

Local Market Update – November 2021

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Lucas and Upper Wood County

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

The economy is improving, unemployment is falling, and the U.S. real estate market remains strong as we head into the holiday season, a period when activity typically slows as people take time to travel, celebrate, and spend time with loved ones. Although the market is not as frenetic as was seen earlier this year, buyer demand is high, bolstered by attractive mortgage rates and a low supply of inventory.

The most recent data from the National Association of REALTORS® reports the median single-family existing home sales price rose 16% in the third quarter of this year to \$363,700, with all four regions of the country experiencing double-digit price growth. In new construction, builder confidence increased in November, surpassing analyst expectations and rising to 83 on the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI), the highest level since spring, despite persistent labor and supply chain challenges and a shortage of available lots.

Single Family Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11 2020	Thru 11 2021	% Change
New Listings	486	509	+4.7%	6,913	7,365	+6.5%
Closed Sales	565	563	-0.4%	5,861	6,251	+6.7%
Days on Market	63	61	-3.2%	75	61	-18.7%
SP\$/SqFt	\$98.34	\$107.63	+9.4%	---	---	---
Median Sales Price*	\$154,000	\$155,000	+6.5%	\$145,000	\$155,324	+7.1%
Average Sales Price*	\$186,789	\$189,576	+14.9%	\$174,411	\$191,763	+9.9%
Percent of List Price Received*	112%	102%	-8.9%	98.8%	100.0%	+1.2%
Months Supply of Inventory	3	3	---	---	---	---
Total Volume	\$105,535,179	\$106,731,431	+1.1%	\$1,021,523,853	\$1,198,328,212	+17.3%

Condo Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11 2020	Thru 11 2021	% Change
New Listings	45	40	-11.1%	635	578	-9.0%
Closed Sales	51	57	+11.8%	517	531	+2.7%
Days on Market	81	74	-8.6%	82	78	-4.9%
SP\$/SqFt	\$111.53	\$128.13	+14.9%	\$109.12	\$120.05	+10.0%
Median Sales Price*	\$180,000	\$220,000	+22.2%	\$175,000	\$203,500	+16.3%
Average Sales Price*	\$191,127	\$231,637	+21.2%	\$188,709	\$208,443	+10.5%
Percent of List Price Received*	98%	100%	+2.0%	96%	99%	+3.1%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume	\$9,747,465	\$13,203,337	+35.5%	\$97,562,335	\$110,689,975	+13.5%

*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	11-2020	11-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		831	900	+ 8.3%	11,863	12,768	+ 7.6%
Pending Sales		966	1,036	+ 7.2%	10,305	11,075	+ 7.5%
Closed Sales		967	1,028	+ 6.3%	10,214	10,915	+ 6.9%
Days on Market Until Sale		68	64	- 5.9%	79	64	- 19.0%
Median Sales Price		\$155,000	\$165,000	+ 6.5%	\$147,000	\$160,000	+ 8.8%
Average Sales Price		\$182,731	\$196,277	+ 7.4%	\$172,665	\$193,243	+ 11.9%
Percent of List Price Received		99.1%	99.8%	+ 0.7%	98.1%	99.9%	+ 1.8%
Housing Affordability Index		258	244	- 5.4%	272	252	- 7.4%
Inventory of Homes for Sale		2,204	2,123	- 3.7%	—	—	—
Months Supply of Inventory		2.4	2.1	- 12.5%	—	—	—

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Lucas County

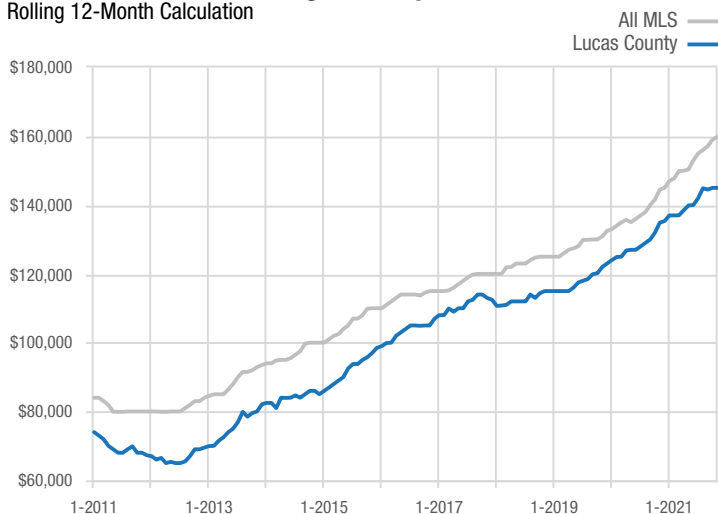
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	418	438	+ 4.8%	5,904	6,269	+ 6.2%
Pending Sales	479	488	+ 1.9%	5,069	5,393	+ 6.4%
Closed Sales	482	478	- 0.8%	5,009	5,297	+ 5.7%
Days on Market Until Sale	59	60	+ 1.7%	74	60	- 18.9%
Median Sales Price*	\$144,900	\$144,100	- 0.6%	\$135,000	\$145,000	+ 7.4%
Average Sales Price*	\$169,862	\$177,284	+ 4.4%	\$162,939	\$178,596	+ 9.6%
Percent of List Price Received*	99.6%	100.3%	+ 0.7%	98.2%	100.3%	+ 2.1%
Inventory of Homes for Sale	1,024	962	- 6.1%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	38	35	- 7.9%	538	508	- 5.6%
Pending Sales	43	44	+ 2.3%	438	472	+ 7.8%
Closed Sales	43	49	+ 14.0%	425	461	+ 8.5%
Days on Market Until Sale	84	78	- 7.1%	85	81	- 4.7%
Median Sales Price*	\$190,000	\$215,000	+ 13.2%	\$175,000	\$195,500	+ 11.7%
Average Sales Price*	\$193,143	\$225,129	+ 16.6%	\$185,703	\$206,723	+ 11.3%
Percent of List Price Received*	98.2%	99.8%	+ 1.6%	97.5%	99.1%	+ 1.6%
Inventory of Homes for Sale	116	82	- 29.3%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

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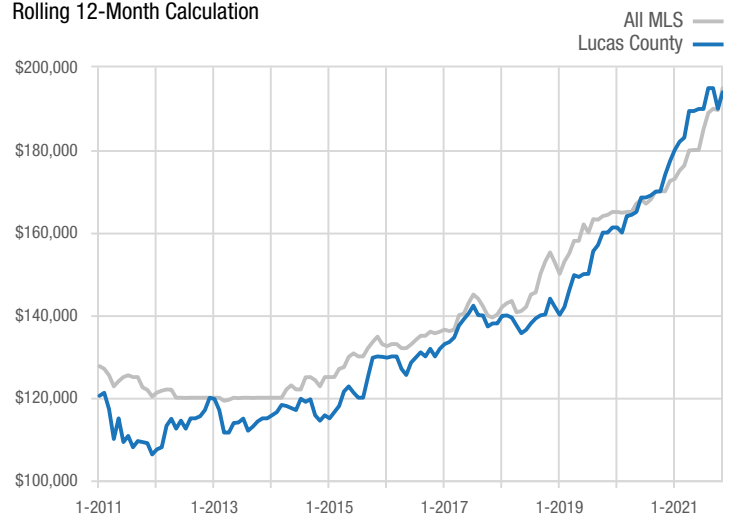
Median Sales Price - Single Family

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

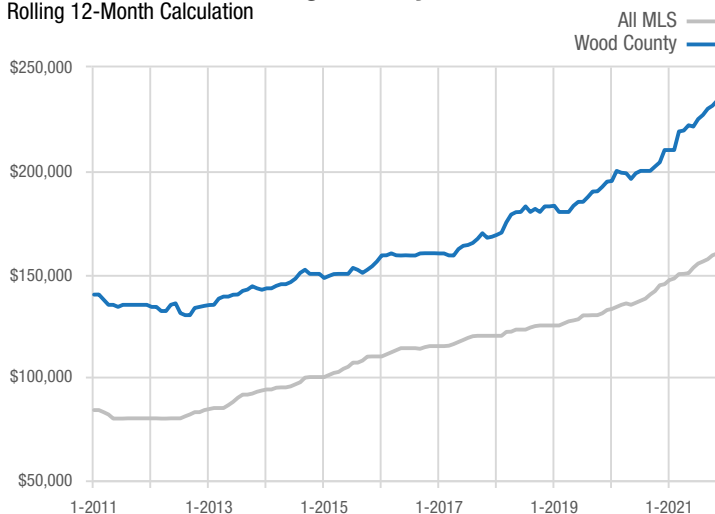
Single Family Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	93	85	- 8.6%	1,425	1,513	+ 6.2%
Pending Sales	120	114	- 5.0%	1,249	1,345	+ 7.7%
Closed Sales	115	111	- 3.5%	1,227	1,331	+ 8.5%
Days on Market Until Sale	74	69	- 6.8%	80	64	- 20.0%
Median Sales Price*	\$218,750	\$237,500	+ 8.6%	\$205,000	\$234,000	+ 14.1%
Average Sales Price*	\$257,369	\$250,146	- 2.8%	\$231,650	\$258,443	+ 11.6%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	99.3%	101.0%	+ 1.7%
Inventory of Homes for Sale	253	218	- 13.8%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo-Villa Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	8	8	0.0%	139	114	- 18.0%
Pending Sales	11	9	- 18.2%	130	110	- 15.4%
Closed Sales	11	13	+ 18.2%	127	111	- 12.6%
Days on Market Until Sale	60	51	- 15.0%	69	52	- 24.6%
Median Sales Price*	\$158,400	\$225,000	+ 42.0%	\$175,000	\$219,750	+ 25.6%
Average Sales Price*	\$162,355	\$227,355	+ 40.0%	\$199,166	\$217,346	+ 9.1%
Percent of List Price Received*	106.5%	98.8%	- 7.2%	98.9%	100.2%	+ 1.3%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

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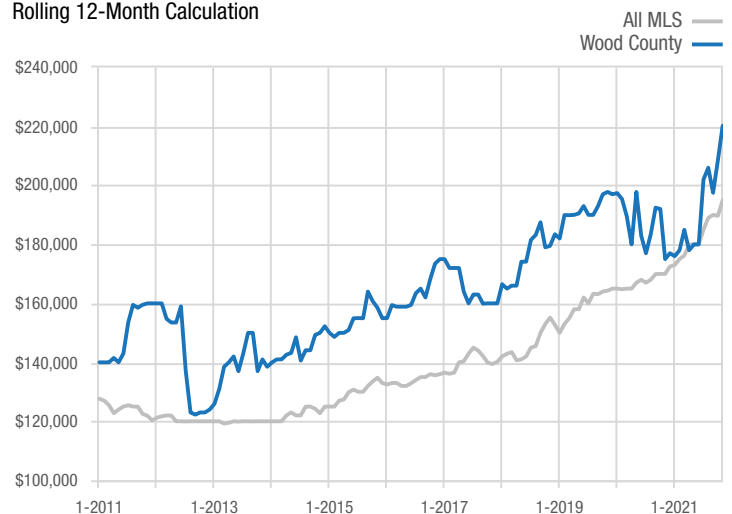
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

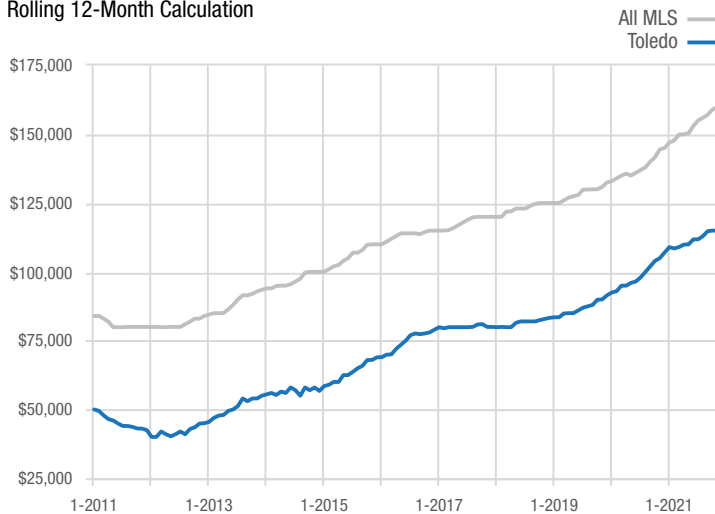
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	273	313	+ 14.7%	3,933	4,364	+ 11.0%
Pending Sales	309	349	+ 12.9%	3,365	3,679	+ 9.3%
Closed Sales	318	334	+ 5.0%	3,325	3,618	+ 8.8%
Days on Market Until Sale	58	58	0.0%	72	58	- 19.4%
Median Sales Price*	\$113,250	\$120,000	+ 6.0%	\$106,000	\$115,000	+ 8.5%
Average Sales Price*	\$119,133	\$132,663	+ 11.4%	\$121,529	\$131,076	+ 7.9%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	97.8%	99.9%	+ 2.1%
Inventory of Homes for Sale	679	689	+ 1.5%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	25	22	- 12.0%	251	268	+ 6.8%
Pending Sales	17	22	+ 29.4%	211	238	+ 12.8%
Closed Sales	13	21	+ 61.5%	207	231	+ 11.6%
Days on Market Until Sale	63	59	- 6.3%	73	67	- 8.2%
Median Sales Price*	\$156,900	\$172,000	+ 9.6%	\$140,000	\$140,000	0.0%
Average Sales Price*	\$155,038	\$186,000	+ 20.0%	\$146,899	\$153,721	+ 4.6%
Percent of List Price Received*	98.5%	101.5%	+ 3.0%	96.7%	98.6%	+ 2.0%
Inventory of Homes for Sale	57	47	- 17.5%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

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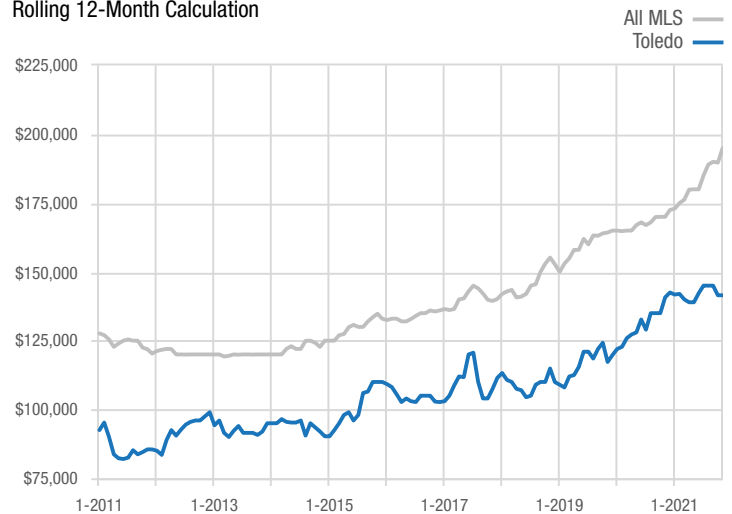
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

