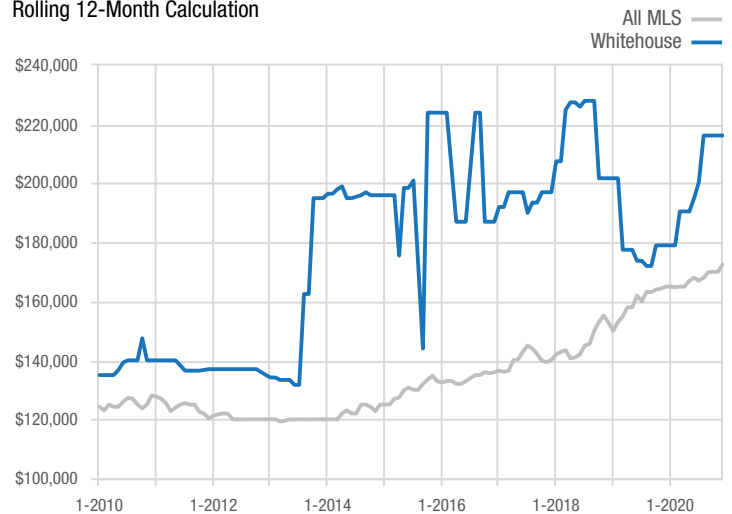
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2020

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Waterville

MLS Area 10: 43566

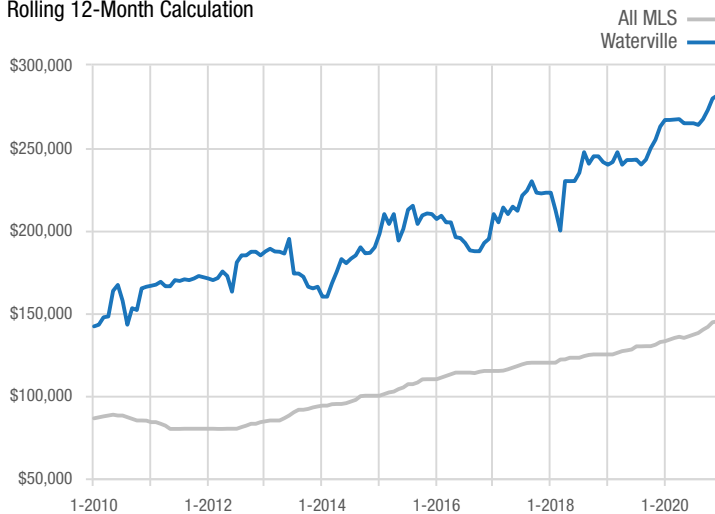
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	6	- 14.3%	167	144	- 13.8%
Pending Sales	8	11	+ 37.5%	133	127	- 4.5%
Closed Sales	5	12	+ 140.0%	128	130	+ 1.6%
Days on Market Until Sale	99	72	- 27.3%	80	86	+ 7.5%
Median Sales Price*	\$278,000	\$313,000	+ 12.6%	\$263,000	\$281,800	+ 7.1%
Average Sales Price*	\$273,198	\$294,358	+ 7.7%	\$256,024	\$272,334	+ 6.4%
Percent of List Price Received*	97.6%	99.7%	+ 2.2%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	30	27	- 10.0%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	3	—	37	34	- 8.1%
Pending Sales	0	3	—	22	28	+ 27.3%
Closed Sales	0	4	—	22	27	+ 22.7%
Days on Market Until Sale	—	85	—	54	96	+ 77.8%
Median Sales Price*	—	\$203,500	—	\$160,050	\$210,000	+ 31.2%
Average Sales Price*	—	\$214,875	—	\$164,550	\$231,712	+ 40.8%
Percent of List Price Received*	—	99.5%	—	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	4.5	3.5	- 22.2%	—	—	—

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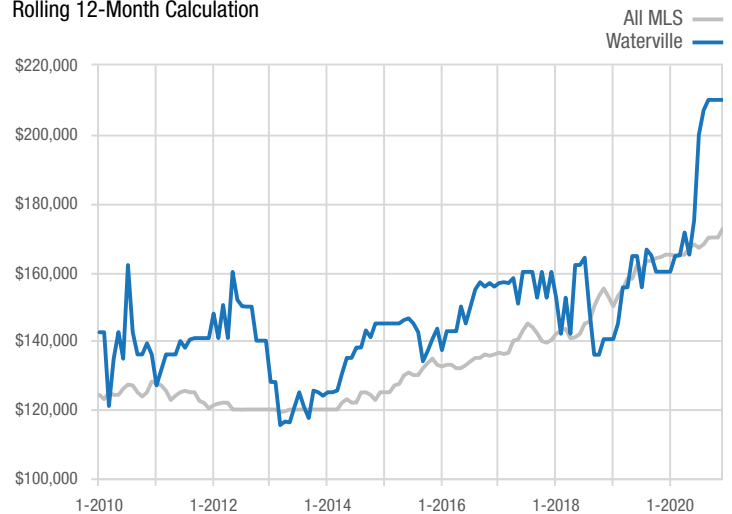
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2020

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Franklin Park / Trilby

MLS Area 11: 43623

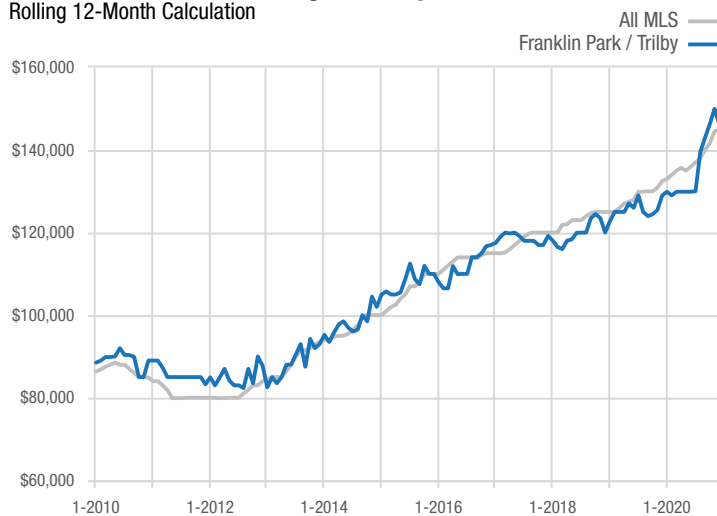
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	15	16	+ 6.7%	311	299	- 3.9%
Pending Sales	21	15	- 28.6%	246	276	+ 12.2%
Closed Sales	22	20	- 9.1%	253	274	+ 8.3%
Days on Market Until Sale	76	62	- 18.4%	73	64	- 12.3%
Median Sales Price*	\$171,250	\$145,000	- 15.3%	\$129,000	\$146,130	+ 13.3%
Average Sales Price*	\$196,912	\$161,121	- 18.2%	\$152,643	\$173,512	+ 13.7%
Percent of List Price Received*	97.1%	102.2%	+ 5.3%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	50	34	- 32.0%	—	—	—
Months Supply of Inventory	2.4	1.5	- 37.5%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	20	18	- 10.0%
Pending Sales	1	1	0.0%	17	16	- 5.9%
Closed Sales	1	1	0.0%	18	16	- 11.1%
Days on Market Until Sale	146	47	- 67.8%	63	68	+ 7.9%
Median Sales Price*	\$190,000	\$131,000	- 31.1%	\$122,250	\$129,000	+ 5.5%
Average Sales Price*	\$190,000	\$131,000	- 31.1%	\$132,689	\$120,088	- 9.5%
Percent of List Price Received*	96.9%	94.2%	- 2.8%	98.3%	96.0%	- 2.3%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

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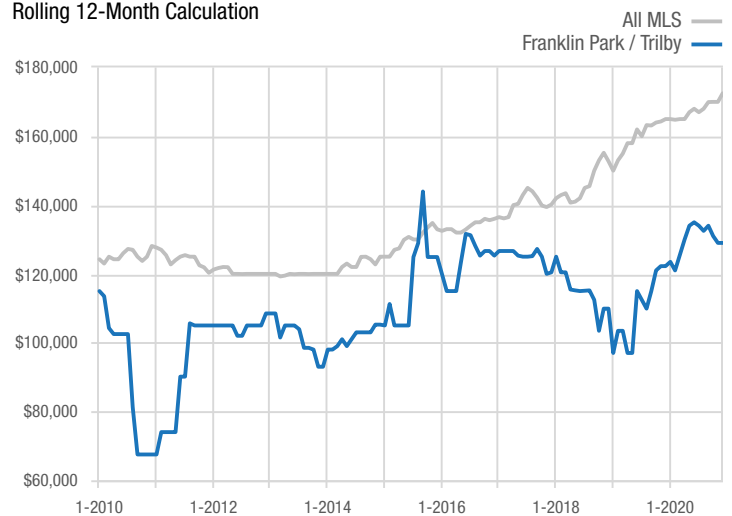
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

