

Local Market Update – October 2020

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Lucas and Upper Wood County

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

October continued to be busier than the calendar normally suggests. Buyer activity remains higher than normal for this time of year, while in many segments of the market housing supply remains much lower than one year ago. Multiple offers remain a common occurrence in many areas, keeping housing hot while the temperatures continue to fall.

Mortgage rates dropped to new record lows again in October, helping to offset the monthly mortgage payment increases caused by the rise in home prices seen in many segments of the market across the country. While prices often dip a bit in the winter months, continued buyer demand may temper any price retreats this year.

Single Family Key Metrics	October			Year to Date		
	2019	2020	% Change	Thru 10 2019	Thru 10 2020	% Change
New Listings	697	682	-2.2%	7,046	6,389	-9.3%
Closed Sales	516	633	+22.7%	5,280	5,276	---
Days on Market	75	66	-12.0%	80	77	-3.8%
Median Sales Price*	\$135,000	\$144,923	+7.4%	\$132,500	\$144,200	+8.8%
Average Sales Price*	\$159,831	\$176,905	+10.7%	\$161,749	\$173,086	+7.0%
Percent of List Price Received*	97.6%	100.0%	+2.5%	98.3%	99.5%	+1.2%
Months Supply of Inventory	4	2	-50.0%	---	---	---
Total Volume (in 1'000s)	\$82,473	\$111,804	+35.6%	\$853,551	\$912,683	+6.9%

Condo-Villa Key Metrics	October			Year to Date		
	2019	2020	% Change	Thru 10 2019	Thru 10 2020	% Change
New Listings	54	45	-16.7%	603	589	-2.3%
Days on Market	66	93	+40.9%	473	467	-1.3%
Average Sales Price*	\$170,879	\$200,470	+17.3%	\$172,000	\$172,500	+0.3%
Months Supply of Inventory	4	4	---	97.8%	98.2%	+0.4%
Total Volume (in 1'000s)				---	---	---
				\$82,497	\$87,890	+6.5%

* 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	10-2019	10-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,218	1,105	- 9.3%	12,201	10,899	- 10.7%
Pending Sales		924	1,047	+ 13.3%	9,302	9,343	+ 0.4%
Closed Sales		917	1,060	+ 15.6%	9,186	9,195	+ 0.1%
Days on Market Until Sale		77	69	- 10.4%	83	81	- 2.4%
Median Sales Price		\$135,000	\$152,000	+ 12.6%	\$135,000	\$145,000	+ 7.4%
Average Sales Price		\$157,855	\$178,739	+ 13.2%	\$160,657	\$171,676	+ 6.9%
Percent of List Price Received		96.3%	98.5%	+ 2.3%	96.8%	98.0%	+ 1.2%
Housing Affordability Index		242	222	- 8.3%	242	233	- 3.7%
Inventory of Homes for Sale		3,302	2,350	- 28.8%	—	—	—
Months Supply of Inventory		3.7	2.6	- 29.7%	—	—	—

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Lucas County

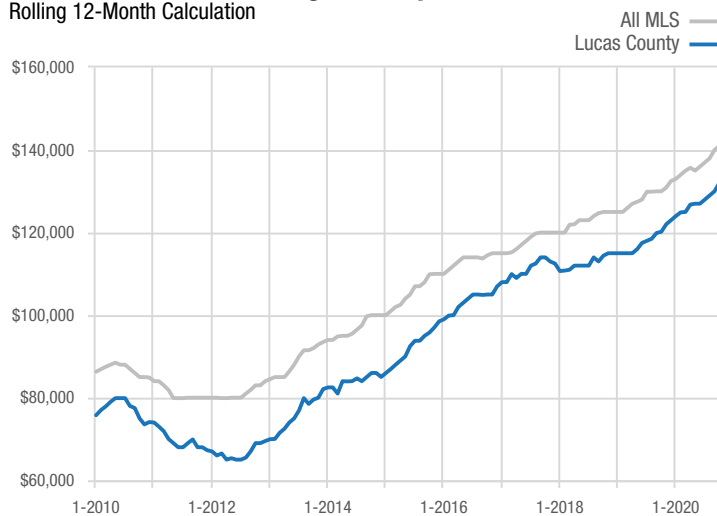
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	606	541	- 10.7%	6,035	5,417	- 10.2%
Pending Sales	436	525	+ 20.4%	4,546	4,602	+ 1.2%
Closed Sales	444	531	+ 19.6%	4,495	4,490	- 0.1%
Days on Market Until Sale	74	64	- 13.5%	79	76	- 3.8%
Median Sales Price*	\$125,000	\$142,000	+ 13.6%	\$123,000	\$134,900	+ 9.7%
Average Sales Price*	\$149,073	\$168,520	+ 13.0%	\$148,365	\$162,340	+ 9.4%
Percent of List Price Received*	95.8%	99.0%	+ 3.3%	96.6%	98.0%	+ 1.4%
Inventory of Homes for Sale	1,546	1,061	- 31.4%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	50	40	- 20.0%	517	497	- 3.9%
Pending Sales	36	36	0.0%	409	398	- 2.7%
Closed Sales	37	36	- 2.7%	399	382	- 4.3%
Days on Market Until Sale	65	97	+ 49.2%	84	84	0.0%
Median Sales Price*	\$160,000	\$185,950	+ 16.2%	\$165,000	\$174,000	+ 5.5%
Average Sales Price*	\$171,110	\$185,191	+ 8.2%	\$168,598	\$184,801	+ 9.6%
Percent of List Price Received*	96.7%	95.7%	- 1.0%	96.7%	97.5%	+ 0.8%
Inventory of Homes for Sale	135	122	- 9.6%	—	—	—
Months Supply of Inventory	3.5	3.2	- 8.6%	—	—	—

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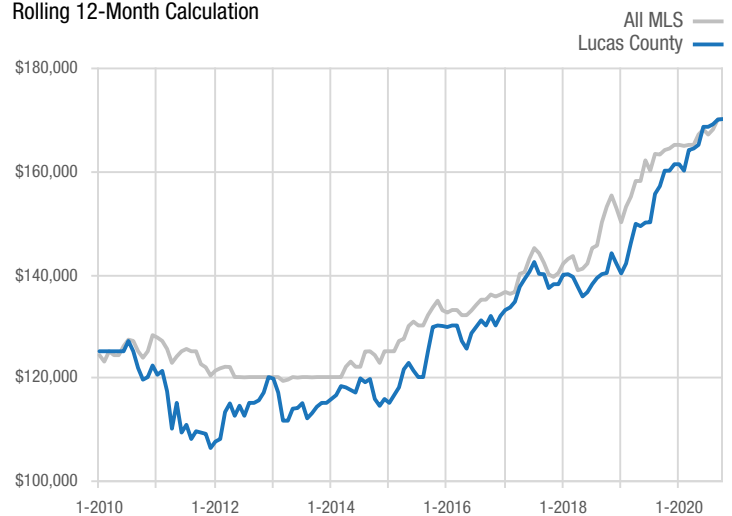
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

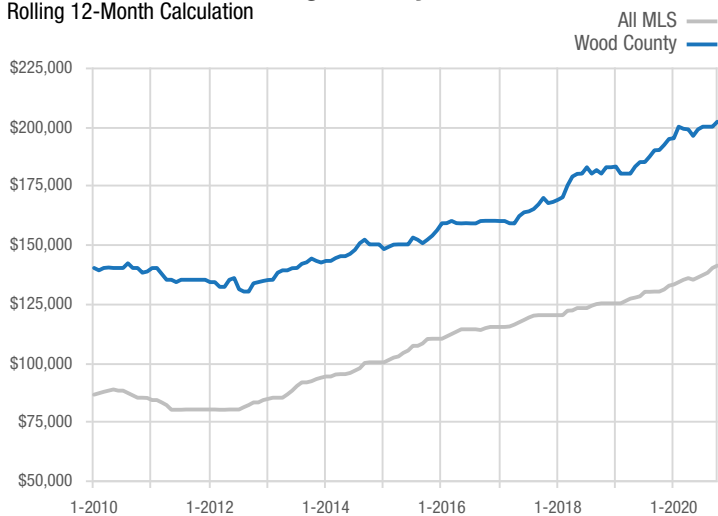
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	162	130	- 19.8%	1,497	1,311	- 12.4%
Pending Sales	122	112	- 8.2%	1,174	1,128	- 3.9%
Closed Sales	115	116	+ 0.9%	1,158	1,106	- 4.5%
Days on Market Until Sale	77	75	- 2.6%	83	81	- 2.4%
Median Sales Price*	\$177,000	\$220,000	+ 24.3%	\$193,450	\$204,050	+ 5.5%
Average Sales Price*	\$199,033	\$244,525	+ 22.9%	\$221,109	\$228,967	+ 3.6%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	97.9%	99.2%	+ 1.3%
Inventory of Homes for Sale	369	282	- 23.6%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	11	6	- 45.5%	119	128	+ 7.6%
Pending Sales	7	12	+ 71.4%	89	119	+ 33.7%
Closed Sales	6	11	+ 83.3%	88	116	+ 31.8%
Days on Market Until Sale	60	69	+ 15.0%	67	70	+ 4.5%
Median Sales Price*	\$150,500	\$175,000	+ 16.3%	\$194,000	\$183,450	- 5.4%
Average Sales Price*	\$162,667	\$234,391	+ 44.1%	\$196,026	\$202,656	+ 3.4%
Percent of List Price Received*	95.8%	97.5%	+ 1.8%	96.9%	98.2%	+ 1.3%
Inventory of Homes for Sale	33	17	- 48.5%	—	—	—
Months Supply of Inventory	3.9	1.6	- 59.0%	—	—	—

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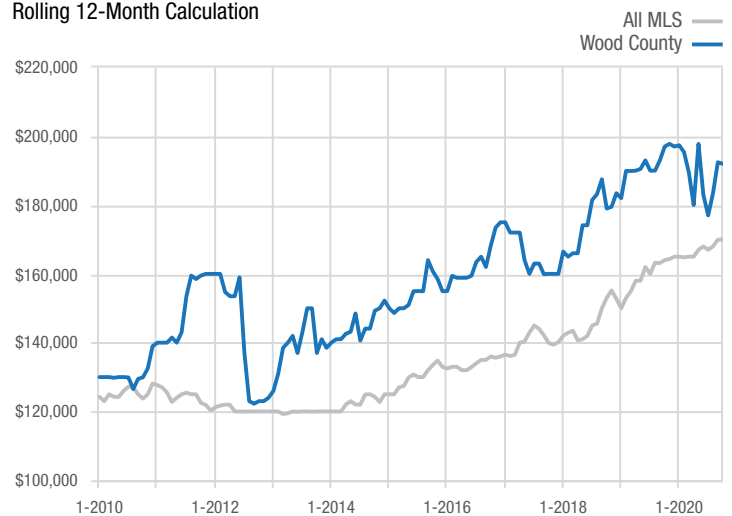
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

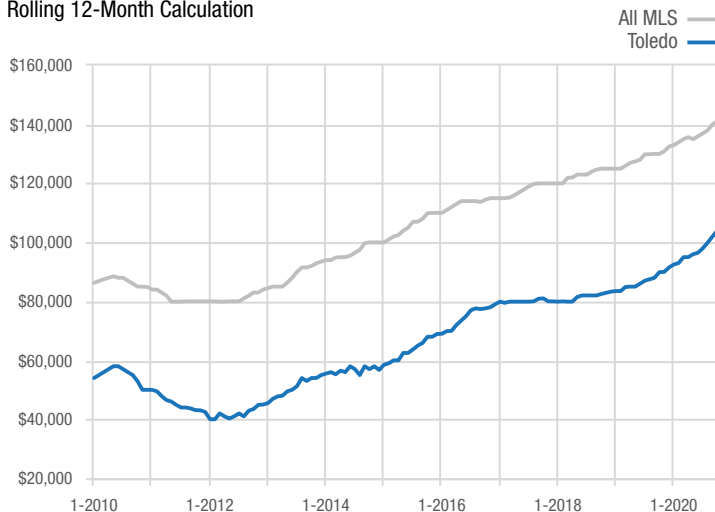
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	431	383	- 11.1%	3,927	3,617	- 7.9%
Pending Sales	291	366	+ 25.8%	2,980	3,075	+ 3.2%
Closed Sales	282	374	+ 32.6%	2,955	2,982	+ 0.9%
Days on Market Until Sale	72	61	- 15.3%	78	74	- 5.1%
Median Sales Price*	\$102,000	\$115,100	+ 12.8%	\$90,500	\$105,000	+ 16.0%
Average Sales Price*	\$102,731	\$132,015	+ 28.5%	\$104,826	\$121,965	+ 16.3%
Percent of List Price Received*	94.9%	98.6%	+ 3.9%	95.8%	97.6%	+ 1.9%
Inventory of Homes for Sale	1,009	693	- 31.3%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	26	17	- 34.6%	288	225	- 21.9%
Pending Sales	14	11	- 21.4%	223	195	- 12.6%
Closed Sales	16	15	- 6.3%	222	194	- 12.6%
Days on Market Until Sale	65	115	+ 76.9%	82	74	- 9.8%
Median Sales Price*	\$129,450	\$134,900	+ 4.2%	\$122,000	\$139,900	+ 14.7%
Average Sales Price*	\$139,725	\$142,329	+ 1.9%	\$130,214	\$146,227	+ 12.3%
Percent of List Price Received*	95.2%	92.5%	- 2.8%	95.9%	96.6%	+ 0.7%
Inventory of Homes for Sale	78	51	- 34.6%	—	—	—
Months Supply of Inventory	3.7	2.6	- 29.7%	—	—	—

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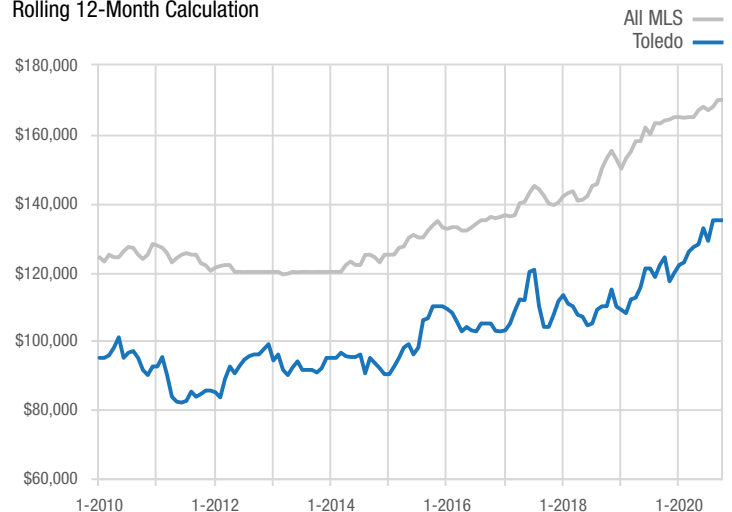
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

