

Local Market Update – December 2022

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.



Lucas and Upper Wood County

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

2022 was a turbulent year for the US housing market, as inflation, soaring interest rates, and elevated sales prices combined to cause a slowdown nationwide. Affordability challenges continue to limit market activity, with pending home sales and existing-home sales down month-over-month and falling 37.8% and 35.4% year-over-year, respectively, according to the National Association of REALTORS® (NAR). Higher mortgage rates are also impacting prospective sellers, many of whom have locked in historically low rates and have chosen to wait until market conditions improve before selling their home.

Economists predict sales will continue to slow and housing prices will soften in many markets over the next 12 months, with larger price declines projected in more expensive areas. However, national inventory shortages will likely keep prices from dropping too much, as buyer demand continues to outpace supply, which remains limited at 3.3 months, according to NAR. Even if prices fall, many prospective buyers will find it difficult to afford a home in 2023, as higher rates have diminished purchasing power, adding hundreds of dollars to monthly mortgage payments.

Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12 2021	Thru 12 2022	% Change
Key Metrics						
New Listings	328	292	-11.0%	7,710	7,109	-7.8%
Closed Sales	599	431	-28.0%	6,854	6,091	-11.1%
Days on Market	67	66	-1.5%	67	60	-10.4%
SP\$/SqFt	\$106.31	\$101.47	-4.6%	\$104.90	\$113.48	8.2%
Median Sales Price*	\$150,000	\$133,000	-11.3%	\$156,350	\$165,000	5.5%
Average Sales Price*	\$191,242	\$168,507	-11.9%	\$195,280	\$205,398	5.2%
Percent of List Price Received*	268%	99%	-63.1%	101%	102%	1.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume	\$114,553,676	\$72,626,592	-36.6%	\$1,313,853,818	\$1,218,613,231	-7.2%

Condo/Villa	December			Year to Date		
	2021	2022	% Change	Thru 12 2021	Thru 12 2022	% Change
Key Metrics						
New Listings	29	19	500.0%	610	572	-6.2%
Closed Sales	46	27	-41.3%	577	534	-7.5%
Days on Market	59	48	-18.6%	76	63	-17.1%
SP\$/SqFt	\$113.97	\$135.61	19.0%	\$119.57	\$128.57	7.5%
Median Sales Price*	\$191,000	\$230,000	20.4%	\$200,000	\$205,000	2.5%
Average Sales Price*	\$191,878	\$233,574	21.7%	\$207,122	\$214,912	3.8%
Percent of List Price Received*	99%	98%	-1.0%	99%	100%	1.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume (in 1000's)	\$8,826,400	\$6,306,500	-28.5%	\$119,509,375	\$114,762,841	-4.0%

*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.

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	12-2021	12-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		567	491	- 13.4%	13,370	12,393	- 7.3%
Pending Sales		946	669	- 29.3%	12,008	10,779	- 10.2%
Closed Sales		1,057	773	- 26.9%	12,009	10,810	- 10.0%
Days on Market Until Sale		68	68	0.0%	64	60	- 6.3%
Median Sales Price		\$154,000	\$153,000	- 0.6%	\$160,000	\$170,000	+ 6.3%
Average Sales Price		\$188,056	\$182,873	- 2.8%	\$192,755	\$202,393	+ 5.0%
Percent of List Price Received		98.8%	98.2%	- 0.6%	99.8%	99.9%	+ 0.1%
Housing Affordability Index		234	163	- 30.3%	225	147	- 34.7%
Inventory of Homes for Sale		1,683	1,540	- 8.5%	—	—	—
Months Supply of Inventory		1.7	1.7	0.0%	—	—	—

Local Market Update – December 2022

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.



Lucas County

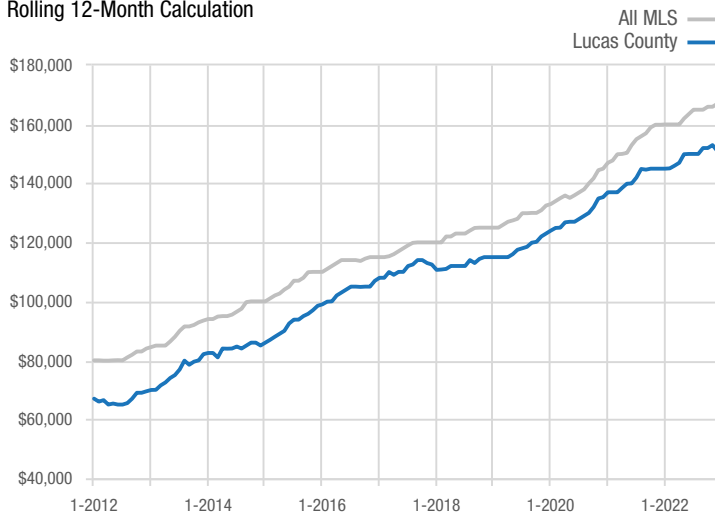
Single Family Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	282	261	- 7.4%	6,569	6,207	- 5.5%
Pending Sales	443	330	- 25.5%	5,819	5,259	- 9.6%
Closed Sales	523	363	- 30.6%	5,826	5,242	- 10.0%
Days on Market Until Sale	65	63	- 3.1%	60	55	- 8.3%
Median Sales Price*	\$145,000	\$119,900	- 17.3%	\$145,000	\$151,000	+ 4.1%
Average Sales Price*	\$181,271	\$147,433	- 18.7%	\$178,828	\$184,270	+ 3.0%
Percent of List Price Received*	99.2%	99.2%	0.0%	100.2%	100.6%	+ 0.4%
Inventory of Homes for Sale	782	745	- 4.7%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Condo-Villa Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	26	14	- 46.2%	535	489	- 8.6%
Pending Sales	43	15	- 65.1%	514	440	- 14.4%
Closed Sales	40	23	- 42.5%	501	464	- 7.4%
Days on Market Until Sale	59	51	- 13.6%	80	66	- 17.5%
Median Sales Price*	\$189,000	\$222,000	+ 17.5%	\$195,000	\$195,500	+ 0.3%
Average Sales Price*	\$191,003	\$231,913	+ 21.4%	\$205,490	\$208,003	+ 1.2%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.0%	99.9%	+ 0.9%
Inventory of Homes for Sale	61	48	- 21.3%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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

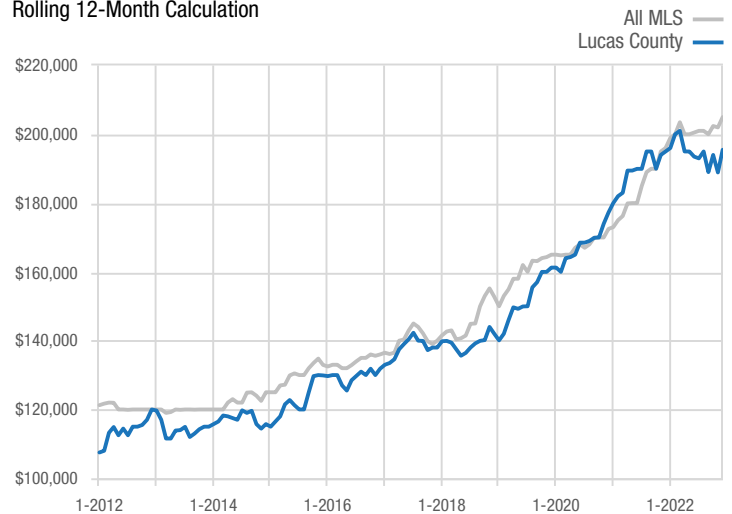
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – December 2022

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

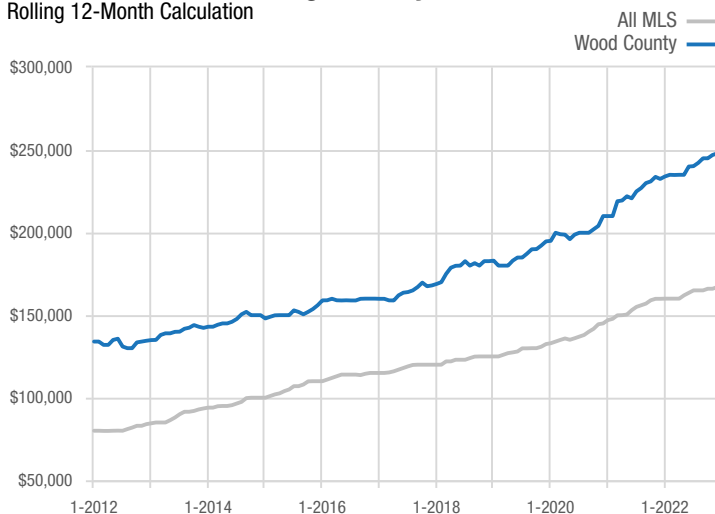
Single Family Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	66	38	- 42.4%	1,590	1,334	- 16.1%
Pending Sales	102	62	- 39.2%	1,446	1,211	- 16.3%
Closed Sales	104	81	- 22.1%	1,438	1,230	- 14.5%
Days on Market Until Sale	74	68	- 8.1%	65	60	- 7.7%
Median Sales Price*	\$220,000	\$235,000	+ 6.8%	\$232,500	\$248,000	+ 6.7%
Average Sales Price*	\$259,247	\$283,197	+ 9.2%	\$258,349	\$283,771	+ 9.8%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	100.9%	101.6%	+ 0.7%
Inventory of Homes for Sale	173	143	- 17.3%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Condo-Villa Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	3	7	+ 133.3%	116	113	- 2.6%
Pending Sales	8	8	0.0%	119	100	- 16.0%
Closed Sales	9	7	- 22.2%	121	99	- 18.2%
Days on Market Until Sale	54	34	- 37.0%	53	43	- 18.9%
Median Sales Price*	\$198,000	\$232,500	+ 17.4%	\$215,000	\$230,000	+ 7.0%
Average Sales Price*	\$198,144	\$257,500	+ 30.0%	\$215,894	\$250,185	+ 15.9%
Percent of List Price Received*	99.9%	96.7%	- 3.2%	100.2%	101.3%	+ 1.1%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

* 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.

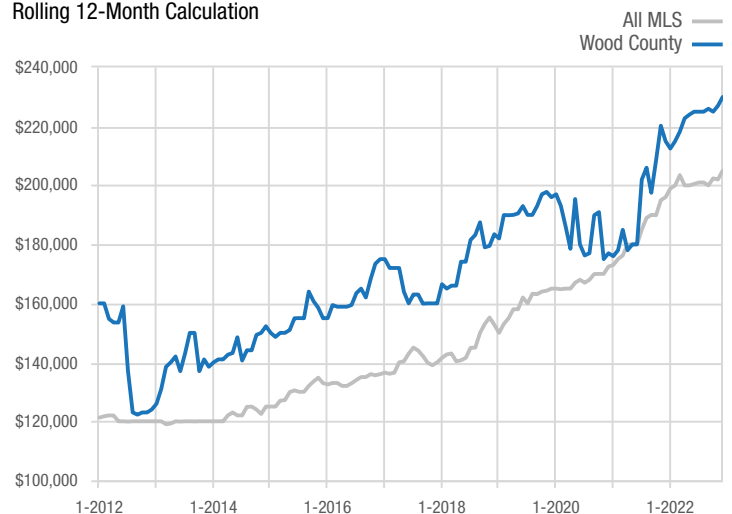
Median Sales Price - Single Family

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 – December 2022

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.



Toledo

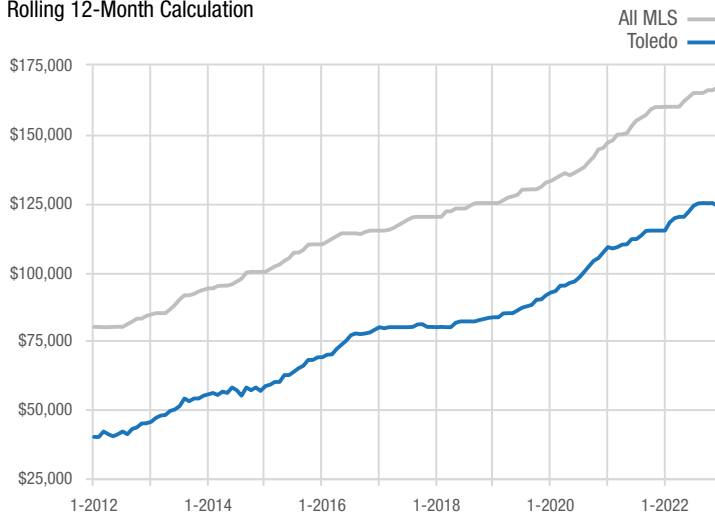
Single Family Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	216	209	- 3.2%	4,592	4,447	- 3.2%
Pending Sales	314	250	- 20.4%	3,980	3,699	- 7.1%
Closed Sales	364	274	- 24.7%	3,987	3,668	- 8.0%
Days on Market Until Sale	62	61	- 1.6%	58	54	- 6.9%
Median Sales Price*	\$118,000	\$95,000	- 19.5%	\$115,000	\$124,000	+ 7.8%
Average Sales Price*	\$136,791	\$108,675	- 20.6%	\$131,617	\$137,941	+ 4.8%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	99.8%	100.1%	+ 0.3%
Inventory of Homes for Sale	575	572	- 0.5%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

Condo-Villa Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	15	3	- 80.0%	282	260	- 7.8%
Pending Sales	25	8	- 68.0%	262	239	- 8.8%
Closed Sales	25	8	- 68.0%	256	245	- 4.3%
Days on Market Until Sale	64	52	- 18.8%	67	52	- 22.4%
Median Sales Price*	\$134,900	\$187,000	+ 38.6%	\$139,250	\$149,000	+ 7.0%
Average Sales Price*	\$166,320	\$176,063	+ 5.9%	\$154,961	\$165,361	+ 6.7%
Percent of List Price Received*	97.7%	98.6%	+ 0.9%	98.5%	99.6%	+ 1.1%
Inventory of Homes for Sale	33	22	- 33.3%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

* 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.

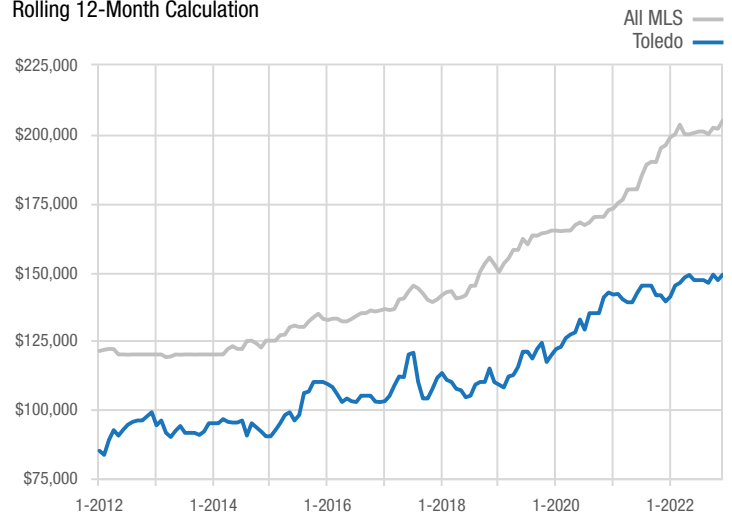
Median Sales Price - Single Family

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 – December 2022

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.