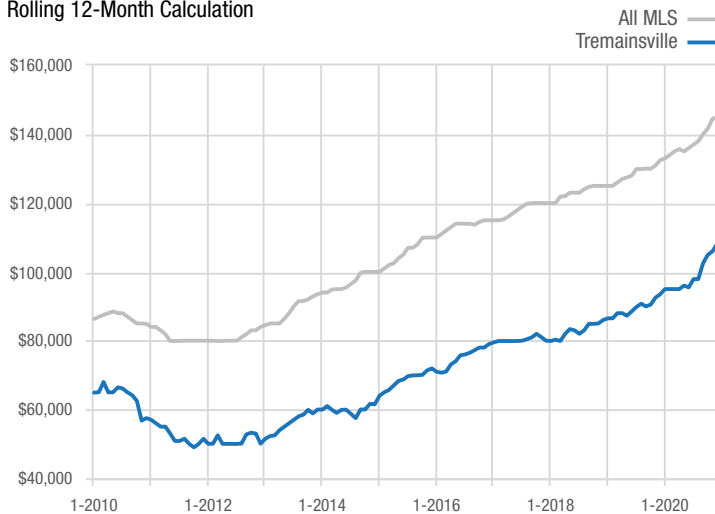
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	29	34	+ 17.2%	680	664	- 2.4%
Pending Sales	37	45	+ 21.6%	580	576	- 0.7%
Closed Sales	42	55	+ 31.0%	591	566	- 4.2%
Days on Market Until Sale	68	65	- 4.4%	80	63	- 21.3%
Median Sales Price*	\$95,000	\$106,500	+ 12.1%	\$93,500	\$108,250	+ 15.8%
Average Sales Price*	\$87,795	\$111,177	+ 26.6%	\$91,146	\$105,632	+ 15.9%
Percent of List Price Received*	96.9%	99.3%	+ 2.5%	96.6%	98.9%	+ 2.4%
Inventory of Homes for Sale	104	87	- 16.3%	—	—	—
Months Supply of Inventory	2.2	1.8	- 18.2%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	—	0	3	—
Closed Sales	0	0	—	0	3	—
Days on Market Until Sale	—	—	—	—	65	—
Median Sales Price*	—	—	—	—	\$77,500	—
Average Sales Price*	—	—	—	—	\$77,767	—
Percent of List Price Received*	—	—	—	—	93.5%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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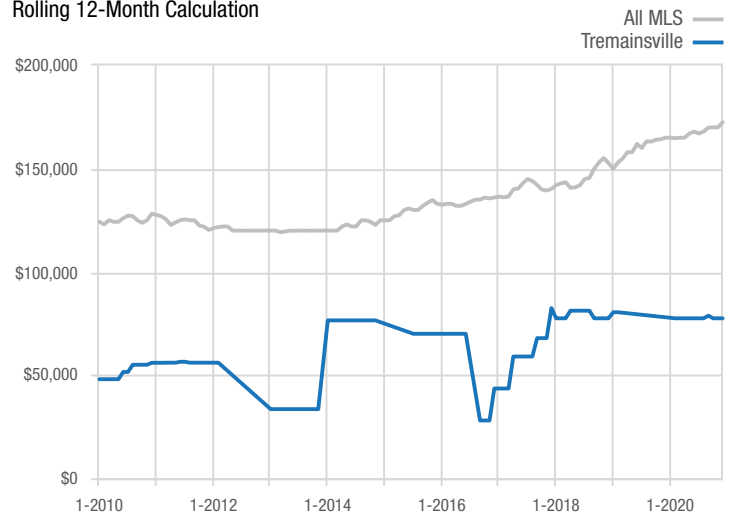
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

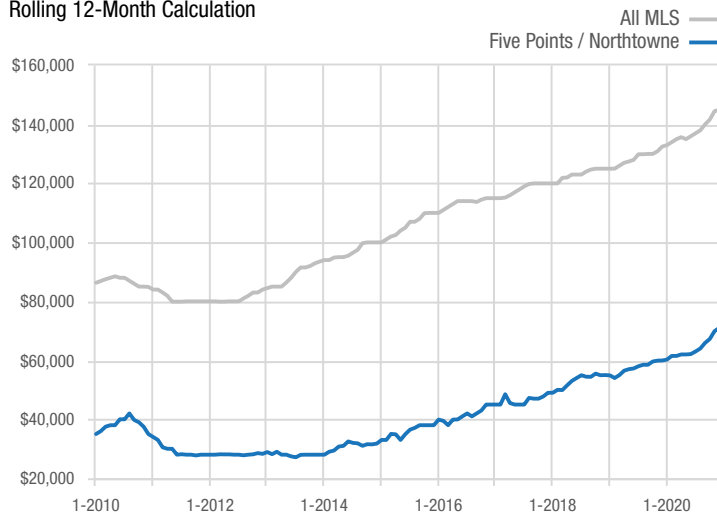
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	33	14	- 57.6%	499	451	- 9.6%
Pending Sales	36	25	- 30.6%	431	425	- 1.4%
Closed Sales	45	31	- 31.1%	430	428	- 0.5%
Days on Market Until Sale	74	75	+ 1.4%	78	74	- 5.1%
Median Sales Price*	\$58,500	\$75,500	+ 29.1%	\$59,950	\$71,000	+ 18.4%
Average Sales Price*	\$59,191	\$80,271	+ 35.6%	\$62,495	\$74,072	+ 18.5%
Percent of List Price Received*	93.9%	94.2%	+ 0.3%	94.9%	97.7%	+ 3.0%
Inventory of Homes for Sale	97	60	- 38.1%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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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Point Place

MLS Area 14: 43611

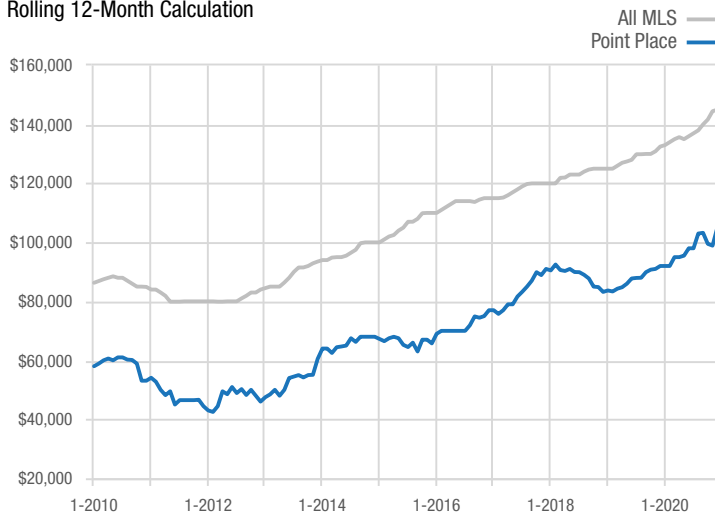
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	16	14	- 12.5%	328	321	- 2.1%
Pending Sales	20	26	+ 30.0%	259	294	+ 13.5%
Closed Sales	22	29	+ 31.8%	258	294	+ 14.0%
Days on Market Until Sale	73	55	- 24.7%	72	73	+ 1.4%
Median Sales Price*	\$80,750	\$113,500	+ 40.6%	\$92,000	\$105,000	+ 14.1%
Average Sales Price*	\$82,468	\$127,233	+ 54.3%	\$98,528	\$108,889	+ 10.5%
Percent of List Price Received*	97.4%	99.1%	+ 1.7%	96.6%	98.4%	+ 1.9%
Inventory of Homes for Sale	63	44	- 30.2%	—	—	—
Months Supply of Inventory	2.9	1.8	- 37.9%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	2	2	0.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	75	—	—	45	89	+ 97.8%
Median Sales Price*	\$54,100	—	—	\$54,100	\$58,000	+ 7.2%
Average Sales Price*	\$54,100	—	—	\$96,033	\$58,000	- 39.6%
Percent of List Price Received*	94.1%	—	—	93.0%	64.5%	- 30.6%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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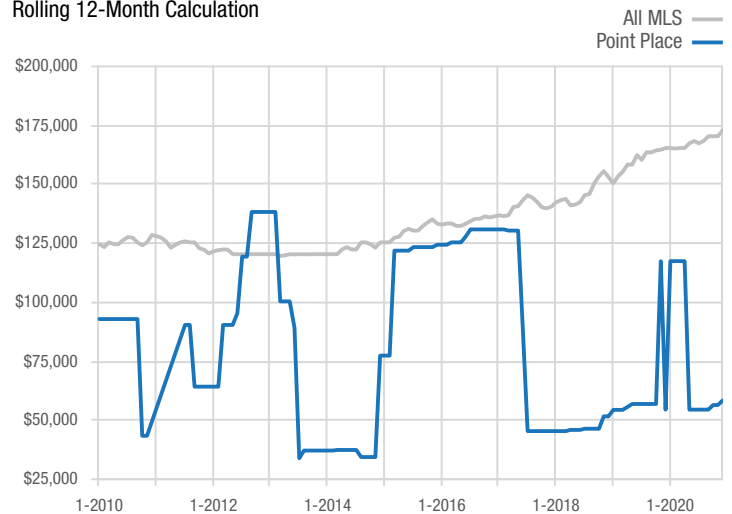
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

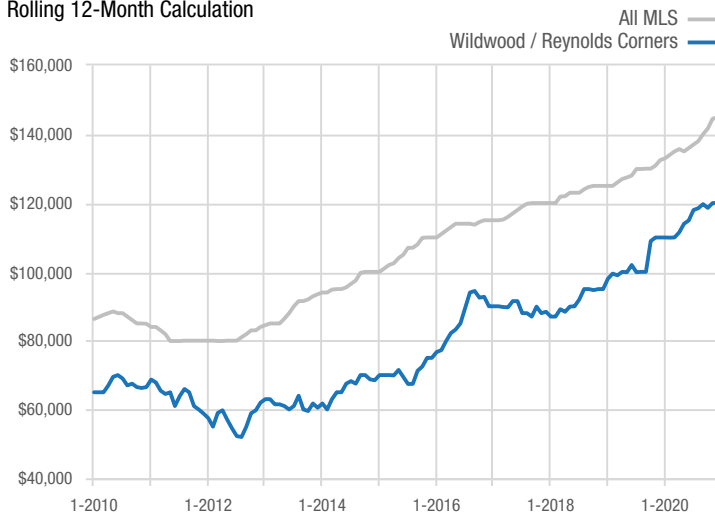
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	15	23	+ 53.3%	454	436	- 4.0%
Pending Sales	38	28	- 26.3%	383	368	- 3.9%
Closed Sales	44	27	- 38.6%	382	365	- 4.5%
Days on Market Until Sale	71	73	+ 2.8%	73	68	- 6.8%
Median Sales Price*	\$119,500	\$125,000	+ 4.6%	\$110,000	\$120,050	+ 9.1%
Average Sales Price*	\$122,144	\$123,285	+ 0.9%	\$120,040	\$134,658	+ 12.2%
Percent of List Price Received*	96.8%	97.5%	+ 0.7%	97.8%	99.2%	+ 1.4%
Inventory of Homes for Sale	64	63	- 1.6%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	3	2	- 33.3%	85	58	- 31.8%
Pending Sales	1	4	+ 300.0%	65	56	- 13.8%
Closed Sales	1	4	+ 300.0%	64	57	- 10.9%
Days on Market Until Sale	52	49	- 5.8%	72	86	+ 19.4%
Median Sales Price*	\$115,000	\$161,000	+ 40.0%	\$100,000	\$133,000	+ 33.0%
Average Sales Price*	\$115,000	\$132,500	+ 15.2%	\$103,123	\$126,998	+ 23.2%
Percent of List Price Received*	95.9%	96.6%	+ 0.7%	95.6%	96.6%	+ 1.0%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	3.0	1.3	- 56.7%	—	—	—

