

Local Market Update – December 2023

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Lucas and Upper Wood County

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

U.S. existing-home sales rose from a 13-year low, climbing 0.8% from the previous month and breaking a five-month streak in which sales declined, according to the National Association of REALTORS® (NAR). Despite the increase, sales were down 7.3% compared to the same period last year, as affordability challenges continue to hinder prospective buyers. Most of this period's closed sales went under contract in October, when mortgage rates were at a two-decade high. With rates having dropped more than a full percentage point since then, existing-home sales may continue to pick up in the months ahead.

Low levels of inventory continue to impact U.S. home sales, offering few options for aspiring buyers to choose from. Going into December there were 1.13 million units for sale, down 1.7% from the previous month but up 0.9% from the same period last year, for a 3.5 months' supply at the current sales pace. As a result, sales prices remain high nationwide, with NAR reporting the median existing-home price rose 4% annually to \$387,600 as of last measure, the fifth consecutive month of year-over-year price gains. Homebuyer demand is picking up, and without a significant increase in supply, experts believe home prices will likely remain elevated for some time to come.

Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12 2022	Thru 12 2023	% Change
New Listings	300	345	15.0%	7127	6238	-12.5%
Closed Sales	433	382	-11.8%	6,098	5239	-14.1%
Days on Market	65	57	-12.3%	60	58	-3.3%
SP\$/SqFt	\$101.44	\$115.75	14.1%	\$113.44	\$117.35	3.4%
Median Sales Price*	\$133,000	\$165,250	24.2%	\$165,000	\$169,925	3.0%
Average Sales Price*	\$168,988	\$206,492	22.2%	\$205,312	\$209,458	2.0%
Percent of List Price Received*	99%	99%	0.0%	101%	---	#VALUE!
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume	\$73,191,592	\$79,015,095	8.0%	\$1,219,420,731	\$1,091,704,837	-10.5%

Condo/Villa	December			Year to Date		
	2022	2023	% Change	Thru 12 2022	Thru 12 2023	% Change
New Listings	19	18	-5.3%	572	565	-1.2%
Closed Sales	27	32	18.5%	535	485	-9.3%
Days on Market	48	57	18.8%	63	51	-19.0%
SP\$/SqFt	\$135.61	\$124.04	-8.5%	\$128.69	\$134.43	4.5%
Median Sales Price*	\$230,000	\$202,500	-12.0%	\$205,000	\$215,000	4.9%
Average Sales Price*	\$233,574	\$212,749	-8.9%	\$215,042	\$223,661	4.0%
Percent of List Price Received*	98%	98%	0.0%	100%	100%	0.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$6,306,500	\$6,807,975	8.0%	\$11,507,341	\$108,475,810	0.0%

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

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	12-2022	12-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		521	512	- 1.7%	12,442	10,885	- 12.5%
Pending Sales		659	630	- 4.4%	10,756	9,392	- 12.7%
Closed Sales		780	693	- 11.2%	10,824	9,357	- 13.6%
Days on Market Until Sale		68	62	- 8.8%	60	60	0.0%
Median Sales Price		\$153,000	\$169,900	+ 11.0%	\$169,900	\$175,000	+ 3.0%
Average Sales Price		\$182,274	\$198,283	+ 8.8%	\$202,307	\$208,895	+ 3.3%
Percent of List Price Received		98.1%	98.5%	+ 0.4%	99.9%	99.8%	- 0.1%
Housing Affordability Index		184	165	- 10.3%	166	160	- 3.6%
Inventory of Homes for Sale		1,615	1,494	- 7.5%	—	—	—
Months Supply of Inventory		1.8	1.9	+ 5.6%	—	—	—

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Lucas County

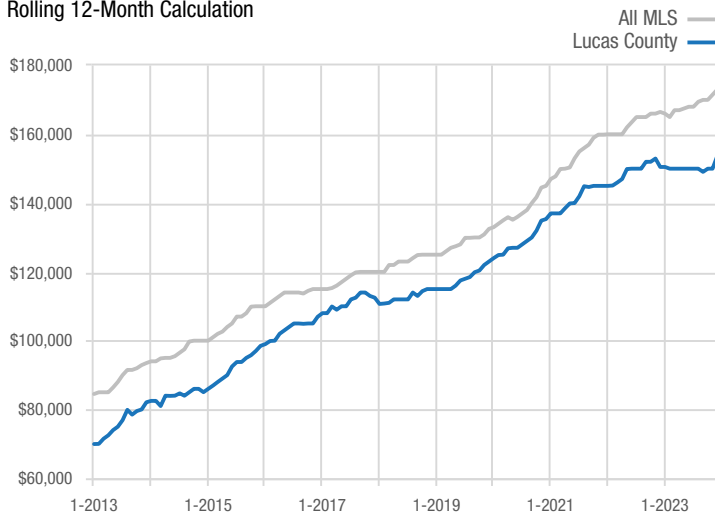
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	278	283	+ 1.8%	6,230	5,379	- 13.7%
Pending Sales	317	313	- 1.3%	5,236	4,536	- 13.4%
Closed Sales	368	327	- 11.1%	5,252	4,520	- 13.9%
Days on Market Until Sale	63	56	- 11.1%	55	56	+ 1.8%
Median Sales Price*	\$118,700	\$150,000	+ 26.4%	\$150,500	\$153,700	+ 2.1%
Average Sales Price*	\$147,227	\$192,431	+ 30.7%	\$184,168	\$189,492	+ 2.9%
Percent of List Price Received*	99.0%	99.0%	0.0%	100.6%	100.5%	- 0.1%
Inventory of Homes for Sale	791	733	- 7.3%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	15	13	- 13.3%	490	484	- 1.2%
Pending Sales	15	25	+ 66.7%	440	434	- 1.4%
Closed Sales	23	25	+ 8.7%	465	421	- 9.5%
Days on Market Until Sale	51	56	+ 9.8%	66	50	- 24.2%
Median Sales Price*	\$222,000	\$198,000	- 10.8%	\$196,000	\$206,000	+ 5.1%
Average Sales Price*	\$231,913	\$196,586	- 15.2%	\$208,168	\$219,902	+ 5.6%
Percent of List Price Received*	98.3%	97.6%	- 0.7%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	49	47	- 4.1%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

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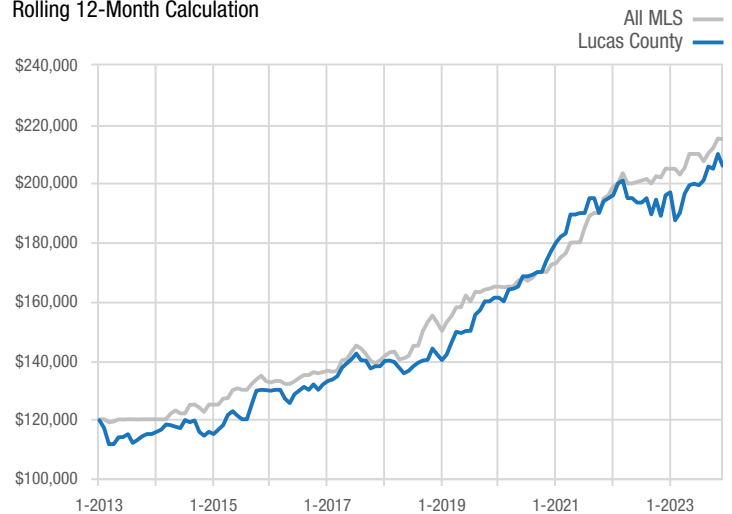
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

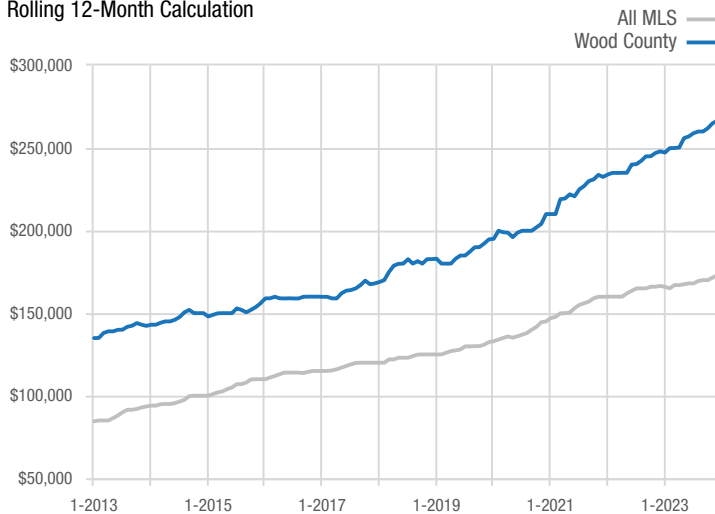
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	41	54	+ 31.7%	1,341	1,209	- 9.8%
Pending Sales	64	69	+ 7.8%	1,212	1,064	- 12.2%
Closed Sales	82	79	- 3.7%	1,231	1,057	- 14.1%
Days on Market Until Sale	68	66	- 2.9%	60	60	0.0%
Median Sales Price*	\$234,625	\$243,000	+ 3.6%	\$248,000	\$266,500	+ 7.5%
Average Sales Price*	\$281,594	\$270,993	- 3.8%	\$283,665	\$303,355	+ 6.9%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	101.6%	100.4%	- 1.2%
Inventory of Homes for Sale	150	158	+ 5.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	7	6	- 14.3%	113	106	- 6.2%
Pending Sales	8	8	0.0%	100	91	- 9.0%
Closed Sales	7	9	+ 28.6%	99	92	- 7.1%
Days on Market Until Sale	34	51	+ 50.0%	43	52	+ 20.9%
Median Sales Price*	\$232,500	\$252,326	+ 8.5%	\$230,000	\$242,500	+ 5.4%
Average Sales Price*	\$257,500	\$268,019	+ 4.1%	\$250,185	\$252,220	+ 0.8%
Percent of List Price Received*	96.7%	97.9%	+ 1.2%	101.3%	99.2%	- 2.1%
Inventory of Homes for Sale	10	18	+ 80.0%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

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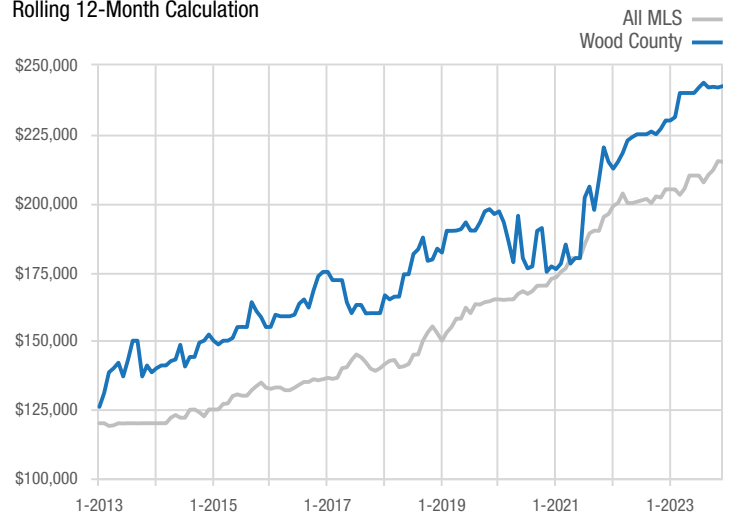
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

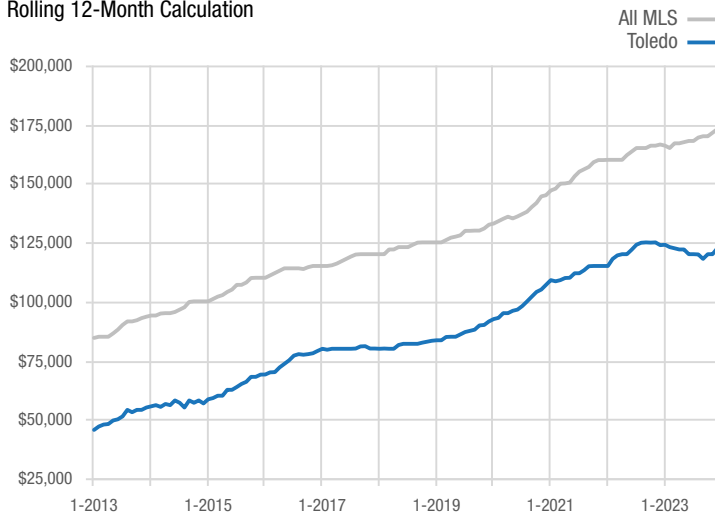
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	222	226	+ 1.8%	4,462	3,930	- 11.9%
Pending Sales	238	241	+ 1.3%	3,677	3,311	- 10.0%
Closed Sales	278	237	- 14.7%	3,675	3,294	- 10.4%
Days on Market Until Sale	61	53	- 13.1%	54	56	+ 3.7%
Median Sales Price*	\$93,500	\$119,900	+ 28.2%	\$123,830	\$122,500	- 1.1%
Average Sales Price*	\$107,762	\$139,184	+ 29.2%	\$137,803	\$142,572	+ 3.5%
Percent of List Price Received*	98.5%	98.5%	0.0%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	610	561	- 8.0%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	260	258	- 0.8%
Pending Sales	8	20	+ 150.0%	238	228	- 4.2%
Closed Sales	8	19	+ 137.5%	245	226	- 7.8%
Days on Market Until Sale	52	56	+ 7.7%	52	47	- 9.6%
Median Sales Price*	\$187,000	\$189,900	+ 1.6%	\$149,000	\$165,000	+ 10.7%
Average Sales Price*	\$176,063	\$182,929	+ 3.9%	\$165,361	\$182,208	+ 10.2%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	23	19	- 17.4%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

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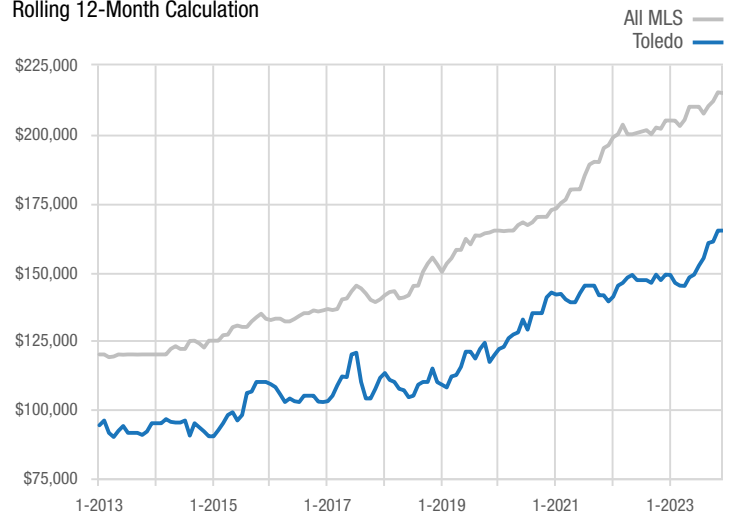
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

