

Local Market Update – April 2026

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Lucas and Wood Counties

The Northwest Ohio housing market in April 2026 continued to show steady price growth and increasing inventory, even as sales activity softened compared to last year. In the single-family market, closed sales declined 11.4% and total volume decreased 5.8% for the month, while new listings were down slightly. Despite slower activity, home values remained strong, with median sales price rising 4.6%, average sales price increasing 6.3%, and price per square foot up 4.6%. Inventory also expanded to 3.3 months of supply, giving buyers more options while homes continued to sell at a steady pace. Year-to-date figures remain positive overall, with gains in prices, sales, and total volume signaling continued market stability.

In the condo and villa segment, listings increased while sales dipped slightly, and homes took considerably longer to sell, indicating a slower pace in that market. Pricing trends were mixed, with the median sales price declining for the month while average prices edged higher.

Overall, the data reflects a market that is continuing to normalize, with rising inventory and longer selling times creating more balanced conditions while home values remain resilient across the region.

Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	712	684	-3.9%	2,216	2,182	-1.5%
Closed Sales	476	424	-10.9%	1,540	1,532	-0.5%
Days on Market	59	61	3.4%	65	69	6.2%
SP\$/SqFt	\$130.00	\$136.00	4.6%	\$127.00	\$133.00	4.7%
Median Sales Price*	\$194,950	\$199,950	2.6%	\$180,000	\$195,000	8.3%
Average Sales Price*	\$224,528	\$238,375	6.2%	\$224,073	\$235,166	5.0%
Percent of List Price Received*	100%	99%	-0.2%	99%	98%	-0.8%
Months Supply of Inventory	2.91	3.39	16.5%	---	---	---
Total Volume	\$106,875,734	\$101,071,226	-5.4%	\$345,073,373	\$360,274,776	4.4%

Condo/Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	45	61	35.6%	172	221	28.5%
Closed Sales	44	49	11.4%	137	142	3.6%
Days on Market	38	78	105.3%	58	69	19.0%
SP\$/SqFt	\$138.00	\$146.00	5.8%	\$140.00	\$148.00	5.7%
Median Sales Price*	\$208,750	\$200,000	-4.2%	\$215,000	\$225,750	5.0%
Average Sales Price*	\$217,678	\$224,639	3.2%	\$223,002	\$238,217	6.8%
Percent of List Price Received*	100%	97%	-3.3%	99%	97%	-2.1%
Months Supply of Inventory	2.48	3.39	36.7%	---	---	---
Total Volume (in 1000's)	\$9,577,859	\$11,007,330	14.9%	\$30,551,303	\$33,826,872	-2.1%

*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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,165	1,020	- 12.4%	3,671	3,556	- 3.1%
Pending Sales		862	711	- 17.5%	2,739	2,654	- 3.1%
Closed Sales		858	764	- 11.0%	2,645	2,612	- 1.2%
Days on Market Until Sale		73	69	- 5.5%	75	75	0.0%
Median Sales Price		\$194,900	\$204,750	+ 5.1%	\$190,000	\$200,000	+ 5.3%
Average Sales Price		\$224,550	\$238,939	+ 6.4%	\$223,515	\$235,967	+ 5.6%
Percent of List Price Received		100.0%	100.1%	+ 0.1%	100.0%	98.9%	- 1.1%
Housing Affordability Index		165	165	0.0%	170	169	- 0.6%
Inventory of Homes for Sale		2,102	2,063	- 1.9%	—	—	—
Months Supply of Inventory		2.7	2.6	- 3.7%	—	—	—

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Lucas County

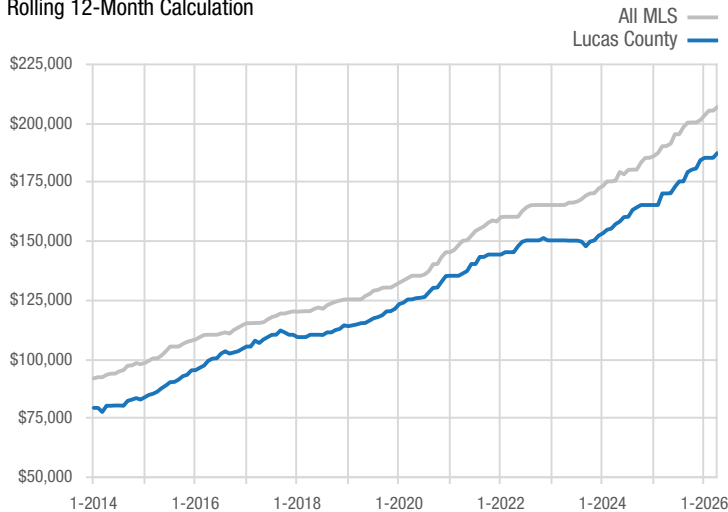
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	569	499	- 12.3%	1,758	1,719	- 2.2%
Pending Sales	368	342	- 7.1%	1,276	1,265	- 0.9%
Closed Sales	367	343	- 6.5%	1,226	1,212	- 1.1%
Days on Market Until Sale	62	60	- 3.2%	66	67	+ 1.5%
Median Sales Price*	\$170,000	\$182,000	+ 7.1%	\$160,000	\$175,000	+ 9.4%
Average Sales Price*	\$197,771	\$218,823	+ 10.6%	\$199,174	\$214,715	+ 7.8%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	937	948	+ 1.2%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	38	44	+ 15.8%	139	167	+ 20.1%
Pending Sales	38	36	- 5.3%	109	114	+ 4.6%
Closed Sales	36	39	+ 8.3%	111	105	- 5.4%
Days on Market Until Sale	39	76	+ 94.9%	61	68	+ 11.5%
Median Sales Price*	\$200,000	\$180,000	- 10.0%	\$214,900	\$199,900	- 7.0%
Average Sales Price*	\$200,985	\$220,883	+ 9.9%	\$219,114	\$232,441	+ 6.1%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	100.0%	97.9%	- 2.1%
Inventory of Homes for Sale	67	94	+ 40.3%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

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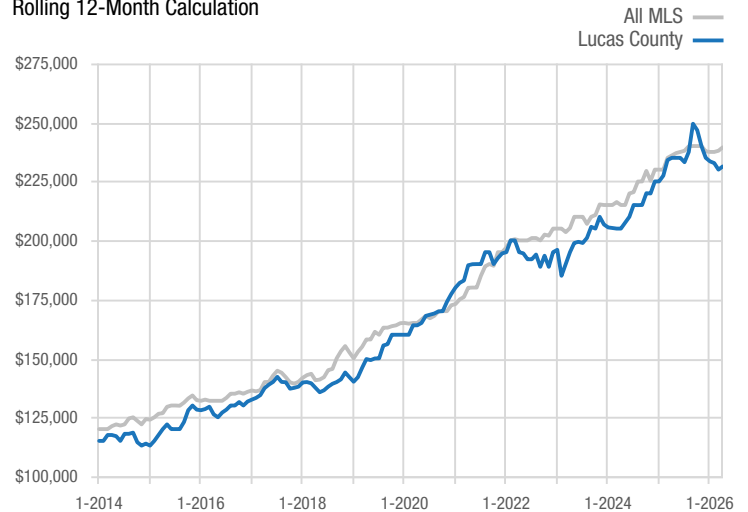
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

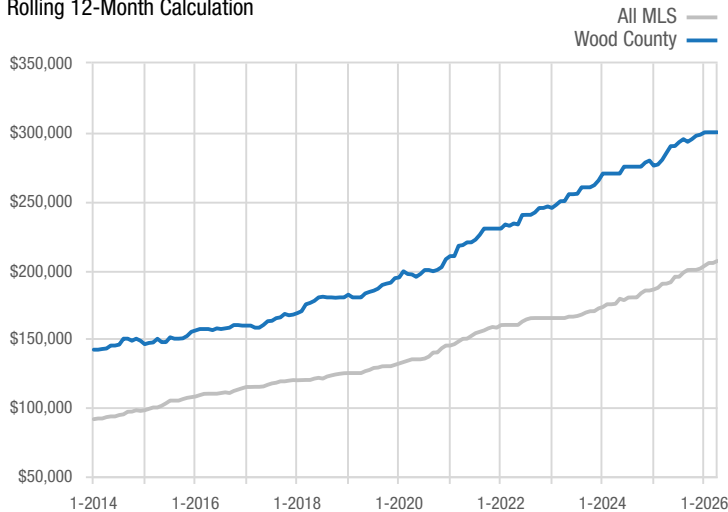
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	143	126	- 11.9%	458	403	- 12.0%
Pending Sales	114	83	- 27.2%	342	302	- 11.7%
Closed Sales	109	79	- 27.5%	314	309	- 1.6%
Days on Market Until Sale	71	69	- 2.8%	83	83	0.0%
Median Sales Price*	\$298,750	\$294,000	- 1.6%	\$284,375	\$304,995	+ 7.3%
Average Sales Price*	\$314,623	\$330,590	+ 5.1%	\$321,292	\$325,082	+ 1.2%
Percent of List Price Received*	100.0%	102.3%	+ 2.3%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	262	234	- 10.7%	—	—	—
Months Supply of Inventory	2.8	2.4	- 14.3%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	7	13	+ 85.7%	33	49	+ 48.5%
Pending Sales	9	14	+ 55.6%	27	38	+ 40.7%
Closed Sales	8	10	+ 25.0%	26	33	+ 26.9%
Days on Market Until Sale	65	89	+ 36.9%	72	75	+ 4.2%
Median Sales Price*	\$271,750	\$255,000	- 6.2%	\$219,000	\$272,250	+ 24.3%
Average Sales Price*	\$292,800	\$249,211	- 14.9%	\$239,602	\$261,891	+ 9.3%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	18	34	+ 88.9%	—	—	—
Months Supply of Inventory	2.3	3.8	+ 65.2%	—	—	—

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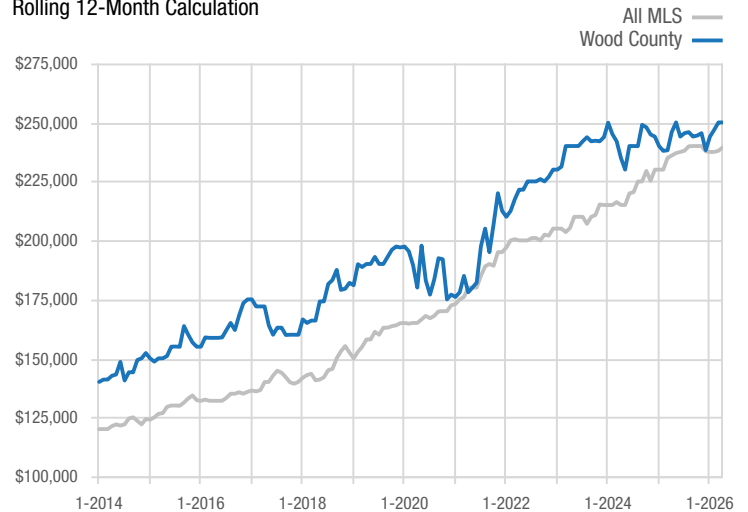
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

Zip Code: 43604, 43605, 43606, 43607, 43608, 43609, 43610, 43611, 43612, 43613, 43614, 43615, 43617, 43620, 43623

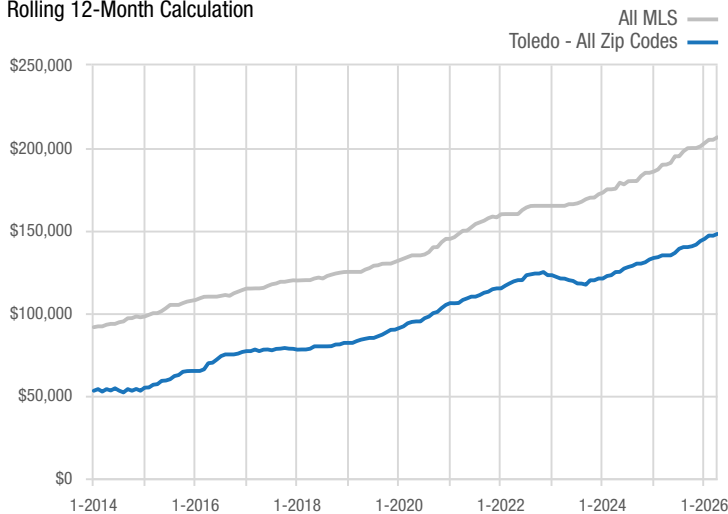
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	379	343	- 9.5%	1,201	1,167	- 2.8%
Pending Sales	261	237	- 9.2%	913	912	- 0.1%
Closed Sales	263	245	- 6.8%	888	877	- 1.2%
Days on Market Until Sale	59	61	+ 3.4%	64	68	+ 6.3%
Median Sales Price*	\$130,000	\$146,250	+ 12.5%	\$129,900	\$140,944	+ 8.5%
Average Sales Price*	\$145,223	\$164,366	+ 13.2%	\$146,592	\$165,162	+ 12.7%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	602	637	+ 5.8%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	22	25	+ 13.6%	72	86	+ 19.4%
Pending Sales	21	18	- 14.3%	63	59	- 6.3%
Closed Sales	20	21	+ 5.0%	61	60	- 1.6%
Days on Market Until Sale	38	58	+ 52.6%	61	62	+ 1.6%
Median Sales Price*	\$170,000	\$164,900	- 3.0%	\$177,000	\$152,500	- 13.8%
Average Sales Price*	\$176,436	\$174,886	- 0.9%	\$190,192	\$172,491	- 9.3%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.0%	97.3%	- 2.7%
Inventory of Homes for Sale	29	49	+ 69.0%	—	—	—
Months Supply of Inventory	1.9	3.5	+ 84.2%	—	—	—

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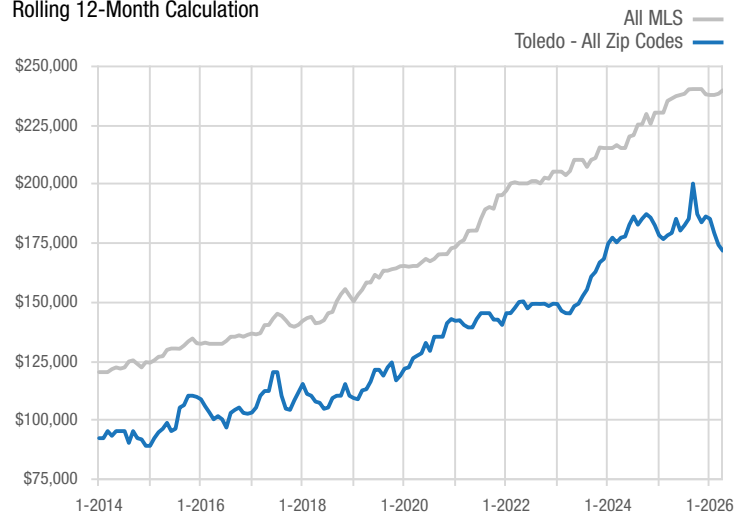
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