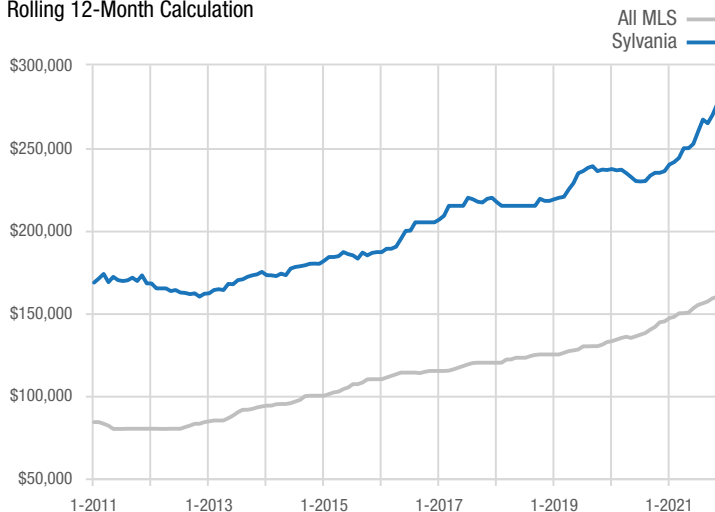
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	42	39	- 7.1%	707	656	- 7.2%
Pending Sales	64	41	- 35.9%	623	574	- 7.9%
Closed Sales	61	40	- 34.4%	612	562	- 8.2%
Days on Market Until Sale	58	67	+ 15.5%	77	63	- 18.2%
Median Sales Price*	\$230,050	\$291,250	+ 26.6%	\$235,000	\$278,000	+ 18.3%
Average Sales Price*	\$252,950	\$318,301	+ 25.8%	\$250,124	\$294,167	+ 17.6%
Percent of List Price Received*	99.2%	101.1%	+ 1.9%	98.9%	101.5%	+ 2.6%
Inventory of Homes for Sale	113	103	- 8.8%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	6	6	0.0%	167	139	- 16.8%
Pending Sales	17	15	- 11.8%	143	130	- 9.1%
Closed Sales	21	15	- 28.6%	135	134	- 0.7%
Days on Market Until Sale	96	83	- 13.5%	102	97	- 4.9%
Median Sales Price*	\$168,000	\$200,000	+ 19.0%	\$210,000	\$240,200	+ 14.4%
Average Sales Price*	\$182,544	\$226,238	+ 23.9%	\$205,149	\$231,633	+ 12.9%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	98.4%	99.7%	+ 1.3%
Inventory of Homes for Sale	30	20	- 33.3%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

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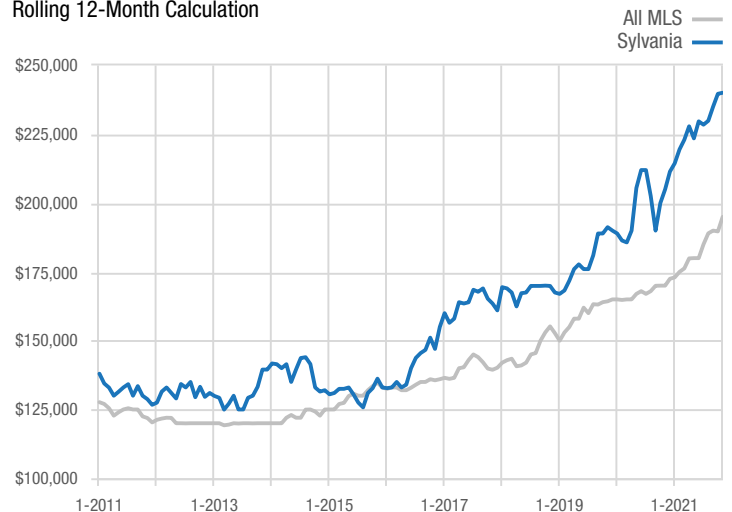
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

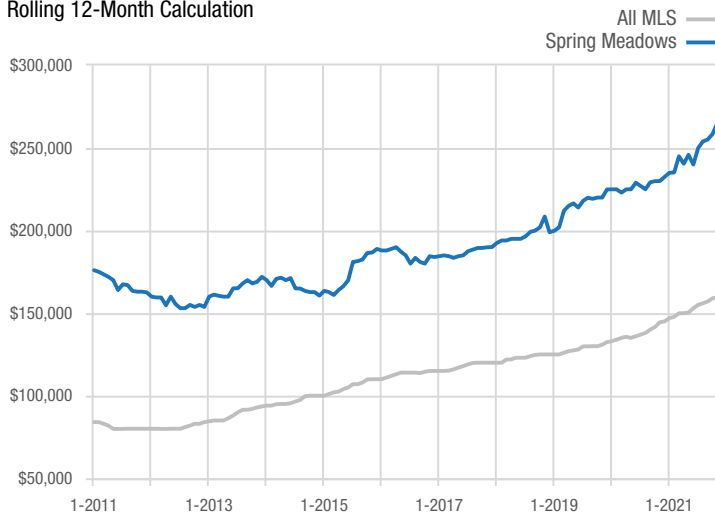
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	28	15	- 46.4%	266	262	- 1.5%
Pending Sales	13	18	+ 38.5%	212	232	+ 9.4%
Closed Sales	13	15	+ 15.4%	212	227	+ 7.1%
Days on Market Until Sale	59	65	+ 10.2%	84	64	- 23.8%
Median Sales Price*	\$235,000	\$282,500	+ 20.2%	\$230,000	\$265,750	+ 15.5%
Average Sales Price*	\$257,992	\$311,225	+ 20.6%	\$237,939	\$280,383	+ 17.8%
Percent of List Price Received*	103.7%	100.5%	- 3.1%	99.3%	100.7%	+ 1.4%
Inventory of Homes for Sale	52	32	- 38.5%	—	—	—
Months Supply of Inventory	2.7	1.5	- 44.4%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	3	2	- 33.3%	54	49	- 9.3%
Pending Sales	5	2	- 60.0%	48	46	- 4.2%
Closed Sales	3	5	+ 66.7%	46	45	- 2.2%
Days on Market Until Sale	83	95	+ 14.5%	78	85	+ 9.0%
Median Sales Price*	\$317,500	\$285,000	- 10.2%	\$207,528	\$309,000	+ 48.9%
Average Sales Price*	\$272,800	\$288,037	+ 5.6%	\$232,356	\$300,826	+ 29.5%
Percent of List Price Received*	102.3%	102.9%	+ 0.6%	98.4%	99.8%	+ 1.4%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

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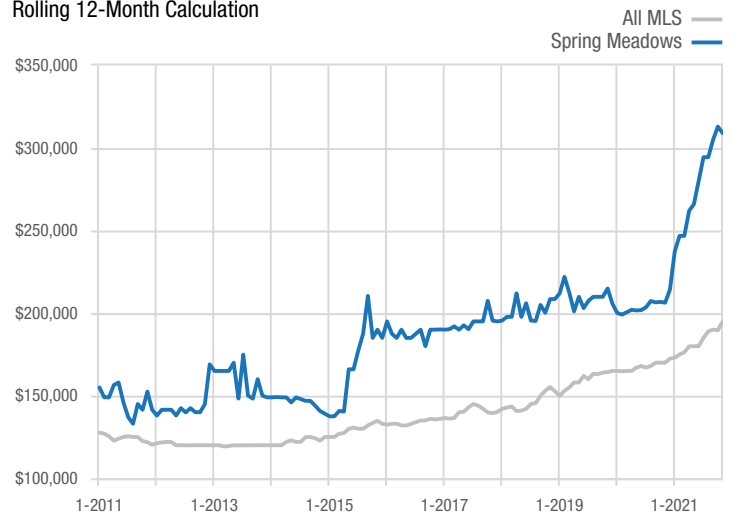
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

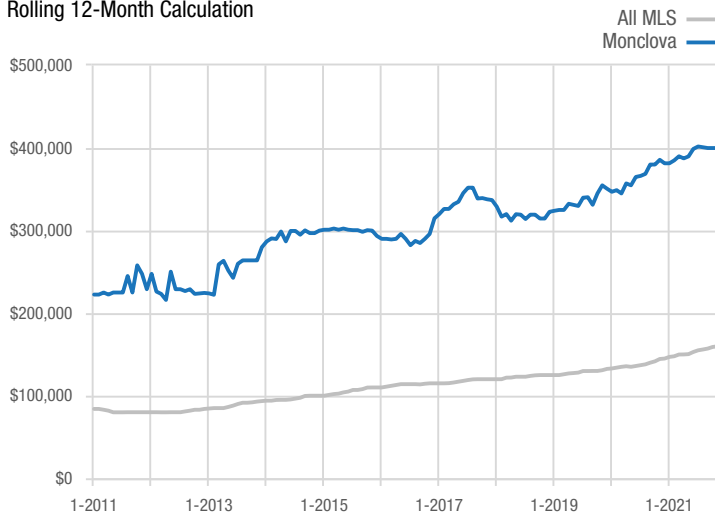
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	7	9	+ 28.6%	70	86	+ 22.9%
Pending Sales	8	8	0.0%	63	79	+ 25.4%
Closed Sales	6	7	+ 16.7%	60	75	+ 25.0%
Days on Market Until Sale	43	69	+ 60.5%	107	71	- 33.6%
Median Sales Price*	\$381,500	\$395,000	+ 3.5%	\$385,750	\$400,952	+ 3.9%
Average Sales Price*	\$494,400	\$417,123	- 15.6%	\$396,025	\$436,277	+ 10.2%
Percent of List Price Received*	101.8%	100.4%	- 1.4%	98.5%	101.0%	+ 2.5%
Inventory of Homes for Sale	18	10	- 44.4%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	5	3	- 40.0%	20	17	- 15.0%
Pending Sales	0	1	—	6	19	+ 216.7%
Closed Sales	0	3	—	6	10	+ 66.7%
Days on Market Until Sale	—	237	—	69	233	+ 237.7%
Median Sales Price*	—	\$300,155	—	\$284,000	\$299,720	+ 5.5%
Average Sales Price*	—	\$327,790	—	\$283,300	\$307,181	+ 8.4%
Percent of List Price Received*	—	100.0%	—	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	4.5	2.2	- 51.1%	—	—	—

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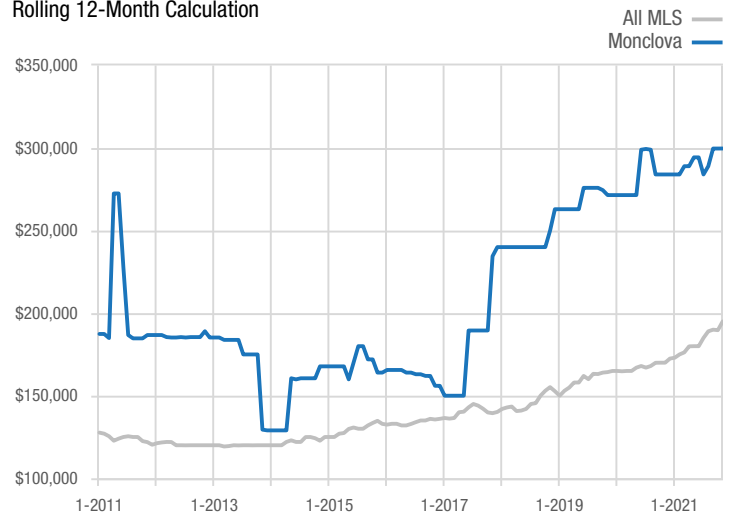
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

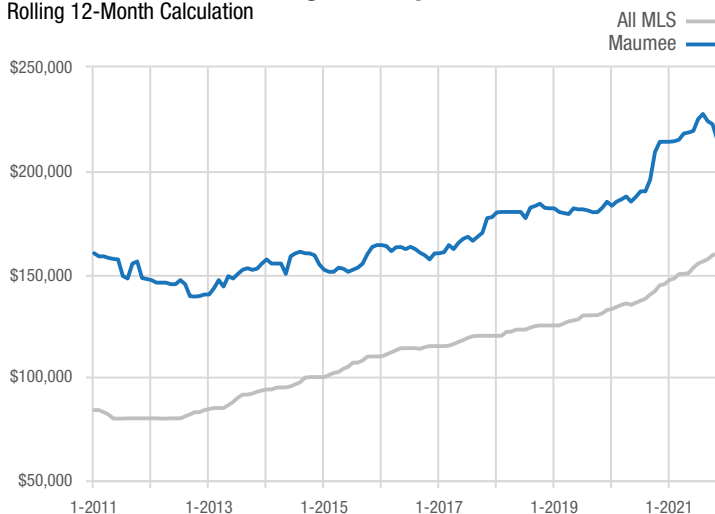
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	37	37	0.0%	472	469	- 0.6%
Pending Sales	45	37	- 17.8%	400	409	+ 2.3%
Closed Sales	44	39	- 11.4%	396	407	+ 2.8%
Days on Market Until Sale	55	49	- 10.9%	64	54	- 15.6%
Median Sales Price*	\$254,200	\$193,000	- 24.1%	\$214,000	\$215,000	+ 0.5%
Average Sales Price*	\$283,263	\$230,147	- 18.8%	\$244,605	\$253,002	+ 3.4%
Percent of List Price Received*	99.8%	100.2%	+ 0.4%	99.0%	101.2%	+ 2.2%
Inventory of Homes for Sale	68	61	- 10.3%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	2	3	+ 50.0%	60	65	+ 8.3%
Pending Sales	9	6	- 33.3%	49	57	+ 16.3%
Closed Sales	8	9	+ 12.5%	49	57	+ 16.3%
Days on Market Until Sale	67	58	- 13.4%	76	63	- 17.1%
Median Sales Price*	\$231,500	\$168,000	- 27.4%	\$205,000	\$229,000	+ 11.7%
Average Sales Price*	\$226,181	\$260,590	+ 15.2%	\$220,187	\$270,038	+ 22.6%
Percent of List Price Received*	98.7%	94.5%	- 4.3%	98.0%	98.9%	+ 0.9%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

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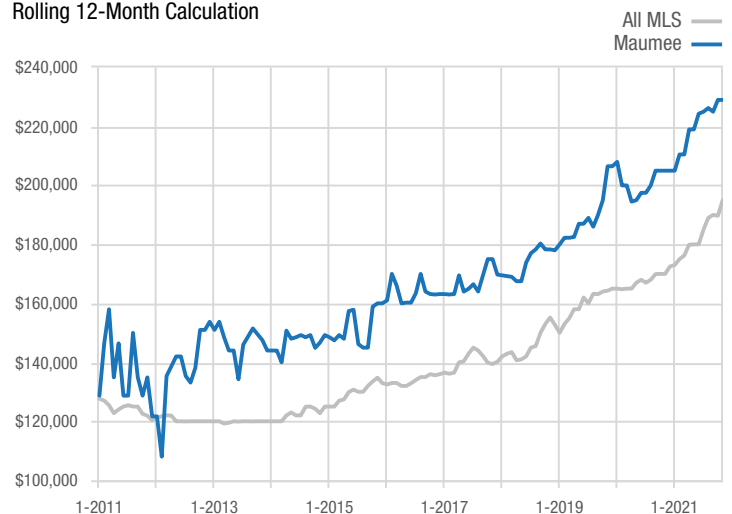
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2021

