

Local Market Update – December 2024

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Lucas and Wood Counties

U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

| Single Family | December | | | Year to Date | | |
|---------------------------------|--------------|---------------------|----------|-----------------|------------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 363 | 330 | -9.1% | 6,818 | 6,747 | -1.0% |
| Closed Sales | 406 | 445 | 9.6% | 5,606 | 5,606 | 0.0% |
| Days on Market | 58 | 57 | -1.7% | 59 | 58 | -1.7% |
| SP\$/SqFt | \$116.36 | \$124.03 | 6.6% | \$113.76 | \$122.70 | 7.9% |
| Median Sales Price* | \$169,900 | \$176,500 | 3.9% | \$162,000 | \$175,000 | 8.0% |
| Average Sales Price* | \$206,514 | \$211,367 | 2.3% | \$200,608 | \$212,959 | 6.2% |
| Percent of List Price Received* | 99% | 100% | --- | --- | 101% | --- |
| Months Supply of Inventory | 3 | 3 | 0.0% | --- | --- | --- |
| Total Volume | \$83,979,838 | \$94,058,467 | 12.0% | \$1,169,040,206 | \$1,245,545,876 | 6.5% |

| Condo/Villa | December | | | Year to Date | | |
|---------------------------------|-------------|--------------------|----------|---------------|---------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | | 31 | #DIV/0! | 594 | 521 | -12.3% |
| Closed Sales | 34 | 31 | -8.8% | 513 | 463 | -9.7% |
| Days on Market | 55 | 63 | 14.5% | 51 | 61 | 19.6% |
| SP\$/SqFt | \$125.80 | \$138.57 | 10.2% | \$135.60 | \$146.08 | 7.7% |
| Median Sales Price* | \$207,500 | \$266,950 | 28.7% | \$218,900 | \$230,000 | 5.1% |
| Average Sales Price* | \$214,972 | \$258,370 | 20.2% | \$225,729 | \$247,667 | 9.7% |
| Percent of List Price Received* | 98% | 99% | 1.0% | 100% | 99% | -1.0% |
| Months Supply of Inventory | 3 | 3 | 0.0% | --- | --- | --- |
| Total Volume (in 1000's) | \$7,309,052 | \$8,009,482 | 9.6% | \$115,798,989 | \$11,469,732 | -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.

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 | 12-2023 | 12-2024 | % Change | YTD 2023 | YTD 2024 | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 550 | 542 | - 1.5% | 10,936 | 11,087 | + 1.4% |
| Pending Sales | | 623 | 679 | + 9.0% | 9,376 | 9,255 | - 1.3% |
| Closed Sales | | 696 | 745 | + 7.0% | 9,358 | 9,253 | - 1.1% |
| Days on Market Until Sale | | 62 | 62 | 0.0% | 60 | 61 | + 1.7% |
| Median Sales Price | | \$169,900 | \$185,000 | + 8.9% | \$175,000 | \$189,900 | + 8.5% |
| Average Sales Price | | \$198,427 | \$215,814 | + 8.8% | \$208,901 | \$222,386 | + 6.5% |
| Percent of List Price Received | | 98.5% | 99.1% | + 0.6% | 99.8% | 99.9% | + 0.1% |
| Housing Affordability Index | | 179 | 160 | - 10.6% | 174 | 156 | - 10.3% |
| Inventory of Homes for Sale | | 1,565 | 1,645 | + 5.1% | — | — | — |
| Months Supply of Inventory | | 2.0 | 2.1 | + 5.0% | — | — | — |

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Lucas County

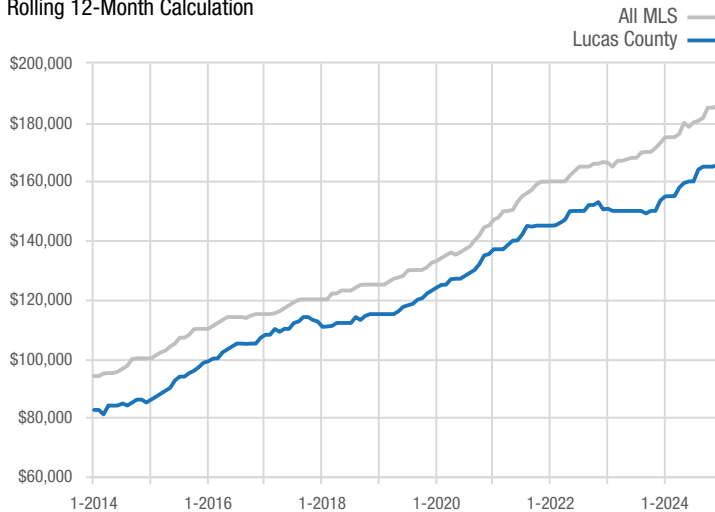
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 306 | 273 | - 10.8% | 5,406 | 5,446 | + 0.7% |
| Pending Sales | 307 | 333 | + 8.5% | 4,522 | 4,524 | + 0.0% |
| Closed Sales | 328 | 375 | + 14.3% | 4,519 | 4,515 | - 0.1% |
| Days on Market Until Sale | 56 | 56 | 0.0% | 56 | 55 | - 1.8% |
| Median Sales Price* | \$150,000 | \$164,900 | + 9.9% | \$153,500 | \$165,500 | + 7.8% |
| Average Sales Price* | \$192,254 | \$196,043 | + 2.0% | \$189,507 | \$201,798 | + 6.5% |
| Percent of List Price Received* | 99.0% | 99.5% | + 0.5% | 100.5% | 100.7% | + 0.2% |
| Inventory of Homes for Sale | 773 | 701 | - 9.3% | — | — | — |
| Months Supply of Inventory | 2.1 | 1.9 | - 9.5% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 15 | 26 | + 73.3% | 486 | 412 | - 15.2% |
| Pending Sales | 25 | 22 | - 12.0% | 433 | 363 | - 16.2% |
| Closed Sales | 25 | 26 | + 4.0% | 421 | 366 | - 13.1% |
| Days on Market Until Sale | 56 | 60 | + 7.1% | 50 | 62 | + 24.0% |
| Median Sales Price* | \$198,000 | \$268,250 | + 35.5% | \$206,000 | \$225,000 | + 9.2% |
| Average Sales Price* | \$196,586 | \$262,463 | + 33.5% | \$219,902 | \$246,762 | + 12.2% |
| Percent of List Price Received* | 97.6% | 98.9% | + 1.3% | 99.7% | 99.7% | 0.0% |
| Inventory of Homes for Sale | 50 | 47 | - 6.0% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.6 | + 14.3% | — | — | — |

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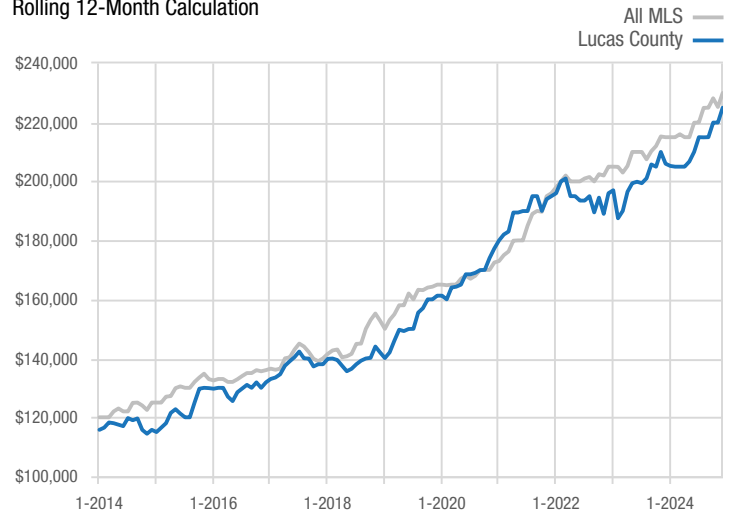
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

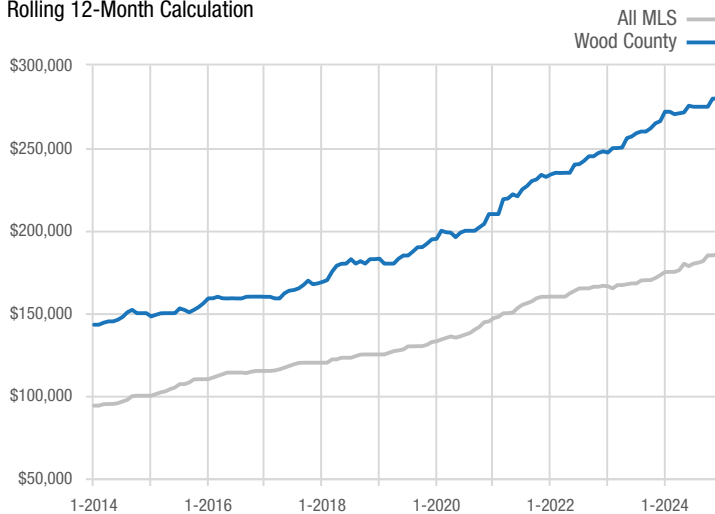
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 57 | 43 | - 24.6% | 1,213 | 1,285 | + 5.9% |
| Pending Sales | 69 | 70 | + 1.4% | 1,064 | 1,098 | + 3.2% |
| Closed Sales | 79 | 70 | - 11.4% | 1,057 | 1,092 | + 3.3% |
| Days on Market Until Sale | 66 | 63 | - 4.5% | 60 | 63 | + 5.0% |
| Median Sales Price* | \$243,000 | \$263,250 | + 8.3% | \$266,250 | \$280,000 | + 5.2% |
| Average Sales Price* | \$270,993 | \$301,726 | + 11.3% | \$303,129 | \$312,648 | + 3.1% |
| Percent of List Price Received* | 100.1% | 100.0% | - 0.1% | 100.4% | 100.4% | 0.0% |
| Inventory of Homes for Sale | 162 | 195 | + 20.4% | — | — | — |
| Months Supply of Inventory | 1.8 | 2.1 | + 16.7% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 7 | 4 | - 42.9% | 108 | 108 | 0.0% |
| Pending Sales | 9 | 5 | - 44.4% | 93 | 96 | + 3.2% |
| Closed Sales | 9 | 5 | - 44.4% | 92 | 98 | + 6.5% |
| Days on Market Until Sale | 51 | 83 | + 62.7% | 52 | 61 | + 17.3% |
| Median Sales Price* | \$252,326 | \$266,950 | + 5.8% | \$242,500 | \$242,000 | - 0.2% |
| Average Sales Price* | \$268,019 | \$237,090 | - 11.5% | \$252,220 | \$252,672 | + 0.2% |
| Percent of List Price Received* | 97.9% | 97.5% | - 0.4% | 99.2% | 99.5% | + 0.3% |
| Inventory of Homes for Sale | 19 | 14 | - 26.3% | — | — | — |
| Months Supply of Inventory | 2.5 | 1.8 | - 28.0% | — | — | — |

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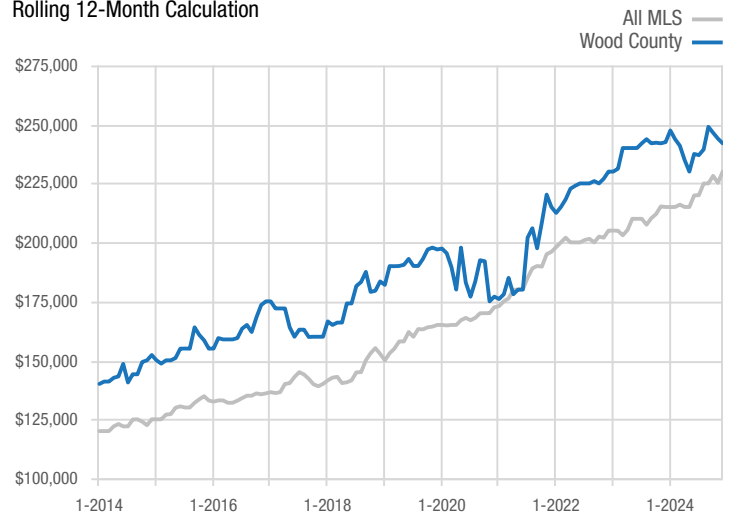
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

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

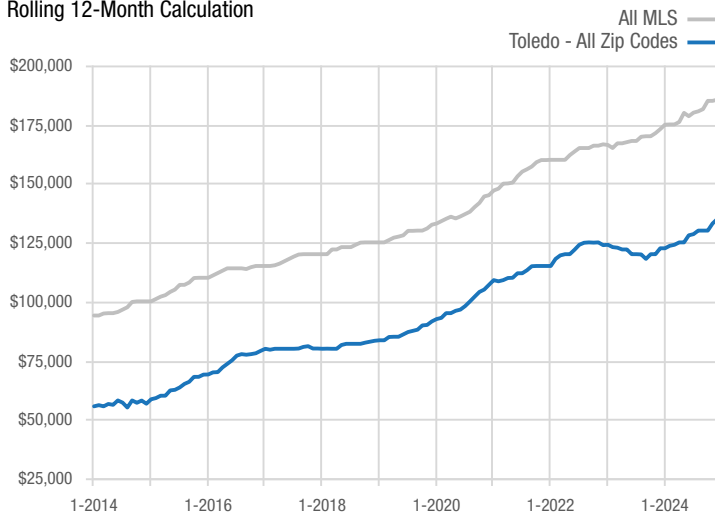
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 240 | 212 | - 11.7% | 3,949 | 3,800 | - 3.8% |
| Pending Sales | 235 | 235 | 0.0% | 3,301 | 3,231 | - 2.1% |
| Closed Sales | 237 | 260 | + 9.7% | 3,294 | 3,229 | - 2.0% |
| Days on Market Until Sale | 53 | 54 | + 1.9% | 57 | 54 | - 5.3% |
| Median Sales Price* | \$119,900 | \$124,000 | + 3.4% | \$122,500 | \$134,900 | + 10.1% |
| Average Sales Price* | \$139,184 | \$142,195 | + 2.2% | \$142,580 | \$151,233 | + 6.1% |
| Percent of List Price Received* | 98.5% | 99.4% | + 0.9% | 100.4% | 100.5% | + 0.1% |
| Inventory of Homes for Sale | 590 | 465 | - 21.2% | — | — | — |
| Months Supply of Inventory | 2.1 | 1.7 | - 19.0% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 12 | + 200.0% | 258 | 206 | - 20.2% |
| Pending Sales | 20 | 10 | - 50.0% | 228 | 176 | - 22.8% |
| Closed Sales | 19 | 12 | - 36.8% | 226 | 178 | - 21.2% |
| Days on Market Until Sale | 56 | 40 | - 28.6% | 47 | 54 | + 14.9% |
| Median Sales Price* | \$189,900 | \$121,500 | - 36.0% | \$165,000 | \$184,500 | + 11.8% |
| Average Sales Price* | \$182,929 | \$157,121 | - 14.1% | \$182,208 | \$194,320 | + 6.6% |
| Percent of List Price Received* | 98.3% | 100.0% | + 1.7% | 99.7% | 100.2% | + 0.5% |
| Inventory of Homes for Sale | 19 | 27 | + 42.1% | — | — | — |
| Months Supply of Inventory | 1.0 | 1.8 | + 80.0% | — | — | — |

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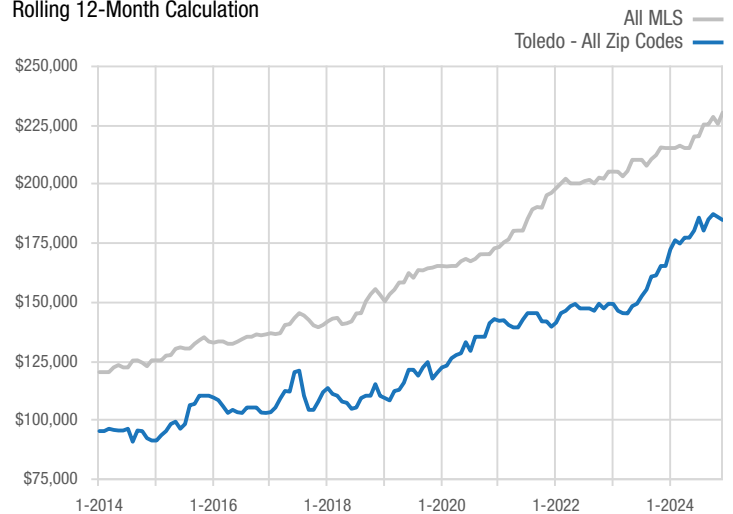
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

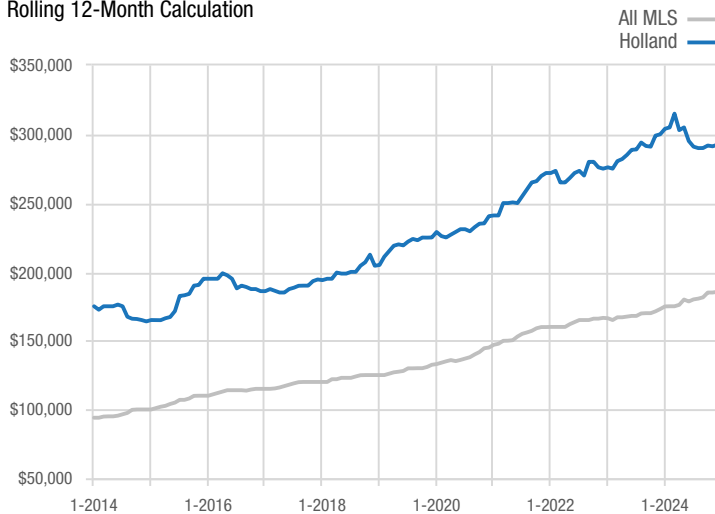
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 6 | 10 | + 66.7% | 162 | 173 | + 6.8% |
| Pending Sales | 7 | 15 | + 114.3% | 133 | 138 | + 3.8% |
| Closed Sales | 7 | 17 | + 142.9% | 130 | 138 | + 6.2% |
| Days on Market Until Sale | 72 | 49 | - 31.9% | 47 | 55 | + 17.0% |
| Median Sales Price* | \$332,500 | \$320,000 | - 3.8% | \$300,000 | \$292,400 | - 2.5% |
| Average Sales Price* | \$314,311 | \$342,223 | + 8.9% | \$300,532 | \$318,470 | + 6.0% |
| Percent of List Price Received* | 101.7% | 99.6% | - 2.1% | 101.0% | 101.5% | + 0.5% |
| Inventory of Homes for Sale | 16 | 21 | + 31.3% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.8 | + 28.6% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 1 | — | 31 | 25 | - 19.4% |
| Pending Sales | 0 | 2 | — | 27 | 20 | - 25.9% |
| Closed Sales | 0 | 1 | — | 27 | 19 | - 29.6% |
| Days on Market Until Sale | — | 70 | — | 48 | 64 | + 33.3% |
| Median Sales Price* | — | \$447,595 | — | \$328,150 | \$355,000 | + 8.2% |
| Average Sales Price* | — | \$447,595 | — | \$346,173 | \$373,021 | + 7.8% |
| Percent of List Price Received* | — | 95.3% | — | 99.7% | 98.5% | - 1.2% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | — | — | — |
| Months Supply of Inventory | 0.7 | 1.0 | + 42.9% | — | — | — |

