

Local Market Update – April 2023

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Lucas and Upper Wood County

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

U.S. existing-home sales declined 2.4 percent month-over-month as of last measure, according to the National Association of REALTORS® (NAR), reversing February’s sales gain of 14.5%. Fluctuations in mortgage interest rates have caused buyers to pullback, with pending sales dropping 5.2% month-over-month. Meanwhile, the median existing-home sales price declined for the second month in a row, falling 0.9% nationally from the same time last year, the largest year-over-year decline since January 2012, according to NAR.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months’ supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.

Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4 2022	Thru 4 2023	% Change
Key Metrics						
New Listings	700	565	-19.3%	2,092	1,905	-8.9%
Closed Sales	466	404	-13.3%	1,698	1,448	-14.7%
Days on Market	55	57	3.6%	64	65	1.6%
SP\$/SqFt	\$114.52	\$133.19	16.3%	\$107.33	\$10,764.00	9928.9%
Median Sales Price*	\$160,000	\$160,000	0.0%	\$151,000	\$150,000	-0.7%
Average Sales Price*	\$210,195	\$195,733	-6.9%	\$191,810	\$184,838	-3.6%
Percent of List Price Received*	102%	101%	-1.0%	101%	---	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$97,950,939	\$79,076,236	-19.3%	\$325,693,466	\$267,585,410	-17.8%

Condo/Villa	April			Year to Date		
	2022	2023	% Change	Thru 4 2022	Thru 4 2023	% Change
Key Metrics						
New Listings	60	52	-13.3%	210	178	-15.2%
Closed Sales	54	38	-29.6%	170	130	-23.5%
Days on Market	52	44	-15.4%	76	58	-23.7%
SP\$/SqFt	\$124.20	\$132.00	6.3%	\$126.16	\$129.82	2.9%
Median Sales Price*	\$172,500	\$229,450	33.0%	\$209,250	\$219,450	4.9%
Average Sales Price*	\$209,688	\$218,692	4.3%	\$214,235	\$217,548	1.5%
Percent of List Price Received*	103%	101%	-1.9%	101%	99%	-2.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$11,322,067	\$8,310,300	-26.6%	\$36,419,882	\$28,281,220	-22.3%

*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	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,198	887	- 26.0%	3,760	3,227	- 14.2%
Pending Sales		920	787	- 14.5%	3,180	2,784	- 12.5%
Closed Sales		860	727	- 15.5%	3,082	2,601	- 15.6%
Days on Market Until Sale		60	60	0.0%	68	68	0.0%
Median Sales Price		\$165,000	\$165,000	0.0%	\$161,000	\$160,000	- 0.6%
Average Sales Price		\$212,545	\$197,511	- 7.1%	\$196,141	\$189,194	- 3.5%
Percent of List Price Received		101.3%	100.4%	- 0.9%	99.8%	98.5%	- 1.3%
Housing Affordability Index		205	179	- 12.7%	210	185	- 11.9%
Inventory of Homes for Sale		1,828	1,536	- 16.0%	—	—	—
Months Supply of Inventory		1.9	1.8	- 5.3%	—	—	—

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Lucas County

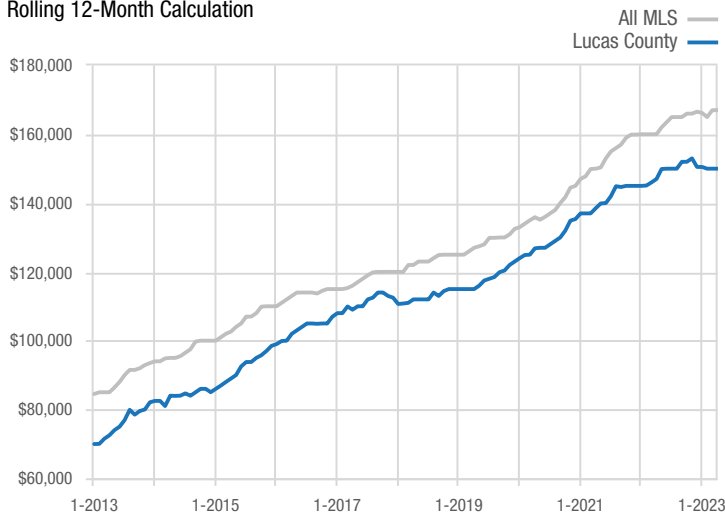
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	612	451	- 26.3%	1,833	1,589	- 13.3%
Pending Sales	427	373	- 12.6%	1,534	1,361	- 11.3%
Closed Sales	402	338	- 15.9%	1,476	1,257	- 14.8%
Days on Market Until Sale	54	57	+ 5.6%	62	65	+ 4.8%
Median Sales Price*	\$150,000	\$140,000	- 6.7%	\$142,500	\$137,158	- 3.7%
Average Sales Price*	\$192,435	\$177,154	- 7.9%	\$177,070	\$169,164	- 4.5%
Percent of List Price Received*	101.6%	101.3%	- 0.3%	100.2%	99.0%	- 1.2%
Inventory of Homes for Sale	829	702	- 15.3%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	52	43	- 17.3%	183	154	- 15.8%
Pending Sales	44	39	- 11.4%	141	132	- 6.4%
Closed Sales	48	32	- 33.3%	151	111	- 26.5%
Days on Market Until Sale	54	38	- 29.6%	79	56	- 29.1%
Median Sales Price*	\$165,500	\$183,750	+ 11.0%	\$211,250	\$213,000	+ 0.8%
Average Sales Price*	\$193,543	\$215,700	+ 11.4%	\$210,123	\$211,923	+ 0.9%
Percent of List Price Received*	102.8%	101.0%	- 1.8%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	88	58	- 34.1%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

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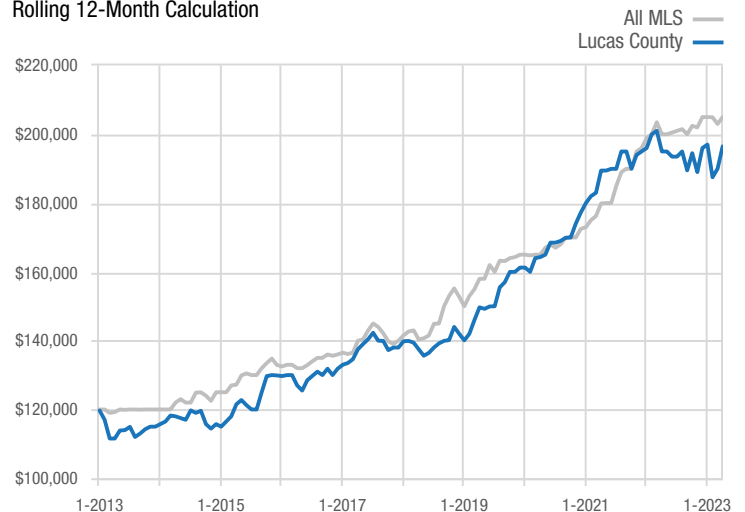
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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Wood County

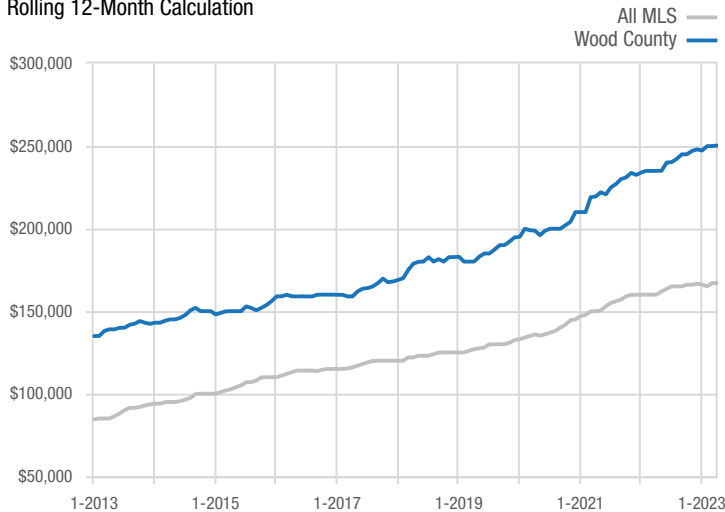
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	135	101	- 25.2%	412	350	- 15.0%
Pending Sales	114	90	- 21.1%	356	268	- 24.7%
Closed Sales	105	83	- 21.0%	340	254	- 25.3%
Days on Market Until Sale	58	67	+ 15.5%	70	68	- 2.9%
Median Sales Price*	\$235,000	\$257,500	+ 9.6%	\$236,104	\$250,000	+ 5.9%
Average Sales Price*	\$291,613	\$293,002	+ 0.5%	\$272,611	\$276,229	+ 1.3%
Percent of List Price Received*	103.3%	101.1%	- 2.1%	101.8%	98.9%	- 2.8%
Inventory of Homes for Sale	202	183	- 9.4%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	13	10	- 23.1%	38	30	- 21.1%
Pending Sales	10	10	0.0%	29	31	+ 6.9%
Closed Sales	8	8	0.0%	26	26	0.0%
Days on Market Until Sale	38	78	+ 105.3%	48	71	+ 47.9%
Median Sales Price*	\$257,000	\$253,500	- 1.4%	\$201,700	\$252,450	+ 25.2%
Average Sales Price*	\$304,813	\$252,763	- 17.1%	\$238,244	\$260,458	+ 9.3%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.4%	99.4%	- 1.0%
Inventory of Homes for Sale	16	9	- 43.8%	—	—	—
Months Supply of Inventory	1.7	1.1	- 35.3%	—	—	—

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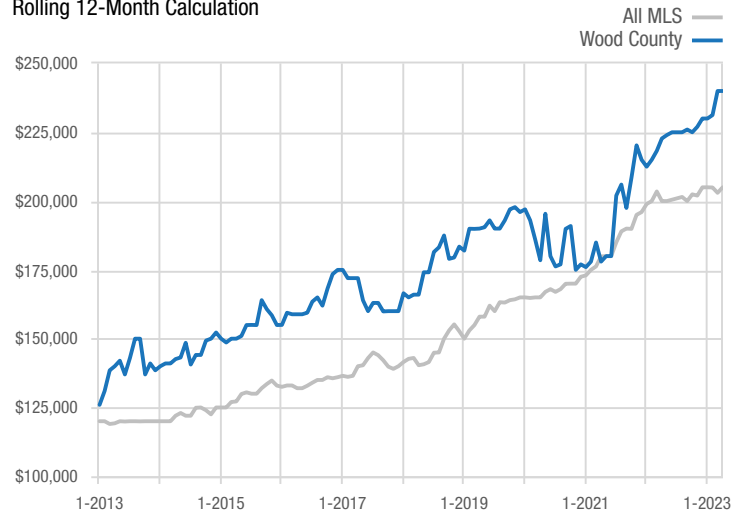
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

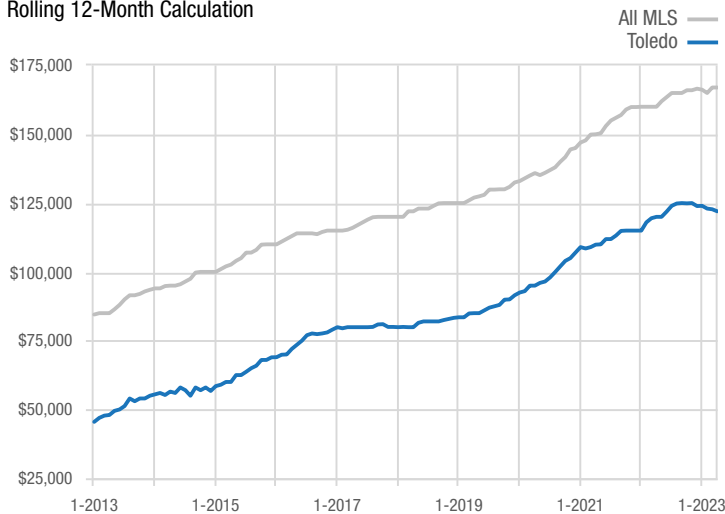
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	421	318	- 24.5%	1,287	1,159	- 9.9%
Pending Sales	299	279	- 6.7%	1,096	1,034	- 5.7%
Closed Sales	279	255	- 8.6%	1,059	950	- 10.3%
Days on Market Until Sale	54	59	+ 9.3%	60	65	+ 8.3%
Median Sales Price*	\$120,000	\$116,000	- 3.3%	\$117,000	\$111,100	- 5.0%
Average Sales Price*	\$137,266	\$133,019	- 3.1%	\$130,845	\$127,830	- 2.3%
Percent of List Price Received*	101.0%	101.2%	+ 0.2%	99.6%	98.7%	- 0.9%
Inventory of Homes for Sale	577	496	- 14.0%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	30	27	- 10.0%	98	75	- 23.5%
Pending Sales	24	20	- 16.7%	74	56	- 24.3%
Closed Sales	25	14	- 44.0%	75	51	- 32.0%
Days on Market Until Sale	45	36	- 20.0%	55	56	+ 1.8%
Median Sales Price*	\$127,000	\$121,500	- 4.3%	\$157,501	\$137,900	- 12.4%
Average Sales Price*	\$129,872	\$144,743	+ 11.5%	\$166,464	\$167,677	+ 0.7%
Percent of List Price Received*	102.9%	97.5%	- 5.2%	100.7%	98.0%	- 2.7%
Inventory of Homes for Sale	47	34	- 27.7%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

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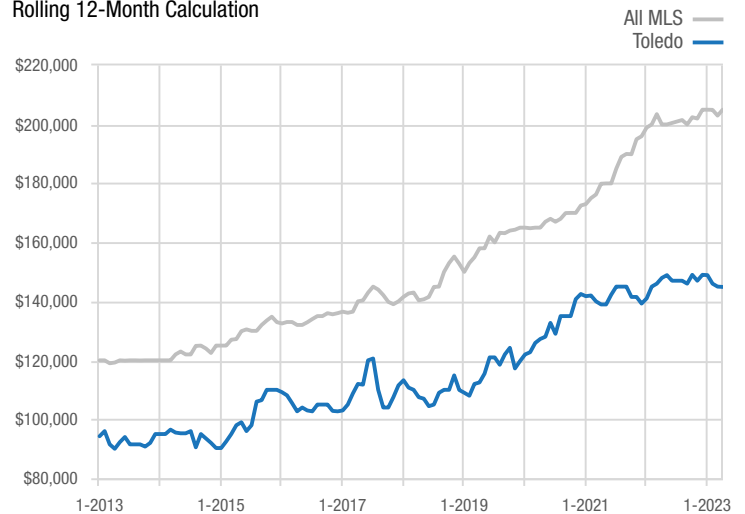
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