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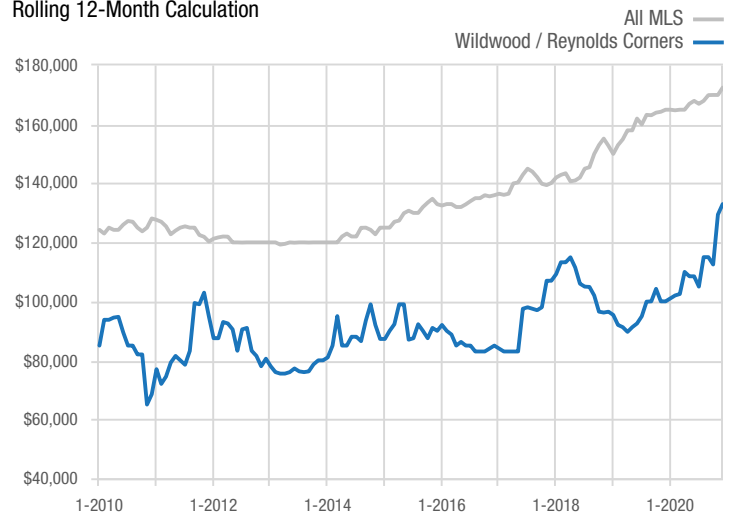
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

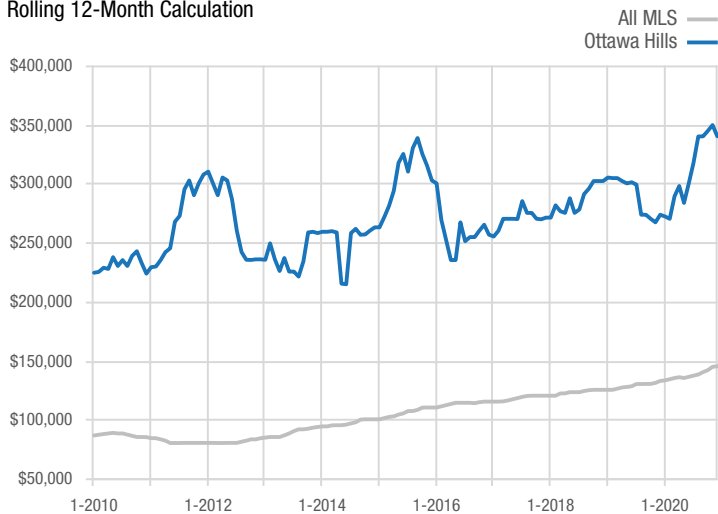
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	4	- 42.9%	140	129	- 7.9%
Pending Sales	4	3	- 25.0%	90	96	+ 6.7%
Closed Sales	5	5	0.0%	90	96	+ 6.7%
Days on Market Until Sale	66	76	+ 15.2%	120	103	- 14.2%
Median Sales Price*	\$400,000	\$339,900	- 15.0%	\$273,450	\$339,950	+ 24.3%
Average Sales Price*	\$440,400	\$288,480	- 34.5%	\$322,945	\$376,832	+ 16.7%
Percent of List Price Received*	96.0%	95.5%	- 0.5%	96.4%	96.0%	- 0.4%
Inventory of Homes for Sale	32	15	- 53.1%	—	—	—
Months Supply of Inventory	4.3	1.9	- 55.8%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	1	0.0%	20	19	- 5.0%
Pending Sales	0	2	—	17	14	- 17.6%
Closed Sales	0	2	—	17	14	- 17.6%
Days on Market Until Sale	—	105	—	126	106	- 15.9%
Median Sales Price*	—	\$163,000	—	\$82,500	\$170,000	+ 106.1%
Average Sales Price*	—	\$163,000	—	\$91,410	\$177,129	+ 93.8%
Percent of List Price Received*	—	96.2%	—	95.2%	93.5%	- 1.8%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.8	2.9	+ 3.6%	—	—	—

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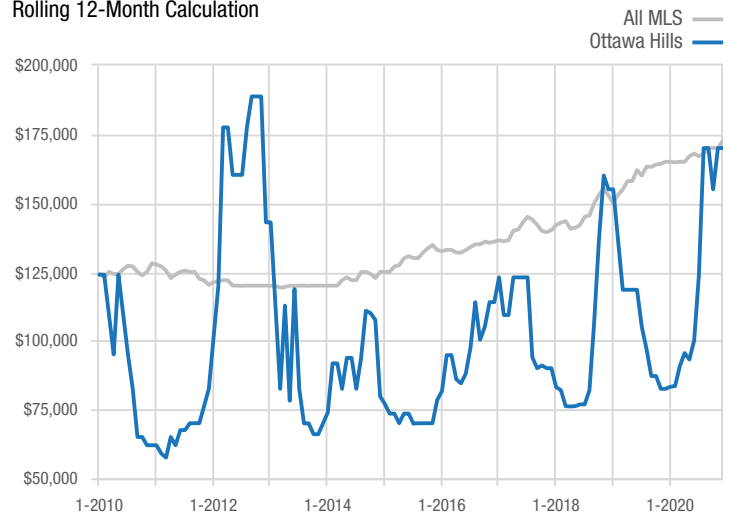
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

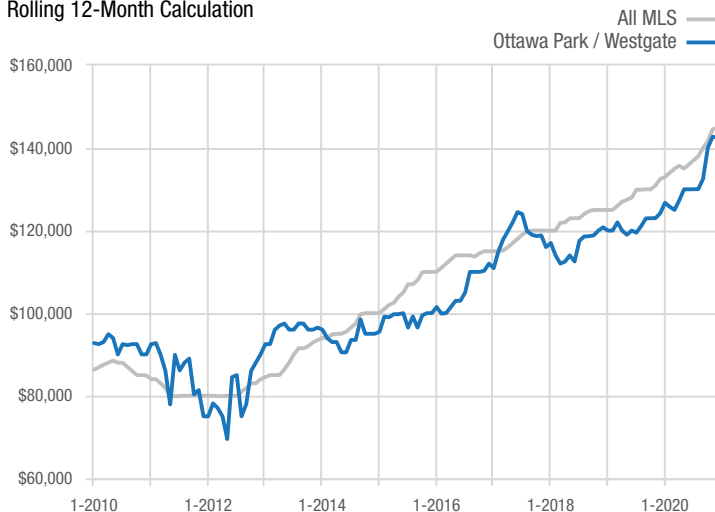
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	6	12	+ 100.0%	319	275	- 13.8%
Pending Sales	29	16	- 44.8%	271	247	- 8.9%
Closed Sales	29	15	- 48.3%	272	247	- 9.2%
Days on Market Until Sale	71	52	- 26.8%	75	69	- 8.0%
Median Sales Price*	\$148,000	\$154,000	+ 4.1%	\$124,200	\$142,500	+ 14.7%
Average Sales Price*	\$152,507	\$146,987	- 3.6%	\$129,838	\$142,232	+ 9.5%
Percent of List Price Received*	97.6%	99.3%	+ 1.7%	96.6%	99.6%	+ 3.1%
Inventory of Homes for Sale	49	30	- 38.8%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	7	9	+ 28.6%
Pending Sales	1	0	- 100.0%	9	7	- 22.2%
Closed Sales	1	0	- 100.0%	9	7	- 22.2%
Days on Market Until Sale	41	—	—	55	38	- 30.9%
Median Sales Price*	\$105,000	—	—	\$125,000	\$78,000	- 37.6%
Average Sales Price*	\$105,000	—	—	\$117,322	\$82,986	- 29.3%
Percent of List Price Received*	100.0%	—	—	97.7%	92.5%	- 5.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.9	—	—	—	—

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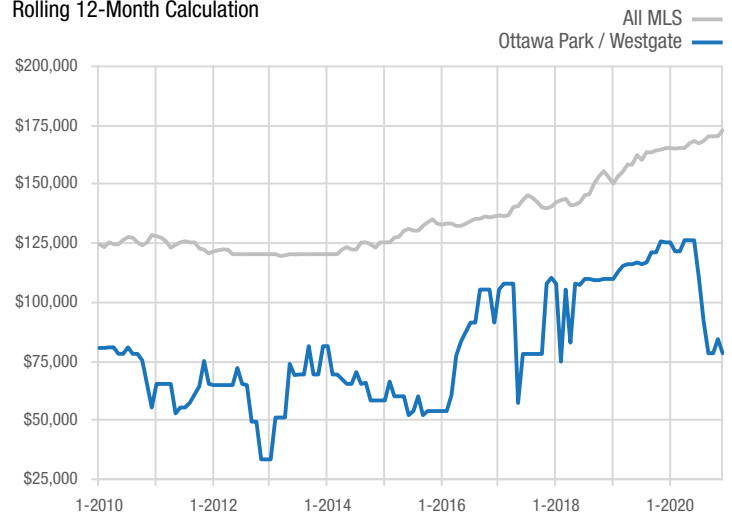
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2020