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Whitehouse

MLS Area 08: 43571

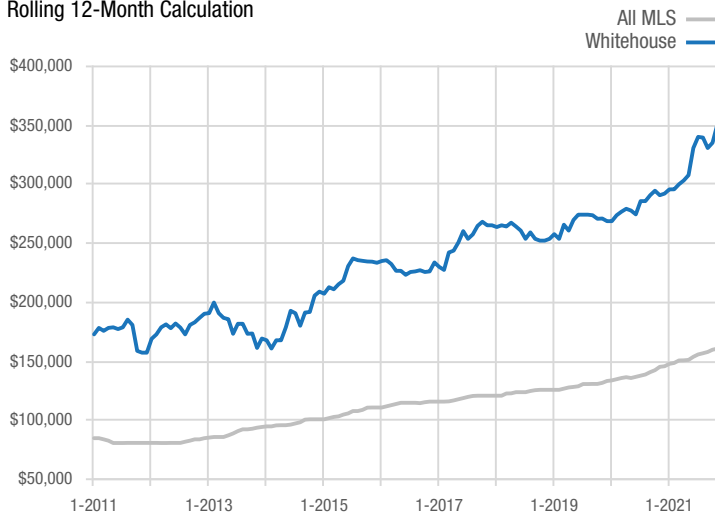
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	8	6	- 25.0%	135	102	- 24.4%
Pending Sales	13	7	- 46.2%	108	100	- 7.4%
Closed Sales	13	6	- 53.8%	109	98	- 10.1%
Days on Market Until Sale	101	112	+ 10.9%	87	79	- 9.2%
Median Sales Price*	\$287,900	\$391,950	+ 36.1%	\$291,375	\$350,000	+ 20.1%
Average Sales Price*	\$302,338	\$427,886	+ 41.5%	\$297,376	\$381,654	+ 28.3%
Percent of List Price Received*	99.6%	102.8%	+ 3.2%	98.6%	100.4%	+ 1.8%
Inventory of Homes for Sale	26	17	- 34.6%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	0	1	—	8	5	- 37.5%
Pending Sales	0	3	—	6	5	- 16.7%
Closed Sales	0	3	—	6	5	- 16.7%
Days on Market Until Sale	—	33	—	31	84	+ 171.0%
Median Sales Price*	—	\$237,400	—	\$216,250	\$240,000	+ 11.0%
Average Sales Price*	—	\$234,800	—	\$220,550	\$242,880	+ 10.1%
Percent of List Price Received*	—	102.9%	—	100.0%	98.1%	- 1.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

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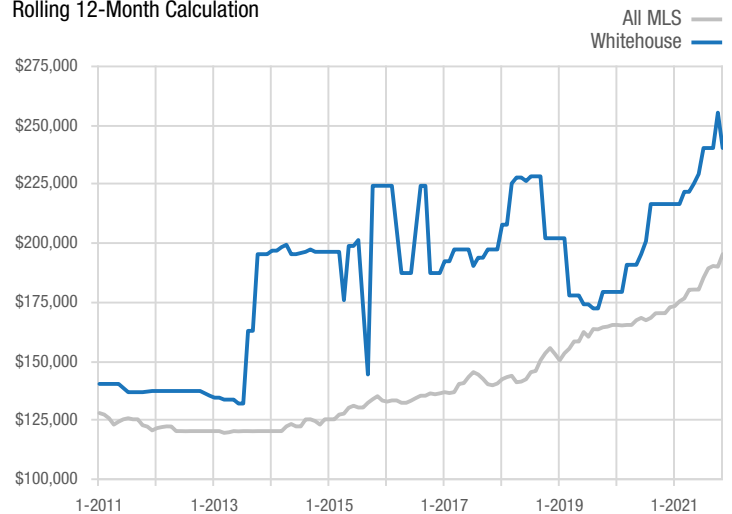
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2021

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Waterville

MLS Area 10: 43566

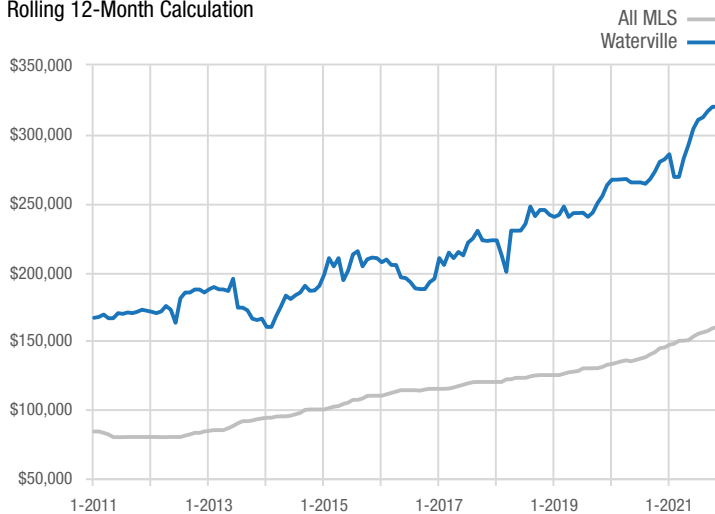
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	8	9	+ 12.5%	138	148	+ 7.2%
Pending Sales	9	14	+ 55.6%	116	131	+ 12.9%
Closed Sales	10	18	+ 80.0%	118	123	+ 4.2%
Days on Market Until Sale	85	84	- 1.2%	88	86	- 2.3%
Median Sales Price*	\$355,450	\$321,200	- 9.6%	\$280,000	\$320,000	+ 14.3%
Average Sales Price*	\$312,139	\$311,843	- 0.1%	\$270,056	\$309,812	+ 14.7%
Percent of List Price Received*	100.1%	103.0%	+ 2.9%	98.8%	100.7%	+ 1.9%
Inventory of Homes for Sale	34	28	- 17.6%	—	—	—
Months Supply of Inventory	3.3	2.4	- 27.3%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	0	1	—	31	15	- 51.6%
Pending Sales	1	0	- 100.0%	25	18	- 28.0%
Closed Sales	2	0	- 100.0%	23	19	- 17.4%
Days on Market Until Sale	147	—	—	98	103	+ 5.1%
Median Sales Price*	\$242,450	—	—	\$210,000	\$220,000	+ 4.8%
Average Sales Price*	\$242,450	—	—	\$234,640	\$233,213	- 0.6%
Percent of List Price Received*	98.5%	—	—	99.2%	100.5%	+ 1.3%
Inventory of Homes for Sale	9	1	- 88.9%	—	—	—
Months Supply of Inventory	3.6	0.4	- 88.9%	—	—	—

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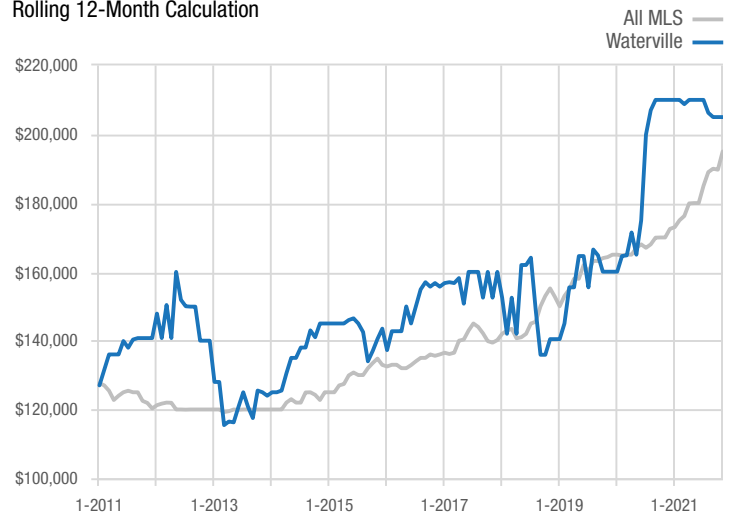
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

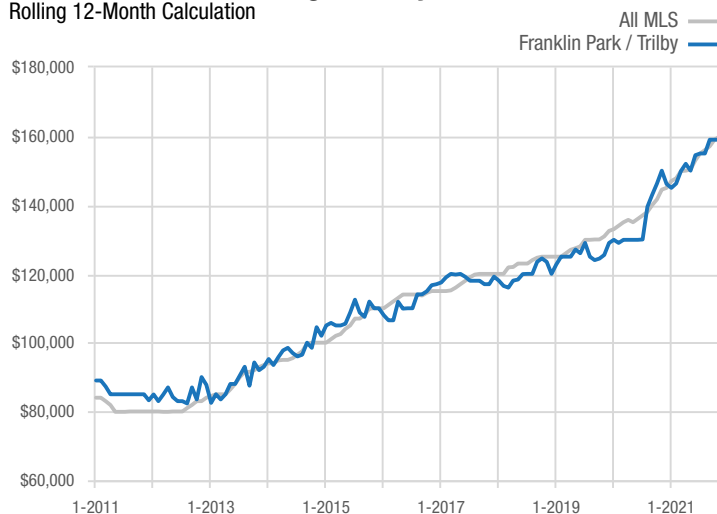
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	8	21	+ 162.5%	284	292	+ 2.8%
Pending Sales	24	25	+ 4.2%	261	263	+ 0.8%
Closed Sales	25	19	- 24.0%	254	256	+ 0.8%
Days on Market Until Sale	55	40	- 27.3%	64	56	- 12.5%
Median Sales Price*	\$142,950	\$155,000	+ 8.4%	\$147,000	\$160,000	+ 8.8%
Average Sales Price*	\$165,325	\$184,115	+ 11.4%	\$174,457	\$191,033	+ 9.5%
Percent of List Price Received*	97.5%	99.3%	+ 1.8%	98.8%	101.1%	+ 2.3%
Inventory of Homes for Sale	38	38	0.0%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	18	14	- 22.2%
Pending Sales	0	0	—	15	14	- 6.7%
Closed Sales	0	0	—	15	14	- 6.7%
Days on Market Until Sale	—	—	—	69	66	- 4.3%
Median Sales Price*	—	—	—	\$127,000	\$138,309	+ 8.9%
Average Sales Price*	—	—	—	\$119,360	\$124,330	+ 4.2%
Percent of List Price Received*	—	—	—	96.1%	99.7%	+ 3.7%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

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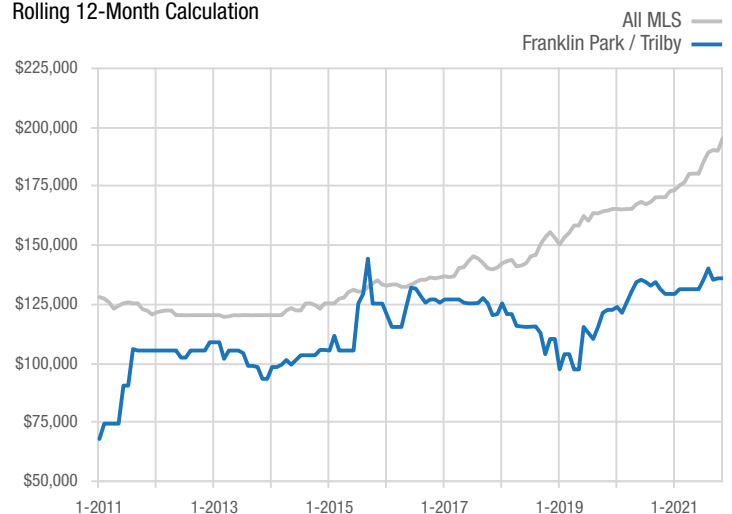
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

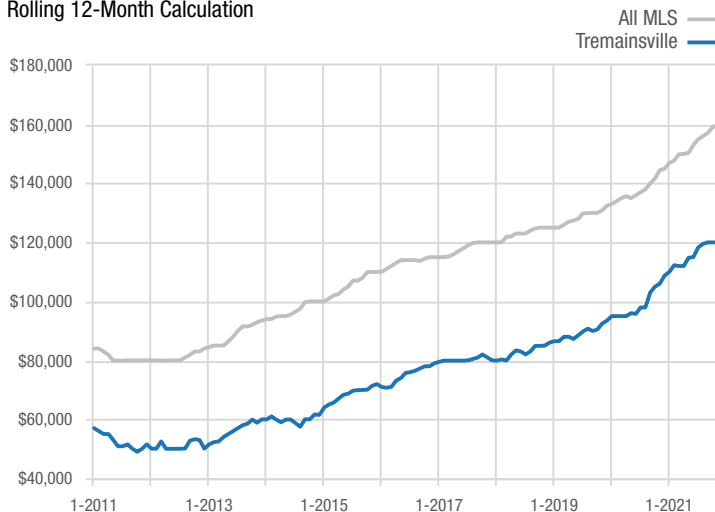
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	47	52	+ 10.6%	630	705	+ 11.9%
Pending Sales	49	67	+ 36.7%	531	617	+ 16.2%
Closed Sales	49	60	+ 22.4%	512	599	+ 17.0%
Days on Market Until Sale	57	60	+ 5.3%	63	54	- 14.3%
Median Sales Price*	\$121,000	\$120,000	- 0.8%	\$109,000	\$120,000	+ 10.1%
Average Sales Price*	\$116,846	\$124,949	+ 6.9%	\$105,077	\$119,794	+ 14.0%
Percent of List Price Received*	99.2%	103.6%	+ 4.4%	98.9%	101.1%	+ 2.2%
Inventory of Homes for Sale	115	103	- 10.4%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	0	0	—	3	0	- 100.0%
Days on Market Until Sale	—	—	—	65	—	—
Median Sales Price*	—	—	—	\$77,500	—	—
Average Sales Price*	—	—	—	\$77,767	—	—
Percent of List Price Received*	—	—	—	93.5%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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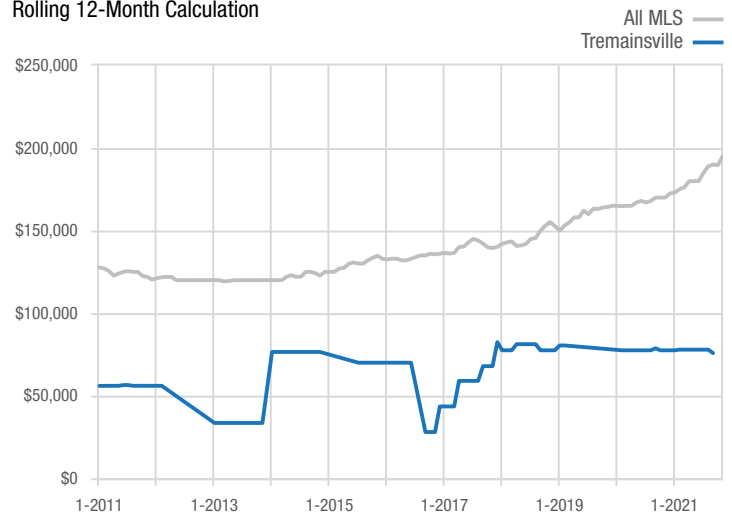
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

