Local Market Update – August 2026

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Lucas and Wood Counties

The Lucas and Wood County housing market remained strong through August, particularly for single-family homes. Sales activity increased despite little change in new listings, indicating that buyer demand remains steady. Limited inventory continues to support home values, although properties are taking slightly longer to sell.

The condo and villa market showed a different trend. A significant increase in new listings provided buyers with more choices, while sales were relatively flat. Homes in this category also took longer to sell, contributing to a more balanced and buyer-friendly market. The decline in median price may reflect the types and price ranges of properties sold rather than a broad drop in values.

Overall, single-family homes continue to favor sellers, while the condo and villa market is offering buyers more inventory, additional time and potentially greater negotiating opportunities.

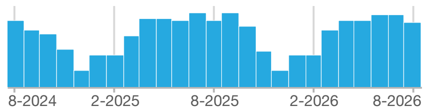
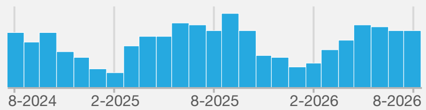
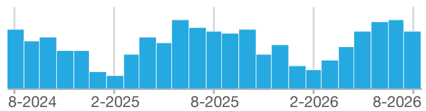
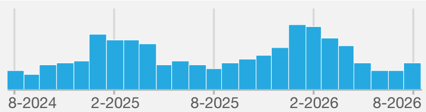
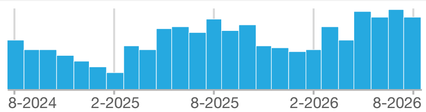
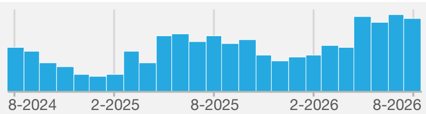
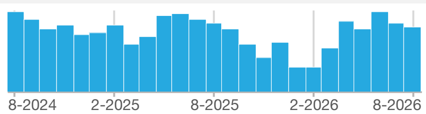
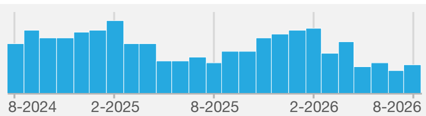
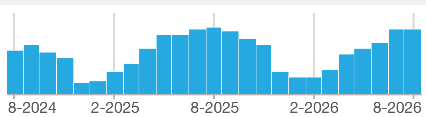
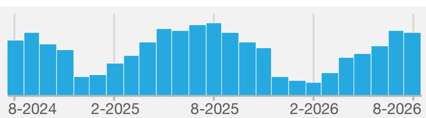
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	716	**710**	-0.8%	5,028	**5,136**	2.1%
Closed Sales	535	**587**	9.7%	3,750	**3,914**	4.4%
Days on Market	57	**63**	10.5%	60	**62**	3.3%
SP$/SqFt	$139	**$148**	6.5%	$135	**$141**	4.4%
Median Sales Price*	$221,000	**$231,000**	4.5%	$205,117	**$217,750**	6.2%
Average Sales Price*	$255,012	**$270,437**	6.0%	$243,028	**$256,812**	5.7%
Percent of List Price Received*	99%	**99%**	-0.2%	99%	**99%**	-0.3%
Months Supply of Inventory	3	**2.78**	-7.3%	---	**---**	**---**
Total Volume	$136,431,511	**$158,746,798**	16.4%	$911,355,959	**$1,005,164,531**	10.3%

Condo/Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	54	**76**	40.7%	399	**462**	15.8%
Closed Sales	43	**42**	-2.3%	314	**343**	9.2%
Days on Market	49	**65**	32.7%	56	**75**	33.9%
SP$/SqFt	$148	**$146**	-1.4%	$146	**$151**	3.4%
Median Sales Price*	$259,000	**$224,950**	-13.1%	$237,500	**$226,500**	-4.6%
Average Sales Price*	$254,102	**$235,080**	-7.5%	$245,071	**$244,788**	-0.1%
Percent of List Price Received*	97%	**99%**	1.3%	99%	**97%**	-1.3%
Months Supply of Inventory	2.93	**3.95**	34.8%	---	**---**	**---**
Total Volume (in 1000's)	$10,926,413	**$9,873,400**	-9.6%	$76,952,421	**$83,962,465**	9.1%

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

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,136	**1,118**	- 1.6%	8,355	**8,375**	+ 0.2%
Pending Sales		905	**911**	+ 0.7%	6,450	**6,485**	+ 0.5%
Closed Sales		905	**904**	- 0.1%	6,325	**6,458**	+ 2.1%
Days on Market Until Sale		59	**62**	+ 5.1%	66	**66**	0.0%
Median Sales Price		$223,300	**$224,900**	+ 0.7%	$205,000	**$218,000**	+ 6.3%
Average Sales Price		$249,522	**$265,248**	+ 6.3%	$238,223	**$253,185**	+ 6.3%
Percent of List Price Received		100.1%	**99.9%**	- 0.2%	100.0%	**99.6%**	- 0.4%
Housing Affordability Index		147	**145**	- 1.4%	161	**150**	- 6.8%
Inventory of Homes for Sale		2,352	**2,324**	- 1.2%	—	**—**	—
Months Supply of Inventory		3.0	**2.8**	- 6.7%	—	**—**	—

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NORTHWEST OHIO REALTORS® | NORIS MLS

Lucas County

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	577	**567**	- 1.7%	4,002	**4,158**	+ 3.9%
Pending Sales	418	**439**	+ 5.0%	3,043	**3,116**	+ 2.4%
Closed Sales	408	**444**	+ 8.8%	2,957	**3,096**	+ 4.7%
Days on Market Until Sale	59	**56**	- 5.1%	59	**59**	0.0%
Median Sales Price*	$199,950	**$215,000**	+ 7.5%	$180,000	**$195,000**	+ 8.3%
Average Sales Price*	$227,841	**$260,432**	+ 14.3%	$217,983	**$236,148**	+ 8.3%
Percent of List Price Received*	100.5%	**100.7%**	+ 0.2%	100.3%	**100.2%**	- 0.1%
Inventory of Homes for Sale	1,036	**1,114**	+ 7.5%	—	**—**	—
Months Supply of Inventory	2.7	**2.9**	+ 7.4%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	45	**50**	+ 11.1%	317	**358**	+ 12.9%
Pending Sales	34	**35**	+ 2.9%	251	**274**	+ 9.2%
Closed Sales	34	**31**	- 8.8%	251	**262**	+ 4.4%
Days on Market Until Sale	50	**55**	+ 10.0%	56	**66**	+ 17.9%
Median Sales Price*	$262,500	**$213,500**	- 18.7%	$235,000	**$200,000**	- 14.9%
Average Sales Price*	$251,359	**$233,097**	- 7.3%	$242,842	**$240,311**	- 1.0%
Percent of List Price Received*	98.6%	**99.7%**	+ 1.1%	99.8%	**98.2%**	- 1.6%
Inventory of Homes for Sale	80	**101**	+ 26.3%	—	**—**	—
Months Supply of Inventory	2.7	**3.1**	+ 14.8%	—	**—**	—

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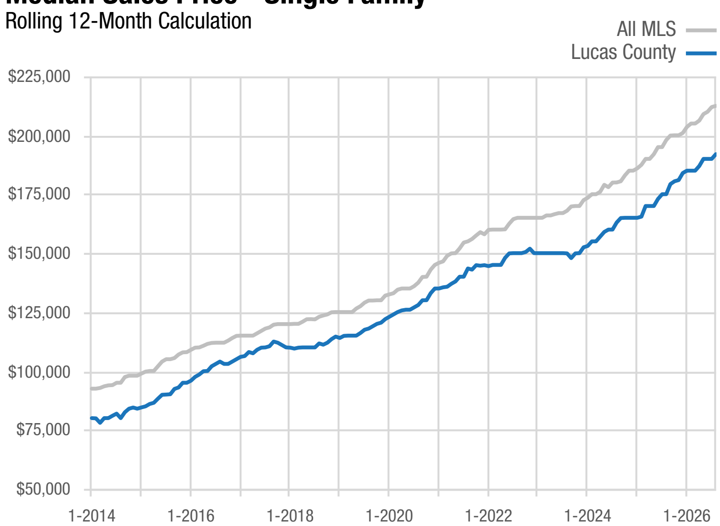
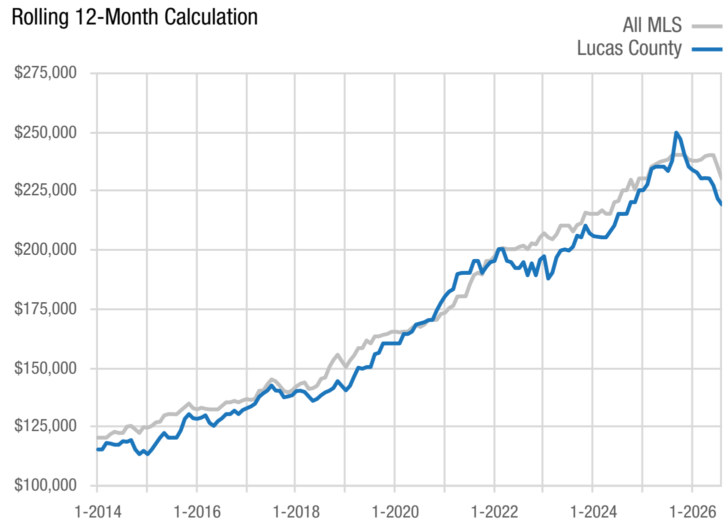
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	139	**103**	- 25.9%	1,026	**913**	- 11.0%
Pending Sales	127	**113**	- 11.0%	799	**768**	- 3.9%
Closed Sales	127	**115**	- 9.4%	793	**783**	- 1.3%
Days on Market Until Sale	56	**61**	+ 8.9%	69	**71**	+ 2.9%
Median Sales Price*	$295,000	**$301,000**	+ 2.0%	$299,950	**$320,000**	+ 6.7%
Average Sales Price*	$344,641	**$355,704**	+ 3.2%	$337,517	**$354,009**	+ 4.9%
Percent of List Price Received*	100.9%	**99.7%**	- 1.2%	100.3%	**100.8%**	+ 0.5%
Inventory of Homes for Sale	292	**227**	- 22.3%	—	**—**	—
Months Supply of Inventory	3.0	**2.3**	- 23.3%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**23**	+ 155.6%	82	**101**	+ 23.2%
Pending Sales	8	**11**	+ 37.5%	64	**82**	+ 28.1%
Closed Sales	9	**11**	+ 22.2%	63	**81**	+ 28.6%
Days on Market Until Sale	50	**97**	+ 94.0%	65	**90**	+ 38.5%
Median Sales Price*	$249,950	**$225,000**	- 10.0%	$247,700	**$270,660**	+ 9.3%
Average Sales Price*	$276,350	**$240,673**	- 12.9%	$255,318	**$260,637**	+ 2.1%
Percent of List Price Received*	99.9%	**99.9%**	0.0%	99.3%	**99.7%**	+ 0.4%
Inventory of Homes for Sale	25	**40**	+ 60.0%	—	**—**	—
Months Supply of Inventory	3.2	**4.2**	+ 31.3%	—	**—**	—

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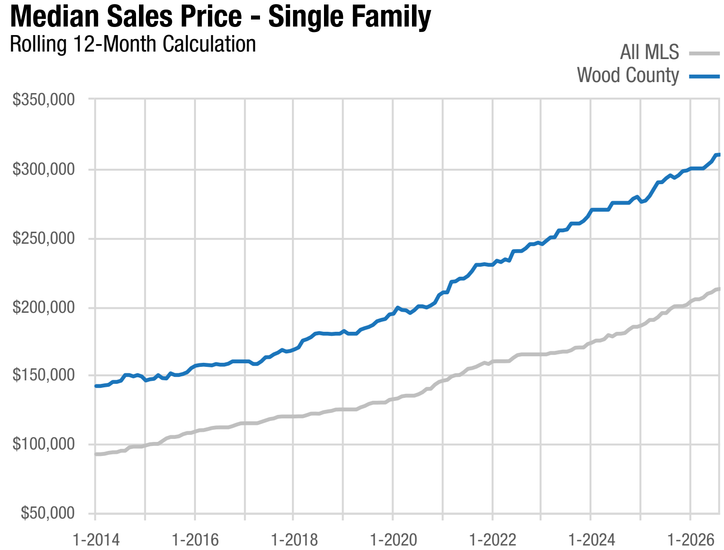
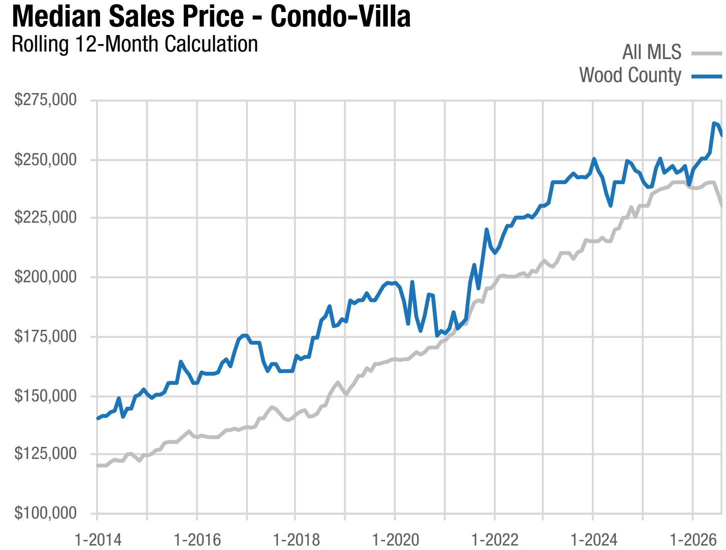
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

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

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	400	**401**	+ 0.3%	2,741	**2,796**	+ 2.0%
Pending Sales	274	**294**	+ 7.3%	2,116	**2,108**	- 0.4%
Closed Sales	284	**279**	- 1.8%	2,069	**2,087**	+ 0.9%
Days on Market Until Sale	57	**55**	- 3.5%	57	**60**	+ 5.3%
Median Sales Price*	$158,700	**$164,900**	+ 3.9%	$140,500	**$153,950**	+ 9.6%
Average Sales Price*	$172,006	**$183,120**	+ 6.5%	$161,115	**$172,868**	+ 7.3%
Percent of List Price Received*	100.9%	**100.3%**	- 0.6%	100.4%	**99.7%**	- 0.7%
Inventory of Homes for Sale	678	**746**	+ 10.0%	—	**—**	—
Months Supply of Inventory	2.6	**2.8**	+ 7.7%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**28**	+ 75.0%	145	**185**	+ 27.6%
Pending Sales	10	**18**	+ 80.0%	121	**137**	+ 13.2%
Closed Sales	9	**11**	+ 22.2%	119	**132**	+ 10.9%
Days on Market Until Sale	51	**51**	0.0%	51	**62**	+ 21.6%
Median Sales Price*	$182,000	**$193,000**	+ 6.0%	$182,000	**$162,750**	- 10.6%
Average Sales Price*	$232,128	**$227,045**	- 2.2%	$202,276	**$186,593**	- 7.8%
Percent of List Price Received*	97.8%	**100.7%**	+ 3.0%	100.3%	**97.7%**	- 2.6%
Inventory of Homes for Sale	35	**55**	+ 57.1%	—	**—**	—
Months Supply of Inventory	2.4	**3.5**	+ 45.8%	—	**—**	—

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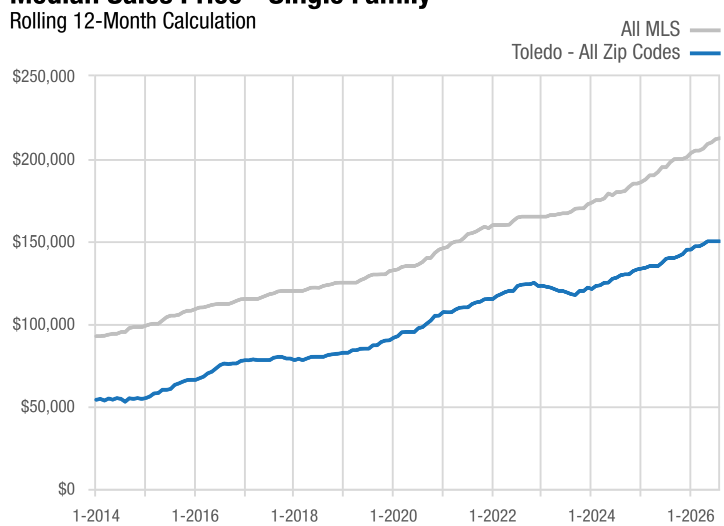
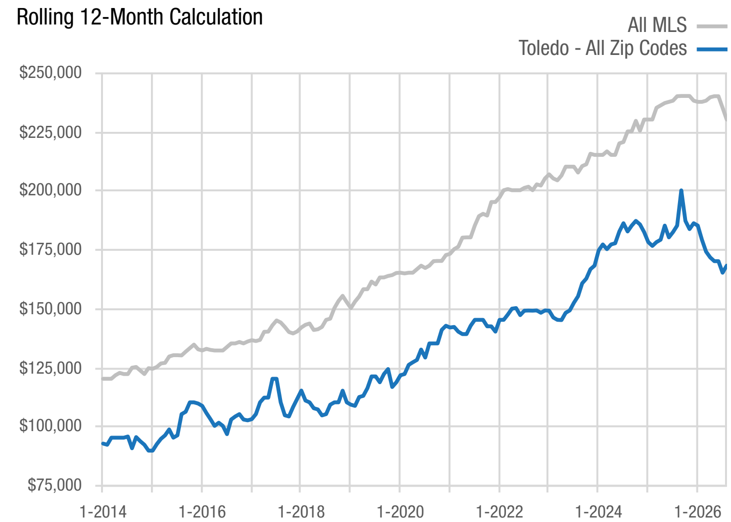
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	21	**25**	+ 19.0%	138	**173**	+ 25.4%
Pending Sales	21	**33**	+ 57.1%	107	**131**	+ 22.4%
Closed Sales	22	**36**	+ 63.6%	108	**124**	+ 14.8%
Days on Market Until Sale	61	**58**	- 4.9%	58	**58**	0.0%
Median Sales Price*	$362,450	**$376,001**	+ 3.7%	$345,000	**$333,000**	- 3.5%
Average Sales Price*	$357,495	**$335,793**	- 6.1%	$346,430	**$315,587**	- 8.9%
Percent of List Price Received*	98.2%	**101.1%**	+ 3.0%	99.4%	**101.2%**	+ 1.8%
Inventory of Homes for Sale	37	**49**	+ 32.4%	—	**—**	—
Months Supply of Inventory	2.8	**3.2**	+ 14.3%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**0**	- 100.0%	17	**15**	- 11.8%
Pending Sales	0	**0**	0.0%	12	**12**	0.0%
Closed Sales	0	**1**	—	13	**11**	- 15.4%
Days on Market Until Sale	—	**43**	—	64	**81**	+ 26.6%
Median Sales Price*	—	**$77,000**	—	$340,000	**$375,000**	+ 10.3%
Average Sales Price*	—	**$77,000**	—	$336,531	**$373,545**	+ 11.0%
Percent of List Price Received*	—	**91.7%**	—	98.3%	**97.1%**	- 1.2%
Inventory of Homes for Sale	4	**4**	0.0%	—	**—**	—
Months Supply of Inventory	2.0	**2.2**	+ 10.0%	—	**—**	—