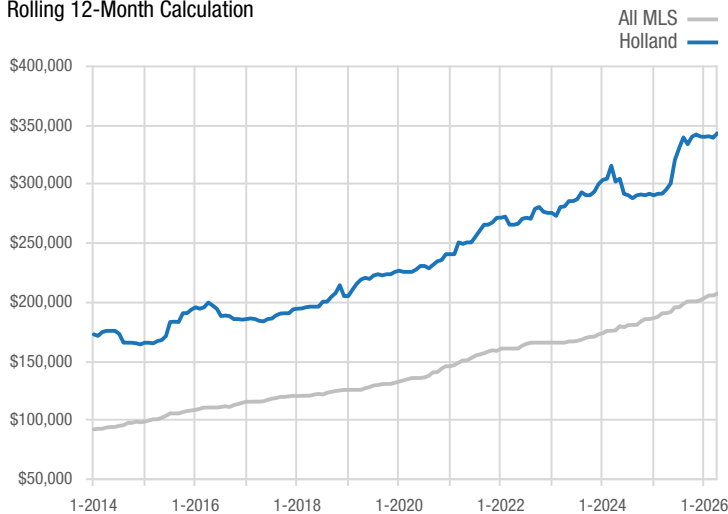
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	15	18	+ 20.0%	59	56	- 5.1%
Pending Sales	12	13	+ 8.3%	47	47	0.0%
Closed Sales	8	10	+ 25.0%	41	41	0.0%
Days on Market Until Sale	61	75	+ 23.0%	61	63	+ 3.3%
Median Sales Price*	\$254,950	\$352,450	+ 38.2%	\$295,000	\$299,000	+ 1.4%
Average Sales Price*	\$292,221	\$361,490	+ 23.7%	\$286,613	\$299,954	+ 4.7%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	30	28	- 6.7%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2	2	0.0%	12	11	- 8.3%
Pending Sales	1	0	- 100.0%	7	2	- 71.4%
Closed Sales	2	1	- 50.0%	8	3	- 62.5%
Days on Market Until Sale	24	33	+ 37.5%	52	76	+ 46.2%
Median Sales Price*	\$192,500	\$417,500	+ 116.9%	\$328,500	\$417,500	+ 27.1%
Average Sales Price*	\$192,500	\$417,500	+ 116.9%	\$299,363	\$416,667	+ 39.2%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	96.2%	- 3.8%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	3.1	7.4	+ 138.7%	—	—	—

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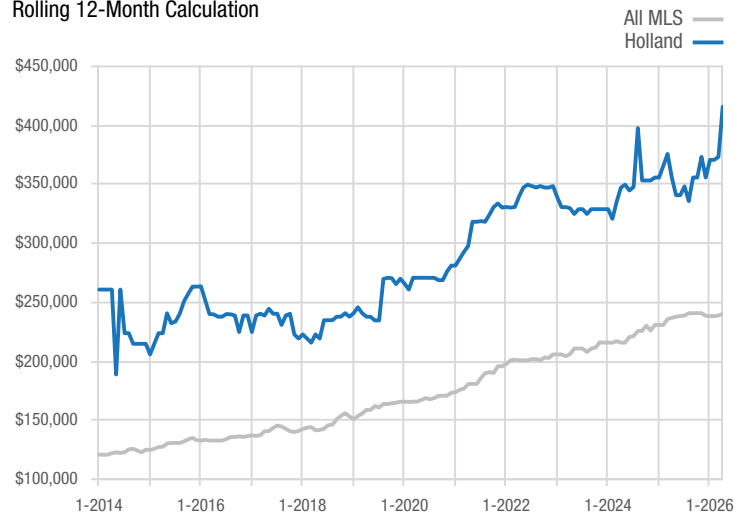
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

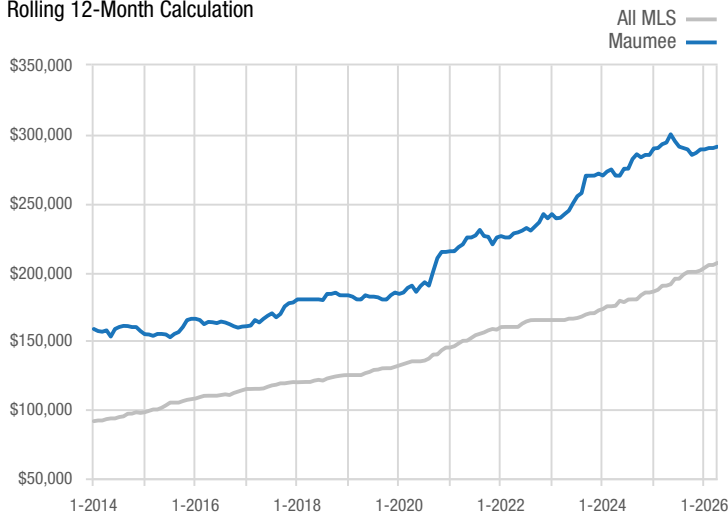
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	59	36	- 39.0%	149	114	- 23.5%
Pending Sales	34	21	- 38.2%	87	78	- 10.3%
Closed Sales	35	21	- 40.0%	79	72	- 8.9%
Days on Market Until Sale	61	45	- 26.2%	67	69	+ 3.0%
Median Sales Price*	\$282,000	\$315,000	+ 11.7%	\$289,000	\$315,000	+ 9.0%
Average Sales Price*	\$310,909	\$331,094	+ 6.5%	\$328,047	\$350,299	+ 6.8%
Percent of List Price Received*	100.0%	104.1%	+ 4.1%	100.0%	101.7%	+ 1.7%
Inventory of Homes for Sale	83	60	- 27.7%	—	—	—
Months Supply of Inventory	3.2	2.1	- 34.4%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	3	- 40.0%	15	12	- 20.0%
Pending Sales	4	6	+ 50.0%	10	14	+ 40.0%
Closed Sales	3	6	+ 100.0%	10	12	+ 20.0%
Days on Market Until Sale	39	100	+ 156.4%	52	79	+ 51.9%
Median Sales Price*	\$210,000	\$207,000	- 1.4%	\$212,500	\$233,250	+ 9.8%
Average Sales Price*	\$173,333	\$224,417	+ 29.5%	\$228,300	\$267,108	+ 17.0%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

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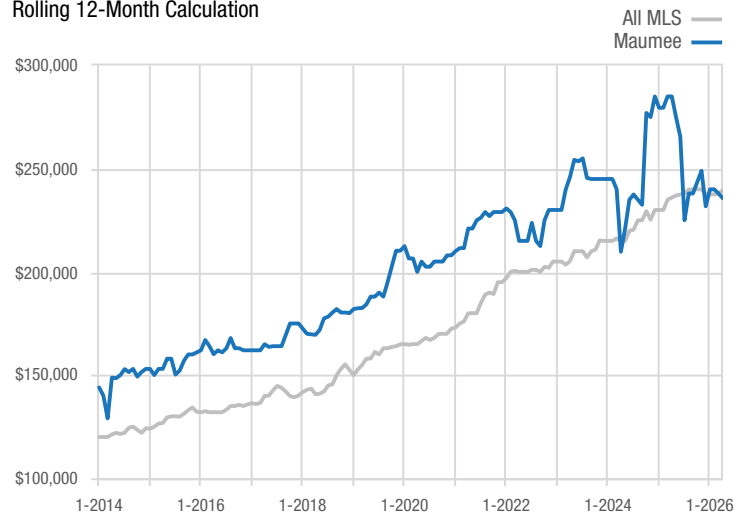
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

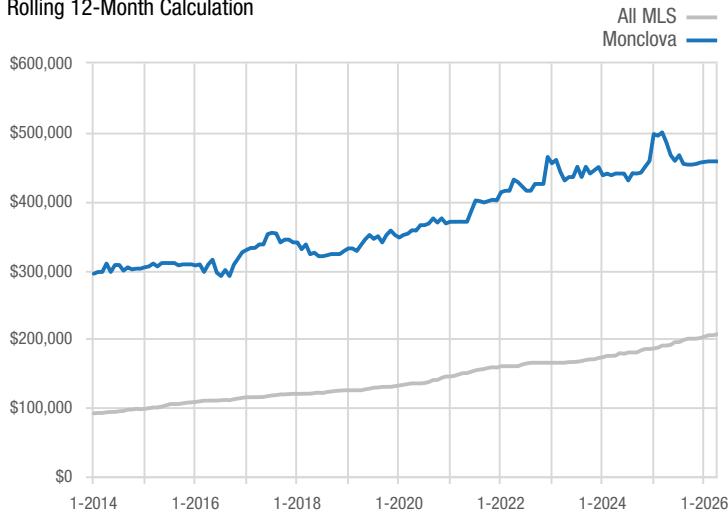
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	11	12	+ 9.1%	18	38	+ 111.1%
Pending Sales	2	7	+ 250.0%	4	18	+ 350.0%
Closed Sales	2	9	+ 350.0%	5	14	+ 180.0%
Days on Market Until Sale	152	62	- 59.2%	115	49	- 57.4%
Median Sales Price*	\$413,750	\$433,650	+ 4.8%	\$427,500	\$524,900	+ 22.8%
Average Sales Price*	\$413,750	\$428,764	+ 3.6%	\$492,100	\$513,655	+ 4.4%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.0%	100.6%	+ 0.6%
Inventory of Homes for Sale	21	25	+ 19.0%	—	—	—
Months Supply of Inventory	5.5	5.5	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	2	9	+ 350.0%
Pending Sales	0	2	—	1	11	+ 1,000.0%
Closed Sales	0	2	—	4	7	+ 75.0%
Days on Market Until Sale	—	188	—	188	118	- 37.2%
Median Sales Price*	—	\$427,765	—	\$382,455	\$450,000	+ 17.7%
Average Sales Price*	—	\$427,765	—	\$378,785	\$516,968	+ 36.5%
Percent of List Price Received*	—	98.4%	—	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

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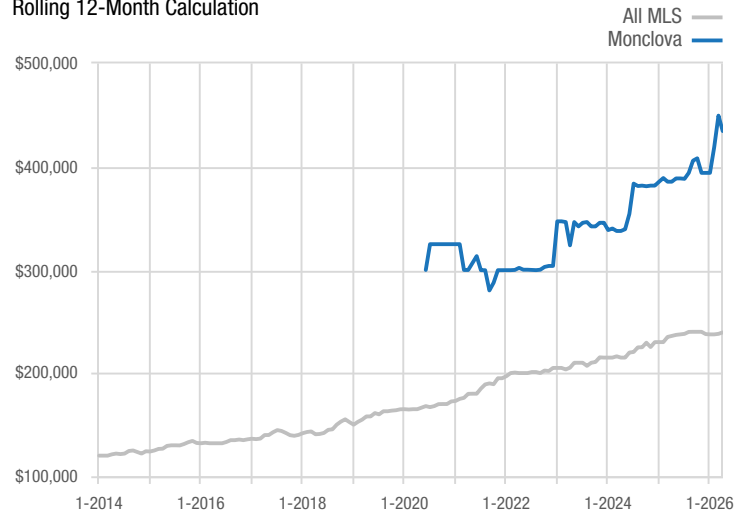
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

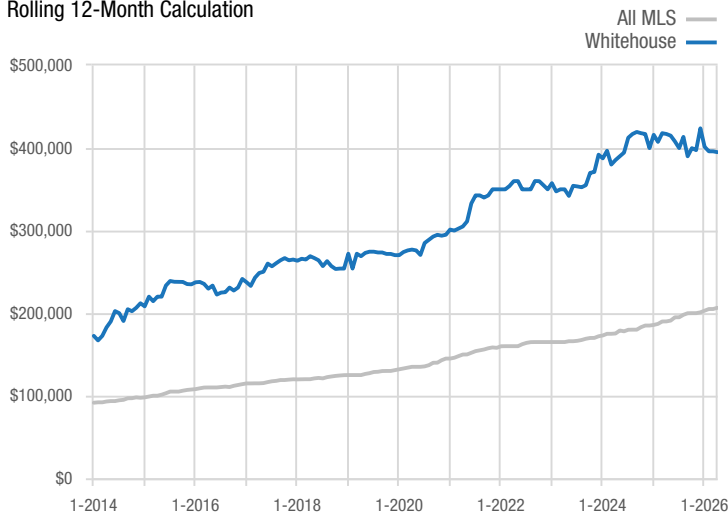
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	8	8	0.0%	23	28	+ 21.7%
Pending Sales	4	5	+ 25.0%	21	14	- 33.3%
Closed Sales	6	3	- 50.0%	19	10	- 47.4%
Days on Market Until Sale	49	53	+ 8.2%	63	60	- 4.8%
Median Sales Price*	\$359,000	\$345,000	- 3.9%	\$408,000	\$347,500	- 14.8%
Average Sales Price*	\$344,167	\$342,667	- 0.4%	\$443,798	\$364,630	- 17.8%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	15	22	+ 46.7%	—	—	—
Months Supply of Inventory	2.4	3.8	+ 58.3%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	24	—	—
Median Sales Price*	—	—	—	\$255,000	—	—
Average Sales Price*	—	—	—	\$255,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

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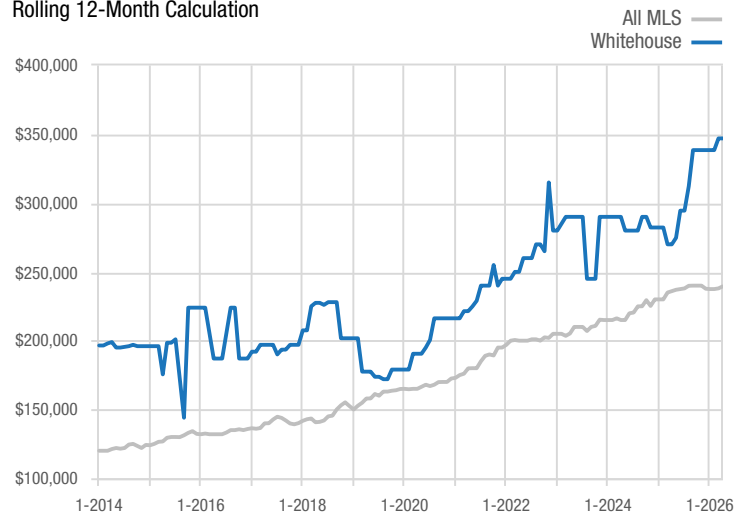
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Sylvania

Zip Code 43560

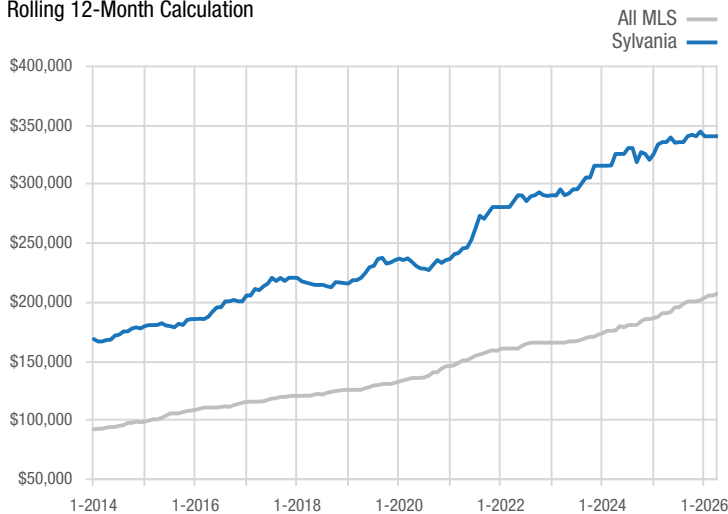
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	42	45	+ 7.1%	133	168	+ 26.3%
Pending Sales	24	35	+ 45.8%	101	103	+ 2.0%
Closed Sales	25	32	+ 28.0%	95	101	+ 6.3%
Days on Market Until Sale	82	50	- 39.0%	80	56	- 30.0%
Median Sales Price*	\$350,000	\$367,450	+ 5.0%	\$350,000	\$335,000	- 4.3%
Average Sales Price*	\$351,254	\$388,506	+ 10.6%	\$359,399	\$362,863	+ 1.0%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	72	91	+ 26.4%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	12	+ 140.0%	31	41	+ 32.3%
Pending Sales	11	8	- 27.3%	21	24	+ 14.3%
Closed Sales	10	6	- 40.0%	21	21	0.0%
Days on Market Until Sale	43	96	+ 123.3%	51	71	+ 39.2%
Median Sales Price*	\$261,250	\$246,250	- 5.7%	\$207,500	\$249,900	+ 20.4%
Average Sales Price*	\$260,174	\$247,900	- 4.7%	\$234,154	\$249,190	+ 6.4%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	97.7%	- 2.3%
Inventory of Homes for Sale	18	19	+ 5.6%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

