

Local Market Update – February 2025

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Lucas and Wood Counties

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	445	440	-1.1%	909	915	0.7%
Closed Sales	395	327	-17.2%	743	648	-12.8%
Days on Market	68	69	1.5%	68	70	2.9%
SP\$/SqFt	\$112.17	\$122.11	8.9%	\$112.17	\$120.99	7.9%
Median Sales Price*	\$155,000	\$163,098	5.2%	\$155,000	\$165,000	6.5%
Average Sales Price*	\$192,147	\$216,298	12.6%	\$187,815	\$210,013	11.8%
Percent of List Price Received*	99%	98%	-1.0%	99%	100%	1.0%
Months Supply of Inventory	3	4	33.3%	---	---	---
Total Volume	\$75,898,085	\$70,729,291	-6.8%	\$139,411,302	\$136,088,110	-2.4%

Condo/Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	39	40	2.6%	67	68	1.5%
Closed Sales	30	25	-16.7%	49	62	26.5%
Days on Market	84	66	-21.4%	78	73	-6.4%
SP\$/SqFt	\$141.26	\$135.37	-4.2%	\$141.29	\$136.31	-3.5%
Median Sales Price*	\$216,000	\$221,000	2.3%	\$219,900	\$217,950	-0.9%
Average Sales Price*	\$227,115	\$228,204	0.5%	\$226,526	\$224,533	-0.9%
Percent of List Price Received*	98%	100%	2.0%	98%	100%	2.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume (in 1000's)	\$6,813,441	\$5,705,100	-16.3%	\$11,099,781	\$13,921,016	2.0%

*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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		738	667	- 9.6%	1,446	1,425	- 1.5%
Pending Sales		640	536	- 16.3%	1,204	1,115	- 7.4%
Closed Sales		601	519	- 13.6%	1,143	1,070	- 6.4%
Days on Market Until Sale		71	72	+ 1.4%	70	73	+ 4.3%
Median Sales Price		\$169,000	\$177,500	+ 5.0%	\$165,000	\$178,700	+ 8.3%
Average Sales Price		\$195,749	\$216,034	+ 10.4%	\$192,581	\$214,832	+ 11.6%
Percent of List Price Received		97.8%	99.1%	+ 1.3%	97.8%	99.0%	+ 1.2%
Housing Affordability Index		175	169	- 3.4%	180	167	- 7.2%
Inventory of Homes for Sale		1,532	1,718	+ 12.1%	—	—	—
Months Supply of Inventory		2.0	2.3	+ 15.0%	—	—	—

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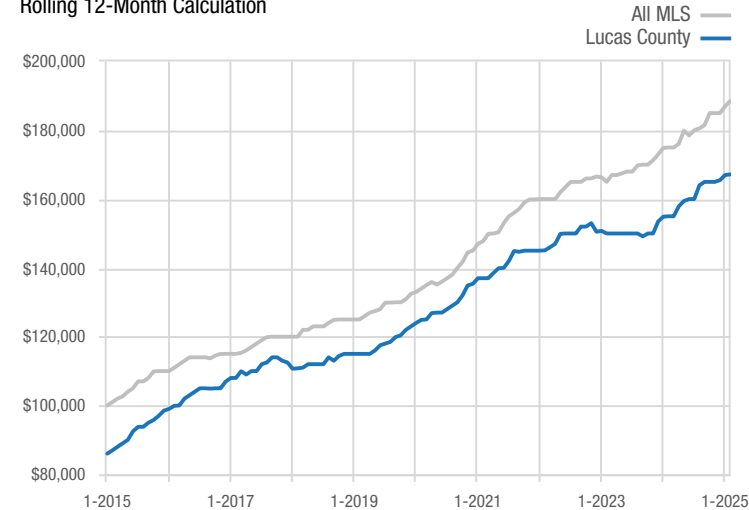
Lucas County

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	350	313	- 10.6%	730	689	- 5.6%
Pending Sales	341	274	- 19.6%	642	554	- 13.7%
Closed Sales	325	258	- 20.6%	607	520	- 14.3%
Days on Market Until Sale	65	64	- 1.5%	65	64	- 1.5%
Median Sales Price*	\$140,500	\$146,000	+ 3.9%	\$142,100	\$148,000	+ 4.2%
Average Sales Price*	\$169,913	\$189,306	+ 11.4%	\$163,836	\$185,997	+ 13.5%
Percent of List Price Received*	97.9%	100.1%	+ 2.2%	98.0%	99.6%	+ 1.6%
Inventory of Homes for Sale	688	722	+ 4.9%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

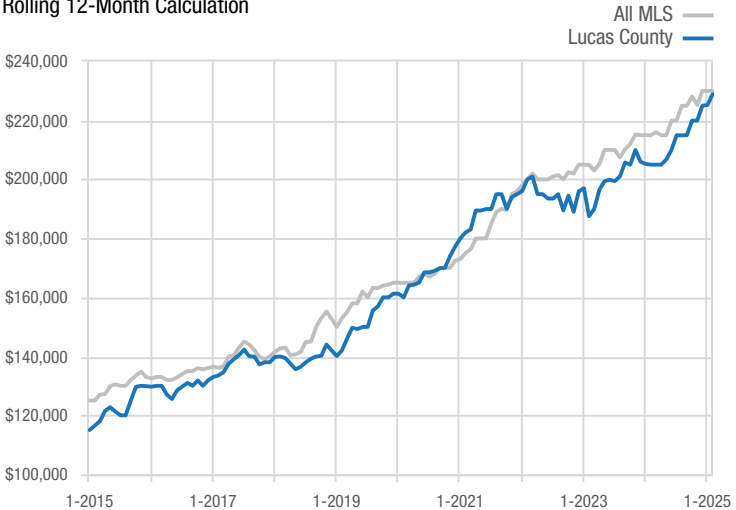
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	32	29	- 9.4%	57	49	- 14.0%
Pending Sales	25	20	- 20.0%	44	47	+ 6.8%
Closed Sales	27	20	- 25.9%	40	50	+ 25.0%
Days on Market Until Sale	83	63	- 24.1%	79	72	- 8.9%
Median Sales Price*	\$210,000	\$242,000	+ 15.2%	\$204,500	\$226,950	+ 11.0%
Average Sales Price*	\$211,720	\$227,860	+ 7.6%	\$213,599	\$225,098	+ 5.4%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	98.0%	100.6%	+ 2.7%
Inventory of Homes for Sale	59	44	- 25.4%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

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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.
Current as of March 6, 2025. All data from Northwest Ohio Real Estate Information System. Report © 2025 ShowingTime Plus, LLC.

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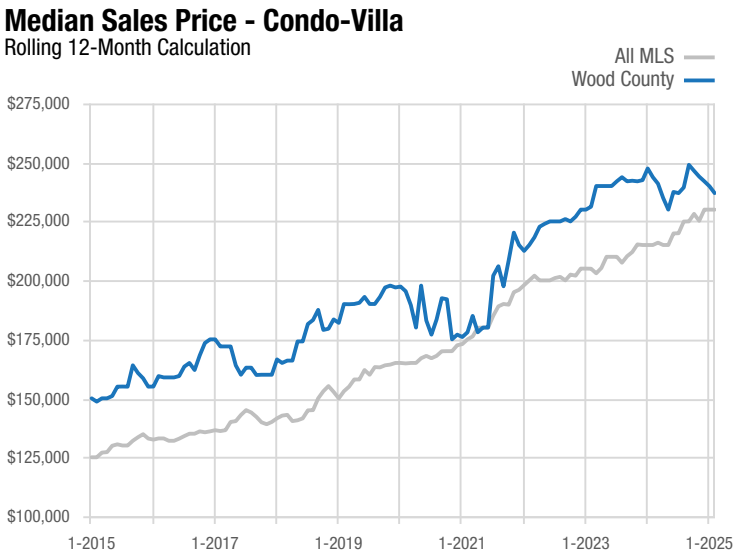
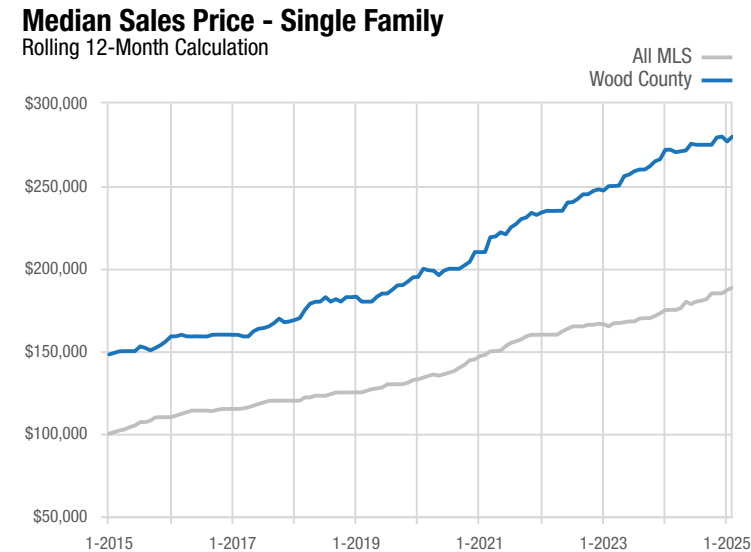


Wood County

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	95	75	- 21.1%	179	174	- 2.8%
Pending Sales	77	55	- 28.6%	140	124	- 11.4%
Closed Sales	70	64	- 8.6%	135	123	- 8.9%
Days on Market Until Sale	83	90	+ 8.4%	82	95	+ 15.9%
Median Sales Price*	\$255,000	\$268,900	+ 5.5%	\$269,900	\$265,750	- 1.5%
Average Sales Price*	\$299,004	\$328,171	+ 9.8%	\$300,361	\$314,942	+ 4.9%
Percent of List Price Received*	97.8%	99.3%	+ 1.5%	98.3%	99.2%	+ 0.9%
Inventory of Homes for Sale	183	217	+ 18.6%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	7	8	+ 14.3%	10	16	+ 60.0%
Pending Sales	7	5	- 28.6%	12	14	+ 16.7%
Closed Sales	3	5	+ 66.7%	9	12	+ 33.3%
Days on Market Until Sale	93	78	- 16.1%	76	74	- 2.6%
Median Sales Price*	\$322,000	\$217,000	- 32.6%	\$257,515	\$216,500	- 15.9%
Average Sales Price*	\$365,667	\$229,580	- 37.2%	\$283,979	\$222,175	- 21.8%
Percent of List Price Received*	97.7%	98.1%	+ 0.4%	98.2%	96.7%	- 1.5%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

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Toledo - All Zip Codes

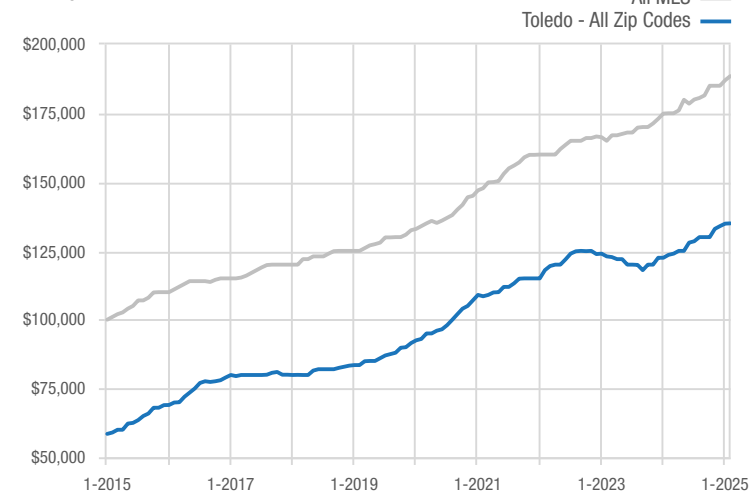
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Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	266	207	- 22.2%	530	473	- 10.8%
Pending Sales	266	194	- 27.1%	499	408	- 18.2%
Closed Sales	256	193	- 24.6%	476	394	- 17.2%
Days on Market Until Sale	66	62	- 6.1%	65	62	- 4.6%
Median Sales Price*	\$122,750	\$120,000	- 2.2%	\$112,750	\$119,950	+ 6.4%
Average Sales Price*	\$132,680	\$138,385	+ 4.3%	\$127,532	\$139,092	+ 9.1%
Percent of List Price Received*	97.2%	100.4%	+ 3.3%	97.7%	100.0%	+ 2.4%
Inventory of Homes for Sale	488	461	- 5.5%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

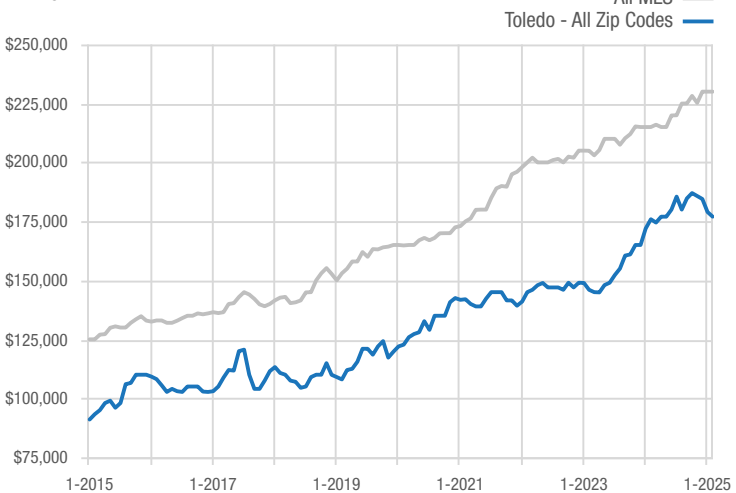
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	15	19	+ 26.7%	26	30	+ 15.4%
Pending Sales	10	12	+ 20.0%	16	29	+ 81.3%
Closed Sales	12	13	+ 8.3%	17	29	+ 70.6%
Days on Market Until Sale	80	58	- 27.5%	73	70	- 4.1%
Median Sales Price*	\$205,000	\$167,400	- 18.3%	\$212,000	\$177,000	- 16.5%
Average Sales Price*	\$192,500	\$196,792	+ 2.2%	\$200,988	\$204,450	+ 1.7%
Percent of List Price Received*	98.2%	100.6%	+ 2.4%	98.6%	102.3%	+ 3.8%
Inventory of Homes for Sale	27	24	- 11.1%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Holland

