

Local Market Update – February 2024

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



Lucas and Wood Counties

U.S. existing-home sales grew 3.1% month-over-month to a seasonally adjusted annual rate of 4.00 million, exceeding economists' expectations and marking the strongest sales pace since August 2023, according to the National Association of REALTORS® (NAR). Falling interest rates late last year, coupled with a recent uptick in inventory, helped existing-home sales to climb following last month's decline, with monthly gains reported in the Midwest, South, and West regions.

Total inventory heading into February stood at 1.01 million units, a 2% increase from the previous month and a 3.1% increase from the same time last year, for a 3 months' supply at the current sales pace, according to NAR. Although buyers may find additional options in their home search, inventory remains below the 5-6 months' supply of a balanced market, and demand is exceeding supply. As a result, existing-home sales prices have continued to rise, climbing 5.1% year-over-year to \$379,100.

Single Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	413	443	7.3%		905	#DIV/0!
Closed Sales	344	395	14.8%	833	743	-10.8%
Days on Market	74	68	-8.1%	71	68	-4.2%
SP\$/SqFt	\$104.11	\$114.13	9.6%	\$102.42	\$112.17	9.5%
Median Sales Price*	\$142,615	\$155,000	8.7%	\$143,000	\$155,000	8.4%
Average Sales Price*	\$172,915	\$192,147	11.1%	\$173,685	\$187,815	8.1%
Percent of List Price Received*	---	99%	---	---	99%	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$59,482,712	\$75,898,085	27.6%	\$118,597,078	\$139,411,302	17.6%

Condo/Villa Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	45	39	-13.3%	83	67	-19.3%
Closed Sales	27	30	11.1%	58	49	-15.5%
Days on Market	71	84	18.3%	76	78	2.6%
SP\$/SqFt	\$127.97	\$141.26	10.4%	\$125.57	\$141.29	12.5%
Median Sales Price*	\$230,000	\$216,000	-6.1%	\$222,000	\$219,900	-0.9%
Average Sales Price*	\$217,480	\$227,115	4.4%	\$211,888	\$226,526	6.9%
Percent of List Price Received*	97%	98%	1.0%	97%	98%	1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume (in 1000's)	\$5,871,950	\$6,813,441	16.0%	\$12,289,500	\$11,099,781	1.0%

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

Local Market Update – February 2024

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



Lucas County

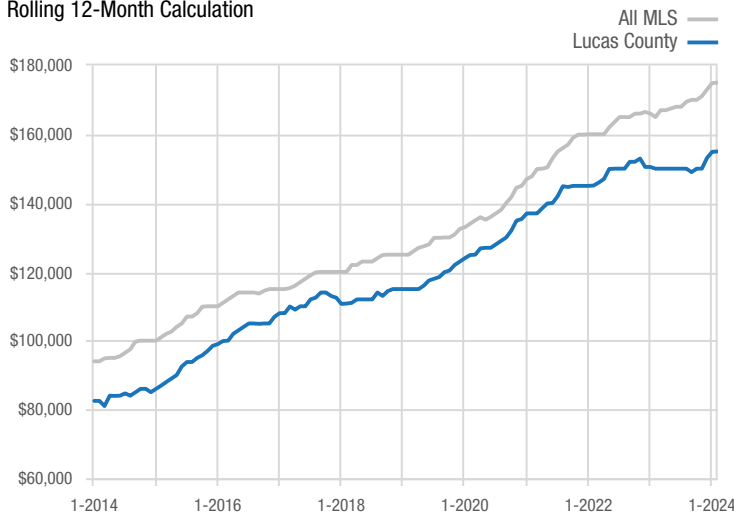
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	338	352	+ 4.1%	697	733	+ 5.2%
Pending Sales	301	342	+ 13.6%	615	643	+ 4.6%
Closed Sales	295	325	+ 10.2%	589	607	+ 3.1%
Days on Market Until Sale	74	65	- 12.2%	70	65	- 7.1%
Median Sales Price*	\$131,000	\$140,500	+ 7.3%	\$133,050	\$142,100	+ 6.8%
Average Sales Price*	\$159,882	\$169,913	+ 6.3%	\$161,284	\$163,836	+ 1.6%
Percent of List Price Received*	97.3%	97.9%	+ 0.6%	97.4%	98.0%	+ 0.6%
Inventory of Homes for Sale	696	690	- 0.9%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	41	32	- 22.0%	72	57	- 20.8%
Pending Sales	26	25	- 3.8%	55	44	- 20.0%
Closed Sales	22	27	+ 22.7%	46	40	- 13.0%
Days on Market Until Sale	69	83	+ 20.3%	78	79	+ 1.3%
Median Sales Price*	\$225,000	\$210,000	- 6.7%	\$222,000	\$204,500	- 7.9%
Average Sales Price*	\$199,411	\$211,720	+ 6.2%	\$202,057	\$213,599	+ 5.7%
Percent of List Price Received*	96.4%	98.1%	+ 1.8%	96.1%	98.0%	+ 2.0%
Inventory of Homes for Sale	60	59	- 1.7%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

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

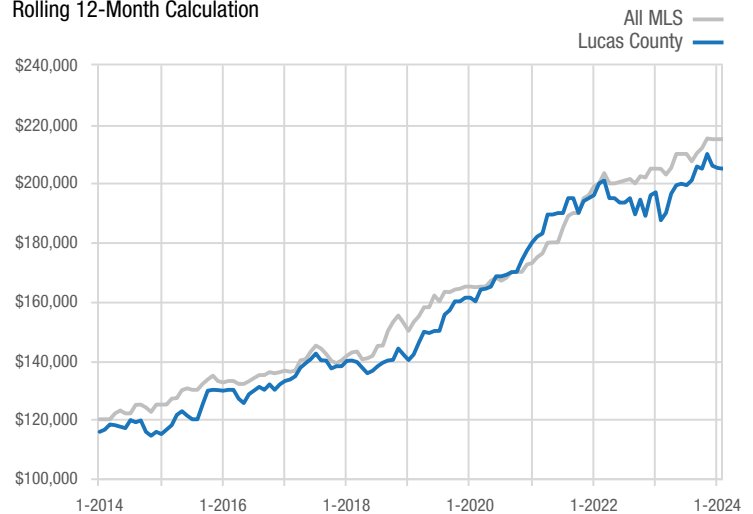
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Wood County