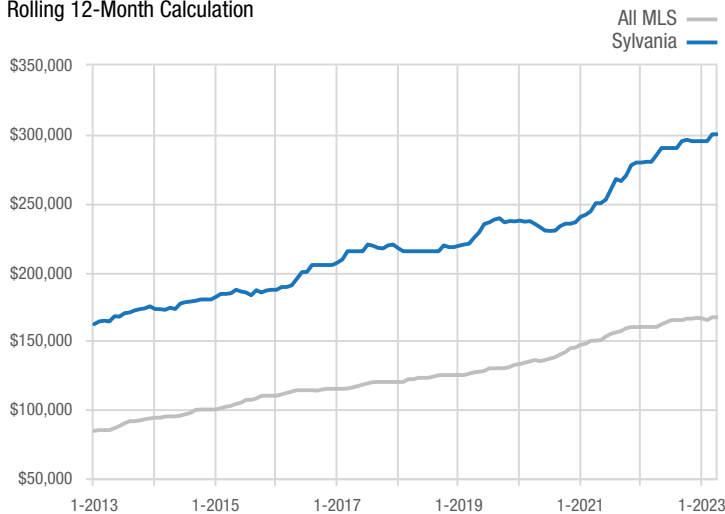
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	56	46	- 17.9%	178	137	- 23.0%
Pending Sales	39	27	- 30.8%	147	117	- 20.4%
Closed Sales	38	25	- 34.2%	137	111	- 19.0%
Days on Market Until Sale	49	54	+ 10.2%	71	66	- 7.0%
Median Sales Price*	\$332,500	\$286,700	- 13.8%	\$285,000	\$299,000	+ 4.9%
Average Sales Price*	\$333,819	\$292,316	- 12.4%	\$307,145	\$307,377	+ 0.1%
Percent of List Price Received*	104.4%	100.7%	- 3.5%	102.2%	100.0%	- 2.2%
Inventory of Homes for Sale	81	70	- 13.6%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	15	11	- 26.7%	58	40	- 31.0%
Pending Sales	13	17	+ 30.8%	49	41	- 16.3%
Closed Sales	15	11	- 26.7%	55	33	- 40.0%
Days on Market Until Sale	45	36	- 20.0%	72	56	- 22.2%
Median Sales Price*	\$285,000	\$240,000	- 15.8%	\$241,000	\$220,000	- 8.7%
Average Sales Price*	\$237,793	\$219,909	- 7.5%	\$237,364	\$221,650	- 6.6%
Percent of List Price Received*	103.1%	105.6%	+ 2.4%	100.6%	99.9%	- 0.7%
Inventory of Homes for Sale	27	12	- 55.6%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

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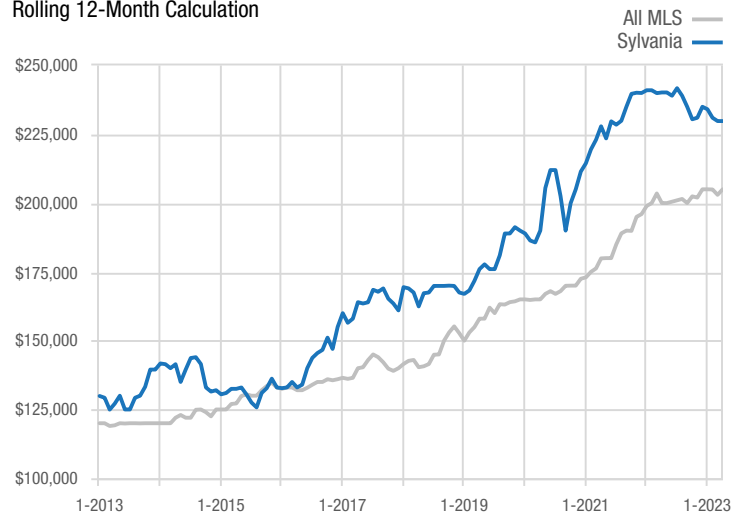
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

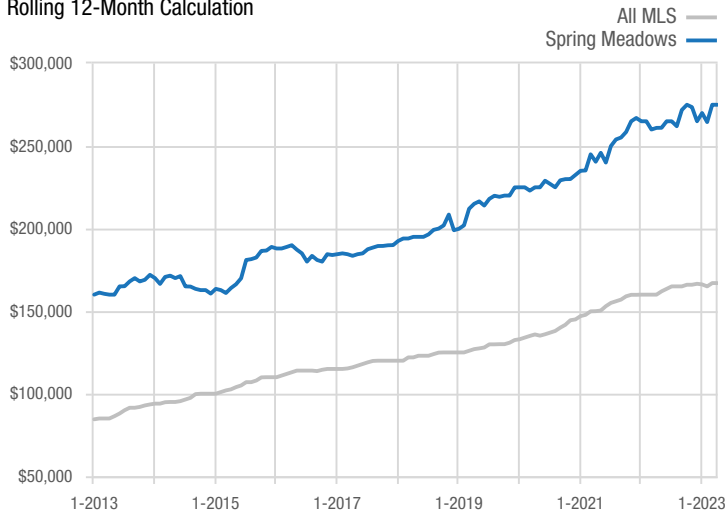
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	31	22	- 29.0%	86	66	- 23.3%
Pending Sales	17	12	- 29.4%	54	48	- 11.1%
Closed Sales	15	11	- 26.7%	52	42	- 19.2%
Days on Market Until Sale	41	46	+ 12.2%	49	51	+ 4.1%
Median Sales Price*	\$322,000	\$336,500	+ 4.5%	\$233,750	\$238,500	+ 2.0%
Average Sales Price*	\$288,700	\$330,709	+ 14.6%	\$236,630	\$251,297	+ 6.2%
Percent of List Price Received*	103.0%	101.5%	- 1.5%	103.0%	100.1%	- 2.8%
Inventory of Homes for Sale	48	28	- 41.7%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	5	- 16.7%	13	13	0.0%
Pending Sales	2	1	- 50.0%	10	8	- 20.0%
Closed Sales	1	2	+ 100.0%	11	8	- 27.3%
Days on Market Until Sale	238	42	- 82.4%	138	50	- 63.8%
Median Sales Price*	\$410,350	\$331,250	- 19.3%	\$325,000	\$315,325	- 3.0%
Average Sales Price*	\$410,350	\$331,250	- 19.3%	\$310,348	\$304,869	- 1.8%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.1%	99.7%	+ 1.6%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	2.3	3.7	+ 60.9%	—	—	—

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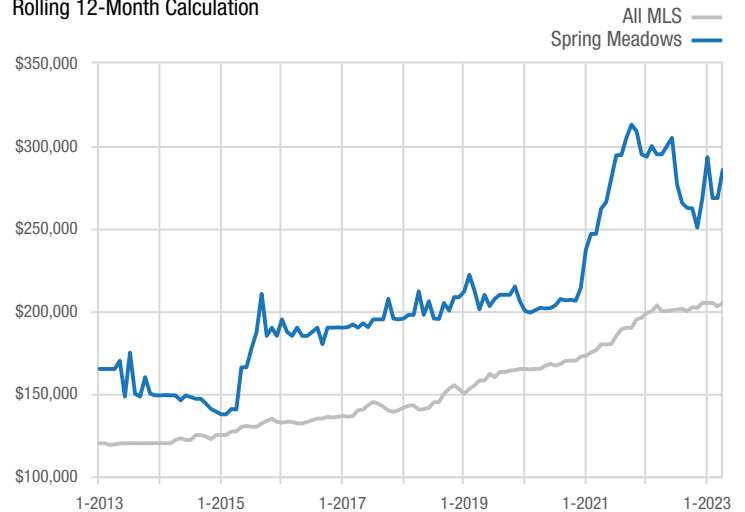
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Monclova

MLS Area 06: 43542

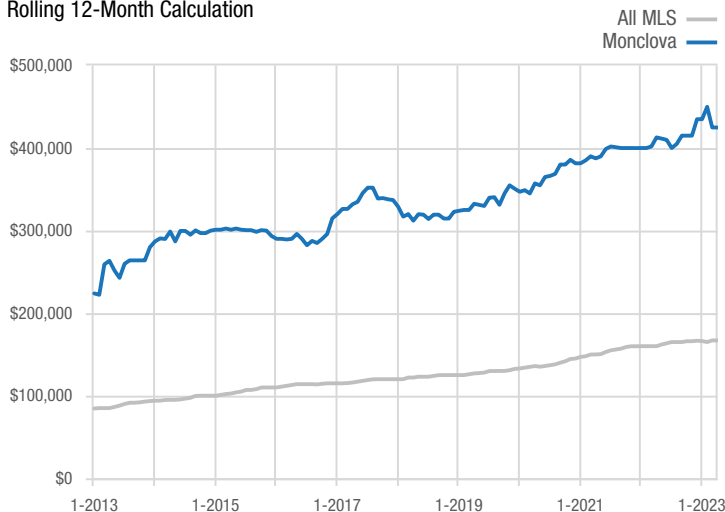
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	10	3	- 70.0%	22	18	- 18.2%
Pending Sales	5	4	- 20.0%	14	13	- 7.1%
Closed Sales	4	4	0.0%	13	12	- 7.7%
Days on Market Until Sale	29	38	+ 31.0%	61	94	+ 54.1%
Median Sales Price*	\$467,450	\$440,699	- 5.7%	\$468,500	\$442,400	- 5.6%
Average Sales Price*	\$455,225	\$475,443	+ 4.4%	\$479,092	\$464,448	- 3.1%
Percent of List Price Received*	105.4%	100.6%	- 4.6%	105.6%	99.5%	- 5.8%
Inventory of Homes for Sale	15	13	- 13.3%	—	—	—
Months Supply of Inventory	2.6	3.3	+ 26.9%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	1	0.0%	4	13	+ 225.0%
Pending Sales	1	1	0.0%	4	11	+ 175.0%
Closed Sales	2	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	195	—	—	258	164	- 36.4%
Median Sales Price*	\$379,459	—	—	\$348,480	\$367,720	+ 5.5%
Average Sales Price*	\$379,459	—	—	\$329,241	\$385,940	+ 17.2%
Percent of List Price Received*	100.2%	—	—	100.4%	100.5%	+ 0.1%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

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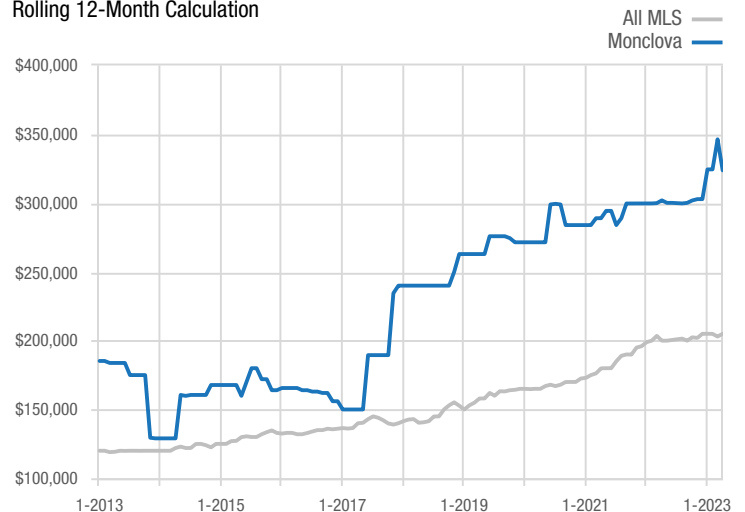
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

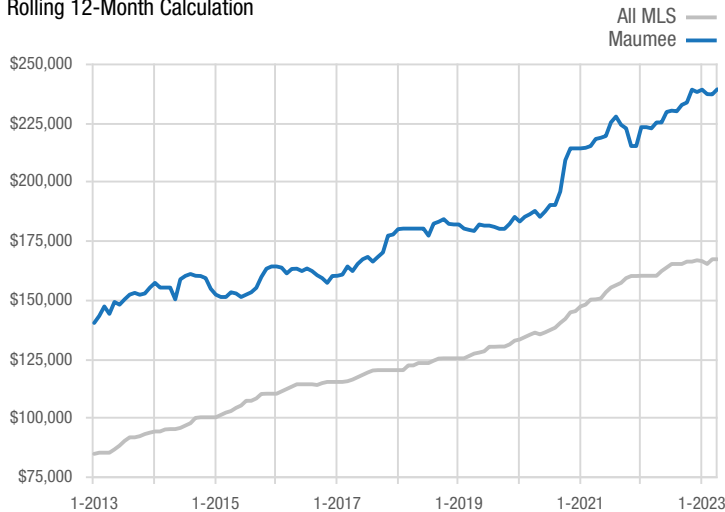
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	48	20	- 58.3%	114	78	- 31.6%
Pending Sales	25	23	- 8.0%	93	73	- 21.5%
Closed Sales	22	20	- 9.1%	87	70	- 19.5%
Days on Market Until Sale	58	52	- 10.3%	61	60	- 1.6%
Median Sales Price*	\$264,500	\$288,500	+ 9.1%	\$252,500	\$271,400	+ 7.5%
Average Sales Price*	\$342,352	\$304,584	- 11.0%	\$302,541	\$282,646	- 6.6%
Percent of List Price Received*	104.7%	100.2%	- 4.3%	102.5%	99.6%	- 2.8%
Inventory of Homes for Sale	48	31	- 35.4%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	3	3	0.0%	10	22	+ 120.0%
Pending Sales	4	4	0.0%	11	22	+ 100.0%
Closed Sales	5	6	+ 20.0%	12	20	+ 66.7%
Days on Market Until Sale	32	47	+ 46.9%	101	54	- 46.5%
Median Sales Price*	\$247,100	\$340,000	+ 37.6%	\$185,500	\$245,500	+ 32.3%
Average Sales Price*	\$259,620	\$353,500	+ 36.2%	\$190,025	\$258,600	+ 36.1%
Percent of List Price Received*	104.9%	100.7%	- 4.0%	102.1%	98.8%	- 3.2%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

* 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.