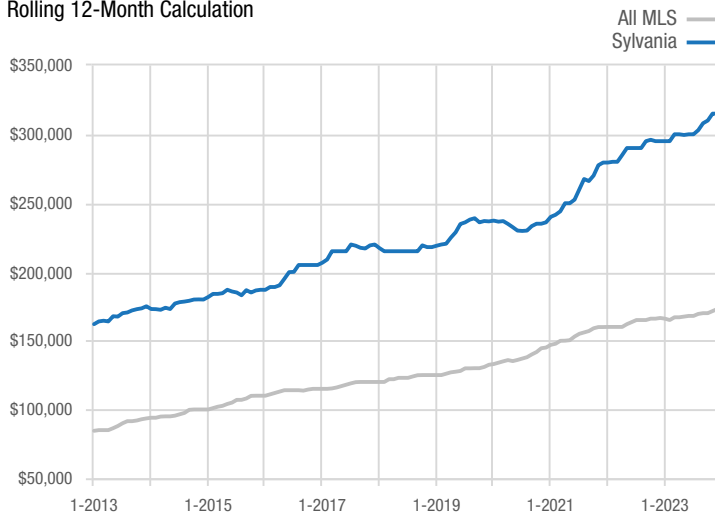
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	24	15	- 37.5%	590	472	- 20.0%
Pending Sales	22	26	+ 18.2%	517	421	- 18.6%
Closed Sales	30	37	+ 23.3%	523	423	- 19.1%
Days on Market Until Sale	77	64	- 16.9%	60	58	- 3.3%
Median Sales Price*	\$307,000	\$342,500	+ 11.6%	\$295,000	\$315,000	+ 6.8%
Average Sales Price*	\$303,221	\$334,229	+ 10.2%	\$317,120	\$331,257	+ 4.5%
Percent of List Price Received*	102.0%	101.3%	- 0.7%	101.6%	101.2%	- 0.4%
Inventory of Homes for Sale	68	52	- 23.5%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	1	8	+ 700.0%	152	125	- 17.8%
Pending Sales	3	5	+ 66.7%	140	115	- 17.9%
Closed Sales	8	5	- 37.5%	147	114	- 22.4%
Days on Market Until Sale	63	63	0.0%	60	50	- 16.7%
Median Sales Price*	\$267,100	\$252,000	- 5.7%	\$235,000	\$237,675	+ 1.1%
Average Sales Price*	\$256,775	\$261,780	+ 1.9%	\$230,276	\$230,765	+ 0.2%
Percent of List Price Received*	97.5%	96.6%	- 0.9%	99.9%	100.1%	+ 0.2%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

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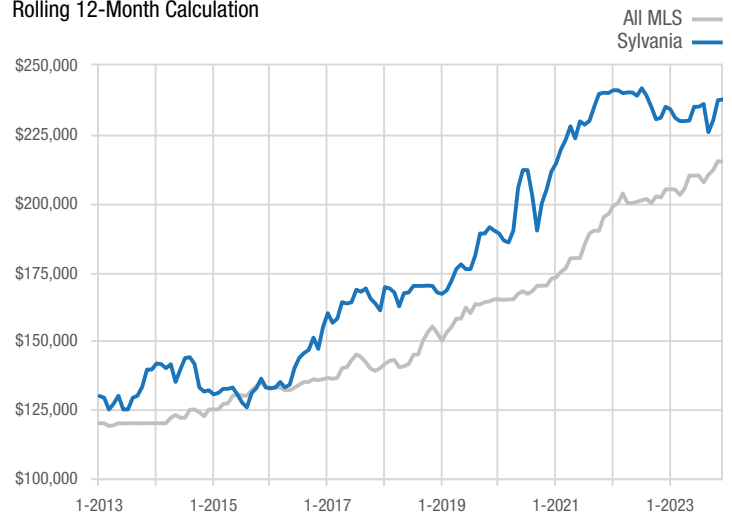
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

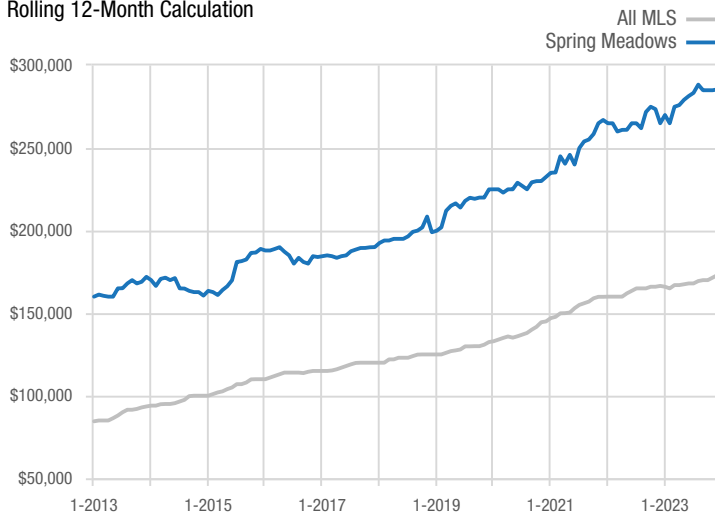
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	8	8	0.0%	231	194	- 16.0%
Pending Sales	5	10	+ 100.0%	207	157	- 24.2%
Closed Sales	6	10	+ 66.7%	211	152	- 28.0%
Days on Market Until Sale	42	66	+ 57.1%	52	47	- 9.6%
Median Sales Price*	\$141,000	\$256,250	+ 81.7%	\$265,000	\$285,500	+ 7.7%
Average Sales Price*	\$209,750	\$303,828	+ 44.9%	\$269,517	\$288,911	+ 7.2%
Percent of List Price Received*	103.5%	101.6%	- 1.8%	102.1%	100.9%	- 1.2%
Inventory of Homes for Sale	21	23	+ 9.5%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	2	0	- 100.0%	32	45	+ 40.6%
Pending Sales	1	1	0.0%	28	38	+ 35.7%
Closed Sales	2	1	- 50.0%	30	38	+ 26.7%
Days on Market Until Sale	55	24	- 56.4%	89	50	- 43.8%
Median Sales Price*	\$376,500	\$210,000	- 44.2%	\$268,500	\$298,750	+ 11.3%
Average Sales Price*	\$376,500	\$210,000	- 44.2%	\$310,884	\$311,678	+ 0.3%
Percent of List Price Received*	96.5%	95.5%	- 1.0%	98.0%	99.7%	+ 1.7%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

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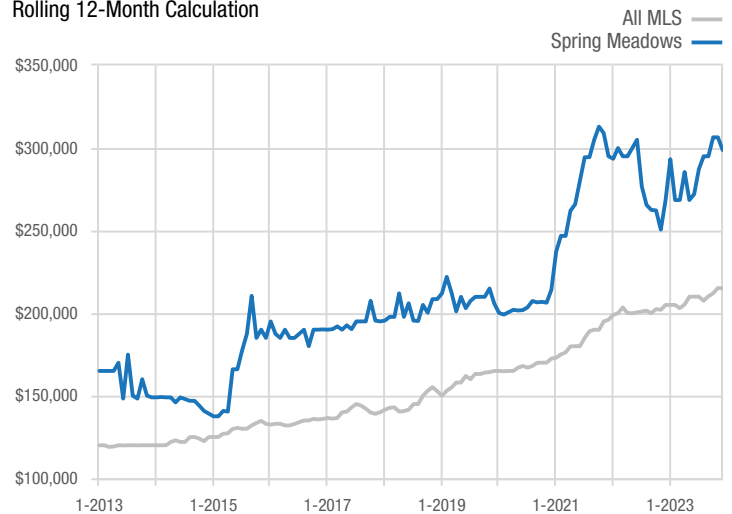
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

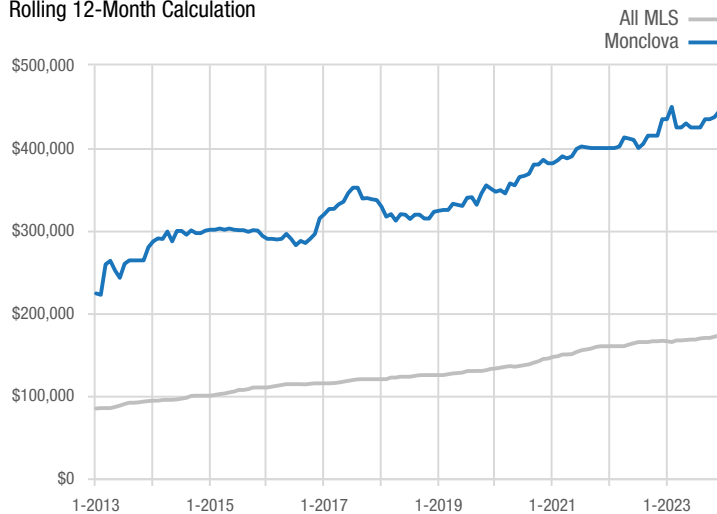
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	1	—	59	77	+ 30.5%
Pending Sales	1	5	+ 400.0%	48	62	+ 29.2%
Closed Sales	1	7	+ 600.0%	48	61	+ 27.1%
Days on Market Until Sale	164	72	- 56.1%	54	83	+ 53.7%
Median Sales Price*	\$407,210	\$450,000	+ 10.5%	\$434,950	\$444,750	+ 2.3%
Average Sales Price*	\$407,210	\$476,748	+ 17.1%	\$470,171	\$453,522	- 3.5%
Percent of List Price Received*	100.4%	104.0%	+ 3.6%	101.5%	100.3%	- 1.2%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	3.0	1.7	- 43.3%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	—	7	25	+ 257.1%
Pending Sales	0	0	—	6	22	+ 266.7%
Closed Sales	0	0	—	16	12	- 25.0%
Days on Market Until Sale	—	—	—	317	169	- 46.7%
Median Sales Price*	—	—	—	\$302,855	\$342,113	+ 13.0%
Average Sales Price*	—	—	—	\$336,416	\$351,365	+ 4.4%
Percent of List Price Received*	—	—	—	101.4%	99.3%	- 2.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

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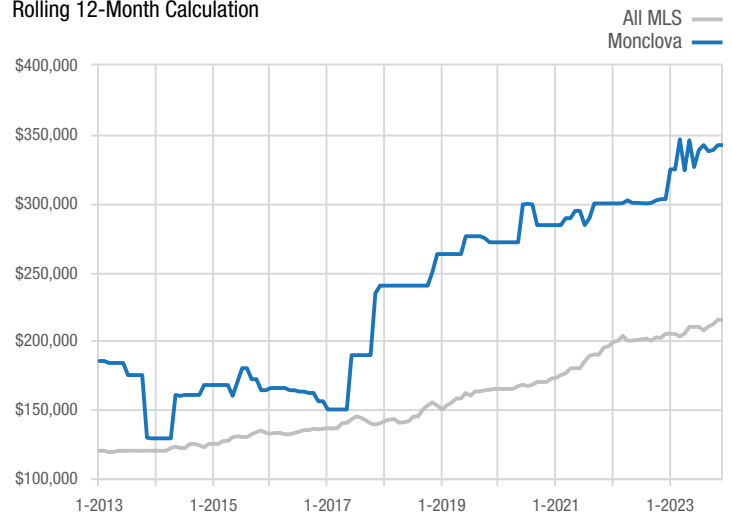
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

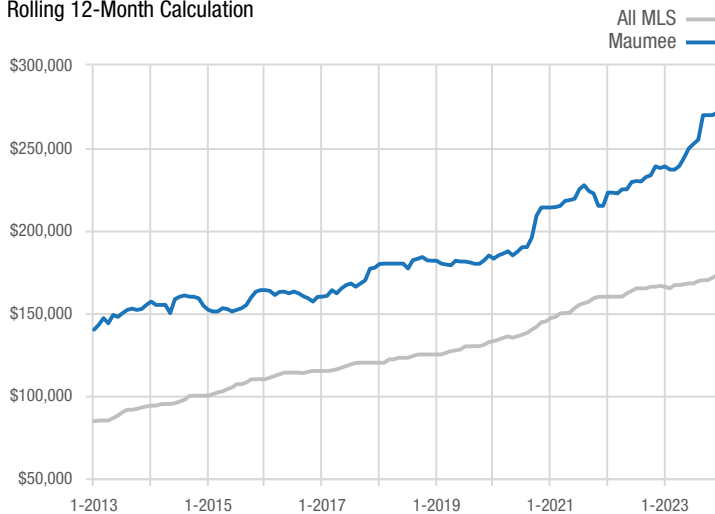
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	11	16	+ 45.5%	415	324	- 21.9%
Pending Sales	22	19	- 13.6%	372	288	- 22.6%
Closed Sales	22	18	- 18.2%	371	288	- 22.4%
Days on Market Until Sale	49	38	- 22.4%	46	49	+ 6.5%
Median Sales Price*	\$226,250	\$235,000	+ 3.9%	\$237,900	\$271,450	+ 14.1%
Average Sales Price*	\$258,418	\$301,167	+ 16.5%	\$283,211	\$296,016	+ 4.5%
Percent of List Price Received*	99.1%	101.3%	+ 2.2%	102.7%	101.5%	- 1.2%
Inventory of Homes for Sale	33	39	+ 18.2%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	6	1	- 83.3%	47	58	+ 23.4%
Pending Sales	2	2	0.0%	43	55	+ 27.9%
Closed Sales	4	2	- 50.0%	44	54	+ 22.7%
Days on Market Until Sale	43	59	+ 37.2%	57	49	- 14.0%
Median Sales Price*	\$232,500	\$190,500	- 18.1%	\$227,500	\$240,000	+ 5.5%
Average Sales Price*	\$232,500	\$190,500	- 18.1%	\$257,999	\$274,063	+ 6.2%
Percent of List Price Received*	97.0%	93.0%	- 4.1%	100.9%	98.8%	- 2.1%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	2.2	0.9	- 59.1%	—	—	—

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

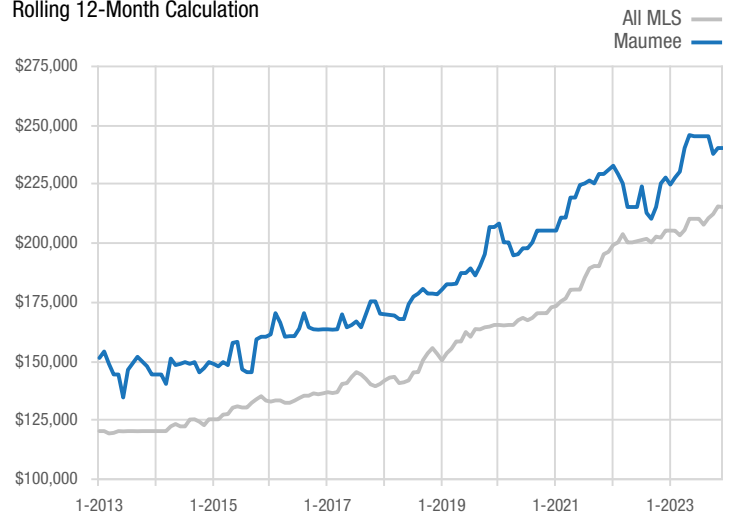
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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Whitehouse

