

Local Market Update – April 2024

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U.S. existing-home sales recently fell from a one-year high, dropping 4.3% month-over-month to a seasonally adjusted annual rate of 4.19 million, according to the National Association of REALTORS® (NAR), as higher interest rates and rising sales prices continue to keep some prospective buyers on the sidelines. Average 30-year mortgage rates have topped 7% in recent weeks, while the median existing-home sales price hit \$393,500 as of last measure, a 4.8% increase from the previous month, according to NAR.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4 2023	Thru 4 2024	% Change
Key Metrics						
New Listings	663	598	-9.8%	2053	2,029	-1.2%
Closed Sales	426	446	4.7%	1,516	1,598	5.4%
Days on Market	59	63	6.8%	65	64	-1.5%
SP\$/SqFt	\$113.68	\$125.39	10.3%	\$107.70	\$116.33	8.0%
Median Sales Price*	\$165,500	\$195,000	17.8%	\$150,000	\$170,000	13.3%
Average Sales Price*	\$199,551	\$224,337	12.4%	\$186,415	\$199,795	7.2%
Percent of List Price Received*	101%	102%	1.0%	---	100%	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$85,008,662	\$100,054,383	17.7%	\$282,545,747	\$319,137,334	13.0%

Condo/Villa	April			Year to Date		
	2023	2024	% Change	Thru 4 2023	Thru 4 2024	% Change
Key Metrics						
New Listings	56	58	3.6%	187	162	-13.4%
Closed Sales	41	38	-7.3%	138	132	-4.3%
Days on Market	47	62	31.9%	59	66	11.9%
SP\$/SqFt	\$132.62	\$136.44	2.9%	\$131.00	\$141.10	7.7%
Median Sales Price*	\$240,000	\$182,500	-24.0%	\$220,000	\$203,950	-7.3%
Average Sales Price*	\$223,573	\$204,225	-8.7%	\$221,285	\$219,642	-0.7%
Percent of List Price Received*	101%	99%	-2.0%	99%	99%	0.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$9,166,500	\$7,760,535	-15.3%	\$30,537,320	\$28,992,726	0.0%

*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.

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Lucas County

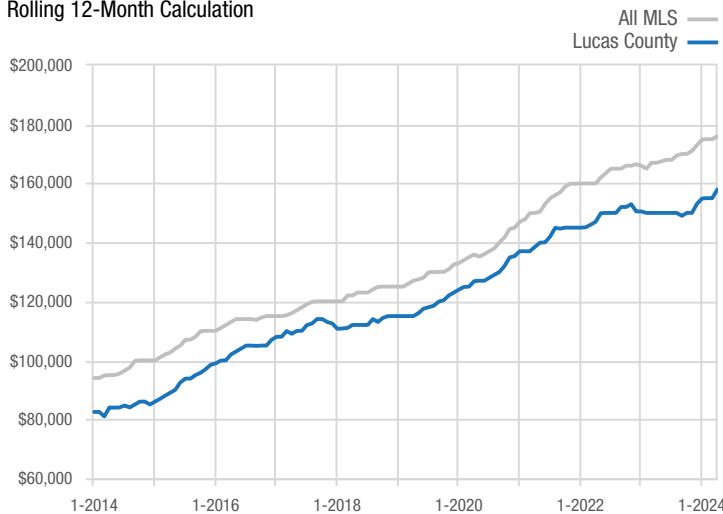
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	546	477	- 12.6%	1,688	1,627	- 3.6%
Pending Sales	370	373	+ 0.8%	1,356	1,347	- 0.7%
Closed Sales	343	366	+ 6.7%	1,262	1,301	+ 3.1%
Days on Market Until Sale	57	64	+ 12.3%	65	64	- 1.5%
Median Sales Price*	\$143,000	\$173,125	+ 21.1%	\$139,000	\$150,000	+ 7.9%
Average Sales Price*	\$177,850	\$206,378	+ 16.0%	\$169,385	\$178,093	+ 5.1%
Percent of List Price Received*	101.3%	101.9%	+ 0.6%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	811	774	- 4.6%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	44	48	+ 9.1%	155	135	- 12.9%
Pending Sales	40	34	- 15.0%	133	113	- 15.0%
Closed Sales	32	29	- 9.4%	111	104	- 6.3%
Days on Market Until Sale	38	67	+ 76.3%	56	67	+ 19.6%
Median Sales Price*	\$183,750	\$180,000	- 2.0%	\$213,000	\$197,000	- 7.5%
Average Sales Price*	\$215,700	\$213,094	- 1.2%	\$211,923	\$217,275	+ 2.5%
Percent of List Price Received*	101.0%	98.5%	- 2.5%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	58	60	+ 3.4%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

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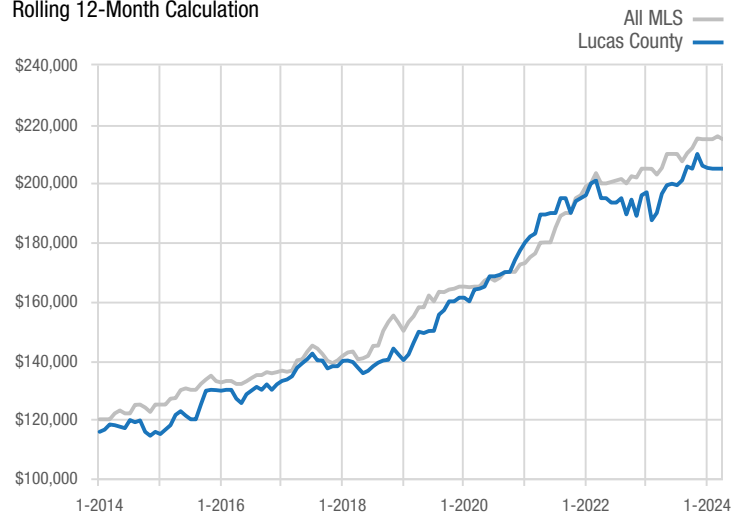
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

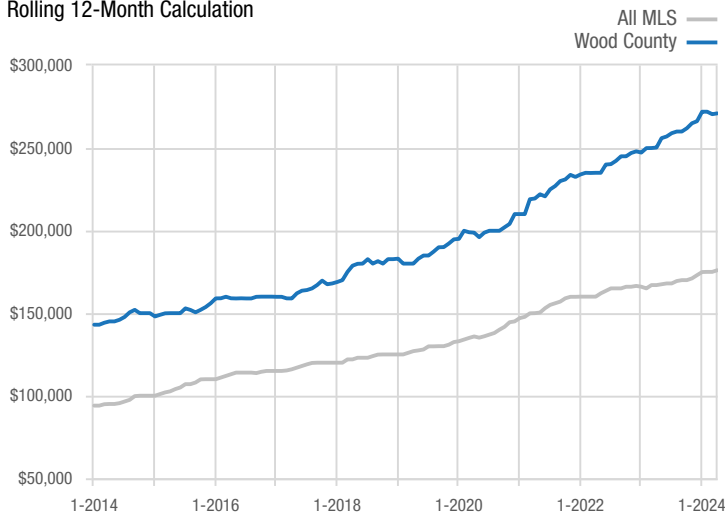
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	117	96	- 17.9%	367	388	+ 5.7%
Pending Sales	91	81	- 11.0%	267	318	+ 19.1%
Closed Sales	83	83	0.0%	254	299	+ 17.7%
Days on Market Until Sale	67	60	- 10.4%	68	69	+ 1.5%
Median Sales Price*	\$257,500	\$260,000	+ 1.0%	\$250,000	\$260,000	+ 4.0%
Average Sales Price*	\$293,002	\$298,740	+ 2.0%	\$276,229	\$294,602	+ 6.7%
Percent of List Price Received*	101.1%	101.5%	+ 0.4%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	203	198	- 2.5%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	12	10	- 16.7%	32	28	- 12.5%
Pending Sales	10	11	+ 10.0%	30	30	0.0%
Closed Sales	9	10	+ 11.1%	27	29	+ 7.4%
Days on Market Until Sale	78	46	- 41.0%	71	62	- 12.7%
Median Sales Price*	\$242,000	\$182,500	- 24.6%	\$249,900	\$220,000	- 12.0%
Average Sales Price*	\$251,567	\$172,580	- 31.4%	\$259,774	\$225,556	- 13.2%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	12	15	+ 25.0%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

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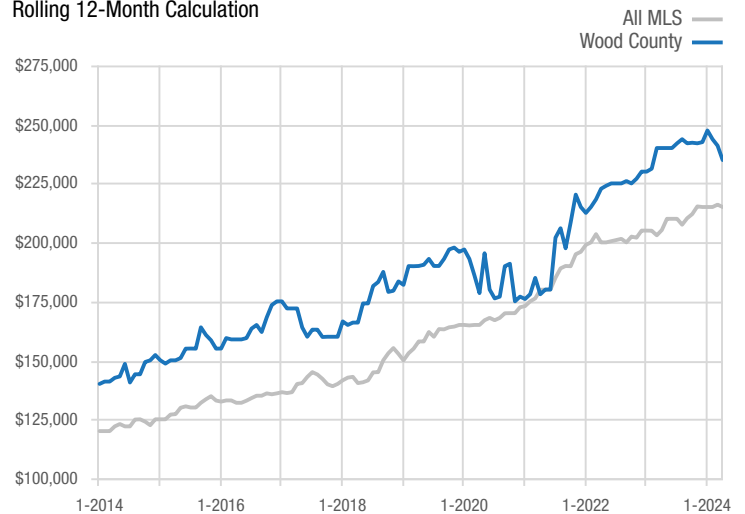
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

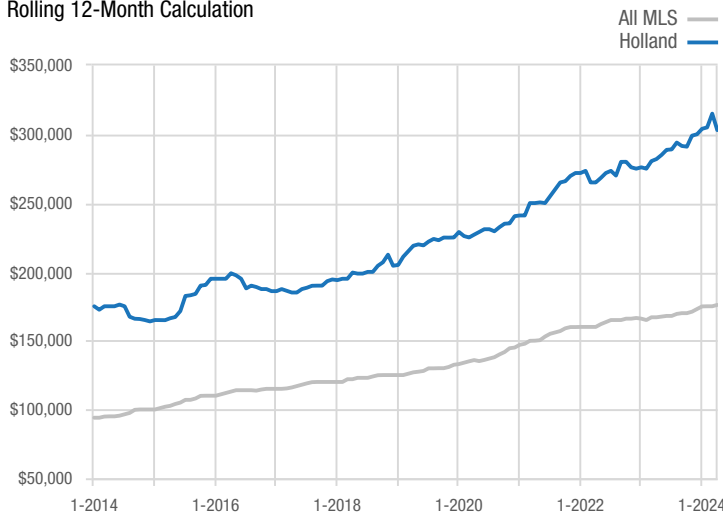
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	21	12	- 42.9%	55	36	- 34.5%
Pending Sales	11	9	- 18.2%	41	31	- 24.4%
Closed Sales	10	11	+ 10.0%	36	28	- 22.2%
Days on Market Until Sale	45	79	+ 75.6%	53	64	+ 20.8%
Median Sales Price*	\$378,400	\$224,900	- 40.6%	\$263,500	\$275,950	+ 4.7%
Average Sales Price*	\$353,211	\$305,191	- 13.6%	\$265,632	\$305,793	+ 15.1%
Percent of List Price Received*	102.0%	100.9%	- 1.1%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	3	2	- 33.3%	8	7	- 12.5%
Pending Sales	1	2	+ 100.0%	7	4	- 42.9%
Closed Sales	2	2	0.0%	7	4	- 42.9%
Days on Market Until Sale	42	136	+ 223.8%	50	89	+ 78.0%
Median Sales Price*	\$331,250	\$385,950	+ 16.5%	\$328,150	\$347,000	+ 5.7%
Average Sales Price*	\$331,250	\$385,950	+ 16.5%	\$310,064	\$307,475	- 0.8%
Percent of List Price Received*	99.1%	100.7%	+ 1.6%	99.6%	100.7%	+ 1.1%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

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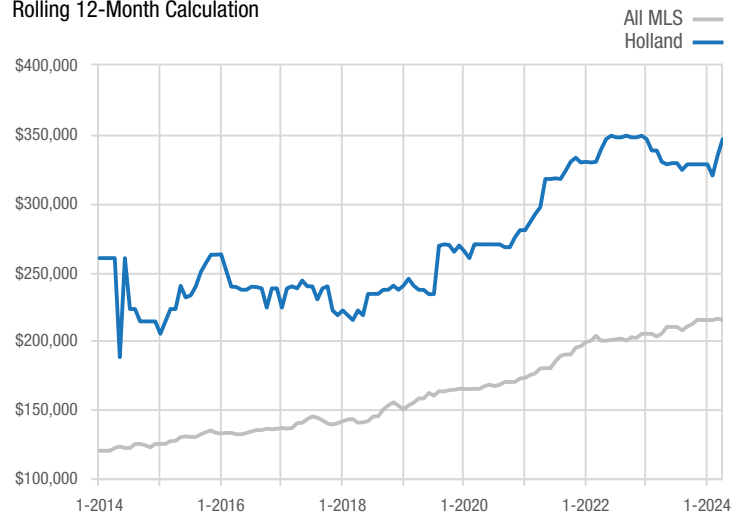
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

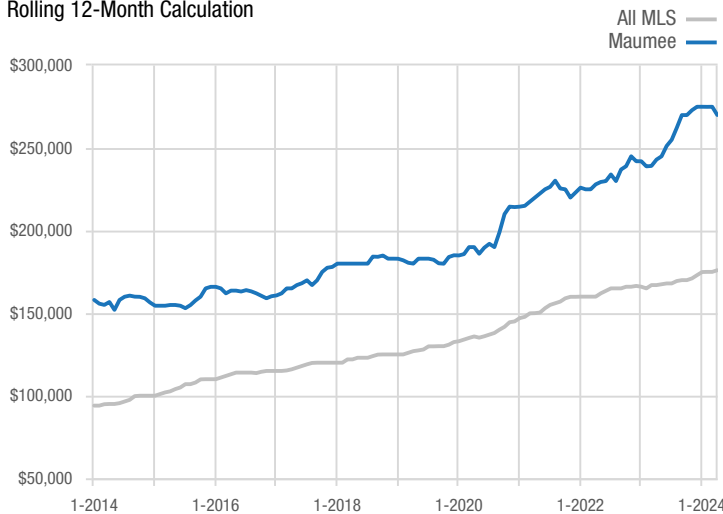
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	24	45	+ 87.5%	85	137	+ 61.2%
Pending Sales	22	37	+ 68.2%	74	109	+ 47.3%
Closed Sales	21	36	+ 71.4%	72	102	+ 41.7%
Days on Market Until Sale	52	67	+ 28.8%	60	64	+ 6.7%
Median Sales Price*	\$289,000	\$265,000	- 8.3%	\$276,400	\$265,000	- 4.1%
Average Sales Price*	\$322,360	\$305,446	- 5.2%	\$288,326	\$291,050	+ 0.9%
Percent of List Price Received*	100.2%	101.3%	+ 1.1%	99.6%	100.3%	+ 0.7%
Inventory of Homes for Sale	37	63	+ 70.3%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	4	9	+ 125.0%	23	21	- 8.7%
Pending Sales	5	4	- 20.0%	23	13	- 43.5%
Closed Sales	6	3	- 50.0%	20	12	- 40.0%
Days on Market Until Sale	47	71	+ 51.1%	54	47	- 13.0%
Median Sales Price*	\$340,000	\$180,000	- 47.1%	\$245,500	\$192,500	- 21.6%
Average Sales Price*	\$353,500	\$181,667	- 48.6%	\$258,600	\$258,159	- 0.2%
Percent of List Price Received*	100.7%	96.7%	- 4.0%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