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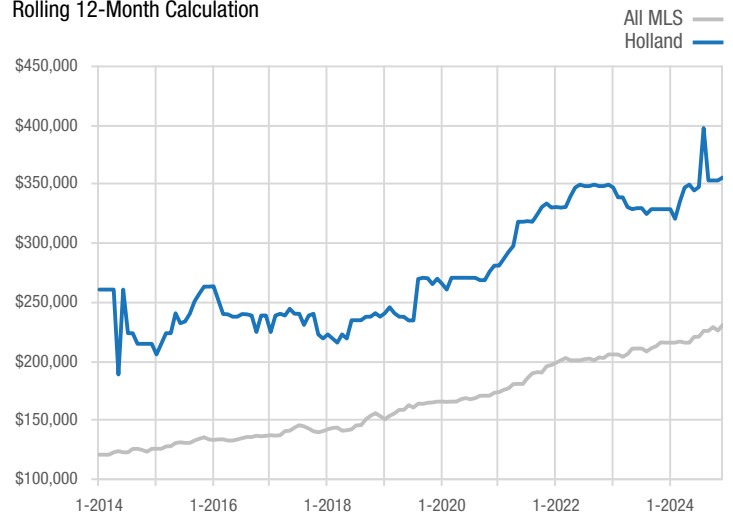
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

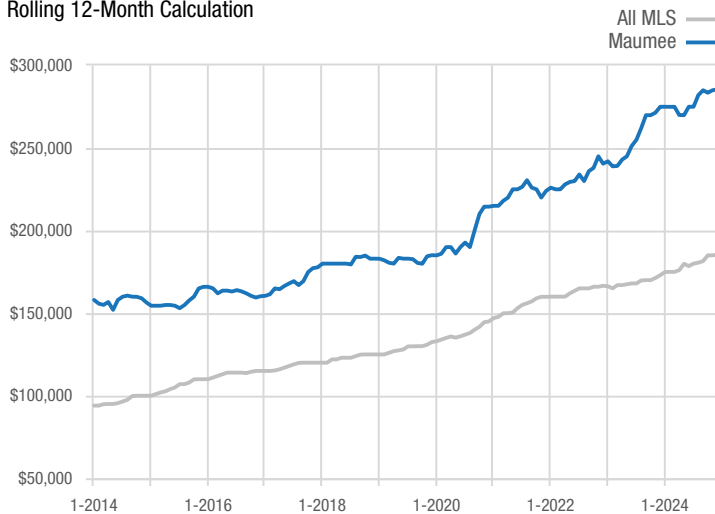
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 21 | 10 | - 52.4% | 344 | 399 | + 16.0% |
| Pending Sales | 19 | 23 | + 21.1% | 296 | 335 | + 13.2% |
| Closed Sales | 18 | 29 | + 61.1% | 296 | 338 | + 14.2% |
| Days on Market Until Sale | 38 | 54 | + 42.1% | 49 | 57 | + 16.3% |
| Median Sales Price* | \$235,000 | \$231,000 | - 1.7% | \$275,000 | \$285,500 | + 3.8% |
| Average Sales Price* | \$301,167 | \$288,569 | - 4.2% | \$298,691 | \$314,215 | + 5.2% |
| Percent of List Price Received* | 101.3% | 98.1% | - 3.2% | 101.5% | 100.8% | - 0.7% |
| Inventory of Homes for Sale | 45 | 44 | - 2.2% | — | — | — |
| Months Supply of Inventory | 1.8 | 1.6 | - 11.1% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 1 | 2 | + 100.0% | 56 | 48 | - 14.3% |
| Pending Sales | 2 | 4 | + 100.0% | 53 | 43 | - 18.9% |
| Closed Sales | 2 | 5 | + 150.0% | 53 | 42 | - 20.8% |
| Days on Market Until Sale | 59 | 71 | + 20.3% | 48 | 48 | 0.0% |
| Median Sales Price* | \$190,500 | \$312,000 | + 63.8% | \$245,000 | \$285,000 | + 16.3% |
| Average Sales Price* | \$190,500 | \$380,570 | + 99.8% | \$280,642 | \$348,102 | + 24.0% |
| Percent of List Price Received* | 93.0% | 97.7% | + 5.1% | 99.1% | 99.3% | + 0.2% |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | — | — | — |
| Months Supply of Inventory | 0.9 | 0.5 | - 44.4% | — | — | — |

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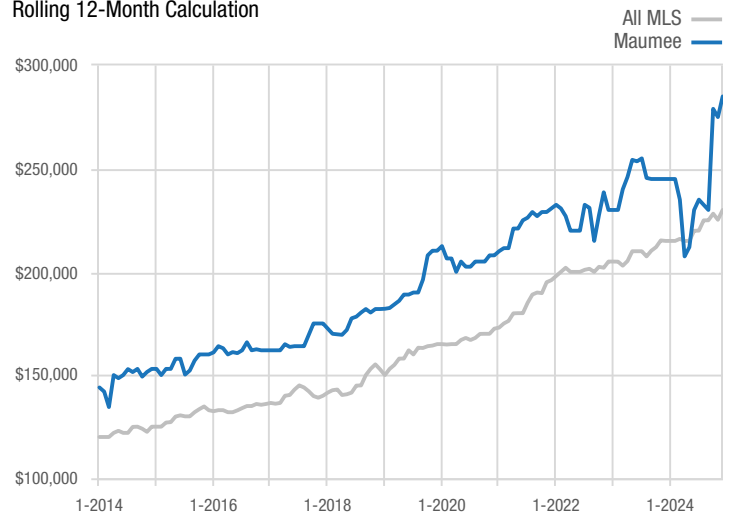
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

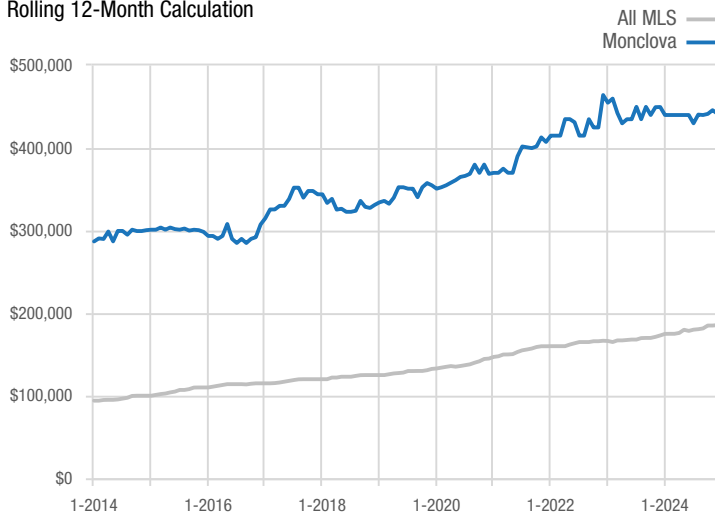
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 1 | 1 | 0.0% | 60 | 56 | - 6.7% |
| Pending Sales | 4 | 2 | - 50.0% | 52 | 42 | - 19.2% |
| Closed Sales | 6 | 3 | - 50.0% | 51 | 42 | - 17.6% |
| Days on Market Until Sale | 53 | 62 | + 17.0% | 88 | 70 | - 20.5% |
| Median Sales Price* | \$445,000 | \$300,000 | - 32.6% | \$449,700 | \$441,700 | - 1.8% |
| Average Sales Price* | \$406,206 | \$375,233 | - 7.6% | \$449,989 | \$492,266 | + 9.4% |
| Percent of List Price Received* | 106.3% | 105.5% | - 0.8% | 100.8% | 99.5% | - 1.3% |
| Inventory of Homes for Sale | 8 | 12 | + 50.0% | — | — | — |
| Months Supply of Inventory | 1.8 | 3.4 | + 88.9% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 1 | — | 25 | 16 | - 36.0% |
| Pending Sales | 0 | 2 | — | 21 | 16 | - 23.8% |
| Closed Sales | 0 | 2 | — | 11 | 20 | + 81.8% |
| Days on Market Until Sale | — | 99 | — | 181 | 248 | + 37.0% |
| Median Sales Price* | — | \$392,820 | — | \$345,650 | \$381,643 | + 10.4% |
| Average Sales Price* | — | \$392,820 | — | \$356,490 | \$380,846 | + 6.8% |
| Percent of List Price Received* | — | 100.0% | — | 99.4% | 100.2% | + 0.8% |
| Inventory of Homes for Sale | 5 | 2 | - 60.0% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.1 | - 21.4% | — | — | — |

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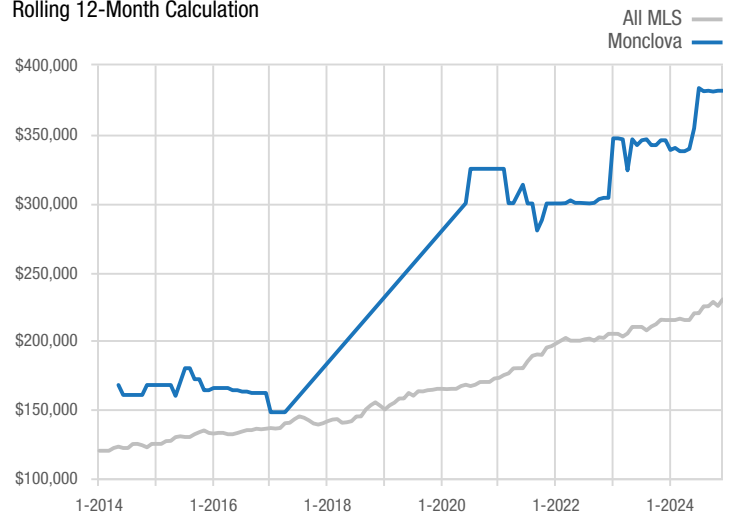
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

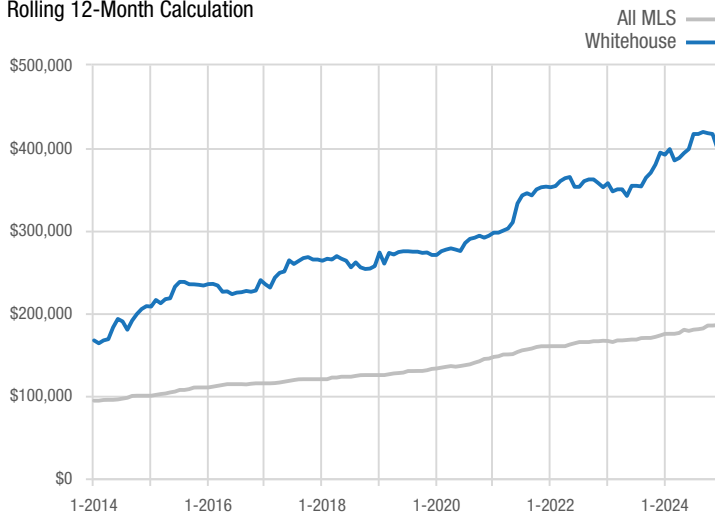
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 3 | 3 | 0.0% | 94 | 93 | - 1.1% |
| Pending Sales | 5 | 6 | + 20.0% | 82 | 71 | - 13.4% |
| Closed Sales | 7 | 7 | 0.0% | 82 | 71 | - 13.4% |
| Days on Market Until Sale | 77 | 48 | - 37.7% | 57 | 55 | - 3.5% |
| Median Sales Price* | \$427,000 | \$239,000 | - 44.0% | \$394,450 | \$399,900 | + 1.4% |
| Average Sales Price* | \$522,429 | \$306,640 | - 41.3% | \$405,459 | \$402,177 | - 0.8% |
| Percent of List Price Received* | 95.9% | 98.3% | + 2.5% | 99.5% | 99.7% | + 0.2% |
| Inventory of Homes for Sale | 9 | 16 | + 77.8% | — | — | — |
| Months Supply of Inventory | 1.3 | 2.7 | + 107.7% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 1 | 2 | + 100.0% |
| Pending Sales | 0 | 0 | — | 2 | 2 | 0.0% |
| Closed Sales | 0 | 0 | — | 2 | 2 | 0.0% |
| Days on Market Until Sale | — | — | — | 36 | 41 | + 13.9% |
| Median Sales Price* | — | — | — | \$290,000 | \$282,250 | - 2.7% |
| Average Sales Price* | — | — | — | \$290,000 | \$282,250 | - 2.7% |
| Percent of List Price Received* | — | — | — | 97.0% | 96.6% | - 0.4% |
| 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.

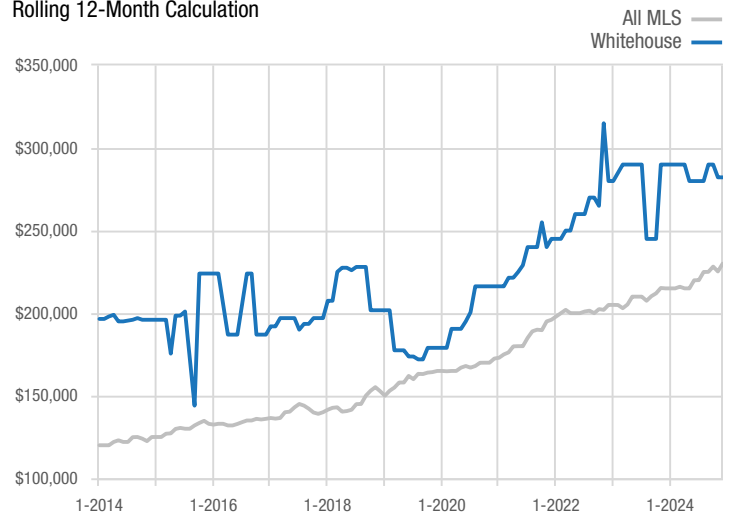
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Sylvania

Zip Code 43560

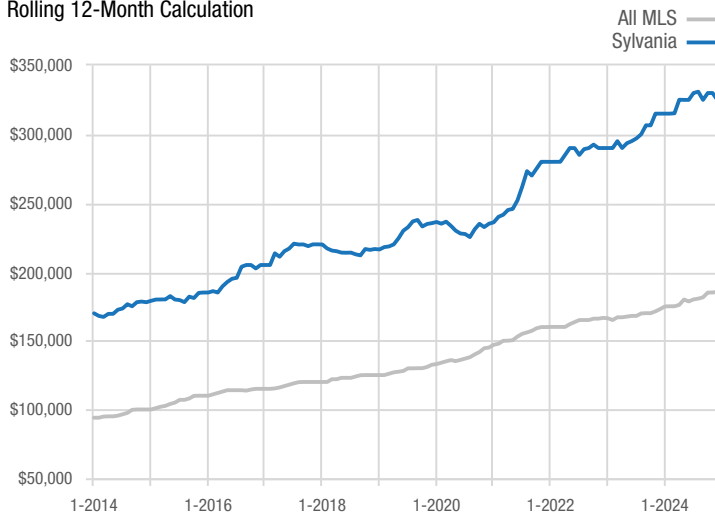
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 15 | 16 | + 6.7% | 390 | 437 | + 12.1% |
| Pending Sales | 20 | 23 | + 15.0% | 344 | 349 | + 1.5% |
| Closed Sales | 29 | 27 | - 6.9% | 346 | 349 | + 0.9% |
| Days on Market Until Sale | 71 | 61 | - 14.1% | 58 | 56 | - 3.4% |
| Median Sales Price* | \$335,000 | \$322,700 | - 3.7% | \$315,000 | \$325,000 | + 3.2% |
| Average Sales Price* | \$331,976 | \$367,245 | + 10.6% | \$336,113 | \$360,329 | + 7.2% |
| Percent of List Price Received* | 100.8% | 99.4% | - 1.4% | 101.2% | 100.9% | - 0.3% |
| Inventory of Homes for Sale | 49 | 65 | + 32.7% | — | — | — |
| Months Supply of Inventory | 1.7 | 2.2 | + 29.4% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 9 | 7 | - 22.2% | 92 | 85 | - 7.6% |
| Pending Sales | 2 | 4 | + 100.0% | 82 | 79 | - 3.7% |
| Closed Sales | 3 | 6 | + 100.0% | 82 | 78 | - 4.9% |
| Days on Market Until Sale | 45 | 75 | + 66.7% | 47 | 48 | + 2.1% |
| Median Sales Price* | \$285,000 | \$315,000 | + 10.5% | \$217,700 | \$222,950 | + 2.4% |
| Average Sales Price* | \$269,000 | \$300,417 | + 11.7% | \$220,721 | \$240,624 | + 9.0% |
| Percent of List Price Received* | 96.2% | 98.0% | + 1.9% | 100.0% | 99.5% | - 0.5% |
| Inventory of Homes for Sale | 16 | 10 | - 37.5% | — | — | — |
| Months Supply of Inventory | 2.3 | 1.5 | - 34.8% | — | — | — |

* 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.