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Olde West End

MLS Area 18: 43610 and 43620

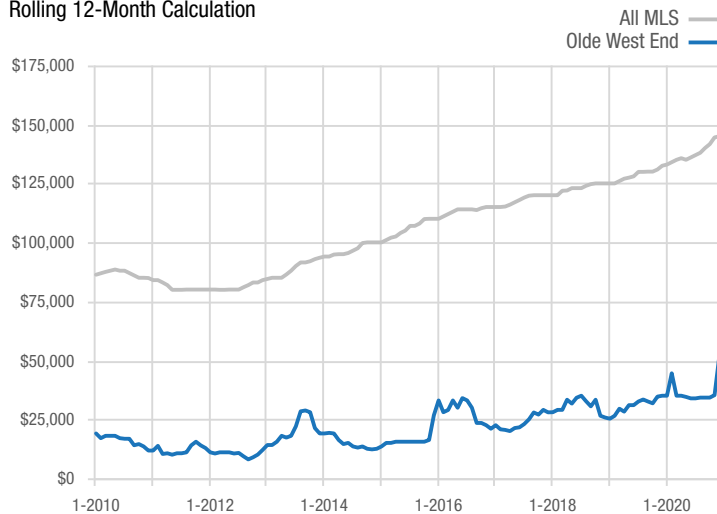
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	1	- 66.7%	93	79	- 15.1%
Pending Sales	9	6	- 33.3%	61	60	- 1.6%
Closed Sales	10	6	- 40.0%	61	58	- 4.9%
Days on Market Until Sale	115	105	- 8.7%	96	84	- 12.5%
Median Sales Price*	\$52,975	\$151,250	+ 185.5%	\$35,000	\$51,750	+ 47.9%
Average Sales Price*	\$80,945	\$160,733	+ 98.6%	\$74,954	\$77,239	+ 3.0%
Percent of List Price Received*	93.9%	97.1%	+ 3.4%	90.7%	95.8%	+ 5.6%
Inventory of Homes for Sale	26	18	- 30.8%	—	—	—
Months Supply of Inventory	5.1	3.6	- 29.4%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	5	5	0.0%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Days on Market Until Sale	149	—	—	92	78	- 15.2%
Median Sales Price*	\$49,000	—	—	\$70,000	\$54,925	- 21.5%
Average Sales Price*	\$49,000	—	—	\$67,500	\$59,213	- 12.3%
Percent of List Price Received*	89.1%	—	—	89.6%	90.4%	+ 0.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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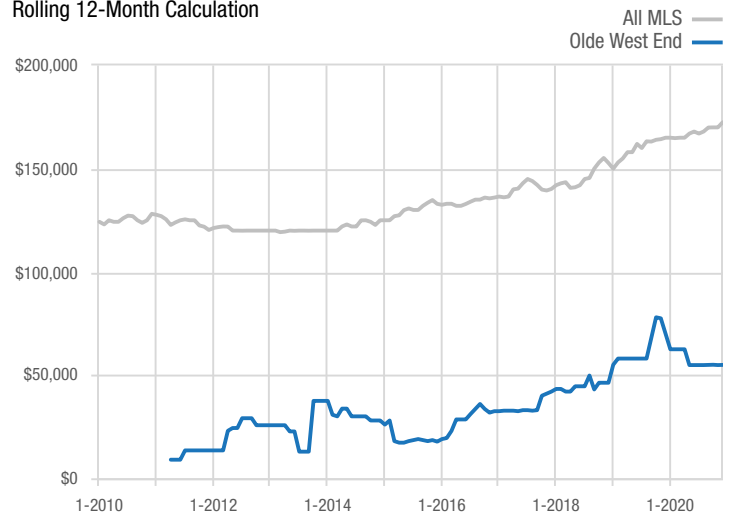
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

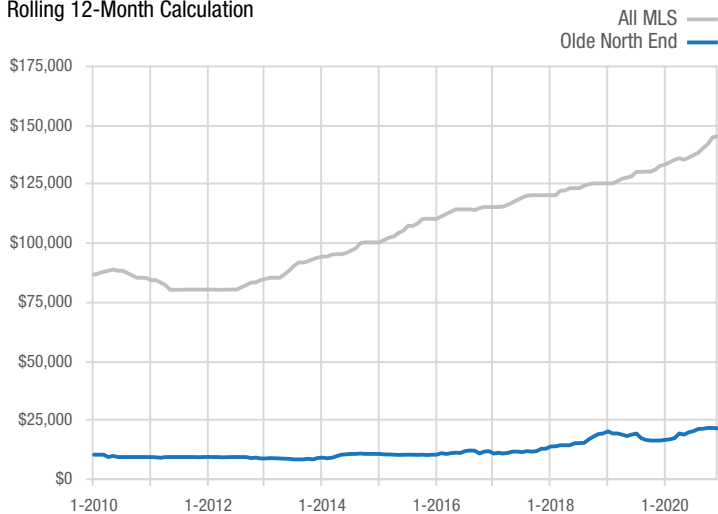
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	10	8	- 20.0%	155	122	- 21.3%
Pending Sales	6	9	+ 50.0%	93	97	+ 4.3%
Closed Sales	5	4	- 20.0%	95	91	- 4.2%
Days on Market Until Sale	111	66	- 40.5%	82	87	+ 6.1%
Median Sales Price*	\$31,000	\$30,125	- 2.8%	\$16,000	\$21,170	+ 32.3%
Average Sales Price*	\$38,290	\$31,063	- 18.9%	\$20,241	\$26,294	+ 29.9%
Percent of List Price Received*	81.6%	93.0%	+ 14.0%	86.0%	90.3%	+ 5.0%
Inventory of Homes for Sale	38	13	- 65.8%	—	—	—
Months Supply of Inventory	4.9	1.6	- 67.3%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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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Towne Centre

MLS Area 20: 43604

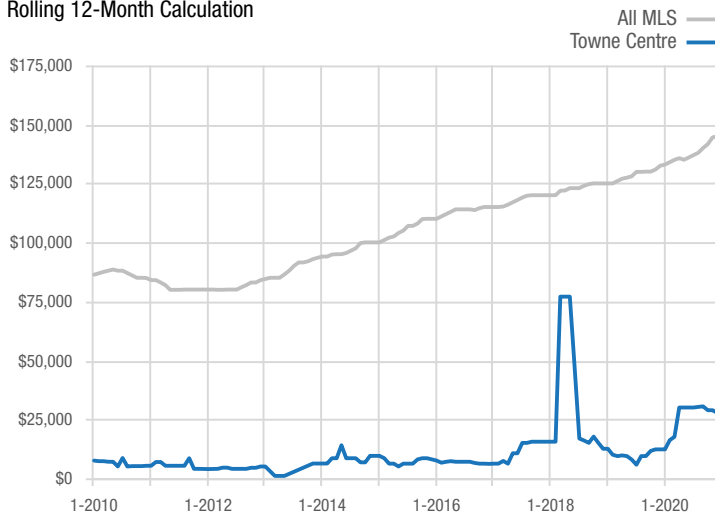
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	28	14	- 50.0%
Pending Sales	1	3	+ 200.0%	11	17	+ 54.5%
Closed Sales	1	3	+ 200.0%	11	16	+ 45.5%
Days on Market Until Sale	59	74	+ 25.4%	70	142	+ 102.9%
Median Sales Price*	\$2,300	\$17,000	+ 639.1%	\$12,250	\$27,700	+ 126.1%
Average Sales Price*	\$2,300	\$16,500	+ 617.4%	\$19,833	\$37,519	+ 89.2%
Percent of List Price Received*	59.0%	86.1%	+ 45.9%	81.3%	91.5%	+ 12.5%
Inventory of Homes for Sale	9	1	- 88.9%	—	—	—
Months Supply of Inventory	6.5	0.5	- 92.3%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	1	0.0%	20	12	- 40.0%
Pending Sales	2	0	- 100.0%	22	7	- 68.2%
Closed Sales	1	0	- 100.0%	21	7	- 66.7%
Days on Market Until Sale	48	—	—	91	48	- 47.3%
Median Sales Price*	\$210,000	—	—	\$203,000	\$230,000	+ 13.3%
Average Sales Price*	\$210,000	—	—	\$203,769	\$217,486	+ 6.7%
Percent of List Price Received*	95.9%	—	—	97.3%	95.7%	- 1.6%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.2	2.9	+ 141.7%	—	—	—

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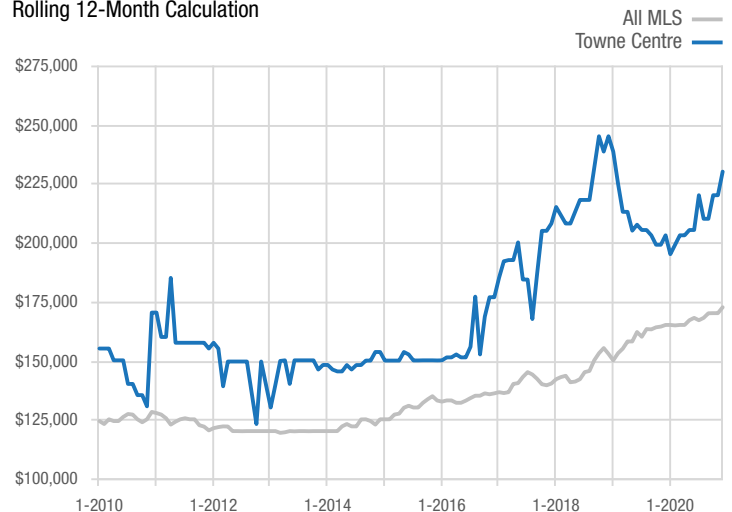
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

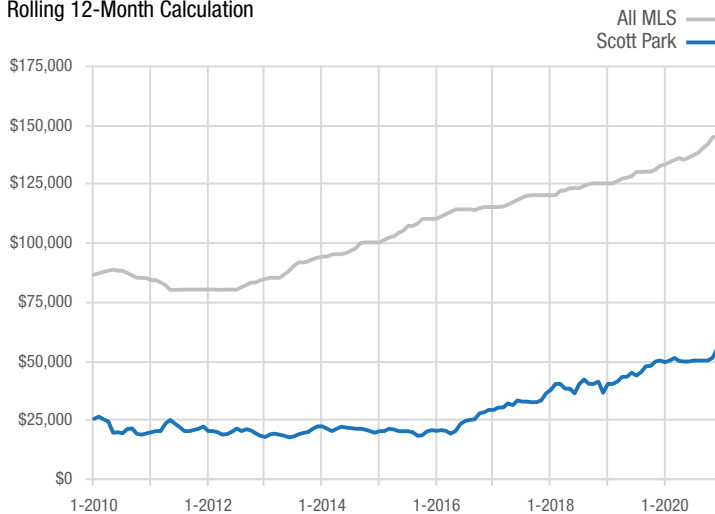
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	13	11	- 15.4%	197	181	- 8.1%
Pending Sales	6	13	+ 116.7%	167	143	- 14.4%
Closed Sales	13	14	+ 7.7%	173	137	- 20.8%
Days on Market Until Sale	89	42	- 52.8%	84	65	- 22.6%
Median Sales Price*	\$50,000	\$63,500	+ 27.0%	\$49,950	\$55,000	+ 10.1%
Average Sales Price*	\$49,521	\$113,489	+ 129.2%	\$57,293	\$64,251	+ 12.1%
Percent of List Price Received*	97.1%	95.6%	- 1.5%	92.5%	95.0%	+ 2.7%
Inventory of Homes for Sale	32	28	- 12.5%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
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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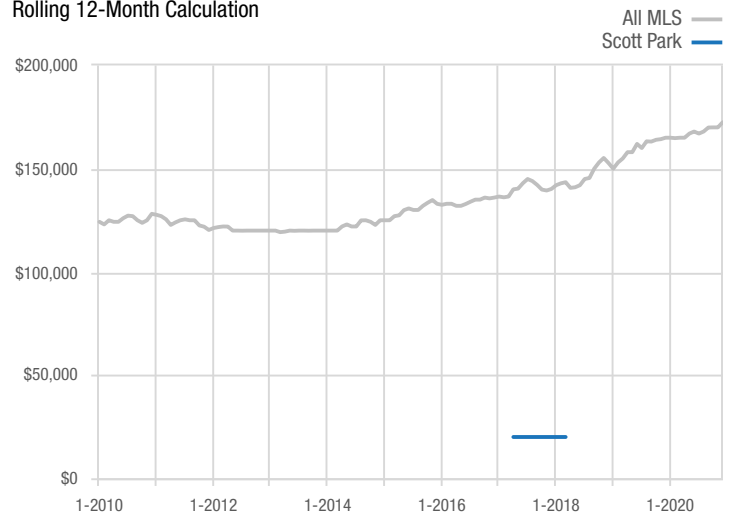
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

