

Local Market Update – May 2021

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Lucas and Upper Wood County

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

Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at the same time last year, and sales prices are surging as a result. While the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time in most market segments. For the 12-month period spanning June 2020 through May 2021, Pending Sales in Northwest Ohio were up 14.5 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 30.2 percent.

The overall Median Sales Price was up 11.5 percent to \$153,821. The property type with the largest price gain was the Single Family Homes segment, where prices increased 11.3 percent to \$150,225. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 65 days; the price range that tended to sell the slowest was the \$100,001 to \$150,000 range at 77 days.

Market-wide, inventory levels were down 24.7 percent. The property type that lost the least inventory was the Condos segment, where it decreased 21.8 percent. That amounts to 2.0 months supply for Single-Family homes and 2.4 months supply for Condos.

Single Family Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5 2020	Thru 5 2021	% Change
New Listings	692	666	-3.8%	2,799	3,004	+7.3%
Closed Sales	443	654	+47.6%	2,018	2,455	+21.7%
Days on Market	83	59	-28.9%	87	65	-25.3%
SP\$/SqFt	\$89.29	\$103.45	+15.9%	\$86.51	\$99.65	+15.2%
Median Sales Price*	\$164,900	\$153,804	-6.7%	\$136,000	\$149,000	+9.6%
Average Sales Price*	\$162,379	\$189,704	+16.8%	\$161,615	\$182,853	+13.1%
Percent of List Price Received*	96.9%	100.1%	+3.3%	96.4%	100.0%	+3.7%
Months Supply of Inventory	4	2	-50.0%	---	---	---
Total Volume	\$71,933,976	\$124,066,240	+72.5%	\$325,976,613	\$448,538,376	+37.6%

Condo Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5 2020	Thru 5 2021	% Change
New Listings	51	70	+37.3%	265	266	+0.4%
Closed Sales	30	49	+63.3%	171	210	+22.8%
Days on Market	95	95	---	81	86	+6.2%
SP\$/SqFt	\$101.67	\$117.51	+15.6%	\$106.72	\$117.71	+10.3%
Median Sales Price*	\$201,918	\$196,000	-2.9%	\$169,900	\$205,000	+20.7%
Average Sales Price*	\$186,076	\$193,459	+4.0%	\$181,482	\$205,861	+13.4%
Percent of List Price Received*	97.4%	100.0%	+2.7%	97.7%	100.0%	2.4%
Months Supply of Inventory	5	3	-40.0%	---	---	---
Total Volume	\$5,582,290	\$9,479,483	+69.8%	\$31,033,425	\$42,230,714	36.1%

*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	5-2020	5-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,113	1,155	+ 3.8%	4,781	5,108	+ 6.8%
Pending Sales		825	1,072	+ 29.9%	3,770	4,449	+ 18.0%
Closed Sales		780	1,075	+ 37.8%	3,639	4,222	+ 16.0%
Days on Market Until Sale		86	62	- 27.9%	89	69	- 22.5%
Median Sales Price		\$141,000	\$157,750	+ 11.9%	\$135,600	\$153,000	+ 12.8%
Average Sales Price		\$162,212	\$189,169	+ 16.6%	\$159,007	\$183,346	+ 15.3%
Percent of List Price Received		97.5%	100.7%	+ 3.3%	97.1%	99.3%	+ 2.3%
Housing Affordability Index		238	216	- 9.2%	247	223	- 9.7%
Inventory of Homes for Sale		2,615	1,970	- 24.7%	—	—	—
Months Supply of Inventory		3.0	2.0	- 33.3%	—	—	—

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Lucas County

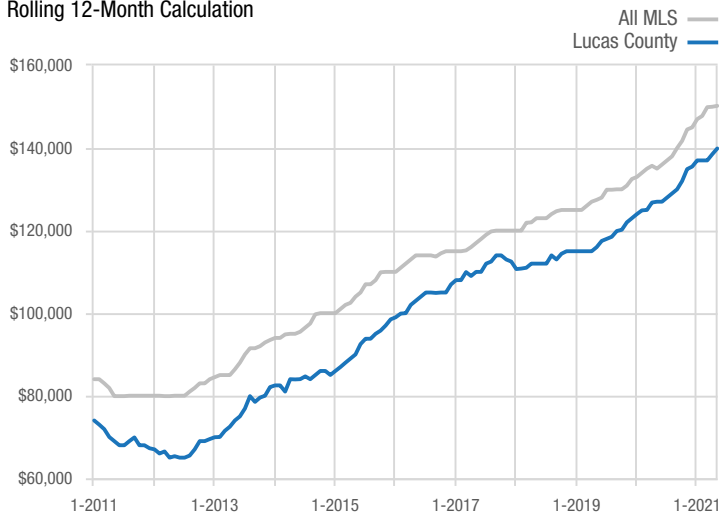
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	568	521	- 8.3%	2,354	2,516	+ 6.9%
Pending Sales	410	538	+ 31.2%	1,818	2,213	+ 21.7%
Closed Sales	375	559	+ 49.1%	1,724	2,089	+ 21.2%
Days on Market Until Sale	83	56	- 32.5%	86	64	- 25.6%
Median Sales Price*	\$134,950	\$143,500	+ 6.3%	\$127,500	\$135,000	+ 5.9%
Average Sales Price*	\$155,729	\$174,220	+ 11.9%	\$151,812	\$168,308	+ 10.9%
Percent of List Price Received*	96.9%	101.0%	+ 4.2%	96.7%	99.6%	+ 3.0%
Inventory of Homes for Sale	1,224	869	- 29.0%	—	—	—
Months Supply of Inventory	2.9	1.8	- 37.9%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	44	57	+ 29.5%	220	232	+ 5.5%
Pending Sales	29	54	+ 86.2%	149	202	+ 35.6%
Closed Sales	25	44	+ 76.0%	136	181	+ 33.1%
Days on Market Until Sale	99	100	+ 1.0%	84	90	+ 7.1%
Median Sales Price*	\$173,000	\$189,000	+ 9.2%	\$168,500	\$205,000	+ 21.7%
Average Sales Price*	\$181,212	\$185,765	+ 2.5%	\$179,028	\$204,026	+ 14.0%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	97.0%	99.0%	+ 2.1%
Inventory of Homes for Sale	130	102	- 21.5%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

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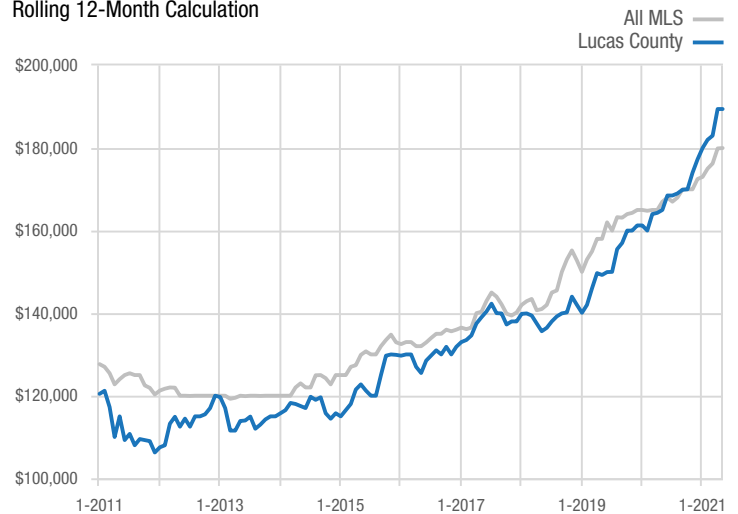
Median Sales Price - Single Family

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

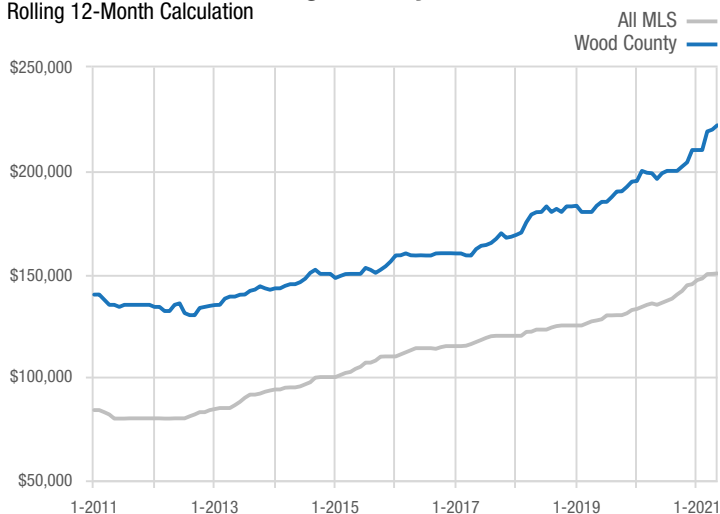
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	156	153	- 1.9%	602	637	+ 5.8%
Pending Sales	115	133	+ 15.7%	462	550	+ 19.0%
Closed Sales	99	133	+ 34.3%	434	516	+ 18.9%
Days on Market Until Sale	81	64	- 21.0%	90	72	- 20.0%
Median Sales Price*	\$182,500	\$240,500	+ 31.8%	\$194,000	\$230,000	+ 18.6%
Average Sales Price*	\$201,387	\$270,321	+ 34.2%	\$211,524	\$253,289	+ 19.7%
Percent of List Price Received*	99.1%	101.8%	+ 2.7%	98.5%	100.4%	+ 1.9%
Inventory of Homes for Sale	323	238	- 26.3%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	8	18	+ 125.0%	60	51	- 15.0%
Pending Sales	10	9	- 10.0%	51	44	- 13.7%
Closed Sales	7	7	0.0%	48	42	- 12.5%
Days on Market Until Sale	88	46	- 47.7%	74	55	- 25.7%
Median Sales Price*	\$212,000	\$230,100	+ 8.5%	\$175,000	\$191,000	+ 9.1%
Average Sales Price*	\$208,429	\$242,586	+ 16.4%	\$189,740	\$204,994	+ 8.0%
Percent of List Price Received*	97.4%	101.0%	+ 3.7%	97.5%	101.0%	+ 3.6%
Inventory of Homes for Sale	26	18	- 30.8%	—	—	—
Months Supply of Inventory	3.0	1.7	- 43.3%	—	—	—

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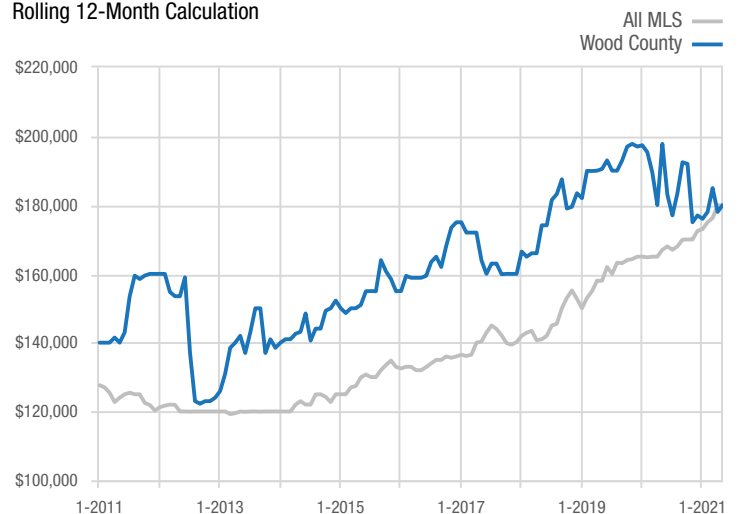
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

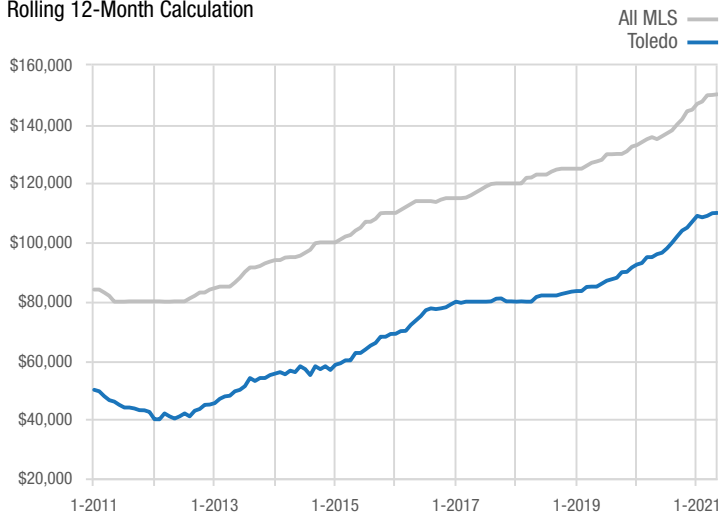
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	351	349	- 0.6%	1,533	1,733	+ 13.0%
Pending Sales	272	371	+ 36.4%	1,208	1,516	+ 25.5%
Closed Sales	251	398	+ 58.6%	1,146	1,456	+ 27.1%
Days on Market Until Sale	82	54	- 34.1%	83	61	- 26.5%
Median Sales Price*	\$109,890	\$115,000	+ 4.7%	\$95,000	\$105,000	+ 10.5%
Average Sales Price*	\$118,872	\$135,710	+ 14.2%	\$110,488	\$122,692	+ 11.0%
Percent of List Price Received*	95.9%	100.8%	+ 5.1%	96.1%	99.3%	+ 3.3%
Inventory of Homes for Sale	771	590	- 23.5%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	24	29	+ 20.8%	103	113	+ 9.7%
Pending Sales	13	30	+ 130.8%	81	100	+ 23.5%
Closed Sales	13	23	+ 76.9%	79	89	+ 12.7%
Days on Market Until Sale	104	54	- 48.1%	71	73	+ 2.8%
Median Sales Price*	\$115,000	\$135,618	+ 17.9%	\$145,000	\$135,000	- 6.9%
Average Sales Price*	\$132,864	\$144,323	+ 8.6%	\$147,755	\$150,348	+ 1.8%
Percent of List Price Received*	96.0%	99.9%	+ 4.1%	96.3%	98.7%	+ 2.5%
Inventory of Homes for Sale	57	47	- 17.5%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

