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.

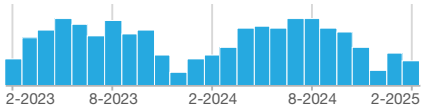
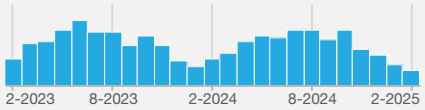
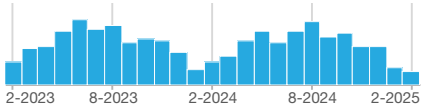
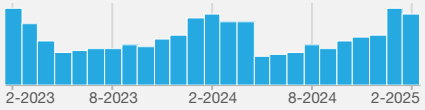
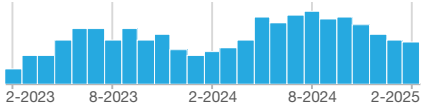
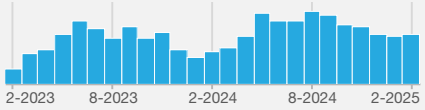
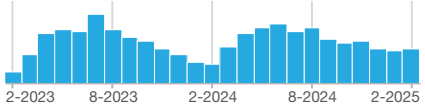
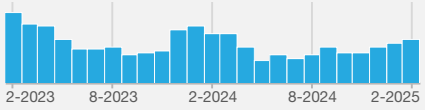
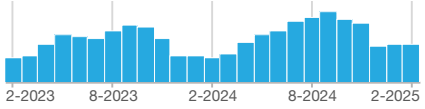
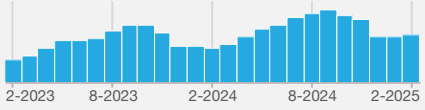
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	445	**440**	-1.1%	909	**915**	0.7%
Closed Sales	395	**327**	-17.2%	743	**648**	-12.8%
Days on Market	68	**69**	1.5%	68	**70**	2.9%
SP$/SqFt	$112.17	**$122.11**	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

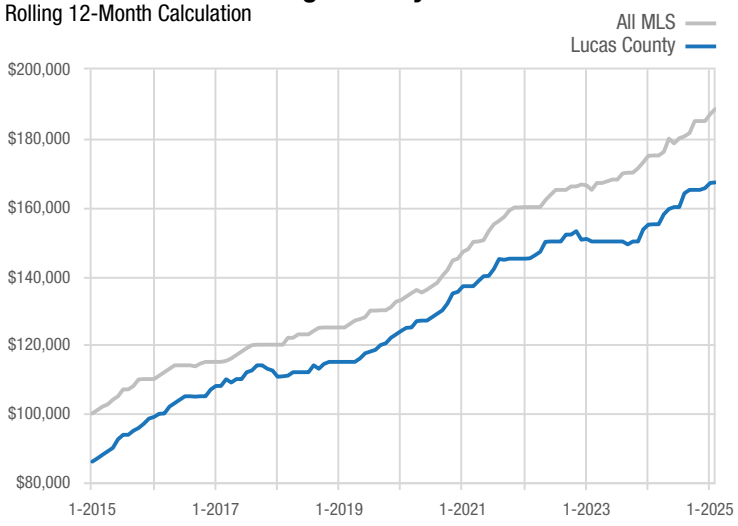
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	350	**313**	- 10.6%	730	**689**	- 5.6%
Pending Sales	341	**274**	- 19.6%	642	**554**	- 13.7%
Closed Sales	325	**258**	- 20.6%	607	**520**	- 14.3%
Days on Market 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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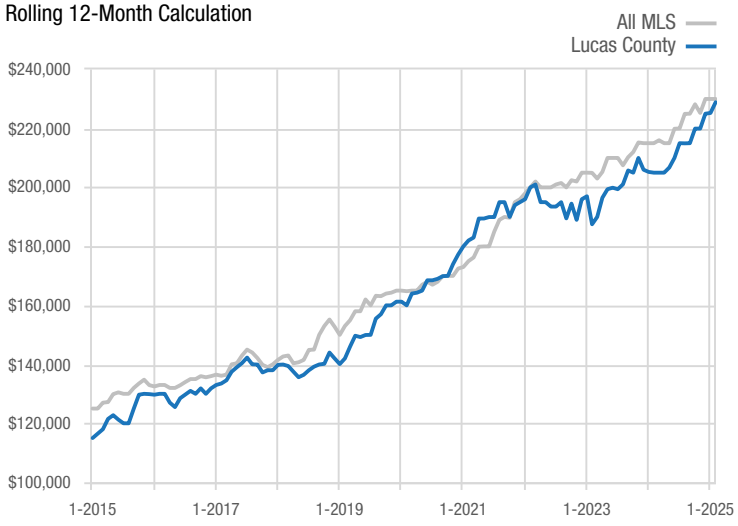
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

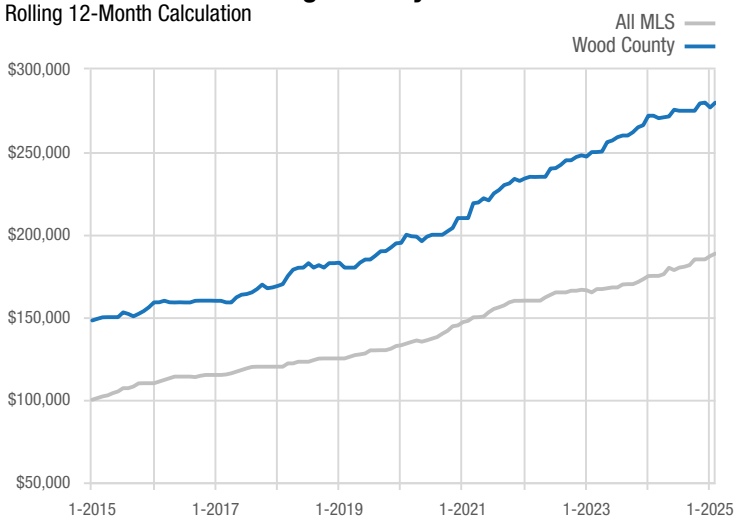
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	95	**75**	- 21.1%	179	**174**	- 2.8%
Pending Sales	77	**55**	- 28.6%	140	**124**	- 11.4%
Closed Sales	70	**64**	- 8.6%	135	**123**	- 8.9%
Days on Market Until Sale	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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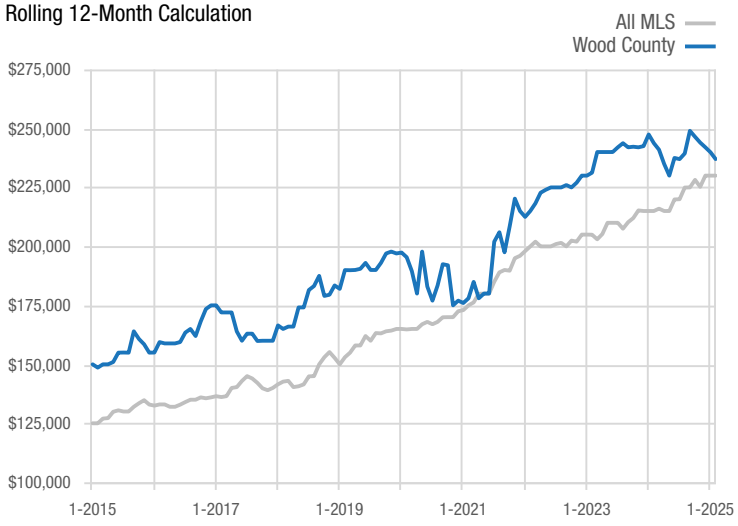
Median Sales Price - Single Family

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

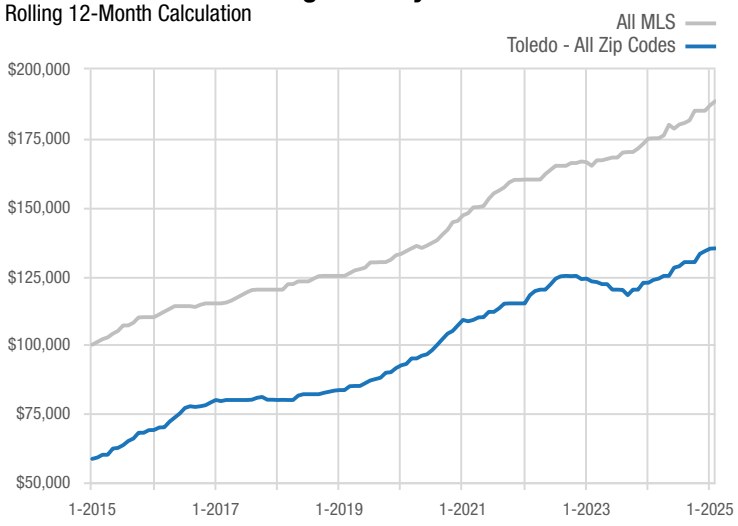
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	266	**207**	- 22.2%	530	**473**	- 10.8%
Pending Sales	266	**194**	- 27.1%	499	**408**	- 18.2%
Closed Sales	256	**193**	- 24.6%	476	**394**	- 17.2%
Days on Market 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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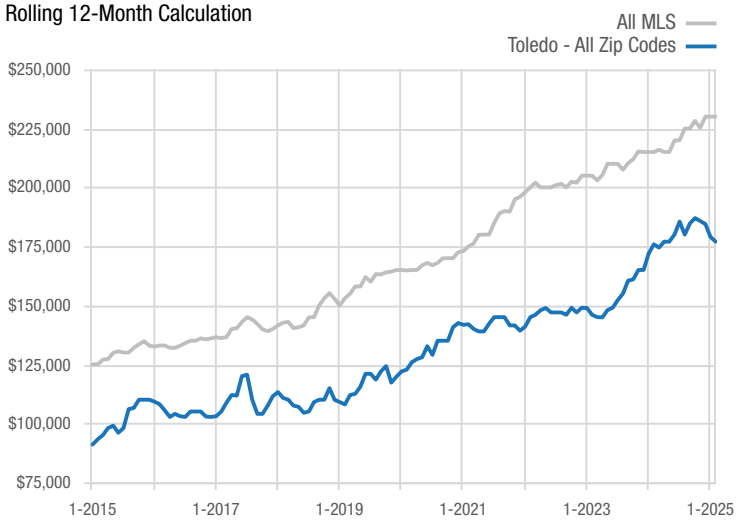
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

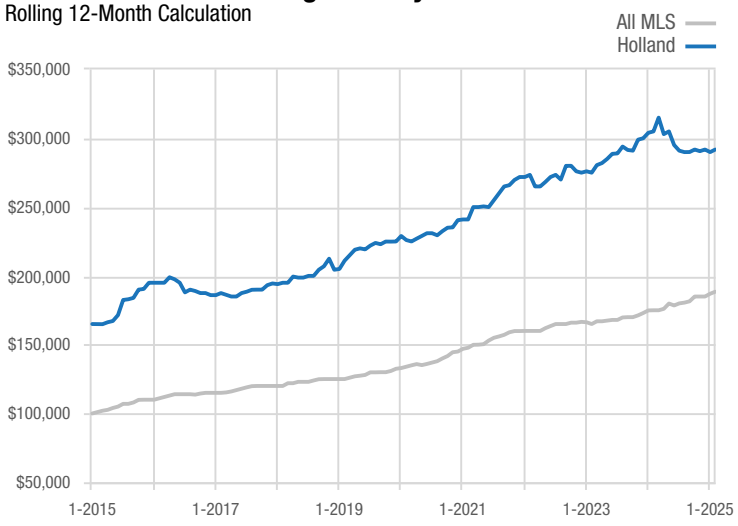
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	5	**14**	+ 180.0%	14	**25**	+ 78.6%
Pending Sales	6	**15**	+ 150.0%	13	**24**	+ 84.6%
Closed Sales	7	**11**	+ 57.1%	14	**20**	+ 42.9%
Days on Market Until Sale	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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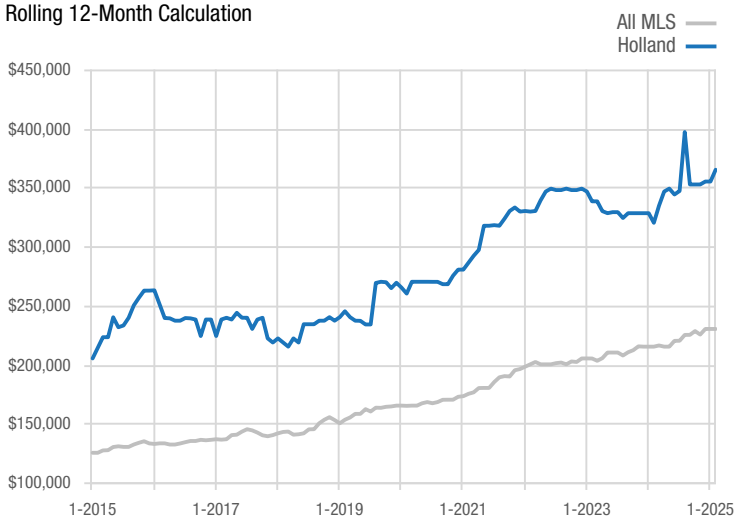
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