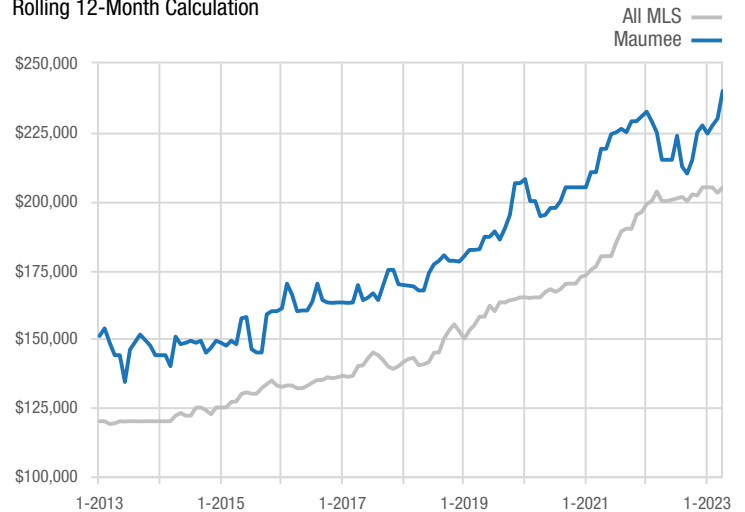
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2023

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Whitehouse

MLS Area 08: 43571

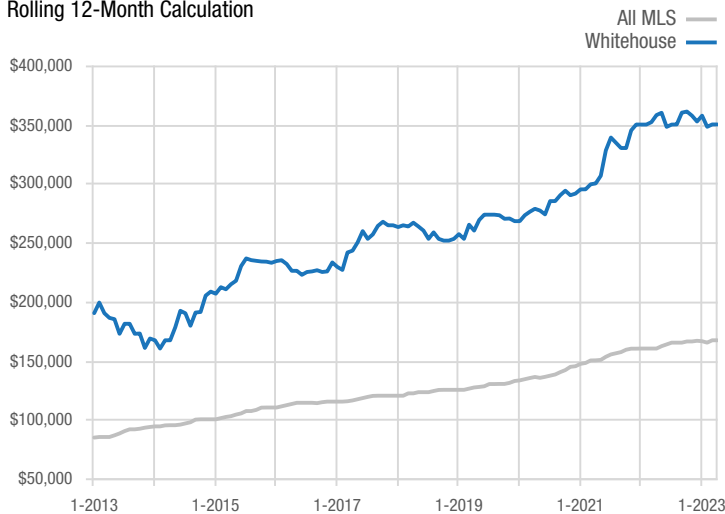
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	11	8	- 27.3%	36	30	- 16.7%
Pending Sales	5	7	+ 40.0%	29	19	- 34.5%
Closed Sales	8	8	0.0%	31	19	- 38.7%
Days on Market Until Sale	29	51	+ 75.9%	66	73	+ 10.6%
Median Sales Price*	\$388,750	\$366,750	- 5.7%	\$364,951	\$380,000	+ 4.1%
Average Sales Price*	\$397,069	\$407,738	+ 2.7%	\$356,185	\$391,705	+ 10.0%
Percent of List Price Received*	105.1%	106.0%	+ 0.9%	100.7%	101.6%	+ 0.9%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	39	35	- 10.3%
Median Sales Price*	—	—	—	\$280,000	\$290,000	+ 3.6%
Average Sales Price*	—	—	—	\$280,000	\$290,000	+ 3.6%
Percent of List Price Received*	—	—	—	105.3%	97.0%	- 7.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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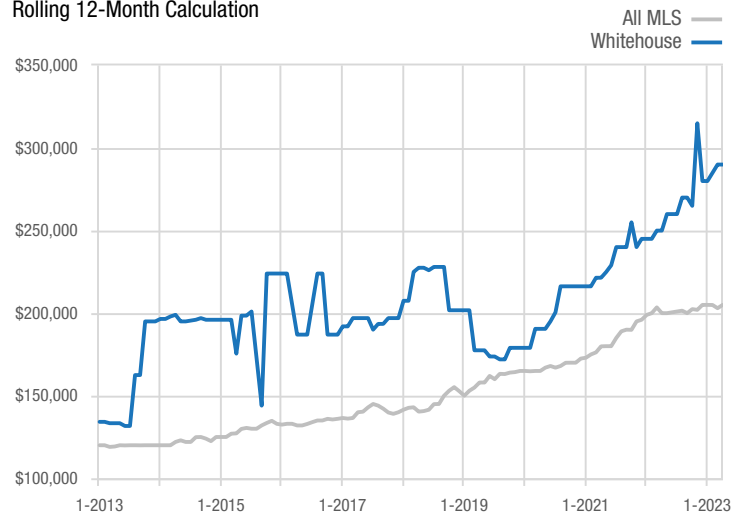
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2023

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Waterville

MLS Area 10: 43566

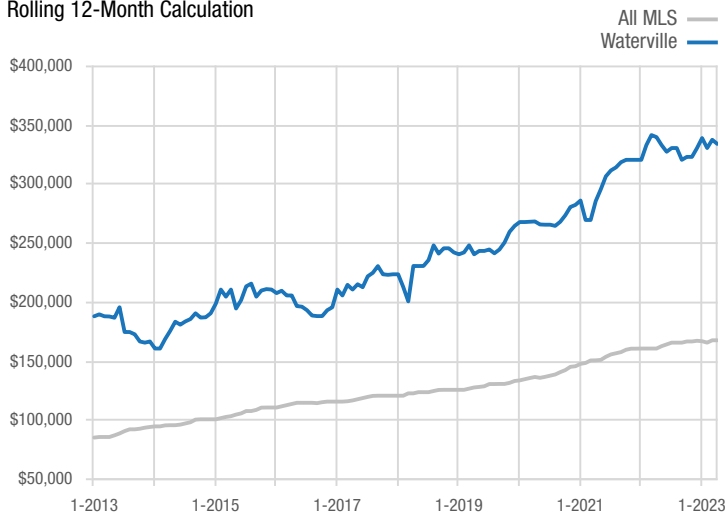
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	14	17	+ 21.4%	48	53	+ 10.4%
Pending Sales	15	14	- 6.7%	50	33	- 34.0%
Closed Sales	9	8	- 11.1%	37	28	- 24.3%
Days on Market Until Sale	76	48	- 36.8%	84	70	- 16.7%
Median Sales Price*	\$350,000	\$347,500	- 0.7%	\$358,915	\$382,500	+ 6.6%
Average Sales Price*	\$334,868	\$343,125	+ 2.5%	\$339,206	\$363,200	+ 7.1%
Percent of List Price Received*	101.2%	100.3%	- 0.9%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	16	21	+ 31.3%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	1	1	0.0%	8	2	- 75.0%
Pending Sales	3	1	- 66.7%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	31	—	—	32	—	—
Median Sales Price*	\$182,500	—	—	\$220,000	—	—
Average Sales Price*	\$182,500	—	—	\$200,000	—	—
Percent of List Price Received*	103.4%	—	—	101.6%	—	—
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

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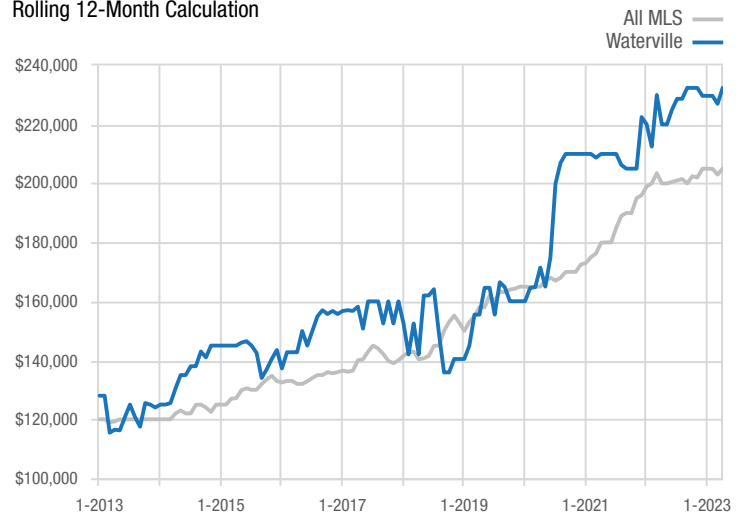
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

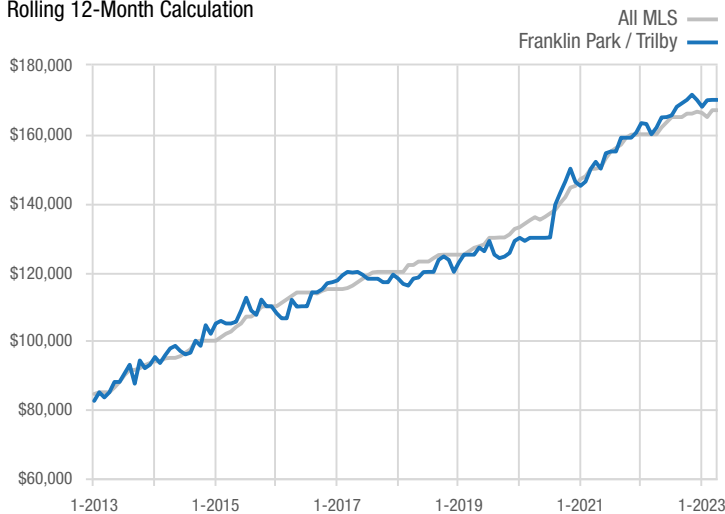
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	34	15	- 55.9%	84	63	- 25.0%
Pending Sales	15	18	+ 20.0%	68	75	+ 10.3%
Closed Sales	12	19	+ 58.3%	67	66	- 1.5%
Days on Market Until Sale	32	48	+ 50.0%	58	64	+ 10.3%
Median Sales Price*	\$177,500	\$159,000	- 10.4%	\$154,450	\$147,900	- 4.2%
Average Sales Price*	\$220,429	\$163,511	- 25.8%	\$185,118	\$172,707	- 6.7%
Percent of List Price Received*	105.3%	101.4%	- 3.7%	103.7%	99.6%	- 4.0%
Inventory of Homes for Sale	38	17	- 55.3%	—	—	—
Months Supply of Inventory	1.6	0.8	- 50.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	4	4	0.0%
Pending Sales	0	0	—	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	63	—	—	52	22	- 57.7%
Median Sales Price*	\$215,000	—	—	\$202,500	\$146,500	- 27.7%
Average Sales Price*	\$215,000	—	—	\$206,250	\$146,500	- 29.0%
Percent of List Price Received*	97.8%	—	—	98.5%	101.2%	+ 2.7%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.3	+ 116.7%	—	—	—

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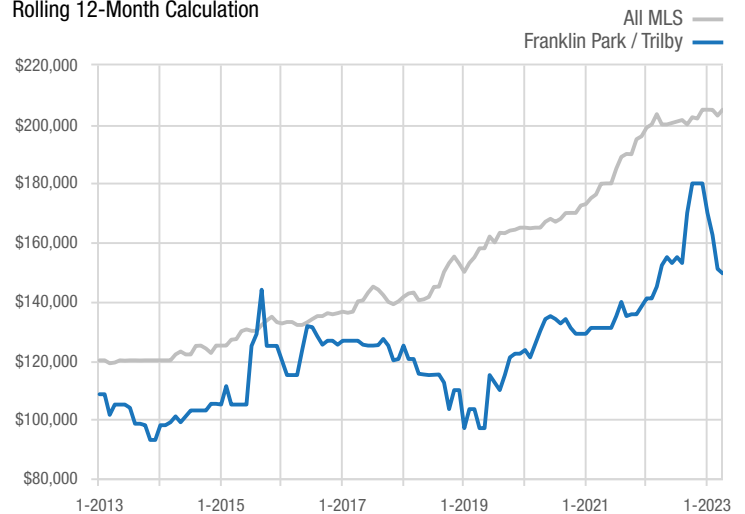
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

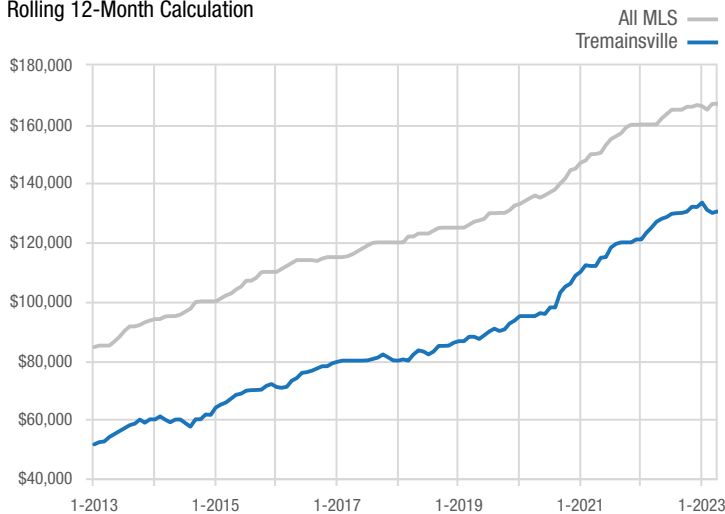
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	62	33	- 46.8%	185	164	- 11.4%
Pending Sales	56	37	- 33.9%	180	153	- 15.0%
Closed Sales	55	41	- 25.5%	180	150	- 16.7%
Days on Market Until Sale	53	50	- 5.7%	59	60	+ 1.7%
Median Sales Price*	\$130,000	\$137,000	+ 5.4%	\$125,000	\$124,900	- 0.1%
Average Sales Price*	\$124,210	\$133,436	+ 7.4%	\$120,451	\$121,309	+ 0.7%
Percent of List Price Received*	103.3%	101.2%	- 2.0%	101.2%	99.0%	- 2.2%
Inventory of Homes for Sale	66	55	- 16.7%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	159	—
Median Sales Price*	—	—	—	—	\$100,000	—
Average Sales Price*	—	—	—	—	\$100,000	—
Percent of List Price Received*	—	—	—	—	90.9%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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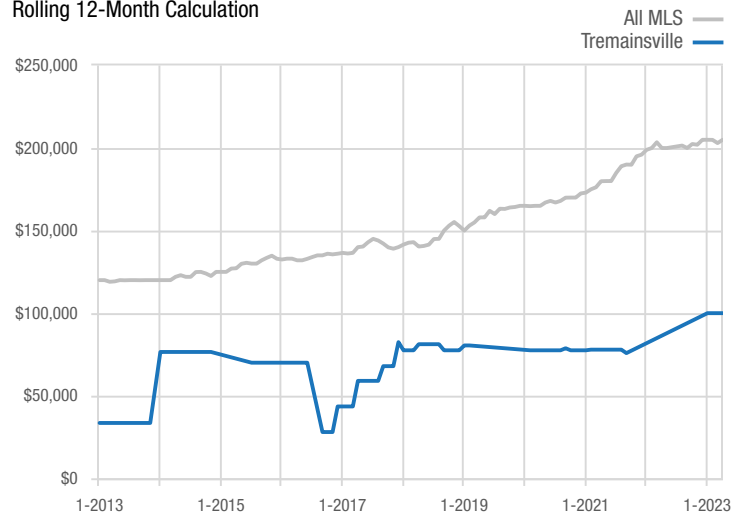
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