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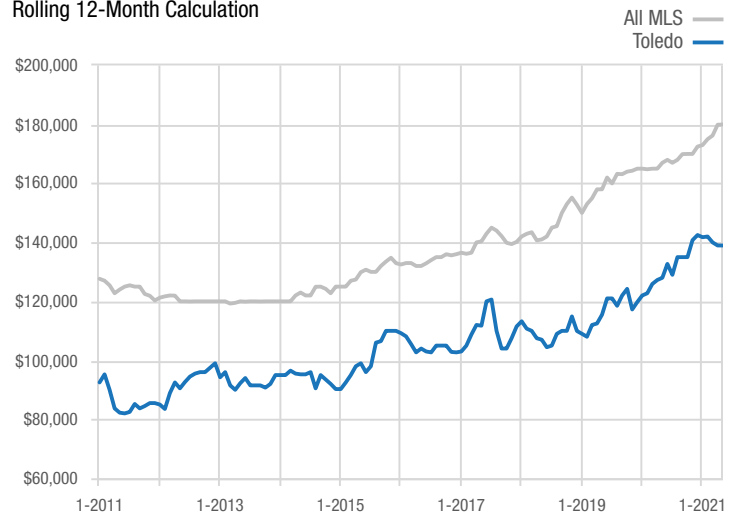
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Sylvania

43560 and 43617

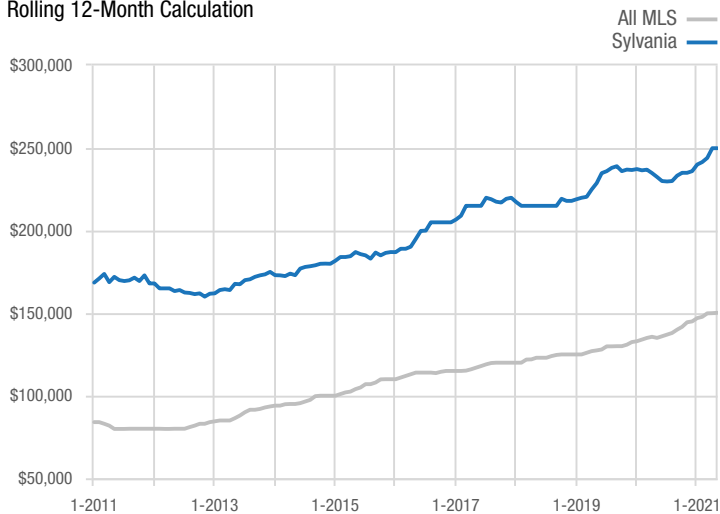
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	71	45	- 36.6%	288	282	- 2.1%
Pending Sales	45	76	+ 68.9%	220	254	+ 15.5%
Closed Sales	47	72	+ 53.2%	212	229	+ 8.0%
Days on Market Until Sale	93	55	- 40.9%	96	66	- 31.3%
Median Sales Price*	\$259,900	\$255,000	- 1.9%	\$227,900	\$264,900	+ 16.2%
Average Sales Price*	\$251,530	\$298,015	+ 18.5%	\$245,647	\$284,688	+ 15.9%
Percent of List Price Received*	97.7%	102.0%	+ 4.4%	97.9%	101.0%	+ 3.2%
Inventory of Homes for Sale	154	89	- 42.2%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	13	15	+ 15.4%	72	63	- 12.5%
Pending Sales	7	12	+ 71.4%	43	49	+ 14.0%
Closed Sales	7	14	+ 100.0%	39	51	+ 30.8%
Days on Market Until Sale	103	112	+ 8.7%	114	108	- 5.3%
Median Sales Price*	\$270,000	\$239,900	- 11.1%	\$240,000	\$239,700	- 0.1%
Average Sales Price*	\$274,986	\$213,649	- 22.3%	\$219,353	\$229,270	+ 4.5%
Percent of List Price Received*	97.9%	101.0%	+ 3.2%	97.7%	99.3%	+ 1.6%
Inventory of Homes for Sale	48	32	- 33.3%	—	—	—
Months Supply of Inventory	4.6	2.4	- 47.8%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

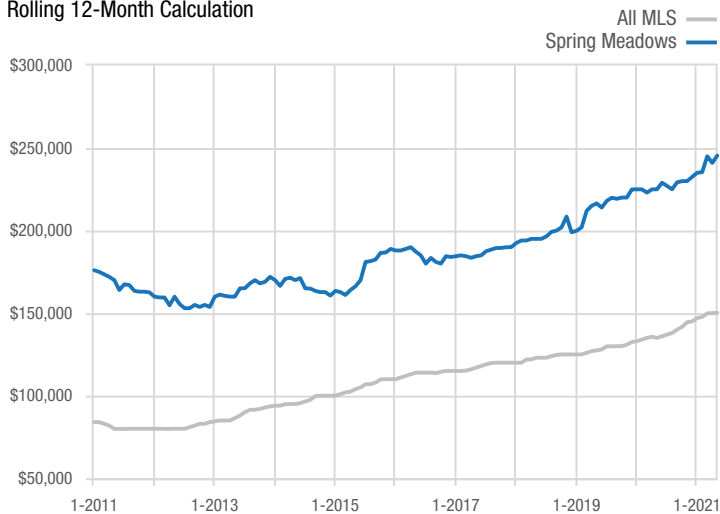
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	26	27	+ 3.8%	105	117	+ 11.4%
Pending Sales	18	25	+ 38.9%	76	98	+ 28.9%
Closed Sales	19	27	+ 42.1%	77	88	+ 14.3%
Days on Market Until Sale	95	73	- 23.2%	89	72	- 19.1%
Median Sales Price*	\$230,000	\$247,950	+ 7.8%	\$225,000	\$260,000	+ 15.6%
Average Sales Price*	\$206,339	\$284,588	+ 37.9%	\$220,870	\$268,030	+ 21.4%
Percent of List Price Received*	104.5%	98.9%	- 5.4%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	59	39	- 33.9%	—	—	—
Months Supply of Inventory	3.1	1.8	- 41.9%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	9	4	- 55.6%	31	22	- 29.0%
Pending Sales	6	3	- 50.0%	20	21	+ 5.0%
Closed Sales	3	2	- 33.3%	16	17	+ 6.3%
Days on Market Until Sale	91	269	+ 195.6%	74	88	+ 18.9%
Median Sales Price*	\$248,600	\$343,950	+ 38.4%	\$203,565	\$315,000	+ 54.7%
Average Sales Price*	\$246,812	\$343,950	+ 39.4%	\$227,315	\$297,894	+ 31.0%
Percent of List Price Received*	107.5%	100.0%	- 7.0%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	16	9	- 43.8%	—	—	—
Months Supply of Inventory	4.3	2.1	- 51.2%	—	—	—

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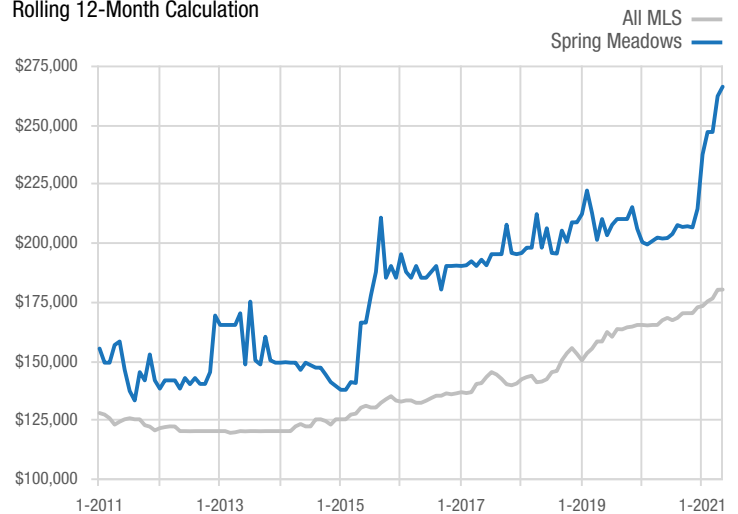
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

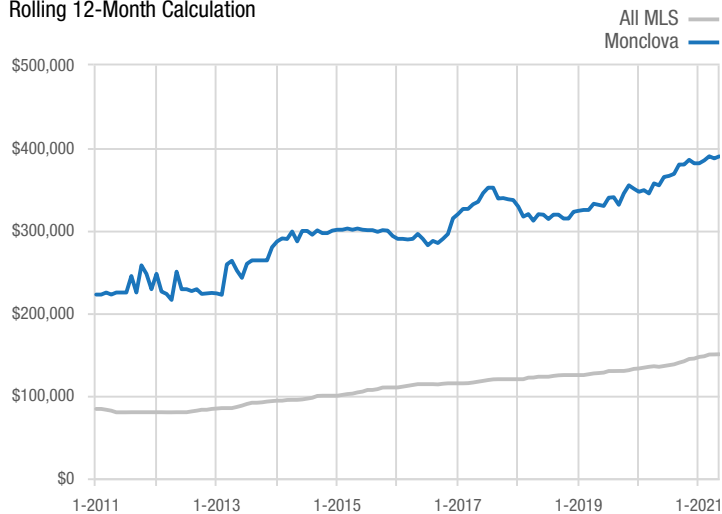
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	32	33	+ 3.1%
Pending Sales	3	5	+ 66.7%	24	32	+ 33.3%
Closed Sales	4	3	- 25.0%	25	27	+ 8.0%
Days on Market Until Sale	88	141	+ 60.2%	129	84	- 34.9%
Median Sales Price*	\$381,200	\$580,500	+ 52.3%	\$365,000	\$389,900	+ 6.8%
Average Sales Price*	\$398,825	\$500,167	+ 25.4%	\$368,113	\$433,452	+ 17.7%
Percent of List Price Received*	99.0%	95.4%	- 3.6%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	29	12	- 58.6%	—	—	—
Months Supply of Inventory	5.2	1.9	- 63.5%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	4	—	4	11	+ 175.0%
Pending Sales	2	2	0.0%	2	9	+ 350.0%
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	265	—	—	181	—
Median Sales Price*	—	\$313,330	—	—	\$306,515	—
Average Sales Price*	—	\$313,330	—	—	\$306,515	—
Percent of List Price Received*	—	100.3%	—	—	100.1%	—
Inventory of Homes for Sale	2	9	+ 350.0%	—	—	—
Months Supply of Inventory	1.0	5.1	+ 410.0%	—	—	—

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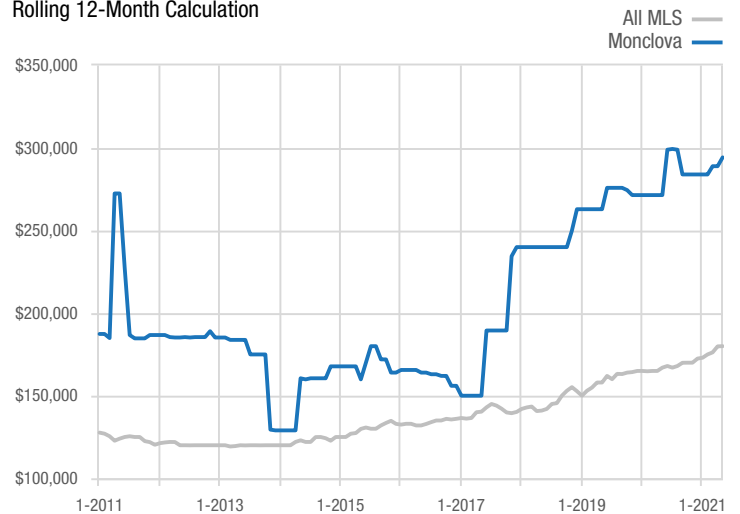
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

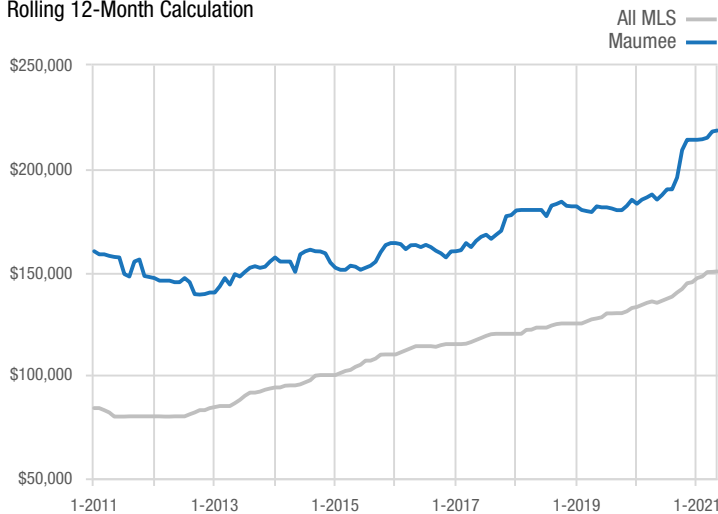
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	52	54	+ 3.8%	198	188	- 5.1%
Pending Sales	37	44	+ 18.9%	136	160	+ 17.6%
Closed Sales	26	39	+ 50.0%	124	149	+ 20.2%
Days on Market Until Sale	62	60	- 3.2%	77	65	- 15.6%
Median Sales Price*	\$187,500	\$217,500	+ 16.0%	\$184,950	\$215,000	+ 16.2%
Average Sales Price*	\$228,412	\$258,687	+ 13.3%	\$220,518	\$249,080	+ 13.0%
Percent of List Price Received*	97.4%	101.5%	+ 4.2%	98.1%	100.7%	+ 2.7%
Inventory of Homes for Sale	92	63	- 31.5%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	4	4	0.0%	26	35	+ 34.6%
Pending Sales	3	5	+ 66.7%	16	28	+ 75.0%
Closed Sales	2	2	0.0%	14	25	+ 78.6%
Days on Market Until Sale	61	56	- 8.2%	66	66	0.0%
Median Sales Price*	\$131,278	\$154,950	+ 18.0%	\$140,750	\$229,000	+ 62.7%
Average Sales Price*	\$131,278	\$154,950	+ 18.0%	\$193,277	\$265,835	+ 37.5%
Percent of List Price Received*	97.6%	97.6%	0.0%	96.3%	99.7%	+ 3.5%
Inventory of Homes for Sale	15	12	- 20.0%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

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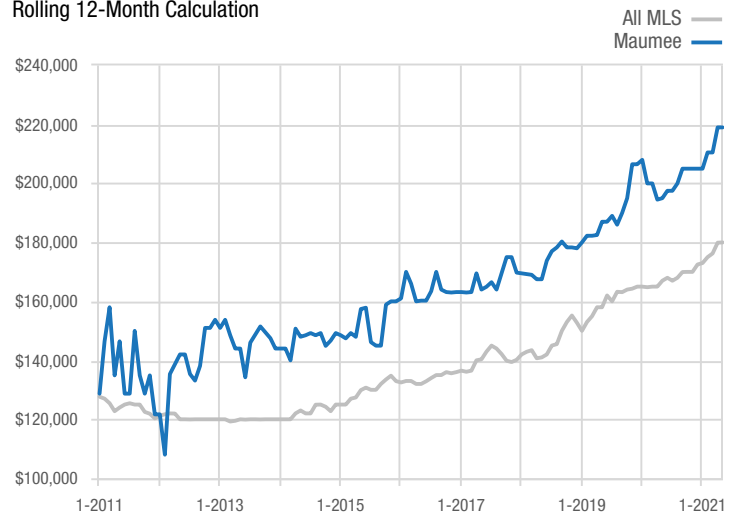
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2021