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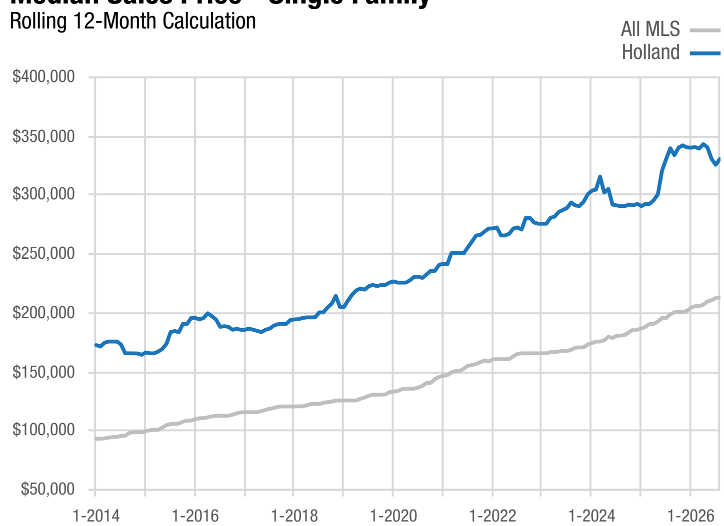
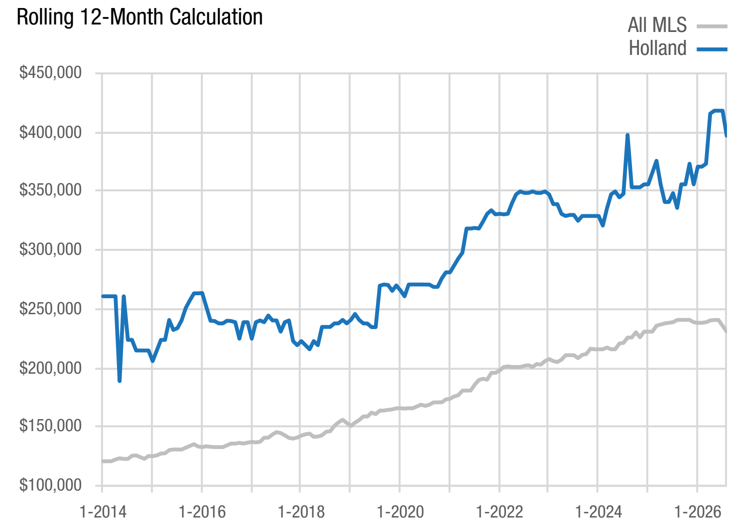
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	43	**28**	- 34.9%	316	**271**	- 14.2%
Pending Sales	36	**23**	- 36.1%	233	**213**	- 8.6%
Closed Sales	29	**27**	- 6.9%	222	**212**	- 4.5%
Days on Market Until Sale	45	**47**	+ 4.4%	55	**54**	- 1.8%
Median Sales Price*	$310,000	**$346,024**	+ 11.6%	$295,000	**$320,000**	+ 8.5%
Average Sales Price*	$320,988	**$372,034**	+ 15.9%	$350,289	**$356,882**	+ 1.9%
Percent of List Price Received*	102.1%	**104.0%**	+ 1.9%	100.5%	**102.2%**	+ 1.7%
Inventory of Homes for Sale	79	**67**	- 15.2%	—	**—**	—
Months Supply of Inventory	2.8	**2.4**	- 14.3%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	8	**7**	- 12.5%	41	**37**	- 9.8%
Pending Sales	6	**2**	- 66.7%	34	**31**	- 8.8%
Closed Sales	5	**6**	+ 20.0%	32	**31**	- 3.1%
Days on Market Until Sale	51	**32**	- 37.3%	48	**67**	+ 39.6%
Median Sales Price*	$249,000	**$271,500**	+ 9.0%	$222,500	**$226,500**	+ 1.8%
Average Sales Price*	$223,500	**$232,950**	+ 4.2%	$251,325	**$273,728**	+ 8.9%
Percent of List Price Received*	96.6%	**98.9%**	+ 2.4%	98.7%	**98.7%**	0.0%
Inventory of Homes for Sale	6	**12**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.6	**3.3**	+ 106.3%	—	**—**	—

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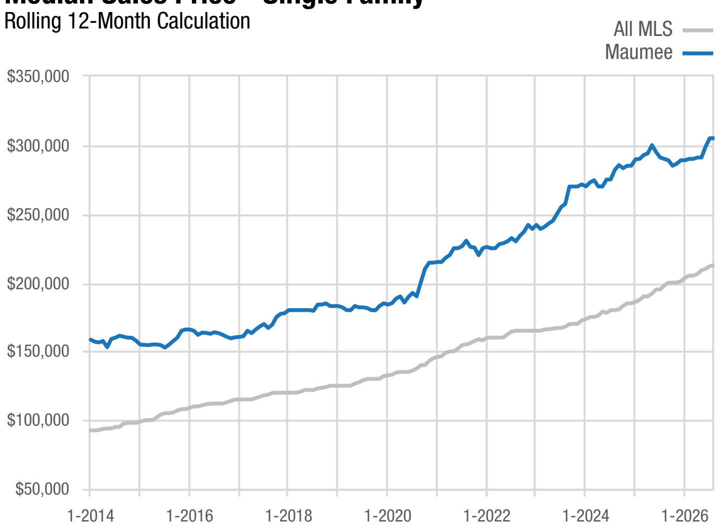
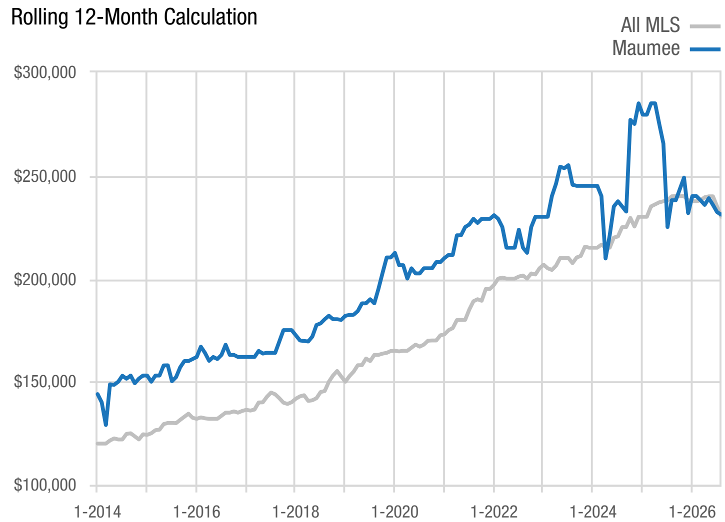
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Local Market Update – August 2026

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Monclova

Zip Code 43542

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**7**	- 36.4%	44	**59**	+ 34.1%
Pending Sales	2	**6**	+ 200.0%	25	**44**	+ 76.0%
Closed Sales	2	**8**	+ 300.0%	24	**44**	+ 83.3%
Days on Market Until Sale	86	**68**	- 20.9%	88	**57**	- 35.2%
Median Sales Price*	$413,500	**$553,400**	+ 33.8%	$440,250	**$523,450**	+ 18.9%
Average Sales Price*	$413,500	**$646,778**	+ 56.4%	$509,178	**$553,358**	+ 8.7%
Percent of List Price Received*	96.7%	**101.4%**	+ 4.9%	98.8%	**99.9%**	+ 1.1%
Inventory of Homes for Sale	21	**18**	- 14.3%	—	**—**	—
Months Supply of Inventory	4.9	**3.6**	- 26.5%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**1**	- 50.0%	9	**18**	+ 100.0%
Pending Sales	1	**1**	0.0%	5	**19**	+ 280.0%
Closed Sales	2	**0**	- 100.0%	10	**14**	+ 40.0%
Days on Market Until Sale	79	**—**	—	168	**126**	- 25.0%
Median Sales Price*	$423,340	**—**	—	$408,118	**$508,993**	+ 24.7%
Average Sales Price*	$423,340	**—**	—	$410,656	**$514,977**	+ 25.4%
Percent of List Price Received*	97.5%	**—**	—	99.9%	**98.5%**	- 1.4%
Inventory of Homes for Sale	4	**4**	0.0%	—	**—**	—
Months Supply of Inventory	2.5	**1.3**	- 48.0%	—	**—**	—

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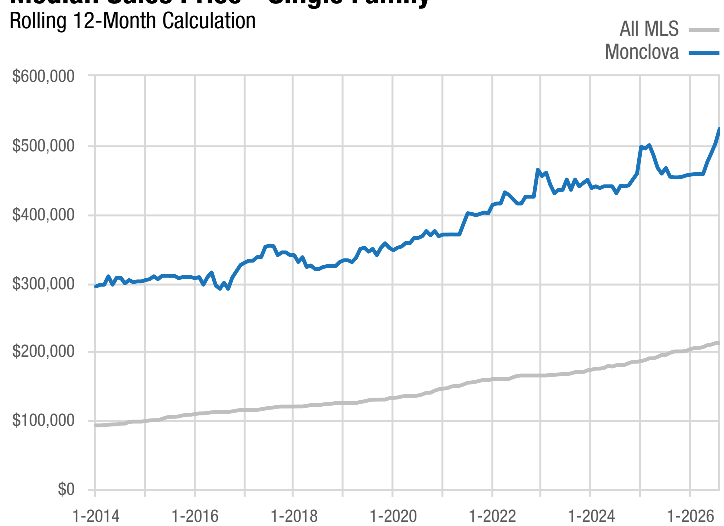
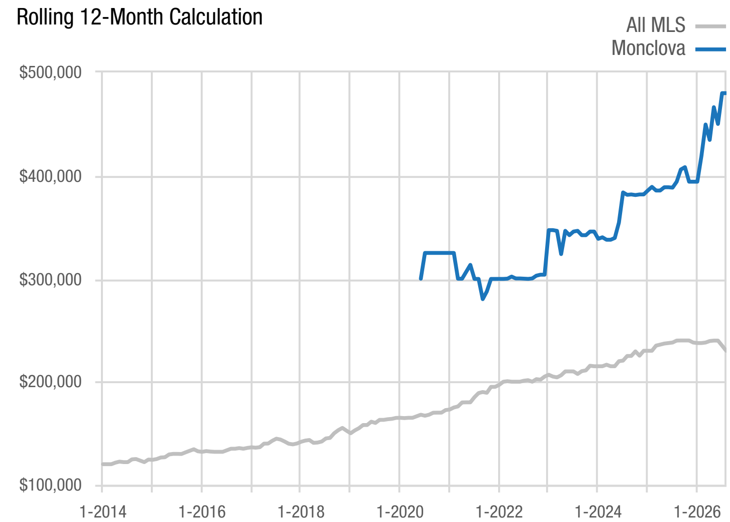
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**8**	- 11.1%	59	**74**	+ 25.4%
Pending Sales	3	**8**	+ 166.7%	44	**58**	+ 31.8%
Closed Sales	3	**10**	+ 233.3%	43	**57**	+ 32.6%
Days on Market Until Sale	96	**50**	- 47.9%	64	**57**	- 10.9%
Median Sales Price*	$650,000	**$445,000**	- 31.5%	$435,000	**$444,000**	+ 2.1%
Average Sales Price*	$624,957	**$405,950**	- 35.0%	$443,479	**$448,000**	+ 1.0%
Percent of List Price Received*	100.6%	**99.5%**	- 1.1%	99.1%	**99.7%**	+ 0.6%
Inventory of Homes for Sale	22	**19**	- 13.6%	—	**—**	—
Months Supply of Inventory	3.6	**2.5**	- 30.6%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**1**	- 75.0%
Pending Sales	2	**0**	- 100.0%	4	**1**	- 75.0%
Closed Sales	1	**0**	- 100.0%	3	**1**	- 66.7%
Days on Market Until Sale	40	**—**	—	30	**116**	+ 286.7%
Median Sales Price*	$347,000	**—**	—	$330,000	**$442,500**	+ 34.1%
Average Sales Price*	$347,000	**—**	—	$310,667	**$442,500**	+ 42.4%
Percent of List Price Received*	99.1%	**—**	—	97.3%	**93.2%**	- 4.2%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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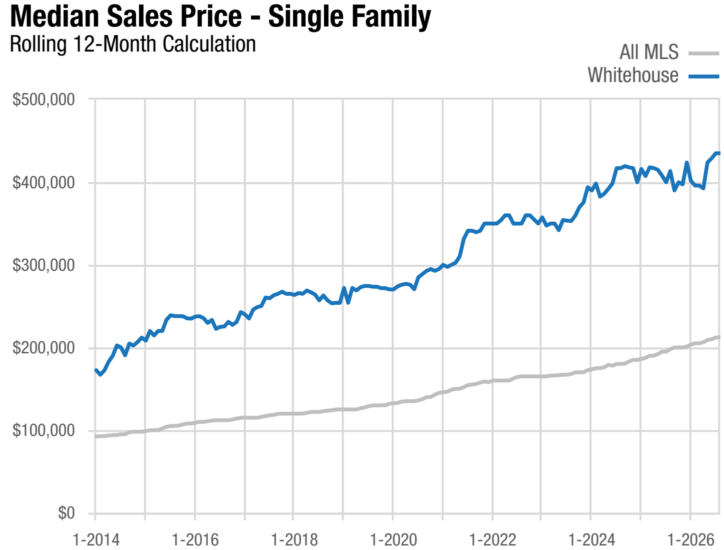
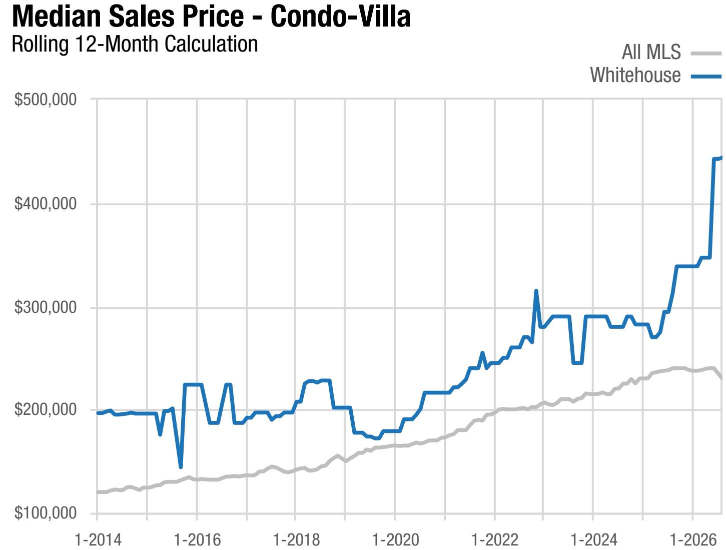
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	44	**43**	- 2.3%	322	**413**	+ 28.3%
Pending Sales	35	**40**	+ 14.3%	230	**297**	+ 29.1%
Closed Sales	32	**44**	+ 37.5%	220	**296**	+ 34.5%
Days on Market Until Sale	62	**46**	- 25.8%	65	**50**	- 23.1%
Median Sales Price*	$337,450	**$360,000**	+ 6.7%	$345,000	**$360,000**	+ 4.3%
Average Sales Price*	$361,890	**$435,451**	+ 20.3%	$362,235	**$392,010**	+ 8.2%
Percent of List Price Received*	98.6%	**100.3%**	+ 1.7%	100.0%	**100.7%**	+ 0.7%
Inventory of Homes for Sale	103	**114**	+ 10.7%	—	**—**	—
Months Supply of Inventory	3.7	**3.2**	- 13.5%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	14	**11**	- 21.4%	83	**84**	+ 1.2%
Pending Sales	14	**11**	- 21.4%	61	**60**	- 1.6%
Closed Sales	15	**10**	- 33.3%	60	**60**	0.0%
Days on Market Until Sale	49	**77**	+ 57.1%	57	**62**	+ 8.8%
Median Sales Price*	$259,000	**$238,250**	- 8.0%	$263,000	**$242,500**	- 7.8%
Average Sales Price*	$241,726	**$265,030**	+ 9.6%	$269,898	**$251,179**	- 6.9%
Percent of List Price Received*	99.3%	**99.5%**	+ 0.2%	99.7%	**98.9%**	- 0.8%
Inventory of Homes for Sale	25	**18**	- 28.0%	—	**—**	—
Months Supply of Inventory	3.4	**2.3**	- 32.4%	—	**—**	—