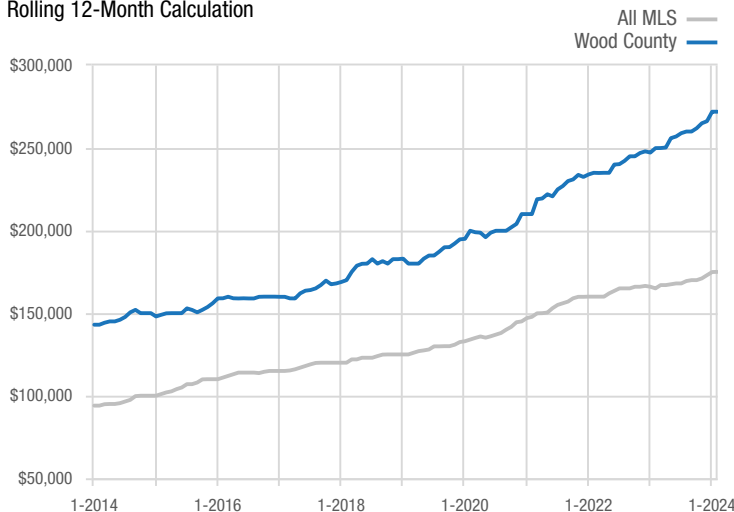
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	75	95	+ 26.7%	138	179	+ 29.7%
Pending Sales	56	77	+ 37.5%	104	140	+ 34.6%
Closed Sales	49	70	+ 42.9%	94	135	+ 43.6%
Days on Market Until Sale	75	83	+ 10.7%	76	82	+ 7.9%
Median Sales Price*	\$250,000	\$255,000	+ 2.0%	\$225,000	\$269,900	+ 20.0%
Average Sales Price*	\$256,833	\$299,004	+ 16.4%	\$259,311	\$300,361	+ 15.8%
Percent of List Price Received*	97.3%	97.8%	+ 0.5%	96.9%	98.3%	+ 1.4%
Inventory of Homes for Sale	160	182	+ 13.8%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	4	7	+ 75.0%	11	10	- 9.1%
Pending Sales	4	7	+ 75.0%	10	12	+ 20.0%
Closed Sales	5	3	- 40.0%	12	9	- 25.0%
Days on Market Until Sale	79	93	+ 17.7%	72	76	+ 5.6%
Median Sales Price*	\$300,000	\$322,000	+ 7.3%	\$227,450	\$257,515	+ 13.2%
Average Sales Price*	\$296,980	\$365,667	+ 23.1%	\$249,575	\$283,979	+ 13.8%
Percent of List Price Received*	97.3%	97.7%	+ 0.4%	100.6%	98.2%	- 2.4%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

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

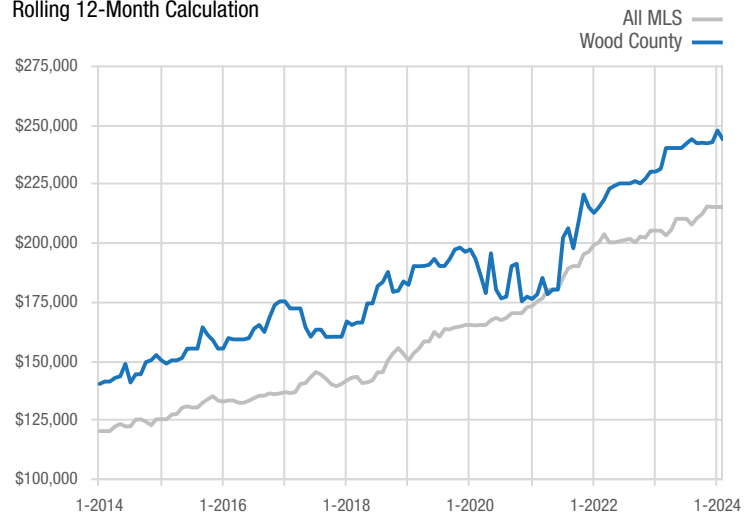
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Maumee

Zip Code 43537

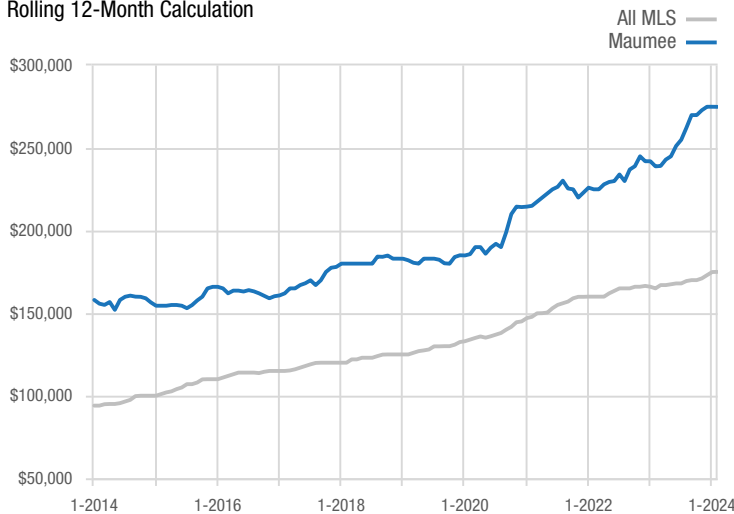
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	12	18	+ 50.0%	34	54	+ 58.8%
Pending Sales	13	29	+ 123.1%	27	51	+ 88.9%
Closed Sales	14	23	+ 64.3%	30	46	+ 53.3%
Days on Market Until Sale	69	67	- 2.9%	56	69	+ 23.2%
Median Sales Price*	\$204,250	\$255,000	+ 24.8%	\$232,500	\$260,000	+ 11.8%
Average Sales Price*	\$243,664	\$291,395	+ 19.6%	\$264,287	\$280,964	+ 6.3%
Percent of List Price Received*	96.6%	101.1%	+ 4.7%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	37	42	+ 13.5%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	12	9	- 25.0%	16	10	- 37.5%
Pending Sales	6	1	- 83.3%	9	3	- 66.7%
Closed Sales	6	1	- 83.3%	8	2	- 75.0%
Days on Market Until Sale	81	72	- 11.1%	72	69	- 4.2%
Median Sales Price*	\$232,500	\$190,000	- 18.3%	\$222,000	\$193,000	- 13.1%
Average Sales Price*	\$218,750	\$190,000	- 13.1%	\$197,688	\$193,000	- 2.4%
Percent of List Price Received*	97.6%	92.7%	- 5.0%	96.5%	95.4%	- 1.1%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	3.0	2.6	- 13.3%	—	—	—