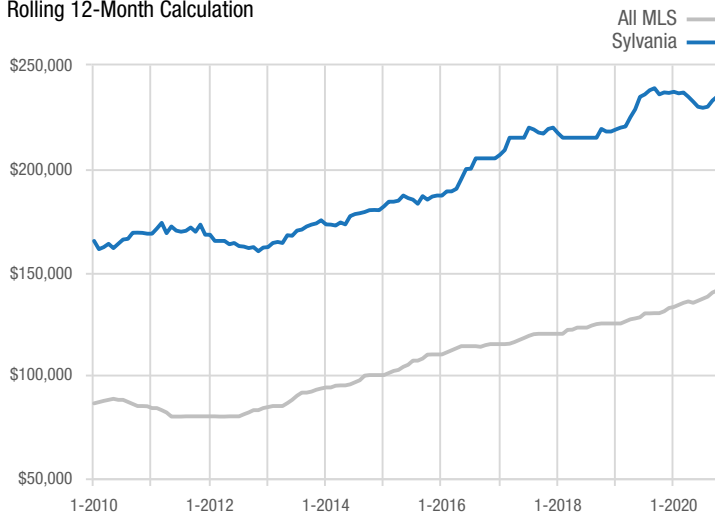
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	65	54	- 16.9%	732	660	- 9.8%
Pending Sales	54	42	- 22.2%	502	558	+ 11.2%
Closed Sales	52	38	- 26.9%	490	548	+ 11.8%
Days on Market Until Sale	91	60	- 34.1%	81	80	- 1.2%
Median Sales Price*	\$200,093	\$225,000	+ 12.4%	\$237,000	\$235,000	- 0.8%
Average Sales Price*	\$213,023	\$226,972	+ 6.5%	\$254,051	\$249,614	- 1.7%
Percent of List Price Received*	96.4%	99.0%	+ 2.7%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	203	137	- 32.5%	—	—	—
Months Supply of Inventory	4.3	2.6	- 39.5%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	11	12	+ 9.1%	154	160	+ 3.9%
Pending Sales	10	15	+ 50.0%	116	126	+ 8.6%
Closed Sales	12	9	- 25.0%	110	113	+ 2.7%
Days on Market Until Sale	65	130	+ 100.0%	97	104	+ 7.2%
Median Sales Price*	\$132,150	\$175,000	+ 32.4%	\$195,700	\$210,900	+ 7.8%
Average Sales Price*	\$162,025	\$205,866	+ 27.1%	\$199,996	\$209,755	+ 4.9%
Percent of List Price Received*	98.2%	97.5%	- 0.7%	97.8%	98.4%	+ 0.6%
Inventory of Homes for Sale	37	42	+ 13.5%	—	—	—
Months Supply of Inventory	3.3	3.5	+ 6.1%	—	—	—

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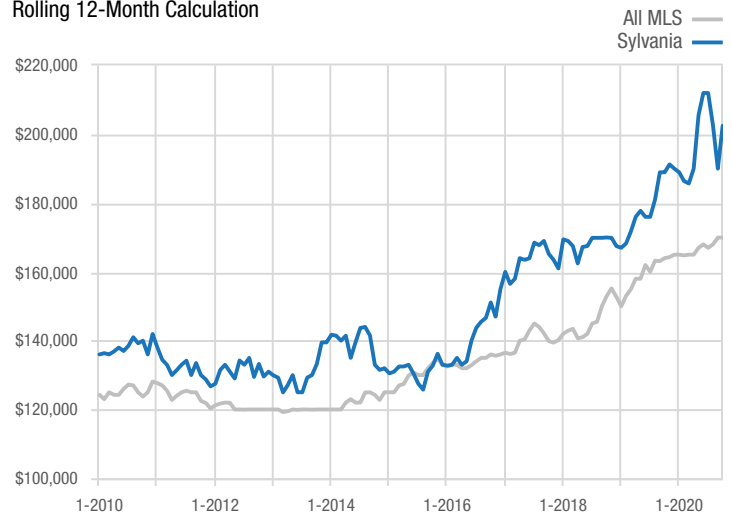
Median Sales Price - Single Family

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)

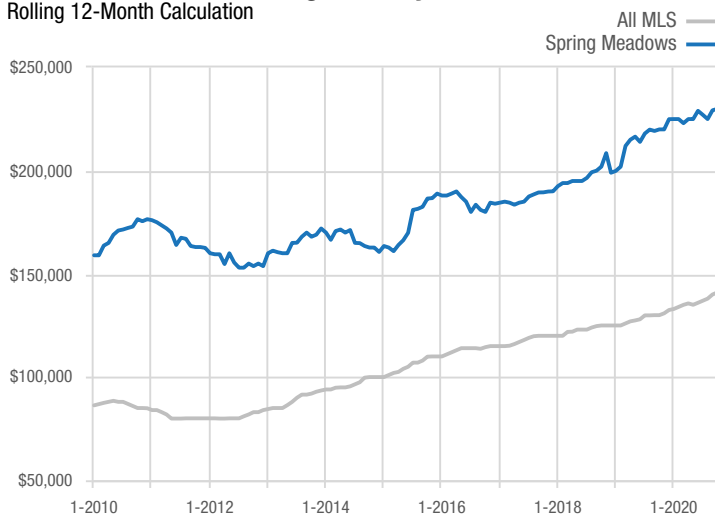
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	20	23	+ 15.0%	305	236	- 22.6%
Pending Sales	19	23	+ 21.1%	227	199	- 12.3%
Closed Sales	17	27	+ 58.8%	224	199	- 11.2%
Days on Market Until Sale	72	100	+ 38.9%	78	85	+ 9.0%
Median Sales Price*	\$229,000	\$240,000	+ 4.8%	\$223,950	\$230,000	+ 2.7%
Average Sales Price*	\$232,374	\$233,046	+ 0.3%	\$223,116	\$236,623	+ 6.1%
Percent of List Price Received*	97.5%	100.2%	+ 2.8%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	74	41	- 44.6%	—	—	—
Months Supply of Inventory	3.3	2.1	- 36.4%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	7	2	- 71.4%	41	51	+ 24.4%
Pending Sales	0	4	—	35	44	+ 25.7%
Closed Sales	2	5	+ 150.0%	35	44	+ 25.7%
Days on Market Until Sale	86	69	- 19.8%	97	77	- 20.6%
Median Sales Price*	\$232,700	\$206,342	- 11.3%	\$209,900	\$206,842	- 1.5%
Average Sales Price*	\$232,700	\$210,011	- 9.8%	\$222,835	\$227,383	+ 2.0%
Percent of List Price Received*	97.9%	98.7%	+ 0.8%	97.3%	98.1%	+ 0.8%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	3.9	2.2	- 43.6%	—	—	—

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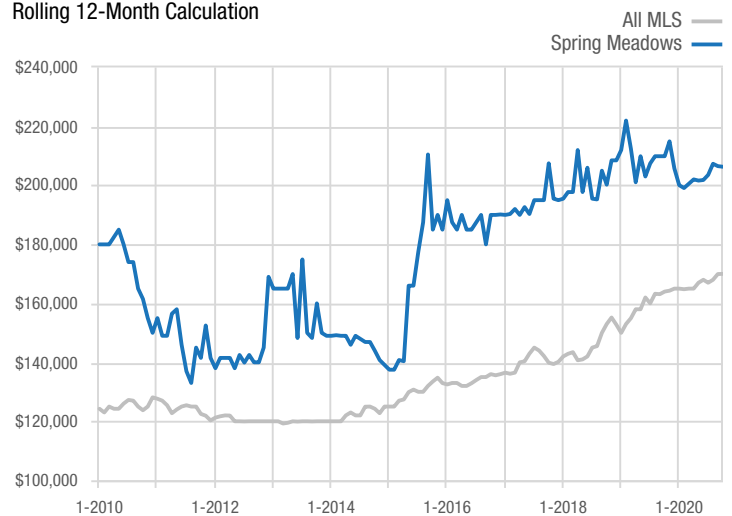
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

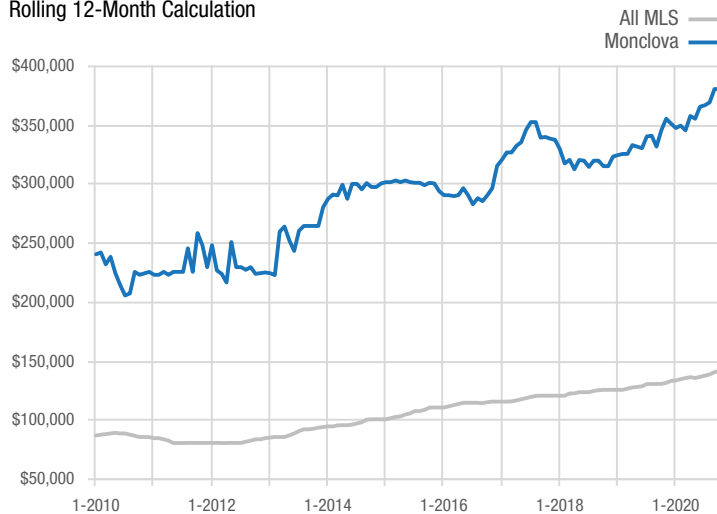
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	9	+ 200.0%	82	62	- 24.4%
Pending Sales	7	4	- 42.9%	63	55	- 12.7%
Closed Sales	7	5	- 28.6%	62	54	- 12.9%
Days on Market Until Sale	102	81	- 20.6%	102	114	+ 11.8%
Median Sales Price*	\$400,000	\$456,000	+ 14.0%	\$350,750	\$390,000	+ 11.2%
Average Sales Price*	\$441,414	\$495,700	+ 12.3%	\$354,310	\$386,745	+ 9.2%
Percent of List Price Received*	94.6%	100.5%	+ 6.2%	97.1%	98.2%	+ 1.1%
Inventory of Homes for Sale	27	17	- 37.0%	—	—	—
Months Supply of Inventory	4.8	3.3	- 31.3%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	2	—	2	15	+ 650.0%
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	5	—	—	—	—
Months Supply of Inventory	—	2.5	—	—	—	—

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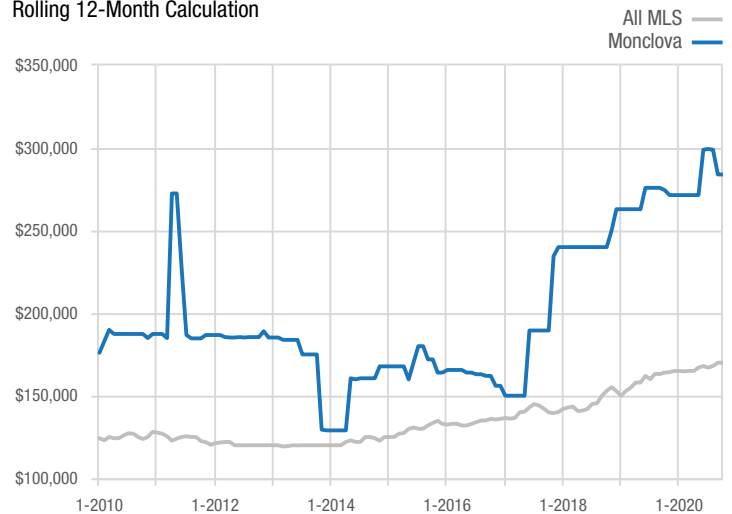
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

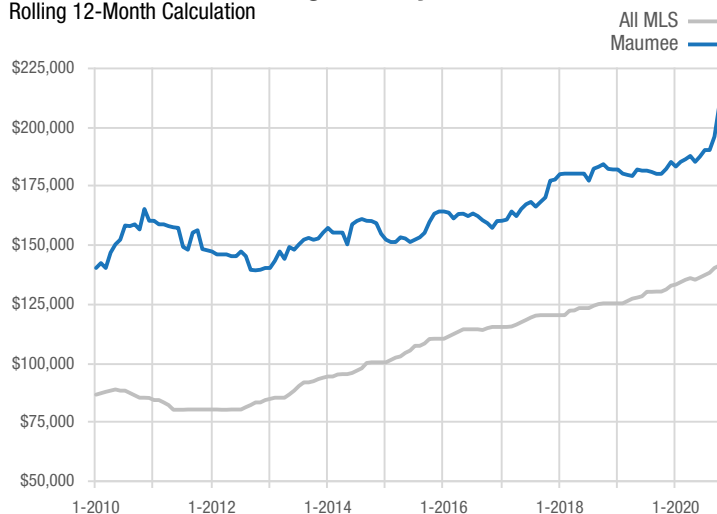
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	45	35	- 22.2%	478	424	- 11.3%
Pending Sales	30	49	+ 63.3%	362	354	- 2.2%
Closed Sales	31	51	+ 64.5%	353	350	- 0.8%
Days on Market Until Sale	71	55	- 22.5%	72	65	- 9.7%
Median Sales Price*	\$185,000	\$239,000	+ 29.2%	\$180,200	\$209,500	+ 16.3%
Average Sales Price*	\$245,792	\$286,025	+ 16.4%	\$217,673	\$239,857	+ 10.2%
Percent of List Price Received*	97.5%	100.3%	+ 2.9%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	108	69	- 36.1%	—	—	—
Months Supply of Inventory	3.2	2.0	- 37.5%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	4	6	+ 50.0%	59	56	- 5.1%
Pending Sales	9	8	- 11.1%	53	40	- 24.5%
Closed Sales	8	8	0.0%	50	41	- 18.0%
Days on Market Until Sale	61	64	+ 4.9%	61	77	+ 26.2%
Median Sales Price*	\$195,250	\$184,500	- 5.5%	\$210,250	\$205,000	- 2.5%
Average Sales Price*	\$248,994	\$211,413	- 15.1%	\$232,367	\$219,017	- 5.7%
Percent of List Price Received*	97.7%	98.0%	+ 0.3%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	2.3	3.9	+ 69.6%	—	—	—