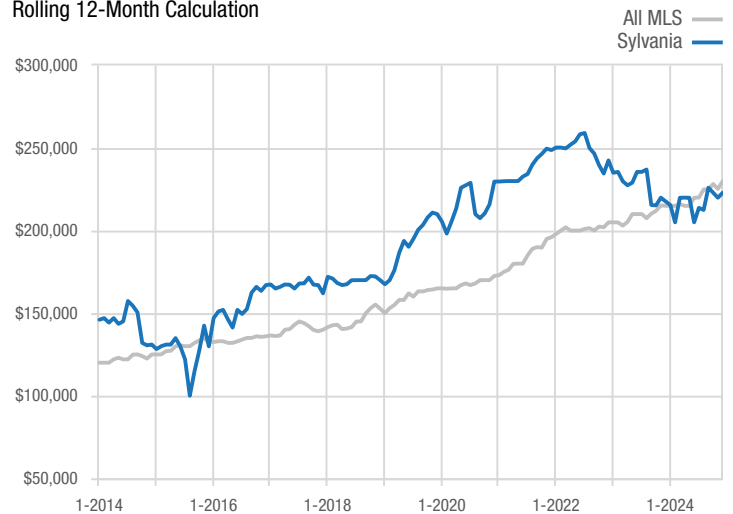
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Waterville

Zip Code 43566

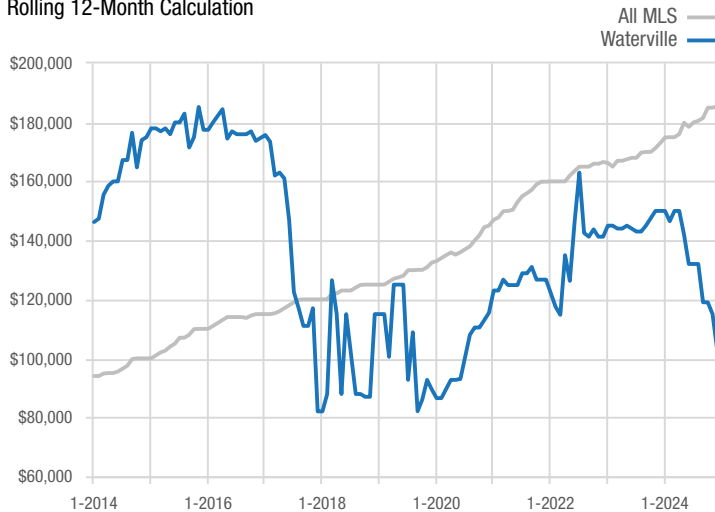
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 2 | + 100.0% | 23 | 16 | - 30.4% |
| Pending Sales | 1 | 0 | - 100.0% | 22 | 12 | - 45.5% |
| Closed Sales | 1 | 0 | - 100.0% | 22 | 12 | - 45.5% |
| Days on Market Until Sale | 87 | — | — | 74 | 71 | - 4.1% |
| Median Sales Price* | \$130,000 | — | — | \$150,000 | \$102,500 | - 31.7% |
| Average Sales Price* | \$130,000 | — | — | \$172,577 | \$129,550 | - 24.9% |
| Percent of List Price Received* | 100.0% | — | — | 99.1% | 96.3% | - 2.8% |
| Inventory of Homes for Sale | 3 | 5 | + 66.7% | — | — | — |
| Months Supply of Inventory | 1.2 | 2.9 | + 141.7% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | — | 1 | 1 | 0.0% |
| Pending Sales | 0 | 0 | — | 1 | 1 | 0.0% |
| Closed Sales | 0 | 0 | — | 2 | 1 | - 50.0% |
| Days on Market Until Sale | — | — | — | 107 | 104 | - 2.8% |
| Median Sales Price* | — | — | — | \$122,500 | \$92,000 | - 24.9% |
| Average Sales Price* | — | — | — | \$122,500 | \$92,000 | - 24.9% |
| Percent of List Price Received* | — | — | — | 93.8% | 92.1% | - 1.8% |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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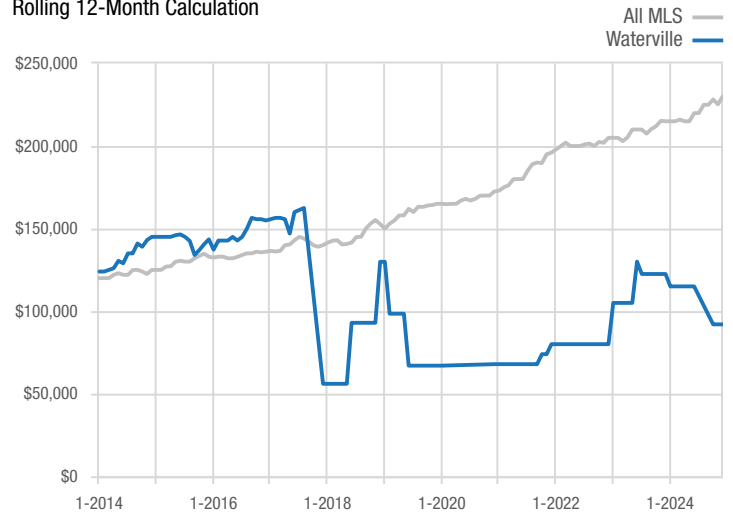
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43604

Zip Code 43604

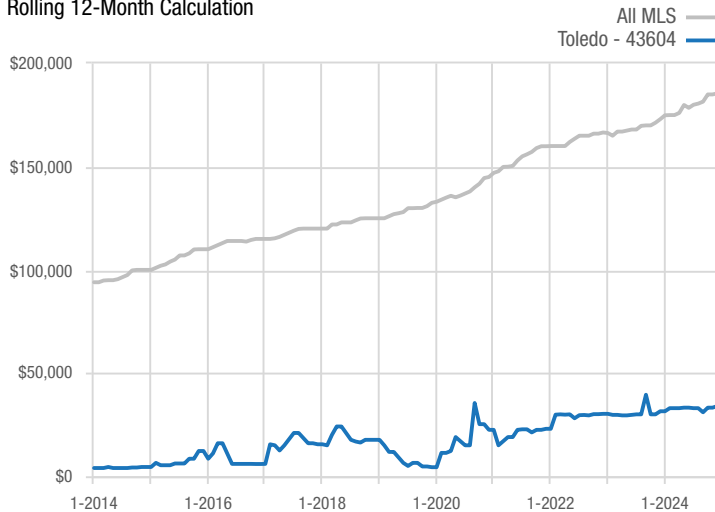
| Single Family | December | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 3 | — | 33 | 37 | + 12.1% |
| Pending Sales | 2 | 3 | + 50.0% | 22 | 27 | + 22.7% |
| Closed Sales | 2 | 5 | + 150.0% | 22 | 27 | + 22.7% |
| Days on Market Until Sale | 31 | 64 | + 106.5% | 51 | 80 | + 56.9% |
| Median Sales Price* | \$29,500 | \$38,500 | + 30.5% | \$31,500 | \$34,000 | + 7.9% |
| Average Sales Price* | \$29,500 | \$50,040 | + 69.6% | \$57,905 | \$50,880 | - 12.1% |
| Percent of List Price Received* | 91.4% | 77.2% | - 15.5% | 89.5% | 86.8% | - 3.0% |
| Inventory of Homes for Sale | 5 | 5 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.3 | 1.9 | - 17.4% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 13 | 13 | 0.0% |
| Pending Sales | 0 | 0 | — | 9 | 14 | + 55.6% |
| Closed Sales | 1 | 0 | - 100.0% | 9 | 14 | + 55.6% |
| Days on Market Until Sale | 37 | — | — | 76 | 87 | + 14.5% |
| Median Sales Price* | \$332,500 | — | — | \$270,000 | \$240,500 | - 10.9% |
| Average Sales Price* | \$332,500 | — | — | \$275,544 | \$250,986 | - 8.9% |
| Percent of List Price Received* | 102.6% | — | — | 98.4% | 99.8% | + 1.4% |
| Inventory of Homes for Sale | 3 | 1 | - 66.7% | — | — | — |
| Months Supply of Inventory | 1.7 | 0.7 | - 58.8% | — | — | — |

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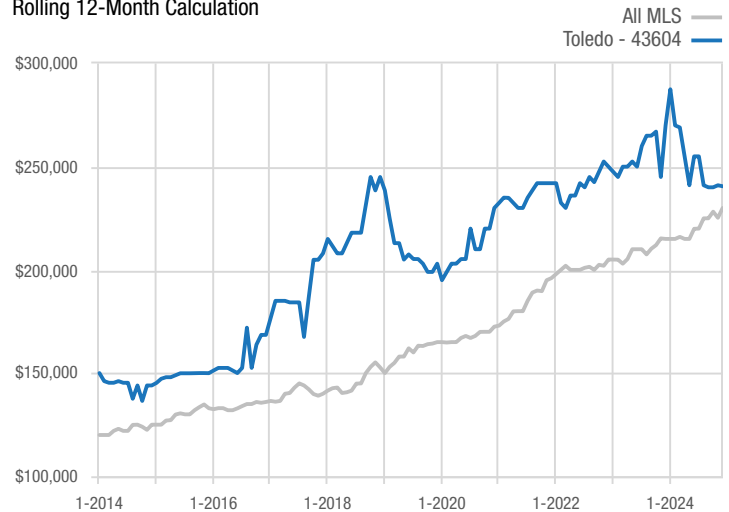
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43605

Zip Code 43605

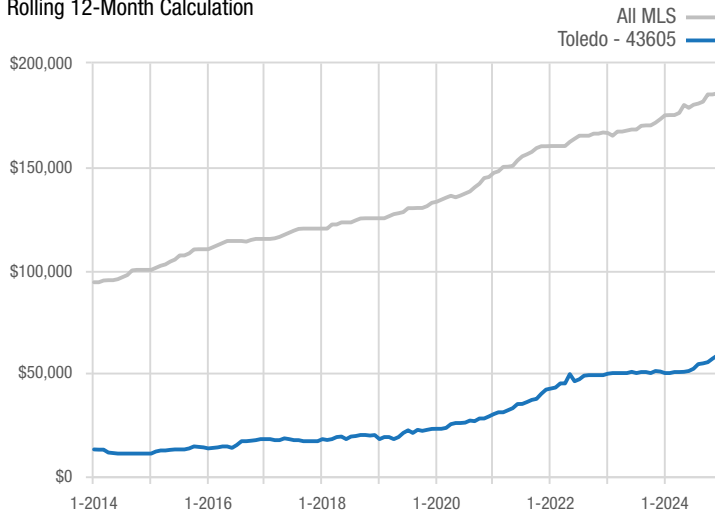
| Single Family | December | | | Year to Date | | |
|---------------------------------|----------|-----------------|----------|--------------|-----------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 20 | 30 | + 50.0% | 298 | 339 | + 13.8% |
| Pending Sales | 18 | 17 | - 5.6% | 233 | 251 | + 7.7% |
| Closed Sales | 16 | 23 | + 43.8% | 229 | 249 | + 8.7% |
| Days on Market Until Sale | 59 | 35 | - 40.7% | 67 | 56 | - 16.4% |
| Median Sales Price* | \$50,250 | \$65,000 | + 29.4% | \$50,750 | \$58,500 | + 15.3% |
| Average Sales Price* | \$52,409 | \$65,339 | + 24.7% | \$54,031 | \$62,938 | + 16.5% |
| Percent of List Price Received* | 90.6% | 101.4% | + 11.9% | 96.5% | 98.4% | + 2.0% |
| Inventory of Homes for Sale | 44 | 47 | + 6.8% | — | — | — |
| Months Supply of Inventory | 2.3 | 2.2 | - 4.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| 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 | — | — | — | 146 | 46 | - 68.5% |
| Median Sales Price* | — | — | — | \$271,000 | \$299,999 | + 10.7% |
| Average Sales Price* | — | — | — | \$271,000 | \$299,999 | + 10.7% |
| Percent of List Price Received* | — | — | — | 99.6% | 100.0% | + 0.4% |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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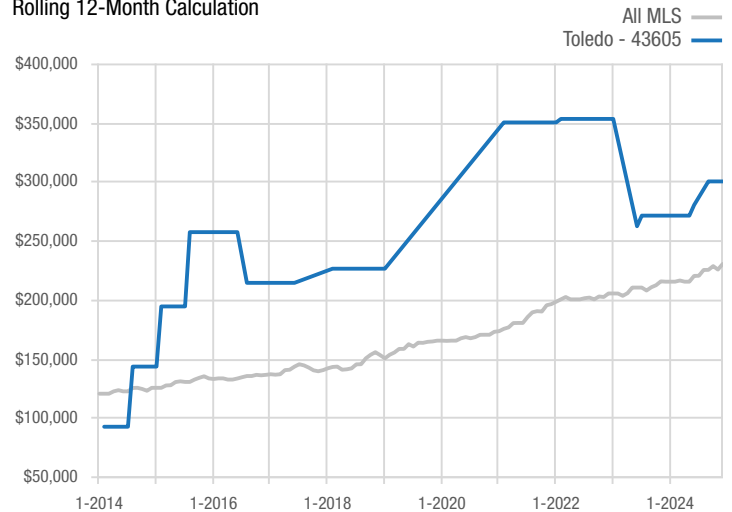
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43606

Zip Code 43606

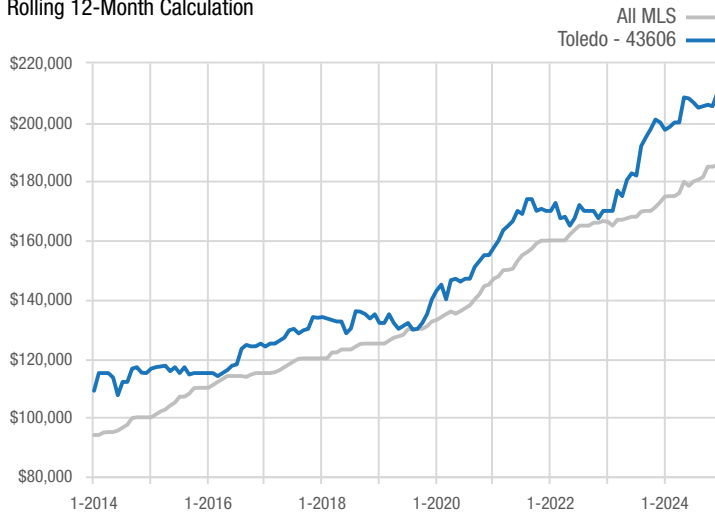
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 19 | 15 | - 21.1% | 303 | 290 | - 4.3% |
| Pending Sales | 19 | 18 | - 5.3% | 259 | 252 | - 2.7% |
| Closed Sales | 22 | 20 | - 9.1% | 254 | 257 | + 1.2% |
| Days on Market Until Sale | 62 | 47 | - 24.2% | 50 | 50 | 0.0% |
| Median Sales Price* | \$158,451 | \$167,450 | + 5.7% | \$200,000 | \$210,000 | + 5.0% |
| Average Sales Price* | \$155,673 | \$188,718 | + 21.2% | \$211,070 | \$223,714 | + 6.0% |
| Percent of List Price Received* | 97.8% | 101.6% | + 3.9% | 101.0% | 101.9% | + 0.9% |
| Inventory of Homes for Sale | 40 | 30 | - 25.0% | — | — | — |
| Months Supply of Inventory | 1.9 | 1.4 | - 26.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 1 | — | 9 | 6 | - 33.3% |
| Pending Sales | 2 | 0 | - 100.0% | 8 | 4 | - 50.0% |
| Closed Sales | 2 | 0 | - 100.0% | 7 | 5 | - 28.6% |
| Days on Market Until Sale | 38 | — | — | 33 | 54 | + 63.6% |
| Median Sales Price* | \$161,450 | — | — | \$155,000 | \$114,900 | - 25.9% |
| Average Sales Price* | \$161,450 | — | — | \$151,843 | \$134,380 | - 11.5% |
| Percent of List Price Received* | 101.2% | — | — | 102.7% | 97.3% | - 5.3% |
| Inventory of Homes for Sale | 0 | 2 | — | — | — | — |
| Months Supply of Inventory | — | 1.5 | — | — | — | — |

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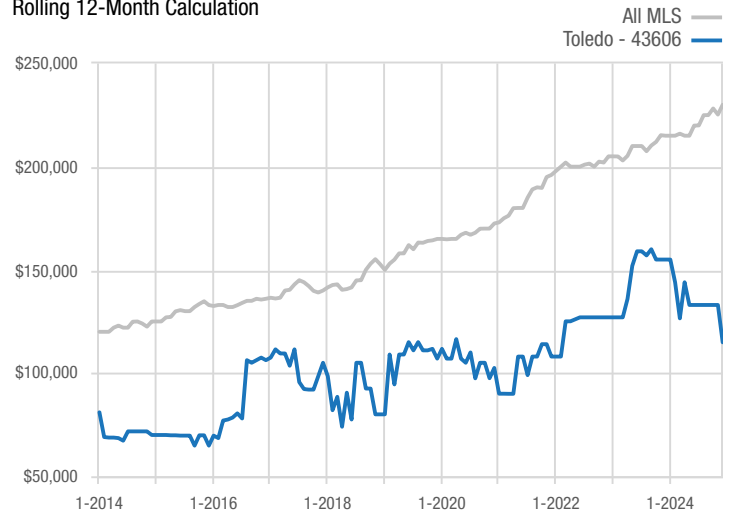
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