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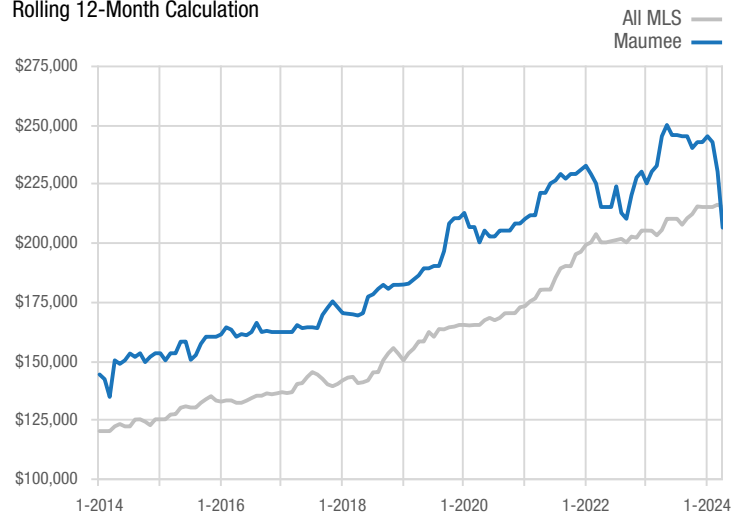
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

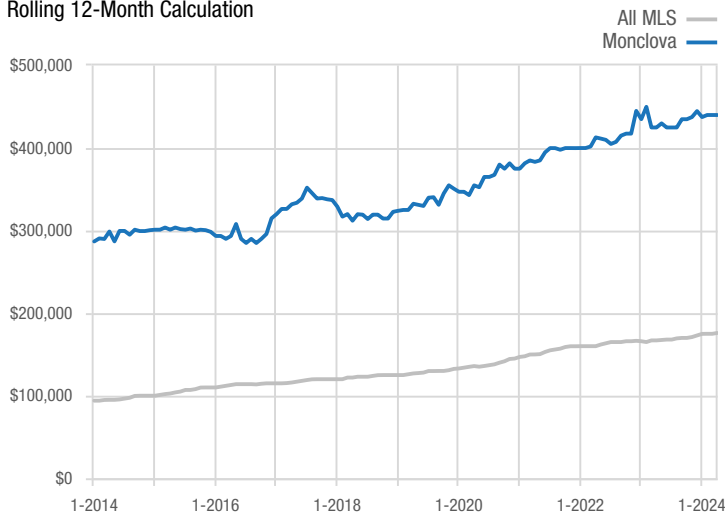
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	3	6	+ 100.0%	18	17	- 5.6%
Pending Sales	4	2	- 50.0%	13	10	- 23.1%
Closed Sales	4	1	- 75.0%	12	9	- 25.0%
Days on Market Until Sale	38	54	+ 42.1%	94	91	- 3.2%
Median Sales Price*	\$440,699	\$830,000	+ 88.3%	\$442,400	\$399,700	- 9.7%
Average Sales Price*	\$475,443	\$830,000	+ 74.6%	\$464,448	\$423,222	- 8.9%
Percent of List Price Received*	100.6%	97.7%	- 2.9%	99.5%	95.9%	- 3.6%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	3.3	2.8	- 15.2%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	1	3	+ 200.0%	13	7	- 46.2%
Pending Sales	1	0	- 100.0%	11	5	- 54.5%
Closed Sales	0	0	—	3	2	- 33.3%
Days on Market Until Sale	—	—	—	164	359	+ 118.9%
Median Sales Price*	—	—	—	\$367,720	\$320,115	- 12.9%
Average Sales Price*	—	—	—	\$385,940	\$320,115	- 17.1%
Percent of List Price Received*	—	—	—	100.5%	100.0%	- 0.5%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	2.3	+ 91.7%	—	—	—

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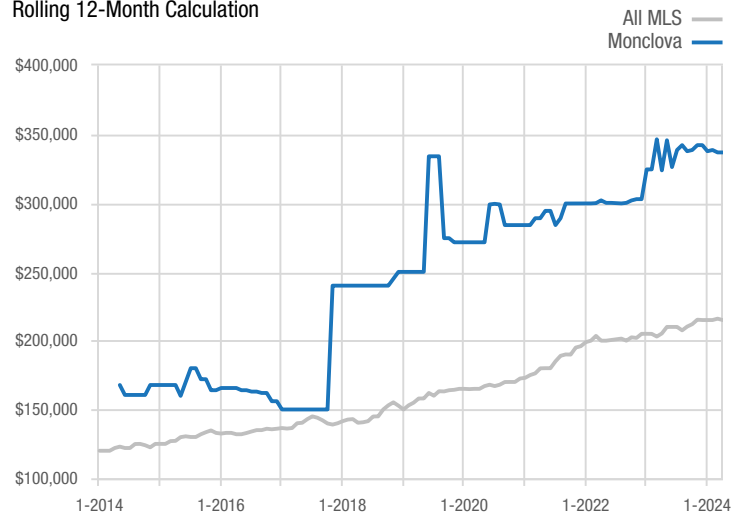
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

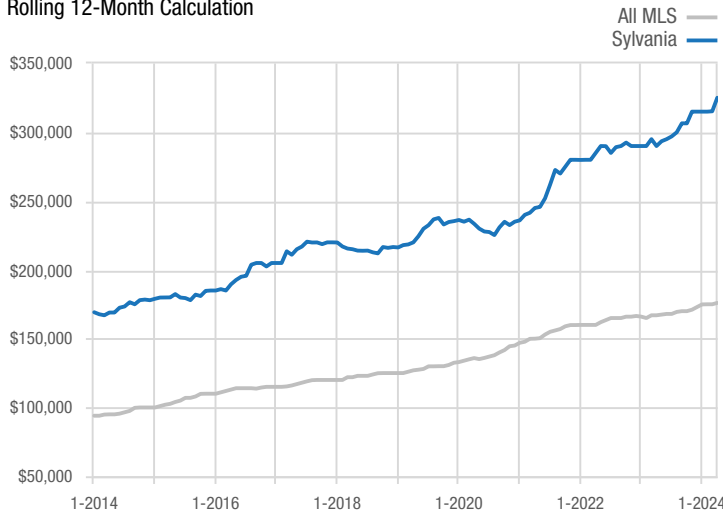
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	42	33	- 21.4%	126	117	- 7.1%
Pending Sales	23	28	+ 21.7%	102	85	- 16.7%
Closed Sales	22	28	+ 27.3%	97	79	- 18.6%
Days on Market Until Sale	58	57	- 1.7%	65	66	+ 1.5%
Median Sales Price*	\$285,100	\$398,000	+ 39.6%	\$289,500	\$310,500	+ 7.3%
Average Sales Price*	\$290,045	\$397,970	+ 37.2%	\$309,131	\$354,610	+ 14.7%
Percent of List Price Received*	100.4%	100.5%	+ 0.1%	99.9%	100.2%	+ 0.3%
Inventory of Homes for Sale	65	61	- 6.2%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	7	5	- 28.6%	29	20	- 31.0%
Pending Sales	11	6	- 45.5%	31	29	- 6.5%
Closed Sales	9	5	- 44.4%	27	27	0.0%
Days on Market Until Sale	35	46	+ 31.4%	51	55	+ 7.8%
Median Sales Price*	\$192,500	\$296,500	+ 54.0%	\$213,000	\$219,900	+ 3.2%
Average Sales Price*	\$203,500	\$259,007	+ 27.3%	\$209,615	\$231,369	+ 10.4%
Percent of List Price Received*	106.7%	97.7%	- 8.4%	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

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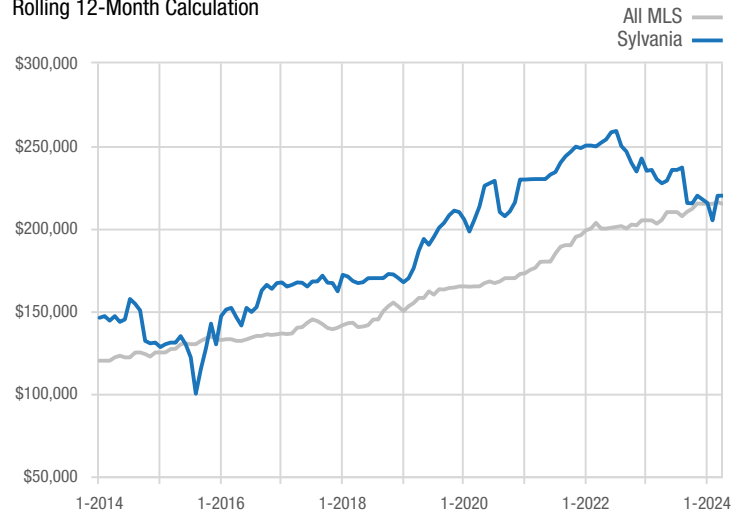
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Waterville

Zip Code 43566

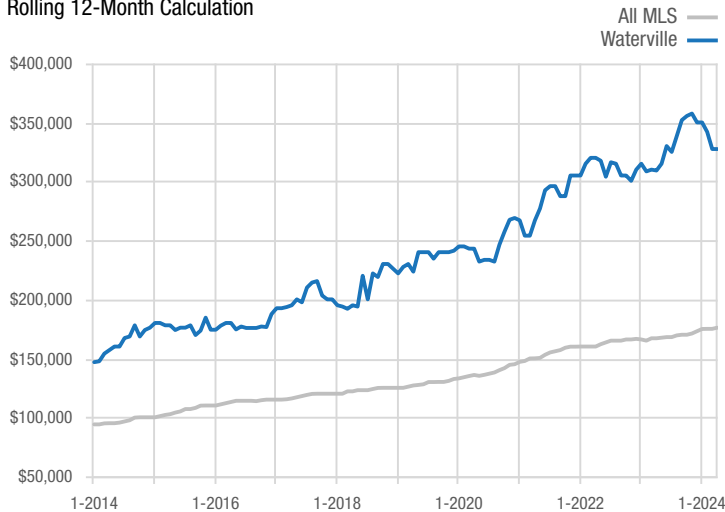
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	19	2	- 89.5%	60	10	- 83.3%
Pending Sales	13	0	- 100.0%	36	15	- 58.3%
Closed Sales	9	1	- 88.9%	32	15	- 53.1%
Days on Market Until Sale	49	152	+ 210.2%	70	71	+ 1.4%
Median Sales Price*	\$315,000	\$115,000	- 63.5%	\$366,950	\$265,000	- 27.8%
Average Sales Price*	\$313,878	\$115,000	- 63.4%	\$335,547	\$266,733	- 20.5%
Percent of List Price Received*	100.3%	89.1%	- 11.2%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	29	6	- 79.3%	—	—	—
Months Supply of Inventory	2.7	0.7	- 74.1%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	2	0	- 100.0%	2	2	0.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	44	32	- 27.3%
Median Sales Price*	—	—	—	\$130,000	\$235,750	+ 81.3%
Average Sales Price*	—	—	—	\$130,000	\$235,750	+ 81.3%
Percent of List Price Received*	—	—	—	95.6%	97.0%	+ 1.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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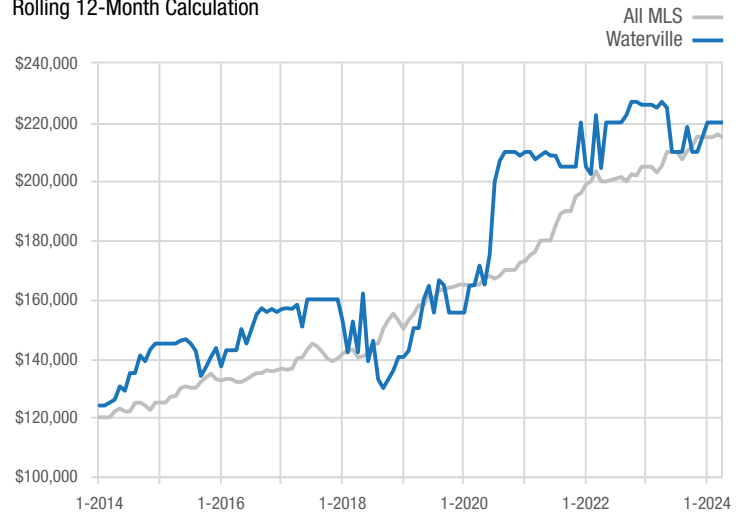
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

Zip Code 43571

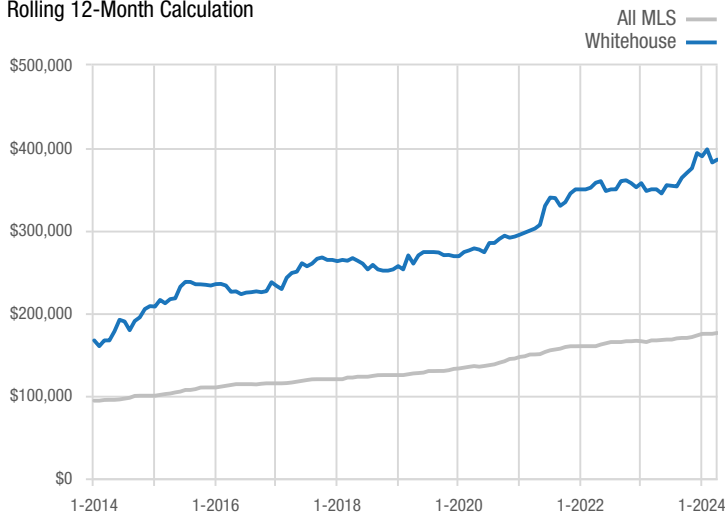
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	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	9	6	- 33.3%	31	19	- 38.7%
Pending Sales	7	5	- 28.6%	19	17	- 10.5%
Closed Sales	8	5	- 37.5%	19	15	- 21.1%
Days on Market Until Sale	51	63	+ 23.5%	73	53	- 27.4%
Median Sales Price*	\$366,750	\$386,000	+ 5.2%	\$380,000	\$280,000	- 26.3%
Average Sales Price*	\$407,738	\$409,600	+ 0.5%	\$391,705	\$346,200	- 11.6%
Percent of List Price Received*	106.0%	99.0%	- 6.6%	101.6%	98.9%	- 2.7%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	2.4	1.0	- 58.3%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	35	—	—
Median Sales Price*	—	—	—	\$290,000	—	—
Average Sales Price*	—	—	—	\$290,000	—	—
Percent of List Price Received*	—	—	—	97.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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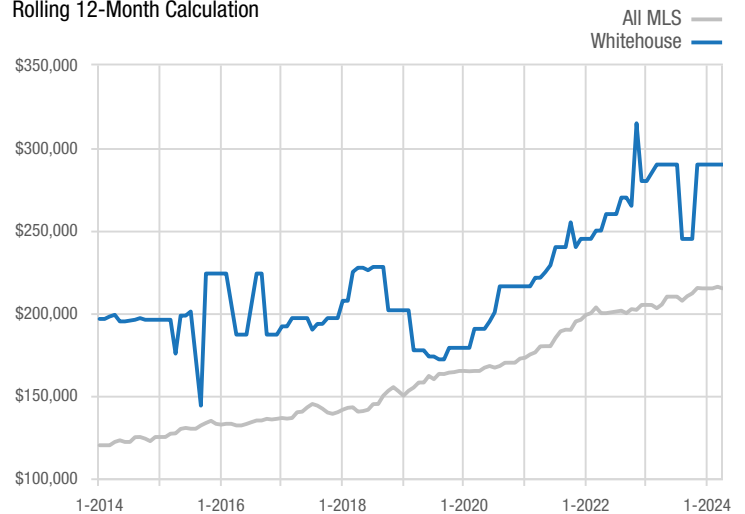
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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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