Sylvania

43560 and 43617

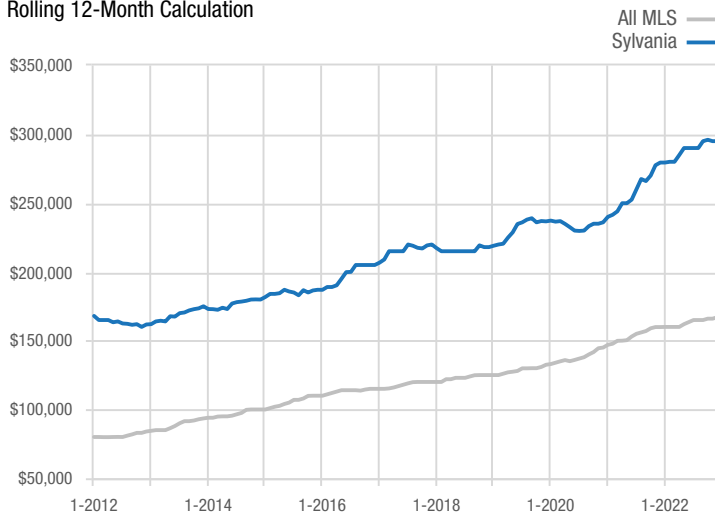
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	17	23	+ 35.3%	673	587	- 12.8%
Pending Sales	48	22	- 54.2%	621	517	- 16.7%
Closed Sales	59	30	- 49.2%	622	523	- 15.9%
Days on Market Until Sale	92	77	- 16.3%	66	60	- 9.1%
Median Sales Price*	\$300,000	\$307,000	+ 2.3%	\$279,450	\$295,000	+ 5.6%
Average Sales Price*	\$311,589	\$303,221	- 2.7%	\$295,841	\$317,120	+ 7.2%
Percent of List Price Received*	101.1%	102.0%	+ 0.9%	101.4%	101.6%	+ 0.2%
Inventory of Homes for Sale	69	65	- 5.8%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	10	1	- 90.0%	151	152	+ 0.7%
Pending Sales	12	3	- 75.0%	141	139	- 1.4%
Closed Sales	10	8	- 20.0%	144	146	+ 1.4%
Days on Market Until Sale	44	63	+ 43.2%	93	60	- 35.5%
Median Sales Price*	\$212,500	\$267,100	+ 25.7%	\$240,000	\$234,550	- 2.3%
Average Sales Price*	\$216,510	\$256,775	+ 18.6%	\$230,576	\$229,905	- 0.3%
Percent of List Price Received*	100.3%	97.5%	- 2.8%	99.8%	99.9%	+ 0.1%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

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

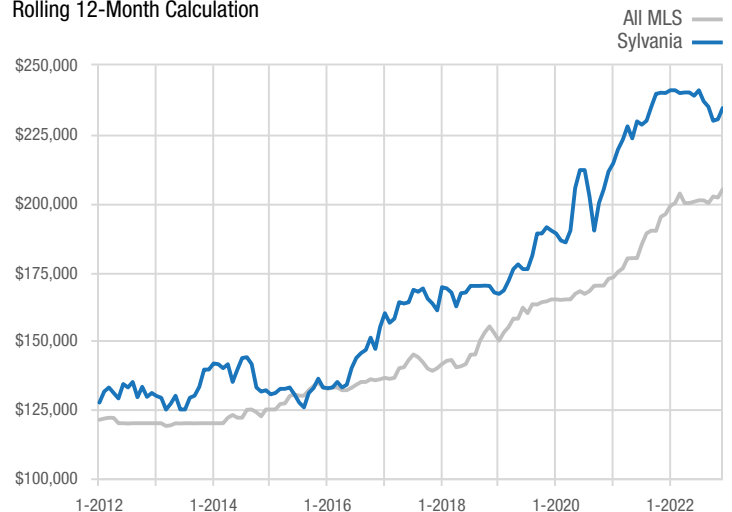
Median Sales Price - Single Family

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 – December 2022

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.



Spring Meadows

MLS Area 05: 43528 (Includes Holland)

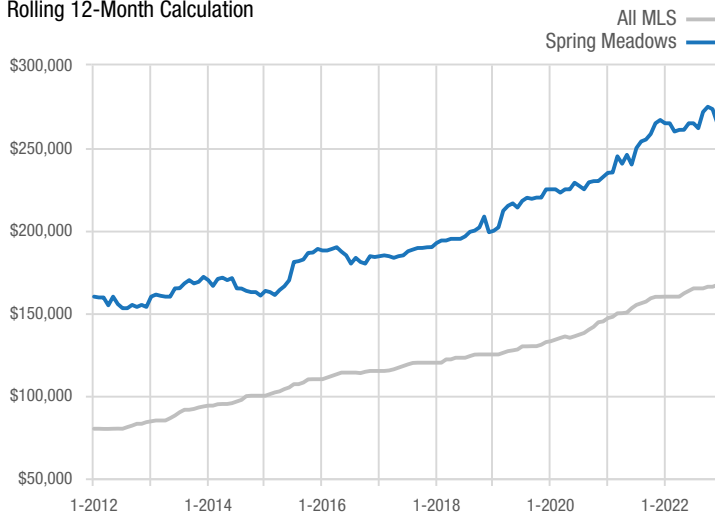
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	10	7	- 30.0%	274	232	- 15.3%
Pending Sales	16	5	- 68.8%	246	207	- 15.9%
Closed Sales	21	6	- 71.4%	248	211	- 14.9%
Days on Market Until Sale	66	42	- 36.4%	64	52	- 18.8%
Median Sales Price*	\$305,000	\$141,000	- 53.8%	\$267,000	\$265,000	- 0.7%
Average Sales Price*	\$268,163	\$209,750	- 21.8%	\$279,336	\$269,517	- 3.5%
Percent of List Price Received*	97.9%	103.5%	+ 5.7%	100.4%	102.1%	+ 1.7%
Inventory of Homes for Sale	28	22	- 21.4%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	5	2	- 60.0%	54	32	- 40.7%
Pending Sales	4	1	- 75.0%	50	29	- 42.0%
Closed Sales	4	2	- 50.0%	49	31	- 36.7%
Days on Market Until Sale	29	55	+ 89.7%	80	87	+ 8.8%
Median Sales Price*	\$232,500	\$376,500	+ 61.9%	\$295,000	\$265,500	- 10.0%
Average Sales Price*	\$223,900	\$376,500	+ 68.2%	\$294,546	\$304,684	+ 3.4%
Percent of List Price Received*	98.4%	96.5%	- 1.9%	99.7%	98.0%	- 1.7%
Inventory of Homes for Sale	10	3	- 70.0%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

* 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.

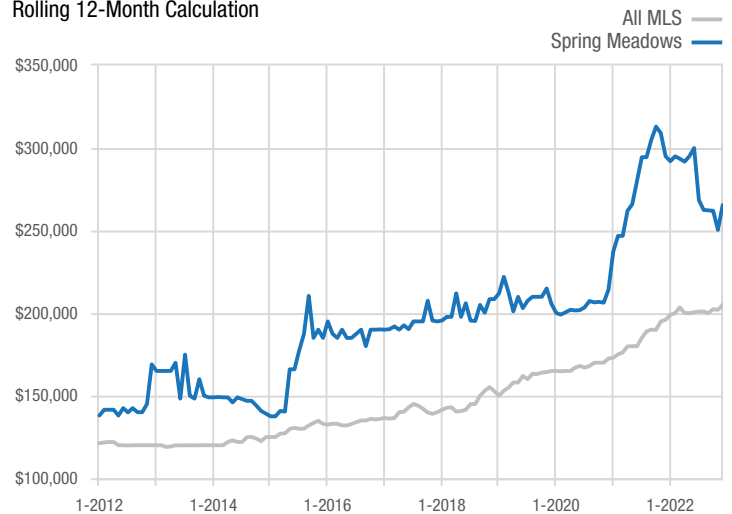
Median Sales Price - Single Family

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 – December 2022

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.



Monclova

MLS Area 06: 43542

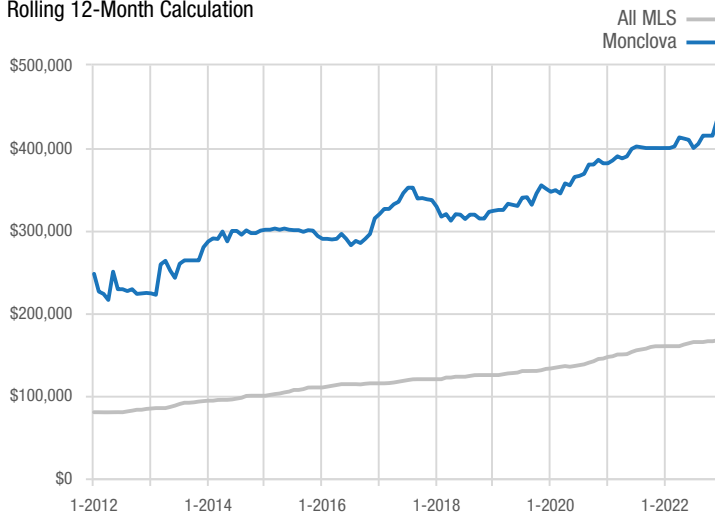
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	3	0	- 100.0%	89	59	- 33.7%
Pending Sales	5	1	- 80.0%	83	48	- 42.2%
Closed Sales	8	1	- 87.5%	83	48	- 42.2%
Days on Market Until Sale	52	164	+ 215.4%	69	54	- 21.7%
Median Sales Price*	\$342,500	\$407,210	+ 18.9%	\$399,950	\$434,950	+ 8.8%
Average Sales Price*	\$306,878	\$407,210	+ 32.7%	\$423,337	\$470,171	+ 11.1%
Percent of List Price Received*	101.7%	100.4%	- 1.3%	101.1%	101.5%	+ 0.4%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	3.0	+ 130.8%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	0	- 100.0%	18	7	- 61.1%
Pending Sales	1	0	- 100.0%	20	6	- 70.0%
Closed Sales	0	0	—	10	16	+ 60.0%
Days on Market Until Sale	—	—	—	233	317	+ 36.1%
Median Sales Price*	—	—	—	\$299,720	\$302,855	+ 1.0%
Average Sales Price*	—	—	—	\$307,181	\$336,416	+ 9.5%
Percent of List Price Received*	—	—	—	100.0%	101.4%	+ 1.4%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.2	0.8	- 63.6%	—	—	—

* 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.

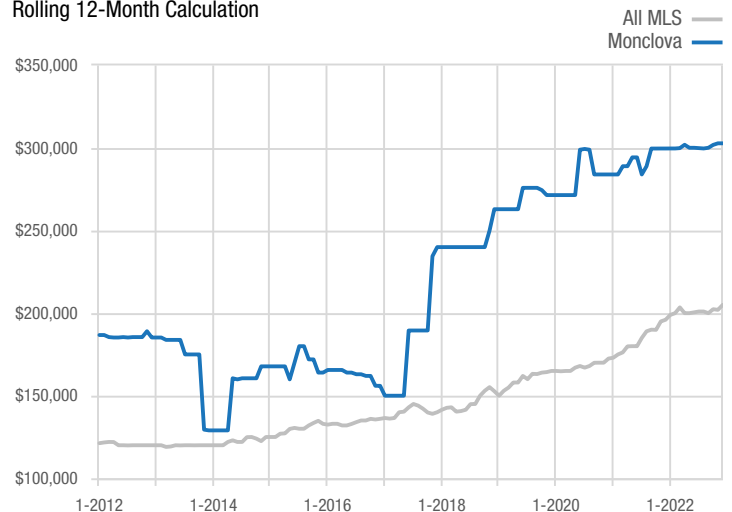
Median Sales Price - Single Family

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 – December 2022

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.



Maumee

MLS Area 07: 43537

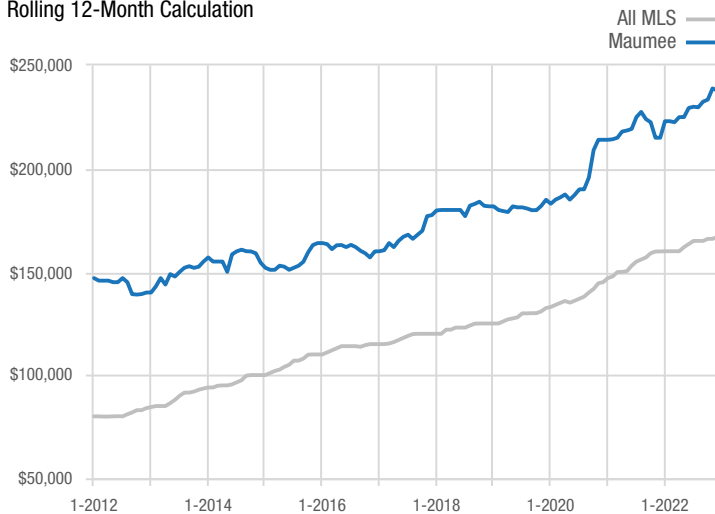
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	12	10	- 16.7%	482	414	- 14.1%
Pending Sales	35	23	- 34.3%	443	374	- 15.6%
Closed Sales	40	22	- 45.0%	447	371	- 17.0%
Days on Market Until Sale	48	49	+ 2.1%	53	46	- 13.2%
Median Sales Price*	\$240,900	\$226,250	- 6.1%	\$215,000	\$237,900	+ 10.7%
Average Sales Price*	\$281,166	\$258,418	- 8.1%	\$255,534	\$283,211	+ 10.8%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	101.2%	102.7%	+ 1.5%
Inventory of Homes for Sale	36	30	- 16.7%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	6	+ 500.0%	66	47	- 28.8%
Pending Sales	5	2	- 60.0%	62	43	- 30.6%
Closed Sales	4	4	0.0%	61	44	- 27.9%
Days on Market Until Sale	46	43	- 6.5%	62	57	- 8.1%
Median Sales Price*	\$250,000	\$232,500	- 7.0%	\$230,750	\$227,500	- 1.4%
Average Sales Price*	\$257,000	\$232,500	- 9.5%	\$269,386	\$257,999	- 4.2%
Percent of List Price Received*	100.1%	97.0%	- 3.1%	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.2	+ 175.0%	—	—	—

* 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.