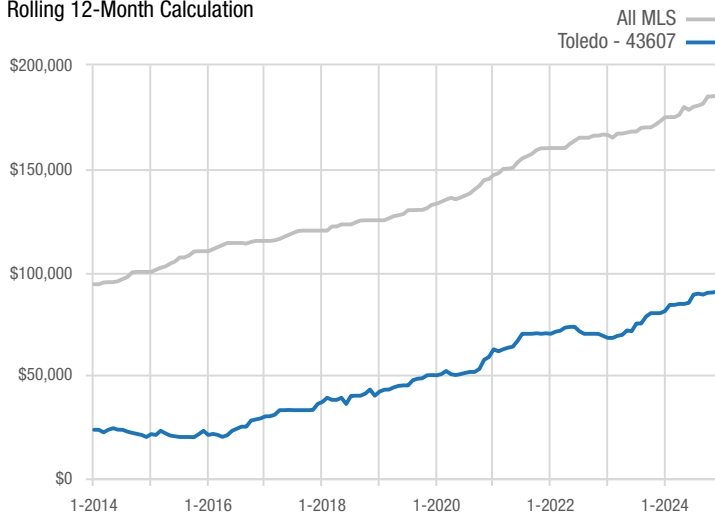
| Single Family | December | | | Year to Date | | |
|---------------------------------|----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 19 | 12 | - 36.8% | 253 | 248 | - 2.0% |
| Pending Sales | 17 | 14 | - 17.6% | 191 | 209 | + 9.4% |
| Closed Sales | 20 | 22 | + 10.0% | 201 | 206 | + 2.5% |
| Days on Market Until Sale | 56 | 60 | + 7.1% | 62 | 61 | - 1.6% |
| Median Sales Price* | \$76,000 | \$117,450 | + 54.5% | \$80,000 | \$90,500 | + 13.1% |
| Average Sales Price* | \$77,984 | \$125,686 | + 61.2% | \$84,192 | \$99,687 | + 18.4% |
| Percent of List Price Received* | 100.2% | 99.6% | - 0.6% | 96.7% | 97.6% | + 0.9% |
| Inventory of Homes for Sale | 56 | 30 | - 46.4% | — | — | — |
| Months Supply of Inventory | 3.5 | 1.7 | - 51.4% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | — | 1 | 1 | 0.0% |
| Pending Sales | 0 | 0 | — | 0 | 1 | — |
| Closed Sales | 0 | 0 | — | 0 | 1 | — |
| Days on Market Until Sale | — | — | — | — | 71 | — |
| Median Sales Price* | — | — | — | — | \$51,700 | — |
| Average Sales Price* | — | — | — | — | \$51,700 | — |
| Percent of List Price Received* | — | — | — | — | 86.2% | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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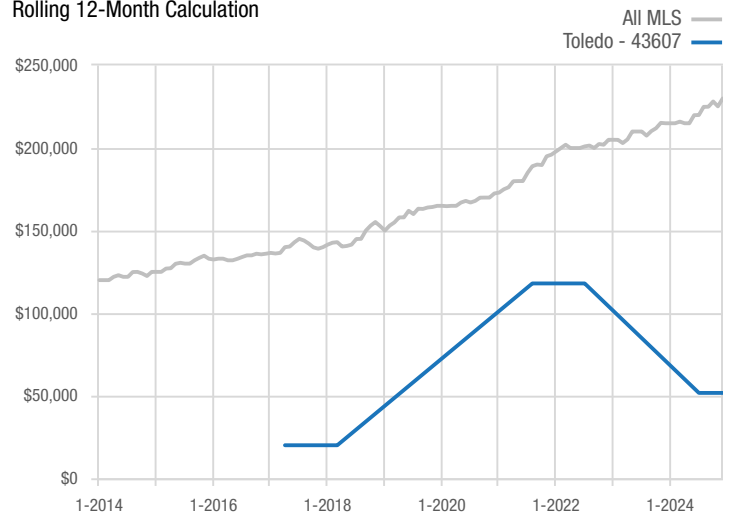
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

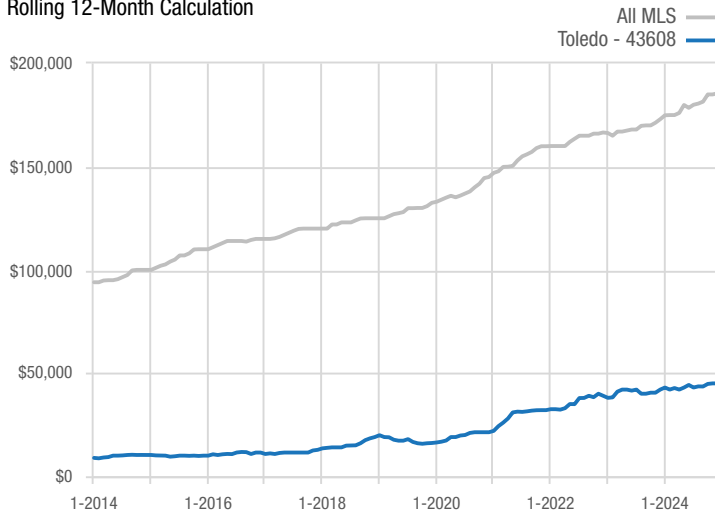
| Single Family | December | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 17 | 11 | - 35.3% | 233 | 241 | + 3.4% |
| Pending Sales | 14 | 8 | - 42.9% | 171 | 182 | + 6.4% |
| Closed Sales | 12 | 12 | 0.0% | 171 | 180 | + 5.3% |
| Days on Market Until Sale | 45 | 60 | + 33.3% | 60 | 61 | + 1.7% |
| Median Sales Price* | \$39,600 | \$55,700 | + 40.7% | \$42,000 | \$45,000 | + 7.1% |
| Average Sales Price* | \$47,227 | \$54,699 | + 15.8% | \$44,200 | \$50,109 | + 13.4% |
| Percent of List Price Received* | 88.6% | 99.0% | + 11.7% | 97.2% | 95.1% | - 2.2% |
| Inventory of Homes for Sale | 43 | 35 | - 18.6% | — | — | — |
| Months Supply of Inventory | 3.0 | 2.3 | - 23.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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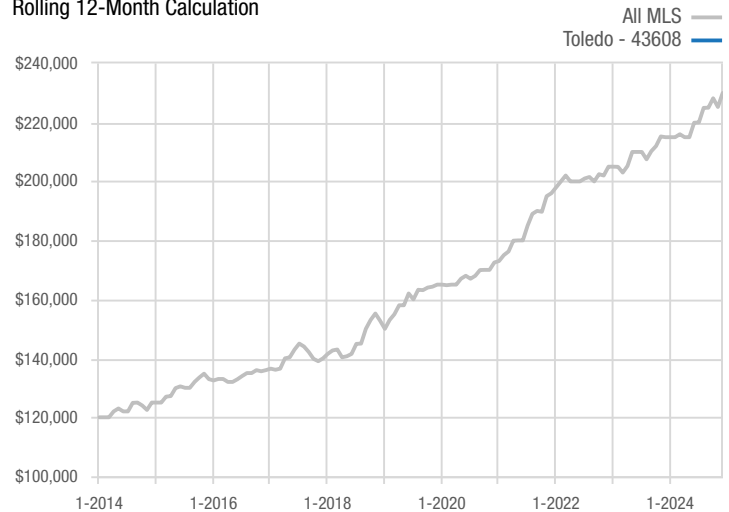
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43609

Zip Code 43609

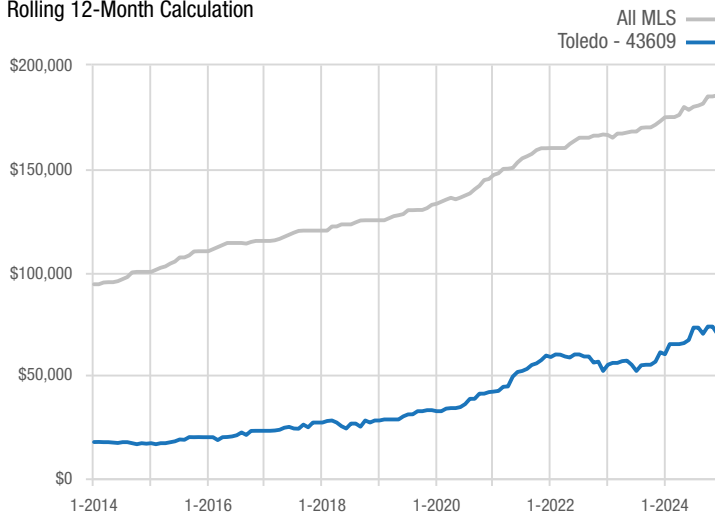
| Single Family | December | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 15 | 16 | + 6.7% | 271 | 249 | - 8.1% |
| Pending Sales | 15 | 17 | + 13.3% | 212 | 196 | - 7.5% |
| Closed Sales | 14 | 17 | + 21.4% | 212 | 196 | - 7.5% |
| Days on Market Until Sale | 70 | 55 | - 21.4% | 63 | 60 | - 4.8% |
| Median Sales Price* | \$77,900 | \$65,900 | - 15.4% | \$61,050 | \$70,000 | + 14.7% |
| Average Sales Price* | \$76,869 | \$68,094 | - 11.4% | \$63,312 | \$73,037 | + 15.4% |
| Percent of List Price Received* | 95.5% | 93.6% | - 2.0% | 99.2% | 96.2% | - 3.0% |
| Inventory of Homes for Sale | 50 | 39 | - 22.0% | — | — | — |
| Months Supply of Inventory | 2.8 | 2.4 | - 14.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 1 | 2 | + 100.0% |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 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.

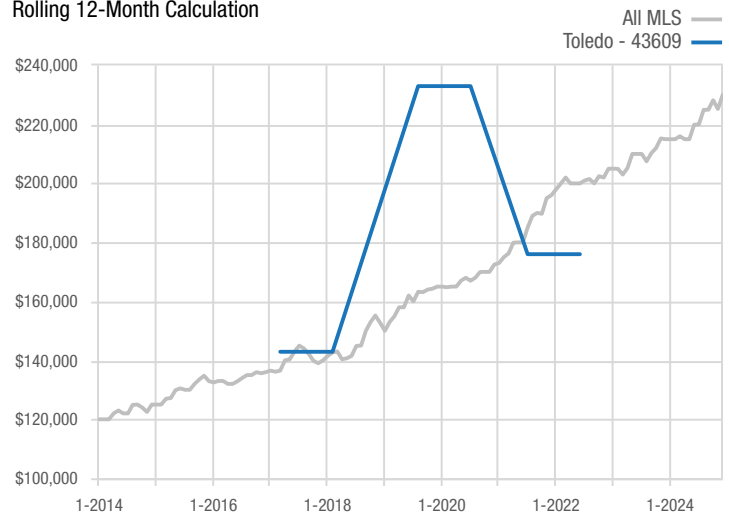
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo-43610

Zip Code 43610

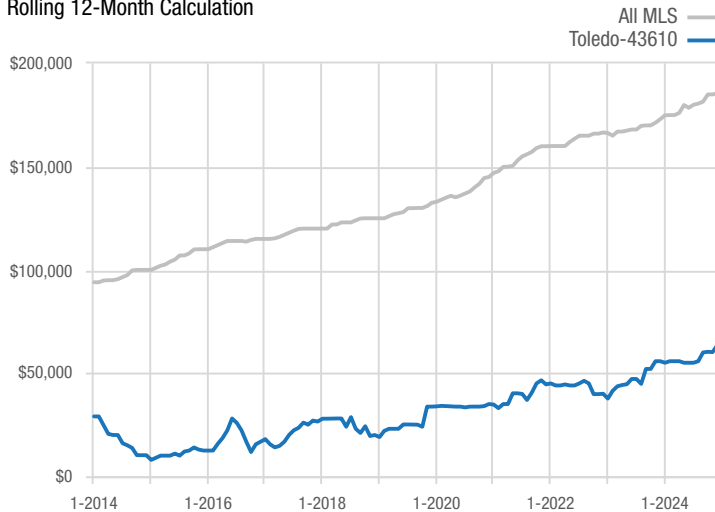
| Single Family | December | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 6 | 6 | 0.0% | 52 | 59 | + 13.5% |
| Pending Sales | 4 | 3 | - 25.0% | 37 | 40 | + 8.1% |
| Closed Sales | 5 | 3 | - 40.0% | 38 | 40 | + 5.3% |
| Days on Market Until Sale | 65 | 35 | - 46.2% | 75 | 56 | - 25.3% |
| Median Sales Price* | \$50,000 | \$90,000 | + 80.0% | \$55,750 | \$63,500 | + 13.9% |
| Average Sales Price* | \$68,900 | \$89,033 | + 29.2% | \$71,804 | \$67,650 | - 5.8% |
| Percent of List Price Received* | 107.0% | 104.2% | - 2.6% | 96.1% | 97.9% | + 1.9% |
| Inventory of Homes for Sale | 13 | 10 | - 23.1% | — | — | — |
| Months Supply of Inventory | 4.2 | 2.8 | - 33.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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

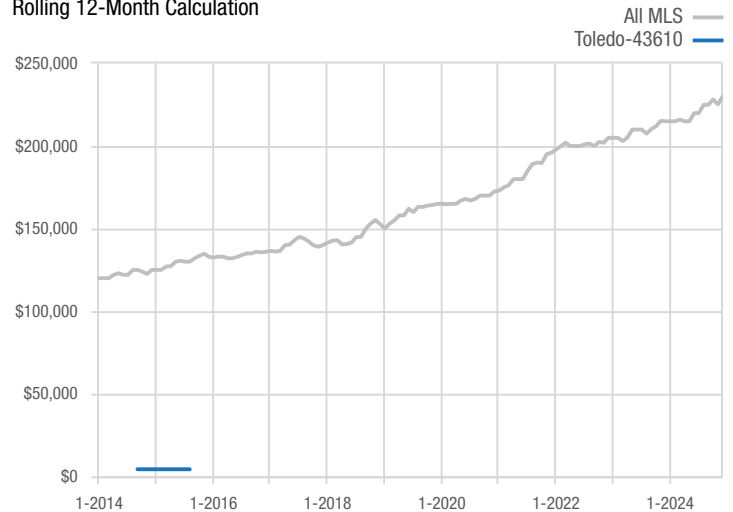
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43611

Zip Code 43611

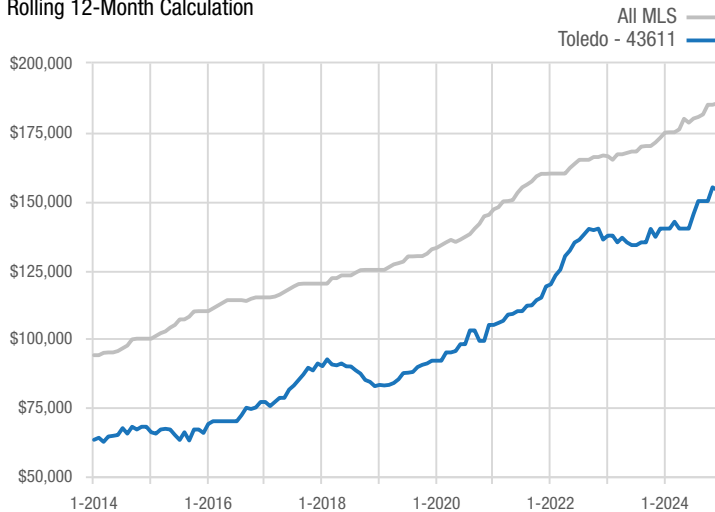
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 18 | 12 | - 33.3% | 241 | 265 | + 10.0% |
| Pending Sales | 15 | 15 | 0.0% | 208 | 230 | + 10.6% |
| Closed Sales | 14 | 17 | + 21.4% | 212 | 232 | + 9.4% |
| Days on Market Until Sale | 48 | 58 | + 20.8% | 62 | 54 | - 12.9% |
| Median Sales Price* | \$113,000 | \$144,000 | + 27.4% | \$140,000 | \$154,000 | + 10.0% |
| Average Sales Price* | \$118,771 | \$145,540 | + 22.5% | \$145,868 | \$157,223 | + 7.8% |
| Percent of List Price Received* | 100.9% | 102.8% | + 1.9% | 101.8% | 101.7% | - 0.1% |
| Inventory of Homes for Sale | 42 | 31 | - 26.2% | — | — | — |
| Months Supply of Inventory | 2.4 | 1.6 | - 33.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-----------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 4 | 2 | - 50.0% |
| Pending Sales | 0 | 0 | — | 3 | 2 | - 33.3% |
| Closed Sales | 0 | 0 | — | 3 | 2 | - 33.3% |
| Days on Market Until Sale | — | — | — | 51 | 33 | - 35.3% |
| Median Sales Price* | — | — | — | \$175,000 | \$95,000 | - 45.7% |
| Average Sales Price* | — | — | — | \$178,333 | \$95,000 | - 46.7% |
| Percent of List Price Received* | — | — | — | 92.5% | 82.0% | - 11.4% |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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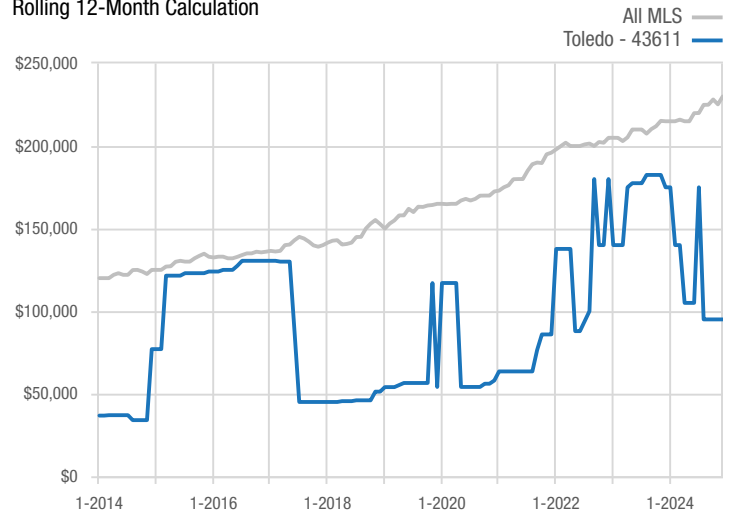
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43612