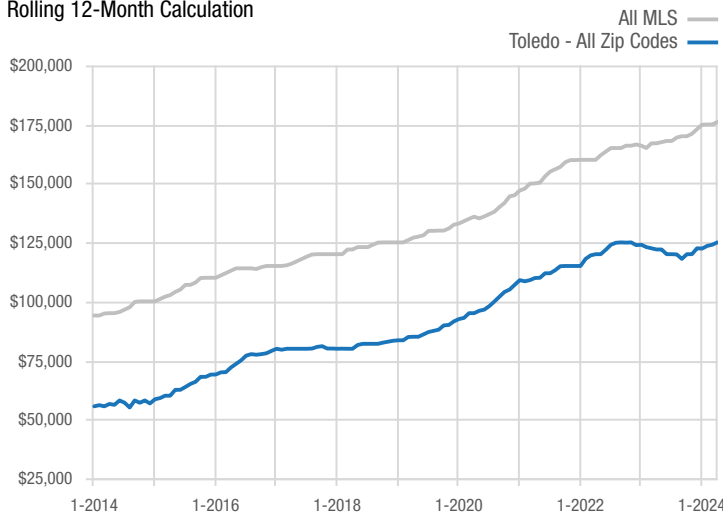
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	393	327	- 16.8%	1,238	1,165	- 5.9%
Pending Sales	277	267	- 3.6%	1,030	1,009	- 2.0%
Closed Sales	259	258	- 0.4%	954	988	+ 3.6%
Days on Market Until Sale	59	63	+ 6.8%	65	64	- 1.5%
Median Sales Price*	\$116,000	\$138,000	+ 19.0%	\$111,500	\$120,000	+ 7.6%
Average Sales Price*	\$133,663	\$152,340	+ 14.0%	\$128,026	\$135,901	+ 6.2%
Percent of List Price Received*	101.2%	102.6%	+ 1.4%	98.7%	99.6%	+ 0.9%
Inventory of Homes for Sale	585	535	- 8.5%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	28	24	- 14.3%	76	68	- 10.5%
Pending Sales	22	20	- 9.1%	58	53	- 8.6%
Closed Sales	14	17	+ 21.4%	51	51	0.0%
Days on Market Until Sale	36	66	+ 83.3%	56	69	+ 23.2%
Median Sales Price*	\$121,500	\$146,000	+ 20.2%	\$137,900	\$191,500	+ 38.9%
Average Sales Price*	\$144,743	\$179,959	+ 24.3%	\$167,677	\$185,678	+ 10.7%
Percent of List Price Received*	97.5%	98.8%	+ 1.3%	98.0%	99.0%	+ 1.0%
Inventory of Homes for Sale	33	27	- 18.2%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

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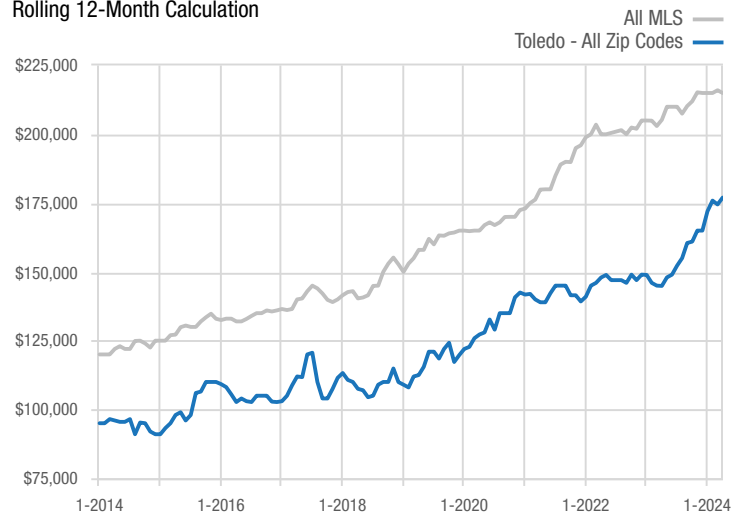
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43604

Zip Code 43604

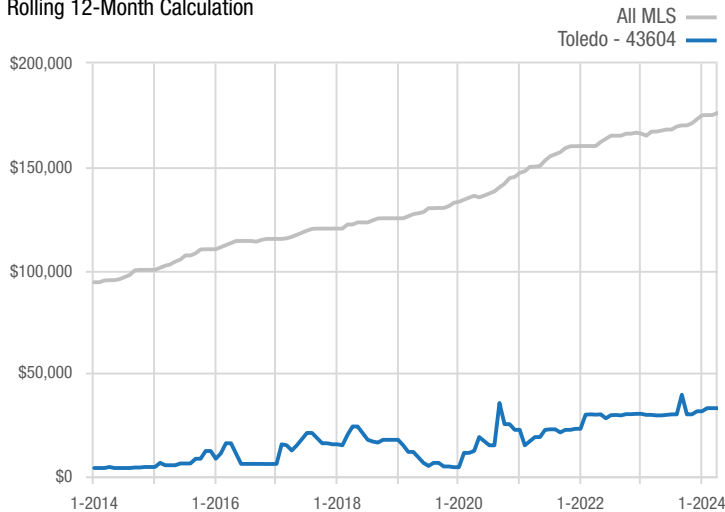
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	6	3	- 50.0%	14	13	- 7.1%
Pending Sales	1	4	+ 300.0%	4	10	+ 150.0%
Closed Sales	1	3	+ 200.0%	4	9	+ 125.0%
Days on Market Until Sale	19	93	+ 389.5%	28	97	+ 246.4%
Median Sales Price*	\$15,900	\$24,500	+ 54.1%	\$16,550	\$32,000	+ 93.4%
Average Sales Price*	\$15,900	\$76,500	+ 381.1%	\$20,900	\$55,867	+ 167.3%
Percent of List Price Received*	63.9%	81.6%	+ 27.7%	85.9%	88.5%	+ 3.0%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	6.4	2.6	- 59.4%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	3	1	- 66.7%	4	7	+ 75.0%
Pending Sales	0	1	—	2	7	+ 250.0%
Closed Sales	0	1	—	2	7	+ 250.0%
Days on Market Until Sale	—	28	—	110	74	- 32.7%
Median Sales Price*	—	\$210,000	—	\$231,500	\$240,000	+ 3.7%
Average Sales Price*	—	\$210,000	—	\$231,500	\$242,543	+ 4.8%
Percent of List Price Received*	—	113.6%	—	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

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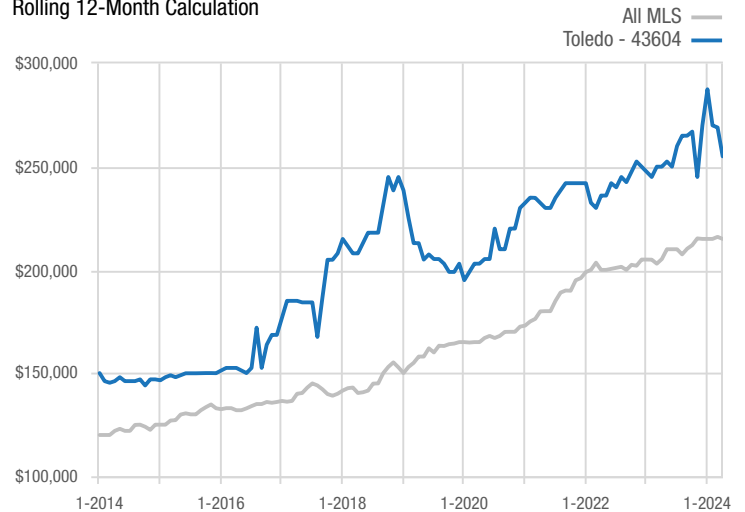
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43605

Zip Code 43605

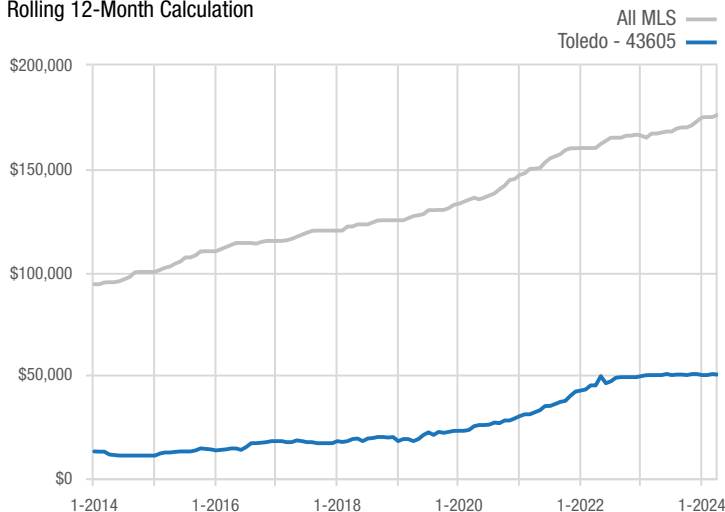
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	21	32	+ 52.4%	90	123	+ 36.7%
Pending Sales	19	22	+ 15.8%	75	92	+ 22.7%
Closed Sales	16	23	+ 43.8%	60	92	+ 53.3%
Days on Market Until Sale	68	61	- 10.3%	73	60	- 17.8%
Median Sales Price*	\$64,950	\$55,000	- 15.3%	\$55,000	\$51,000	- 7.3%
Average Sales Price*	\$61,211	\$62,887	+ 2.7%	\$54,620	\$56,885	+ 4.1%
Percent of List Price Received*	94.4%	90.4%	- 4.2%	94.6%	98.2%	+ 3.8%
Inventory of Homes for Sale	42	53	+ 26.2%	—	—	—
Months Supply of Inventory	2.1	2.5	+ 19.0%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	0	0	—	2	0	- 100.0%
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	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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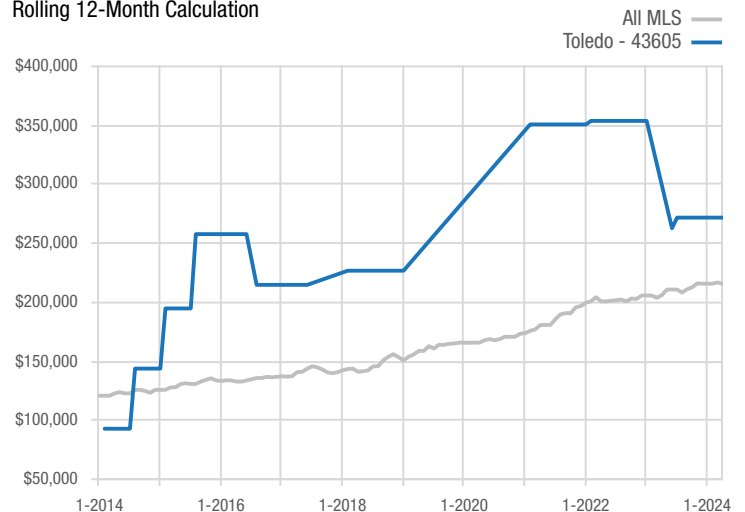
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43606

Zip Code 43606

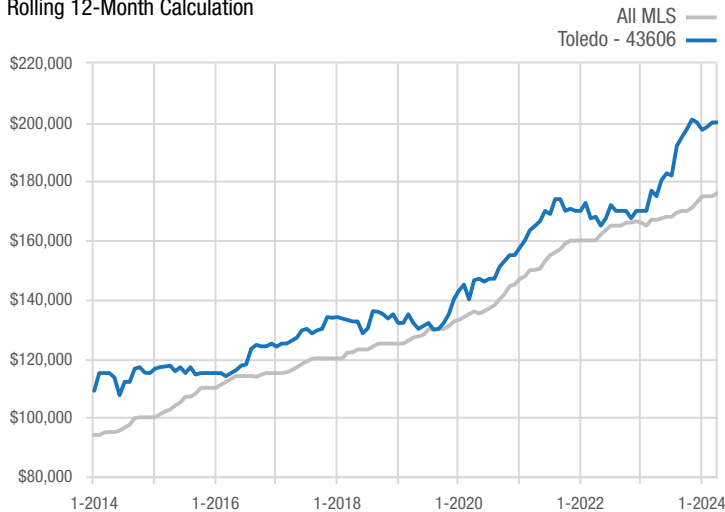
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	31	32	+ 3.2%	91	101	+ 11.0%
Pending Sales	26	27	+ 3.8%	72	80	+ 11.1%
Closed Sales	20	21	+ 5.0%	64	75	+ 17.2%
Days on Market Until Sale	60	61	+ 1.7%	61	63	+ 3.3%
Median Sales Price*	\$173,500	\$190,900	+ 10.0%	\$178,500	\$186,000	+ 4.2%
Average Sales Price*	\$170,460	\$201,112	+ 18.0%	\$180,000	\$197,970	+ 10.0%
Percent of List Price Received*	102.3%	102.6%	+ 0.3%	100.5%	100.0%	- 0.5%
Inventory of Homes for Sale	44	47	+ 6.8%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	1	1	0.0%	1	4	+ 300.0%
Days on Market Until Sale	18	57	+ 216.7%	18	60	+ 233.3%
Median Sales Price*	\$120,000	\$192,000	+ 60.0%	\$120,000	\$107,450	- 10.5%
Average Sales Price*	\$120,000	\$192,000	+ 60.0%	\$120,000	\$122,975	+ 2.5%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	100.0%	97.3%	- 2.7%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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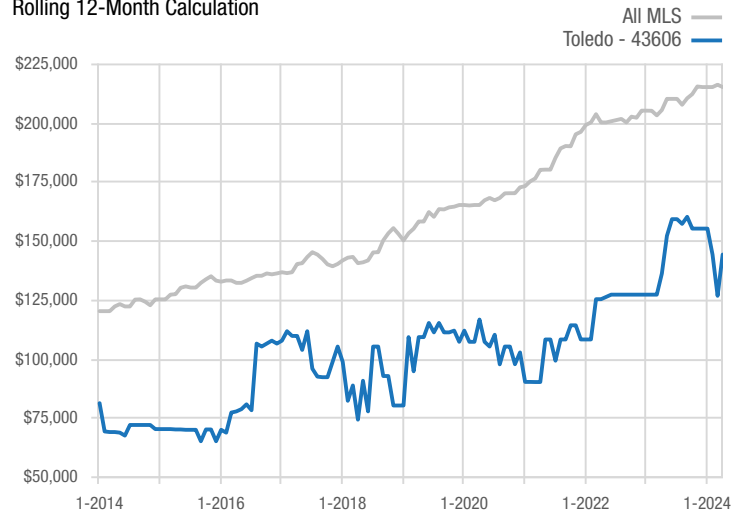
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43607