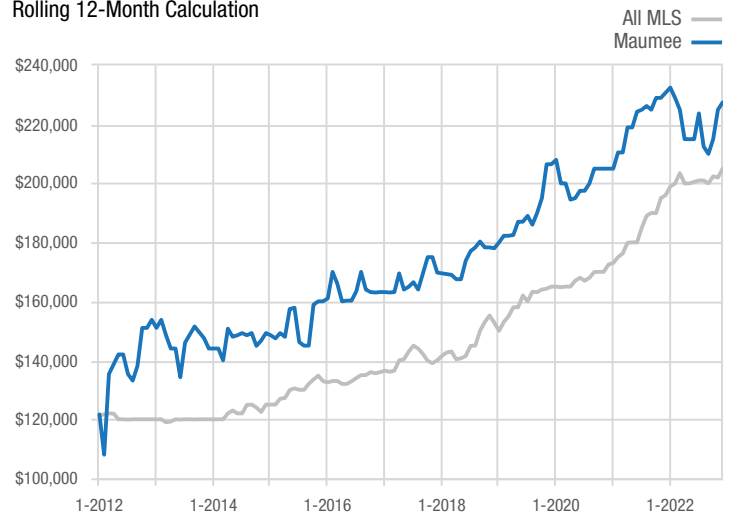
Median Sales Price - Single Family

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 – December 2022

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.



Whitehouse

MLS Area 08: 43571

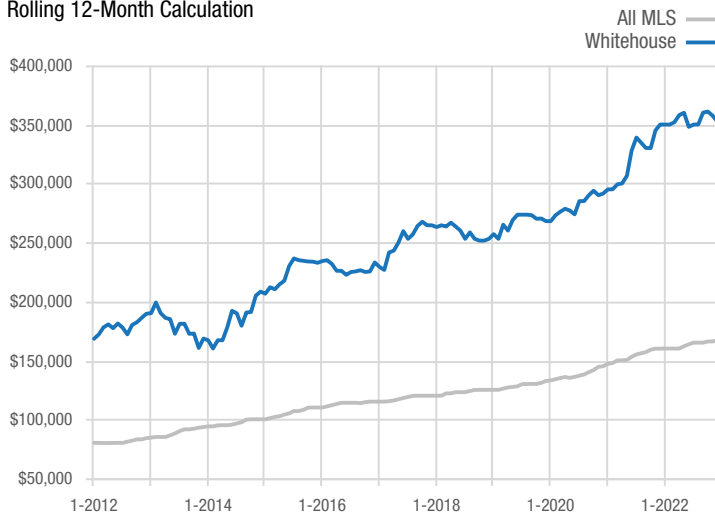
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	2	2	0.0%	105	97	- 7.6%
Pending Sales	4	7	+ 75.0%	105	91	- 13.3%
Closed Sales	4	8	+ 100.0%	103	93	- 9.7%
Days on Market Until Sale	36	50	+ 38.9%	77	55	- 28.6%
Median Sales Price*	\$355,000	\$320,500	- 9.7%	\$349,950	\$352,500	+ 0.7%
Average Sales Price*	\$335,625	\$319,625	- 4.8%	\$377,446	\$349,851	- 7.3%
Percent of List Price Received*	100.7%	99.9%	- 0.8%	100.5%	101.0%	+ 0.5%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	2	—	5	6	+ 20.0%
Pending Sales	1	1	0.0%	6	5	- 16.7%
Closed Sales	1	1	0.0%	6	5	- 16.7%
Days on Market Until Sale	192	18	- 90.6%	102	31	- 69.6%
Median Sales Price*	\$339,900	\$199,900	- 41.2%	\$245,000	\$280,000	+ 14.3%
Average Sales Price*	\$339,900	\$199,900	- 41.2%	\$259,050	\$275,580	+ 6.4%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	98.0%	101.4%	+ 3.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

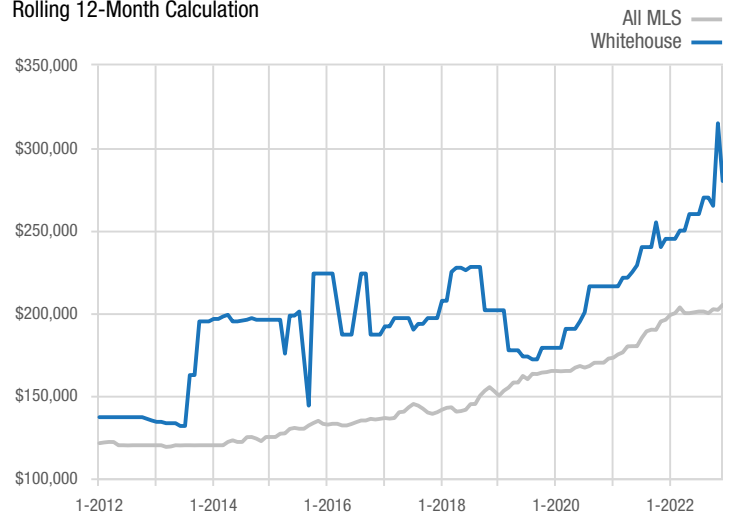
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – December 2022

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.



Waterville

MLS Area 10: 43566

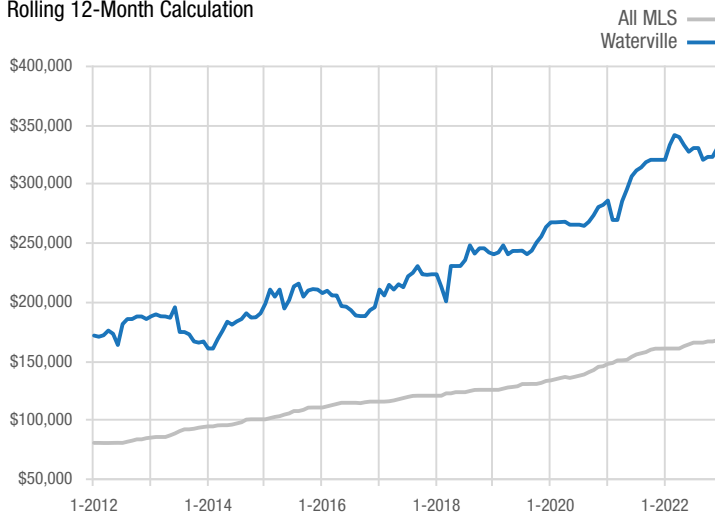
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	6	3	- 50.0%	154	148	- 3.9%
Pending Sales	11	4	- 63.6%	140	127	- 9.3%
Closed Sales	17	7	- 58.8%	138	128	- 7.2%
Days on Market Until Sale	78	127	+ 62.8%	86	78	- 9.3%
Median Sales Price*	\$290,000	\$379,900	+ 31.0%	\$320,000	\$330,000	+ 3.1%
Average Sales Price*	\$293,938	\$372,055	+ 26.6%	\$311,025	\$329,524	+ 5.9%
Percent of List Price Received*	99.9%	102.2%	+ 2.3%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	23	17	- 26.1%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	0	0	—	15	13	- 13.3%
Pending Sales	1	0	- 100.0%	19	8	- 57.9%
Closed Sales	1	0	- 100.0%	20	8	- 60.0%
Days on Market Until Sale	40	—	—	100	37	- 63.0%
Median Sales Price*	\$250,000	—	—	\$222,500	\$229,700	+ 3.2%
Average Sales Price*	\$250,000	—	—	\$234,053	\$239,300	+ 2.2%
Percent of List Price Received*	98.0%	—	—	100.4%	104.4%	+ 4.0%
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.

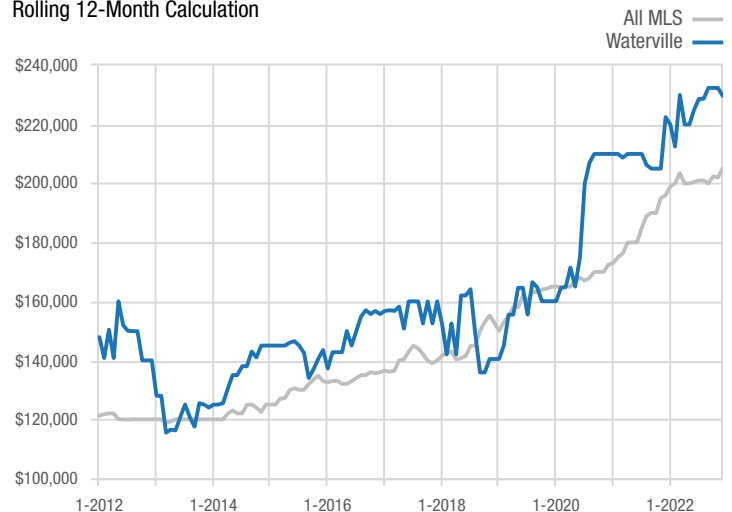
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Franklin Park / Trilby

MLS Area 11: 43623

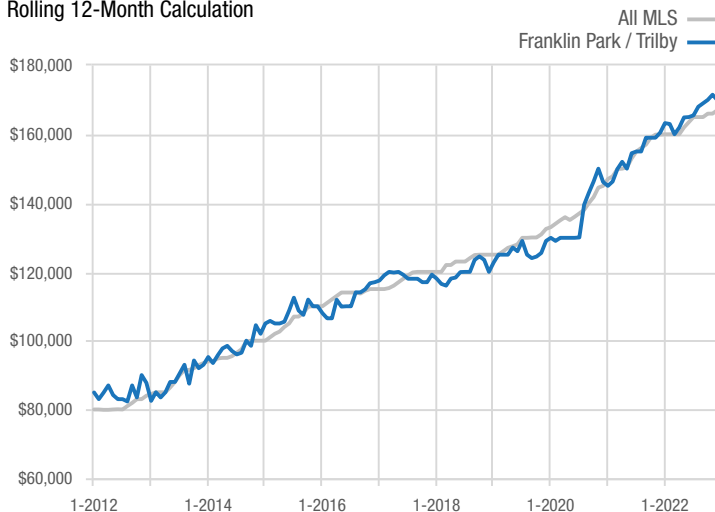
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	16	14	- 12.5%	308	292	- 5.2%
Pending Sales	26	13	- 50.0%	289	257	- 11.1%
Closed Sales	31	21	- 32.3%	287	260	- 9.4%
Days on Market Until Sale	57	52	- 8.8%	56	49	- 12.5%
Median Sales Price*	\$169,950	\$148,000	- 12.9%	\$160,500	\$169,950	+ 5.9%
Average Sales Price*	\$180,588	\$140,381	- 22.3%	\$189,937	\$205,675	+ 8.3%
Percent of List Price Received*	98.9%	103.7%	+ 4.9%	100.9%	102.6%	+ 1.7%
Inventory of Homes for Sale	28	36	+ 28.6%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	0	- 100.0%	15	9	- 40.0%
Pending Sales	0	0	—	14	10	- 28.6%
Closed Sales	0	0	—	14	10	- 28.6%
Days on Market Until Sale	—	—	—	66	51	- 22.7%
Median Sales Price*	—	—	—	\$138,309	\$180,000	+ 30.1%
Average Sales Price*	—	—	—	\$124,330	\$177,080	+ 42.4%
Percent of List Price Received*	—	—	—	99.7%	96.9%	- 2.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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

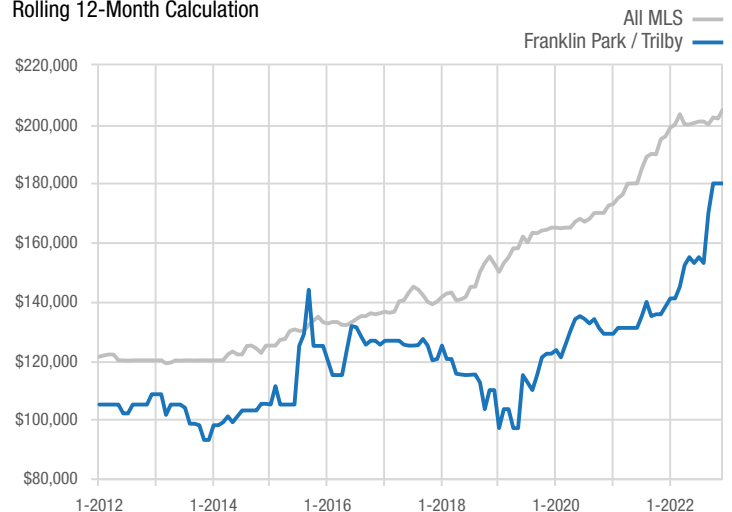
Median Sales Price - Single Family

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 – December 2022

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.



Tremainsville

MLS Area 12: 43613

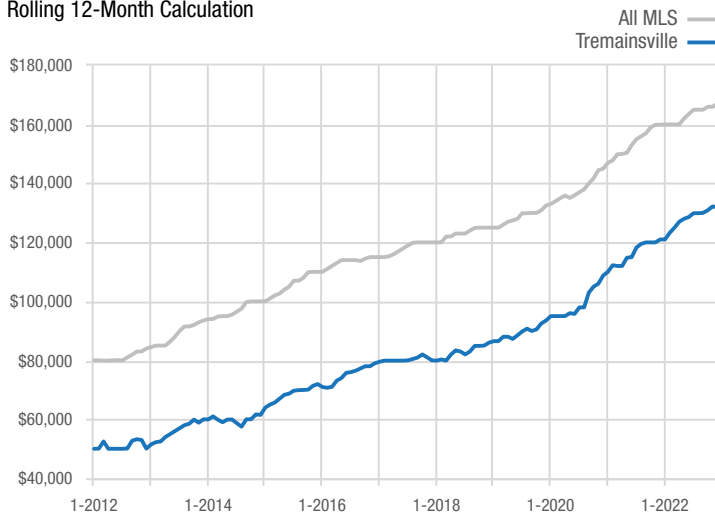
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	35	32	- 8.6%	742	672	- 9.4%
Pending Sales	58	39	- 32.8%	671	583	- 13.1%
Closed Sales	71	47	- 33.8%	670	582	- 13.1%
Days on Market Until Sale	55	60	+ 9.1%	54	52	- 3.7%
Median Sales Price*	\$127,250	\$109,900	- 13.6%	\$121,000	\$132,000	+ 9.1%
Average Sales Price*	\$118,243	\$111,781	- 5.5%	\$119,634	\$128,121	+ 7.1%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	101.0%	101.8%	+ 0.8%
Inventory of Homes for Sale	80	72	- 10.0%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	—	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	—	—	—	—	—	—

* 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.

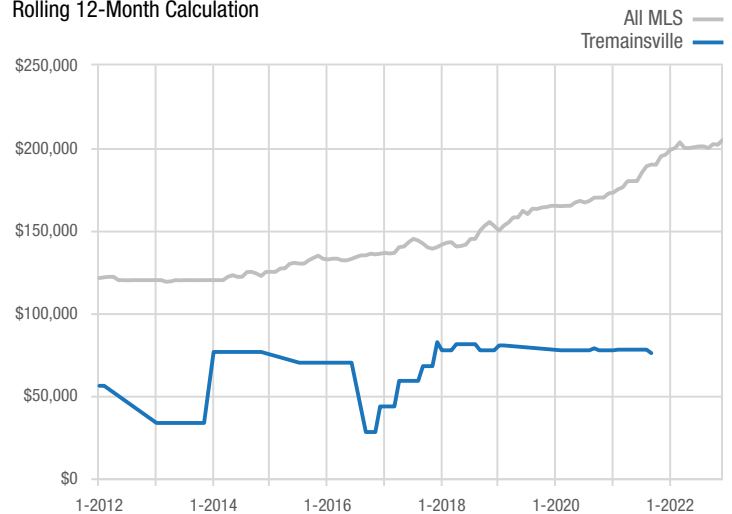
Median Sales Price - Single Family

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 – December 2022

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.