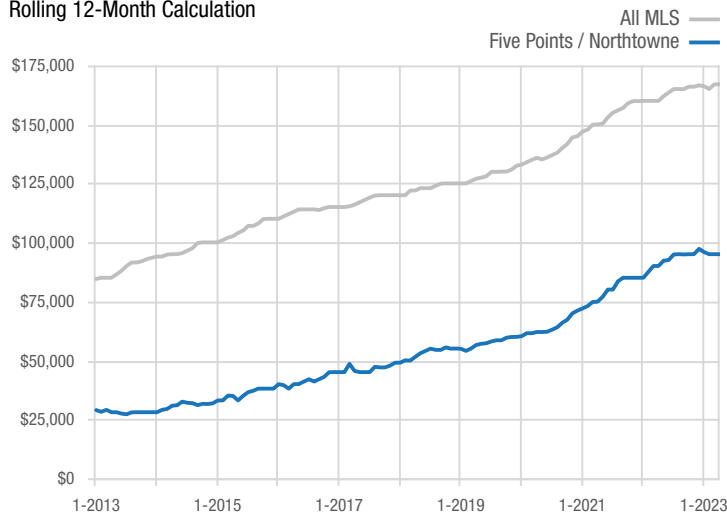
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	45	27	- 40.0%	153	151	- 1.3%
Pending Sales	41	32	- 22.0%	148	150	+ 1.4%
Closed Sales	35	36	+ 2.9%	129	140	+ 8.5%
Days on Market Until Sale	83	62	- 25.3%	64	68	+ 6.3%
Median Sales Price*	\$87,000	\$92,450	+ 6.3%	\$95,000	\$87,660	- 7.7%
Average Sales Price*	\$95,463	\$92,900	- 2.7%	\$97,103	\$91,761	- 5.5%
Percent of List Price Received*	99.8%	103.0%	+ 3.2%	100.5%	99.0%	- 1.5%
Inventory of Homes for Sale	58	61	+ 5.2%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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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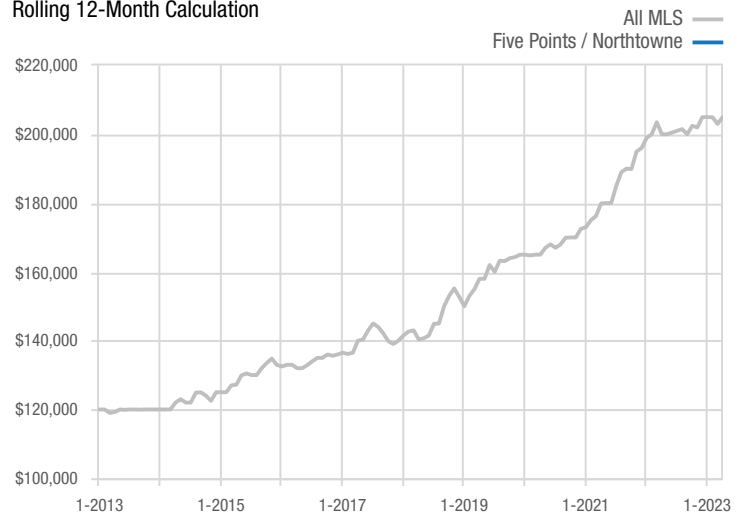
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

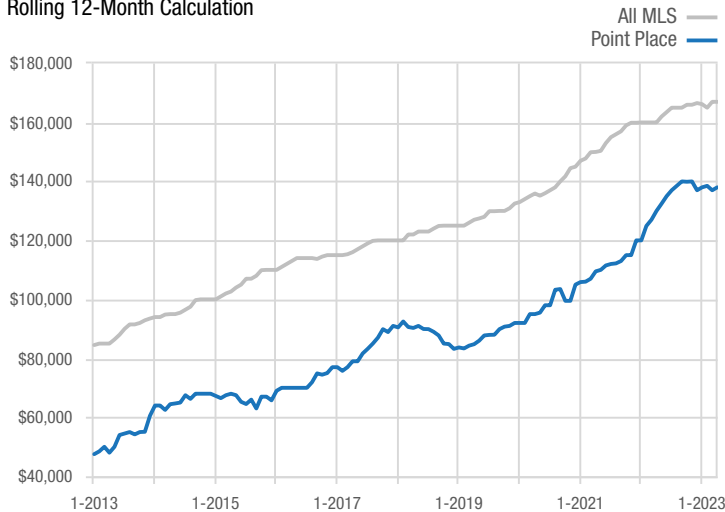
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	27	23	- 14.8%	92	65	- 29.3%
Pending Sales	23	21	- 8.7%	81	68	- 16.0%
Closed Sales	25	20	- 20.0%	77	67	- 13.0%
Days on Market Until Sale	49	64	+ 30.6%	64	70	+ 9.4%
Median Sales Price*	\$140,000	\$159,500	+ 13.9%	\$138,500	\$142,615	+ 3.0%
Average Sales Price*	\$143,627	\$167,633	+ 16.7%	\$151,880	\$149,544	- 1.5%
Percent of List Price Received*	100.6%	101.7%	+ 1.1%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	39	29	- 25.6%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	80	—	72	80	+ 11.1%
Median Sales Price*	—	\$175,000	—	\$202,000	\$175,000	- 13.4%
Average Sales Price*	—	\$175,000	—	\$202,000	\$175,000	- 13.4%
Percent of List Price Received*	—	94.6%	—	90.6%	94.6%	+ 4.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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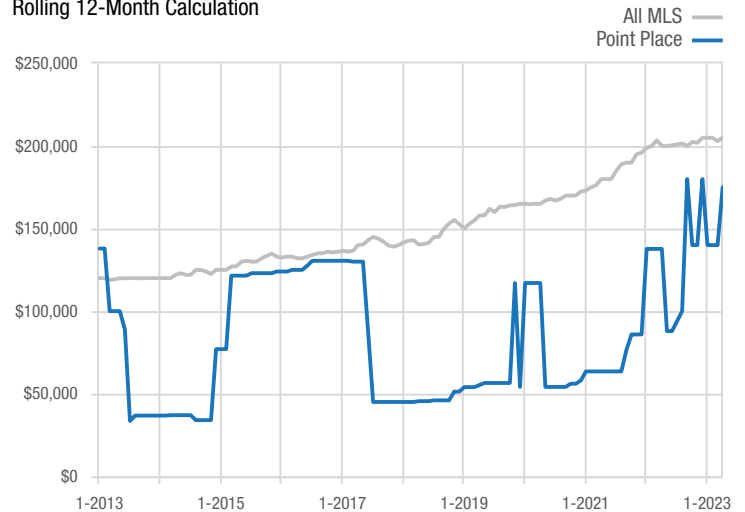
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

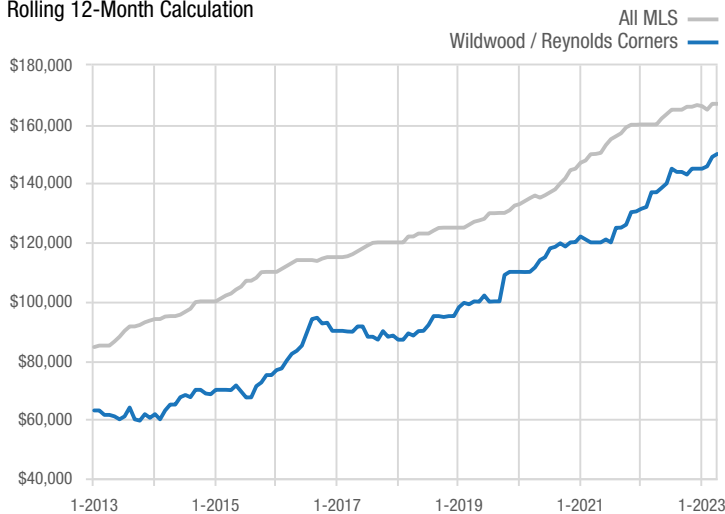
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	41	28	- 31.7%	116	96	- 17.2%
Pending Sales	26	25	- 3.8%	94	82	- 12.8%
Closed Sales	27	18	- 33.3%	92	72	- 21.7%
Days on Market Until Sale	46	49	+ 6.5%	57	55	- 3.5%
Median Sales Price*	\$142,601	\$153,450	+ 7.6%	\$142,000	\$151,000	+ 6.3%
Average Sales Price*	\$139,204	\$170,261	+ 22.3%	\$161,855	\$166,900	+ 3.1%
Percent of List Price Received*	103.7%	102.4%	- 1.3%	101.1%	102.3%	+ 1.2%
Inventory of Homes for Sale	48	38	- 20.8%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	7	6	- 14.3%	27	17	- 37.0%
Pending Sales	10	6	- 40.0%	25	12	- 52.0%
Closed Sales	10	3	- 70.0%	24	10	- 58.3%
Days on Market Until Sale	53	28	- 47.2%	47	46	- 2.1%
Median Sales Price*	\$150,625	\$137,000	- 9.0%	\$152,375	\$132,250	- 13.2%
Average Sales Price*	\$151,185	\$179,333	+ 18.6%	\$155,193	\$153,330	- 1.2%
Percent of List Price Received*	101.4%	101.9%	+ 0.5%	100.8%	96.6%	- 4.2%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

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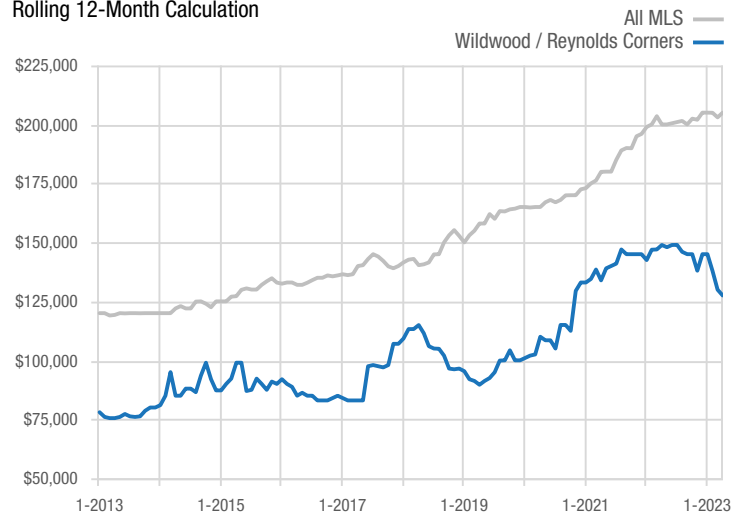
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

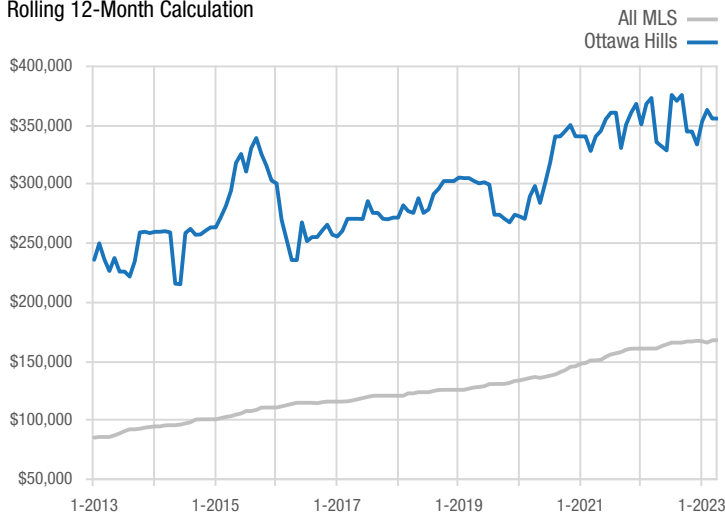
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	12	8	- 33.3%	30	27	- 10.0%
Pending Sales	8	6	- 25.0%	21	17	- 19.0%
Closed Sales	7	3	- 57.1%	20	13	- 35.0%
Days on Market Until Sale	69	47	- 31.9%	61	66	+ 8.2%
Median Sales Price*	\$375,000	\$385,000	+ 2.7%	\$312,500	\$409,000	+ 30.9%
Average Sales Price*	\$492,500	\$624,667	+ 26.8%	\$403,643	\$523,462	+ 29.7%
Percent of List Price Received*	101.6%	98.6%	- 3.0%	98.7%	95.8%	- 2.9%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	0	- 100.0%	3	2	- 33.3%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	87	—	—
Median Sales Price*	—	—	—	\$116,500	—	—
Average Sales Price*	—	—	—	\$116,500	—	—
Percent of List Price Received*	—	—	—	105.0%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

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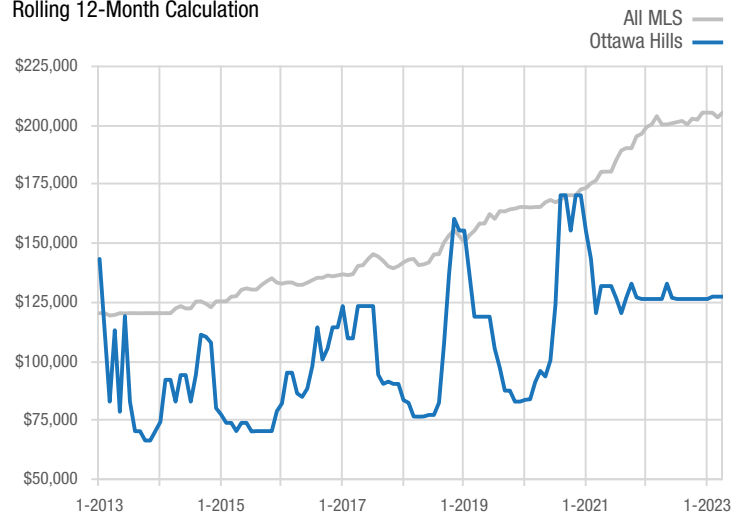
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