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Whitehouse

MLS Area 08: 43571

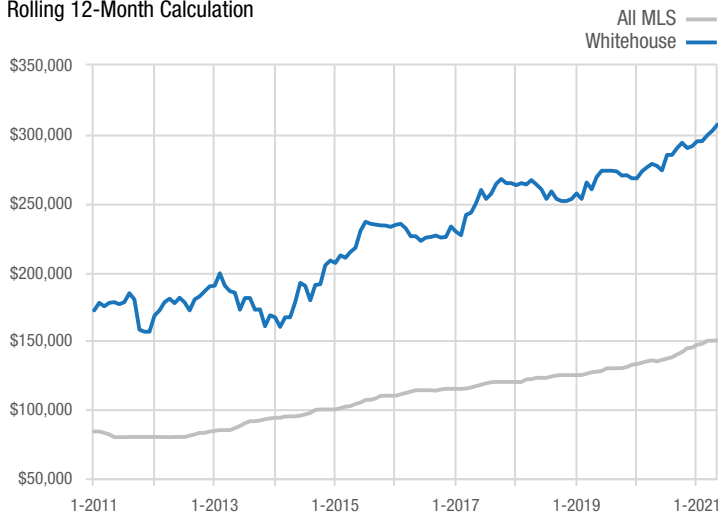
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	21	8	- 61.9%	63	40	- 36.5%
Pending Sales	11	7	- 36.4%	38	40	+ 5.3%
Closed Sales	10	9	- 10.0%	37	38	+ 2.7%
Days on Market Until Sale	86	49	- 43.0%	101	94	- 6.9%
Median Sales Price*	\$271,400	\$374,500	+ 38.0%	\$290,000	\$353,250	+ 21.8%
Average Sales Price*	\$269,605	\$325,089	+ 20.6%	\$297,545	\$379,100	+ 27.4%
Percent of List Price Received*	98.0%	111.8%	+ 14.1%	97.1%	101.0%	+ 4.0%
Inventory of Homes for Sale	41	18	- 56.1%	—	—	—
Months Supply of Inventory	4.1	1.9	- 53.7%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	1	—	2	1	- 50.0%
Pending Sales	0	1	—	2	1	- 50.0%
Closed Sales	0	1	—	2	1	- 50.0%
Days on Market Until Sale	—	223	—	39	223	+ 471.8%
Median Sales Price*	—	\$240,000	—	\$200,500	\$240,000	+ 19.7%
Average Sales Price*	—	\$240,000	—	\$200,500	\$240,000	+ 19.7%
Percent of List Price Received*	—	88.9%	—	101.7%	88.9%	- 12.6%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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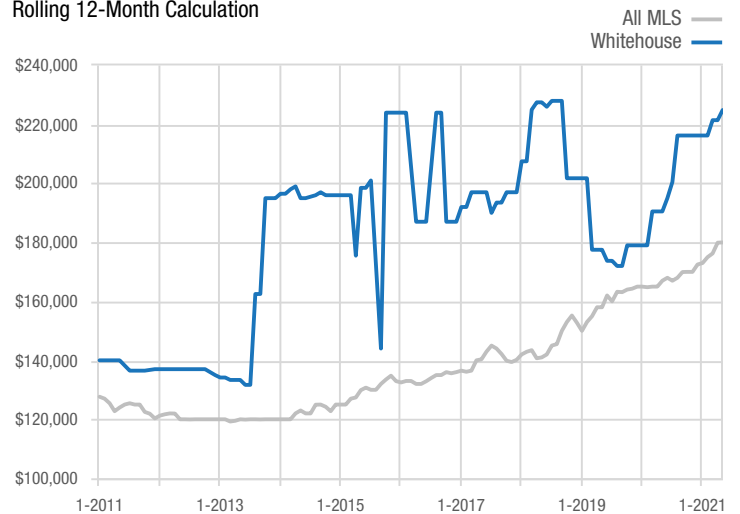
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

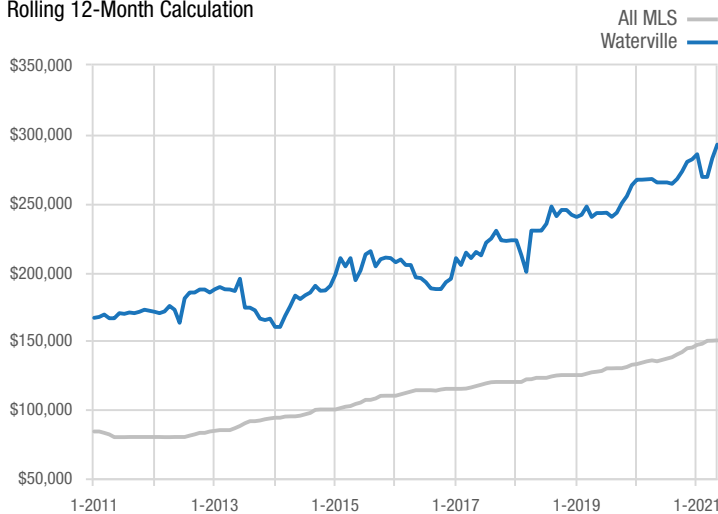
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	13	7	- 46.2%	52	47	- 9.6%
Pending Sales	14	7	- 50.0%	42	50	+ 19.0%
Closed Sales	13	8	- 38.5%	39	42	+ 7.7%
Days on Market Until Sale	122	99	- 18.9%	108	82	- 24.1%
Median Sales Price*	\$217,500	\$349,950	+ 60.9%	\$261,250	\$308,000	+ 17.9%
Average Sales Price*	\$242,426	\$314,820	+ 29.9%	\$264,687	\$288,034	+ 8.8%
Percent of List Price Received*	98.3%	101.5%	+ 3.3%	97.6%	99.4%	+ 1.8%
Inventory of Homes for Sale	31	18	- 41.9%	—	—	—
Months Supply of Inventory	3.0	1.6	- 46.7%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	4	2	- 50.0%	10	10	0.0%
Pending Sales	1	3	+ 200.0%	5	11	+ 120.0%
Closed Sales	1	2	+ 100.0%	4	9	+ 125.0%
Days on Market Until Sale	50	49	- 2.0%	92	117	+ 27.2%
Median Sales Price*	\$207,000	\$249,500	+ 20.5%	\$248,500	\$269,000	+ 8.2%
Average Sales Price*	\$207,000	\$249,500	+ 20.5%	\$250,475	\$250,028	- 0.2%
Percent of List Price Received*	99.8%	98.5%	- 1.3%	97.6%	99.3%	+ 1.7%
Inventory of Homes for Sale	9	3	- 66.7%	—	—	—
Months Supply of Inventory	5.1	1.1	- 78.4%	—	—	—

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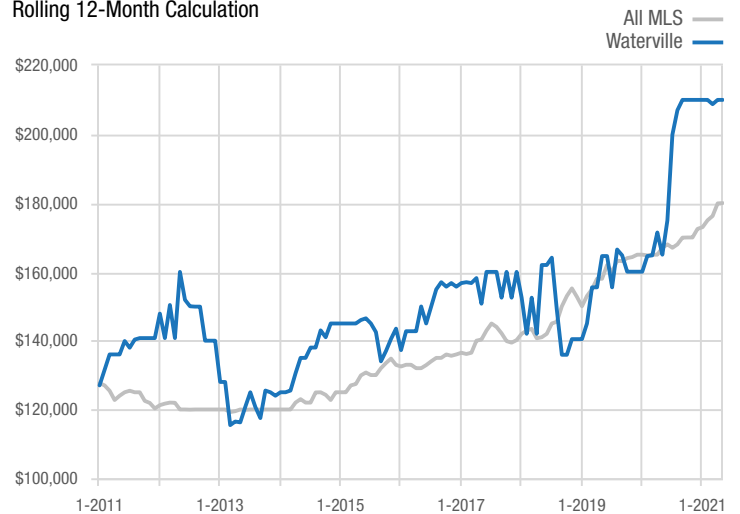
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

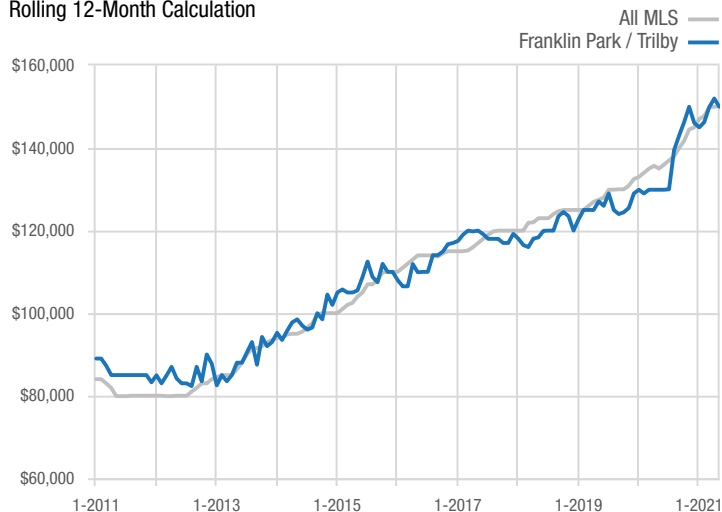
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	34	24	- 29.4%	113	112	- 0.9%
Pending Sales	19	19	0.0%	96	96	0.0%
Closed Sales	13	24	+ 84.6%	83	94	+ 13.3%
Days on Market Until Sale	92	43	- 53.3%	91	51	- 44.0%
Median Sales Price*	\$179,900	\$165,000	- 8.3%	\$135,000	\$154,500	+ 14.4%
Average Sales Price*	\$234,522	\$173,241	- 26.1%	\$166,220	\$174,302	+ 4.9%
Percent of List Price Received*	102.9%	102.2%	- 0.7%	97.5%	101.0%	+ 3.6%
Inventory of Homes for Sale	47	42	- 10.6%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	2	2	0.0%	8	10	+ 25.0%
Pending Sales	1	3	+ 200.0%	6	9	+ 50.0%
Closed Sales	2	1	- 50.0%	5	7	+ 40.0%
Days on Market Until Sale	136	0	- 100.0%	77	71	- 7.8%
Median Sales Price*	\$205,000	\$135,618	- 33.8%	\$127,000	\$135,618	+ 6.8%
Average Sales Price*	\$205,000	\$135,618	- 33.8%	\$135,400	\$113,803	- 16.0%
Percent of List Price Received*	99.6%	100.5%	+ 0.9%	91.6%	98.4%	+ 7.4%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.1	0.5	- 83.9%	—	—	—

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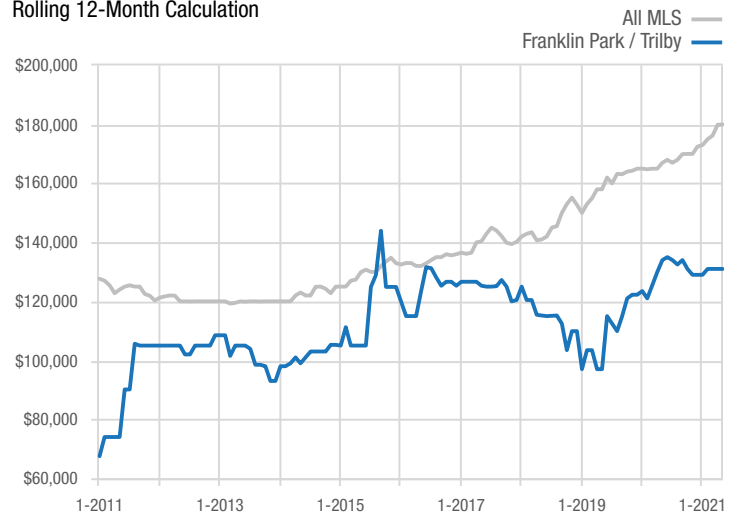
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

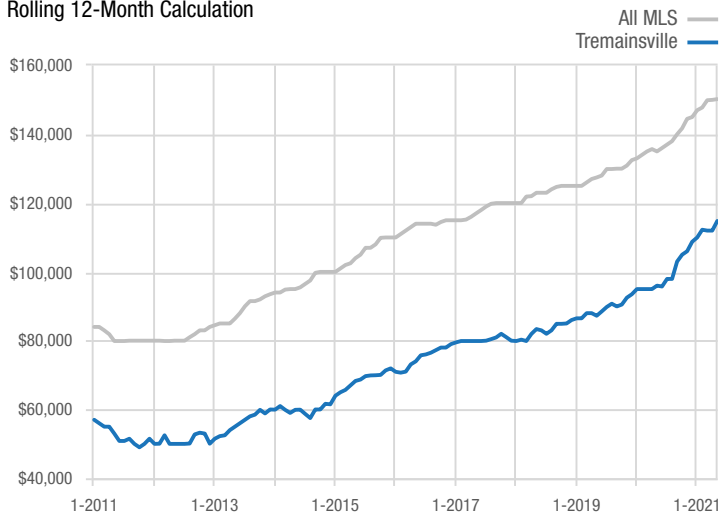
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	45	54	+ 20.0%	221	258	+ 16.7%
Pending Sales	46	57	+ 23.9%	188	252	+ 34.0%
Closed Sales	37	55	+ 48.6%	169	242	+ 43.2%
Days on Market Until Sale	75	43	- 42.7%	73	62	- 15.1%
Median Sales Price*	\$114,000	\$130,515	+ 14.5%	\$95,250	\$113,000	+ 18.6%
Average Sales Price*	\$102,207	\$125,607	+ 22.9%	\$94,611	\$113,086	+ 19.5%
Percent of List Price Received*	96.0%	102.1%	+ 6.4%	96.6%	99.9%	+ 3.4%
Inventory of Homes for Sale	89	74	- 16.9%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	62	—	—
Median Sales Price*	—	—	—	\$77,500	—	—
Average Sales Price*	—	—	—	\$77,500	—	—
Percent of List Price Received*	—	—	—	91.3%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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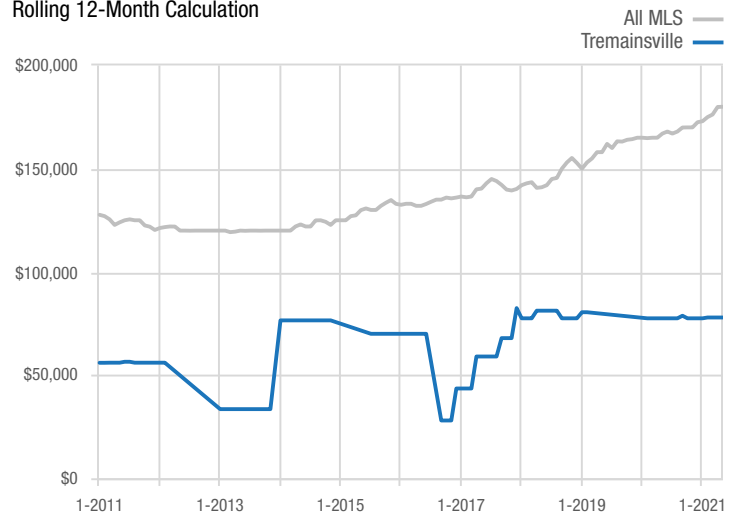
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