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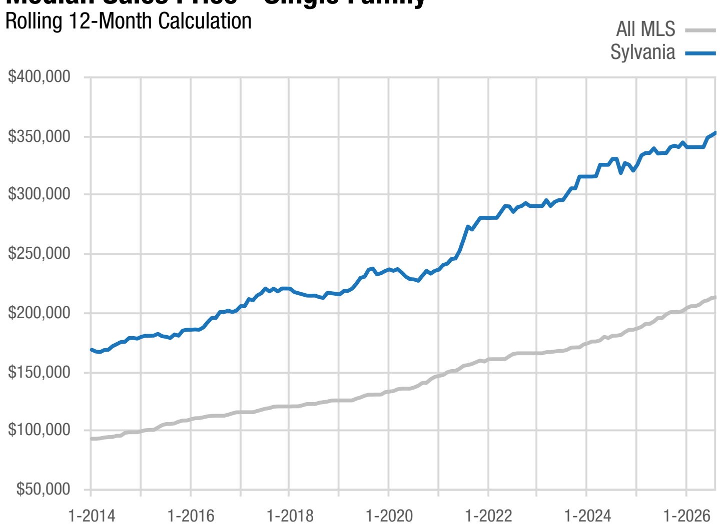
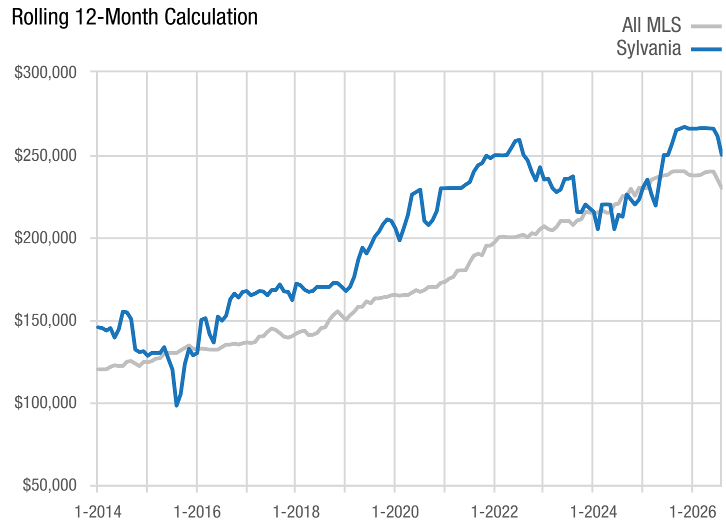
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Waterville

Zip Code 43566

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**15**	- 6.3%	134	**119**	- 11.2%
Pending Sales	12	**9**	- 25.0%	89	**83**	- 6.7%
Closed Sales	13	**12**	- 7.7%	85	**87**	+ 2.4%
Days on Market Until Sale	76	**74**	- 2.6%	73	**69**	- 5.5%
Median Sales Price*	$311,000	**$425,000**	+ 36.7%	$358,000	**$413,500**	+ 15.5%
Average Sales Price*	$484,881	**$426,900**	- 12.0%	$387,923	**$402,645**	+ 3.8%
Percent of List Price Received*	97.9%	**100.6%**	+ 2.8%	99.6%	**100.6%**	+ 1.0%
Inventory of Homes for Sale	36	**29**	- 19.4%	—	**—**	—
Months Supply of Inventory	3.3	**2.8**	- 15.2%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**0**	- 100.0%	9	**9**	0.0%
Pending Sales	0	**2**	—	5	**9**	+ 80.0%
Closed Sales	0	**2**	—	5	**8**	+ 60.0%
Days on Market Until Sale	—	**30**	—	58	**40**	- 31.0%
Median Sales Price*	—	**$195,000**	—	$250,000	**$252,450**	+ 1.0%
Average Sales Price*	—	**$195,000**	—	$238,830	**$253,725**	+ 6.2%
Percent of List Price Received*	—	**100.3%**	—	99.9%	**100.6%**	+ 0.7%
Inventory of Homes for Sale	5	**1**	- 80.0%	—	**—**	—
Months Supply of Inventory	3.0	**0.5**	- 83.3%	—	**—**	—

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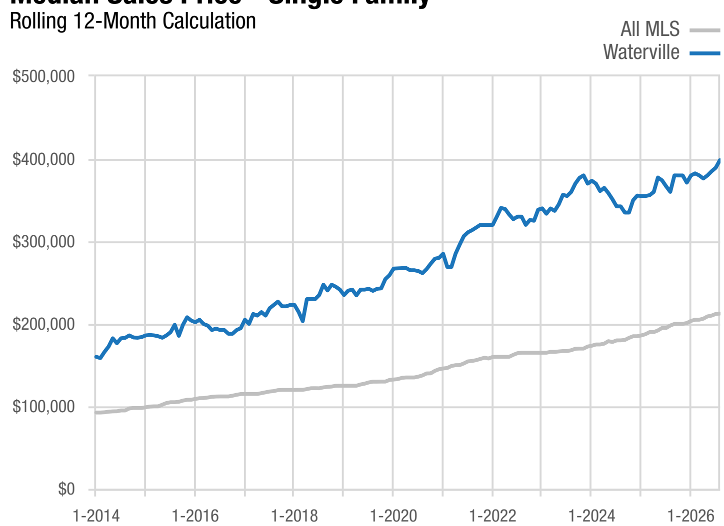
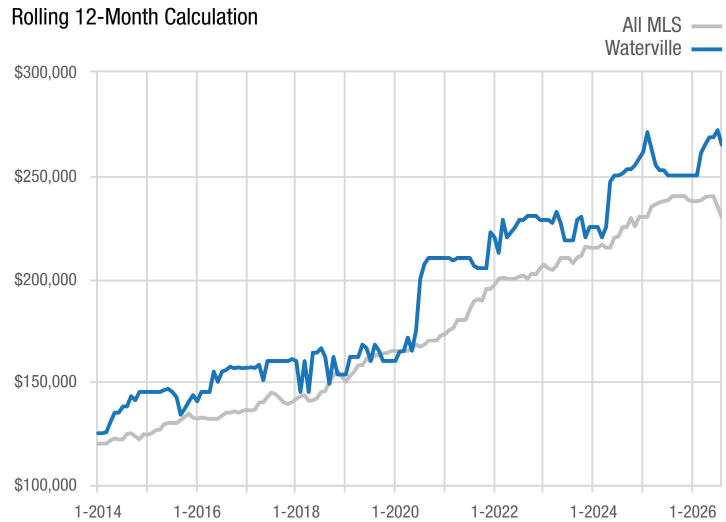
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**4**	+ 100.0%	24	**18**	- 25.0%
Pending Sales	2	**0**	- 100.0%	20	**6**	- 70.0%
Closed Sales	0	**0**	0.0%	19	**7**	- 63.2%
Days on Market Until Sale	—	**—**	—	74	**75**	+ 1.4%
Median Sales Price*	—	**—**	—	$48,500	**$90,000**	+ 85.6%
Average Sales Price*	—	**—**	—	$71,550	**$116,243**	+ 62.5%
Percent of List Price Received*	—	**—**	—	97.2%	**107.9%**	+ 11.0%
Inventory of Homes for Sale	4	**8**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.5	**5.7**	+ 280.0%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	7	**13**	+ 85.7%
Pending Sales	2	**2**	0.0%	7	**8**	+ 14.3%
Closed Sales	1	**2**	+ 100.0%	6	**9**	+ 50.0%
Days on Market Until Sale	31	**25**	- 19.4%	75	**66**	- 12.0%
Median Sales Price*	$284,900	**$310,000**	+ 8.8%	$292,500	**$295,000**	+ 0.9%
Average Sales Price*	$284,900	**$310,000**	+ 8.8%	$291,650	**$279,822**	- 4.1%
Percent of List Price Received*	101.8%	**96.1%**	- 5.6%	99.9%	**98.6%**	- 1.3%
Inventory of Homes for Sale	1	**5**	+ 400.0%	—	**—**	—
Months Supply of Inventory	0.9	**3.5**	+ 288.9%	—	**—**	—

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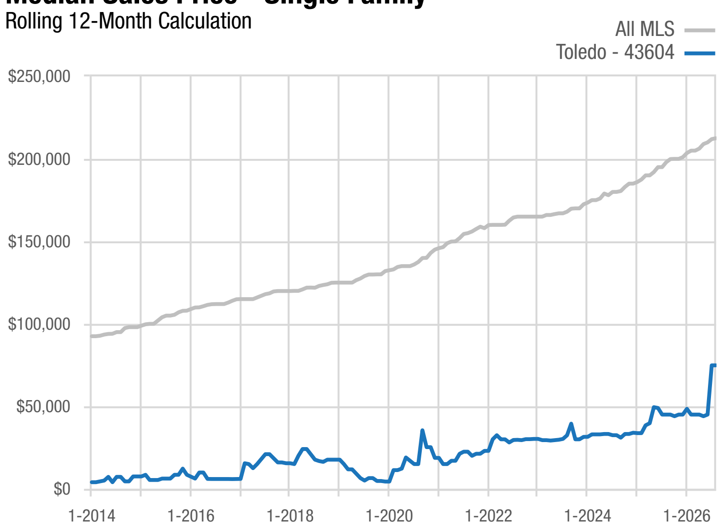
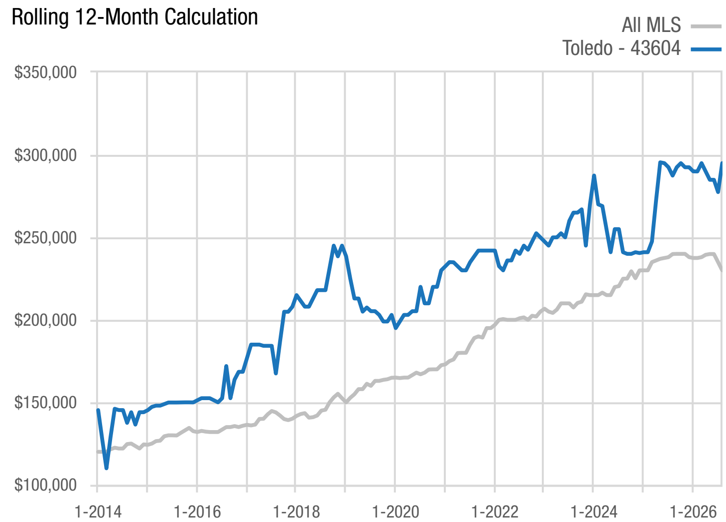
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	36	**36**	0.0%	245	**203**	- 17.1%
Pending Sales	19	**15**	- 21.1%	185	**128**	- 30.8%
Closed Sales	20	**15**	- 25.0%	182	**138**	- 24.2%
Days on Market Until Sale	92	**52**	- 43.5%	57	**65**	+ 14.0%
Median Sales Price*	$48,550	**$75,000**	+ 54.5%	$67,500	**$70,000**	+ 3.7%
Average Sales Price*	$59,925	**$79,844**	+ 33.2%	$70,237	**$75,255**	+ 7.1%
Percent of List Price Received*	98.3%	**101.9%**	+ 3.7%	98.9%	**98.4%**	- 0.5%
Inventory of Homes for Sale	65	**79**	+ 21.5%	—	**—**	—
Months Supply of Inventory	3.0	**4.4**	+ 46.7%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	20	**—**	—
Median Sales Price*	—	**—**	—	$360,000	**—**	—
Average Sales Price*	—	**—**	—	$360,000	**—**	—
Percent of List Price Received*	—	**—**	—	97.3%	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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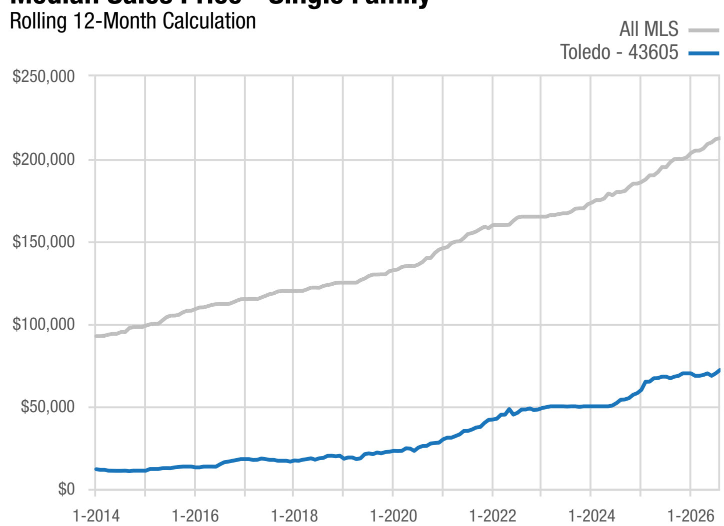
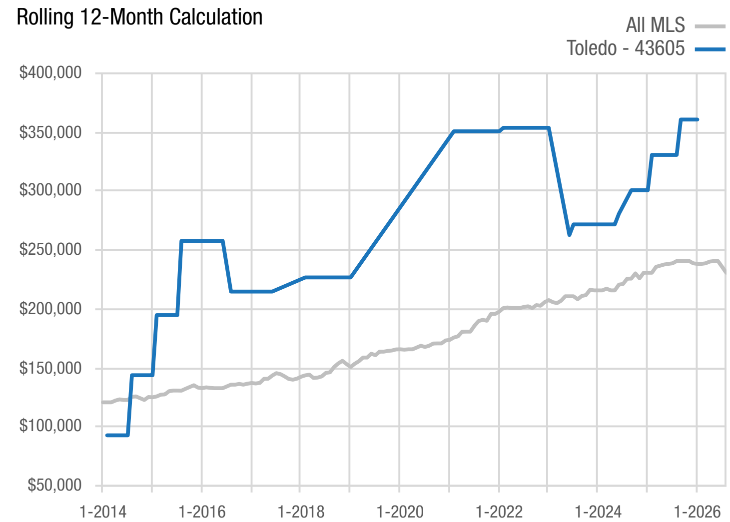
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	30	**31**	+ 3.3%	208	**235**	+ 13.0%
Pending Sales	27	**25**	- 7.4%	165	**179**	+ 8.5%
Closed Sales	24	**30**	+ 25.0%	159	**181**	+ 13.8%
Days on Market Until Sale	44	**46**	+ 4.5%	52	**59**	+ 13.5%
Median Sales Price*	$252,875	**$228,750**	- 9.5%	$235,000	**$225,000**	- 4.3%
Average Sales Price*	$262,626	**$248,646**	- 5.3%	$250,263	**$239,437**	- 4.3%
Percent of List Price Received*	101.1%	**100.1%**	- 1.0%	100.3%	**98.6%**	- 1.7%
Inventory of Homes for Sale	48	**58**	+ 20.8%	—	**—**	—
Months Supply of Inventory	2.4	**2.7**	+ 12.5%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	5	**8**	+ 60.0%
Pending Sales	0	**1**	—	6	**8**	+ 33.3%
Closed Sales	0	**0**	0.0%	6	**8**	+ 33.3%
Days on Market Until Sale	—	**—**	—	46	**93**	+ 102.2%
Median Sales Price*	—	**—**	—	$165,000	**$152,200**	- 7.8%
Average Sales Price*	—	**—**	—	$187,621	**$164,363**	- 12.4%
Percent of List Price Received*	—	**—**	—	95.8%	**93.5%**	- 2.4%
Inventory of Homes for Sale	1	**2**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.0	**1.3**	+ 30.0%	—	**—**	—

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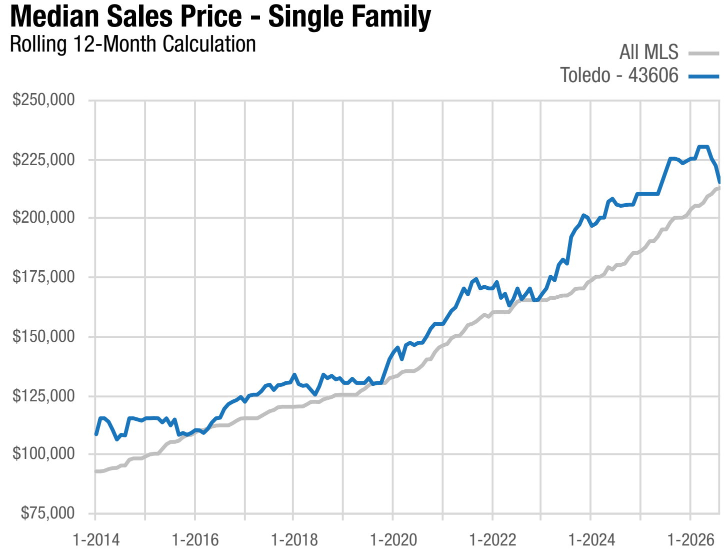
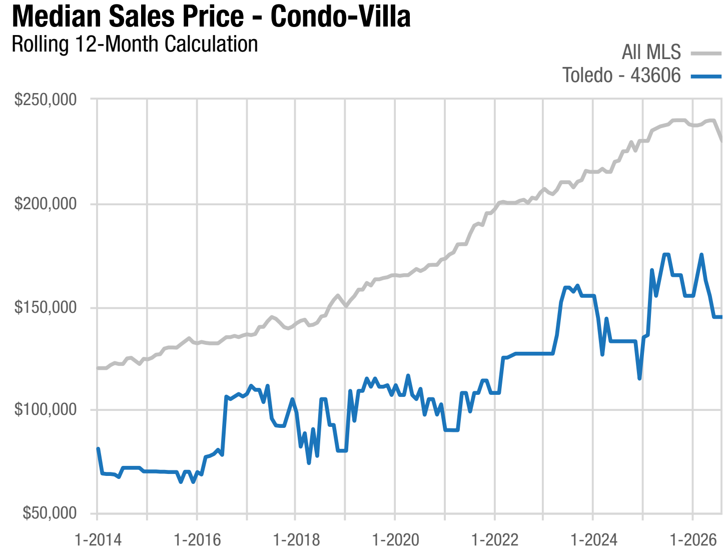
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	21	**26**	+ 23.8%	169	**208**	+ 23.1%
Pending Sales	21	**12**	- 42.9%	116	**141**	+ 21.6%
Closed Sales	22	**11**	- 50.0%	113	**137**	+ 21.2%
Days on Market Until Sale	50	**90**	+ 80.0%	64	**72**	+ 12.5%
Median Sales Price*	$126,500	**$112,750**	- 10.9%	$103,000	**$101,500**	- 1.5%
Average Sales Price*	$120,038	**$124,923**	+ 4.1%	$102,649	**$107,193**	+ 4.4%
Percent of List Price Received*	101.0%	**101.5%**	+ 0.5%	99.1%	**94.7%**	- 4.4%
Inventory of Homes for Sale	44	**65**	+ 47.7%	—	**—**	—
Months Supply of Inventory	2.9	**3.9**	+ 34.5%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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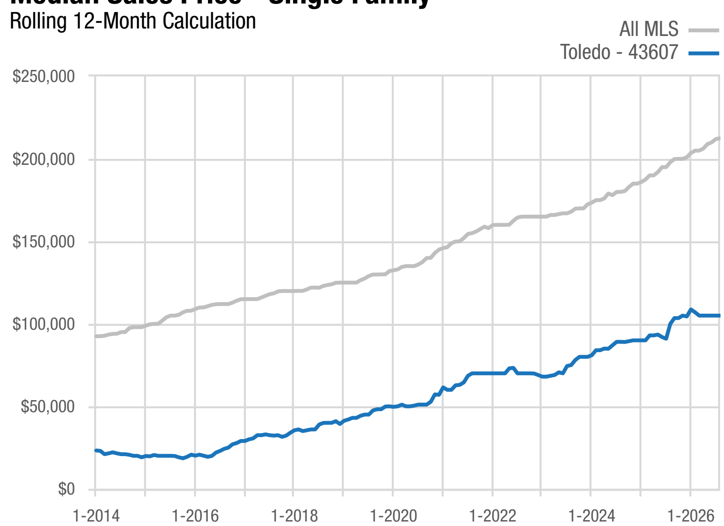
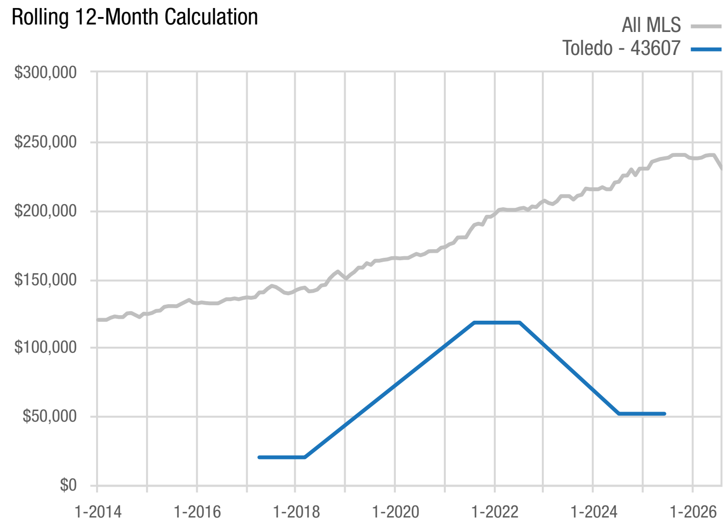
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2026

