

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		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change	
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		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change	
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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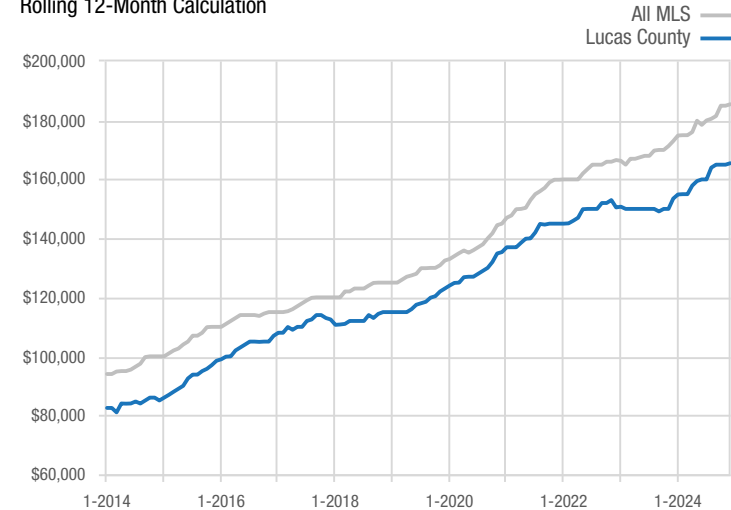
Lucas County

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
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%	—	—	—

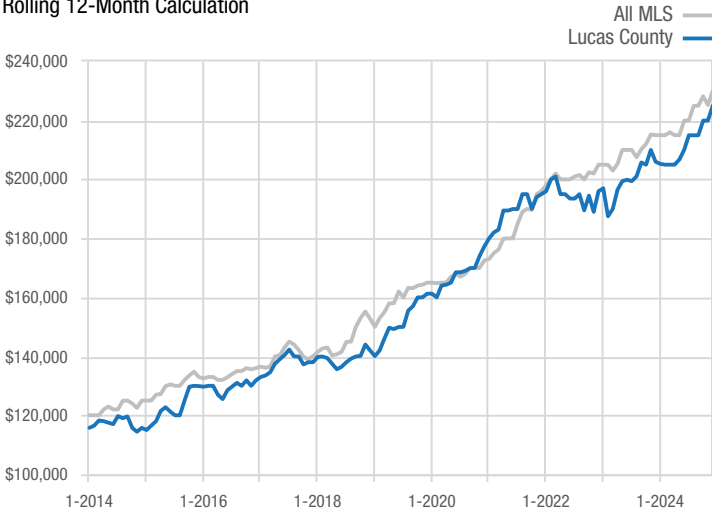
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	15	26	+ 73.3%	486	412	- 15.2%
Pending Sales	25	22	- 12.0%	433	363	- 16.2%
Closed Sales	25	26	+ 4.0%	421	366	- 13.1%
Days on Market Until Sale	56	60	+ 7.1%	50	62	+ 24.0%
Median Sales Price*	\$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



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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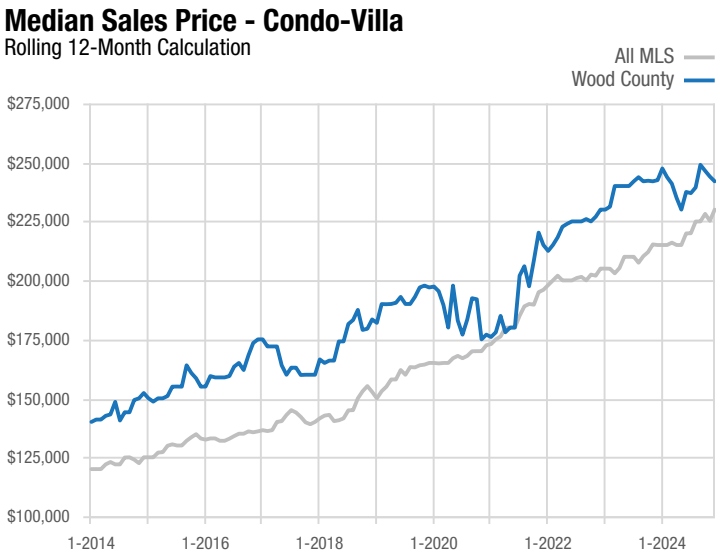
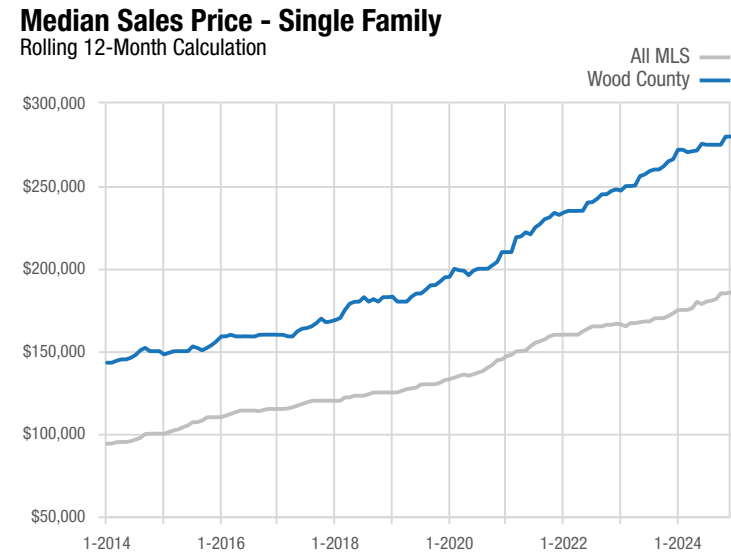


Wood County

Single Family	December			Year to Date		
Key Metrics	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		
Key Metrics	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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Toledo - All Zip Codes

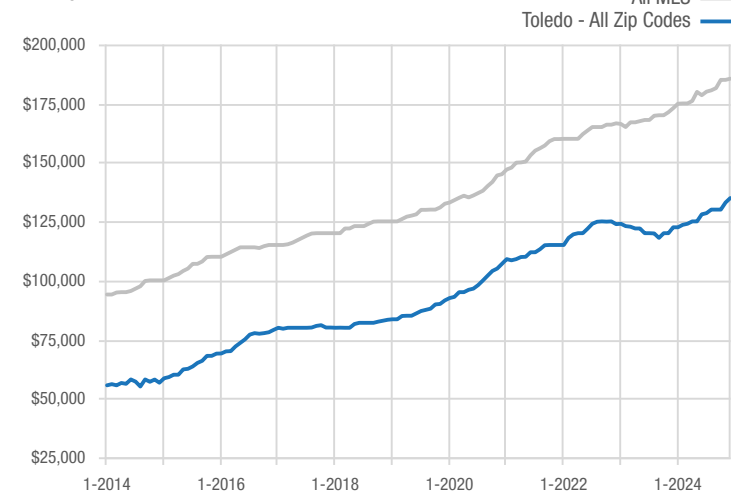
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Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	240	212	- 11.7%	3,949	3,800	- 3.8%
Pending Sales	235	235	0.0%	3,301	3,231	- 2.1%
Closed Sales	237	260	+ 9.7%	3,294	3,229	- 2.0%
Days 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%	—	—	—

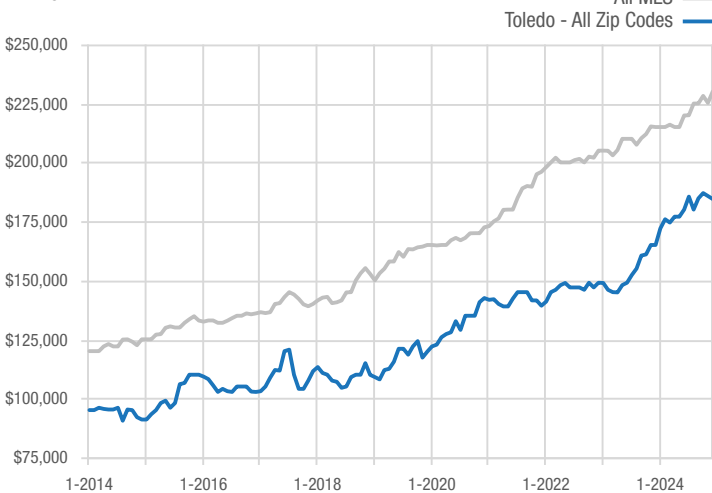
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	12	+ 200.0%	258	206	- 20.2%
Pending Sales	20	10	- 50.0%	228	176	- 22.8%
Closed Sales	19	12	- 36.8%	226	178	- 21.2%
Days on Market Until Sale	56	40	- 28.6%	47	54	+ 14.9%
Median Sales 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



Median Sales Price - Condo-Villa



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Holland

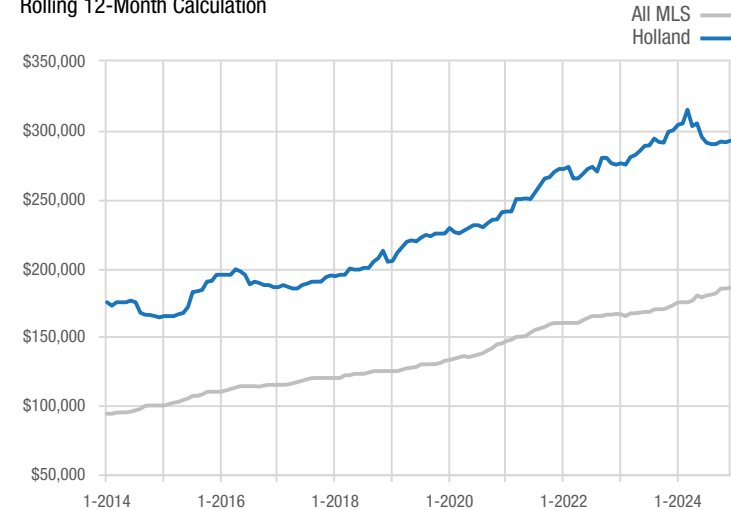
Zip Code 43528

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

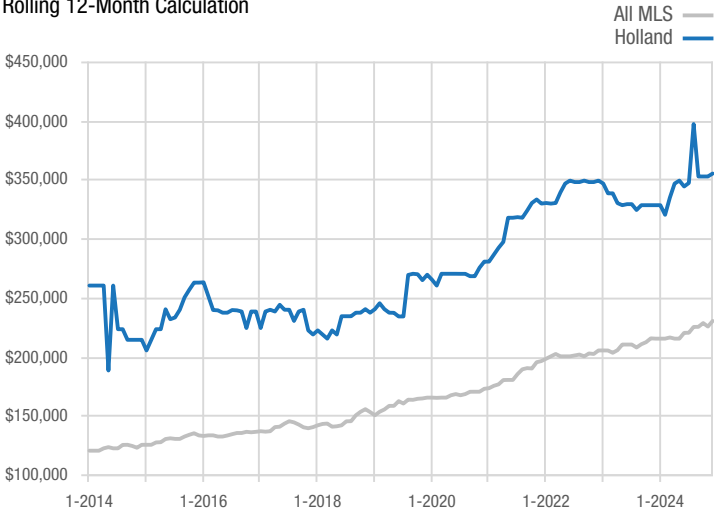
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	31	25	- 19.4%
Pending Sales	0	2	—	27	20	- 25.9%
Closed Sales	0	1	—	27	19	- 29.6%
Days on Market Until Sale	—	70	—	48	64	+ 33.3%
Median Sales Price*	—	\$447,595	—	\$328,150	\$355,000	+ 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