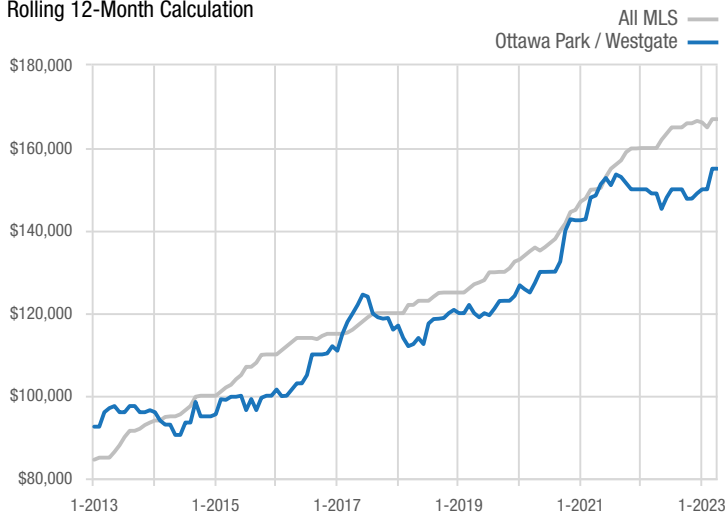
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	28	19	- 32.1%	93	64	- 31.2%
Pending Sales	14	22	+ 57.1%	77	58	- 24.7%
Closed Sales	18	17	- 5.6%	79	52	- 34.2%
Days on Market Until Sale	45	64	+ 42.2%	57	62	+ 8.8%
Median Sales Price*	\$169,000	\$172,000	+ 1.8%	\$135,700	\$173,500	+ 27.9%
Average Sales Price*	\$167,463	\$152,559	- 8.9%	\$145,969	\$166,287	+ 13.9%
Percent of List Price Received*	101.2%	100.6%	- 0.6%	98.9%	100.2%	+ 1.3%
Inventory of Homes for Sale	42	28	- 33.3%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	0	- 100.0%	8	1	- 87.5%
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Days on Market Until Sale	28	18	- 35.7%	28	18	- 35.7%
Median Sales Price*	\$110,250	\$120,000	+ 8.8%	\$125,075	\$120,000	- 4.1%
Average Sales Price*	\$110,250	\$120,000	+ 8.8%	\$115,192	\$120,000	+ 4.2%
Percent of List Price Received*	94.5%	100.0%	+ 5.8%	95.1%	100.0%	+ 5.2%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	3.3	—	—	—	—	—

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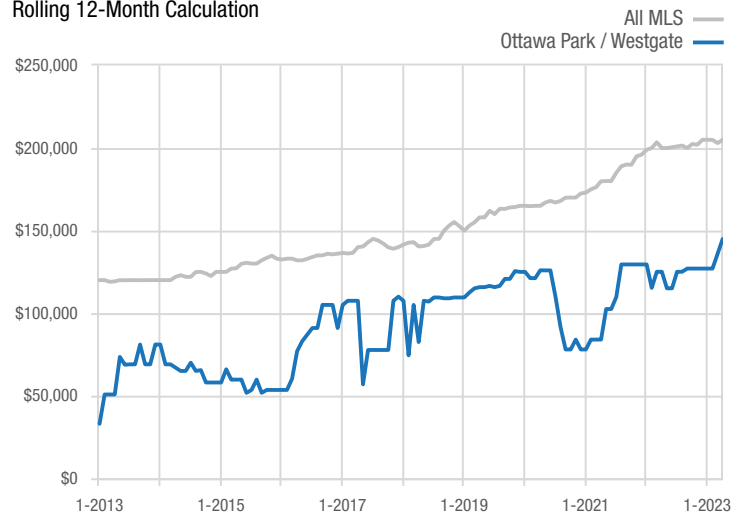
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2023

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Olde West End

MLS Area 18: 43610 and 43620

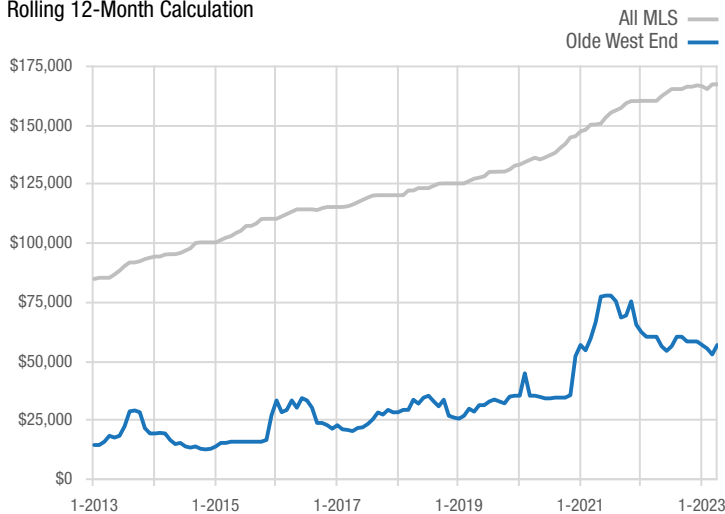
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	10	6	- 40.0%	37	20	- 45.9%
Pending Sales	15	3	- 80.0%	39	10	- 74.4%
Closed Sales	12	1	- 91.7%	35	10	- 71.4%
Days on Market Until Sale	48	322	+ 570.8%	69	127	+ 84.1%
Median Sales Price*	\$50,000	\$126,500	+ 153.0%	\$50,000	\$47,104	- 5.8%
Average Sales Price*	\$101,164	\$126,500	+ 25.0%	\$86,468	\$66,622	- 23.0%
Percent of List Price Received*	99.0%	98.1%	- 0.9%	97.7%	89.9%	- 8.0%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	2.0	4.0	+ 100.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	1	0.0%	2	3	+ 50.0%
Pending Sales	0	3	—	0	3	—
Closed Sales	0	3	—	1	3	+ 200.0%
Days on Market Until Sale	—	32	—	270	32	- 88.1%
Median Sales Price*	—	\$40,000	—	\$74,000	\$40,000	- 45.9%
Average Sales Price*	—	\$50,667	—	\$74,000	\$50,667	- 31.5%
Percent of List Price Received*	—	87.6%	—	93.7%	87.6%	- 6.5%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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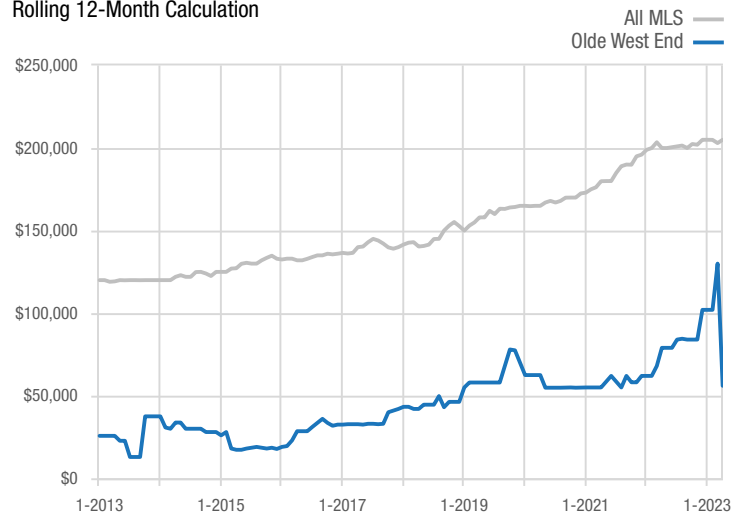
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

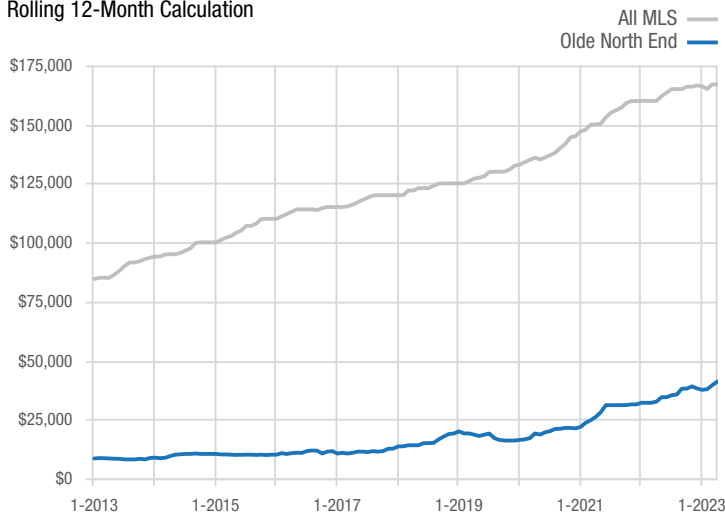
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	16	32	+ 100.0%	61	89	+ 45.9%
Pending Sales	14	18	+ 28.6%	46	61	+ 32.6%
Closed Sales	12	20	+ 66.7%	43	56	+ 30.2%
Days on Market Until Sale	70	82	+ 17.1%	70	72	+ 2.9%
Median Sales Price*	\$50,000	\$51,000	+ 2.0%	\$34,875	\$39,000	+ 11.8%
Average Sales Price*	\$58,979	\$53,692	- 9.0%	\$42,609	\$43,134	+ 1.2%
Percent of List Price Received*	91.8%	100.5%	+ 9.5%	93.3%	98.3%	+ 5.4%
Inventory of Homes for Sale	28	48	+ 71.4%	—	—	—
Months Supply of Inventory	2.4	3.6	+ 50.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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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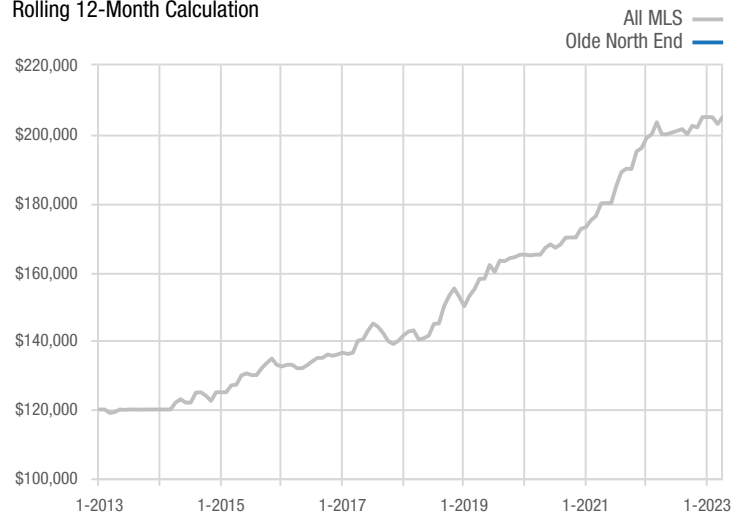
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

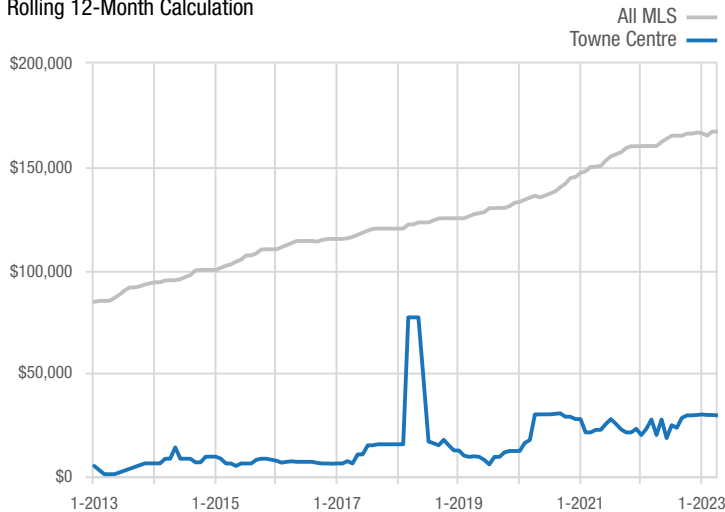
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	3	+ 50.0%	4	7	+ 75.0%
Pending Sales	0	1	—	0	4	—
Closed Sales	0	1	—	1	4	+ 300.0%
Days on Market Until Sale	—	19	—	79	36	- 54.4%
Median Sales Price*	—	\$15,900	—	\$9,000	\$20,000	+ 122.2%
Average Sales Price*	—	\$15,900	—	\$9,000	\$23,850	+ 165.0%
Percent of List Price Received*	—	63.9%	—	90.9%	81.0%	- 10.9%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	4.3	3.0	- 30.2%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	3	0.0%	5	4	- 20.0%
Pending Sales	0	0	—	3	2	- 33.3%
Closed Sales	0	0	—	4	2	- 50.0%
Days on Market Until Sale	—	—	—	49	110	+ 124.5%
Median Sales Price*	—	—	—	\$225,000	\$231,500	+ 2.9%
Average Sales Price*	—	—	—	\$239,500	\$231,500	- 3.3%
Percent of List Price Received*	—	—	—	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

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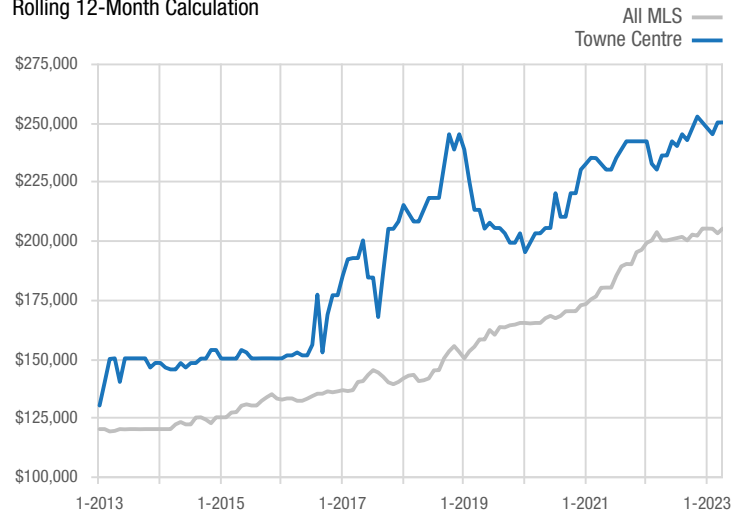
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