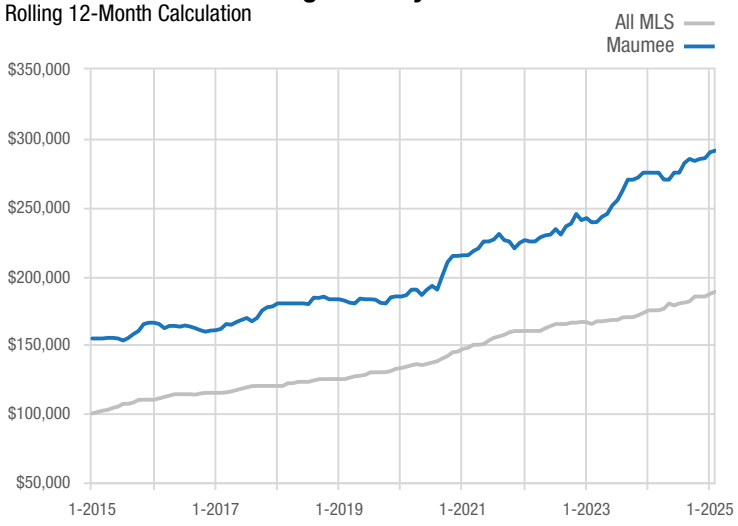
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	18	**24**	+ 33.3%	54	**49**	- 9.3%
Pending Sales	28	**9**	- 67.9%	50	**23**	- 54.0%
Closed Sales	22	**9**	- 59.1%	45	**23**	- 48.9%
Days on Market Until Sale	65	**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%	—	**—**	—

* 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.

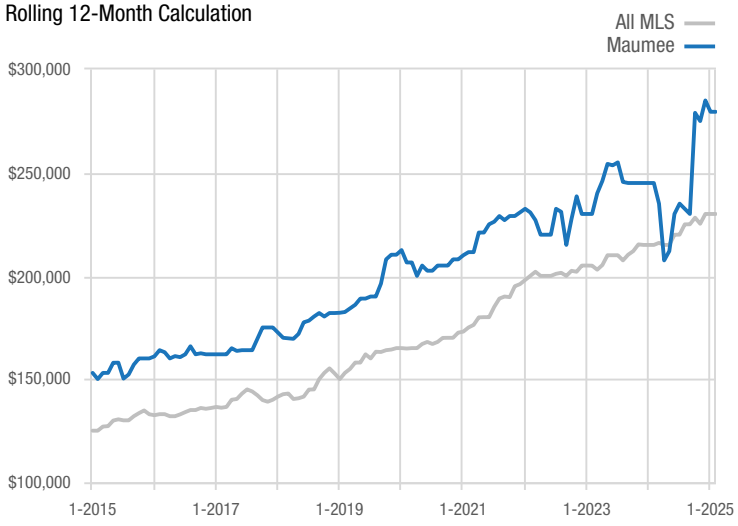
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

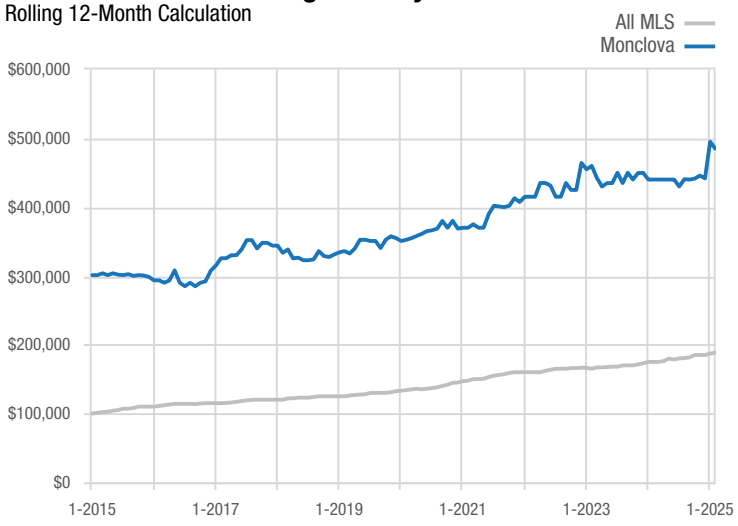
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	4	**2**	- 50.0%	6	**2**	- 66.7%
Pending Sales	1	**2**	+ 100.0%	3	**2**	- 33.3%
Closed Sales	1	**2**	+ 100.0%	4	**3**	- 25.0%
Days on Market Until Sale	29	**98**	+ 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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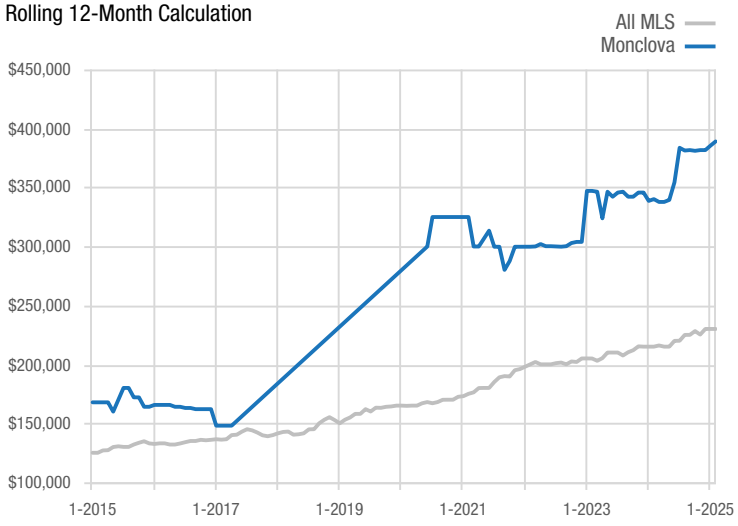
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

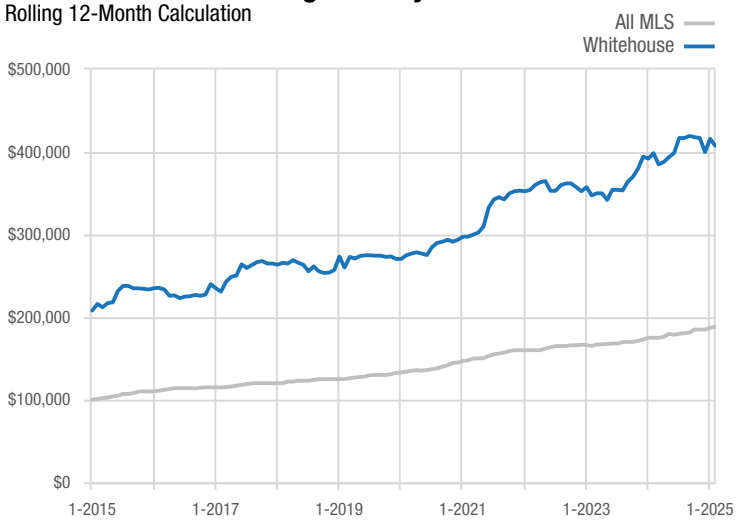
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	3	**3**	0.0%	10	**9**	- 10.0%
Pending Sales	3	**5**	+ 66.7%	5	**10**	+ 100.0%
Closed Sales	3	**5**	+ 66.7%	4	**9**	+ 125.0%
Days on Market Until Sale	43	**68**	+ 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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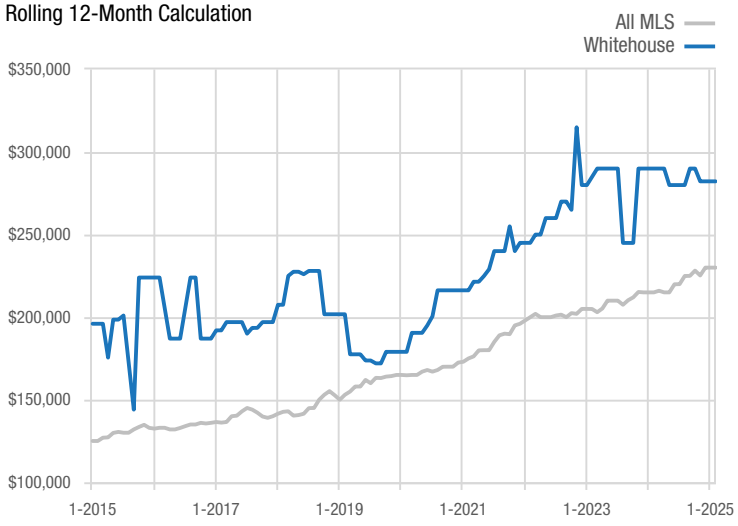
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

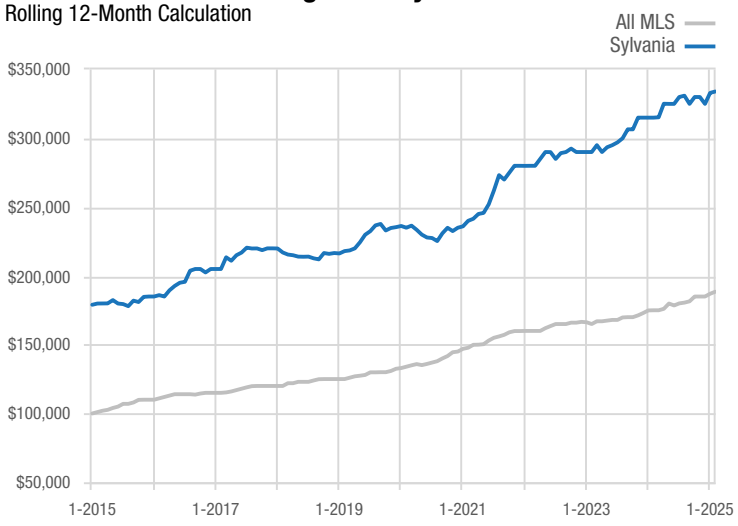
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	28	**28**	0.0%	53	**57**	+ 7.5%
Pending Sales	19	**28**	+ 47.4%	32	**44**	+ 37.5%
Closed Sales	16	**21**	+ 31.3%	27	**34**	+ 25.9%
Days on Market Until Sale	84	**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%	—	—	—

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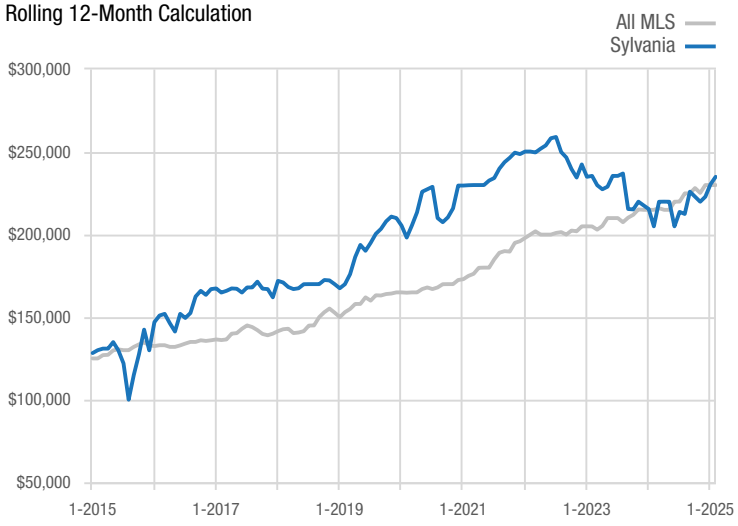
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