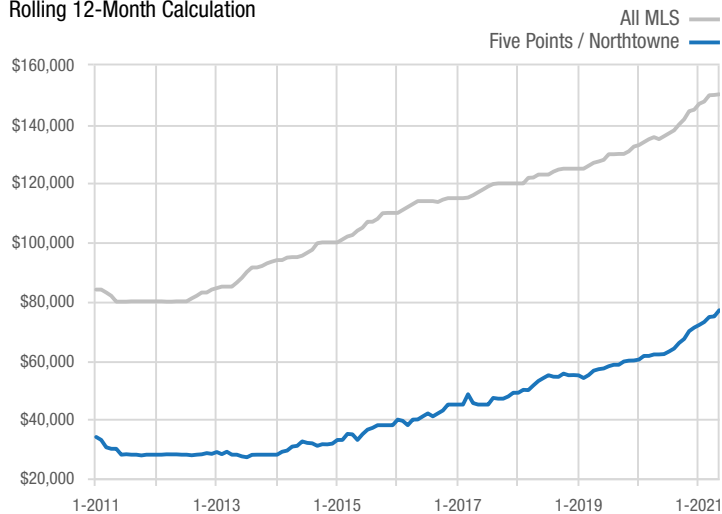
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	31	43	+ 38.7%	175	187	+ 6.9%
Pending Sales	31	37	+ 19.4%	155	173	+ 11.6%
Closed Sales	28	41	+ 46.4%	151	166	+ 9.9%
Days on Market Until Sale	77	52	- 32.5%	79	68	- 13.9%
Median Sales Price*	\$67,400	\$83,285	+ 23.6%	\$61,400	\$79,900	+ 30.1%
Average Sales Price*	\$71,627	\$83,626	+ 16.8%	\$67,024	\$81,534	+ 21.6%
Percent of List Price Received*	95.2%	99.8%	+ 4.8%	96.8%	99.2%	+ 2.5%
Inventory of Homes for Sale	83	57	- 31.3%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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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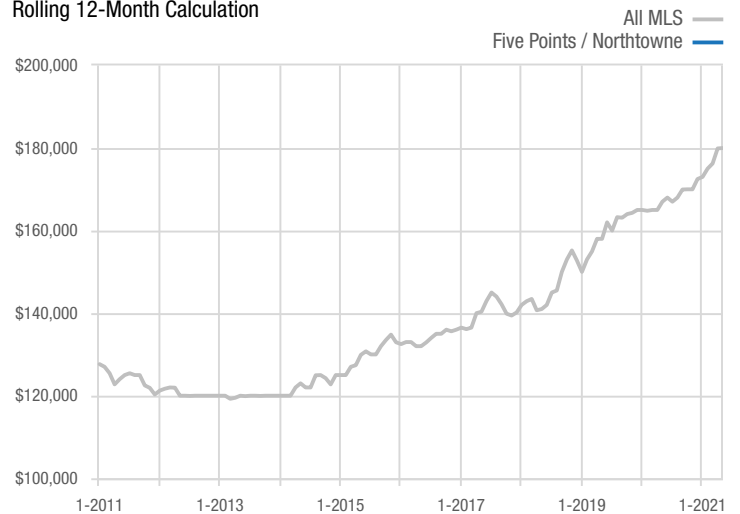
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

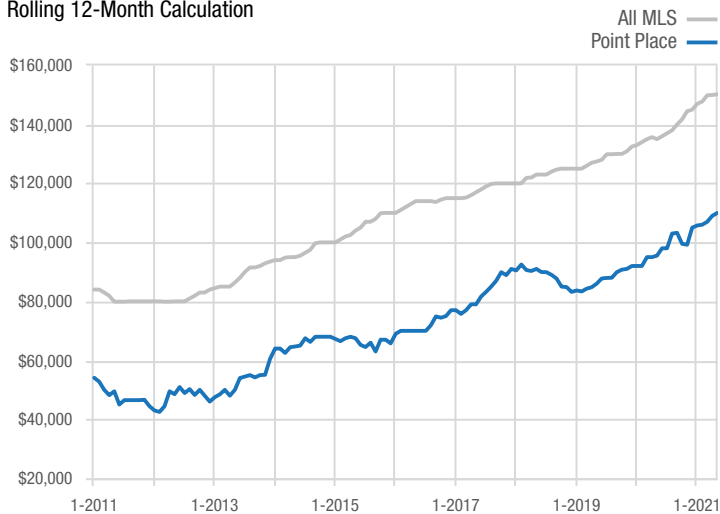
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	24	24	0.0%	113	111	- 1.8%
Pending Sales	24	32	+ 33.3%	103	113	+ 9.7%
Closed Sales	22	20	- 9.1%	99	98	- 1.0%
Days on Market Until Sale	69	48	- 30.4%	78	62	- 20.5%
Median Sales Price*	\$116,010	\$124,500	+ 7.3%	\$96,000	\$112,500	+ 17.2%
Average Sales Price*	\$118,133	\$115,303	- 2.4%	\$100,546	\$118,010	+ 17.4%
Percent of List Price Received*	98.4%	105.9%	+ 7.6%	96.4%	101.2%	+ 5.0%
Inventory of Homes for Sale	55	37	- 32.7%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	68	—
Median Sales Price*	—	—	—	—	\$69,000	—
Average Sales Price*	—	—	—	—	\$69,000	—
Percent of List Price Received*	—	—	—	—	98.7%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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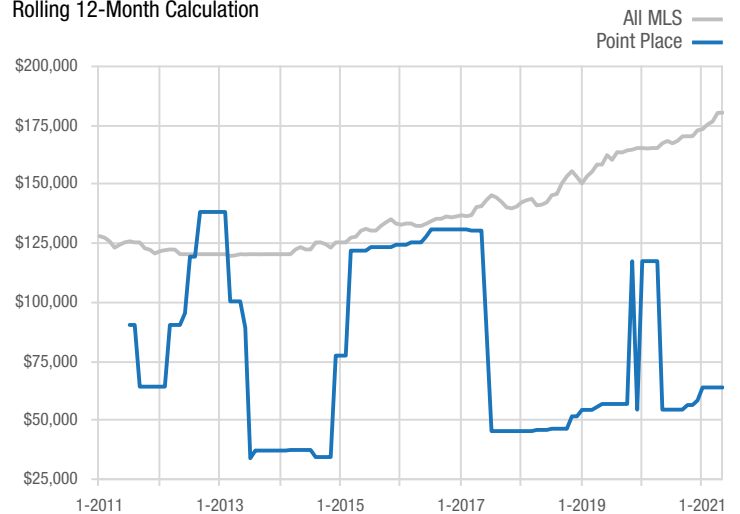
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

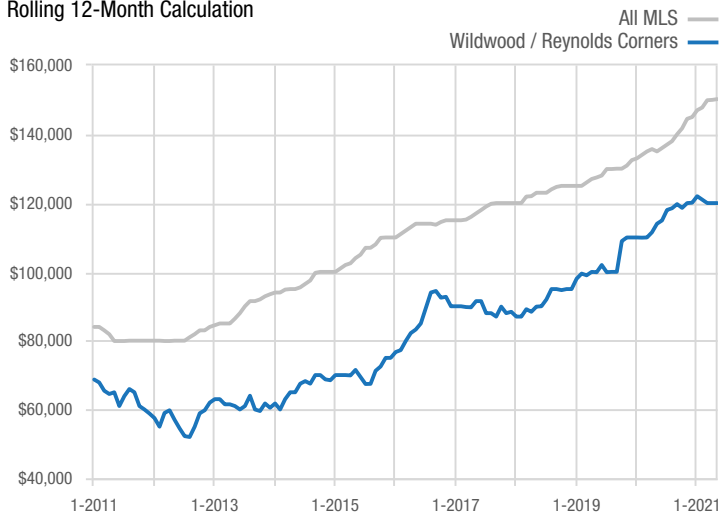
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	34	28	- 17.6%	158	165	+ 4.4%
Pending Sales	26	30	+ 15.4%	110	148	+ 34.5%
Closed Sales	22	32	+ 45.5%	103	151	+ 46.6%
Days on Market Until Sale	82	47	- 42.7%	77	68	- 11.7%
Median Sales Price*	\$123,450	\$126,000	+ 2.1%	\$116,400	\$119,825	+ 2.9%
Average Sales Price*	\$117,151	\$146,675	+ 25.2%	\$126,946	\$137,593	+ 8.4%
Percent of List Price Received*	97.1%	102.9%	+ 6.0%	98.2%	99.7%	+ 1.5%
Inventory of Homes for Sale	72	65	- 9.7%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	7	+ 250.0%	28	29	+ 3.6%
Closed Sales	4	7	+ 75.0%	23	23	0.0%
Median Sales Price*	\$102,000	\$145,000	+ 42.2%	\$107,000	\$138,500	+ 29.4%
Percent of List Price Received*	97.5%	103.8%	+ 6.5%	97.2%	100.9%	+ 3.8%
Months Supply of Inventory	2.6	1.2	- 53.8%	—	—	—

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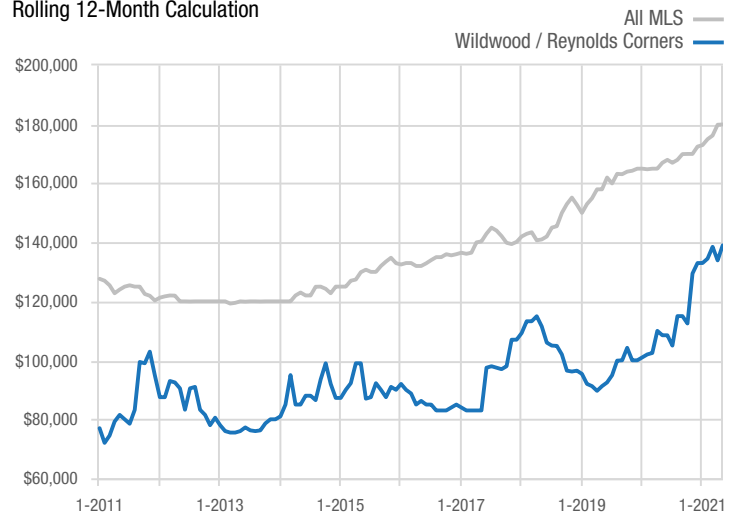
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

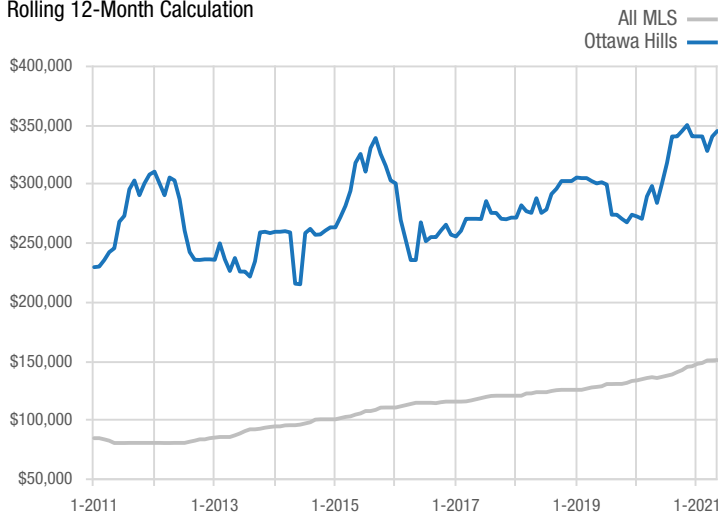
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	15	6	- 60.0%	66	46	- 30.3%
Pending Sales	5	14	+ 180.0%	28	34	+ 21.4%
Closed Sales	5	12	+ 140.0%	27	31	+ 14.8%
Days on Market Until Sale	138	60	- 56.5%	105	73	- 30.5%
Median Sales Price*	\$215,000	\$343,700	+ 59.9%	\$340,000	\$369,900	+ 8.8%
Average Sales Price*	\$228,980	\$387,442	+ 69.2%	\$374,822	\$407,221	+ 8.6%
Percent of List Price Received*	95.6%	99.4%	+ 4.0%	95.2%	97.9%	+ 2.8%
Inventory of Homes for Sale	48	23	- 52.1%	—	—	—
Months Supply of Inventory	7.3	2.7	- 63.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	2	2	0.0%	8	7	- 12.5%
Pending Sales	0	4	—	4	6	+ 50.0%
Closed Sales	0	4	—	4	6	+ 50.0%
Days on Market Until Sale	—	114	—	96	98	+ 2.1%
Median Sales Price*	—	\$152,000	—	\$260,500	\$98,950	- 62.0%
Average Sales Price*	—	\$143,750	—	\$241,625	\$123,400	- 48.9%
Percent of List Price Received*	—	97.2%	—	93.4%	97.2%	+ 4.1%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	4.0	2.3	- 42.5%	—	—	—

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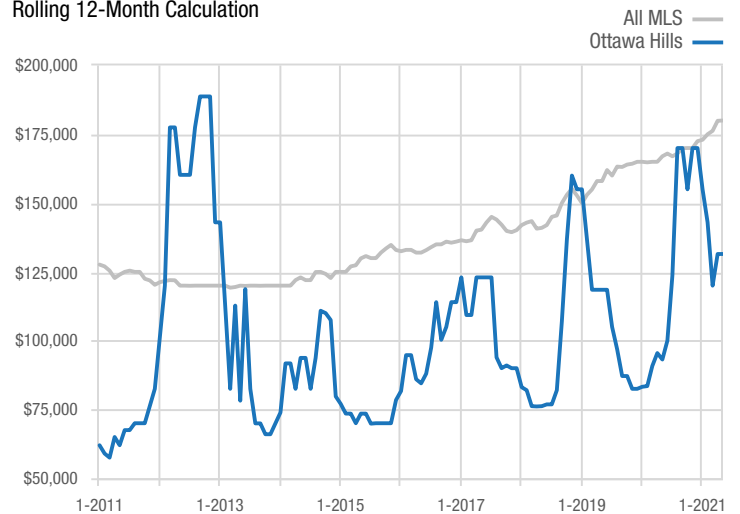
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

