

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

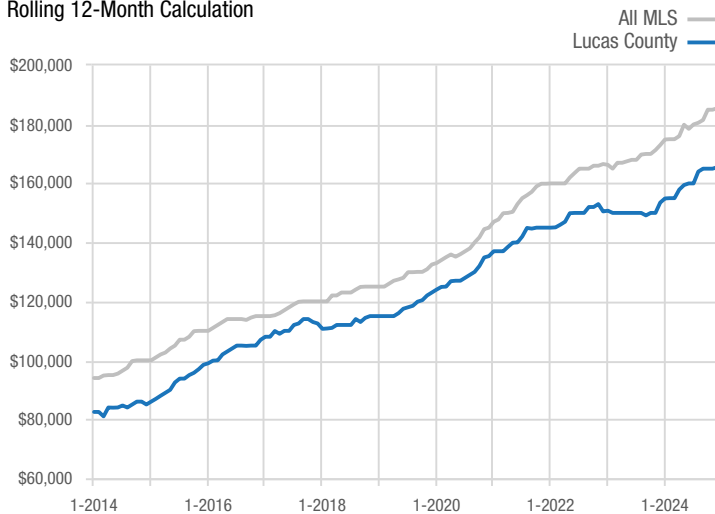
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	306	273	- 10.8%	5,406	5,446	+ 0.7%
Pending Sales	307	333	+ 8.5%	4,522	4,524	+ 0.0%
Closed Sales	328	375	+ 14.3%	4,519	4,515	- 0.1%
Days on Market Until Sale	56	56	0.0%	56	55	- 1.8%
Median Sales 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
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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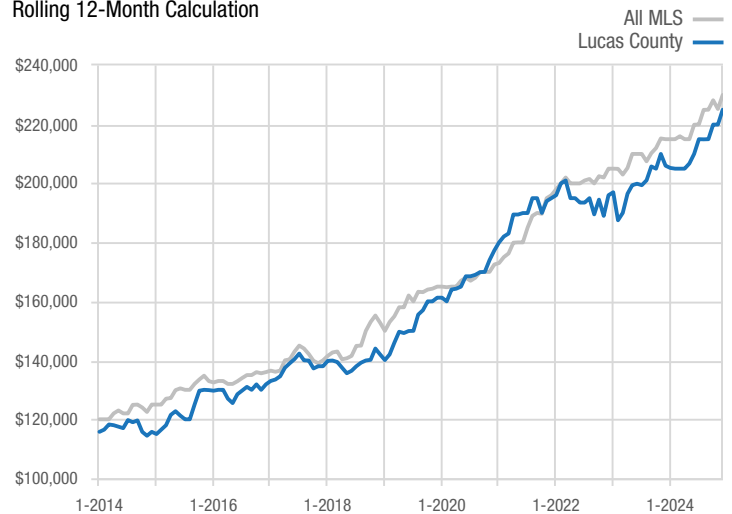
Median Sales Price - Single Family

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

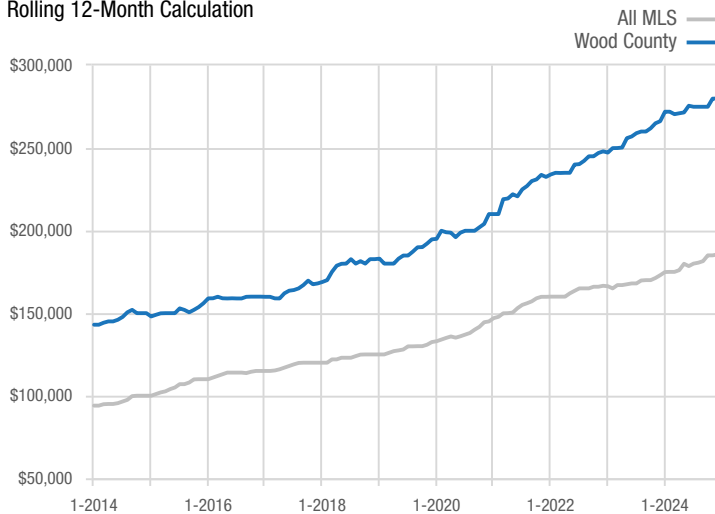
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	57	43	- 24.6%	1,213	1,285	+ 5.9%
Pending Sales	69	70	+ 1.4%	1,064	1,098	+ 3.2%
Closed Sales	79	70	- 11.4%	1,057	1,092	+ 3.3%
Days on Market Until Sale	66	63	- 4.5%	60	63	+ 5.0%
Median Sales Price*	\$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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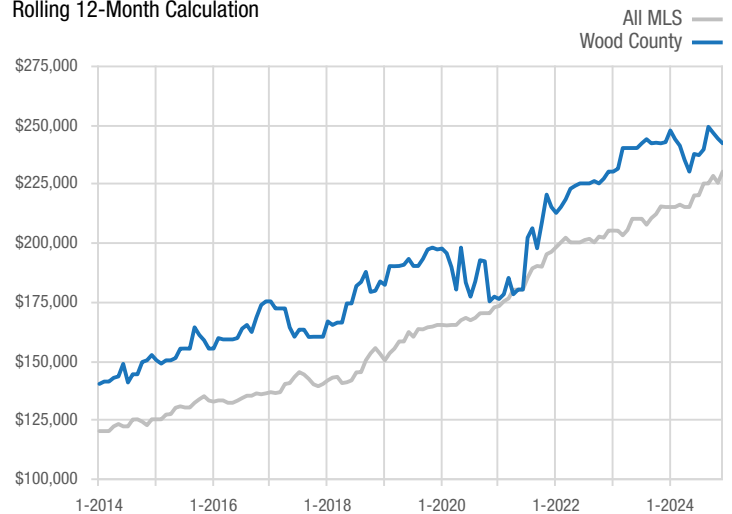
Median Sales Price - Single Family

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

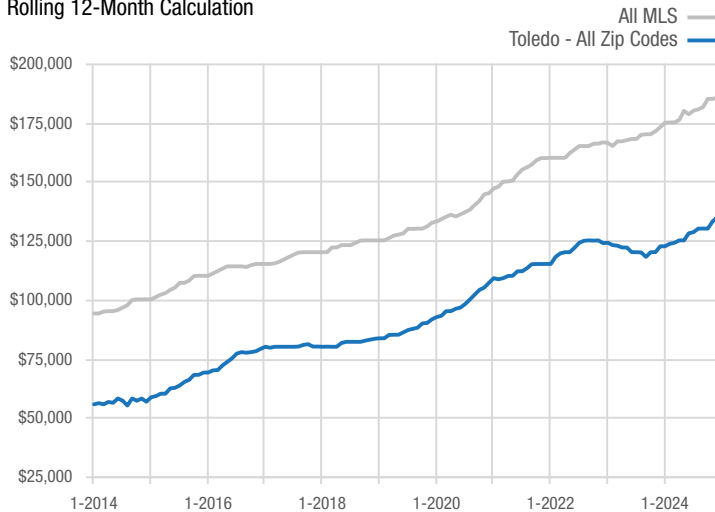
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	240	212	- 11.7%	3,949	3,800	- 3.8%
Pending Sales	235	235	0.0%	3,301	3,231	- 2.1%
Closed Sales	237	260	+ 9.7%	3,294	3,229	- 2.0%
Days on Market Until Sale	53	54	+ 1.9%	57	54	- 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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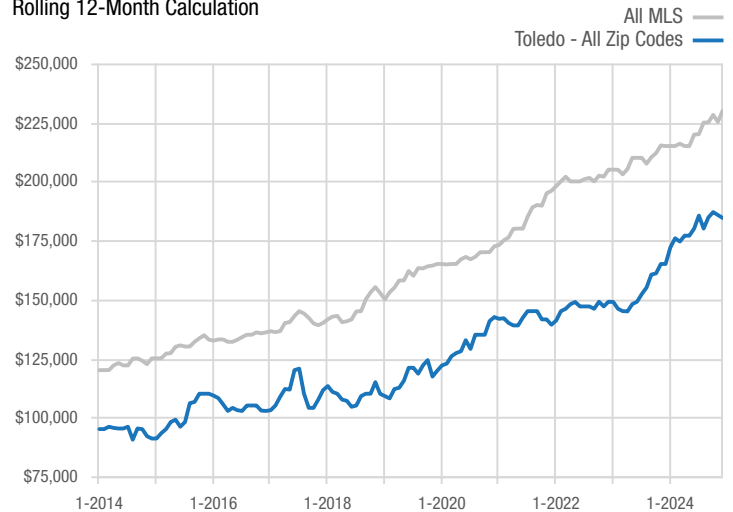
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

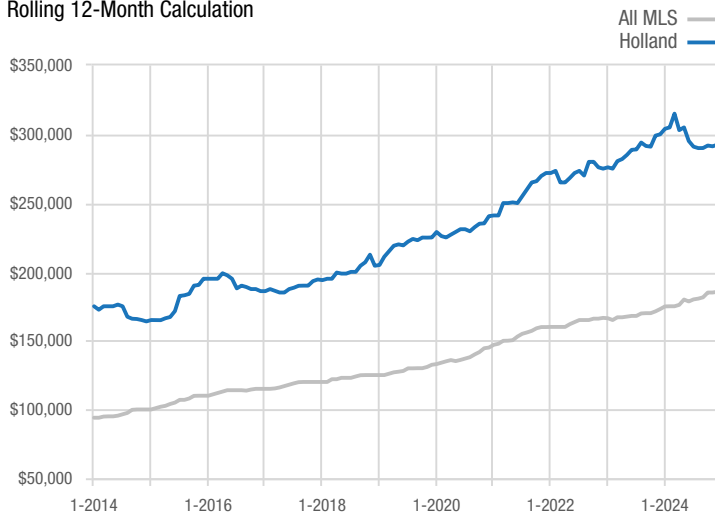
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	10	+ 66.7%	162	173	+ 6.8%
Pending Sales	7	15	+ 114.3%	133	138	+ 3.8%
Closed Sales	7	17	+ 142.9%	130	138	+ 6.2%
Days on Market Until Sale	72	49	- 31.9%	47	55	+ 17.0%
Median Sales Price*	\$332,500	\$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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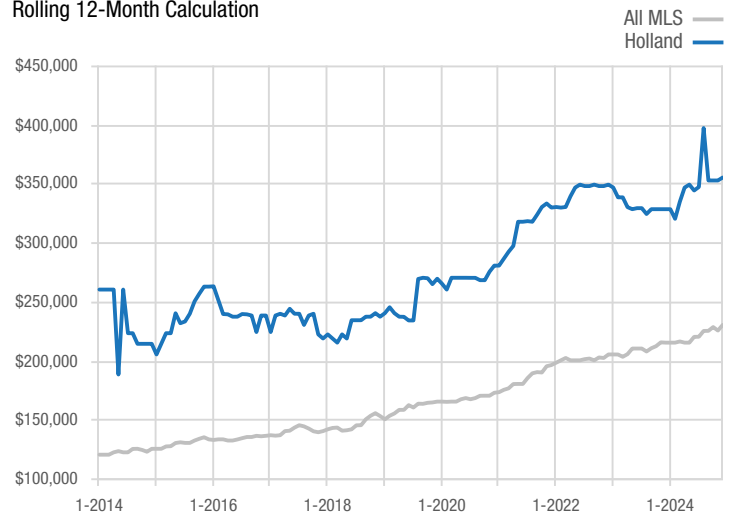
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

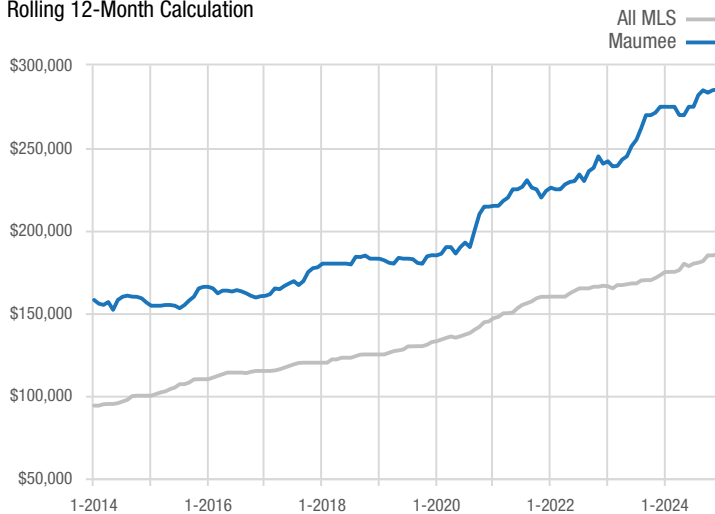
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	21	10	- 52.4%	344	399	+ 16.0%
Pending Sales	19	23	+ 21.1%	296	335	+ 13.2%
Closed Sales	18	29	+ 61.1%	296	338	+ 14.2%
Days on Market Until Sale	38	54	+ 42.1%	49	57	+ 16.3%
Median Sales Price*	\$235,000	\$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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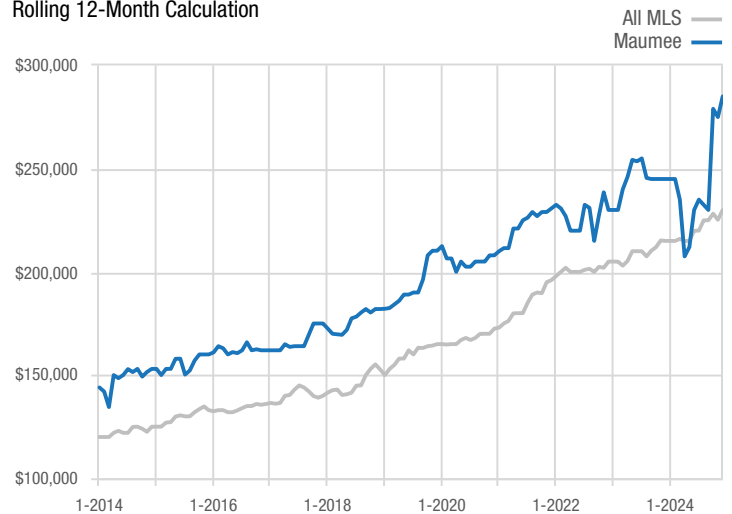
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