MLS Area 08: 43571

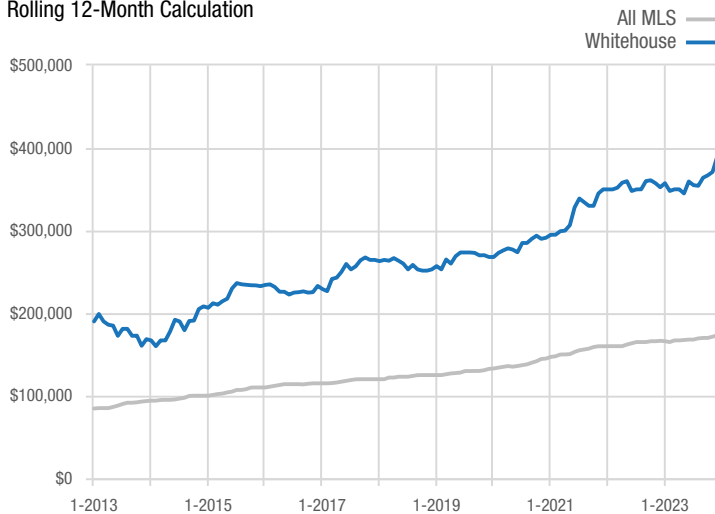
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	2	0.0%	97	90	- 7.2%
Pending Sales	7	4	- 42.9%	91	79	- 13.2%
Closed Sales	8	6	- 25.0%	93	79	- 15.1%
Days on Market Until Sale	50	58	+ 16.0%	55	56	+ 1.8%
Median Sales Price*	\$320,500	\$417,500	+ 30.3%	\$352,500	\$390,000	+ 10.6%
Average Sales Price*	\$319,625	\$459,500	+ 43.8%	\$349,851	\$395,153	+ 12.9%
Percent of List Price Received*	99.9%	96.8%	- 3.1%	101.0%	99.8%	- 1.2%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	0	- 100.0%	6	1	- 83.3%
Pending Sales	1	0	- 100.0%	5	2	- 60.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	18	—	—	31	36	+ 16.1%
Median Sales Price*	\$199,900	—	—	\$280,000	\$290,000	+ 3.6%
Average Sales Price*	\$199,900	—	—	\$275,580	\$290,000	+ 5.2%
Percent of List Price Received*	100.0%	—	—	101.4%	97.0%	- 4.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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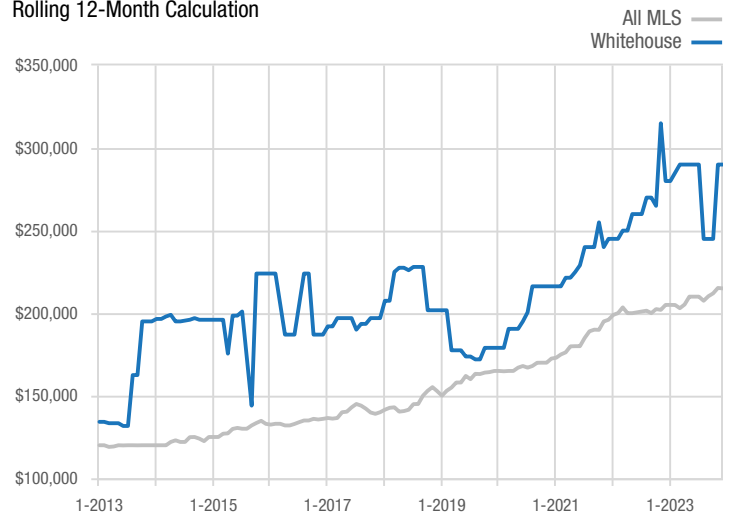
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

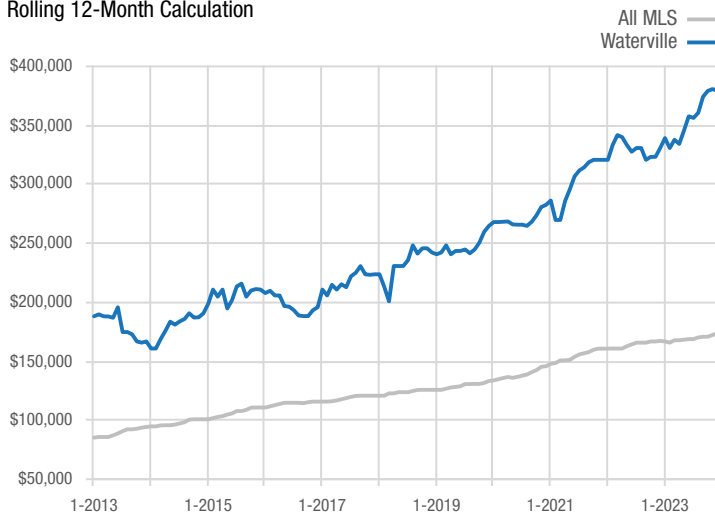
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	8	+ 100.0%	150	144	- 4.0%
Pending Sales	4	7	+ 75.0%	128	98	- 23.4%
Closed Sales	8	9	+ 12.5%	129	99	- 23.3%
Days on Market Until Sale	116	78	- 32.8%	77	71	- 7.8%
Median Sales Price*	\$382,450	\$311,000	- 18.7%	\$330,000	\$378,500	+ 14.7%
Average Sales Price*	\$384,923	\$309,368	- 19.6%	\$330,652	\$363,163	+ 9.8%
Percent of List Price Received*	101.9%	97.6%	- 4.2%	100.8%	99.3%	- 1.5%
Inventory of Homes for Sale	18	22	+ 22.2%	—	—	—
Months Supply of Inventory	1.7	2.7	+ 58.8%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	—	13	10	- 23.1%
Pending Sales	0	1	—	8	10	+ 25.0%
Closed Sales	0	1	—	8	10	+ 25.0%
Days on Market Until Sale	—	84	—	37	44	+ 18.9%
Median Sales Price*	—	\$251,000	—	\$229,700	\$225,000	- 2.0%
Average Sales Price*	—	\$251,000	—	\$239,300	\$222,910	- 6.8%
Percent of List Price Received*	—	98.5%	—	104.4%	100.6%	- 3.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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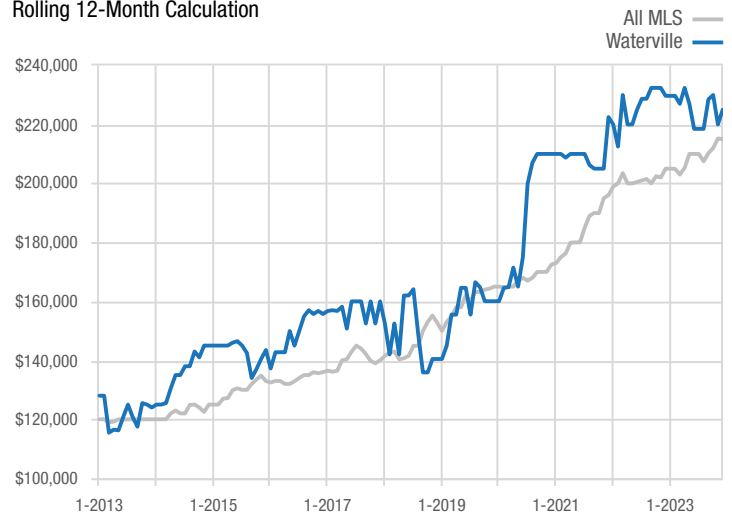
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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Franklin Park / Trilby

MLS Area 11: 43623

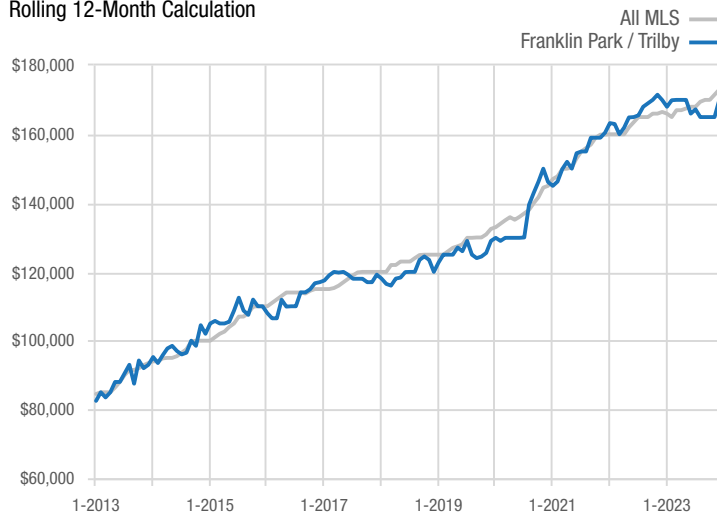
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	15	14	- 6.7%	293	235	- 19.8%
Pending Sales	13	15	+ 15.4%	255	221	- 13.3%
Closed Sales	21	16	- 23.8%	260	216	- 16.9%
Days on Market Until Sale	52	49	- 5.8%	49	50	+ 2.0%
Median Sales Price*	\$148,000	\$145,000	- 2.0%	\$169,950	\$170,000	+ 0.0%
Average Sales Price*	\$140,381	\$179,769	+ 28.1%	\$205,675	\$203,273	- 1.2%
Percent of List Price Received*	103.7%	97.7%	- 5.8%	102.6%	101.7%	- 0.9%
Inventory of Homes for Sale	39	22	- 43.6%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	9	18	+ 100.0%
Pending Sales	0	1	—	10	13	+ 30.0%
Closed Sales	0	2	—	10	13	+ 30.0%
Days on Market Until Sale	—	81	—	51	36	- 29.4%
Median Sales Price*	—	\$221,000	—	\$180,000	\$175,000	- 2.8%
Average Sales Price*	—	\$221,000	—	\$177,080	\$167,080	- 5.6%
Percent of List Price Received*	—	96.1%	—	96.9%	99.5%	+ 2.7%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

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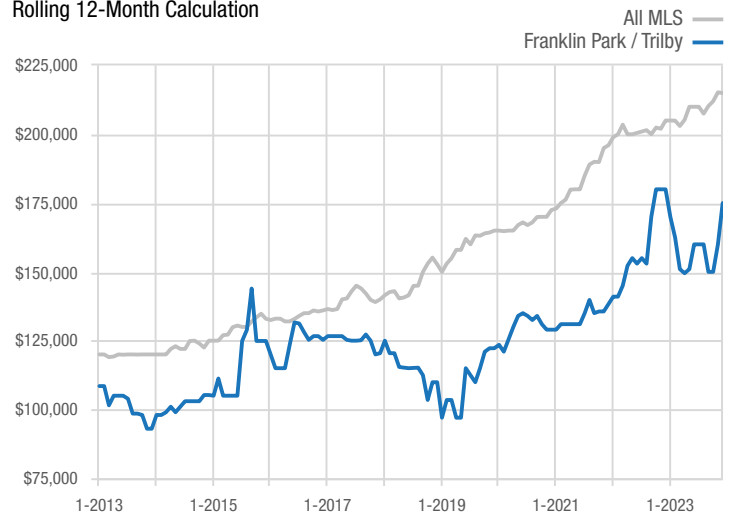
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

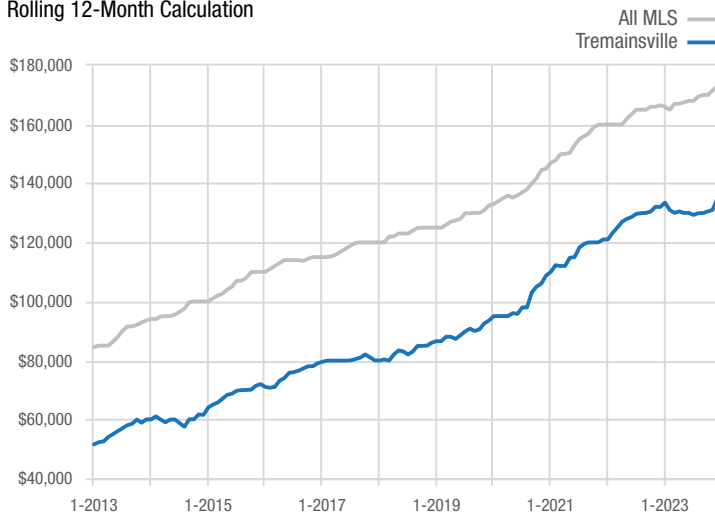
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	34	33	- 2.9%	674	570	- 15.4%
Pending Sales	39	34	- 12.8%	582	495	- 14.9%
Closed Sales	47	31	- 34.0%	583	496	- 14.9%
Days on Market Until Sale	60	49	- 18.3%	52	50	- 3.8%
Median Sales Price*	\$109,900	\$138,000	+ 25.6%	\$132,000	\$134,900	+ 2.2%
Average Sales Price*	\$111,781	\$135,696	+ 21.4%	\$128,038	\$132,891	+ 3.8%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	101.8%	102.2%	+ 0.4%
Inventory of Homes for Sale	75	65	- 13.3%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	0	0	—	0	4	—
Closed Sales	0	0	—	0	4	—
Days on Market Until Sale	—	—	—	—	76	—
Median Sales Price*	—	—	—	—	\$105,000	—
Average Sales Price*	—	—	—	—	\$105,375	—
Percent of List Price Received*	—	—	—	—	99.8%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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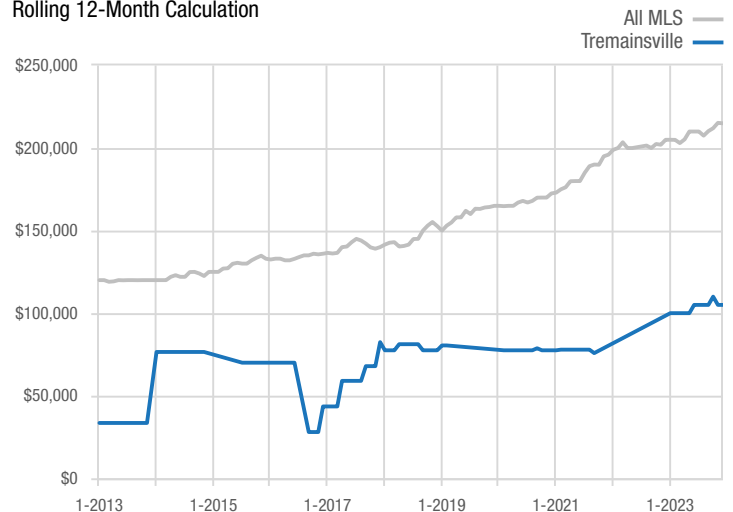
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