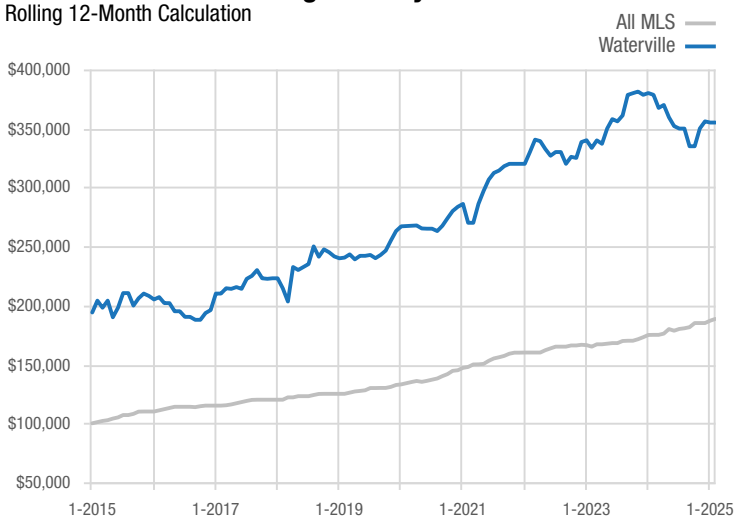
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	9	**13**	+ 44.4%	21	**27**	+ 28.6%
Pending Sales	8	**9**	+ 12.5%	15	**14**	- 6.7%
Closed Sales	5	**8**	+ 60.0%	9	**10**	+ 11.1%
Days on Market Until Sale	71	**60**	- 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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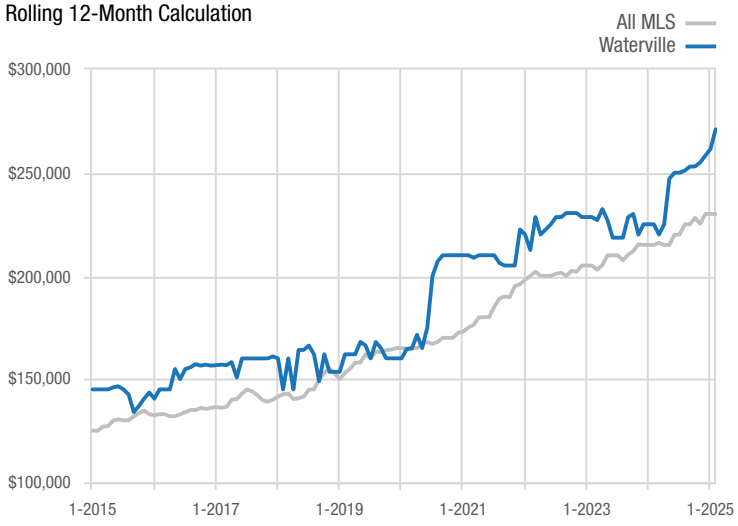
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

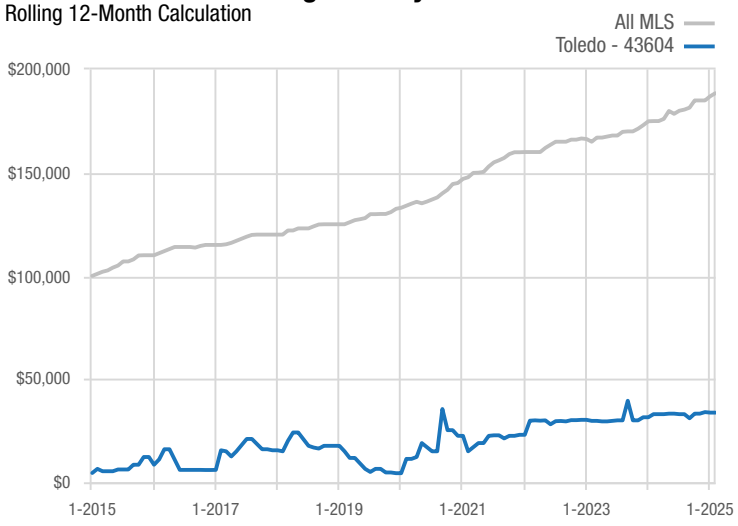
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	4	**1**	- 75.0%	5	**4**	- 20.0%
Pending Sales	2	**1**	- 50.0%	2	**4**	+ 100.0%
Closed Sales	2	**2**	0.0%	2	**5**	+ 150.0%
Days on Market Until Sale	162	**113**	- 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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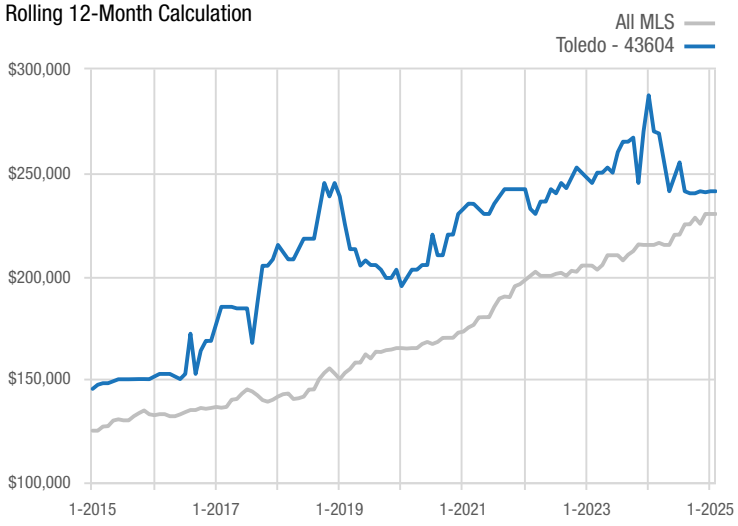
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

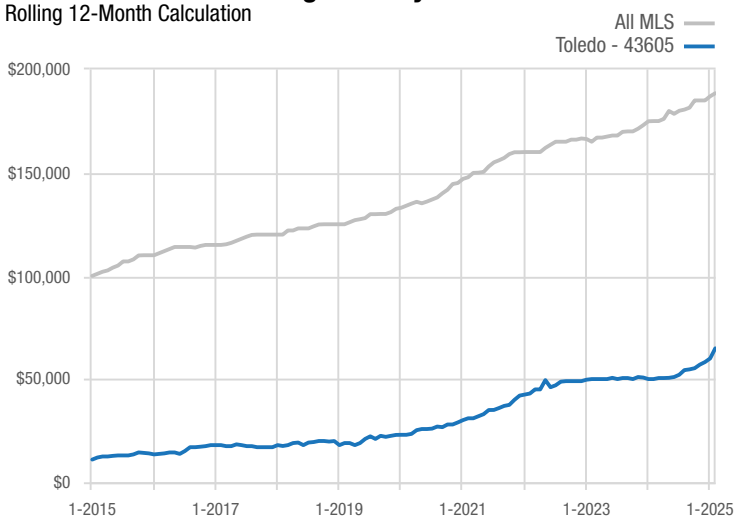
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	32	**28**	- 12.5%	70	**58**	- 17.1%
Pending Sales	24	**17**	- 29.2%	52	**53**	+ 1.9%
Closed Sales	28	**20**	- 28.6%	46	**48**	+ 4.3%
Days on Market Until Sale	64	**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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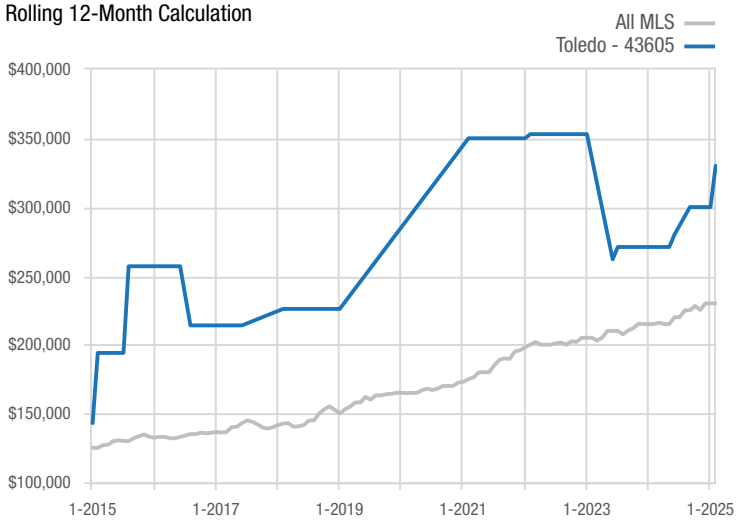
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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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%	—	**—**	—

* 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.

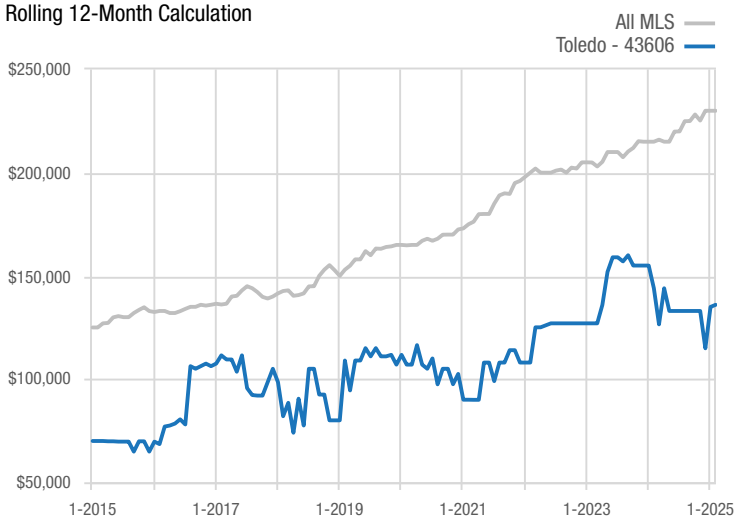
Median Sales Price - Single Family

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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Toledo - 43607

Zip Code 43607

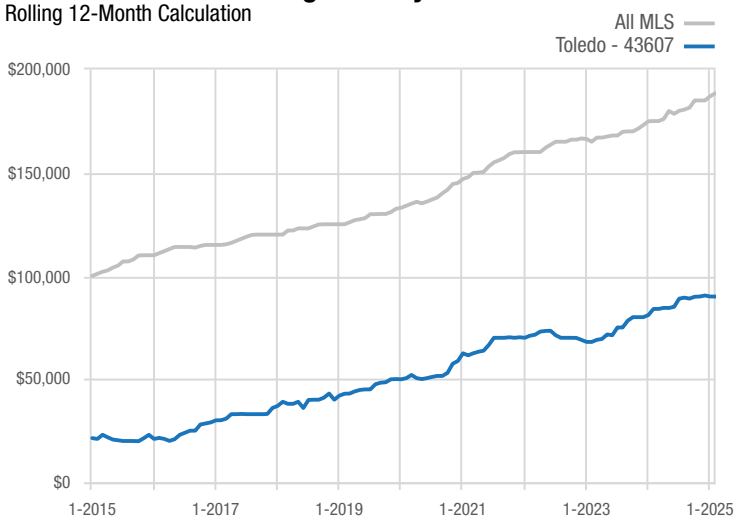
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	17	**15**	- 11.8%	39	**33**	- 15.4%
Pending Sales	21	**10**	- 52.4%	35	**26**	- 25.7%
Closed Sales	21	**13**	- 38.1%	31	**28**	- 9.7%
Days on Market Until Sale	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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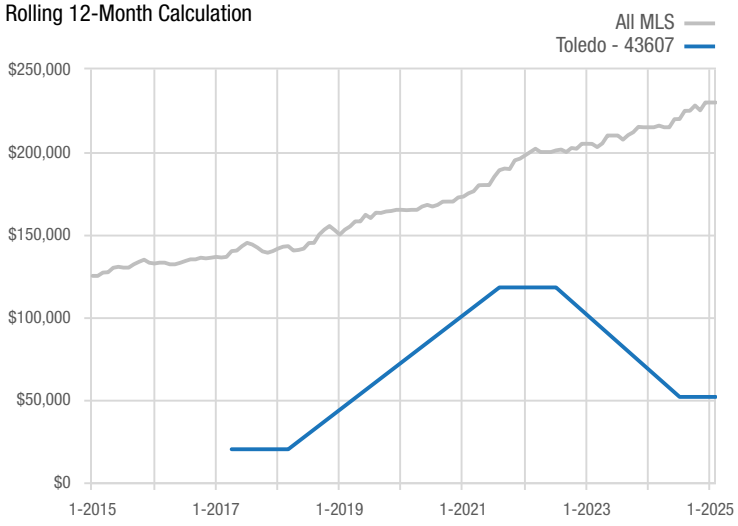
Median Sales Price - Single Family