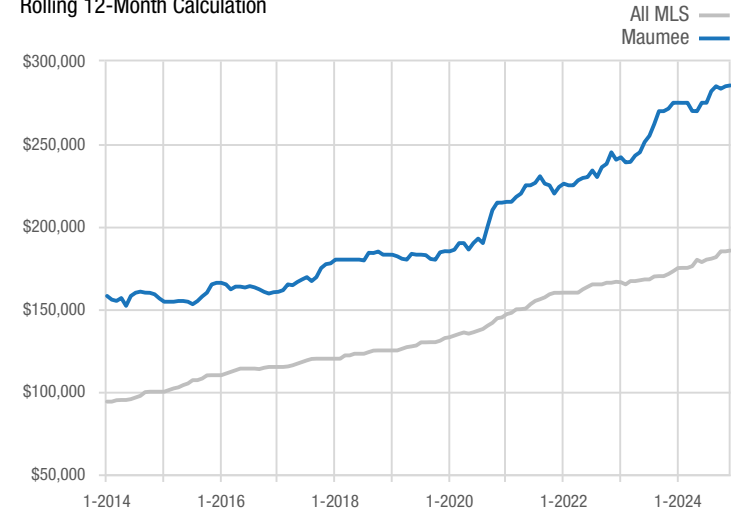
Zip Code 43537

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

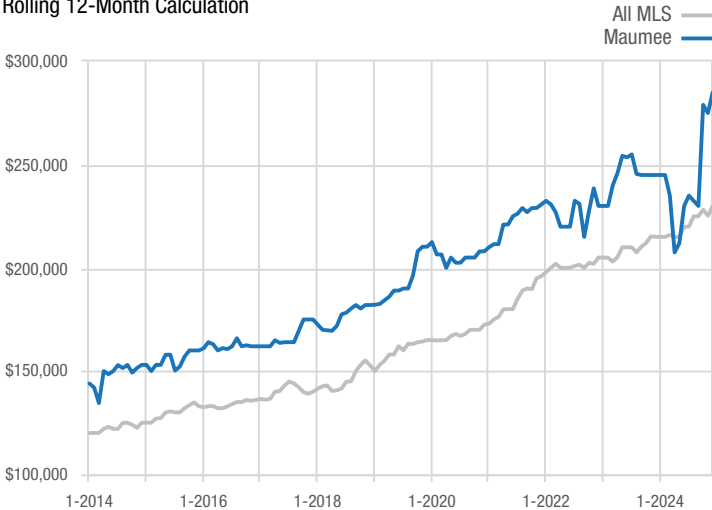
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	2	+ 100.0%	56	48	- 14.3%
Pending Sales	2	4	+ 100.0%	53	43	- 18.9%
Closed Sales	2	5	+ 150.0%	53	42	- 20.8%
Days on Market Until Sale	59	71	+ 20.3%	48	48	0.0%
Median Sales Price*	\$190,500	\$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

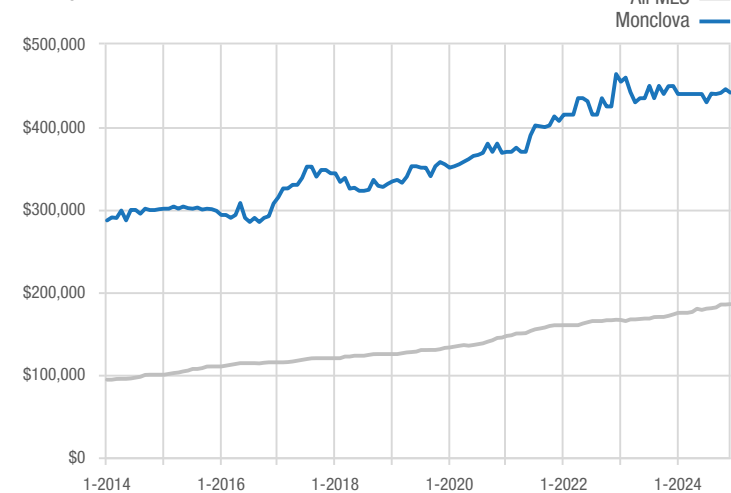
Zip Code 43542

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

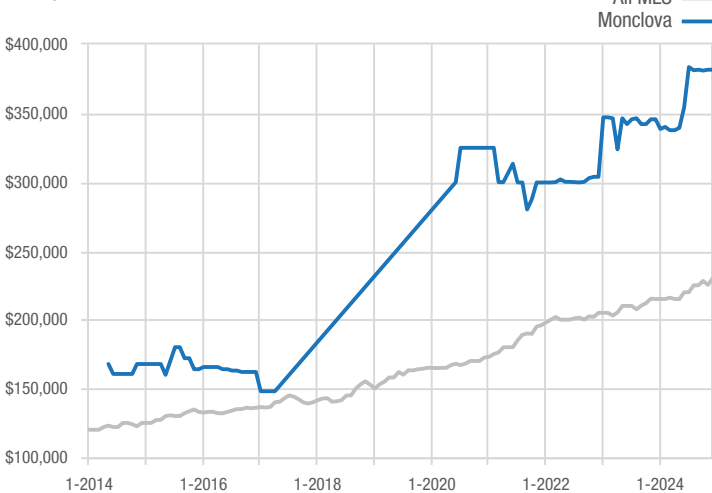
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	25	16	- 36.0%
Pending Sales	0	2	—	21	16	- 23.8%
Closed Sales	0	2	—	11	20	+ 81.8%
Days on Market Until Sale	—	99	—	181	248	+ 37.0%
Median Sales Price*	—	\$392,820	—	\$345,650	\$381,643	+ 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



Median Sales Price - Condo-Villa



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Whitehouse

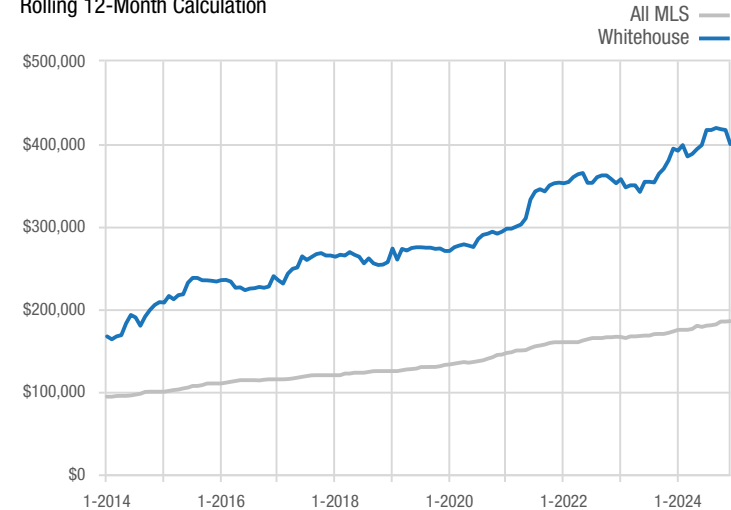
Zip Code 43571

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

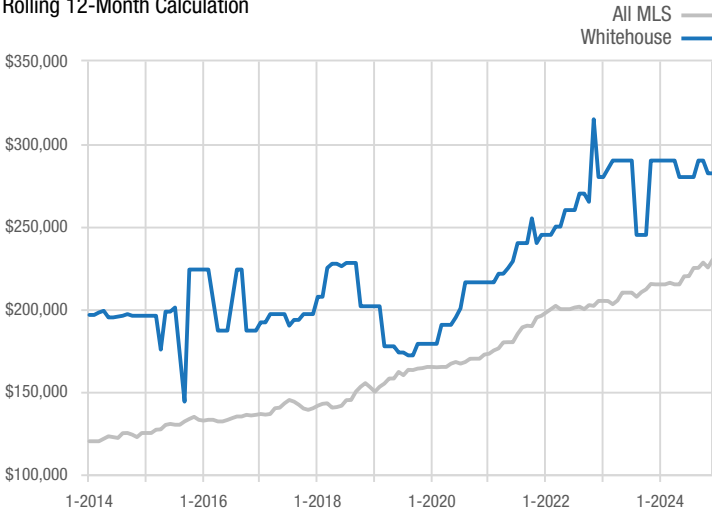
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	36	41	+ 13.9%
Median Sales Price*	—	—	—	\$290,000	\$282,250	- 2.7%
Average Sales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

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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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Sylvania

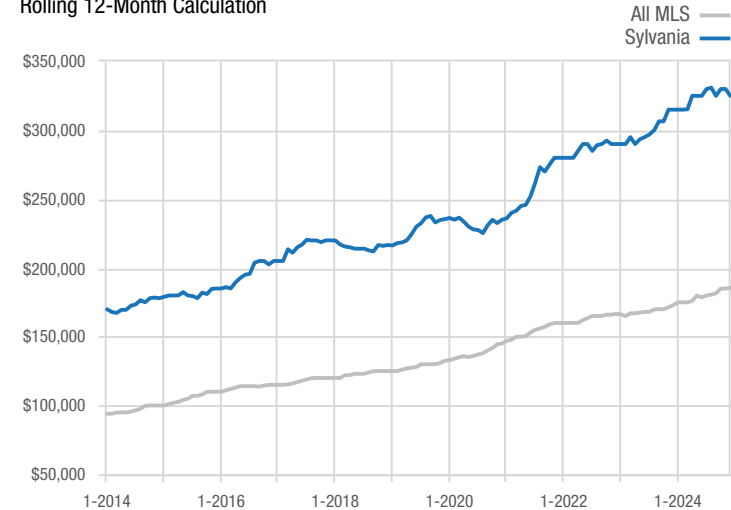
Zip Code 43560

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

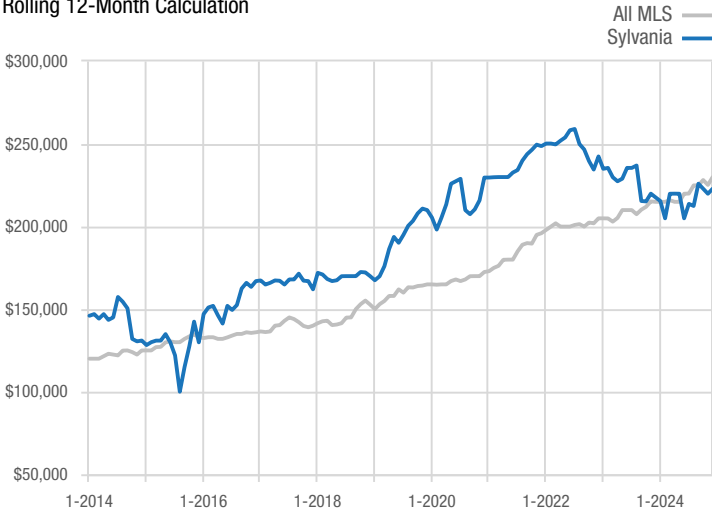
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	9	7	- 22.2%	92	85	- 7.6%
Pending Sales	2	4	+ 100.0%	82	79	- 3.7%
Closed Sales	3	6	+ 100.0%	82	78	- 4.9%
Days on Market Until Sale	45	75	+ 66.7%	47	48	+ 2.1%
Median Sales Price*	\$285,000	\$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%	—	—	—