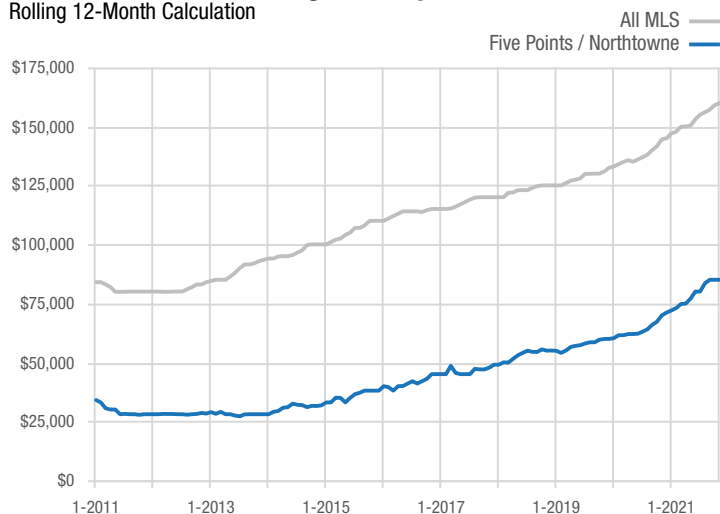
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	41	42	+ 2.4%	438	504	+ 15.1%
Pending Sales	45	35	- 22.2%	397	414	+ 4.3%
Closed Sales	51	34	- 33.3%	397	408	+ 2.8%
Days on Market Until Sale	52	56	+ 7.7%	74	59	- 20.3%
Median Sales Price*	\$80,000	\$71,250	- 10.9%	\$70,750	\$85,000	+ 20.1%
Average Sales Price*	\$84,012	\$87,932	+ 4.7%	\$73,574	\$89,486	+ 21.6%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	98.0%	100.5%	+ 2.6%
Inventory of Homes for Sale	81	87	+ 7.4%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% 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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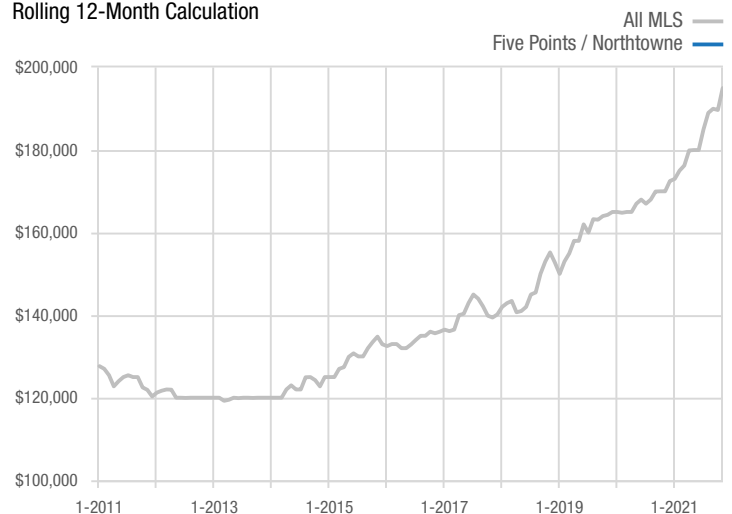
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

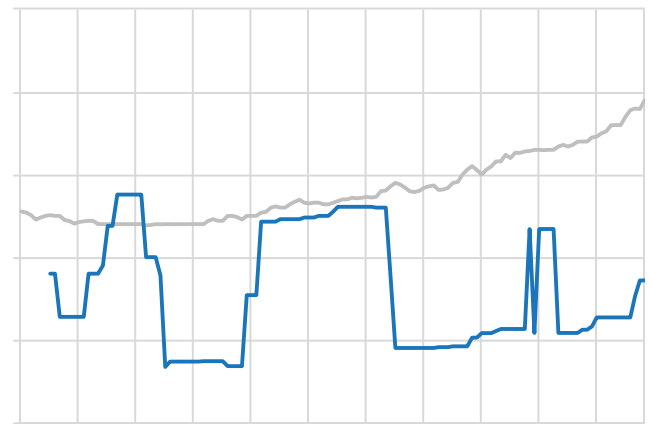
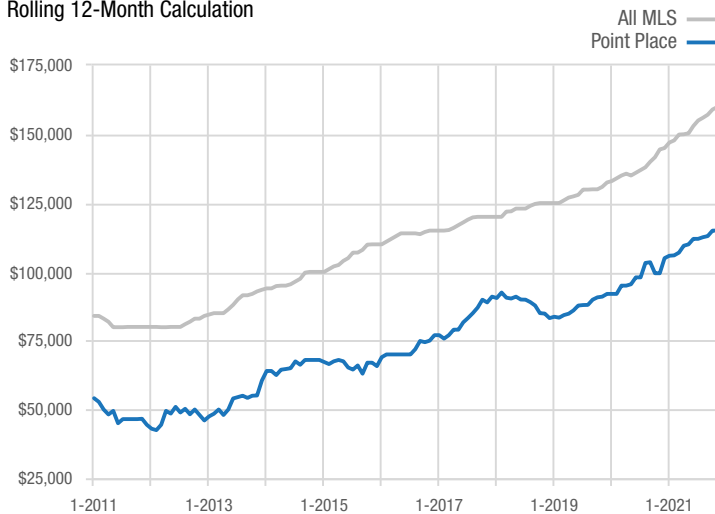
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	34	23	- 32.4%	308	284	- 7.8%
Pending Sales	15	26	+ 73.3%	267	262	- 1.9%
Closed Sales	12	25	+ 108.3%	267	259	- 3.0%
Days on Market Until Sale	109	82	- 24.8%	75	58	- 22.7%
Median Sales Price*	\$100,000	\$114,900	+ 14.9%	\$103,000	\$117,000	+ 13.6%
Average Sales Price*	\$103,342	\$108,177	+ 4.7%	\$107,651	\$120,788	+ 12.2%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	98.3%	100.8%	+ 2.5%
Inventory of Homes for Sale	61	48	- 21.3%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	1	1	0.0%	2	4	+ 100.0%
Pending Sales	0	0	—	1	4	+ 300.0%
Closed Sales	0	0	—	1	4	+ 300.0%
Days on Market Until Sale	—	—	—	89	52	- 41.6%
Median Sales Price*	—	—	—	\$58,000	\$85,900	+ 48.1%
Average Sales Price*	—	—	—	\$58,000	\$107,075	+ 84.6%
Percent of List Price Received*	—	—	—	64.5%	99.0%	+ 53.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

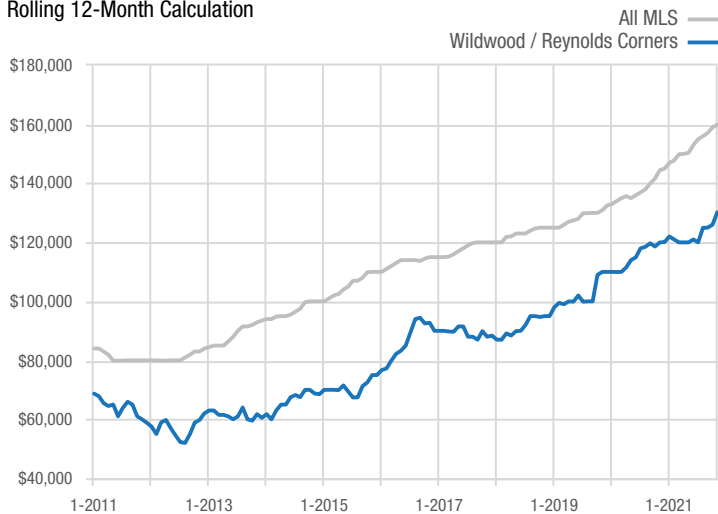
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	27	32	+ 18.5%	414	412	- 0.5%
Pending Sales	33	39	+ 18.2%	340	367	+ 7.9%
Closed Sales	33	44	+ 33.3%	338	367	+ 8.6%
Days on Market Until Sale	57	56	- 1.8%	68	62	- 8.8%
Median Sales Price*	\$128,000	\$136,450	+ 6.6%	\$120,000	\$131,725	+ 9.8%
Average Sales Price*	\$132,054	\$140,116	+ 6.1%	\$135,570	\$147,675	+ 8.9%
Percent of List Price Received*	102.2%	100.0%	- 2.2%	99.3%	100.4%	+ 1.1%
Inventory of Homes for Sale	72	60	- 16.7%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	4	6	+ 50.0%	56	71	+ 26.8%
Pending Sales	0	6	—	52	59	+ 13.5%
Closed Sales	0	9	—	53	58	+ 9.4%
Days on Market Until Sale	—	50	—	89	55	- 38.2%
Median Sales Price*	—	\$162,000	—	\$133,000	\$145,000	+ 9.0%
Average Sales Price*	—	\$166,678	—	\$126,582	\$142,537	+ 12.6%
Percent of List Price Received*	—	103.3%	—	96.6%	99.8%	+ 3.3%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

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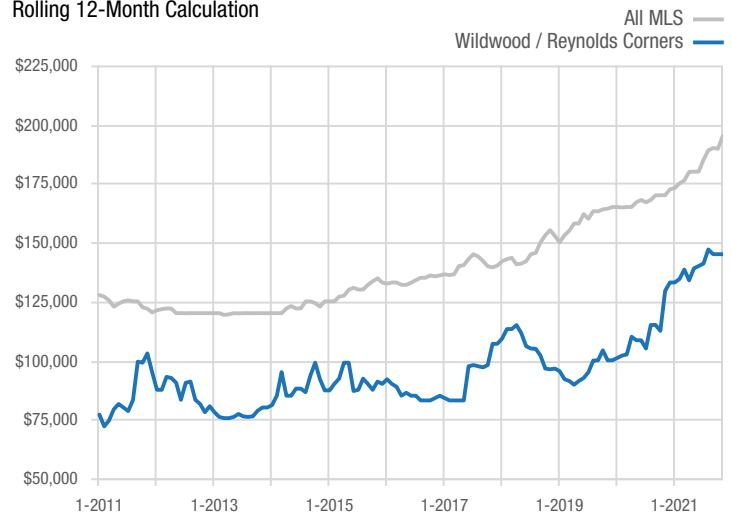
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

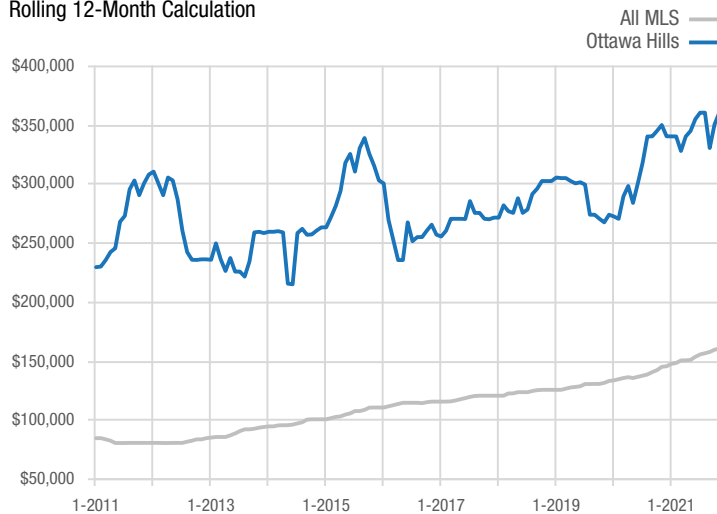
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	2	11	+ 450.0%	125	111	- 11.2%
Pending Sales	5	8	+ 60.0%	93	89	- 4.3%
Closed Sales	3	6	+ 100.0%	91	87	- 4.4%
Days on Market Until Sale	154	57	- 63.0%	105	67	- 36.2%
Median Sales Price*	\$220,000	\$352,500	+ 60.2%	\$340,000	\$367,450	+ 8.1%
Average Sales Price*	\$264,167	\$510,833	+ 93.4%	\$381,686	\$418,952	+ 9.8%
Percent of List Price Received*	94.2%	98.5%	+ 4.6%	96.0%	98.2%	+ 2.3%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	3	0	- 100.0%	18	15	- 16.7%
Pending Sales	1	0	- 100.0%	12	17	+ 41.7%
Closed Sales	1	0	- 100.0%	12	16	+ 33.3%
Days on Market Until Sale	100	—	—	106	69	- 34.9%
Median Sales Price*	\$194,900	—	—	\$170,000	\$126,700	- 25.5%
Average Sales Price*	\$194,900	—	—	\$179,483	\$161,138	- 10.2%
Percent of List Price Received*	97.5%	—	—	93.1%	97.9%	+ 5.2%
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	4.5	0.5	- 88.9%	—	—	—

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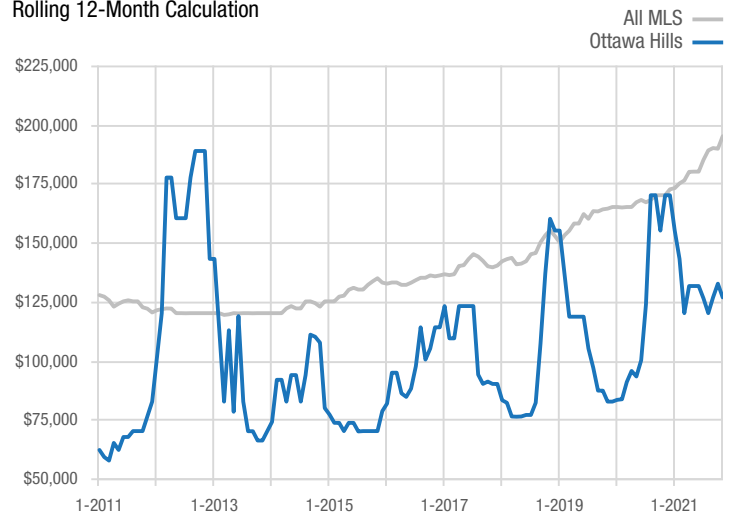
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