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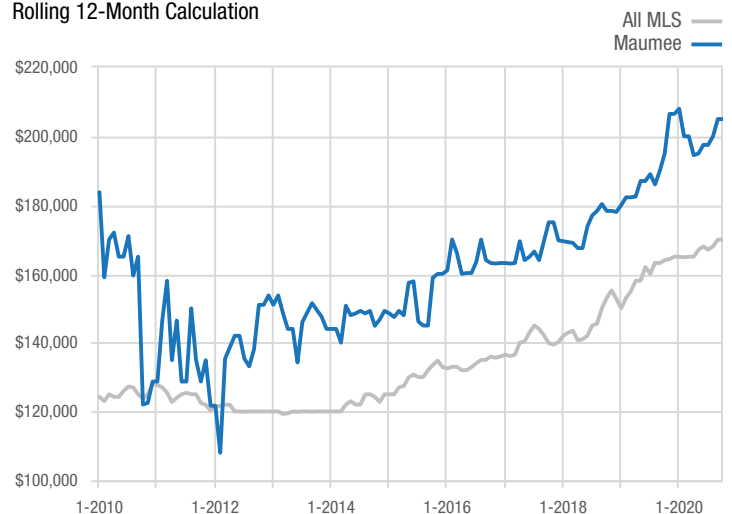
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

MLS Area 08: 43571

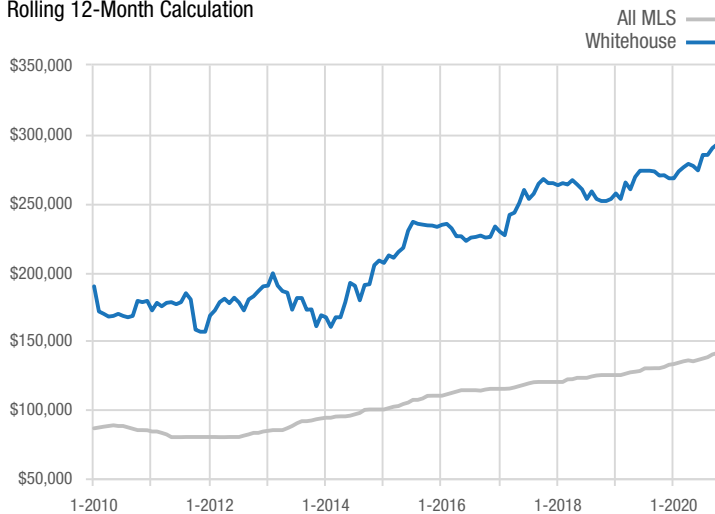
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	8	8	0.0%	168	125	- 25.6%
Pending Sales	11	4	- 63.6%	116	94	- 19.0%
Closed Sales	15	5	- 66.7%	117	95	- 18.8%
Days on Market Until Sale	65	110	+ 69.2%	82	85	+ 3.7%
Median Sales Price*	\$240,000	\$217,000	- 9.6%	\$266,500	\$291,375	+ 9.3%
Average Sales Price*	\$270,754	\$277,200	+ 2.4%	\$264,735	\$294,876	+ 11.4%
Percent of List Price Received*	98.4%	97.0%	- 1.4%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	39	32	- 17.9%	—	—	—
Months Supply of Inventory	3.7	3.6	- 2.7%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

* 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.

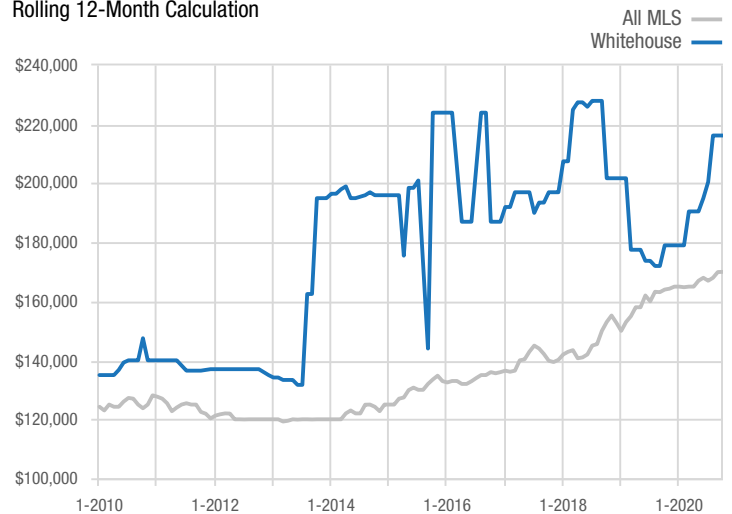
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Waterville

MLS Area 10: 43566

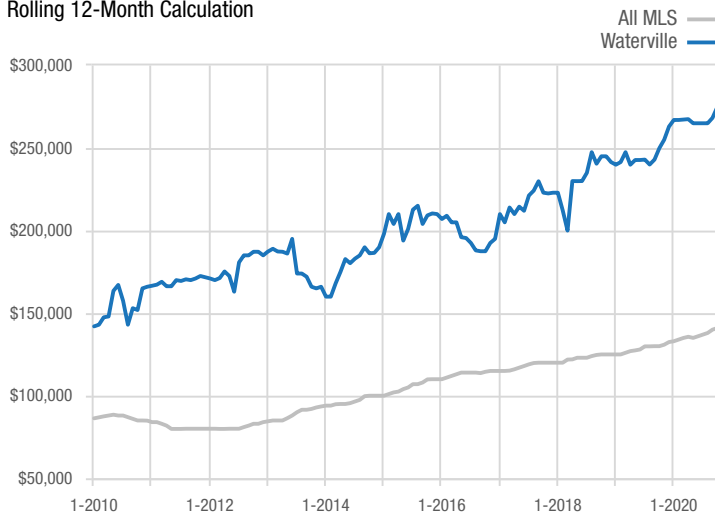
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	13	14	+ 7.7%	150	127	- 15.3%
Pending Sales	12	14	+ 16.7%	118	106	- 10.2%
Closed Sales	14	11	- 21.4%	114	106	- 7.0%
Days on Market Until Sale	73	87	+ 19.2%	80	89	+ 11.3%
Median Sales Price*	\$231,000	\$315,500	+ 36.6%	\$253,500	\$280,000	+ 10.5%
Average Sales Price*	\$239,571	\$284,673	+ 18.8%	\$254,916	\$267,850	+ 5.1%
Percent of List Price Received*	98.7%	101.0%	+ 2.3%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	31	33	+ 6.5%	—	—	—
Months Supply of Inventory	2.8	3.3	+ 17.9%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	5	4	- 20.0%	33	31	- 6.1%
Pending Sales	2	3	+ 50.0%	21	24	+ 14.3%
Closed Sales	2	2	0.0%	21	21	0.0%
Days on Market Until Sale	74	40	- 45.9%	55	93	+ 69.1%
Median Sales Price*	\$118,500	\$204,313	+ 72.4%	\$164,600	\$210,000	+ 27.6%
Average Sales Price*	\$118,500	\$204,313	+ 72.4%	\$165,624	\$233,896	+ 41.2%
Percent of List Price Received*	95.0%	99.7%	+ 4.9%	98.5%	99.3%	+ 0.8%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	5.5	4.0	- 27.3%	—	—	—

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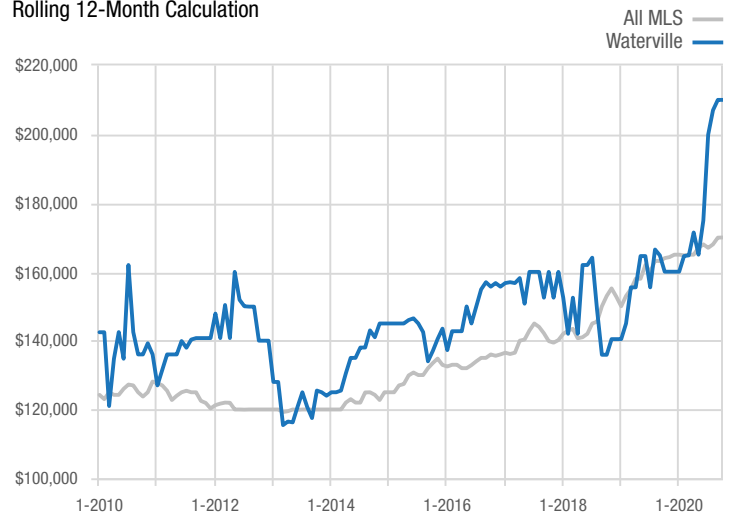
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Franklin Park / Trilby

MLS Area 11: 43623

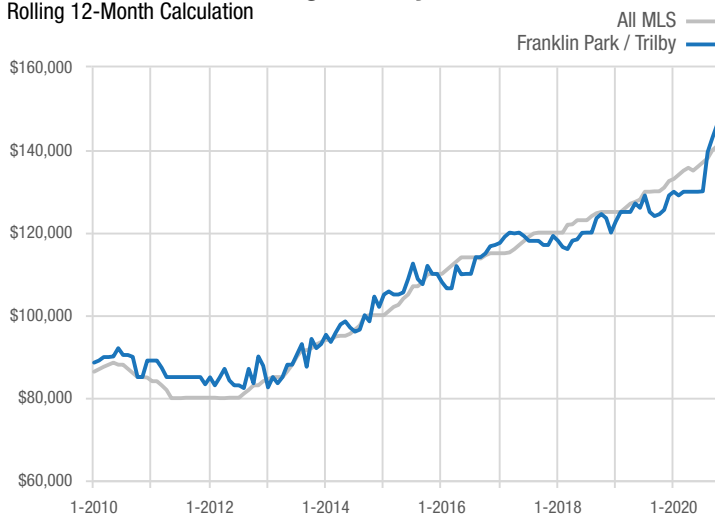
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	38	31	- 18.4%	282	270	- 4.3%
Pending Sales	21	24	+ 14.3%	208	237	+ 13.9%
Closed Sales	21	23	+ 9.5%	208	229	+ 10.1%
Days on Market Until Sale	49	40	- 18.4%	74	65	- 12.2%
Median Sales Price*	\$129,000	\$150,000	+ 16.3%	\$124,950	\$147,000	+ 17.6%
Average Sales Price*	\$133,010	\$169,600	+ 27.5%	\$149,033	\$175,432	+ 17.7%
Percent of List Price Received*	96.7%	99.9%	+ 3.3%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	72	48	- 33.3%	—	—	—
Months Supply of Inventory	3.6	2.1	- 41.7%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	1	0	- 100.0%	18	18	0.0%
Pending Sales	2	1	- 50.0%	15	15	0.0%
Closed Sales	3	1	- 66.7%	16	15	- 6.3%
Days on Market Until Sale	70	32	- 54.3%	58	69	+ 19.0%
Median Sales Price*	\$134,000	\$120,000	- 10.4%	\$119,500	\$127,000	+ 6.3%
Average Sales Price*	\$146,500	\$120,000	- 18.1%	\$127,556	\$119,360	- 6.4%
Percent of List Price Received*	99.9%	92.3%	- 7.6%	98.9%	96.1%	- 2.8%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

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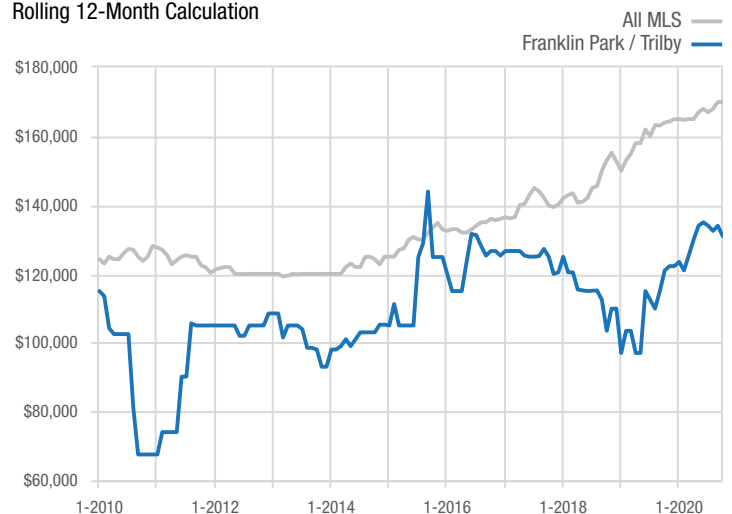
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

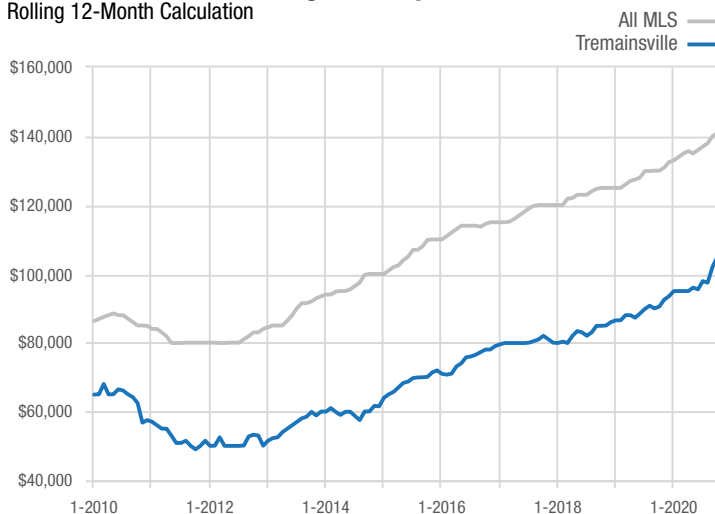
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	49	59	+ 20.4%	598	580	- 3.0%
Pending Sales	37	54	+ 45.9%	502	489	- 2.6%
Closed Sales	50	48	- 4.0%	503	458	- 8.9%
Days on Market Until Sale	66	52	- 21.2%	82	63	- 23.2%
Median Sales Price*	\$105,000	\$123,000	+ 17.1%	\$92,000	\$106,000	+ 15.2%
Average Sales Price*	\$97,691	\$122,018	+ 24.9%	\$90,701	\$103,707	+ 14.3%
Percent of List Price Received*	96.8%	100.6%	+ 3.9%	96.6%	98.8%	+ 2.3%
Inventory of Homes for Sale	130	115	- 11.5%	—	—	—
Months Supply of Inventory	2.7	2.4	- 11.1%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	3	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	52	—	—	65	—
Median Sales Price*	—	\$75,800	—	—	\$77,500	—
Average Sales Price*	—	\$75,800	—	—	\$77,767	—
Percent of List Price Received*	—	94.9%	—	—	93.5%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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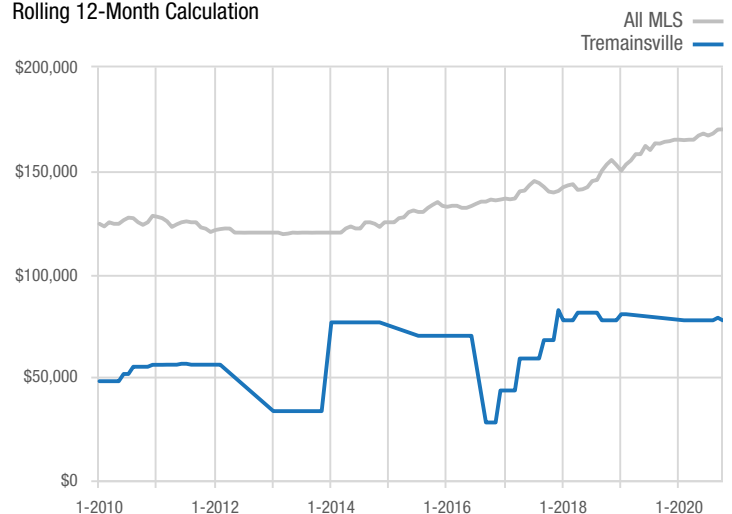
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