Five Points / Northtowne

MLS Area 13: 43612

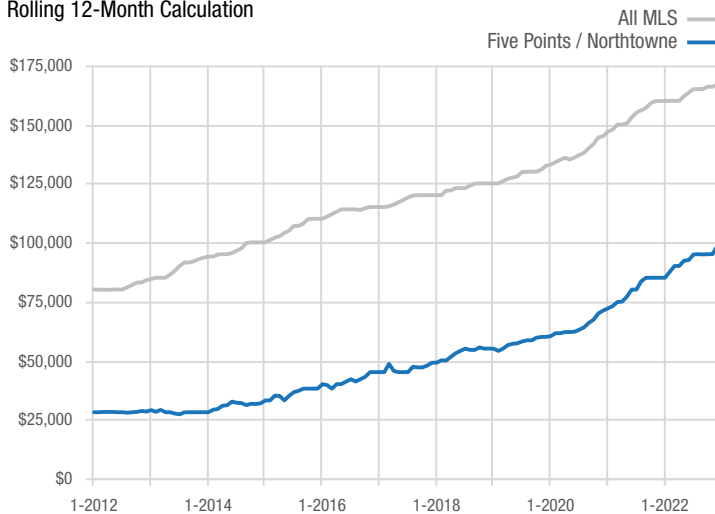
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	23	32	+ 39.1%	530	566	+ 6.8%
Pending Sales	39	31	- 20.5%	453	451	- 0.4%
Closed Sales	48	38	- 20.8%	456	446	- 2.2%
Days on Market Until Sale	64	65	+ 1.6%	59	54	- 8.5%
Median Sales Price*	\$79,500	\$88,500	+ 11.3%	\$85,000	\$98,500	+ 15.9%
Average Sales Price*	\$93,717	\$90,618	- 3.3%	\$89,935	\$99,102	+ 10.2%
Percent of List Price Received*	97.0%	97.2%	+ 0.2%	100.1%	100.4%	+ 0.3%
Inventory of Homes for Sale	68	85	+ 25.0%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

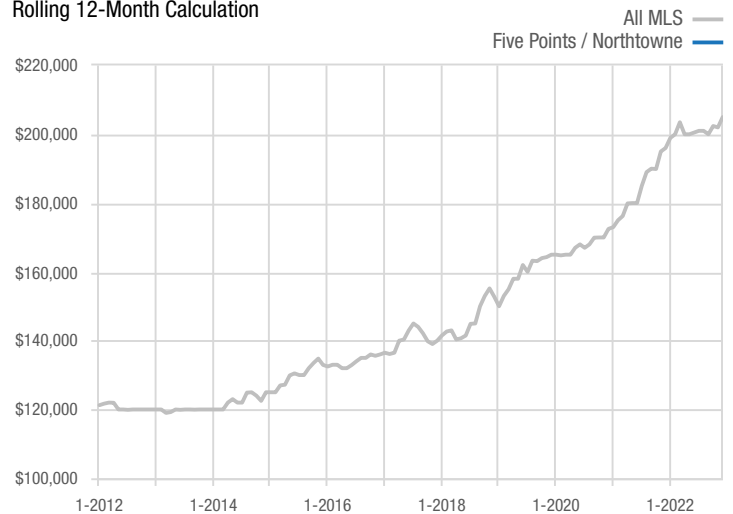
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Point Place

MLS Area 14: 43611

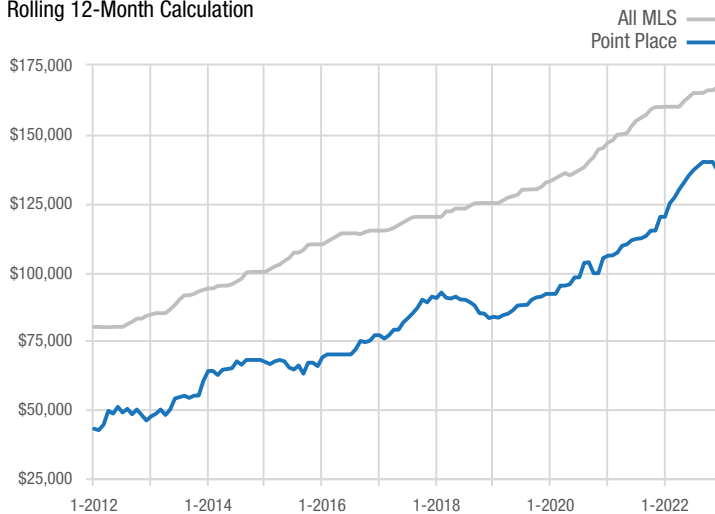
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	16	11	- 31.3%	300	320	+ 6.7%
Pending Sales	22	22	0.0%	283	280	- 1.1%
Closed Sales	27	22	- 18.5%	285	273	- 4.2%
Days on Market Until Sale	54	44	- 18.5%	58	55	- 5.2%
Median Sales Price*	\$145,000	\$99,957	- 31.1%	\$120,000	\$137,000	+ 14.2%
Average Sales Price*	\$131,219	\$114,346	- 12.9%	\$121,649	\$142,896	+ 17.5%
Percent of List Price Received*	98.2%	96.5%	- 1.7%	100.5%	100.8%	+ 0.3%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	1	—	4	4	0.0%
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	0	1	—	4	5	+ 25.0%
Days on Market Until Sale	—	1	—	52	33	- 36.5%
Median Sales Price*	—	\$190,000	—	\$85,900	\$180,000	+ 109.5%
Average Sales Price*	—	\$190,000	—	\$107,075	\$151,492	+ 41.5%
Percent of List Price Received*	—	100.0%	—	99.0%	96.2%	- 2.8%
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.

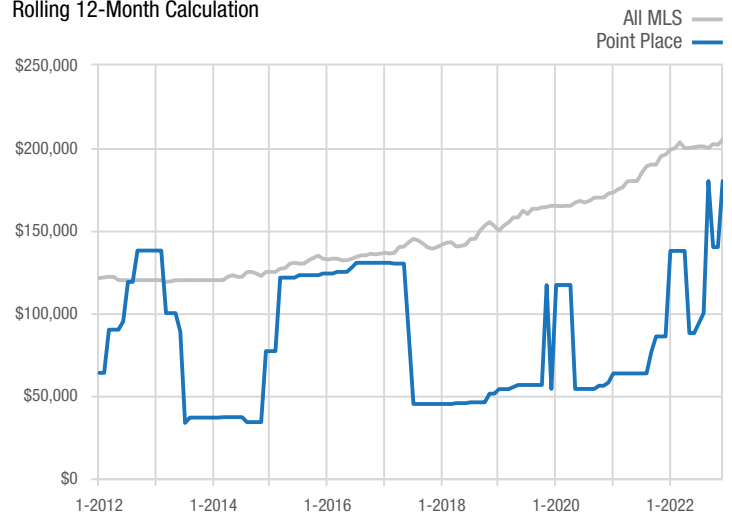
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

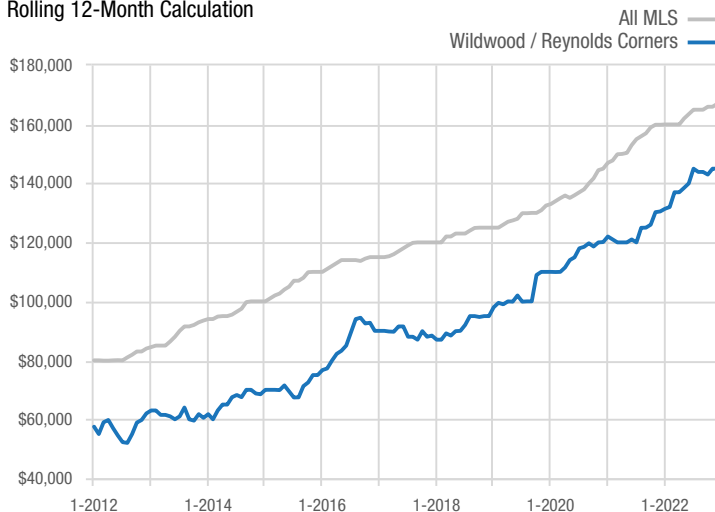
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	13	14	+ 7.7%	428	401	- 6.3%
Pending Sales	33	17	- 48.5%	400	340	- 15.0%
Closed Sales	35	23	- 34.3%	402	345	- 14.2%
Days on Market Until Sale	63	57	- 9.5%	62	53	- 14.5%
Median Sales Price*	\$130,000	\$120,950	- 7.0%	\$130,500	\$145,000	+ 11.1%
Average Sales Price*	\$147,772	\$133,447	- 9.7%	\$147,683	\$163,715	+ 10.9%
Percent of List Price Received*	100.6%	98.0%	- 2.6%	100.4%	101.4%	+ 1.0%
Inventory of Homes for Sale	40	44	+ 10.0%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	3	0	- 100.0%	73	67	- 8.2%
Pending Sales	3	4	+ 33.3%	62	68	+ 9.7%
Closed Sales	3	3	0.0%	61	68	+ 11.5%
Days on Market Until Sale	37	58	+ 56.8%	54	51	- 5.6%
Median Sales Price*	\$120,000	\$168,000	+ 40.0%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$133,600	\$130,000	- 2.7%	\$142,098	\$138,093	- 2.8%
Percent of List Price Received*	96.2%	100.1%	+ 4.1%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

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

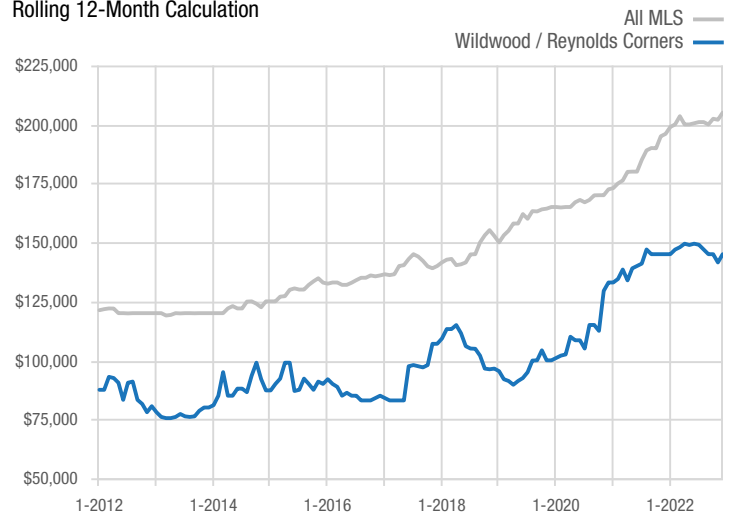
Median Sales Price - Single Family

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 – December 2022

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.



Ottawa Hills

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

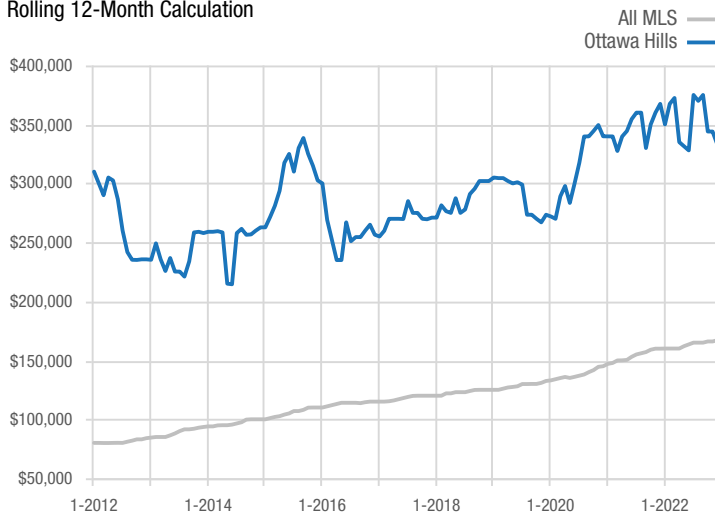
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	4	3	- 25.0%	115	91	- 20.9%
Pending Sales	7	3	- 57.1%	96	74	- 22.9%
Closed Sales	8	3	- 62.5%	95	75	- 21.1%
Days on Market Until Sale	78	59	- 24.4%	68	56	- 17.6%
Median Sales Price*	\$399,000	\$299,900	- 24.8%	\$367,450	\$333,000	- 9.4%
Average Sales Price*	\$599,250	\$311,633	- 48.0%	\$434,297	\$433,121	- 0.3%
Percent of List Price Received*	94.8%	99.3%	+ 4.7%	97.9%	99.4%	+ 1.5%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	0	- 100.0%	16	12	- 25.0%
Pending Sales	0	0	—	17	13	- 23.5%
Closed Sales	1	1	0.0%	17	13	- 23.5%
Days on Market Until Sale	267	28	- 89.5%	81	54	- 33.3%
Median Sales Price*	\$126,000	\$151,000	+ 19.8%	\$126,000	\$126,000	0.0%
Average Sales Price*	\$126,000	\$151,000	+ 19.8%	\$159,071	\$217,841	+ 36.9%
Percent of List Price Received*	94.0%	111.9%	+ 19.0%	97.7%	102.6%	+ 5.0%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

* 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.

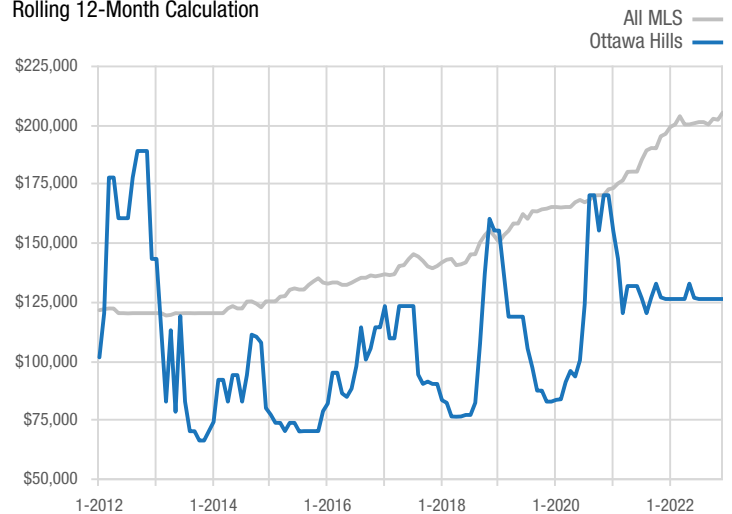
Median Sales Price - Single Family

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 – December 2022

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.



Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

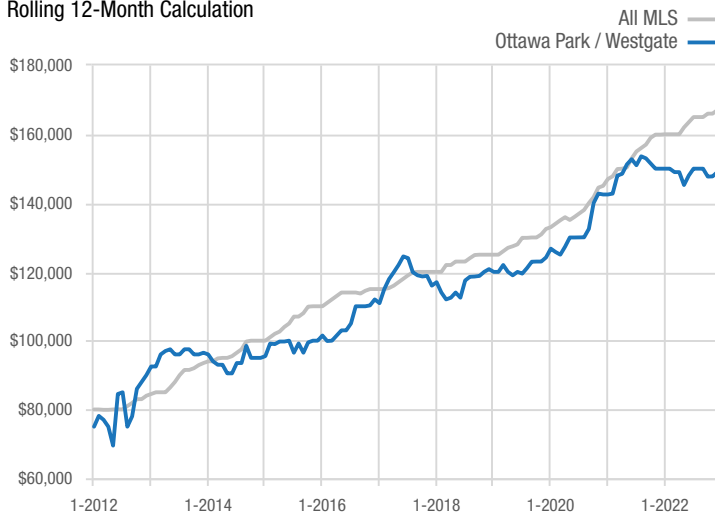
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	20	10	- 50.0%	315	300	- 4.8%
Pending Sales	20	11	- 45.0%	274	268	- 2.2%
Closed Sales	21	9	- 57.1%	274	269	- 1.8%
Days on Market Until Sale	61	72	+ 18.0%	51	53	+ 3.9%
Median Sales Price*	\$128,950	\$146,000	+ 13.2%	\$150,000	\$149,000	- 0.7%
Average Sales Price*	\$136,343	\$142,444	+ 4.5%	\$152,952	\$156,093	+ 2.1%
Percent of List Price Received*	97.5%	102.9%	+ 5.5%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale	42	29	- 31.0%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	—	2	13	+ 550.0%
Pending Sales	0	0	—	3	13	+ 333.3%
Closed Sales	0	0	—	3	13	+ 333.3%
Days on Market Until Sale	—	—	—	43	41	- 4.7%
Median Sales Price*	—	—	—	\$129,500	\$127,000	- 1.9%
Average Sales Price*	—	—	—	\$120,037	\$131,671	+ 9.7%
Percent of List Price Received*	—	—	—	104.1%	100.6%	- 3.4%
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.

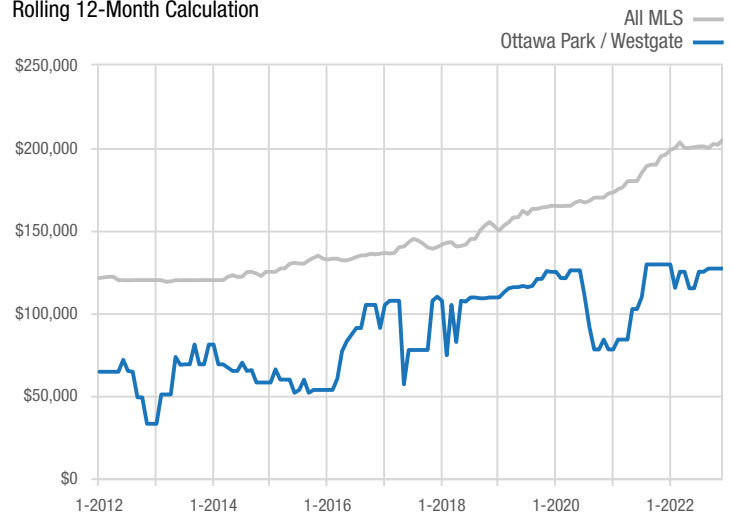
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Olde West End

MLS Area 18: 43610 and 43620

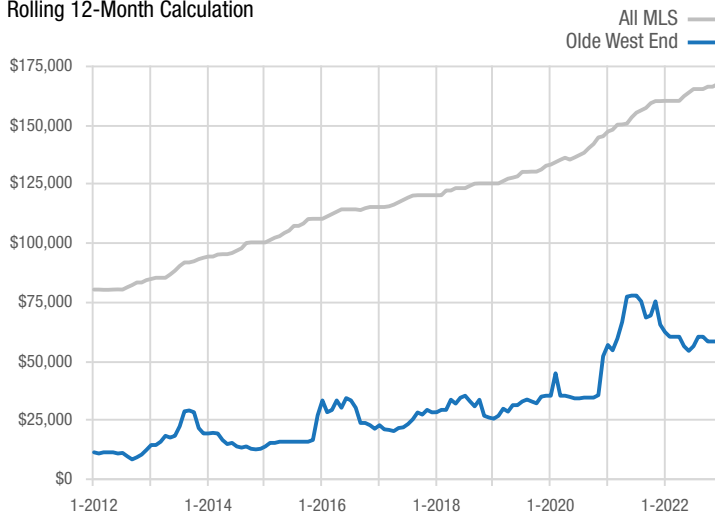
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	7	4	- 42.9%	98	88	- 10.2%
Pending Sales	2	5	+ 150.0%	61	80	+ 31.1%
Closed Sales	3	3	0.0%	63	75	+ 19.0%
Days on Market Until Sale	53	132	+ 149.1%	80	69	- 13.8%
Median Sales Price*	\$25,000	\$55,000	+ 120.0%	\$65,139	\$58,000	- 11.0%
Average Sales Price*	\$40,200	\$60,333	+ 50.1%	\$96,106	\$82,987	- 13.7%
Percent of List Price Received*	84.0%	95.0%	+ 13.1%	97.0%	96.7%	- 0.3%
Inventory of Homes for Sale	31	10	- 67.7%	—	—	—
Months Supply of Inventory	6.1	1.5	- 75.4%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	—	8	2	- 75.0%
Pending Sales	1	0	- 100.0%	8	1	- 87.5%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Days on Market Until Sale	74	—	—	71	154	+ 116.9%
Median Sales Price*	\$84,000	—	—	\$62,000	\$102,000	+ 64.5%
Average Sales Price*	\$84,000	—	—	\$76,750	\$102,000	+ 32.9%
Percent of List Price Received*	94.6%	—	—	95.9%	98.9%	+ 3.1%
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.

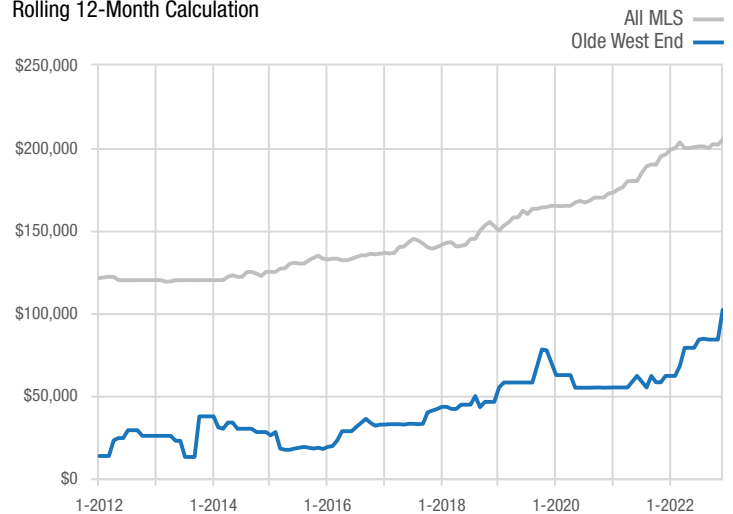
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Olde North End

MLS Area 19: 43608

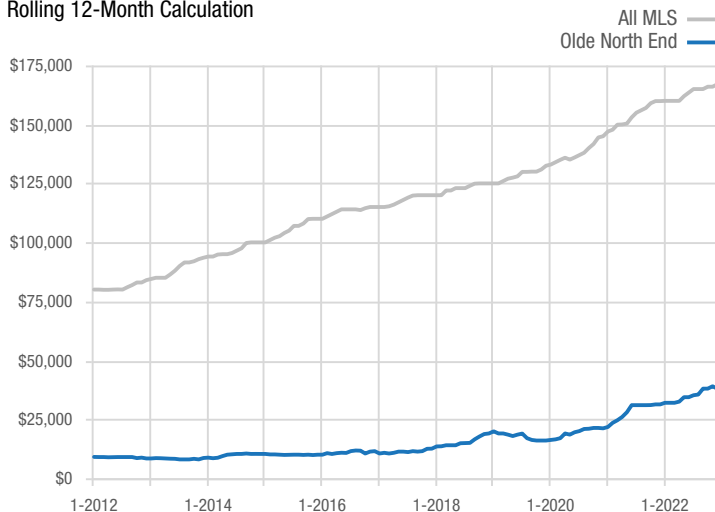
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	14	21	+ 50.0%	217	226	+ 4.1%
Pending Sales	4	16	+ 300.0%	175	145	- 17.1%
Closed Sales	8	12	+ 50.0%	181	136	- 24.9%
Days on Market Until Sale	76	79	+ 3.9%	56	60	+ 7.1%
Median Sales Price*	\$35,000	\$28,300	- 19.1%	\$31,317	\$38,000	+ 21.3%
Average Sales Price*	\$42,150	\$29,350	- 30.4%	\$35,897	\$44,864	+ 25.0%
Percent of List Price Received*	91.3%	94.4%	+ 3.4%	94.0%	92.9%	- 1.2%
Inventory of Homes for Sale	28	45	+ 60.7%	—	—	—
Months Supply of Inventory	1.9	3.7	+ 94.7%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

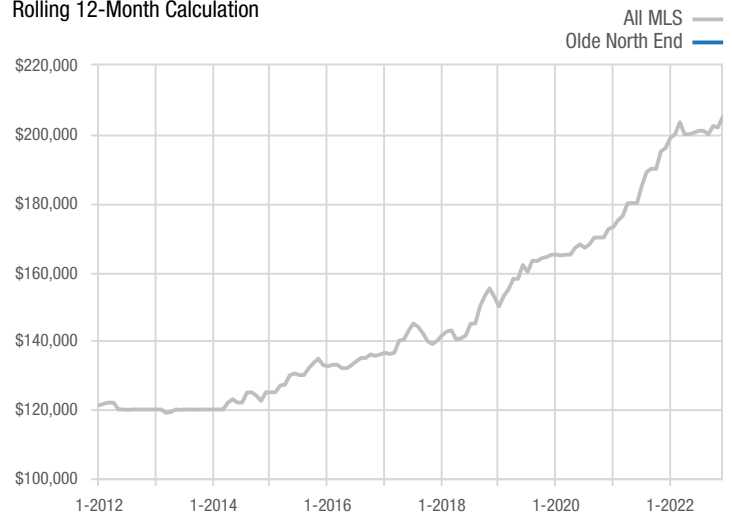
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Towne Centre

MLS Area 20: 43604

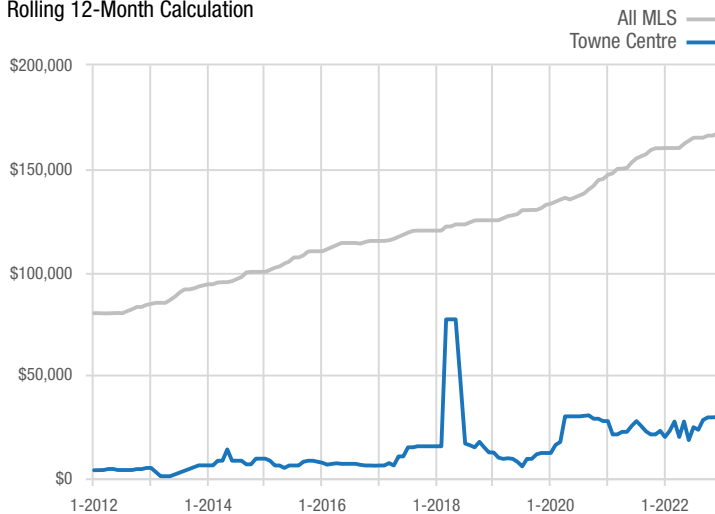
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	3	—	15	18	+ 20.0%
Pending Sales	1	2	+ 100.0%	11	11	0.0%
Closed Sales	0	3	—	11	11	0.0%
Days on Market Until Sale	—	23	—	65	59	- 9.2%
Median Sales Price*	—	\$30,000	—	\$23,000	\$29,700	+ 29.1%
Average Sales Price*	—	\$26,967	—	\$65,045	\$36,630	- 43.7%
Percent of List Price Received*	—	93.6%	—	88.9%	89.4%	+ 0.6%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	1	—	18	17	- 5.6%
Pending Sales	3	1	- 66.7%	14	14	0.0%
Closed Sales	2	1	- 50.0%	14	15	+ 7.1%
Days on Market Until Sale	142	53	- 62.7%	77	82	+ 6.5%
Median Sales Price*	\$245,000	\$245,000	0.0%	\$242,000	\$250,000	+ 3.3%
Average Sales Price*	\$245,000	\$245,000	0.0%	\$239,414	\$255,067	+ 6.5%
Percent of List Price Received*	95.0%	92.5%	- 2.6%	97.8%	96.0%	- 1.8%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

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

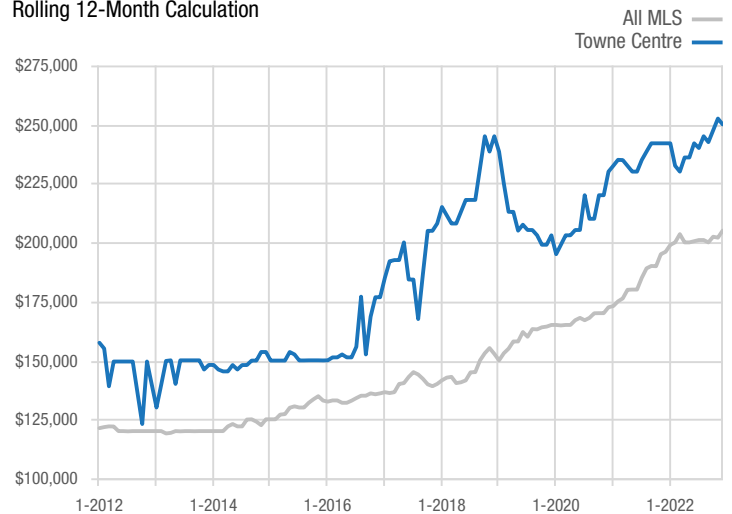
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – December 2022

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.