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

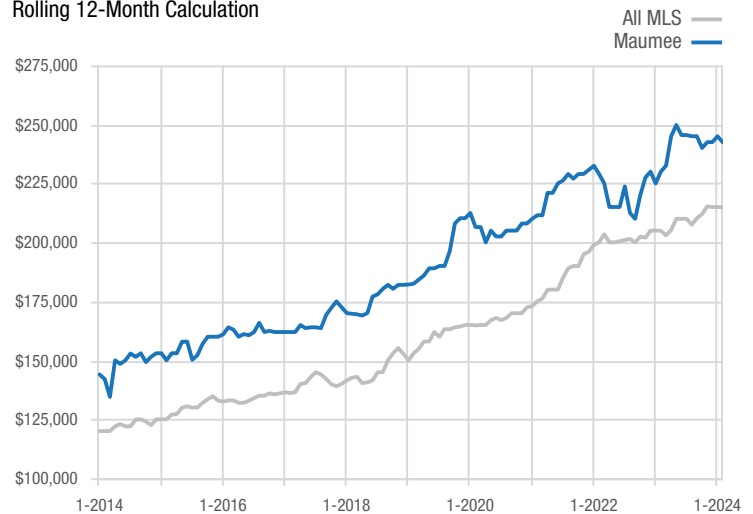
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Monclova

Zip Code 43542

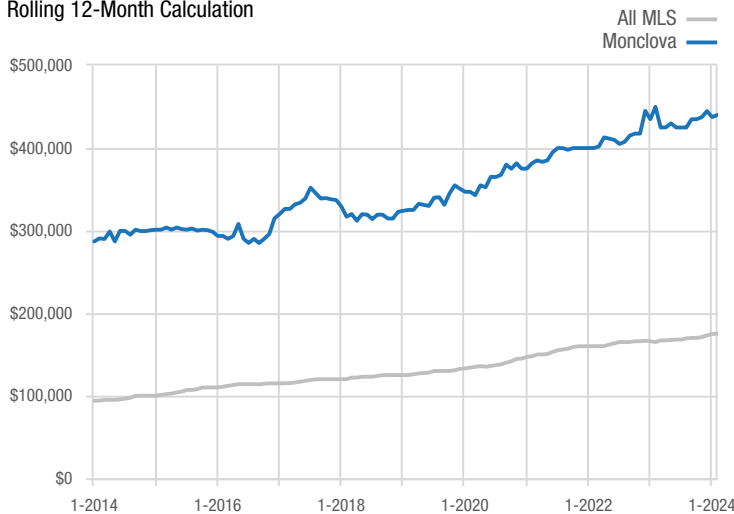
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	2	4	+ 100.0%	9	7	- 22.2%
Pending Sales	1	2	+ 100.0%	5	5	0.0%
Closed Sales	1	2	+ 100.0%	5	6	+ 20.0%
Days on Market Until Sale	99	44	- 55.6%	114	93	- 18.4%
Median Sales Price*	\$400,000	\$524,700	+ 31.2%	\$449,900	\$409,950	- 8.9%
Average Sales Price*	\$400,000	\$524,700	+ 31.2%	\$488,360	\$369,883	- 24.3%
Percent of List Price Received*	96.4%	100.0%	+ 3.7%	98.8%	95.9%	- 2.9%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	3.7	1.7	- 54.1%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	2	- 33.3%	9	3	- 66.7%
Pending Sales	2	2	0.0%	5	3	- 40.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	391	—	393	359	- 8.7%
Median Sales Price*	—	\$341,605	—	\$444,450	\$320,115	- 28.0%
Average Sales Price*	—	\$341,605	—	\$444,450	\$320,115	- 28.0%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

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

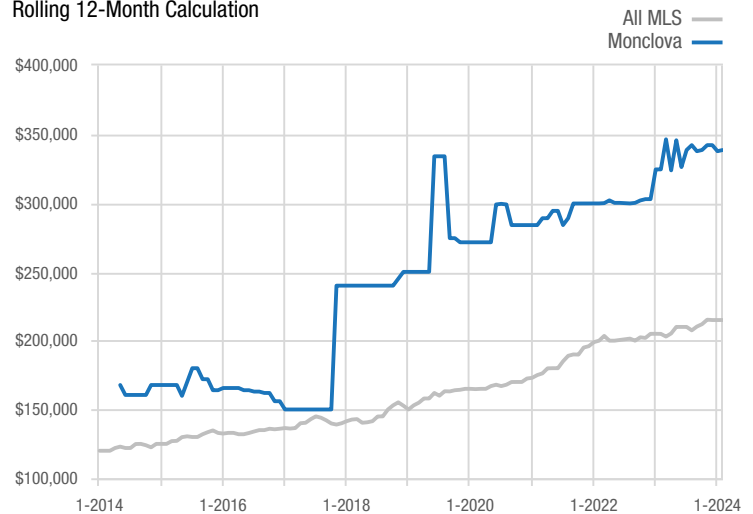
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Holland

Zip Code 43528

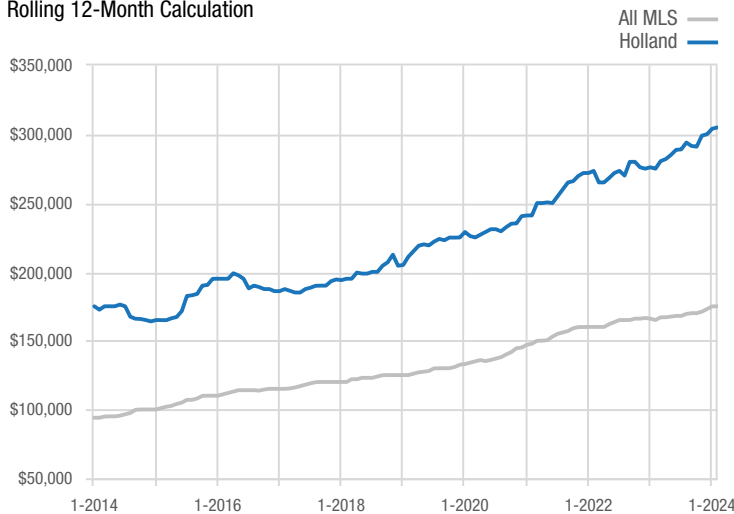
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	11	5	- 54.5%	21	14	- 33.3%
Pending Sales	11	6	- 45.5%	21	13	- 38.1%
Closed Sales	9	7	- 22.2%	17	14	- 17.6%
Days on Market Until Sale	69	51	- 26.1%	61	52	- 14.8%
Median Sales Price*	\$188,000	\$272,000	+ 44.7%	\$207,350	\$294,950	+ 42.2%
Average Sales Price*	\$206,067	\$231,329	+ 12.3%	\$225,150	\$287,514	+ 27.7%
Percent of List Price Received*	100.2%	96.2%	- 4.0%	99.4%	98.0%	- 1.4%
Inventory of Homes for Sale	13	16	+ 23.1%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	1	0.0%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Days on Market Until Sale	133	38	- 71.4%	63	38	- 39.7%
Median Sales Price*	\$328,150	\$108,000	- 67.1%	\$328,150	\$108,000	- 67.1%
Average Sales Price*	\$328,150	\$108,000	- 67.1%	\$296,017	\$108,000	- 63.5%
Percent of List Price Received*	93.8%	98.2%	+ 4.7%	97.9%	98.2%	+ 0.3%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