Zip Code 43607

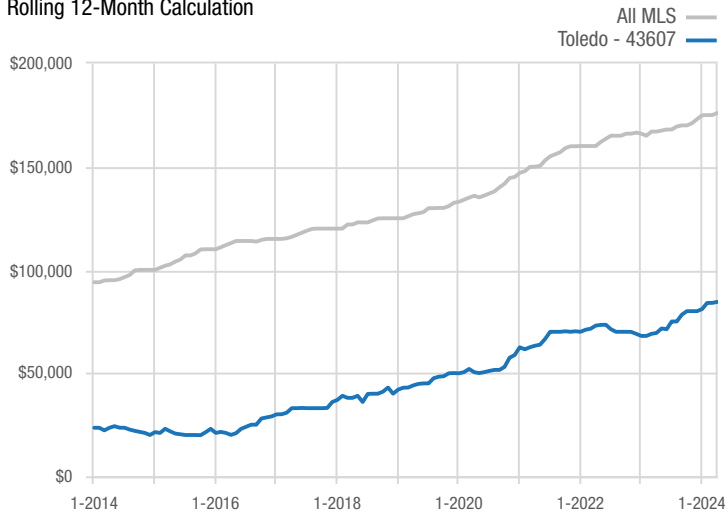
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	22	12	- 45.5%	85	70	- 17.6%
Pending Sales	18	10	- 44.4%	74	67	- 9.5%
Closed Sales	18	14	- 22.2%	81	67	- 17.3%
Days on Market Until Sale	67	83	+ 23.9%	66	72	+ 9.1%
Median Sales Price*	\$79,500	\$93,000	+ 17.0%	\$74,900	\$82,750	+ 10.5%
Average Sales Price*	\$77,494	\$108,131	+ 39.5%	\$73,492	\$90,502	+ 23.1%
Percent of List Price Received*	97.0%	96.8%	- 0.2%	95.3%	95.5%	+ 0.2%
Inventory of Homes for Sale	42	39	- 7.1%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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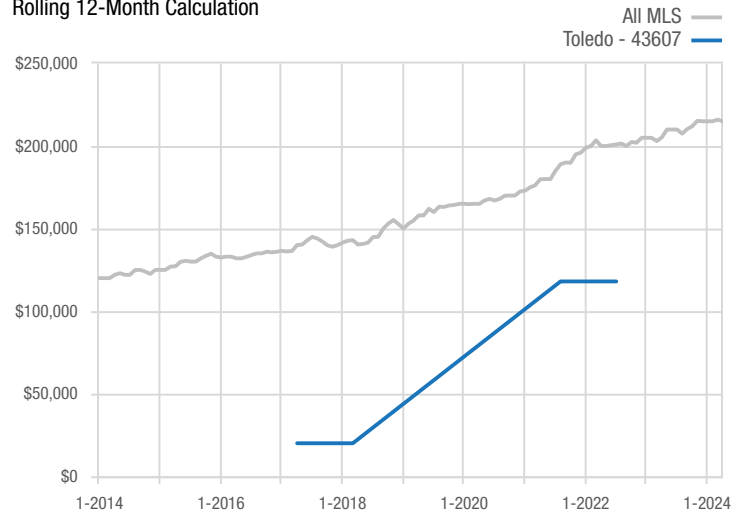
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43608

Zip Code 43608

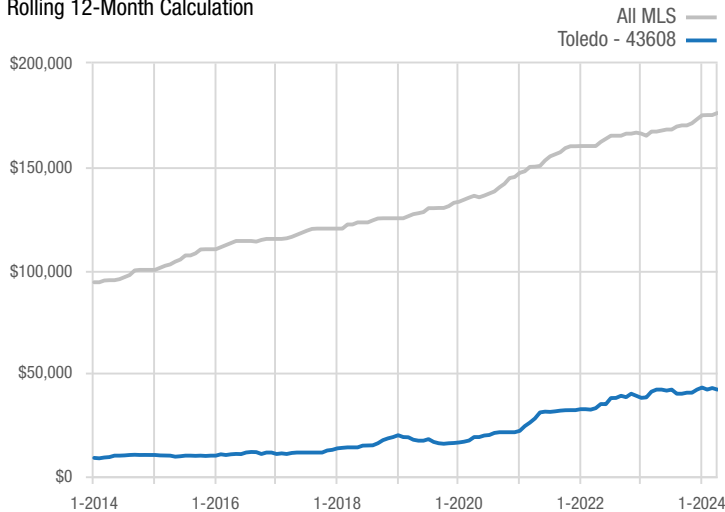
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	28	20	- 28.6%	80	83	+ 3.8%
Pending Sales	19	14	- 26.3%	58	61	+ 5.2%
Closed Sales	21	11	- 47.6%	54	61	+ 13.0%
Days on Market Until Sale	86	76	- 11.6%	72	62	- 13.9%
Median Sales Price*	\$51,750	\$51,500	- 0.5%	\$42,000	\$44,000	+ 4.8%
Average Sales Price*	\$53,633	\$56,136	+ 4.7%	\$44,348	\$50,398	+ 13.6%
Percent of List Price Received*	99.7%	90.2%	- 9.5%	96.9%	96.6%	- 0.3%
Inventory of Homes for Sale	44	45	+ 2.3%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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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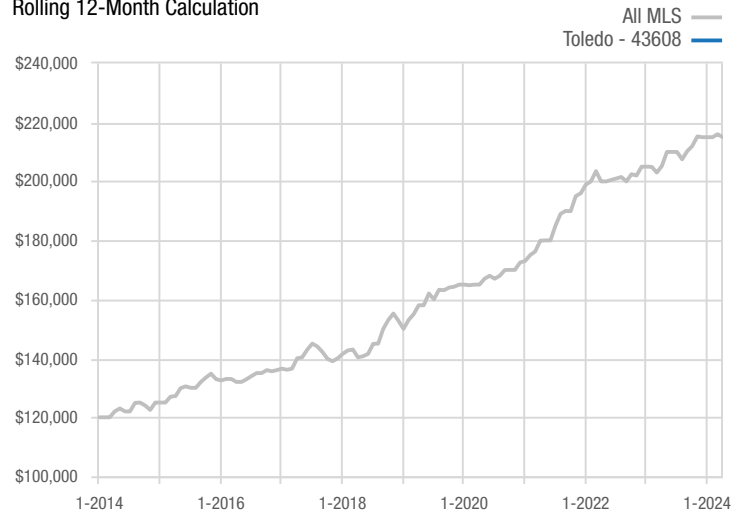
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43609

Zip Code 43609

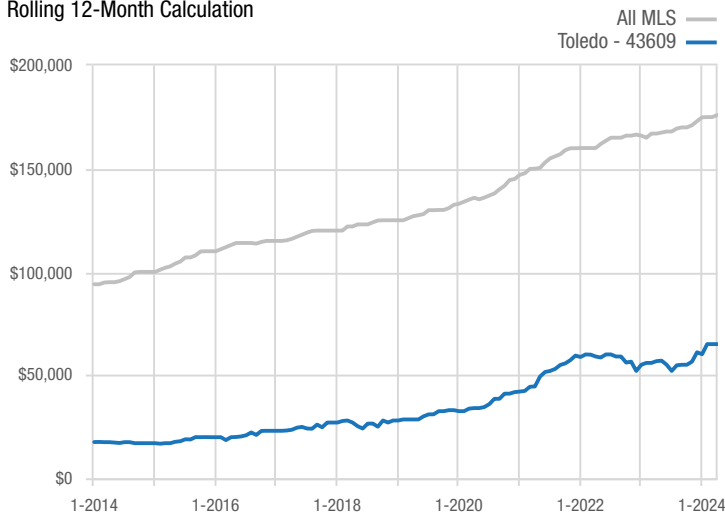
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	28	28	0.0%	102	77	- 24.5%
Pending Sales	19	18	- 5.3%	78	65	- 16.7%
Closed Sales	17	16	- 5.9%	65	60	- 7.7%
Days on Market Until Sale	62	84	+ 35.5%	63	74	+ 17.5%
Median Sales Price*	\$57,000	\$48,000	- 15.8%	\$57,000	\$61,500	+ 7.9%
Average Sales Price*	\$60,947	\$61,505	+ 0.9%	\$59,525	\$65,576	+ 10.2%
Percent of List Price Received*	104.7%	100.4%	- 4.1%	96.4%	96.1%	- 0.3%
Inventory of Homes for Sale	51	45	- 11.8%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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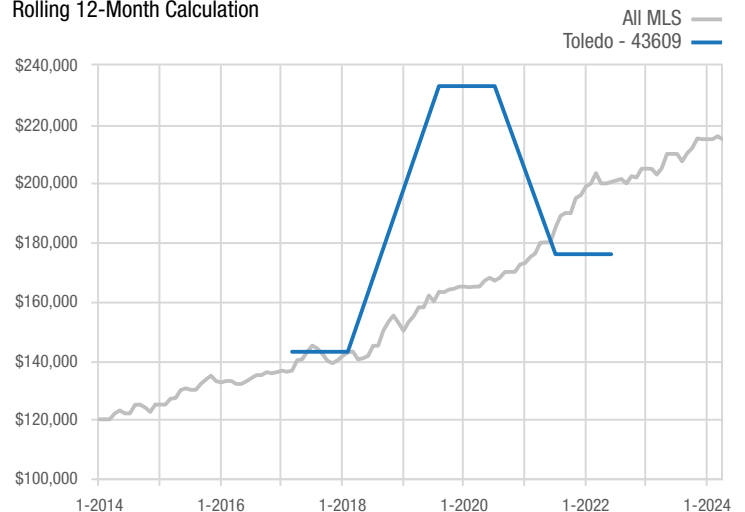
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo-43610

Zip Code 43610

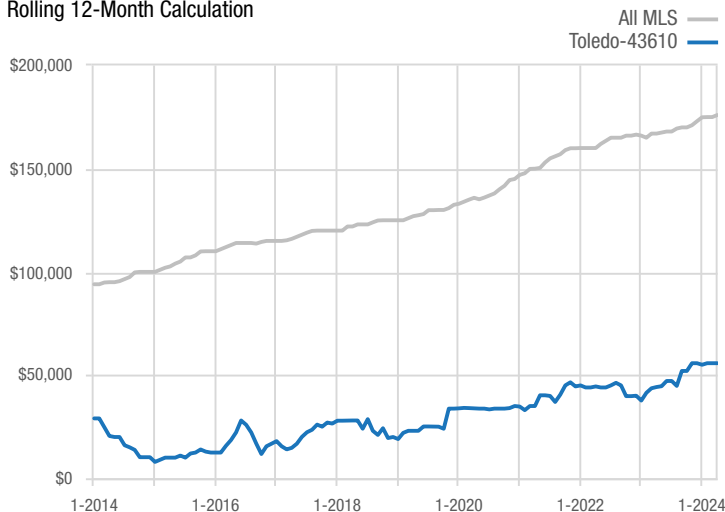
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	4	5	+ 25.0%	11	20	+ 81.8%
Pending Sales	2	3	+ 50.0%	6	17	+ 183.3%
Closed Sales	1	1	0.0%	7	16	+ 128.6%
Days on Market Until Sale	322	20	- 93.8%	129	61	- 52.7%
Median Sales Price*	\$126,500	\$80,000	- 36.8%	\$44,208	\$55,000	+ 24.4%
Average Sales Price*	\$126,500	\$80,000	- 36.8%	\$60,777	\$65,648	+ 8.0%
Percent of List Price Received*	98.1%	94.1%	- 4.1%	88.4%	92.9%	+ 5.1%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	4.4	2.3	- 47.7%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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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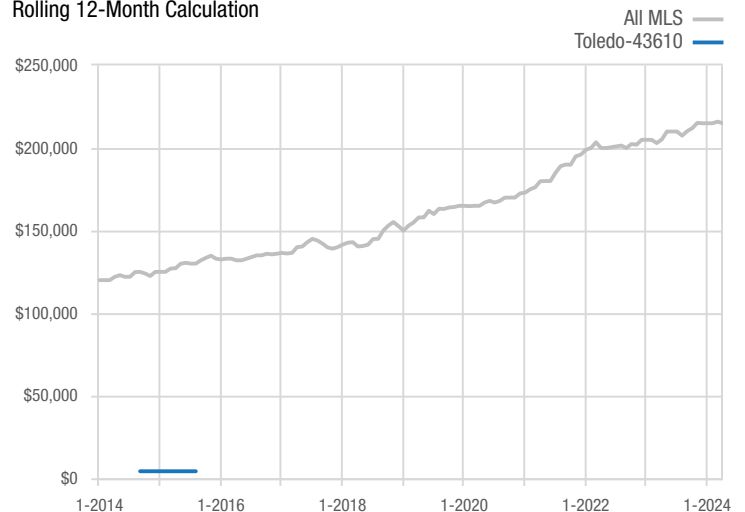
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43611

Zip Code 43611

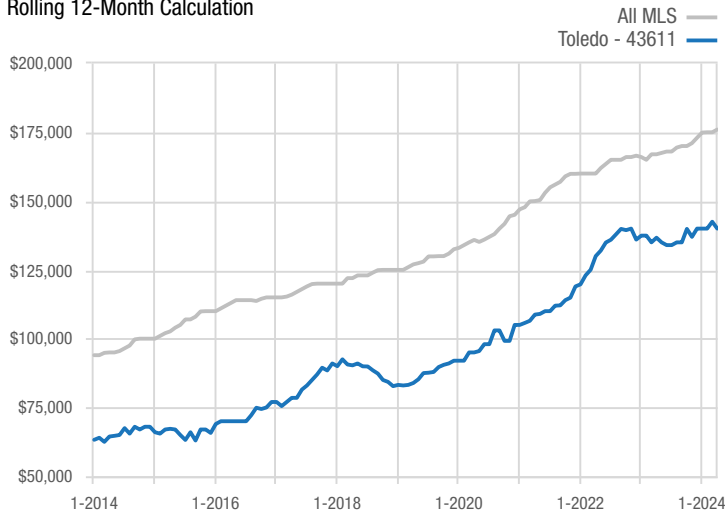
Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	26	32	+ 23.1%	69	86	+ 24.6%
Pending Sales	22	12	- 45.5%	71	59	- 16.9%
Closed Sales	20	12	- 40.0%	69	56	- 18.8%
Days on Market Until Sale	64	63	- 1.6%	72	71	- 1.4%
Median Sales Price*	\$159,500	\$144,000	- 9.7%	\$141,065	\$150,000	+ 6.3%
Average Sales Price*	\$167,633	\$144,398	- 13.9%	\$146,522	\$146,538	+ 0.0%
Percent of List Price Received*	101.7%	103.4%	+ 1.7%	100.9%	99.5%	- 1.4%
Inventory of Homes for Sale	31	54	+ 74.2%	—	—	—
Months Supply of Inventory	1.4	3.3	+ 135.7%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	80	—	—	80	44	- 45.0%
Median Sales Price*	\$175,000	—	—	\$175,000	\$95,000	- 45.7%
Average Sales Price*	\$175,000	—	—	\$175,000	\$95,000	- 45.7%
Percent of List Price Received*	94.6%	—	—	94.6%	82.0%	- 13.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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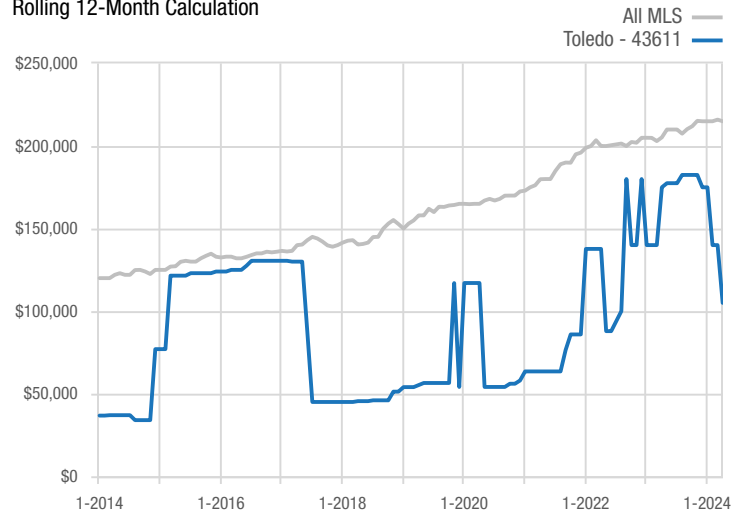
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43612