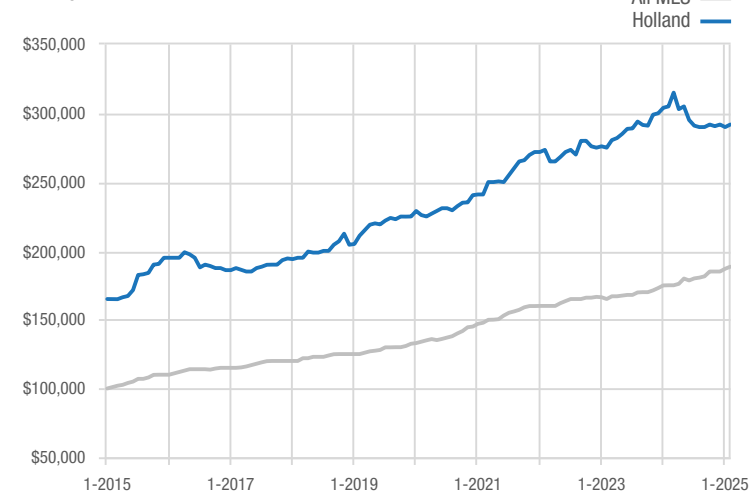
Zip Code 43528

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	14	+ 180.0%	14	25	+ 78.6%
Pending Sales	6	15	+ 150.0%	13	24	+ 84.6%
Closed Sales	7	11	+ 57.1%	14	20	+ 42.9%
Days on Market Until Sale	51	74	+ 45.1%	52	67	+ 28.8%
Median Sales Price*	\$272,000	\$313,000	+ 15.1%	\$294,950	\$287,450	- 2.5%
Average Sales Price*	\$231,329	\$293,664	+ 26.9%	\$287,514	\$292,535	+ 1.7%
Percent of List Price Received*	96.2%	96.5%	+ 0.3%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	15	22	+ 46.7%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	1	0.0%	3	4	+ 33.3%
Pending Sales	2	3	+ 50.0%	2	4	+ 100.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Days on Market Until Sale	38	57	+ 50.0%	38	57	+ 50.0%
Median Sales Price*	\$108,000	\$346,000	+ 220.4%	\$108,000	\$346,000	+ 220.4%
Average Sales Price*	\$108,000	\$327,725	+ 203.4%	\$108,000	\$327,725	+ 203.4%
Percent of List Price Received*	98.2%	99.9%	+ 1.7%	98.2%	99.9%	+ 1.7%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Maumee

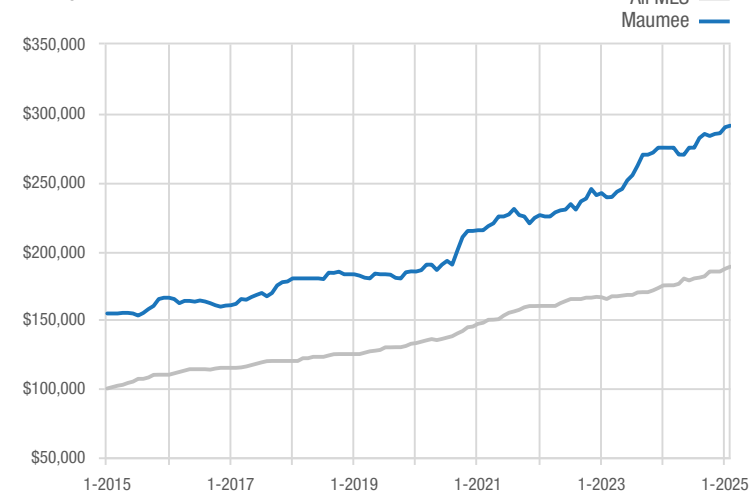
Zip Code 43537

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	18	24	+ 33.3%	54	49	- 9.3%
Pending Sales	28	9	- 67.9%	50	23	- 54.0%
Closed Sales	22	9	- 59.1%	45	23	- 48.9%
Days on Market Until Sale	65	61	- 6.2%	68	64	- 5.9%
Median Sales Price*	\$264,500	\$280,000	+ 5.9%	\$265,000	\$289,000	+ 9.1%
Average Sales Price*	\$294,754	\$290,577	- 1.4%	\$282,375	\$318,574	+ 12.8%
Percent of List Price Received*	101.1%	106.7%	+ 5.5%	99.4%	101.1%	+ 1.7%
Inventory of Homes for Sale	42	60	+ 42.9%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

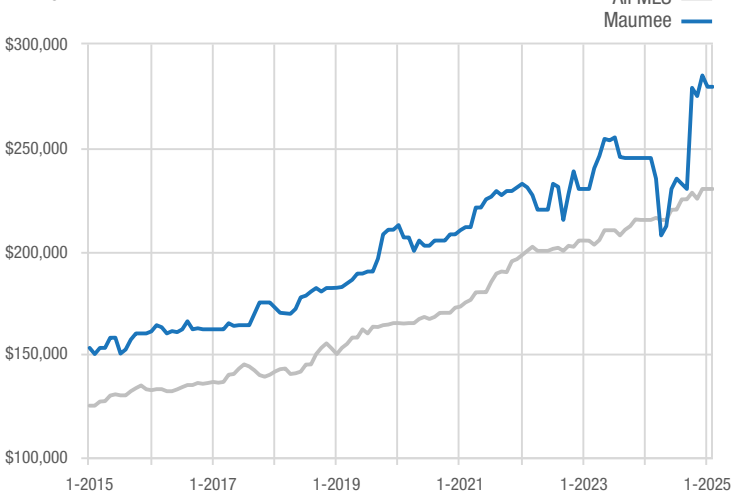
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	9	3	- 66.7%	10	5	- 50.0%
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	72	48	- 33.3%	69	70	+ 1.4%
Median Sales Price*	\$190,000	\$263,000	+ 38.4%	\$193,000	\$195,000	+ 1.0%
Average Sales Price*	\$190,000	\$263,000	+ 38.4%	\$193,000	\$174,500	- 9.6%
Percent of List Price Received*	92.7%	101.5%	+ 9.5%	95.4%	93.9%	- 1.6%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	2.8	0.9	- 67.9%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Current as of March 6, 2025. All data from Northwest Ohio Real Estate Information System. Report © 2025 ShowingTime Plus, LLC.

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Monclova

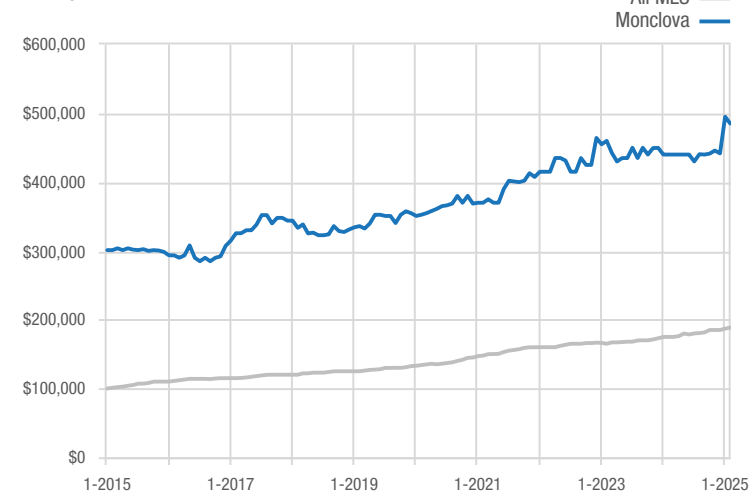
Zip Code 43542

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	2	- 50.0%	6	2	- 66.7%
Pending Sales	1	2	+ 100.0%	3	2	- 33.3%
Closed Sales	1	2	+ 100.0%	4	3	- 25.0%
Days on Market Until Sale	29	98	+ 237.9%	65	84	+ 29.2%
Median Sales Price*	\$599,500	\$437,500	- 27.0%	\$280,000	\$525,000	+ 87.5%
Average Sales Price*	\$599,500	\$437,500	- 27.0%	\$326,125	\$544,333	+ 66.9%
Percent of List Price Received*	99.9%	95.0%	- 4.9%	93.8%	97.0%	+ 3.4%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

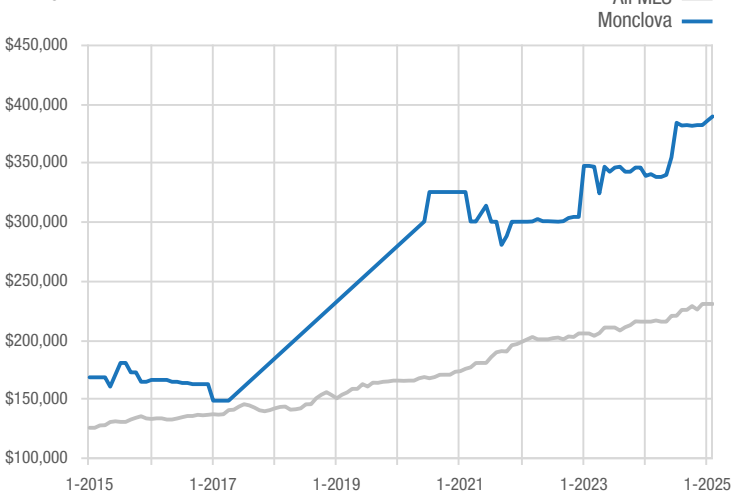
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	0	- 100.0%	3	0	- 100.0%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	391	—	—	359	208	- 42.1%
Median Sales Price*	\$341,605	—	—	\$320,115	\$422,235	+ 31.9%
Average Sales Price*	\$341,605	—	—	\$320,115	\$390,822	+ 22.1%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

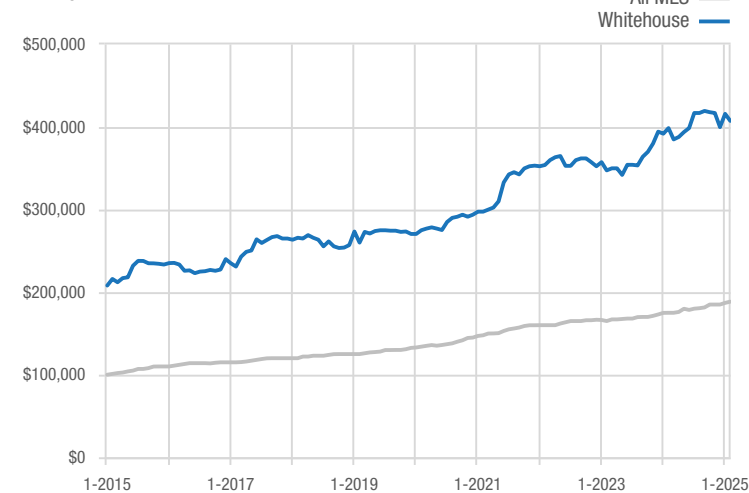
Zip Code 43571

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	3	3	0.0%	10	9	- 10.0%
Pending Sales	3	5	+ 66.7%	5	10	+ 100.0%
Closed Sales	3	5	+ 66.7%	4	9	+ 125.0%
Days on Market Until Sale	43	68	+ 58.1%	39	71	+ 82.1%
Median Sales Price*	\$574,000	\$515,000	- 10.3%	\$526,000	\$515,000	- 2.1%
Average Sales Price*	\$558,000	\$462,400	- 17.1%	\$462,250	\$449,889	- 2.7%
Percent of List Price Received*	98.2%	97.5%	- 0.7%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

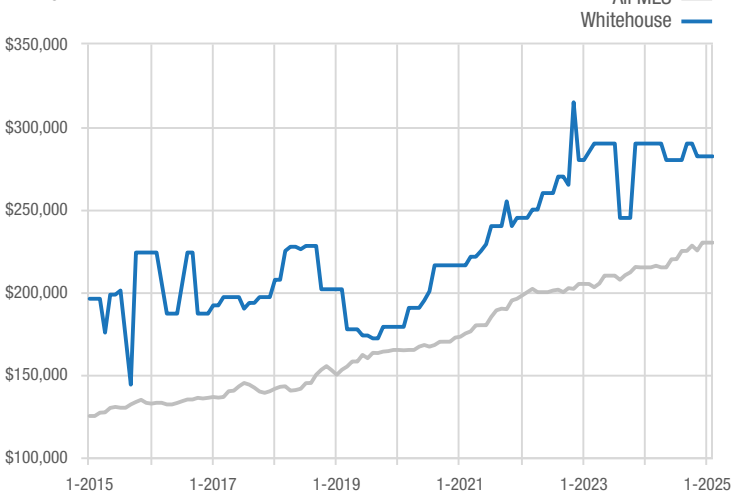
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Sylvania

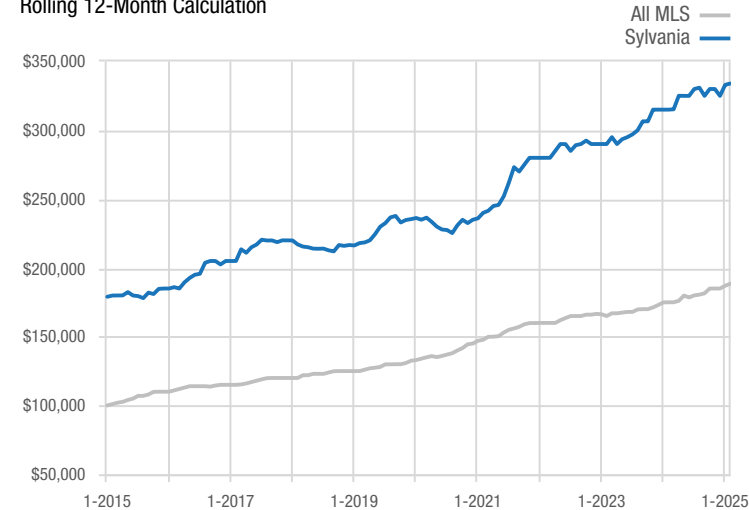
Zip Code 43560

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	28	28	0.0%	53	57	+ 7.5%
Pending Sales	19	28	+ 47.4%	32	44	+ 37.5%
Closed Sales	16	21	+ 31.3%	27	34	+ 25.9%
Days on Market Until Sale	84	83	- 1.2%	78	84	+ 7.7%
Median Sales Price*	\$288,950	\$335,000	+ 15.9%	\$288,000	\$334,500	+ 16.1%
Average Sales Price*	\$353,319	\$349,152	- 1.2%	\$334,804	\$341,944	+ 2.1%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	100.2%	97.4%	- 2.8%
Inventory of Homes for Sale	60	65	+ 8.3%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