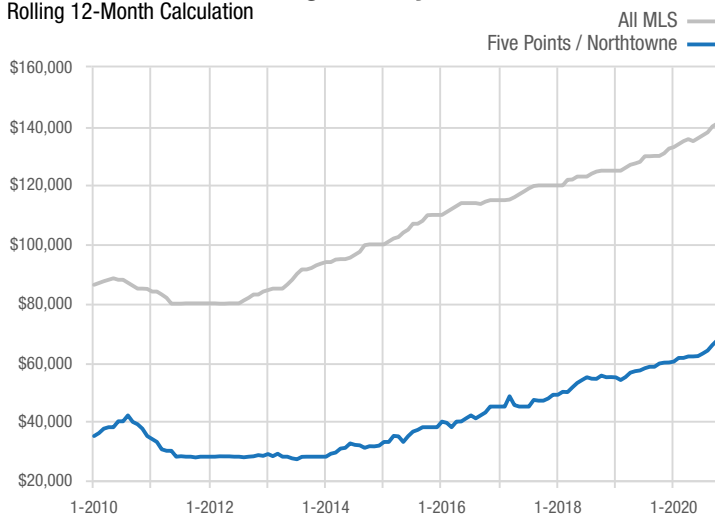
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	49	37	- 24.5%	430	391	- 9.1%
Pending Sales	47	43	- 8.5%	362	357	- 1.4%
Closed Sales	34	39	+ 14.7%	349	345	- 1.1%
Days on Market Until Sale	73	66	- 9.6%	79	77	- 2.5%
Median Sales Price*	\$67,375	\$83,250	+ 23.6%	\$59,900	\$69,900	+ 16.7%
Average Sales Price*	\$65,177	\$83,503	+ 28.1%	\$62,672	\$72,143	+ 15.1%
Percent of List Price Received*	92.3%	98.1%	+ 6.3%	95.0%	97.7%	+ 2.8%
Inventory of Homes for Sale	107	78	- 27.1%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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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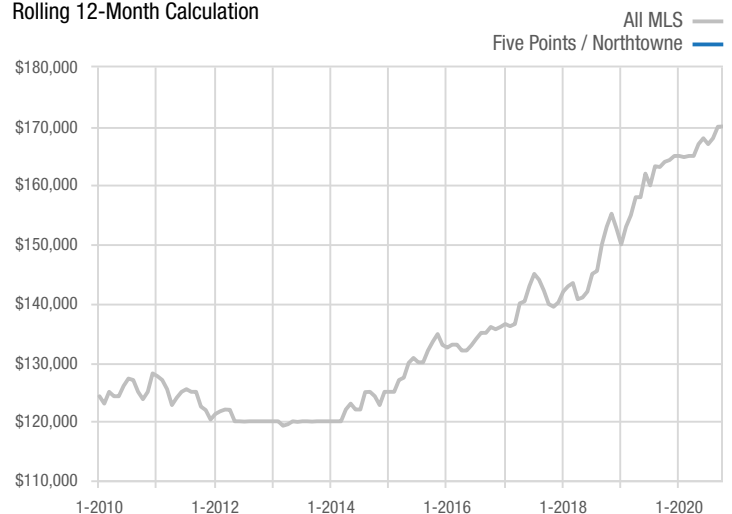
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

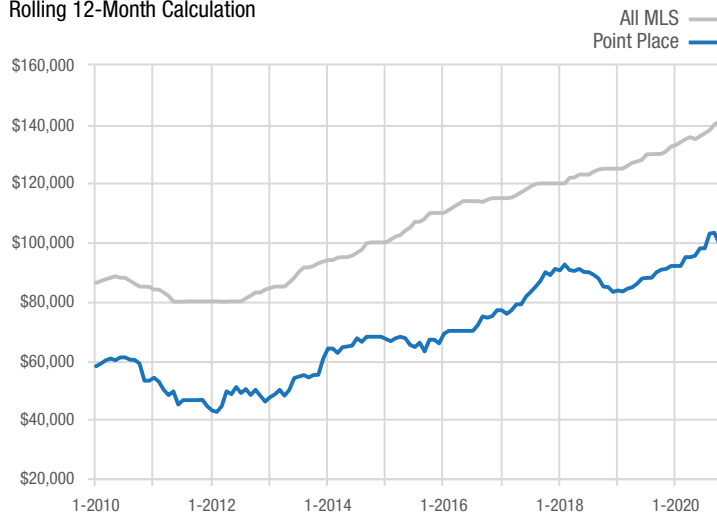
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	28	29	+ 3.6%	288	272	- 5.6%
Pending Sales	23	33	+ 43.5%	218	253	+ 16.1%
Closed Sales	23	37	+ 60.9%	215	253	+ 17.7%
Days on Market Until Sale	66	62	- 6.1%	71	73	+ 2.8%
Median Sales Price*	\$109,000	\$98,000	- 10.1%	\$92,299	\$103,000	+ 11.6%
Average Sales Price*	\$123,096	\$113,440	- 7.8%	\$99,681	\$107,853	+ 8.2%
Percent of List Price Received*	94.9%	99.3%	+ 4.6%	96.4%	98.3%	+ 2.0%
Inventory of Homes for Sale	77	43	- 44.2%	—	—	—
Months Supply of Inventory	3.7	1.8	- 51.4%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	1	—	2	1	- 50.0%
Days on Market Until Sale	—	89	—	30	89	+ 196.7%
Median Sales Price*	—	\$58,000	—	\$117,000	\$58,000	- 50.4%
Average Sales Price*	—	\$58,000	—	\$117,000	\$58,000	- 50.4%
Percent of List Price Received*	—	64.5%	—	92.5%	64.5%	- 30.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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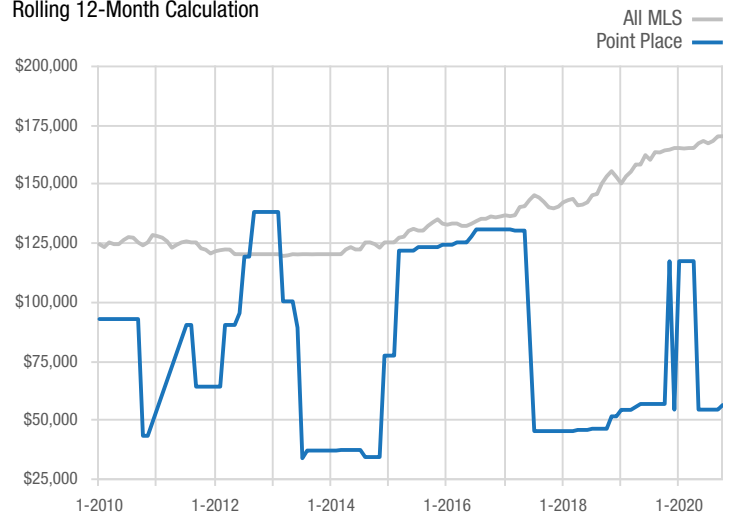
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

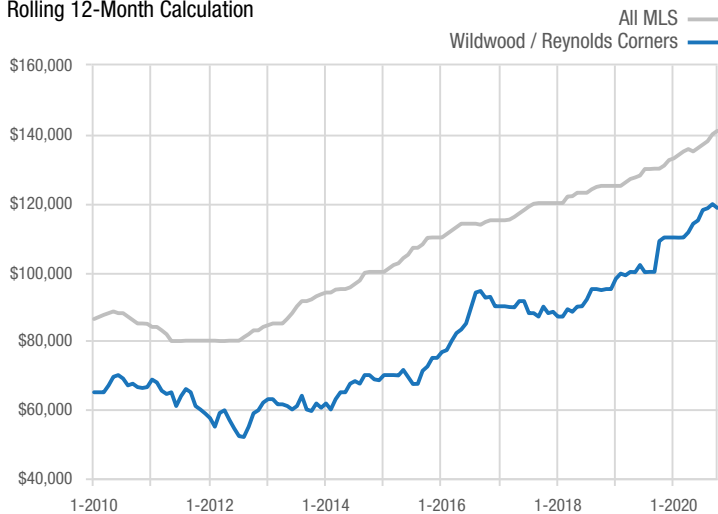
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	46	40	- 13.0%	409	377	- 7.8%
Pending Sales	27	40	+ 48.1%	320	307	- 4.1%
Closed Sales	26	41	+ 57.7%	316	305	- 3.5%
Days on Market Until Sale	87	56	- 35.6%	74	69	- 6.8%
Median Sales Price*	\$119,000	\$115,000	- 3.4%	\$110,000	\$118,550	+ 7.8%
Average Sales Price*	\$133,258	\$173,266	+ 30.0%	\$120,519	\$135,951	+ 12.8%
Percent of List Price Received*	96.4%	98.3%	+ 2.0%	97.9%	99.0%	+ 1.1%
Inventory of Homes for Sale	96	70	- 27.1%	—	—	—
Months Supply of Inventory	3.2	2.3	- 28.1%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	12	5	- 58.3%	74	52	- 29.7%
Pending Sales	5	0	- 100.0%	54	52	- 3.7%
Closed Sales	4	3	- 25.0%	51	53	+ 3.9%
Days on Market Until Sale	83	271	+ 226.5%	79	89	+ 12.7%
Median Sales Price*	\$108,500	\$91,000	- 16.1%	\$102,000	\$133,000	+ 30.4%
Average Sales Price*	\$101,600	\$117,633	+ 15.8%	\$105,301	\$126,582	+ 20.2%
Percent of List Price Received*	92.7%	95.4%	+ 2.9%	95.1%	96.6%	+ 1.6%
Inventory of Homes for Sale	20	7	- 65.0%	—	—	—
Months Supply of Inventory	3.6	1.2	- 66.7%	—	—	—

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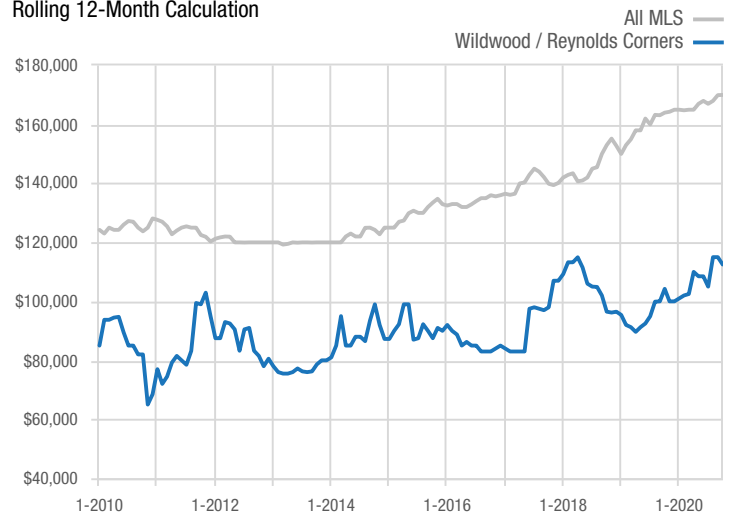
Median Sales Price - Single Family

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)

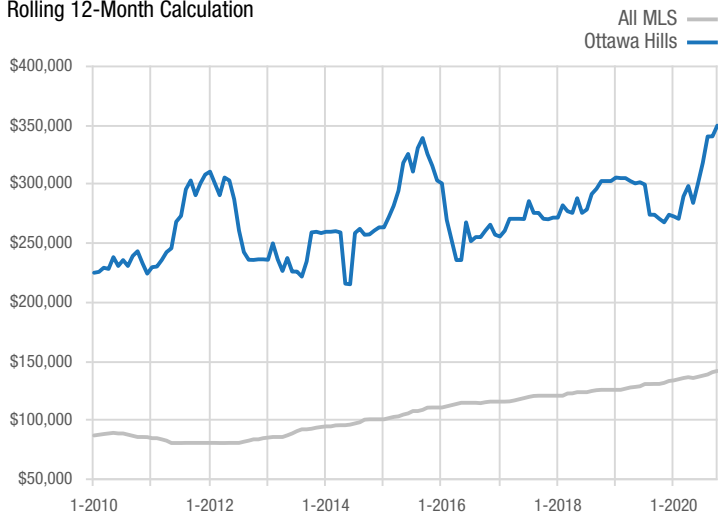
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	7	6	- 14.3%	126	122	- 3.2%
Pending Sales	4	9	+ 125.0%	81	87	+ 7.4%
Closed Sales	4	11	+ 175.0%	80	87	+ 8.8%
Days on Market Until Sale	126	77	- 38.9%	120	104	- 13.3%
Median Sales Price*	\$237,500	\$330,000	+ 38.9%	\$271,000	\$349,000	+ 28.8%
Average Sales Price*	\$230,875	\$421,623	+ 82.6%	\$322,137	\$387,505	+ 20.3%
Percent of List Price Received*	95.1%	96.8%	+ 1.8%	96.6%	96.0%	- 0.6%
Inventory of Homes for Sale	42	21	- 50.0%	—	—	—
Months Supply of Inventory	5.7	2.6	- 54.4%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	19	15	- 21.1%
Pending Sales	0	0	—	17	11	- 35.3%
Closed Sales	0	1	—	17	11	- 35.3%
Days on Market Until Sale	—	86	—	126	106	- 15.9%
Median Sales Price*	—	\$105,000	—	\$82,500	\$155,000	+ 87.9%
Average Sales Price*	—	\$105,000	—	\$91,410	\$178,082	+ 94.8%
Percent of List Price Received*	—	91.3%	—	95.2%	92.7%	- 2.6%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