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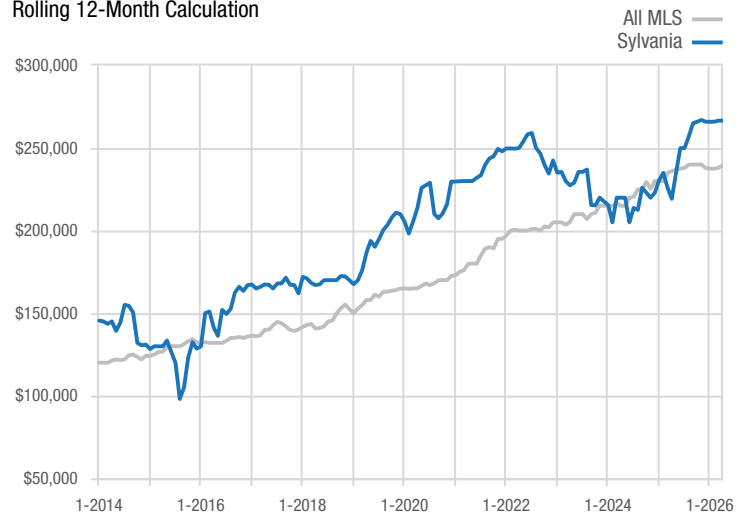
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

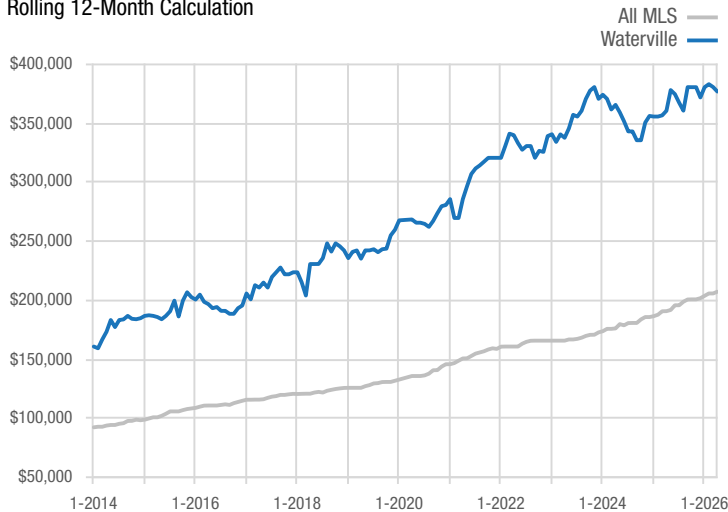
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	21	8	- 61.9%	66	54	- 18.2%
Pending Sales	9	9	0.0%	31	36	+ 16.1%
Closed Sales	10	6	- 40.0%	29	33	+ 13.8%
Days on Market Until Sale	81	62	- 23.5%	75	69	- 8.0%
Median Sales Price*	\$471,950	\$337,500	- 28.5%	\$400,000	\$415,000	+ 3.8%
Average Sales Price*	\$437,350	\$327,346	- 25.2%	\$392,852	\$409,139	+ 4.1%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	44	28	- 36.4%	—	—	—
Months Supply of Inventory	4.9	2.5	- 49.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2	0	- 100.0%	3	5	+ 66.7%
Pending Sales	0	1	—	3	6	+ 100.0%
Closed Sales	0	3	—	3	6	+ 100.0%
Days on Market Until Sale	—	54	—	60	44	- 26.7%
Median Sales Price*	—	\$265,000	—	\$233,150	\$270,000	+ 15.8%
Average Sales Price*	—	\$278,300	—	\$231,383	\$273,300	+ 18.1%
Percent of List Price Received*	—	100.0%	—	100.0%	100.6%	+ 0.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

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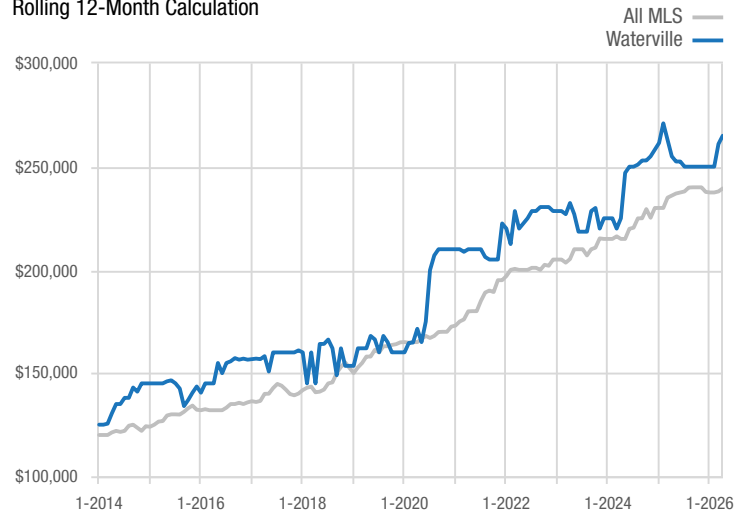
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

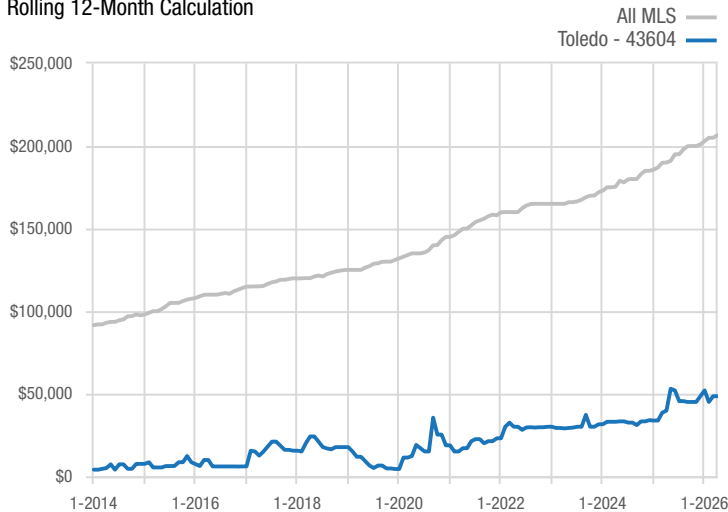
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	4	4	0.0%	13	9	- 30.8%
Pending Sales	1	1	0.0%	8	3	- 62.5%
Closed Sales	0	0	0.0%	6	4	- 33.3%
Days on Market Until Sale	—	—	—	66	77	+ 16.7%
Median Sales Price*	—	—	—	\$56,000	\$59,850	+ 6.9%
Average Sales Price*	—	—	—	\$103,400	\$69,925	- 32.4%
Percent of List Price Received*	—	—	—	100.0%	108.5%	+ 8.5%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	3.8	3.3	- 13.2%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	1	0.0%	4	7	+ 75.0%
Pending Sales	1	2	+ 100.0%	3	4	+ 33.3%
Closed Sales	1	3	+ 200.0%	3	5	+ 66.7%
Days on Market Until Sale	31	61	+ 96.8%	93	57	- 38.7%
Median Sales Price*	\$305,000	\$259,900	- 14.8%	\$290,000	\$259,900	- 10.4%
Average Sales Price*	\$305,000	\$269,967	- 11.5%	\$273,333	\$263,980	- 3.4%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.8	2.8	+ 55.6%	—	—	—

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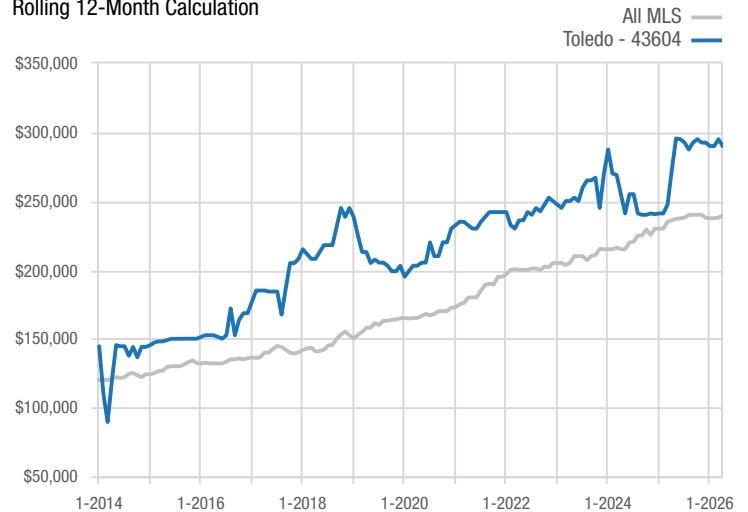
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

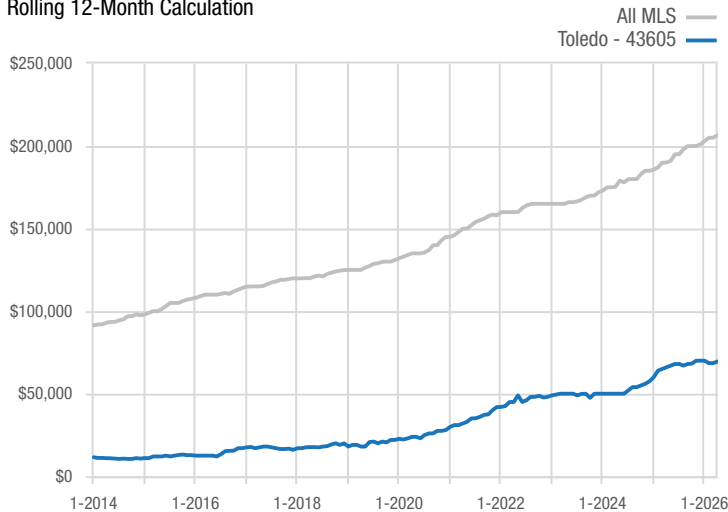
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	21	25	+ 19.0%	103	81	- 21.4%
Pending Sales	16	9	- 43.8%	88	61	- 30.7%
Closed Sales	17	8	- 52.9%	87	65	- 25.3%
Days on Market Until Sale	55	72	+ 30.9%	52	73	+ 40.4%
Median Sales Price*	\$68,000	\$93,000	+ 36.8%	\$70,000	\$70,250	+ 0.4%
Average Sales Price*	\$65,200	\$99,113	+ 52.0%	\$71,869	\$78,824	+ 9.7%
Percent of List Price Received*	100.0%	101.0%	+ 1.0%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	53	62	+ 17.0%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	25	—	—
Median Sales Price*	—	—	—	\$360,000	—	—
Average Sales Price*	—	—	—	\$360,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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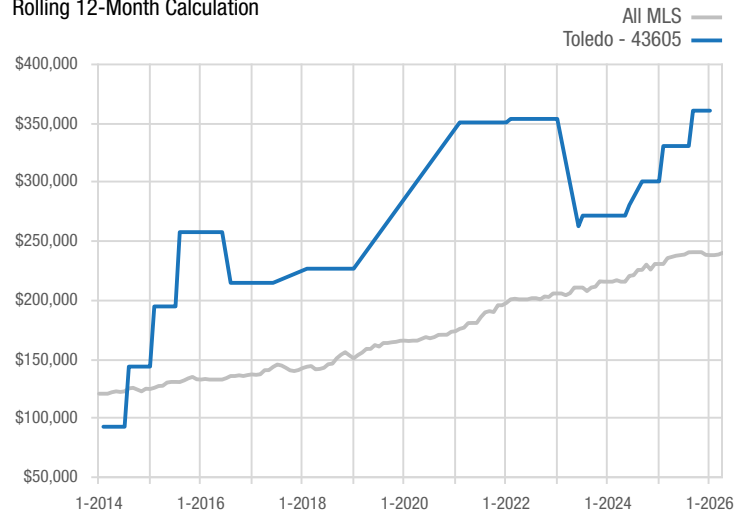
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

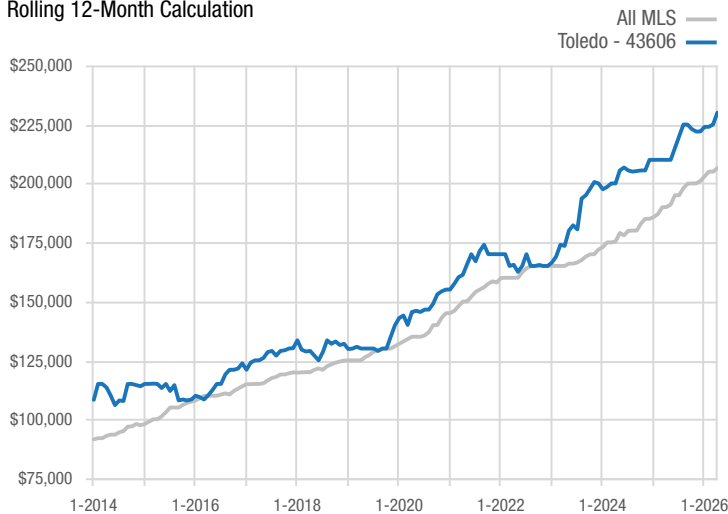
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	22	33	+ 50.0%	71	96	+ 35.2%
Pending Sales	20	24	+ 20.0%	64	68	+ 6.3%
Closed Sales	13	12	- 7.7%	58	56	- 3.4%
Days on Market Until Sale	60	46	- 23.3%	68	70	+ 2.9%
Median Sales Price*	\$201,000	\$243,000	+ 20.9%	\$187,000	\$225,000	+ 20.3%
Average Sales Price*	\$195,685	\$243,833	+ 24.6%	\$198,107	\$230,043	+ 16.1%
Percent of List Price Received*	100.0%	101.5%	+ 1.5%	100.0%	97.9%	- 2.1%
Inventory of Homes for Sale	32	56	+ 75.0%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2	0	- 100.0%	4	4	0.0%
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	2	3	+ 50.0%	4	6	+ 50.0%
Days on Market Until Sale	18	37	+ 105.6%	39	76	+ 94.9%
Median Sales Price*	\$156,863	\$134,500	- 14.3%	\$146,863	\$152,200	+ 3.6%
Average Sales Price*	\$156,863	\$134,800	- 14.1%	\$146,431	\$155,150	+ 6.0%
Percent of List Price Received*	100.0%	92.2%	- 7.8%	100.0%	92.7%	- 7.3%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

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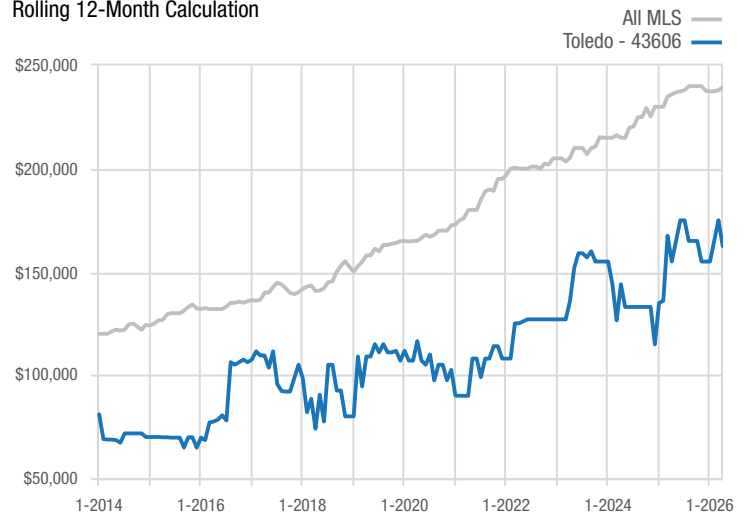
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Toledo - 43607