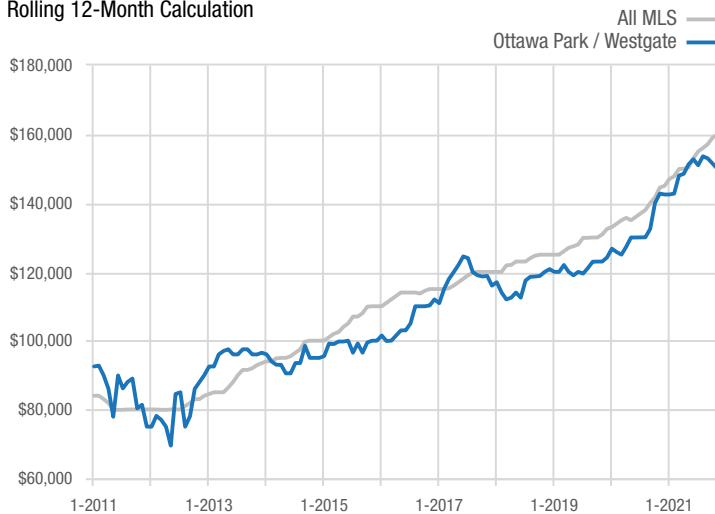
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	14	18	+ 28.6%	263	297	+ 12.9%
Pending Sales	18	23	+ 27.8%	230	252	+ 9.6%
Closed Sales	19	23	+ 21.1%	232	250	+ 7.8%
Days on Market Until Sale	62	55	- 11.3%	70	50	- 28.6%
Median Sales Price*	\$155,000	\$160,000	+ 3.2%	\$142,500	\$150,000	+ 5.3%
Average Sales Price*	\$148,558	\$169,911	+ 14.4%	\$141,917	\$154,418	+ 8.8%
Percent of List Price Received*	104.9%	99.5%	- 5.1%	99.6%	101.7%	+ 2.1%
Inventory of Homes for Sale	39	49	+ 25.6%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	9	2	- 77.8%
Pending Sales	2	0	- 100.0%	7	3	- 57.1%
Closed Sales	2	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	41	—	—	38	43	+ 13.2%
Median Sales Price*	\$111,500	—	—	\$78,000	\$129,500	+ 66.0%
Average Sales Price*	\$111,500	—	—	\$82,986	\$120,037	+ 44.6%
Percent of List Price Received*	99.2%	—	—	92.5%	104.1%	+ 12.5%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

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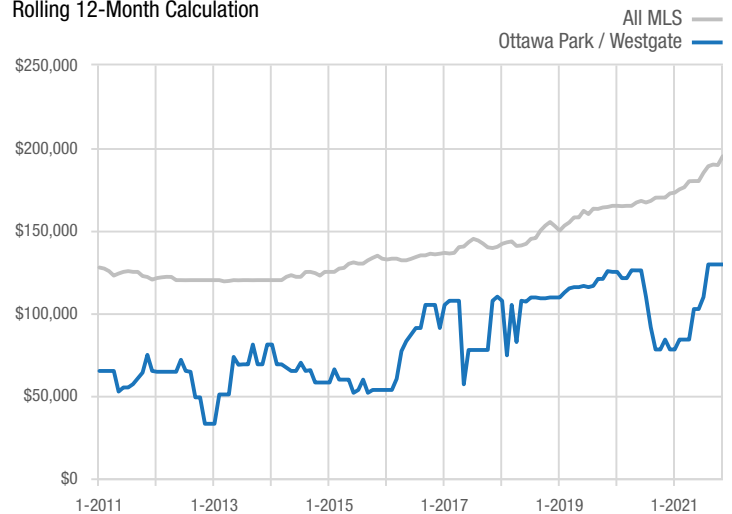
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2021

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Olde West End

MLS Area 18: 43610 and 43620

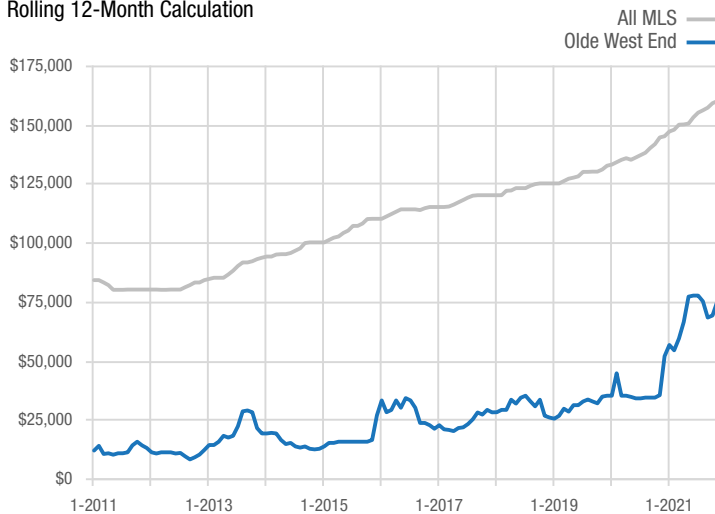
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	3	7	+ 133.3%	78	91	+ 16.7%
Pending Sales	9	4	- 55.6%	54	60	+ 11.1%
Closed Sales	9	4	- 55.6%	52	60	+ 15.4%
Days on Market Until Sale	55	79	+ 43.6%	82	81	- 1.2%
Median Sales Price*	\$57,000	\$127,750	+ 124.1%	\$35,250	\$67,277	+ 90.9%
Average Sales Price*	\$63,438	\$124,375	+ 96.1%	\$66,803	\$99,048	+ 48.3%
Percent of List Price Received*	108.9%	96.2%	- 11.7%	95.6%	97.6%	+ 2.1%
Inventory of Homes for Sale	23	24	+ 4.3%	—	—	—
Months Supply of Inventory	4.4	4.4	0.0%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	0	0	—	5	8	+ 60.0%
Pending Sales	0	1	—	4	7	+ 75.0%
Closed Sales	0	0	—	4	6	+ 50.0%
Days on Market Until Sale	—	—	—	78	71	- 9.0%
Median Sales Price*	—	—	—	\$54,925	\$58,125	+ 5.8%
Average Sales Price*	—	—	—	\$59,213	\$75,542	+ 27.6%
Percent of List Price Received*	—	—	—	90.4%	96.2%	+ 6.4%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

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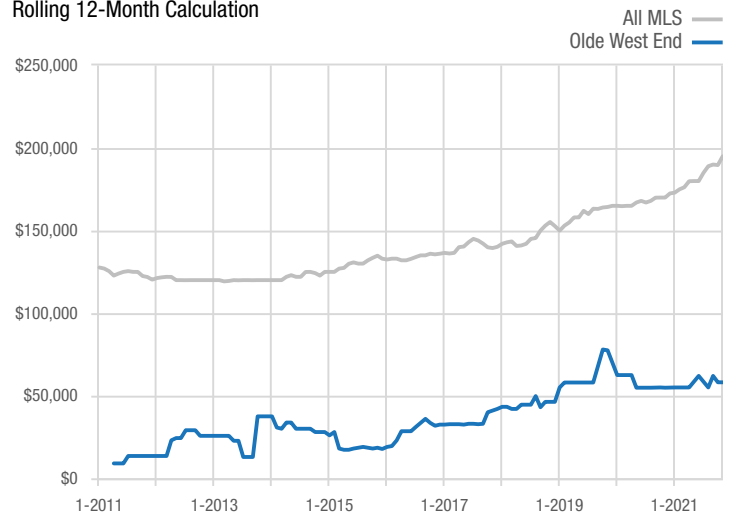
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

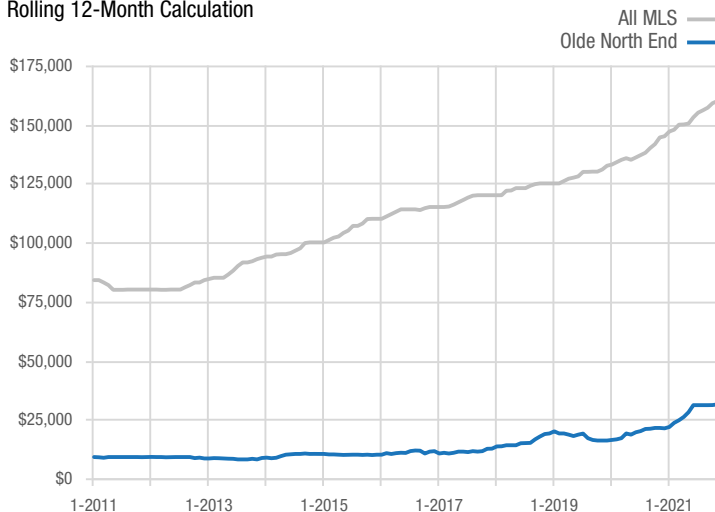
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	7	9	+ 28.6%	114	203	+ 78.1%
Pending Sales	6	12	+ 100.0%	87	172	+ 97.7%
Closed Sales	6	12	+ 100.0%	87	173	+ 98.9%
Days on Market Until Sale	73	52	- 28.8%	88	55	- 37.5%
Median Sales Price*	\$11,000	\$32,750	+ 197.7%	\$21,170	\$31,317	+ 47.9%
Average Sales Price*	\$15,160	\$39,317	+ 159.3%	\$26,029	\$35,601	+ 36.8%
Percent of List Price Received*	77.0%	95.6%	+ 24.2%	90.1%	94.1%	+ 4.4%
Inventory of Homes for Sale	14	20	+ 42.9%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% 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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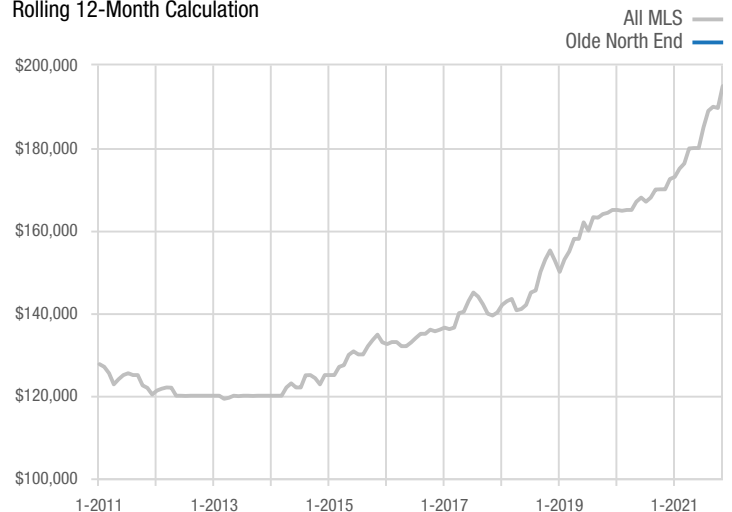
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

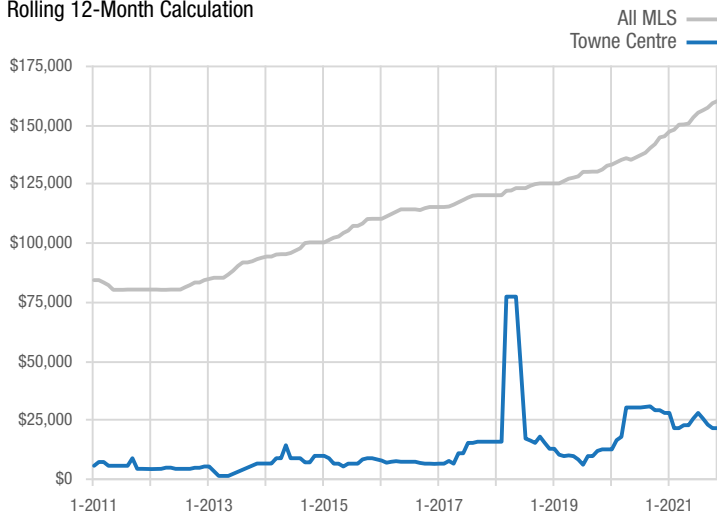
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	1	1	0.0%	12	15	+ 25.0%
Pending Sales	1	0	- 100.0%	14	11	- 21.4%
Closed Sales	0	0	—	13	11	- 15.4%
Days on Market Until Sale	—	—	—	158	65	- 58.9%
Median Sales Price*	—	—	—	\$30,000	\$23,000	- 23.3%
Average Sales Price*	—	—	—	\$42,370	\$65,045	+ 53.5%
Percent of List Price Received*	—	—	—	92.7%	88.9%	- 4.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	2	3	+ 50.0%	11	19	+ 72.7%
Pending Sales	0	0	—	7	11	+ 57.1%
Closed Sales	0	0	—	7	12	+ 71.4%
Days on Market Until Sale	—	—	—	48	66	+ 37.5%
Median Sales Price*	—	—	—	\$230,000	\$242,000	+ 5.2%
Average Sales Price*	—	—	—	\$217,486	\$238,483	+ 9.7%
Percent of List Price Received*	—	—	—	95.7%	98.3%	+ 2.7%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	2.2	5.8	+ 163.6%	—	—	—

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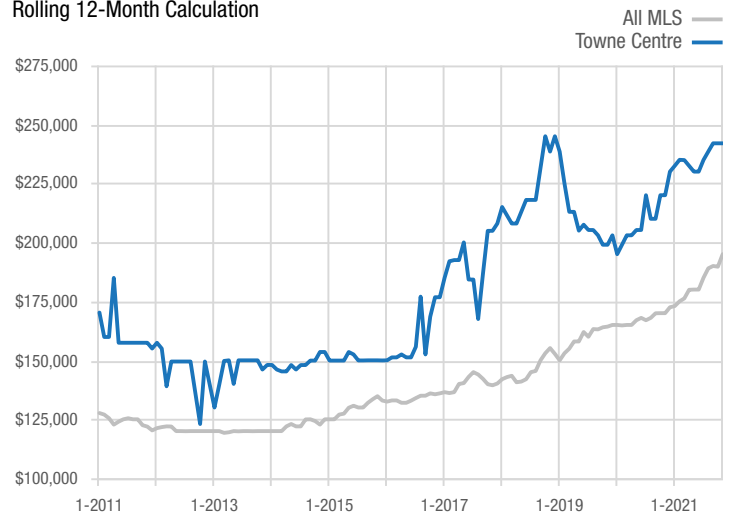
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