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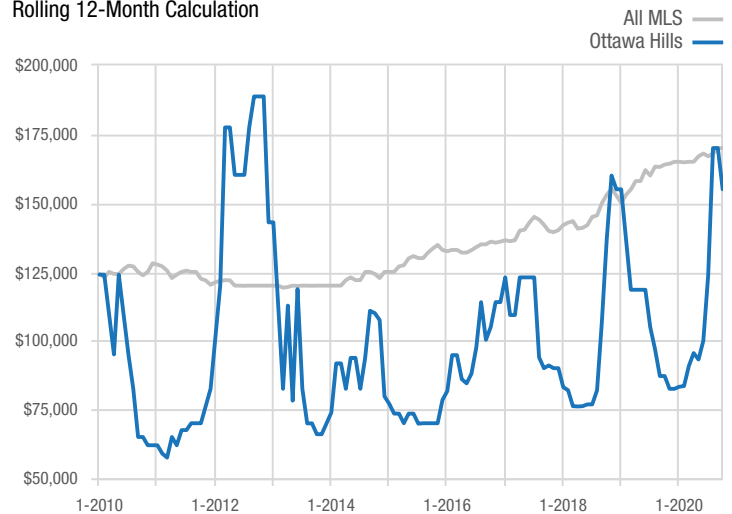
Median Sales Price - Single Family

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)

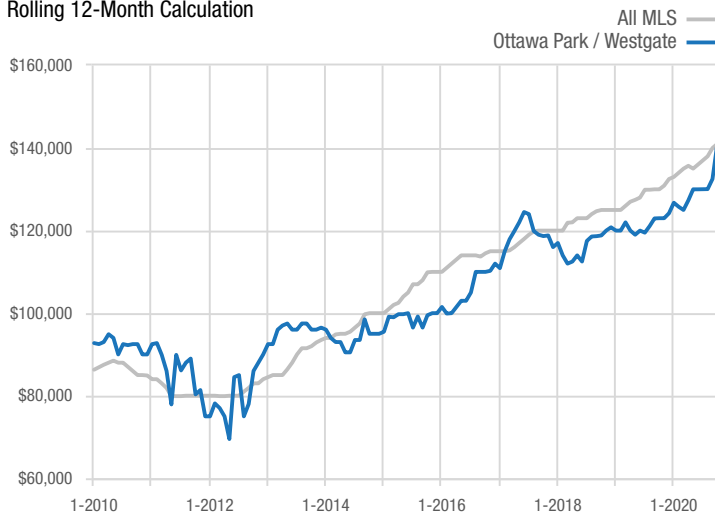
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	41	28	- 31.7%	292	244	- 16.4%
Pending Sales	16	21	+ 31.3%	222	213	- 4.1%
Closed Sales	21	25	+ 19.0%	224	208	- 7.1%
Days on Market Until Sale	96	53	- 44.8%	75	72	- 4.0%
Median Sales Price*	\$123,000	\$172,250	+ 40.0%	\$122,500	\$137,600	+ 12.3%
Average Sales Price*	\$129,214	\$175,446	+ 35.8%	\$126,664	\$141,459	+ 11.7%
Percent of List Price Received*	96.9%	99.8%	+ 3.0%	96.5%	99.3%	+ 2.9%
Inventory of Homes for Sale	83	42	- 49.4%	—	—	—
Months Supply of Inventory	3.6	1.9	- 47.2%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	1	1	0.0%	6	8	+ 33.3%
Pending Sales	0	0	—	7	5	- 28.6%
Closed Sales	0	0	—	7	5	- 28.6%
Days on Market Until Sale	—	—	—	63	37	- 41.3%
Median Sales Price*	—	—	—	\$125,000	\$66,500	- 46.8%
Average Sales Price*	—	—	—	\$117,557	\$71,580	- 39.1%
Percent of List Price Received*	—	—	—	97.3%	89.9%	- 7.6%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	3.0	+ 275.0%	—	—	—

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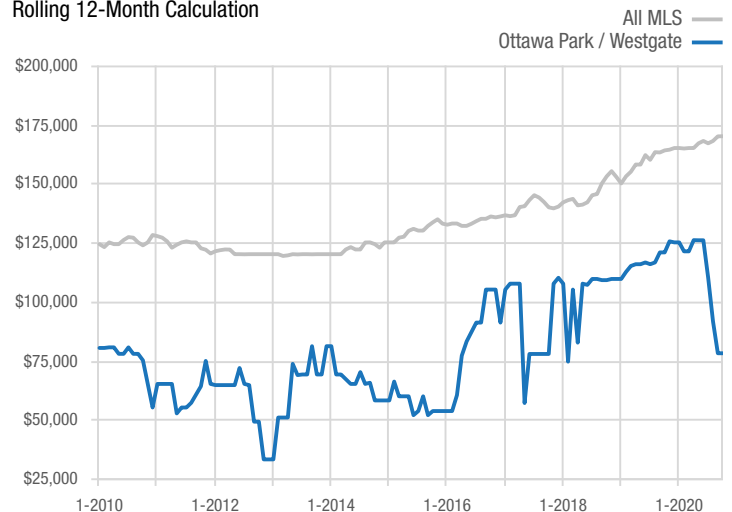
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Olde West End

MLS Area 18: 43610 and 43620

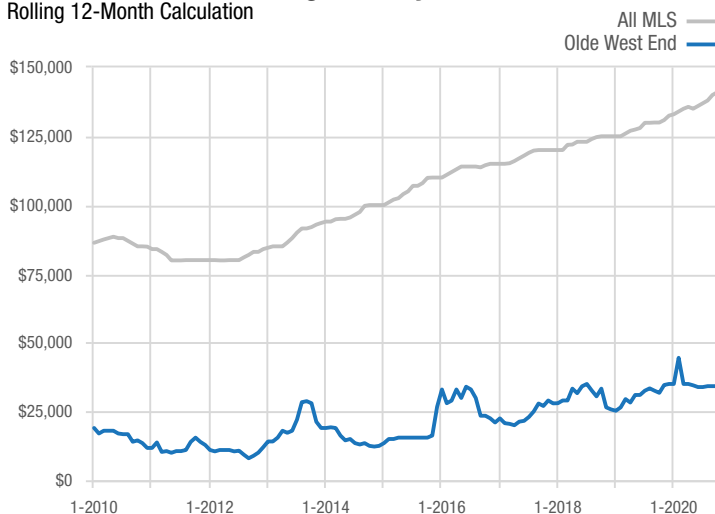
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	18	11	- 38.9%	82	74	- 9.8%
Pending Sales	5	5	0.0%	43	45	+ 4.7%
Closed Sales	3	9	+ 200.0%	40	43	+ 7.5%
Days on Market Until Sale	66	48	- 27.3%	102	88	- 13.7%
Median Sales Price*	\$125,000	\$37,000	- 70.4%	\$41,500	\$34,750	- 16.3%
Average Sales Price*	\$96,667	\$72,714	- 24.8%	\$78,427	\$67,476	- 14.0%
Percent of List Price Received*	82.5%	99.6%	+ 20.7%	89.5%	93.0%	+ 3.9%
Inventory of Homes for Sale	37	29	- 21.6%	—	—	—
Months Supply of Inventory	8.4	5.5	- 34.5%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	1	0.0%	3	6	+ 100.0%
Pending Sales	0	1	—	1	5	+ 400.0%
Closed Sales	0	1	—	3	5	+ 66.7%
Days on Market Until Sale	—	127	—	119	75	- 37.0%
Median Sales Price*	—	\$75,000	—	\$78,000	\$55,000	- 29.5%
Average Sales Price*	—	\$75,000	—	\$72,000	\$62,370	- 13.4%
Percent of List Price Received*	—	75.0%	—	88.3%	91.1%	+ 3.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

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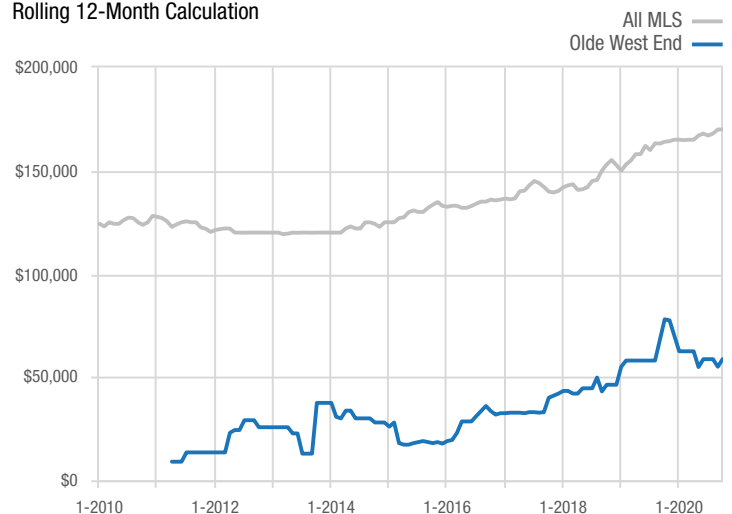
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

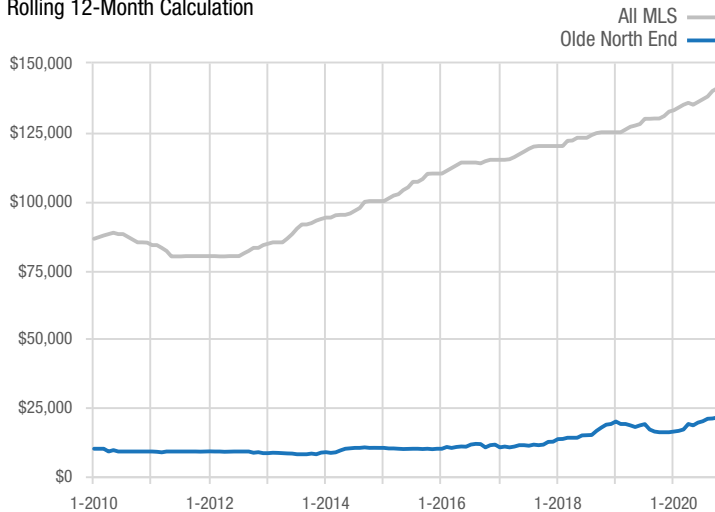
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	12	13	+ 8.3%	140	107	- 23.6%
Pending Sales	12	11	- 8.3%	84	81	- 3.6%
Closed Sales	10	12	+ 20.0%	85	79	- 7.1%
Days on Market Until Sale	80	67	- 16.3%	81	89	+ 9.9%
Median Sales Price*	\$21,500	\$26,000	+ 20.9%	\$16,000	\$21,340	+ 33.4%
Average Sales Price*	\$28,430	\$36,033	+ 26.7%	\$19,463	\$27,050	+ 39.0%
Percent of List Price Received*	96.3%	91.4%	- 5.1%	86.7%	91.6%	+ 5.7%
Inventory of Homes for Sale	38	16	- 57.9%	—	—	—
Months Supply of Inventory	4.7	2.1	- 55.3%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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

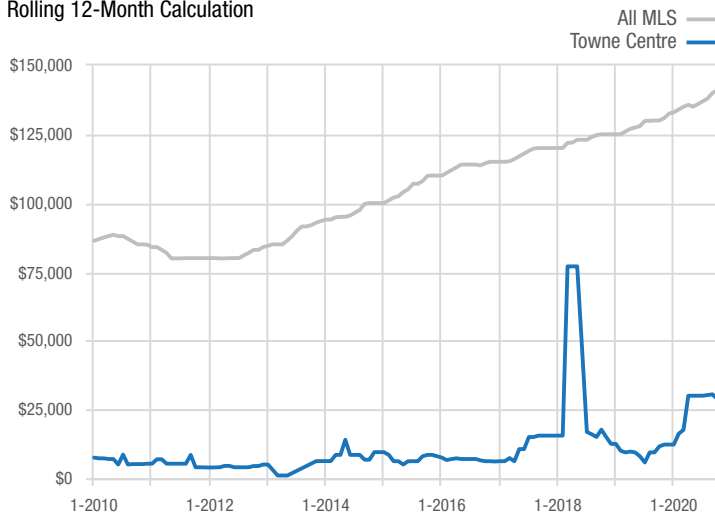
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	2	0	- 100.0%	21	11	- 47.6%
Pending Sales	2	2	0.0%	10	13	+ 30.0%
Closed Sales	2	3	+ 50.0%	10	13	+ 30.0%
Days on Market Until Sale	116	235	+ 102.6%	71	158	+ 122.5%
Median Sales Price*	\$64,950	\$27,700	- 57.4%	\$14,200	\$30,000	+ 111.3%
Average Sales Price*	\$64,950	\$22,177	- 65.9%	\$21,587	\$42,370	+ 96.3%
Percent of List Price Received*	95.5%	99.2%	+ 3.9%	83.7%	92.7%	+ 10.8%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	1	1	0.0%	16	9	- 43.8%
Pending Sales	2	0	- 100.0%	20	7	- 65.0%
Closed Sales	2	1	- 50.0%	20	7	- 65.0%
Days on Market Until Sale	29	44	+ 51.7%	94	48	- 48.9%
Median Sales Price*	\$227,750	\$235,000	+ 3.2%	\$199,000	\$230,000	+ 15.6%
Average Sales Price*	\$227,750	\$235,000	+ 3.2%	\$203,457	\$217,486	+ 6.9%
Percent of List Price Received*	96.5%	100.0%	+ 3.6%	97.4%	95.7%	- 1.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