Zip Code 43607

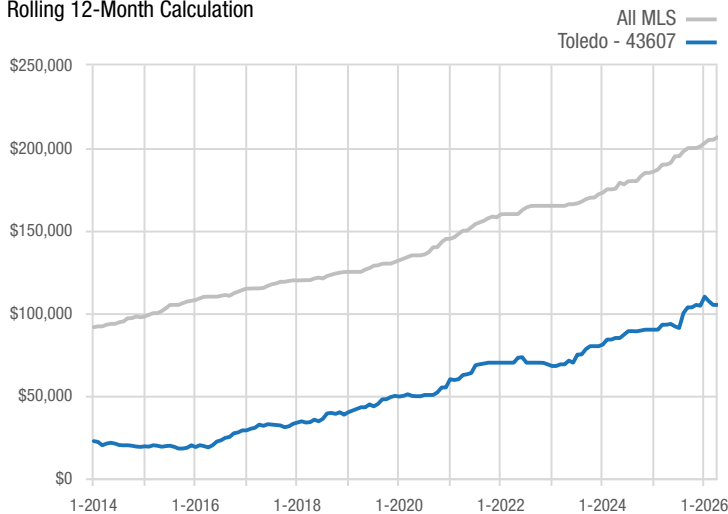
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	29	22	- 24.1%	81	96	+ 18.5%
Pending Sales	12	21	+ 75.0%	50	75	+ 50.0%
Closed Sales	14	21	+ 50.0%	51	72	+ 41.2%
Days on Market Until Sale	54	63	+ 16.7%	66	73	+ 10.6%
Median Sales Price*	\$111,000	\$112,500	+ 1.4%	\$100,000	\$101,500	+ 1.5%
Average Sales Price*	\$119,236	\$112,894	- 5.3%	\$104,534	\$99,249	- 5.1%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	100.0%	93.6%	- 6.4%
Inventory of Homes for Sale	42	56	+ 33.3%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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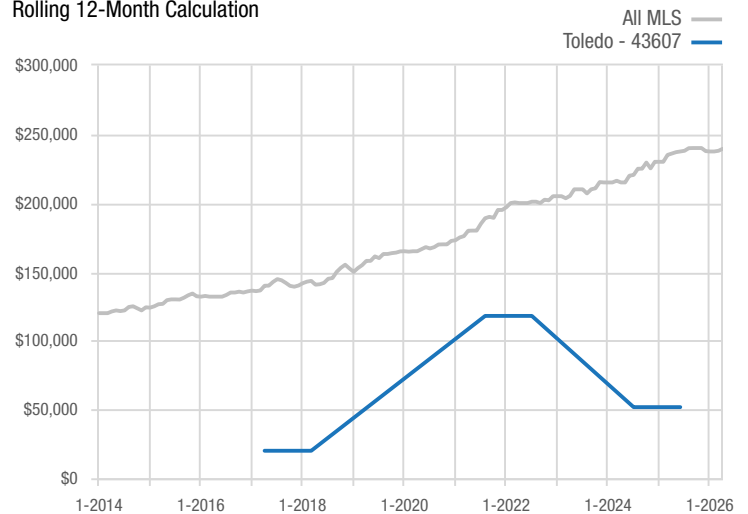
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

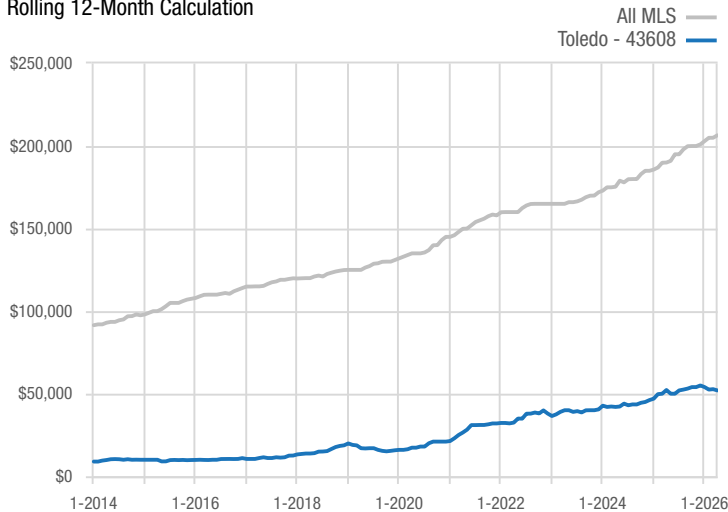
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	25	16	- 36.0%	74	67	- 9.5%
Pending Sales	23	9	- 60.9%	60	52	- 13.3%
Closed Sales	20	11	- 45.0%	54	55	+ 1.9%
Days on Market Until Sale	49	77	+ 57.1%	61	79	+ 29.5%
Median Sales Price*	\$58,211	\$62,000	+ 6.5%	\$58,606	\$51,250	- 12.6%
Average Sales Price*	\$62,423	\$80,129	+ 28.4%	\$60,189	\$57,153	- 5.0%
Percent of List Price Received*	100.0%	87.3%	- 12.7%	100.0%	91.4%	- 8.6%
Inventory of Homes for Sale	30	44	+ 46.7%	—	—	—
Months Supply of Inventory	2.0	3.1	+ 55.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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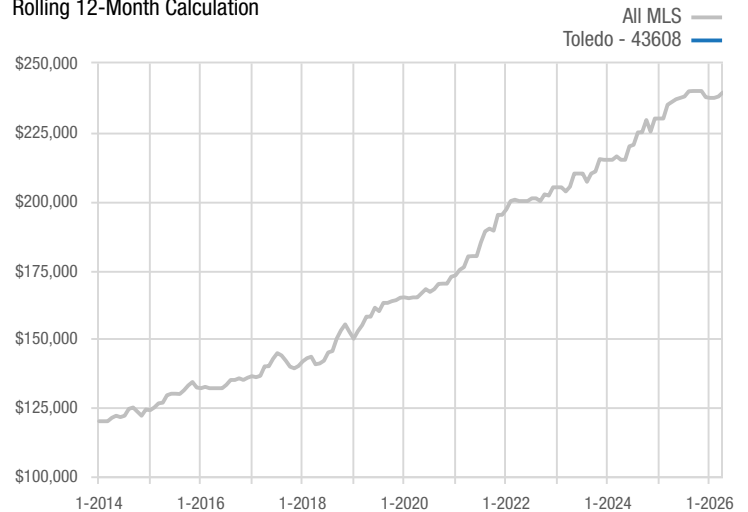
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

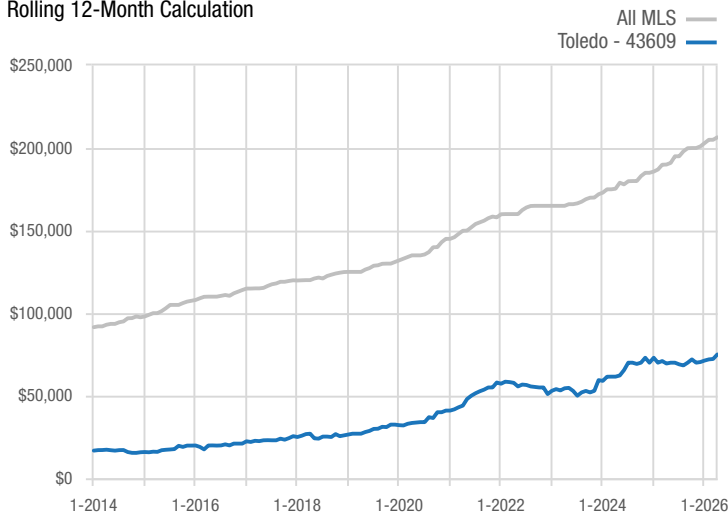
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	32	28	- 12.5%	91	108	+ 18.7%
Pending Sales	19	21	+ 10.5%	65	73	+ 12.3%
Closed Sales	23	19	- 17.4%	63	68	+ 7.9%
Days on Market Until Sale	85	51	- 40.0%	71	57	- 19.7%
Median Sales Price*	\$62,000	\$83,900	+ 35.3%	\$63,500	\$80,000	+ 26.0%
Average Sales Price*	\$62,691	\$92,723	+ 47.9%	\$68,437	\$86,090	+ 25.8%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	100.0%	98.4%	- 1.6%
Inventory of Homes for Sale	53	65	+ 22.6%	—	—	—
Months Supply of Inventory	3.3	3.4	+ 3.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	72	—	—	72	—	—
Median Sales Price*	\$349,900	—	—	\$349,900	—	—
Average Sales Price*	\$349,900	—	—	\$349,900	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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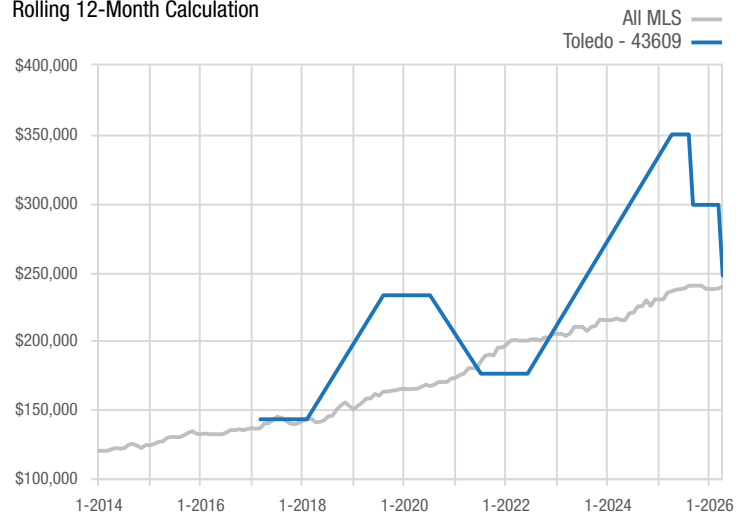
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

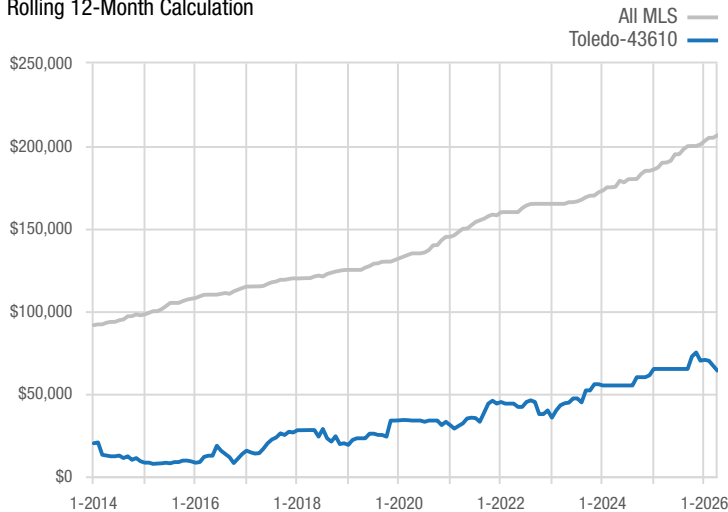
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	6	3	- 50.0%	18	17	- 5.6%
Pending Sales	3	2	- 33.3%	11	11	0.0%
Closed Sales	5	2	- 60.0%	11	9	- 18.2%
Days on Market Until Sale	69	35	- 49.3%	54	84	+ 55.6%
Median Sales Price*	\$75,000	\$31,334	- 58.2%	\$80,000	\$56,000	- 30.0%
Average Sales Price*	\$81,400	\$31,334	- 61.5%	\$87,636	\$91,228	+ 4.1%
Percent of List Price Received*	100.0%	69.7%	- 30.3%	100.0%	90.3%	- 9.7%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	3.3	5.8	+ 75.8%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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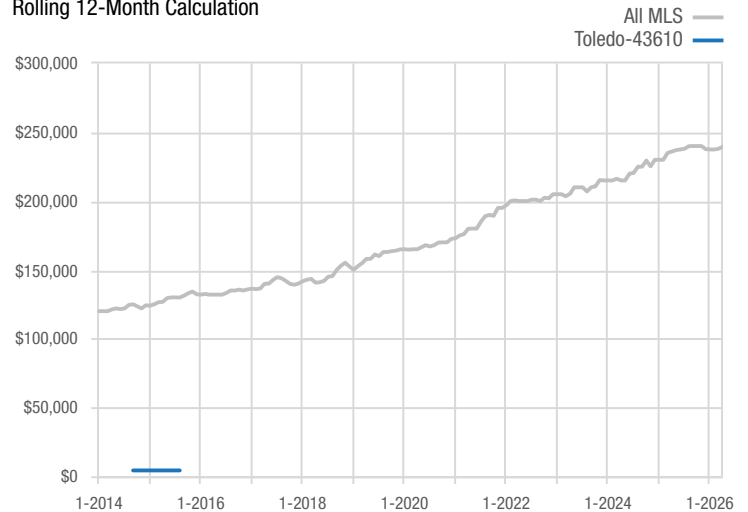
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Toledo - 43611

Zip Code 43611

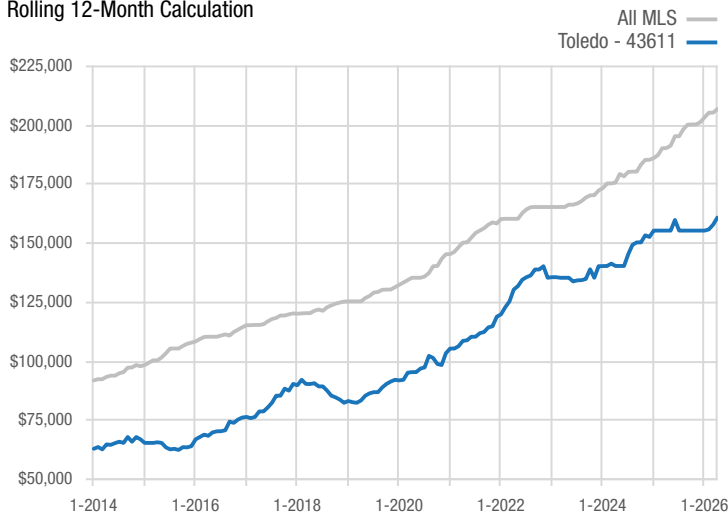
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	27	23	- 14.8%	84	76	- 9.5%
Pending Sales	21	23	+ 9.5%	65	65	0.0%
Closed Sales	21	26	+ 23.8%	60	65	+ 8.3%
Days on Market Until Sale	60	42	- 30.0%	68	60	- 11.8%
Median Sales Price*	\$153,000	\$185,500	+ 21.2%	\$154,000	\$180,000	+ 16.9%
Average Sales Price*	\$150,710	\$182,305	+ 21.0%	\$152,081	\$191,683	+ 26.0%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.0%	98.1%	- 1.9%
Inventory of Homes for Sale	42	31	- 26.2%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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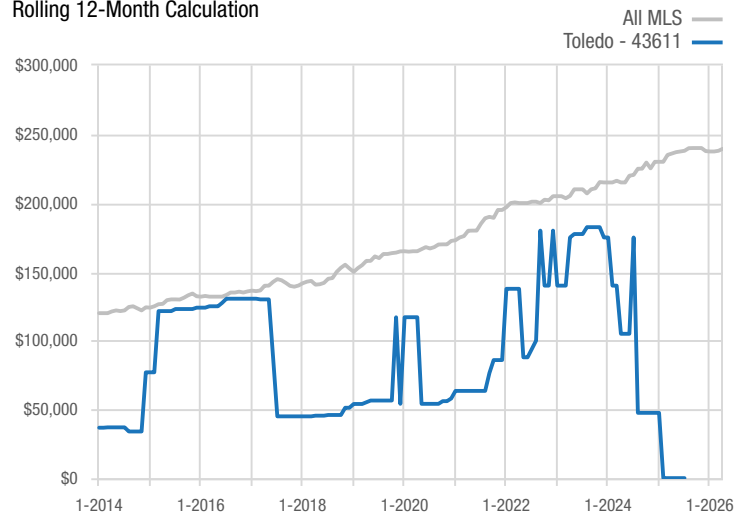
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