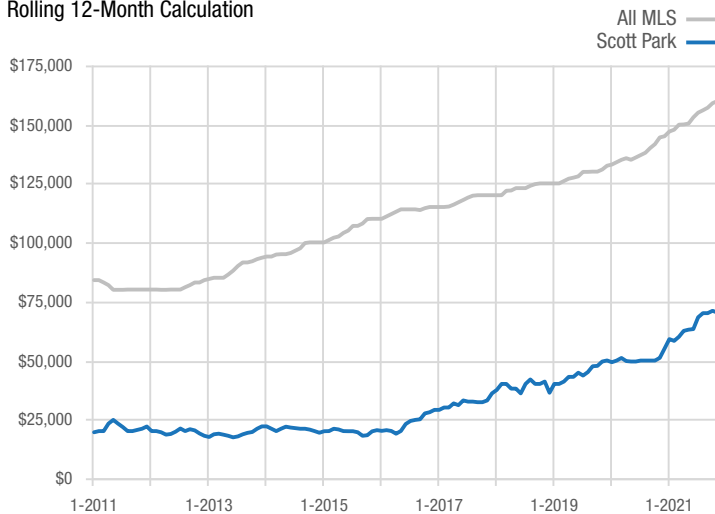
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	15	20	+ 33.3%	170	228	+ 34.1%
Pending Sales	14	21	+ 50.0%	128	183	+ 43.0%
Closed Sales	13	21	+ 61.5%	123	179	+ 45.5%
Days on Market Until Sale	74	59	- 20.3%	68	60	- 11.8%
Median Sales Price*	\$87,000	\$80,500	- 7.5%	\$51,525	\$70,500	+ 36.8%
Average Sales Price*	\$92,804	\$95,088	+ 2.5%	\$60,558	\$72,629	+ 19.9%
Percent of List Price Received*	105.3%	96.6%	- 8.3%	95.0%	97.4%	+ 2.5%
Inventory of Homes for Sale	37	38	+ 2.7%	—	—	—
Months Supply of Inventory	3.3	2.3	- 30.3%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% 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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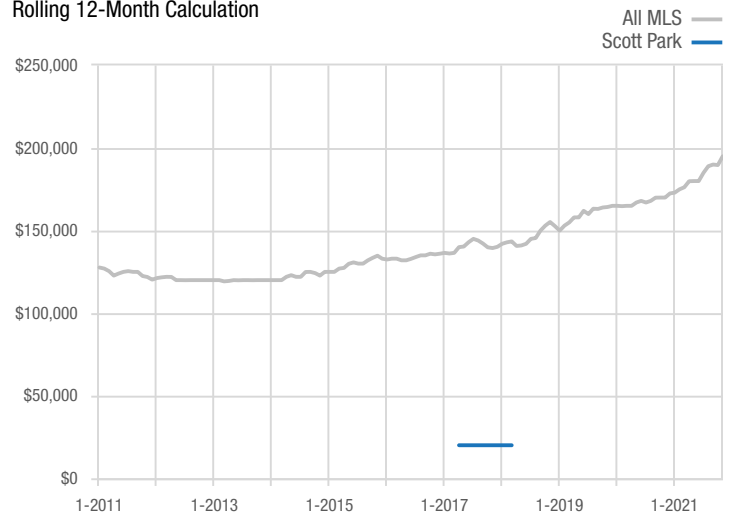
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

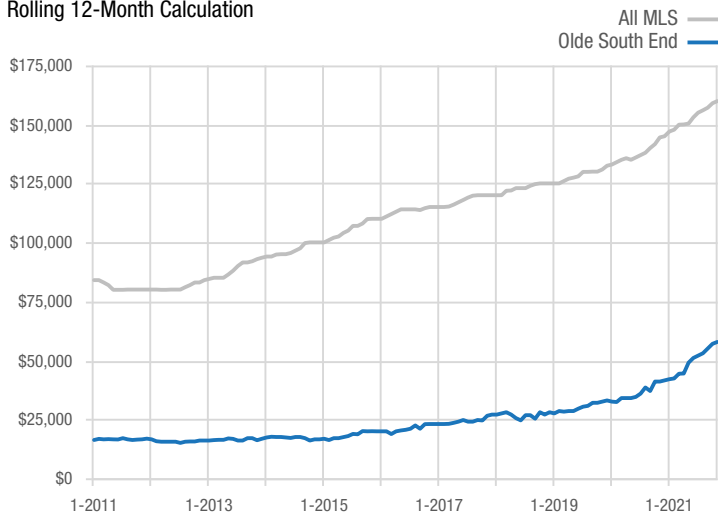
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	17	19	+ 11.8%	234	297	+ 26.9%
Pending Sales	17	15	- 11.8%	188	213	+ 13.3%
Closed Sales	14	15	+ 7.1%	182	214	+ 17.6%
Days on Market Until Sale	45	65	+ 44.4%	72	58	- 19.4%
Median Sales Price*	\$46,000	\$58,810	+ 27.8%	\$41,250	\$59,000	+ 43.0%
Average Sales Price*	\$49,485	\$64,441	+ 30.2%	\$41,333	\$58,897	+ 42.5%
Percent of List Price Received*	95.5%	94.6%	- 0.9%	92.9%	96.0%	+ 3.3%
Inventory of Homes for Sale	44	62	+ 40.9%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	160	—
Median Sales Price*	—	—	—	—	\$176,000	—
Average Sales Price*	—	—	—	—	\$176,000	—
Percent of List Price Received*	—	—	—	—	100.6%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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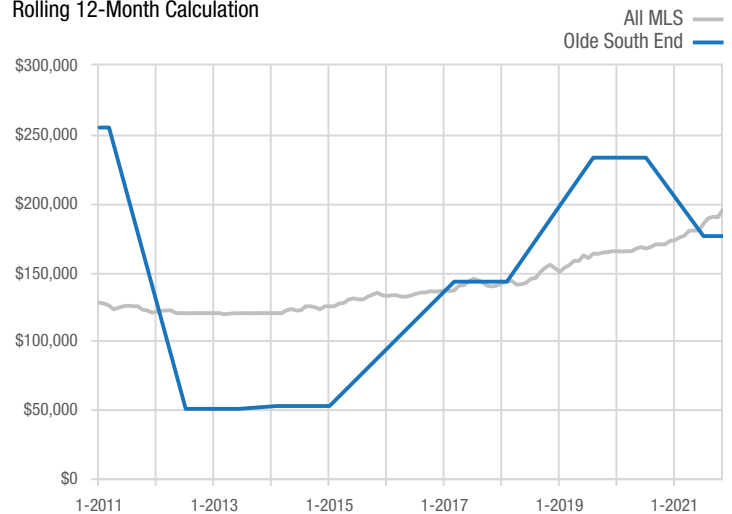
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

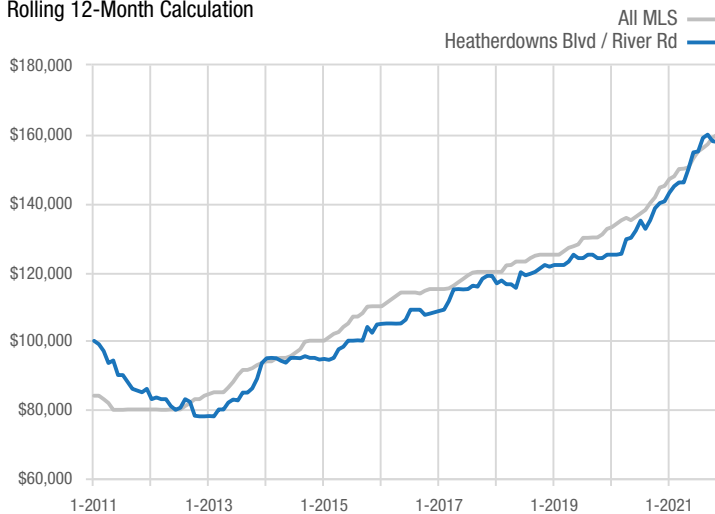
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	33	29	- 12.1%	496	481	- 3.0%
Pending Sales	38	43	+ 13.2%	460	412	- 10.4%
Closed Sales	45	42	- 6.7%	462	405	- 12.3%
Days on Market Until Sale	44	52	+ 18.2%	70	52	- 25.7%
Median Sales Price*	\$149,500	\$142,535	- 4.7%	\$140,000	\$156,000	+ 11.4%
Average Sales Price*	\$149,596	\$159,162	+ 6.4%	\$147,513	\$166,283	+ 12.7%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	99.2%	101.8%	+ 2.6%
Inventory of Homes for Sale	72	71	- 1.4%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	10	6	- 40.0%	51	59	+ 15.7%
Pending Sales	6	6	0.0%	40	56	+ 40.0%
Closed Sales	3	3	0.0%	38	54	+ 42.1%
Days on Market Until Sale	57	69	+ 21.1%	67	70	+ 4.5%
Median Sales Price*	\$152,300	\$116,400	- 23.6%	\$126,250	\$87,000	- 31.1%
Average Sales Price*	\$127,100	\$107,800	- 15.2%	\$125,824	\$92,496	- 26.5%
Percent of List Price Received*	92.2%	98.5%	+ 6.8%	96.8%	95.5%	- 1.3%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	4.7	2.2	- 53.2%	—	—	—

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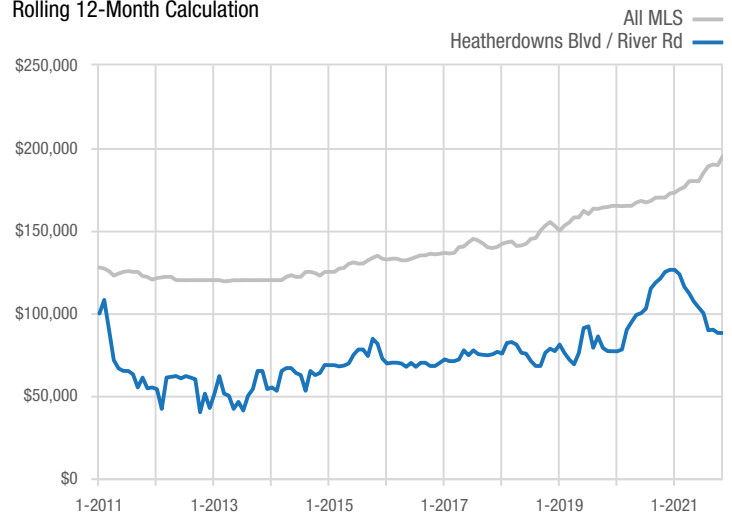
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

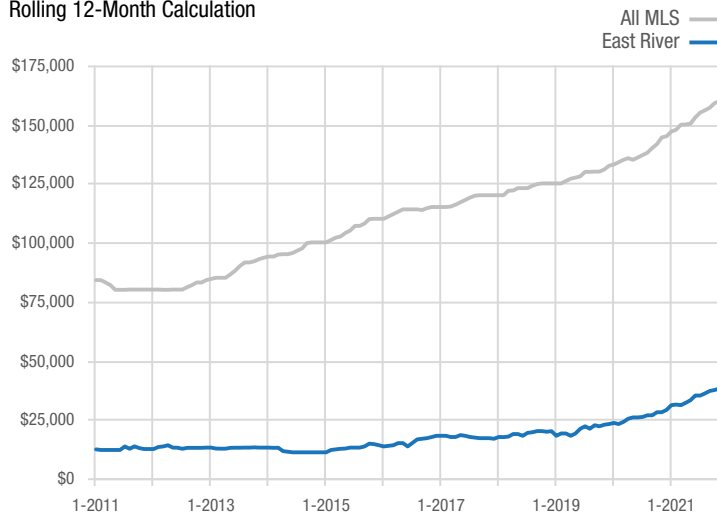
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	11	18	+ 63.6%	166	248	+ 49.4%
Pending Sales	17	16	- 5.9%	153	194	+ 26.8%
Closed Sales	19	17	- 10.5%	153	185	+ 20.9%
Days on Market Until Sale	66	55	- 16.7%	83	64	- 22.9%
Median Sales Price*	\$22,000	\$39,500	+ 79.5%	\$28,450	\$40,000	+ 40.6%
Average Sales Price*	\$29,437	\$44,838	+ 52.3%	\$33,389	\$45,509	+ 36.3%
Percent of List Price Received*	92.7%	101.3%	+ 9.3%	93.5%	97.2%	+ 4.0%
Inventory of Homes for Sale	30	46	+ 53.3%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	0	0	—	1	2	+ 100.0%
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	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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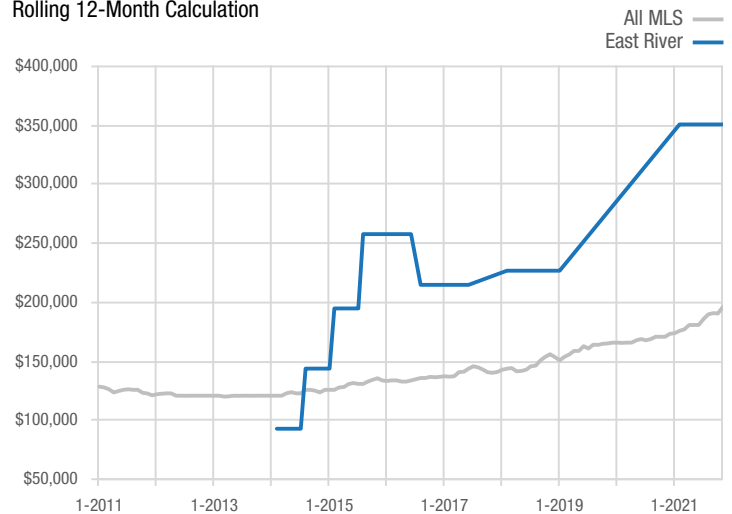
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

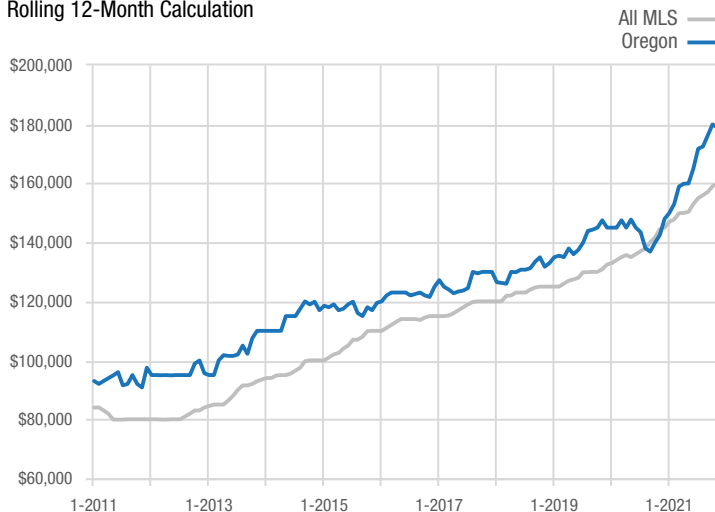
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	22	18	- 18.2%	277	273	- 1.4%
Pending Sales	22	20	- 9.1%	249	263	+ 5.6%
Closed Sales	22	20	- 9.1%	245	255	+ 4.1%
Days on Market Until Sale	57	46	- 19.3%	80	68	- 15.0%
Median Sales Price*	\$161,000	\$159,950	- 0.7%	\$143,700	\$175,000	+ 21.8%
Average Sales Price*	\$200,569	\$177,060	- 11.7%	\$162,124	\$195,740	+ 20.7%
Percent of List Price Received*	100.6%	98.9%	- 1.7%	98.9%	100.5%	+ 1.6%
Inventory of Homes for Sale	56	36	- 35.7%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	0	—	9	7	- 22.2%
Pending Sales	0	2	—	7	8	+ 14.3%
Closed Sales	1	2	+ 100.0%	7	8	+ 14.3%
Days on Market Until Sale	95	55	- 42.1%	82	107	+ 30.5%
Median Sales Price*	\$244,900	\$170,500	- 30.4%	\$213,400	\$206,000	- 3.5%
Average Sales Price*	\$244,900	\$170,500	- 30.4%	\$193,657	\$188,738	- 2.5%
Percent of List Price Received*	100.0%	102.1%	+ 2.1%	101.9%	98.5%	- 3.3%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.1	0.7	- 66.7%	—	—	—