Zip Code 43612

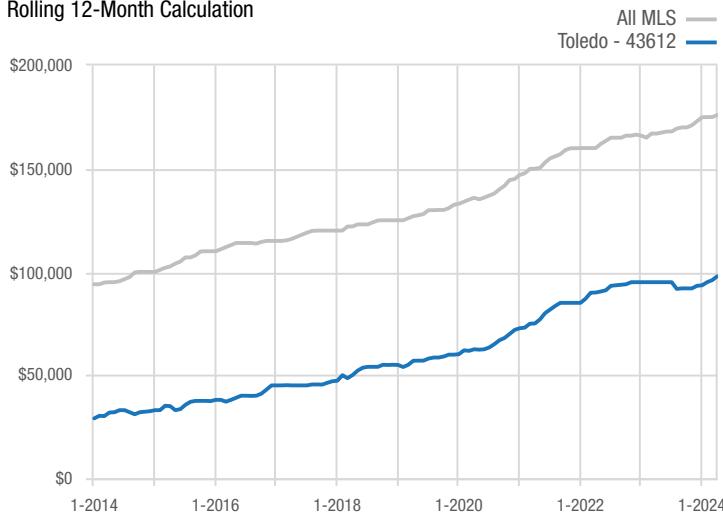
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	88	38	- 56.8%	218	117	- 46.3%
Pending Sales	34	27	- 20.6%	159	110	- 30.8%
Closed Sales	39	29	- 25.6%	145	113	- 22.1%
Days on Market Until Sale	60	65	+ 8.3%	67	81	+ 20.9%
Median Sales Price*	\$95,000	\$114,900	+ 20.9%	\$88,500	\$105,500	+ 19.2%
Average Sales Price*	\$95,521	\$126,851	+ 32.8%	\$93,029	\$111,884	+ 20.3%
Percent of List Price Received*	103.0%	106.1%	+ 3.0%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	122	59	- 51.6%	—	—	—
Months Supply of Inventory	3.1	1.6	- 48.4%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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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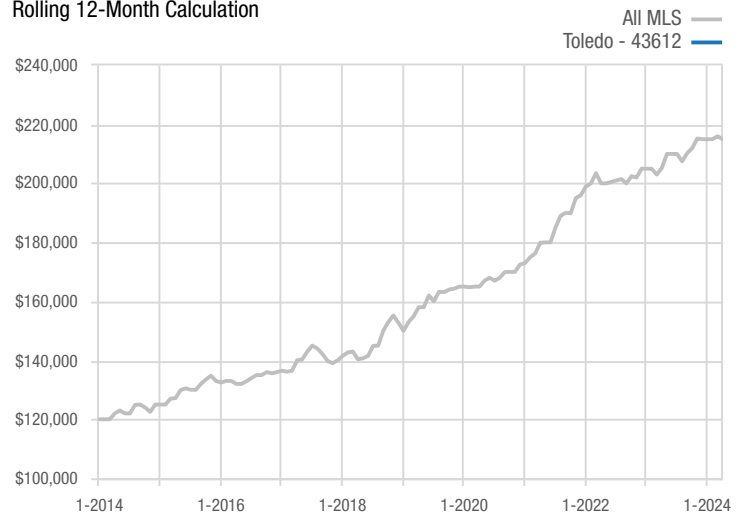
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

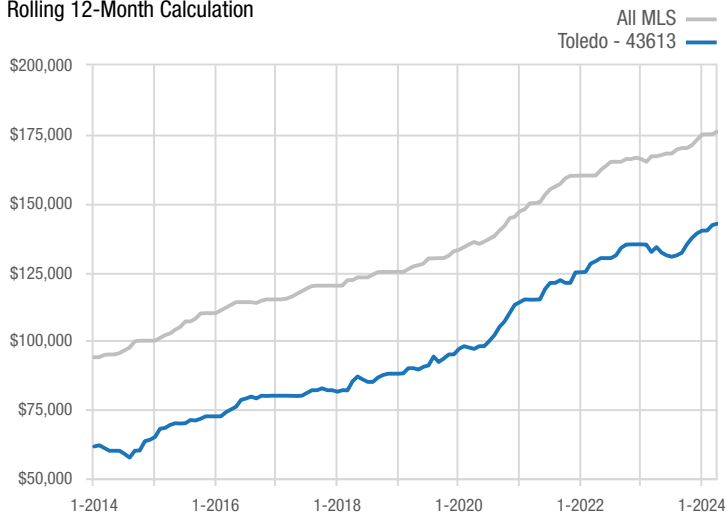
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	31	44	+ 41.9%	157	161	+ 2.5%
Pending Sales	34	51	+ 50.0%	143	155	+ 8.4%
Closed Sales	38	53	+ 39.5%	145	152	+ 4.8%
Days on Market Until Sale	50	64	+ 28.0%	60	57	- 5.0%
Median Sales Price*	\$139,500	\$156,000	+ 11.8%	\$124,950	\$150,000	+ 20.0%
Average Sales Price*	\$139,071	\$148,778	+ 7.0%	\$122,506	\$138,032	+ 12.7%
Percent of List Price Received*	99.9%	107.1%	+ 7.2%	98.7%	102.1%	+ 3.4%
Inventory of Homes for Sale	56	56	0.0%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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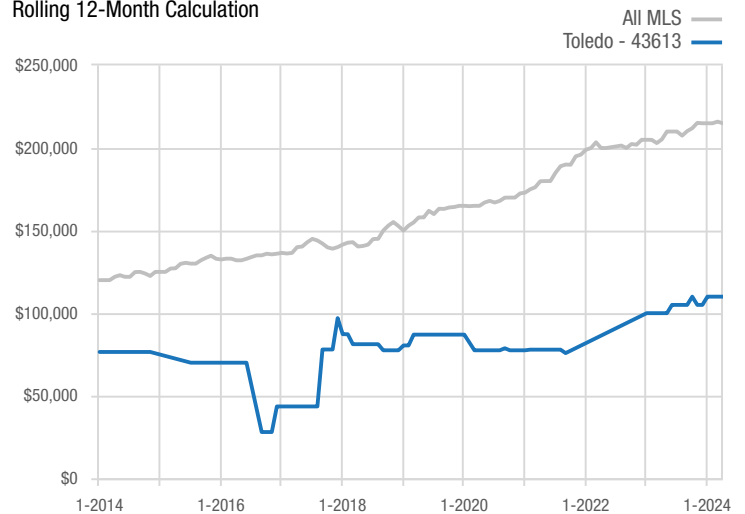
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43614

Zip Code 43614

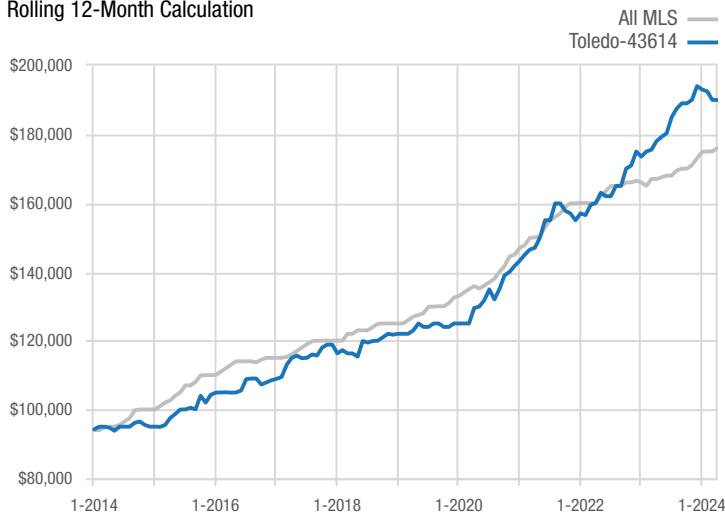
Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	39	26	- 33.3%	107	97	- 9.3%
Pending Sales	31	21	- 32.3%	101	101	0.0%
Closed Sales	25	26	+ 4.0%	96	104	+ 8.3%
Days on Market Until Sale	44	53	+ 20.5%	63	56	- 11.1%
Median Sales Price*	\$217,850	\$222,222	+ 2.0%	\$190,500	\$175,000	- 8.1%
Average Sales Price*	\$200,440	\$222,831	+ 11.2%	\$193,797	\$190,033	- 1.9%
Percent of List Price Received*	105.1%	102.9%	- 2.1%	101.7%	100.8%	- 0.9%
Inventory of Homes for Sale	40	37	- 7.5%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	8	3	- 62.5%	22	12	- 45.5%
Pending Sales	5	5	0.0%	20	11	- 45.0%
Closed Sales	4	7	+ 75.0%	20	12	- 40.0%
Days on Market Until Sale	37	76	+ 105.4%	56	69	+ 23.2%
Median Sales Price*	\$111,450	\$109,900	- 1.4%	\$121,450	\$161,250	+ 32.8%
Average Sales Price*	\$113,475	\$186,021	+ 63.9%	\$141,355	\$186,304	+ 31.8%
Percent of List Price Received*	100.0%	96.0%	- 4.0%	98.9%	97.7%	- 1.2%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

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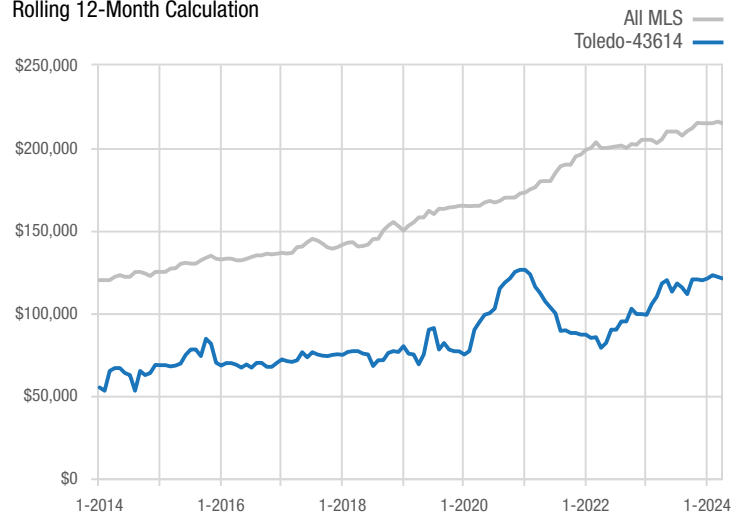
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43615

Zip Code 43615

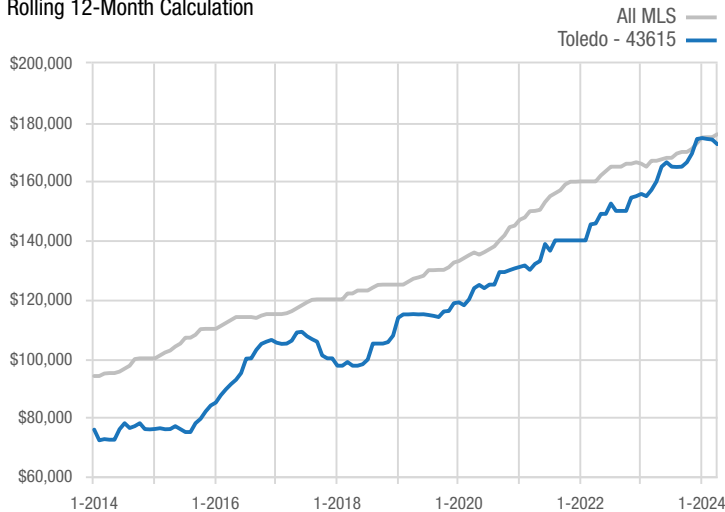
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	37	25	- 32.4%	120	113	- 5.8%
Pending Sales	29	30	+ 3.4%	95	97	+ 2.1%
Closed Sales	20	26	+ 30.0%	81	91	+ 12.3%
Days on Market Until Sale	50	52	+ 4.0%	54	56	+ 3.7%
Median Sales Price*	\$175,000	\$160,000	- 8.6%	\$170,000	\$161,000	- 5.3%
Average Sales Price*	\$233,795	\$231,730	- 0.9%	\$218,562	\$213,167	- 2.5%
Percent of List Price Received*	102.8%	112.5%	+ 9.4%	101.6%	104.2%	+ 2.6%
Inventory of Homes for Sale	54	45	- 16.7%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	9	12	+ 33.3%	26	30	+ 15.4%
Pending Sales	7	10	+ 42.9%	17	22	+ 29.4%
Closed Sales	3	6	+ 100.0%	14	18	+ 28.6%
Days on Market Until Sale	28	74	+ 164.3%	45	78	+ 73.3%
Median Sales Price*	\$137,000	\$161,750	+ 18.1%	\$144,950	\$173,750	+ 19.9%
Average Sales Price*	\$179,333	\$174,192	- 2.9%	\$184,193	\$192,303	+ 4.4%
Percent of List Price Received*	101.9%	99.4%	- 2.5%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

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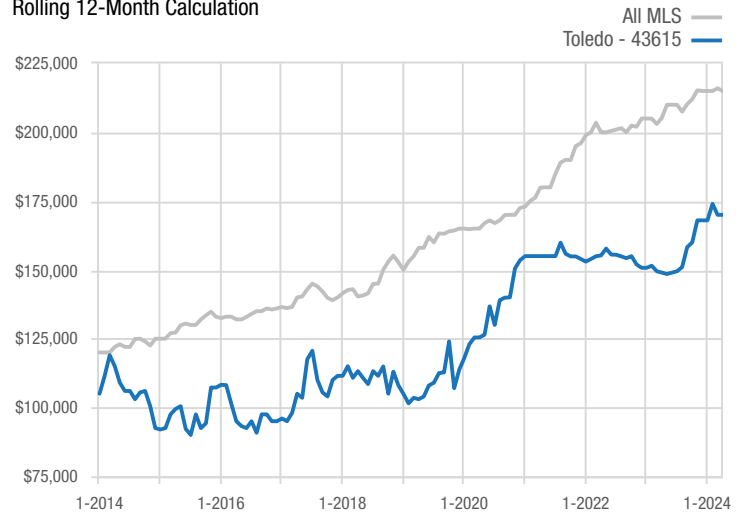
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43617