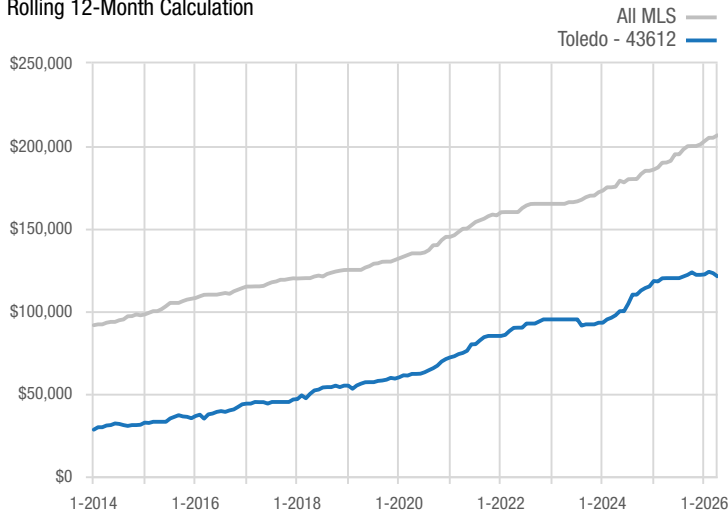
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	44	38	- 13.6%	133	133	0.0%
Pending Sales	26	29	+ 11.5%	111	124	+ 11.7%
Closed Sales	27	37	+ 37.0%	112	118	+ 5.4%
Days on Market Until Sale	54	79	+ 46.3%	66	78	+ 18.2%
Median Sales Price*	\$123,700	\$105,000	- 15.1%	\$120,000	\$114,000	- 5.0%
Average Sales Price*	\$126,933	\$109,626	- 13.6%	\$119,962	\$123,098	+ 2.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	67	67	0.0%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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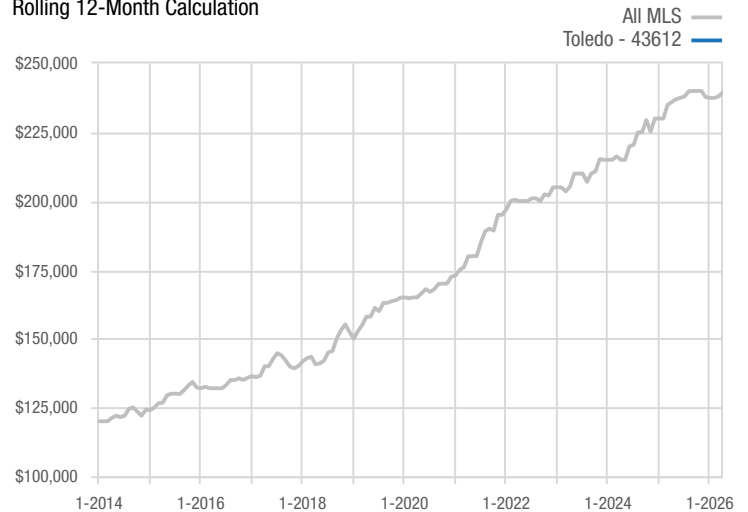
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

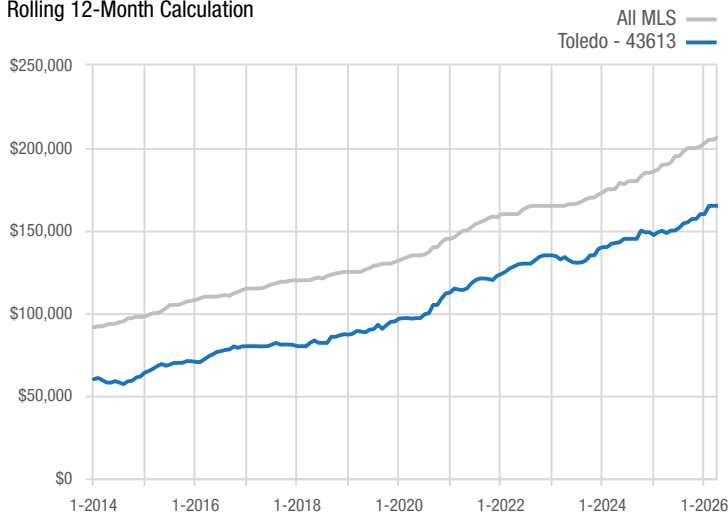
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	47	52	+ 10.6%	145	175	+ 20.7%
Pending Sales	35	35	0.0%	120	132	+ 10.0%
Closed Sales	40	39	- 2.5%	119	130	+ 9.2%
Days on Market Until Sale	62	60	- 3.2%	63	57	- 9.5%
Median Sales Price*	\$150,850	\$180,000	+ 19.3%	\$149,000	\$165,500	+ 11.1%
Average Sales Price*	\$143,602	\$170,201	+ 18.5%	\$144,905	\$163,539	+ 12.9%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	68	82	+ 20.6%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	135	—	112	135	+ 20.5%
Median Sales Price*	—	\$104,900	—	\$120,000	\$104,900	- 12.6%
Average Sales Price*	—	\$104,900	—	\$120,000	\$104,900	- 12.6%
Percent of List Price Received*	—	95.5%	—	100.0%	95.5%	- 4.5%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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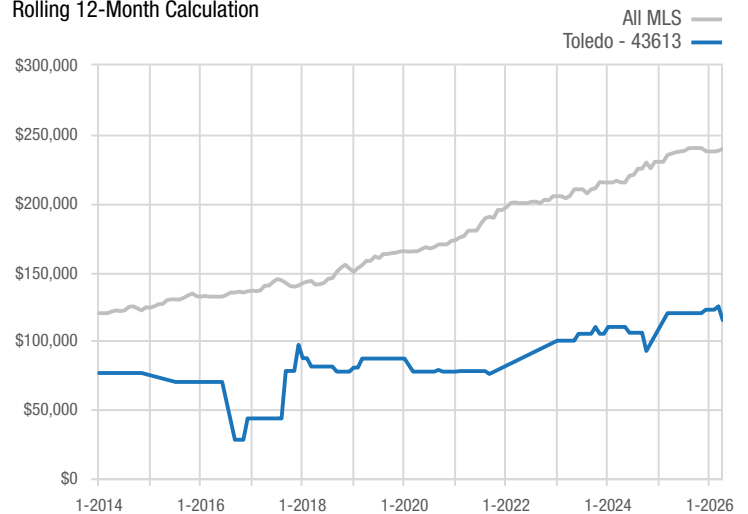
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Toledo-43614

Zip Code 43614

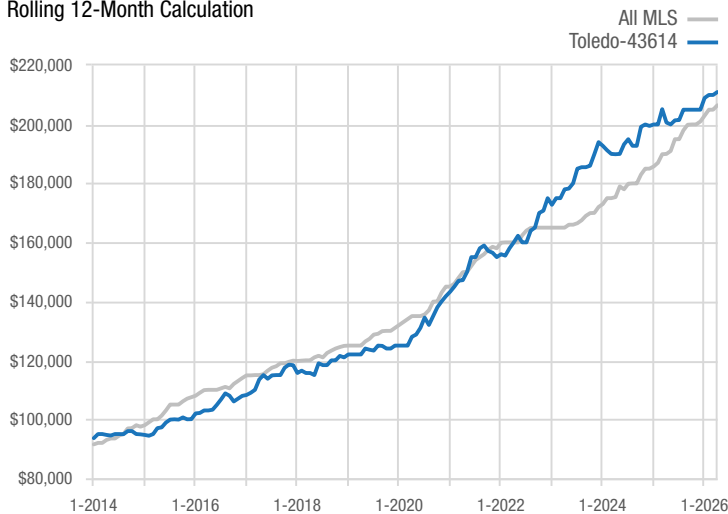
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	40	43	+ 7.5%	117	110	- 6.0%
Pending Sales	31	29	- 6.5%	86	84	- 2.3%
Closed Sales	33	25	- 24.2%	87	76	- 12.6%
Days on Market Until Sale	50	70	+ 40.0%	60	64	+ 6.7%
Median Sales Price*	\$190,000	\$187,900	- 1.1%	\$195,000	\$224,950	+ 15.4%
Average Sales Price*	\$194,021	\$201,662	+ 3.9%	\$199,598	\$217,168	+ 8.8%
Percent of List Price Received*	100.0%	107.4%	+ 7.4%	100.0%	102.7%	+ 2.7%
Inventory of Homes for Sale	58	52	- 10.3%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	16	19	+ 18.8%
Pending Sales	8	4	- 50.0%	17	14	- 17.6%
Closed Sales	7	3	- 57.1%	16	14	- 12.5%
Days on Market Until Sale	34	29	- 14.7%	43	52	+ 20.9%
Median Sales Price*	\$139,000	\$150,000	+ 7.9%	\$108,000	\$129,000	+ 19.4%
Average Sales Price*	\$124,071	\$131,633	+ 6.1%	\$119,588	\$129,189	+ 8.0%
Percent of List Price Received*	100.0%	102.7%	+ 2.7%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	3	12	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	4.2	+ 425.0%	—	—	—

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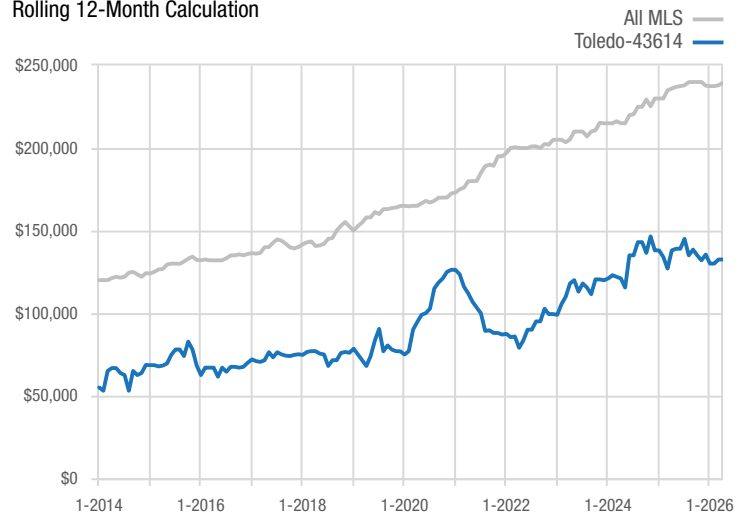
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Toledo - 43615

Zip Code 43615

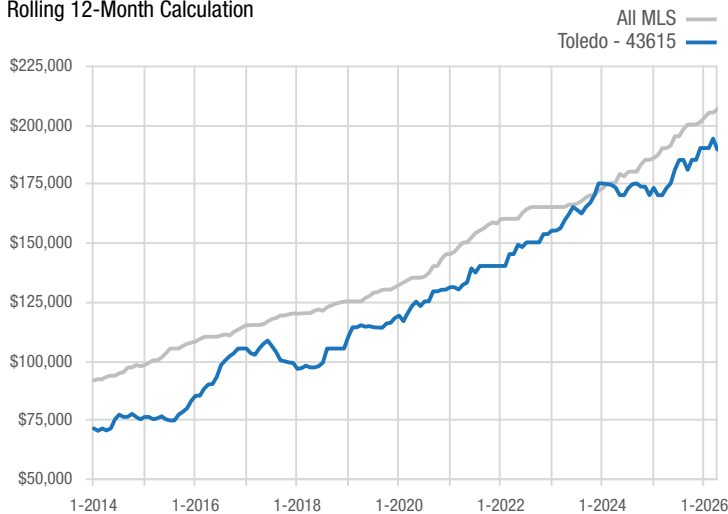
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	46	32	- 30.4%	135	97	- 28.1%
Pending Sales	31	18	- 41.9%	95	83	- 12.6%
Closed Sales	25	25	0.0%	94	82	- 12.8%
Days on Market Until Sale	54	51	- 5.6%	68	64	- 5.9%
Median Sales Price*	\$215,000	\$155,000	- 27.9%	\$170,000	\$170,000	0.0%
Average Sales Price*	\$232,716	\$201,465	- 13.4%	\$202,518	\$240,261	+ 18.6%
Percent of List Price Received*	100.0%	103.0%	+ 3.0%	100.0%	101.3%	+ 1.3%
Inventory of Homes for Sale	69	49	- 29.0%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	8	7	- 12.5%	30	38	+ 26.7%
Pending Sales	7	6	- 14.3%	24	27	+ 12.5%
Closed Sales	5	8	+ 60.0%	24	27	+ 12.5%
Days on Market Until Sale	46	69	+ 50.0%	81	67	- 17.3%
Median Sales Price*	\$200,000	\$162,500	- 18.8%	\$187,750	\$156,000	- 16.9%
Average Sales Price*	\$176,080	\$160,938	- 8.6%	\$207,523	\$176,468	- 15.0%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.0%	96.7%	- 3.3%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	2.5	3.0	+ 20.0%	—	—	—

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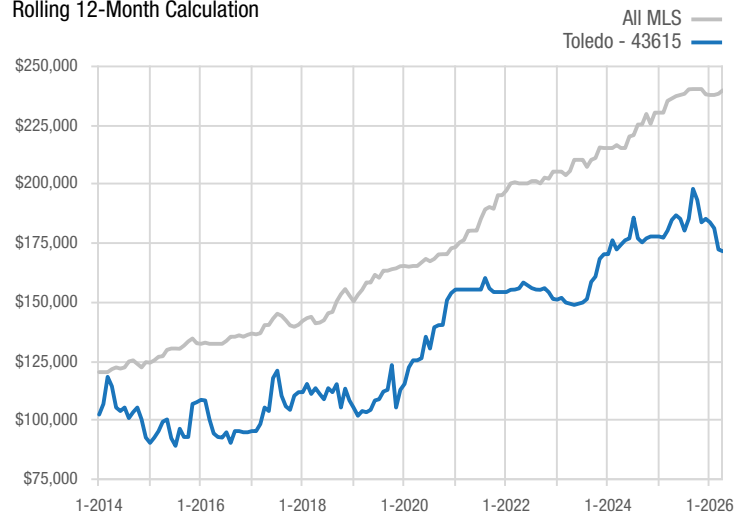
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Toledo - 43617

Zip Code 43617

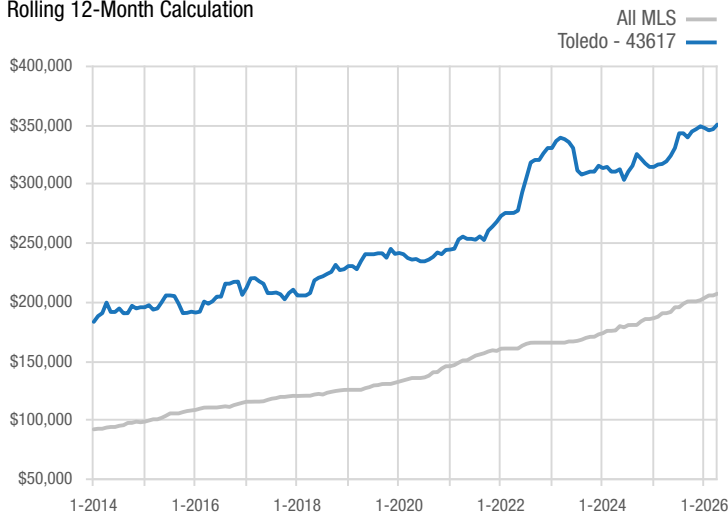
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	6	+ 20.0%	29	16	- 44.8%
Pending Sales	3	5	+ 66.7%	19	20	+ 5.3%
Closed Sales	3	4	+ 33.3%	20	17	- 15.0%
Days on Market Until Sale	54	61	+ 13.0%	63	98	+ 55.6%
Median Sales Price*	\$388,935	\$402,250	+ 3.4%	\$354,000	\$364,000	+ 2.8%
Average Sales Price*	\$355,112	\$463,375	+ 30.5%	\$340,152	\$446,562	+ 31.3%
Percent of List Price Received*	100.0%	101.0%	+ 1.0%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	15	5	- 66.7%	—	—	—
Months Supply of Inventory	2.3	0.8	- 65.2%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	6	+ 100.0%	11	9	- 18.2%
Pending Sales	3	1	- 66.7%	11	3	- 72.7%
Closed Sales	3	2	- 33.3%	10	3	- 70.0%
Days on Market Until Sale	43	55	+ 27.9%	41	58	+ 41.5%
Median Sales Price*	\$254,520	\$257,000	+ 1.0%	\$250,000	\$240,000	- 4.0%
Average Sales Price*	\$258,140	\$257,000	- 0.4%	\$243,537	\$251,333	+ 3.2%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	4.1	+ 412.5%	—	—	—