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Toledo - 43608

Zip Code 43608

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	27	**22**	- 18.5%	169	**147**	- 13.0%
Pending Sales	17	**13**	- 23.5%	120	**110**	- 8.3%
Closed Sales	15	**14**	- 6.7%	117	**111**	- 5.1%
Days on Market Until Sale	71	**111**	+ 56.3%	60	**80**	+ 33.3%
Median Sales Price*	$55,000	**$74,000**	+ 34.5%	$55,000	**$53,000**	- 3.6%
Average Sales Price*	$61,843	**$74,679**	+ 20.8%	$57,304	**$59,233**	+ 3.4%
Percent of List Price Received*	98.0%	**98.2%**	+ 0.2%	97.9%	**91.7%**	- 6.3%
Inventory of Homes for Sale	52	**40**	- 23.1%	—	**—**	—
Months Supply of Inventory	3.3	**2.8**	- 15.2%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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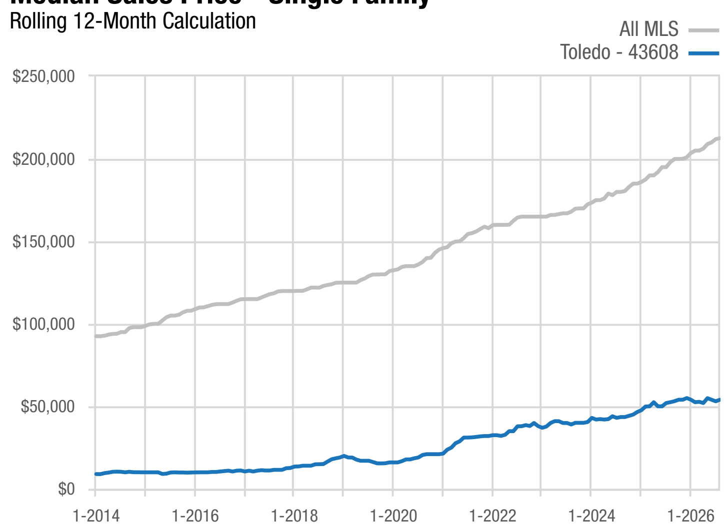
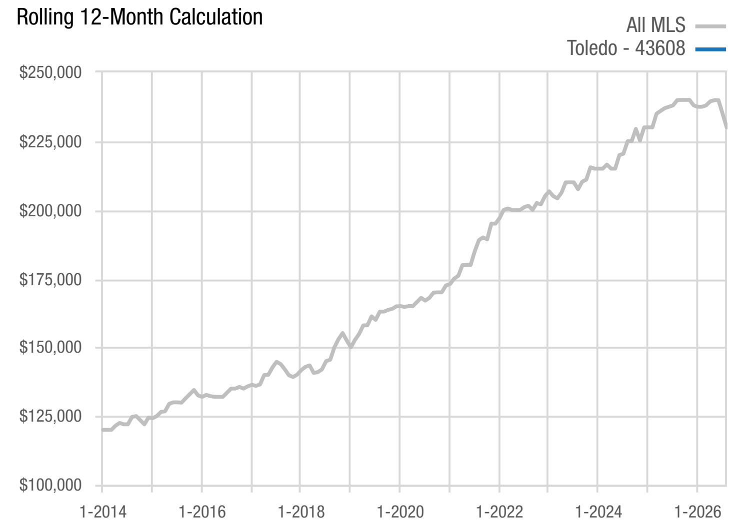
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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NORTHWEST OHIO REALTORS® | NORIS MLS

Toledo - 43609

Zip Code 43609

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	24	**34**	+ 41.7%	190	**232**	+ 22.1%
Pending Sales	18	**21**	+ 16.7%	151	**151**	0.0%
Closed Sales	22	**19**	- 13.6%	145	**143**	- 1.4%
Days on Market Until Sale	69	**79**	+ 14.5%	62	**56**	- 9.7%
Median Sales Price*	$67,688	**$80,000**	+ 18.2%	$68,750	**$80,000**	+ 16.4%
Average Sales Price*	$75,417	**$90,589**	+ 20.1%	$72,225	**$85,515**	+ 18.4%
Percent of List Price Received*	95.8%	**97.3%**	+ 1.6%	98.4%	**99.0%**	+ 0.6%
Inventory of Homes for Sale	38	**67**	+ 76.3%	—	**—**	—
Months Supply of Inventory	2.2	**3.7**	+ 68.2%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	72	**—**	—
Median Sales Price*	—	**—**	—	$349,900	**—**	—
Average Sales Price*	—	**—**	—	$349,900	**—**	—
Percent of List Price Received*	—	**—**	—	100.0%	**—**	—
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	1.0	**—**	—	—	**—**	—

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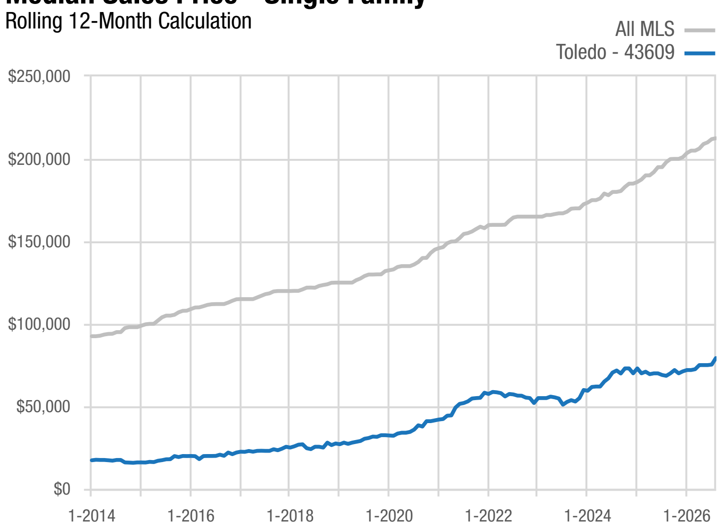
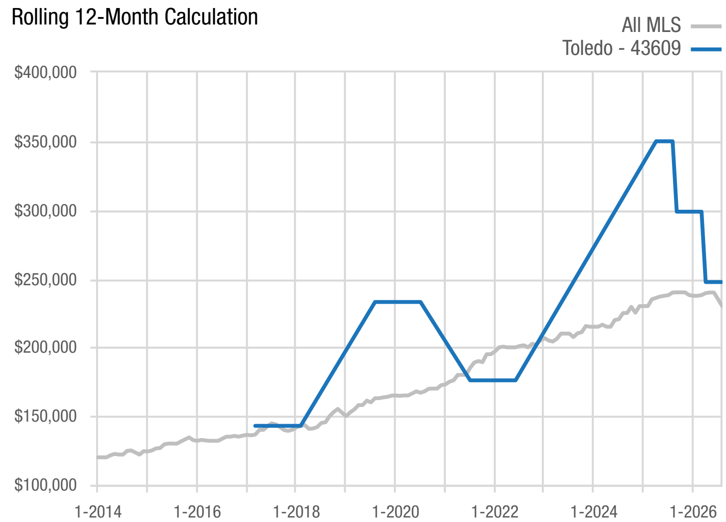
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**6**	+ 200.0%	49	**42**	- 14.3%
Pending Sales	3	**4**	+ 33.3%	26	**31**	+ 19.2%
Closed Sales	3	**5**	+ 66.7%	25	**30**	+ 20.0%
Days on Market Until Sale	41	**116**	+ 182.9%	42	**72**	+ 71.4%
Median Sales Price*	$60,500	**$53,000**	- 12.4%	$65,000	**$63,500**	- 2.3%
Average Sales Price*	$66,983	**$73,200**	+ 9.3%	$80,567	**$92,250**	+ 14.5%
Percent of List Price Received*	108.0%	**80.1%**	- 25.8%	100.0%	**93.6%**	- 6.4%
Inventory of Homes for Sale	15	**15**	0.0%	—	**—**	—
Months Supply of Inventory	4.3	**4.5**	+ 4.7%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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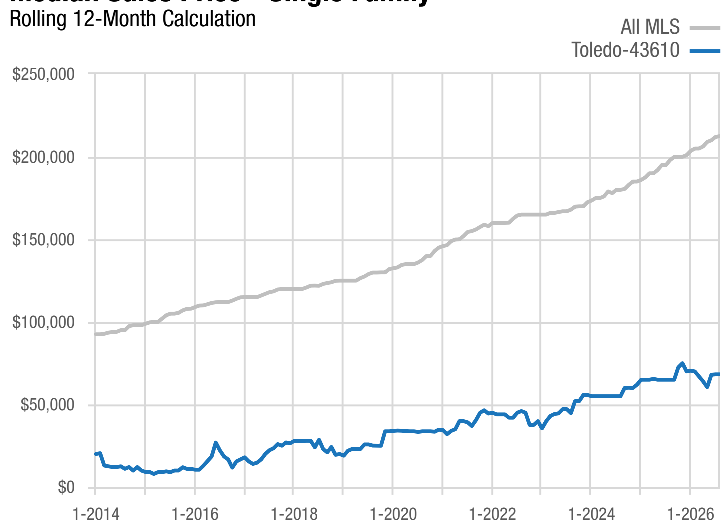
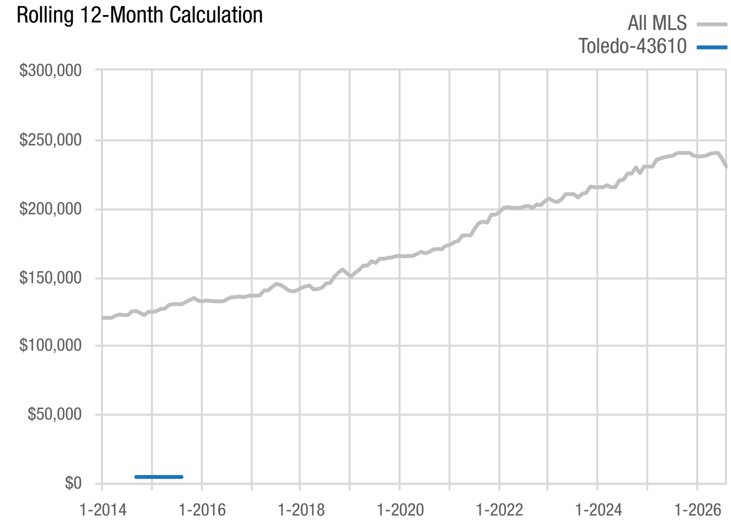
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo - 43611