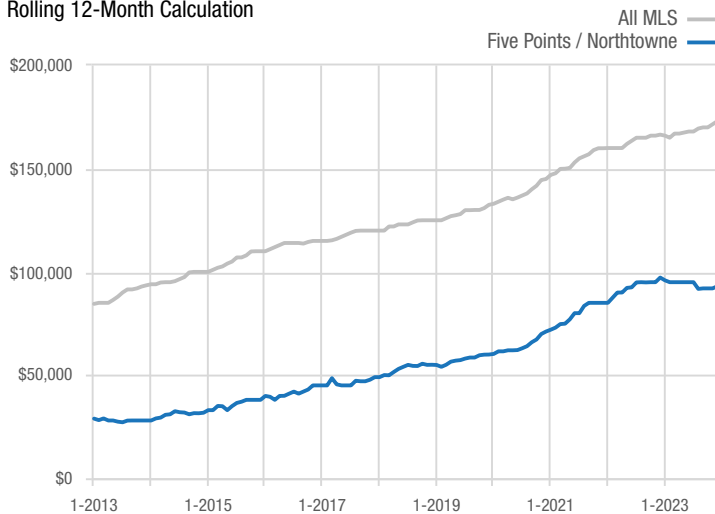
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	33	30	- 9.1%	567	550	- 3.0%
Pending Sales	32	33	+ 3.1%	451	468	+ 3.8%
Closed Sales	39	29	- 25.6%	447	463	+ 3.6%
Days on Market Until Sale	65	53	- 18.5%	54	65	+ 20.4%
Median Sales Price*	\$85,000	\$110,000	+ 29.4%	\$97,250	\$93,000	- 4.4%
Average Sales Price*	\$90,064	\$109,108	+ 21.1%	\$99,034	\$98,352	- 0.7%
Percent of List Price Received*	97.0%	97.7%	+ 0.7%	100.3%	100.5%	+ 0.2%
Inventory of Homes for Sale	86	89	+ 3.5%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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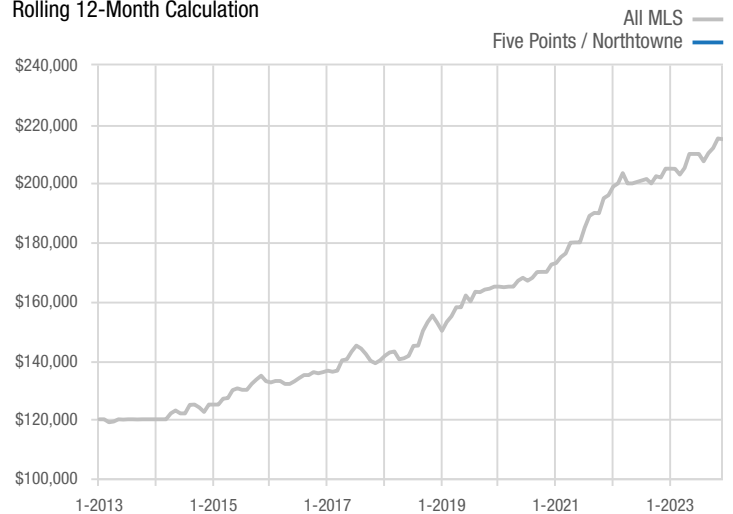
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

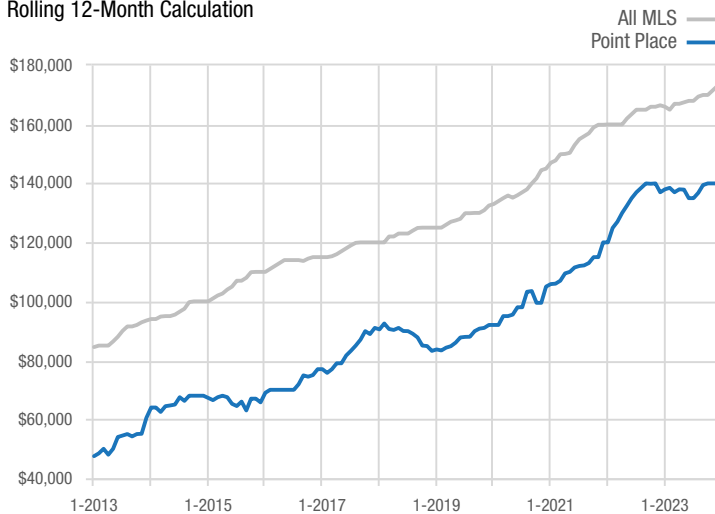
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	12	18	+ 50.0%	321	234	- 27.1%
Pending Sales	21	16	- 23.8%	277	203	- 26.7%
Closed Sales	22	15	- 31.8%	273	206	- 24.5%
Days on Market Until Sale	44	45	+ 2.3%	55	60	+ 9.1%
Median Sales Price*	\$99,957	\$106,000	+ 6.0%	\$137,000	\$140,000	+ 2.2%
Average Sales Price*	\$114,346	\$114,420	+ 0.1%	\$142,896	\$149,412	+ 4.6%
Percent of List Price Received*	96.5%	100.8%	+ 4.5%	100.8%	101.6%	+ 0.8%
Inventory of Homes for Sale	44	40	- 9.1%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	4	4	0.0%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	1	—	—	33	51	+ 54.5%
Median Sales Price*	\$190,000	—	—	\$180,000	\$175,000	- 2.8%
Average Sales Price*	\$190,000	—	—	\$151,492	\$178,333	+ 17.7%
Percent of List Price Received*	100.0%	—	—	96.2%	92.5%	- 3.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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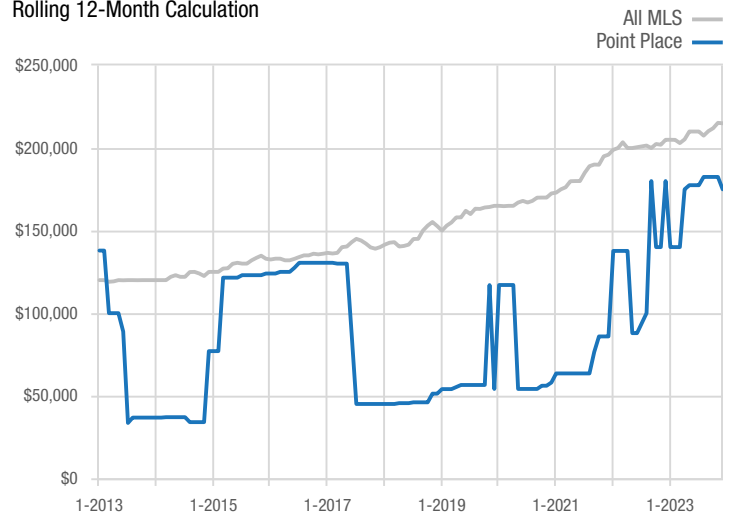
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

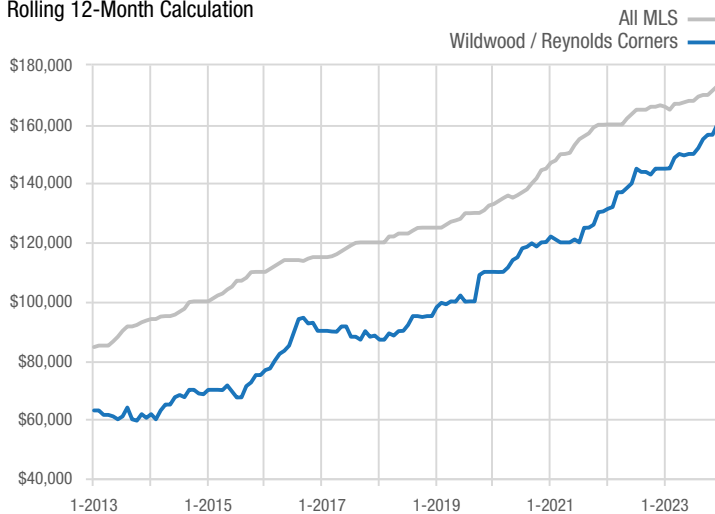
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	15	15	0.0%	404	317	- 21.5%
Pending Sales	17	19	+ 11.8%	339	287	- 15.3%
Closed Sales	23	20	- 13.0%	345	283	- 18.0%
Days on Market Until Sale	57	49	- 14.0%	53	49	- 7.5%
Median Sales Price*	\$120,950	\$161,500	+ 33.5%	\$145,000	\$160,000	+ 10.3%
Average Sales Price*	\$133,447	\$173,722	+ 30.2%	\$163,715	\$179,524	+ 9.7%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	101.4%	101.9%	+ 0.5%
Inventory of Homes for Sale	48	33	- 31.3%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	2	—	67	68	+ 1.5%
Pending Sales	4	5	+ 25.0%	69	59	- 14.5%
Closed Sales	3	5	+ 66.7%	69	60	- 13.0%
Days on Market Until Sale	58	43	- 25.9%	51	41	- 19.6%
Median Sales Price*	\$168,000	\$151,000	- 10.1%	\$145,000	\$157,000	+ 8.3%
Average Sales Price*	\$130,000	\$154,100	+ 18.5%	\$137,902	\$167,444	+ 21.4%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.3	1.1	+ 266.7%	—	—	—

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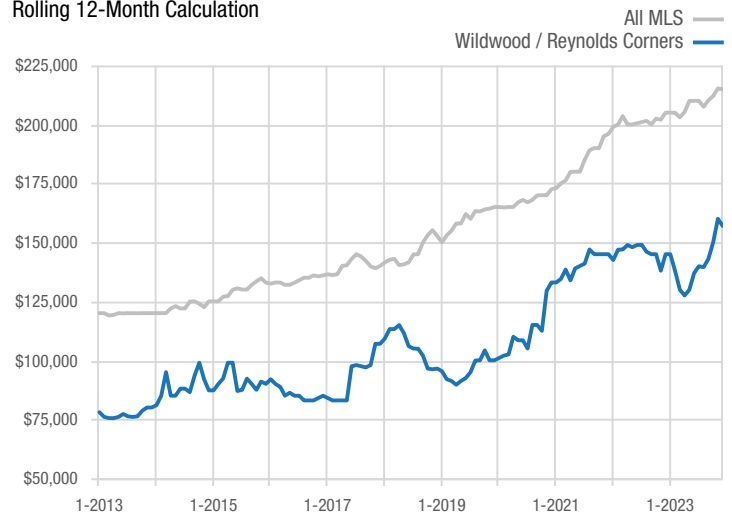
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

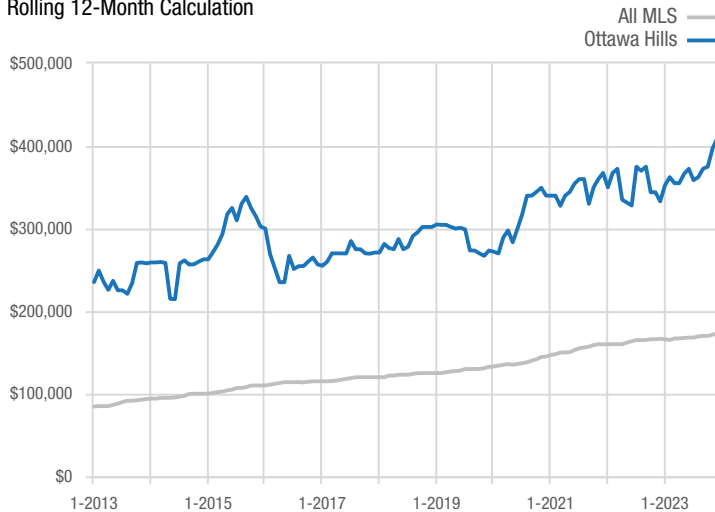
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	2	- 33.3%	92	88	- 4.3%
Pending Sales	3	6	+ 100.0%	74	75	+ 1.4%
Closed Sales	3	3	0.0%	75	72	- 4.0%
Days on Market Until Sale	59	138	+ 133.9%	56	59	+ 5.4%
Median Sales Price*	\$299,900	\$350,000	+ 16.7%	\$333,000	\$409,500	+ 23.0%
Average Sales Price*	\$311,633	\$395,000	+ 26.8%	\$433,121	\$518,061	+ 19.6%
Percent of List Price Received*	99.3%	94.7%	- 4.6%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	—	12	15	+ 25.0%
Pending Sales	0	2	—	13	9	- 30.8%
Closed Sales	1	1	0.0%	13	8	- 38.5%
Days on Market Until Sale	28	26	- 7.1%	54	29	- 46.3%
Median Sales Price*	\$151,000	\$133,000	- 11.9%	\$126,000	\$131,500	+ 4.4%
Average Sales Price*	\$151,000	\$133,000	- 11.9%	\$217,841	\$181,975	- 16.5%
Percent of List Price Received*	111.9%	102.3%	- 8.6%	102.6%	101.6%	- 1.0%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.7	—	—	—	—

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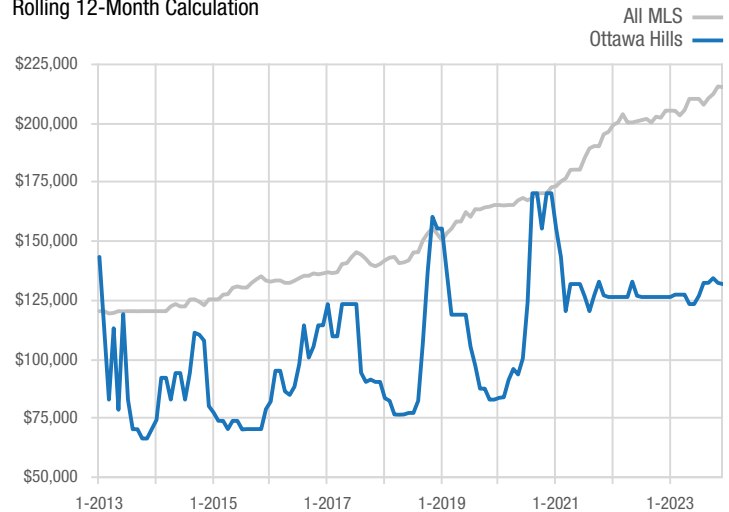
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