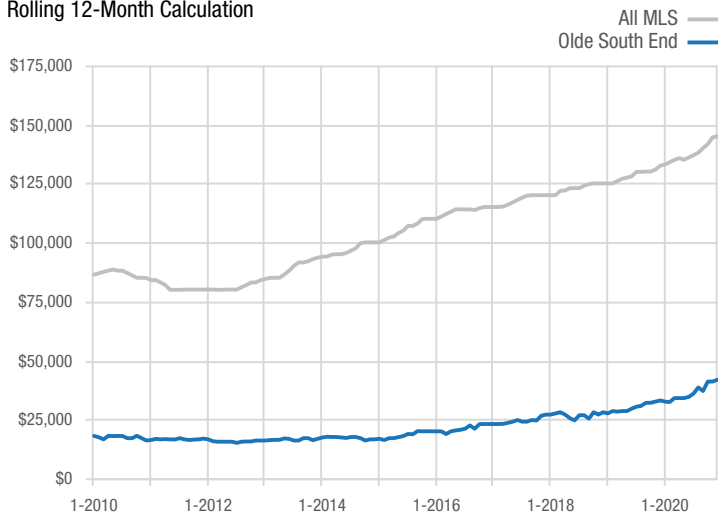
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	18	18	0.0%	262	252	- 3.8%
Pending Sales	13	20	+ 53.8%	180	212	+ 17.8%
Closed Sales	12	20	+ 66.7%	187	201	+ 7.5%
Days on Market Until Sale	67	64	- 4.5%	66	71	+ 7.6%
Median Sales Price*	\$35,900	\$42,000	+ 17.0%	\$33,000	\$41,750	+ 26.5%
Average Sales Price*	\$36,582	\$41,512	+ 13.5%	\$34,892	\$41,393	+ 18.6%
Percent of List Price Received*	84.1%	86.1%	+ 2.4%	90.8%	92.3%	+ 1.7%
Inventory of Homes for Sale	57	31	- 45.6%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	150	—	—
Median Sales Price*	—	—	—	\$233,000	—	—
Average Sales Price*	—	—	—	\$233,000	—	—
Percent of List Price Received*	—	—	—	98.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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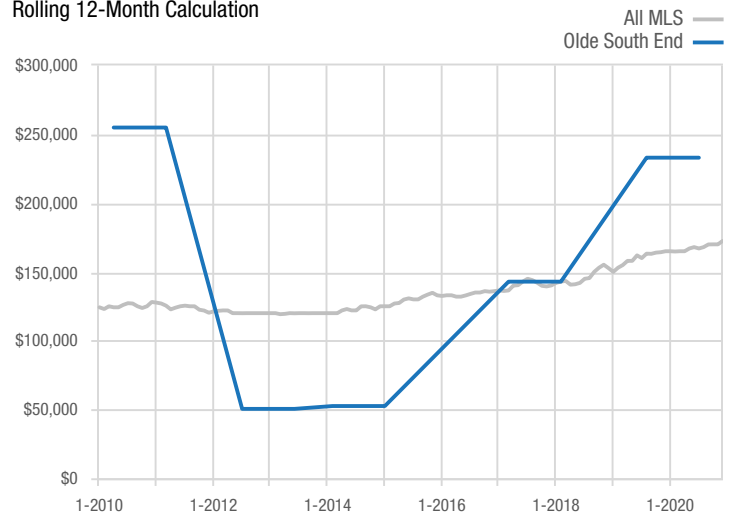
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

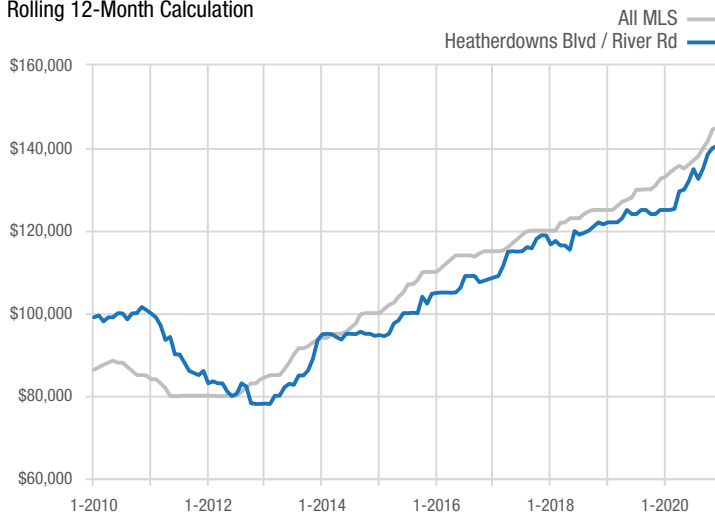
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	15	20	+ 33.3%	518	516	- 0.4%
Pending Sales	30	39	+ 30.0%	422	498	+ 18.0%
Closed Sales	33	37	+ 12.1%	423	498	+ 17.7%
Days on Market Until Sale	68	50	- 26.5%	72	68	- 5.6%
Median Sales Price*	\$140,000	\$163,000	+ 16.4%	\$125,000	\$140,500	+ 12.4%
Average Sales Price*	\$133,405	\$171,059	+ 28.2%	\$127,823	\$149,143	+ 16.7%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	98.1%	99.2%	+ 1.1%
Inventory of Homes for Sale	95	47	- 50.5%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	2	2	0.0%	66	53	- 19.7%
Pending Sales	1	4	+ 300.0%	51	44	- 13.7%
Closed Sales	1	6	+ 500.0%	50	44	- 12.0%
Days on Market Until Sale	54	63	+ 16.7%	79	67	- 15.2%
Median Sales Price*	\$72,000	\$115,500	+ 60.4%	\$76,950	\$126,250	+ 64.1%
Average Sales Price*	\$72,000	\$111,250	+ 54.5%	\$85,653	\$123,836	+ 44.6%
Percent of List Price Received*	94.9%	100.9%	+ 6.3%	93.5%	97.4%	+ 4.2%
Inventory of Homes for Sale	15	12	- 20.0%	—	—	—
Months Supply of Inventory	3.5	3.3	- 5.7%	—	—	—

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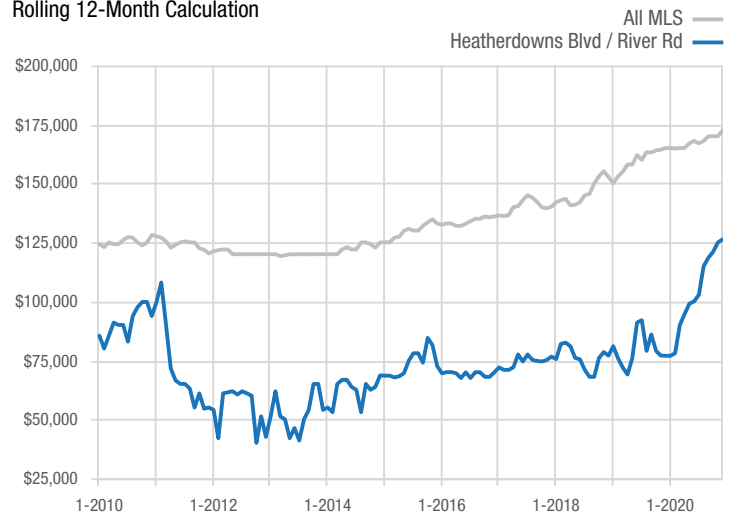
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

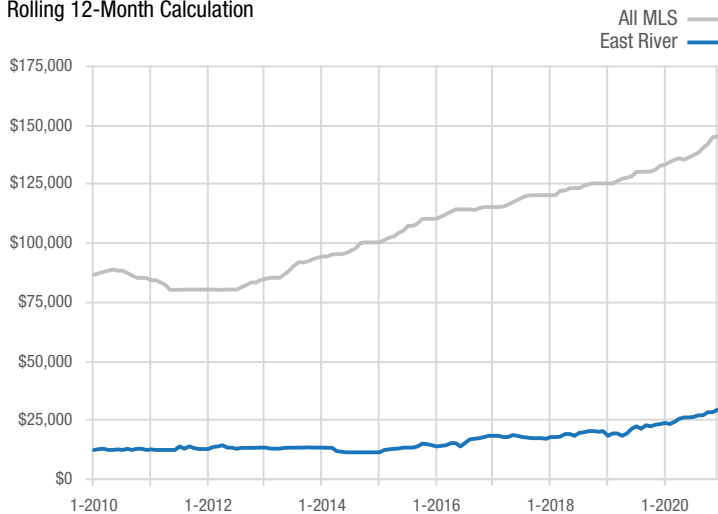
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	18	14	- 22.2%	229	180	- 21.4%
Pending Sales	15	15	0.0%	172	169	- 1.7%
Closed Sales	16	17	+ 6.3%	175	170	- 2.9%
Days on Market Until Sale	87	68	- 21.8%	77	82	+ 6.5%
Median Sales Price*	\$27,500	\$31,000	+ 12.7%	\$23,000	\$29,000	+ 26.1%
Average Sales Price*	\$32,483	\$32,612	+ 0.4%	\$28,548	\$33,307	+ 16.7%
Percent of List Price Received*	86.2%	86.9%	+ 0.8%	92.8%	92.8%	0.0%
Inventory of Homes for Sale	49	23	- 53.1%	—	—	—
Months Supply of Inventory	3.4	1.6	- 52.9%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	0	1	—
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	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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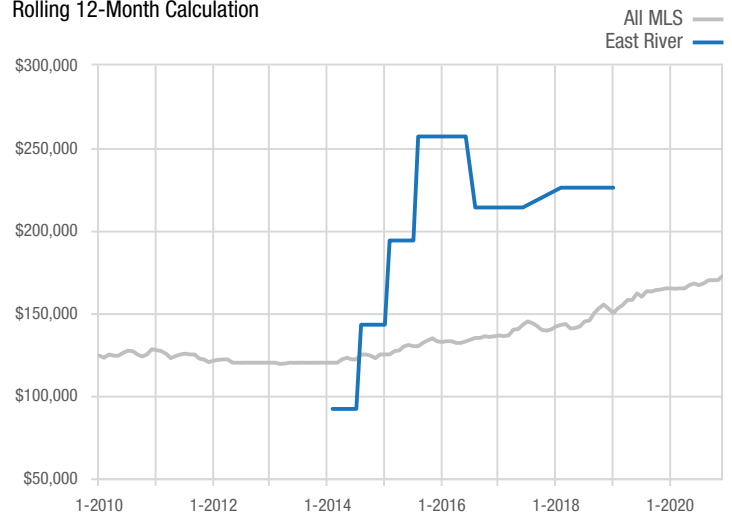
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