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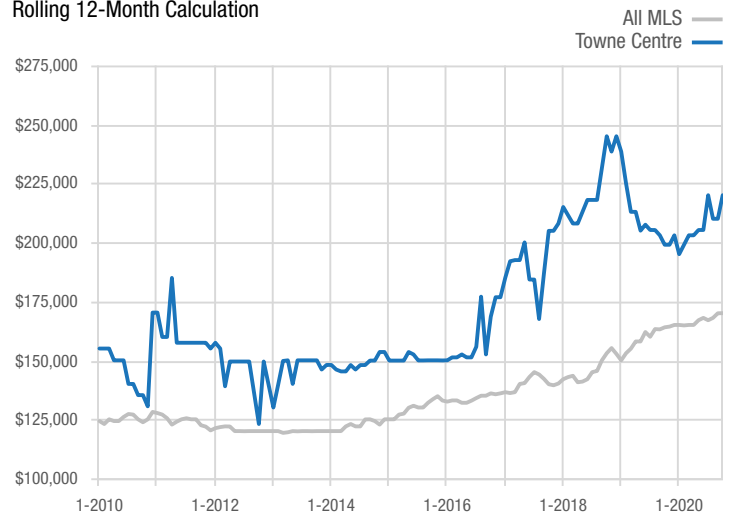
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

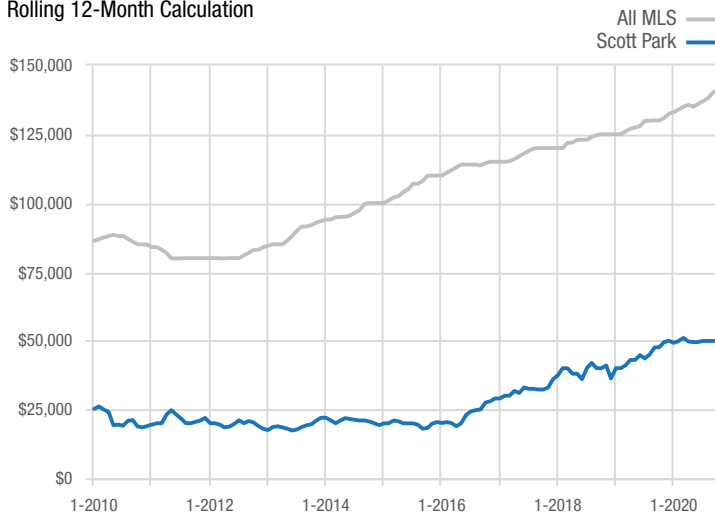
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	18	16	- 11.1%	172	152	- 11.6%
Pending Sales	16	18	+ 12.5%	145	117	- 19.3%
Closed Sales	16	19	+ 18.8%	146	109	- 25.3%
Days on Market Until Sale	59	55	- 6.8%	84	67	- 20.2%
Median Sales Price*	\$40,500	\$56,000	+ 38.3%	\$48,900	\$46,000	- 5.9%
Average Sales Price*	\$59,320	\$61,322	+ 3.4%	\$56,647	\$57,015	+ 0.6%
Percent of List Price Received*	89.7%	96.2%	+ 7.2%	91.7%	93.7%	+ 2.2%
Inventory of Homes for Sale	34	30	- 11.8%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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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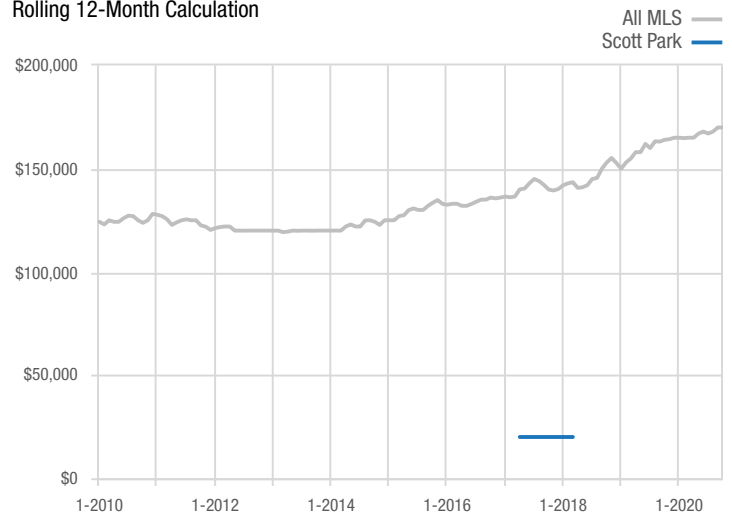
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

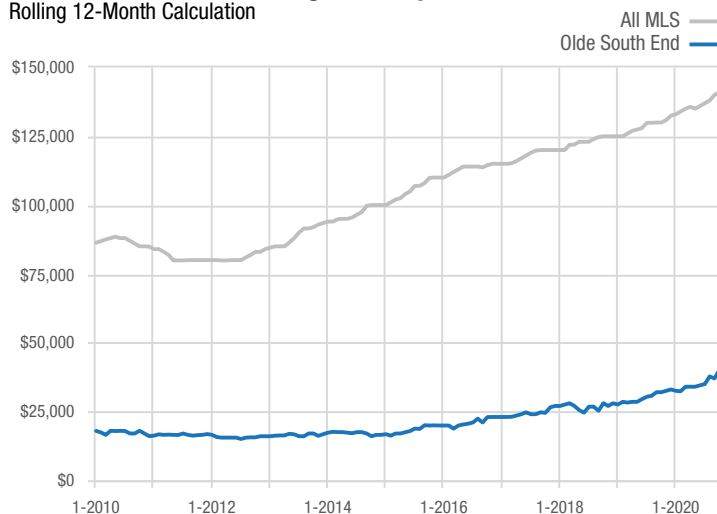
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	20	26	+ 30.0%	228	218	- 4.4%
Pending Sales	13	21	+ 61.5%	157	174	+ 10.8%
Closed Sales	13	21	+ 61.5%	163	164	+ 0.6%
Days on Market Until Sale	51	56	+ 9.8%	65	73	+ 12.3%
Median Sales Price*	\$30,000	\$51,525	+ 71.8%	\$32,150	\$40,500	+ 26.0%
Average Sales Price*	\$35,092	\$46,456	+ 32.4%	\$34,247	\$40,530	+ 18.3%
Percent of List Price Received*	87.4%	95.9%	+ 9.7%	91.3%	92.6%	+ 1.4%
Inventory of Homes for Sale	56	42	- 25.0%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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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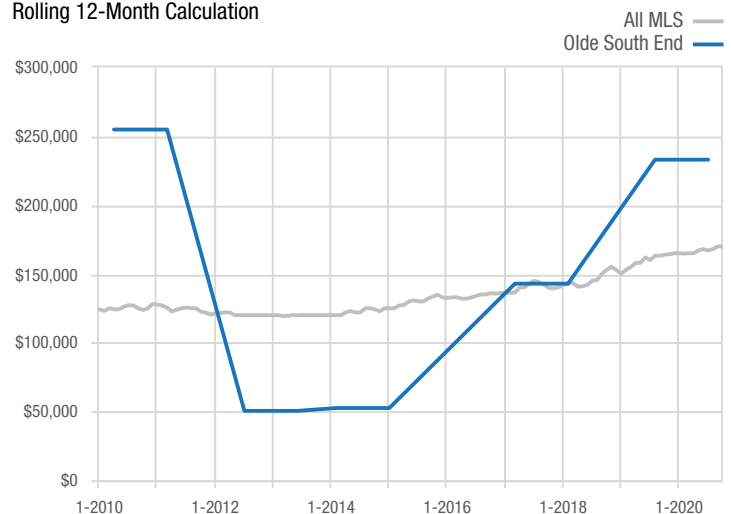
Median Sales Price - Single Family

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

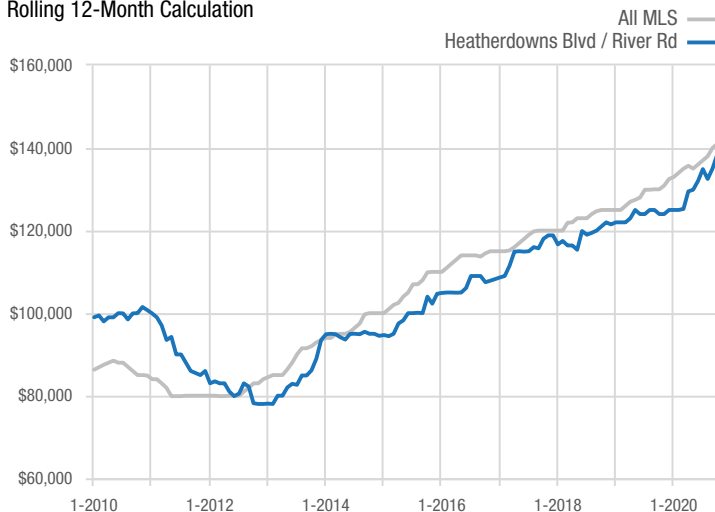
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	53	47	- 11.3%	467	459	- 1.7%
Pending Sales	39	54	+ 38.5%	365	420	+ 15.1%
Closed Sales	35	53	+ 51.4%	356	413	+ 16.0%
Days on Market Until Sale	61	71	+ 16.4%	73	73	0.0%
Median Sales Price*	\$118,000	\$144,900	+ 22.8%	\$124,950	\$140,000	+ 12.0%
Average Sales Price*	\$121,743	\$147,615	+ 21.3%	\$127,776	\$147,197	+ 15.2%
Percent of List Price Received*	97.0%	100.5%	+ 3.6%	98.2%	99.2%	+ 1.0%
Inventory of Homes for Sale	117	79	- 32.5%	—	—	—
Months Supply of Inventory	3.4	2.0	- 41.2%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	1	- 50.0%	61	41	- 32.8%
Pending Sales	4	1	- 75.0%	46	34	- 26.1%
Closed Sales	3	1	- 66.7%	45	35	- 22.2%
Days on Market Until Sale	53	31	- 41.5%	79	68	- 13.9%
Median Sales Price*	\$28,000	\$138,000	+ 392.9%	\$76,900	\$125,000	+ 62.5%
Average Sales Price*	\$77,000	\$138,000	+ 79.2%	\$84,206	\$125,714	+ 49.3%
Percent of List Price Received*	91.9%	92.0%	+ 0.1%	93.2%	97.2%	+ 4.3%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	4.1	3.7	- 9.8%	—	—	—

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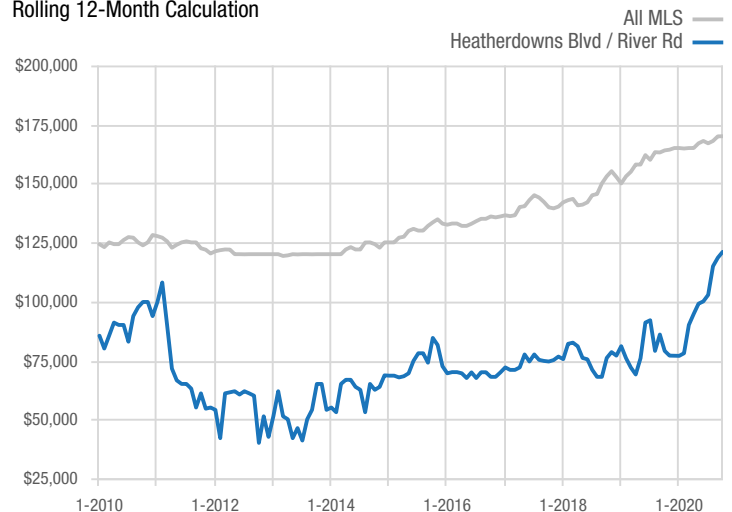
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

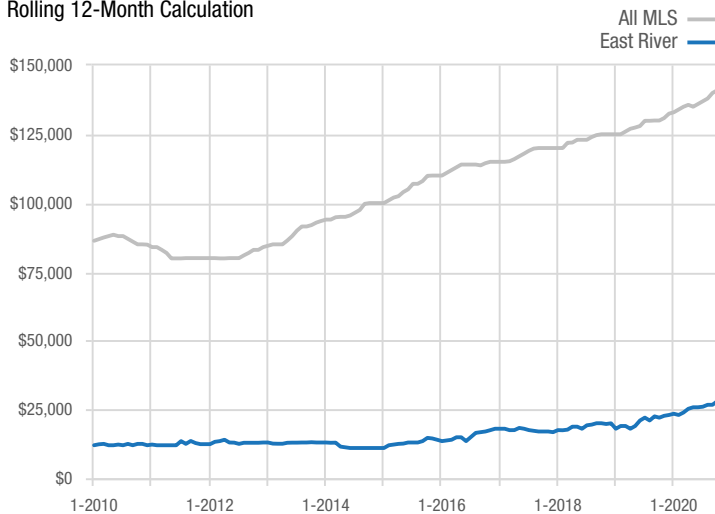
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	35	19	- 45.7%	196	154	- 21.4%
Pending Sales	13	19	+ 46.2%	131	138	+ 5.3%
Closed Sales	13	19	+ 46.2%	134	134	0.0%
Days on Market Until Sale	91	52	- 42.9%	81	86	+ 6.2%
Median Sales Price*	\$15,500	\$45,000	+ 190.3%	\$22,040	\$29,000	+ 31.6%
Average Sales Price*	\$23,070	\$44,672	+ 93.6%	\$27,320	\$33,990	+ 24.4%
Percent of List Price Received*	93.2%	95.0%	+ 1.9%	90.8%	93.7%	+ 3.2%
Inventory of Homes for Sale	66	34	- 48.5%	—	—	—
Months Supply of Inventory	4.8	2.3	- 52.1%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
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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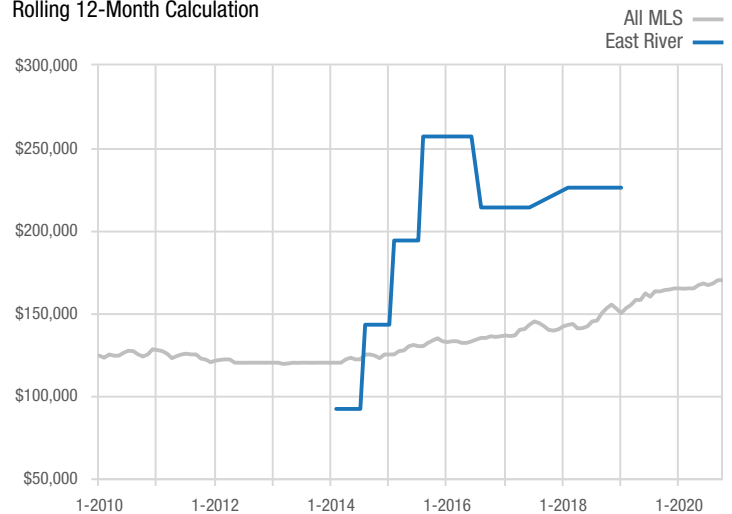
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