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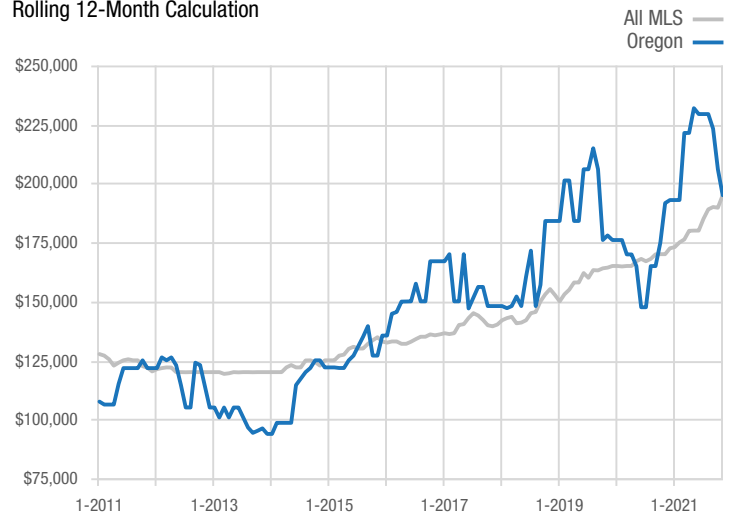
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

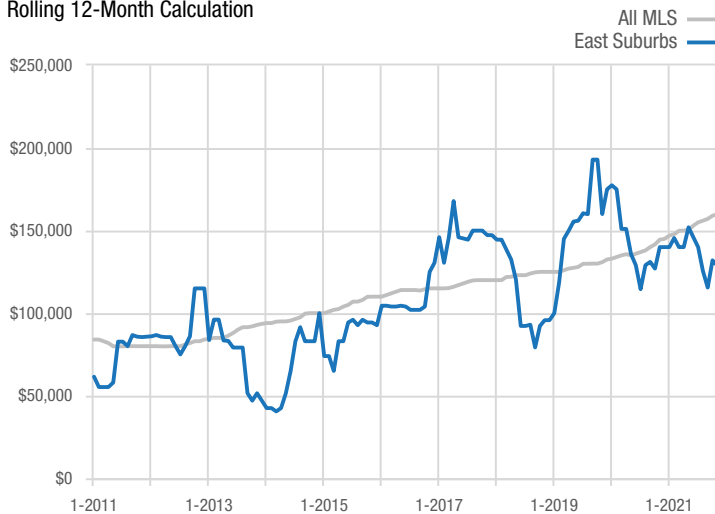
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	4	—	25	20	- 20.0%
Pending Sales	2	1	- 50.0%	23	16	- 30.4%
Closed Sales	4	1	- 75.0%	23	16	- 30.4%
Days on Market Until Sale	61	0	- 100.0%	83	58	- 30.1%
Median Sales Price*	\$227,500	\$160,000	- 29.7%	\$140,000	\$128,750	- 8.0%
Average Sales Price*	\$207,600	\$160,000	- 22.9%	\$165,474	\$140,501	- 15.1%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	99.8%	100.6%	+ 0.8%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% 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.

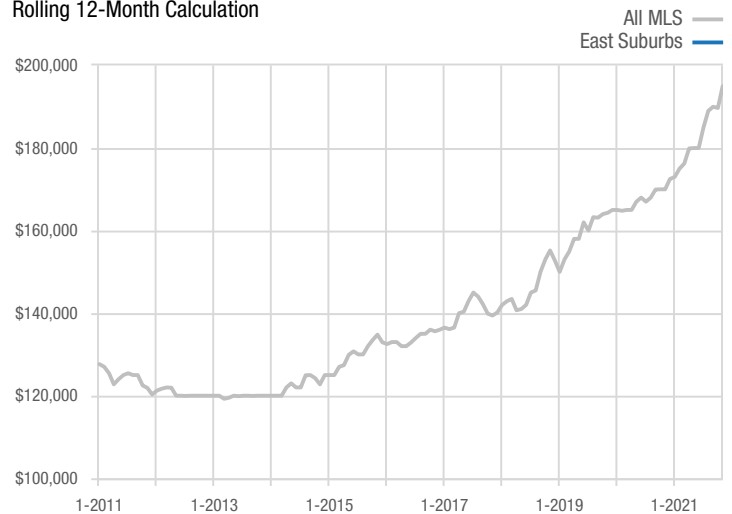
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2021

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

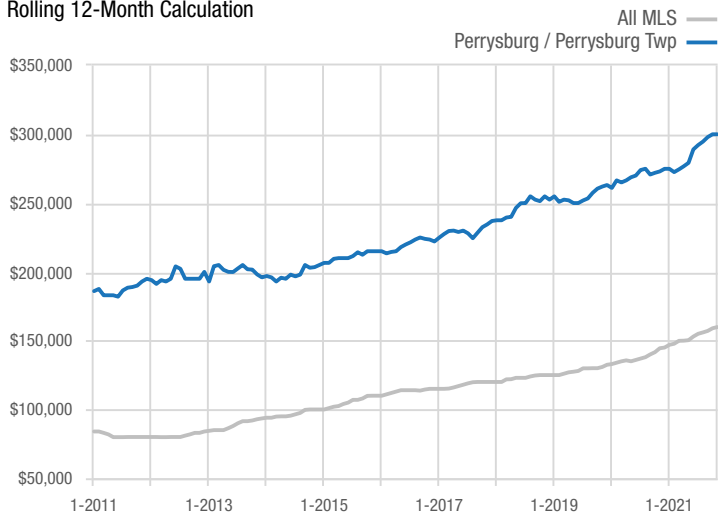
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	44	29	- 34.1%	635	638	+ 0.5%
Pending Sales	53	45	- 15.1%	531	580	+ 9.2%
Closed Sales	57	47	- 17.5%	517	575	+ 11.2%
Days on Market Until Sale	89	72	- 19.1%	88	70	- 20.5%
Median Sales Price*	\$289,400	\$305,000	+ 5.4%	\$274,000	\$300,000	+ 9.5%
Average Sales Price*	\$334,840	\$325,491	- 2.8%	\$308,188	\$329,778	+ 7.0%
Percent of List Price Received*	99.4%	100.5%	+ 1.1%	98.9%	101.1%	+ 2.2%
Inventory of Homes for Sale	120	82	- 31.7%	—	—	—
Months Supply of Inventory	2.6	1.6	- 38.5%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	8	6	- 25.0%	99	65	- 34.3%
Pending Sales	9	5	- 44.4%	89	63	- 29.2%
Closed Sales	8	7	- 12.5%	87	63	- 27.6%
Days on Market Until Sale	62	57	- 8.1%	71	56	- 21.1%
Median Sales Price*	\$169,750	\$232,000	+ 36.7%	\$204,000	\$229,000	+ 12.3%
Average Sales Price*	\$180,288	\$270,286	+ 49.9%	\$208,531	\$230,850	+ 10.7%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	98.1%	99.6%	+ 1.5%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

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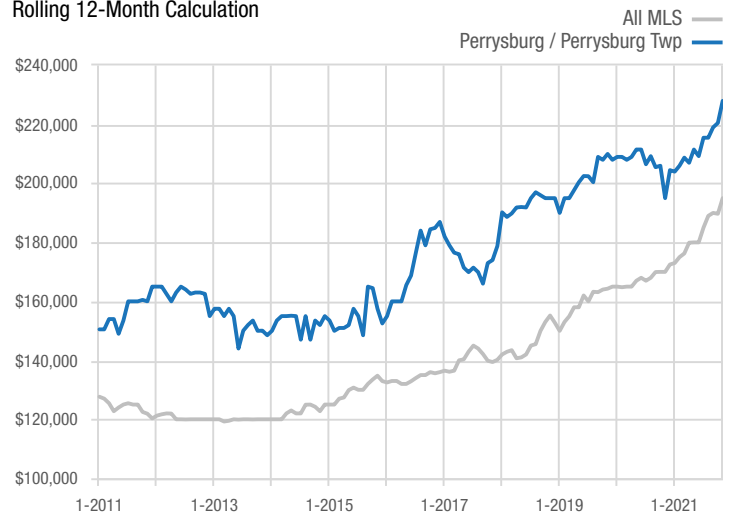
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

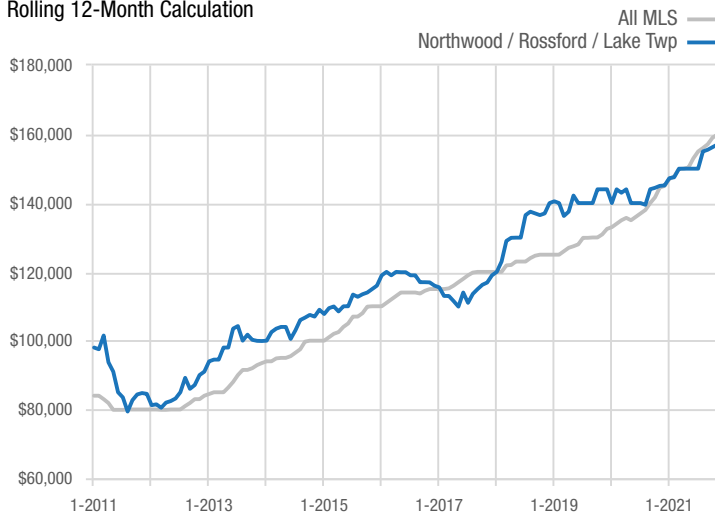
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	12	18	+ 50.0%	271	317	+ 17.0%
Pending Sales	17	19	+ 11.8%	247	269	+ 8.9%
Closed Sales	19	16	- 15.8%	250	264	+ 5.6%
Days on Market Until Sale	73	80	+ 9.6%	73	63	- 13.7%
Median Sales Price*	\$149,900	\$193,000	+ 28.8%	\$145,000	\$157,000	+ 8.3%
Average Sales Price*	\$168,405	\$210,110	+ 24.8%	\$156,866	\$176,170	+ 12.3%
Percent of List Price Received*	104.5%	99.1%	- 5.2%	99.8%	100.8%	+ 1.0%
Inventory of Homes for Sale	41	54	+ 31.7%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	0	0	—	4	5	+ 25.0%
Pending Sales	0	0	—	3	5	+ 66.7%
Closed Sales	0	0	—	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	30	33	+ 10.0%
Median Sales Price*	—	—	—	\$43,900	\$60,000	+ 36.7%
Average Sales Price*	—	—	—	\$43,133	\$81,200	+ 88.3%
Percent of List Price Received*	—	—	—	103.0%	98.3%	- 4.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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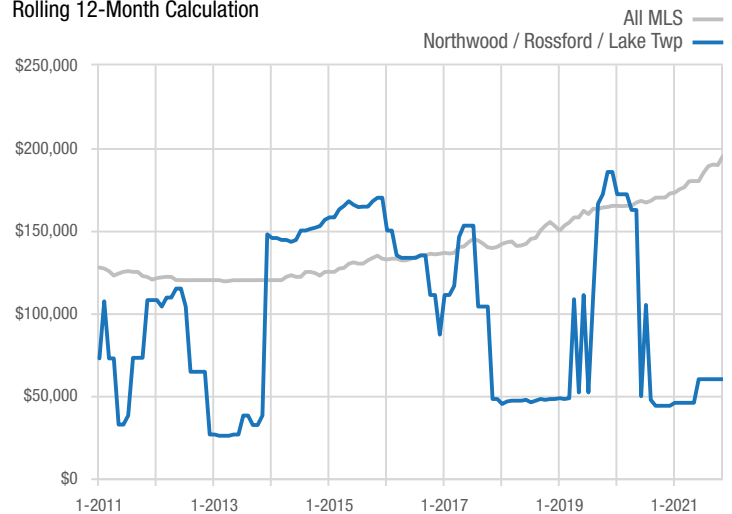
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

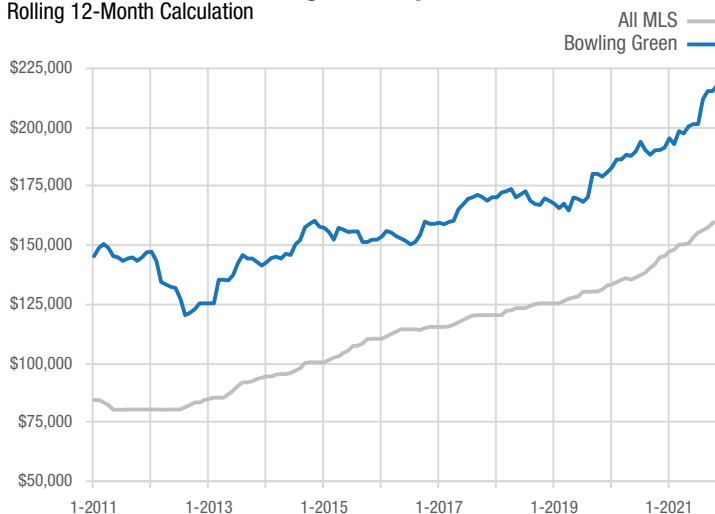
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	8	16	+ 100.0%	195	230	+ 17.9%
Pending Sales	23	23	0.0%	185	211	+ 14.1%
Closed Sales	18	26	+ 44.4%	179	212	+ 18.4%
Days on Market Until Sale	52	63	+ 21.2%	61	52	- 14.8%
Median Sales Price*	\$187,500	\$205,000	+ 9.3%	\$191,500	\$220,000	+ 14.9%
Average Sales Price*	\$201,611	\$218,380	+ 8.3%	\$206,889	\$235,101	+ 13.6%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	99.6%	101.0%	+ 1.4%
Inventory of Homes for Sale	27	30	+ 11.1%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	2	—	33	39	+ 18.2%
Pending Sales	1	3	+ 200.0%	33	37	+ 12.1%
Closed Sales	2	4	+ 100.0%	32	38	+ 18.8%
Days on Market Until Sale	31	50	+ 61.3%	66	50	- 24.2%
Median Sales Price*	\$128,550	\$165,000	+ 28.4%	\$173,500	\$193,000	+ 11.2%
Average Sales Price*	\$128,550	\$167,430	+ 30.2%	\$201,966	\$222,722	+ 10.3%
Percent of List Price Received*	143.5%	99.3%	- 30.8%	101.5%	101.7%	+ 0.2%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.3	1.2	+ 300.0%	—	—	—