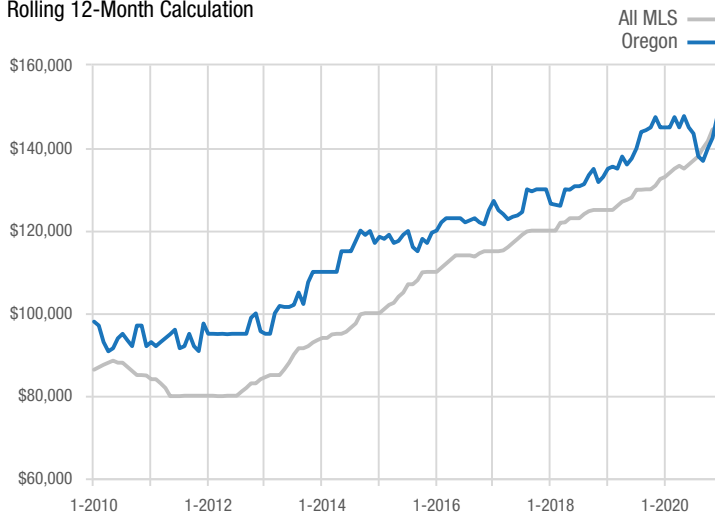
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	17	11	- 35.3%	312	288	- 7.7%
Pending Sales	24	21	- 12.5%	263	269	+ 2.3%
Closed Sales	21	22	+ 4.8%	260	266	+ 2.3%
Days on Market Until Sale	64	46	- 28.1%	81	77	- 4.9%
Median Sales Price*	\$139,900	\$184,000	+ 31.5%	\$145,000	\$147,700	+ 1.9%
Average Sales Price*	\$147,223	\$180,866	+ 22.9%	\$159,914	\$163,685	+ 2.4%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	97.8%	98.9%	+ 1.1%
Inventory of Homes for Sale	65	43	- 33.8%	—	—	—
Months Supply of Inventory	3.0	1.9	- 36.7%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	12	9	- 25.0%
Pending Sales	0	1	—	7	8	+ 14.3%
Closed Sales	1	1	0.0%	7	8	+ 14.3%
Days on Market Until Sale	65	90	+ 38.5%	46	83	+ 80.4%
Median Sales Price*	\$135,000	\$172,500	+ 27.8%	\$176,000	\$192,950	+ 9.6%
Average Sales Price*	\$135,000	\$172,500	+ 27.8%	\$175,114	\$191,013	+ 9.1%
Percent of List Price Received*	100.1%	95.9%	- 4.2%	97.8%	101.1%	+ 3.4%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

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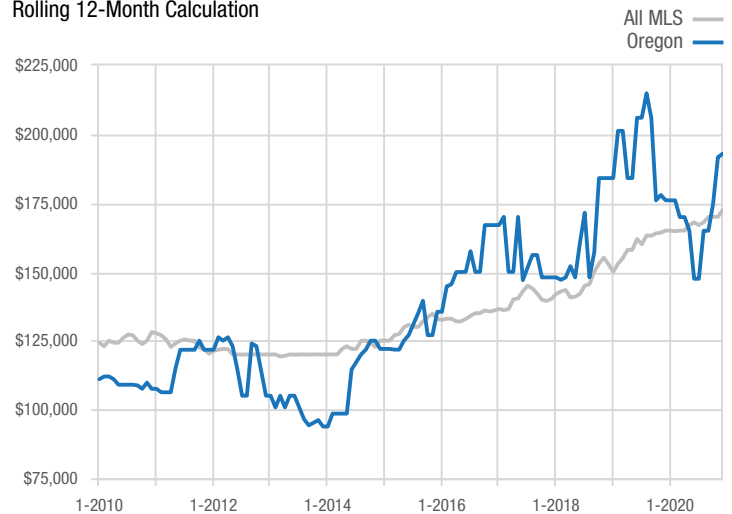
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

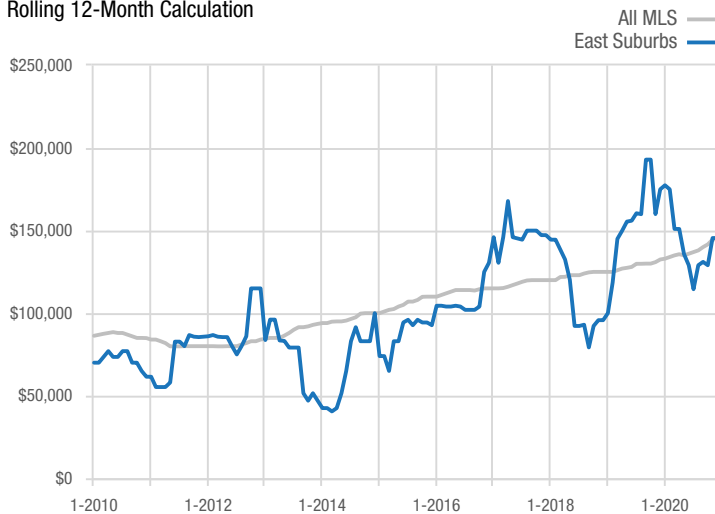
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	22	25	+ 13.6%
Pending Sales	2	0	- 100.0%	21	23	+ 9.5%
Closed Sales	2	0	- 100.0%	21	22	+ 4.8%
Days on Market Until Sale	51	—	—	86	85	- 1.2%
Median Sales Price*	\$152,300	—	—	\$175,000	\$145,500	- 16.9%
Average Sales Price*	\$152,300	—	—	\$168,183	\$170,041	+ 1.1%
Percent of List Price Received*	100.0%	—	—	94.6%	99.8%	+ 5.5%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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	—	—	—	—	—	—

* 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.

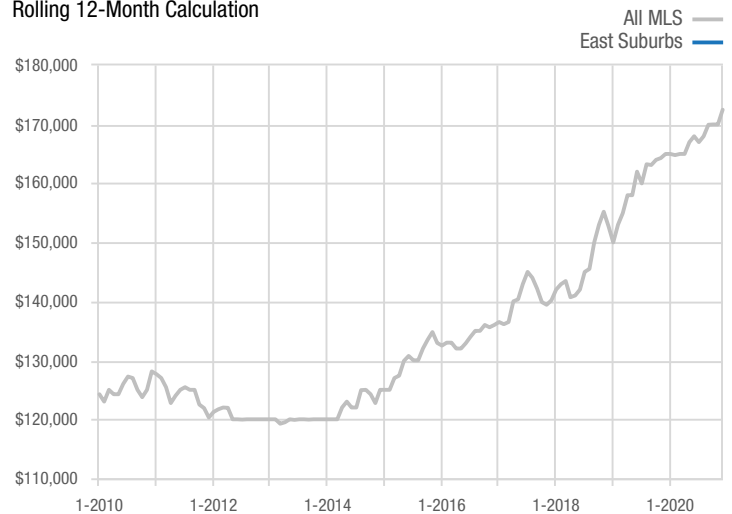
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2020

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

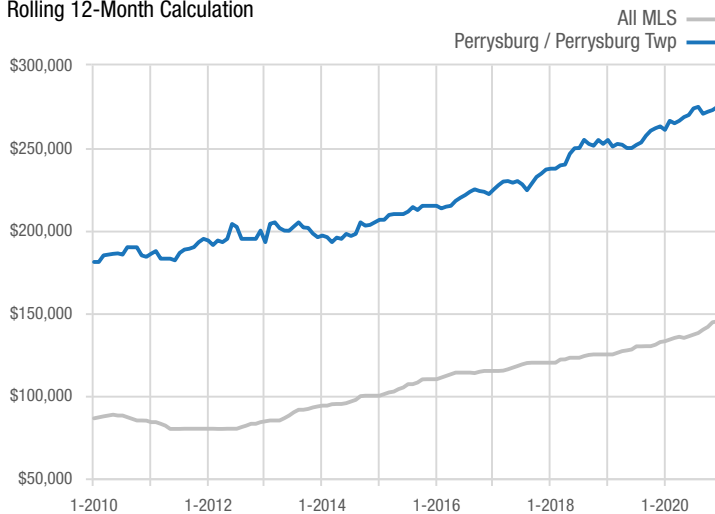
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	25	20	- 20.0%	727	653	- 10.2%
Pending Sales	31	45	+ 45.2%	563	576	+ 2.3%
Closed Sales	36	58	+ 61.1%	563	575	+ 2.1%
Days on Market Until Sale	122	92	- 24.6%	92	89	- 3.3%
Median Sales Price*	\$261,400	\$293,150	+ 12.1%	\$263,125	\$274,900	+ 4.5%
Average Sales Price*	\$308,571	\$329,265	+ 6.7%	\$301,575	\$310,322	+ 2.9%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	132	89	- 32.6%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	5	0.0%	93	104	+ 11.8%
Pending Sales	5	5	0.0%	72	94	+ 30.6%
Closed Sales	6	7	+ 16.7%	71	94	+ 32.4%
Days on Market Until Sale	84	78	- 7.1%	73	72	- 1.4%
Median Sales Price*	\$164,000	\$220,000	+ 34.1%	\$208,000	\$204,500	- 1.7%
Average Sales Price*	\$184,250	\$221,526	+ 20.2%	\$214,834	\$209,499	- 2.5%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	96.5%	98.2%	+ 1.8%
Inventory of Homes for Sale	19	11	- 42.1%	—	—	—
Months Supply of Inventory	3.2	1.4	- 56.3%	—	—	—