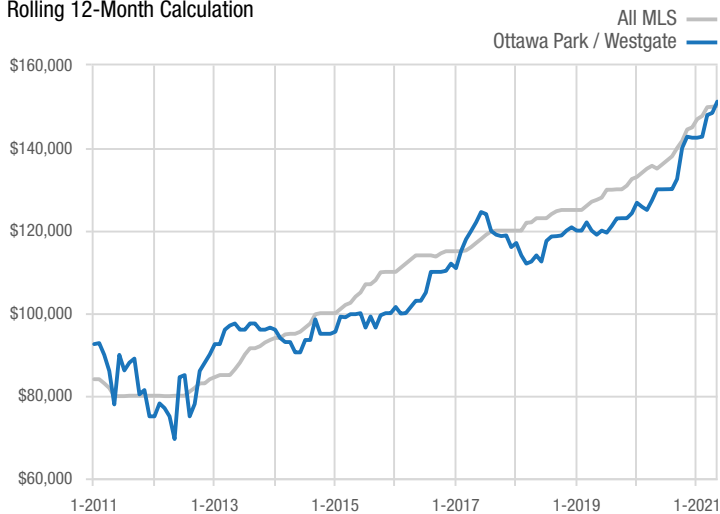
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	18	25	+ 38.9%	112	111	- 0.9%
Pending Sales	20	33	+ 65.0%	89	104	+ 16.9%
Closed Sales	23	39	+ 69.6%	88	102	+ 15.9%
Days on Market Until Sale	82	41	- 50.0%	88	47	- 46.6%
Median Sales Price*	\$133,250	\$156,700	+ 17.6%	\$125,200	\$147,450	+ 17.8%
Average Sales Price*	\$134,773	\$150,695	+ 11.8%	\$124,173	\$148,614	+ 19.7%
Percent of List Price Received*	96.8%	104.6%	+ 8.1%	97.5%	101.1%	+ 3.7%
Inventory of Homes for Sale	46	32	- 30.4%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	79	50	- 36.7%	79	54	- 31.6%
Median Sales Price*	\$31,900	\$137,000	+ 329.5%	\$31,900	\$133,250	+ 317.7%
Average Sales Price*	\$31,900	\$137,000	+ 329.5%	\$31,900	\$133,250	+ 317.7%
Percent of List Price Received*	81.8%	101.5%	+ 24.1%	81.8%	101.1%	+ 23.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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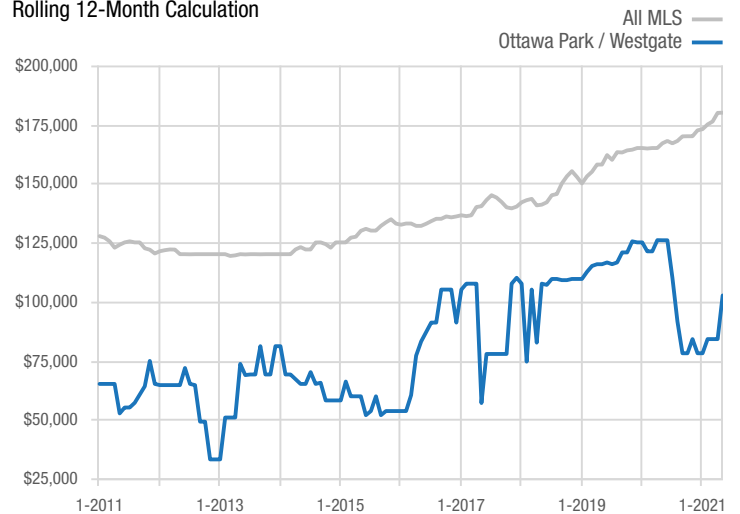
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2021

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Olde West End

MLS Area 18: 43610 and 43620

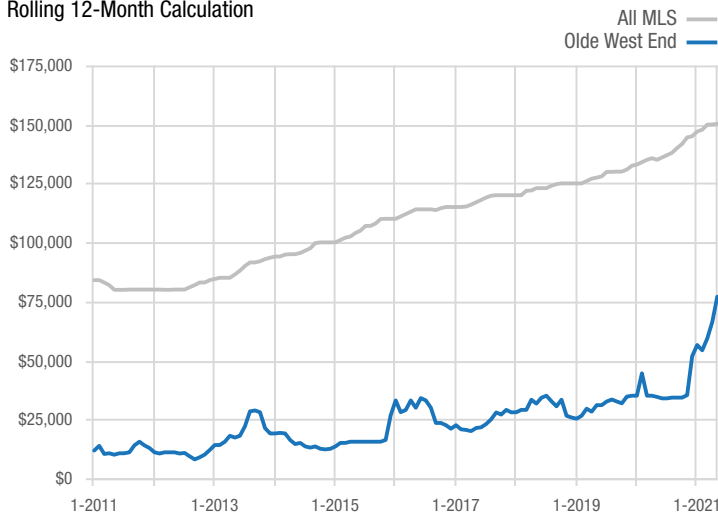
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	7	2	- 71.4%	29	32	+ 10.3%
Pending Sales	2	7	+ 250.0%	16	23	+ 43.8%
Closed Sales	4	5	+ 25.0%	16	22	+ 37.5%
Days on Market Until Sale	115	59	- 48.7%	84	82	- 2.4%
Median Sales Price*	\$34,000	\$175,000	+ 414.7%	\$33,750	\$112,000	+ 231.9%
Average Sales Price*	\$88,200	\$198,180	+ 124.7%	\$55,636	\$125,724	+ 126.0%
Percent of List Price Received*	90.2%	100.6%	+ 11.5%	91.0%	99.9%	+ 9.8%
Inventory of Homes for Sale	31	17	- 45.2%	—	—	—
Months Supply of Inventory	6.4	3.0	- 53.1%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	1	—	2	4	+ 100.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	126	—	—	63	74	+ 17.5%
Median Sales Price*	\$52,000	—	—	\$53,425	\$53,500	+ 0.1%
Average Sales Price*	\$52,000	—	—	\$53,425	\$53,500	+ 0.1%
Percent of List Price Received*	94.7%	—	—	97.4%	101.9%	+ 4.6%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.3	—	—	—	—

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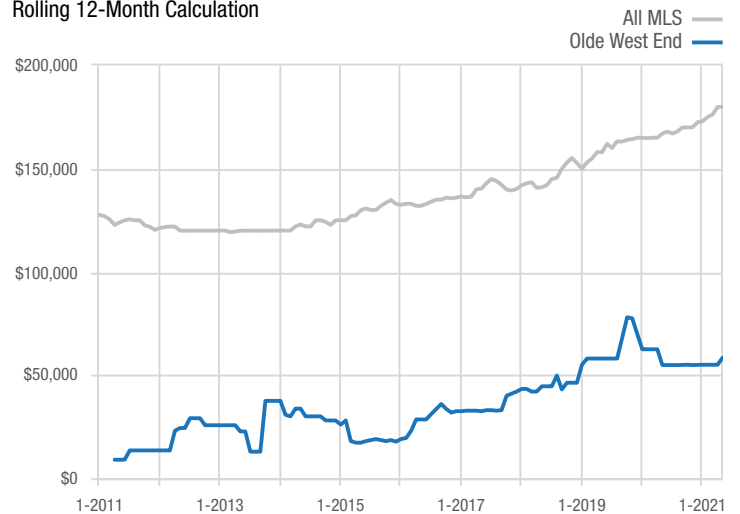
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

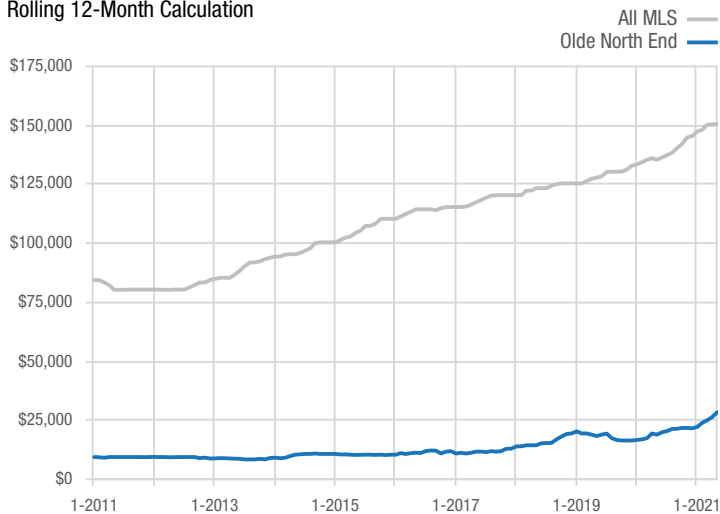
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	12	14	+ 16.7%	51	117	+ 129.4%
Pending Sales	4	14	+ 250.0%	31	96	+ 209.7%
Closed Sales	5	34	+ 580.0%	30	95	+ 216.7%
Days on Market Until Sale	121	72	- 40.5%	99	52	- 47.5%
Median Sales Price*	\$5,500	\$31,072	+ 464.9%	\$20,750	\$31,072	+ 49.7%
Average Sales Price*	\$10,333	\$30,530	+ 195.5%	\$20,799	\$33,714	+ 62.1%
Percent of List Price Received*	88.4%	92.9%	+ 5.1%	93.4%	94.4%	+ 1.1%
Inventory of Homes for Sale	34	24	- 29.4%	—	—	—
Months Supply of Inventory	5.3	1.8	- 66.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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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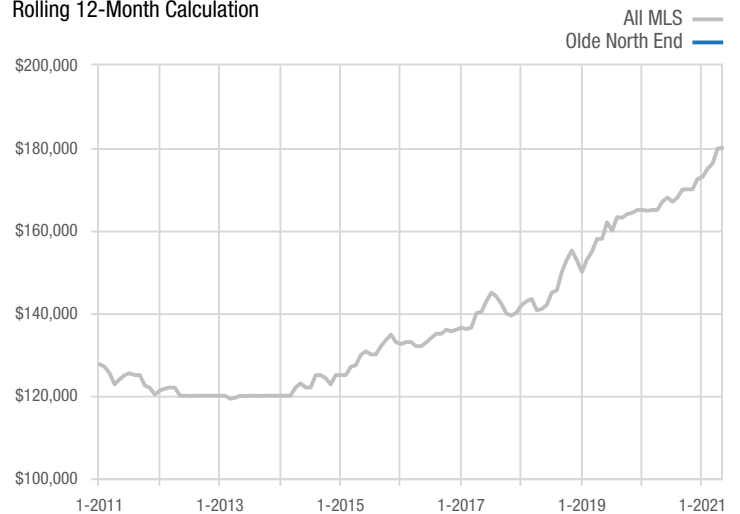
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

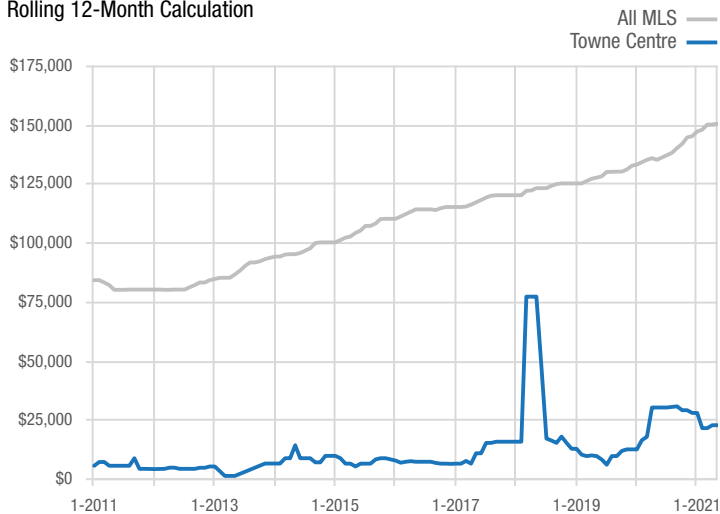
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	4	—	6	10	+ 66.7%
Pending Sales	0	3	—	6	7	+ 16.7%
Closed Sales	0	0	—	6	5	- 16.7%
Days on Market Until Sale	—	—	—	62	115	+ 85.5%
Median Sales Price*	—	—	—	\$35,250	\$23,000	- 34.8%
Average Sales Price*	—	—	—	\$50,375	\$65,500	+ 30.0%
Percent of List Price Received*	—	—	—	88.0%	82.1%	- 6.7%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1	3	+ 200.0%	3	6	+ 100.0%
Pending Sales	0	1	—	2	4	+ 100.0%
Closed Sales	0	1	—	3	5	+ 66.7%
Days on Market Until Sale	—	54	—	57	114	+ 100.0%
Median Sales Price*	—	\$200,000	—	\$190,000	\$223,000	+ 17.4%
Average Sales Price*	—	\$200,000	—	\$209,333	\$241,760	+ 15.5%
Percent of List Price Received*	—	102.6%	—	93.0%	98.9%	+ 6.3%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	3.9	+ 333.3%	—	—	—

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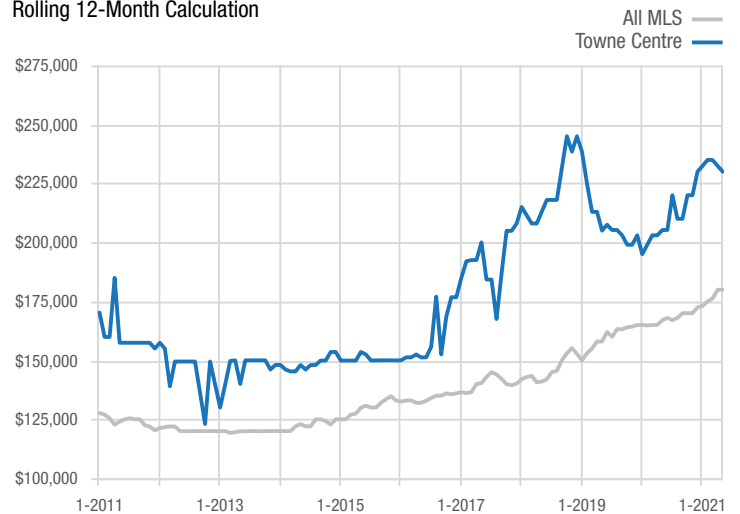
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