Scott Park

MLS Area 21: 43607

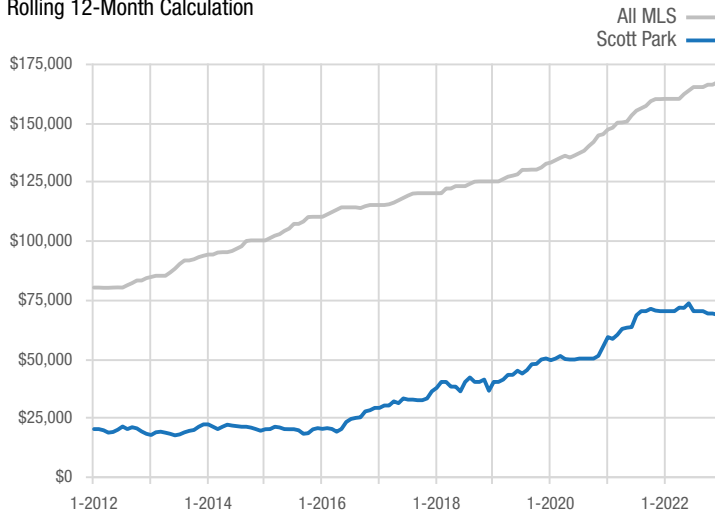
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	14	20	+ 42.9%	244	243	- 0.4%
Pending Sales	15	24	+ 60.0%	194	191	- 1.5%
Closed Sales	16	21	+ 31.3%	195	176	- 9.7%
Days on Market Until Sale	57	55	- 3.5%	60	61	+ 1.7%
Median Sales Price*	\$64,000	\$36,000	- 43.8%	\$70,000	\$68,500	- 2.1%
Average Sales Price*	\$78,694	\$67,263	- 14.5%	\$73,147	\$80,509	+ 10.1%
Percent of List Price Received*	98.4%	90.2%	- 8.3%	97.5%	95.4%	- 2.2%
Inventory of Homes for Sale	41	38	- 7.3%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

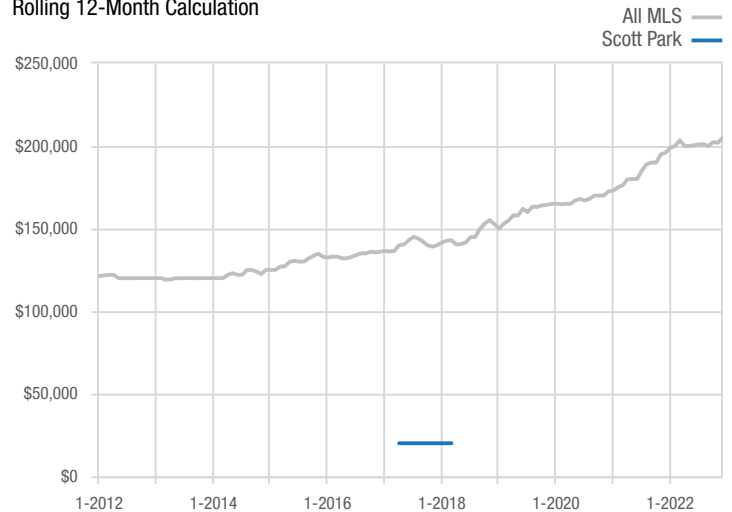
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Olde South End

MLS Area 22: 43609

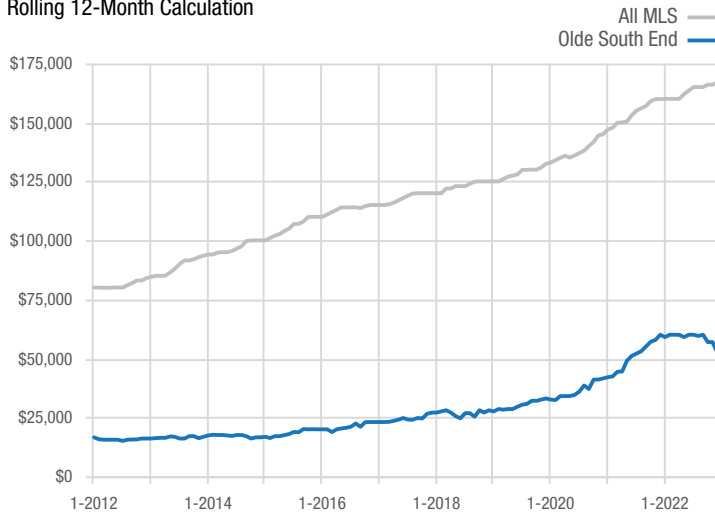
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	11	18	+ 63.6%	310	329	+ 6.1%
Pending Sales	17	22	+ 29.4%	228	263	+ 15.4%
Closed Sales	16	27	+ 68.8%	230	261	+ 13.5%
Days on Market Until Sale	64	73	+ 14.1%	58	62	+ 6.9%
Median Sales Price*	\$74,000	\$40,000	- 45.9%	\$60,000	\$52,500	- 12.5%
Average Sales Price*	\$67,669	\$48,104	- 28.9%	\$59,538	\$57,194	- 3.9%
Percent of List Price Received*	99.3%	105.8%	+ 6.5%	96.2%	96.7%	+ 0.5%
Inventory of Homes for Sale	56	51	- 8.9%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	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	—	—	—	160	—	—
Median Sales Price*	—	—	—	\$176,000	—	—
Average Sales Price*	—	—	—	\$176,000	—	—
Percent of List Price Received*	—	—	—	100.6%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

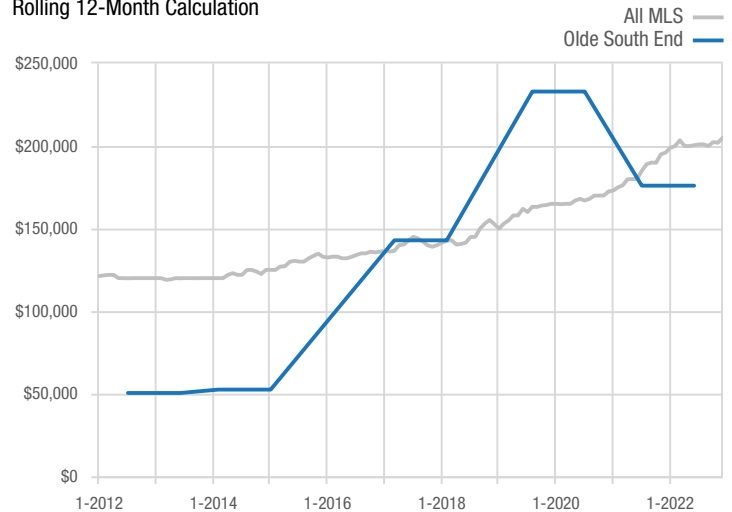
Median Sales Price - Single Family

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 – December 2022

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.



Heatherdowns Blvd / River Rd

MLS Area 23: 43614

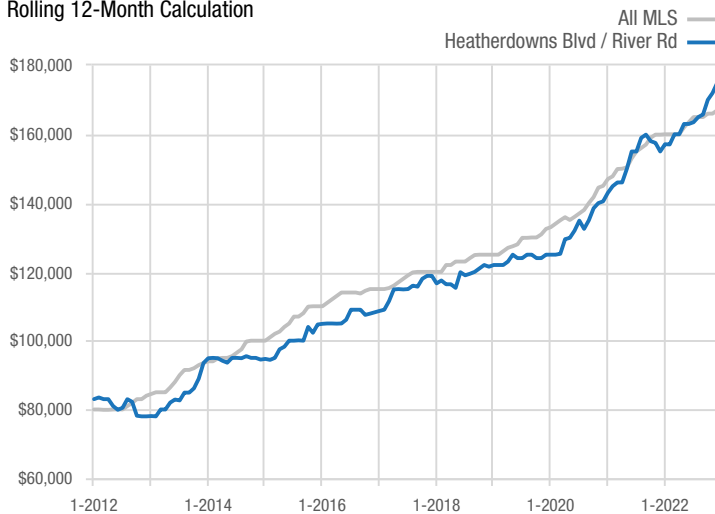
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	17	13	- 23.5%	500	435	- 13.0%
Pending Sales	37	27	- 27.0%	450	396	- 12.0%
Closed Sales	40	29	- 27.5%	447	398	- 11.0%
Days on Market Until Sale	60	52	- 13.3%	53	50	- 5.7%
Median Sales Price*	\$137,500	\$160,000	+ 16.4%	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$147,741	\$168,812	+ 14.3%	\$164,653	\$182,905	+ 11.1%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	101.6%	102.8%	+ 1.2%
Inventory of Homes for Sale	50	45	- 10.0%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	3	1	- 66.7%	62	68	+ 9.7%
Pending Sales	7	1	- 85.7%	63	59	- 6.3%
Closed Sales	9	0	- 100.0%	63	58	- 7.9%
Days on Market Until Sale	53	—	—	67	46	- 31.3%
Median Sales Price*	\$123,900	—	—	\$87,500	\$99,450	+ 13.7%
Average Sales Price*	\$105,122	—	—	\$94,329	\$107,228	+ 13.7%
Percent of List Price Received*	99.1%	—	—	96.1%	98.1%	+ 2.1%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

* 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.

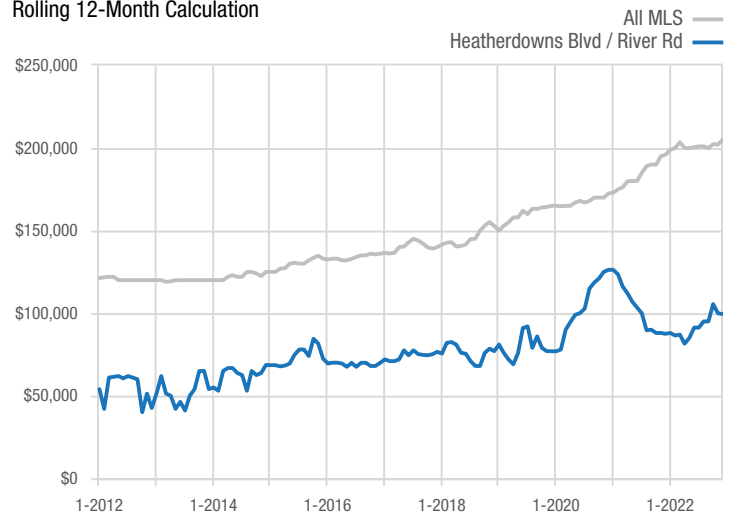
Median Sales Price - Single Family

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 – December 2022

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.



East River

MLS Area 24: 43605

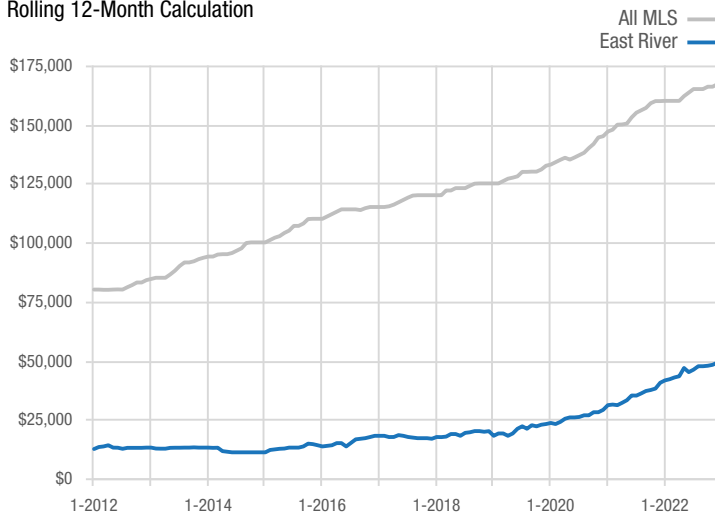
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	17	10	- 41.2%	265	311	+ 17.4%
Pending Sales	16	13	- 18.8%	209	231	+ 10.5%
Closed Sales	21	12	- 42.9%	207	230	+ 11.1%
Days on Market Until Sale	69	85	+ 23.2%	65	58	- 10.8%
Median Sales Price*	\$45,000	\$55,320	+ 22.9%	\$40,500	\$49,000	+ 21.0%
Average Sales Price*	\$49,696	\$52,183	+ 5.0%	\$46,246	\$50,533	+ 9.3%
Percent of List Price Received*	94.8%	97.3%	+ 2.6%	97.0%	95.8%	- 1.2%
Inventory of Homes for Sale	41	47	+ 14.6%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	—	2	3	+ 50.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	154	31	- 79.9%
Median Sales Price*	—	—	—	\$350,000	\$353,000	+ 0.9%
Average Sales Price*	—	—	—	\$350,000	\$353,000	+ 0.9%
Percent of List Price Received*	—	—	—	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

* 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.

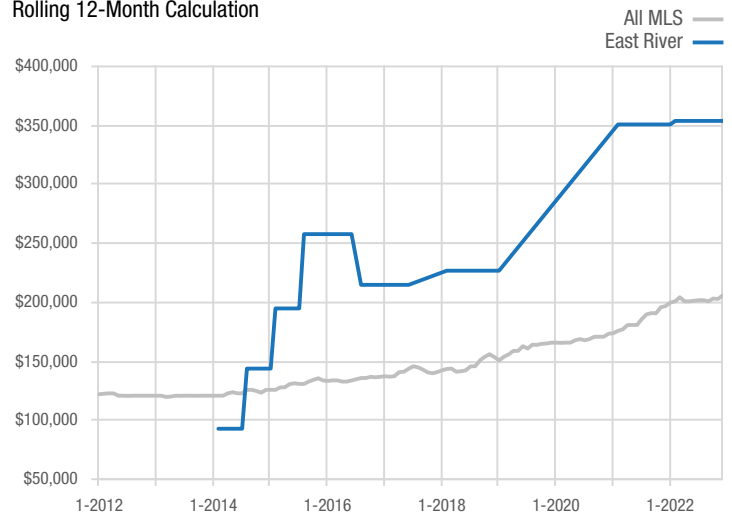
Median Sales Price - Single Family

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 – December 2022

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.



Oregon

MLS Area 25: 43616

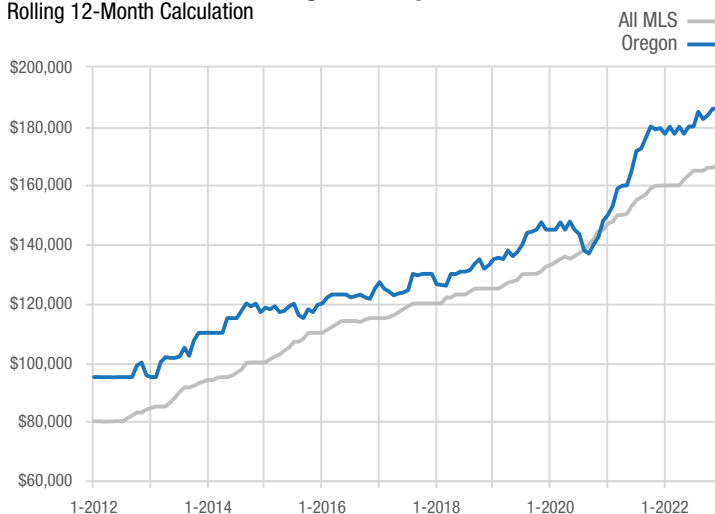
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	18	9	- 50.0%	292	264	- 9.6%
Pending Sales	17	15	- 11.8%	280	243	- 13.2%
Closed Sales	22	13	- 40.9%	277	248	- 10.5%
Days on Market Until Sale	88	67	- 23.9%	70	60	- 14.3%
Median Sales Price*	\$187,611	\$184,500	- 1.7%	\$179,450	\$186,000	+ 3.7%
Average Sales Price*	\$204,929	\$180,333	- 12.0%	\$196,472	\$201,273	+ 2.4%
Percent of List Price Received*	103.3%	101.9%	- 1.4%	100.7%	101.2%	+ 0.5%
Inventory of Homes for Sale	35	22	- 37.1%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	—	7	22	+ 214.3%
Pending Sales	1	1	0.0%	9	15	+ 66.7%
Closed Sales	0	1	—	8	16	+ 100.0%
Days on Market Until Sale	—	33	—	107	43	- 59.8%
Median Sales Price*	—	\$198,900	—	\$206,000	\$207,300	+ 0.6%
Average Sales Price*	—	\$198,900	—	\$188,738	\$216,261	+ 14.6%
Percent of List Price Received*	—	100.0%	—	98.5%	101.5%	+ 3.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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

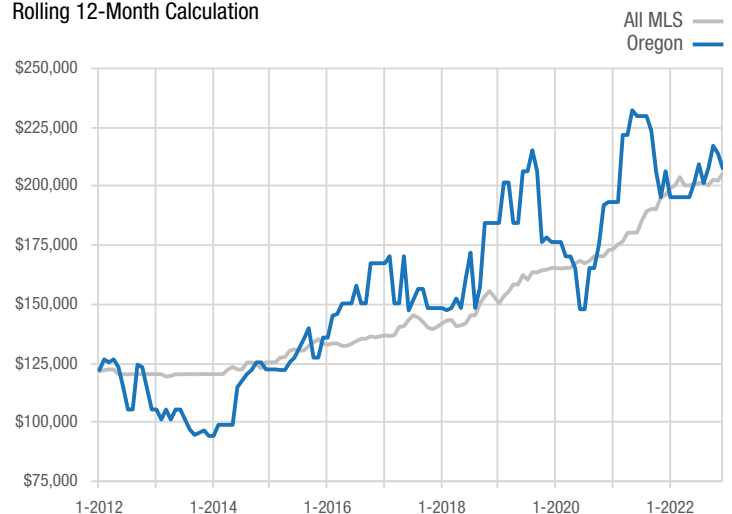
Median Sales Price - Single Family

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 – December 2022

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.