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 - 43608

Zip Code 43608

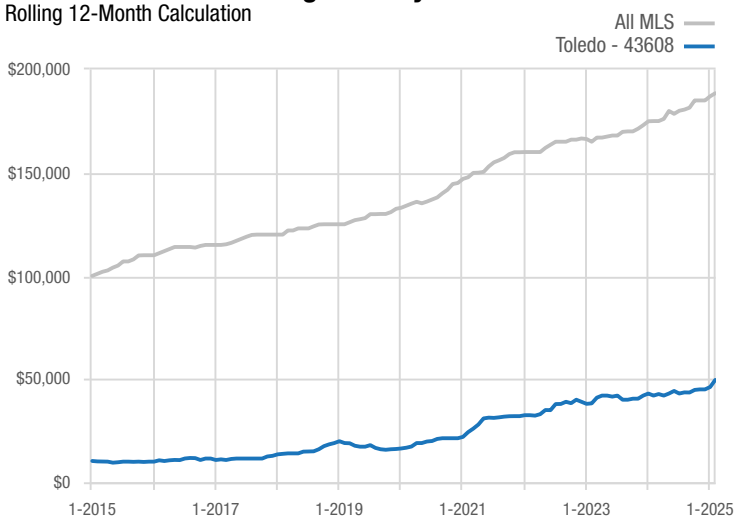
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	19	**21**	+ 10.5%	43	**32**	- 25.6%
Pending Sales	14	**15**	+ 7.1%	35	**24**	- 31.4%
Closed Sales	15	**16**	+ 6.7%	33	**24**	- 27.3%
Days on Market Until Sale	59	**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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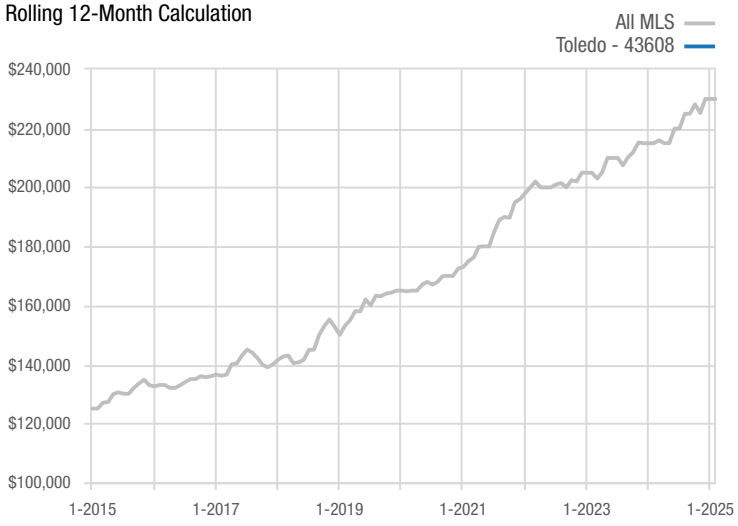
Median Sales Price - Single Family

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 - 43609

Zip Code 43609

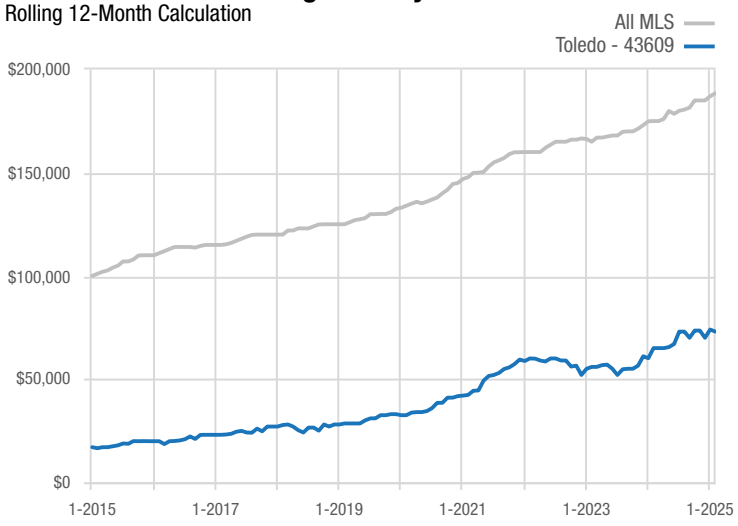
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	15	**19**	+ 26.7%	31	**34**	+ 9.7%
Pending Sales	17	**16**	- 5.9%	34	**29**	- 14.7%
Closed Sales	15	**13**	- 13.3%	33	**25**	- 24.2%
Days on Market Until Sale	65	**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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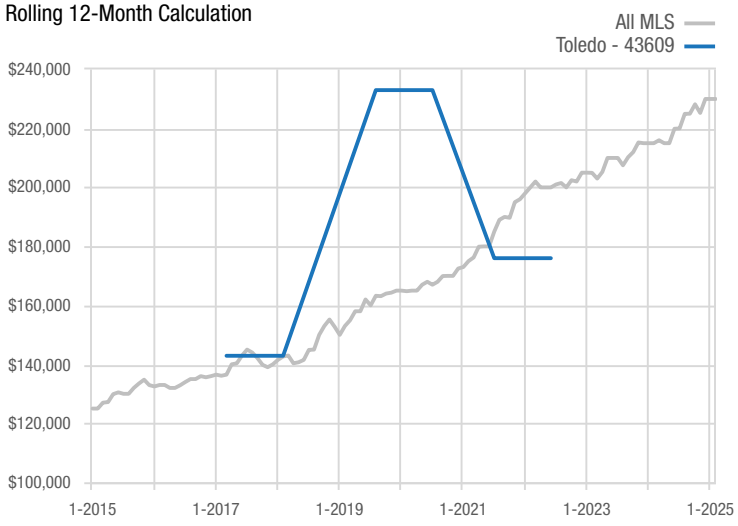
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

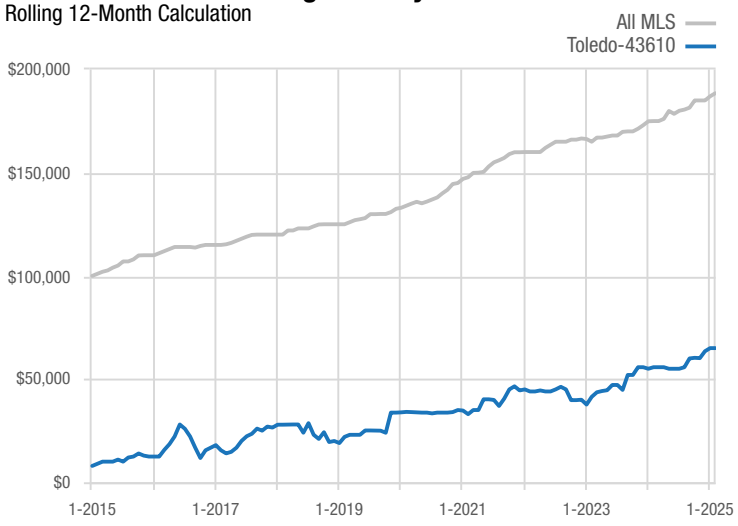
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	4	**4**	0.0%	10	**8**	- 20.0%
Pending Sales	7	**1**	- 85.7%	10	**4**	- 60.0%
Closed Sales	4	**1**	- 75.0%	7	**3**	- 57.1%
Days on Market Until Sale	103	**64**	- 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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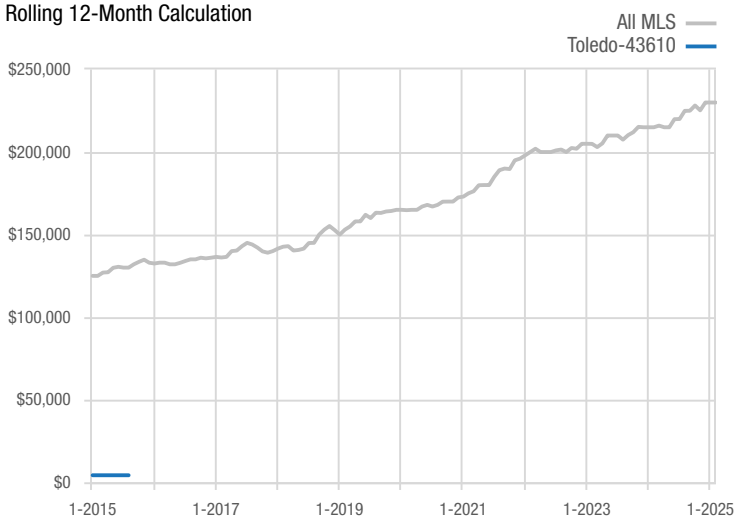
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43611

Zip Code 43611

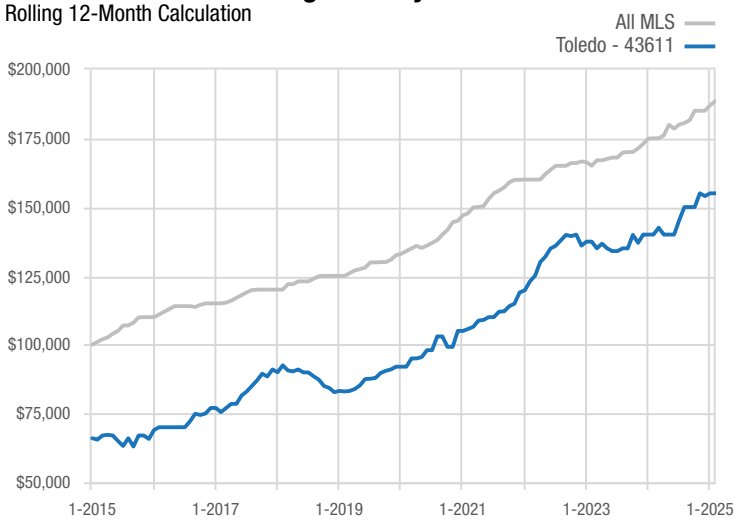
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	13	**9**	- 30.8%	27	**32**	+ 18.5%
Pending Sales	16	**12**	- 25.0%	30	**23**	- 23.3%
Closed Sales	12	**10**	- 16.7%	27	**20**	- 25.9%
Days on Market Until Sale	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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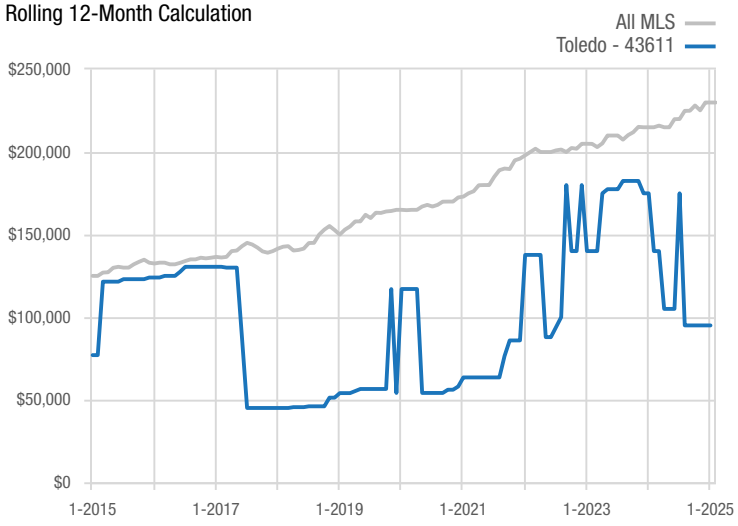
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