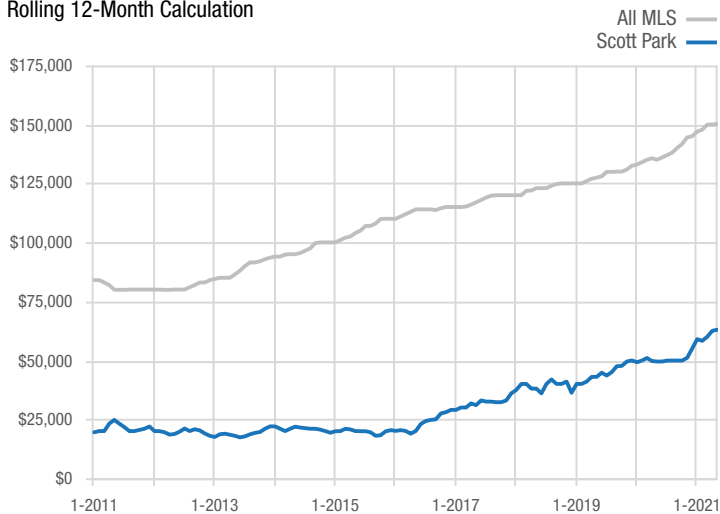
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	18	13	- 27.8%	60	85	+ 41.7%
Pending Sales	10	20	+ 100.0%	46	77	+ 67.4%
Closed Sales	6	18	+ 200.0%	42	71	+ 69.0%
Days on Market Until Sale	101	63	- 37.6%	73	58	- 20.5%
Median Sales Price*	\$53,500	\$71,500	+ 33.6%	\$43,500	\$69,550	+ 59.9%
Average Sales Price*	\$75,406	\$61,757	- 18.1%	\$59,948	\$66,633	+ 11.2%
Percent of List Price Received*	90.1%	95.6%	+ 6.1%	89.7%	97.8%	+ 9.0%
Inventory of Homes for Sale	30	25	- 16.7%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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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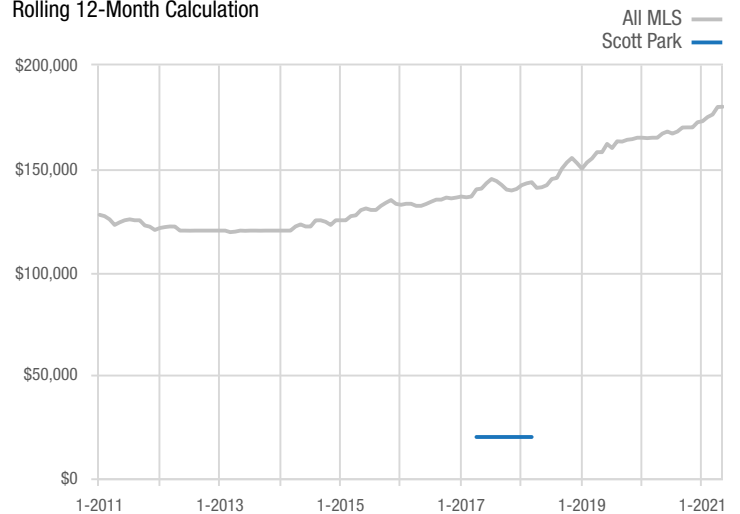
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

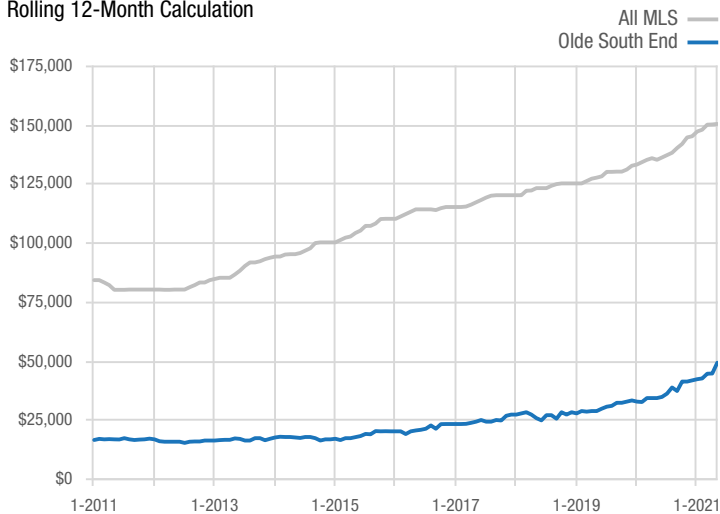
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	20	30	+ 50.0%	92	113	+ 22.8%
Pending Sales	17	18	+ 5.9%	73	80	+ 9.6%
Closed Sales	15	20	+ 33.3%	72	83	+ 15.3%
Days on Market Until Sale	86	49	- 43.0%	80	51	- 36.3%
Median Sales Price*	\$28,500	\$60,000	+ 110.5%	\$31,000	\$55,350	+ 78.5%
Average Sales Price*	\$32,286	\$75,124	+ 132.7%	\$37,205	\$54,982	+ 47.8%
Percent of List Price Received*	84.4%	96.5%	+ 14.3%	90.6%	96.9%	+ 7.0%
Inventory of Homes for Sale	45	51	+ 13.3%	—	—	—
Months Supply of Inventory	3.3	2.8	- 15.2%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	1	—	0	1	—
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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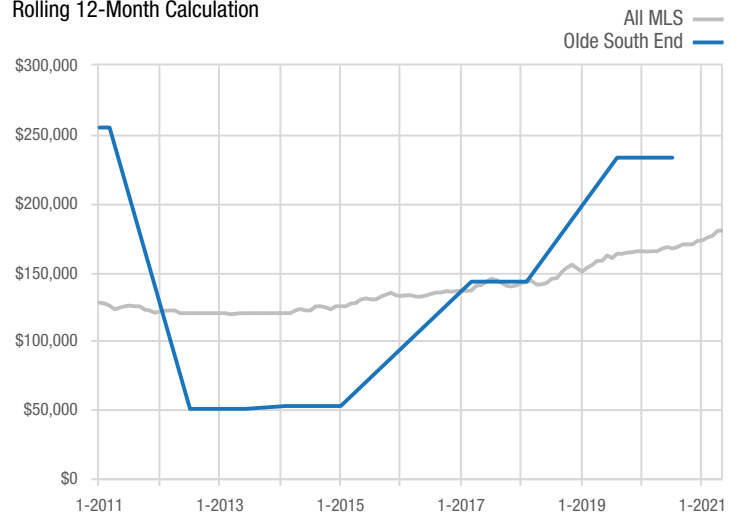
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

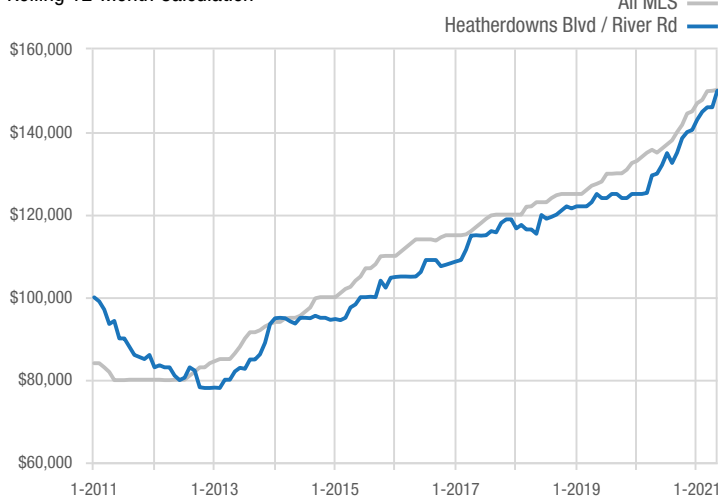
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	66	44	- 33.3%	205	186	- 9.3%
Pending Sales	42	38	- 9.5%	162	148	- 8.6%
Closed Sales	43	43	0.0%	156	145	- 7.1%
Days on Market Until Sale	76	49	- 35.5%	89	55	- 38.2%
Median Sales Price*	\$129,000	\$162,250	+ 25.8%	\$135,000	\$156,000	+ 15.6%
Average Sales Price*	\$129,061	\$172,919	+ 34.0%	\$136,236	\$162,393	+ 19.2%
Percent of List Price Received*	100.1%	104.7%	+ 4.6%	97.8%	102.2%	+ 4.5%
Inventory of Homes for Sale	103	69	- 33.0%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	5	11	+ 120.0%	17	24	+ 41.2%
Pending Sales	1	5	+ 400.0%	13	20	+ 53.8%
Closed Sales	1	5	+ 400.0%	14	20	+ 42.9%
Days on Market Until Sale	55	45	- 18.2%	69	74	+ 7.2%
Median Sales Price*	\$160,000	\$74,000	- 53.8%	\$146,200	\$94,575	- 35.3%
Average Sales Price*	\$160,000	\$70,980	- 55.6%	\$140,168	\$98,856	- 29.5%
Percent of List Price Received*	91.4%	94.3%	+ 3.2%	97.3%	95.8%	- 1.5%
Inventory of Homes for Sale	10	15	+ 50.0%	—	—	—
Months Supply of Inventory	2.6	3.5	+ 34.6%	—	—	—

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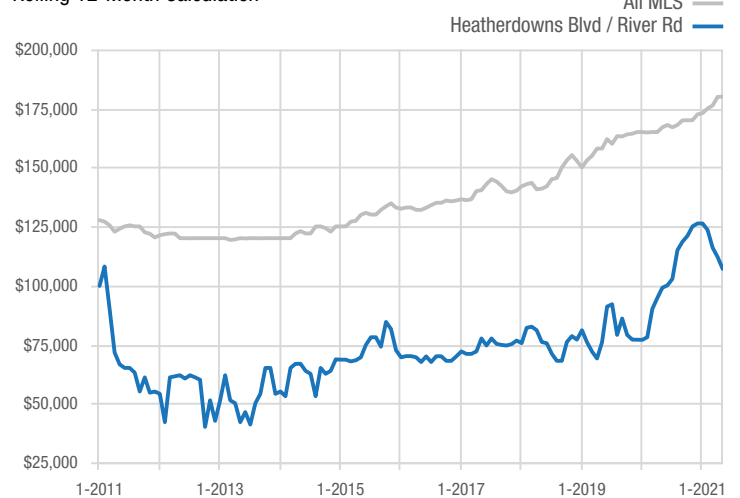
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

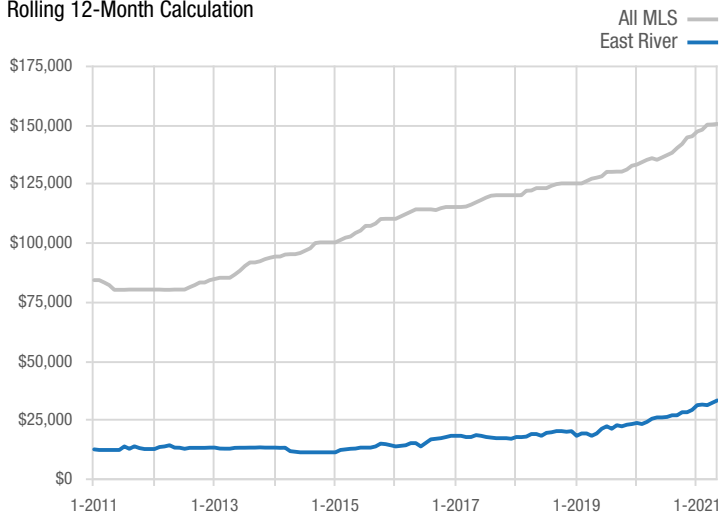
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	12	19	+ 58.3%	58	111	+ 91.4%
Pending Sales	17	26	+ 52.9%	53	91	+ 71.7%
Closed Sales	14	26	+ 85.7%	50	80	+ 60.0%
Days on Market Until Sale	76	95	+ 25.0%	89	63	- 29.2%
Median Sales Price*	\$27,000	\$32,850	+ 21.7%	\$21,500	\$34,500	+ 60.5%
Average Sales Price*	\$28,712	\$40,040	+ 39.5%	\$26,779	\$40,597	+ 51.6%
Percent of List Price Received*	84.2%	95.5%	+ 13.4%	91.7%	94.0%	+ 2.5%
Inventory of Homes for Sale	36	37	+ 2.8%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	154	—
Median Sales Price*	—	—	—	—	\$350,000	—
Average Sales Price*	—	—	—	—	\$350,000	—
Percent of List Price Received*	—	—	—	—	98.6%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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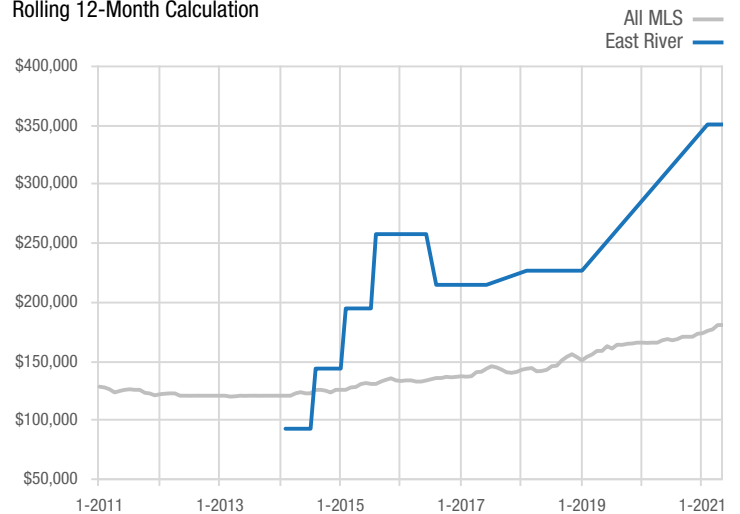
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

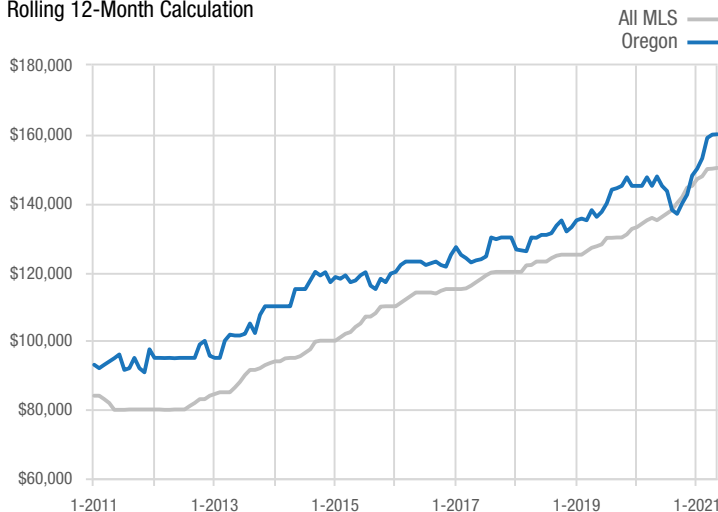
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	31	32	+ 3.2%	116	120	+ 3.4%
Pending Sales	19	20	+ 5.3%	98	105	+ 7.1%
Closed Sales	17	26	+ 52.9%	90	100	+ 11.1%
Days on Market Until Sale	76	68	- 10.5%	90	75	- 16.7%
Median Sales Price*	\$129,900	\$184,900	+ 42.3%	\$139,900	\$180,000	+ 28.7%
Average Sales Price*	\$152,132	\$219,200	+ 44.1%	\$158,153	\$199,184	+ 25.9%
Percent of List Price Received*	97.2%	100.8%	+ 3.7%	98.7%	100.3%	+ 1.6%
Inventory of Homes for Sale	63	50	- 20.6%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	1	—	2	2	0.0%
Pending Sales	1	3	+ 200.0%	3	3	0.0%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Days on Market Until Sale	185	241	+ 30.3%	112	241	+ 115.2%
Median Sales Price*	\$133,000	\$234,450	+ 76.3%	\$133,000	\$234,450	+ 76.3%
Average Sales Price*	\$133,000	\$234,450	+ 76.3%	\$142,633	\$234,450	+ 64.4%
Percent of List Price Received*	97.8%	101.1%	+ 3.4%	97.0%	101.1%	+ 4.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.6	- 53.8%	—	—	—