Zip Code 43611

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	35	**22**	- 37.1%	190	**185**	- 2.6%
Pending Sales	15	**18**	+ 20.0%	147	**149**	+ 1.4%
Closed Sales	18	**16**	- 11.1%	142	**147**	+ 3.5%
Days on Market Until Sale	59	**62**	+ 5.1%	62	**54**	- 12.9%
Median Sales Price*	$186,000	**$165,000**	- 11.3%	$159,500	**$175,000**	+ 9.7%
Average Sales Price*	$191,000	**$178,922**	- 6.3%	$159,003	**$179,349**	+ 12.8%
Percent of List Price Received*	102.6%	**100.9%**	- 1.7%	100.5%	**100.7%**	+ 0.2%
Inventory of Homes for Sale	54	**40**	- 25.9%	—	**—**	—
Months Supply of Inventory	2.9	**2.0**	- 31.0%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	3	**1**	- 66.7%
Pending Sales	0	**1**	—	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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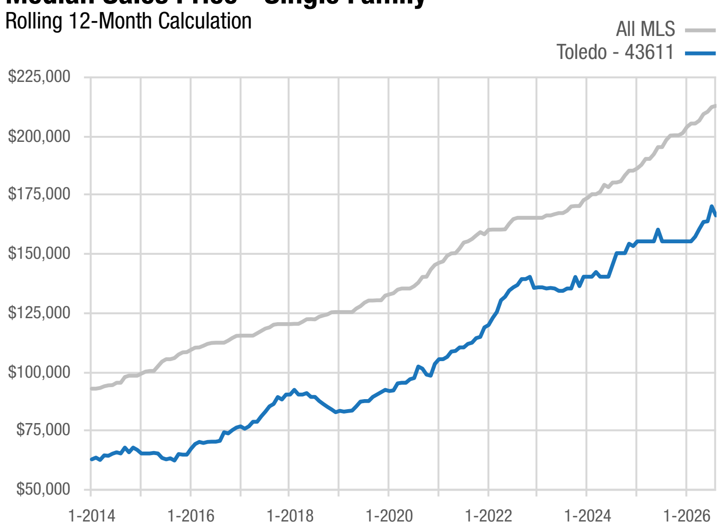
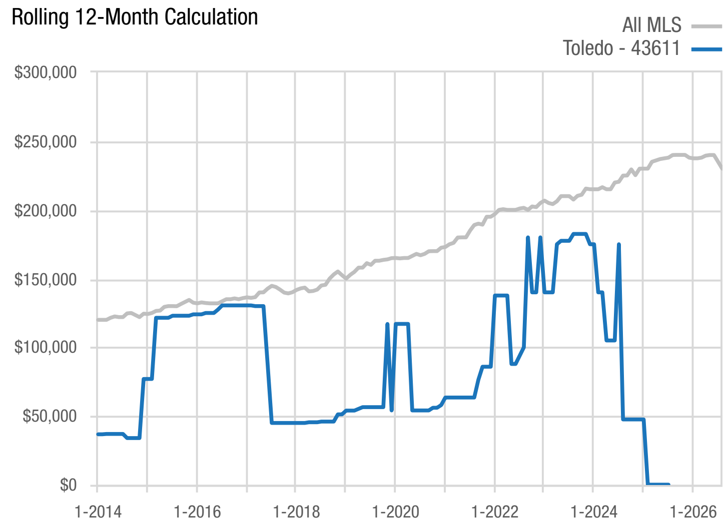
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	64	**43**	- 32.8%	320	**319**	- 0.3%
Pending Sales	35	**34**	- 2.9%	246	**255**	+ 3.7%
Closed Sales	32	**27**	- 15.6%	238	**256**	+ 7.6%
Days on Market Until Sale	52	**56**	+ 7.7%	58	**71**	+ 22.4%
Median Sales Price*	$121,950	**$135,000**	+ 10.7%	$122,000	**$120,000**	- 1.6%
Average Sales Price*	$130,283	**$131,130**	+ 0.7%	$124,836	**$123,498**	- 1.1%
Percent of List Price Received*	101.4%	**101.6%**	+ 0.2%	100.9%	**100.3%**	- 0.6%
Inventory of Homes for Sale	91	**92**	+ 1.1%	—	**—**	—
Months Supply of Inventory	3.0	**2.9**	- 3.3%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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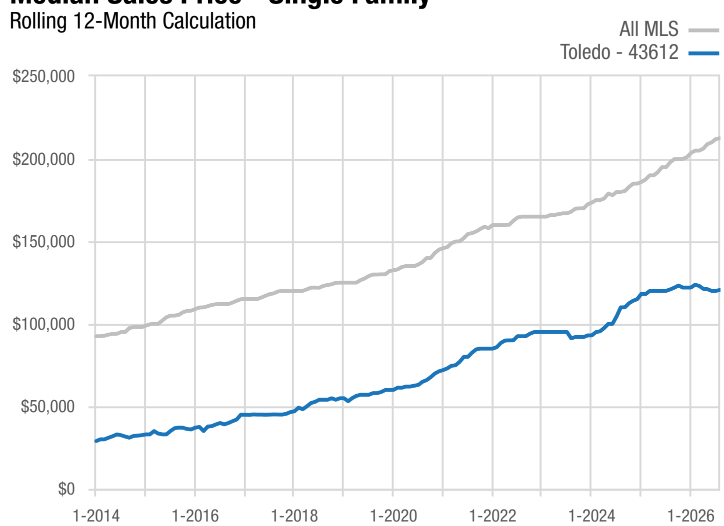
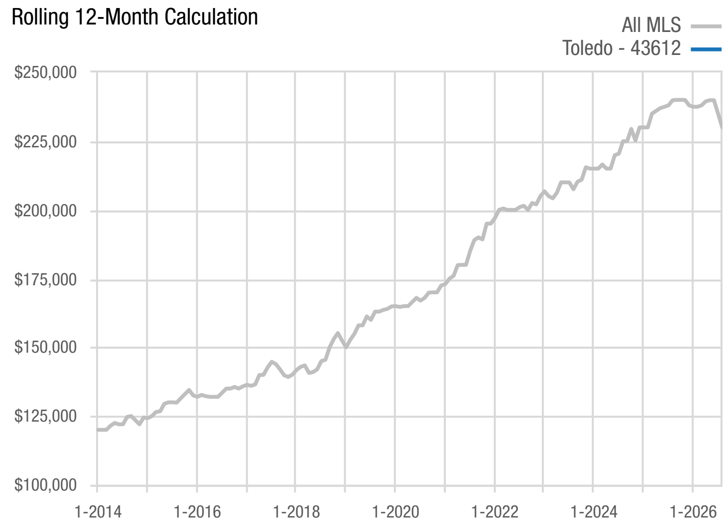
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	45	**53**	+ 17.8%	318	**405**	+ 27.4%
Pending Sales	26	**41**	+ 57.7%	257	**313**	+ 21.8%
Closed Sales	34	**41**	+ 20.6%	252	**313**	+ 24.2%
Days on Market Until Sale	58	**51**	- 12.1%	58	**52**	- 10.3%
Median Sales Price*	$156,750	**$182,000**	+ 16.1%	$155,000	**$163,500**	+ 5.5%
Average Sales Price*	$158,151	**$179,620**	+ 13.6%	$152,083	**$162,823**	+ 7.1%
Percent of List Price Received*	101.7%	**100.0%**	- 1.7%	102.0%	**101.6%**	- 0.4%
Inventory of Homes for Sale	78	**93**	+ 19.2%	—	**—**	—
Months Supply of Inventory	2.2	**2.4**	+ 9.1%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	96	**135**	+ 40.6%
Median Sales Price*	—	**—**	—	$120,000	**$104,900**	- 12.6%
Average Sales Price*	—	**—**	—	$120,000	**$104,900**	- 12.6%
Percent of List Price Received*	—	**—**	—	104.3%	**95.5%**	- 8.4%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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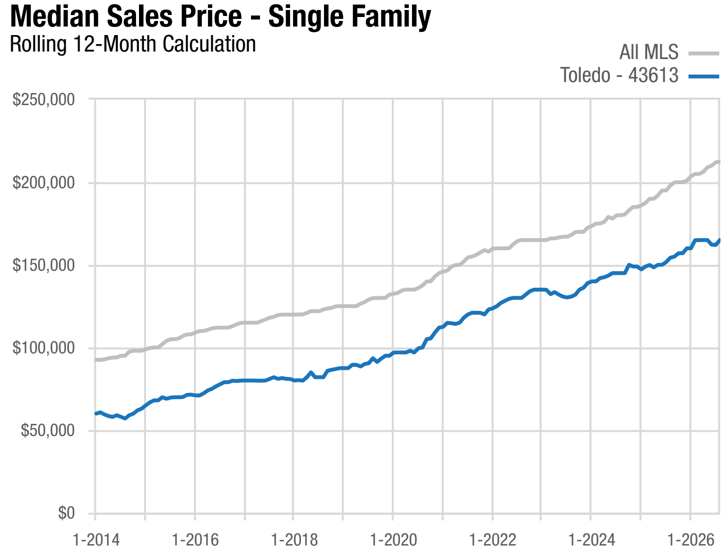
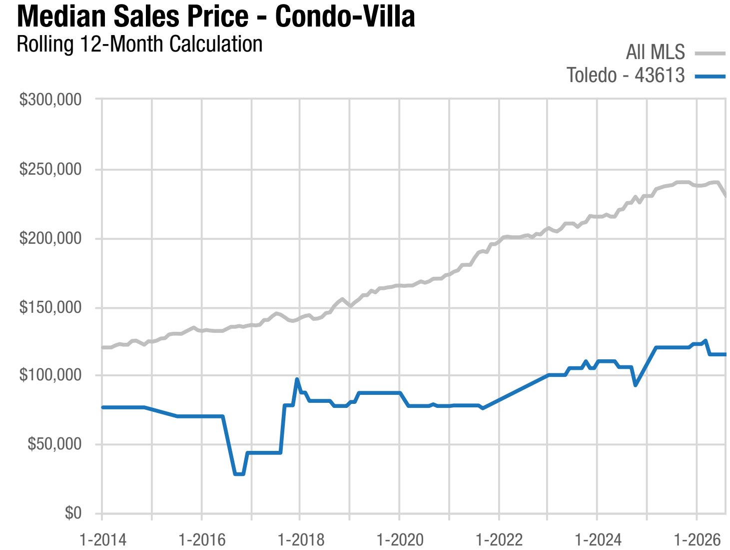
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Toledo-43614

Zip Code 43614

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	34	**39**	+ 14.7%	271	**252**	- 7.0%
Pending Sales	34	**31**	- 8.8%	224	**215**	- 4.0%
Closed Sales	34	**27**	- 20.6%	224	**209**	- 6.7%
Days on Market Until Sale	36	**33**	- 8.3%	49	**50**	+ 2.0%
Median Sales Price*	$228,250	**$189,000**	- 17.2%	$209,000	**$229,450**	+ 9.8%
Average Sales Price*	$227,590	**$205,780**	- 9.6%	$214,286	**$227,907**	+ 6.4%
Percent of List Price Received*	102.9%	**104.7%**	+ 1.7%	102.2%	**103.1%**	+ 0.9%
Inventory of Homes for Sale	62	**55**	- 11.3%	—	**—**	—
Months Supply of Inventory	2.3	**2.0**	- 13.0%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**10**	+ 233.3%	34	**47**	+ 38.2%
Pending Sales	4	**2**	- 50.0%	32	**30**	- 6.3%
Closed Sales	4	**2**	- 50.0%	32	**31**	- 3.1%
Days on Market Until Sale	52	**42**	- 19.2%	40	**52**	+ 30.0%
Median Sales Price*	$113,375	**$228,000**	+ 101.1%	$142,000	**$133,000**	- 6.3%
Average Sales Price*	$226,688	**$228,000**	+ 0.6%	$155,089	**$139,098**	- 10.3%
Percent of List Price Received*	93.5%	**99.8%**	+ 6.7%	99.8%	**98.3%**	- 1.5%
Inventory of Homes for Sale	4	**19**	+ 375.0%	—	**—**	—
Months Supply of Inventory	1.1	**6.5**	+ 490.9%	—	**—**	—

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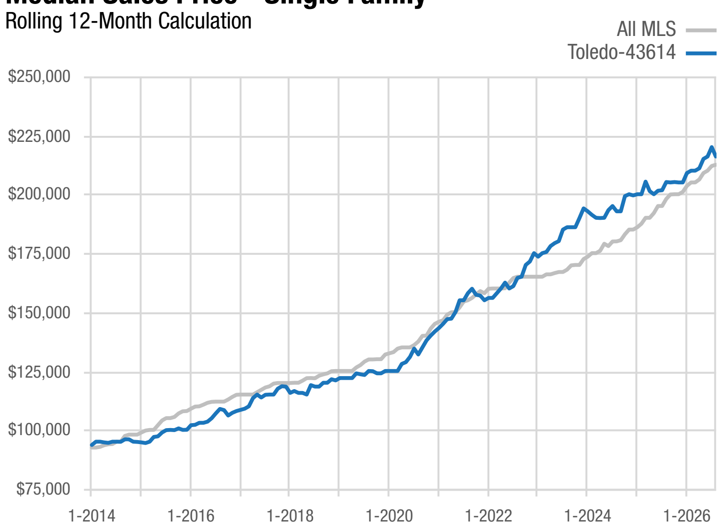
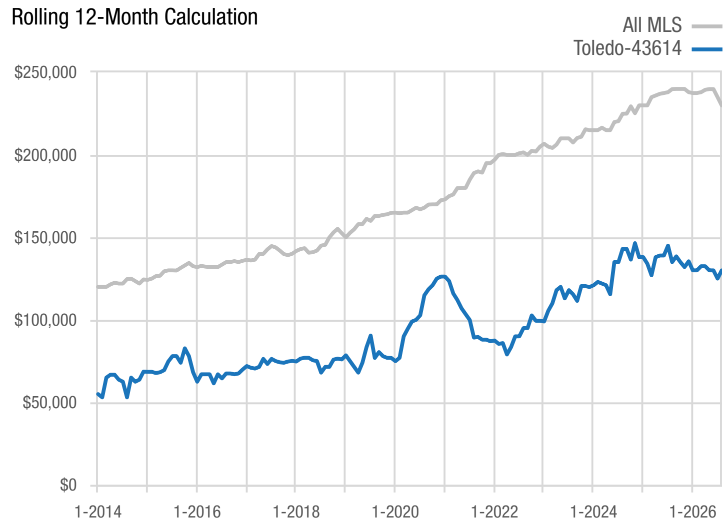
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Local Market Update – August 2026

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NORTHWEST OHIO REALTORS® | NORIS MLS

Toledo - 43615

Zip Code 43615

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	42	**44**	+ 4.8%	298	**272**	- 8.7%
Pending Sales	30	**44**	+ 46.7%	238	**216**	- 9.2%
Closed Sales	35	**43**	+ 22.9%	237	**211**	- 11.0%
Days on Market Until Sale	69	**45**	- 34.8%	62	**56**	- 9.7%
Median Sales Price*	$200,000	**$218,000**	+ 9.0%	$188,000	**$194,000**	+ 3.2%
Average Sales Price*	$231,846	**$239,358**	+ 3.2%	$219,765	**$244,106**	+ 11.1%
Percent of List Price Received*	101.4%	**100.7%**	- 0.7%	100.7%	**101.6%**	+ 0.9%
Inventory of Homes for Sale	58	**64**	+ 10.3%	—	**—**	—
Months Supply of Inventory	2.0	**2.4**	+ 20.0%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**11**	0.0%	66	**73**	+ 10.6%
Pending Sales	3	**5**	+ 66.7%	50	**58**	+ 16.0%
Closed Sales	4	**2**	- 50.0%	50	**54**	+ 8.0%
Days on Market Until Sale	55	**17**	- 69.1%	60	**65**	+ 8.3%
Median Sales Price*	$227,250	**$184,000**	- 19.0%	$181,000	**$155,500**	- 14.1%
Average Sales Price*	$224,375	**$184,000**	- 18.0%	$215,955	**$179,768**	- 16.8%
Percent of List Price Received*	101.0%	**106.5%**	+ 5.4%	101.4%	**97.3%**	- 4.0%
Inventory of Homes for Sale	24	**19**	- 20.8%	—	**—**	—
Months Supply of Inventory	3.9	**2.7**	- 30.8%	—	**—**	—

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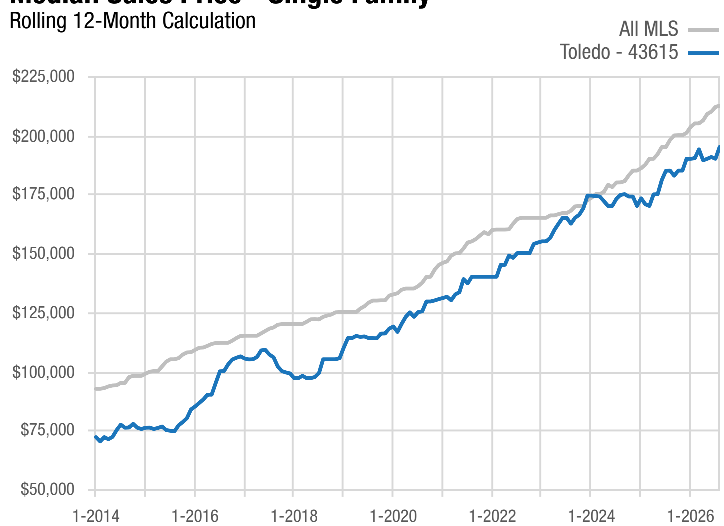
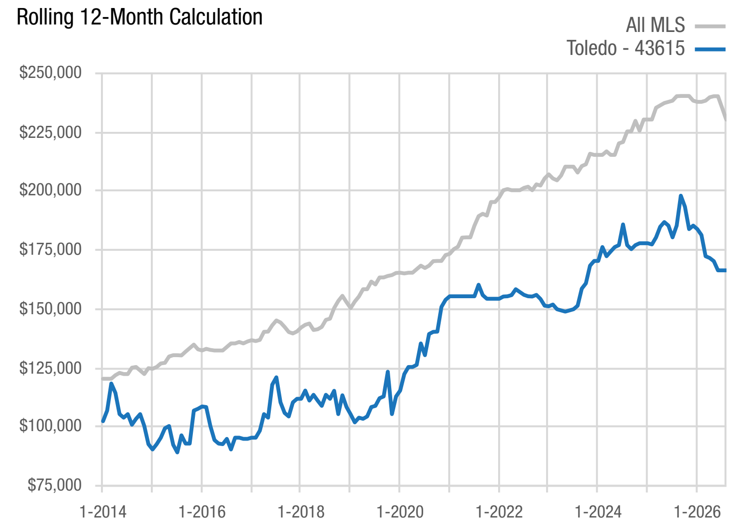
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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NORTHWEST OHIO REALTORS® | NORIS MLS

Toledo - 43617

Zip Code 43617

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	12	**8**	- 33.3%	71	**51**	- 28.2%
Pending Sales	7	**8**	+ 14.3%	51	**48**	- 5.9%
Closed Sales	7	**9**	+ 28.6%	49	**46**	- 6.1%
Days on Market Until Sale	54	**62**	+ 14.8%	53	**67**	+ 26.4%
Median Sales Price*	$340,000	**$385,000**	+ 13.2%	$375,000	**$382,450**	+ 2.0%
Average Sales Price*	$324,771	**$391,306**	+ 20.5%	$354,871	**$425,222**	+ 19.8%
Percent of List Price Received*	100.1%	**99.0%**	- 1.1%	101.3%	**99.6%**	- 1.7%
Inventory of Homes for Sale	20	**10**	- 50.0%	—	**—**	—
Months Supply of Inventory	3.0	**1.6**	- 46.7%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	20	**26**	+ 30.0%
Pending Sales	1	**2**	+ 100.0%	18	**17**	- 5.6%
Closed Sales	0	**2**	—	17	**17**	0.0%
Days on Market Until Sale	—	**58**	—	34	**46**	+ 35.3%
Median Sales Price*	—	**$265,250**	—	$250,000	**$252,000**	+ 0.8%
Average Sales Price*	—	**$265,250**	—	$246,451	**$279,724**	+ 13.5%
Percent of List Price Received*	—	**100.4%**	—	100.4%	**99.1%**	- 1.3%
Inventory of Homes for Sale	3	**7**	+ 133.3%	—	**—**	—
Months Supply of Inventory	1.4	**3.3**	+ 135.7%	—	**—**	—

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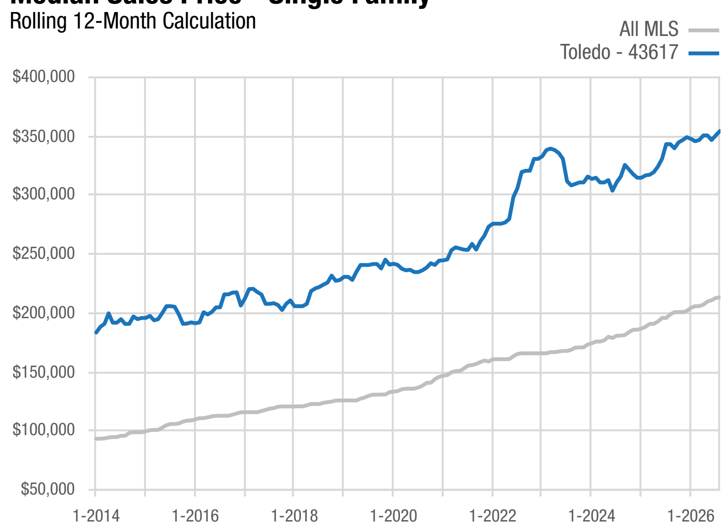
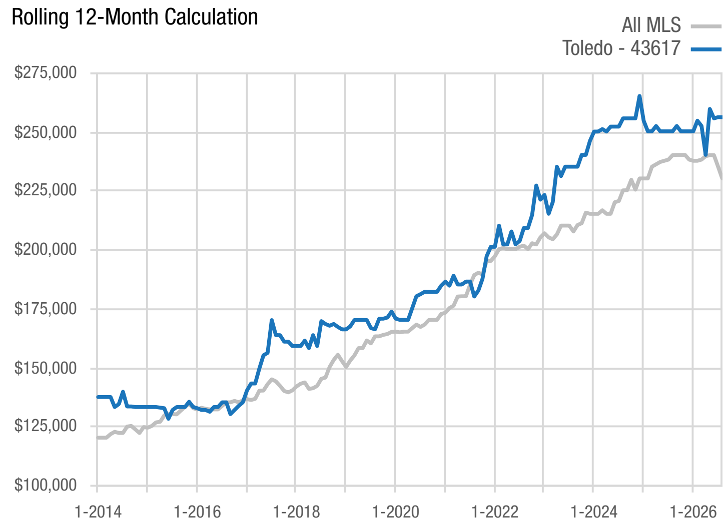
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	18	**33**	+ 83.3%
Pending Sales	2	**3**	+ 50.0%	16	**14**	- 12.5%
Closed Sales	2	**1**	- 50.0%	17	**11**	- 35.3%
Days on Market Until Sale	65	**43**	- 33.8%	65	**68**	+ 4.6%
Median Sales Price*	$393,889	**$37,500**	- 90.5%	$77,000	**$100,000**	+ 29.9%
Average Sales Price*	$393,889	**$37,500**	- 90.5%	$133,128	**$131,318**	- 1.4%
Percent of List Price Received*	99.4%	**100.0%**	+ 0.6%	98.4%	**95.3%**	- 3.2%
Inventory of Homes for Sale	4	**14**	+ 250.0%	—	**—**	—
Months Supply of Inventory	1.7	**8.4**	+ 394.1%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	5	**4**	- 20.0%
Pending Sales	0	**2**	—	4	**3**	- 25.0%
Closed Sales	0	**1**	—	4	**3**	- 25.0%
Days on Market Until Sale	—	**63**	—	57	**63**	+ 10.5%
Median Sales Price*	—	**$190,000**	—	$56,660	**$97,500**	+ 72.1%
Average Sales Price*	—	**$190,000**	—	$57,524	**$114,133**	+ 98.4%
Percent of List Price Received*	—	**105.6%**	—	96.1%	**98.1%**	+ 2.1%
Inventory of Homes for Sale	1	**1**	0.0%	—	**—**	—
Months Supply of Inventory	0.7	**0.8**	+ 14.3%	—	**—**	—