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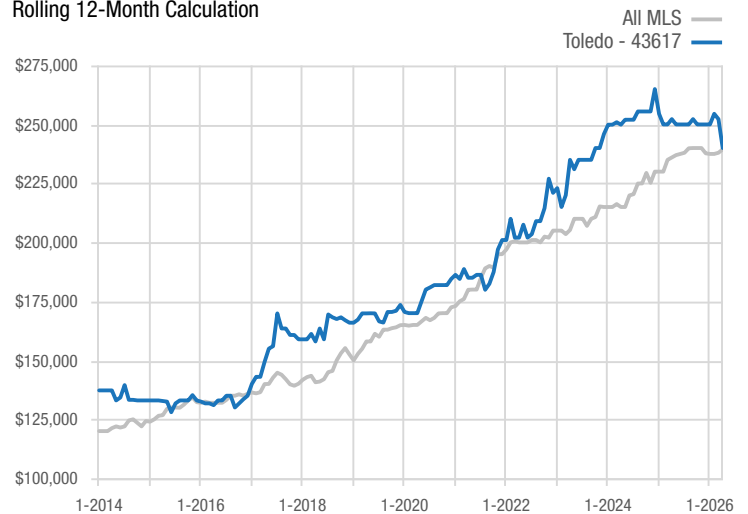
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

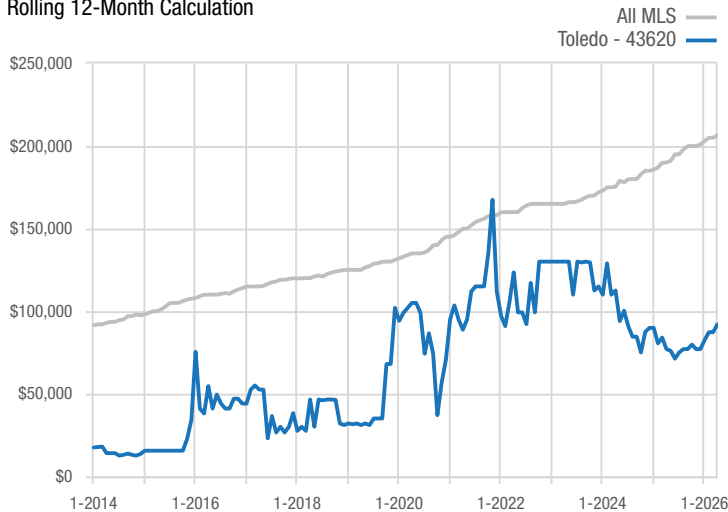
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	4	+ 33.3%	7	16	+ 128.6%
Pending Sales	0	1	—	7	5	- 28.6%
Closed Sales	1	4	+ 300.0%	8	4	- 50.0%
Days on Market Until Sale	27	108	+ 300.0%	70	108	+ 54.3%
Median Sales Price*	\$72,500	\$96,750	+ 33.4%	\$74,750	\$96,750	+ 29.4%
Average Sales Price*	\$72,500	\$95,875	+ 32.2%	\$106,500	\$95,875	- 10.0%
Percent of List Price Received*	100.0%	93.7%	- 6.3%	100.0%	93.7%	- 6.3%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	3.3	6.6	+ 100.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	1	0.0%	3	2	- 33.3%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	25	—	—	25	49	+ 96.0%
Median Sales Price*	\$36,777	—	—	\$36,777	\$97,500	+ 165.1%
Average Sales Price*	\$36,777	—	—	\$36,777	\$97,500	+ 165.1%
Percent of List Price Received*	100.0%	—	—	100.0%	88.6%	- 11.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.7	- 65.0%	—	—	—

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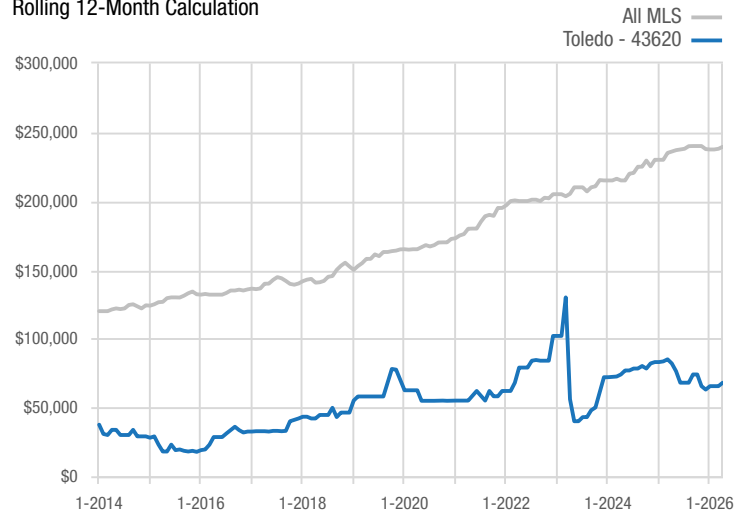
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Toledo-43623

Zip Code 43623

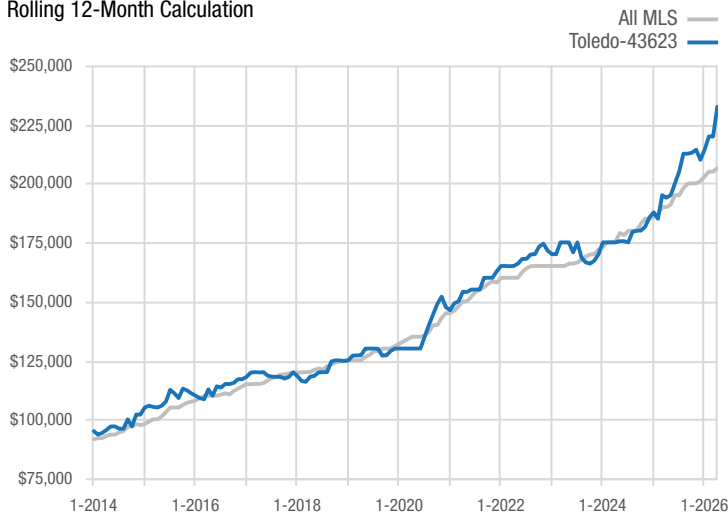
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	28	14	- 50.0%	100	70	- 30.0%
Pending Sales	20	10	- 50.0%	64	56	- 12.5%
Closed Sales	21	12	- 42.9%	58	56	- 3.4%
Days on Market Until Sale	66	57	- 13.6%	62	65	+ 4.8%
Median Sales Price*	\$179,900	\$257,500	+ 43.1%	\$187,500	\$241,500	+ 28.8%
Average Sales Price*	\$194,286	\$295,881	+ 52.3%	\$242,973	\$298,170	+ 22.7%
Percent of List Price Received*	100.0%	105.7%	+ 5.7%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	47	33	- 29.8%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	1	3	+ 200.0%	1	7	+ 600.0%
Pending Sales	0	2	—	0	4	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	44	—	—	36	—
Median Sales Price*	—	\$157,000	—	—	\$157,000	—
Average Sales Price*	—	\$157,000	—	—	\$189,667	—
Percent of List Price Received*	—	101.4%	—	—	101.6%	—
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	3.4	+ 325.0%	—	—	—

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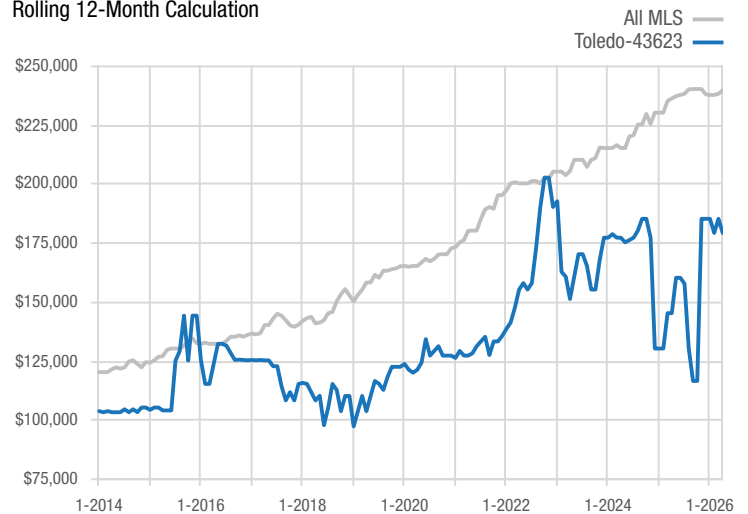
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Oregon

Zip Code 43616

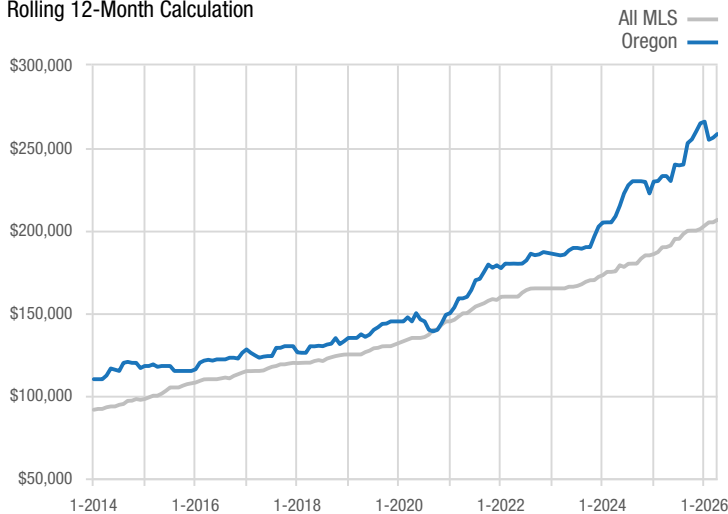
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	26	22	- 15.4%	85	77	- 9.4%
Pending Sales	17	13	- 23.5%	56	55	- 1.8%
Closed Sales	17	13	- 23.5%	56	58	+ 3.6%
Days on Market Until Sale	59	84	+ 42.4%	72	67	- 6.9%
Median Sales Price*	\$286,000	\$330,000	+ 15.4%	\$273,500	\$255,000	- 6.8%
Average Sales Price*	\$276,729	\$300,238	+ 8.5%	\$292,467	\$250,122	- 14.5%
Percent of List Price Received*	100.0%	101.3%	+ 1.3%	100.0%	101.9%	+ 1.9%
Inventory of Homes for Sale	54	41	- 24.1%	—	—	—
Months Supply of Inventory	3.2	2.2	- 31.3%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2	2	0.0%	3	2	- 33.3%
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	39	—	—	39	—	—
Median Sales Price*	\$200,000	—	—	\$209,500	—	—
Average Sales Price*	\$200,000	—	—	\$220,167	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

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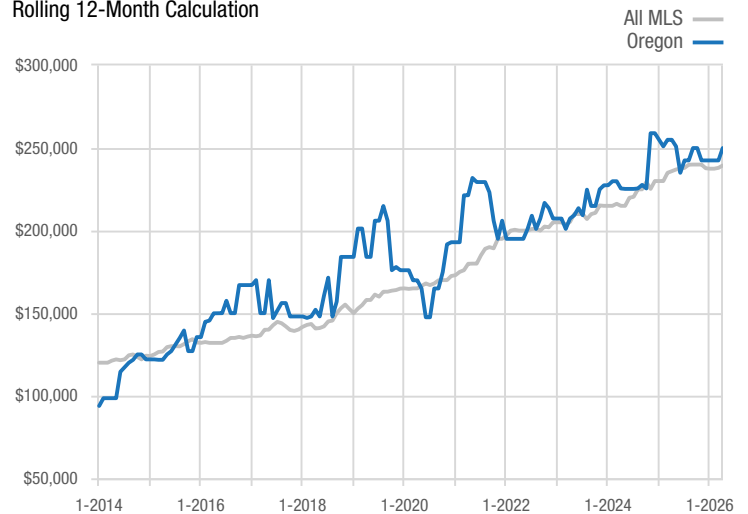
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

Zip Code 43402

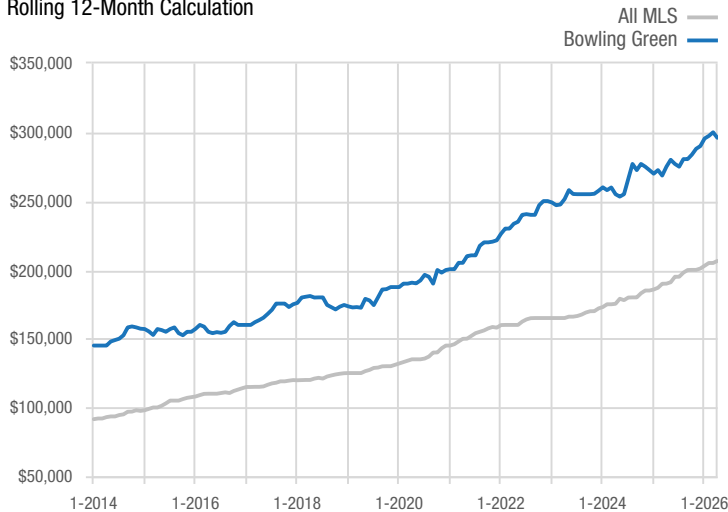
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	28	24	- 14.3%	76	82	+ 7.9%
Pending Sales	23	17	- 26.1%	60	53	- 11.7%
Closed Sales	21	21	0.0%	54	60	+ 11.1%
Days on Market Until Sale	73	39	- 46.6%	70	68	- 2.9%
Median Sales Price*	\$298,750	\$285,000	- 4.6%	\$270,033	\$307,500	+ 13.9%
Average Sales Price*	\$295,529	\$298,721	+ 1.1%	\$287,231	\$316,723	+ 10.3%
Percent of List Price Received*	100.0%	103.9%	+ 3.9%	100.0%	101.2%	+ 1.2%
Inventory of Homes for Sale	37	40	+ 8.1%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	1	—	6	6	0.0%
Pending Sales	3	2	- 33.3%	7	6	- 14.3%
Closed Sales	3	2	- 33.3%	7	7	0.0%
Days on Market Until Sale	55	43	- 21.8%	44	55	+ 25.0%
Median Sales Price*	\$210,000	\$265,500	+ 26.4%	\$214,900	\$235,000	+ 9.4%
Average Sales Price*	\$208,633	\$265,500	+ 27.3%	\$211,000	\$267,357	+ 26.7%
Percent of List Price Received*	100.0%	106.2%	+ 6.2%	100.0%	101.3%	+ 1.3%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