Zip Code 43612

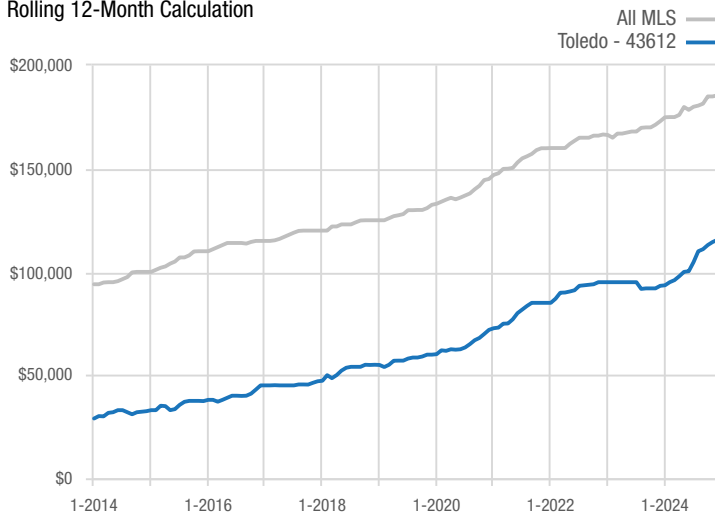
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 28 | 28 | 0.0% | 567 | 460 | - 18.9% |
| Pending Sales | 31 | 33 | + 6.5% | 486 | 395 | - 18.7% |
| Closed Sales | 26 | 27 | + 3.8% | 482 | 392 | - 18.7% |
| Days on Market Until Sale | 51 | 54 | + 5.9% | 65 | 61 | - 6.2% |
| Median Sales Price* | \$111,750 | \$120,000 | + 7.4% | \$93,250 | \$115,500 | + 23.9% |
| Average Sales Price* | \$107,947 | \$122,950 | + 13.9% | \$98,269 | \$118,263 | + 20.3% |
| Percent of List Price Received* | 97.5% | 99.7% | + 2.3% | 100.6% | 100.7% | + 0.1% |
| Inventory of Homes for Sale | 86 | 65 | - 24.4% | — | — | — |
| Months Supply of Inventory | 2.1 | 2.0 | - 4.8% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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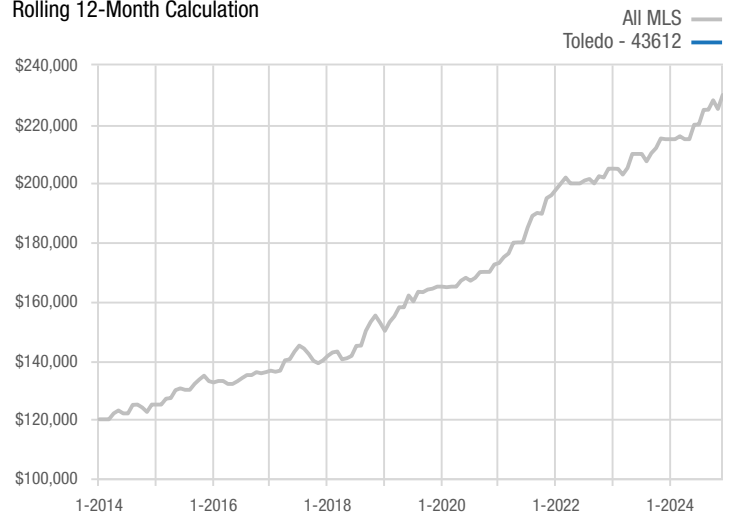
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43613

Zip Code 43613

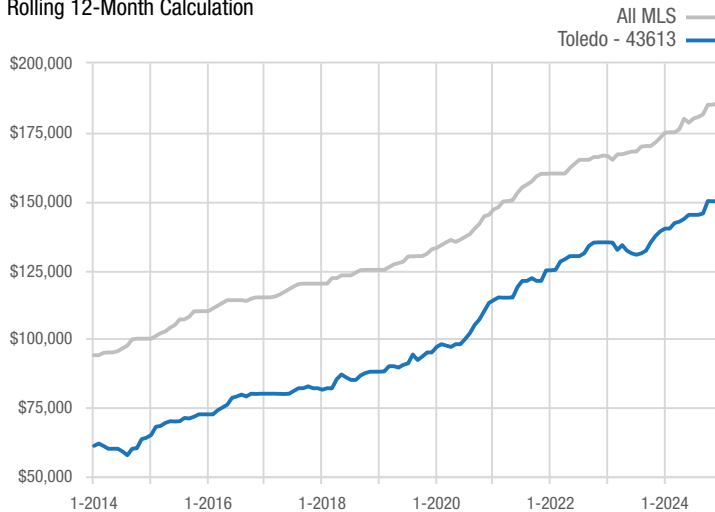
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 40 | 32 | - 20.0% | 561 | 517 | - 7.8% |
| Pending Sales | 34 | 31 | - 8.8% | 476 | 474 | - 0.4% |
| Closed Sales | 34 | 36 | + 5.9% | 478 | 477 | - 0.2% |
| Days on Market Until Sale | 51 | 52 | + 2.0% | 50 | 49 | - 2.0% |
| Median Sales Price* | \$136,000 | \$120,000 | - 11.8% | \$139,000 | \$149,950 | + 7.9% |
| Average Sales Price* | \$134,237 | \$120,519 | - 10.2% | \$135,056 | \$142,570 | + 5.6% |
| Percent of List Price Received* | 100.5% | 99.0% | - 1.5% | 102.0% | 102.1% | + 0.1% |
| Inventory of Homes for Sale | 75 | 55 | - 26.7% | — | — | — |
| Months Supply of Inventory | 1.9 | 1.4 | - 26.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 3 | 1 | - 66.7% |
| Pending Sales | 0 | 0 | — | 4 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | — | 4 | 0 | - 100.0% |
| 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 | 0 | 1 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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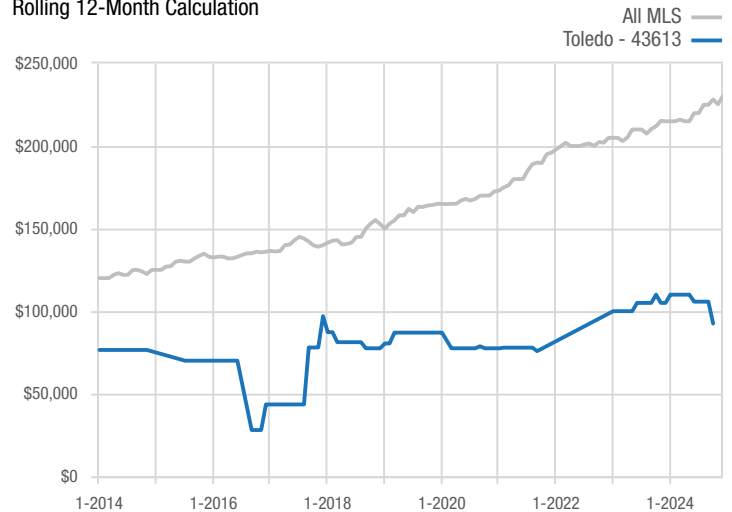
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo-43614

Zip Code 43614

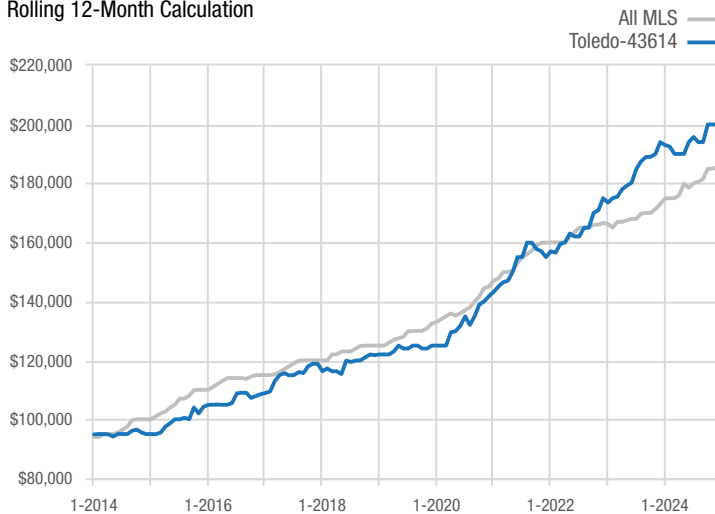
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 18 | 10 | - 44.4% | 383 | 327 | - 14.6% |
| Pending Sales | 21 | 25 | + 19.0% | 348 | 318 | - 8.6% |
| Closed Sales | 20 | 26 | + 30.0% | 348 | 314 | - 9.8% |
| Days on Market Until Sale | 49 | 66 | + 34.7% | 49 | 47 | - 4.1% |
| Median Sales Price* | \$202,500 | \$188,250 | - 7.0% | \$194,000 | \$200,000 | + 3.1% |
| Average Sales Price* | \$230,100 | \$201,093 | - 12.6% | \$197,916 | \$204,333 | + 3.2% |
| Percent of List Price Received* | 100.7% | 101.6% | + 0.9% | 102.2% | 102.3% | + 0.1% |
| Inventory of Homes for Sale | 47 | 30 | - 36.2% | — | — | — |
| Months Supply of Inventory | 1.6 | 1.1 | - 31.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|-----------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 1 | 7 | + 600.0% | 55 | 44 | - 20.0% |
| Pending Sales | 4 | 3 | - 25.0% | 55 | 40 | - 27.3% |
| Closed Sales | 3 | 4 | + 33.3% | 55 | 41 | - 25.5% |
| Days on Market Until Sale | 46 | 35 | - 23.9% | 44 | 52 | + 18.2% |
| Median Sales Price* | \$98,500 | \$79,750 | - 19.0% | \$119,900 | \$138,000 | + 15.1% |
| Average Sales Price* | \$128,317 | \$91,850 | - 28.4% | \$149,145 | \$160,485 | + 7.6% |
| Percent of List Price Received* | 96.2% | 101.6% | + 5.6% | 99.9% | 100.9% | + 1.0% |
| Inventory of Homes for Sale | 3 | 7 | + 133.3% | — | — | — |
| Months Supply of Inventory | 0.7 | 2.1 | + 200.0% | — | — | — |

* 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.

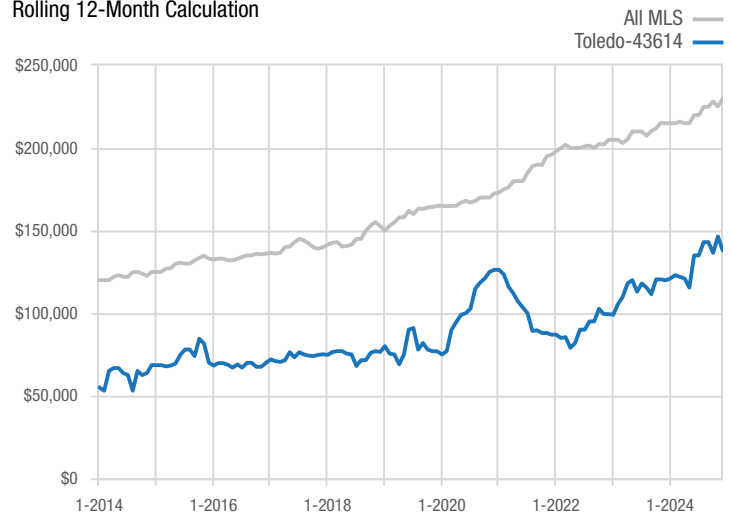
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43615

Zip Code 43615

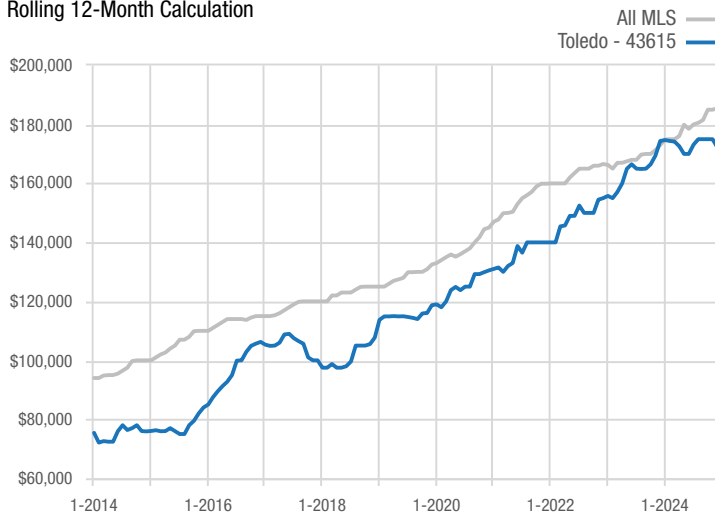
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 25 | 17 | - 32.0% | 393 | 399 | + 1.5% |
| Pending Sales | 23 | 29 | + 26.1% | 339 | 350 | + 3.2% |
| Closed Sales | 26 | 32 | + 23.1% | 332 | 350 | + 5.4% |
| Days on Market Until Sale | 52 | 56 | + 7.7% | 49 | 54 | + 10.2% |
| Median Sales Price* | \$175,000 | \$167,500 | - 4.3% | \$174,400 | \$172,250 | - 1.2% |
| Average Sales Price* | \$202,636 | \$167,908 | - 17.1% | \$229,945 | \$218,530 | - 5.0% |
| Percent of List Price Received* | 98.5% | 97.9% | - 0.6% | 101.4% | 102.5% | + 1.1% |
| Inventory of Homes for Sale | 51 | 42 | - 17.6% | — | — | — |
| Months Supply of Inventory | 1.8 | 1.4 | - 22.2% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 2 | 2 | 0.0% | 104 | 93 | - 10.6% |
| Pending Sales | 8 | 5 | - 37.5% | 88 | 76 | - 13.6% |
| Closed Sales | 7 | 5 | - 28.6% | 88 | 75 | - 14.8% |
| Days on Market Until Sale | 45 | 42 | - 6.7% | 43 | 52 | + 20.9% |
| Median Sales Price* | \$185,500 | \$193,000 | + 4.0% | \$168,000 | \$177,500 | + 5.7% |
| Average Sales Price* | \$173,500 | \$208,100 | + 19.9% | \$187,253 | \$202,961 | + 8.4% |
| Percent of List Price Received* | 98.7% | 101.0% | + 2.3% | 100.1% | 100.4% | + 0.3% |
| Inventory of Homes for Sale | 10 | 12 | + 20.0% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.9 | + 35.7% | — | — | — |

* 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.

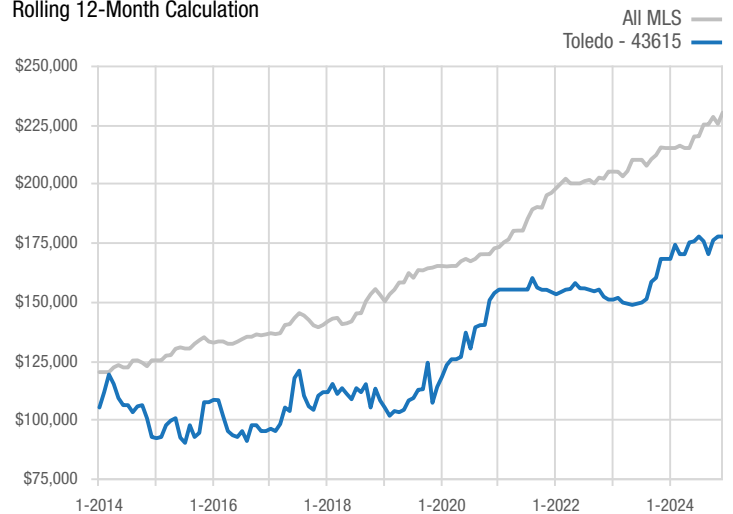
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43617

Zip Code 43617

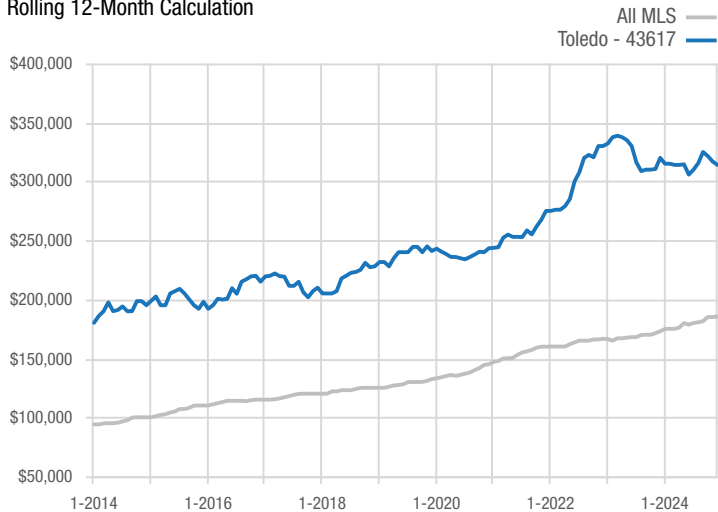
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 3 | 3 | 0.0% | 87 | 93 | + 6.9% |
| Pending Sales | 6 | 8 | + 33.3% | 76 | 78 | + 2.6% |
| Closed Sales | 8 | 6 | - 25.0% | 77 | 77 | 0.0% |
| Days on Market Until Sale | 39 | 51 | + 30.8% | 58 | 50 | - 13.8% |
| Median Sales Price* | \$374,950 | \$305,000 | - 18.7% | \$320,000 | \$314,000 | - 1.9% |
| Average Sales Price* | \$342,394 | \$393,500 | + 14.9% | \$309,151 | \$322,565 | + 4.3% |
| Percent of List Price Received* | 102.9% | 102.3% | - 0.6% | 101.2% | 101.8% | + 0.6% |
| Inventory of Homes for Sale | 9 | 8 | - 11.1% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.2 | - 14.3% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 2 | — | 34 | 23 | - 32.4% |
| Pending Sales | 3 | 0 | - 100.0% | 33 | 18 | - 45.5% |
| Closed Sales | 2 | 1 | - 50.0% | 32 | 19 | - 40.6% |
| Days on Market Until Sale | 90 | 16 | - 82.2% | 57 | 43 | - 24.6% |
| Median Sales Price* | \$250,950 | \$286,500 | + 14.2% | \$245,950 | \$265,000 | + 7.7% |
| Average Sales Price* | \$250,950 | \$286,500 | + 14.2% | \$256,505 | \$257,115 | + 0.2% |
| Percent of List Price Received* | 97.0% | 104.2% | + 7.4% | 100.4% | 101.8% | + 1.4% |
| Inventory of Homes for Sale | 0 | 4 | — | — | — | — |
| Months Supply of Inventory | — | 2.0 | — | — | — | — |

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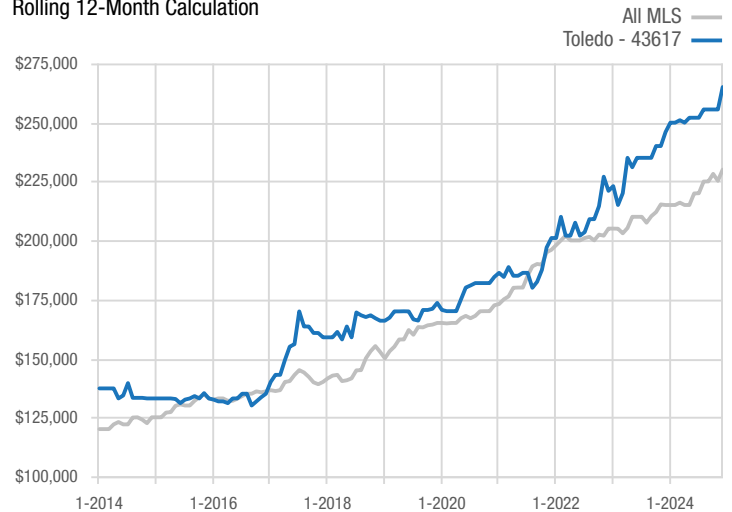
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo - 43620