Zip Code 43617

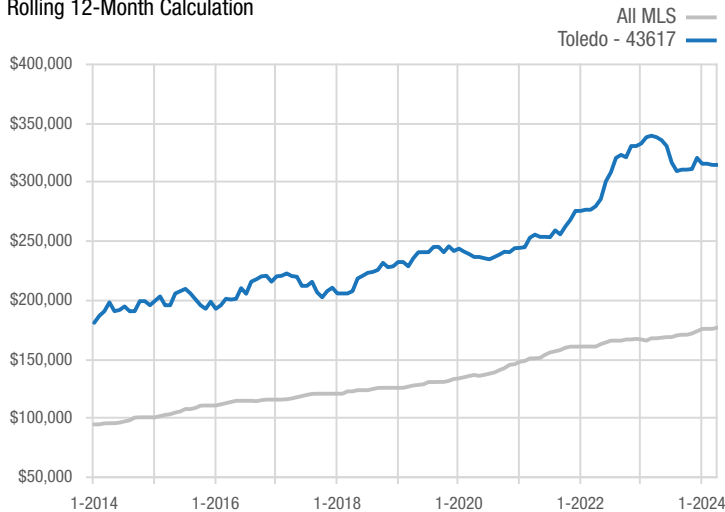
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	12	11	- 8.3%	20	28	+ 40.0%
Pending Sales	4	6	+ 50.0%	15	19	+ 26.7%
Closed Sales	3	7	+ 133.3%	14	19	+ 35.7%
Days on Market Until Sale	25	74	+ 196.0%	76	54	- 28.9%
Median Sales Price*	\$300,000	\$306,500	+ 2.2%	\$327,000	\$290,000	- 11.3%
Average Sales Price*	\$308,967	\$296,357	- 4.1%	\$295,224	\$288,895	- 2.1%
Percent of List Price Received*	103.0%	98.1%	- 4.8%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	4	4	0.0%	11	6	- 45.5%
Pending Sales	6	1	- 83.3%	10	2	- 80.0%
Closed Sales	2	1	- 50.0%	6	3	- 50.0%
Days on Market Until Sale	40	34	- 15.0%	80	31	- 61.3%
Median Sales Price*	\$293,750	\$225,000	- 23.4%	\$262,425	\$265,000	+ 1.0%
Average Sales Price*	\$293,750	\$225,000	- 23.4%	\$275,808	\$256,000	- 7.2%
Percent of List Price Received*	100.8%	104.7%	+ 3.9%	99.7%	102.6%	+ 2.9%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

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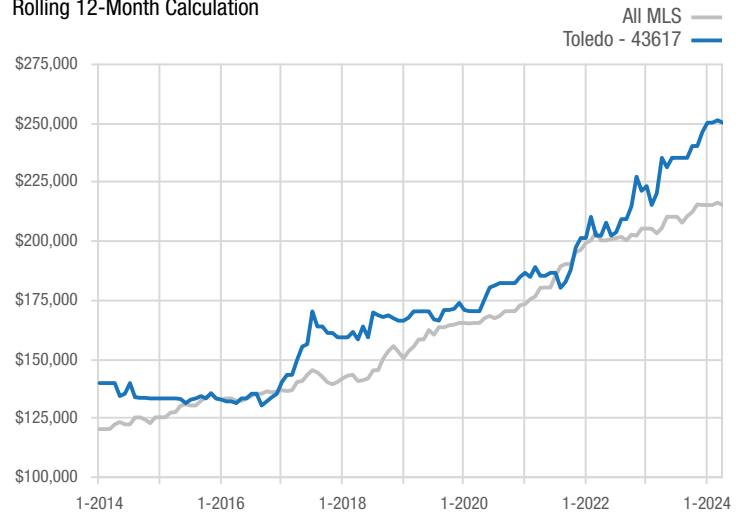
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Toledo - 43620

Zip Code 43620

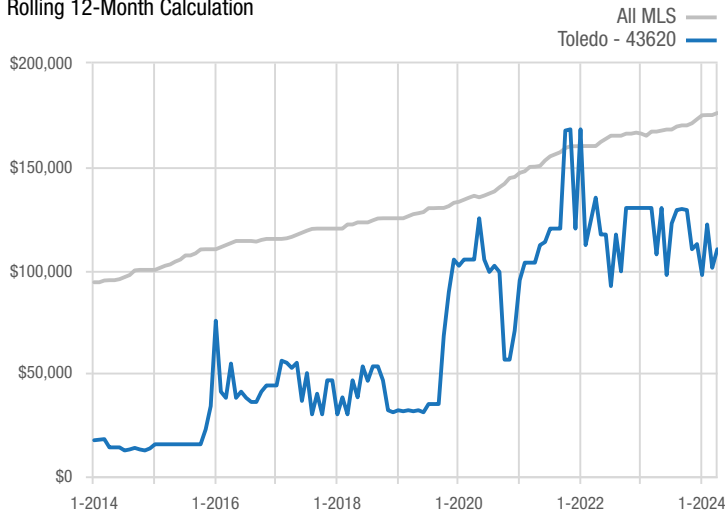
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	9	14	+ 55.6%
Pending Sales	1	6	+ 500.0%	4	18	+ 350.0%
Closed Sales	0	5	—	3	16	+ 433.3%
Days on Market Until Sale	—	43	—	121	71	- 41.3%
Median Sales Price*	—	\$115,000	—	\$50,000	\$88,500	+ 77.0%
Average Sales Price*	—	\$105,320	—	\$80,259	\$116,711	+ 45.4%
Percent of List Price Received*	—	101.0%	—	93.5%	96.2%	+ 2.9%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	3.2	0.9	- 71.9%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	1	1	0.0%	3	4	+ 33.3%
Pending Sales	3	2	- 33.3%	3	4	+ 33.3%
Closed Sales	3	1	- 66.7%	3	3	0.0%
Days on Market Until Sale	32	26	- 18.8%	32	49	+ 53.1%
Median Sales Price*	\$40,000	\$85,000	+ 112.5%	\$40,000	\$83,000	+ 107.5%
Average Sales Price*	\$50,667	\$85,000	+ 67.8%	\$50,667	\$82,100	+ 62.0%
Percent of List Price Received*	87.6%	94.7%	+ 8.1%	87.6%	94.9%	+ 8.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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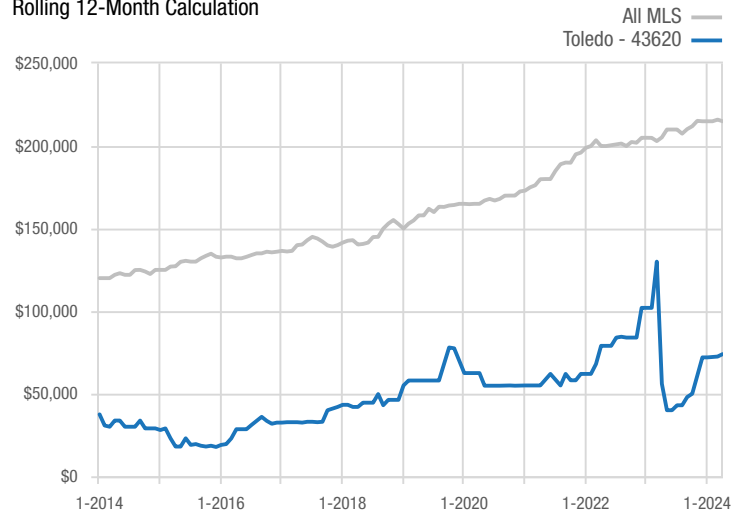
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43623

Zip Code 43623

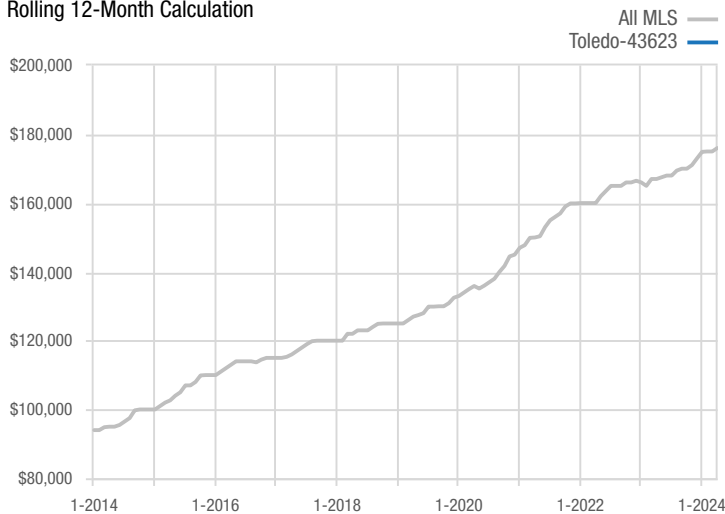
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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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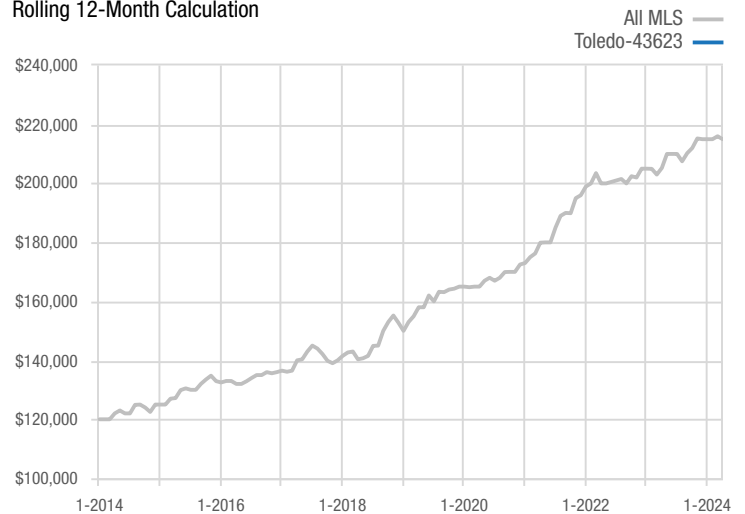
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

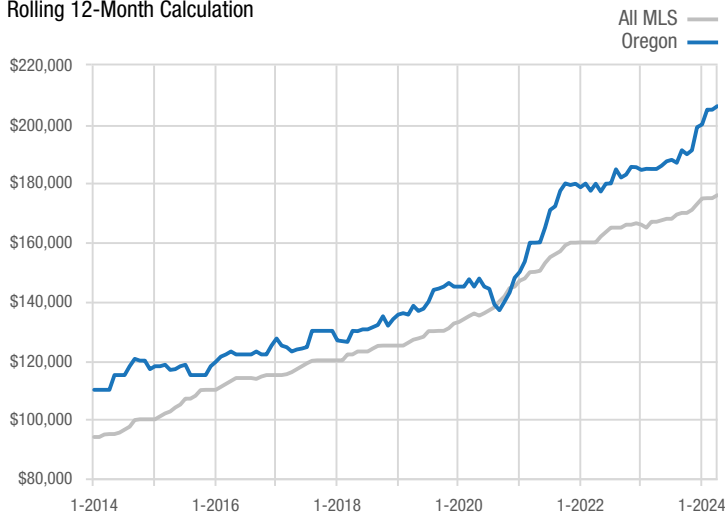
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	21	21	0.0%	56	69	+ 23.2%
Pending Sales	9	13	+ 44.4%	38	44	+ 15.8%
Closed Sales	10	14	+ 40.0%	38	43	+ 13.2%
Days on Market Until Sale	42	62	+ 47.6%	44	56	+ 27.3%
Median Sales Price*	\$206,950	\$286,333	+ 38.4%	\$178,050	\$238,920	+ 34.2%
Average Sales Price*	\$220,240	\$270,076	+ 22.6%	\$196,836	\$249,062	+ 26.5%
Percent of List Price Received*	104.8%	99.8%	- 4.8%	101.4%	100.5%	- 0.9%
Inventory of Homes for Sale	29	36	+ 24.1%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	2	3	+ 50.0%	5	6	+ 20.0%
Pending Sales	0	1	—	3	4	+ 33.3%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Days on Market Until Sale	36	18	- 50.0%	26	32	+ 23.1%
Median Sales Price*	\$261,000	\$168,500	- 35.4%	\$200,000	\$197,000	- 1.5%
Average Sales Price*	\$261,000	\$168,500	- 35.4%	\$219,667	\$229,750	+ 4.6%
Percent of List Price Received*	104.4%	99.2%	- 5.0%	103.4%	95.3%	- 7.8%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

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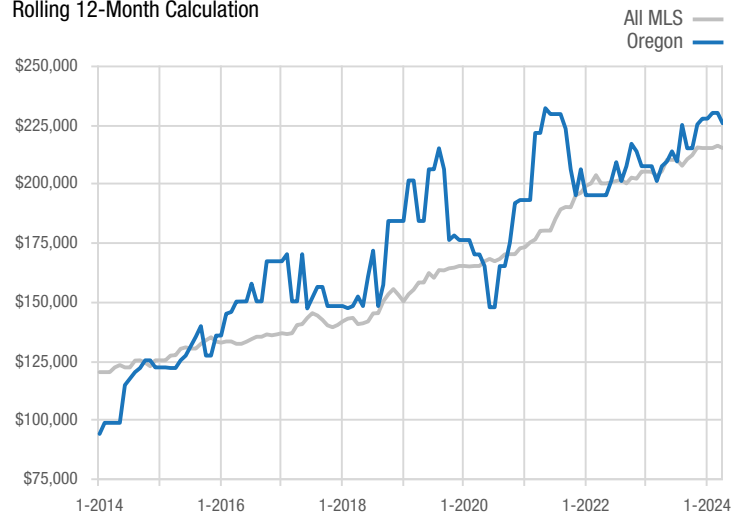
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Bowling Green

Zip Code 43402

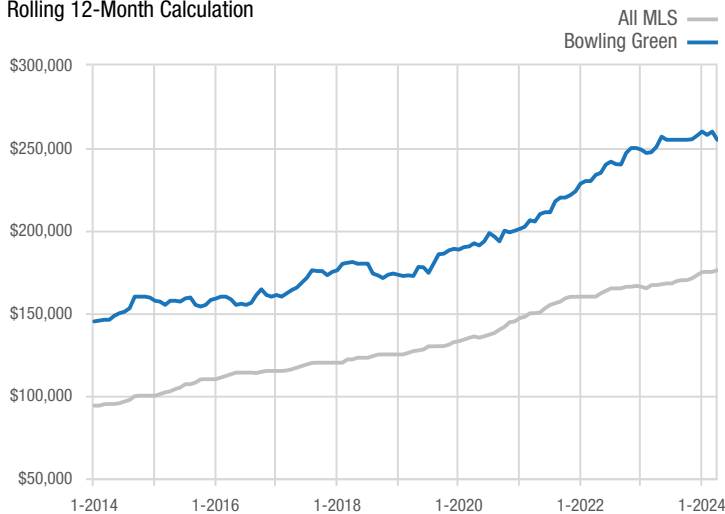
Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	21	15	- 28.6%	57	61	+ 7.0%
Pending Sales	14	9	- 35.7%	51	48	- 5.9%
Closed Sales	13	6	- 53.8%	45	45	0.0%
Days on Market Until Sale	52	36	- 30.8%	51	49	- 3.9%
Median Sales Price*	\$323,000	\$269,900	- 16.4%	\$267,000	\$275,000	+ 3.0%
Average Sales Price*	\$359,119	\$308,960	- 14.0%	\$289,547	\$299,282	+ 3.4%
Percent of List Price Received*	97.6%	101.3%	+ 3.8%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	22	31	+ 40.9%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	3	3	0.0%	7	13	+ 85.7%
Pending Sales	3	2	- 33.3%	9	10	+ 11.1%
Closed Sales	2	4	+ 100.0%	7	10	+ 42.9%
Days on Market Until Sale	105	28	- 73.3%	79	48	- 39.2%
Median Sales Price*	\$362,000	\$165,000	- 54.4%	\$359,000	\$177,250	- 50.6%
Average Sales Price*	\$362,000	\$180,475	- 50.1%	\$303,414	\$183,840	- 39.4%
Percent of List Price Received*	96.6%	102.2%	+ 5.8%	97.6%	100.2%	+ 2.7%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.9	2.5	+ 177.8%	—	—	—