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

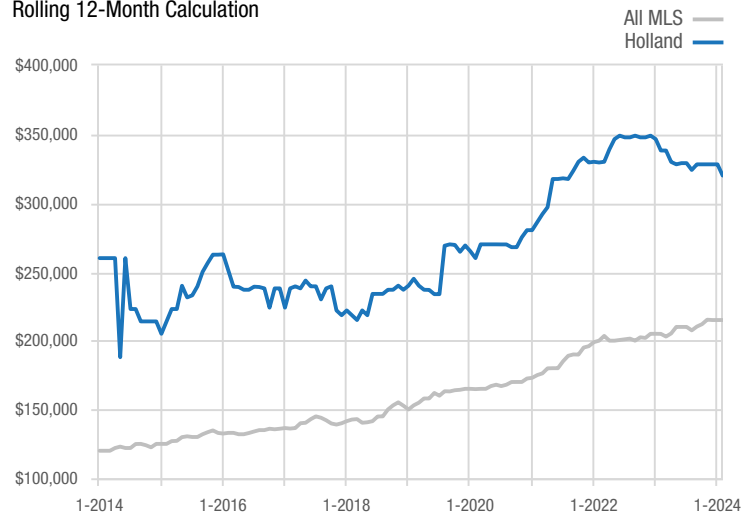
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Sylvania

Zip Code 43560

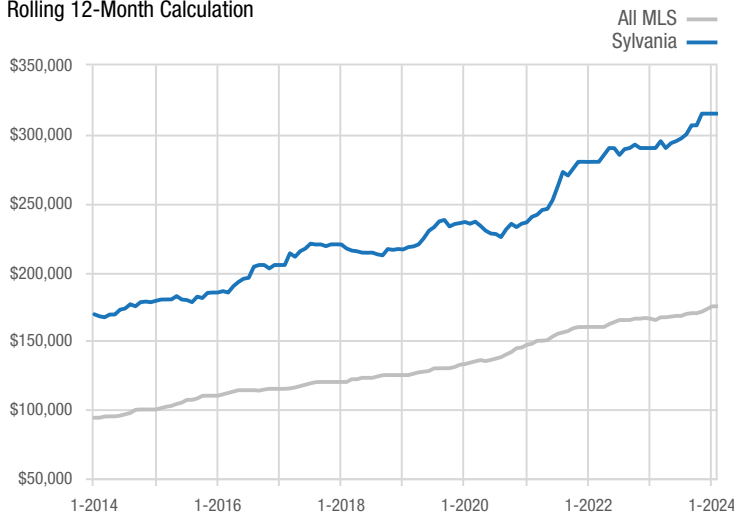
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	22	28	+ 27.3%	53	52	- 1.9%
Pending Sales	26	19	- 26.9%	51	32	- 37.3%
Closed Sales	24	16	- 33.3%	46	27	- 41.3%
Days on Market Until Sale	72	84	+ 16.7%	76	78	+ 2.6%
Median Sales Price*	\$274,500	\$288,950	+ 5.3%	\$268,500	\$288,000	+ 7.3%
Average Sales Price*	\$331,047	\$353,319	+ 6.7%	\$312,603	\$334,804	+ 7.1%
Percent of List Price Received*	100.4%	100.7%	+ 0.3%	98.4%	100.2%	+ 1.8%
Inventory of Homes for Sale	49	60	+ 22.4%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	2	- 66.7%	11	8	- 27.3%
Pending Sales	5	9	+ 80.0%	12	16	+ 33.3%
Closed Sales	4	9	+ 125.0%	10	14	+ 40.0%
Days on Market Until Sale	59	79	+ 33.9%	64	64	0.0%
Median Sales Price*	\$234,000	\$170,000	- 27.4%	\$234,000	\$169,100	- 27.7%
Average Sales Price*	\$224,000	\$214,482	- 4.2%	\$221,400	\$214,031	- 3.3%
Percent of List Price Received*	93.2%	98.5%	+ 5.7%	93.5%	98.5%	+ 5.3%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

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

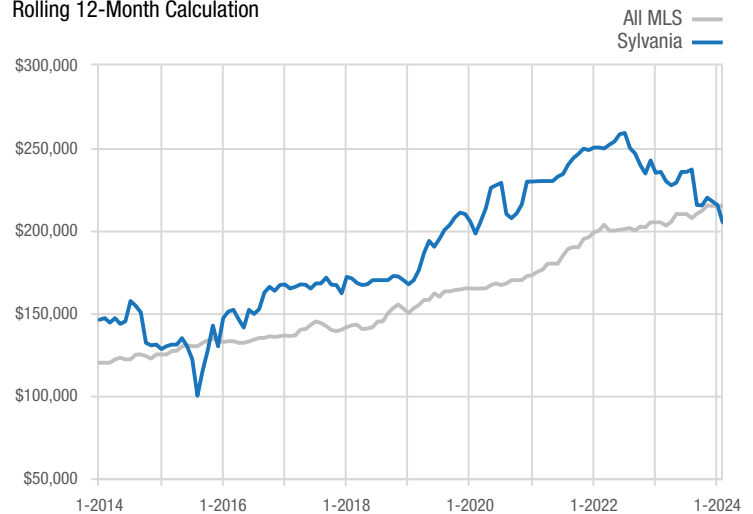
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Waterville