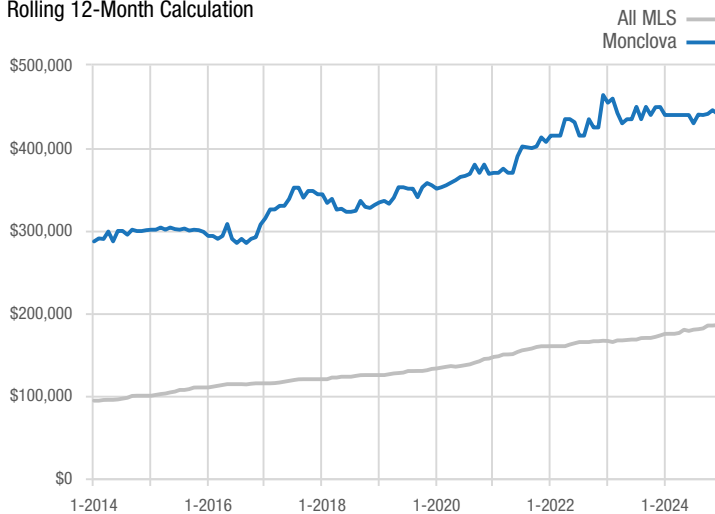
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	1	0.0%	60	56	- 6.7%
Pending Sales	4	2	- 50.0%	52	42	- 19.2%
Closed Sales	6	3	- 50.0%	51	42	- 17.6%
Days on Market Until Sale	53	62	+ 17.0%	88	70	- 20.5%
Median Sales Price*	\$445,000	\$300,000	- 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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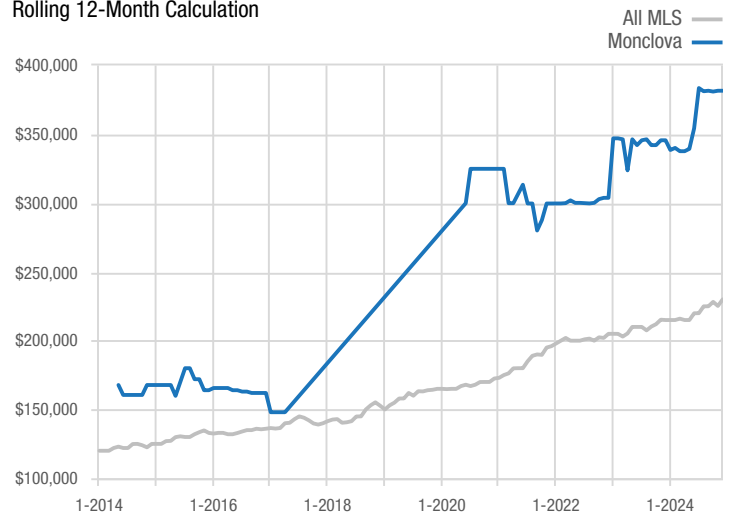
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

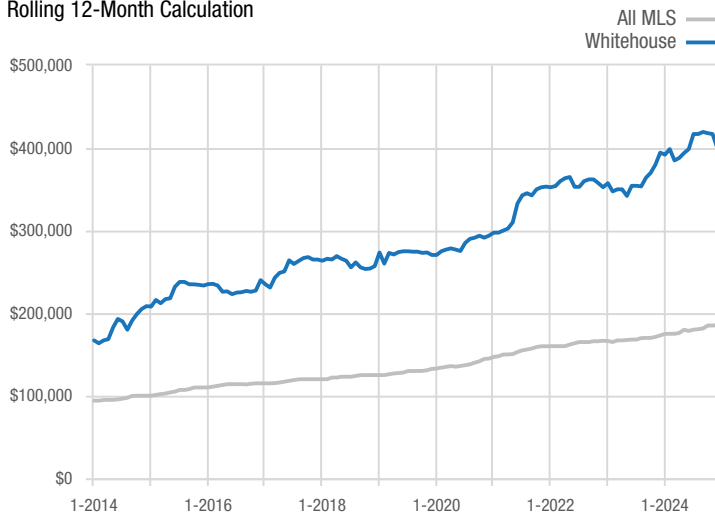
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	3	0.0%	94	93	- 1.1%
Pending Sales	5	6	+ 20.0%	82	71	- 13.4%
Closed Sales	7	7	0.0%	82	71	- 13.4%
Days on Market Until Sale	77	48	- 37.7%	57	55	- 3.5%
Median Sales Price*	\$427,000	\$239,000	- 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	—	—	—	—	—	—

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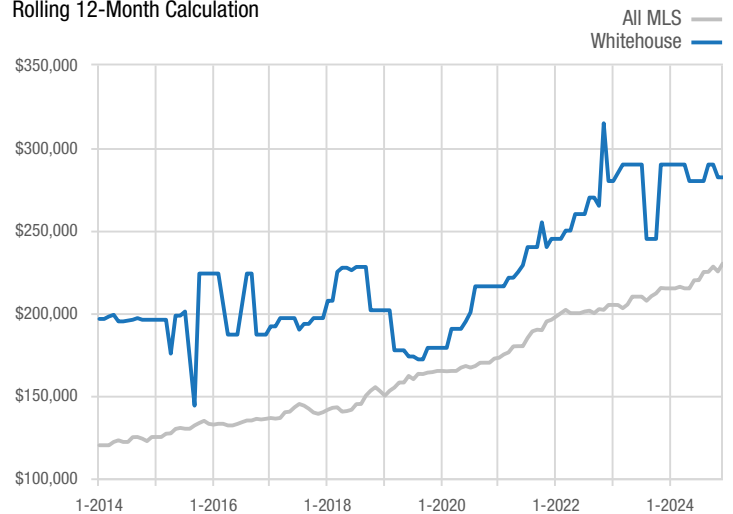
Median Sales Price - Single Family

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

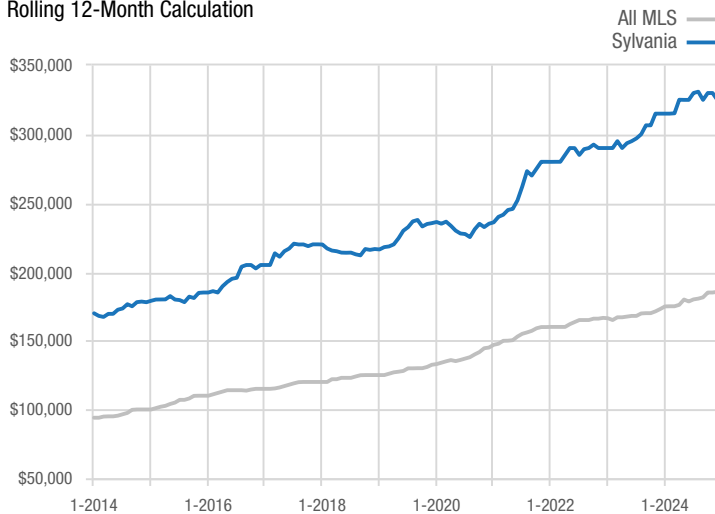
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	15	16	+ 6.7%	390	437	+ 12.1%
Pending Sales	20	23	+ 15.0%	344	349	+ 1.5%
Closed Sales	29	27	- 6.9%	346	349	+ 0.9%
Days on Market Until Sale	71	61	- 14.1%	58	56	- 3.4%
Median Sales Price*	\$335,000	\$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%	—	—	—

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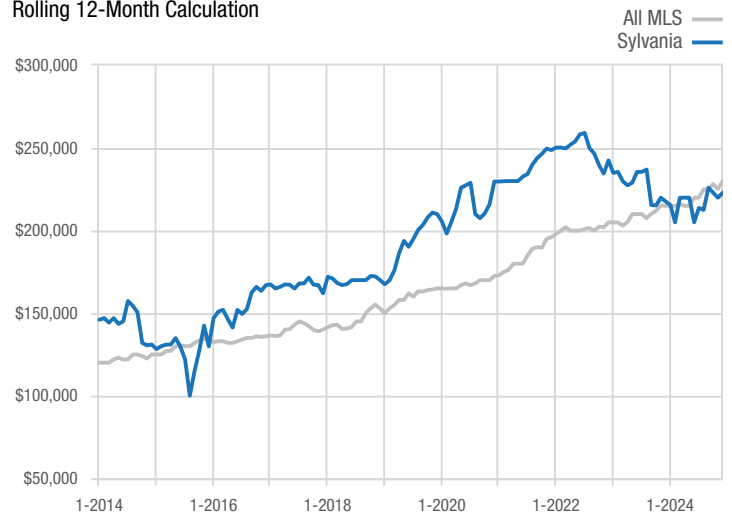
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

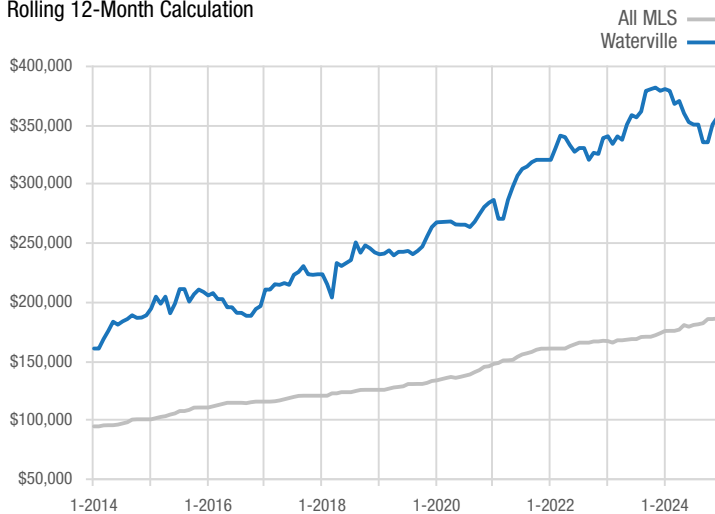
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	8	2	- 75.0%	145	154	+ 6.2%
Pending Sales	7	6	- 14.3%	99	102	+ 3.0%
Closed Sales	10	9	- 10.0%	101	102	+ 1.0%
Days on Market Until Sale	82	65	- 20.7%	71	59	- 16.9%
Median Sales Price*	\$296,950	\$419,500	+ 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		
	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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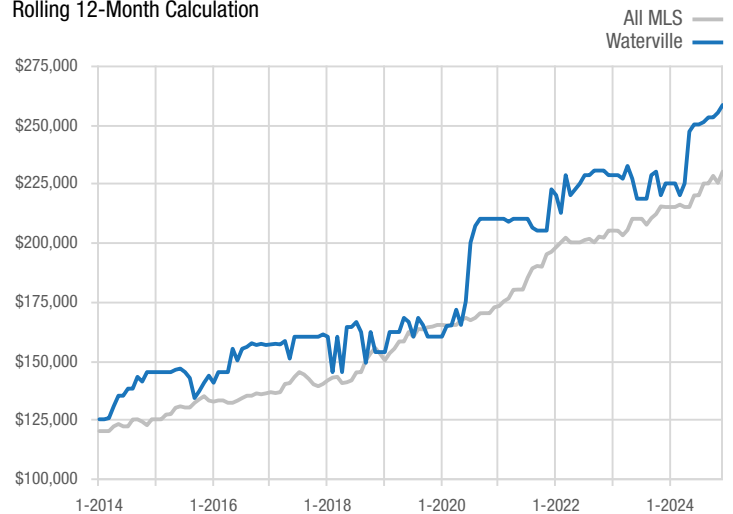
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