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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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Waterville

Zip Code 43566

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	8	2	- 75.0%	145	154	+ 6.2%
Pending Sales	7	6	- 14.3%	99	102	+ 3.0%
Closed Sales	10	9	- 10.0%	101	102	+ 1.0%
Days on Market Until Sale	82	65	- 20.7%	71	59	- 16.9%
Median Sales Price*	\$296,950	\$419,500	+ 41.3%	\$378,500	\$356,000	- 5.9%
Average Sales Price*	\$291,931	\$400,228	+ 37.1%	\$361,568	\$349,370	- 3.4%
Percent of List Price Received*	96.8%	99.5%	+ 2.8%	99.2%	100.0%	+ 0.8%
Inventory of Homes for Sale	22	23	+ 4.5%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	2	+ 100.0%	11	19	+ 72.7%
Pending Sales	1	0	- 100.0%	10	18	+ 80.0%
Closed Sales	1	0	- 100.0%	10	18	+ 80.0%
Days on Market Until Sale	84	—	—	44	40	- 9.1%
Median Sales Price*	\$251,000	—	—	\$225,000	\$258,250	+ 14.8%
Average Sales Price*	\$251,000	—	—	\$222,910	\$262,769	+ 17.9%
Percent of List Price Received*	98.5%	—	—	100.6%	98.7%	- 1.9%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43604

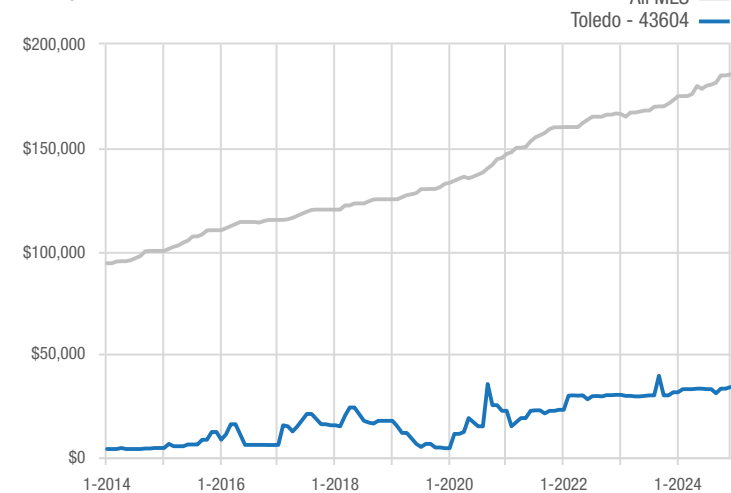
Zip Code 43604

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

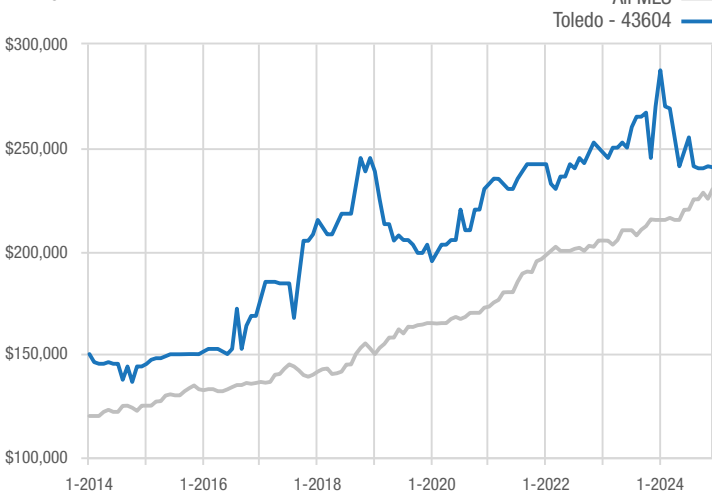
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	13	13	0.0%
Pending Sales	0	0	—	9	14	+ 55.6%
Closed Sales	1	0	- 100.0%	9	14	+ 55.6%
Days on Market Until Sale	37	—	—	76	87	+ 14.5%
Median Sales Price*	\$332,500	—	—	\$270,000	\$240,500	- 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



Median Sales Price - Condo-Villa



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Local Market Update – December 2024

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Toledo - 43605

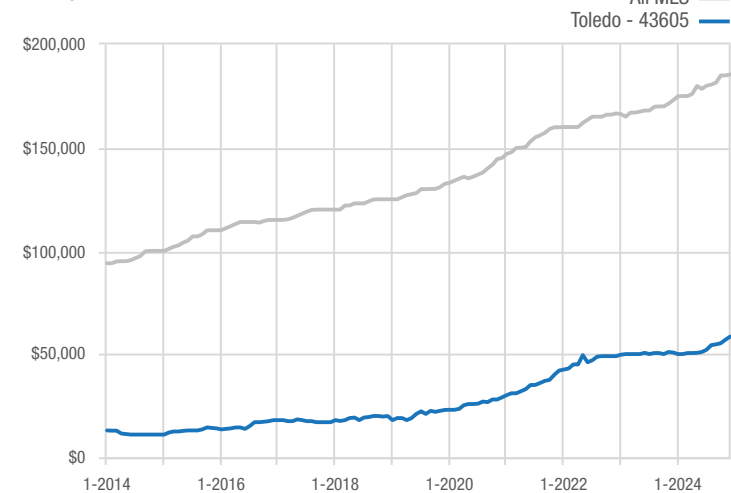
Zip Code 43605

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
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%	—	—	—

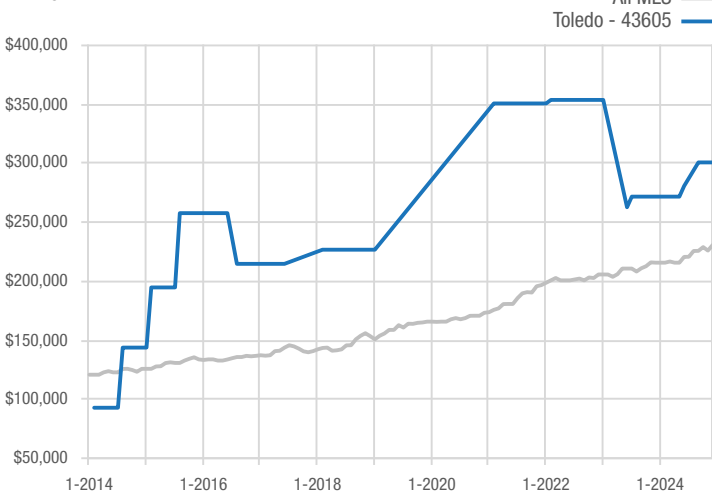
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	0	—	2	1	- 50.0%
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	146	46	- 68.5%
Median Sales Price*	—	—	—	\$271,000	\$299,999	+ 10.7%
Average 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



Median Sales Price - Condo-Villa



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Toledo - 43606

Zip Code 43606

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

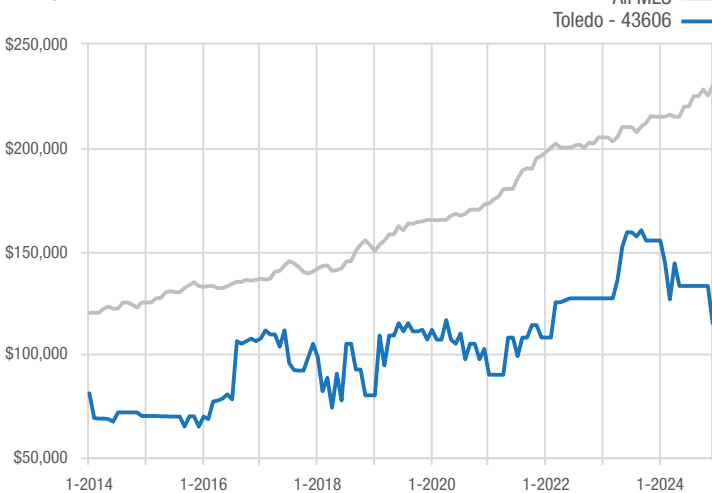
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	9	6	- 33.3%
Pending Sales	2	0	- 100.0%	8	4	- 50.0%
Closed Sales	2	0	- 100.0%	7	5	- 28.6%
Days on Market Until Sale	38	—	—	33	54	+ 63.6%
Median Sales Price*	\$161,450	—	—	\$155,000	\$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



Median Sales Price - Condo-Villa



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Toledo - 43607

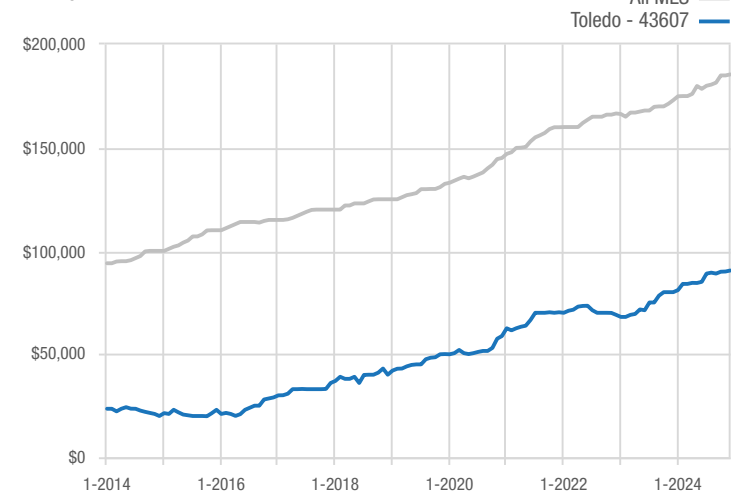
Zip Code 43607

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
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%	—	—	—