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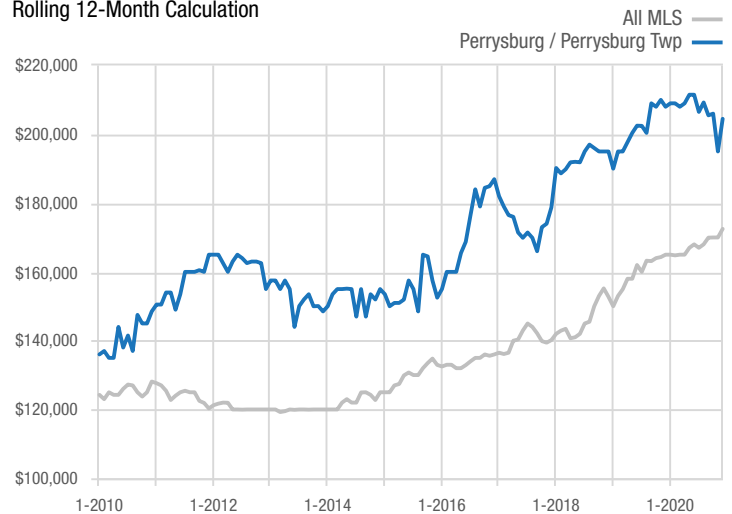
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

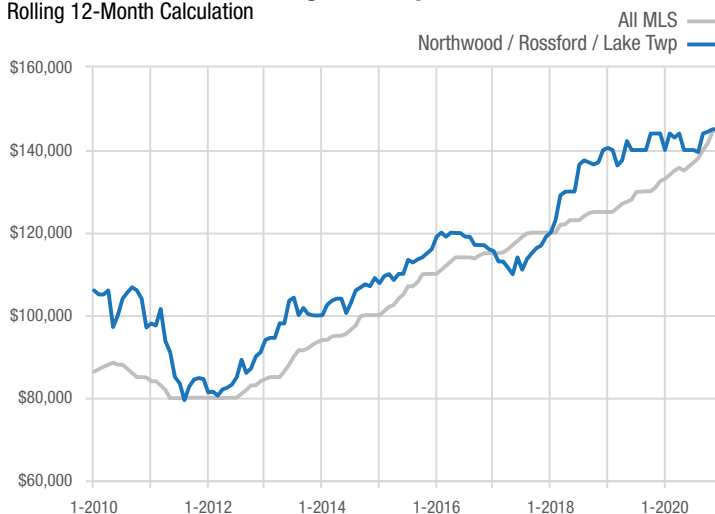
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	17	13	- 23.5%	313	284	- 9.3%
Pending Sales	22	17	- 22.7%	271	264	- 2.6%
Closed Sales	24	21	- 12.5%	274	271	- 1.1%
Days on Market Until Sale	75	78	+ 4.0%	78	74	- 5.1%
Median Sales Price*	\$149,500	\$156,250	+ 4.5%	\$144,013	\$145,125	+ 0.8%
Average Sales Price*	\$172,414	\$174,170	+ 1.0%	\$152,451	\$158,158	+ 3.7%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	98.2%	99.8%	+ 1.6%
Inventory of Homes for Sale	48	35	- 27.1%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	13	4	- 69.2%
Pending Sales	0	0	—	10	3	- 70.0%
Closed Sales	0	0	—	10	3	- 70.0%
Days on Market Until Sale	—	—	—	78	30	- 61.5%
Median Sales Price*	—	—	—	\$185,500	\$43,900	- 76.3%
Average Sales Price*	—	—	—	\$158,320	\$43,133	- 72.8%
Percent of List Price Received*	—	—	—	98.0%	103.0%	+ 5.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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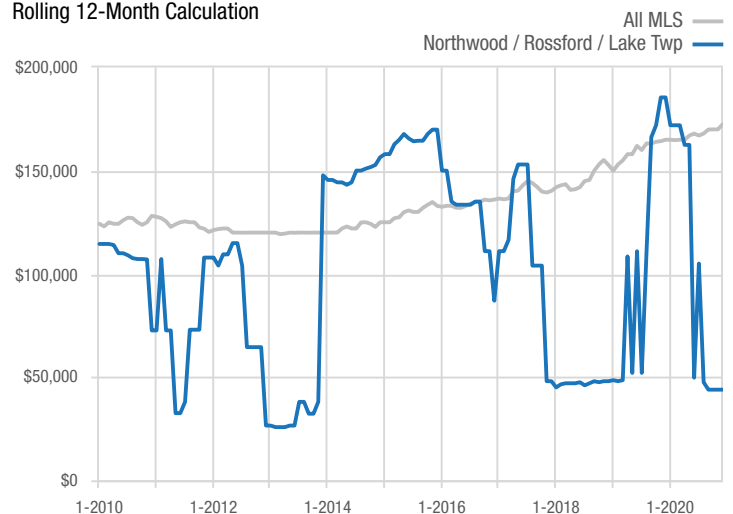
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

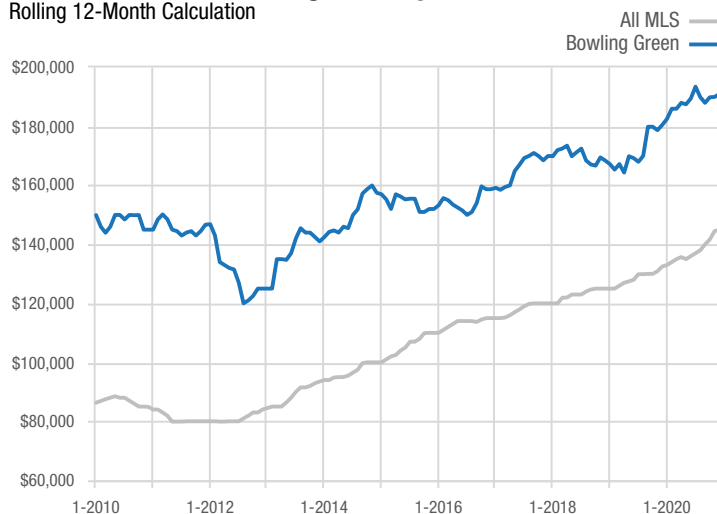
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	9	15	+ 66.7%	228	210	- 7.9%
Pending Sales	15	15	0.0%	209	200	- 4.3%
Closed Sales	17	18	+ 5.9%	212	197	- 7.1%
Days on Market Until Sale	56	66	+ 17.9%	72	61	- 15.3%
Median Sales Price*	\$187,000	\$181,000	- 3.2%	\$180,500	\$191,000	+ 5.8%
Average Sales Price*	\$194,469	\$207,917	+ 6.9%	\$195,847	\$206,983	+ 5.7%
Percent of List Price Received*	102.0%	100.5%	- 1.5%	98.5%	99.6%	+ 1.1%
Inventory of Homes for Sale	33	27	- 18.2%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	3	+ 50.0%	22	36	+ 63.6%
Pending Sales	3	2	- 33.3%	16	35	+ 118.8%
Closed Sales	3	1	- 66.7%	16	33	+ 106.3%
Days on Market Until Sale	248	182	- 26.6%	80	70	- 12.5%
Median Sales Price*	\$267,500	\$280,000	+ 4.7%	\$146,250	\$177,000	+ 21.0%
Average Sales Price*	\$273,000	\$280,000	+ 2.6%	\$184,022	\$204,330	+ 11.0%
Percent of List Price Received*	95.7%	98.2%	+ 2.6%	98.1%	101.4%	+ 3.4%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	3.5	0.7	- 80.0%	—	—	—

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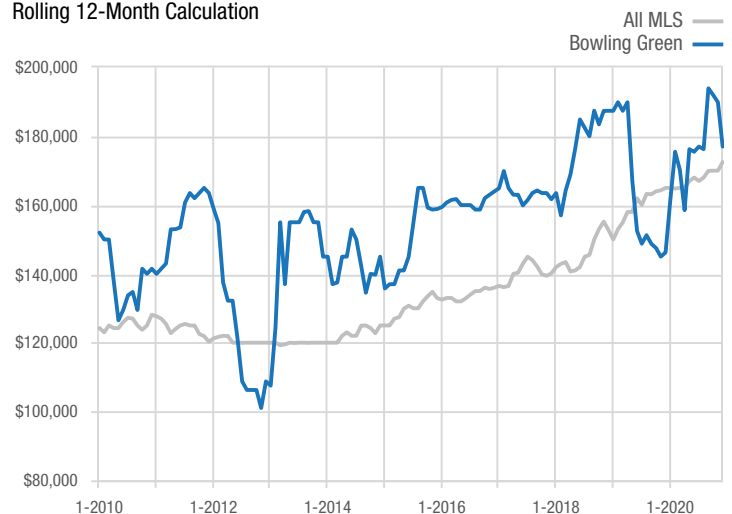
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2020

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Wood County NE

MLS Area 56: North of US 6, East of SR 25, excluding MLS Areas 53, 54 and 55

Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	4	+ 33.3%	86	71	- 17.4%
Pending Sales	4	7	+ 75.0%	62	75	+ 21.0%
Closed Sales	2	10	+ 400.0%	61	75	+ 23.0%
Days on Market Until Sale	70	82	+ 17.1%	74	93	+ 25.7%
Median Sales Price*	\$160,000	\$207,500	+ 29.7%	\$168,950	\$170,000	+ 0.6%
Average Sales Price*	\$160,000	\$205,767	+ 28.6%	\$172,540	\$170,630	- 1.1%
Percent of List Price Received*	100.0%	109.4%	+ 9.4%	97.2%	100.1%	+ 3.0%
Inventory of Homes for Sale	20	8	- 60.0%	—	—	—
Months Supply of Inventory	3.9	1.3	- 66.7%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	39	—
Median Sales Price*	—	—	—	—	\$125,000	—
Average Sales Price*	—	—	—	—	\$125,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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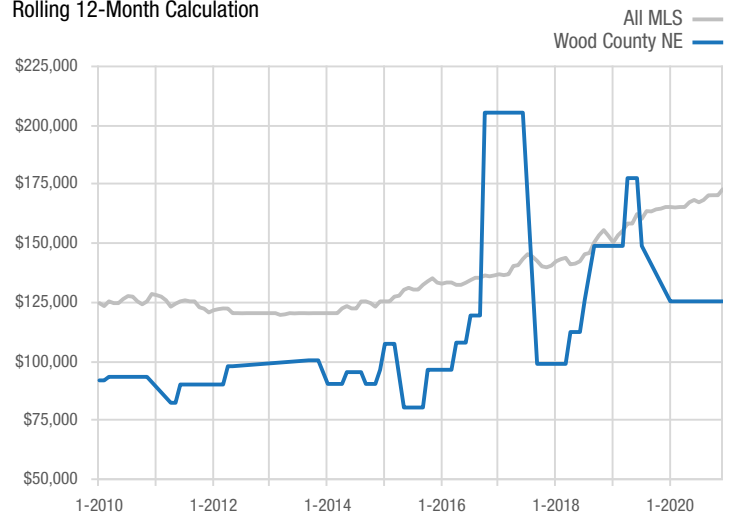
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