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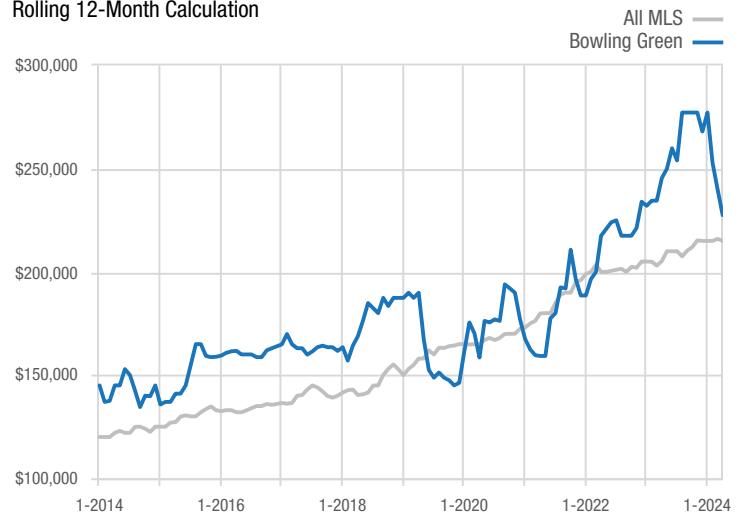
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2024

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Millbury

Zip Code 43447

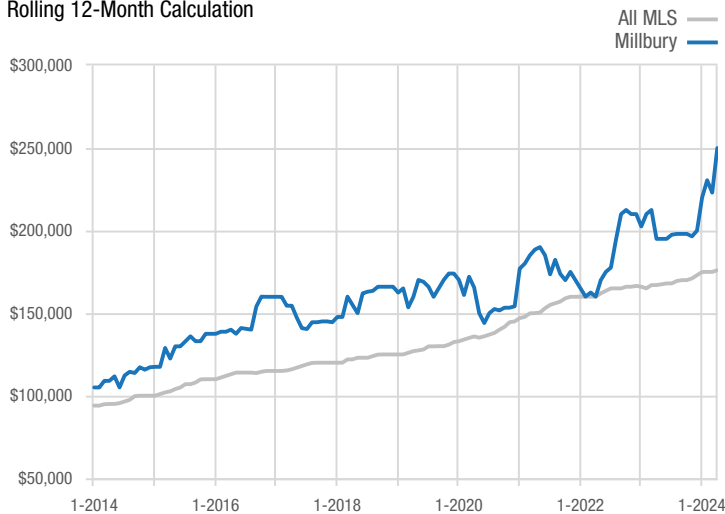
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	3	1	- 66.7%	9	7	- 22.2%
Pending Sales	4	1	- 75.0%	13	7	- 46.2%
Closed Sales	4	1	- 75.0%	13	7	- 46.2%
Days on Market Until Sale	41	136	+ 231.7%	79	53	- 32.9%
Median Sales Price*	\$146,000	\$290,000	+ 98.6%	\$172,000	\$250,000	+ 45.3%
Average Sales Price*	\$156,750	\$290,000	+ 85.0%	\$198,231	\$236,500	+ 19.3%
Percent of List Price Received*	101.1%	98.3%	- 2.8%	97.9%	100.7%	+ 2.9%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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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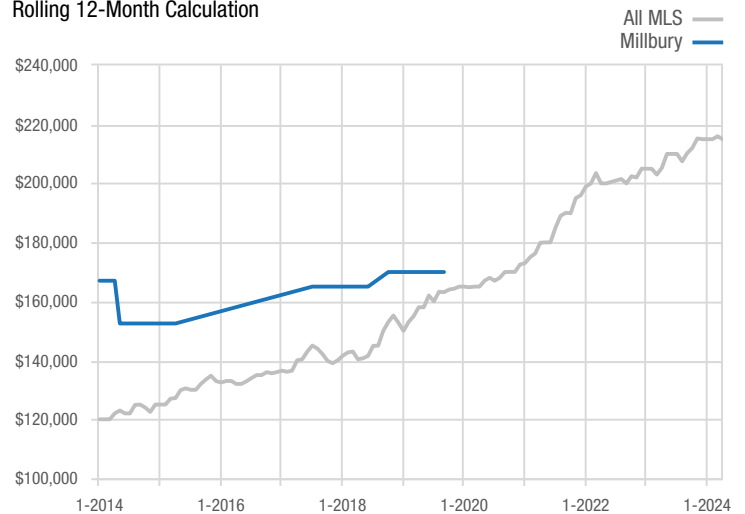
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

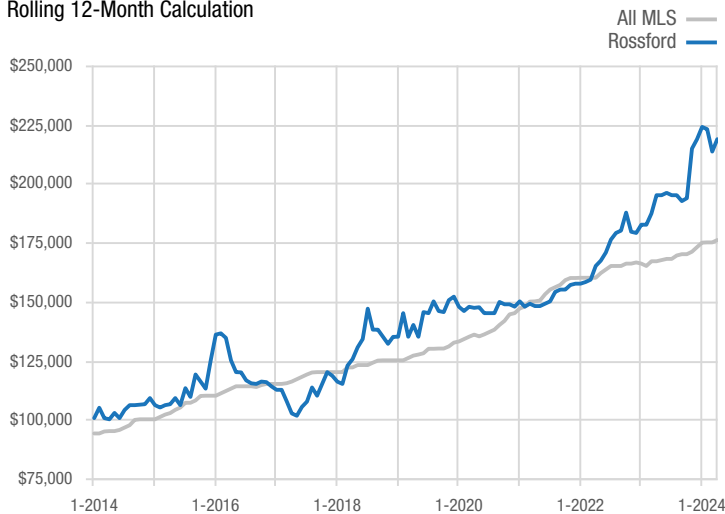
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	11	8	- 27.3%	28	24	- 14.3%
Pending Sales	8	4	- 50.0%	20	19	- 5.0%
Closed Sales	6	7	+ 16.7%	19	18	- 5.3%
Days on Market Until Sale	52	33	- 36.5%	66	58	- 12.1%
Median Sales Price*	\$203,000	\$216,500	+ 6.7%	\$195,500	\$209,250	+ 7.0%
Average Sales Price*	\$208,000	\$239,714	+ 15.2%	\$220,861	\$221,439	+ 0.3%
Percent of List Price Received*	102.6%	102.1%	- 0.5%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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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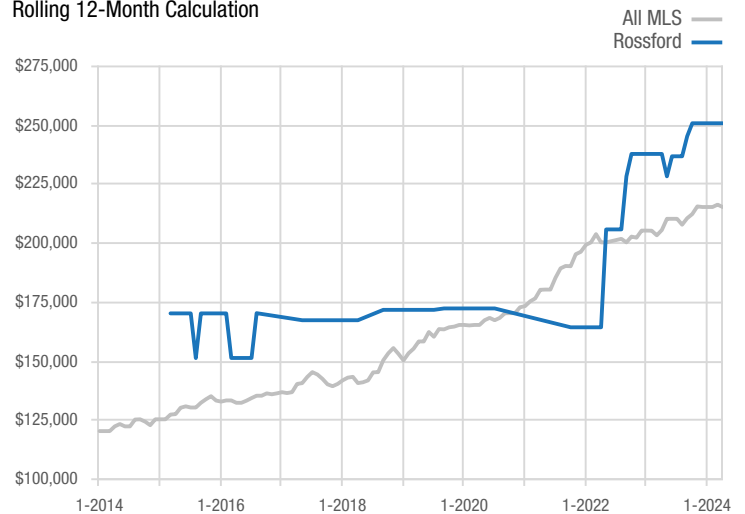
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

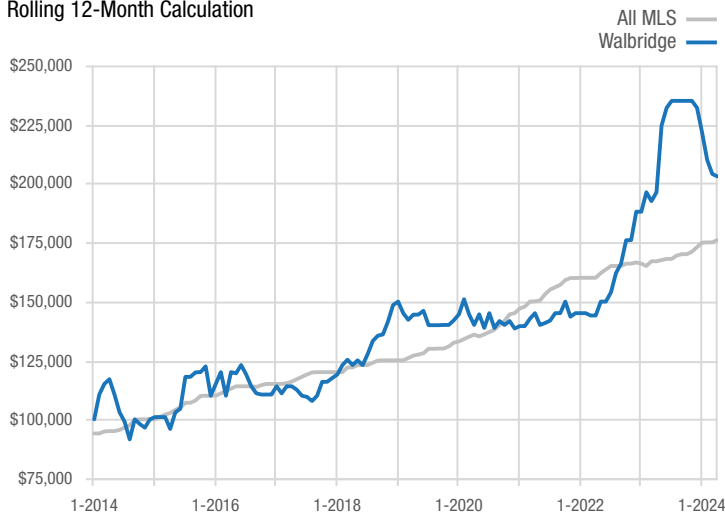
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	6	5	- 16.7%	19	16	- 15.8%
Pending Sales	9	3	- 66.7%	14	13	- 7.1%
Closed Sales	7	4	- 42.9%	10	15	+ 50.0%
Days on Market Until Sale	32	44	+ 37.5%	31	65	+ 109.7%
Median Sales Price*	\$229,100	\$207,000	- 9.6%	\$232,850	\$194,000	- 16.7%
Average Sales Price*	\$220,771	\$214,875	- 2.7%	\$223,500	\$197,760	- 11.5%
Percent of List Price Received*	104.3%	104.4%	+ 0.1%	105.1%	99.1%	- 5.7%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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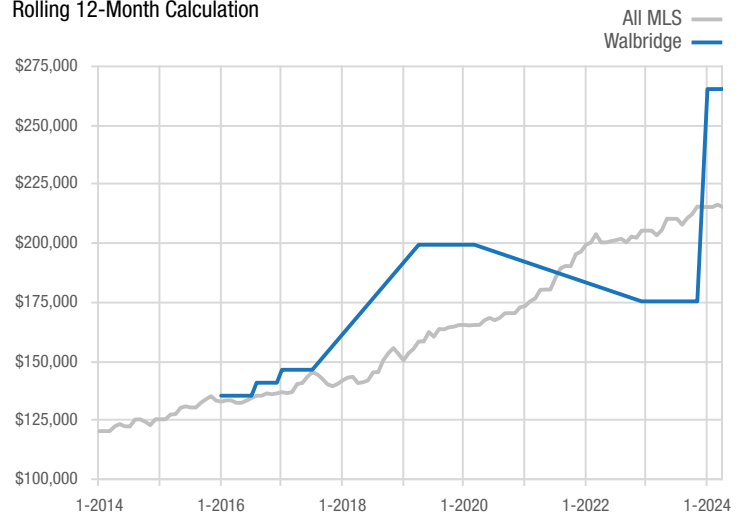
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

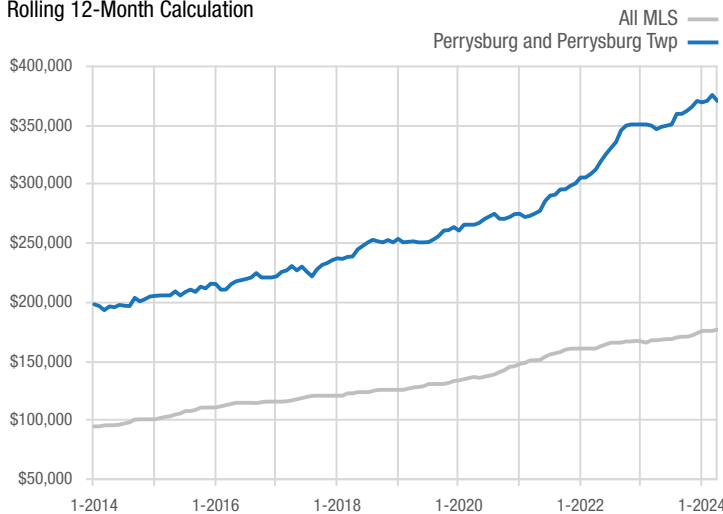
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	47	47	0.0%	165	171	+ 3.6%
Pending Sales	30	36	+ 20.0%	100	140	+ 40.0%
Closed Sales	32	34	+ 6.3%	101	126	+ 24.8%
Days on Market Until Sale	78	68	- 12.8%	73	76	+ 4.1%
Median Sales Price*	\$349,000	\$329,900	- 5.5%	\$324,500	\$358,000	+ 10.3%
Average Sales Price*	\$376,474	\$377,261	+ 0.2%	\$361,241	\$377,826	+ 4.6%
Percent of List Price Received*	100.8%	102.6%	+ 1.8%	99.2%	100.1%	+ 0.9%
Inventory of Homes for Sale	103	89	- 13.6%	—	—	—
Months Supply of Inventory	2.7	2.2	- 18.5%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	8	6	- 25.0%	22	14	- 36.4%
Pending Sales	7	8	+ 14.3%	17	18	+ 5.9%
Closed Sales	5	5	0.0%	15	17	+ 13.3%
Days on Market Until Sale	53	67	+ 26.4%	52	71	+ 36.5%
Median Sales Price*	\$242,000	\$188,000	- 22.3%	\$242,000	\$230,000	- 5.0%
Average Sales Price*	\$233,180	\$184,580	- 20.8%	\$263,393	\$256,277	- 2.7%
Percent of List Price Received*	99.1%	97.3%	- 1.8%	99.9%	97.9%	- 2.0%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

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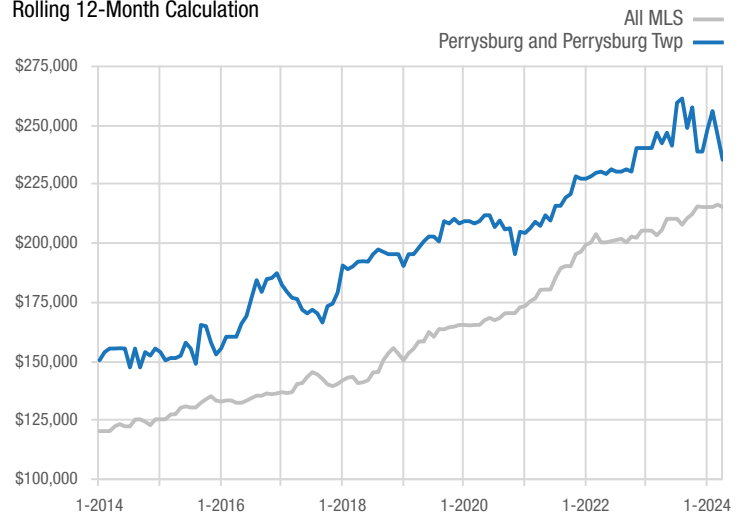
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