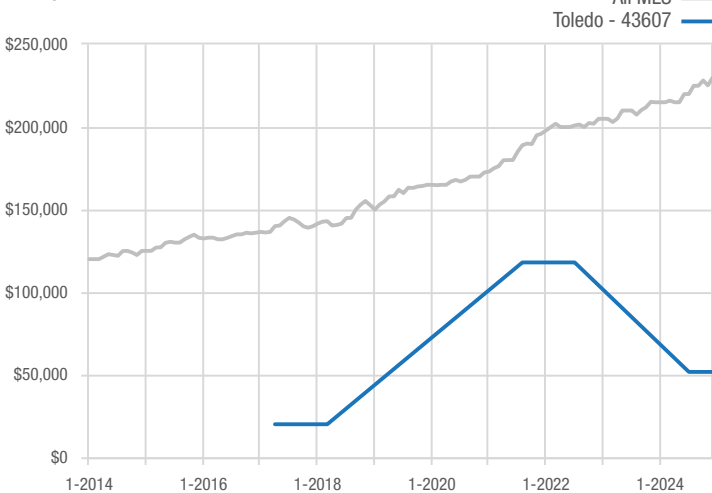
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	71	—
Median Sales Price*	—	—	—	—	\$51,700	—
Average Sales Price*	—	—	—	—	\$51,700	—
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



Median Sales Price - Condo-Villa



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Toledo - 43608

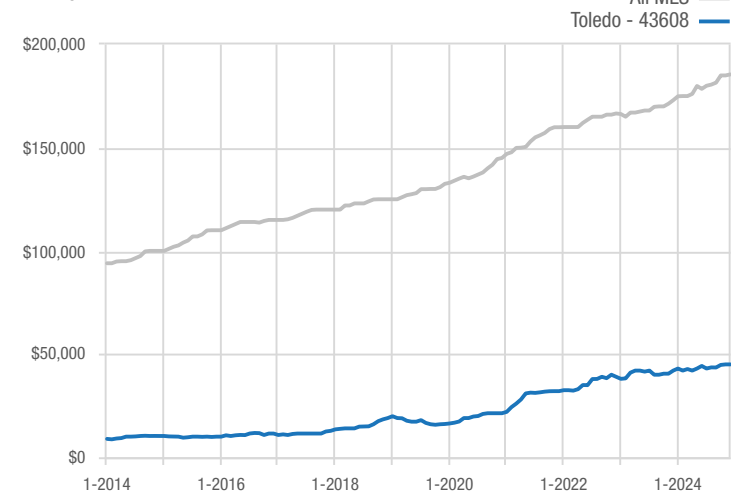
Zip Code 43608

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

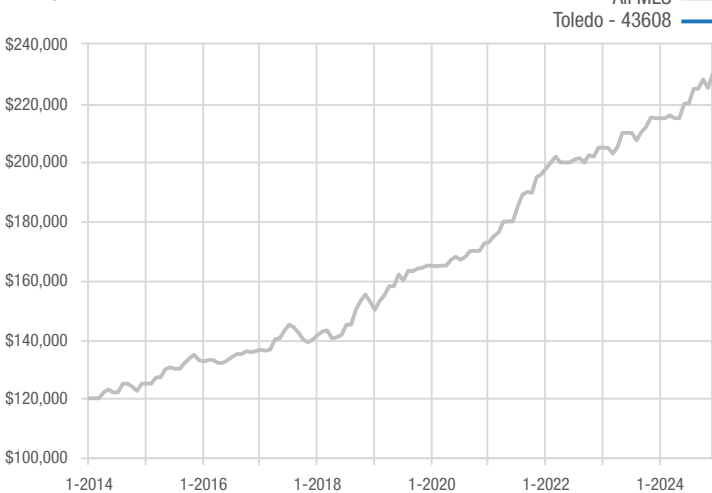
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43609

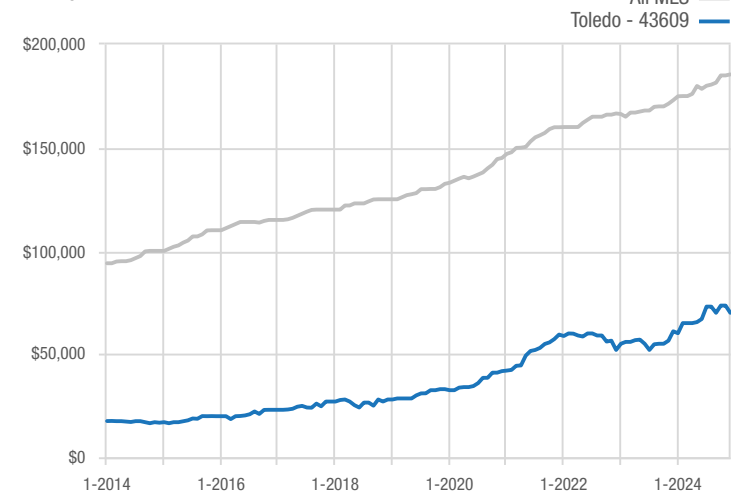
Zip Code 43609

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

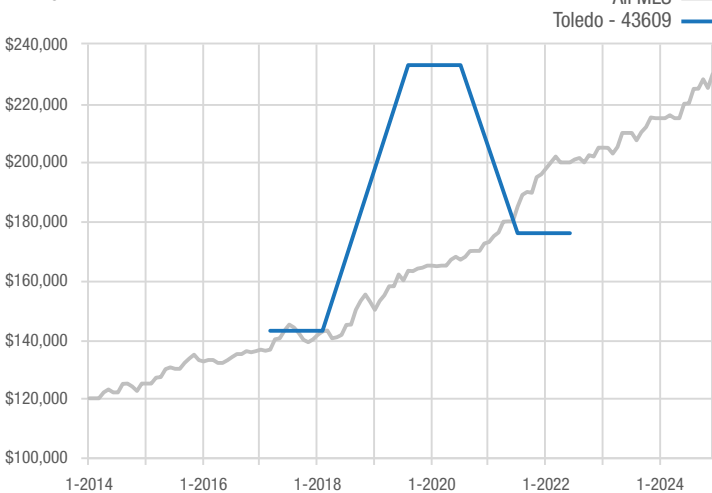
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43610

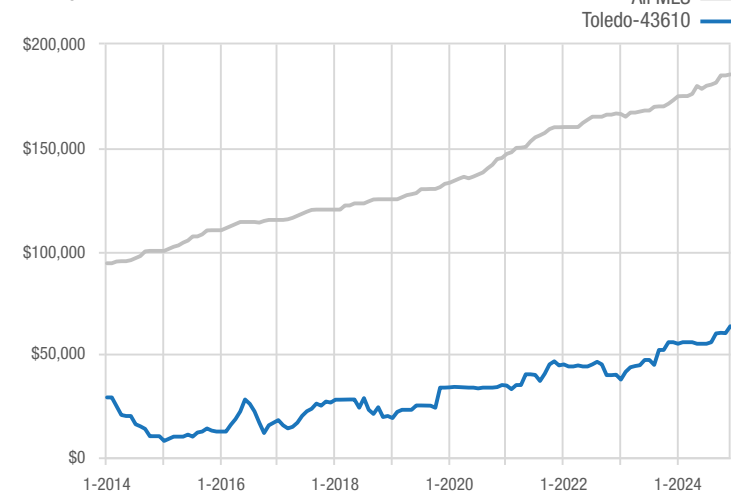
Zip Code 43610

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

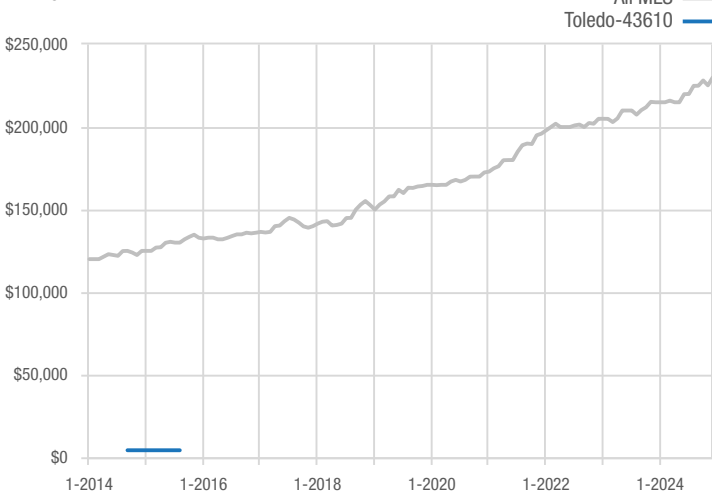
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – December 2024

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Toledo - 43611

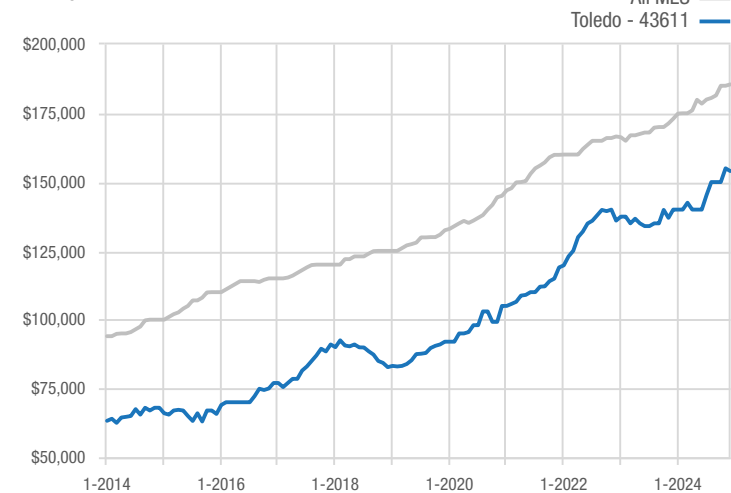
Zip Code 43611

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

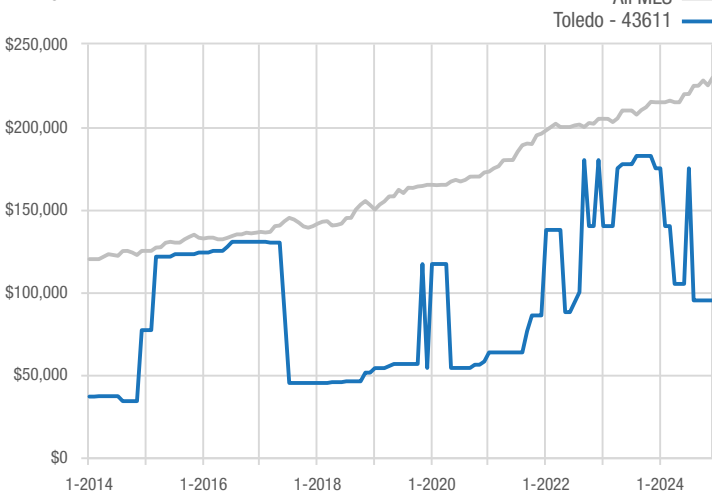
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	4	2	- 50.0%
Pending Sales	0	0	—	3	2	- 33.3%
Closed Sales	0	0	—	3	2	- 33.3%
Days on Market Until Sale	—	—	—	51	33	- 35.3%
Median Sales Price*	—	—	—	\$175,000	\$95,000	- 45.7%
Average 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	—	—	—	—	—	—