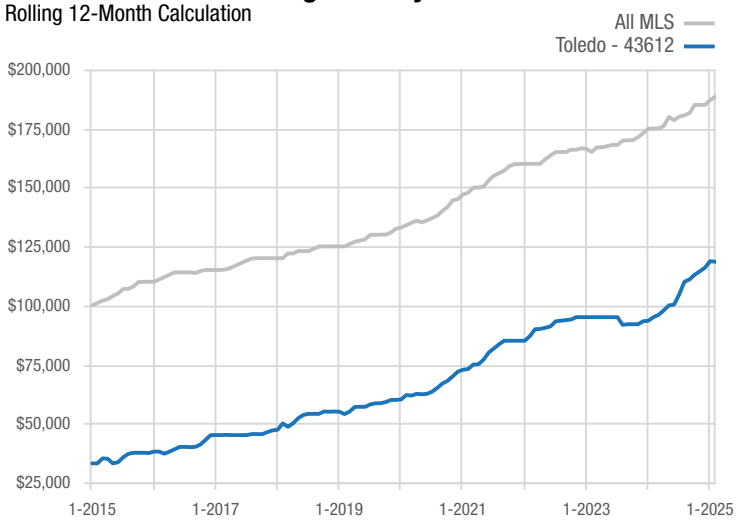
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	27	**18**	- 33.3%	49	**52**	+ 6.1%
Pending Sales	29	**24**	- 17.2%	57	**55**	- 3.5%
Closed Sales	32	**25**	- 21.9%	58	**59**	+ 1.7%
Days on Market Until Sale	92	**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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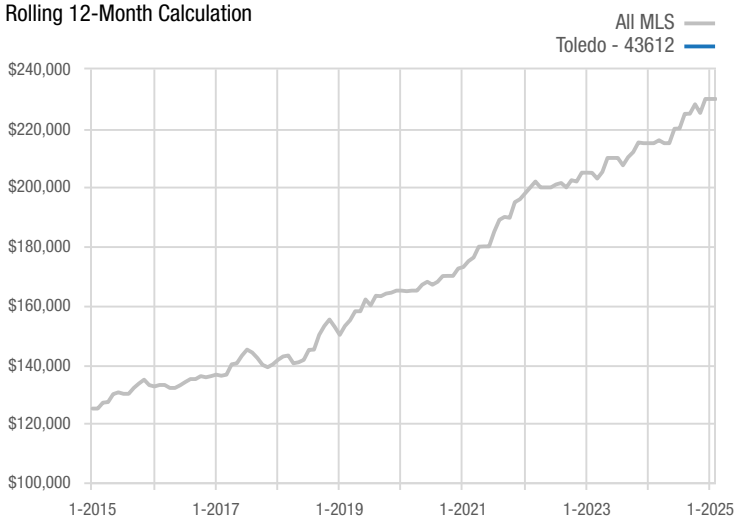
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

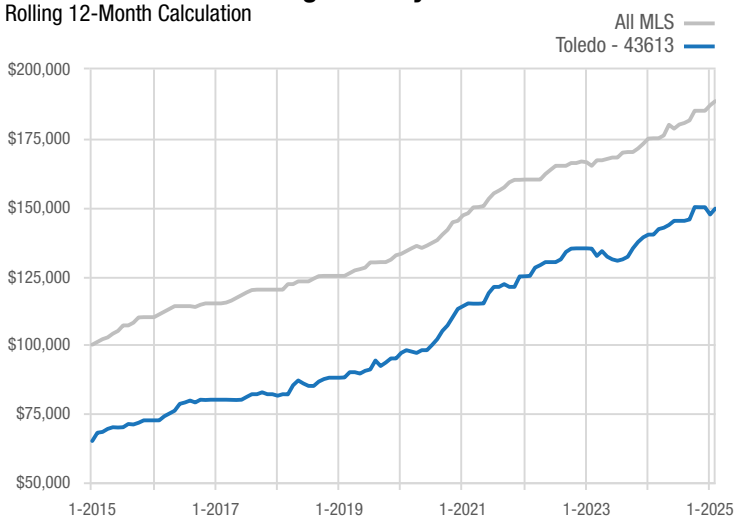
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	39	**21**	- 46.2%	71	**55**	- 22.5%
Pending Sales	35	**26**	- 25.7%	64	**49**	- 23.4%
Closed Sales	33	**22**	- 33.3%	63	**41**	- 34.9%
Days on Market Until Sale	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	—	**—**	—	—	**—**	—

* 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.

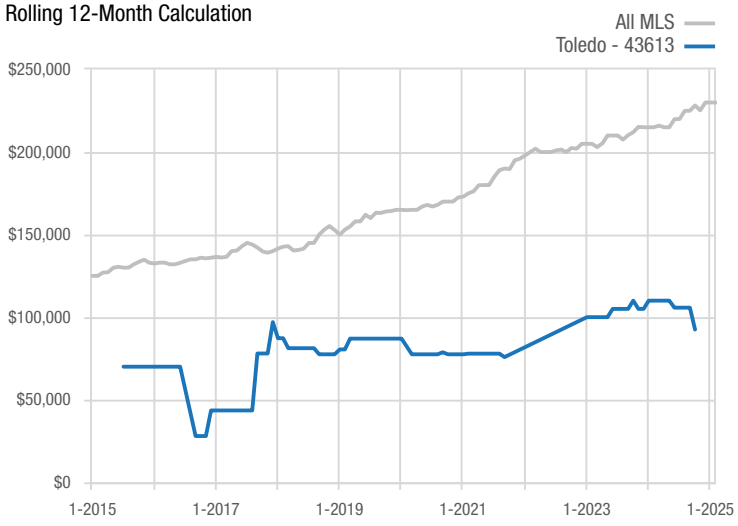
Median Sales Price - Single Family

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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Toledo-43614

Zip Code 43614

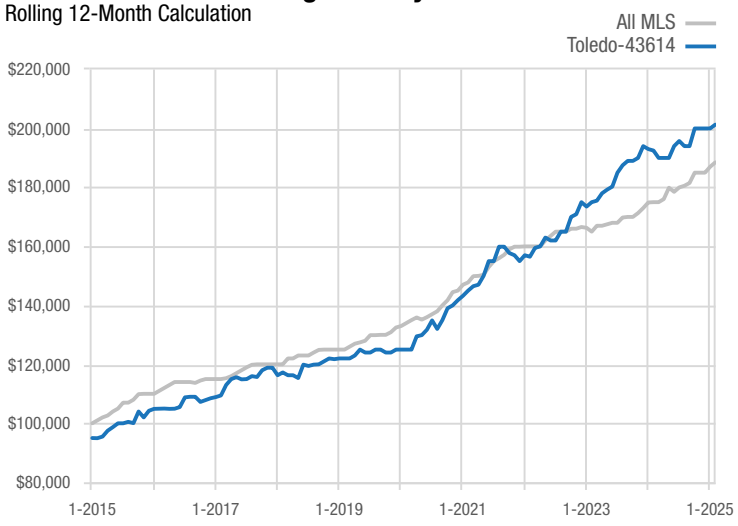
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	25	**15**	- 40.0%	46	**35**	- 23.9%
Pending Sales	29	**13**	- 55.2%	56	**32**	- 42.9%
Closed Sales	31	**12**	- 61.3%	57	**35**	- 38.6%
Days on Market Until Sale	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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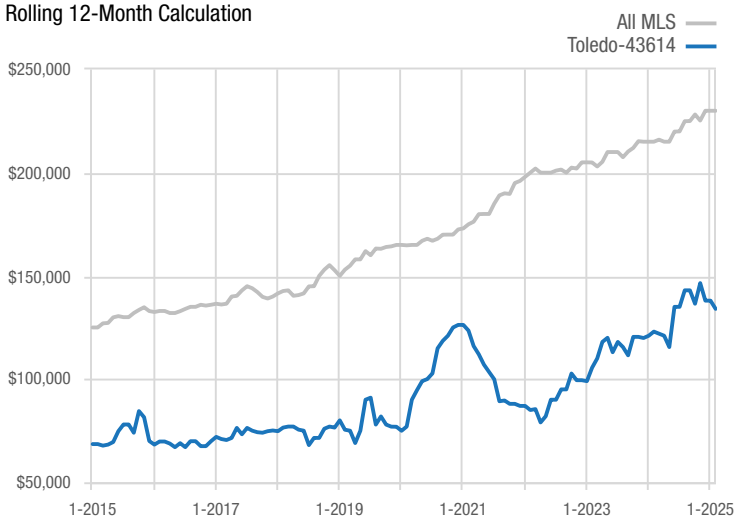
Median Sales Price - Single Family

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 - 43615

Zip Code 43615

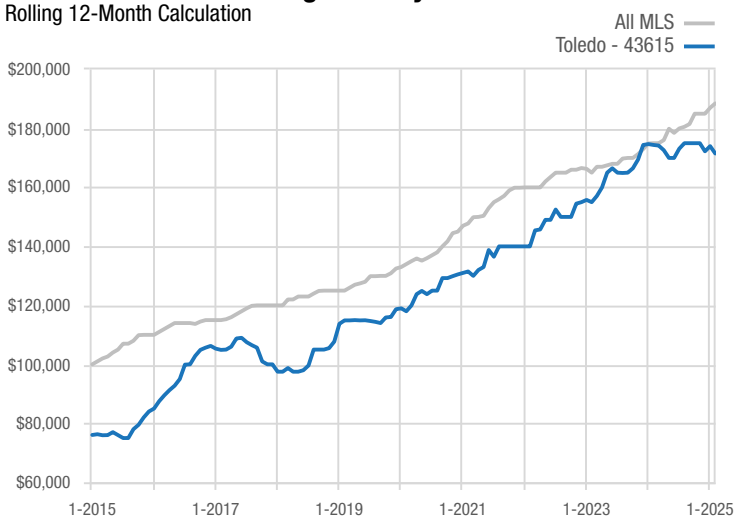
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	29	**23**	- 20.7%	54	**54**	0.0%
Pending Sales	26	**21**	- 19.2%	47	**39**	- 17.0%
Closed Sales	22	**24**	+ 9.1%	45	**41**	- 8.9%
Days on Market Until Sale	59	**58**	- 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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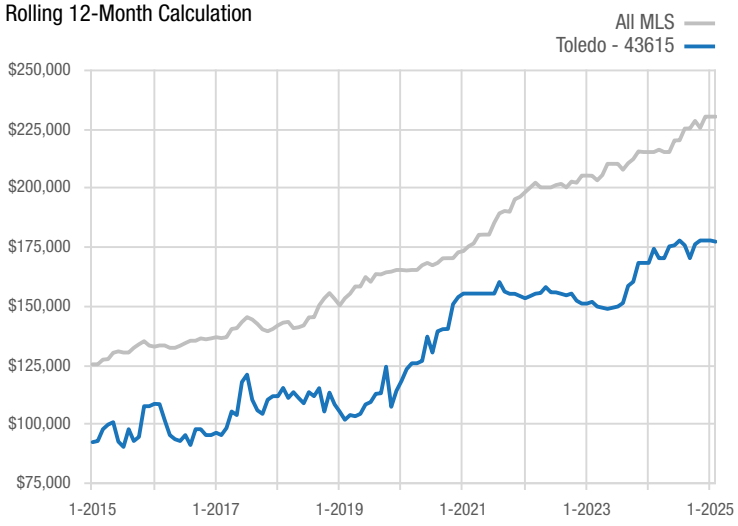
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43617

Zip Code 43617

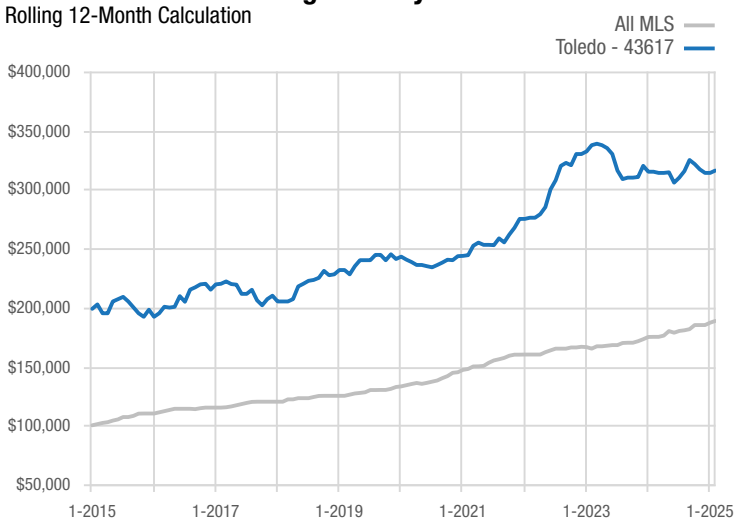
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	6	**3**	- 50.0%	13	**10**	- 23.1%
Pending Sales	5	**7**	+ 40.0%	7	**11**	+ 57.1%
Closed Sales	4	**5**	+ 25.0%	6	**9**	+ 50.0%
Days on Market Until Sale	37	**81**	+ 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