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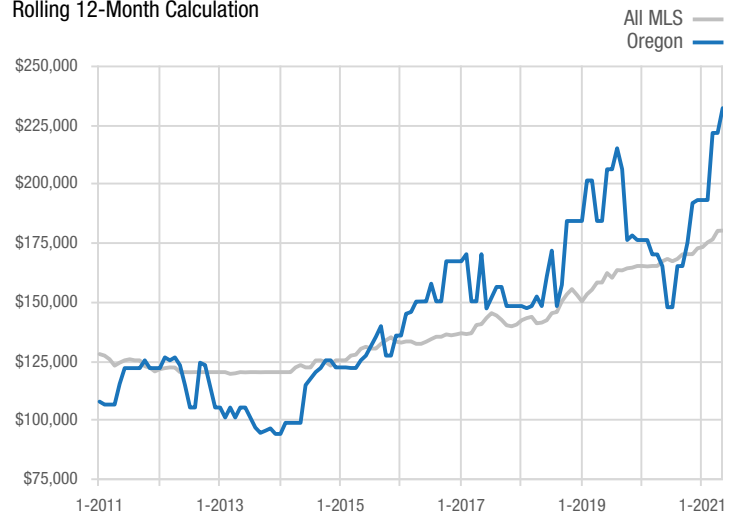
Median Sales Price - Single Family

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)

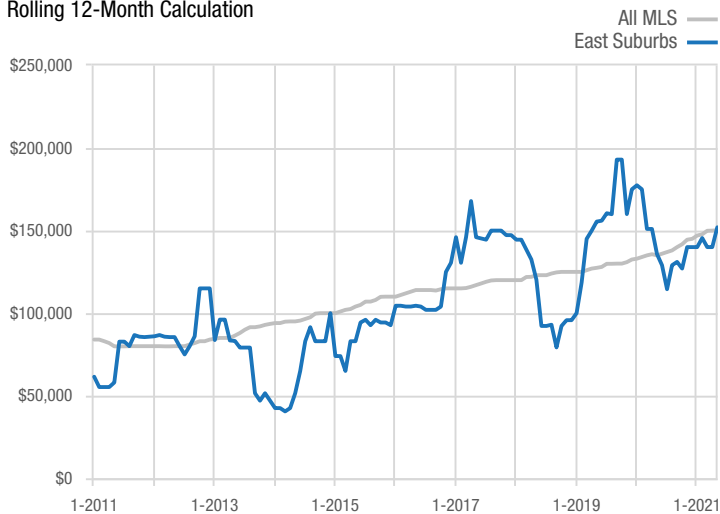
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	4	1	- 75.0%	12	7	- 41.7%
Pending Sales	1	3	+ 200.0%	6	3	- 50.0%
Closed Sales	2	2	0.0%	6	2	- 66.7%
Days on Market Until Sale	64	45	- 29.7%	95	45	- 52.6%
Median Sales Price*	\$99,700	\$124,750	+ 25.1%	\$99,700	\$124,750	+ 25.1%
Average Sales Price*	\$99,700	\$124,750	+ 25.1%	\$131,067	\$124,750	- 4.8%
Percent of List Price Received*	93.5%	99.9%	+ 6.8%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	4.5	2.1	- 53.3%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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.

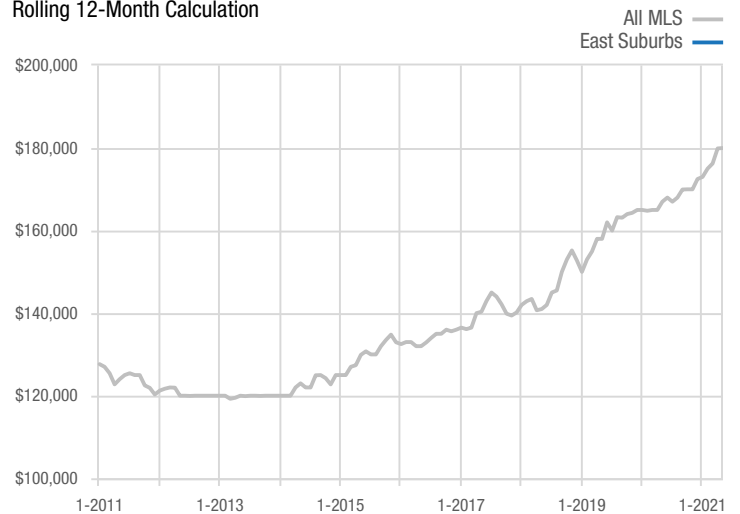
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2021

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

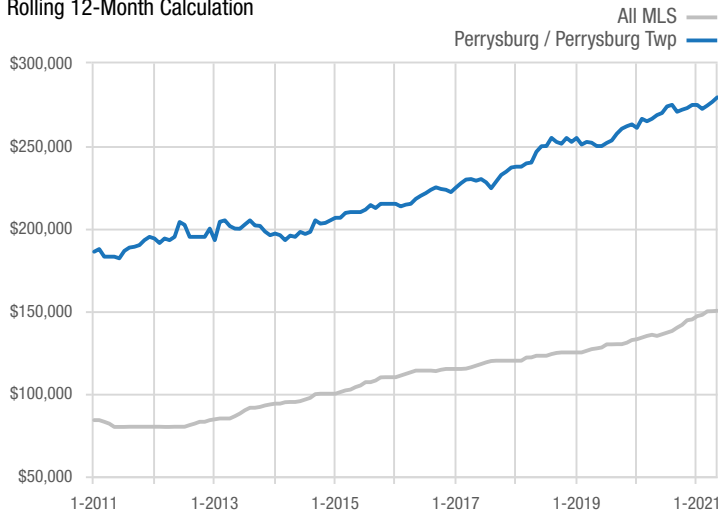
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	76	55	- 27.6%	282	269	- 4.6%
Pending Sales	46	60	+ 30.4%	184	250	+ 35.9%
Closed Sales	37	62	+ 67.6%	175	236	+ 34.9%
Days on Market Until Sale	96	74	- 22.9%	97	81	- 16.5%
Median Sales Price*	\$253,000	\$302,500	+ 19.6%	\$265,500	\$289,500	+ 9.0%
Average Sales Price*	\$275,243	\$340,488	+ 23.7%	\$287,065	\$324,769	+ 13.1%
Percent of List Price Received*	98.7%	101.4%	+ 2.7%	98.5%	100.2%	+ 1.7%
Inventory of Homes for Sale	173	89	- 48.6%	—	—	—
Months Supply of Inventory	4.0	1.7	- 57.5%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	5	11	+ 120.0%	45	31	- 31.1%
Pending Sales	9	5	- 44.4%	37	30	- 18.9%
Closed Sales	5	5	0.0%	34	29	- 14.7%
Days on Market Until Sale	75	52	- 30.7%	70	60	- 14.3%
Median Sales Price*	\$212,000	\$252,500	+ 19.1%	\$205,000	\$219,000	+ 6.8%
Average Sales Price*	\$210,400	\$259,320	+ 23.3%	\$195,518	\$217,624	+ 11.3%
Percent of List Price Received*	96.8%	102.0%	+ 5.4%	97.9%	99.5%	+ 1.6%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	2.9	1.4	- 51.7%	—	—	—

* 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.

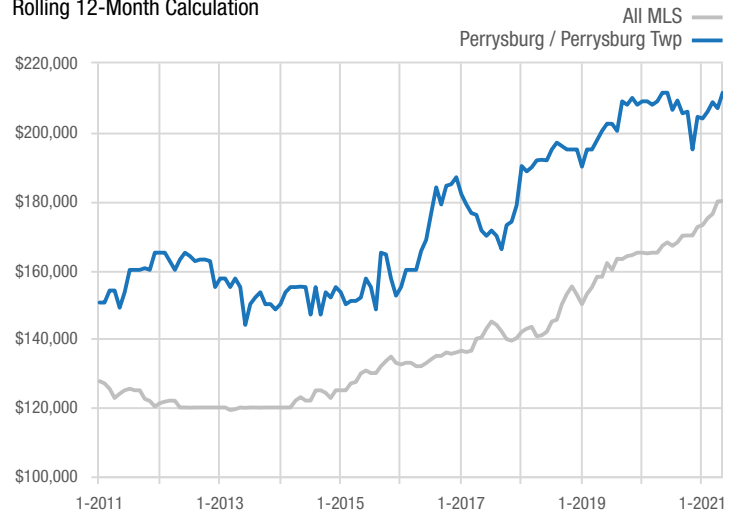
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2021

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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

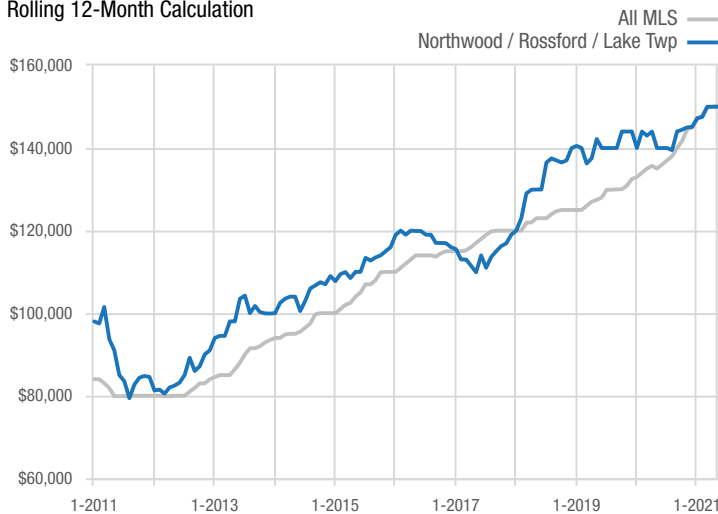
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	35	33	- 5.7%	127	139	+ 9.4%
Pending Sales	32	26	- 18.8%	100	109	+ 9.0%
Closed Sales	26	25	- 3.8%	94	98	+ 4.3%
Days on Market Until Sale	60	71	+ 18.3%	81	68	- 16.0%
Median Sales Price*	\$145,000	\$150,000	+ 3.4%	\$138,000	\$150,000	+ 8.7%
Average Sales Price*	\$140,931	\$171,552	+ 21.7%	\$142,506	\$166,641	+ 16.9%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.3%	100.3%	+ 1.0%
Inventory of Homes for Sale	61	58	- 4.9%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	66	—	—
Median Sales Price*	—	—	—	\$38,000	—	—
Average Sales Price*	—	—	—	\$38,000	—	—
Percent of List Price Received*	—	—	—	84.4%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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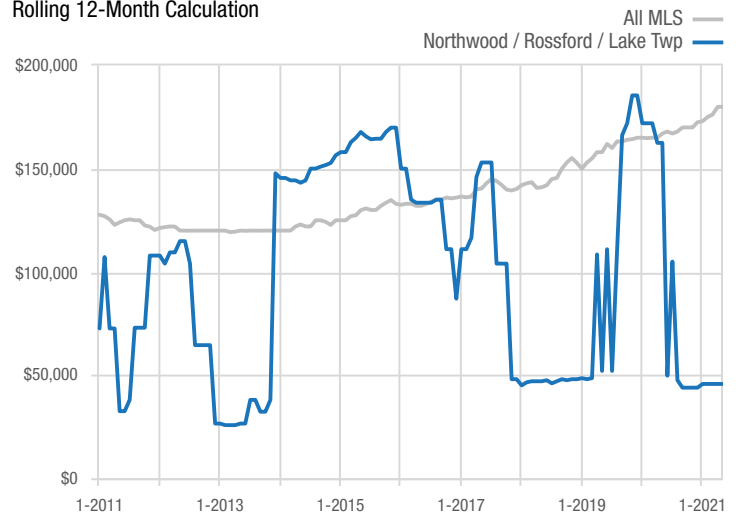
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

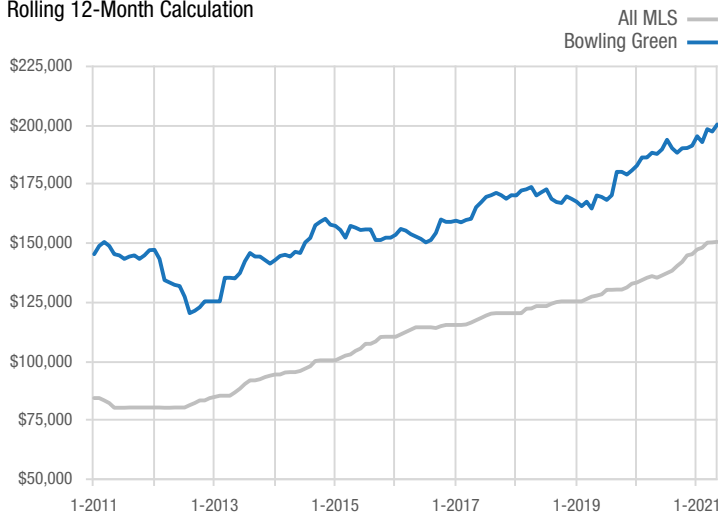
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	17	30	+ 76.5%	65	98	+ 50.8%
Pending Sales	9	26	+ 188.9%	66	87	+ 31.8%
Closed Sales	12	28	+ 133.3%	64	82	+ 28.1%
Days on Market Until Sale	88	46	- 47.7%	79	59	- 25.3%
Median Sales Price*	\$182,450	\$222,000	+ 21.7%	\$193,000	\$220,000	+ 14.0%
Average Sales Price*	\$184,276	\$264,933	+ 43.8%	\$198,155	\$243,615	+ 22.9%
Percent of List Price Received*	99.6%	103.9%	+ 4.3%	98.5%	101.3%	+ 2.8%
Inventory of Homes for Sale	26	31	+ 19.2%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	7	+ 250.0%	13	17	+ 30.8%
Pending Sales	1	4	+ 300.0%	11	12	+ 9.1%
Closed Sales	2	2	0.0%	11	11	0.0%
Days on Market Until Sale	122	33	- 73.0%	86	51	- 40.7%
Median Sales Price*	\$203,500	\$200,750	- 1.4%	\$177,000	\$158,000	- 10.7%
Average Sales Price*	\$203,500	\$200,750	- 1.4%	\$198,264	\$195,705	- 1.3%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.3%	105.1%	+ 6.9%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	4.0	2.3	- 42.5%	—	—	—