* 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



Median Sales Price - Condo-Villa



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Local Market Update – December 2024

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Toledo - 43612

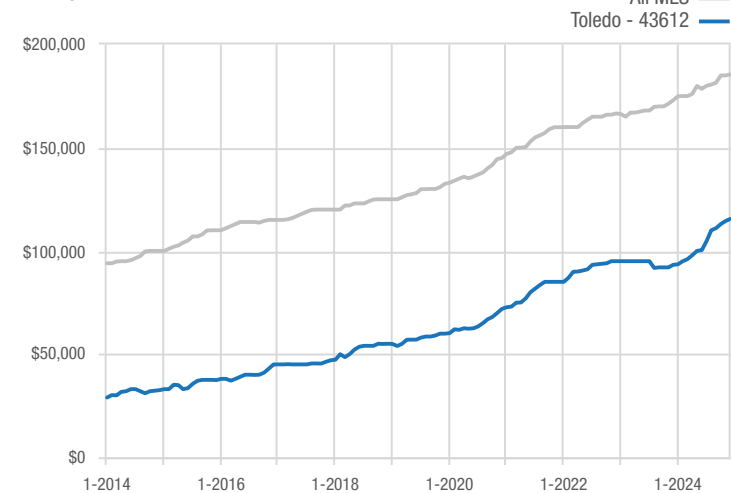
Zip Code 43612

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

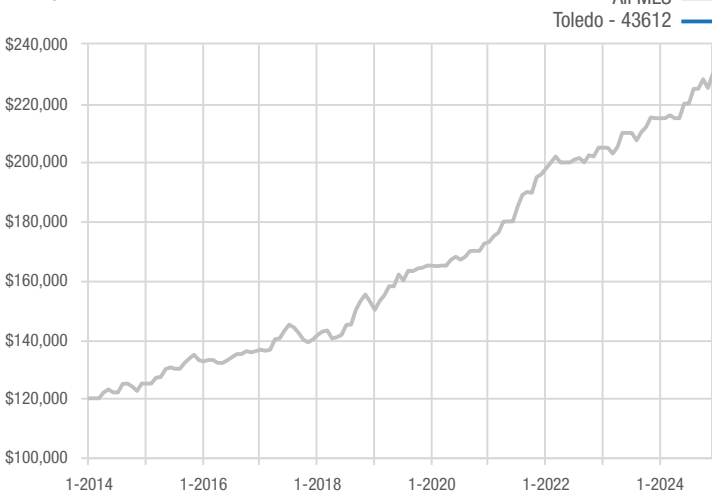
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43613

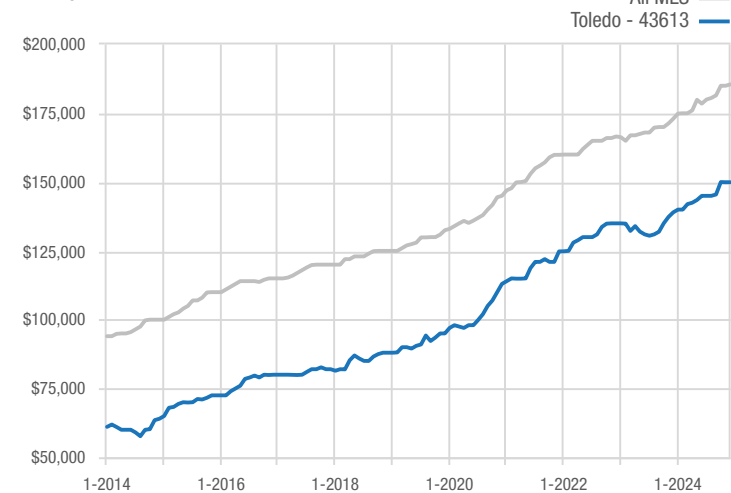
Zip Code 43613

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

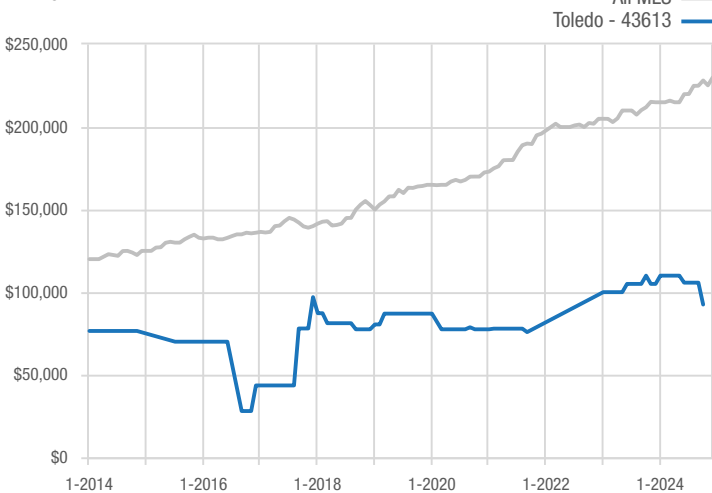
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	3	1	- 66.7%
Pending Sales	0	0	—	4	0	- 100.0%
Closed Sales	0	0	—	4	0	- 100.0%
Days on Market Until Sale	—	—	—	76	—	—
Median Sales Price*	—	—	—	\$105,000	—	—
Average Sales Price*	—	—	—	\$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



Median Sales Price - Condo-Villa



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Toledo-43614

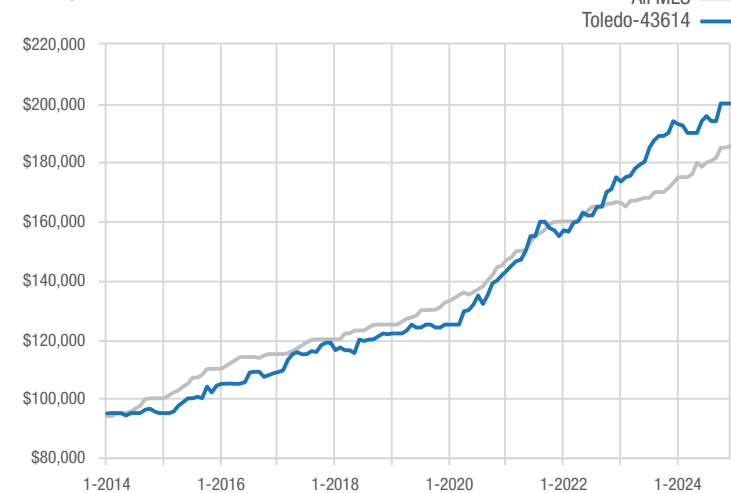
Zip Code 43614

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

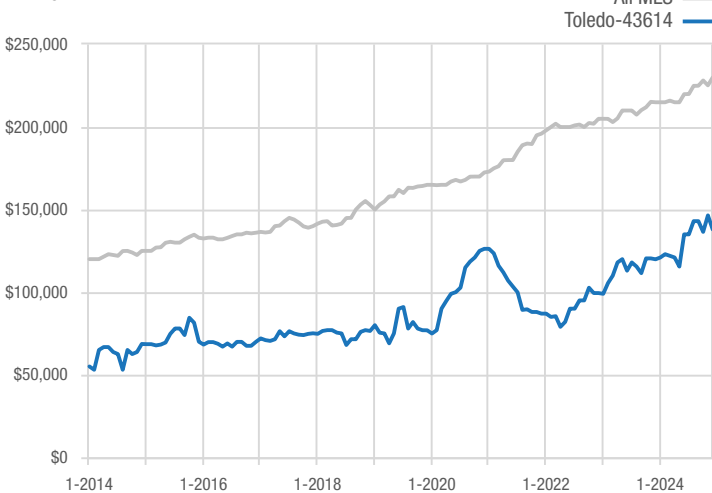
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	7	+ 600.0%	55	44	- 20.0%
Pending Sales	4	3	- 25.0%	55	40	- 27.3%
Closed Sales	3	4	+ 33.3%	55	41	- 25.5%
Days on Market Until Sale	46	35	- 23.9%	44	52	+ 18.2%
Median Sales Price*	\$98,500	\$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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43615

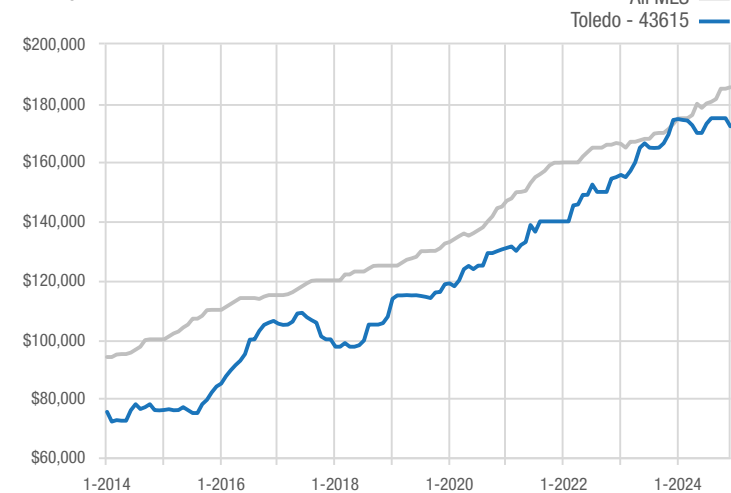
Zip Code 43615

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

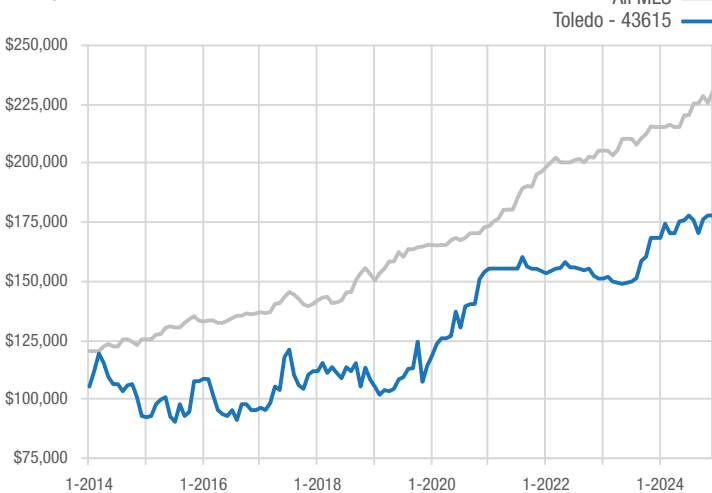
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	2	0.0%	104	93	- 10.6%
Pending Sales	8	5	- 37.5%	88	76	- 13.6%
Closed Sales	7	5	- 28.6%	88	75	- 14.8%
Days on Market Until Sale	45	42	- 6.7%	43	52	+ 20.9%
Median Sales Price*	\$185,500	\$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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43617