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

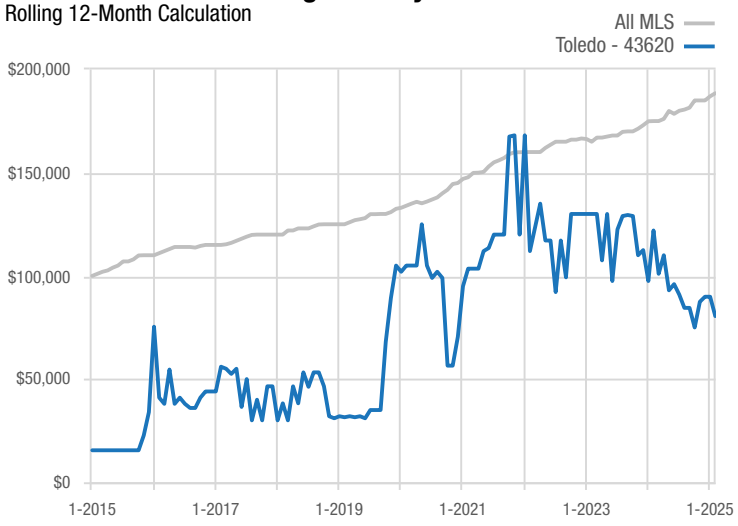
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	2	**1**	- 50.0%	6	**3**	- 50.0%
Pending Sales	4	**3**	- 25.0%	6	**5**	- 16.7%
Closed Sales	2	**3**	+ 50.0%	4	**5**	+ 25.0%
Days on Market Until Sale	78	**80**	+ 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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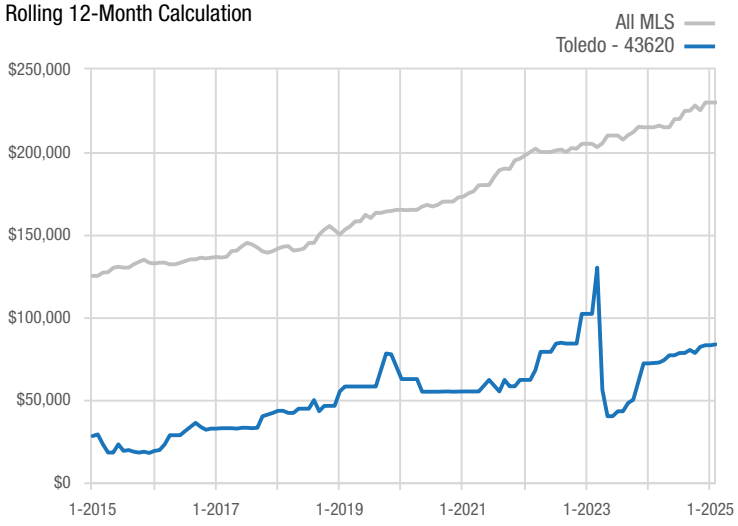
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43623

Zip Code 43623

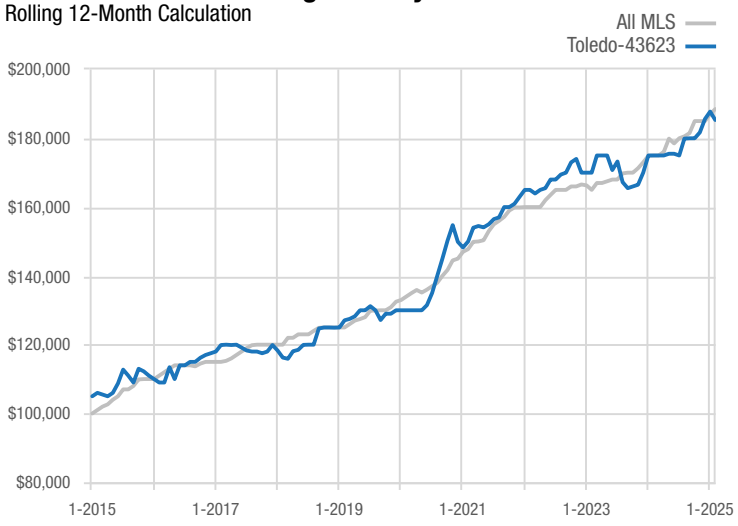
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	13	**18**	+ 38.5%	28	**36**	+ 28.6%
Pending Sales	16	**11**	- 31.3%	30	**25**	- 16.7%
Closed Sales	15	**9**	- 40.0%	30	**21**	- 30.0%
Days on Market Until Sale	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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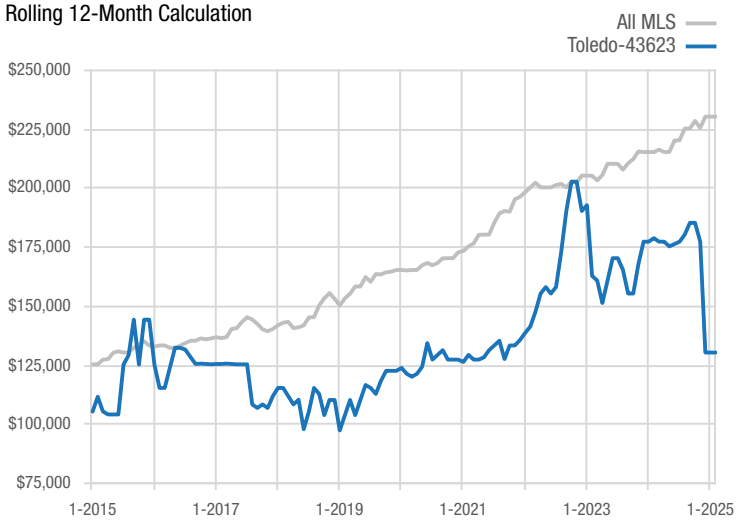
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

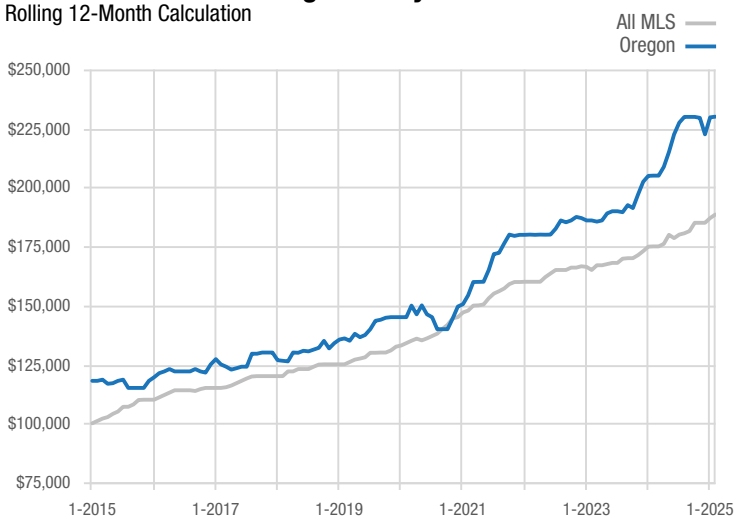
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	13	**19**	+ 46.2%	31	**39**	+ 25.8%
Pending Sales	9	**8**	- 11.1%	18	**22**	+ 22.2%
Closed Sales	12	**6**	- 50.0%	21	**21**	0.0%
Days on Market Until Sale	43	**69**	+ 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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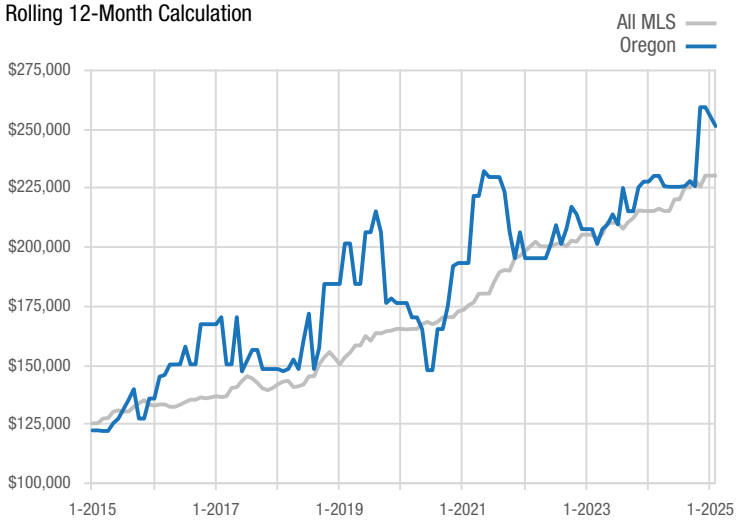
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

Zip Code 43402

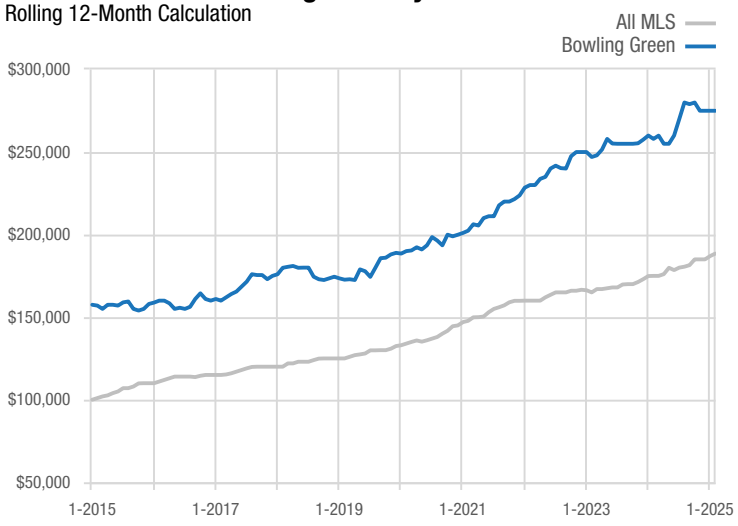
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	20	**10**	- 50.0%	32	**30**	- 6.3%
Pending Sales	15	**10**	- 33.3%	24	**22**	- 8.3%
Closed Sales	12	**11**	- 8.3%	22	**20**	- 9.1%
Days on Market Until Sale	51	**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.

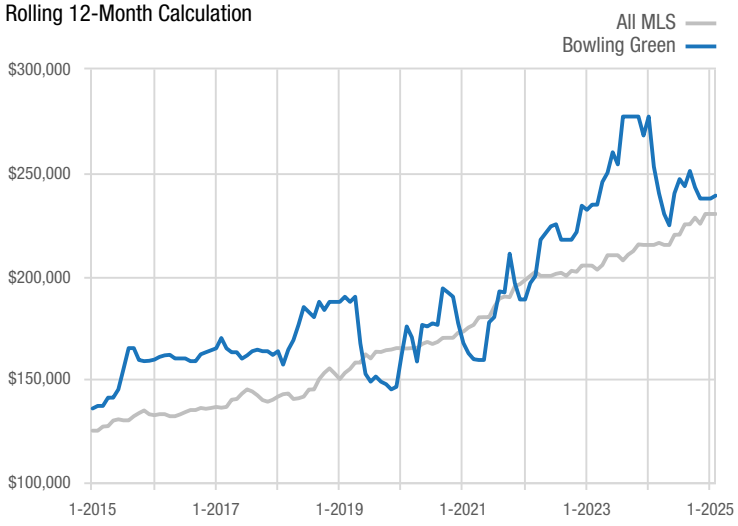
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