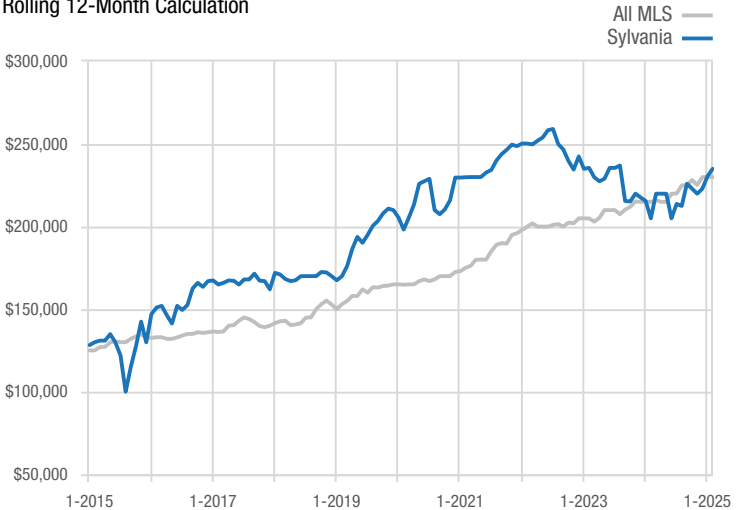
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	4	+ 100.0%	8	8	0.0%
Pending Sales	9	4	- 55.6%	16	8	- 50.0%
Closed Sales	9	2	- 77.8%	14	7	- 50.0%
Days on Market Until Sale	79	112	+ 41.8%	64	54	- 15.6%
Median Sales Price*	\$170,000	\$212,500	+ 25.0%	\$169,100	\$165,000	- 2.4%
Average Sales Price*	\$214,482	\$212,500	- 0.9%	\$214,031	\$201,857	- 5.7%
Percent of List Price Received*	98.5%	95.3%	- 3.2%	98.5%	97.8%	- 0.7%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	0.8	1.7	+ 112.5%	—	—	—

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

Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Current as of March 6, 2025. All data from Northwest Ohio Real Estate Information System. Report © 2025 ShowingTime Plus, LLC.

Local Market Update – February 2025

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Waterville

Zip Code 43566

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	9	13	+ 44.4%	21	27	+ 28.6%
Pending Sales	8	9	+ 12.5%	15	14	- 6.7%
Closed Sales	5	8	+ 60.0%	9	10	+ 11.1%
Days on Market Until Sale	71	60	- 15.5%	74	63	- 14.9%
Median Sales Price*	\$301,500	\$328,950	+ 9.1%	\$301,500	\$315,000	+ 4.5%
Average Sales Price*	\$328,240	\$345,425	+ 5.2%	\$331,233	\$338,490	+ 2.2%
Percent of List Price Received*	100.4%	98.3%	- 2.1%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	16	26	+ 62.5%	—	—	—
Months Supply of Inventory	1.8	3.1	+ 72.2%	—	—	—

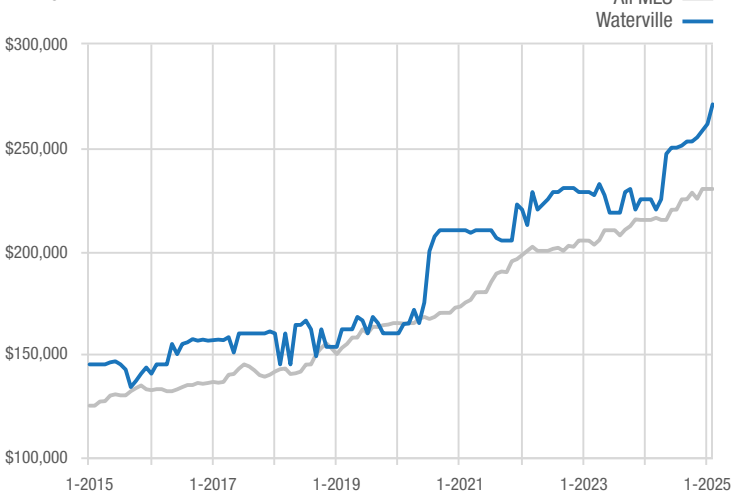
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	32	—	—	32	26	- 18.8%
Median Sales Price*	\$235,750	—	—	\$235,750	\$271,000	+ 15.0%
Average Sales Price*	\$235,750	—	—	\$235,750	\$271,000	+ 15.0%
Percent of List Price Received*	97.0%	—	—	97.0%	102.3%	+ 5.5%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43604

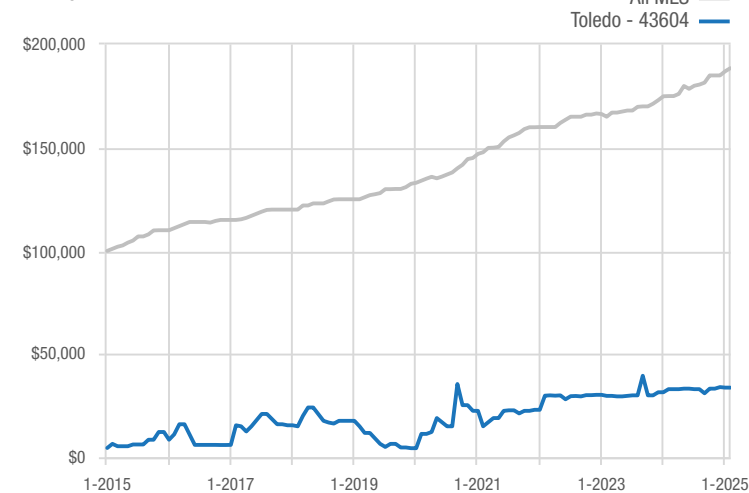
Zip Code 43604

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	1	- 75.0%	5	4	- 20.0%
Pending Sales	2	1	- 50.0%	2	4	+ 100.0%
Closed Sales	2	2	0.0%	2	5	+ 150.0%
Days on Market Until Sale	162	113	- 30.2%	162	79	- 51.2%
Median Sales Price*	\$73,500	\$52,750	- 28.2%	\$73,500	\$30,000	- 59.2%
Average Sales Price*	\$73,500	\$52,750	- 28.2%	\$73,500	\$63,080	- 14.2%
Percent of List Price Received*	91.3%	84.4%	- 7.6%	91.3%	81.8%	- 10.4%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	3.3	1.5	- 54.5%	—	—	—

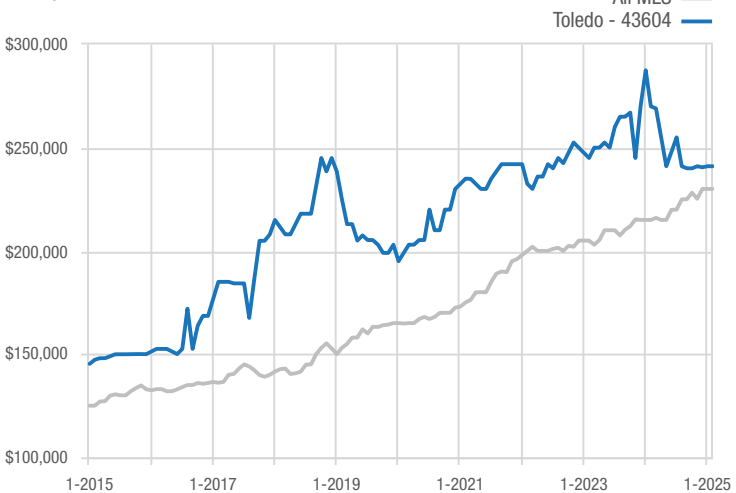
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Pending Sales	2	1	- 50.0%	4	1	- 75.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	14	202	+ 1,342.9%	37	202	+ 445.9%
Median Sales Price*	\$269,000	\$290,000	+ 7.8%	\$246,950	\$290,000	+ 17.4%
Average Sales Price*	\$269,000	\$290,000	+ 7.8%	\$246,950	\$290,000	+ 17.4%
Percent of List Price Received*	100.0%	97.5%	- 2.5%	100.0%	97.5%	- 2.5%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – February 2025

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Toledo - 43605

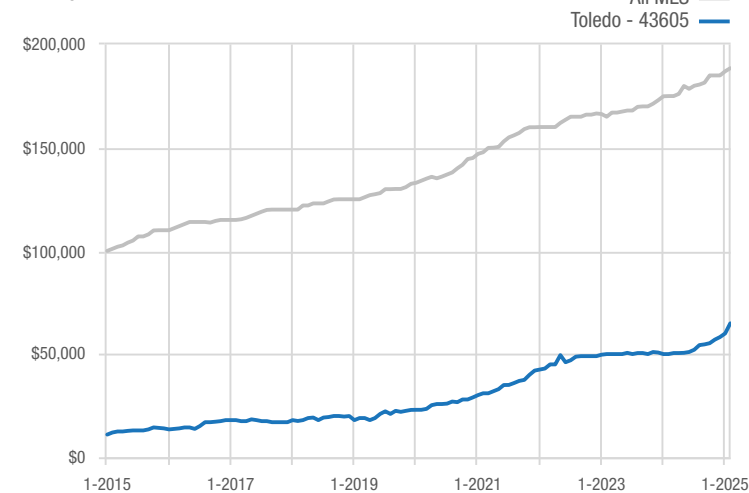
Zip Code 43605

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	32	28	- 12.5%	70	58	- 17.1%
Pending Sales	24	17	- 29.2%	52	53	+ 1.9%
Closed Sales	28	20	- 28.6%	46	48	+ 4.3%
Days on Market Until Sale	64	47	- 26.6%	57	50	- 12.3%
Median Sales Price*	\$46,600	\$70,000	+ 50.2%	\$45,700	\$69,500	+ 52.1%
Average Sales Price*	\$53,074	\$75,544	+ 42.3%	\$50,460	\$70,422	+ 39.6%
Percent of List Price Received*	94.1%	102.1%	+ 8.5%	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	52	44	- 15.4%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

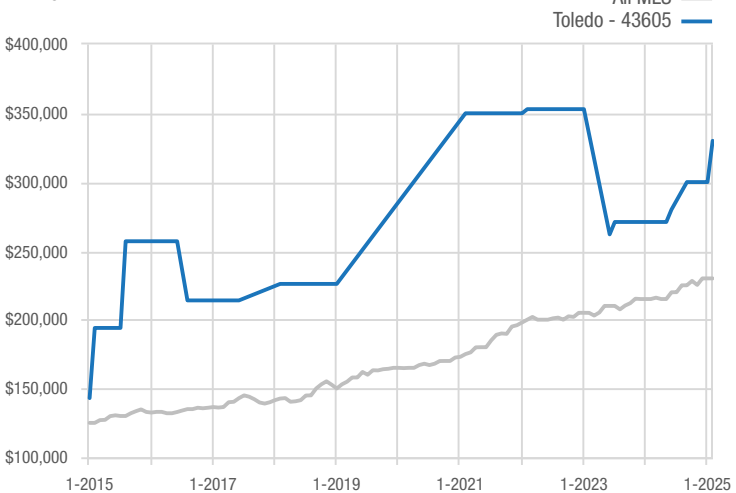
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	20	—	—	20	—
Median Sales Price*	—	\$360,000	—	—	\$360,000	—
Average Sales Price*	—	\$360,000	—	—	\$360,000	—
Percent of List Price Received*	—	97.3%	—	—	97.3%	—
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

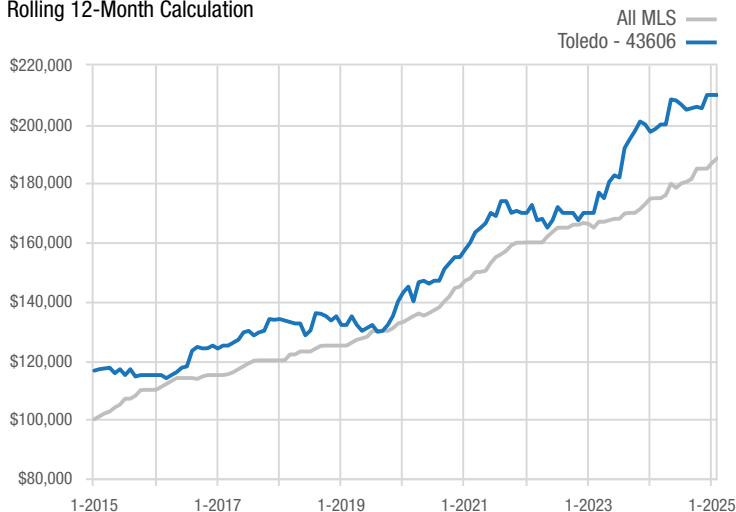
Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	21	11	- 47.6%	38	27	- 28.9%
Pending Sales	21	17	- 19.0%	34	29	- 14.7%
Closed Sales	20	18	- 10.0%	34	30	- 11.8%
Days on Market Until Sale	64	58	- 9.4%	61	61	0.0%
Median Sales Price*	\$182,500	\$181,000	- 0.8%	\$174,000	\$192,000	+ 10.3%
Average Sales Price*	\$183,288	\$218,561	+ 19.2%	\$178,856	\$211,906	+ 18.5%
Percent of List Price Received*	94.5%	104.2%	+ 10.3%	97.8%	101.1%	+ 3.4%
Inventory of Homes for Sale	32	25	- 21.9%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	1	0.0%	2	1	- 50.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	93	55	- 40.9%	93	53	- 43.0%
Median Sales Price*	\$100,000	\$117,000	+ 17.0%	\$100,000	\$136,000	+ 36.0%
Average Sales Price*	\$100,000	\$117,000	+ 17.0%	\$100,000	\$136,000	+ 36.0%
Percent of List Price Received*	100.0%	90.1%	- 9.9%	100.0%	95.0%	- 5.0%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