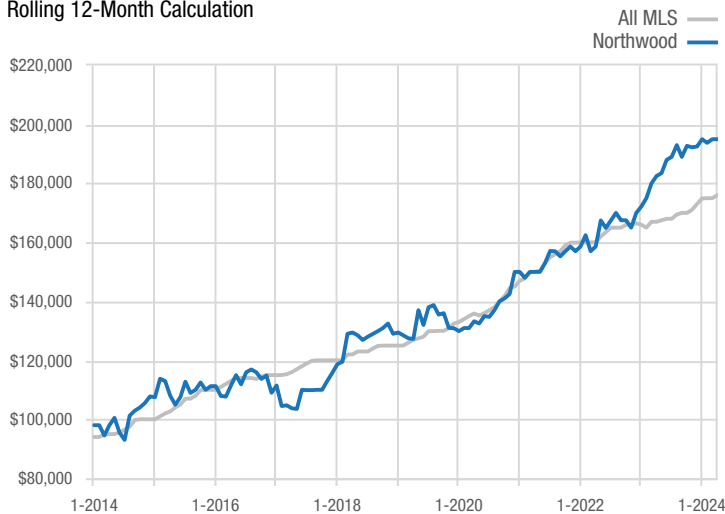
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	6	7	+ 16.7%	29	44	+ 51.7%
Pending Sales	9	9	0.0%	27	30	+ 11.1%
Closed Sales	8	9	+ 12.5%	25	30	+ 20.0%
Days on Market Until Sale	33	47	+ 42.4%	46	60	+ 30.4%
Median Sales Price*	\$245,000	\$225,000	- 8.2%	\$189,000	\$197,799	+ 4.7%
Average Sales Price*	\$255,663	\$257,645	+ 0.8%	\$204,288	\$207,904	+ 1.8%
Percent of List Price Received*	106.8%	100.4%	- 6.0%	103.4%	100.4%	- 2.9%
Inventory of Homes for Sale	11	27	+ 145.5%	—	—	—
Months Supply of Inventory	1.8	3.6	+ 100.0%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	1	1	0.0%	2	1	- 50.0%
Pending Sales	0	1	—	3	1	- 66.7%
Closed Sales	1	1	0.0%	4	1	- 75.0%
Days on Market Until Sale	193	9	- 95.3%	136	9	- 93.4%
Median Sales Price*	\$242,000	\$81,000	- 66.5%	\$245,950	\$81,000	- 67.1%
Average Sales Price*	\$242,000	\$81,000	- 66.5%	\$201,725	\$81,000	- 59.8%
Percent of List Price Received*	96.8%	101.4%	+ 4.8%	97.4%	101.4%	+ 4.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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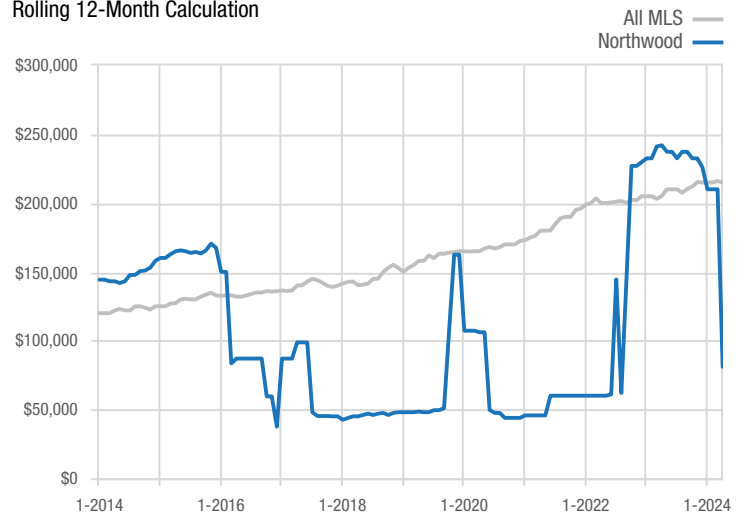
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

Zip Codes 43414, 43430, 43443, 43450, and 43465

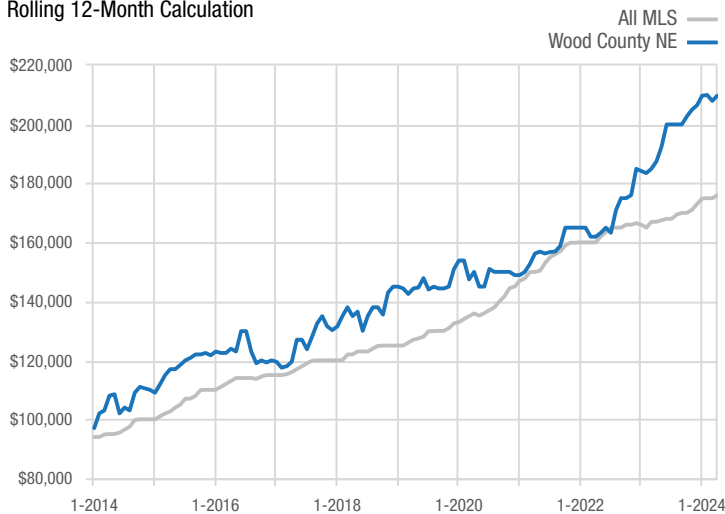
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	16	12	- 25.0%	57	39	- 31.6%
Pending Sales	15	12	- 20.0%	38	45	+ 18.4%
Closed Sales	13	11	- 15.4%	35	45	+ 28.6%
Days on Market Until Sale	45	55	+ 22.2%	55	67	+ 21.8%
Median Sales Price*	\$206,500	\$220,000	+ 6.5%	\$180,000	\$185,500	+ 3.1%
Average Sales Price*	\$217,838	\$231,436	+ 6.2%	\$190,309	\$209,144	+ 9.9%
Percent of List Price Received*	101.6%	102.1%	+ 0.5%	100.5%	98.0%	- 2.5%
Inventory of Homes for Sale	31	16	- 48.4%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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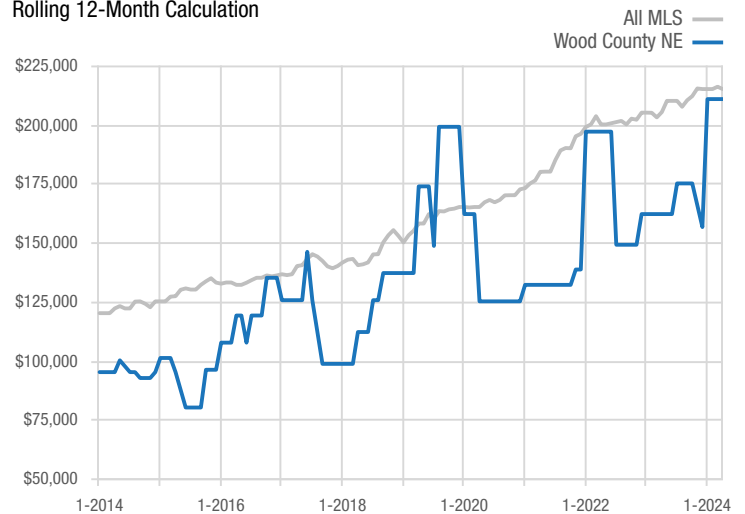
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

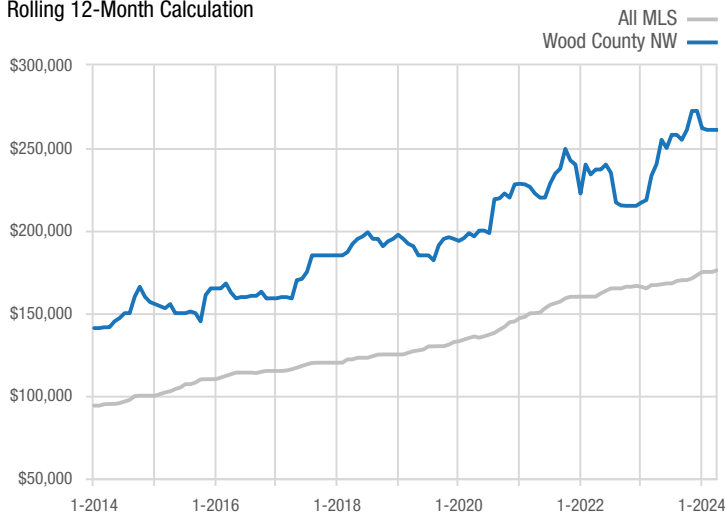
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	8	4	- 50.0%	22	17	- 22.7%
Pending Sales	11	4	- 63.6%	19	17	- 10.5%
Closed Sales	7	5	- 28.6%	16	17	+ 6.3%
Days on Market Until Sale	100	43	- 57.0%	103	58	- 43.7%
Median Sales Price*	\$255,000	\$230,000	- 9.8%	\$282,500	\$225,000	- 20.4%
Average Sales Price*	\$273,500	\$313,222	+ 14.5%	\$304,463	\$300,636	- 1.3%
Percent of List Price Received*	100.8%	100.2%	- 0.6%	95.6%	94.6%	- 1.0%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	1.7	0.9	- 47.1%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
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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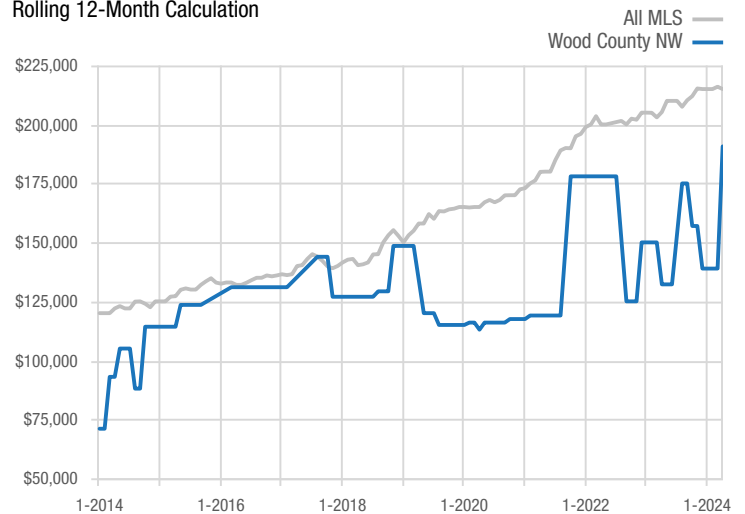
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

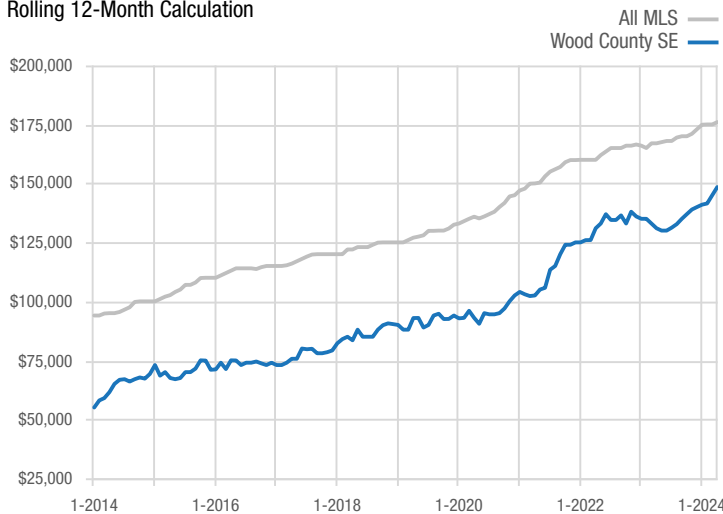
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	21	16	- 23.8%	60	68	+ 13.3%
Pending Sales	13	14	+ 7.7%	57	62	+ 8.8%
Closed Sales	15	16	+ 6.7%	57	59	+ 3.5%
Days on Market Until Sale	74	80	+ 8.1%	81	76	- 6.2%
Median Sales Price*	\$128,000	\$181,450	+ 41.8%	\$122,500	\$145,000	+ 18.4%
Average Sales Price*	\$120,960	\$195,119	+ 61.3%	\$118,497	\$162,582	+ 37.2%
Percent of List Price Received*	94.8%	99.2%	+ 4.6%	94.3%	98.4%	+ 4.3%
Inventory of Homes for Sale	40	37	- 7.5%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	0	- 100.0%
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	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

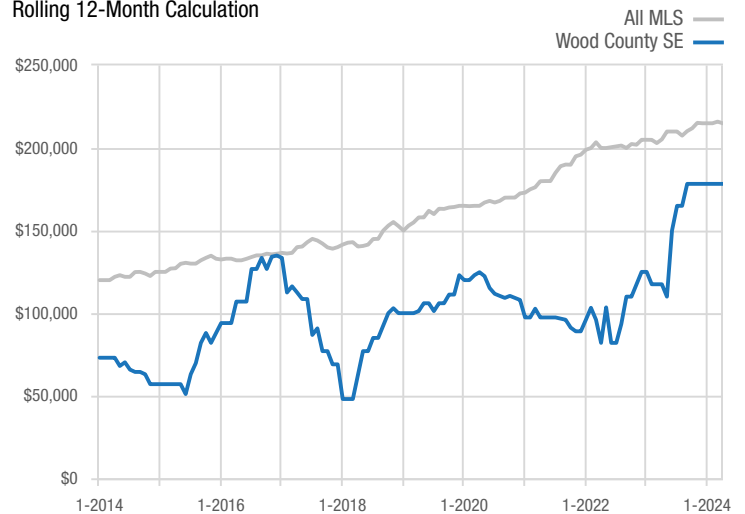
Median Sales Price - Single Family

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 2024

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Wood County SW

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

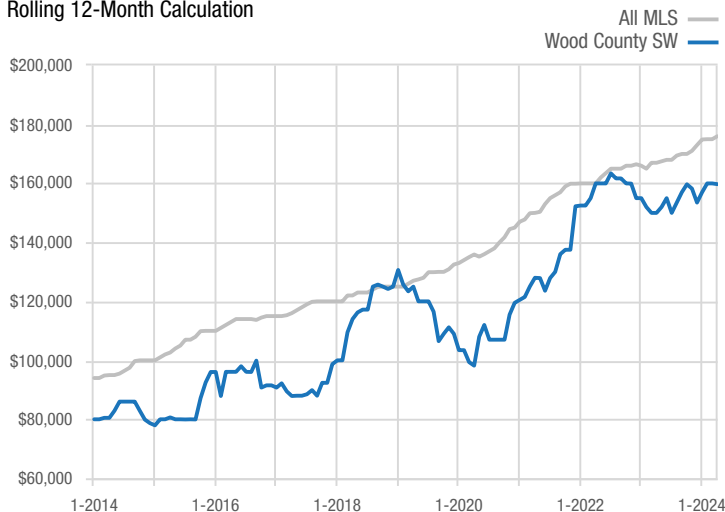
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	7	0	- 100.0%	18	4	- 77.8%
Pending Sales	5	0	- 100.0%	14	9	- 35.7%
Closed Sales	7	0	- 100.0%	14	11	- 21.4%
Days on Market Until Sale	94	—	—	95	79	- 16.8%
Median Sales Price*	\$191,000	—	—	\$144,200	\$165,000	+ 14.4%
Average Sales Price*	\$226,650	—	—	\$169,008	\$174,873	+ 3.5%
Percent of List Price Received*	99.0%	—	—	93.8%	100.0%	+ 6.6%
Inventory of Homes for Sale	13	0	- 100.0%	—	—	—
Months Supply of Inventory	2.5	—	—	—	—	—

Condo-Villa	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% 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.

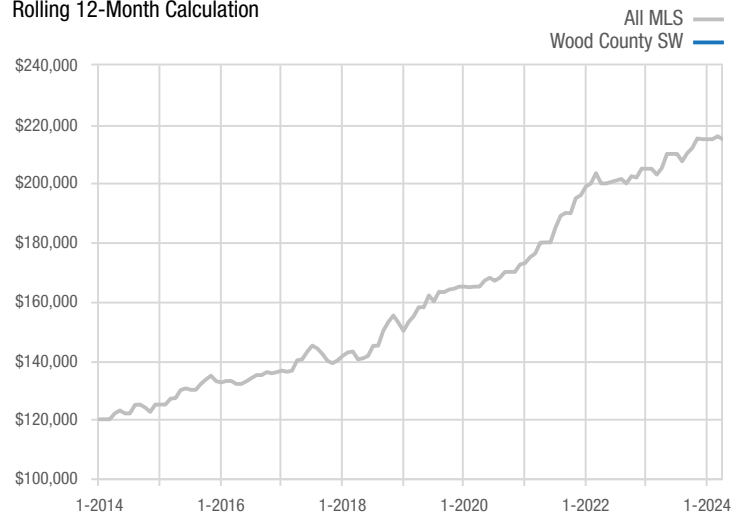
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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.