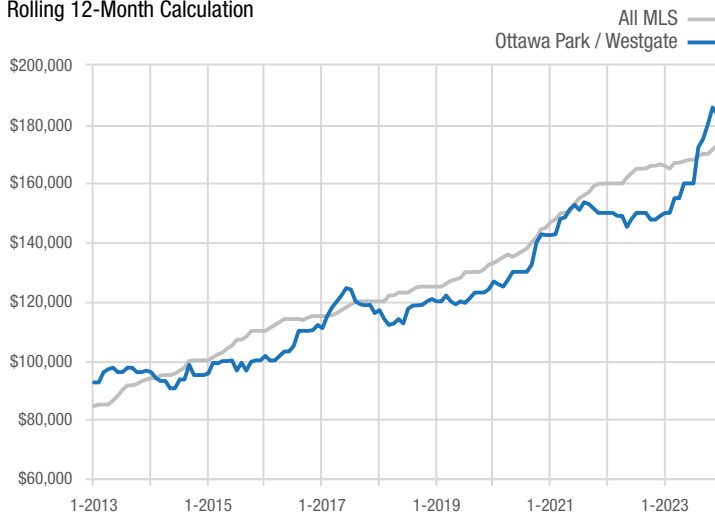
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	10	18	+ 80.0%	300	239	- 20.3%
Pending Sales	10	14	+ 40.0%	267	204	- 23.6%
Closed Sales	9	17	+ 88.9%	270	202	- 25.2%
Days on Market Until Sale	72	58	- 19.4%	53	49	- 7.5%
Median Sales Price*	\$146,000	\$160,000	+ 9.6%	\$149,000	\$183,500	+ 23.2%
Average Sales Price*	\$142,444	\$146,347	+ 2.7%	\$156,093	\$178,932	+ 14.6%
Percent of List Price Received*	102.9%	98.5%	- 4.3%	100.8%	101.2%	+ 0.4%
Inventory of Homes for Sale	30	38	+ 26.7%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	13	8	- 38.5%
Pending Sales	0	1	—	13	7	- 46.2%
Closed Sales	0	1	—	13	6	- 53.8%
Days on Market Until Sale	—	49	—	41	34	- 17.1%
Median Sales Price*	—	\$189,900	—	\$127,000	\$160,000	+ 26.0%
Average Sales Price*	—	\$189,900	—	\$131,671	\$154,983	+ 17.7%
Percent of List Price Received*	—	100.0%	—	100.6%	102.7%	+ 2.1%
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.

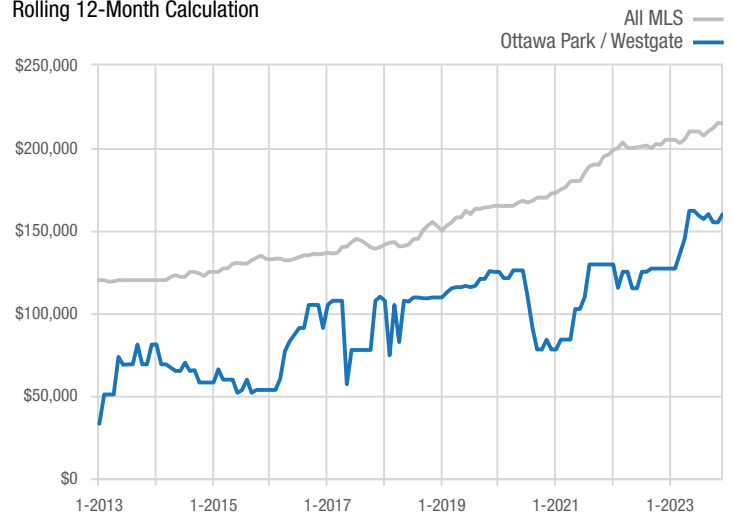
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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Olde West End

MLS Area 18: 43610 and 43620

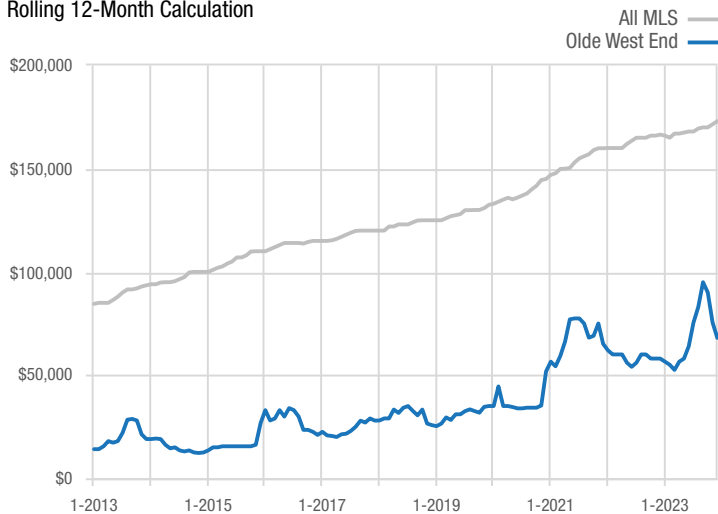
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	6	+ 50.0%	88	91	+ 3.4%
Pending Sales	2	7	+ 250.0%	77	58	- 24.7%
Closed Sales	3	8	+ 166.7%	75	58	- 22.7%
Days on Market Until Sale	132	54	- 59.1%	69	67	- 2.9%
Median Sales Price*	\$55,000	\$58,000	+ 5.5%	\$58,000	\$68,000	+ 17.2%
Average Sales Price*	\$60,333	\$105,825	+ 75.4%	\$82,987	\$94,195	+ 13.5%
Percent of List Price Received*	95.0%	115.1%	+ 21.2%	96.7%	98.7%	+ 2.1%
Inventory of Homes for Sale	13	19	+ 46.2%	—	—	—
Months Supply of Inventory	2.0	3.9	+ 95.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	1	—	2	12	+ 500.0%
Pending Sales	0	1	—	1	11	+ 1,000.0%
Closed Sales	0	1	—	2	11	+ 450.0%
Days on Market Until Sale	—	110	—	154	44	- 71.4%
Median Sales Price*	—	\$76,900	—	\$102,000	\$72,000	- 29.4%
Average Sales Price*	—	\$76,900	—	\$102,000	\$63,036	- 38.2%
Percent of List Price Received*	—	96.2%	—	98.9%	93.6%	- 5.4%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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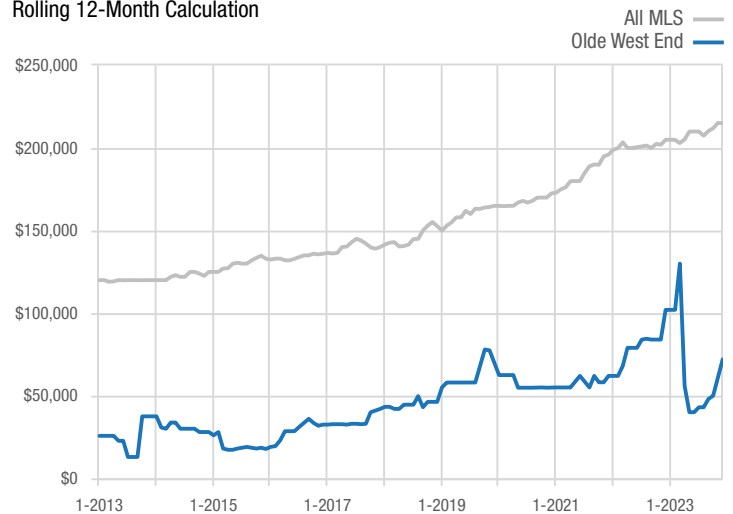
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

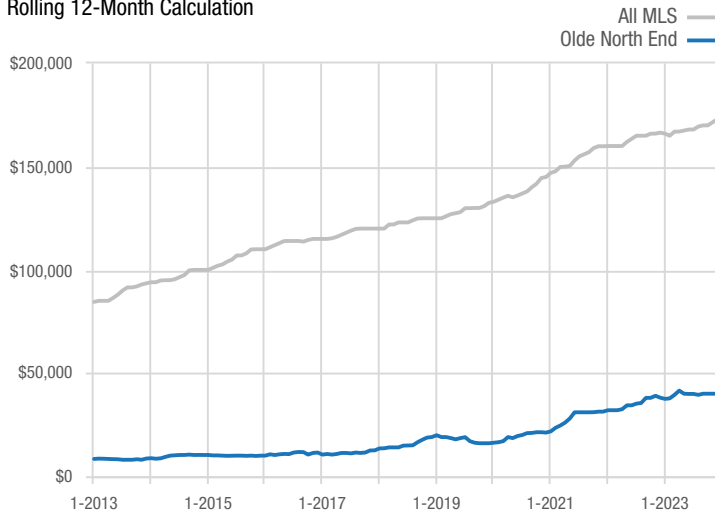
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	21	16	- 23.8%	226	257	+ 13.7%
Pending Sales	14	13	- 7.1%	142	190	+ 33.8%
Closed Sales	13	11	- 15.4%	137	189	+ 38.0%
Days on Market Until Sale	80	49	- 38.8%	61	61	0.0%
Median Sales Price*	\$28,600	\$38,800	+ 35.7%	\$38,075	\$40,000	+ 5.1%
Average Sales Price*	\$33,045	\$46,600	+ 41.0%	\$45,057	\$46,349	+ 2.9%
Percent of List Price Received*	92.9%	87.5%	- 5.8%	92.8%	97.4%	+ 5.0%
Inventory of Homes for Sale	48	44	- 8.3%	—	—	—
Months Supply of Inventory	4.1	2.8	- 31.7%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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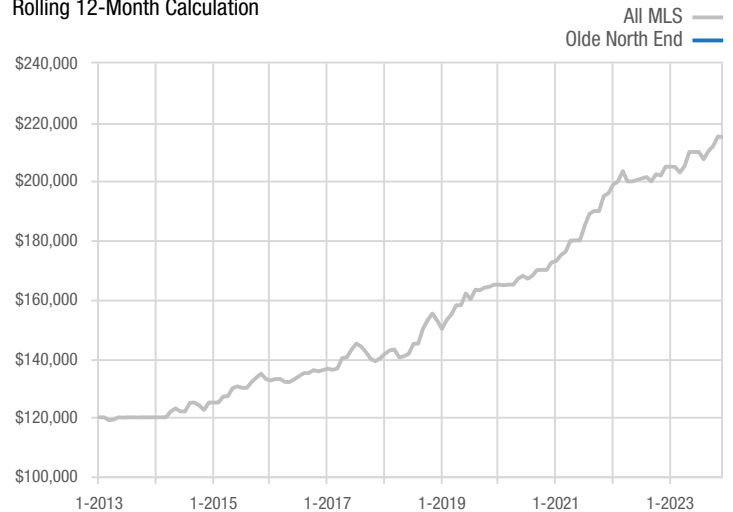
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

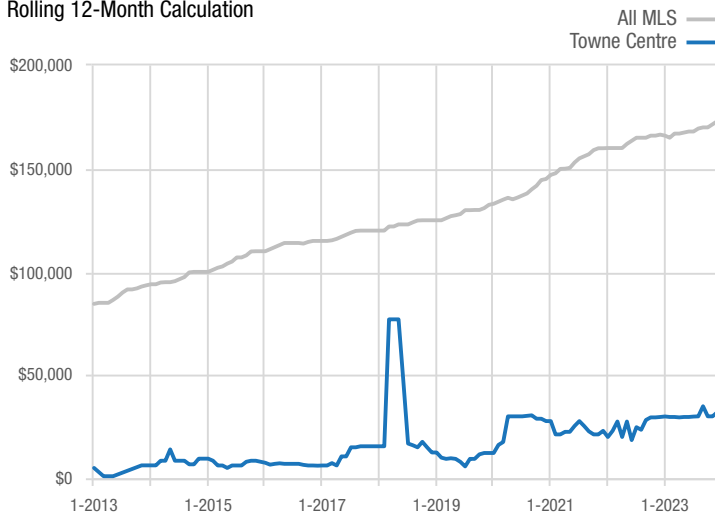
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	0	- 100.0%	18	20	+ 11.1%
Pending Sales	2	2	0.0%	11	15	+ 36.4%
Closed Sales	3	3	0.0%	11	16	+ 45.5%
Days on Market Until Sale	23	29	+ 26.1%	59	53	- 10.2%
Median Sales Price*	\$30,000	\$32,000	+ 6.7%	\$29,700	\$32,000	+ 7.7%
Average Sales Price*	\$26,967	\$30,333	+ 12.5%	\$36,630	\$44,760	+ 22.2%
Percent of List Price Received*	93.6%	89.7%	- 4.2%	89.4%	85.9%	- 3.9%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	17	13	- 23.5%
Pending Sales	1	0	- 100.0%	14	9	- 35.7%
Closed Sales	1	1	0.0%	15	9	- 40.0%
Days on Market Until Sale	53	37	- 30.2%	82	76	- 7.3%
Median Sales Price*	\$245,000	\$332,500	+ 35.7%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$245,000	\$332,500	+ 35.7%	\$255,067	\$275,544	+ 8.0%
Percent of List Price Received*	92.5%	102.6%	+ 10.9%	96.0%	98.4%	+ 2.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

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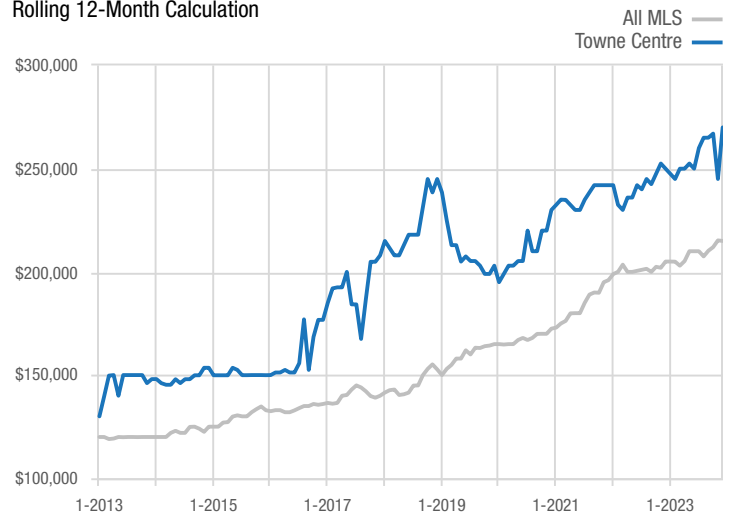
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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Scott Park