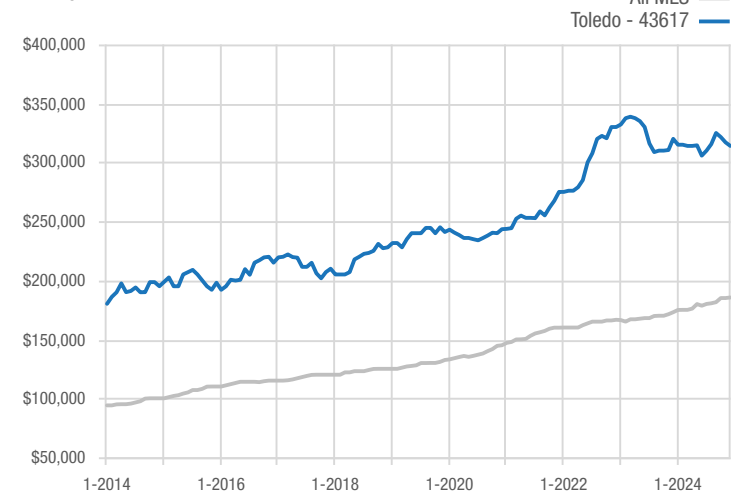
Zip Code 43617

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

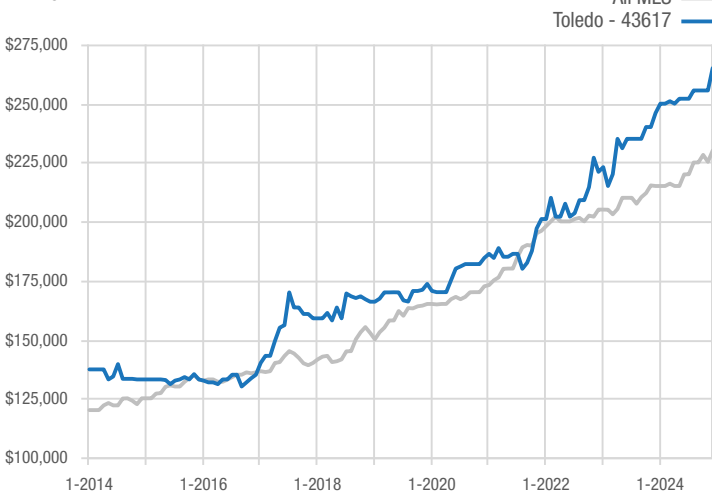
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	2	—	34	23	- 32.4%
Pending Sales	3	0	- 100.0%	33	18	- 45.5%
Closed Sales	2	1	- 50.0%	32	19	- 40.6%
Days on Market Until Sale	90	16	- 82.2%	57	43	- 24.6%
Median Sales Price*	\$250,950	\$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



Median Sales Price - Condo-Villa



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Toledo - 43620

Zip Code 43620

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

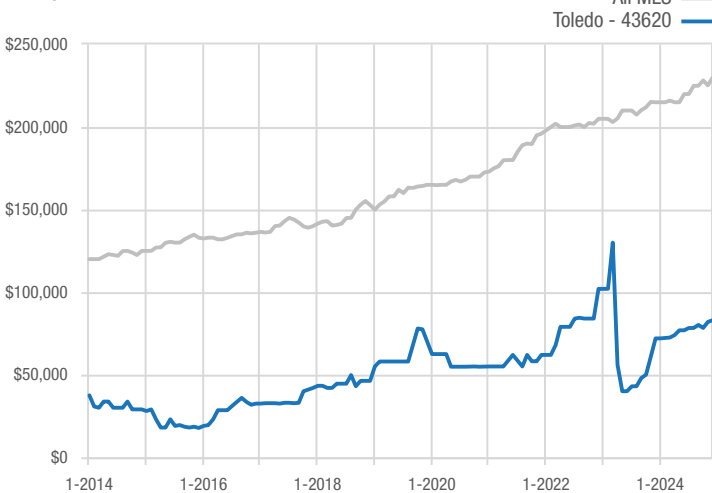
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	12	7	- 41.7%
Pending Sales	1	1	0.0%	11	7	- 36.4%
Closed Sales	1	1	0.0%	11	7	- 36.4%
Days on Market Until Sale	110	70	- 36.4%	44	49	+ 11.4%
Median Sales Price*	\$76,900	\$101,547	+ 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	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43623

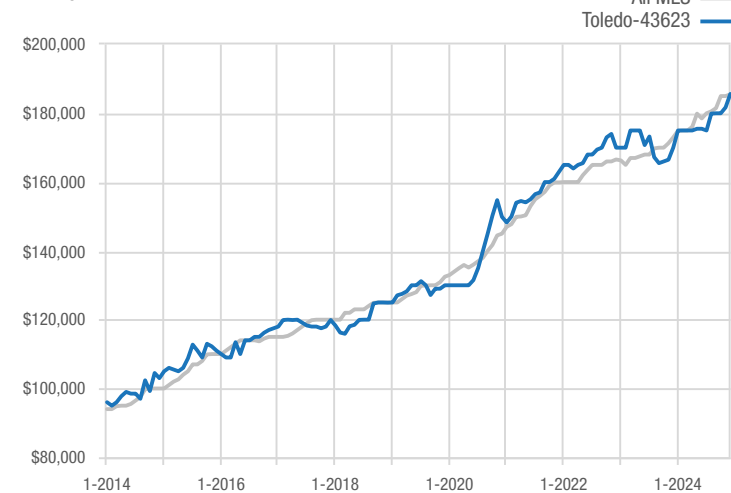
Zip Code 43623

Single Family	December			Year to Date		
Key Metrics	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		
Key Metrics	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	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – December 2024

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Oregon

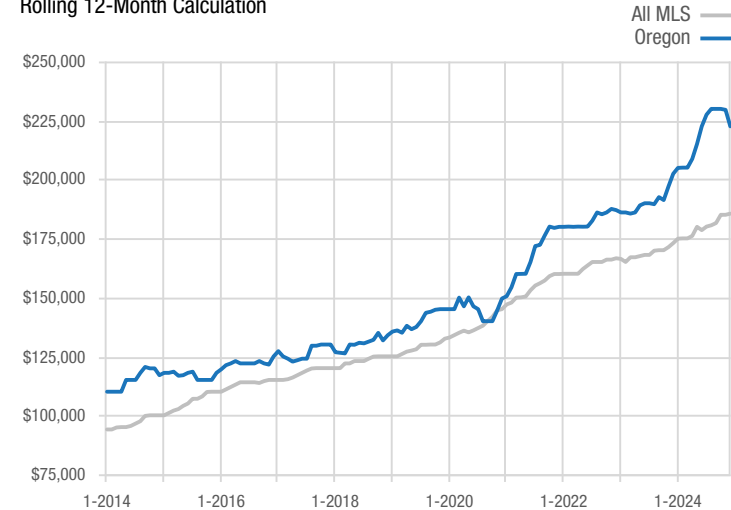
Zip Code 43616

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

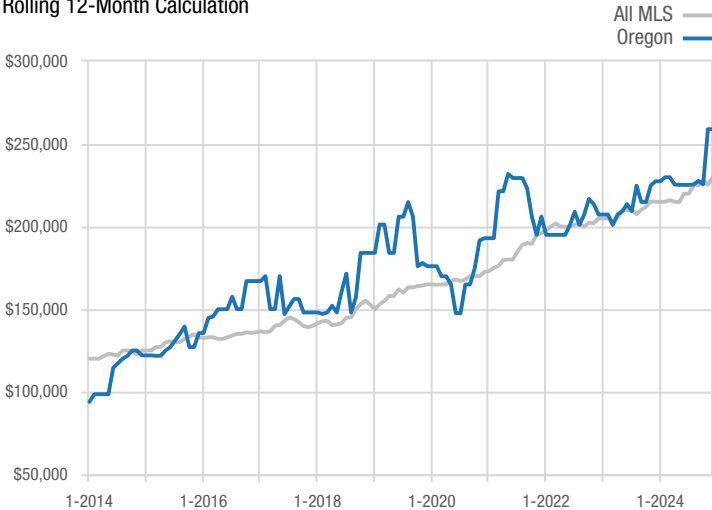
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	10	11	+ 10.0%
Pending Sales	0	0	—	10	9	- 10.0%
Closed Sales	0	0	—	10	9	- 10.0%
Days on Market Until Sale	—	—	—	31	43	+ 38.7%
Median Sales Price*	—	—	—	\$227,450	\$259,000	+ 13.9%
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%	—	—	—

* 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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Bowling Green