East Suburbs

MLS Area 26: 43412 (Lucas County Only)

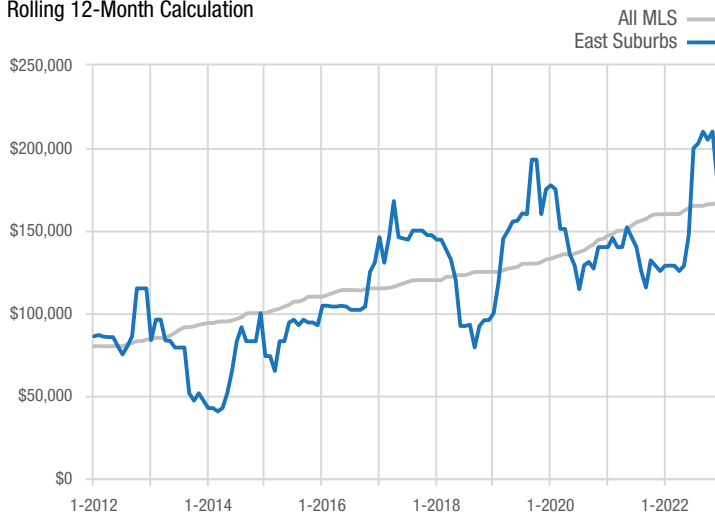
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	0	- 100.0%	20	20	0.0%
Pending Sales	1	3	+ 200.0%	17	16	- 5.9%
Closed Sales	1	3	+ 200.0%	17	16	- 5.9%
Days on Market Until Sale	53	37	- 30.2%	58	49	- 15.5%
Median Sales Price*	\$89,900	\$150,000	+ 66.9%	\$125,500	\$180,000	+ 43.4%
Average Sales Price*	\$89,900	\$132,333	+ 47.2%	\$137,524	\$212,475	+ 54.5%
Percent of List Price Received*	100.0%	96.3%	- 3.7%	100.5%	100.7%	+ 0.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

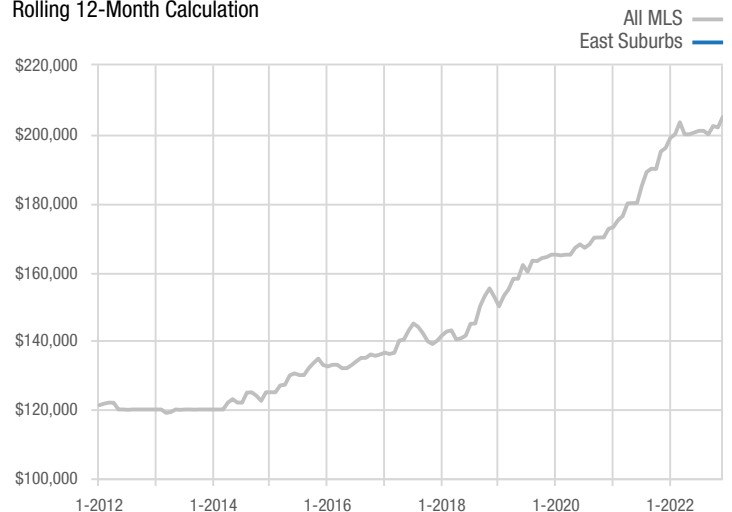
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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.



Perrysburg / Perrysburg Twp

MLS Area 53: 43551

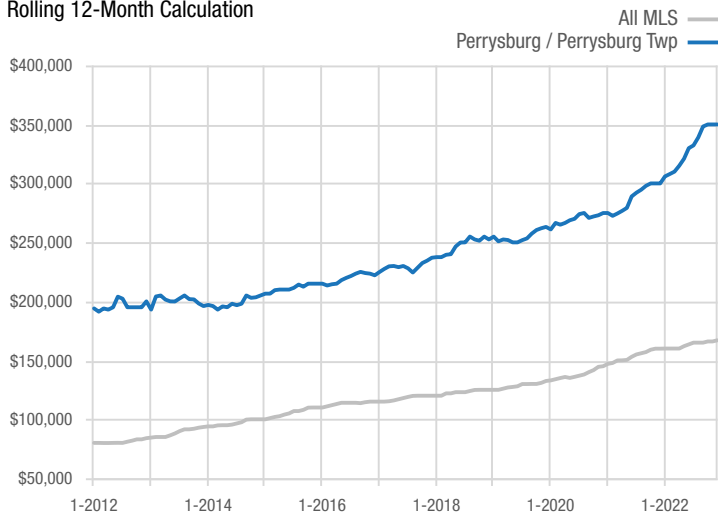
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	23	15	- 34.8%	666	532	- 20.1%
Pending Sales	33	27	- 18.2%	614	484	- 21.2%
Closed Sales	36	40	+ 11.1%	612	495	- 19.1%
Days on Market Until Sale	105	96	- 8.6%	72	70	- 2.8%
Median Sales Price*	\$339,900	\$300,500	- 11.6%	\$300,000	\$350,000	+ 16.7%
Average Sales Price*	\$360,973	\$370,964	+ 2.8%	\$331,341	\$380,240	+ 14.8%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	101.0%	102.0%	+ 1.0%
Inventory of Homes for Sale	67	55	- 17.9%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	3	3	0.0%	67	69	+ 3.0%
Pending Sales	6	3	- 50.0%	69	63	- 8.7%
Closed Sales	6	3	- 50.0%	69	63	- 8.7%
Days on Market Until Sale	61	36	- 41.0%	57	42	- 26.3%
Median Sales Price*	\$208,500	\$280,000	+ 34.3%	\$227,000	\$240,000	+ 5.7%
Average Sales Price*	\$207,550	\$246,667	+ 18.8%	\$228,824	\$269,698	+ 17.9%
Percent of List Price Received*	99.2%	96.9%	- 2.3%	99.5%	101.4%	+ 1.9%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

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

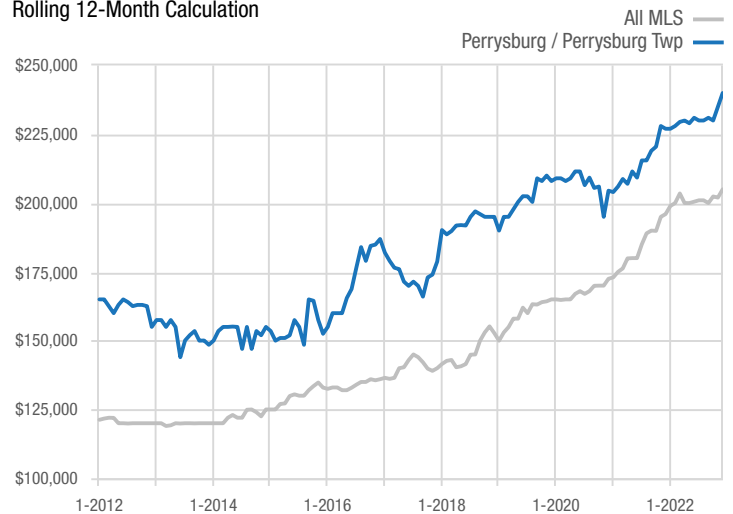
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – December 2022

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.



Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

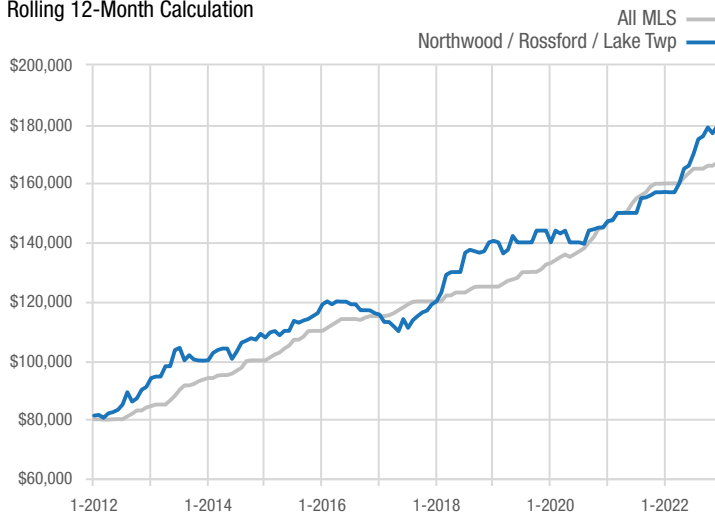
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	17	6	- 64.7%	337	257	- 23.7%
Pending Sales	34	13	- 61.8%	302	240	- 20.5%
Closed Sales	31	13	- 58.1%	296	244	- 17.6%
Days on Market Until Sale	57	46	- 19.3%	62	52	- 16.1%
Median Sales Price*	\$162,500	\$164,000	+ 0.9%	\$157,000	\$179,500	+ 14.3%
Average Sales Price*	\$187,361	\$188,254	+ 0.5%	\$177,134	\$201,369	+ 13.7%
Percent of List Price Received*	99.0%	99.9%	+ 0.9%	100.6%	102.2%	+ 1.6%
Inventory of Homes for Sale	37	24	- 35.1%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	1	—	5	12	+ 140.0%
Pending Sales	0	2	—	5	7	+ 40.0%
Closed Sales	0	1	—	5	6	+ 20.0%
Days on Market Until Sale	—	13	—	33	39	+ 18.2%
Median Sales Price*	—	\$232,500	—	\$60,000	\$230,250	+ 283.8%
Average Sales Price*	—	\$232,500	—	\$81,200	\$209,417	+ 157.9%
Percent of List Price Received*	—	96.9%	—	98.3%	100.5%	+ 2.2%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.7	—	—	—	—

* 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.

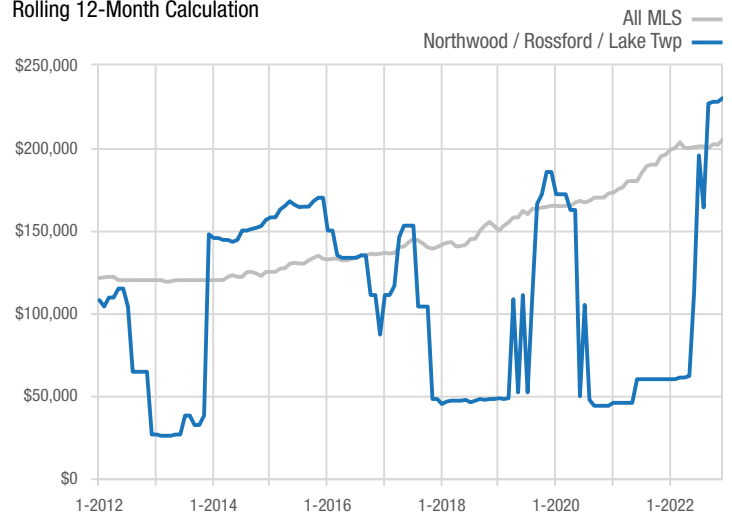
Median Sales Price - Single Family

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 – December 2022

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.



Bowling Green

MLS Area 55: 43402

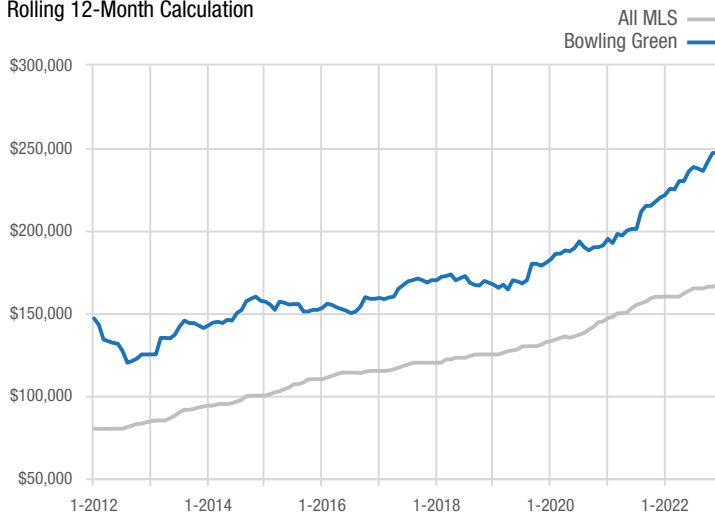
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	8	5	- 37.5%	239	193	- 19.2%
Pending Sales	13	9	- 30.8%	224	190	- 15.2%
Closed Sales	13	12	- 7.7%	225	190	- 15.6%
Days on Market Until Sale	53	43	- 18.9%	52	43	- 17.3%
Median Sales Price*	\$220,000	\$211,500	- 3.9%	\$220,000	\$247,000	+ 12.3%
Average Sales Price*	\$256,800	\$200,951	- 21.7%	\$236,378	\$254,307	+ 7.6%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	100.9%	101.7%	+ 0.8%
Inventory of Homes for Sale	24	14	- 41.7%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	2	—	39	25	- 35.9%
Pending Sales	2	2	0.0%	39	23	- 41.0%
Closed Sales	3	2	- 33.3%	41	23	- 43.9%
Days on Market Until Sale	42	47	+ 11.9%	49	53	+ 8.2%
Median Sales Price*	\$173,000	\$327,500	+ 89.3%	\$188,550	\$234,000	+ 24.1%
Average Sales Price*	\$179,333	\$327,500	+ 82.6%	\$219,467	\$252,080	+ 14.9%
Percent of List Price Received*	101.4%	98.4%	- 3.0%	101.6%	102.6%	+ 1.0%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

* 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.