MLS Area 21: 43607

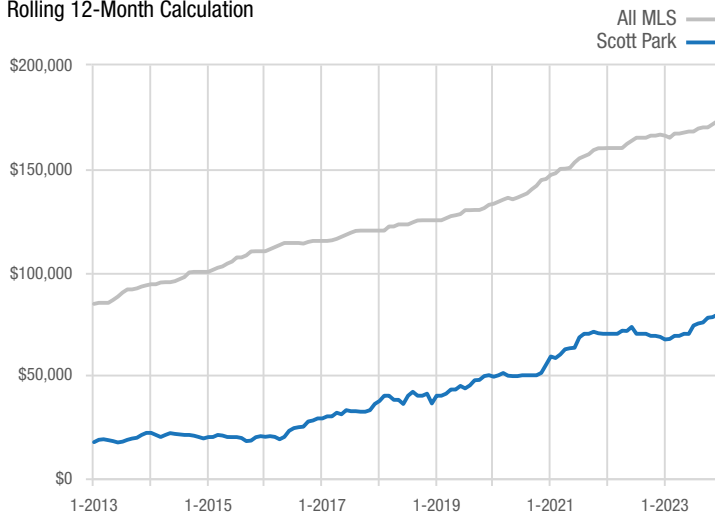
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	24	17	- 29.2%	247	239	- 3.2%
Pending Sales	19	17	- 10.5%	186	181	- 2.7%
Closed Sales	21	20	- 4.8%	176	188	+ 6.8%
Days on Market Until Sale	55	56	+ 1.8%	61	63	+ 3.3%
Median Sales Price*	\$36,000	\$76,000	+ 111.1%	\$68,500	\$79,200	+ 15.6%
Average Sales Price*	\$67,263	\$75,353	+ 12.0%	\$80,509	\$81,436	+ 1.2%
Percent of List Price Received*	90.2%	100.1%	+ 11.0%	95.4%	96.8%	+ 1.5%
Inventory of Homes for Sale	46	51	+ 10.9%	—	—	—
Months Supply of Inventory	3.0	3.4	+ 13.3%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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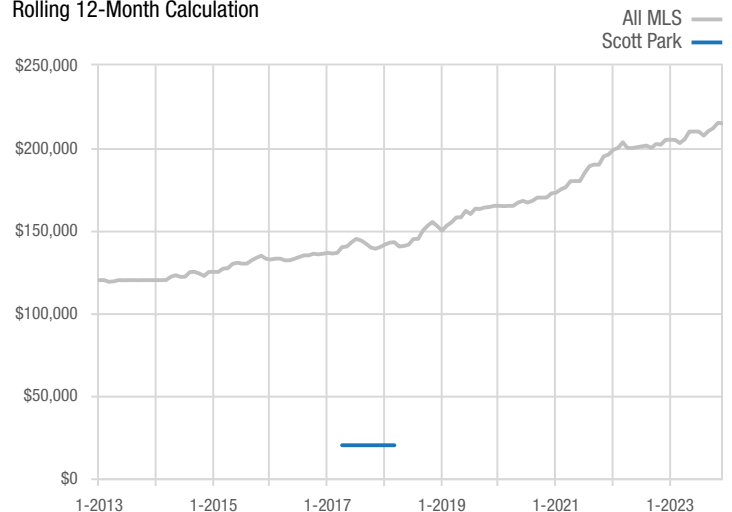
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

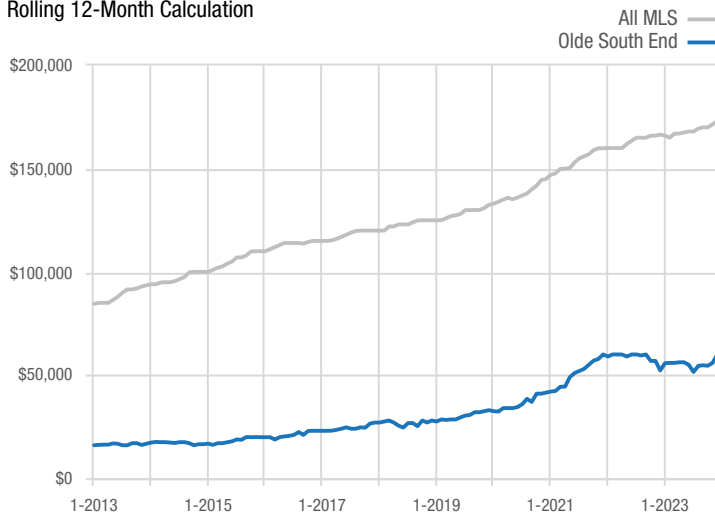
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	18	15	- 16.7%	329	269	- 18.2%
Pending Sales	21	16	- 23.8%	261	210	- 19.5%
Closed Sales	28	14	- 50.0%	262	208	- 20.6%
Days on Market Until Sale	72	70	- 2.8%	62	63	+ 1.6%
Median Sales Price*	\$40,000	\$77,900	+ 94.8%	\$52,250	\$60,050	+ 14.9%
Average Sales Price*	\$47,350	\$76,869	+ 62.3%	\$57,086	\$62,968	+ 10.3%
Percent of List Price Received*	104.5%	95.5%	- 8.6%	96.6%	99.1%	+ 2.6%
Inventory of Homes for Sale	55	47	- 14.5%	—	—	—
Months Supply of Inventory	2.5	2.7	+ 8.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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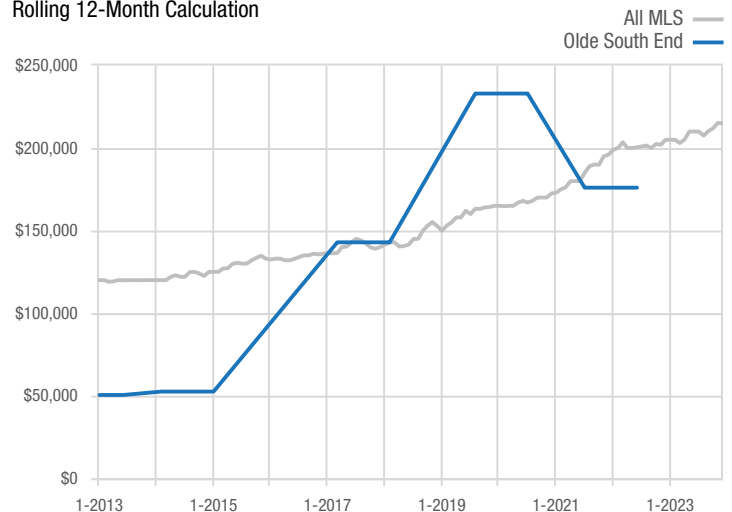
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

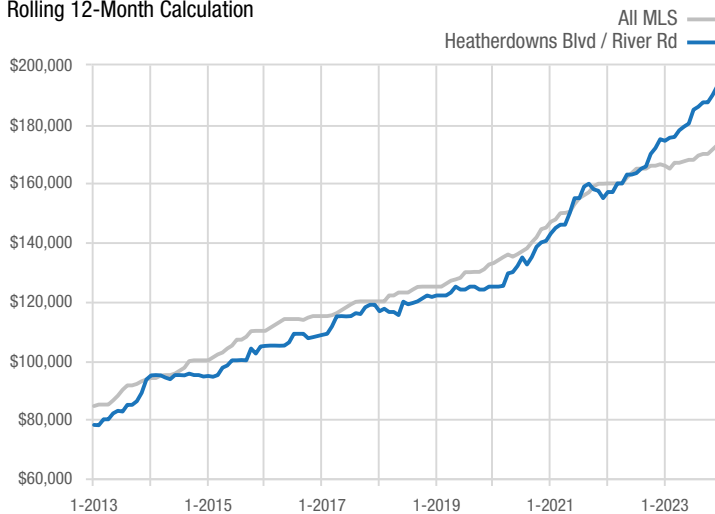
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	14	17	+ 21.4%	436	379	- 13.1%
Pending Sales	27	21	- 22.2%	395	349	- 11.6%
Closed Sales	29	20	- 31.0%	398	347	- 12.8%
Days on Market Until Sale	52	49	- 5.8%	50	49	- 2.0%
Median Sales Price*	\$160,000	\$202,500	+ 26.6%	\$175,000	\$193,000	+ 10.3%
Average Sales Price*	\$168,812	\$230,100	+ 36.3%	\$182,905	\$197,620	+ 8.0%
Percent of List Price Received*	98.4%	100.7%	+ 2.3%	102.8%	102.2%	- 0.6%
Inventory of Homes for Sale	47	42	- 10.6%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	1	0.0%	68	53	- 22.1%
Pending Sales	1	4	+ 300.0%	58	53	- 8.6%
Closed Sales	0	3	—	58	53	- 8.6%
Days on Market Until Sale	—	46	—	46	43	- 6.5%
Median Sales Price*	—	\$98,500	—	\$99,450	\$119,900	+ 20.6%
Average Sales Price*	—	\$128,317	—	\$107,228	\$150,490	+ 40.3%
Percent of List Price Received*	—	96.2%	—	98.1%	100.3%	+ 2.2%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

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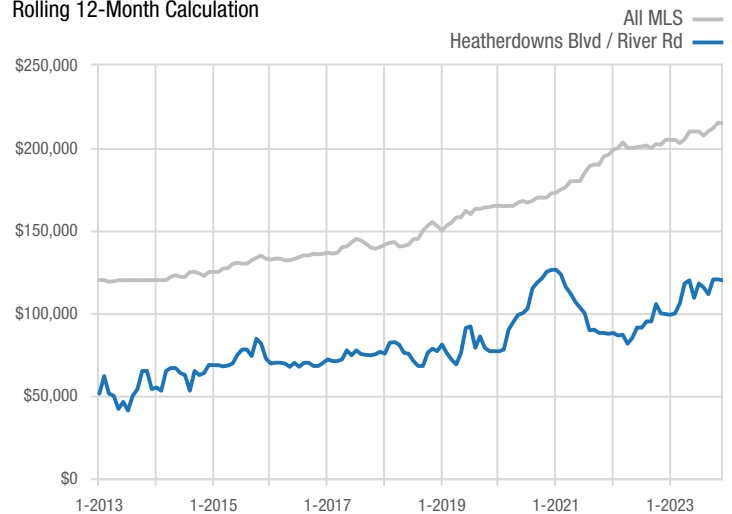
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

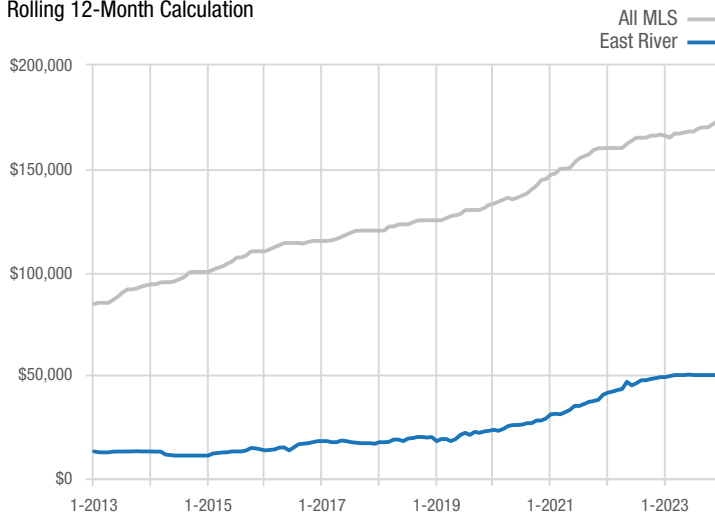
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	12	20	+ 66.7%	313	295	- 5.8%
Pending Sales	13	18	+ 38.5%	231	232	+ 0.4%
Closed Sales	13	16	+ 23.1%	232	228	- 1.7%
Days on Market Until Sale	78	59	- 24.4%	57	67	+ 17.5%
Median Sales Price*	\$46,000	\$50,250	+ 9.2%	\$49,000	\$50,000	+ 2.0%
Average Sales Price*	\$49,707	\$52,409	+ 5.4%	\$50,448	\$53,405	+ 5.9%
Percent of List Price Received*	97.5%	90.6%	- 7.1%	95.7%	96.4%	+ 0.7%
Inventory of Homes for Sale	49	44	- 10.2%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	3	2	- 33.3%
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	31	146	+ 371.0%
Median Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Average Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Percent of List Price Received*	—	—	—	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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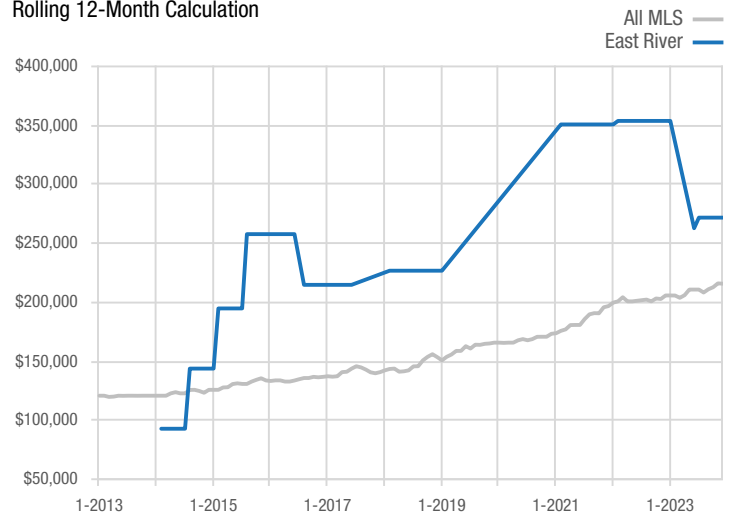
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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Oregon

MLS Area 25: 43616

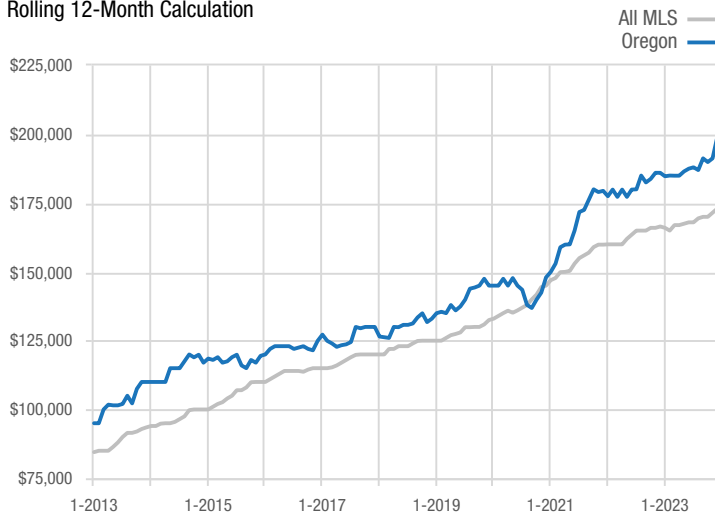
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	9	10	+ 11.1%	266	192	- 27.8%
Pending Sales	15	10	- 33.3%	243	156	- 35.8%
Closed Sales	13	13	0.0%	250	157	- 37.2%
Days on Market Until Sale	67	62	- 7.5%	59	49	- 16.9%
Median Sales Price*	\$184,500	\$225,000	+ 22.0%	\$186,000	\$199,050	+ 7.0%
Average Sales Price*	\$180,333	\$262,818	+ 45.7%	\$200,893	\$214,333	+ 6.7%
Percent of List Price Received*	101.9%	98.8%	- 3.0%	101.2%	101.9%	+ 0.7%
Inventory of Homes for Sale	24	23	- 4.2%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	23	10	- 56.5%
Pending Sales	1	0	- 100.0%	15	10	- 33.3%
Closed Sales	1	0	- 100.0%	16	10	- 37.5%
Days on Market Until Sale	33	—	—	43	31	- 27.9%
Median Sales Price*	\$198,900	—	—	\$207,300	\$227,450	+ 9.7%
Average Sales Price*	\$198,900	—	—	\$216,261	\$237,271	+ 9.7%
Percent of List Price Received*	100.0%	—	—	101.5%	101.4%	- 0.1%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

* 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.