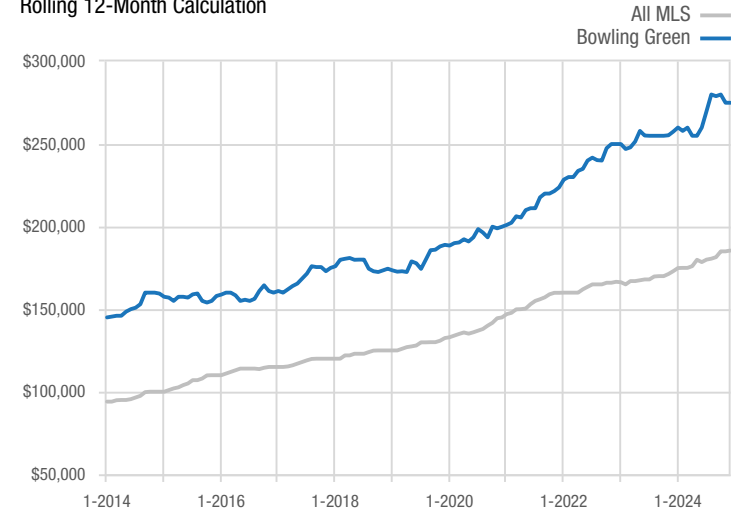
Zip Code 43402

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

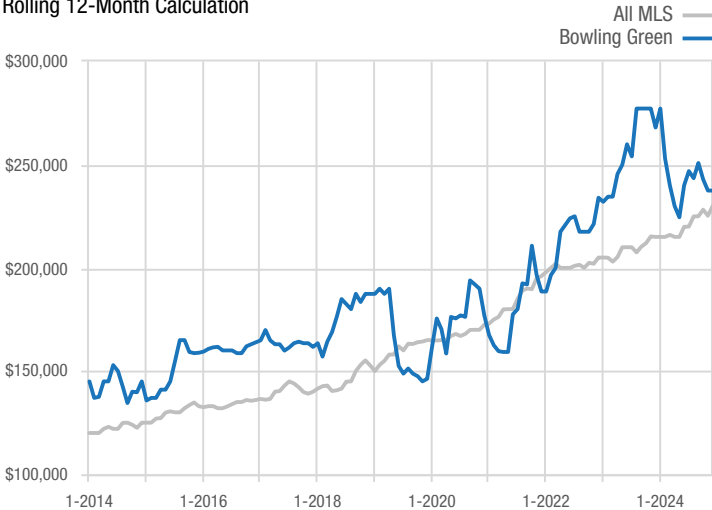
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	1	- 66.7%	24	30	+ 25.0%
Pending Sales	2	1	- 50.0%	25	30	+ 20.0%
Closed Sales	2	1	- 50.0%	24	31	+ 29.2%
Days on Market Until Sale	21	32	+ 52.4%	48	51	+ 6.3%
Median Sales Price*	\$250,827	\$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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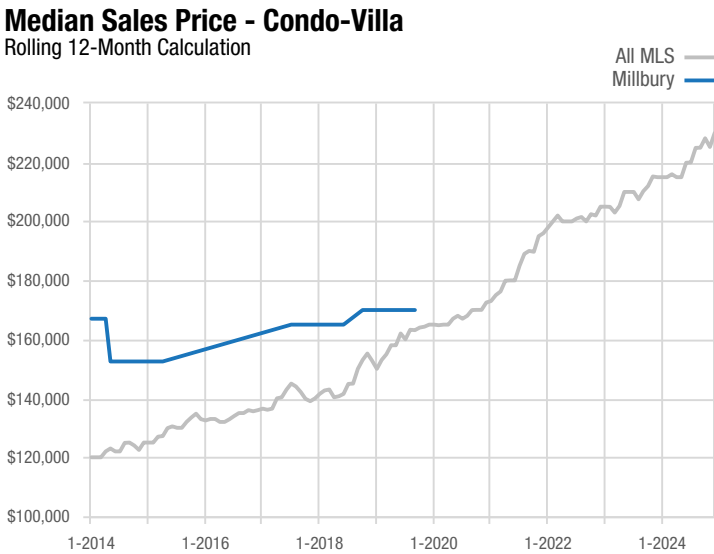
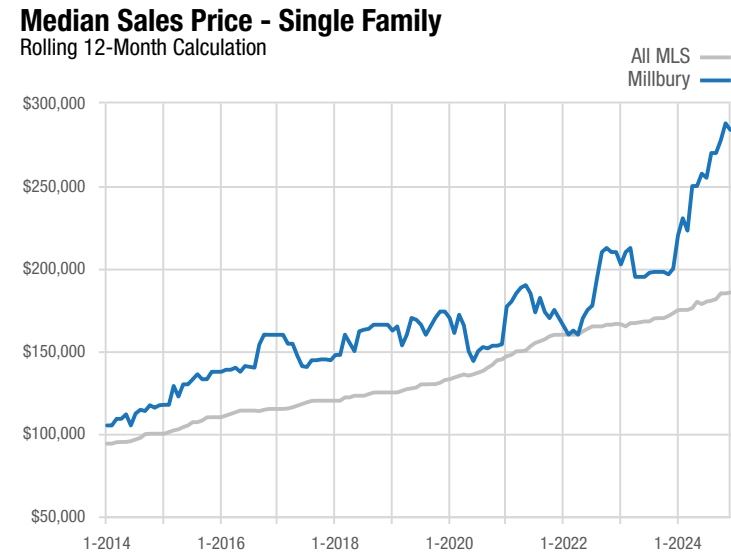
Millbury

Zip Code 43447

Single Family	December			Year to Date		
Key Metrics	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		
Key Metrics	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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Rossford

Zip Code 43460

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

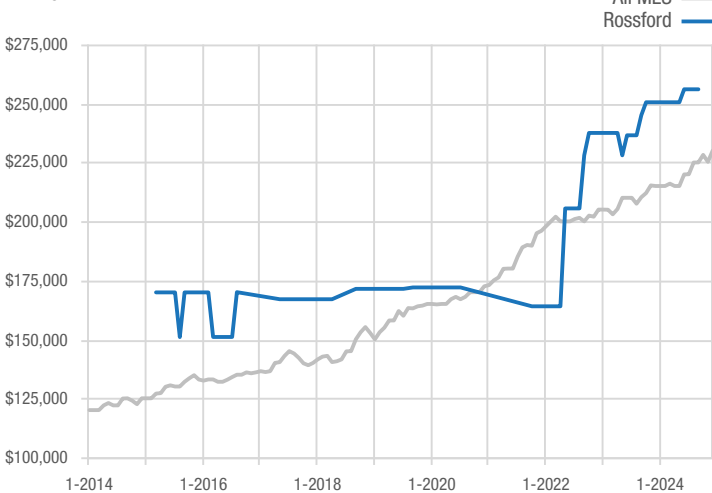
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$250,500	—	—
Average Sales Price*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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Walbridge

Zip Code 43465

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

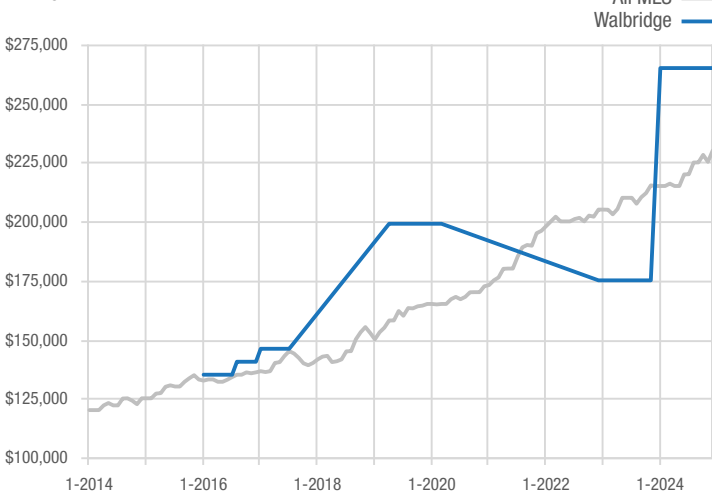
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
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



Median Sales Price - Condo-Villa



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Northwood

Zip Code 43619

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

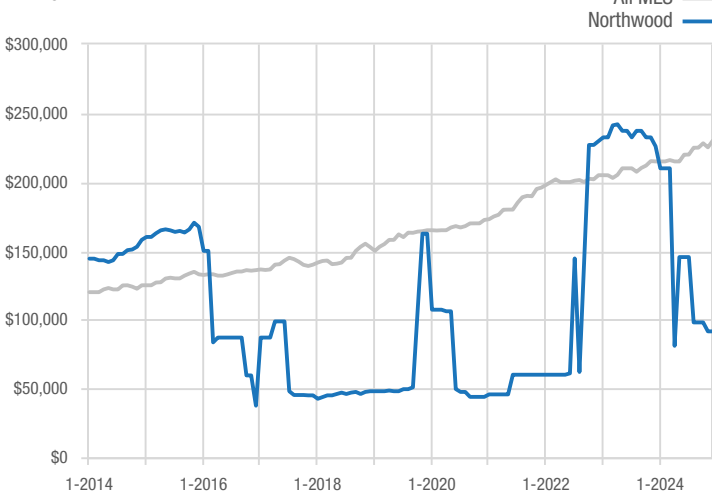
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	3	9	+ 200.0%
Pending Sales	0	0	—	5	8	+ 60.0%
Closed Sales	0	0	—	6	8	+ 33.3%
Days on Market Until Sale	—	—	—	106	50	- 52.8%
Median Sales Price*	—	—	—	\$226,000	\$91,500	- 59.5%
Average 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



Median Sales Price - Condo-Villa



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Perrysburg and Perrysburg Twp

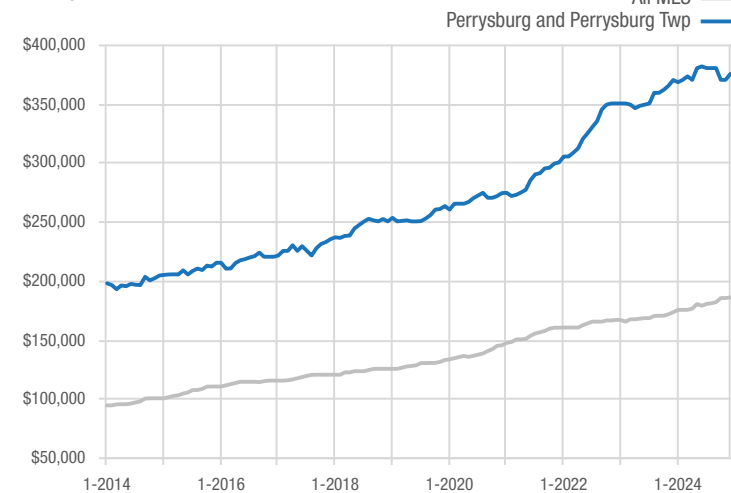
Zip Code 43551 and 43552

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

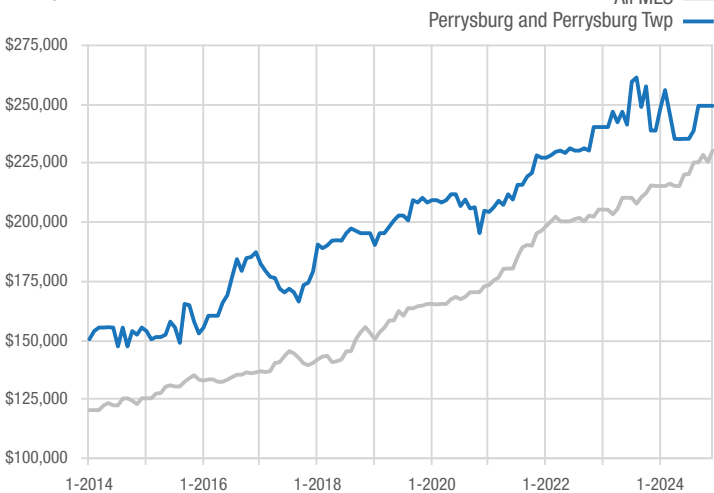
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	3	- 25.0%	74	66	- 10.8%
Pending Sales	7	4	- 42.9%	57	55	- 3.5%
Closed Sales	7	4	- 42.9%	56	56	0.0%
Days on Market Until Sale	60	96	+ 60.0%	51	63	+ 23.5%
Median Sales Price*	\$253,825	\$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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Genoa