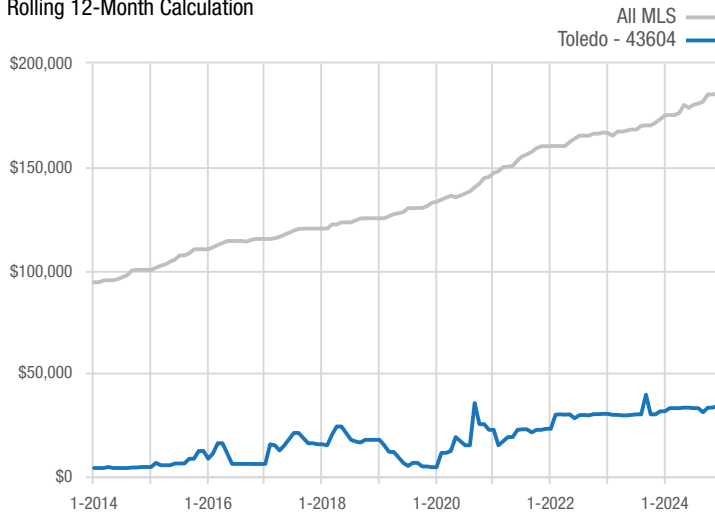
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	3	—	33	37	+ 12.1%
Pending Sales	2	3	+ 50.0%	22	27	+ 22.7%
Closed Sales	2	5	+ 150.0%	22	27	+ 22.7%
Days on Market Until Sale	31	64	+ 106.5%	51	80	+ 56.9%
Median Sales Price*	\$29,500	\$38,500	+ 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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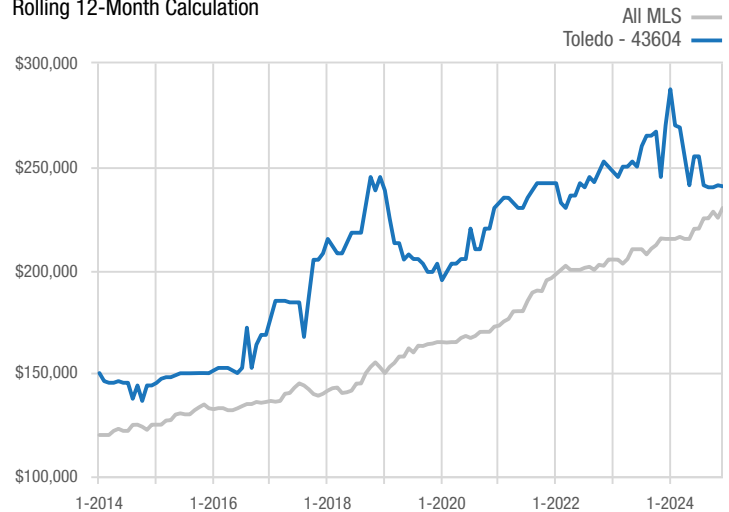
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

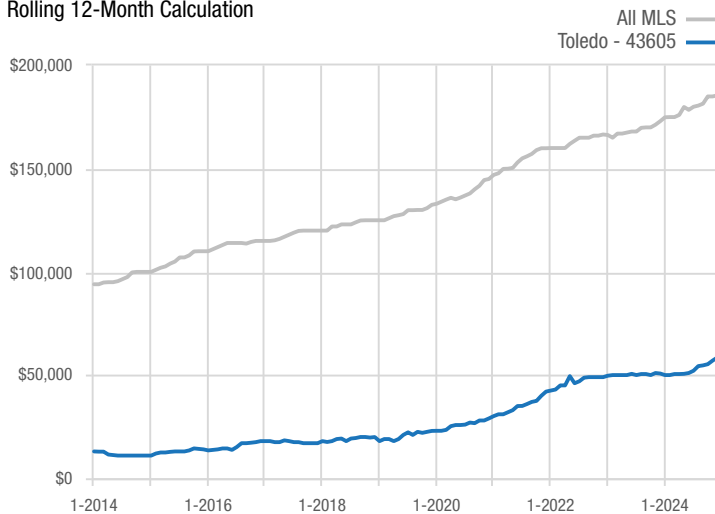
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	20	30	+ 50.0%	298	339	+ 13.8%
Pending Sales	18	17	- 5.6%	233	251	+ 7.7%
Closed Sales	16	23	+ 43.8%	229	249	+ 8.7%
Days on Market Until Sale	59	35	- 40.7%	67	56	- 16.4%
Median Sales Price*	\$50,250	\$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		
	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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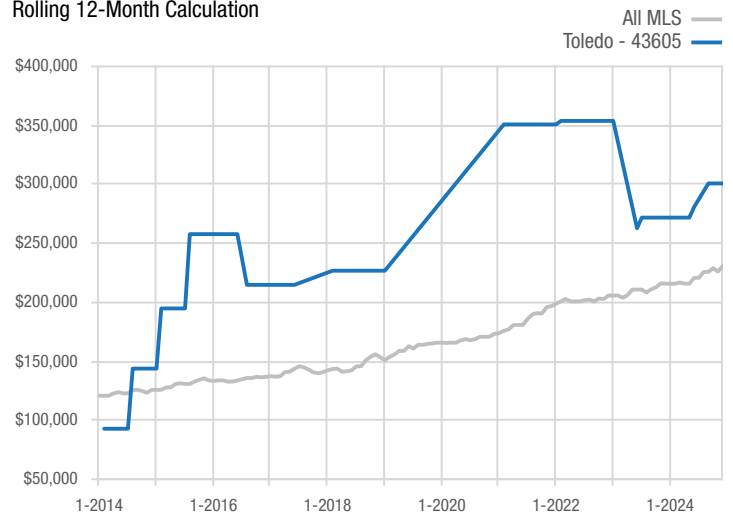
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

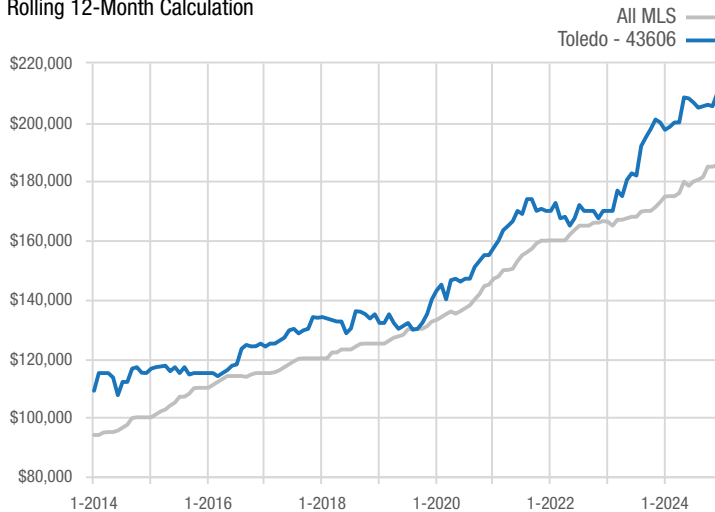
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	19	15	- 21.1%	303	290	- 4.3%
Pending Sales	19	18	- 5.3%	259	252	- 2.7%
Closed Sales	22	20	- 9.1%	254	257	+ 1.2%
Days on Market Until Sale	62	47	- 24.2%	50	50	0.0%
Median Sales 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
Key Metrics						
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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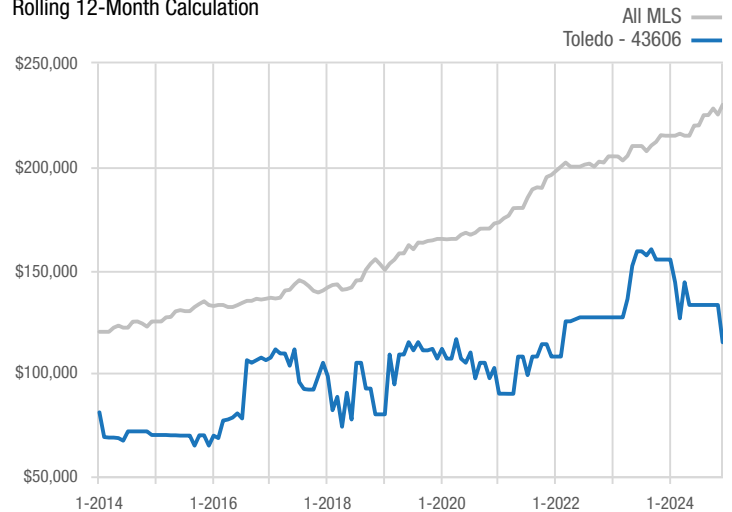
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

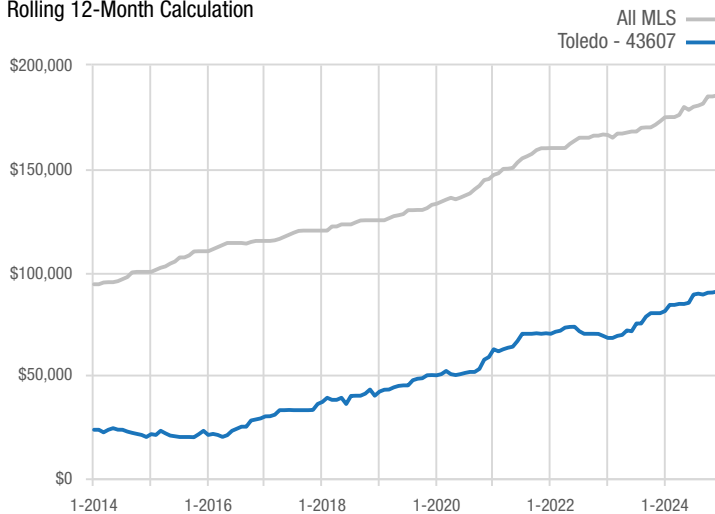
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	19	12	- 36.8%	253	248	- 2.0%
Pending Sales	17	14	- 17.6%	191	209	+ 9.4%
Closed Sales	20	22	+ 10.0%	201	206	+ 2.5%
Days on Market Until Sale	56	60	+ 7.1%	62	61	- 1.6%
Median Sales 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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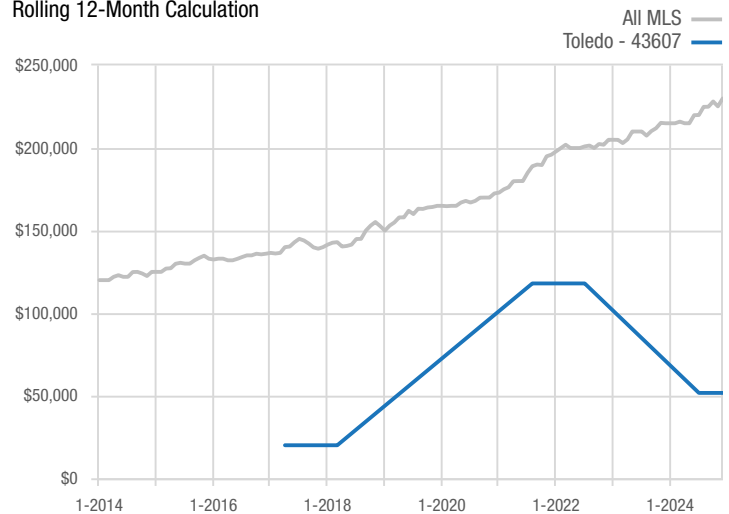
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

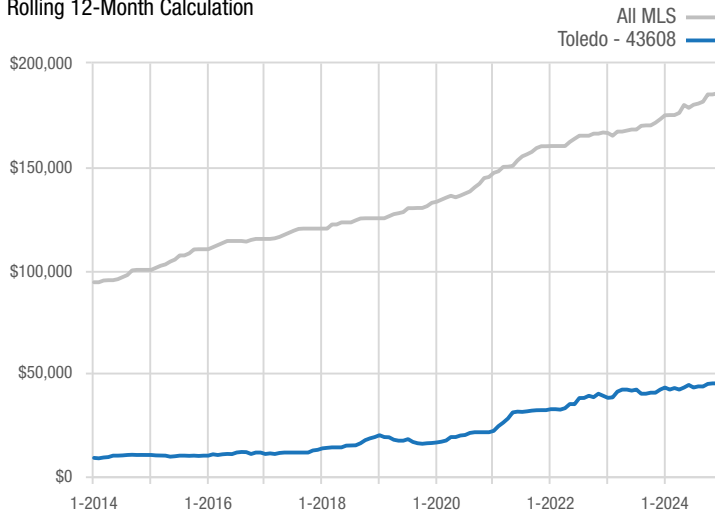
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	17	11	- 35.3%	233	241	+ 3.4%
Pending Sales	14	8	- 42.9%	171	182	+ 6.4%
Closed Sales	12	12	0.0%	171	180	+ 5.3%
Days on Market Until Sale	45	60	+ 33.3%	60	61	+ 1.7%
Median Sales Price*	\$39,600	\$55,700	+ 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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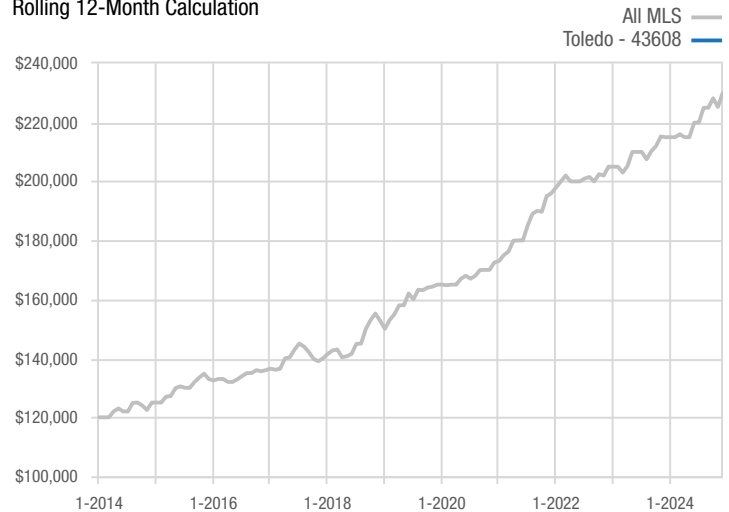
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