MLS Area 51: North of US 6, West of SR 25, excluding MLS Areas 53 and 55

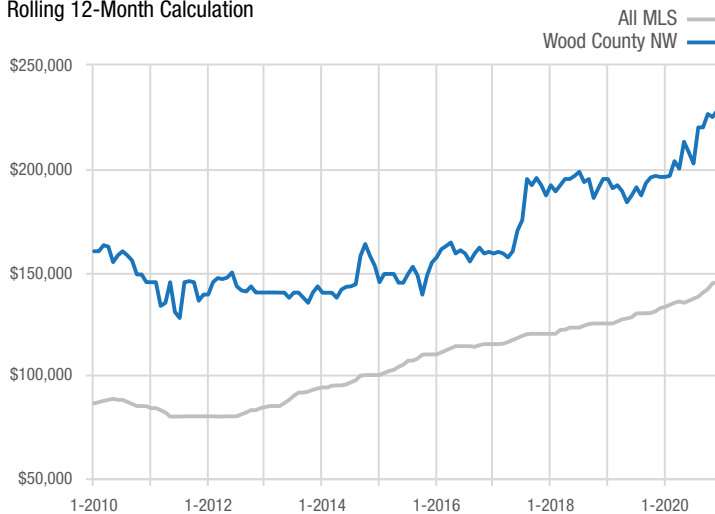
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	1	- 85.7%	108	93	- 13.9%
Pending Sales	7	9	+ 28.6%	92	85	- 7.6%
Closed Sales	7	9	+ 28.6%	94	84	- 10.6%
Days on Market Until Sale	73	85	+ 16.4%	79	80	+ 1.3%
Median Sales Price*	\$165,000	\$253,222	+ 53.5%	\$196,000	\$228,200	+ 16.4%
Average Sales Price*	\$199,729	\$252,247	+ 26.3%	\$206,060	\$243,646	+ 18.2%
Percent of List Price Received*	93.4%	97.3%	+ 4.2%	98.4%	100.3%	+ 1.9%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	4	1	- 75.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	32	103	+ 221.9%
Median Sales Price*	—	—	—	\$115,000	\$117,500	+ 2.2%
Average Sales Price*	—	—	—	\$115,000	\$117,500	+ 2.2%
Percent of List Price Received*	—	—	—	91.0%	87.1%	- 4.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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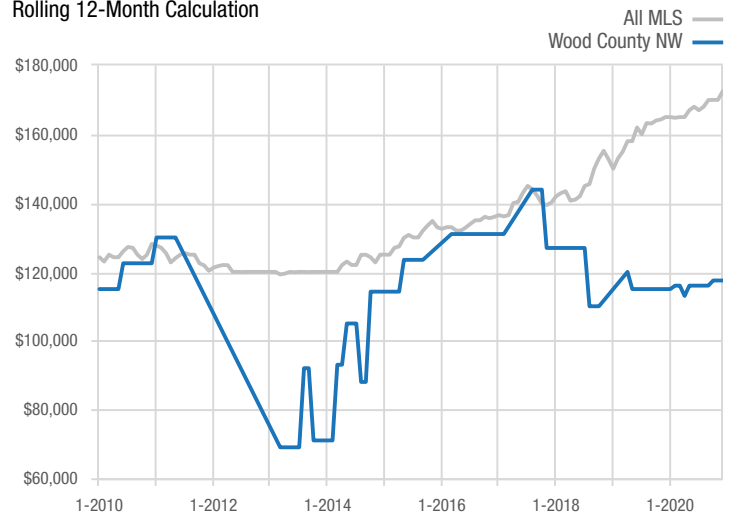
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

MLS Area 57: South of US 6, East of SR 25

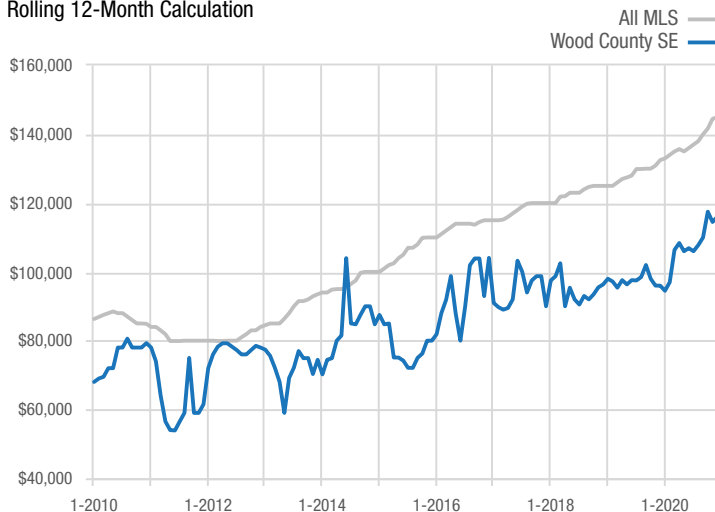
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	78	69	- 11.5%
Pending Sales	2	1	- 50.0%	68	58	- 14.7%
Closed Sales	3	2	- 33.3%	69	58	- 15.9%
Days on Market Until Sale	82	64	- 22.0%	89	71	- 20.2%
Median Sales Price*	\$125,000	\$220,700	+ 76.6%	\$96,000	\$116,000	+ 20.8%
Average Sales Price*	\$116,833	\$220,700	+ 88.9%	\$112,434	\$143,816	+ 27.9%
Percent of List Price Received*	100.9%	99.0%	- 1.9%	94.6%	99.1%	+ 4.8%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	123	—	—
Median Sales Price*	—	—	—	\$85,000	—	—
Average Sales Price*	—	—	—	\$85,000	—	—
Percent of List Price Received*	—	—	—	94.4%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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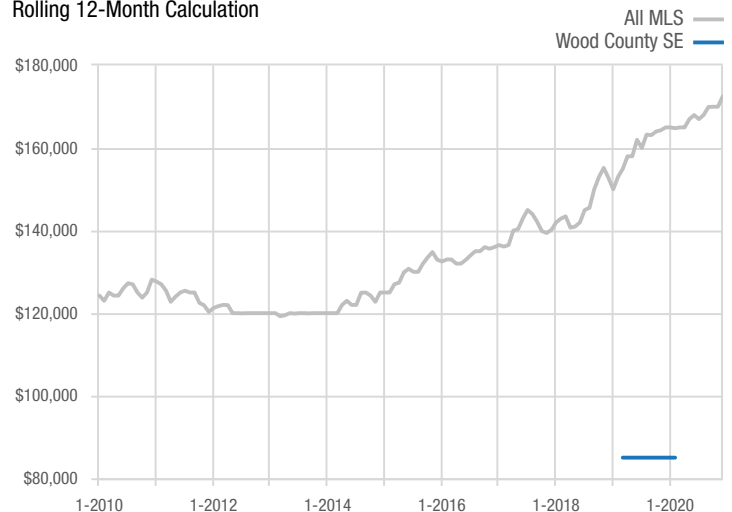
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

MLS Area 52: South of US 6, West of SR 25

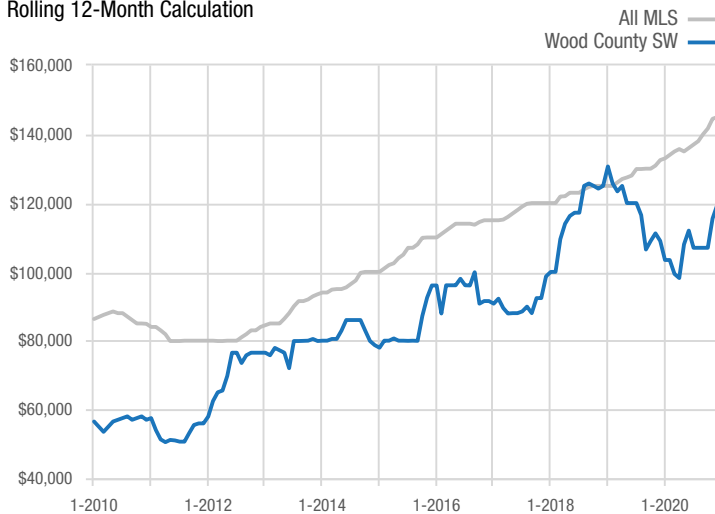
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	83	86	+ 3.6%
Pending Sales	3	6	+ 100.0%	60	76	+ 26.7%
Closed Sales	4	7	+ 75.0%	59	77	+ 30.5%
Days on Market Until Sale	72	80	+ 11.1%	88	76	- 13.6%
Median Sales Price*	\$82,450	\$129,000	+ 56.5%	\$109,000	\$119,500	+ 9.6%
Average Sales Price*	\$92,475	\$147,057	+ 59.0%	\$118,433	\$125,296	+ 5.8%
Percent of List Price Received*	90.5%	99.0%	+ 9.4%	97.1%	99.0%	+ 2.0%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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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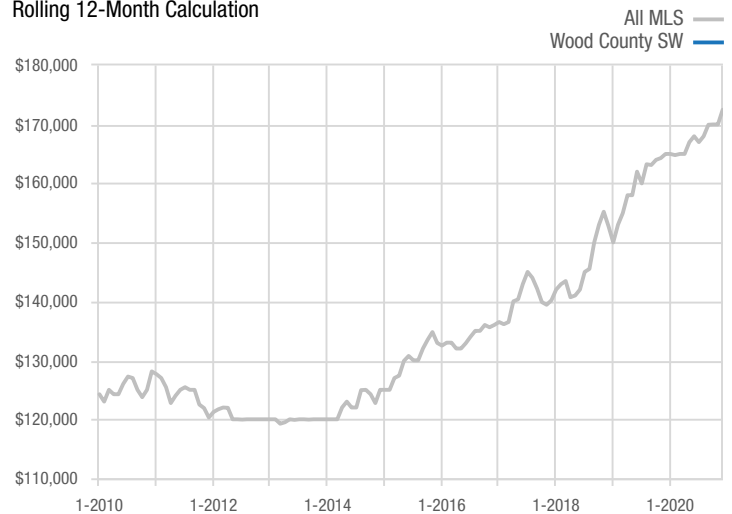
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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