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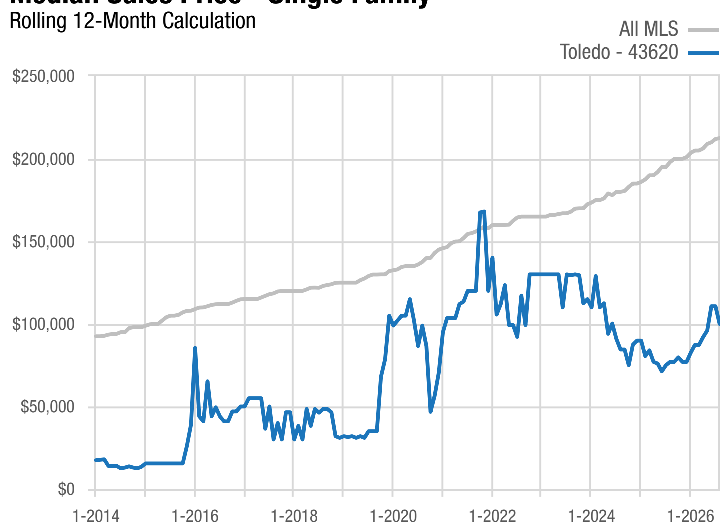
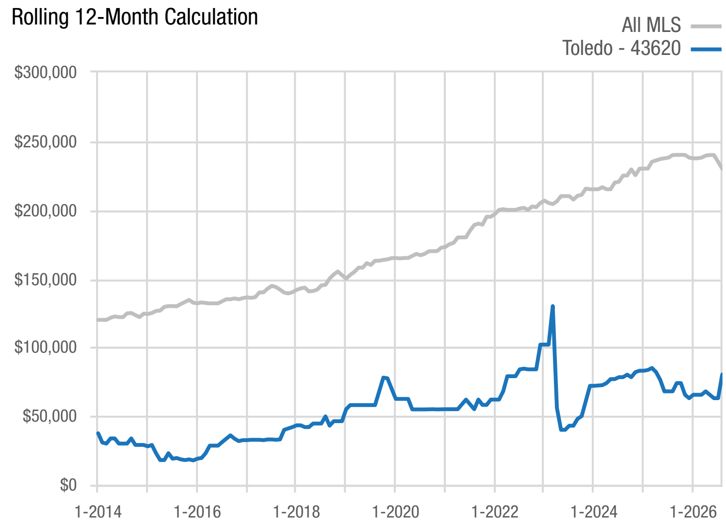
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2026

NORTHWEST OHIO REALTORS® | NORIS MLS

Toledo-43623

Zip Code 43623

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	25	**30**	+ 20.0%	201	**194**	- 3.5%
Pending Sales	18	**25**	+ 38.9%	154	**152**	- 1.3%
Closed Sales	16	**21**	+ 31.3%	150	**147**	- 2.0%
Days on Market Until Sale	39	**34**	- 12.8%	52	**53**	+ 1.9%
Median Sales Price*	$254,500	**$219,900**	- 13.6%	$213,435	**$220,000**	+ 3.1%
Average Sales Price*	$251,341	**$221,329**	- 11.9%	$254,451	**$275,804**	+ 8.4%
Percent of List Price Received*	102.3%	**100.3%**	- 2.0%	100.8%	**100.4%**	- 0.4%
Inventory of Homes for Sale	45	**46**	+ 2.2%	—	**—**	—
Months Supply of Inventory	2.4	**2.4**	0.0%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**1**	—	2	**13**	+ 550.0%
Pending Sales	0	**3**	—	1	**11**	+ 1,000.0%
Closed Sales	0	**2**	—	1	**9**	+ 800.0%
Days on Market Until Sale	—	**109**	—	34	**62**	+ 82.4%
Median Sales Price*	—	**$166,500**	—	$185,000	**$165,000**	- 10.8%
Average Sales Price*	—	**$166,500**	—	$185,000	**$174,989**	- 5.4%
Percent of List Price Received*	—	**98.3%**	—	100.0%	**98.9%**	- 1.1%
Inventory of Homes for Sale	0	**2**	—	—	**—**	—
Months Supply of Inventory	—	**1.4**	—	—	**—**	—

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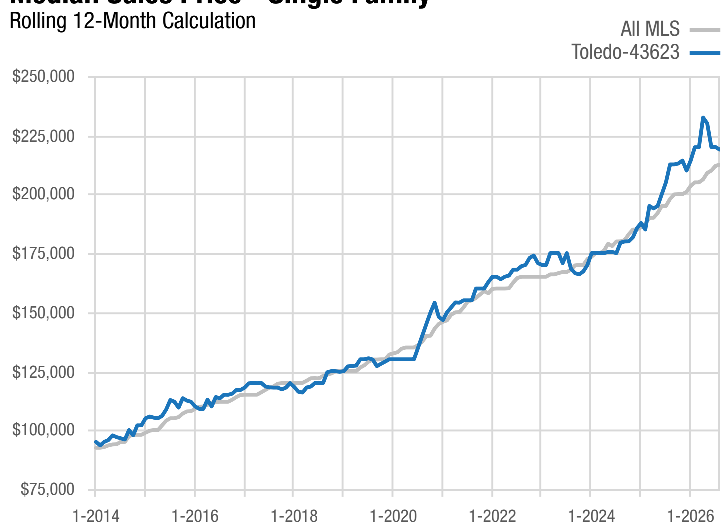
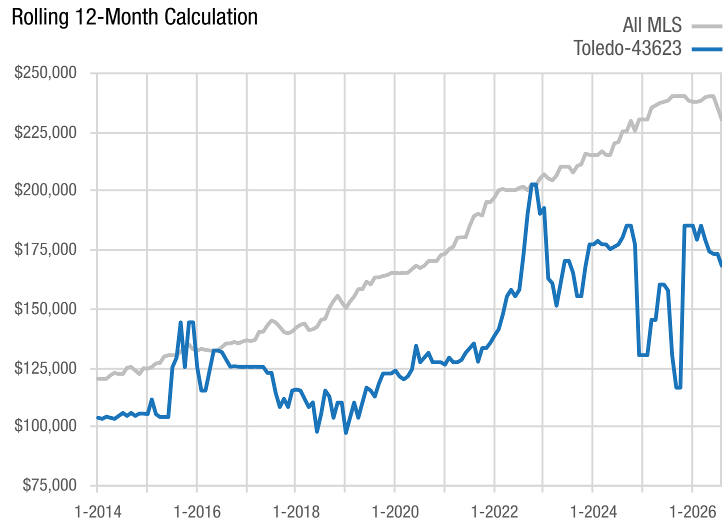
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Oregon

Zip Code 43616

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	23	**25**	+ 8.7%	190	**184**	- 3.2%
Pending Sales	27	**16**	- 40.7%	151	**131**	- 13.2%
Closed Sales	17	**18**	+ 5.9%	139	**137**	- 1.4%
Days on Market Until Sale	67	**55**	- 17.9%	69	**56**	- 18.8%
Median Sales Price*	$230,000	**$302,500**	+ 31.5%	$260,000	**$252,550**	- 2.9%
Average Sales Price*	$234,674	**$285,945**	+ 21.8%	$274,504	**$259,765**	- 5.4%
Percent of List Price Received*	101.0%	**103.6%**	+ 2.6%	100.3%	**102.8%**	+ 2.5%
Inventory of Homes for Sale	43	**50**	+ 16.3%	—	**—**	—
Months Supply of Inventory	2.2	**3.0**	+ 36.4%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**3**	—	9	**9**	0.0%
Pending Sales	1	**1**	0.0%	9	**5**	- 44.4%
Closed Sales	2	**1**	- 50.0%	9	**5**	- 44.4%
Days on Market Until Sale	21	**65**	+ 209.5%	31	**88**	+ 183.9%
Median Sales Price*	$260,000	**$213,500**	- 17.9%	$235,000	**$195,000**	- 17.0%
Average Sales Price*	$260,000	**$213,500**	- 17.9%	$226,500	**$196,800**	- 13.1%
Percent of List Price Received*	102.5%	**101.7%**	- 0.8%	101.5%	**99.5%**	- 2.0%
Inventory of Homes for Sale	1	**5**	+ 400.0%	—	**—**	—
Months Supply of Inventory	0.7	**3.3**	+ 371.4%	—	**—**	—

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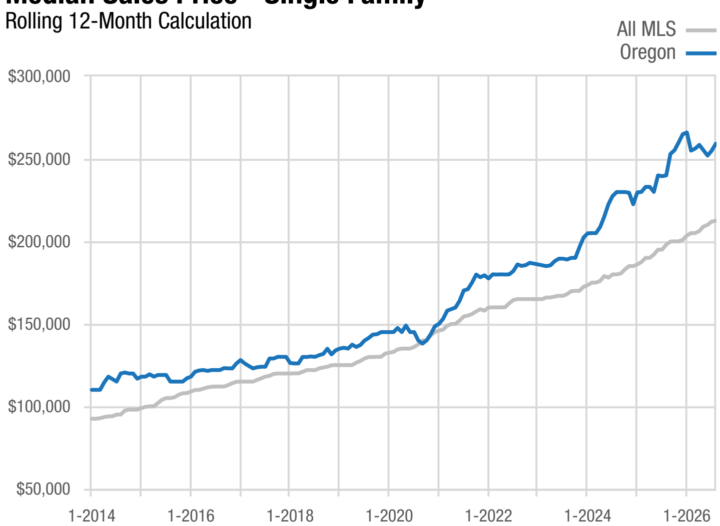
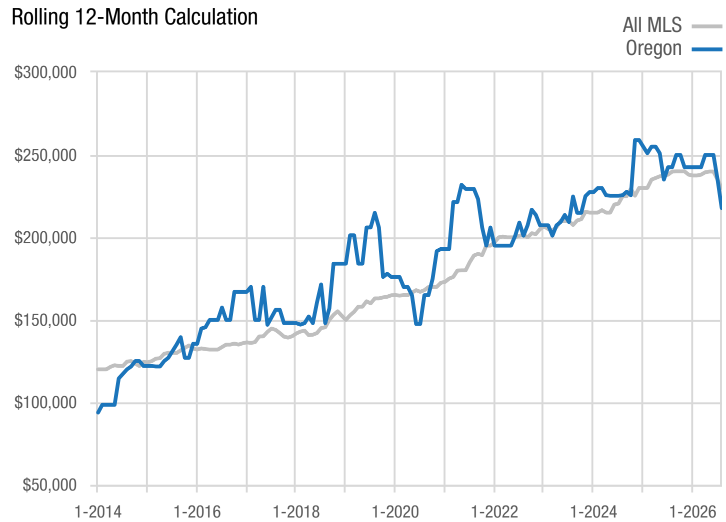
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

Zip Code 43402

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	21	**18**	- 14.3%	180	**179**	- 0.6%
Pending Sales	30	**22**	- 26.7%	152	**146**	- 3.9%
Closed Sales	27	**23**	- 14.8%	147	**155**	+ 5.4%
Days on Market Until Sale	55	**44**	- 20.0%	57	**57**	0.0%
Median Sales Price*	$366,500	**$280,000**	- 23.6%	$285,000	**$295,000**	+ 3.5%
Average Sales Price*	$426,140	**$355,278**	- 16.6%	$329,059	**$324,612**	- 1.4%
Percent of List Price Received*	100.4%	**100.7%**	+ 0.3%	100.8%	**101.4%**	+ 0.6%
Inventory of Homes for Sale	39	**33**	- 15.4%	—	**—**	—
Months Supply of Inventory	2.2	**1.8**	- 18.2%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**2**	0.0%	12	**14**	+ 16.7%
Pending Sales	0	**0**	0.0%	9	**12**	+ 33.3%
Closed Sales	0	**1**	—	9	**13**	+ 44.4%
Days on Market Until Sale	—	**4**	—	39	**55**	+ 41.0%
Median Sales Price*	—	**$375,000**	—	$221,000	**$276,000**	+ 24.9%
Average Sales Price*	—	**$375,000**	—	$224,111	**$290,269**	+ 29.5%
Percent of List Price Received*	—	**104.2%**	—	99.0%	**101.1%**	+ 2.1%
Inventory of Homes for Sale	3	**5**	+ 66.7%	—	**—**	—
Months Supply of Inventory	1.6	**2.6**	+ 62.5%	—	**—**	—

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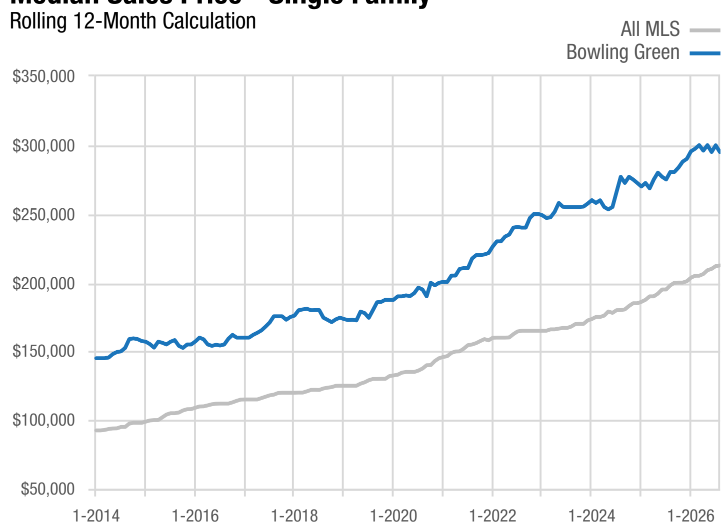
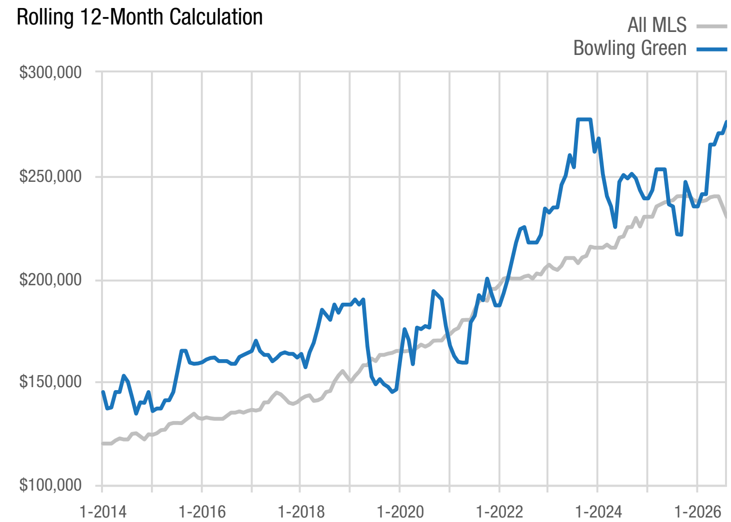
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**0**	- 100.0%	23	**25**	+ 8.7%
Pending Sales	2	**4**	+ 100.0%	22	**22**	0.0%
Closed Sales	1	**3**	+ 200.0%	22	**22**	0.0%
Days on Market Until Sale	35	**28**	- 20.0%	92	**56**	- 39.1%
Median Sales Price*	$260,000	**$290,000**	+ 11.5%	$312,525	**$269,500**	- 13.8%
Average Sales Price*	$260,000	**$287,000**	+ 10.4%	$278,429	**$253,341**	- 9.0%
Percent of List Price Received*	100.0%	**101.2%**	+ 1.2%	99.8%	**100.3%**	+ 0.5%
Inventory of Homes for Sale	5	**4**	- 20.0%	—	**—**	—
Months Supply of Inventory	1.7	**1.3**	- 23.5%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**1**	—
Days on Market Until Sale	—	**—**	—	—	**49**	—
Median Sales Price*	—	**—**	—	—	**$265,000**	—
Average Sales Price*	—	**—**	—	—	**$265,000**	—
Percent of List Price Received*	—	**—**	—	—	**93.0%**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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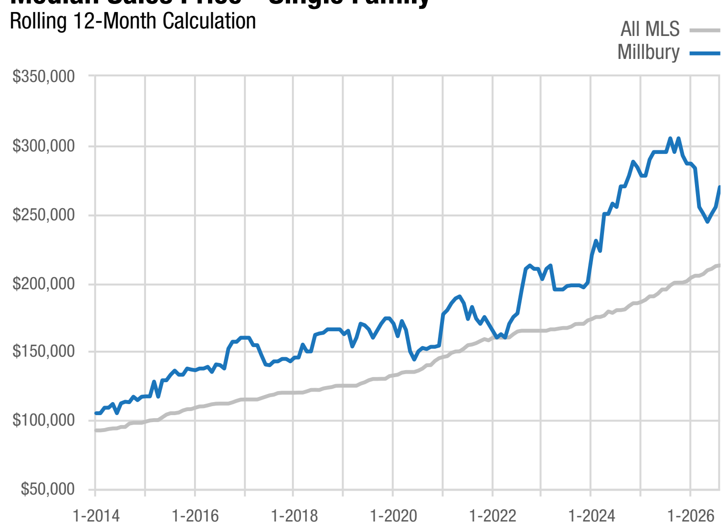
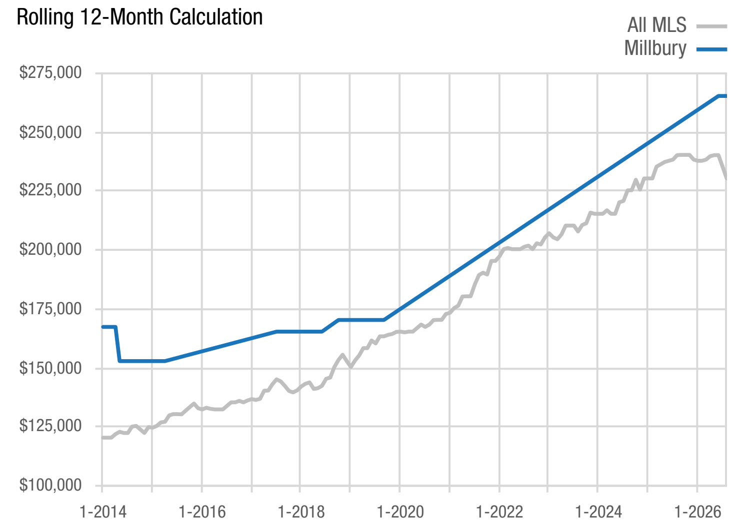
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Rossford