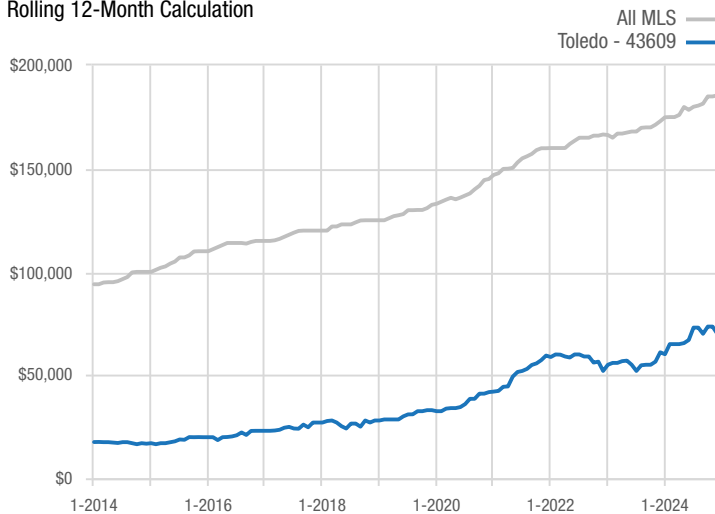
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	15	16	+ 6.7%	271	249	- 8.1%
Pending Sales	15	17	+ 13.3%	212	196	- 7.5%
Closed Sales	14	17	+ 21.4%	212	196	- 7.5%
Days on Market Until Sale	70	55	- 21.4%	63	60	- 4.8%
Median Sales Price*	\$77,900	\$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	—	—	—	—	—	—

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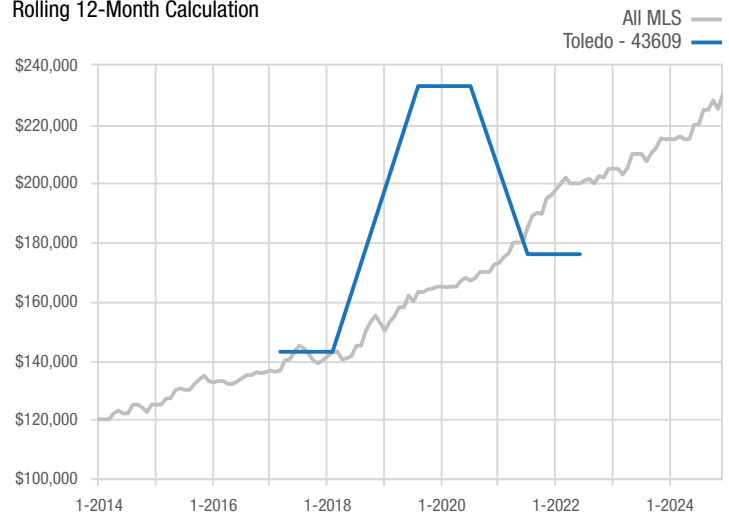
Median Sales Price - Single Family

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-43610

Zip Code 43610

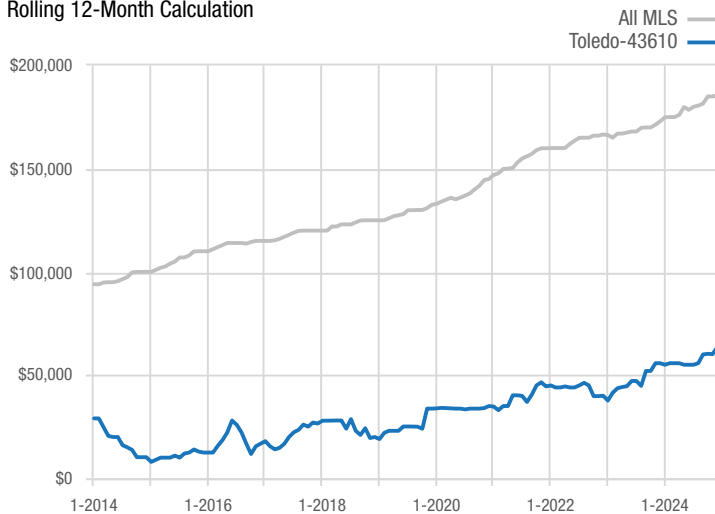
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	6	0.0%	52	59	+ 13.5%
Pending Sales	4	3	- 25.0%	37	40	+ 8.1%
Closed Sales	5	3	- 40.0%	38	40	+ 5.3%
Days on Market Until Sale	65	35	- 46.2%	75	56	- 25.3%
Median Sales Price*	\$50,000	\$90,000	+ 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	—	—	—	—	—	—

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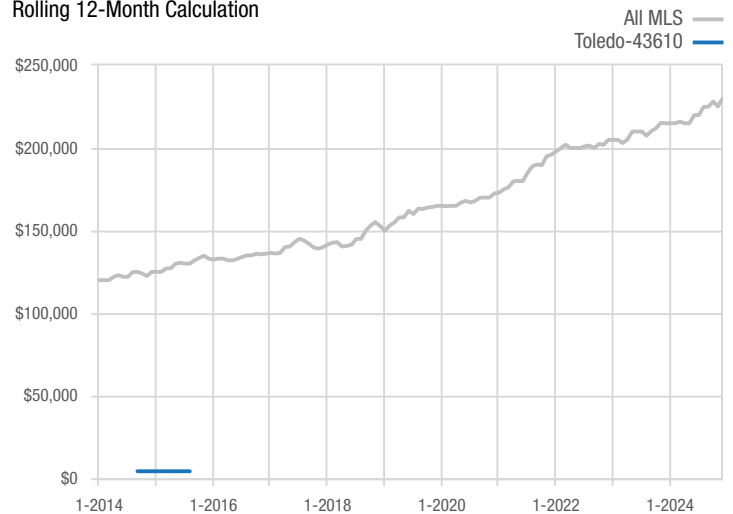
Median Sales Price - Single Family

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 - 43611

Zip Code 43611

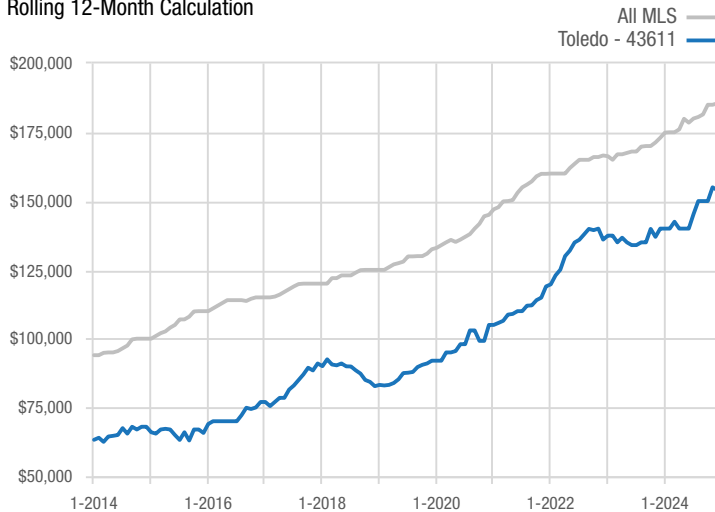
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	18	12	- 33.3%	241	265	+ 10.0%
Pending Sales	15	15	0.0%	208	230	+ 10.6%
Closed Sales	14	17	+ 21.4%	212	232	+ 9.4%
Days on Market Until Sale	48	58	+ 20.8%	62	54	- 12.9%
Median Sales Price*	\$113,000	\$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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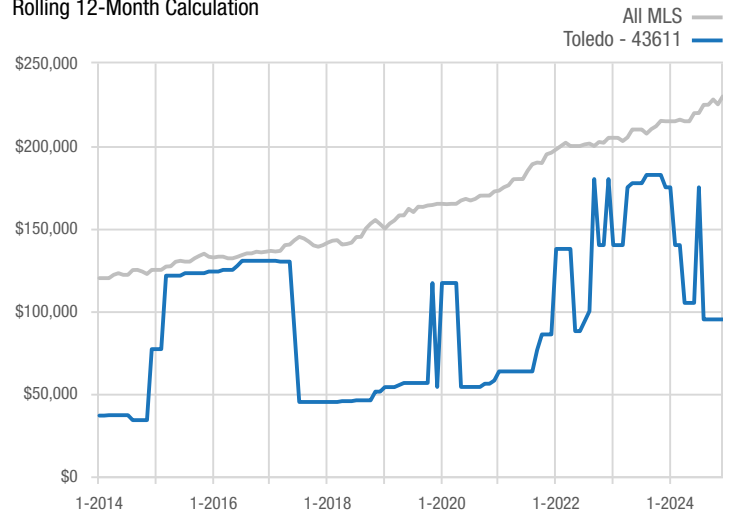
Median Sales Price - Single Family

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

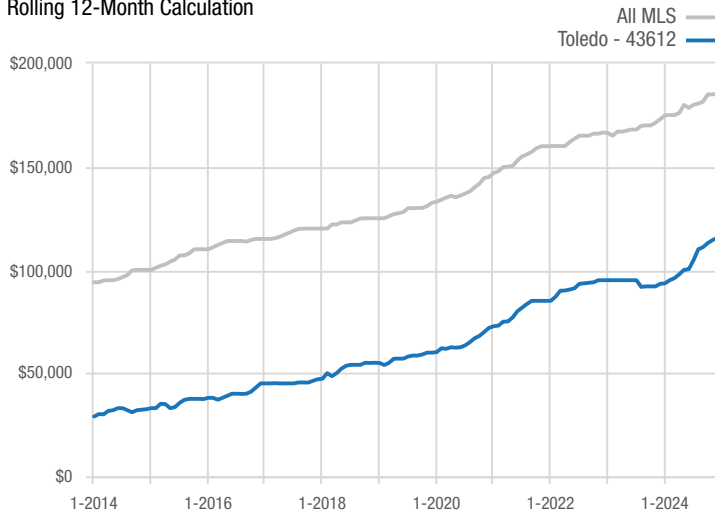
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	28	28	0.0%	567	460	- 18.9%
Pending Sales	31	33	+ 6.5%	486	395	- 18.7%
Closed Sales	26	27	+ 3.8%	482	392	- 18.7%
Days on Market Until Sale	51	54	+ 5.9%	65	61	- 6.2%
Median Sales Price*	\$111,750	\$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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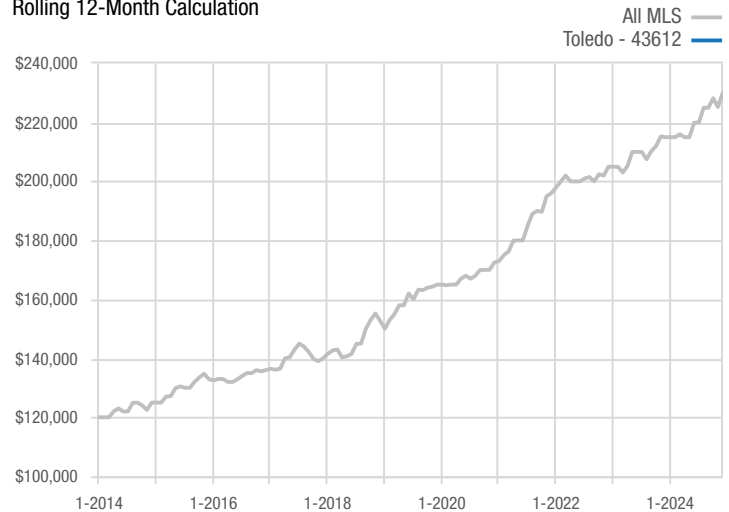
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