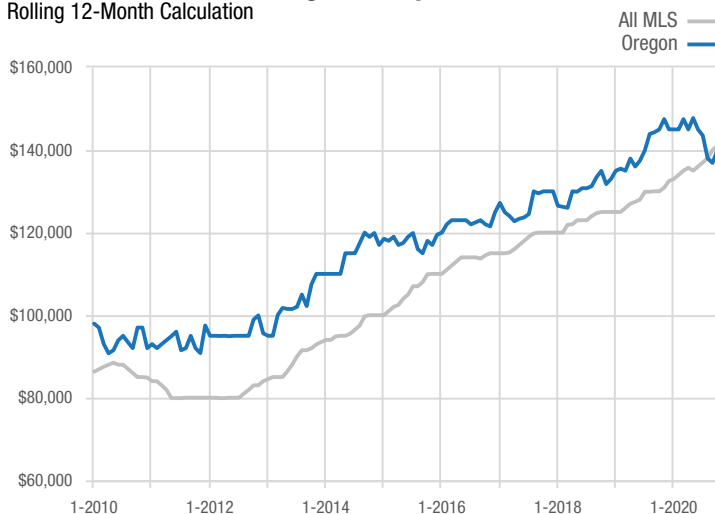
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	28	27	- 3.6%	265	253	- 4.5%
Pending Sales	22	28	+ 27.3%	225	226	+ 0.4%
Closed Sales	28	24	- 14.3%	224	221	- 1.3%
Days on Market Until Sale	72	69	- 4.2%	83	83	0.0%
Median Sales Price*	\$138,000	\$156,500	+ 13.4%	\$149,900	\$139,900	- 6.7%
Average Sales Price*	\$147,999	\$162,079	+ 9.5%	\$161,881	\$157,876	- 2.5%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	68	58	- 14.7%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	0	- 100.0%	10	9	- 10.0%
Pending Sales	2	0	- 100.0%	6	7	+ 16.7%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Days on Market Until Sale	49	33	- 32.7%	48	79	+ 64.6%
Median Sales Price*	\$160,000	\$229,400	+ 43.4%	\$176,000	\$191,650	+ 8.9%
Average Sales Price*	\$160,000	\$229,400	+ 43.4%	\$182,180	\$185,117	+ 1.6%
Percent of List Price Received*	94.2%	100.0%	+ 6.2%	96.9%	102.2%	+ 5.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

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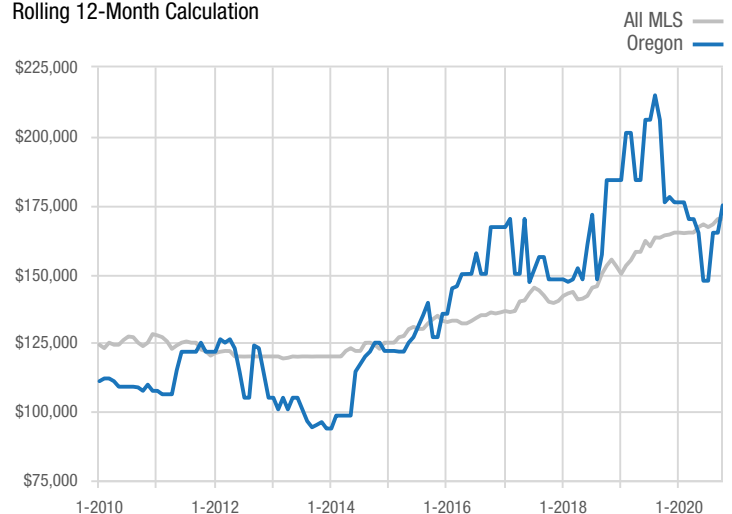
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	3	1	- 66.7%	19	24	+ 26.3%
Pending Sales	2	1	- 50.0%	18	20	+ 11.1%
Closed Sales	3	0	- 100.0%	17	18	+ 5.9%
Days on Market Until Sale	59	—	—	89	90	+ 1.1%
Median Sales Price*	\$179,900	—	—	\$179,900	\$133,500	- 25.8%
Average Sales Price*	\$214,800	—	—	\$180,365	\$161,694	- 10.4%
Percent of List Price Received*	94.3%	—	—	93.6%	99.7%	+ 6.5%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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	—	—	—	—	—	—

* 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.

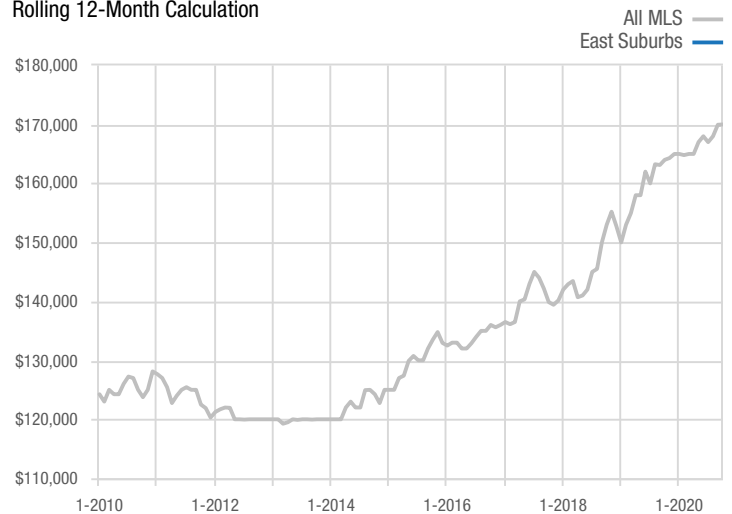
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2020

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

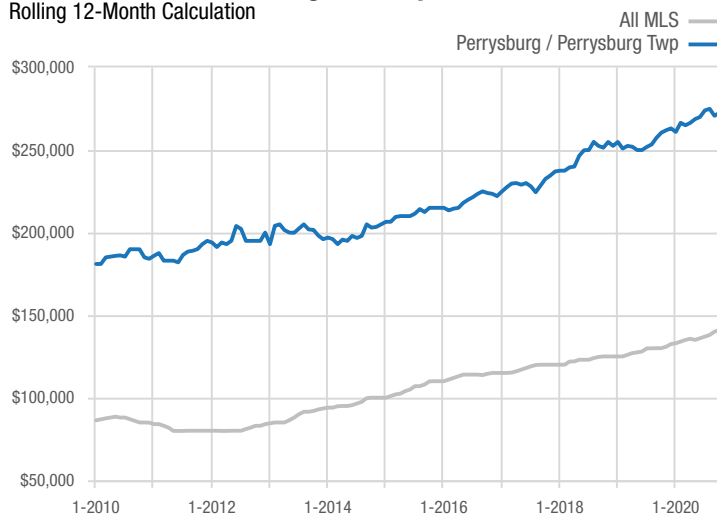
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	54	60	+ 11.1%	651	578	- 11.2%
Pending Sales	48	57	+ 18.8%	496	479	- 3.4%
Closed Sales	41	47	+ 14.6%	485	457	- 5.8%
Days on Market Until Sale	87	88	+ 1.1%	91	88	- 3.3%
Median Sales Price*	\$263,000	\$277,000	+ 5.3%	\$263,000	\$273,000	+ 3.8%
Average Sales Price*	\$285,680	\$325,652	+ 14.0%	\$299,141	\$305,651	+ 2.2%
Percent of List Price Received*	98.0%	98.7%	+ 0.7%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	158	125	- 20.9%	—	—	—
Months Supply of Inventory	3.4	2.7	- 20.6%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	7	4	- 42.9%	83	89	+ 7.2%
Pending Sales	5	7	+ 40.0%	63	80	+ 27.0%
Closed Sales	4	7	+ 75.0%	61	79	+ 29.5%
Days on Market Until Sale	76	71	- 6.6%	72	72	0.0%
Median Sales Price*	\$170,500	\$220,000	+ 29.0%	\$208,000	\$206,000	- 1.0%
Average Sales Price*	\$168,750	\$282,771	+ 67.6%	\$214,765	\$211,392	- 1.6%
Percent of List Price Received*	95.7%	98.5%	+ 2.9%	96.5%	98.1%	+ 1.7%
Inventory of Homes for Sale	23	14	- 39.1%	—	—	—
Months Supply of Inventory	4.0	1.9	- 52.5%	—	—	—

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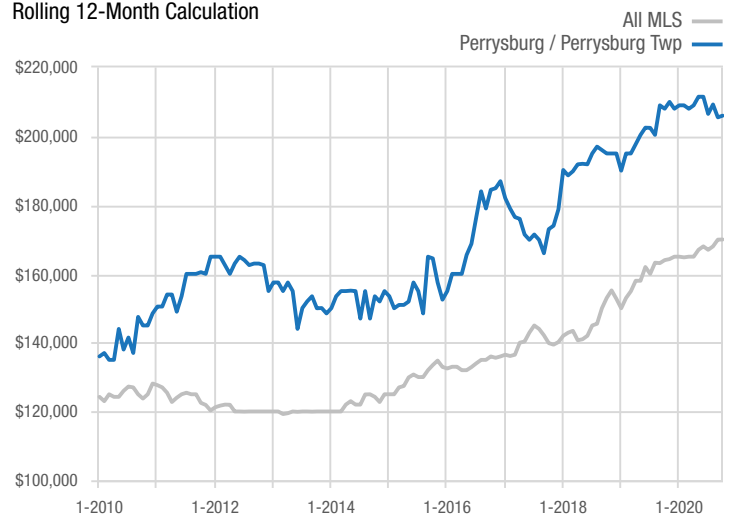
Median Sales Price - Single Family

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

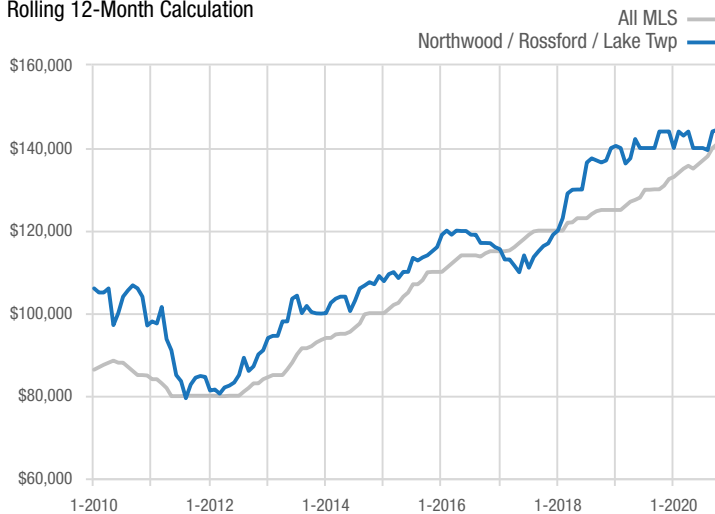
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	30	22	- 26.7%	273	255	- 6.6%
Pending Sales	18	19	+ 5.6%	232	230	- 0.9%
Closed Sales	23	22	- 4.3%	236	231	- 2.1%
Days on Market Until Sale	61	75	+ 23.0%	78	73	- 6.4%
Median Sales Price*	\$144,000	\$141,750	- 1.6%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$138,752	\$155,082	+ 11.8%	\$151,232	\$155,909	+ 3.1%
Percent of List Price Received*	96.9%	99.3%	+ 2.5%	98.0%	99.4%	+ 1.4%
Inventory of Homes for Sale	60	43	- 28.3%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	0	0	—	11	4	- 63.6%
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	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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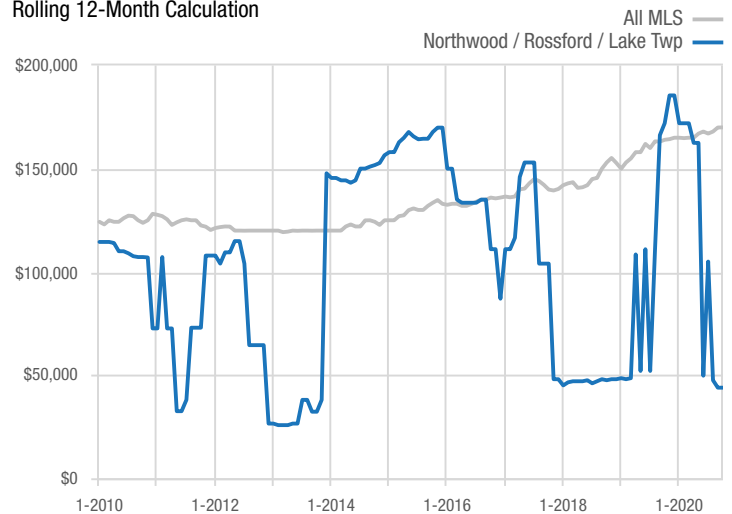
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

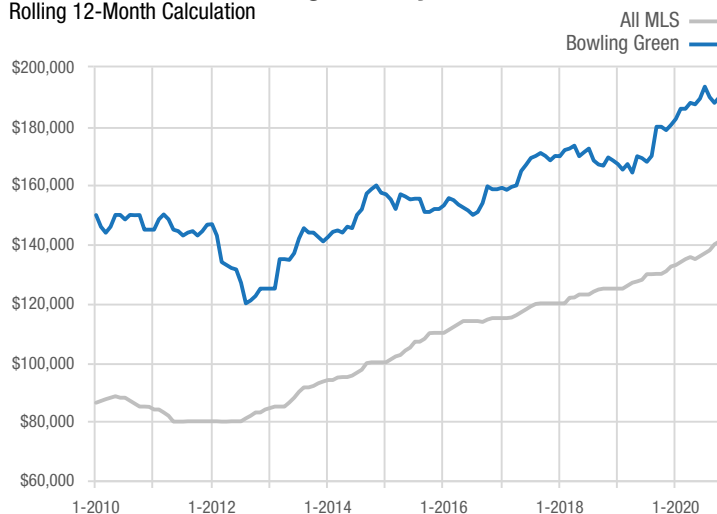
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	27	16	- 40.7%	210	185	- 11.9%
Pending Sales	23	12	- 47.8%	181	162	- 10.5%
Closed Sales	20	17	- 15.0%	177	161	- 9.0%
Days on Market Until Sale	79	45	- 43.0%	72	62	- 13.9%
Median Sales Price*	\$161,000	\$182,500	+ 13.4%	\$180,250	\$191,500	+ 6.2%
Average Sales Price*	\$165,682	\$211,441	+ 27.6%	\$197,835	\$207,482	+ 4.9%
Percent of List Price Received*	96.3%	101.3%	+ 5.2%	97.9%	99.5%	+ 1.6%
Inventory of Homes for Sale	48	46	- 4.2%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	2	- 33.3%	20	32	+ 60.0%
Pending Sales	2	5	+ 150.0%	13	32	+ 146.2%
Closed Sales	2	3	+ 50.0%	13	30	+ 130.8%
Days on Market Until Sale	29	60	+ 106.9%	41	69	+ 68.3%
Median Sales Price*	\$150,500	\$155,000	+ 3.0%	\$137,500	\$183,450	+ 33.4%
Average Sales Price*	\$150,500	\$159,967	+ 6.3%	\$163,488	\$206,860	+ 26.5%
Percent of List Price Received*	96.0%	98.2%	+ 2.3%	98.6%	98.7%	+ 0.1%
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	4.5	0.3	- 93.3%	—	—	—