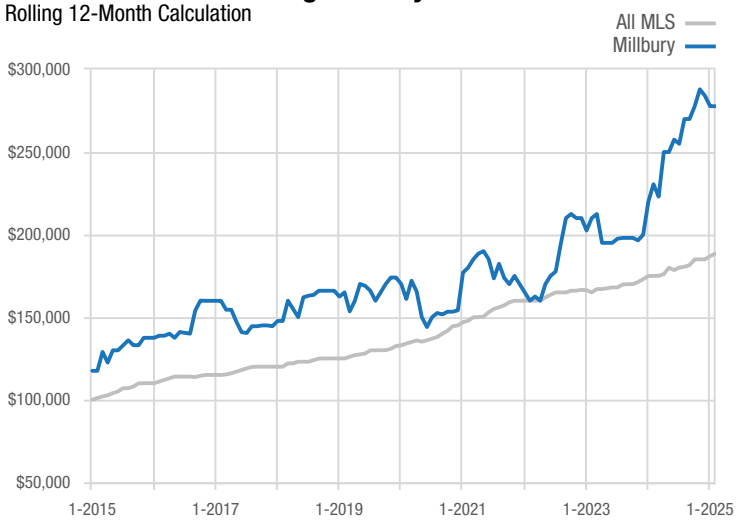
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	2	**4**	+ 100.0%	3	**11**	+ 266.7%
Pending Sales	2	**1**	- 50.0%	3	**10**	+ 233.3%
Closed Sales	2	**0**	- 100.0%	3	**3**	0.0%
Days on Market Until Sale	54	—	—	45	**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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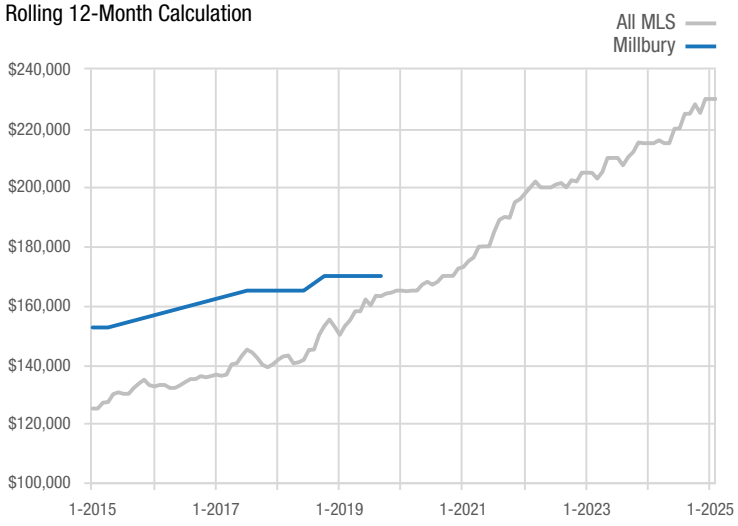
Median Sales Price - Single Family

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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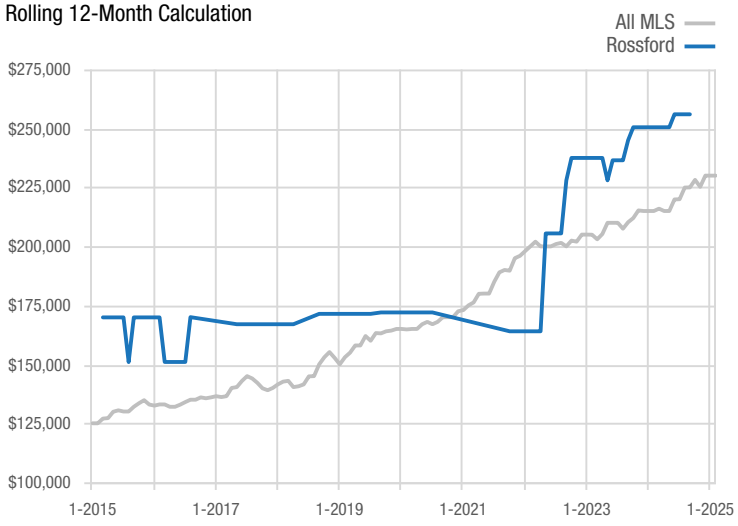
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

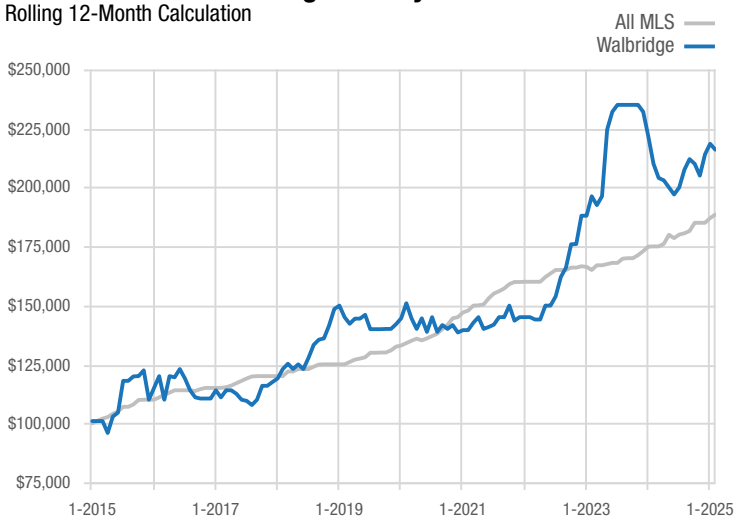
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	1	**4**	+ 300.0%	7	**7**	0.0%
Pending Sales	1	**4**	+ 300.0%	5	**7**	+ 40.0%
Closed Sales	1	**3**	+ 200.0%	7	**6**	- 14.3%
Days on Market Until Sale	37	**48**	+ 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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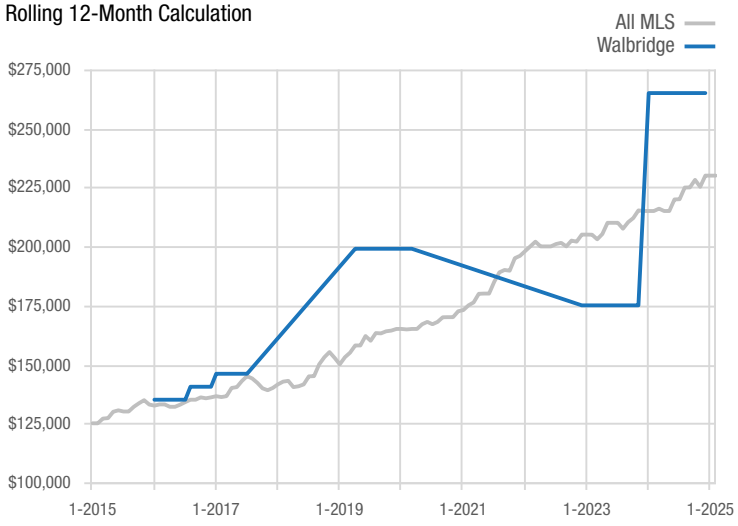
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

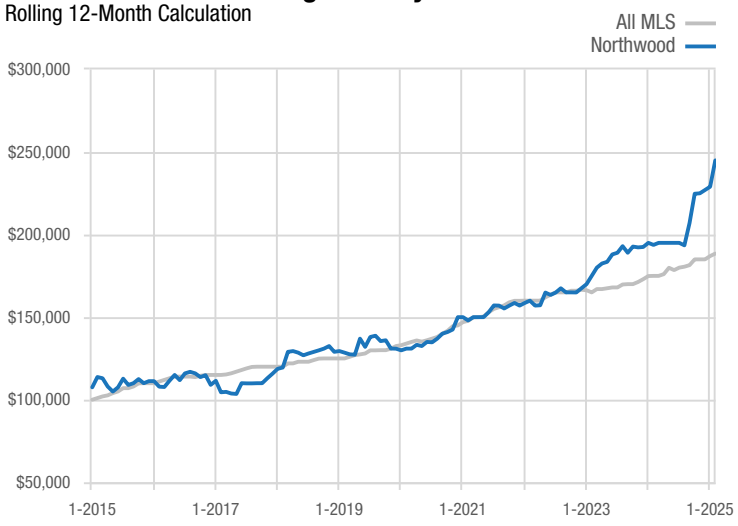
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	17	**5**	- 70.6%	21	**9**	- 57.1%
Pending Sales	10	**3**	- 70.0%	14	**7**	- 50.0%
Closed Sales	10	**2**	- 80.0%	14	**7**	- 50.0%
Days on Market Until Sale	68	**202**	+ 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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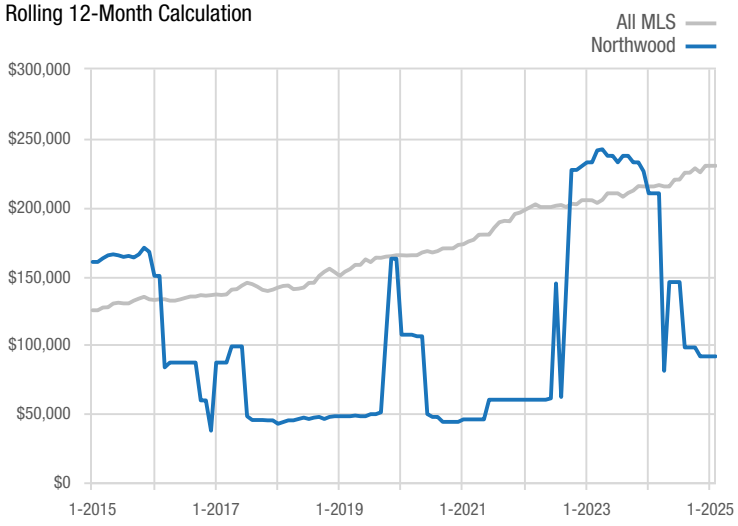
Median Sales Price - Single Family

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

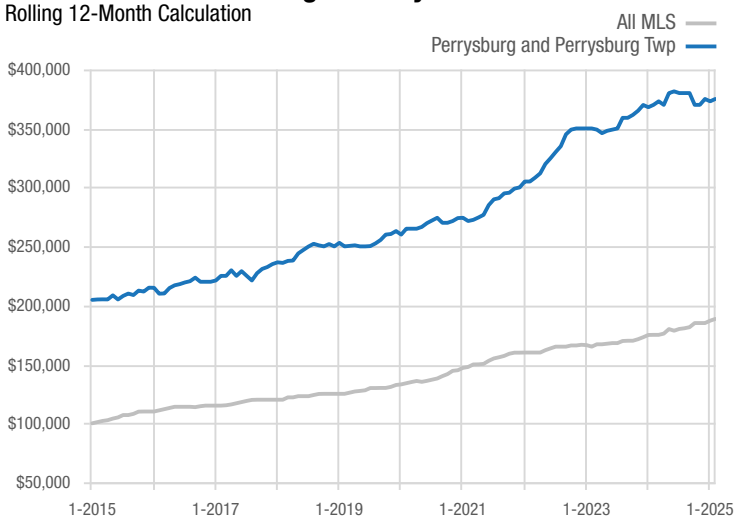
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	37	**33**	- 10.8%	78	**77**	- 1.3%
Pending Sales	30	**22**	- 26.7%	60	**48**	- 20.0%
Closed Sales	25	**29**	+ 16.0%	54	**55**	+ 1.9%
Days on Market Until Sale	87	**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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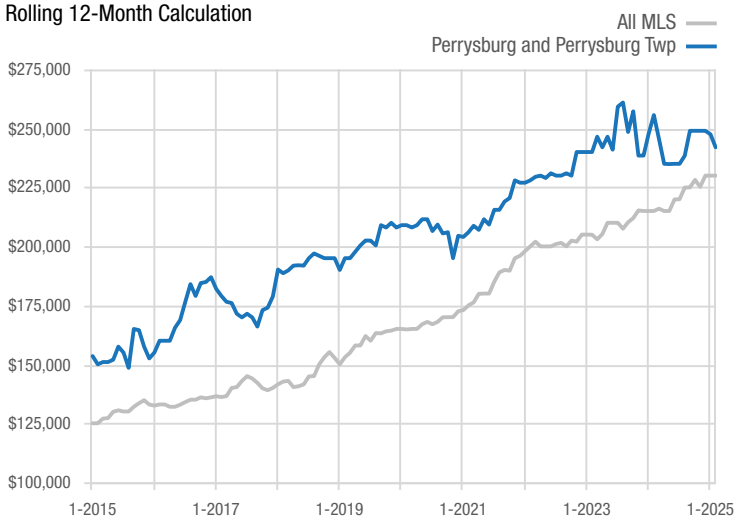
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