Zip Code 43460

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**4**	- 55.6%	59	**37**	- 37.3%
Pending Sales	11	**5**	- 54.5%	43	**35**	- 18.6%
Closed Sales	11	**5**	- 54.5%	41	**37**	- 9.8%
Days on Market Until Sale	37	**53**	+ 43.2%	59	**71**	+ 20.3%
Median Sales Price*	$185,000	**$337,000**	+ 82.2%	$220,000	**$231,744**	+ 5.3%
Average Sales Price*	$193,941	**$297,140**	+ 53.2%	$224,457	**$238,780**	+ 6.4%
Percent of List Price Received*	101.8%	**99.1%**	- 2.7%	101.1%	**101.3%**	+ 0.2%
Inventory of Homes for Sale	18	**7**	- 61.1%	—	**—**	—
Months Supply of Inventory	3.2	**1.4**	- 56.3%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**1**	0.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	61	**75**	+ 23.0%
Median Sales Price*	—	**—**	—	$237,500	**$220,000**	- 7.4%
Average Sales Price*	—	**—**	—	$237,500	**$220,000**	- 7.4%
Percent of List Price Received*	—	**—**	—	100.0%	**95.7%**	- 4.3%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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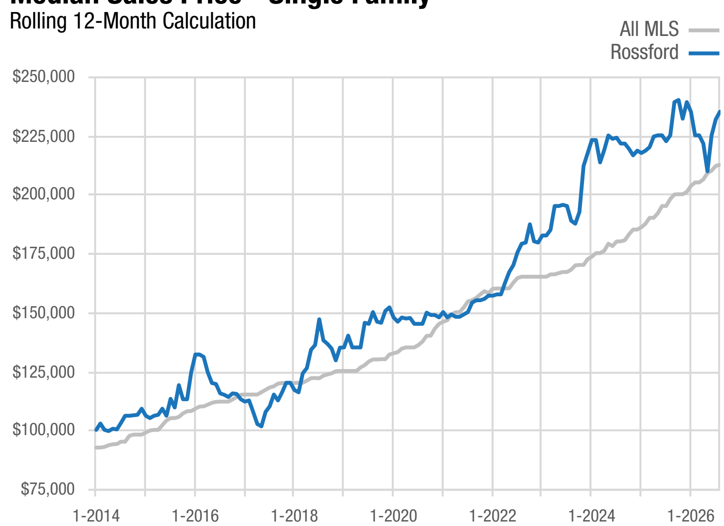
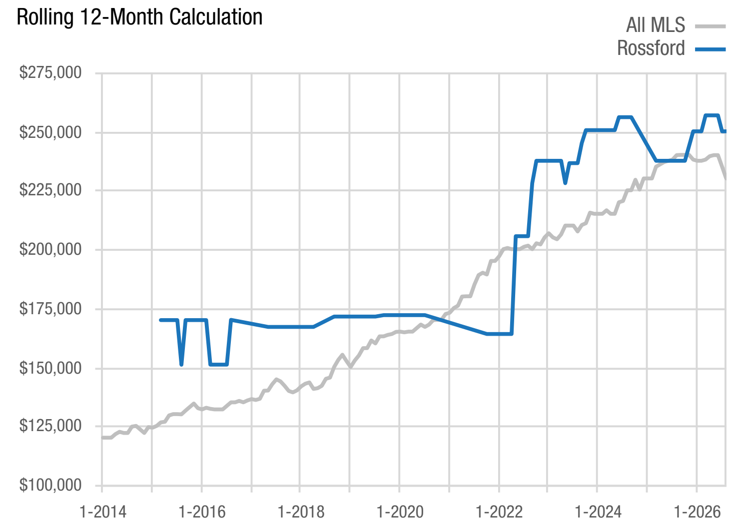
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2026

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Walbridge

Zip Code 43465

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	8	**5**	- 37.5%	36	**34**	- 5.6%
Pending Sales	6	**4**	- 33.3%	29	**31**	+ 6.9%
Closed Sales	5	**5**	0.0%	27	**36**	+ 33.3%
Days on Market Until Sale	46	**45**	- 2.2%	45	**61**	+ 35.6%
Median Sales Price*	$230,000	**$260,000**	+ 13.0%	$252,500	**$261,000**	+ 3.4%
Average Sales Price*	$252,980	**$234,900**	- 7.1%	$253,233	**$263,258**	+ 4.0%
Percent of List Price Received*	101.9%	**99.5%**	- 2.4%	100.0%	**100.9%**	+ 0.9%
Inventory of Homes for Sale	9	**9**	0.0%	—	**—**	—
Months Supply of Inventory	2.5	**2.0**	- 20.0%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**1**	—
Days on Market Until Sale	—	**—**	—	—	**38**	—
Median Sales Price*	—	**—**	—	—	**$279,900**	—
Average Sales Price*	—	**—**	—	—	**$279,900**	—
Percent of List Price Received*	—	**—**	—	—	**100.0%**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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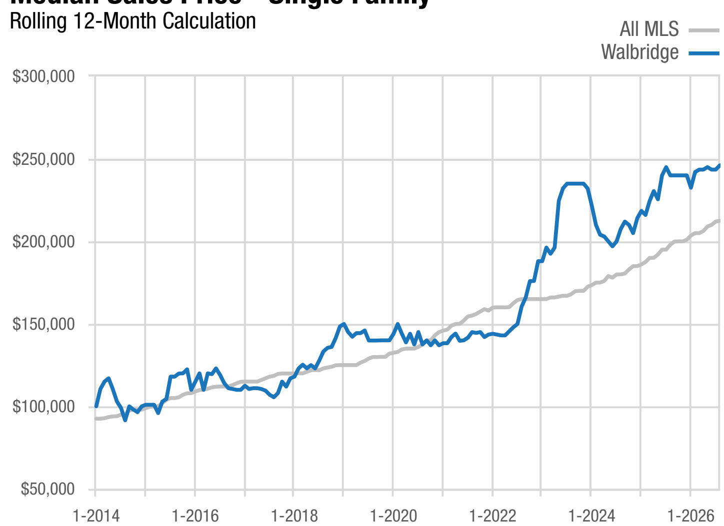
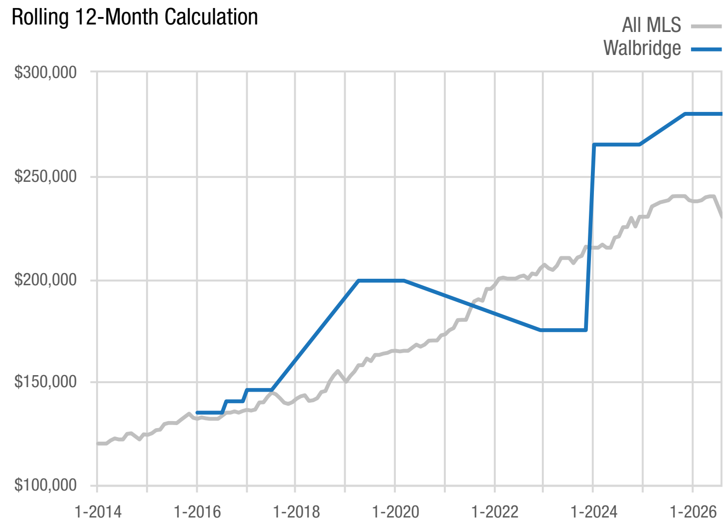
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Northwood

Zip Code 43619

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**3**	- 66.7%	73	**47**	- 35.6%
Pending Sales	8	**4**	- 50.0%	62	**45**	- 27.4%
Closed Sales	12	**6**	- 50.0%	63	**46**	- 27.0%
Days on Market Until Sale	54	**73**	+ 35.2%	79	**60**	- 24.1%
Median Sales Price*	$264,000	**$205,000**	- 22.3%	$246,000	**$243,000**	- 1.2%
Average Sales Price*	$265,533	**$193,667**	- 27.1%	$248,954	**$247,708**	- 0.5%
Percent of List Price Received*	101.8%	**97.4%**	- 4.3%	101.6%	**100.4%**	- 1.2%
Inventory of Homes for Sale	19	**7**	- 63.2%	—	**—**	—
Months Supply of Inventory	2.6	**1.1**	- 57.7%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**15**	+ 1,400.0%	12	**23**	+ 91.7%
Pending Sales	0	**2**	—	3	**16**	+ 433.3%
Closed Sales	0	**2**	—	3	**14**	+ 366.7%
Days on Market Until Sale	—	**230**	—	68	**231**	+ 239.7%
Median Sales Price*	—	**$204,042**	—	$84,500	**$292,500**	+ 246.2%
Average Sales Price*	—	**$204,042**	—	$85,233	**$263,435**	+ 209.1%
Percent of List Price Received*	—	**100.9%**	—	101.5%	**100.9%**	- 0.6%
Inventory of Homes for Sale	9	**22**	+ 144.4%	—	**—**	—
Months Supply of Inventory	5.6	**8.3**	+ 48.2%	—	**—**	—

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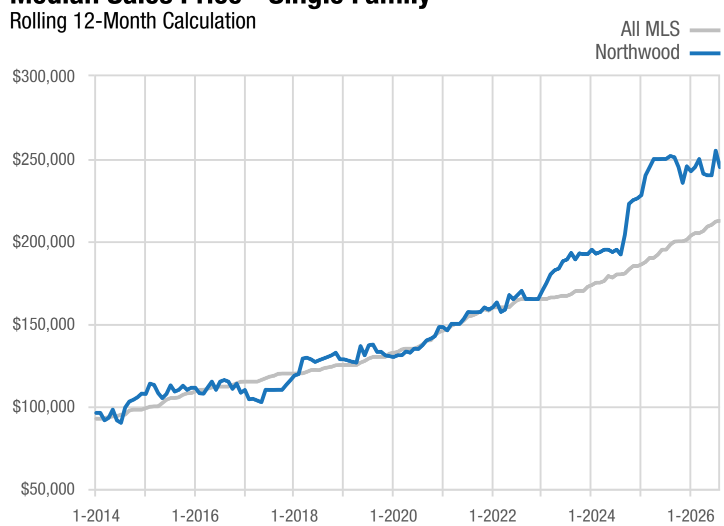
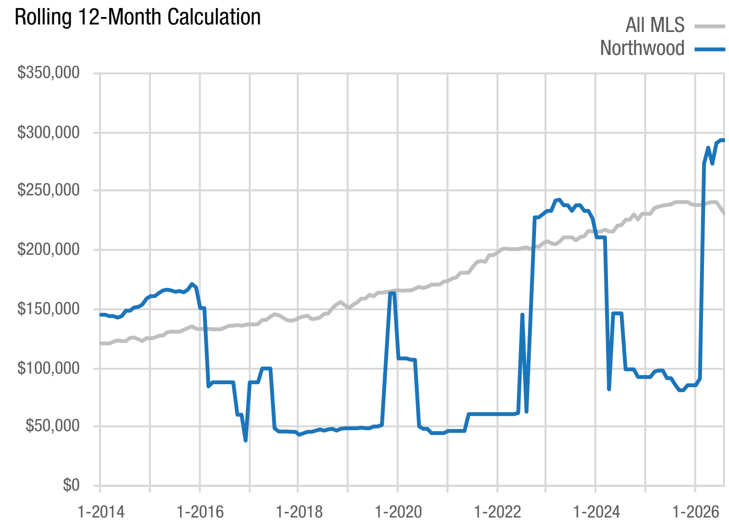
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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NORTHWEST OHIO REALTORS® | NORIS MLS

Genoa

Zip Code 43430

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**2**	- 33.3%	34	**37**	+ 8.8%
Pending Sales	5	**5**	0.0%	24	**32**	+ 33.3%
Closed Sales	3	**8**	+ 166.7%	21	**35**	+ 66.7%
Days on Market Until Sale	39	**52**	+ 33.3%	52	**67**	+ 28.8%
Median Sales Price*	$225,000	**$271,000**	+ 20.4%	$216,000	**$232,750**	+ 7.8%
Average Sales Price*	$242,367	**$309,113**	+ 27.5%	$206,157	**$247,196**	+ 19.9%
Percent of List Price Received*	106.0%	**97.9%**	- 7.6%	102.2%	**103.1%**	+ 0.9%
Inventory of Homes for Sale	11	**7**	- 36.4%	—	**—**	—
Months Supply of Inventory	3.2	**1.6**	- 50.0%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	57	**—**	—
Median Sales Price*	—	**—**	—	$165,000	**—**	—
Average Sales Price*	—	**—**	—	$165,000	**—**	—
Percent of List Price Received*	—	**—**	—	100.0%	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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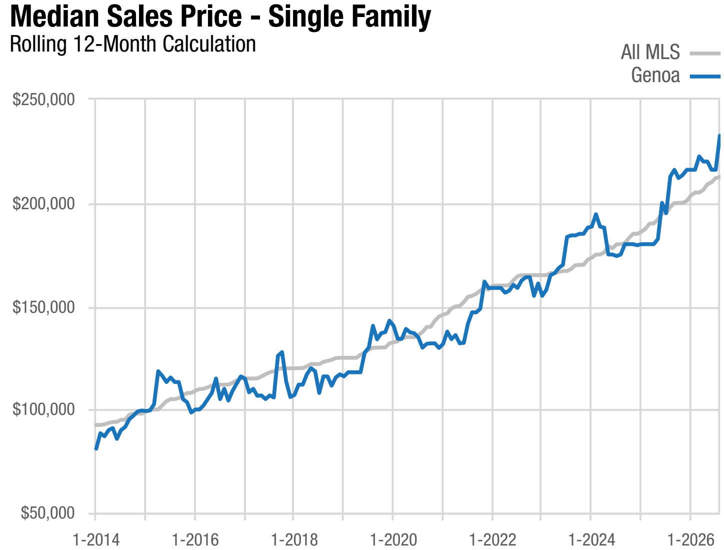
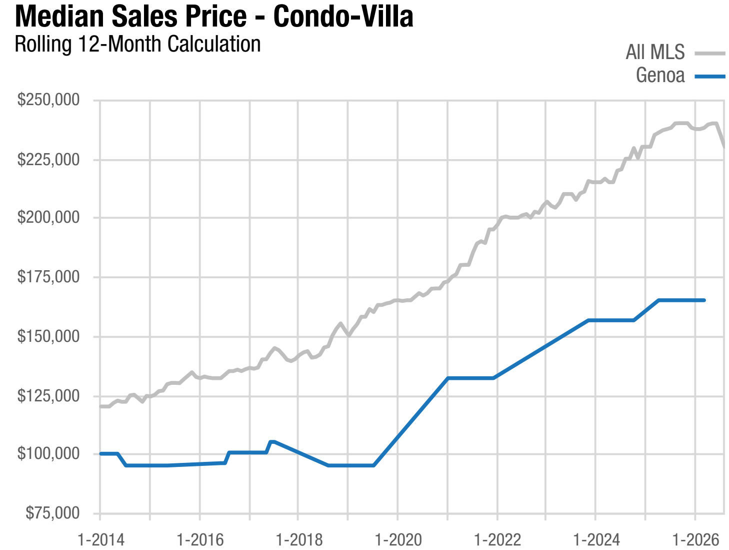
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	63	**52**	- 17.5%	473	**428**	- 9.5%
Pending Sales	45	**59**	+ 31.1%	345	**347**	+ 0.6%
Closed Sales	50	**56**	+ 12.0%	350	**340**	- 2.9%
Days on Market Until Sale	58	**67**	+ 15.5%	77	**82**	+ 6.5%
Median Sales Price*	$385,000	**$397,450**	+ 3.2%	$387,000	**$426,000**	+ 10.1%
Average Sales Price*	$410,409	**$436,371**	+ 6.3%	$431,518	**$464,707**	+ 7.7%
Percent of List Price Received*	100.9%	**100.5%**	- 0.4%	100.2%	**100.5%**	+ 0.3%
Inventory of Homes for Sale	148	**130**	- 12.2%	—	**—**	—
Months Supply of Inventory	3.6	**3.1**	- 13.9%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	6	**6**	0.0%	51	**57**	+ 11.8%
Pending Sales	8	**8**	0.0%	47	**45**	- 4.3%
Closed Sales	9	**7**	- 22.2%	46	**44**	- 4.3%
Days on Market Until Sale	50	**76**	+ 52.0%	70	**57**	- 18.6%
Median Sales Price*	$249,950	**$225,000**	- 10.0%	$265,100	**$271,320**	+ 2.3%
Average Sales Price*	$276,350	**$234,202**	- 15.3%	$276,112	**$265,129**	- 4.0%
Percent of List Price Received*	99.9%	**99.0%**	- 0.9%	99.2%	**99.6%**	+ 0.4%
Inventory of Homes for Sale	10	**13**	+ 30.0%	—	**—**	—
Months Supply of Inventory	1.9	**2.4**	+ 26.3%	—	**—**	—