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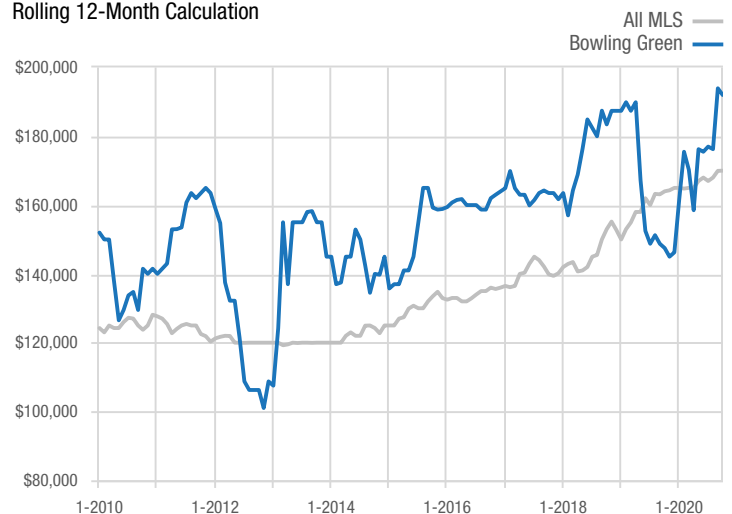
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

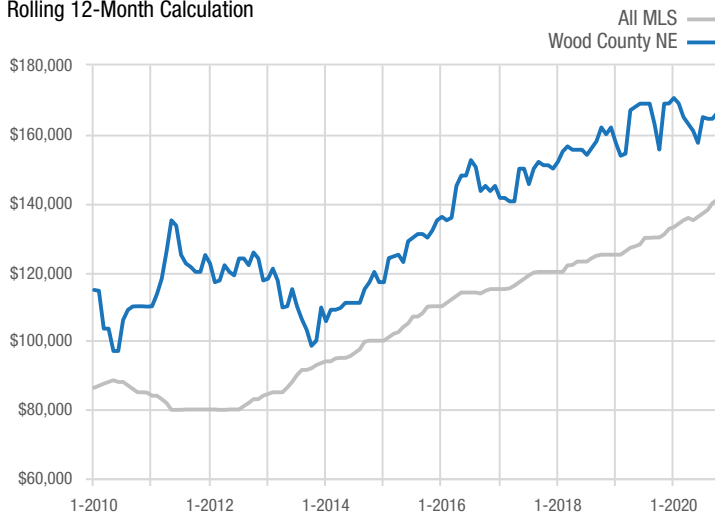
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	10	6	- 40.0%	78	59	- 24.4%
Pending Sales	4	4	0.0%	56	58	+ 3.6%
Closed Sales	2	7	+ 250.0%	54	60	+ 11.1%
Days on Market Until Sale	85	76	- 10.6%	66	100	+ 51.5%
Median Sales Price*	\$115,000	\$147,750	+ 28.5%	\$168,900	\$164,000	- 2.9%
Average Sales Price*	\$115,000	\$193,283	+ 68.1%	\$172,123	\$167,977	- 2.4%
Percent of List Price Received*	93.9%	111.0%	+ 18.2%	97.3%	99.4%	+ 2.2%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	—	0	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	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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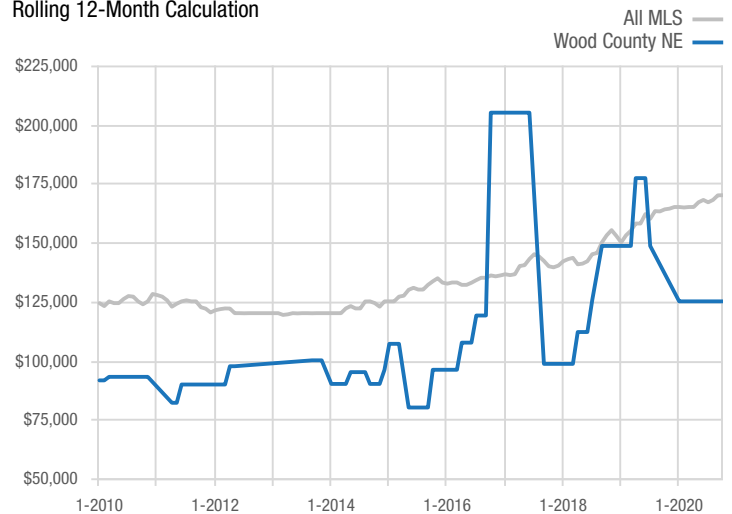
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

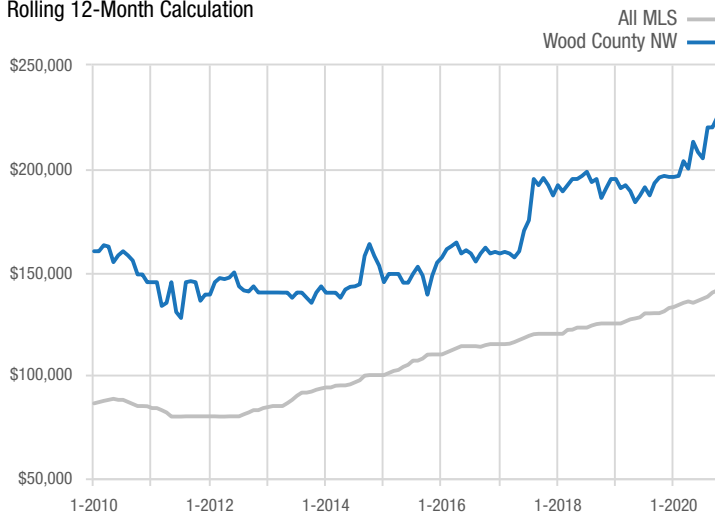
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	11	11	0.0%	98	85	- 13.3%
Pending Sales	7	8	+ 14.3%	79	69	- 12.7%
Closed Sales	8	8	0.0%	80	68	- 15.0%
Days on Market Until Sale	79	97	+ 22.8%	81	82	+ 1.2%
Median Sales Price*	\$220,500	\$234,500	+ 6.3%	\$196,000	\$228,000	+ 16.3%
Average Sales Price*	\$241,550	\$241,475	- 0.0%	\$206,123	\$237,366	+ 15.2%
Percent of List Price Received*	98.6%	101.2%	+ 2.6%	98.6%	101.0%	+ 2.4%
Inventory of Homes for Sale	24	23	- 4.2%	—	—	—
Months Supply of Inventory	3.1	3.4	+ 9.7%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	0	- 100.0%	4	1	- 75.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	80	—	32	103	+ 221.9%
Median Sales Price*	—	\$119,000	—	\$115,000	\$117,500	+ 2.2%
Average Sales Price*	—	\$119,000	—	\$115,000	\$117,500	+ 2.2%
Percent of List Price Received*	—	88.2%	—	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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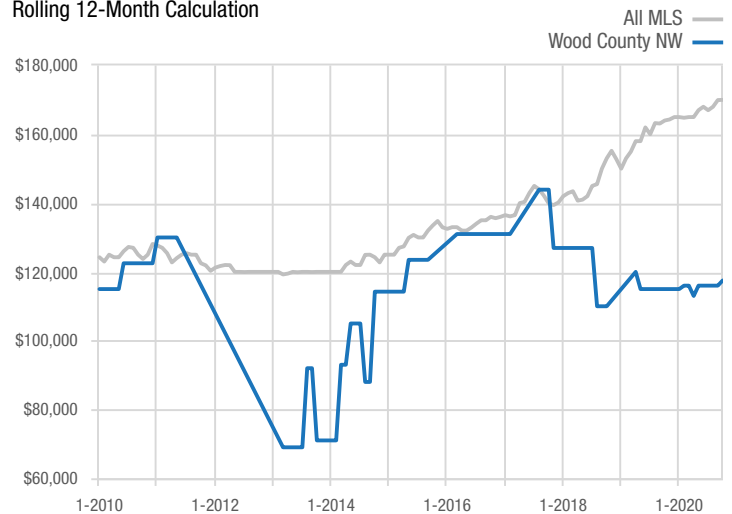
Median Sales Price - Single Family

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

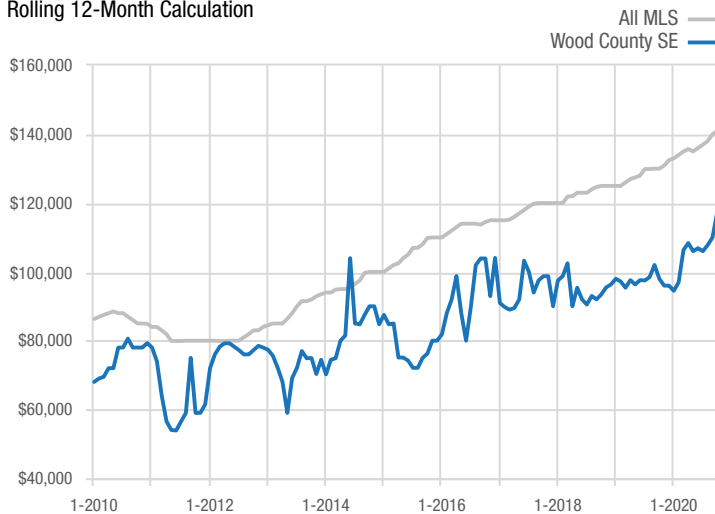
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	5	6	+ 20.0%	74	62	- 16.2%
Pending Sales	8	3	- 62.5%	57	52	- 8.8%
Closed Sales	9	5	- 44.4%	57	51	- 10.5%
Days on Market Until Sale	62	53	- 14.5%	83	72	- 13.3%
Median Sales Price*	\$93,750	\$238,500	+ 154.4%	\$94,500	\$114,500	+ 21.2%
Average Sales Price*	\$88,097	\$207,037	+ 135.0%	\$106,122	\$142,996	+ 34.7%
Percent of List Price Received*	94.0%	100.7%	+ 7.1%	94.0%	99.2%	+ 5.5%
Inventory of Homes for Sale	22	10	- 54.5%	—	—	—
Months Supply of Inventory	4.3	1.9	- 55.8%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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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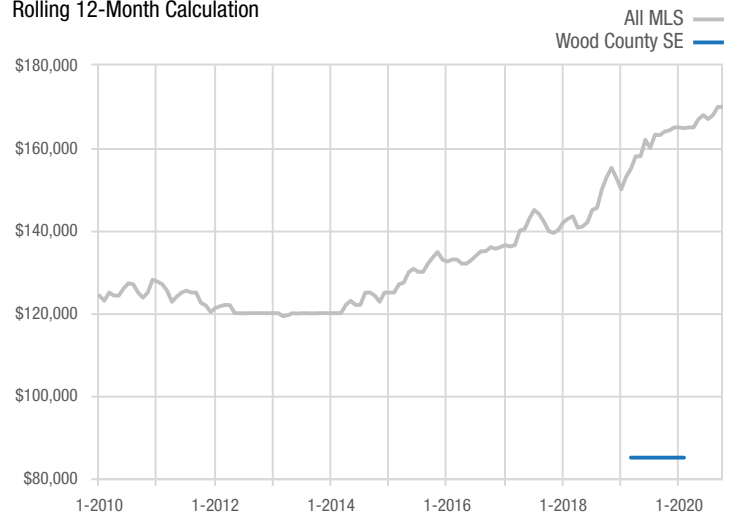
Median Sales Price - Single Family

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

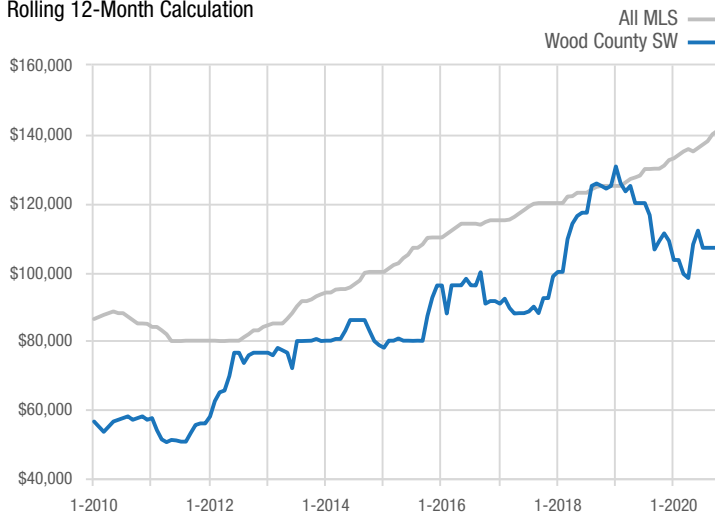
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	15	8	- 46.7%	79	75	- 5.1%
Pending Sales	10	9	- 10.0%	52	62	+ 19.2%
Closed Sales	8	10	+ 25.0%	49	62	+ 26.5%
Days on Market Until Sale	93	56	- 39.8%	94	79	- 16.0%
Median Sales Price*	\$102,950	\$127,900	+ 24.2%	\$111,500	\$110,000	- 1.3%
Average Sales Price*	\$109,250	\$152,744	+ 39.8%	\$115,220	\$119,080	+ 3.4%
Percent of List Price Received*	99.0%	97.9%	- 1.1%	96.9%	98.6%	+ 1.8%
Inventory of Homes for Sale	20	17	- 15.0%	—	—	—
Months Supply of Inventory	3.8	2.9	- 23.7%	—	—	—

Condo-Villa	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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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