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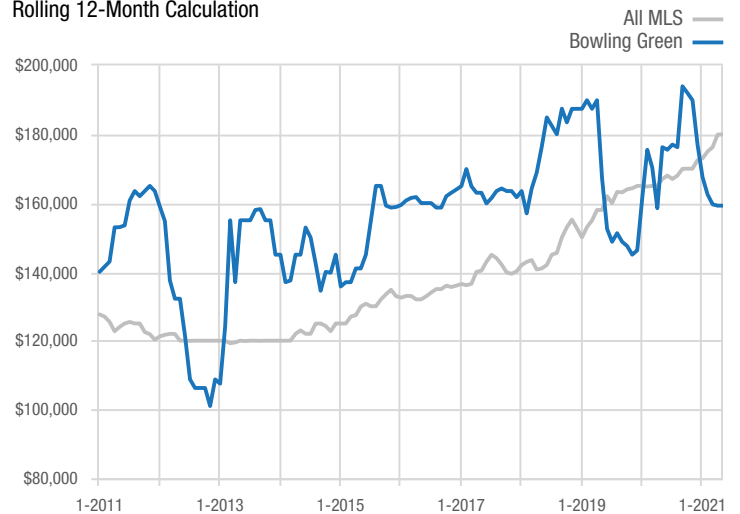
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2021

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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

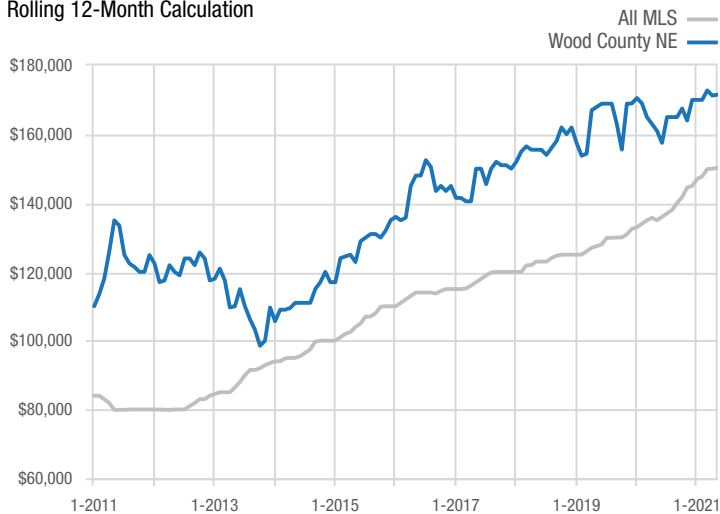
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	5	10	+ 100.0%	23	47	+ 104.3%
Pending Sales	7	8	+ 14.3%	27	32	+ 18.5%
Closed Sales	4	7	+ 75.0%	26	32	+ 23.1%
Days on Market Until Sale	119	38	- 68.1%	118	56	- 52.5%
Median Sales Price*	\$171,000	\$175,000	+ 2.3%	\$157,500	\$174,000	+ 10.5%
Average Sales Price*	\$167,375	\$152,625	- 8.8%	\$157,148	\$180,785	+ 15.0%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	97.3%	100.0%	+ 2.8%
Inventory of Homes for Sale	14	17	+ 21.4%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
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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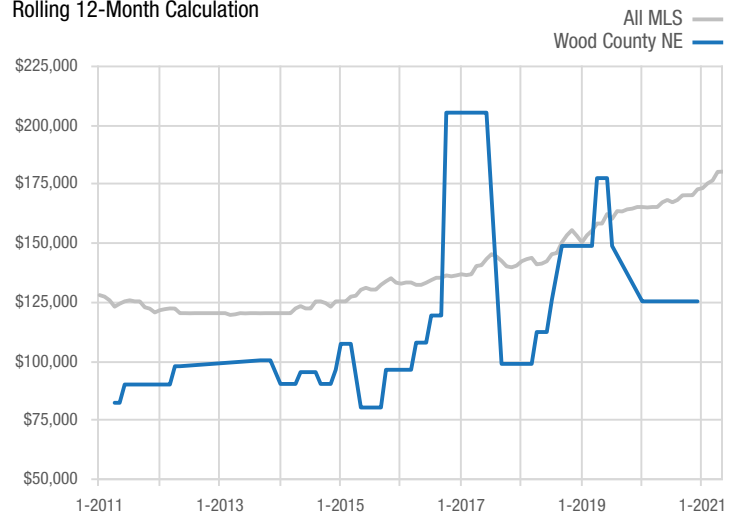
Median Sales Price - Single Family

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

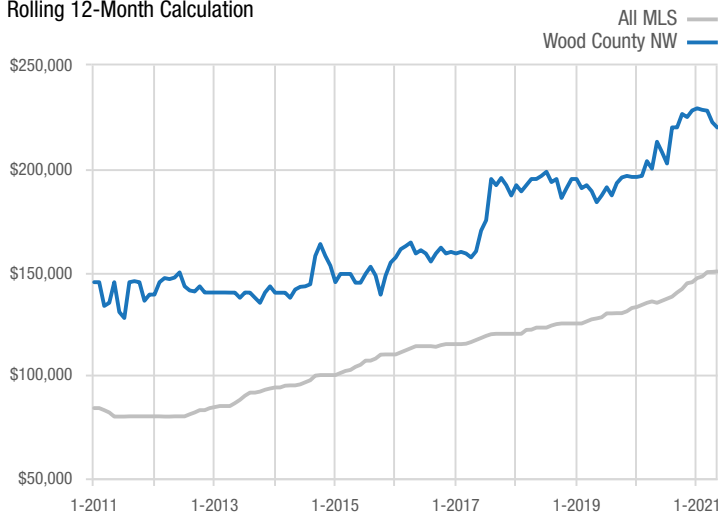
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	10	9	- 10.0%	38	38	0.0%
Pending Sales	5	6	+ 20.0%	27	31	+ 14.8%
Closed Sales	6	6	0.0%	22	31	+ 40.9%
Days on Market Until Sale	92	33	- 64.1%	79	64	- 19.0%
Median Sales Price*	\$227,500	\$127,000	- 44.2%	\$222,500	\$174,500	- 21.6%
Average Sales Price*	\$198,917	\$188,958	- 5.0%	\$218,157	\$206,568	- 5.3%
Percent of List Price Received*	101.3%	114.1%	+ 12.6%	98.4%	102.7%	+ 4.4%
Inventory of Homes for Sale	21	17	- 19.0%	—	—	—
Months Supply of Inventory	3.1	2.3	- 25.8%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	125	—	—
Median Sales Price*	—	—	—	\$116,000	—	—
Average Sales Price*	—	—	—	\$116,000	—	—
Percent of List Price Received*	—	—	—	85.9%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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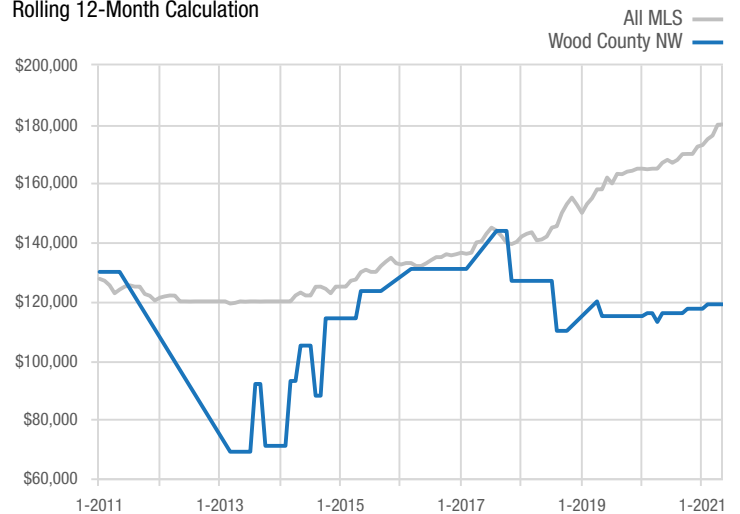
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

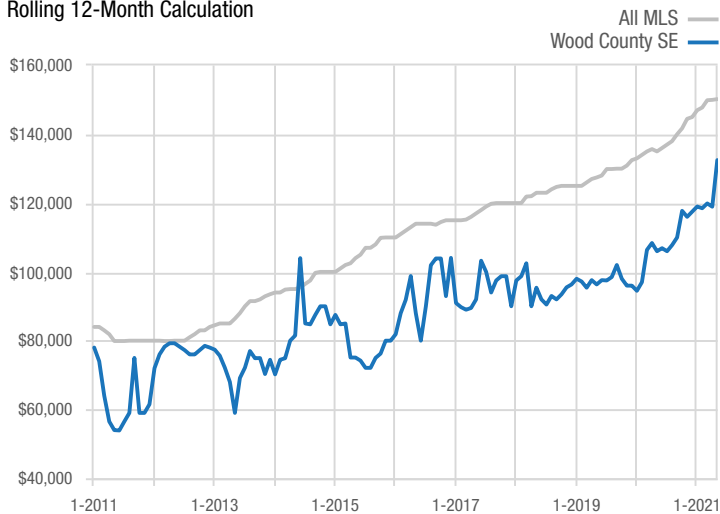
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	5	7	+ 40.0%	26	22	- 15.4%
Pending Sales	8	4	- 50.0%	24	19	- 20.8%
Closed Sales	8	2	- 75.0%	21	16	- 23.8%
Days on Market Until Sale	54	36	- 33.3%	92	68	- 26.1%
Median Sales Price*	\$101,950	\$147,500	+ 44.7%	\$105,500	\$135,000	+ 28.0%
Average Sales Price*	\$130,706	\$147,500	+ 12.8%	\$137,128	\$114,256	- 16.7%
Percent of List Price Received*	97.8%	99.3%	+ 1.5%	97.4%	101.7%	+ 4.4%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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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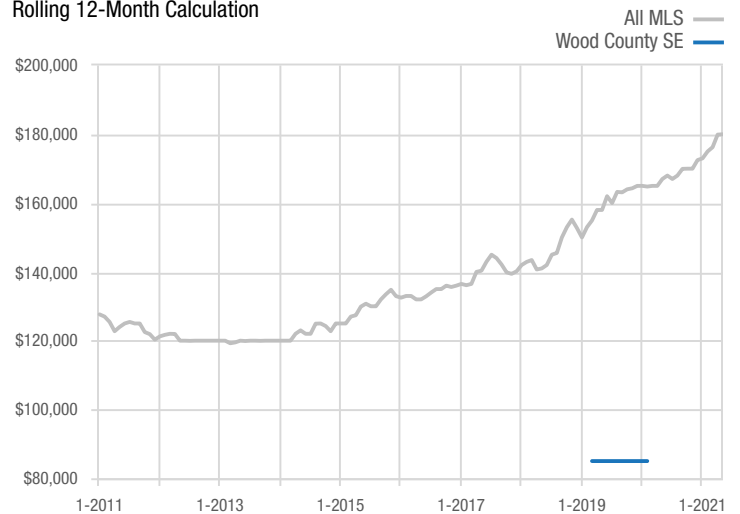
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

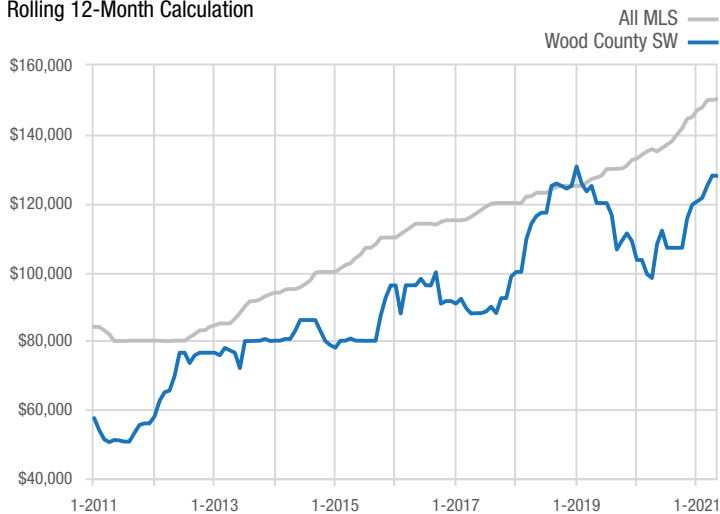
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	34	18	- 47.1%
Pending Sales	8	2	- 75.0%	26	18	- 30.8%
Closed Sales	6	2	- 66.7%	24	17	- 29.2%
Days on Market Until Sale	68	135	+ 98.5%	77	82	+ 6.5%
Median Sales Price*	\$137,500	\$249,000	+ 81.1%	\$75,000	\$137,500	+ 83.3%
Average Sales Price*	\$161,517	\$249,000	+ 54.2%	\$98,074	\$161,688	+ 64.9%
Percent of List Price Received*	100.1%	90.8%	- 9.3%	99.2%	96.6%	- 2.6%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% 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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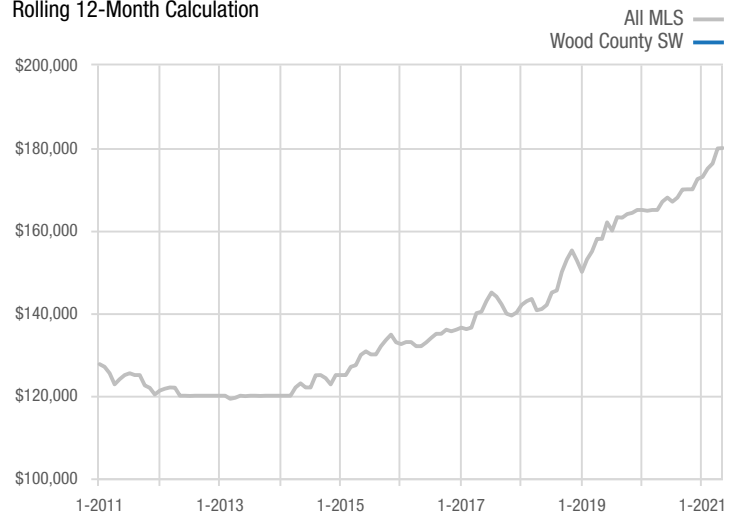
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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