Single Family	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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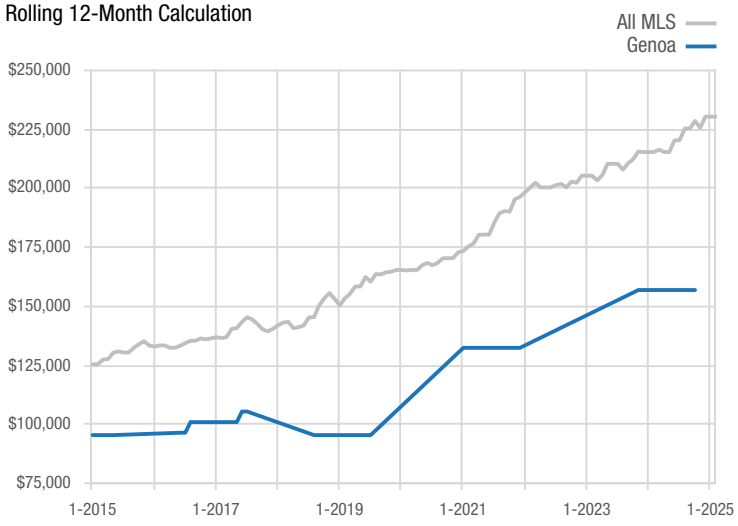
Median Sales Price - Single Family

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

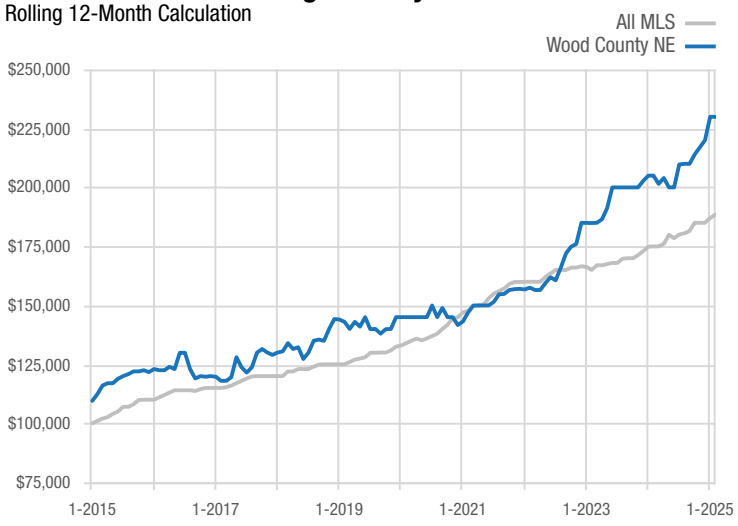
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	6	**10**	+ 66.7%	18	**17**	- 5.6%
Pending Sales	5	**7**	+ 40.0%	20	**15**	- 25.0%
Closed Sales	7	**6**	- 14.3%	23	**13**	- 43.5%
Days on Market Until Sale	64	**58**	- 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	—	**—**	—	—	**—**	—

* 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.

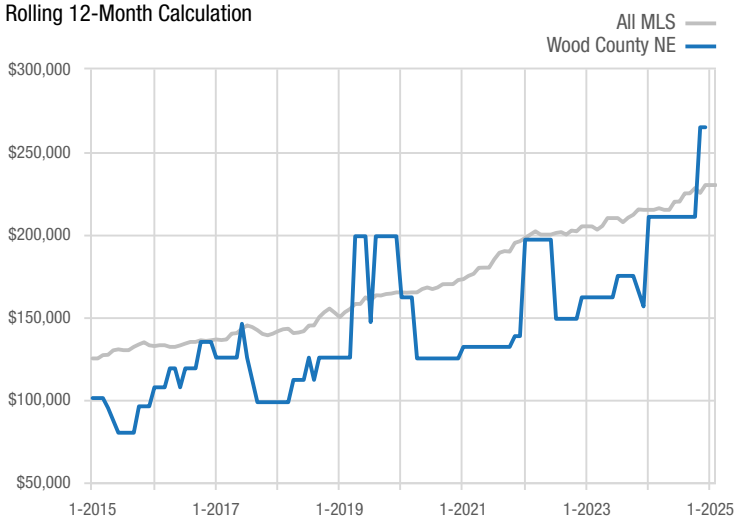
Median Sales Price - Single Family

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.

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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Wood County NW

Zip Codes 43522 and 43525

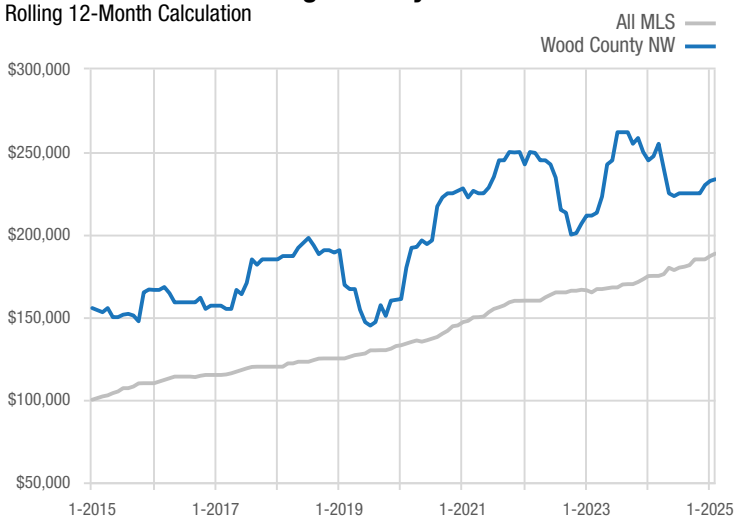
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	3	**3**	0.0%	8	**7**	- 12.5%
Pending Sales	3	**2**	- 33.3%	4	**3**	- 25.0%
Closed Sales	3	**2**	- 33.3%	4	**6**	+ 50.0%
Days on Market Until Sale	117	**36**	- 69.2%	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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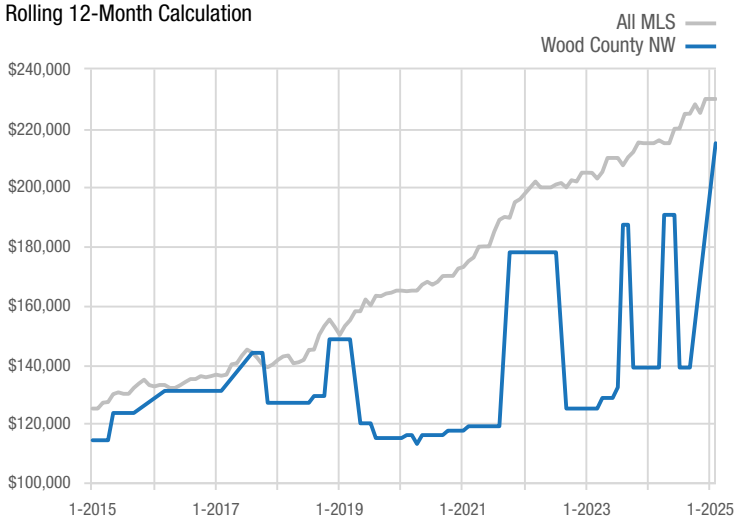
Median Sales Price - Single Family

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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Wood County SE

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

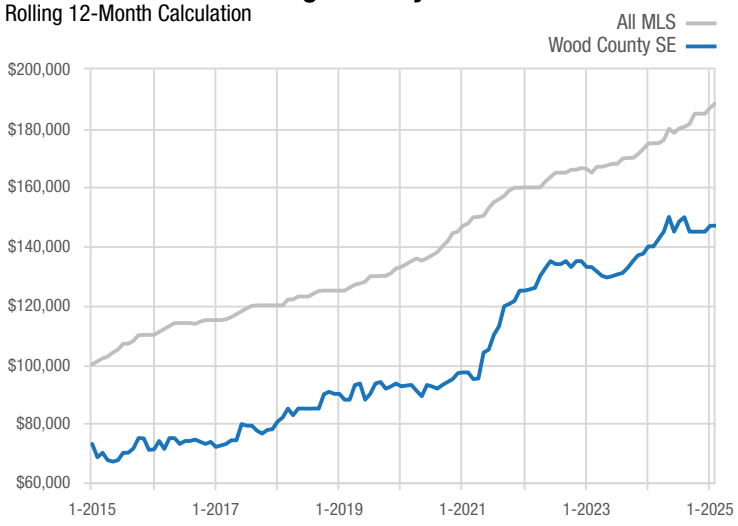
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	15	**16**	+ 6.7%	32	**33**	+ 3.1%
Pending Sales	18	**16**	- 11.1%	27	**28**	+ 3.7%
Closed Sales	17	**14**	- 17.6%	26	**27**	+ 3.8%
Days on Market Until Sale	92	**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%	—	—	—

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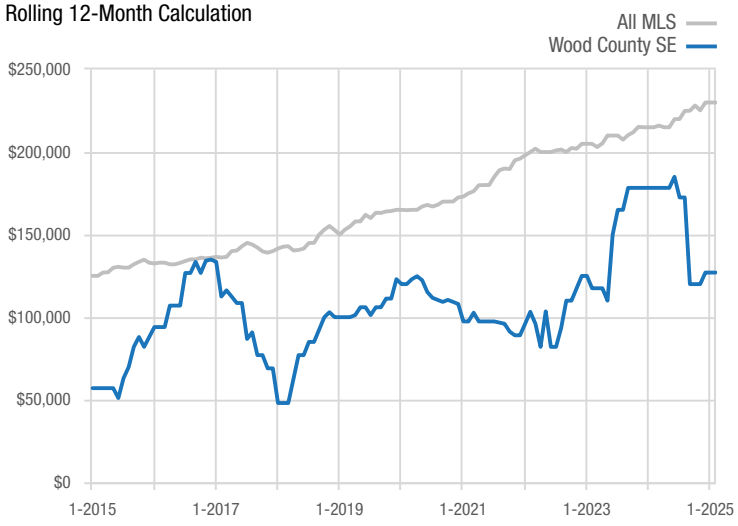
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

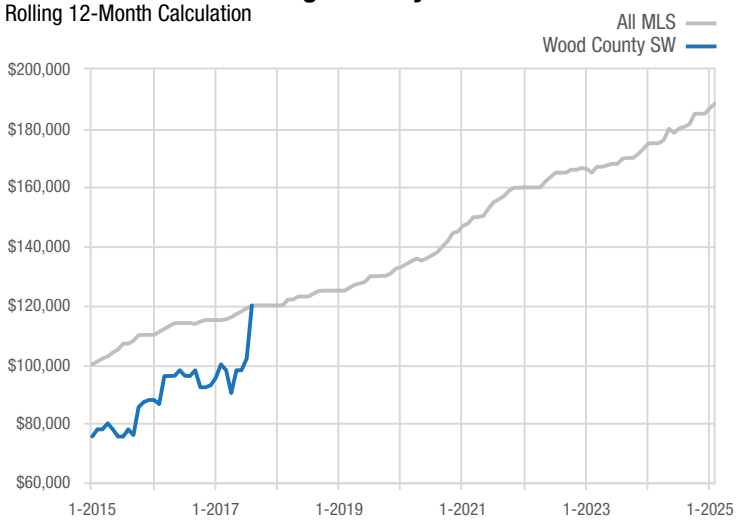
Single Family	February			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 2-2024**	**Thru 2-2025**	**% Change**
New Listings	0	**0**	—	0	**0**	—
Pending Sales	0	**0**	—	0	**0**	—
Closed Sales	0	**0**	—	0	**0**	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average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

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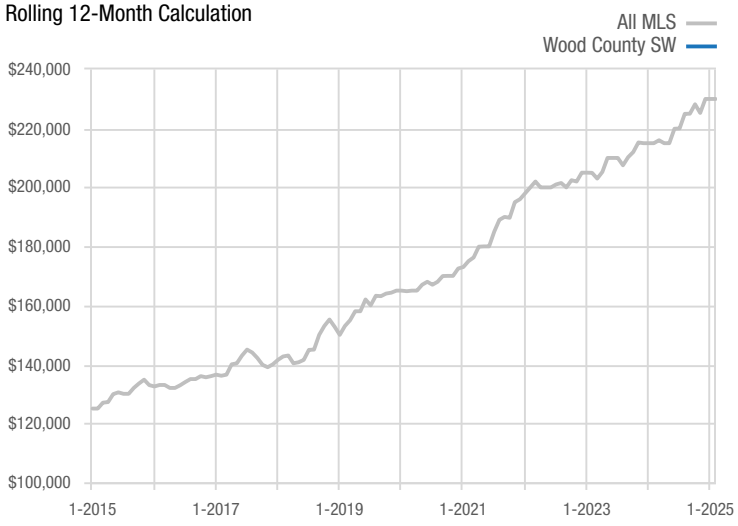
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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