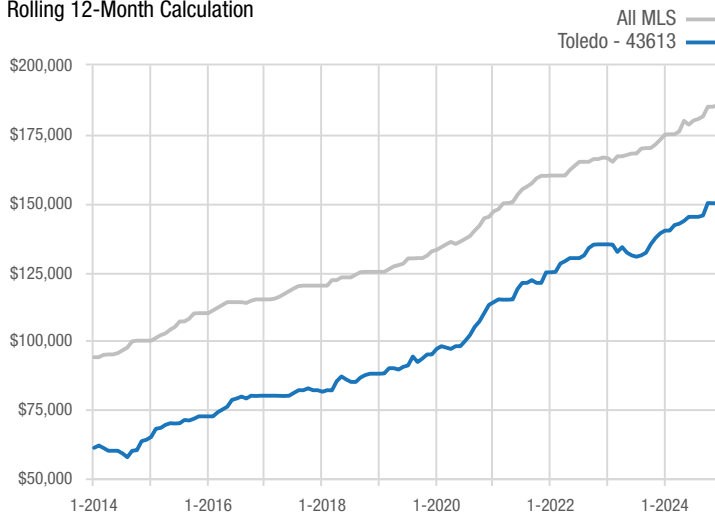
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	40	32	- 20.0%	561	517	- 7.8%
Pending Sales	34	31	- 8.8%	476	474	- 0.4%
Closed Sales	34	36	+ 5.9%	478	477	- 0.2%
Days on Market Until Sale	51	52	+ 2.0%	50	49	- 2.0%
Median Sales Price*	\$136,000	\$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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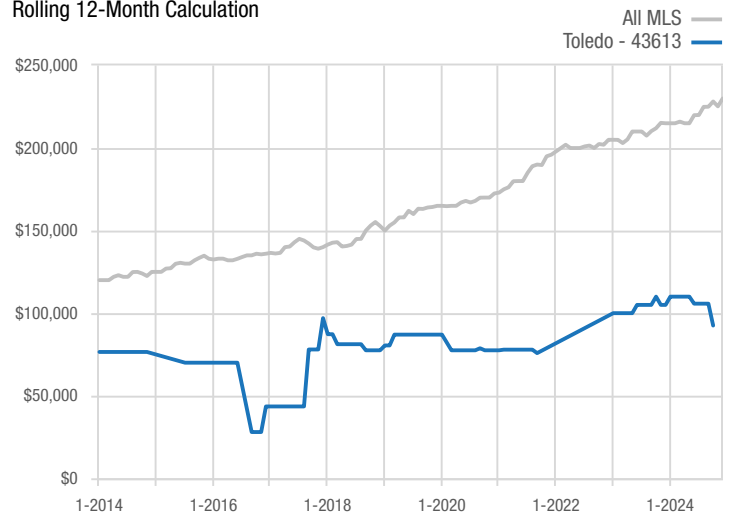
Median Sales Price - Single Family

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

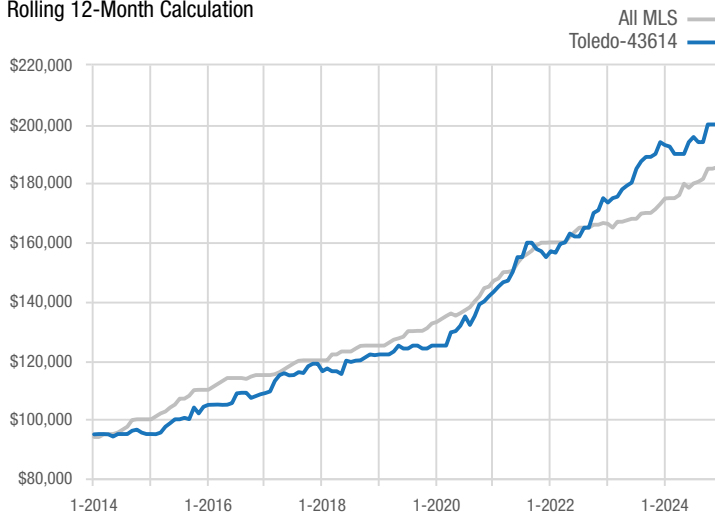
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	18	10	- 44.4%	383	327	- 14.6%
Pending Sales	21	25	+ 19.0%	348	318	- 8.6%
Closed Sales	20	26	+ 30.0%	348	314	- 9.8%
Days on Market Until Sale	49	66	+ 34.7%	49	47	- 4.1%
Median Sales Price*	\$202,500	\$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%	—	—	—

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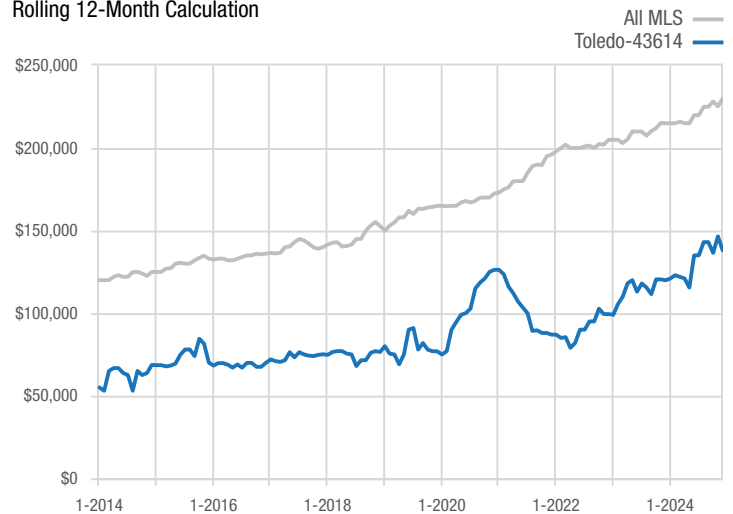
Median Sales Price - Single Family

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 - 43615

Zip Code 43615

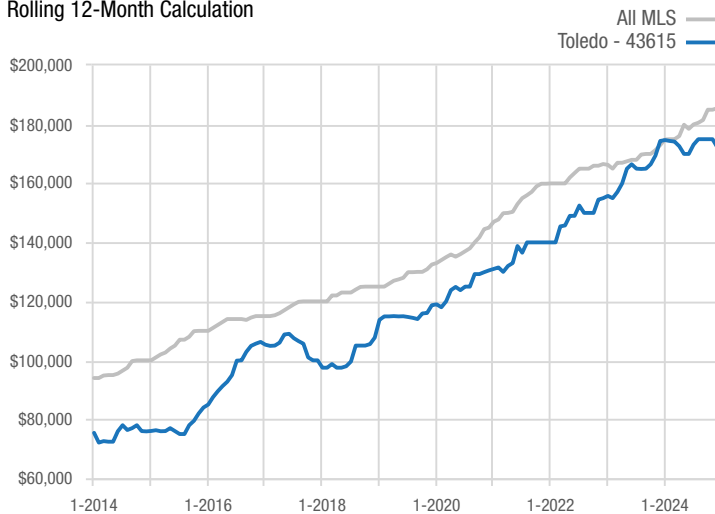
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	25	17	- 32.0%	393	399	+ 1.5%
Pending Sales	23	29	+ 26.1%	339	350	+ 3.2%
Closed Sales	26	32	+ 23.1%	332	350	+ 5.4%
Days on Market Until Sale	52	56	+ 7.7%	49	54	+ 10.2%
Median Sales Price*	\$175,000	\$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%	—	—	—

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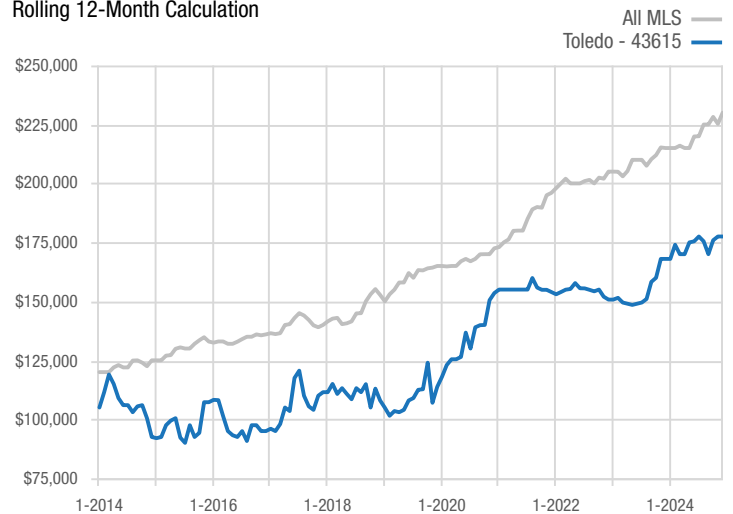
Median Sales Price - Single Family

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 - 43617

Zip Code 43617

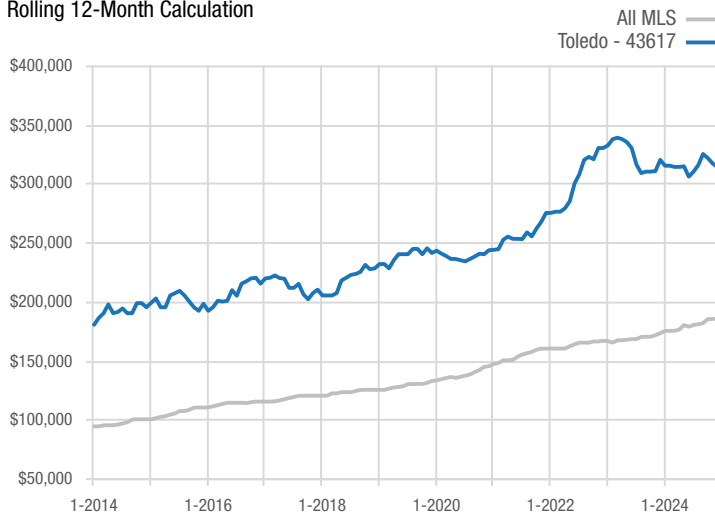
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	3	0.0%	87	93	+ 6.9%
Pending Sales	6	8	+ 33.3%	76	78	+ 2.6%
Closed Sales	8	6	- 25.0%	77	77	0.0%
Days on Market Until Sale	39	51	+ 30.8%	58	50	- 13.8%
Median Sales Price*	\$374,950	\$305,000	- 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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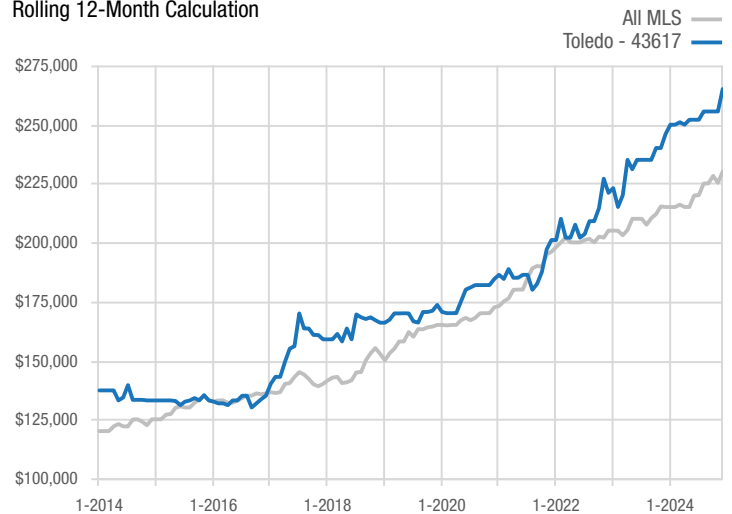
Median Sales Price - Single Family

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

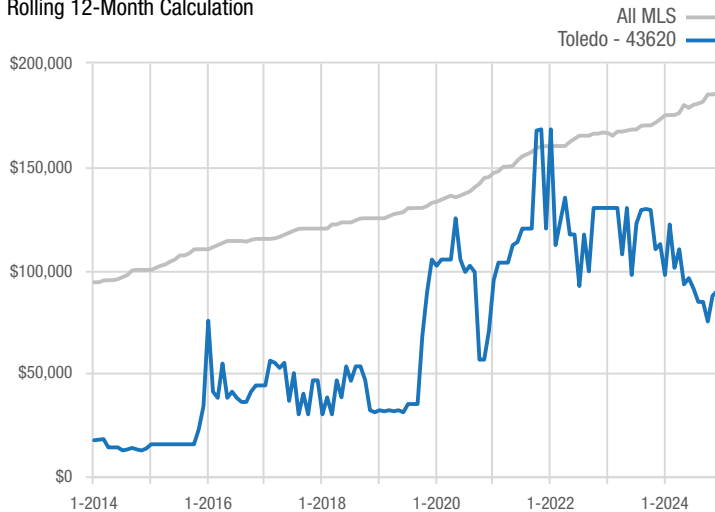
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	6	+ 500.0%	44	37	- 15.9%
Pending Sales	3	3	0.0%	24	29	+ 20.8%
Closed Sales	3	2	- 33.3%	23	29	+ 26.1%
Days on Market Until Sale	36	25	- 30.6%	59	68	+ 15.3%
Median Sales Price*	\$66,000	\$177,450	+ 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	—	—	—	—	—