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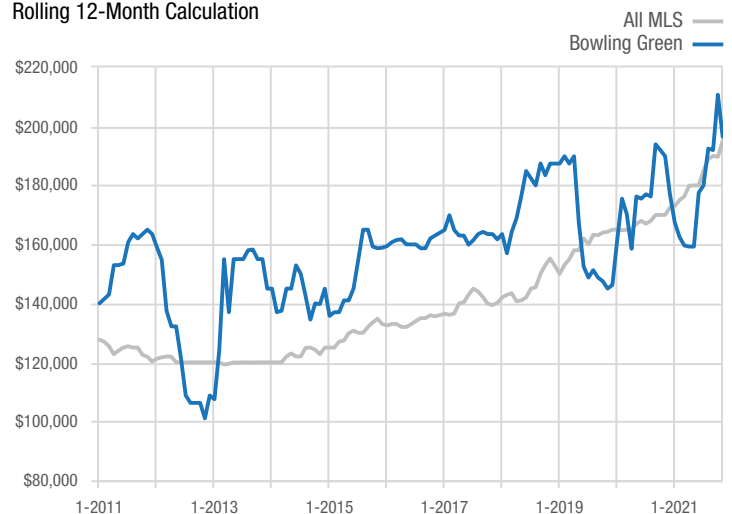
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 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

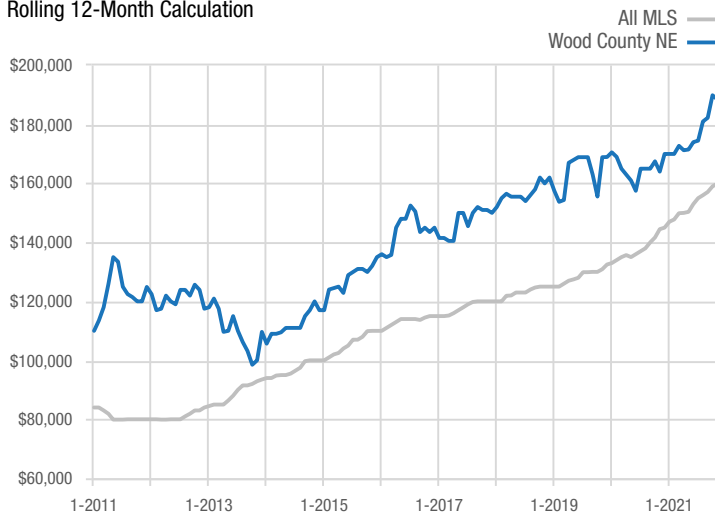
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	6	4	- 33.3%	66	92	+ 39.4%
Pending Sales	10	6	- 40.0%	67	80	+ 19.4%
Closed Sales	5	5	0.0%	64	81	+ 26.6%
Days on Market Until Sale	38	58	+ 52.6%	95	56	- 41.1%
Median Sales Price*	\$100,000	\$134,000	+ 34.0%	\$164,000	\$186,750	+ 13.9%
Average Sales Price*	\$137,620	\$143,100	+ 4.0%	\$166,562	\$222,631	+ 33.7%
Percent of List Price Received*	90.7%	106.0%	+ 16.9%	98.8%	100.7%	+ 1.9%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	2	—	1	2	+ 100.0%
Days on Market Until Sale	—	31	—	39	31	- 20.5%
Median Sales Price*	—	\$196,950	—	\$125,000	\$196,950	+ 57.6%
Average Sales Price*	—	\$196,950	—	\$125,000	\$196,950	+ 57.6%
Percent of List Price Received*	—	99.7%	—	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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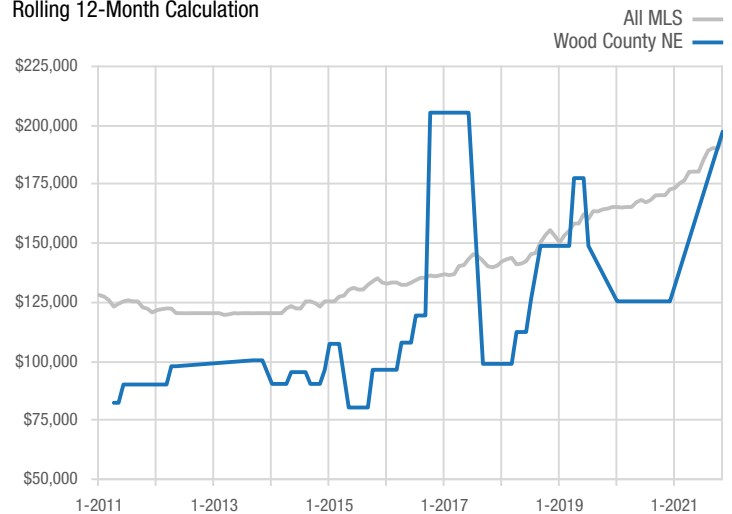
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

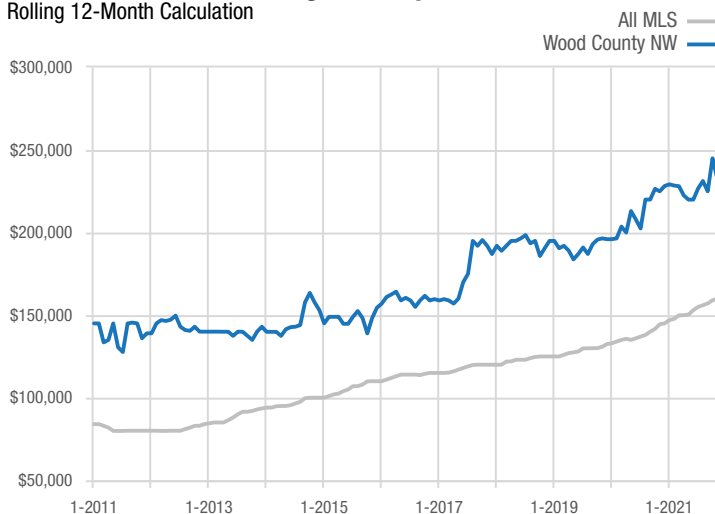
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	8	2	- 75.0%	92	80	- 13.0%
Pending Sales	5	6	+ 20.0%	76	81	+ 6.6%
Closed Sales	4	5	+ 25.0%	75	80	+ 6.7%
Days on Market Until Sale	72	47	- 34.7%	79	60	- 24.1%
Median Sales Price*	\$249,950	\$142,000	- 43.2%	\$228,100	\$225,000	- 1.4%
Average Sales Price*	\$312,225	\$162,300	- 48.0%	\$242,600	\$239,368	- 1.3%
Percent of List Price Received*	95.0%	98.9%	+ 4.1%	100.6%	102.1%	+ 1.5%
Inventory of Homes for Sale	21	5	- 76.2%	—	—	—
Months Supply of Inventory	3.0	0.7	- 76.7%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	2	1	- 50.0%
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	103	47	- 54.4%
Median Sales Price*	—	—	—	\$117,500	\$178,000	+ 51.5%
Average Sales Price*	—	—	—	\$117,500	\$178,000	+ 51.5%
Percent of List Price Received*	—	—	—	87.1%	100.0%	+ 14.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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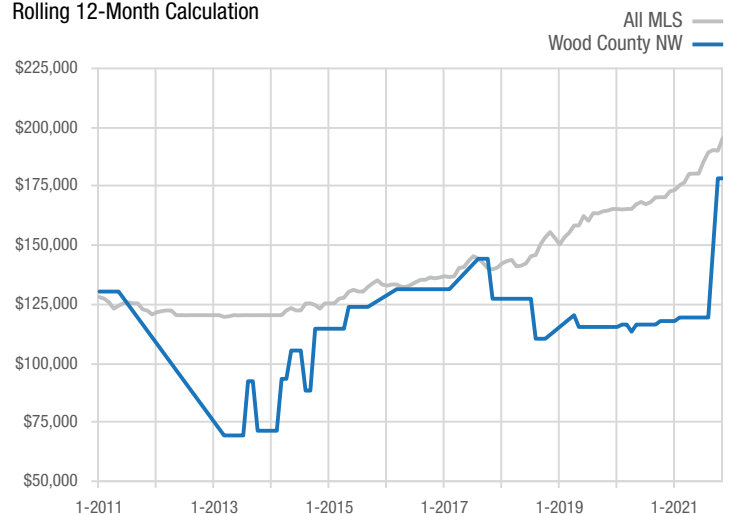
Median Sales Price - Single Family

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

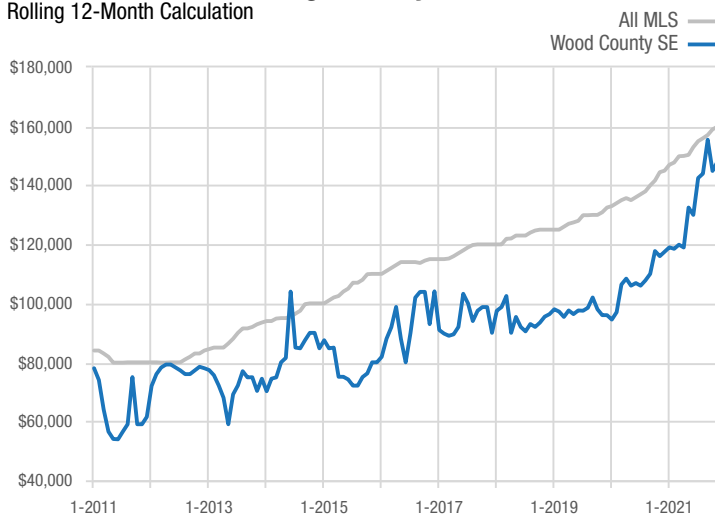
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	68	66	- 2.9%
Pending Sales	5	5	0.0%	58	49	- 15.5%
Closed Sales	5	2	- 60.0%	57	46	- 19.3%
Days on Market Until Sale	60	53	- 11.7%	70	60	- 14.3%
Median Sales Price*	\$103,000	\$77,000	- 25.2%	\$114,500	\$144,450	+ 26.2%
Average Sales Price*	\$121,100	\$77,000	- 36.4%	\$144,224	\$161,201	+ 11.8%
Percent of List Price Received*	97.8%	123.9%	+ 26.7%	99.1%	104.1%	+ 5.0%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	1.8	3.1	+ 72.2%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% 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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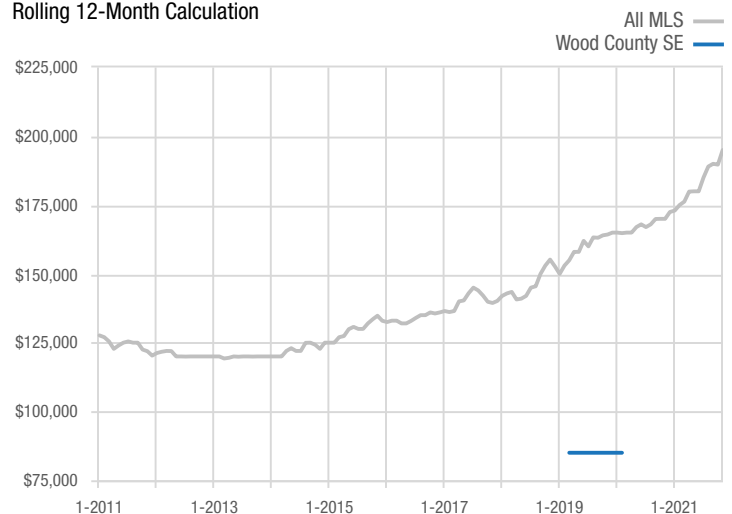
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

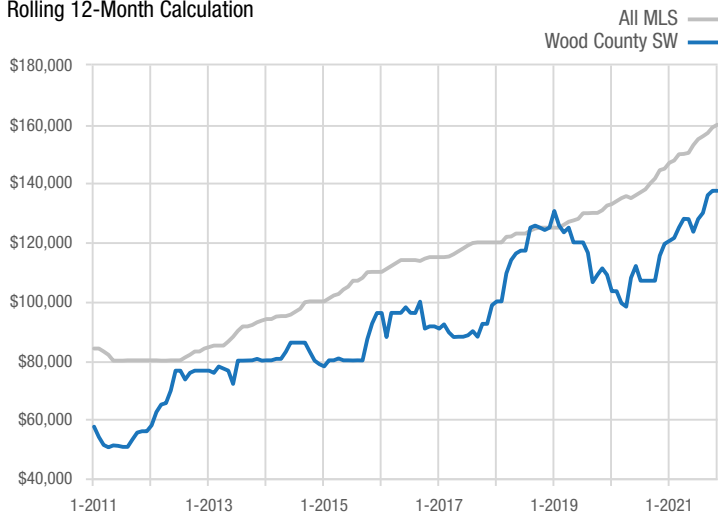
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	9	8	- 11.1%	85	71	- 16.5%
Pending Sales	8	8	0.0%	70	60	- 14.3%
Closed Sales	8	7	- 12.5%	70	58	- 17.1%
Days on Market Until Sale	53	76	+ 43.4%	76	77	+ 1.3%
Median Sales Price*	\$144,484	\$172,000	+ 19.0%	\$116,500	\$143,650	+ 23.3%
Average Sales Price*	\$155,926	\$170,929	+ 9.6%	\$119,995	\$171,367	+ 42.8%
Percent of List Price Received*	101.6%	97.5%	- 4.0%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

Condo-Villa	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% 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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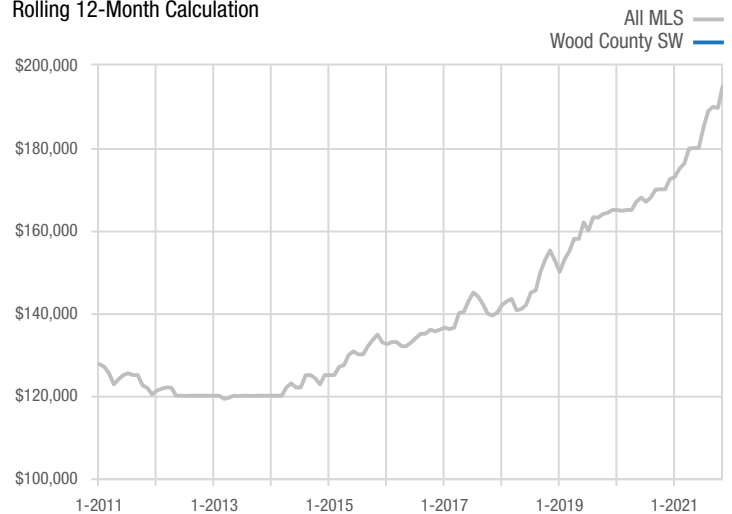
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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