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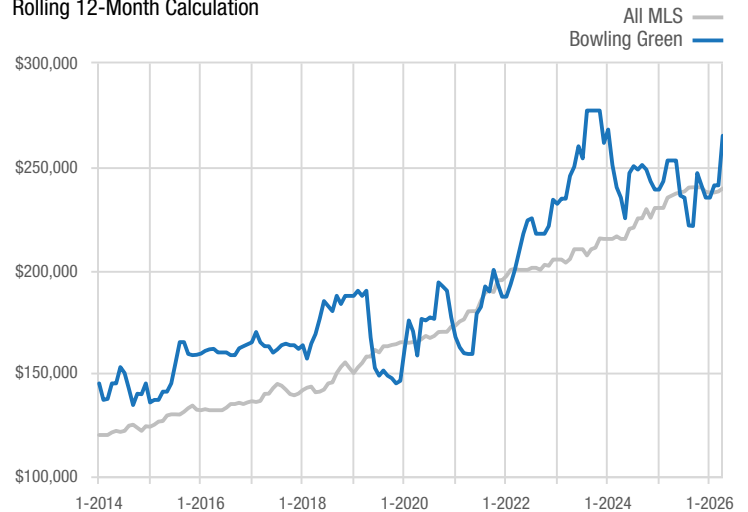
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

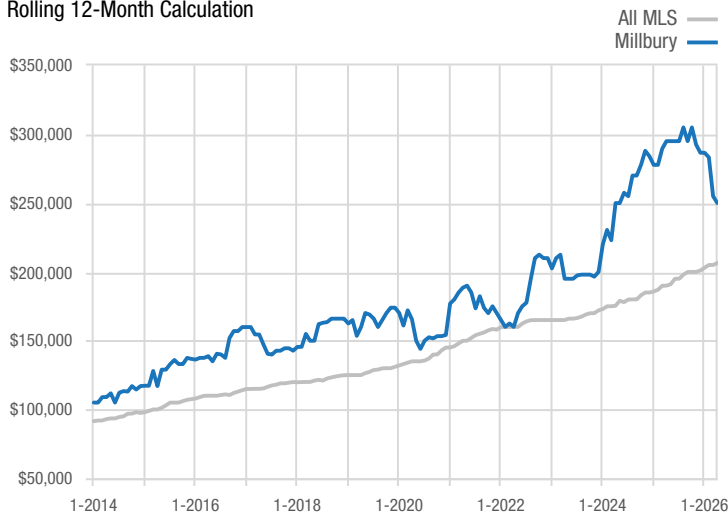
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	5	+ 400.0%	13	12	- 7.7%
Pending Sales	2	4	+ 100.0%	15	9	- 40.0%
Closed Sales	4	2	- 50.0%	12	8	- 33.3%
Days on Market Until Sale	72	84	+ 16.7%	95	82	- 13.7%
Median Sales Price*	\$330,050	\$250,000	- 24.3%	\$327,550	\$234,950	- 28.3%
Average Sales Price*	\$265,863	\$250,000	- 6.0%	\$268,008	\$242,238	- 9.6%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.0%	96.6%	- 3.4%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	2.4	+ 300.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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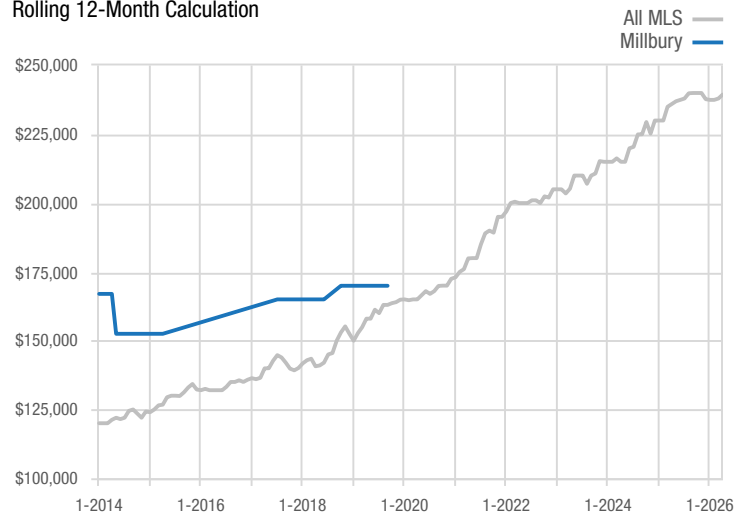
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

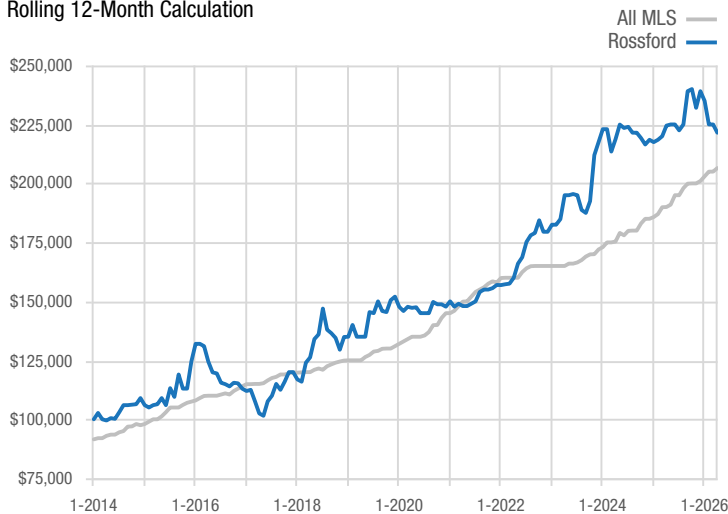
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	2	5	+ 150.0%	21	15	- 28.6%
Pending Sales	6	3	- 50.0%	15	13	- 13.3%
Closed Sales	6	3	- 50.0%	13	14	+ 7.7%
Days on Market Until Sale	71	41	- 42.3%	83	87	+ 4.8%
Median Sales Price*	\$244,000	\$175,000	- 28.3%	\$240,000	\$175,000	- 27.1%
Average Sales Price*	\$288,250	\$164,467	- 42.9%	\$253,808	\$202,507	- 20.2%
Percent of List Price Received*	100.0%	104.5%	+ 4.5%	100.0%	101.5%	+ 1.5%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	61	—	—
Median Sales Price*	—	—	—	\$237,500	—	—
Average Sales Price*	—	—	—	\$237,500	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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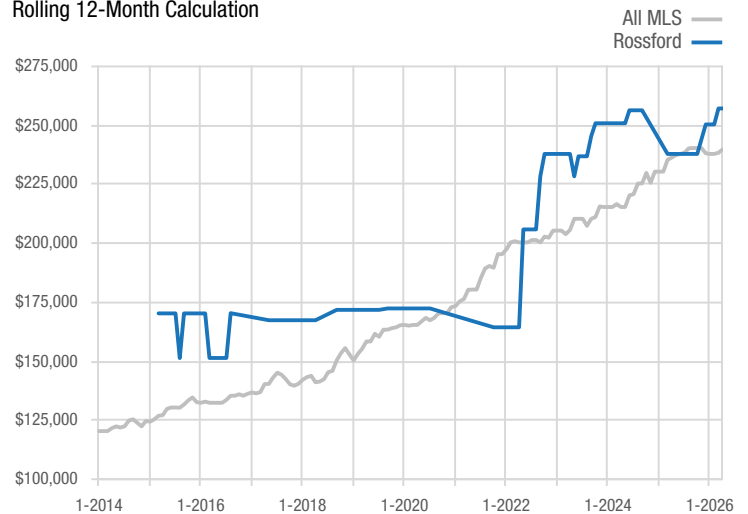
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

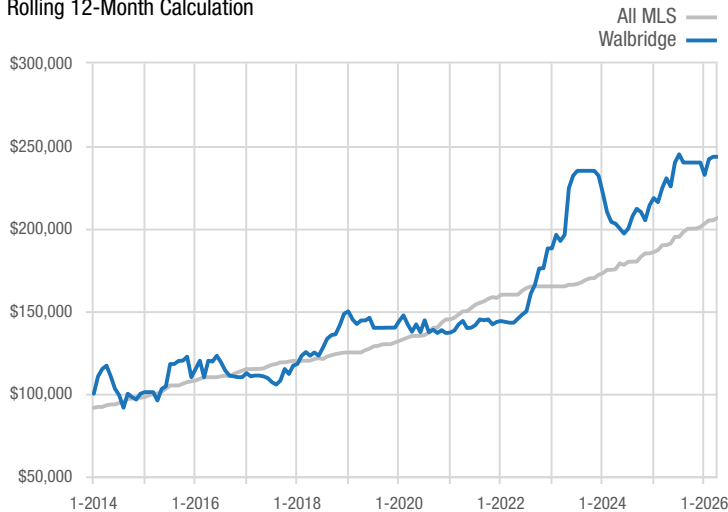
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	5	+ 66.7%	14	15	+ 7.1%
Pending Sales	1	4	+ 300.0%	12	13	+ 8.3%
Closed Sales	2	4	+ 100.0%	12	17	+ 41.7%
Days on Market Until Sale	49	28	- 42.9%	47	74	+ 57.4%
Median Sales Price*	\$335,000	\$247,500	- 26.1%	\$269,000	\$250,000	- 7.1%
Average Sales Price*	\$335,000	\$244,500	- 27.0%	\$258,750	\$254,751	- 1.5%
Percent of List Price Received*	100.0%	107.0%	+ 7.0%	100.0%	101.3%	+ 1.3%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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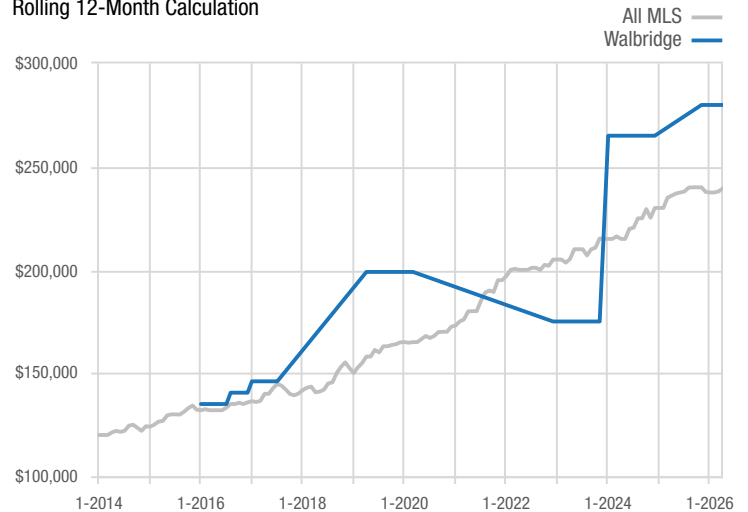
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

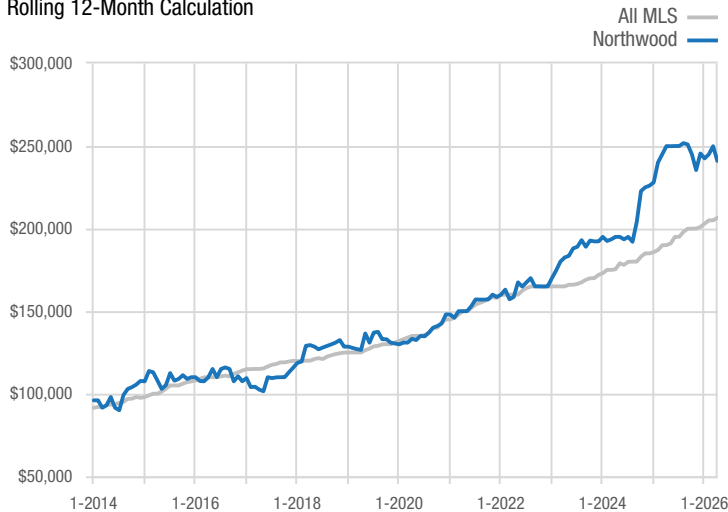
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	8	5	- 37.5%	32	25	- 21.9%
Pending Sales	8	2	- 75.0%	26	17	- 34.6%
Closed Sales	9	3	- 66.7%	24	19	- 20.8%
Days on Market Until Sale	80	56	- 30.0%	96	58	- 39.6%
Median Sales Price*	\$260,000	\$185,000	- 28.8%	\$240,500	\$240,000	- 0.2%
Average Sales Price*	\$260,350	\$194,000	- 25.5%	\$240,302	\$238,018	- 1.0%
Percent of List Price Received*	100.0%	100.9%	+ 0.9%	100.0%	100.7%	+ 0.7%
Inventory of Homes for Sale	31	14	- 54.8%	—	—	—
Months Supply of Inventory	4.2	2.0	- 52.4%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	2	—	2	5	+ 150.0%
Pending Sales	0	2	—	1	7	+ 600.0%
Closed Sales	0	1	—	1	4	+ 300.0%
Days on Market Until Sale	—	302	—	69	218	+ 215.9%
Median Sales Price*	—	\$299,900	—	\$96,000	\$299,900	+ 212.4%
Average Sales Price*	—	\$299,900	—	\$96,000	\$293,050	+ 205.3%
Percent of List Price Received*	—	107.1%	—	100.0%	107.5%	+ 7.5%
Inventory of Homes for Sale	1	13	+ 1,200.0%	—	—	—
Months Supply of Inventory	0.5	7.2	+ 1,340.0%	—	—	—

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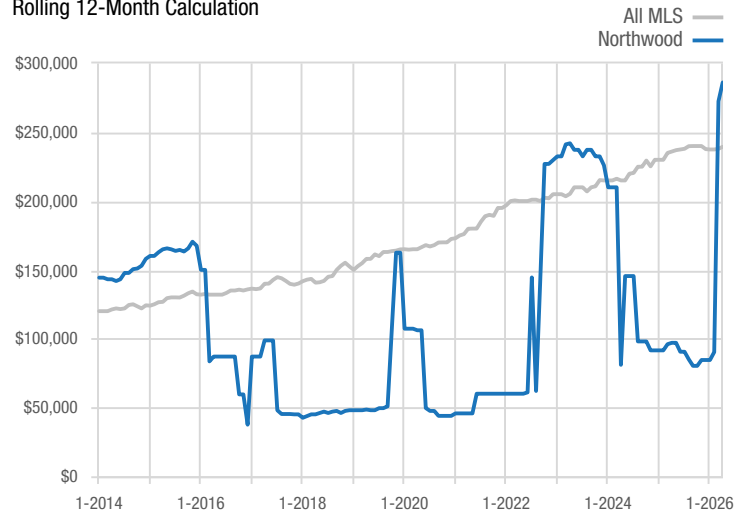
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