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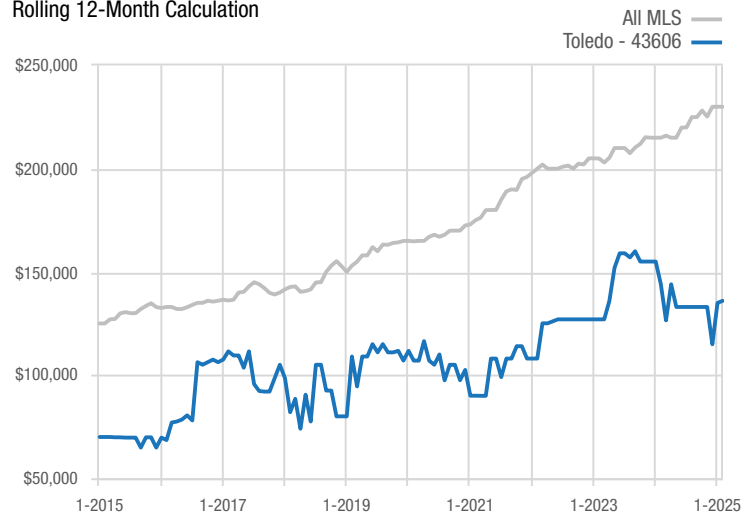
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43607

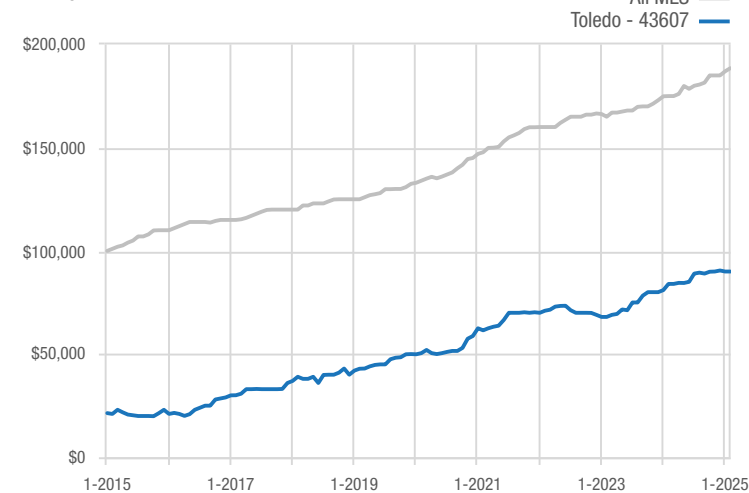
Zip Code 43607

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	17	15	- 11.8%	39	33	- 15.4%
Pending Sales	21	10	- 52.4%	35	26	- 25.7%
Closed Sales	21	13	- 38.1%	31	28	- 9.7%
Days on Market Until Sale	65	72	+ 10.8%	63	67	+ 6.3%
Median Sales Price*	\$82,500	\$97,500	+ 18.2%	\$82,500	\$88,950	+ 7.8%
Average Sales Price*	\$86,179	\$94,869	+ 10.1%	\$86,331	\$90,865	+ 5.3%
Percent of List Price Received*	91.7%	96.0%	+ 4.7%	93.6%	98.2%	+ 4.9%
Inventory of Homes for Sale	47	33	- 29.8%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

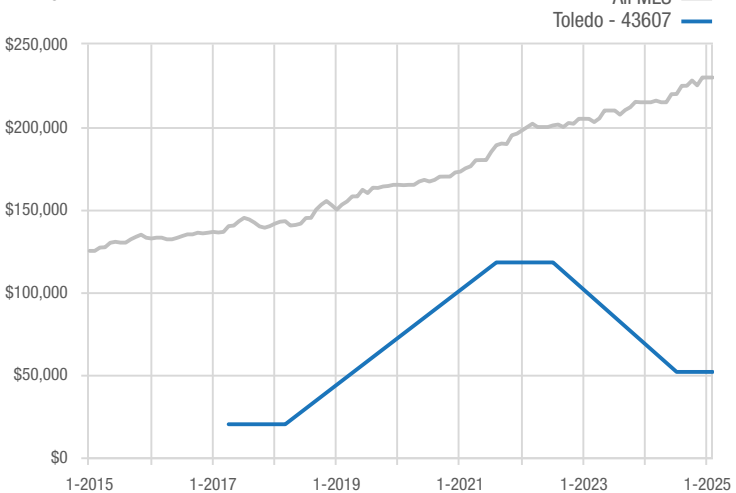
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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 – February 2025

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Toledo - 43608

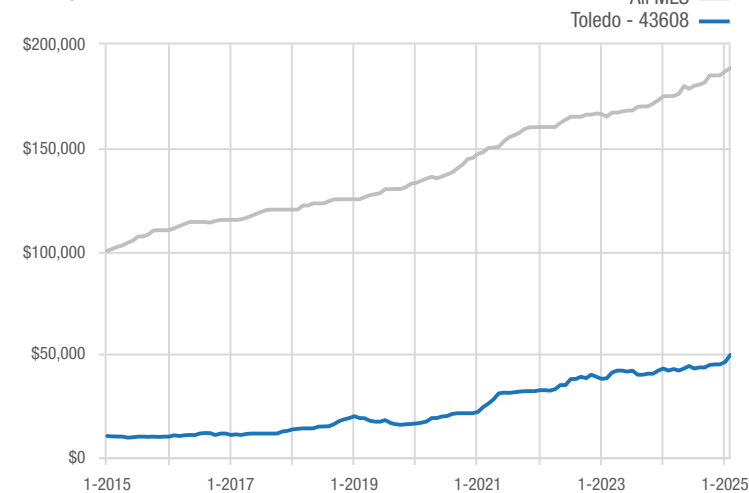
Zip Code 43608

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	19	21	+ 10.5%	43	32	- 25.6%
Pending Sales	14	15	+ 7.1%	35	24	- 31.4%
Closed Sales	15	16	+ 6.7%	33	24	- 27.3%
Days on Market Until Sale	59	59	0.0%	66	65	- 1.5%
Median Sales Price*	\$40,000	\$59,000	+ 47.5%	\$43,000	\$62,500	+ 45.3%
Average Sales Price*	\$42,200	\$58,834	+ 39.4%	\$47,568	\$57,035	+ 19.9%
Percent of List Price Received*	95.5%	102.4%	+ 7.2%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	39	34	- 12.8%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

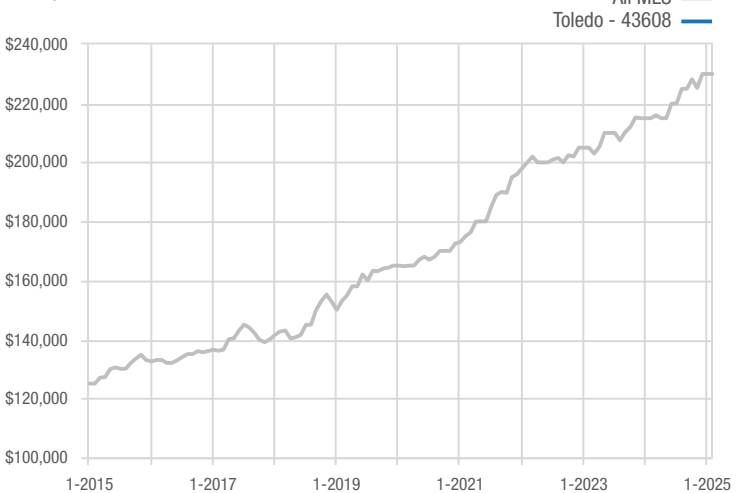
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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 – February 2025

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Toledo - 43609

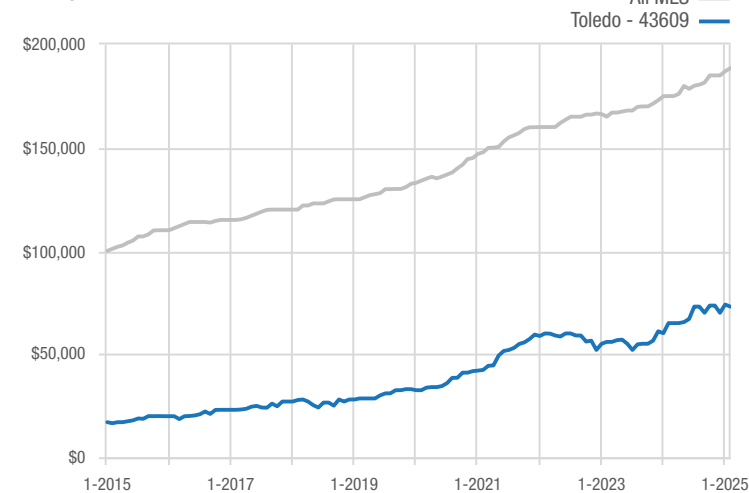
Zip Code 43609

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	15	19	+ 26.7%	31	34	+ 9.7%
Pending Sales	17	16	- 5.9%	34	29	- 14.7%
Closed Sales	15	13	- 13.3%	33	25	- 24.2%
Days on Market Until Sale	65	67	+ 3.1%	71	65	- 8.5%
Median Sales Price*	\$87,500	\$52,000	- 40.6%	\$67,000	\$72,500	+ 8.2%
Average Sales Price*	\$79,393	\$66,885	- 15.8%	\$69,436	\$76,944	+ 10.8%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	95.3%	96.7%	+ 1.5%
Inventory of Homes for Sale	35	38	+ 8.6%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

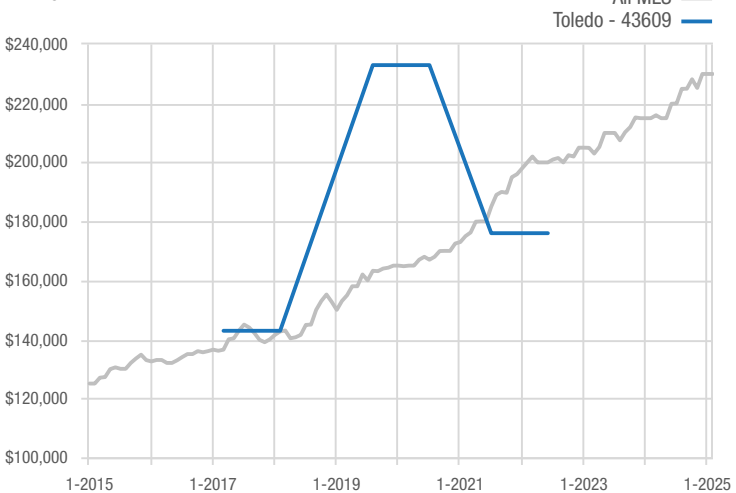
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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 – February 2025

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Toledo-43610

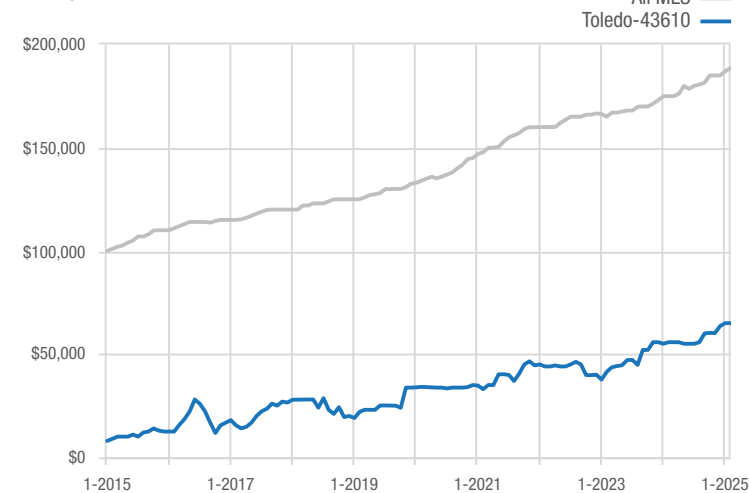
Zip Code 43610

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	4	0.0%	10	8	- 20.0%
Pending Sales	7	1	- 85.7%	10	4	- 60.0%
Closed Sales	4	1	- 75.0%	7	3	- 57.1%
Days on Market Until Sale	103	64	- 37.9%	81	50	- 38.3%
Median Sales Price*	\$82,550	\$80,000	- 3.1%	\$50,750	\$80,000	+ 57.6%
Average Sales Price*	\$79,350	\$80,000	+ 0.8%	\$60,758	\$88,000	+ 44.8%
Percent of List Price Received*	96.9%	84.2%	- 13.1%	92.6%	89.3%	- 3.6%
Inventory of Homes for Sale	7	13	+ 85.7%	—	—	—
Months Supply of Inventory	1.9	4.3	+ 126.3%	—	—	—

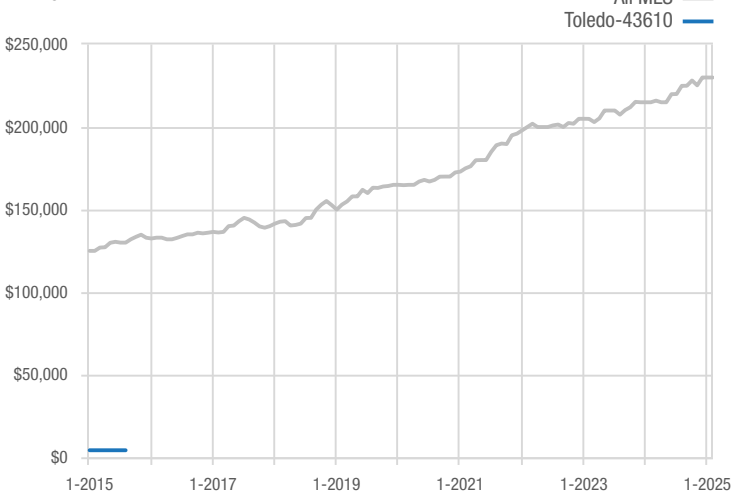
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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 – February 2025