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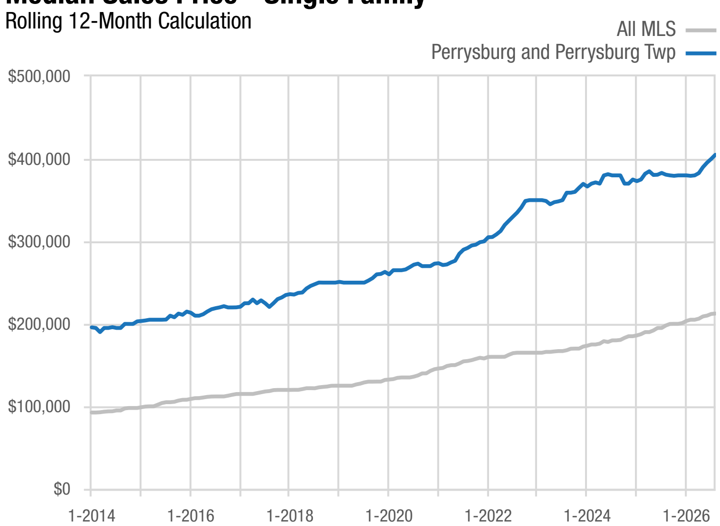
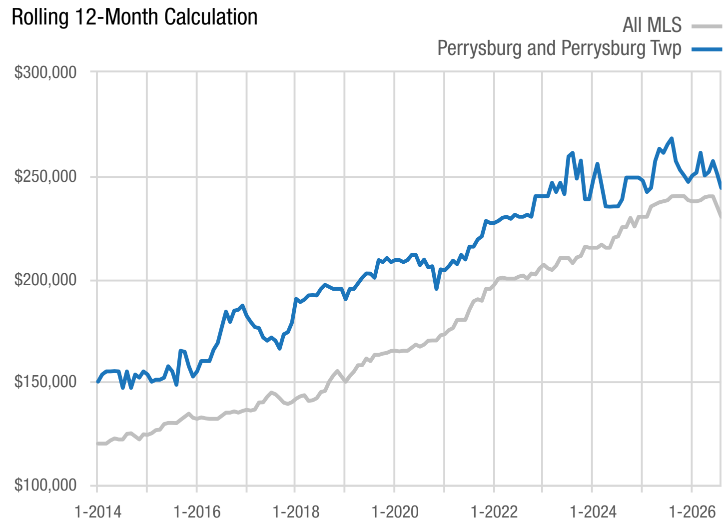
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Wood County NE

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

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**12**	- 33.3%	108	**104**	- 3.7%
Pending Sales	16	**14**	- 12.5%	79	**91**	+ 15.2%
Closed Sales	12	**16**	+ 33.3%	72	**97**	+ 34.7%
Days on Market Until Sale	63	**49**	- 22.2%	52	**63**	+ 21.2%
Median Sales Price*	$267,500	**$271,000**	+ 1.3%	$236,200	**$250,000**	+ 5.8%
Average Sales Price*	$278,500	**$298,425**	+ 7.2%	$257,979	**$260,377**	+ 0.9%
Percent of List Price Received*	102.1%	**98.7%**	- 3.3%	100.8%	**101.2%**	+ 0.4%
Inventory of Homes for Sale	34	**25**	- 26.5%	—	**—**	—
Months Supply of Inventory	3.4	**1.9**	- 44.1%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**2**	- 50.0%
Pending Sales	0	**0**	0.0%	2	**2**	0.0%
Closed Sales	0	**0**	0.0%	2	**2**	0.0%
Days on Market Until Sale	—	**—**	—	56	**66**	+ 17.9%
Median Sales Price*	—	**—**	—	$165,750	**$217,450**	+ 31.2%
Average Sales Price*	—	**—**	—	$165,750	**$217,450**	+ 31.2%
Percent of List Price Received*	—	**—**	—	100.0%	**95.6%**	- 4.4%
Inventory of Homes for Sale	2	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	2.0	**—**	—	—	**—**	—

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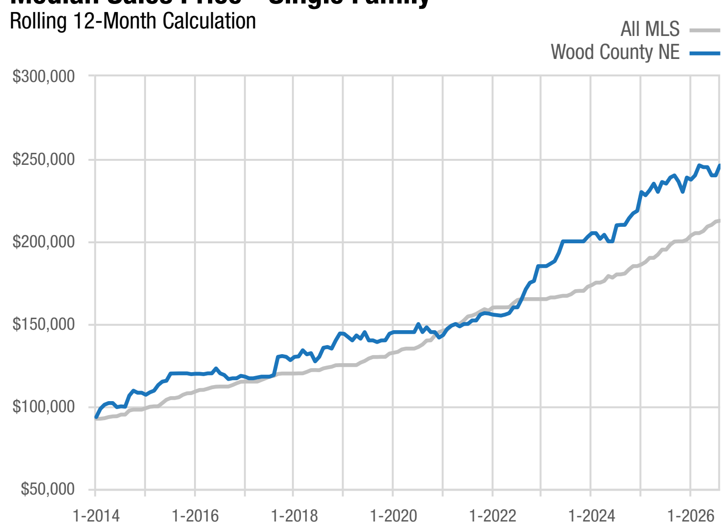
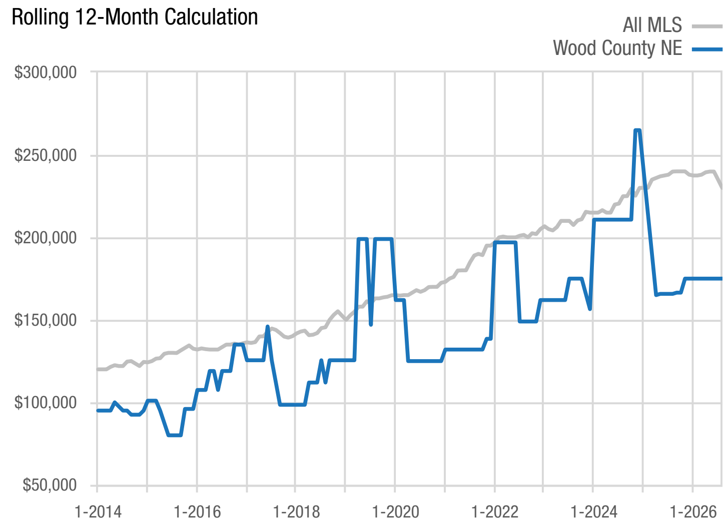
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**5**	+ 25.0%	34	**38**	+ 11.8%
Pending Sales	6	**3**	- 50.0%	32	**30**	- 6.3%
Closed Sales	6	**1**	- 83.3%	34	**32**	- 5.9%
Days on Market Until Sale	45	**79**	+ 75.6%	56	**106**	+ 89.3%
Median Sales Price*	$265,350	**$400,000**	+ 50.7%	$268,750	**$327,500**	+ 21.9%
Average Sales Price*	$277,055	**$400,000**	+ 44.4%	$282,965	**$325,530**	+ 15.0%
Percent of List Price Received*	101.0%	**88.9%**	- 12.0%	101.0%	**101.5%**	+ 0.5%
Inventory of Homes for Sale	8	**6**	- 25.0%	—	**—**	—
Months Supply of Inventory	2.3	**1.6**	- 30.4%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**2**	0.0%
Pending Sales	0	**1**	—	3	**2**	- 33.3%
Closed Sales	0	**1**	—	3	**3**	0.0%
Days on Market Until Sale	—	**73**	—	68	**47**	- 30.9%
Median Sales Price*	—	**$224,900**	—	$250,000	**$224,900**	- 10.0%
Average Sales Price*	—	**$224,900**	—	$242,667	**$233,300**	- 3.9%
Percent of List Price Received*	—	**100.0%**	—	99.9%	**100.0%**	+ 0.1%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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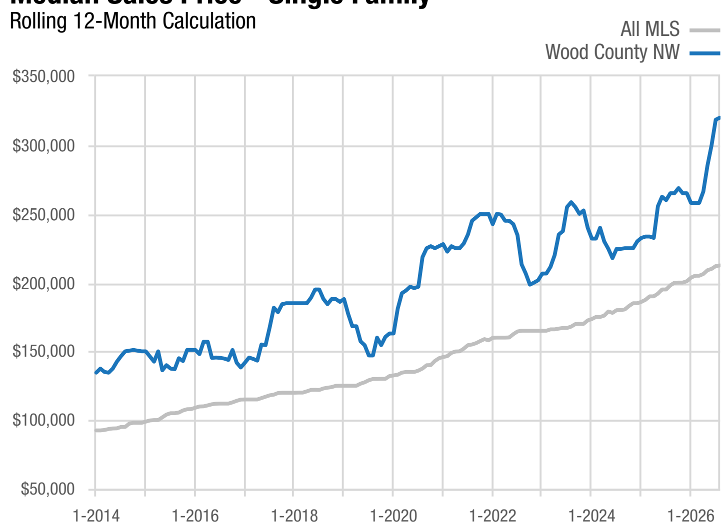
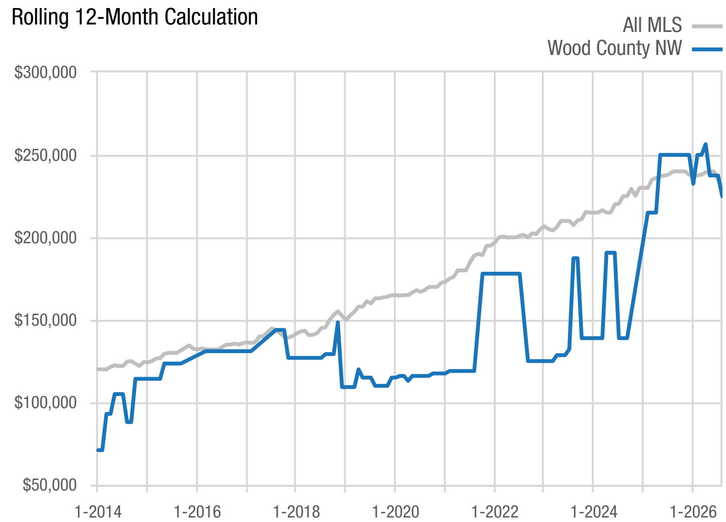
Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Wood County SE

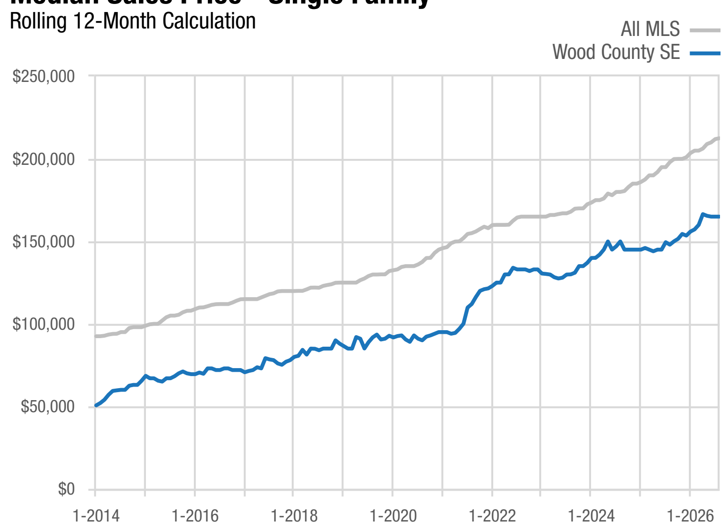
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**24**	+ 50.0%	155	**149**	- 3.9%
Pending Sales	25	**19**	- 24.0%	141	**118**	- 16.3%
Closed Sales	21	**15**	- 28.6%	136	**116**	- 14.7%
Days on Market Until Sale	85	**103**	+ 21.2%	72	**73**	+ 1.4%
Median Sales Price*	$164,000	**$182,500**	+ 11.3%	$148,450	**$165,000**	+ 11.1%
Average Sales Price*	$179,062	**$193,851**	+ 8.3%	$152,896	**$179,822**	+ 17.6%
Percent of List Price Received*	100.5%	**96.4%**	- 4.1%	100.0%	**100.1%**	+ 0.1%
Inventory of Homes for Sale	33	**40**	+ 21.2%	—	**—**	—
Months Supply of Inventory	2.0	**2.8**	+ 40.0%	—	**—**	—

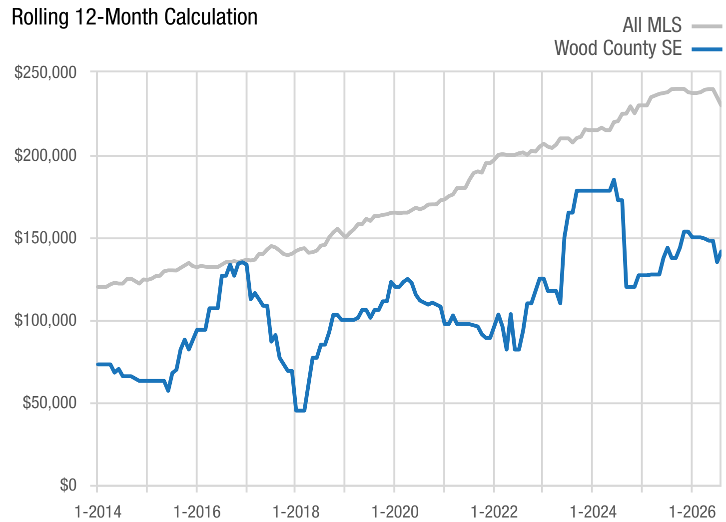
Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**0**	- 100.0%	8	**12**	+ 50.0%
Pending Sales	1	**0**	- 100.0%	5	**6**	+ 20.0%
Closed Sales	1	**0**	- 100.0%	5	**7**	+ 40.0%
Days on Market Until Sale	104	**—**	—	83	**112**	+ 34.9%
Median Sales Price*	$52,500	**—**	—	$150,000	**$135,000**	- 10.0%
Average Sales Price*	$52,500	**—**	—	$148,900	**$127,714**	- 14.2%
Percent of List Price Received*	100.0%	**—**	—	100.0%	**95.4%**	- 4.6%
Inventory of Homes for Sale	4	**8**	+ 100.0%	—	**—**	—
Months Supply of Inventory	4.0	**3.6**	- 10.0%	—	**—**	—

* 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 – August 2026

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

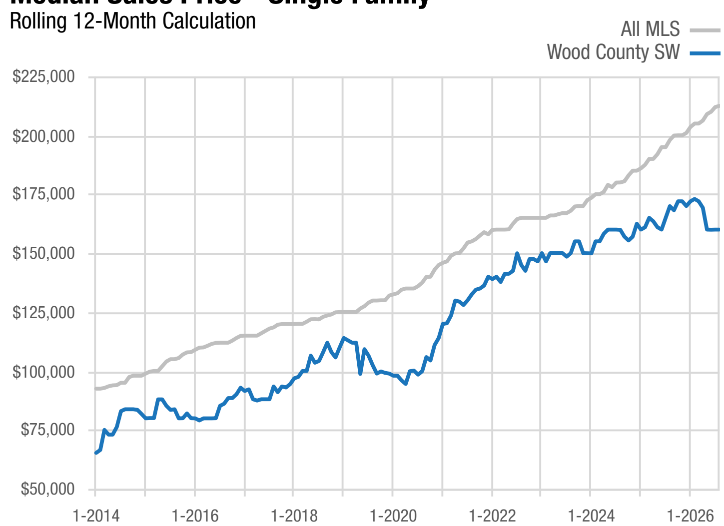
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	10	**8**	- 20.0%	79	**71**	- 10.1%
Pending Sales	8	**8**	0.0%	61	**65**	+ 6.6%
Closed Sales	7	**9**	+ 28.6%	59	**69**	+ 16.9%
Days on Market Until Sale	51	**101**	+ 98.0%	65	**74**	+ 13.8%
Median Sales Price*	$175,000	**$165,000**	- 5.7%	$175,000	**$160,000**	- 8.6%
Average Sales Price*	$183,593	**$154,623**	- 15.8%	$191,683	**$169,330**	- 11.7%
Percent of List Price Received*	102.5%	**99.9%**	- 2.5%	99.6%	**99.8%**	+ 0.2%
Inventory of Homes for Sale	31	**19**	- 38.7%	—	**—**	—
Months Supply of Inventory	3.9	**2.0**	- 48.7%	—	**—**	—

Condo-Villa	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

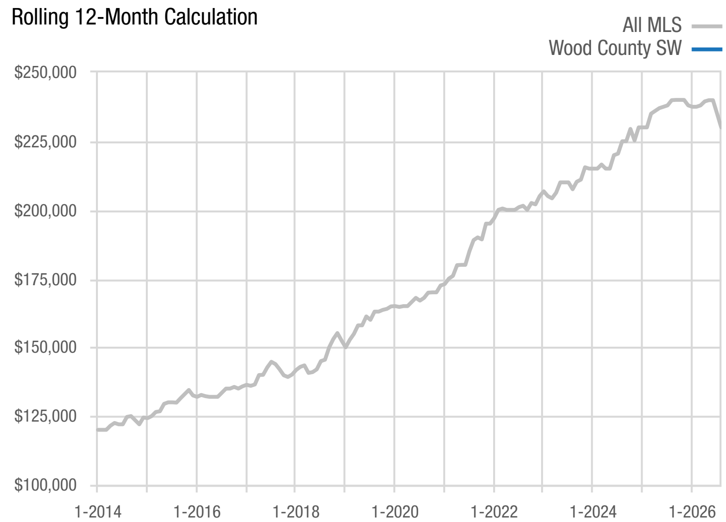
Median Sales Price - Single Family

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.