Zip Code 43566

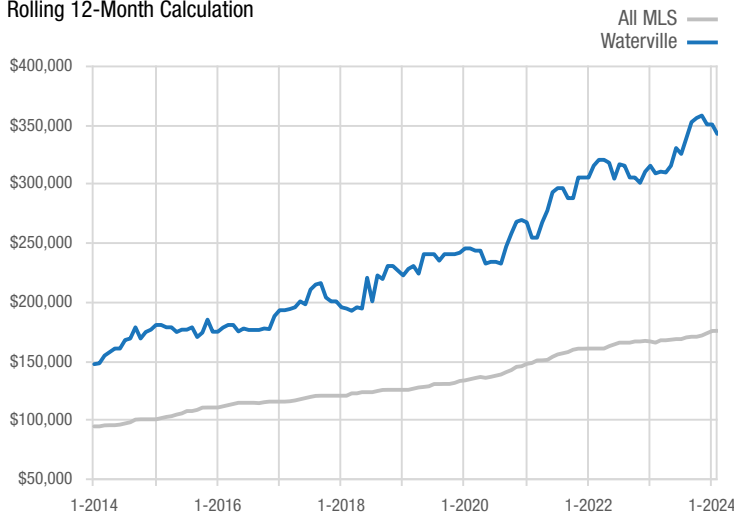
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	11	2	- 81.8%	24	6	- 75.0%
Pending Sales	5	6	+ 20.0%	10	14	+ 40.0%
Closed Sales	4	8	+ 100.0%	11	13	+ 18.2%
Days on Market Until Sale	80	58	- 27.5%	76	68	- 10.5%
Median Sales Price*	\$230,000	\$242,400	+ 5.4%	\$255,000	\$265,000	+ 3.9%
Average Sales Price*	\$334,225	\$233,900	- 30.0%	\$308,391	\$270,085	- 12.4%
Percent of List Price Received*	97.0%	97.9%	+ 0.9%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	26	3	- 88.5%	—	—	—
Months Supply of Inventory	2.4	0.3	- 87.5%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	2	—	1	2	+ 100.0%
Days on Market Until Sale	—	32	—	44	32	- 27.3%
Median Sales Price*	—	\$235,750	—	\$130,000	\$235,750	+ 81.3%
Average Sales Price*	—	\$235,750	—	\$130,000	\$235,750	+ 81.3%
Percent of List Price Received*	—	97.0%	—	95.6%	97.0%	+ 1.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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

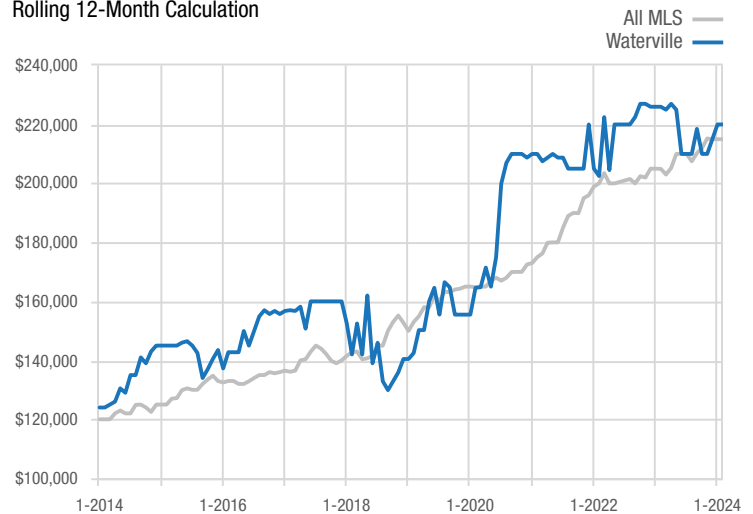
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Whitehouse

Zip Code 43571

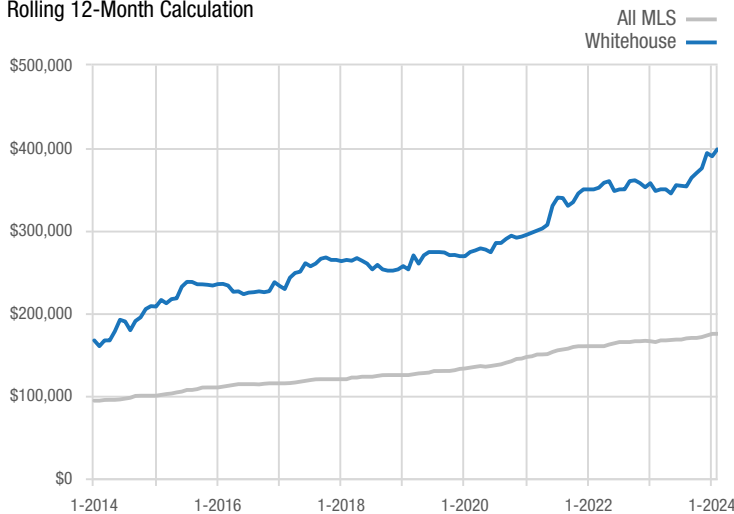
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	5	3	- 40.0%	10	10	0.0%
Pending Sales	7	3	- 57.1%	9	5	- 44.4%
Closed Sales	7	3	- 57.1%	8	4	- 50.0%
Days on Market Until Sale	81	43	- 46.9%	76	39	- 48.7%
Median Sales Price*	\$295,000	\$574,000	+ 94.6%	\$312,500	\$526,000	+ 68.3%
Average Sales Price*	\$317,429	\$558,000	+ 75.8%	\$331,500	\$462,250	+ 39.4%
Percent of List Price Received*	97.2%	98.2%	+ 1.0%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	9	13	+ 44.4%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	1	—	0	1	—
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	35	—	—	35	—	—
Median Sales Price*	\$290,000	—	—	\$290,000	—	—
Average Sales Price*	\$290,000	—	—	\$290,000	—	—
Percent of List Price Received*	97.0%	—	—	97.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

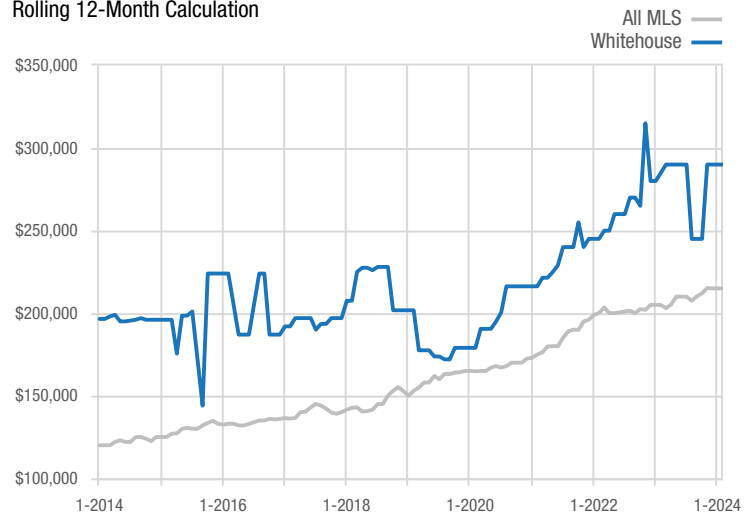
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - All Zip Codes