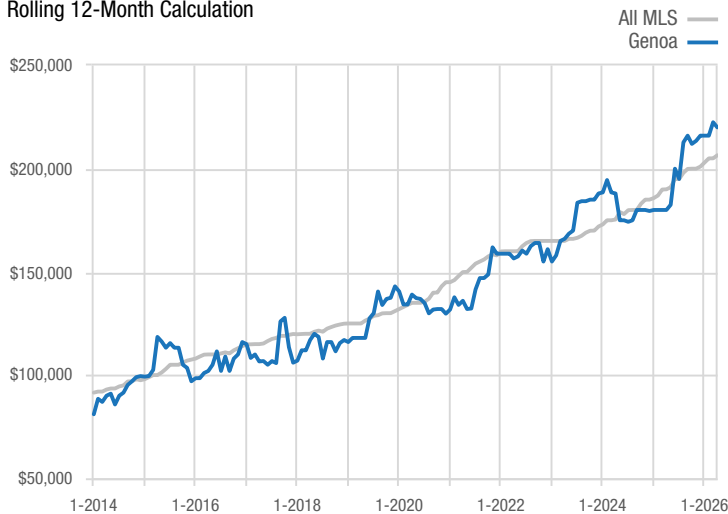
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	9	2	- 77.8%	17	12	- 29.4%
Pending Sales	0	2	—	7	10	+ 42.9%
Closed Sales	0	3	—	7	12	+ 71.4%
Days on Market Until Sale	—	80	—	54	77	+ 42.6%
Median Sales Price*	—	\$167,750	—	\$119,900	\$186,375	+ 55.4%
Average Sales Price*	—	\$182,583	—	\$131,386	\$203,322	+ 54.8%
Percent of List Price Received*	—	122.6%	—	100.0%	103.9%	+ 3.9%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	3.9	1.3	- 66.7%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	57	—	—	57	—	—
Median Sales Price*	\$165,000	—	—	\$165,000	—	—
Average Sales Price*	\$165,000	—	—	\$165,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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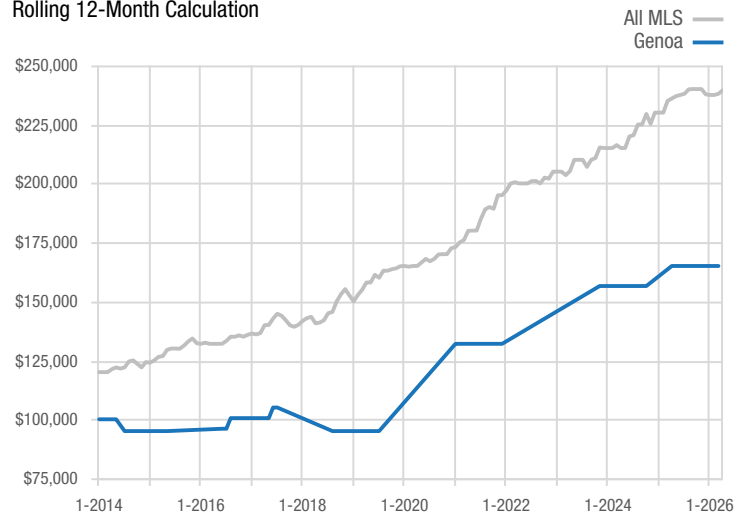
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

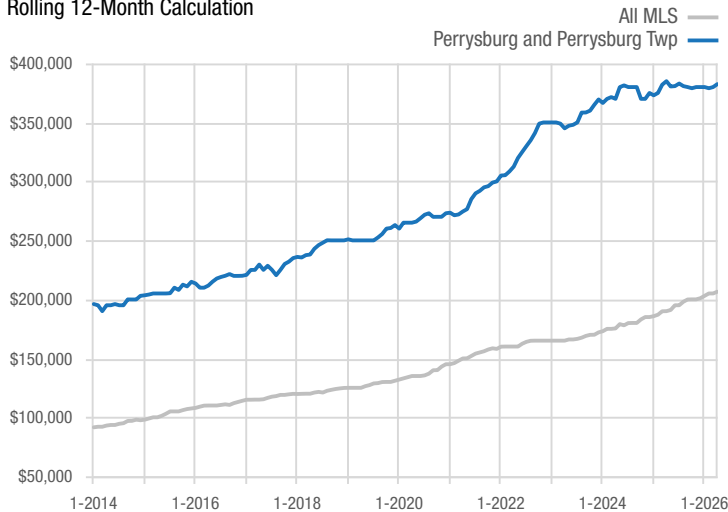
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	80	60	- 25.0%	219	188	- 14.2%
Pending Sales	44	36	- 18.2%	135	138	+ 2.2%
Closed Sales	40	32	- 20.0%	127	127	0.0%
Days on Market Until Sale	78	85	+ 9.0%	92	91	- 1.1%
Median Sales Price*	\$380,000	\$440,000	+ 15.8%	\$389,900	\$417,450	+ 7.1%
Average Sales Price*	\$425,164	\$457,812	+ 7.7%	\$438,522	\$429,600	- 2.0%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	140	122	- 12.9%	—	—	—
Months Supply of Inventory	3.8	2.9	- 23.7%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	7	+ 16.7%	20	32	+ 60.0%
Pending Sales	5	7	+ 40.0%	16	22	+ 37.5%
Closed Sales	5	5	0.0%	16	19	+ 18.8%
Days on Market Until Sale	70	74	+ 5.7%	81	55	- 32.1%
Median Sales Price*	\$345,000	\$240,000	- 30.4%	\$238,875	\$271,660	+ 13.7%
Average Sales Price*	\$343,300	\$245,500	- 28.5%	\$262,759	\$261,490	- 0.5%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

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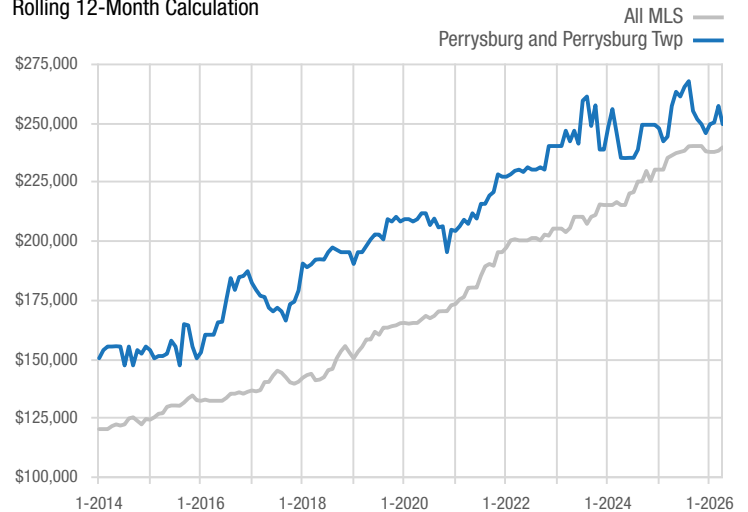
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

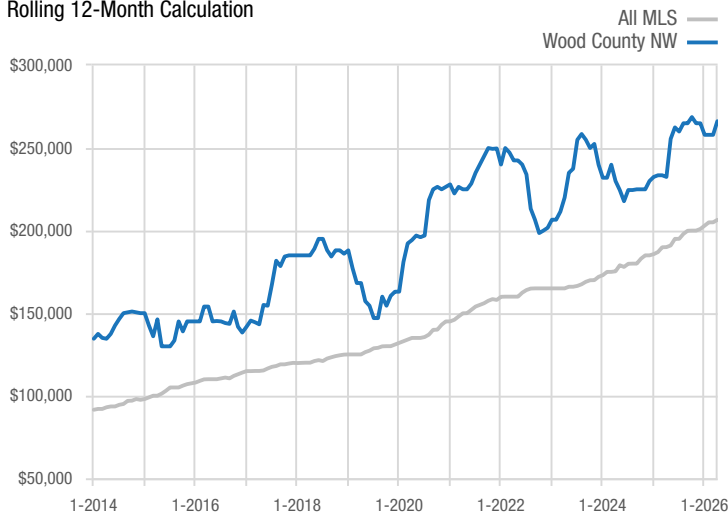
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	3	0.0%	15	18	+ 20.0%
Pending Sales	7	1	- 85.7%	15	10	- 33.3%
Closed Sales	6	3	- 50.0%	16	14	- 12.5%
Days on Market Until Sale	61	231	+ 278.7%	77	178	+ 131.2%
Median Sales Price*	\$221,788	\$232,745	+ 4.9%	\$297,500	\$319,990	+ 7.6%
Average Sales Price*	\$223,763	\$232,745	+ 4.0%	\$285,473	\$292,805	+ 2.6%
Percent of List Price Received*	100.0%	114.2%	+ 14.2%	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	40	—	126	35	- 72.2%
Median Sales Price*	—	\$275,000	—	\$215,000	\$237,500	+ 10.5%
Average Sales Price*	—	\$275,000	—	\$215,000	\$237,500	+ 10.5%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

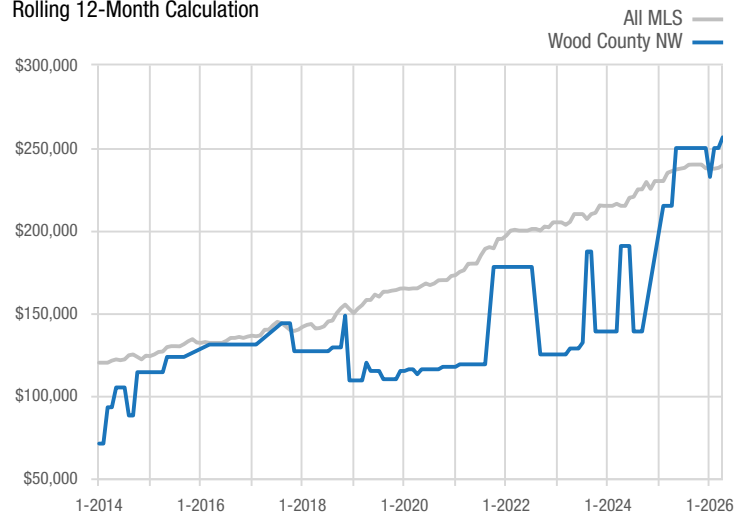
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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.

Local Market Update – April 2026

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Wood County SE

Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

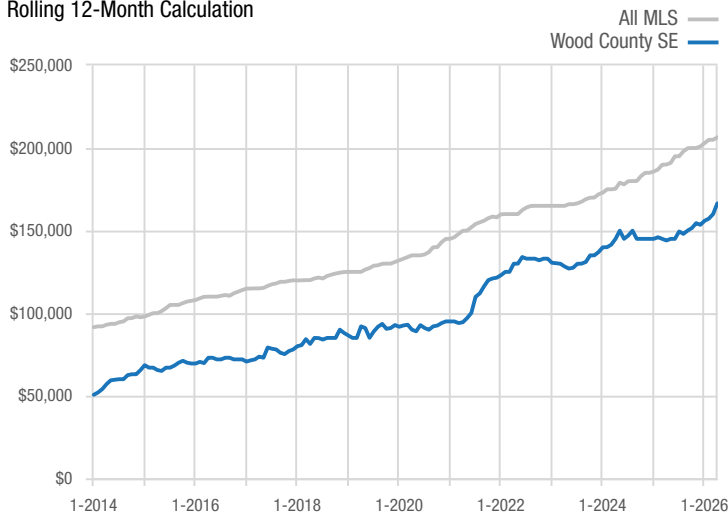
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	20	15	- 25.0%	81	60	- 25.9%
Pending Sales	25	17	- 32.0%	72	55	- 23.6%
Closed Sales	28	20	- 28.6%	68	55	- 19.1%
Days on Market Until Sale	64	73	+ 14.1%	72	75	+ 4.2%
Median Sales Price*	\$132,574	\$163,000	+ 23.0%	\$133,324	\$168,000	+ 26.0%
Average Sales Price*	\$129,704	\$167,205	+ 28.9%	\$134,977	\$172,968	+ 28.1%
Percent of List Price Received*	100.0%	101.3%	+ 1.3%	100.0%	101.2%	+ 1.2%
Inventory of Homes for Sale	38	28	- 26.3%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	1	- 66.7%	5	3	- 40.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	45	—	100	90	- 10.0%
Median Sales Price*	—	\$135,000	—	\$137,250	\$141,750	+ 3.3%
Average Sales Price*	—	\$135,000	—	\$137,250	\$141,750	+ 3.3%
Percent of List Price Received*	—	103.9%	—	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	5.0	4.3	- 14.0%	—	—	—

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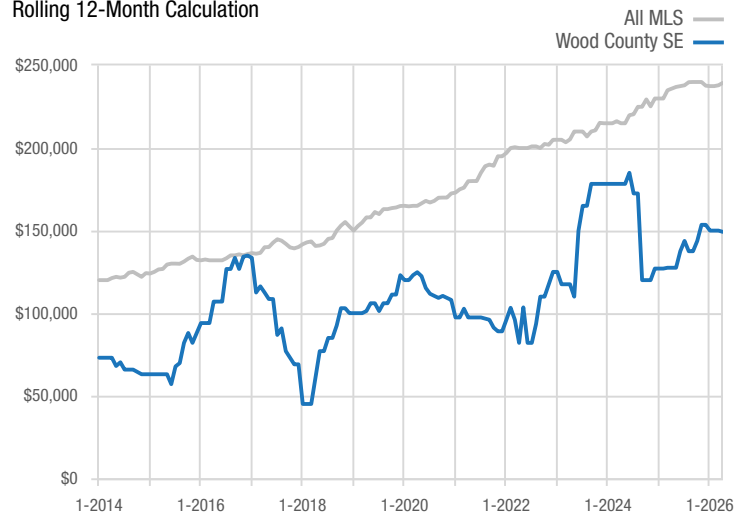
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2026

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Wood County SW

Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

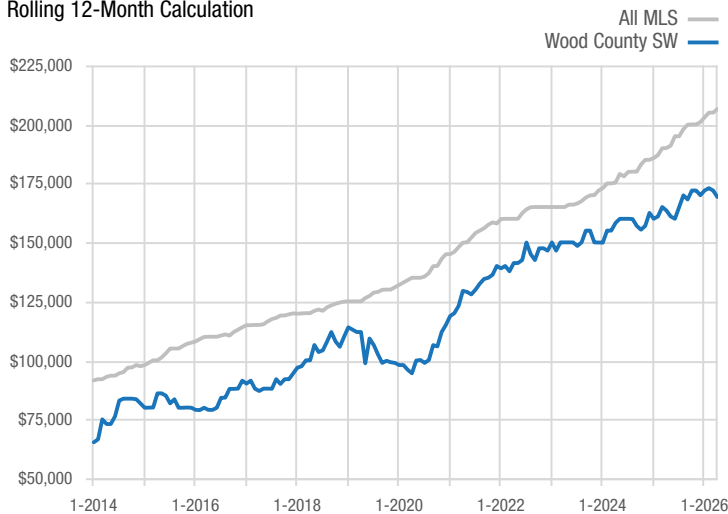
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	7	13	+ 85.7%	30	30	0.0%
Pending Sales	8	9	+ 12.5%	32	31	- 3.1%
Closed Sales	6	9	+ 50.0%	29	34	+ 17.2%
Days on Market Until Sale	63	60	- 4.8%	77	78	+ 1.3%
Median Sales Price*	\$184,500	\$180,000	- 2.4%	\$165,000	\$156,500	- 5.2%
Average Sales Price*	\$188,675	\$175,767	- 6.8%	\$157,960	\$169,456	+ 7.3%
Percent of List Price Received*	100.0%	103.1%	+ 3.1%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	17	17	0.0%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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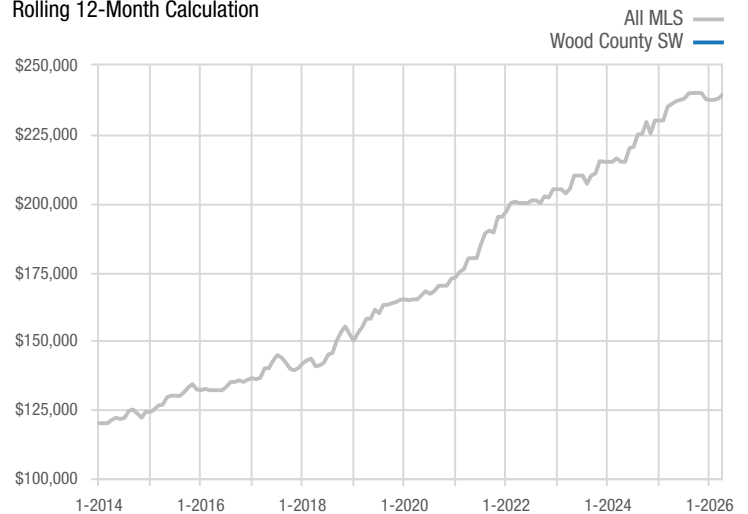
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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