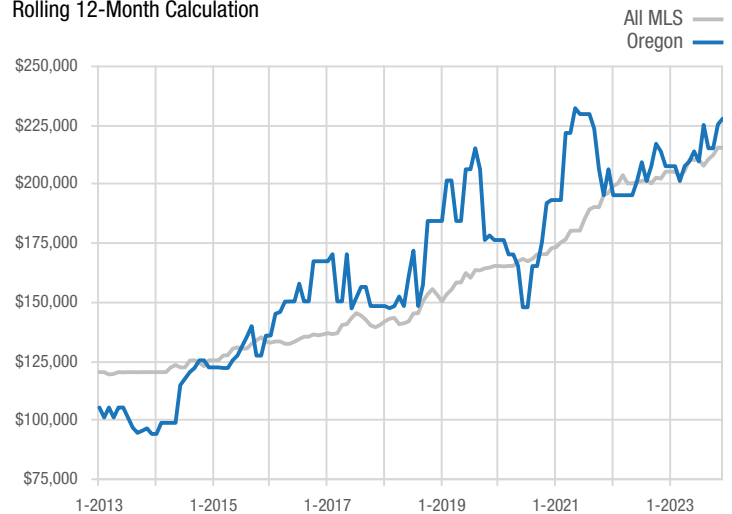
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

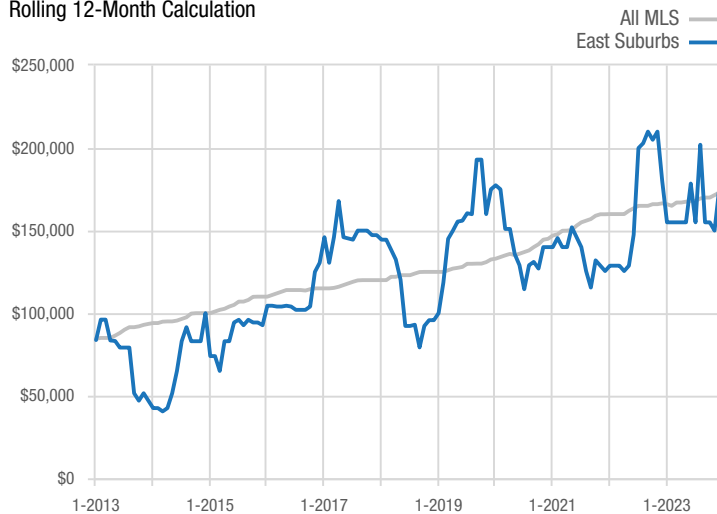
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	20	11	- 45.0%
Pending Sales	3	0	- 100.0%	16	10	- 37.5%
Closed Sales	3	0	- 100.0%	16	10	- 37.5%
Days on Market Until Sale	37	—	—	49	61	+ 24.5%
Median Sales Price*	\$150,000	—	—	\$180,000	\$175,950	- 2.3%
Average Sales Price*	\$132,333	—	—	\$212,475	\$218,805	+ 3.0%
Percent of List Price Received*	96.3%	—	—	100.7%	99.5%	- 1.2%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

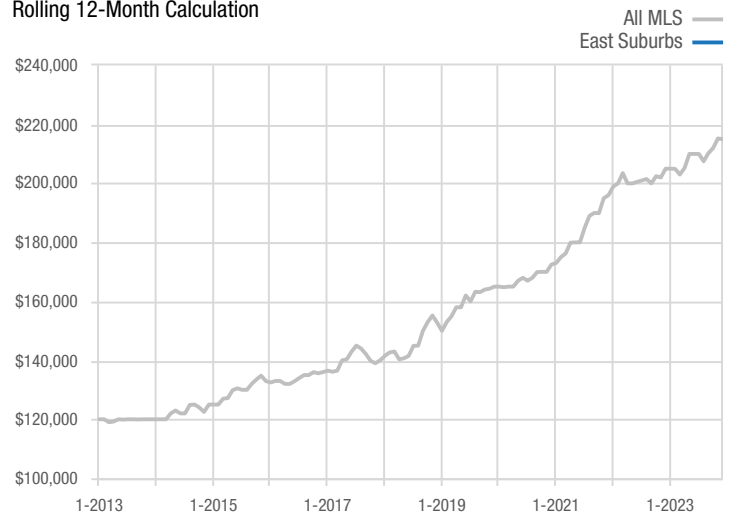
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

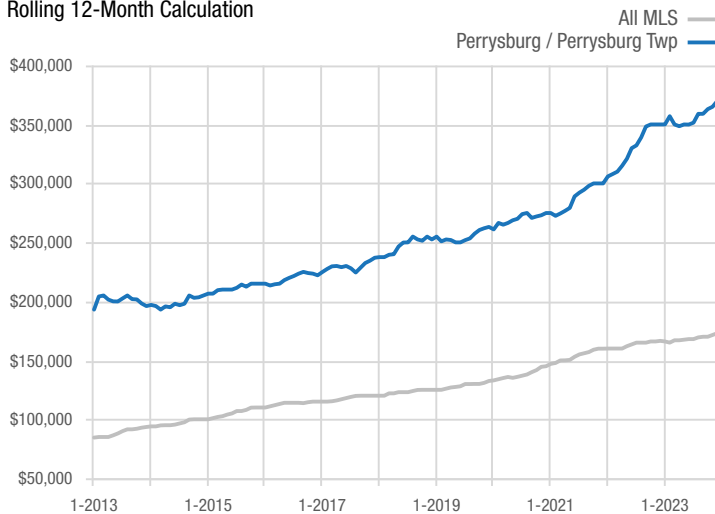
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	16	20	+ 25.0%	534	514	- 3.7%
Pending Sales	27	27	0.0%	484	437	- 9.7%
Closed Sales	40	34	- 15.0%	495	435	- 12.1%
Days on Market Until Sale	96	75	- 21.9%	70	67	- 4.3%
Median Sales Price*	\$300,500	\$350,000	+ 16.5%	\$350,000	\$369,900	+ 5.7%
Average Sales Price*	\$370,964	\$351,070	- 5.4%	\$380,240	\$403,137	+ 6.0%
Percent of List Price Received*	99.1%	99.6%	+ 0.5%	102.0%	100.4%	- 1.6%
Inventory of Homes for Sale	57	70	+ 22.8%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	3	0.0%	69	73	+ 5.8%
Pending Sales	3	6	+ 100.0%	63	56	- 11.1%
Closed Sales	3	7	+ 133.3%	63	56	- 11.1%
Days on Market Until Sale	36	60	+ 66.7%	42	51	+ 21.4%
Median Sales Price*	\$280,000	\$253,825	- 9.3%	\$240,000	\$238,500	- 0.6%
Average Sales Price*	\$246,667	\$270,475	+ 9.7%	\$269,698	\$255,503	- 5.3%
Percent of List Price Received*	96.9%	97.5%	+ 0.6%	101.4%	98.8%	- 2.6%
Inventory of Homes for Sale	4	14	+ 250.0%	—	—	—
Months Supply of Inventory	0.8	3.0	+ 275.0%	—	—	—

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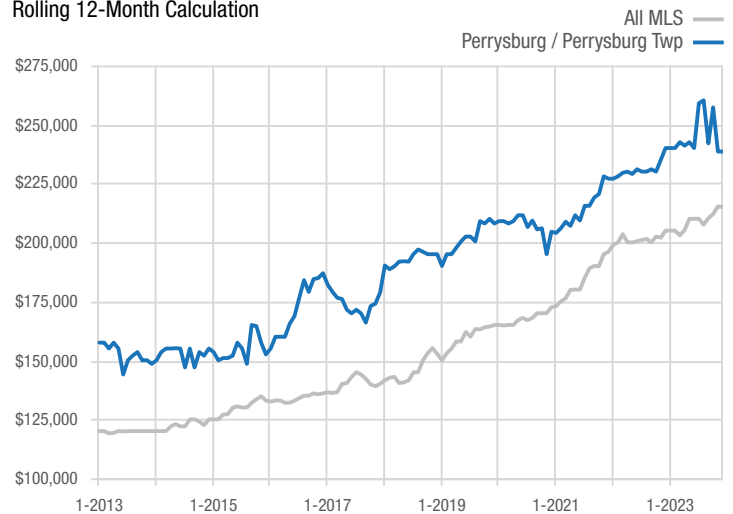
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

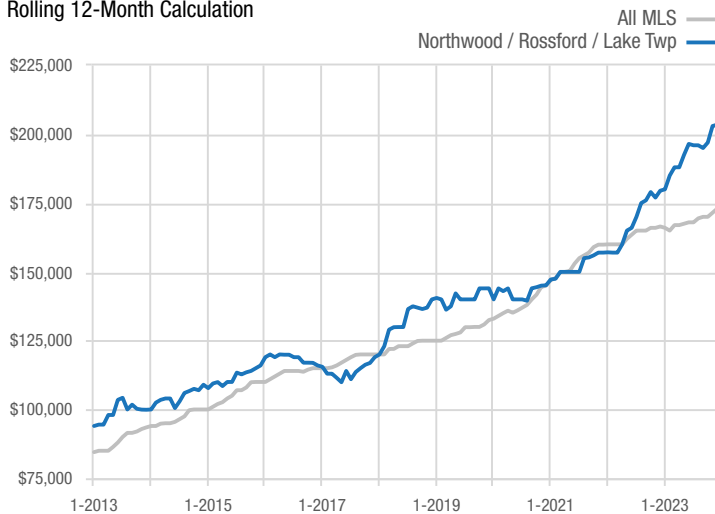
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	6	16	+ 166.7%	260	243	- 6.5%
Pending Sales	13	16	+ 23.1%	239	213	- 10.9%
Closed Sales	13	17	+ 30.8%	244	210	- 13.9%
Days on Market Until Sale	46	47	+ 2.2%	52	50	- 3.8%
Median Sales Price*	\$164,000	\$186,650	+ 13.8%	\$179,500	\$203,500	+ 13.4%
Average Sales Price*	\$188,254	\$199,525	+ 6.0%	\$201,369	\$222,664	+ 10.6%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	102.2%	102.0%	- 0.2%
Inventory of Homes for Sale	28	33	+ 17.9%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	12	6	- 50.0%
Pending Sales	2	0	- 100.0%	7	7	0.0%
Closed Sales	1	0	- 100.0%	6	8	+ 33.3%
Days on Market Until Sale	13	—	—	39	88	+ 125.6%
Median Sales Price*	\$232,500	—	—	\$230,250	\$243,500	+ 5.8%
Average Sales Price*	\$232,500	—	—	\$209,417	\$196,363	- 6.2%
Percent of List Price Received*	96.9%	—	—	100.5%	98.3%	- 2.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

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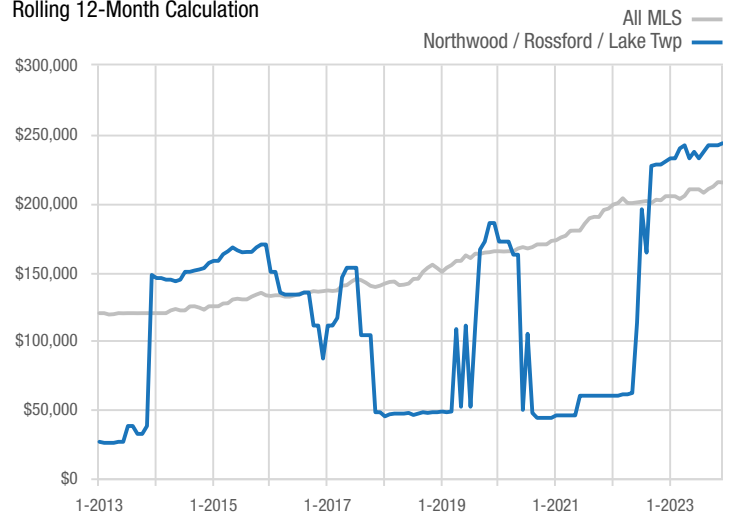
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

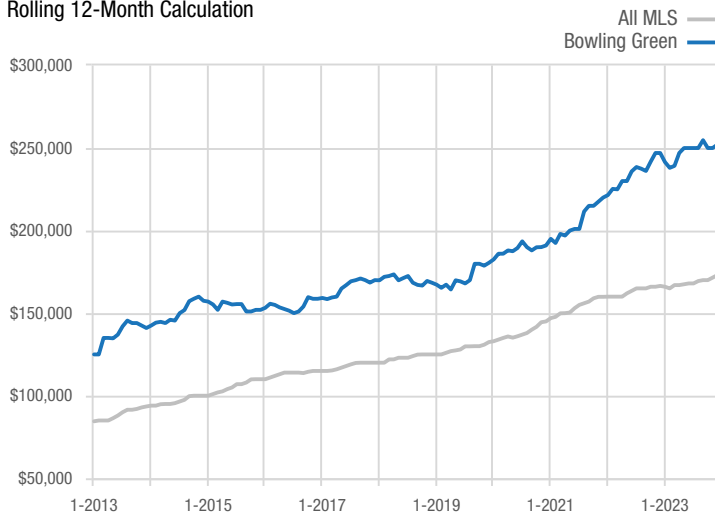
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	7	5	- 28.6%	195	158	- 19.0%
Pending Sales	10	6	- 40.0%	190	144	- 24.2%
Closed Sales	12	6	- 50.0%	190	143	- 24.7%
Days on Market Until Sale	43	62	+ 44.2%	43	40	- 7.0%
Median Sales Price*	\$211,500	\$222,500	+ 5.2%	\$247,000	\$252,000	+ 2.0%
Average Sales Price*	\$200,951	\$239,883	+ 19.4%	\$254,307	\$270,352	+ 6.3%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	101.7%	100.6%	- 1.1%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	25	23	- 8.0%
Pending Sales	2	2	0.0%	23	24	+ 4.3%
Closed Sales	2	2	0.0%	23	24	+ 4.3%
Days on Market Until Sale	47	21	- 55.3%	53	48	- 9.4%
Median Sales Price*	\$327,500	\$250,827	- 23.4%	\$234,000	\$268,000	+ 14.5%
Average Sales Price*	\$327,500	\$250,827	- 23.4%	\$252,080	\$279,319	+ 10.8%
Percent of List Price Received*	98.4%	100.4%	+ 2.0%	102.6%	99.7%	- 2.8%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