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Toledo - 43611

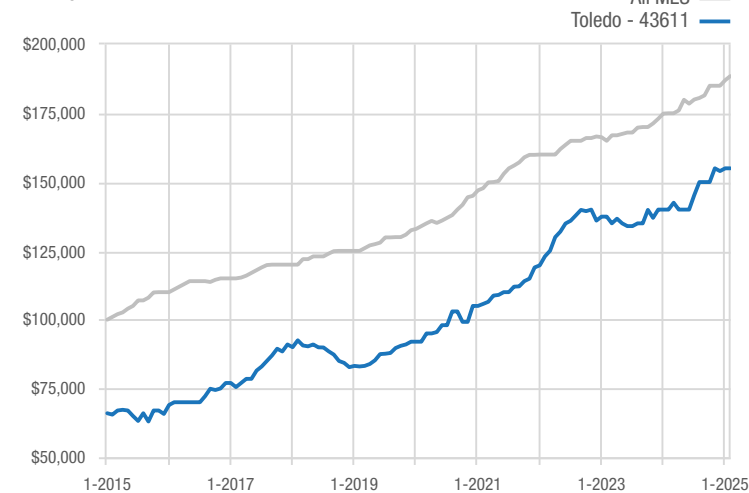
Zip Code 43611

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	13	9	- 30.8%	27	32	+ 18.5%
Pending Sales	16	12	- 25.0%	30	23	- 23.3%
Closed Sales	12	10	- 16.7%	27	20	- 25.9%
Days on Market Until Sale	45	71	+ 57.8%	67	68	+ 1.5%
Median Sales Price*	\$139,250	\$156,450	+ 12.4%	\$140,000	\$160,500	+ 14.6%
Average Sales Price*	\$159,242	\$167,290	+ 5.1%	\$146,382	\$158,715	+ 8.4%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	31	38	+ 22.6%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

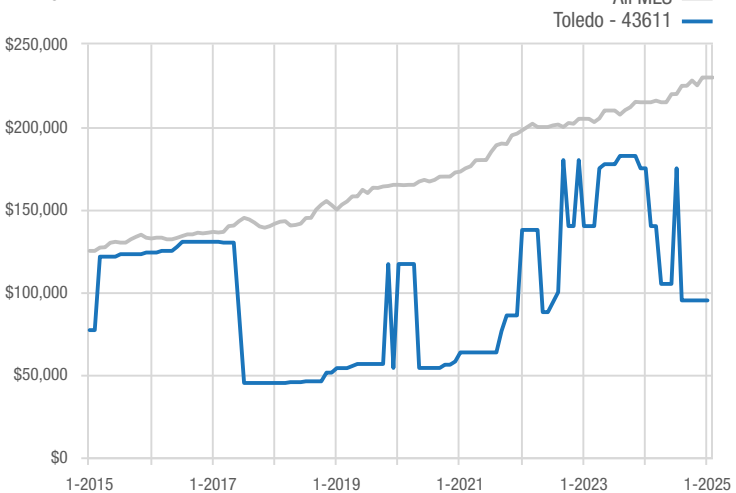
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	44	—	—	44	—	—
Median Sales Price*	\$95,000	—	—	\$95,000	—	—
Average Sales Price*	\$95,000	—	—	\$95,000	—	—
Percent of List Price Received*	82.0%	—	—	82.0%	—	—
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 - 43612

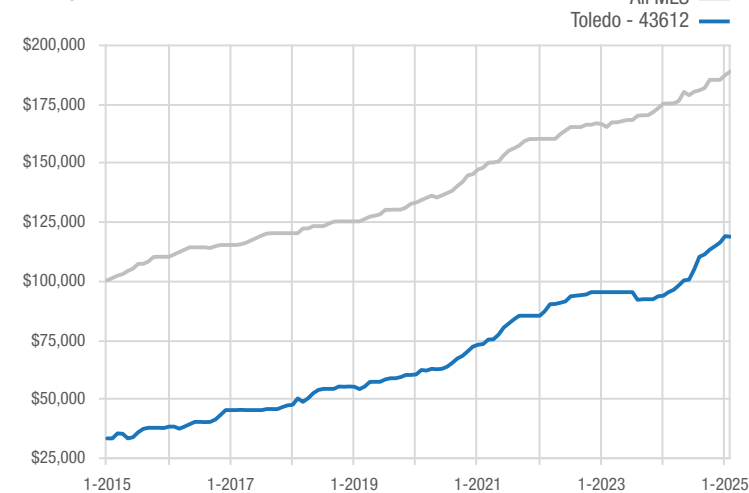
Zip Code 43612

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	27	18	- 33.3%	49	52	+ 6.1%
Pending Sales	29	24	- 17.2%	57	55	- 3.5%
Closed Sales	32	25	- 21.9%	58	59	+ 1.7%
Days on Market Until Sale	92	69	- 25.0%	87	61	- 29.9%
Median Sales Price*	\$109,000	\$103,500	- 5.0%	\$97,886	\$112,000	+ 14.4%
Average Sales Price*	\$109,660	\$101,165	- 7.7%	\$105,999	\$114,928	+ 8.4%
Percent of List Price Received*	97.5%	99.8%	+ 2.4%	96.1%	101.8%	+ 5.9%
Inventory of Homes for Sale	59	53	- 10.2%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

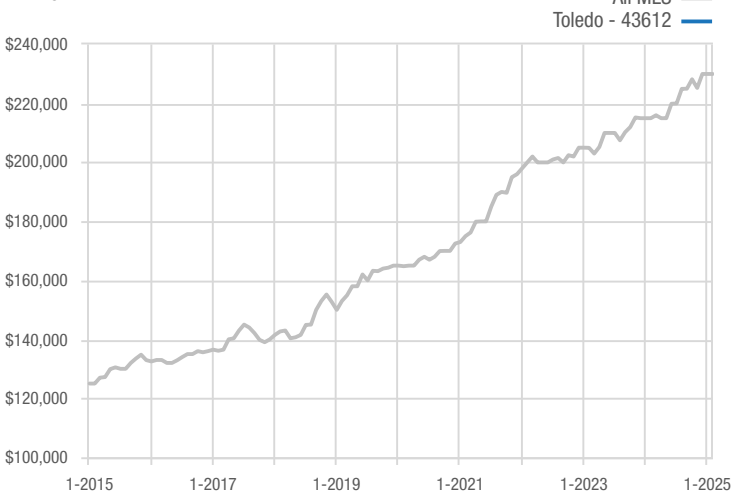
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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

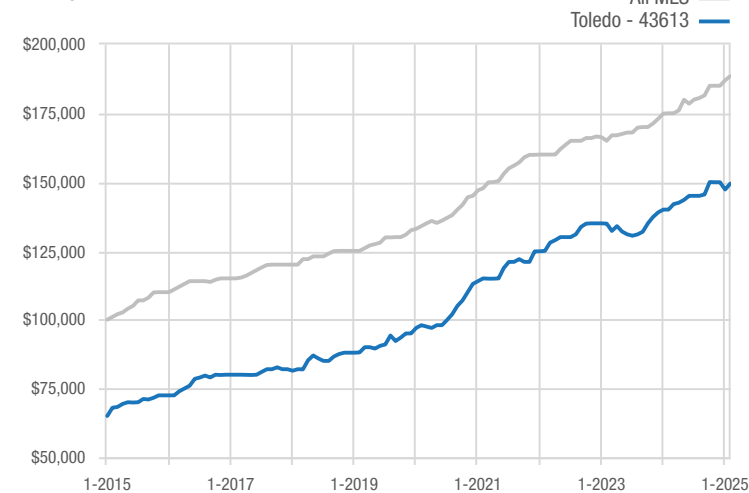
Zip Code 43613

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	39	21	- 46.2%	71	55	- 22.5%
Pending Sales	35	26	- 25.7%	64	49	- 23.4%
Closed Sales	33	22	- 33.3%	63	41	- 34.9%
Days on Market Until Sale	63	48	- 23.8%	56	59	+ 5.4%
Median Sales Price*	\$135,000	\$147,000	+ 8.9%	\$142,100	\$130,000	- 8.5%
Average Sales Price*	\$128,245	\$149,997	+ 17.0%	\$130,589	\$134,010	+ 2.6%
Percent of List Price Received*	97.1%	100.1%	+ 3.1%	98.1%	101.9%	+ 3.9%
Inventory of Homes for Sale	66	52	- 21.2%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

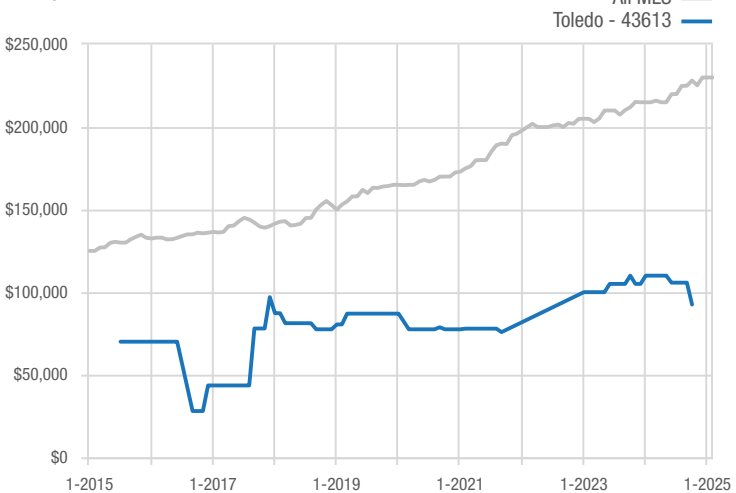
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	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

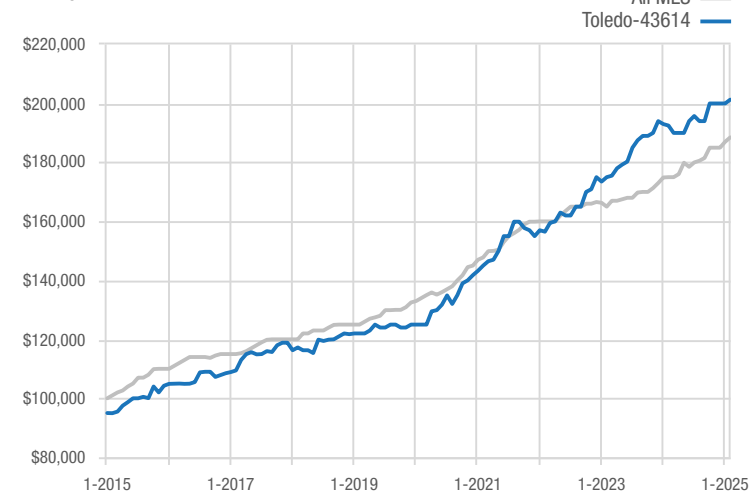
Zip Code 43614

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	25	15	- 40.0%	46	35	- 23.9%
Pending Sales	29	13	- 55.2%	56	32	- 42.9%
Closed Sales	31	12	- 61.3%	57	35	- 38.6%
Days on Market Until Sale	63	70	+ 11.1%	57	62	+ 8.8%
Median Sales Price*	\$185,000	\$193,750	+ 4.7%	\$170,000	\$193,750	+ 14.0%
Average Sales Price*	\$188,961	\$192,656	+ 2.0%	\$181,973	\$193,785	+ 6.5%
Percent of List Price Received*	101.3%	105.8%	+ 4.4%	99.8%	102.1%	+ 2.3%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

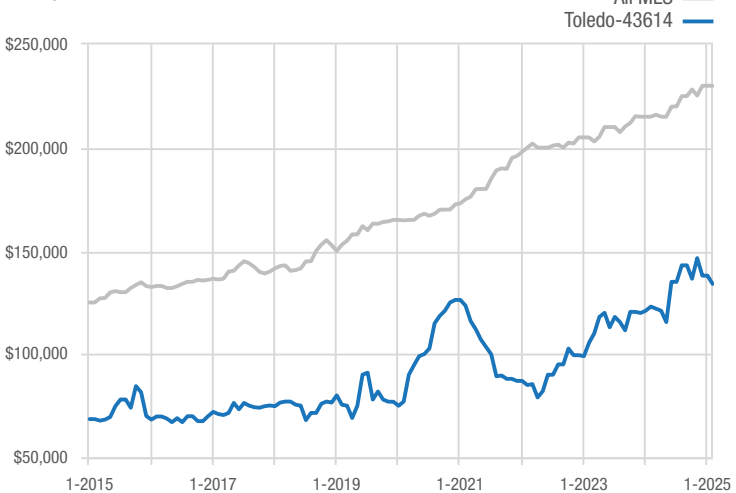
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	5	- 16.7%	6	8	+ 33.3%
Pending Sales	2	2	0.0%	3	6	+ 100.0%
Closed Sales	2	3	+ 50.0%	3	6	+ 100.0%
Days on Market Until Sale	101	39	- 61.4%	83	32	- 61.4%
Median Sales Price*	\$225,750	\$154,900	- 31.4%	\$199,000	\$155,200	- 22.0%
Average Sales Price*	\$225,750	\$126,467	- 44.0%	\$216,833	\$140,650	- 35.1%
Percent of List Price Received*	98.1%	101.8%	+ 3.8%	99.0%	100.7%	+ 1.7%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43615