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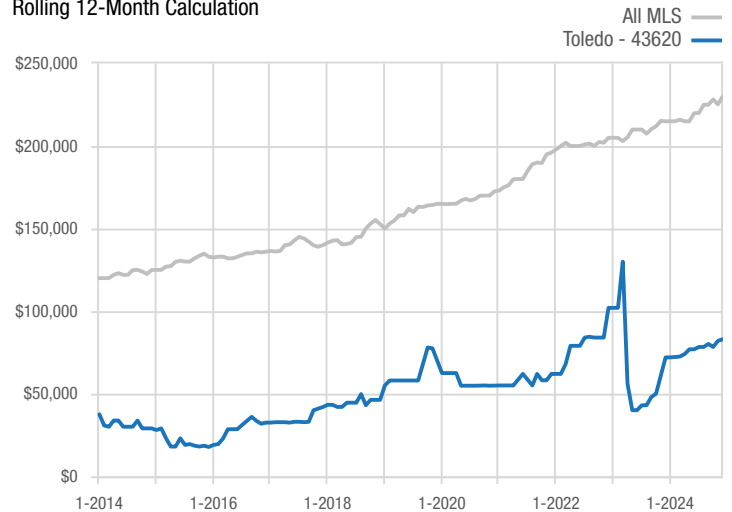
Median Sales Price - Single Family

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-43623

Zip Code 43623

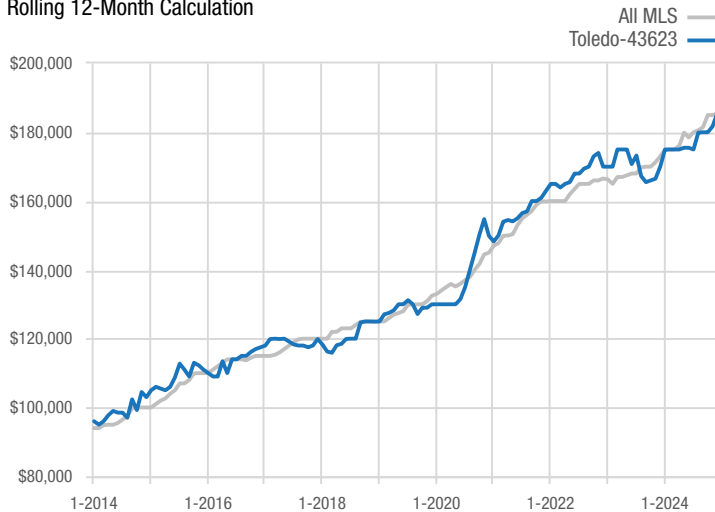
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	11	11	0.0%	230	239	+ 3.9%
Pending Sales	13	11	- 15.4%	219	200	- 8.7%
Closed Sales	15	12	- 20.0%	215	203	- 5.6%
Days on Market Until Sale	49	56	+ 14.3%	50	46	- 8.0%
Median Sales Price*	\$150,000	\$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	—	—	—	—	—

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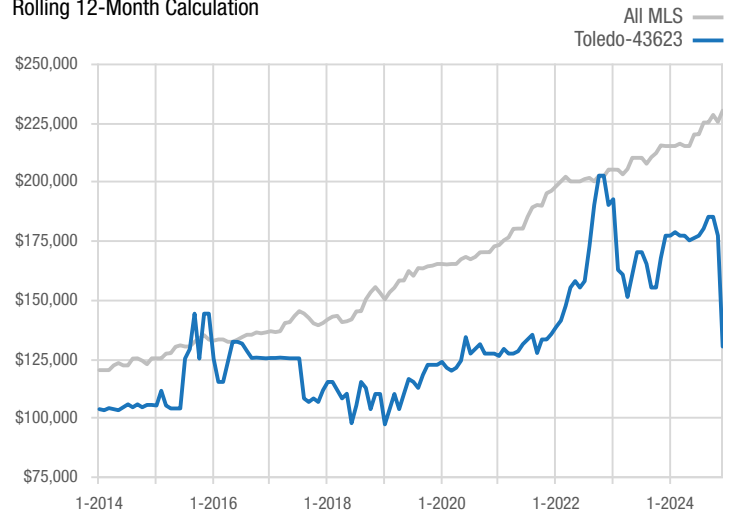
Median Sales Price - Single Family

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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Oregon

Zip Code 43616

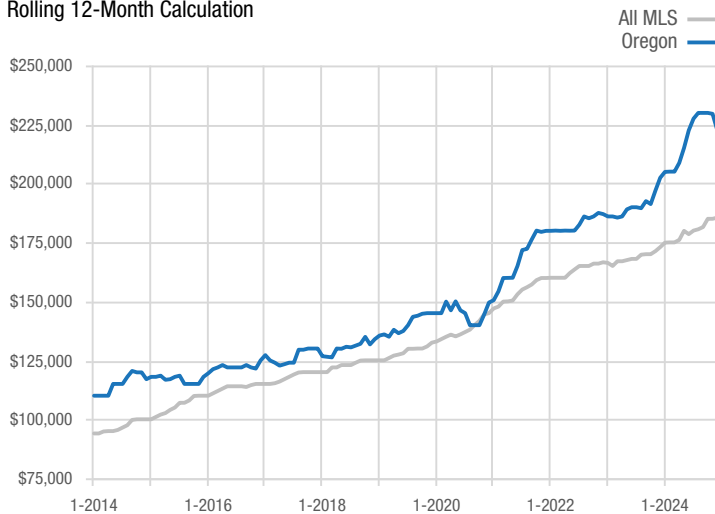
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	10	13	+ 30.0%	184	259	+ 40.8%
Pending Sales	10	21	+ 110.0%	147	191	+ 29.9%
Closed Sales	13	22	+ 69.2%	148	184	+ 24.3%
Days on Market Until Sale	62	76	+ 22.6%	50	57	+ 14.0%
Median Sales Price*	\$225,000	\$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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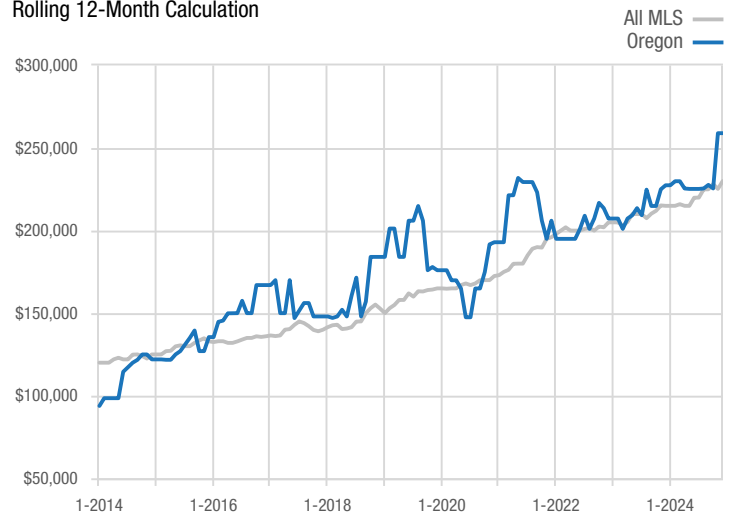
Median Sales Price - Single Family

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

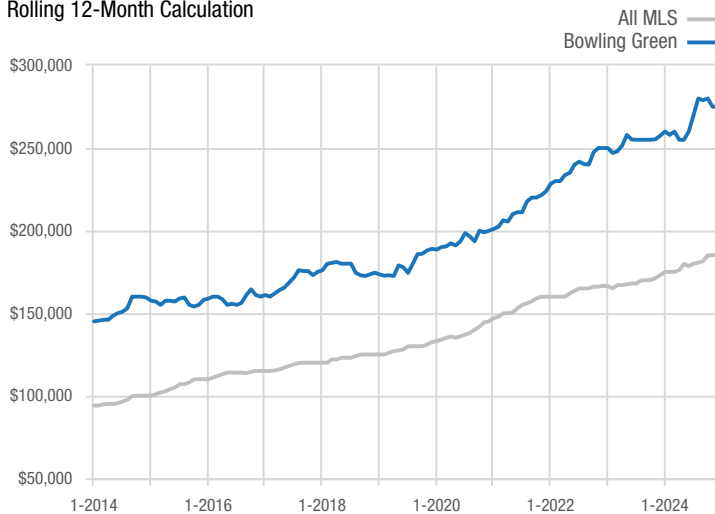
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	10	5	- 50.0%	211	218	+ 3.3%
Pending Sales	12	17	+ 41.7%	190	192	+ 1.1%
Closed Sales	11	19	+ 72.7%	188	194	+ 3.2%
Days on Market Until Sale	55	53	- 3.6%	44	50	+ 13.6%
Median Sales Price*	\$231,000	\$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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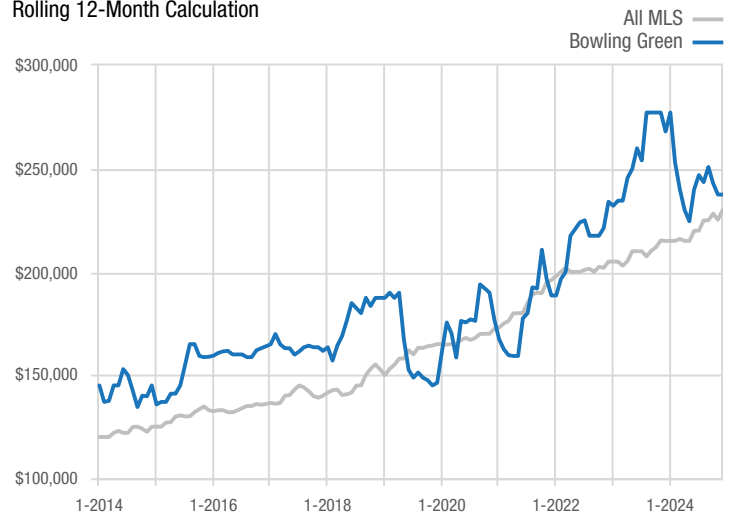
Median Sales Price - Single Family

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

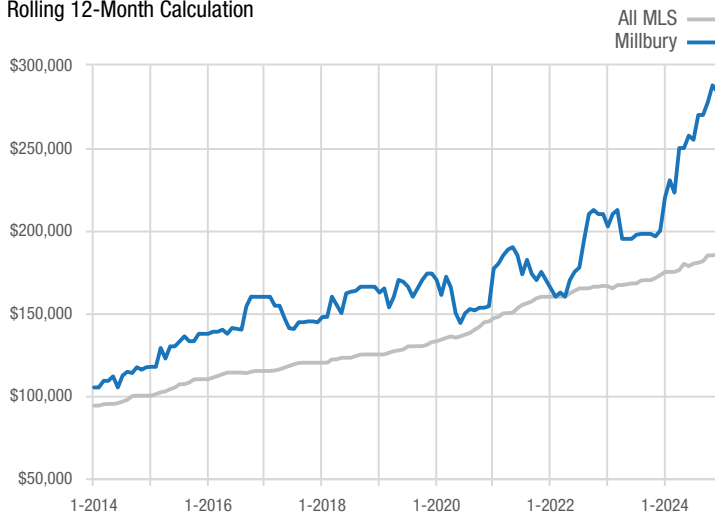
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	0	- 100.0%	28	36	+ 28.6%
Pending Sales	1	3	+ 200.0%	31	33	+ 6.5%
Closed Sales	1	2	+ 100.0%	31	32	+ 3.2%
Days on Market Until Sale	39	51	+ 30.8%	67	48	- 28.4%
Median Sales Price*	\$325,000	\$264,500	- 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	—	—	—	—	—	—

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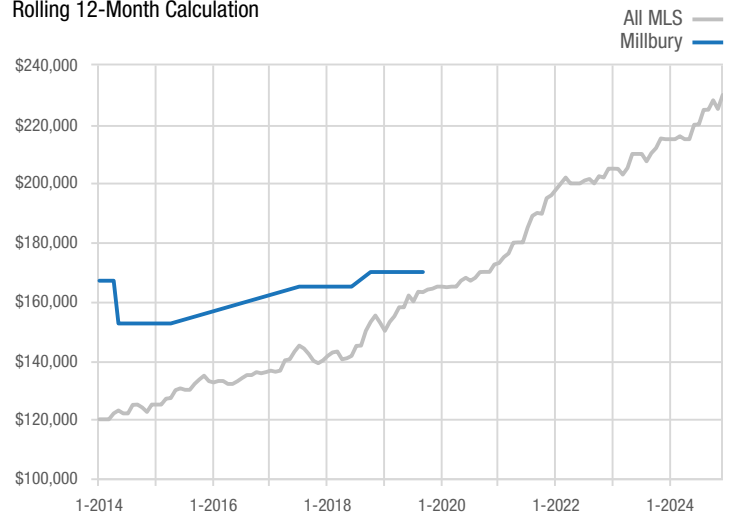
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