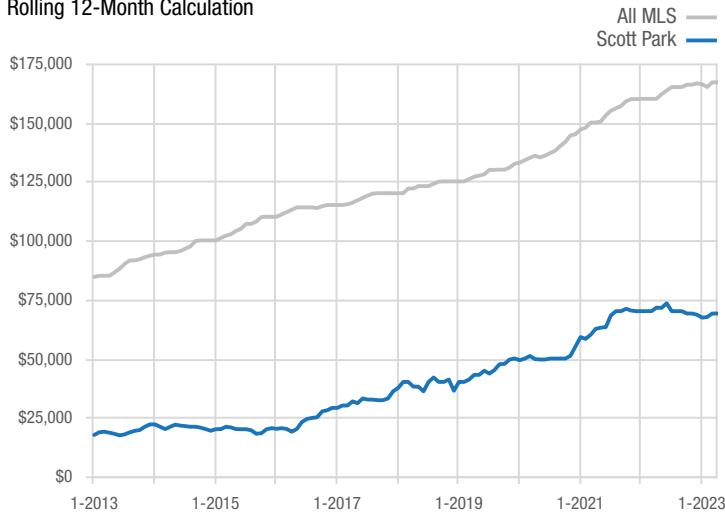
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
Key Metrics						
New Listings	17	22	+ 29.4%	61	82	+ 34.4%
Pending Sales	15	19	+ 26.7%	52	73	+ 40.4%
Closed Sales	16	18	+ 12.5%	50	78	+ 56.0%
Days on Market Until Sale	58	61	+ 5.2%	57	65	+ 14.0%
Median Sales Price*	\$82,000	\$80,500	- 1.8%	\$70,000	\$75,000	+ 7.1%
Average Sales Price*	\$107,284	\$86,300	- 19.6%	\$86,765	\$76,813	- 11.5%
Percent of List Price Received*	99.3%	97.1%	- 2.2%	96.3%	96.2%	- 0.1%
Inventory of Homes for Sale	33	40	+ 21.2%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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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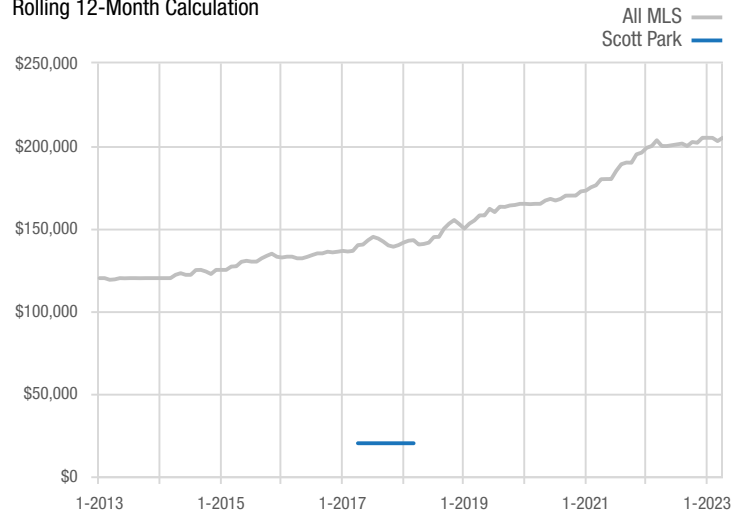
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

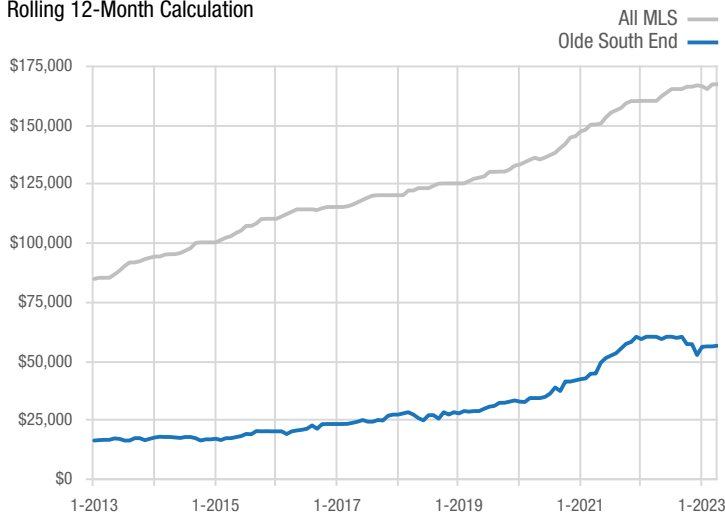
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	32	27	- 15.6%	90	100	+ 11.1%
Pending Sales	16	20	+ 25.0%	71	76	+ 7.0%
Closed Sales	13	16	+ 23.1%	70	61	- 12.9%
Days on Market Until Sale	78	62	- 20.5%	70	64	- 8.6%
Median Sales Price*	\$52,500	\$54,750	+ 4.3%	\$48,500	\$55,900	+ 15.3%
Average Sales Price*	\$63,768	\$59,006	- 7.5%	\$55,330	\$58,183	+ 5.2%
Percent of List Price Received*	91.1%	105.8%	+ 16.1%	92.8%	95.7%	+ 3.1%
Inventory of Homes for Sale	49	46	- 6.1%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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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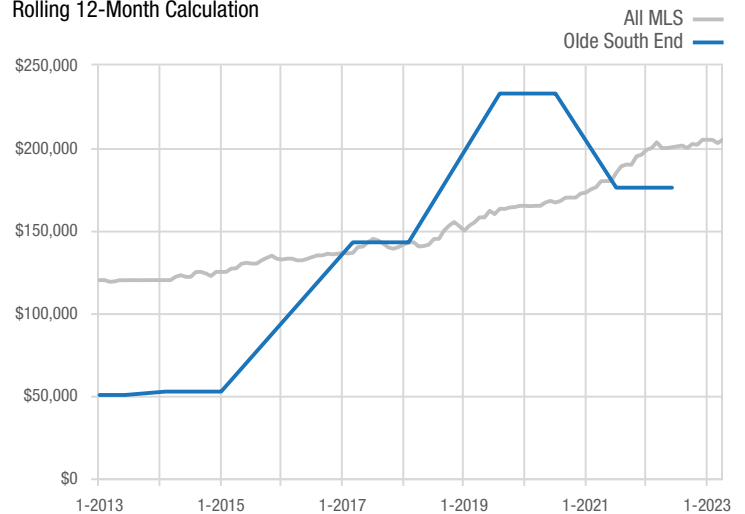
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

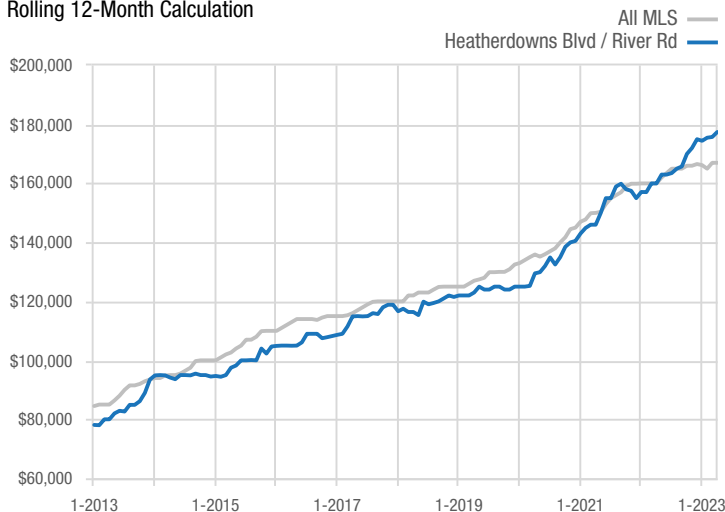
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	38	34	- 10.5%	129	99	- 23.3%
Pending Sales	28	30	+ 7.1%	117	100	- 14.5%
Closed Sales	24	22	- 8.3%	116	93	- 19.8%
Days on Market Until Sale	37	45	+ 21.6%	52	64	+ 23.1%
Median Sales Price*	\$176,500	\$218,925	+ 24.0%	\$173,750	\$185,000	+ 6.5%
Average Sales Price*	\$184,000	\$198,454	+ 7.9%	\$178,628	\$193,113	+ 8.1%
Percent of List Price Received*	104.6%	105.4%	+ 0.8%	102.0%	101.7%	- 0.3%
Inventory of Homes for Sale	55	33	- 40.0%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	7	+ 16.7%	25	20	- 20.0%
Pending Sales	8	5	- 37.5%	16	19	+ 18.8%
Closed Sales	8	4	- 50.0%	14	19	+ 35.7%
Days on Market Until Sale	39	37	- 5.1%	43	57	+ 32.6%
Median Sales Price*	\$70,167	\$111,450	+ 58.8%	\$76,500	\$119,900	+ 56.7%
Average Sales Price*	\$76,375	\$113,475	+ 48.6%	\$84,071	\$141,584	+ 68.4%
Percent of List Price Received*	97.8%	100.0%	+ 2.2%	97.4%	98.9%	+ 1.5%
Inventory of Homes for Sale	13	7	- 46.2%	—	—	—
Months Supply of Inventory	2.4	1.4	- 41.7%	—	—	—

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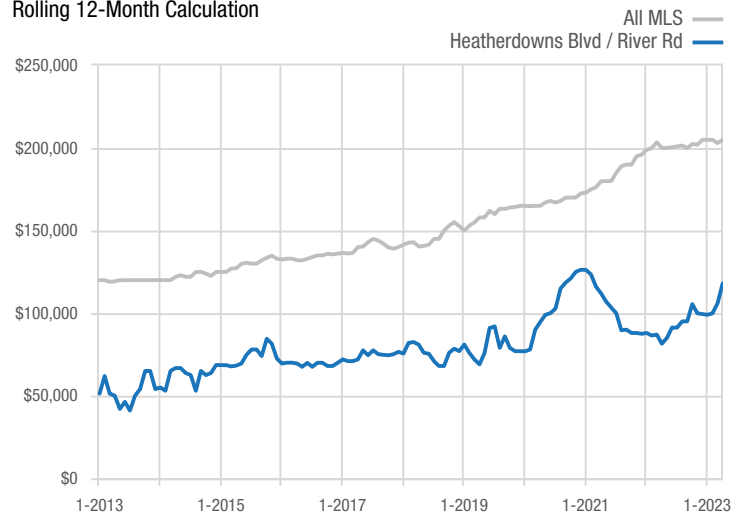
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

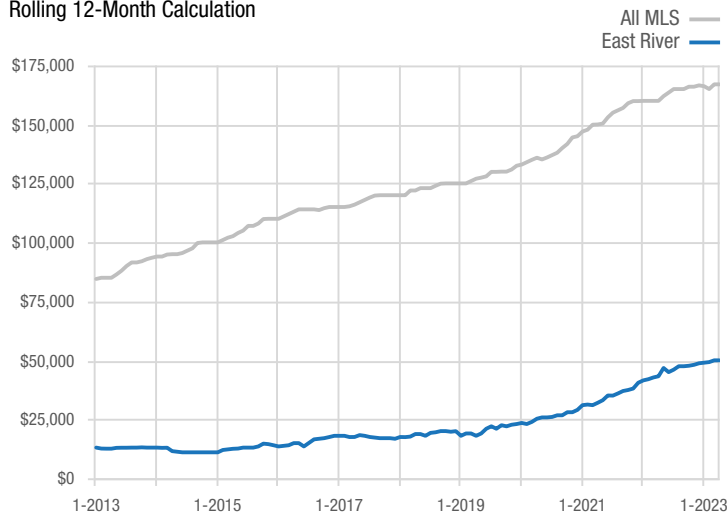
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	40	21	- 47.5%	99	88	- 11.1%
Pending Sales	19	20	+ 5.3%	64	75	+ 17.2%
Closed Sales	14	16	+ 14.3%	60	59	- 1.7%
Days on Market Until Sale	49	68	+ 38.8%	60	74	+ 23.3%
Median Sales Price*	\$57,338	\$64,950	+ 13.3%	\$46,000	\$55,000	+ 19.6%
Average Sales Price*	\$53,518	\$61,211	+ 14.4%	\$48,163	\$54,487	+ 13.1%
Percent of List Price Received*	99.0%	94.4%	- 4.6%	95.4%	94.5%	- 0.9%
Inventory of Homes for Sale	57	41	- 28.1%	—	—	—
Months Supply of Inventory	3.3	2.0	- 39.4%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	31	—	—
Median Sales Price*	—	—	—	\$353,000	—	—
Average Sales Price*	—	—	—	\$353,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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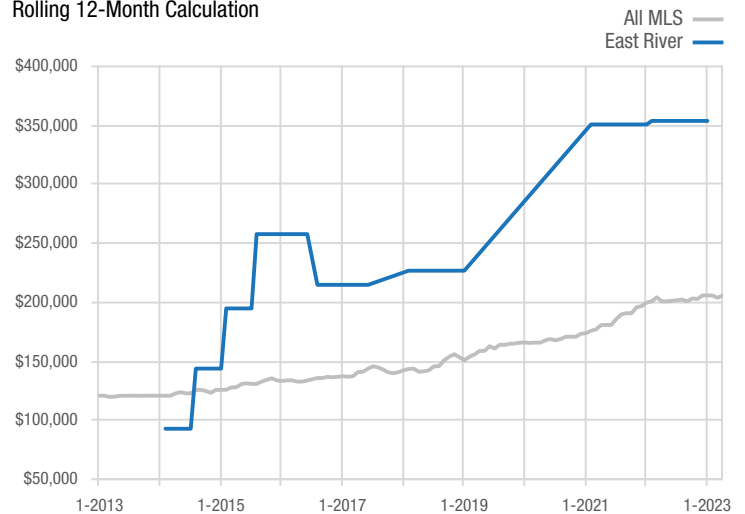
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2023

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Oregon

MLS Area 25: 43616

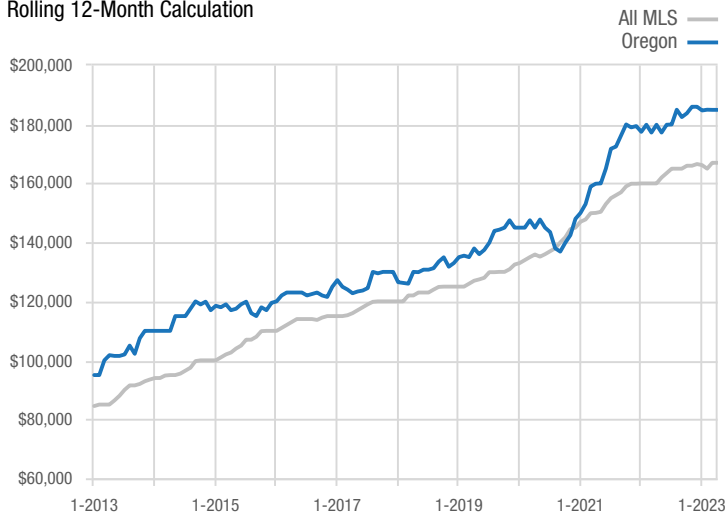
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	27	21	- 22.2%	79	56	- 29.1%
Pending Sales	20	9	- 55.0%	65	38	- 41.5%
Closed Sales	23	10	- 56.5%	74	38	- 48.6%
Days on Market Until Sale	69	42	- 39.1%	80	44	- 45.0%
Median Sales Price*	\$182,500	\$206,950	+ 13.4%	\$185,000	\$178,050	- 3.8%
Average Sales Price*	\$203,395	\$220,240	+ 8.3%	\$196,948	\$196,836	- 0.1%
Percent of List Price Received*	98.8%	104.8%	+ 6.1%	99.9%	101.4%	+ 1.5%
Inventory of Homes for Sale	40	29	- 27.5%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	2	0.0%	9	5	- 44.4%
Pending Sales	0	0	—	2	3	+ 50.0%
Closed Sales	0	1	—	3	3	0.0%
Days on Market Until Sale	—	36	—	80	26	- 67.5%
Median Sales Price*	—	\$261,000	—	\$190,000	\$200,000	+ 5.3%
Average Sales Price*	—	\$261,000	—	\$210,000	\$219,667	+ 4.6%
Percent of List Price Received*	—	104.4%	—	100.3%	103.4%	+ 3.1%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	3.8	1.7	- 55.3%	—	—	—