Zip Code 43620

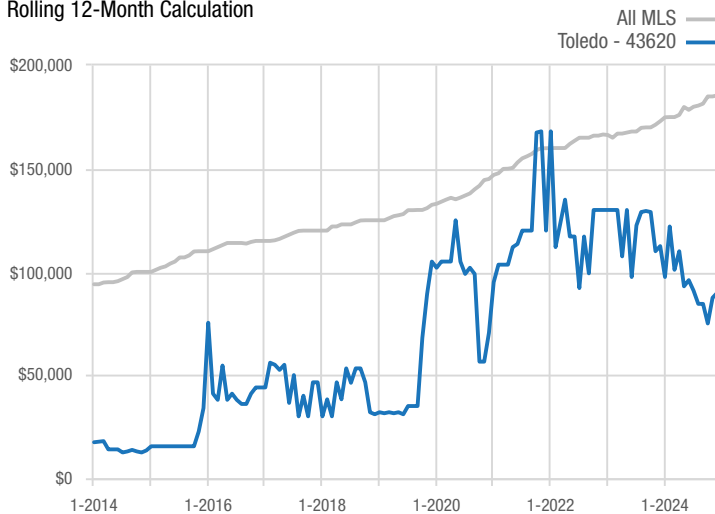
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 1 | 6 | + 500.0% | 44 | 37 | - 15.9% |
| Pending Sales | 3 | 3 | 0.0% | 24 | 29 | + 20.8% |
| Closed Sales | 3 | 2 | - 33.3% | 23 | 29 | + 26.1% |
| Days on Market Until Sale | 36 | 25 | - 30.6% | 59 | 68 | + 15.3% |
| Median Sales Price* | \$66,000 | \$177,450 | + 168.9% | \$112,500 | \$89,900 | - 20.1% |
| Average Sales Price* | \$167,367 | \$177,450 | + 6.0% | \$126,458 | \$106,572 | - 15.7% |
| Percent of List Price Received* | 128.6% | 103.6% | - 19.4% | 102.0% | 99.4% | - 2.5% |
| Inventory of Homes for Sale | 9 | 8 | - 11.1% | — | — | — |
| Months Supply of Inventory | 4.1 | 2.8 | - 31.7% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------------------|----------|--------------|-----------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 1 | 0 | - 100.0% | 12 | 7 | - 41.7% |
| Pending Sales | 1 | 1 | 0.0% | 11 | 7 | - 36.4% |
| Closed Sales | 1 | 1 | 0.0% | 11 | 7 | - 36.4% |
| Days on Market Until Sale | 110 | 70 | - 36.4% | 44 | 49 | + 11.4% |
| Median Sales Price* | \$76,900 | \$101,547 | + 32.1% | \$72,000 | \$83,000 | + 15.3% |
| Average Sales Price* | \$76,900 | \$101,547 | + 32.1% | \$63,036 | \$83,232 | + 32.0% |
| Percent of List Price Received* | 96.2% | 89.1% | - 7.4% | 93.6% | 94.9% | + 1.4% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 0.6 | — | — | — | — | — |

* 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.

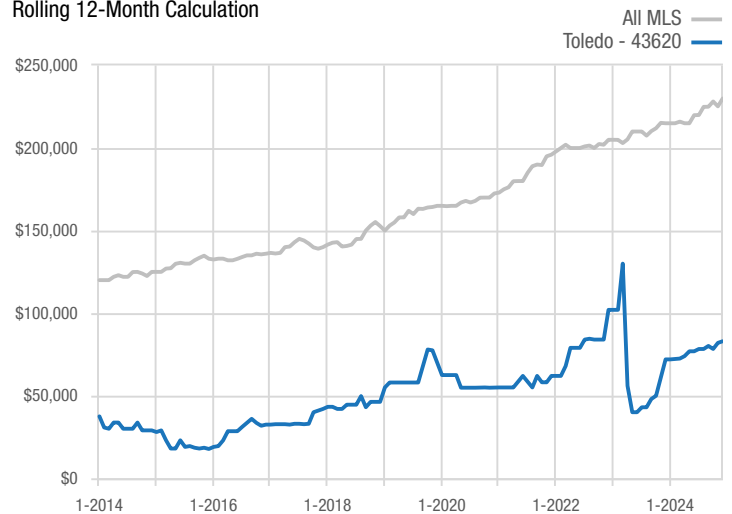
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Toledo-43623

Zip Code 43623

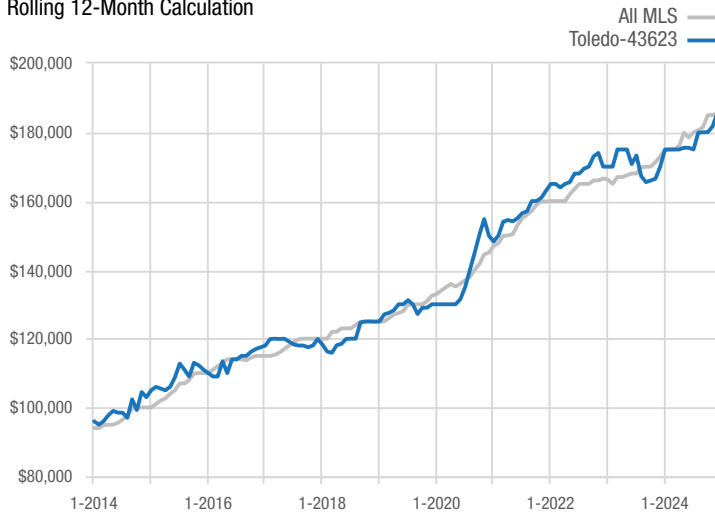
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 11 | 11 | 0.0% | 230 | 239 | + 3.9% |
| Pending Sales | 13 | 11 | - 15.4% | 219 | 200 | - 8.7% |
| Closed Sales | 15 | 12 | - 20.0% | 215 | 203 | - 5.6% |
| Days on Market Until Sale | 49 | 56 | + 14.3% | 50 | 46 | - 8.0% |
| Median Sales Price* | \$150,000 | \$199,000 | + 32.7% | \$170,000 | \$185,617 | + 9.2% |
| Average Sales Price* | \$183,760 | \$262,806 | + 43.0% | \$209,835 | \$226,920 | + 8.1% |
| Percent of List Price Received* | 97.5% | 101.3% | + 3.9% | 102.0% | 103.1% | + 1.1% |
| Inventory of Homes for Sale | 20 | 30 | + 50.0% | — | — | — |
| Months Supply of Inventory | 1.1 | 1.8 | + 63.6% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 20 | 13 | - 35.0% |
| Pending Sales | 2 | 1 | - 50.0% | 15 | 13 | - 13.3% |
| Closed Sales | 3 | 1 | - 66.7% | 15 | 13 | - 13.3% |
| Days on Market Until Sale | 71 | 41 | - 42.3% | 36 | 53 | + 47.2% |
| Median Sales Price* | \$200,000 | \$89,500 | - 55.3% | \$177,000 | \$130,000 | - 26.6% |
| Average Sales Price* | \$214,000 | \$89,500 | - 58.2% | \$170,663 | \$191,723 | + 12.3% |
| Percent of List Price Received* | 97.4% | 94.7% | - 2.8% | 100.0% | 101.3% | + 1.3% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 1.3 | — | — | — | — | — |

* 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.

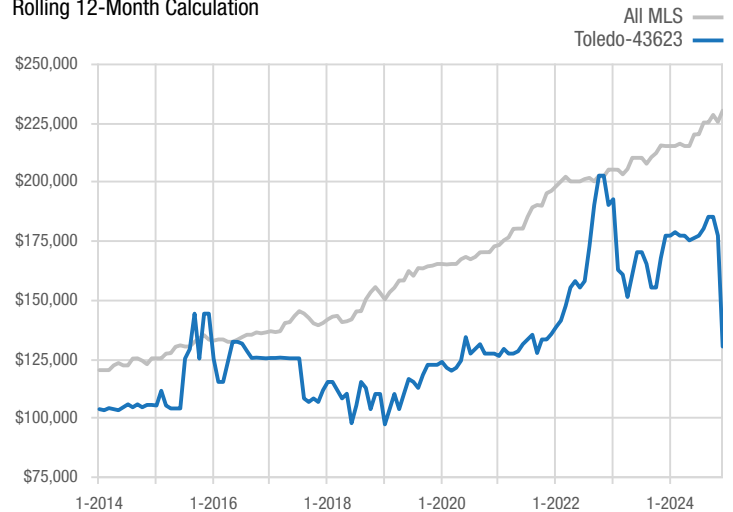
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Oregon

Zip Code 43616

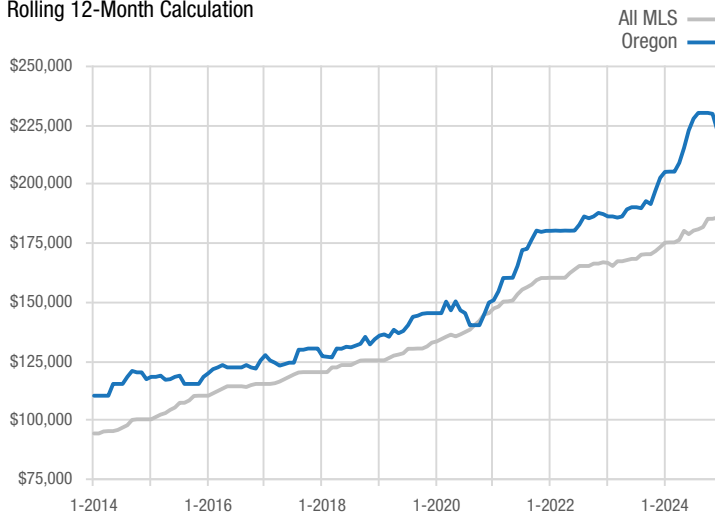
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 10 | 13 | + 30.0% | 184 | 259 | + 40.8% |
| Pending Sales | 10 | 21 | + 110.0% | 147 | 191 | + 29.9% |
| Closed Sales | 13 | 22 | + 69.2% | 148 | 184 | + 24.3% |
| Days on Market Until Sale | 62 | 76 | + 22.6% | 50 | 57 | + 14.0% |
| Median Sales Price* | \$225,000 | \$175,250 | - 22.1% | \$202,400 | \$222,500 | + 9.9% |
| Average Sales Price* | \$262,818 | \$221,283 | - 15.8% | \$218,425 | \$236,758 | + 8.4% |
| Percent of List Price Received* | 98.8% | 102.3% | + 3.5% | 102.1% | 103.0% | + 0.9% |
| Inventory of Homes for Sale | 23 | 43 | + 87.0% | — | — | — |
| Months Supply of Inventory | 1.9 | 2.7 | + 42.1% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 1 | — | 10 | 11 | + 10.0% |
| Pending Sales | 0 | 0 | — | 10 | 9 | - 10.0% |
| Closed Sales | 0 | 0 | — | 10 | 9 | - 10.0% |
| Days on Market Until Sale | — | — | — | 31 | 43 | + 38.7% |
| Median Sales Price* | — | — | — | \$227,450 | \$259,000 | + 13.9% |
| Average Sales Price* | — | — | — | \$237,271 | \$254,000 | + 7.1% |
| Percent of List Price Received* | — | — | — | 101.4% | 97.7% | - 3.6% |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | — | — | — |
| Months Supply of Inventory | 0.7 | 1.3 | + 85.7% | — | — | — |

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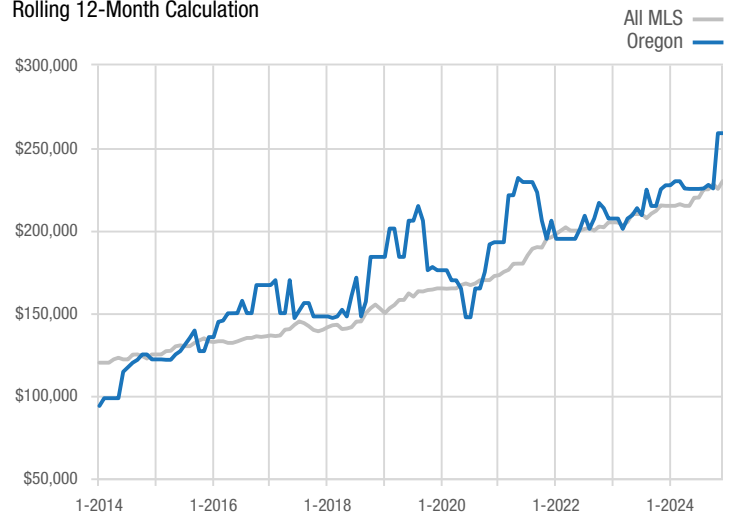
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Bowling Green

Zip Code 43402

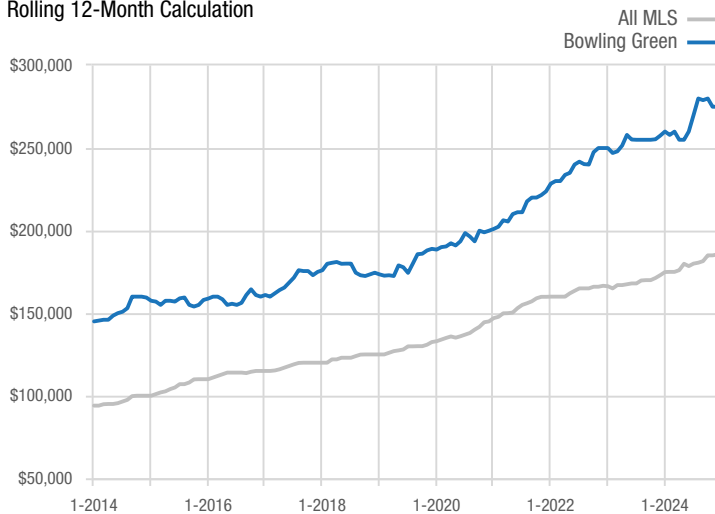
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 10 | 5 | - 50.0% | 211 | 218 | + 3.3% |
| Pending Sales | 12 | 17 | + 41.7% | 190 | 192 | + 1.1% |
| Closed Sales | 11 | 19 | + 72.7% | 188 | 194 | + 3.2% |
| Days on Market Until Sale | 55 | 53 | - 3.6% | 44 | 50 | + 13.6% |
| Median Sales Price* | \$231,000 | \$250,000 | + 8.2% | \$257,500 | \$275,000 | + 6.8% |
| Average Sales Price* | \$276,393 | \$292,829 | + 5.9% | \$284,172 | \$298,110 | + 4.9% |
| Percent of List Price Received* | 102.0% | 98.8% | - 3.1% | 100.1% | 100.2% | + 0.1% |
| Inventory of Homes for Sale | 22 | 24 | + 9.1% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.5 | + 7.1% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 3 | 1 | - 66.7% | 24 | 30 | + 25.0% |
| Pending Sales | 2 | 1 | - 50.0% | 25 | 30 | + 20.0% |
| Closed Sales | 2 | 1 | - 50.0% | 24 | 31 | + 29.2% |
| Days on Market Until Sale | 21 | 32 | + 52.4% | 48 | 51 | + 6.3% |
| Median Sales Price* | \$250,827 | \$266,950 | + 6.4% | \$268,000 | \$237,450 | - 11.4% |
| Average Sales Price* | \$250,827 | \$266,950 | + 6.4% | \$279,319 | \$270,763 | - 3.1% |
| Percent of List Price Received* | 100.4% | 98.9% | - 1.5% | 99.7% | 101.1% | + 1.4% |
| Inventory of Homes for Sale | 3 | 1 | - 66.7% | — | — | — |
| Months Supply of Inventory | 1.3 | 0.4 | - 69.2% | — | — | — |

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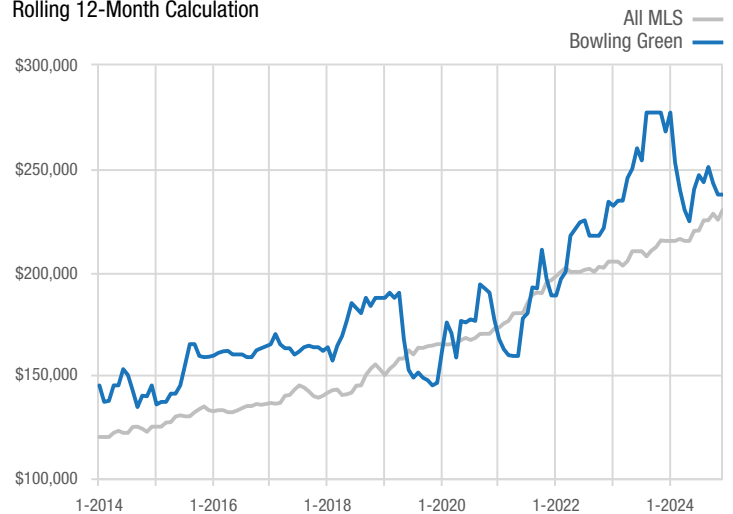
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Millbury