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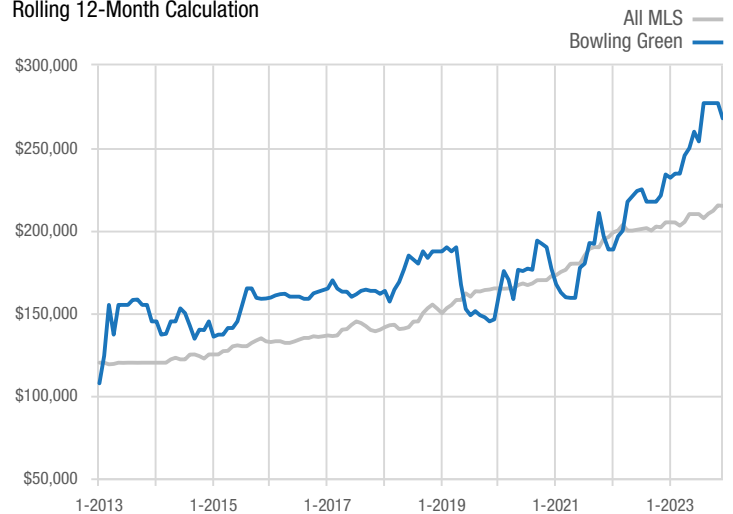
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

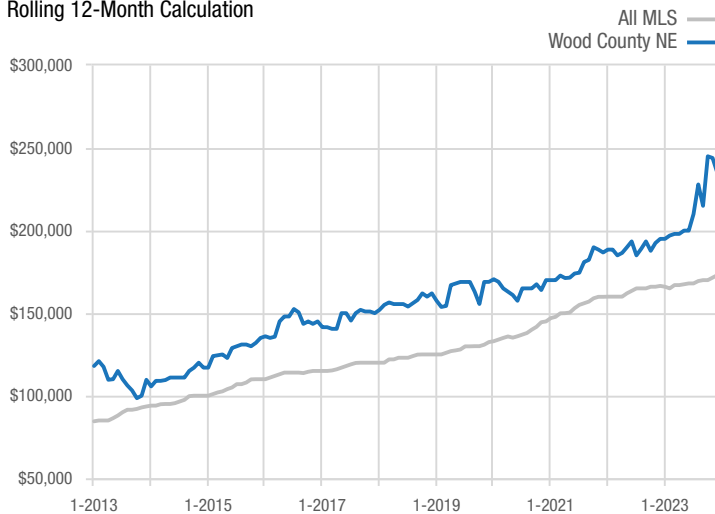
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	2	- 50.0%	70	82	+ 17.1%
Pending Sales	4	3	- 25.0%	58	70	+ 20.7%
Closed Sales	4	5	+ 25.0%	58	70	+ 20.7%
Days on Market Until Sale	35	110	+ 214.3%	57	67	+ 17.5%
Median Sales Price*	\$195,000	\$185,000	- 5.1%	\$195,000	\$235,000	+ 20.5%
Average Sales Price*	\$195,000	\$177,100	- 9.2%	\$214,155	\$249,685	+ 16.6%
Percent of List Price Received*	98.0%	98.7%	+ 0.7%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	9	13	+ 44.4%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% 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	—	—	—	8	—	—
Median Sales Price*	—	—	—	\$149,000	—	—
Average Sales Price*	—	—	—	\$149,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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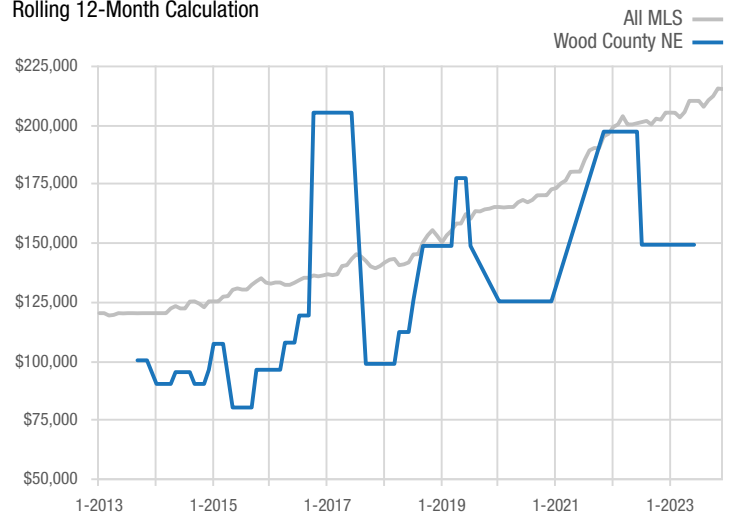
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2023

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Wood County NW

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

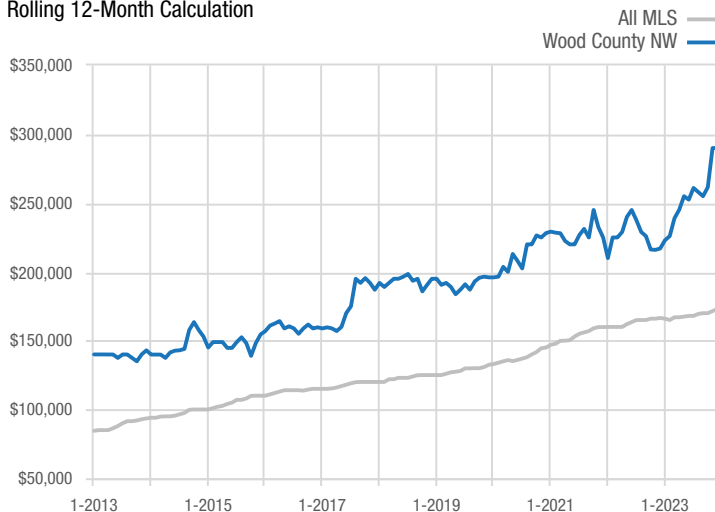
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	82	69	- 15.9%
Pending Sales	2	7	+ 250.0%	72	64	- 11.1%
Closed Sales	3	7	+ 133.3%	74	63	- 14.9%
Days on Market Until Sale	39	51	+ 30.8%	48	58	+ 20.8%
Median Sales Price*	\$220,000	\$231,000	+ 5.0%	\$217,000	\$290,000	+ 33.6%
Average Sales Price*	\$253,250	\$285,006	+ 12.5%	\$260,648	\$295,909	+ 13.5%
Percent of List Price Received*	106.0%	102.2%	- 3.6%	101.3%	100.0%	- 1.3%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	3	+ 50.0%
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	21	—	—	11	32	+ 190.9%
Median Sales Price*	\$175,000	—	—	\$150,000	\$138,900	- 7.4%
Average Sales Price*	\$175,000	—	—	\$150,000	\$171,200	+ 14.1%
Percent of List Price Received*	92.2%	—	—	96.1%	104.7%	+ 8.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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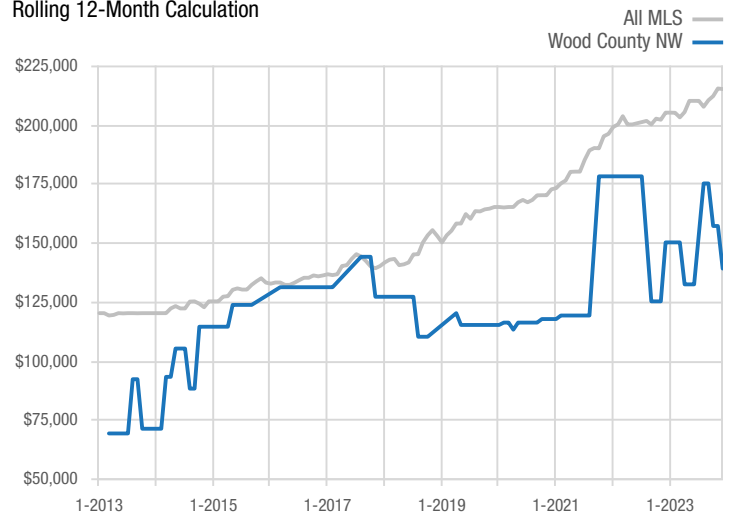
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

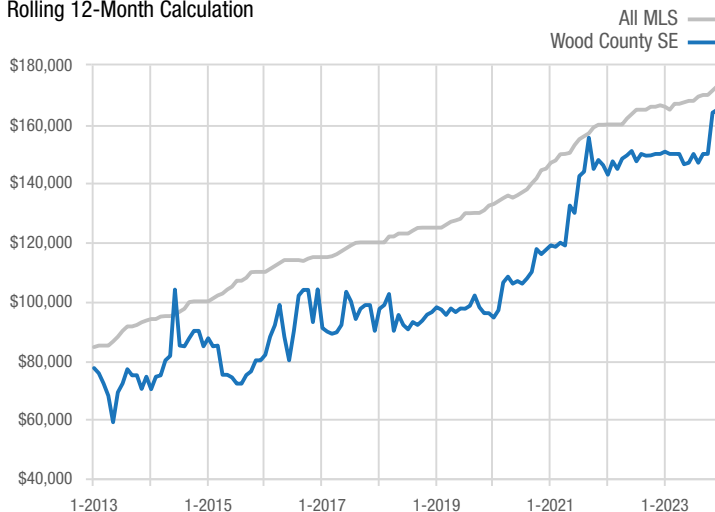
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	83	54	- 34.9%
Pending Sales	0	1	—	65	55	- 15.4%
Closed Sales	2	2	0.0%	65	56	- 13.8%
Days on Market Until Sale	33	81	+ 145.5%	70	68	- 2.9%
Median Sales Price*	\$147,000	\$248,500	+ 69.0%	\$150,000	\$165,000	+ 10.0%
Average Sales Price*	\$147,000	\$248,500	+ 69.0%	\$180,258	\$172,558	- 4.3%
Percent of List Price Received*	105.1%	98.3%	- 6.5%	98.6%	97.5%	- 1.1%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	2.7	1.5	- 44.4%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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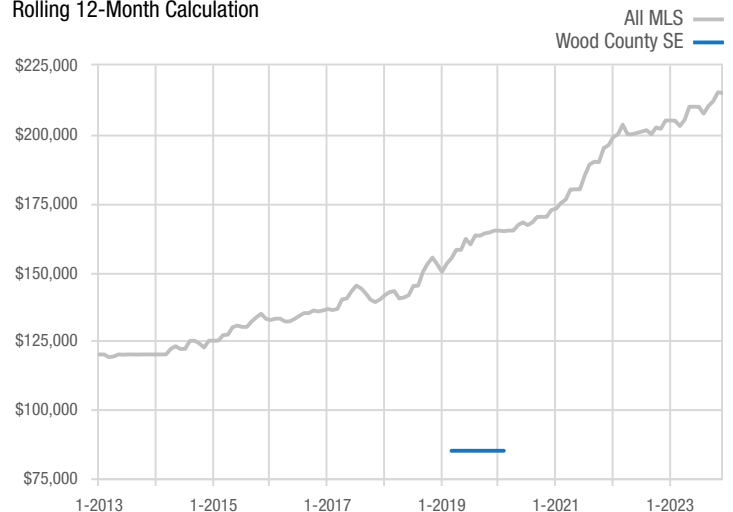
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

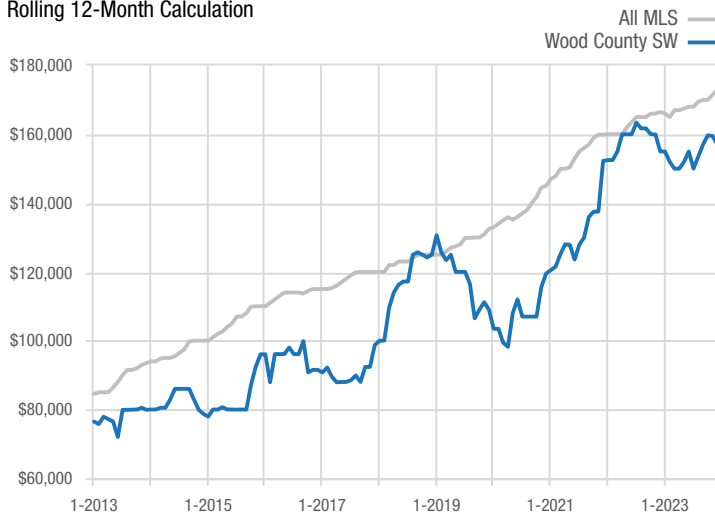
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	92	74	- 19.6%
Pending Sales	6	7	+ 16.7%	79	69	- 12.7%
Closed Sales	7	7	0.0%	79	68	- 13.9%
Days on Market Until Sale	37	54	+ 45.9%	56	66	+ 17.9%
Median Sales Price*	\$155,000	\$127,000	- 18.1%	\$155,000	\$157,000	+ 1.3%
Average Sales Price*	\$171,071	\$142,800	- 16.5%	\$170,947	\$162,463	- 5.0%
Percent of List Price Received*	99.7%	101.0%	+ 1.3%	100.8%	99.7%	- 1.1%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo-Villa	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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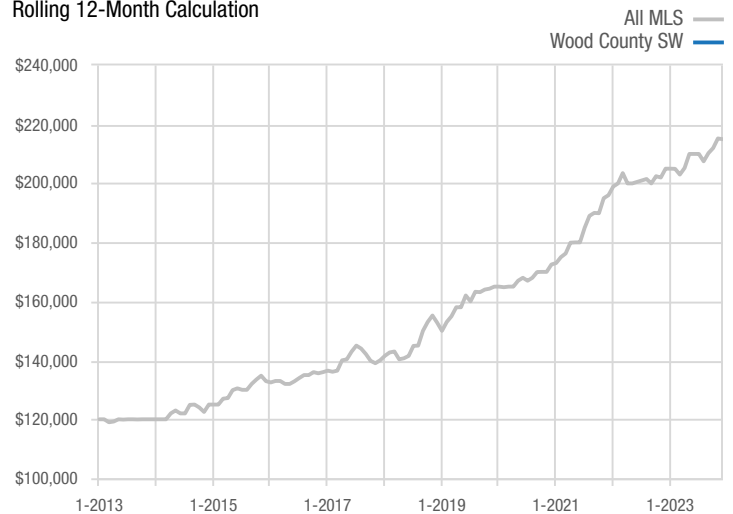
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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