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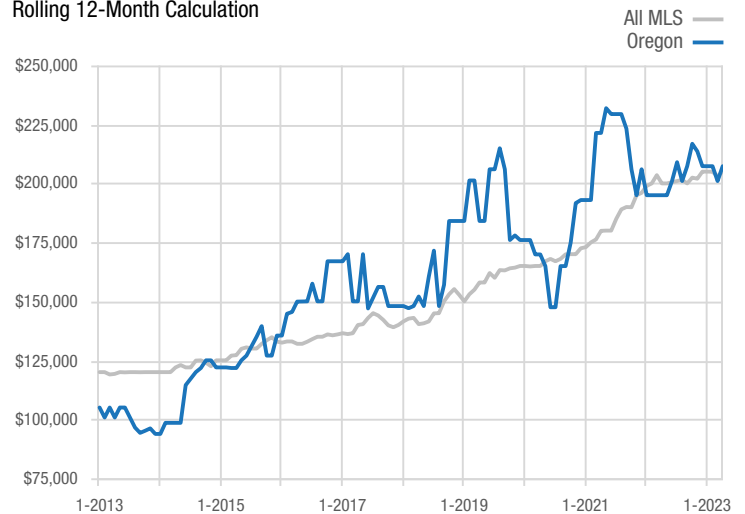
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2023

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

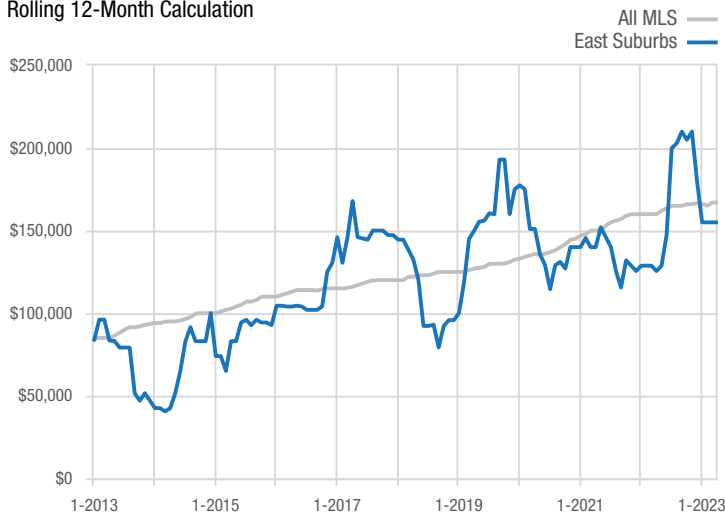
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	0	- 100.0%	6	1	- 83.3%
Pending Sales	0	0	—	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	91	—	—	68	155	+ 127.9%
Median Sales Price*	\$85,000	—	—	\$267,800	\$143,150	- 46.5%
Average Sales Price*	\$85,000	—	—	\$267,800	\$143,150	- 46.5%
Percent of List Price Received*	95.5%	—	—	104.1%	95.5%	- 8.3%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.6	0.5	- 80.8%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

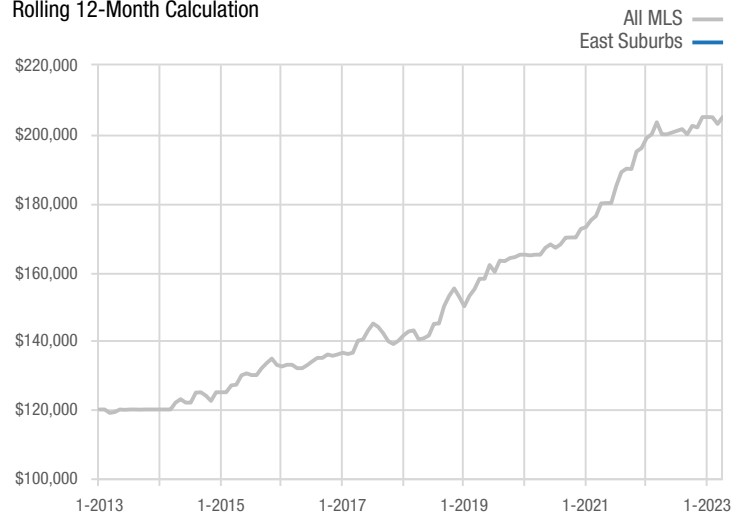
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

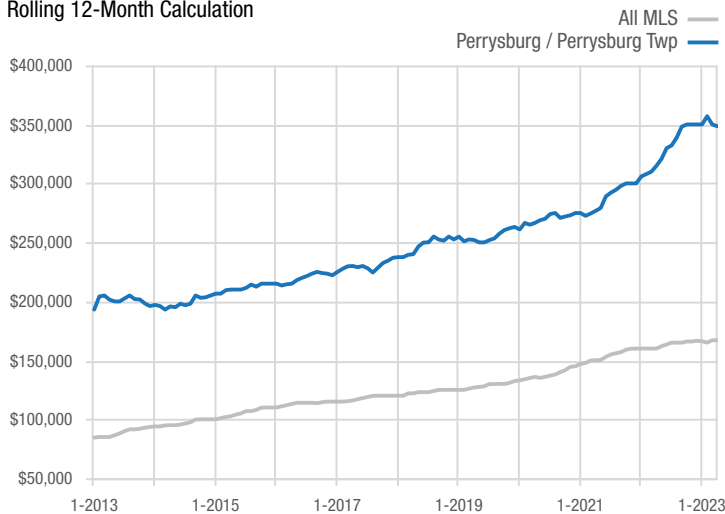
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	56	40	- 28.6%	153	156	+ 2.0%
Pending Sales	44	30	- 31.8%	126	99	- 21.4%
Closed Sales	41	32	- 22.0%	118	99	- 16.1%
Days on Market Until Sale	66	78	+ 18.2%	83	74	- 10.8%
Median Sales Price*	\$379,000	\$349,000	- 7.9%	\$370,950	\$331,900	- 10.5%
Average Sales Price*	\$399,276	\$376,474	- 5.7%	\$380,798	\$366,235	- 3.8%
Percent of List Price Received*	102.7%	100.8%	- 1.9%	102.1%	99.2%	- 2.8%
Inventory of Homes for Sale	89	94	+ 5.6%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	7	+ 16.7%	20	21	+ 5.0%
Pending Sales	5	8	+ 60.0%	18	19	+ 5.6%
Closed Sales	6	4	- 33.3%	18	14	- 22.2%
Days on Market Until Sale	32	47	+ 46.9%	52	50	- 3.8%
Median Sales Price*	\$259,500	\$241,950	- 6.8%	\$192,450	\$236,950	+ 23.1%
Average Sales Price*	\$338,667	\$230,975	- 31.8%	\$250,911	\$264,921	+ 5.6%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

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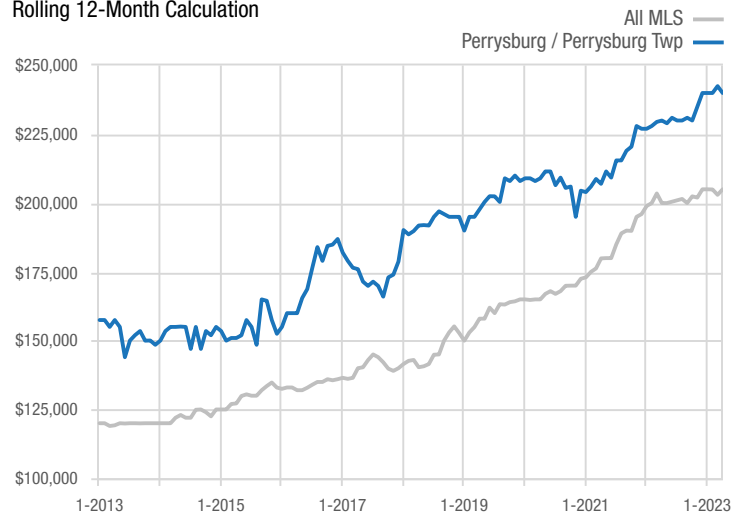
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

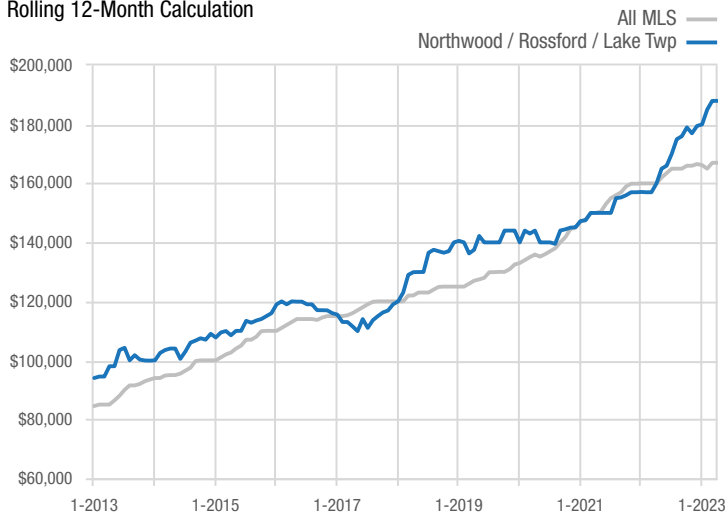
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	26	25	- 3.8%	80	83	+ 3.8%
Pending Sales	21	30	+ 42.9%	76	72	- 5.3%
Closed Sales	17	25	+ 47.1%	77	64	- 16.9%
Days on Market Until Sale	40	39	- 2.5%	68	55	- 19.1%
Median Sales Price*	\$177,126	\$200,000	+ 12.9%	\$155,000	\$189,000	+ 21.9%
Average Sales Price*	\$205,728	\$218,628	+ 6.3%	\$199,519	\$211,090	+ 5.8%
Percent of List Price Received*	104.1%	104.2%	+ 0.1%	103.6%	101.5%	- 2.0%
Inventory of Homes for Sale	33	28	- 15.2%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	1	0.0%	6	2	- 66.7%
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	1	—	1	4	+ 300.0%
Days on Market Until Sale	—	193	—	22	136	+ 518.2%
Median Sales Price*	—	\$242,000	—	\$227,000	\$245,950	+ 8.3%
Average Sales Price*	—	\$242,000	—	\$227,000	\$201,725	- 11.1%
Percent of List Price Received*	—	96.8%	—	103.2%	97.4%	- 5.6%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.4	0.6	- 82.4%	—	—	—

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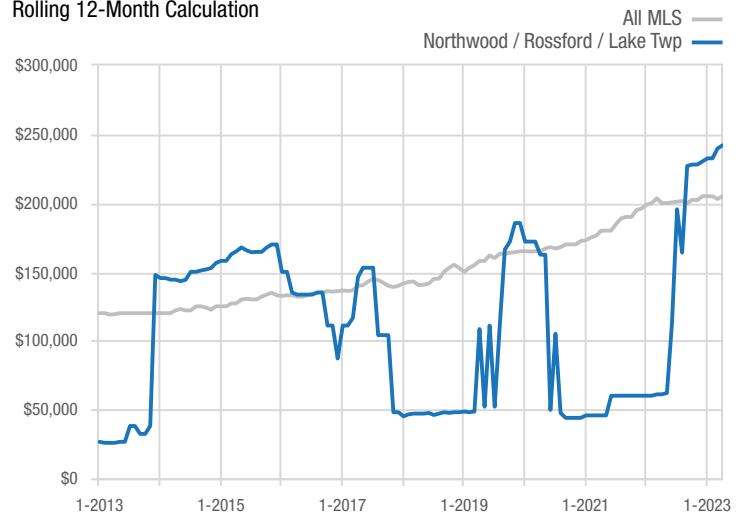
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

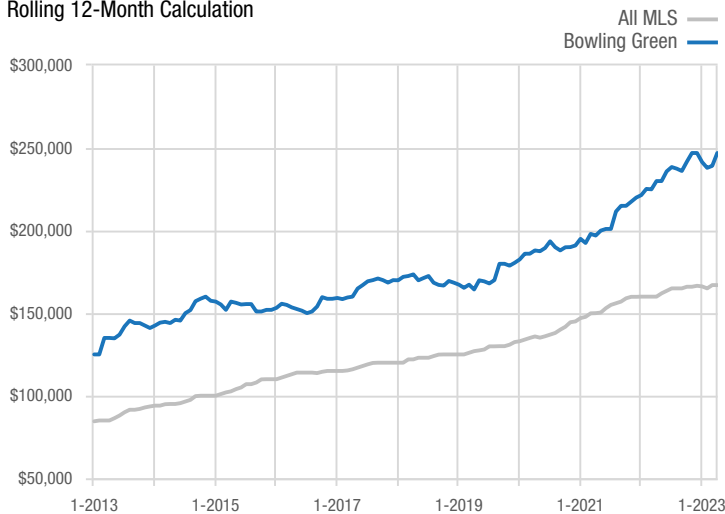
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	18	13	- 27.8%	64	42	- 34.4%
Pending Sales	16	8	- 50.0%	62	38	- 38.7%
Closed Sales	16	7	- 56.3%	56	35	- 37.5%
Days on Market Until Sale	34	35	+ 2.9%	50	42	- 16.0%
Median Sales Price*	\$237,450	\$316,000	+ 33.1%	\$252,390	\$260,000	+ 3.0%
Average Sales Price*	\$254,358	\$344,489	+ 35.4%	\$264,860	\$265,430	+ 0.2%
Percent of List Price Received*	103.3%	100.5%	- 2.7%	101.6%	100.3%	- 1.3%
Inventory of Homes for Sale	20	16	- 20.0%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	2	- 50.0%	9	6	- 33.3%
Pending Sales	4	2	- 50.0%	8	8	0.0%
Closed Sales	2	2	0.0%	6	7	+ 16.7%
Days on Market Until Sale	55	105	+ 90.9%	44	79	+ 79.5%
Median Sales Price*	\$203,250	\$362,000	+ 78.1%	\$236,250	\$359,000	+ 52.0%
Average Sales Price*	\$203,250	\$362,000	+ 78.1%	\$235,323	\$303,414	+ 28.9%
Percent of List Price Received*	99.2%	96.6%	- 2.6%	98.5%	97.6%	- 0.9%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