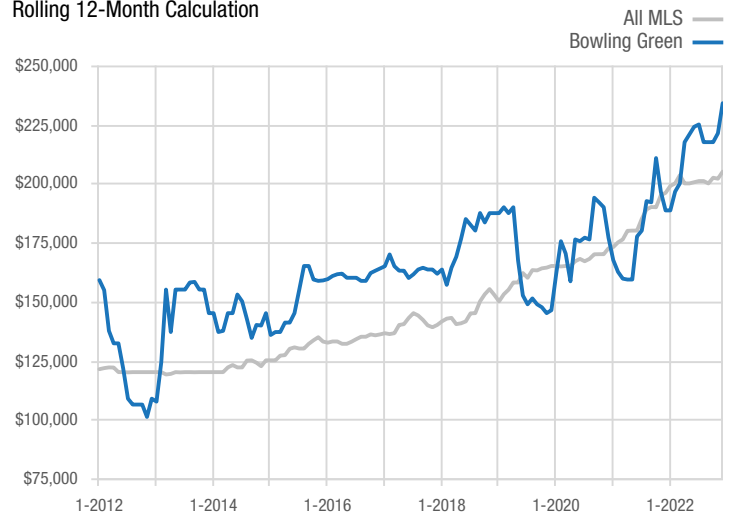
Median Sales Price - Single Family

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 – December 2022

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 NE

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

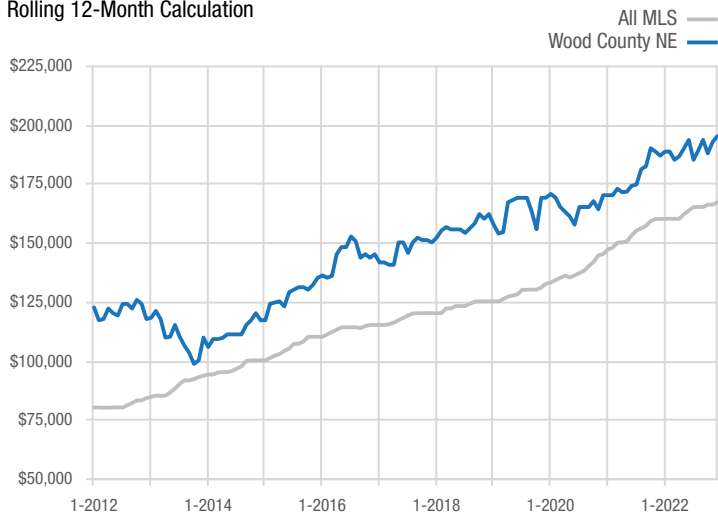
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	3	4	+ 33.3%	96	73	- 24.0%
Pending Sales	2	4	+ 100.0%	82	58	- 29.3%
Closed Sales	3	4	+ 33.3%	84	58	- 31.0%
Days on Market Until Sale	90	35	- 61.1%	58	57	- 1.7%
Median Sales Price*	\$165,000	\$195,000	+ 18.2%	\$186,750	\$195,000	+ 4.4%
Average Sales Price*	\$165,000	\$195,000	+ 18.2%	\$221,190	\$214,155	- 3.2%
Percent of List Price Received*	92.0%	98.0%	+ 6.5%	100.4%	99.0%	- 1.4%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	0	—	2	1	- 50.0%
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	31	8	- 74.2%
Median Sales Price*	—	—	—	\$196,950	\$149,000	- 24.3%
Average Sales Price*	—	—	—	\$196,950	\$149,000	- 24.3%
Percent of List Price Received*	—	—	—	99.7%	100.0%	+ 0.3%
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.

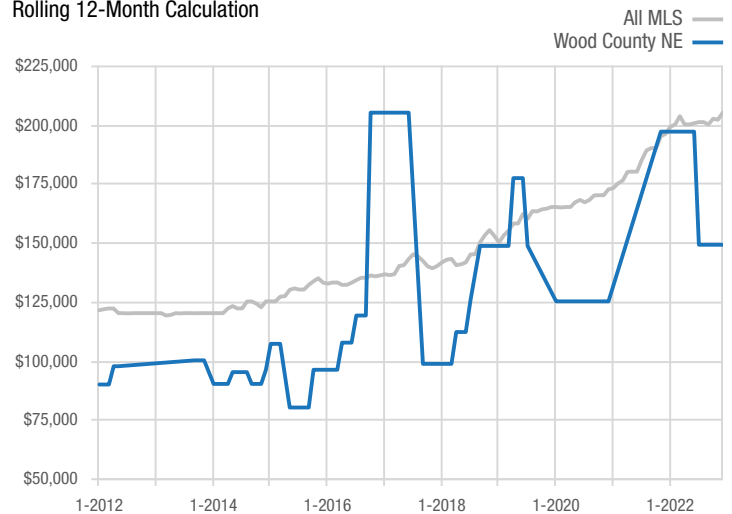
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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 NW

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

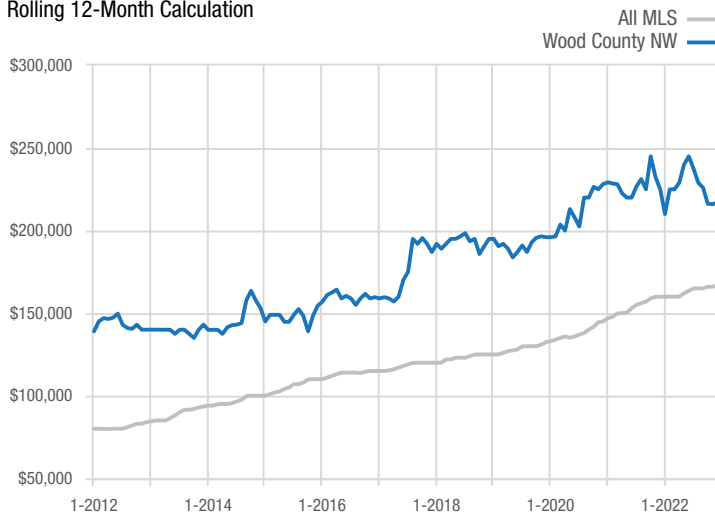
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	6	3	- 50.0%	86	82	- 4.7%
Pending Sales	4	2	- 50.0%	84	72	- 14.3%
Closed Sales	4	3	- 25.0%	84	74	- 11.9%
Days on Market Until Sale	54	39	- 27.8%	59	48	- 18.6%
Median Sales Price*	\$224,200	\$220,000	- 1.9%	\$225,000	\$217,000	- 3.6%
Average Sales Price*	\$242,100	\$253,250	+ 4.6%	\$239,503	\$260,648	+ 8.8%
Percent of List Price Received*	99.9%	106.0%	+ 6.1%	102.0%	101.3%	- 0.7%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	21	—	47	11	- 76.6%
Median Sales Price*	—	\$175,000	—	\$178,000	\$150,000	- 15.7%
Average Sales Price*	—	\$175,000	—	\$178,000	\$150,000	- 15.7%
Percent of List Price Received*	—	92.2%	—	100.0%	96.1%	- 3.9%
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.

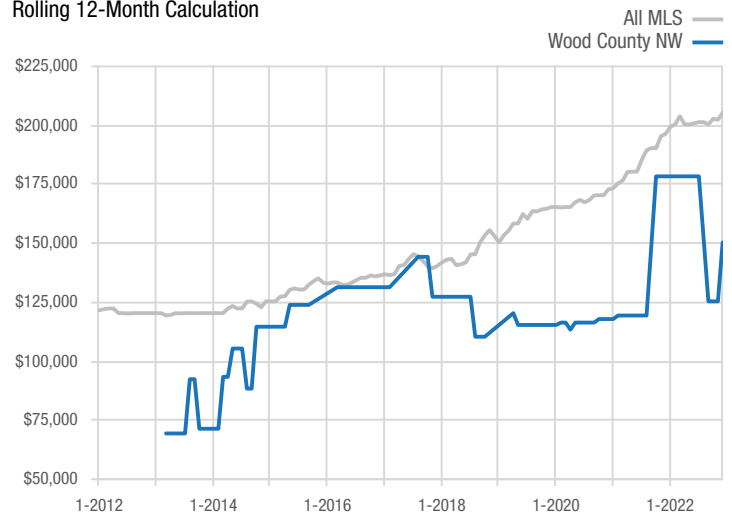
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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 SE

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

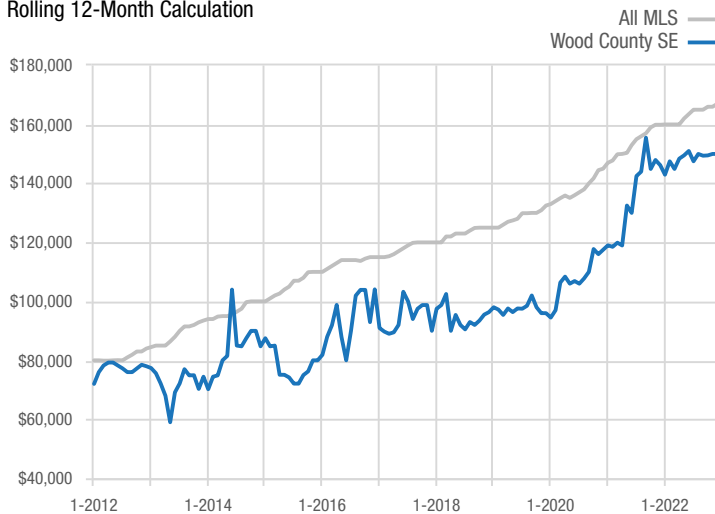
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	2	+ 100.0%	67	82	+ 22.4%
Pending Sales	6	0	- 100.0%	55	64	+ 16.4%
Closed Sales	8	2	- 75.0%	54	65	+ 20.4%
Days on Market Until Sale	72	33	- 54.2%	62	70	+ 12.9%
Median Sales Price*	\$148,400	\$147,000	- 0.9%	\$146,200	\$150,000	+ 2.6%
Average Sales Price*	\$178,633	\$147,000	- 17.7%	\$163,380	\$180,258	+ 10.3%
Percent of List Price Received*	98.9%	105.1%	+ 6.3%	103.4%	98.6%	- 4.6%
Inventory of Homes for Sale	9	15	+ 66.7%	—	—	—
Months Supply of Inventory	1.8	2.6	+ 44.4%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

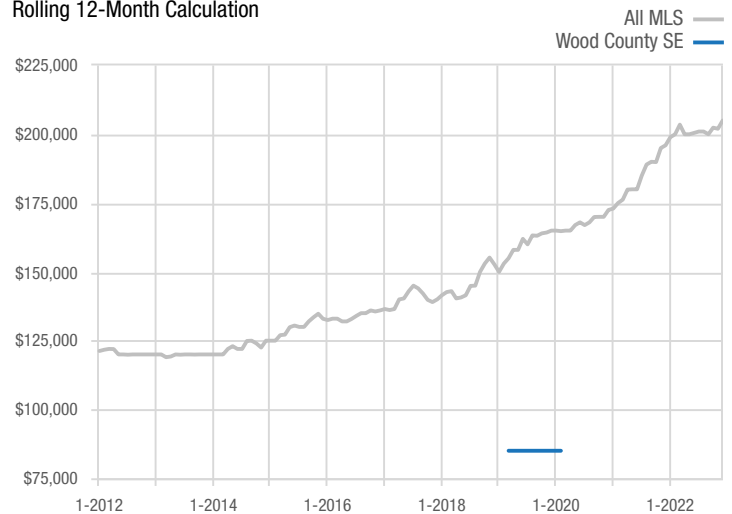
Median Sales Price - Single Family

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.

Local Market Update – December 2022

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

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

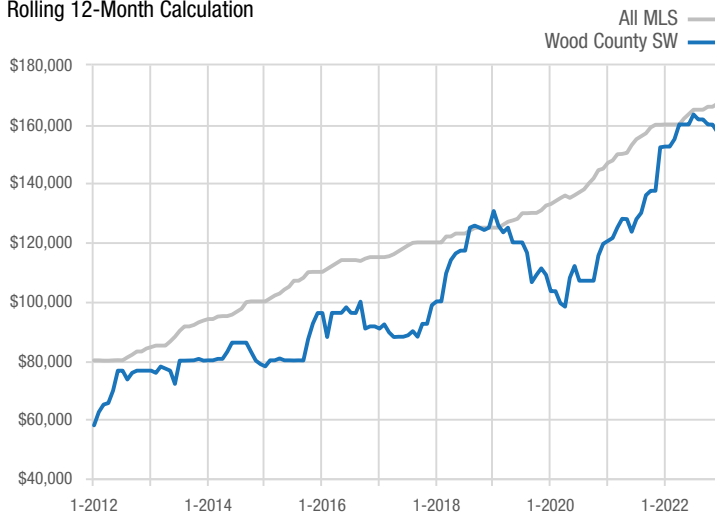
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	6	2	- 66.7%	78	90	+ 15.4%
Pending Sales	7	5	- 28.6%	67	78	+ 16.4%
Closed Sales	8	6	- 25.0%	66	78	+ 18.2%
Days on Market Until Sale	44	36	- 18.2%	73	56	- 23.3%
Median Sales Price*	\$191,500	\$167,500	- 12.5%	\$152,251	\$157,450	+ 3.4%
Average Sales Price*	\$188,688	\$173,750	- 7.9%	\$173,467	\$171,163	- 1.3%
Percent of List Price Received*	93.5%	99.6%	+ 6.5%	97.7%	100.8%	+ 3.2%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	2.3	1.5	- 34.8%	—	—	—

Condo-Villa	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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.

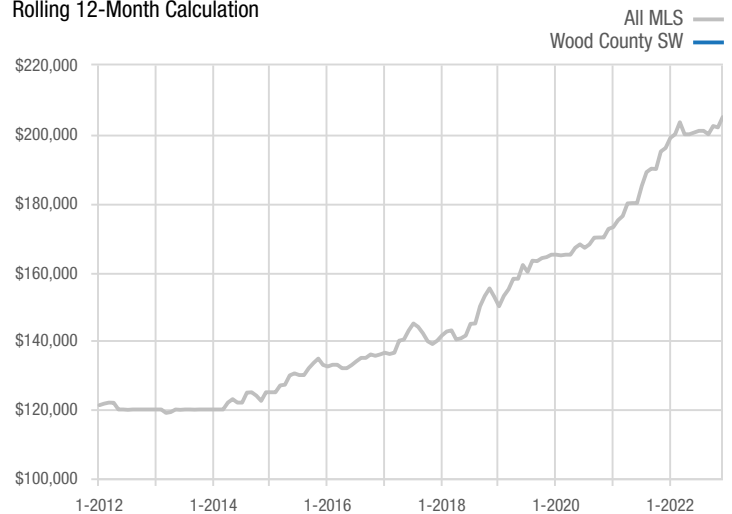
Median Sales Price - Single Family

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.