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

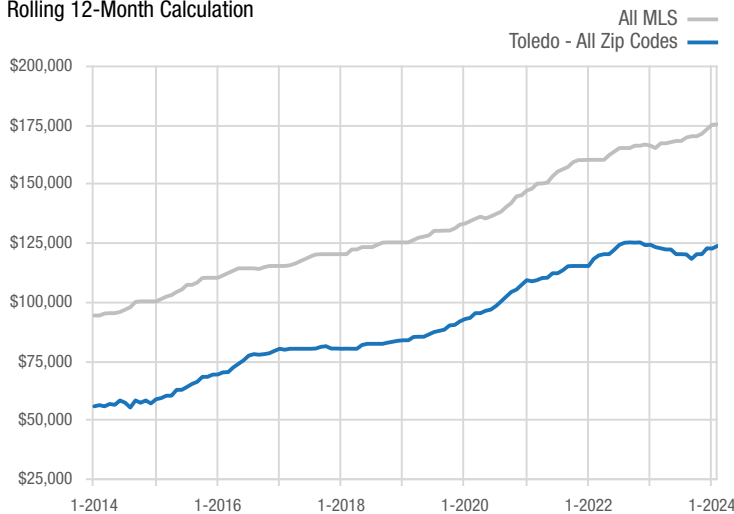
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	264	267	+ 1.1%	525	533	+ 1.5%
Pending Sales	230	267	+ 16.1%	473	500	+ 5.7%
Closed Sales	228	256	+ 12.3%	451	476	+ 5.5%
Days on Market Until Sale	75	66	- 12.0%	70	65	- 7.1%
Median Sales Price*	\$108,000	\$122,750	+ 13.7%	\$107,750	\$112,750	+ 4.6%
Average Sales Price*	\$125,034	\$132,680	+ 6.1%	\$124,858	\$127,532	+ 2.1%
Percent of List Price Received*	97.0%	97.2%	+ 0.2%	97.1%	97.7%	+ 0.6%
Inventory of Homes for Sale	525	489	- 6.9%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	18	15	- 16.7%	32	26	- 18.8%
Pending Sales	12	10	- 16.7%	25	16	- 36.0%
Closed Sales	11	12	+ 9.1%	23	17	- 26.1%
Days on Market Until Sale	60	80	+ 33.3%	75	73	- 2.7%
Median Sales Price*	\$145,000	\$205,000	+ 41.4%	\$137,900	\$212,000	+ 53.7%
Average Sales Price*	\$154,309	\$192,500	+ 24.7%	\$165,896	\$200,988	+ 21.2%
Percent of List Price Received*	97.3%	98.2%	+ 0.9%	96.5%	98.6%	+ 2.2%
Inventory of Homes for Sale	28	27	- 3.6%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

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

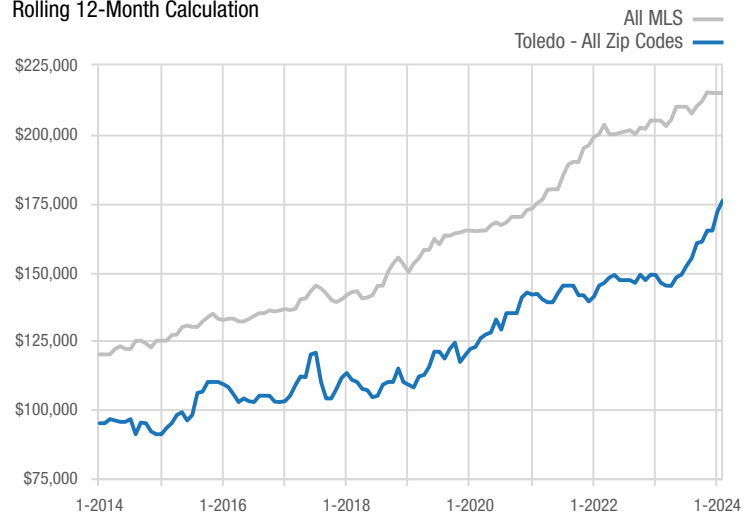
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - 43604

Zip Code 43604

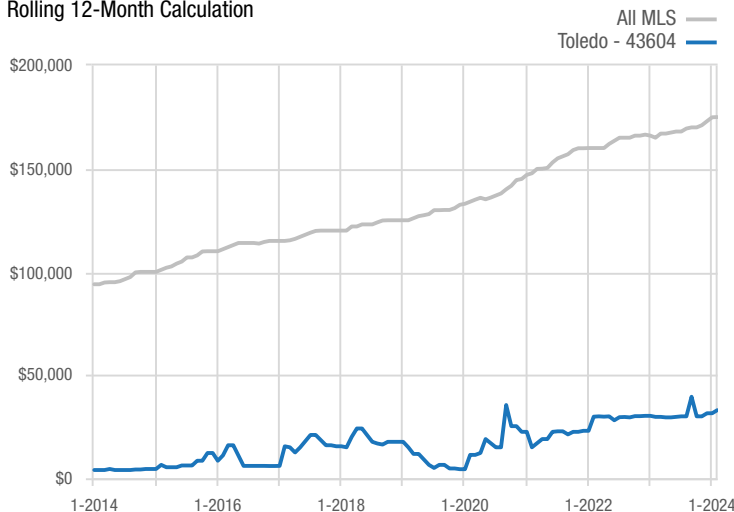
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	2	4	+ 100.0%	4	5	+ 25.0%
Pending Sales	1	2	+ 100.0%	2	2	0.0%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Days on Market Until Sale	37	162	+ 337.8%	31	162	+ 422.6%
Median Sales Price*	\$17,200	\$73,500	+ 327.3%	\$17,200	\$73,500	+ 327.3%
Average Sales Price*	\$17,200	\$73,500	+ 327.3%	\$22,567	\$73,500	+ 225.7%
Percent of List Price Received*	68.8%	91.3%	+ 32.7%	93.3%	91.3%	- 2.1%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	2.2	3.3	+ 50.0%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	0	2	—	2	4	+ 100.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	14	—	110	37	- 66.4%
Median Sales Price*	—	\$269,000	—	\$231,500	\$246,950	+ 6.7%
Average Sales Price*	—	\$269,000	—	\$231,500	\$246,950	+ 6.7%
Percent of List Price Received*	—	100.0%	—	99.0%	100.0%	+ 1.0%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