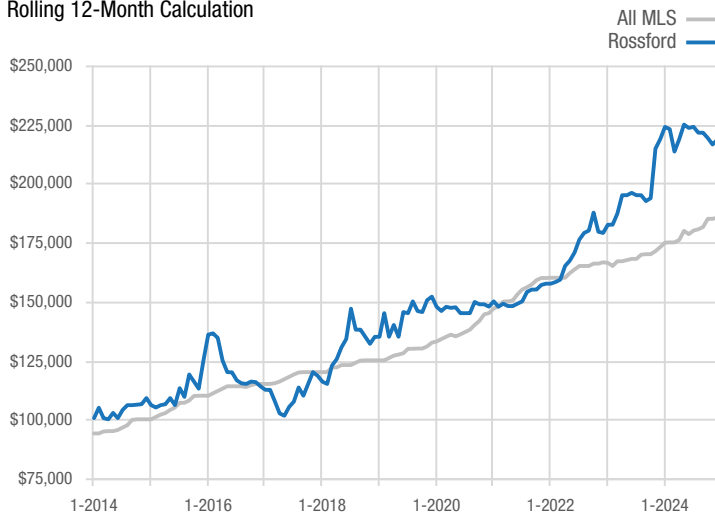
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	1	- 50.0%	69	75	+ 8.7%
Pending Sales	1	3	+ 200.0%	62	67	+ 8.1%
Closed Sales	1	3	+ 200.0%	63	67	+ 6.3%
Days on Market Until Sale	22	37	+ 68.2%	55	47	- 14.5%
Median Sales Price*	\$207,000	\$240,000	+ 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	—	—	—	—	—	—

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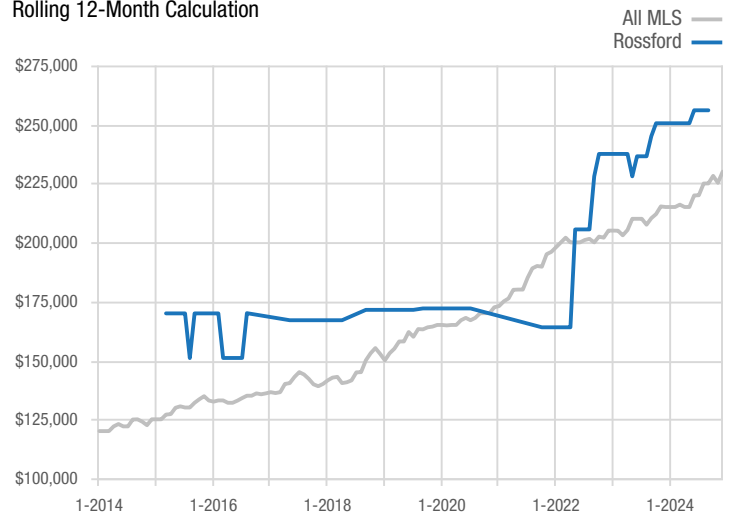
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

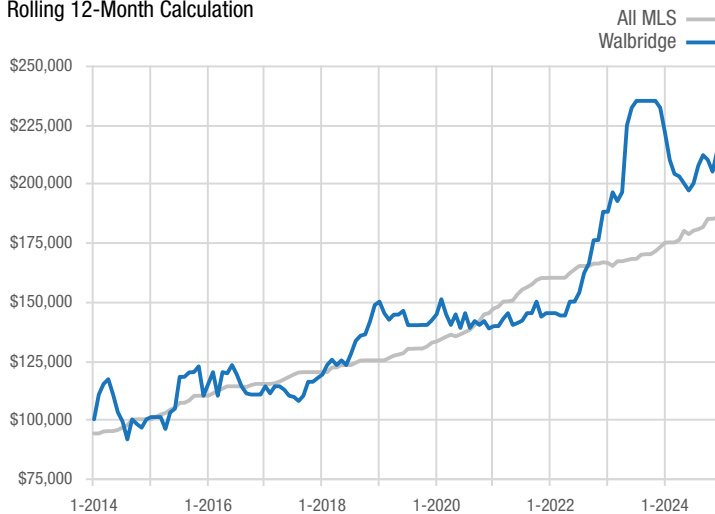
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	3	+ 50.0%	49	48	- 2.0%
Pending Sales	6	0	- 100.0%	42	41	- 2.4%
Closed Sales	5	0	- 100.0%	40	43	+ 7.5%
Days on Market Until Sale	53	—	—	44	53	+ 20.5%
Median Sales Price*	\$138,000	—	—	\$232,050	\$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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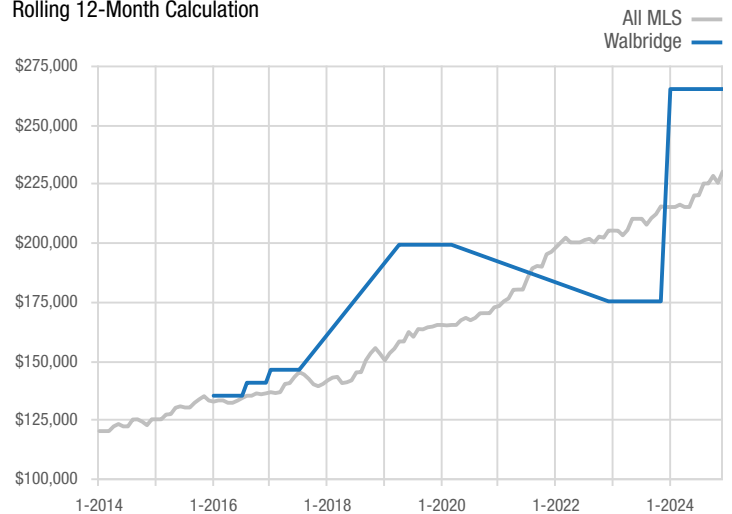
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

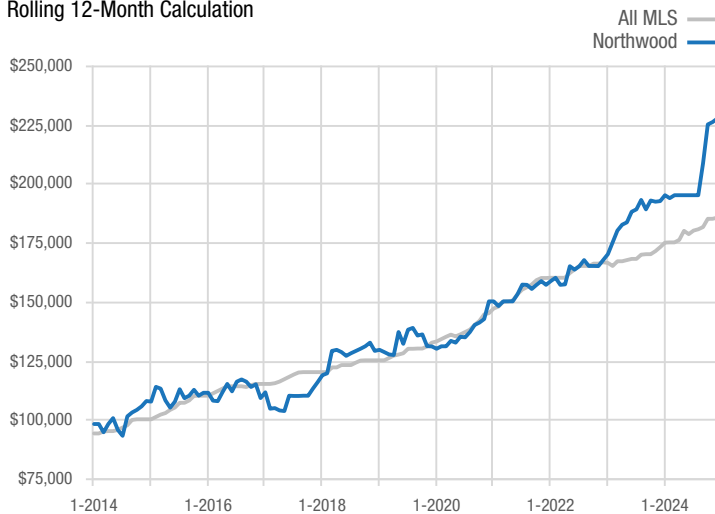
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	10	1	- 90.0%	105	123	+ 17.1%
Pending Sales	8	4	- 50.0%	88	93	+ 5.7%
Closed Sales	10	5	- 50.0%	86	93	+ 8.1%
Days on Market Until Sale	48	80	+ 66.7%	51	70	+ 37.3%
Median Sales Price*	\$195,000	\$175,000	- 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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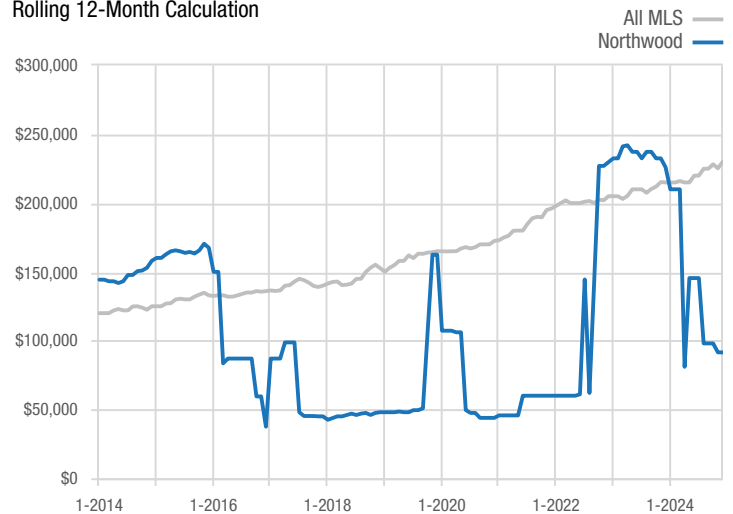
Median Sales Price - Single Family

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

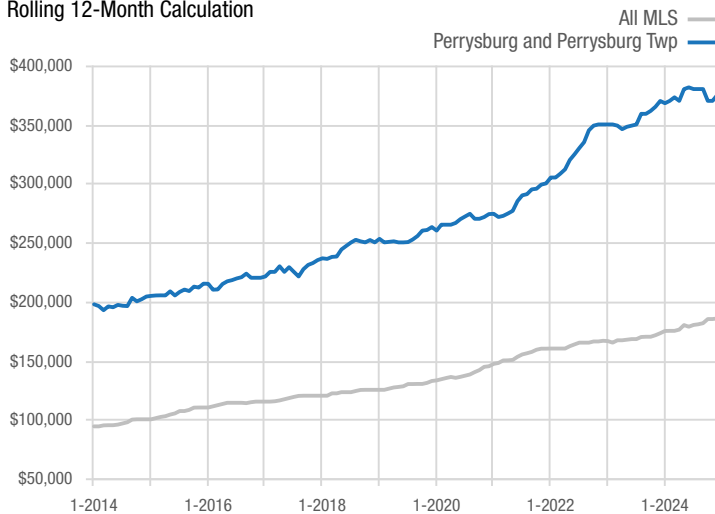
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	22	24	+ 9.1%	517	526	+ 1.7%
Pending Sales	27	34	+ 25.9%	437	455	+ 4.1%
Closed Sales	34	26	- 23.5%	435	445	+ 2.3%
Days on Market Until Sale	75	64	- 14.7%	67	72	+ 7.5%
Median Sales Price*	\$350,000	\$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%	—	—	—

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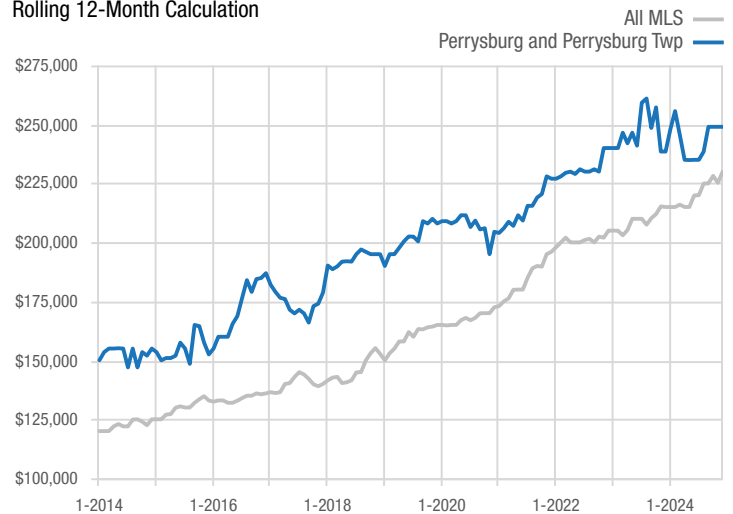
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

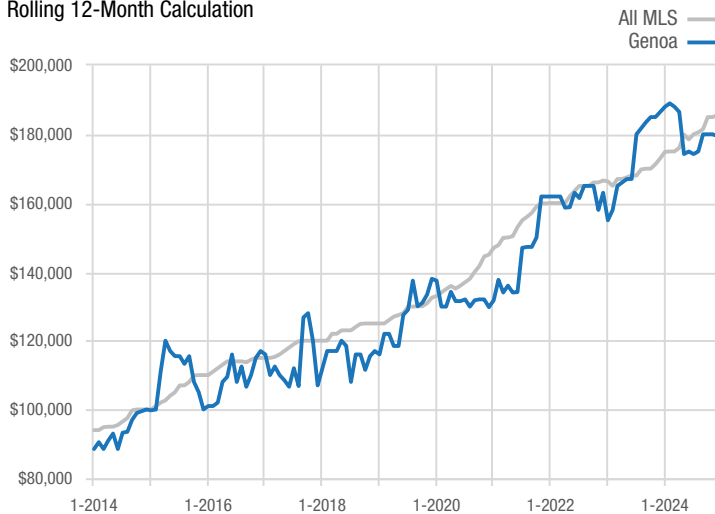
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	2	- 50.0%	52	46	- 11.5%
Pending Sales	4	4	0.0%	47	43	- 8.5%
Closed Sales	3	4	+ 33.3%	47	44	- 6.4%
Days on Market Until Sale	173	55	- 68.2%	65	55	- 15.4%
Median Sales Price*	\$175,000	\$164,750	- 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	—	—	—	—	—	—