Zip Code 43447

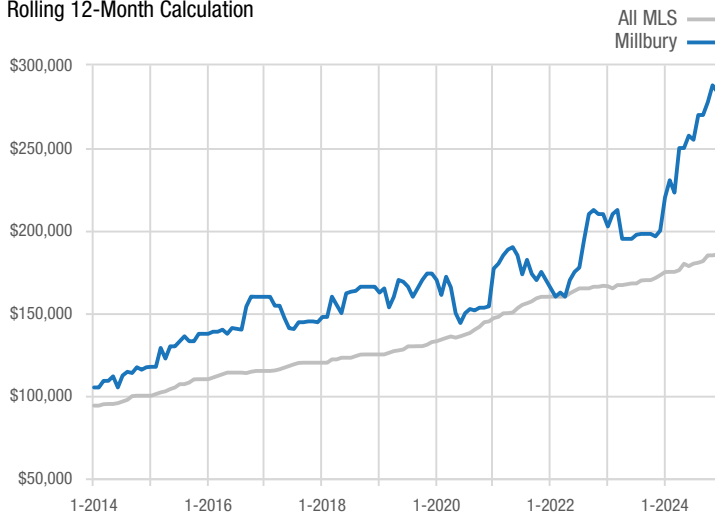
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 2 | 0 | - 100.0% | 28 | 36 | + 28.6% |
| Pending Sales | 1 | 3 | + 200.0% | 31 | 33 | + 6.5% |
| Closed Sales | 1 | 2 | + 100.0% | 31 | 32 | + 3.2% |
| Days on Market Until Sale | 39 | 51 | + 30.8% | 67 | 48 | - 28.4% |
| Median Sales Price* | \$325,000 | \$264,500 | - 18.6% | \$200,000 | \$284,000 | + 42.0% |
| Average Sales Price* | \$325,000 | \$264,500 | - 18.6% | \$229,871 | \$279,291 | + 21.5% |
| Percent of List Price Received* | 101.6% | 95.6% | - 5.9% | 101.8% | 104.2% | + 2.4% |
| Inventory of Homes for Sale | 5 | 4 | - 20.0% | — | — | — |
| Months Supply of Inventory | 1.9 | 1.5 | - 21.1% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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

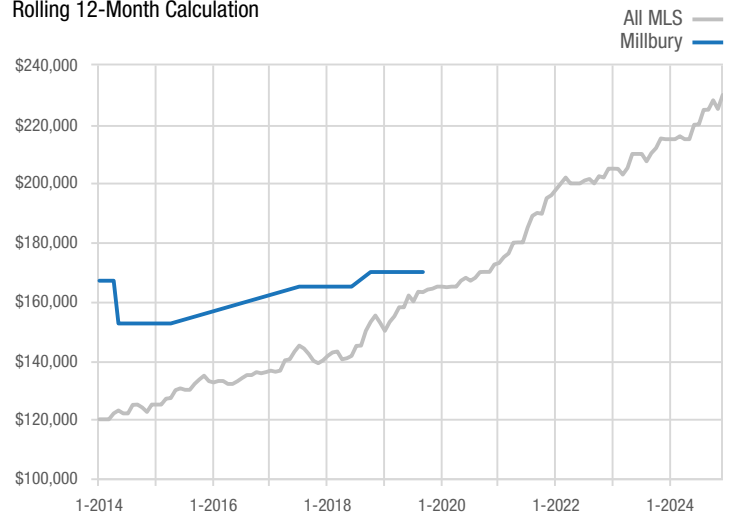
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Rossford

Zip Code 43460

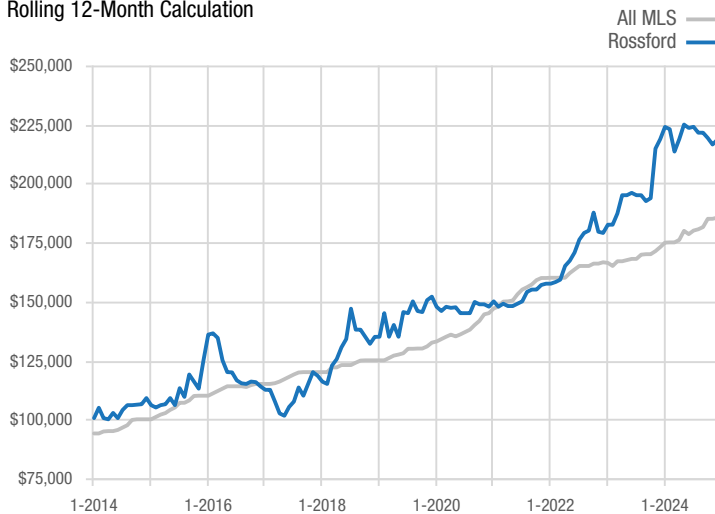
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 2 | 1 | - 50.0% | 69 | 75 | + 8.7% |
| Pending Sales | 1 | 3 | + 200.0% | 62 | 67 | + 8.1% |
| Closed Sales | 1 | 3 | + 200.0% | 63 | 67 | + 6.3% |
| Days on Market Until Sale | 22 | 37 | + 68.2% | 55 | 47 | - 14.5% |
| Median Sales Price* | \$207,000 | \$240,000 | + 15.9% | \$218,750 | \$218,500 | - 0.1% |
| Average Sales Price* | \$207,000 | \$238,333 | + 15.1% | \$225,682 | \$240,621 | + 6.6% |
| Percent of List Price Received* | 92.0% | 99.6% | + 8.3% | 101.0% | 101.1% | + 0.1% |
| Inventory of Homes for Sale | 9 | 8 | - 11.1% | — | — | — |
| Months Supply of Inventory | 1.7 | 1.4 | - 17.6% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 2 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | — | 2 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | — | 2 | 0 | - 100.0% |
| Days on Market Until Sale | — | — | — | 32 | — | — |
| Median Sales Price* | — | — | — | \$250,500 | — | — |
| Average Sales Price* | — | — | — | \$250,500 | — | — |
| Percent of List Price Received* | — | — | — | 103.5% | — | — |
| 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.

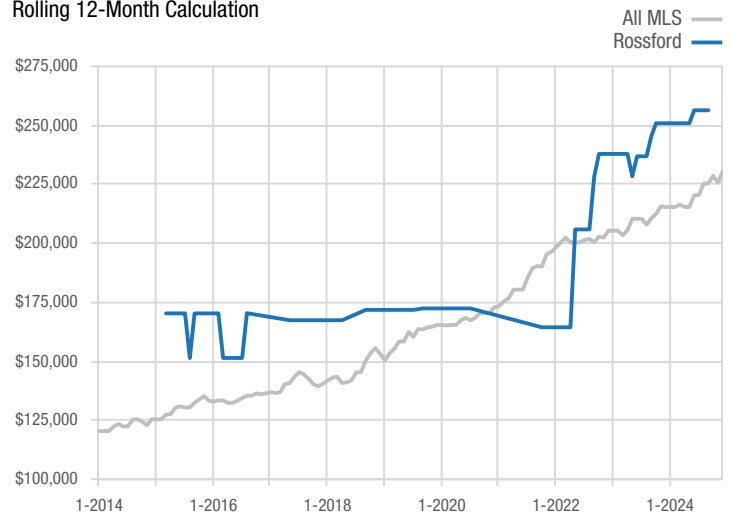
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

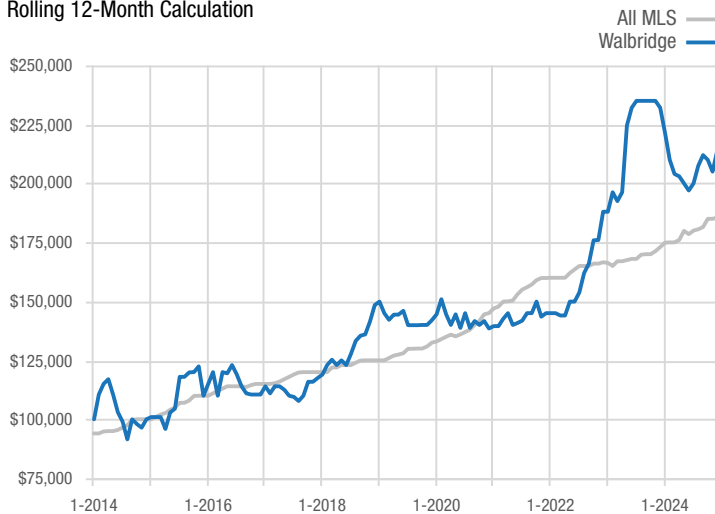
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 2 | 3 | + 50.0% | 49 | 48 | - 2.0% |
| Pending Sales | 6 | 0 | - 100.0% | 42 | 41 | - 2.4% |
| Closed Sales | 5 | 0 | - 100.0% | 40 | 43 | + 7.5% |
| Days on Market Until Sale | 53 | — | — | 44 | 53 | + 20.5% |
| Median Sales Price* | \$138,000 | — | — | \$232,050 | \$214,000 | - 7.8% |
| Average Sales Price* | \$166,600 | — | — | \$232,756 | \$214,281 | - 7.9% |
| Percent of List Price Received* | 99.6% | — | — | 101.9% | 100.8% | - 1.1% |
| Inventory of Homes for Sale | 5 | 5 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.3 | 1.3 | 0.0% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 1 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | — | 0 | 1 | — |
| Closed Sales | 0 | 0 | — | 0 | 1 | — |
| Days on Market Until Sale | — | — | — | — | 105 | — |
| Median Sales Price* | — | — | — | — | \$265,000 | — |
| Average Sales Price* | — | — | — | — | \$265,000 | — |
| Percent of List Price Received* | — | — | — | — | 98.1% | — |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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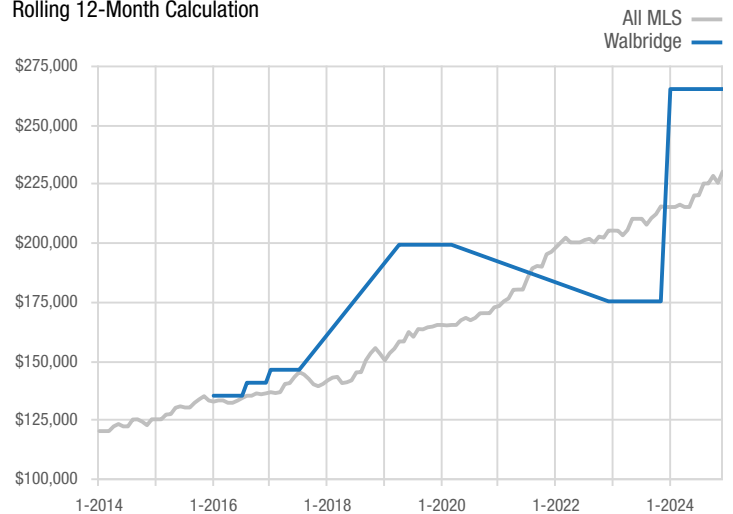
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

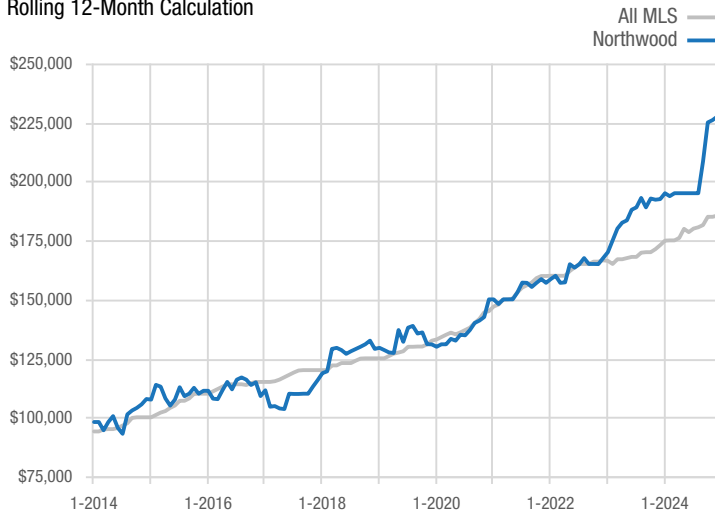
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 10 | 1 | - 90.0% | 105 | 123 | + 17.1% |
| Pending Sales | 8 | 4 | - 50.0% | 88 | 93 | + 5.7% |
| Closed Sales | 10 | 5 | - 50.0% | 86 | 93 | + 8.1% |
| Days on Market Until Sale | 48 | 80 | + 66.7% | 51 | 70 | + 37.3% |
| Median Sales Price* | \$195,000 | \$175,000 | - 10.3% | \$192,500 | \$227,500 | + 18.2% |
| Average Sales Price* | \$203,044 | \$175,820 | - 13.4% | \$210,963 | \$236,235 | + 12.0% |
| Percent of List Price Received* | 102.1% | 100.1% | - 2.0% | 102.5% | 101.4% | - 1.1% |
| Inventory of Homes for Sale | 15 | 33 | + 120.0% | — | — | — |
| Months Supply of Inventory | 2.0 | 4.3 | + 115.0% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 3 | 9 | + 200.0% |
| Pending Sales | 0 | 0 | — | 5 | 8 | + 60.0% |
| Closed Sales | 0 | 0 | — | 6 | 8 | + 33.3% |
| Days on Market Until Sale | — | — | — | 106 | 50 | - 52.8% |
| Median Sales Price* | — | — | — | \$226,000 | \$91,500 | - 59.5% |
| Average Sales Price* | — | — | — | \$178,317 | \$129,738 | - 27.2% |
| Percent of List Price Received* | — | — | — | 96.5% | 102.1% | + 5.8% |
| Inventory of Homes for Sale | 0 | 1 | — | — | — | — |
| Months Supply of Inventory | — | 0.5 | — | — | — | — |

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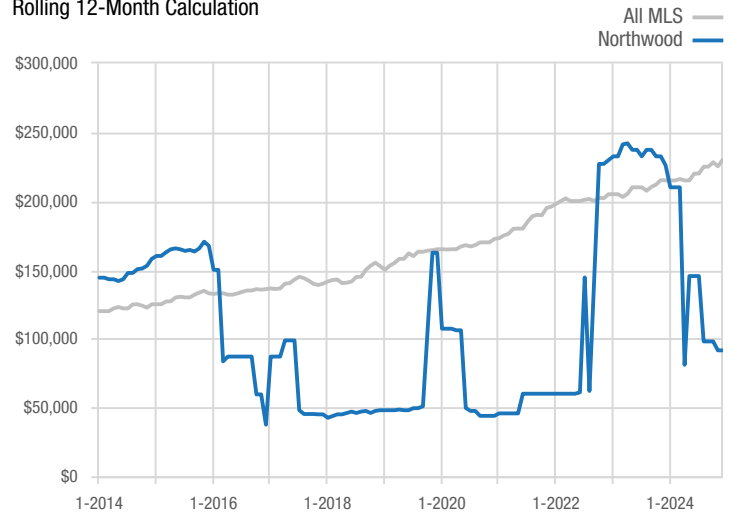
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

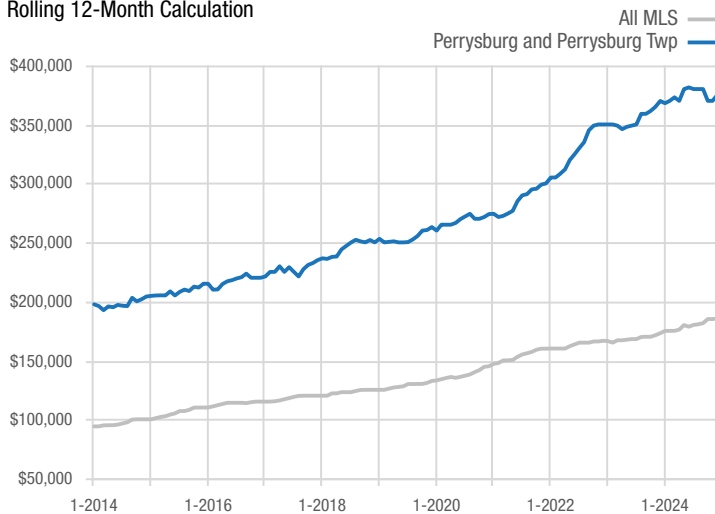
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 22 | 24 | + 9.1% | 517 | 526 | + 1.7% |
| Pending Sales | 27 | 34 | + 25.9% | 437 | 455 | + 4.1% |
| Closed Sales | 34 | 26 | - 23.5% | 435 | 445 | + 2.3% |
| Days on Market Until Sale | 75 | 64 | - 14.7% | 67 | 72 | + 7.5% |
| Median Sales Price* | \$350,000 | \$363,236 | + 3.8% | \$369,900 | \$375,000 | + 1.4% |
| Average Sales Price* | \$351,070 | \$390,406 | + 11.2% | \$402,925 | \$403,809 | + 0.2% |
| Percent of List Price Received* | 99.6% | 101.8% | + 2.2% | 100.5% | 100.7% | + 0.2% |
| Inventory of Homes for Sale | 75 | 81 | + 8.0% | — | — | — |
| Months Supply of Inventory | 2.1 | 2.1 | 0.0% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 4 | 3 | - 25.0% | 74 | 66 | - 10.8% |
| Pending Sales | 7 | 4 | - 42.9% | 57 | 55 | - 3.5% |
| Closed Sales | 7 | 4 | - 42.9% | 56 | 56 | 0.0% |
| Days on Market Until Sale | 60 | 96 | + 60.0% | 51 | 63 | + 23.5% |
| Median Sales Price* | \$253,825 | \$239,750 | - 5.5% | \$238,500 | \$249,000 | + 4.4% |
| Average Sales Price* | \$270,475 | \$229,625 | - 15.1% | \$255,503 | \$262,755 | + 2.8% |
| Percent of List Price Received* | 97.5% | 97.2% | - 0.3% | 98.8% | 98.4% | - 0.4% |
| Inventory of Homes for Sale | 14 | 11 | - 21.4% | — | — | — |
| Months Supply of Inventory | 2.9 | 2.4 | - 17.2% | — | — | — |

* 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.