Zip Code 43430

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

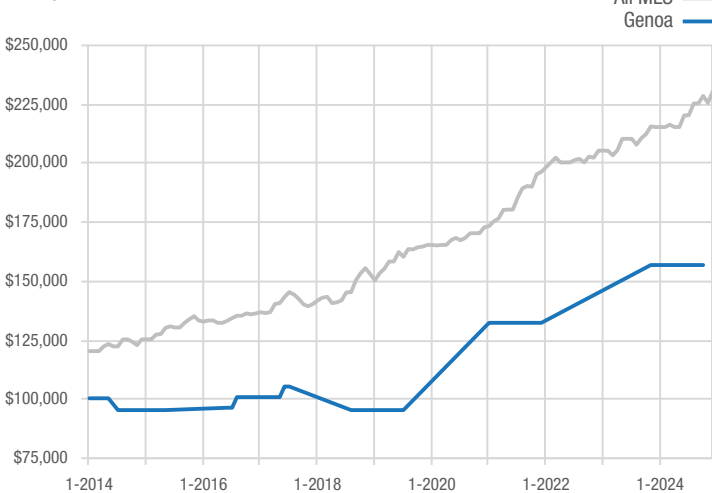
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	18	—	—
Median Sales Price*	—	—	—	\$156,500	—	—
Average Sales Price*	—	—	—	\$156,500	—	—
Percent of List Price Received*	—	—	—	104.7%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NE

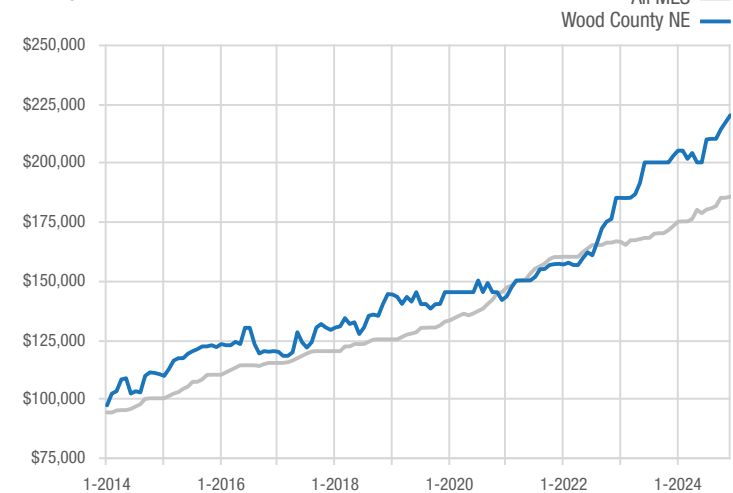
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

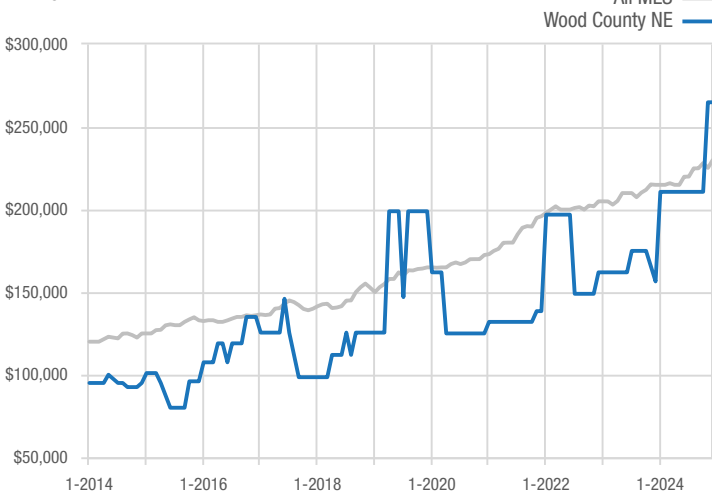
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	18	105	+ 483.3%
Median Sales Price*	—	—	—	\$156,500	\$265,000	+ 69.3%
Average 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	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NW

Zip Codes 43522 and 43525

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

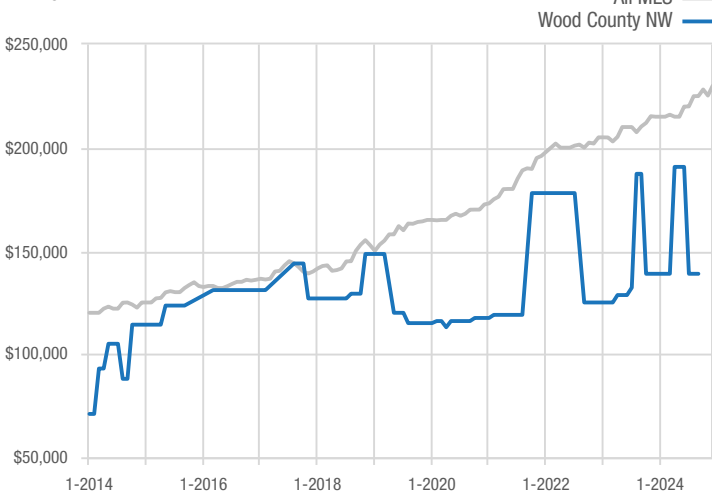
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	3	2	- 33.3%
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	0	0	—	3	0	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$138,900	—	—
Average Sales Price*	—	—	—	\$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



Median Sales Price - Condo-Villa



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Wood County SE

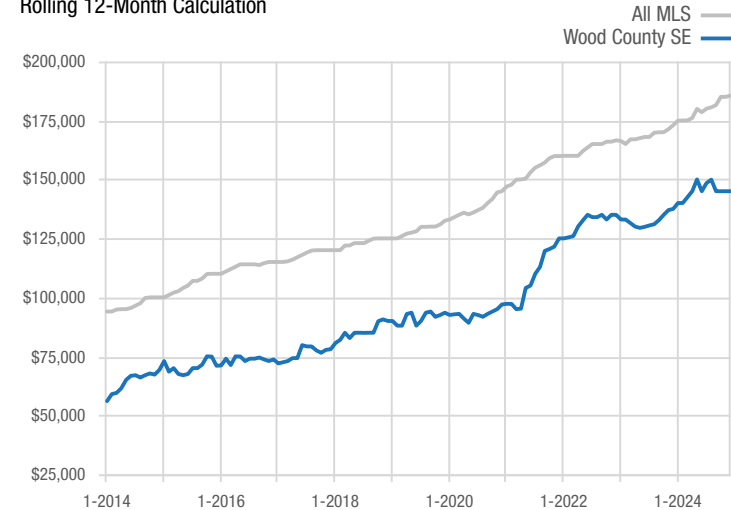
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	December			Year to Date		
Key Metrics	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%	—	—	—

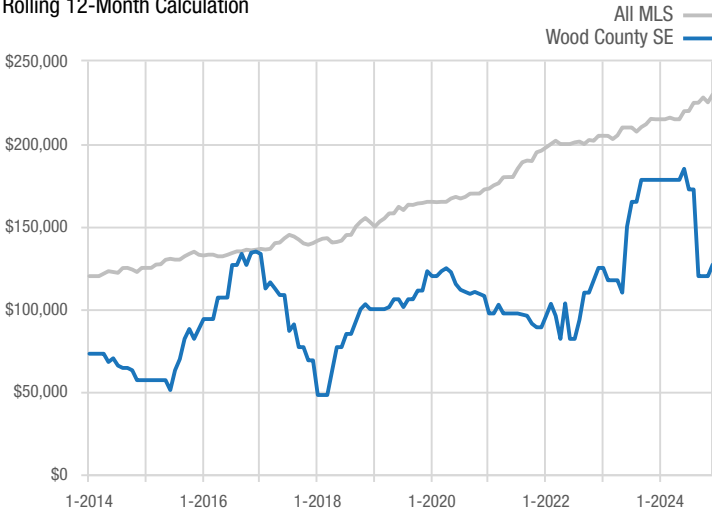
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	5	3	- 40.0%
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	44	—	—	54	122	+ 125.9%
Median Sales Price*	\$120,000	—	—	\$178,300	\$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%	—	—	—

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

Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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

Local Market Update – December 2024

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



Wood County SW

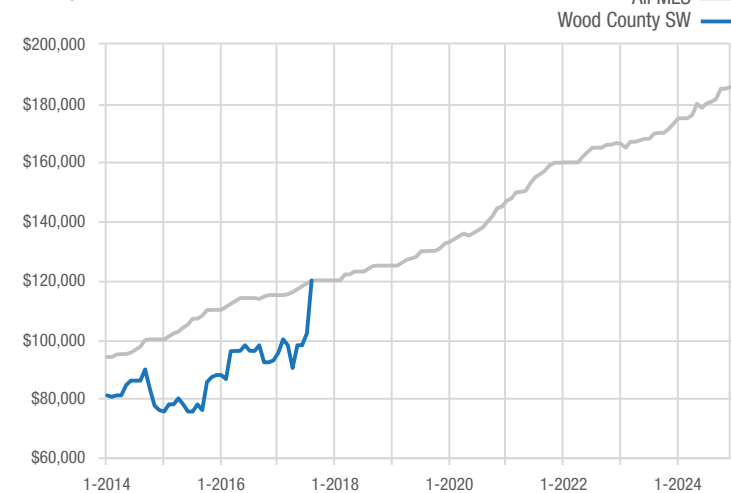
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	December			Year to Date		
Key Metrics	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	—	—	—	—	—	—

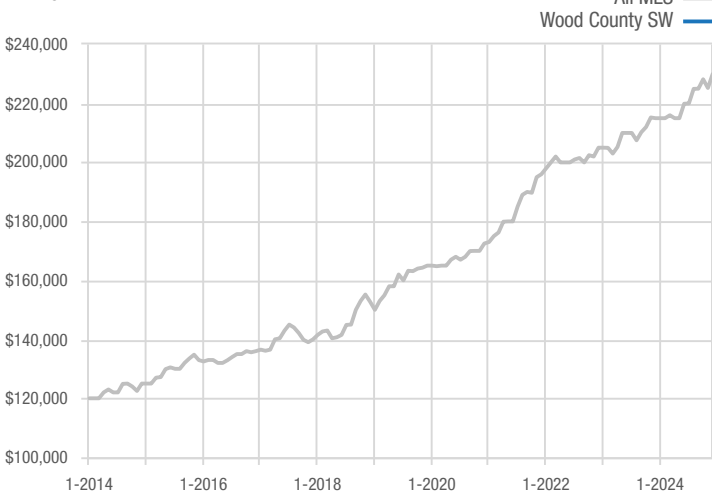
Condo-Villa	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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



Median Sales Price - Condo-Villa



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.