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

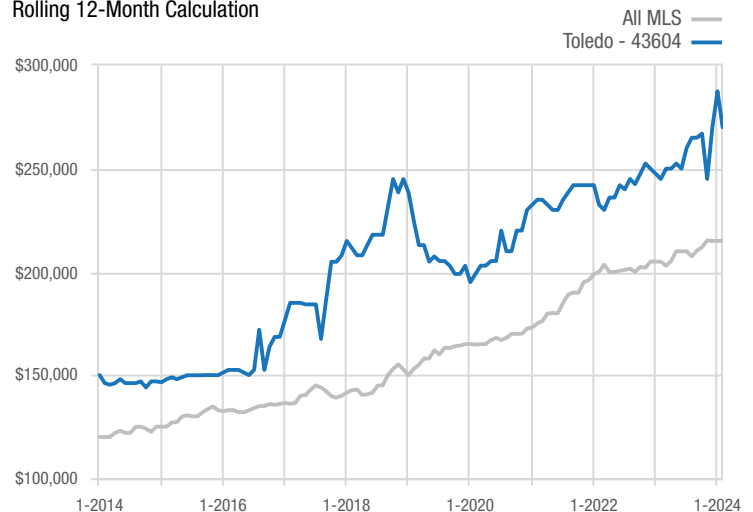
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - 43605

Zip Code 43605

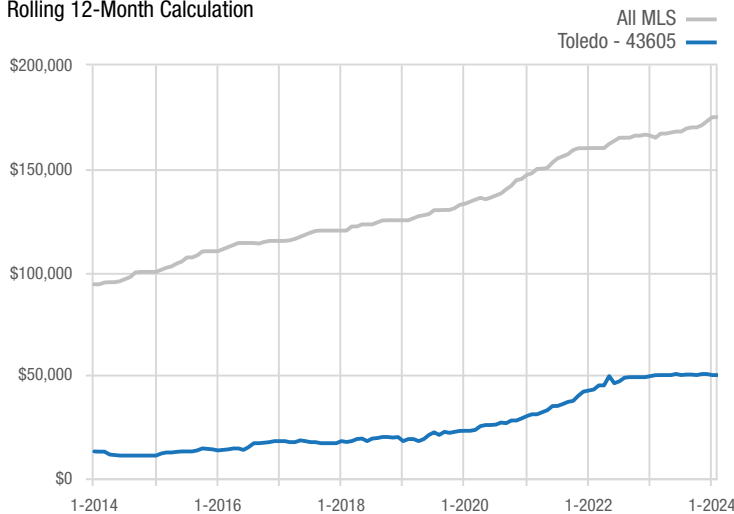
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	26	33	+ 26.9%	46	72	+ 56.5%
Pending Sales	10	24	+ 140.0%	27	52	+ 92.6%
Closed Sales	11	28	+ 154.5%	24	46	+ 91.7%
Days on Market Until Sale	73	64	- 12.3%	74	57	- 23.0%
Median Sales Price*	\$30,000	\$46,600	+ 55.3%	\$45,500	\$45,700	+ 0.4%
Average Sales Price*	\$40,901	\$53,074	+ 29.8%	\$49,049	\$50,460	+ 2.9%
Percent of List Price Received*	91.6%	94.1%	+ 2.7%	95.1%	98.7%	+ 3.8%
Inventory of Homes for Sale	56	54	- 3.6%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

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

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

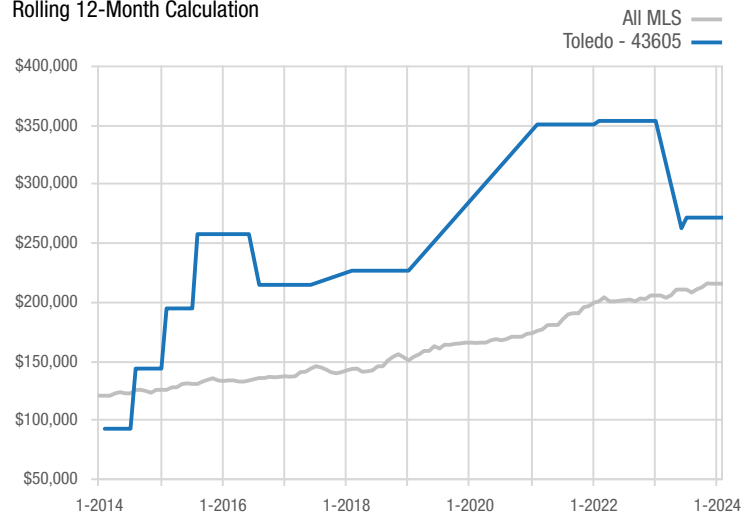
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Toledo - 43606

Zip Code 43606

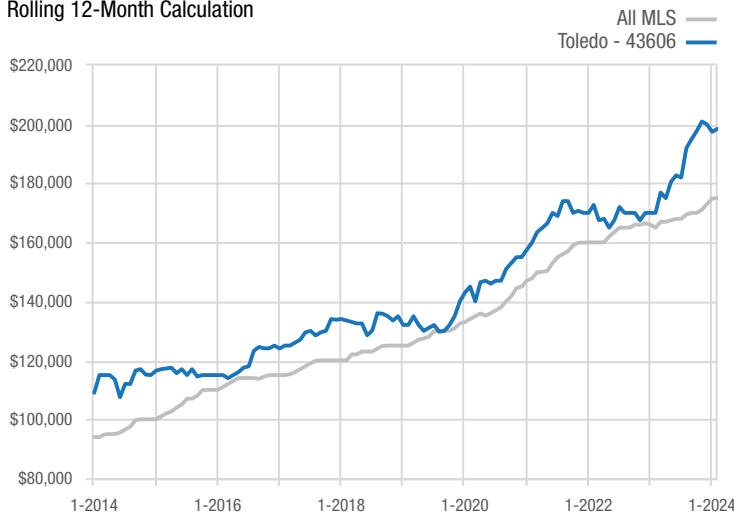
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	16	21	+ 31.3%	33	38	+ 15.2%
Pending Sales	17	21	+ 23.5%	30	34	+ 13.3%
Closed Sales	13	20	+ 53.8%	25	34	+ 36.0%
Days on Market Until Sale	98	64	- 34.7%	77	61	- 20.8%
Median Sales Price*	\$186,500	\$182,500	- 2.1%	\$186,500	\$174,000	- 6.7%
Average Sales Price*	\$195,708	\$183,288	- 6.3%	\$189,116	\$178,856	- 5.4%
Percent of List Price Received*	96.6%	94.5%	- 2.2%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	32	32	0.0%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	93	—	—	93	—
Median Sales Price*	—	\$100,000	—	—	\$100,000	—
Average Sales Price*	—	\$100,000	—	—	\$100,000	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

* 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.