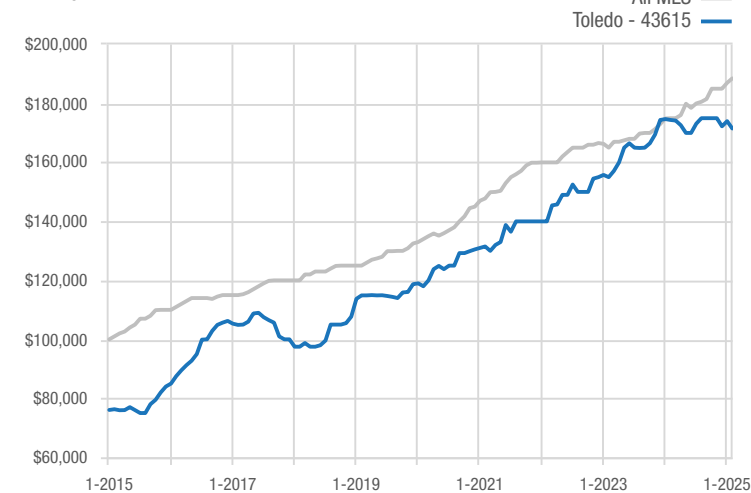
Zip Code 43615

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	29	23	- 20.7%	54	54	0.0%
Pending Sales	26	21	- 19.2%	47	39	- 17.0%
Closed Sales	22	24	+ 9.1%	45	41	- 8.9%
Days on Market Until Sale	59	58	- 1.7%	63	62	- 1.6%
Median Sales Price*	\$162,500	\$150,000	- 7.7%	\$158,500	\$156,500	- 1.3%
Average Sales Price*	\$199,242	\$172,792	- 13.3%	\$195,621	\$200,612	+ 2.6%
Percent of List Price Received*	99.1%	100.6%	+ 1.5%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	43	54	+ 25.6%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

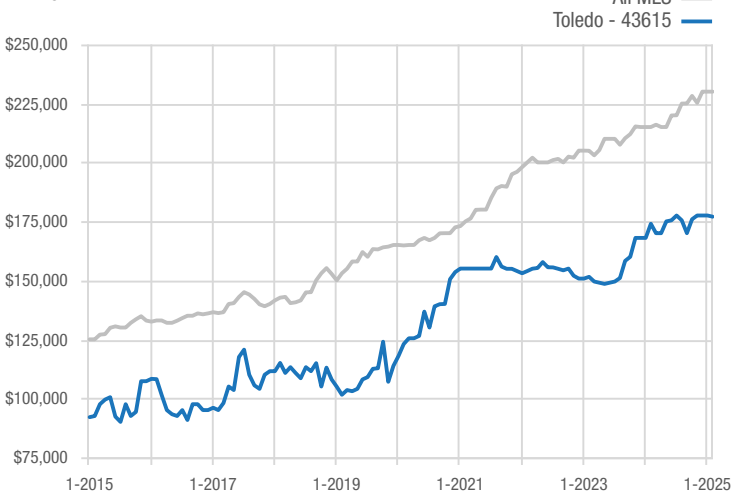
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	6	0.0%	10	10	0.0%
Pending Sales	2	3	+ 50.0%	4	13	+ 225.0%
Closed Sales	3	5	+ 66.7%	5	15	+ 200.0%
Days on Market Until Sale	119	68	- 42.9%	101	94	- 6.9%
Median Sales Price*	\$212,000	\$239,000	+ 12.7%	\$212,000	\$180,000	- 15.1%
Average Sales Price*	\$233,333	\$205,580	- 11.9%	\$220,980	\$218,610	- 1.1%
Percent of List Price Received*	96.0%	102.4%	+ 6.7%	97.3%	104.1%	+ 7.0%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43617

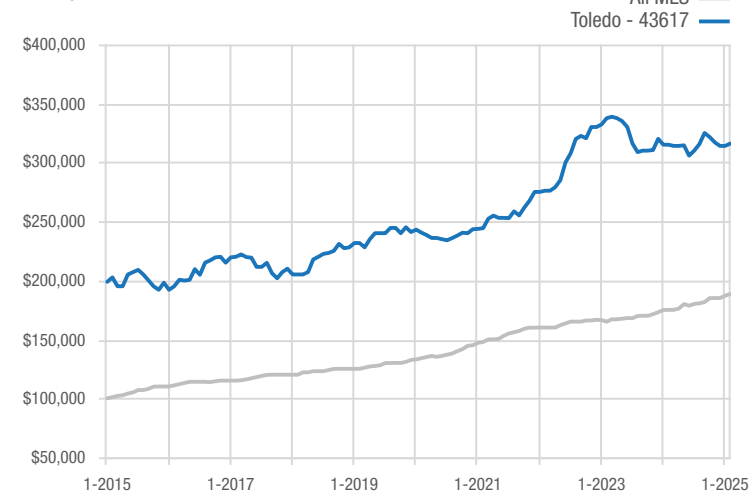
Zip Code 43617

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	3	- 50.0%	13	10	- 23.1%
Pending Sales	5	7	+ 40.0%	7	11	+ 57.1%
Closed Sales	4	5	+ 25.0%	6	9	+ 50.0%
Days on Market Until Sale	37	81	+ 118.9%	37	71	+ 91.9%
Median Sales Price*	\$339,500	\$392,000	+ 15.5%	\$302,000	\$363,000	+ 20.2%
Average Sales Price*	\$356,250	\$457,280	+ 28.4%	\$292,500	\$355,189	+ 21.4%
Percent of List Price Received*	97.8%	101.0%	+ 3.3%	93.7%	101.6%	+ 8.4%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	4	+ 300.0%	2	7	+ 250.0%
Pending Sales	0	3	—	1	5	+ 400.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	29	12	- 58.6%	29	23	- 20.7%
Median Sales Price*	\$265,000	\$192,000	- 27.5%	\$271,500	\$250,000	- 7.9%
Average Sales Price*	\$265,000	\$192,000	- 27.5%	\$271,500	\$221,000	- 18.6%
Percent of List Price Received*	103.9%	102.8%	- 1.1%	101.6%	104.0%	+ 2.4%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.3	1.8	+ 500.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43620

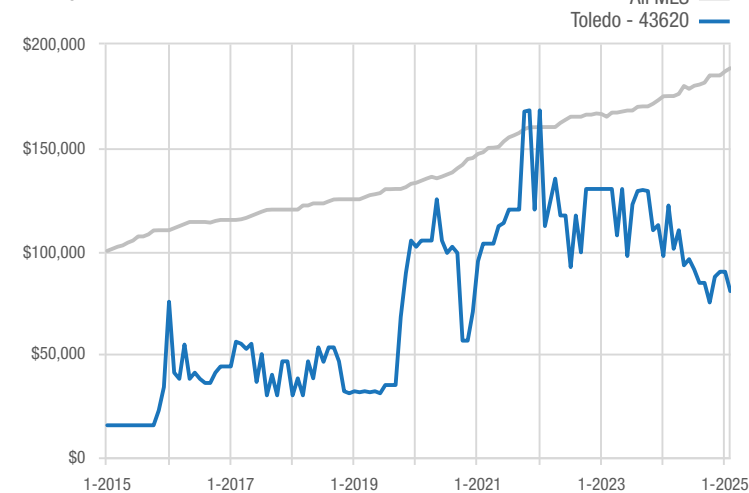
Zip Code 43620

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	1	- 50.0%	6	3	- 50.0%
Pending Sales	4	3	- 25.0%	6	5	- 16.7%
Closed Sales	2	3	+ 50.0%	4	5	+ 25.0%
Days on Market Until Sale	78	80	+ 2.6%	109	83	- 23.9%
Median Sales Price*	\$275,000	\$77,000	- 72.0%	\$125,000	\$77,000	- 38.4%
Average Sales Price*	\$275,000	\$81,333	- 70.4%	\$172,000	\$73,800	- 57.1%
Percent of List Price Received*	103.9%	94.2%	- 9.3%	99.7%	94.0%	- 5.7%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

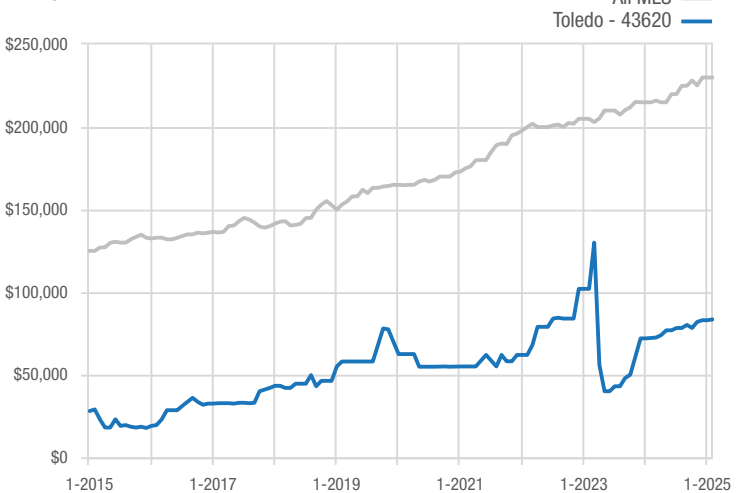
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	66	—	—	66	—	—
Median Sales Price*	\$83,000	—	—	\$83,000	—	—
Average Sales Price*	\$83,000	—	—	\$83,000	—	—
Percent of List Price Received*	97.6%	—	—	97.6%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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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	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	13	18	+ 38.5%	28	36	+ 28.6%
Pending Sales	16	11	- 31.3%	30	25	- 16.7%
Closed Sales	15	9	- 40.0%	30	21	- 30.0%
Days on Market Until Sale	53	64	+ 20.8%	53	64	+ 20.8%
Median Sales Price*	\$170,000	\$155,000	- 8.8%	\$176,500	\$177,500	+ 0.6%
Average Sales Price*	\$181,007	\$171,389	- 5.3%	\$175,194	\$219,929	+ 25.5%
Percent of List Price Received*	102.3%	99.3%	- 2.9%	100.9%	102.5%	+ 1.6%
Inventory of Homes for Sale	16	29	+ 81.3%	—	—	—
Months Supply of Inventory	0.9	1.8	+ 100.0%	—	—	—

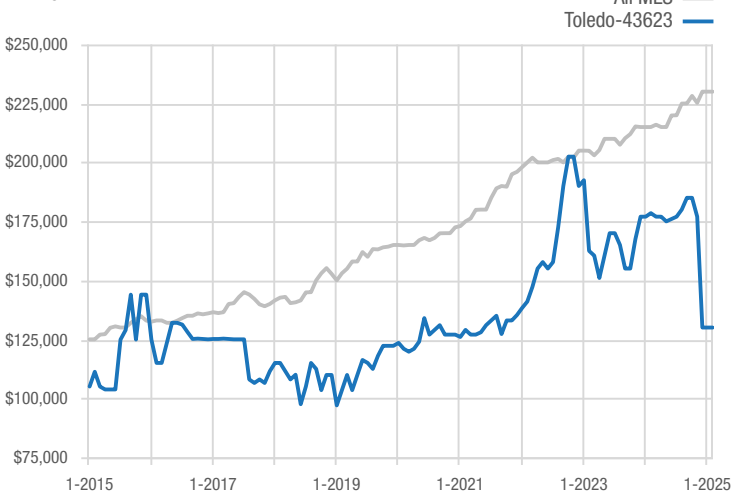
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	76	—	—	76	—	—
Median Sales Price*	\$173,250	—	—	\$173,250	—	—
Average Sales Price*	\$173,250	—	—	\$173,250	—	—
Percent of List Price Received*	105.3%	—	—	105.3%	—	—
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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Oregon

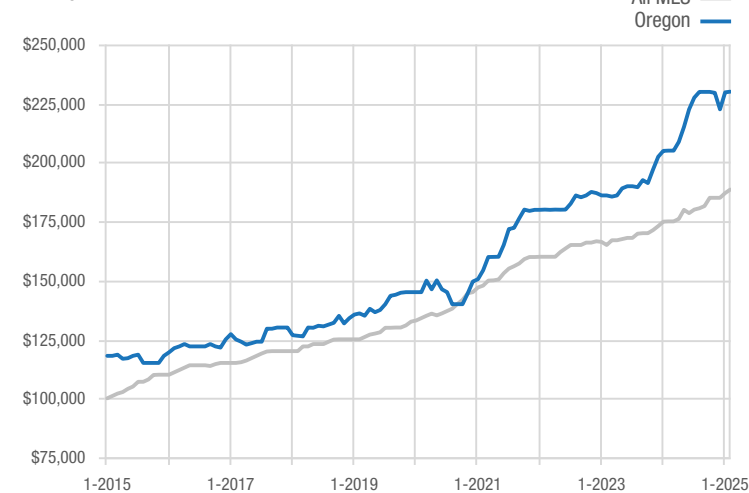
Zip Code 43616

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	13	19	+ 46.2%	31	39	+ 25.8%
Pending Sales	9	8	- 11.1%	18	22	+ 22.2%
Closed Sales	12	6	- 50.0%	21	21	0.0%
Days on Market Until Sale	43	69	+ 60.5%	57	68	+ 19.3%
Median Sales Price*	\$237,410	\$414,250	+ 74.5%	\$235,900	\$277,000	+ 17.4%
Average Sales Price*	\$245,210	\$407,562	+ 66.2%	\$234,091	\$314,179	+ 34.2%
Percent of List Price Received*	102.3%	98.3%	- 3.9%	101.0%	99.2%	- 1.8%
Inventory of Homes for Sale	31	53	+ 71.0%	—	—	—
Months Supply of Inventory	2.5	3.3	+ 32.0%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	17	—	—	35	37	+ 5.7%
Median Sales Price*	\$365,000	—	—	\$262,500	\$230,250	- 12.3%
Average Sales Price*	\$365,000	—	—	\$262,500	\$230,250	- 12.3%
Percent of List Price Received*	97.3%	—	—	90.8%	100.2%	+ 10.4%
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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Bowling Green