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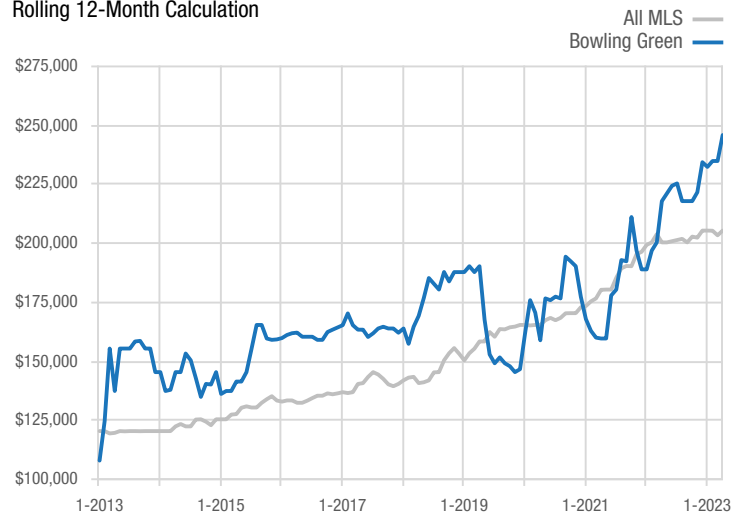
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

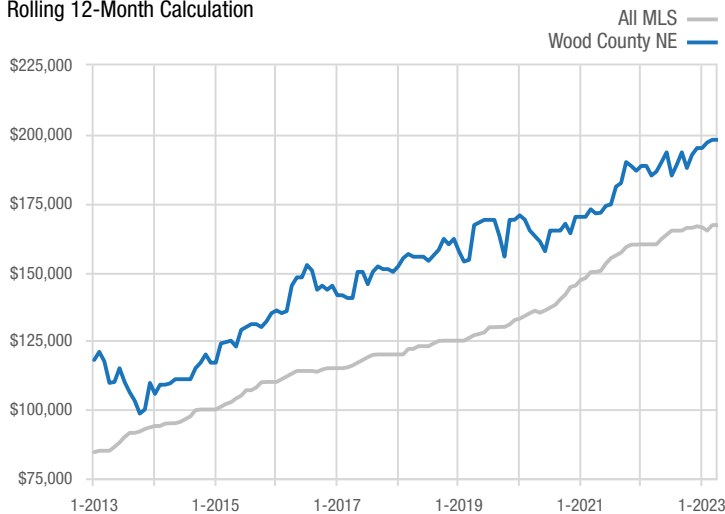
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	8	+ 100.0%	18	22	+ 22.2%
Pending Sales	5	5	0.0%	16	12	- 25.0%
Closed Sales	6	3	- 50.0%	17	11	- 35.3%
Days on Market Until Sale	94	78	- 17.0%	84	66	- 21.4%
Median Sales Price*	\$165,000	\$180,000	+ 9.1%	\$162,500	\$158,500	- 2.5%
Average Sales Price*	\$194,800	\$188,333	- 3.3%	\$181,114	\$162,000	- 10.6%
Percent of List Price Received*	105.5%	96.2%	- 8.8%	100.5%	94.2%	- 6.3%
Inventory of Homes for Sale	10	18	+ 80.0%	—	—	—
Months Supply of Inventory	1.6	4.0	+ 150.0%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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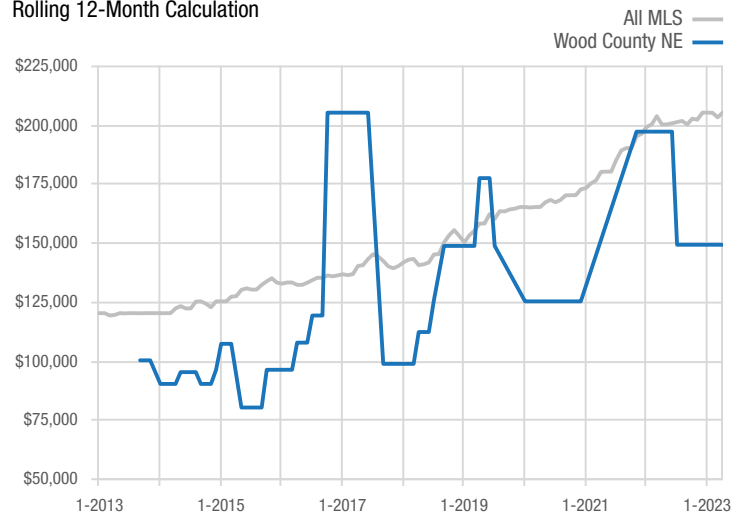
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

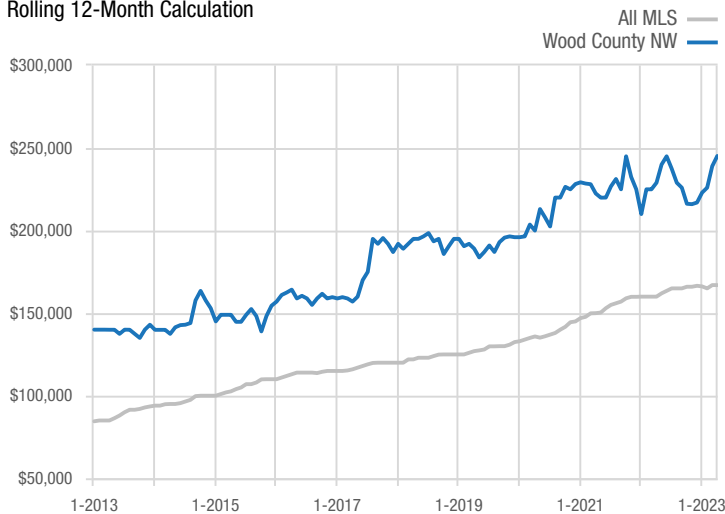
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	12	4	- 66.7%	26	15	- 42.3%
Pending Sales	7	9	+ 28.6%	20	17	- 15.0%
Closed Sales	6	7	+ 16.7%	19	14	- 26.3%
Days on Market Until Sale	61	100	+ 63.9%	50	94	+ 88.0%
Median Sales Price*	\$197,000	\$255,000	+ 29.4%	\$197,000	\$282,500	+ 43.4%
Average Sales Price*	\$243,500	\$273,500	+ 12.3%	\$238,834	\$309,743	+ 29.7%
Percent of List Price Received*	106.1%	100.8%	- 5.0%	102.0%	99.0%	- 2.9%
Inventory of Homes for Sale	14	5	- 64.3%	—	—	—
Months Supply of Inventory	2.1	0.9	- 57.1%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	35	—	—	35	—
Median Sales Price*	—	\$132,200	—	—	\$132,200	—
Average Sales Price*	—	\$132,200	—	—	\$132,200	—
Percent of List Price Received*	—	110.3%	—	—	110.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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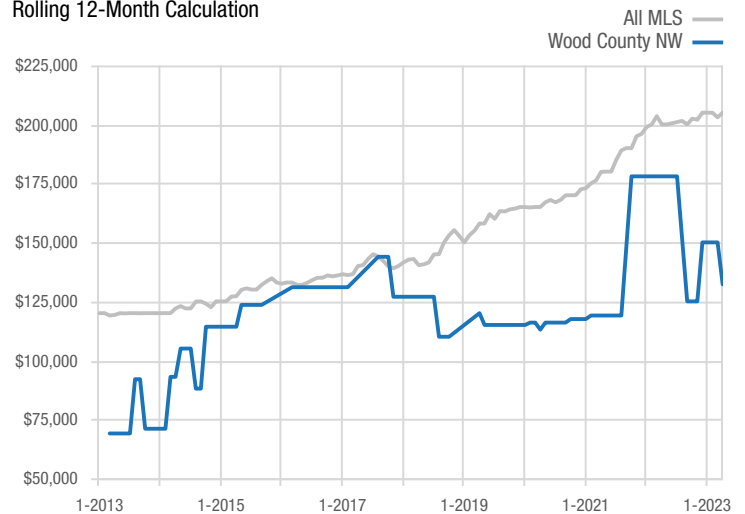
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

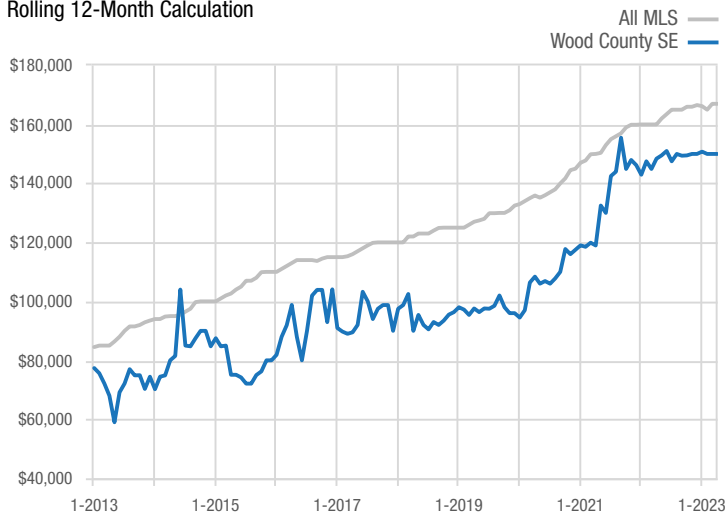
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	5	- 16.7%	26	14	- 46.2%
Pending Sales	9	3	- 66.7%	18	14	- 22.2%
Closed Sales	10	2	- 80.0%	18	14	- 22.2%
Days on Market Until Sale	56	122	+ 117.9%	71	87	+ 22.5%
Median Sales Price*	\$152,250	\$131,250	- 13.8%	\$132,500	\$130,500	- 1.5%
Average Sales Price*	\$243,550	\$131,250	- 46.1%	\$185,905	\$126,668	- 31.9%
Percent of List Price Received*	103.9%	83.0%	- 20.1%	98.7%	89.2%	- 9.6%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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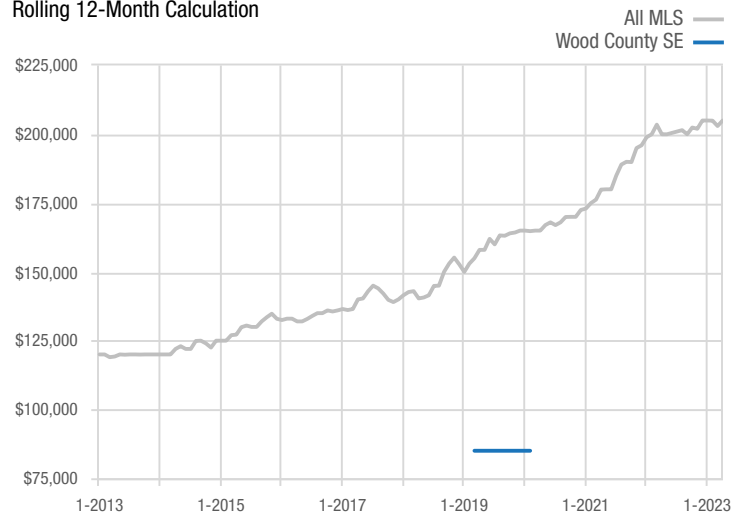
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

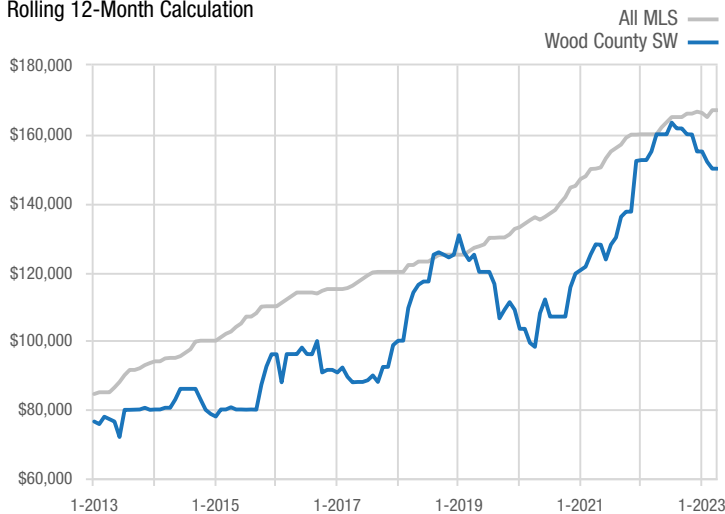
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	9	6	- 33.3%	33	17	- 48.5%
Pending Sales	11	5	- 54.5%	31	14	- 54.8%
Closed Sales	9	7	- 22.2%	29	14	- 51.7%
Days on Market Until Sale	74	94	+ 27.0%	60	95	+ 58.3%
Median Sales Price*	\$160,000	\$191,000	+ 19.4%	\$160,000	\$144,200	- 9.9%
Average Sales Price*	\$159,322	\$226,650	+ 42.3%	\$167,014	\$169,008	+ 1.2%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	99.0%	93.8%	- 5.3%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Condo-Villa	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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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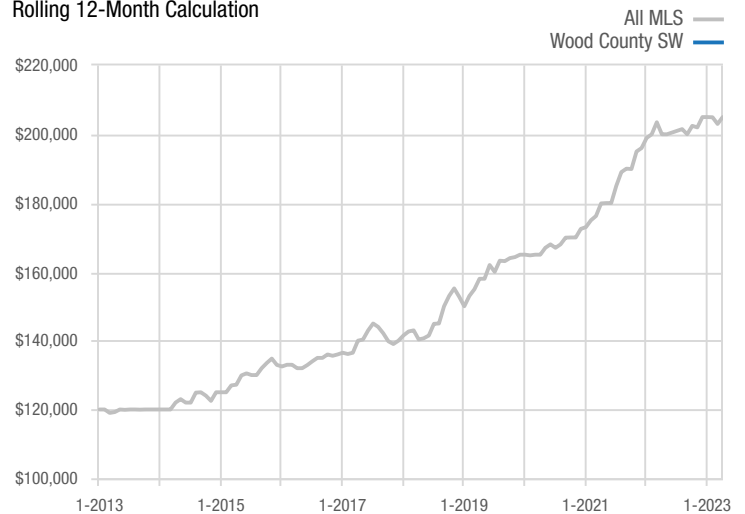
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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