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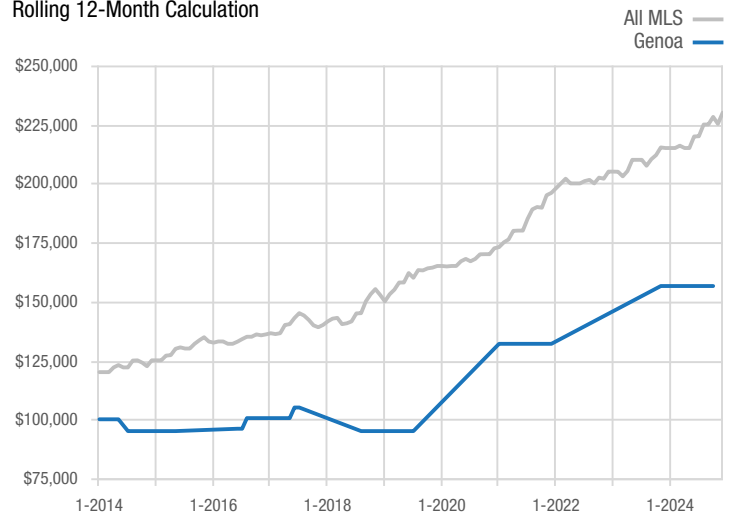
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

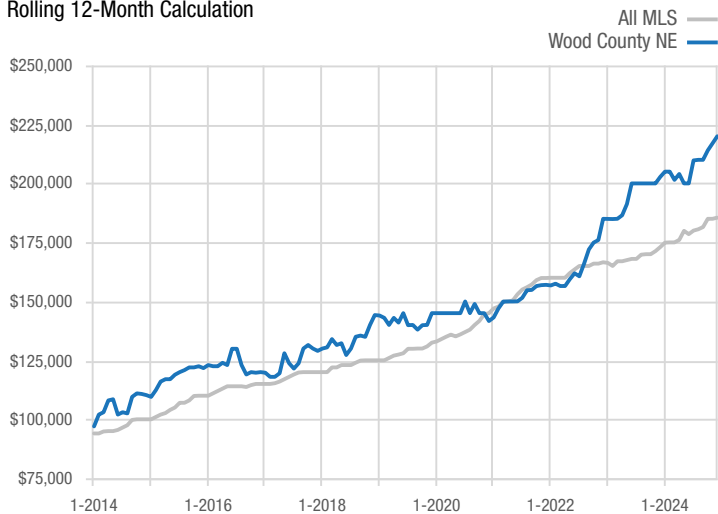
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	9	6	- 33.3%	162	144	- 11.1%
Pending Sales	12	5	- 58.3%	141	132	- 6.4%
Closed Sales	12	7	- 41.7%	138	136	- 1.4%
Days on Market Until Sale	91	66	- 27.5%	58	59	+ 1.7%
Median Sales Price*	\$151,750	\$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.

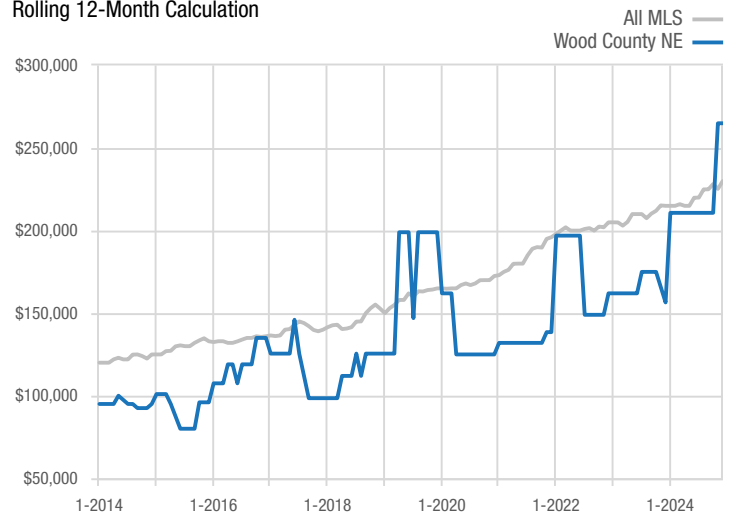
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County NW

Zip Codes 43522 and 43525

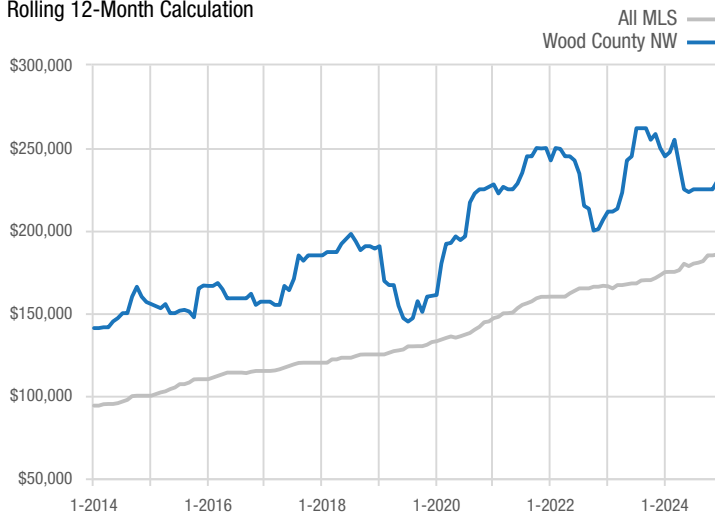
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	34	44	+ 29.4%
Pending Sales	2	1	- 50.0%	33	36	+ 9.1%
Closed Sales	3	0	- 100.0%	35	33	- 5.7%
Days on Market Until Sale	47	—	—	64	51	- 20.3%
Median Sales Price*	\$210,000	—	—	\$250,000	\$230,000	- 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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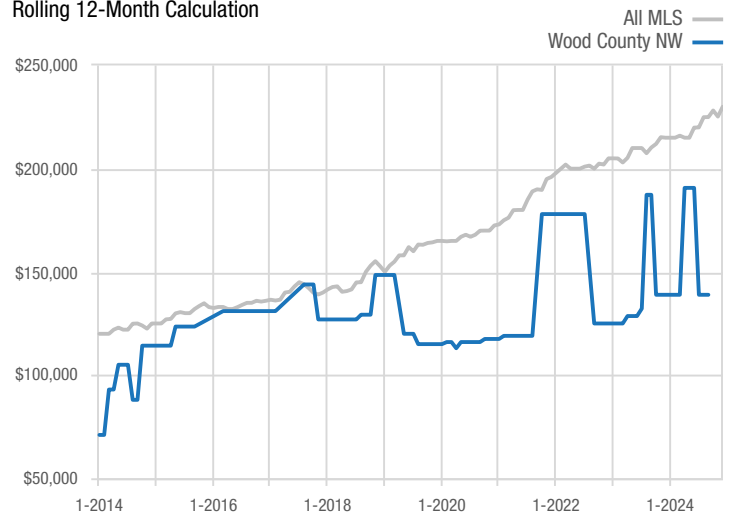
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

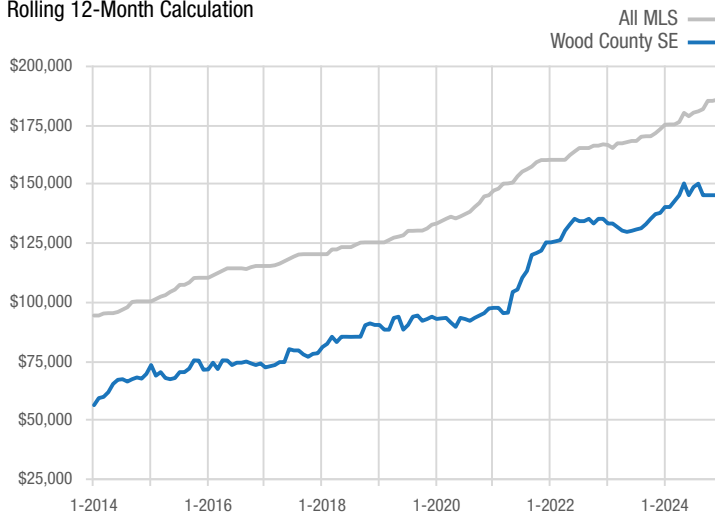
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	13	14	+ 7.7%	211	212	+ 0.5%
Pending Sales	18	7	- 61.1%	189	192	+ 1.6%
Closed Sales	18	9	- 50.0%	189	195	+ 3.2%
Days on Market Until Sale	79	78	- 1.3%	64	70	+ 9.4%
Median Sales Price*	\$148,500	\$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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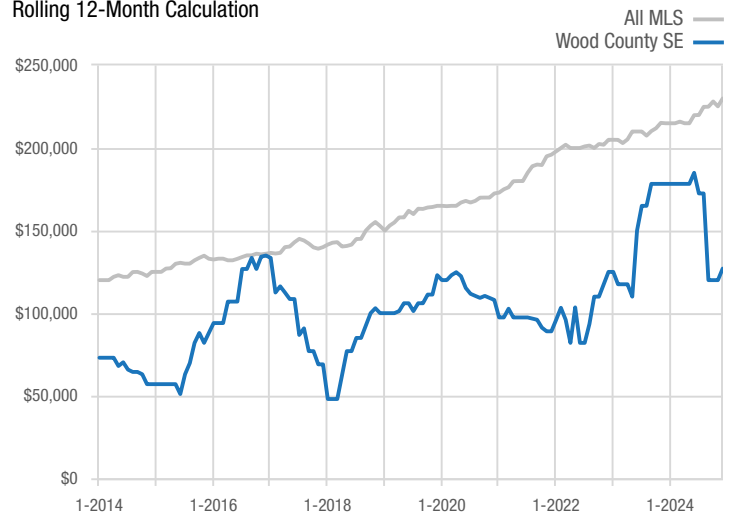
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wood County SW

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

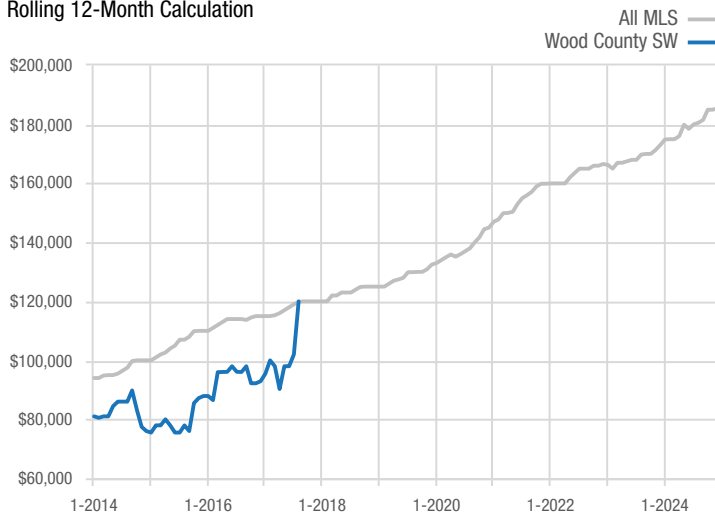
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of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

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

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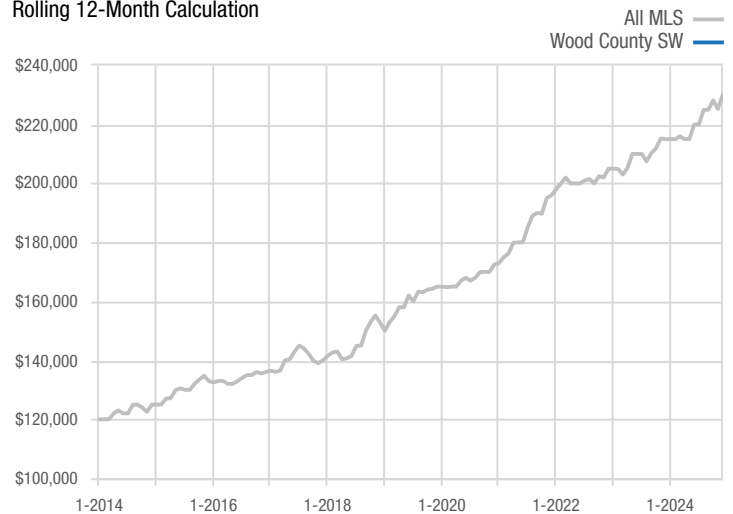
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