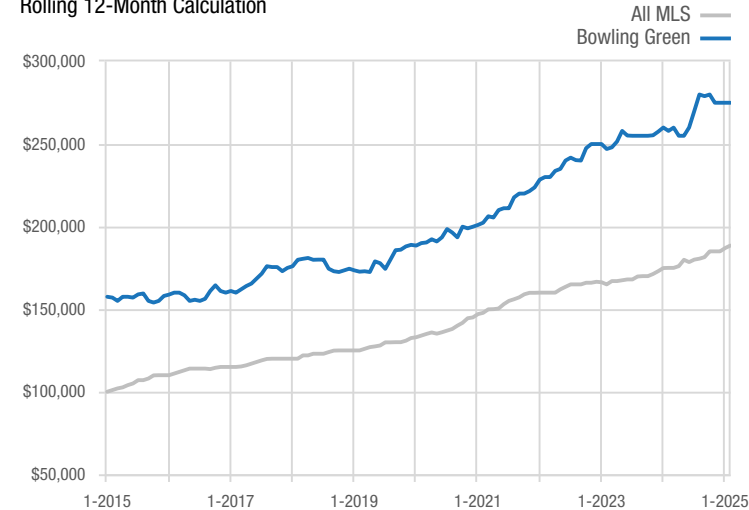
Zip Code 43402

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	20	10	- 50.0%	32	30	- 6.3%
Pending Sales	15	10	- 33.3%	24	22	- 8.3%
Closed Sales	12	11	- 8.3%	22	20	- 9.1%
Days on Market Until Sale	51	56	+ 9.8%	55	61	+ 10.9%
Median Sales Price*	\$227,500	\$285,000	+ 25.3%	\$232,250	\$250,000	+ 7.6%
Average Sales Price*	\$305,350	\$309,136	+ 1.2%	\$302,140	\$281,429	- 6.9%
Percent of List Price Received*	94.8%	98.0%	+ 3.4%	97.0%	98.5%	+ 1.5%
Inventory of Homes for Sale	27	30	+ 11.1%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

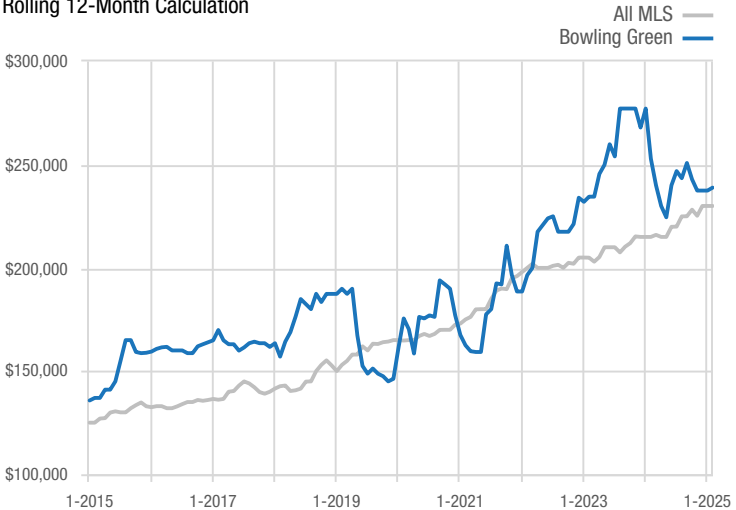
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	3	2	- 33.3%	5	4	- 20.0%
Pending Sales	3	1	- 66.7%	4	3	- 25.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Days on Market Until Sale	100	43	- 57.0%	88	29	- 67.0%
Median Sales Price*	\$230,000	\$253,000	+ 10.0%	\$200,500	\$221,000	+ 10.2%
Average Sales Price*	\$230,000	\$253,000	+ 10.0%	\$200,500	\$212,067	+ 5.8%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

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

Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – February 2025

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Millbury

Zip Code 43447

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	4	+ 100.0%	3	11	+ 266.7%
Pending Sales	2	1	- 50.0%	3	10	+ 233.3%
Closed Sales	2	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	54	—	—	45	189	+ 320.0%
Median Sales Price*	\$271,000	—	—	\$250,000	\$165,000	- 34.0%
Average Sales Price*	\$271,000	—	—	\$254,000	\$191,967	- 24.4%
Percent of List Price Received*	101.6%	—	—	101.1%	99.8%	- 1.3%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% 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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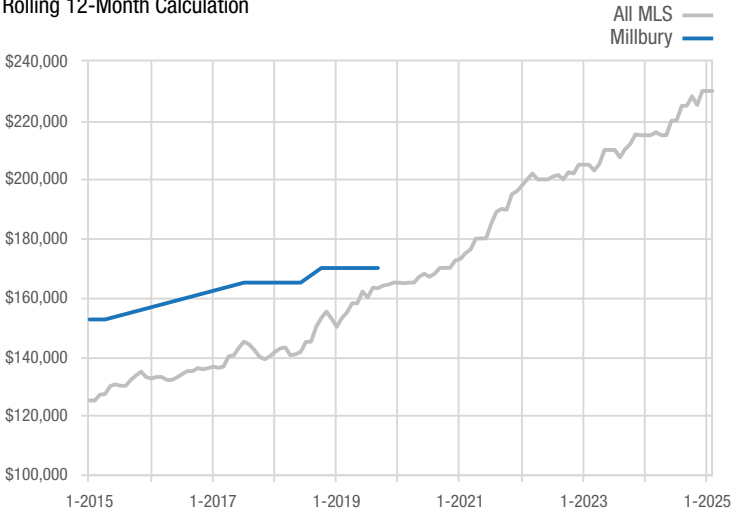
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

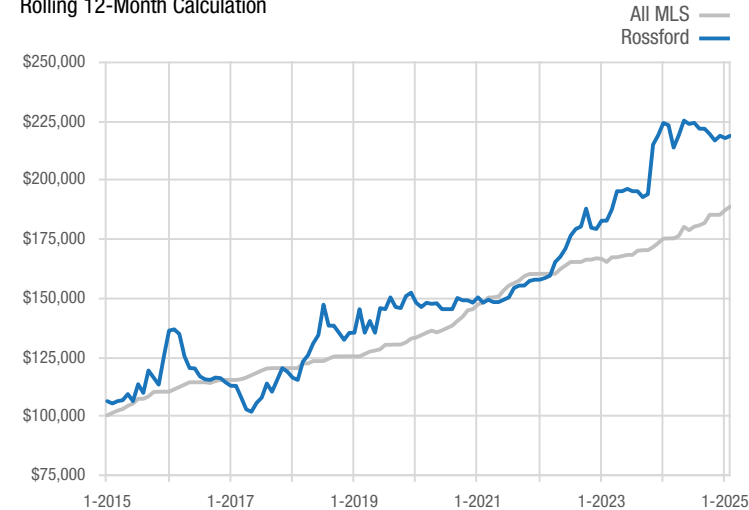
Zip Code 43460

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	1	- 75.0%	8	6	- 25.0%
Pending Sales	4	4	0.0%	7	7	0.0%
Closed Sales	4	4	0.0%	7	6	- 14.3%
Days on Market Until Sale	91	88	- 3.3%	74	94	+ 27.0%
Median Sales Price*	\$201,750	\$234,500	+ 16.2%	\$213,500	\$234,500	+ 9.8%
Average Sales Price*	\$248,150	\$217,375	- 12.4%	\$231,800	\$225,000	- 2.9%
Percent of List Price Received*	95.3%	97.0%	+ 1.8%	95.7%	99.3%	+ 3.8%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

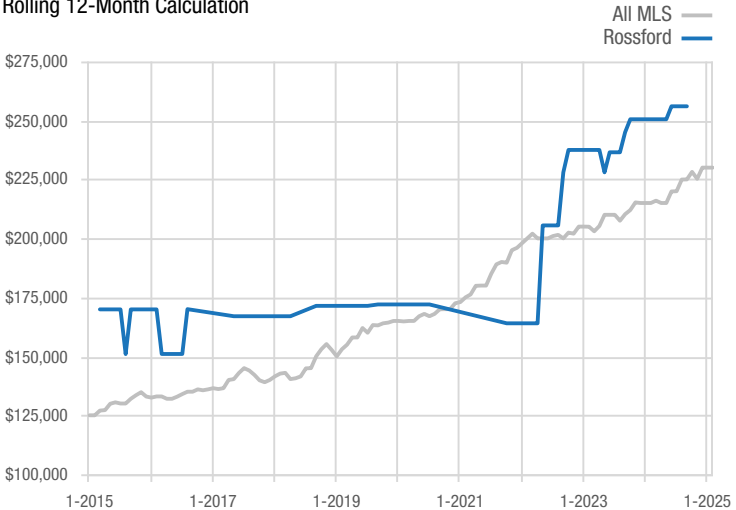
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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



Local Market Update – February 2025

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Walbridge

Zip Code 43465

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	4	+ 300.0%	7	7	0.0%
Pending Sales	1	4	+ 300.0%	5	7	+ 40.0%
Closed Sales	1	3	+ 200.0%	7	6	- 14.3%
Days on Market Until Sale	37	48	+ 29.7%	82	42	- 48.8%
Median Sales Price*	\$199,999	\$170,000	- 15.0%	\$199,999	\$227,500	+ 13.8%
Average Sales Price*	\$199,999	\$178,333	- 10.8%	\$210,986	\$234,667	+ 11.2%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	94.9%	100.4%	+ 5.8%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

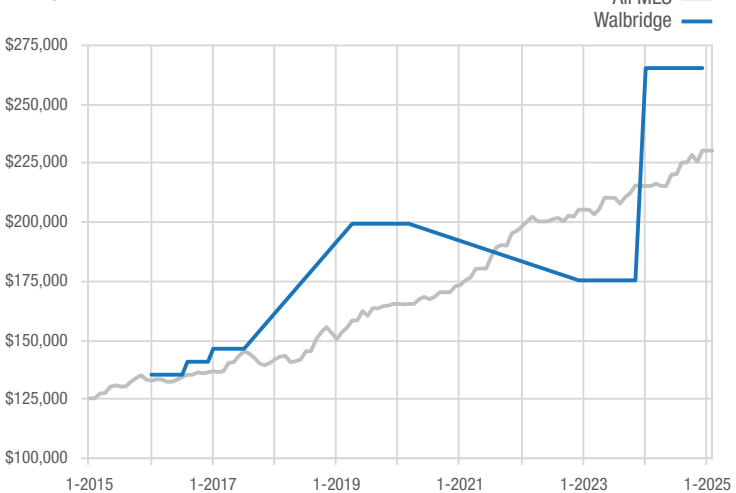
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	105	—	—
Median Sales Price*	—	—	—	\$265,000	—	—
Average Sales Price*	—	—	—	\$265,000	—	—
Percent of List Price Received*	—	—	—	98.1%	—	—
Inventory of Homes for Sale	0	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	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	17	5	- 70.6%	21	9	- 57.1%
Pending Sales	10	3	- 70.0%	14	7	- 50.0%
Closed Sales	10	2	- 80.0%	14	7	- 50.0%
Days on Market Until Sale	68	202	+ 197.1%	63	107	+ 69.8%
Median Sales Price*	\$169,750	\$227,454	+ 34.0%	\$177,450	\$235,000	+ 32.4%
Average Sales Price*	\$172,091	\$227,454	+ 32.2%	\$179,494	\$238,505	+ 32.9%
Percent of List Price Received*	100.3%	119.3%	+ 18.9%	99.9%	104.7%	+ 4.8%
Inventory of Homes for Sale	20	30	+ 50.0%	—	—	—
Months Supply of Inventory	2.6	4.2	+ 61.5%	—	—	—

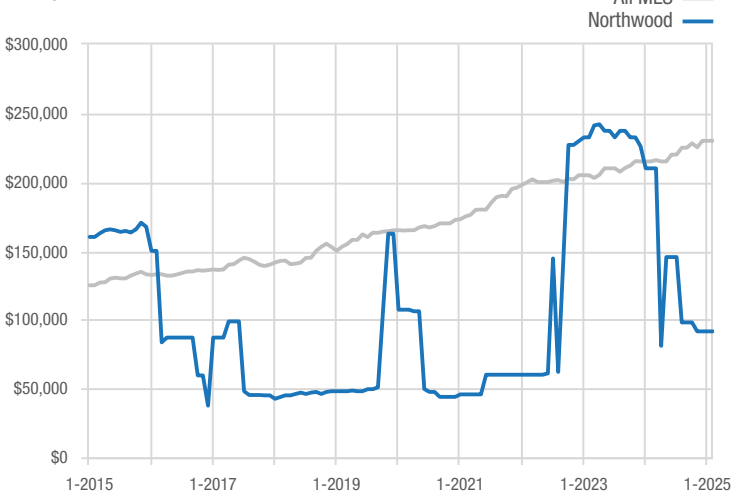
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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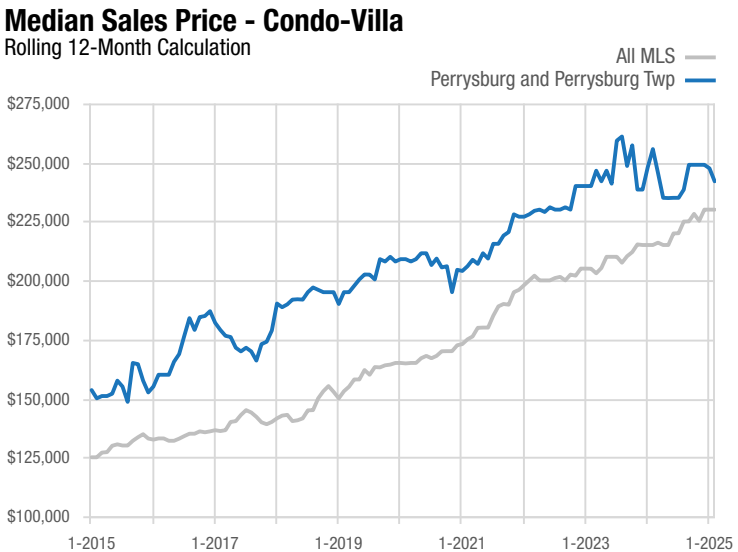
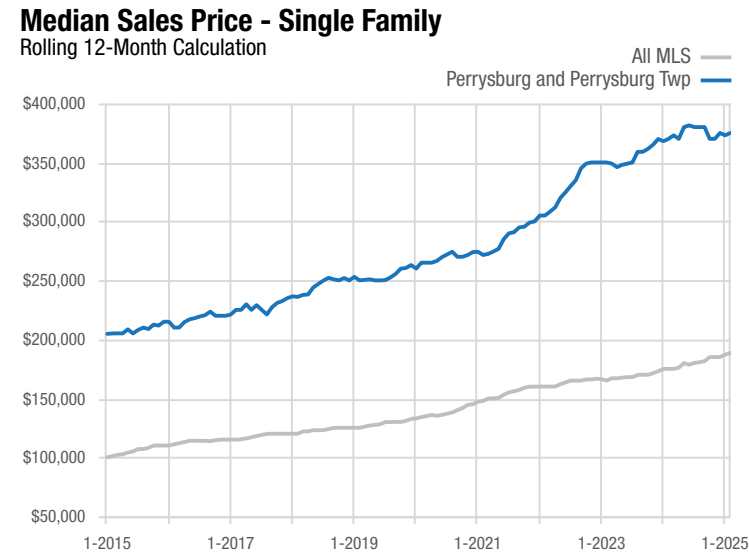
Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	37	33	- 10.8%	78	77	- 1.3%
Pending Sales	30	22	- 26.7%	60	48	- 20.0%
Closed Sales	25	29	+ 16.0%	54	55	+ 1.9%
Days on Market Until Sale	87	103	+ 18.4%	93	109	+ 17.2%
Median Sales Price*	\$406,000	\$469,900	+ 15.7%	\$379,750	\$385,000	+ 1.4%
Average Sales Price*	\$395,379	\$468,892	+ 18.6%	\$395,292	\$424,526	+ 7.4%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.7%	99.6%	- 0.1%
Inventory of Homes for Sale	85	93	+ 9.4%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	5	+ 25.0%	5	9	+ 80.0%
Pending Sales	4	3	- 25.0%	7	9	+ 28.6%
Closed Sales	2	2	0.0%	6	8	+ 33.3%
Days on Market Until Sale	90	89	- 1.1%	67	85	+ 26.9%
Median Sales Price*	\$433,500	\$213,450	- 50.8%	\$289,758	\$216,500	- 25.3%
Average Sales Price*	\$433,500	\$213,450	- 50.8%	\$314,969	\$226,863	- 28.0%
Percent of List Price Received*	96.5%	97.3%	+ 0.8%	97.9%	95.6%	- 2.3%
Inventory of Homes for Sale	11	11	0.0%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