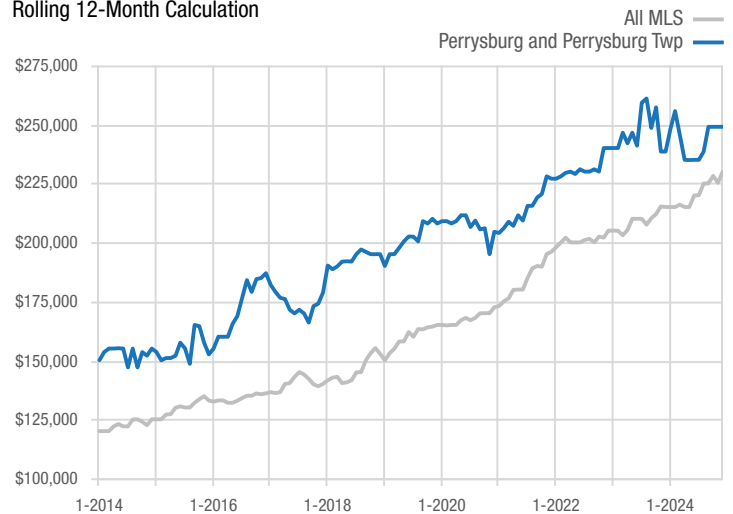
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Genoa

Zip Code 43430

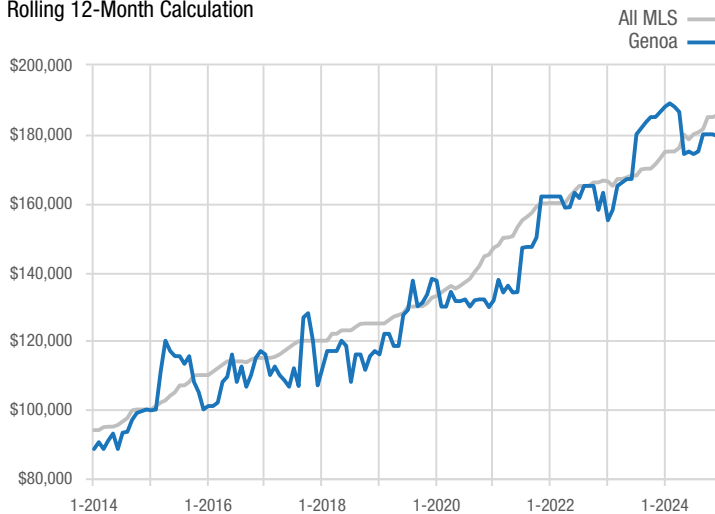
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 4 | 2 | - 50.0% | 52 | 46 | - 11.5% |
| Pending Sales | 4 | 4 | 0.0% | 47 | 43 | - 8.5% |
| Closed Sales | 3 | 4 | + 33.3% | 47 | 44 | - 6.4% |
| Days on Market Until Sale | 173 | 55 | - 68.2% | 65 | 55 | - 15.4% |
| Median Sales Price* | \$175,000 | \$164,750 | - 5.9% | \$186,500 | \$179,500 | - 3.8% |
| Average Sales Price* | \$167,300 | \$163,625 | - 2.2% | \$199,961 | \$205,973 | + 3.0% |
| Percent of List Price Received* | 85.4% | 93.6% | + 9.6% | 99.1% | 97.5% | - 1.6% |
| Inventory of Homes for Sale | 8 | 5 | - 37.5% | — | — | — |
| Months Supply of Inventory | 2.0 | 1.4 | - 30.0% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % 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 | — | — | — | 18 | — | — |
| Median Sales Price* | — | — | — | \$156,500 | — | — |
| Average Sales Price* | — | — | — | \$156,500 | — | — |
| Percent of List Price Received* | — | — | — | 104.7% | — | — |
| 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.

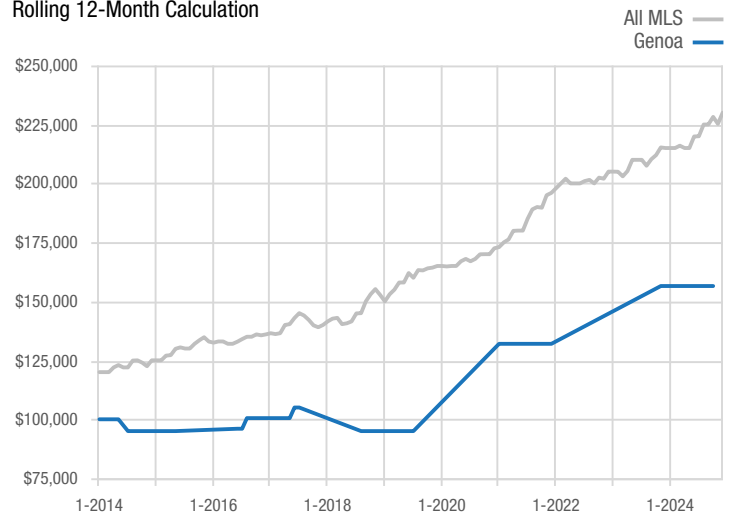
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Wood County NE

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

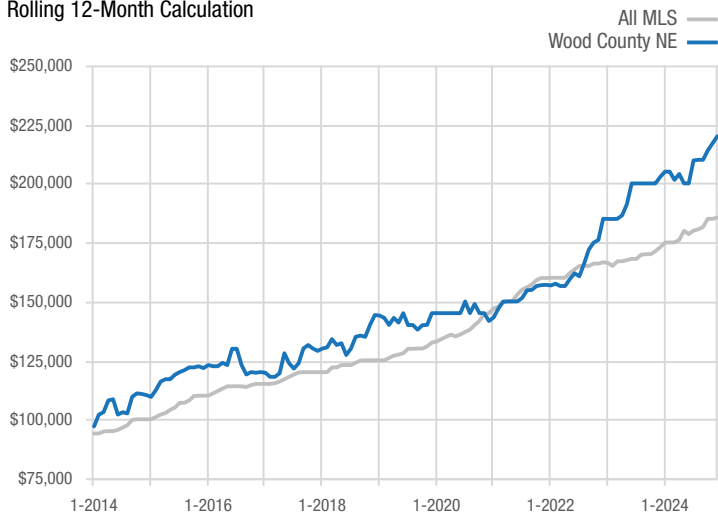
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 9 | 6 | - 33.3% | 162 | 144 | - 11.1% |
| Pending Sales | 12 | 5 | - 58.3% | 141 | 132 | - 6.4% |
| Closed Sales | 12 | 7 | - 41.7% | 138 | 136 | - 1.4% |
| Days on Market Until Sale | 91 | 66 | - 27.5% | 58 | 59 | + 1.7% |
| Median Sales Price* | \$151,750 | \$171,000 | + 12.7% | \$202,751 | \$220,000 | + 8.5% |
| Average Sales Price* | \$169,617 | \$192,417 | + 13.4% | \$225,214 | \$238,250 | + 5.8% |
| Percent of List Price Received* | 95.9% | 97.0% | + 1.1% | 99.6% | 98.9% | - 0.7% |
| Inventory of Homes for Sale | 23 | 17 | - 26.1% | — | — | — |
| Months Supply of Inventory | 2.0 | 1.5 | - 25.0% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 2 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | — | 1 | 1 | 0.0% |
| Closed Sales | 0 | 0 | — | 1 | 1 | 0.0% |
| Days on Market Until Sale | — | — | — | 18 | 105 | + 483.3% |
| Median Sales Price* | — | — | — | \$156,500 | \$265,000 | + 69.3% |
| Average Sales Price* | — | — | — | \$156,500 | \$265,000 | + 69.3% |
| Percent of List Price Received* | — | — | — | 104.7% | 98.1% | - 6.3% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | — | — | — |
| 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.

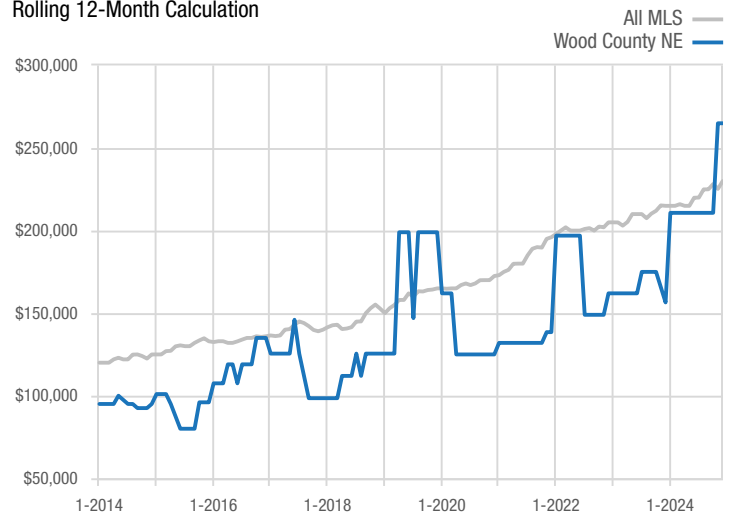
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Wood County NW

Zip Codes 43522 and 43525

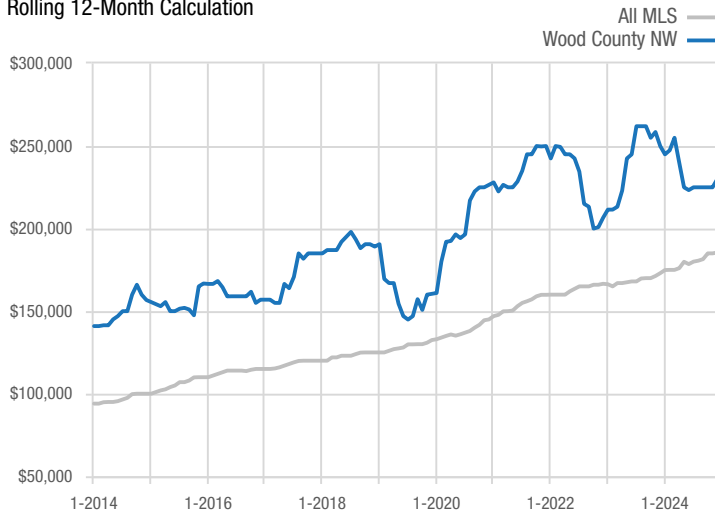
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 1 | — | 34 | 44 | + 29.4% |
| Pending Sales | 2 | 1 | - 50.0% | 33 | 36 | + 9.1% |
| Closed Sales | 3 | 0 | - 100.0% | 35 | 33 | - 5.7% |
| Days on Market Until Sale | 47 | — | — | 64 | 51 | - 20.3% |
| Median Sales Price* | \$210,000 | — | — | \$250,000 | \$230,000 | - 8.0% |
| Average Sales Price* | \$201,339 | — | — | \$252,207 | \$261,400 | + 3.6% |
| Percent of List Price Received* | 97.8% | — | — | 99.3% | 99.7% | + 0.4% |
| Inventory of Homes for Sale | 3 | 8 | + 166.7% | — | — | — |
| Months Supply of Inventory | 0.8 | 2.7 | + 237.5% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 3 | 2 | - 33.3% |
| Pending Sales | 0 | 0 | — | 3 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | — | 3 | 0 | - 100.0% |
| Days on Market Until Sale | — | — | — | 32 | — | — |
| Median Sales Price* | — | — | — | \$138,900 | — | — |
| Average Sales Price* | — | — | — | \$171,200 | — | — |
| Percent of List Price Received* | — | — | — | 104.7% | — | — |
| Inventory of Homes for Sale | 0 | 1 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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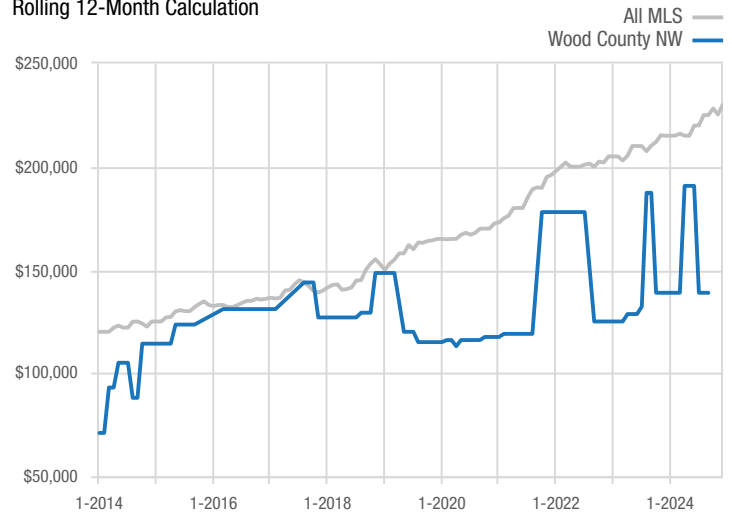
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Wood County SE

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

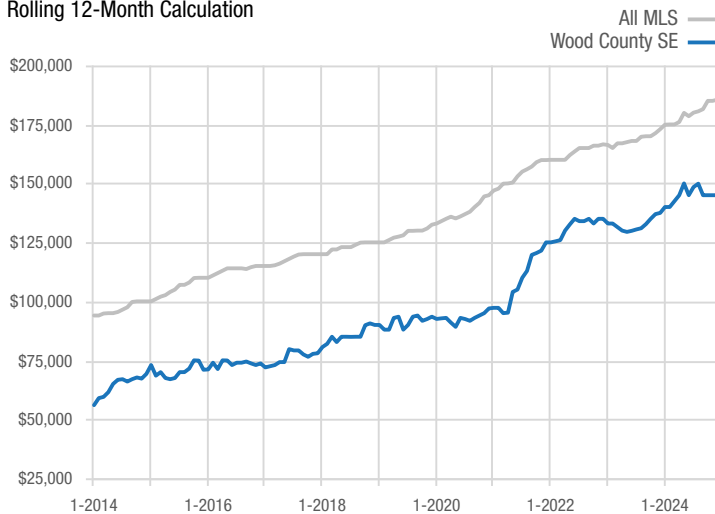
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 13 | 14 | + 7.7% | 211 | 212 | + 0.5% |
| Pending Sales | 18 | 7 | - 61.1% | 189 | 192 | + 1.6% |
| Closed Sales | 18 | 9 | - 50.0% | 189 | 195 | + 3.2% |
| Days on Market Until Sale | 79 | 78 | - 1.3% | 64 | 70 | + 9.4% |
| Median Sales Price* | \$148,500 | \$190,000 | + 27.9% | \$137,500 | \$145,000 | + 5.5% |
| Average Sales Price* | \$163,222 | \$183,200 | + 12.2% | \$149,593 | \$158,413 | + 5.9% |
| Percent of List Price Received* | 99.8% | 101.6% | + 1.8% | 98.4% | 99.6% | + 1.2% |
| Inventory of Homes for Sale | 40 | 39 | - 2.5% | — | — | — |
| Months Supply of Inventory | 2.5 | 2.4 | - 4.0% | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 5 | 3 | - 40.0% |
| Pending Sales | 1 | 0 | - 100.0% | 5 | 3 | - 40.0% |
| Closed Sales | 1 | 0 | - 100.0% | 5 | 3 | - 40.0% |
| Days on Market Until Sale | 44 | — | — | 54 | 122 | + 125.9% |
| Median Sales Price* | \$120,000 | — | — | \$178,300 | \$127,000 | - 28.8% |
| Average Sales Price* | \$120,000 | — | — | \$168,660 | \$127,000 | - 24.7% |
| Percent of List Price Received* | 96.0% | — | — | 98.1% | 97.6% | - 0.5% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.0 | 1.0 | 0.0% | — | — | — |

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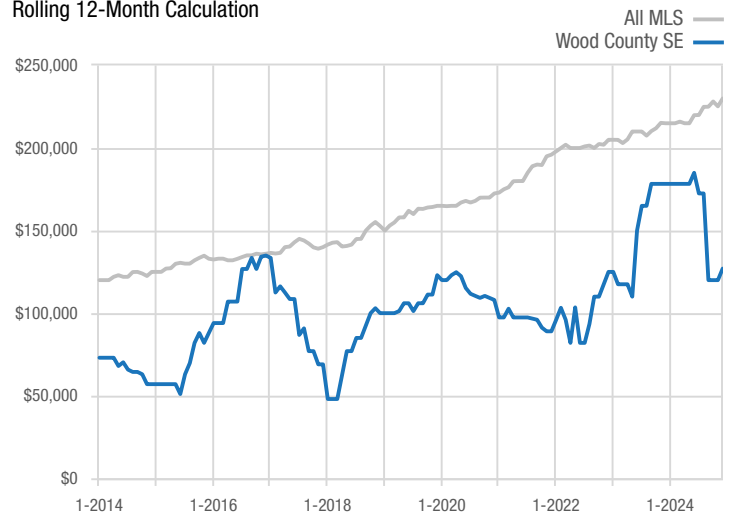
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2024

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Wood County SW

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

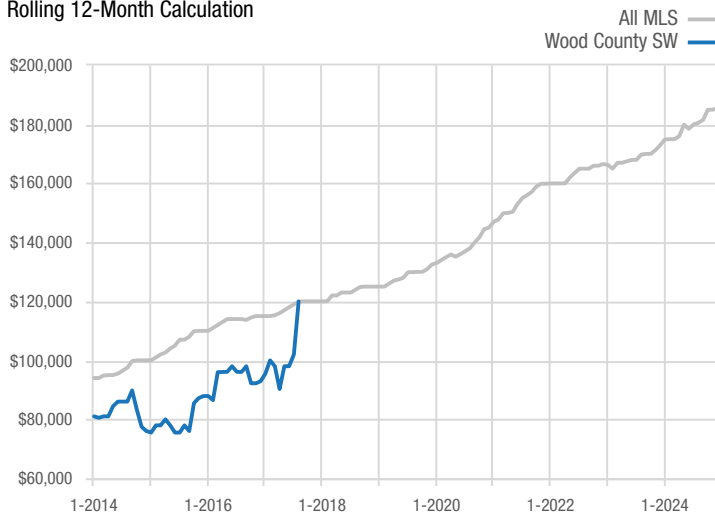
| Single Family | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

| Condo-Villa | December | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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

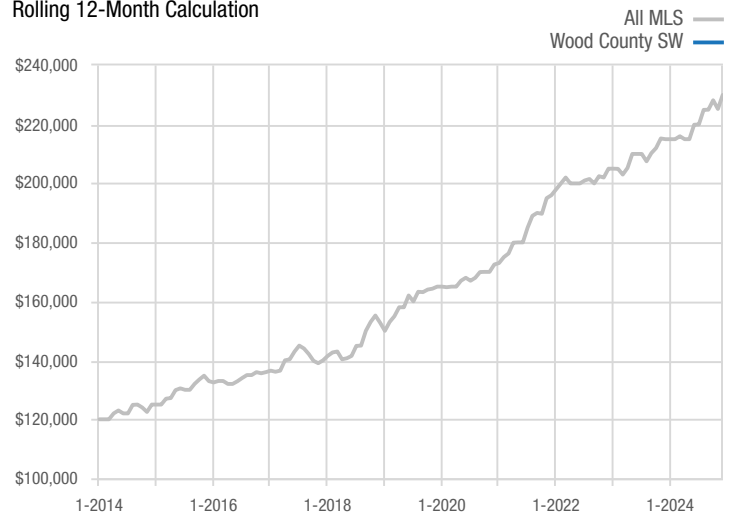
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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