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Local Market Update – February 2025

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Genoa

Zip Code 43430

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	4	+ 100.0%	5	5	0.0%
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	3	1	- 66.7%	8	2	- 75.0%
Days on Market Until Sale	41	32	- 22.0%	59	30	- 49.2%
Median Sales Price*	\$158,900	\$60,500	- 61.9%	\$166,000	\$136,250	- 17.9%
Average Sales Price*	\$159,633	\$60,500	- 62.1%	\$188,488	\$136,250	- 27.7%
Percent of List Price Received*	98.9%	151.6%	+ 53.3%	98.1%	126.3%	+ 28.7%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

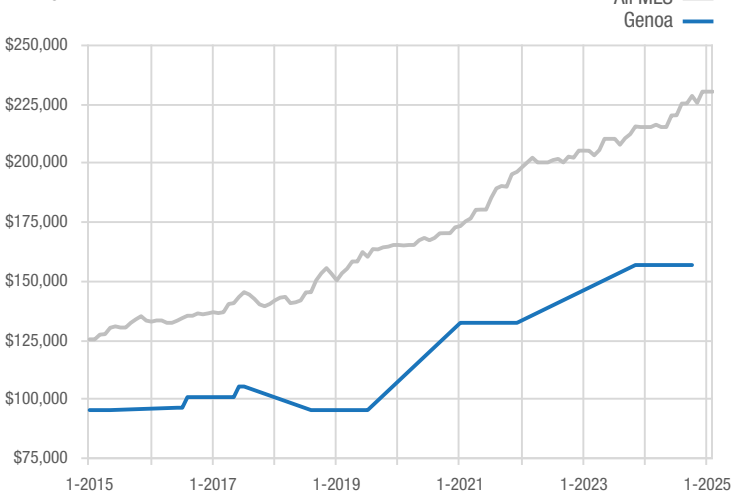
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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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

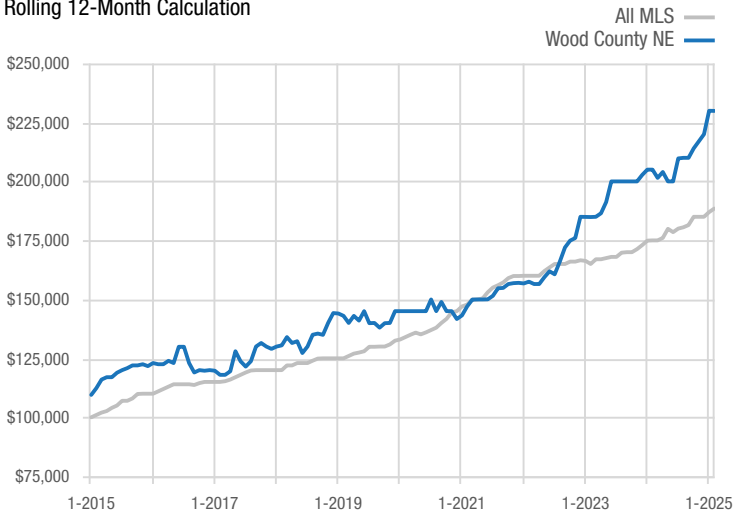
Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	10	+ 66.7%	18	17	- 5.6%
Pending Sales	5	7	+ 40.0%	20	15	- 25.0%
Closed Sales	7	6	- 14.3%	23	13	- 43.5%
Days on Market Until Sale	64	58	- 9.4%	78	53	- 32.1%
Median Sales Price*	\$199,999	\$185,000	- 7.5%	\$192,900	\$215,000	+ 11.5%
Average Sales Price*	\$226,843	\$172,150	- 24.1%	\$220,383	\$213,300	- 3.2%
Percent of List Price Received*	97.9%	110.5%	+ 12.9%	96.4%	105.2%	+ 9.1%
Inventory of Homes for Sale	18	18	0.0%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
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	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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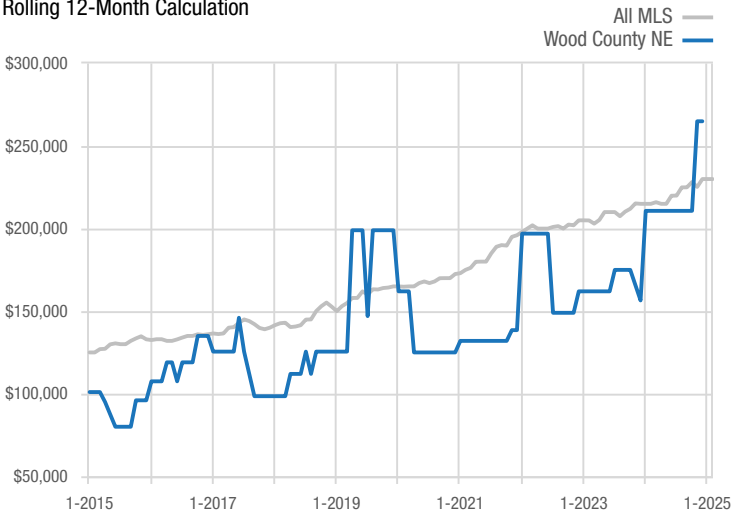
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	3	3	0.0%	8	7	- 12.5%
Pending Sales	3	2	- 33.3%	4	3	- 25.0%
Closed Sales	3	2	- 33.3%	4	6	+ 50.0%
Days on Market Until Sale	117	36	- 69.2%	98	86	- 12.2%
Median Sales Price*	\$325,000	\$282,500	- 13.1%	\$260,000	\$305,000	+ 17.3%
Average Sales Price*	\$316,667	\$282,500	- 10.8%	\$278,750	\$322,500	+ 15.7%
Percent of List Price Received*	90.4%	111.8%	+ 23.7%	92.1%	104.4%	+ 13.4%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	1.7	4.1	+ 141.2%	—	—	—

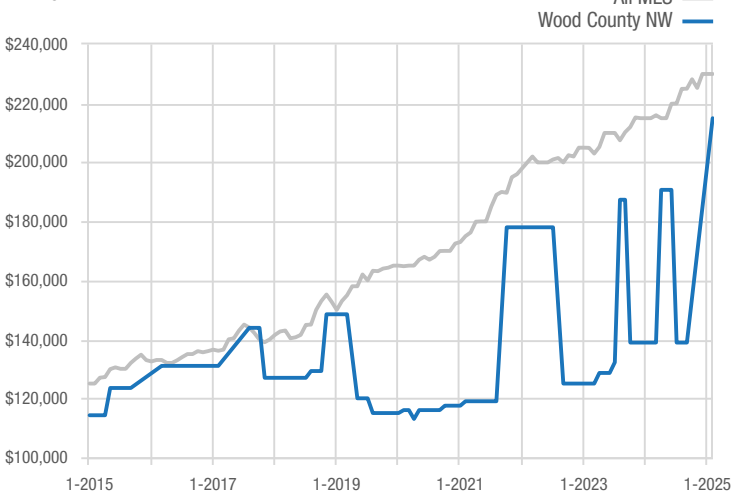
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	126	—	—	126	—
Median Sales Price*	—	\$215,000	—	—	\$215,000	—
Average Sales Price*	—	\$215,000	—	—	\$215,000	—
Percent of List Price Received*	—	97.8%	—	—	97.8%	—
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



Local Market Update – February 2025

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Wood County SE

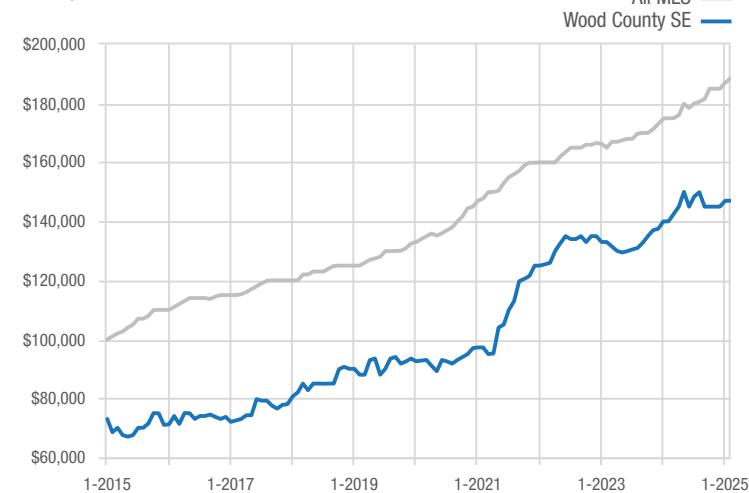
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	15	16	+ 6.7%	32	33	+ 3.1%
Pending Sales	18	16	- 11.1%	27	28	+ 3.7%
Closed Sales	17	14	- 17.6%	26	27	+ 3.8%
Days on Market Until Sale	92	74	- 19.6%	84	74	- 11.9%
Median Sales Price*	\$135,000	\$135,500	+ 0.4%	\$134,950	\$144,000	+ 6.7%
Average Sales Price*	\$150,371	\$118,493	- 21.2%	\$145,713	\$133,320	- 8.5%
Percent of List Price Received*	98.3%	89.5%	- 9.0%	97.8%	93.1%	- 4.8%
Inventory of Homes for Sale	40	39	- 2.5%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

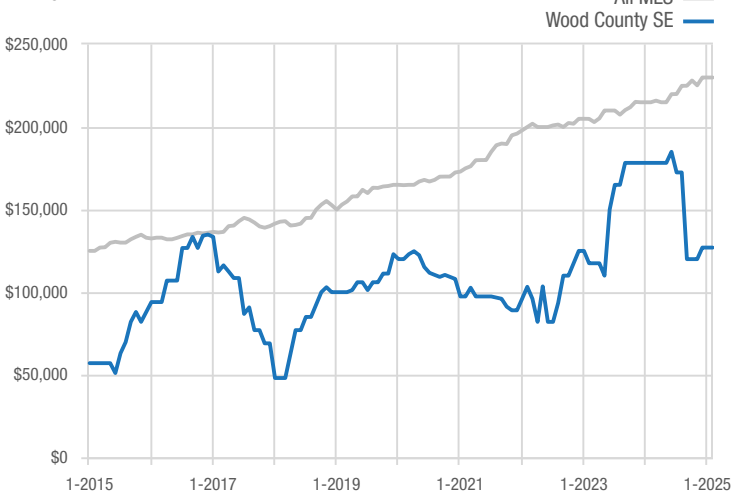
Condo-Villa	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

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

Median Sales Price - Single Family



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.

Local Market Update – February 2025

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

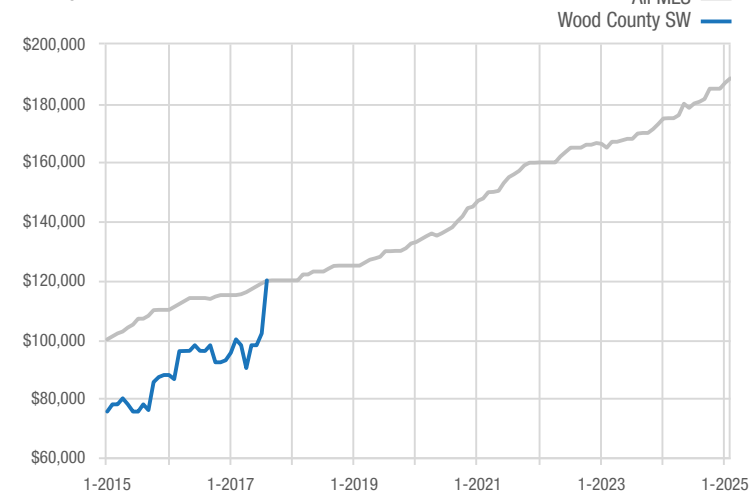
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% 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	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% 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