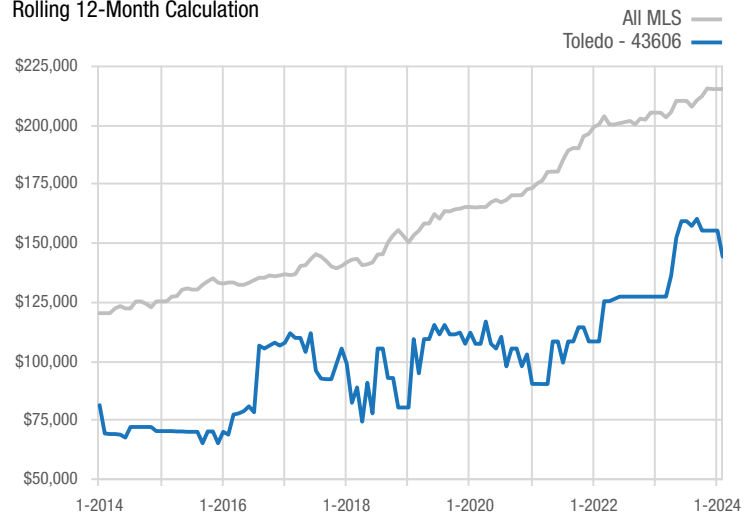
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Toledo - 43607

Zip Code 43607

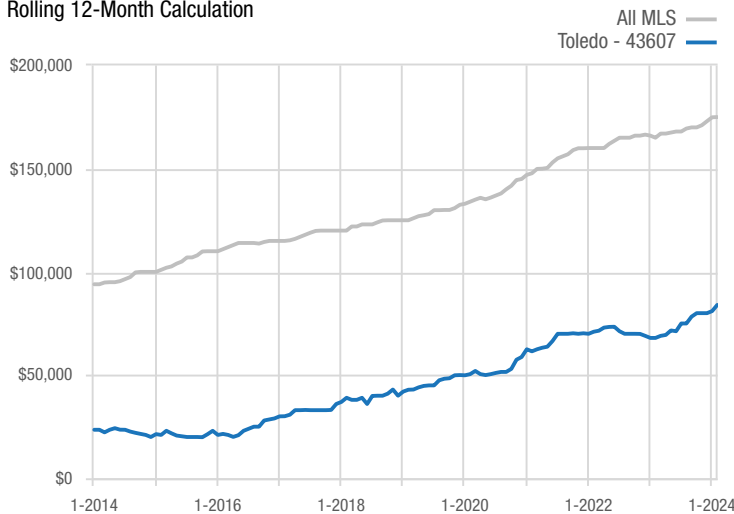
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	21	17	- 19.0%	42	39	- 7.1%
Pending Sales	22	21	- 4.5%	40	35	- 12.5%
Closed Sales	24	21	- 12.5%	41	31	- 24.4%
Days on Market Until Sale	81	65	- 19.8%	69	63	- 8.7%
Median Sales Price*	\$65,000	\$82,500	+ 26.9%	\$57,750	\$82,500	+ 42.9%
Average Sales Price*	\$70,077	\$86,179	+ 23.0%	\$68,731	\$86,331	+ 25.6%
Percent of List Price Received*	93.4%	91.7%	- 1.8%	94.6%	93.6%	- 1.1%
Inventory of Homes for Sale	39	47	+ 20.5%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

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

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

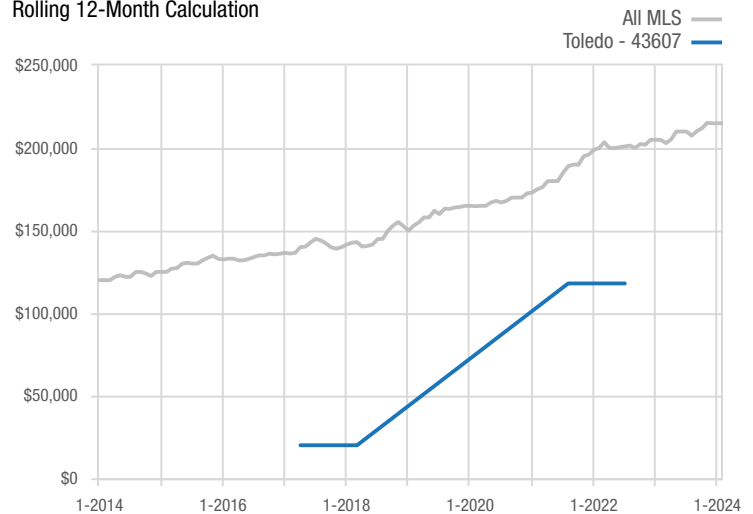
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - 43608

Zip Code 43608

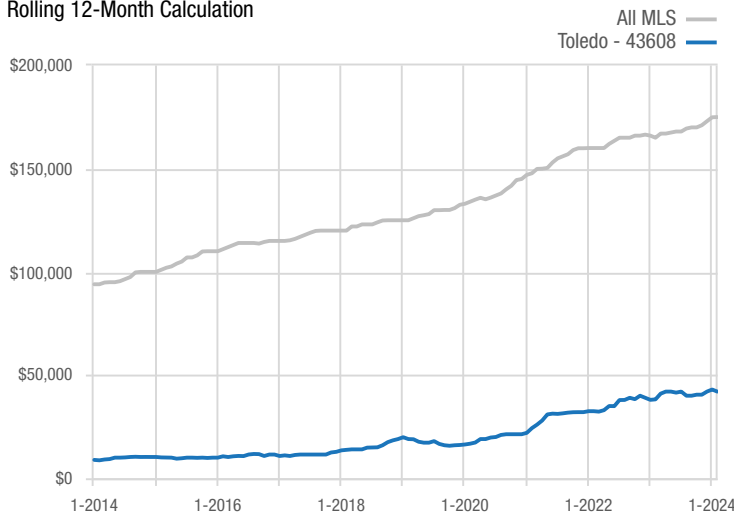
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	16	19	+ 18.8%	34	43	+ 26.5%
Pending Sales	13	14	+ 7.7%	25	35	+ 40.0%
Closed Sales	12	15	+ 25.0%	25	33	+ 32.0%
Days on Market Until Sale	65	59	- 9.2%	67	66	- 1.5%
Median Sales Price*	\$45,500	\$40,000	- 12.1%	\$33,500	\$43,000	+ 28.4%
Average Sales Price*	\$47,535	\$42,200	- 11.2%	\$37,737	\$47,568	+ 26.1%
Percent of List Price Received*	91.5%	95.5%	+ 4.4%	94.5%	98.2%	+ 3.9%
Inventory of Homes for Sale	38	38	0.0%	—	—	—
Months Supply of Inventory	3.3	2.5	- 24.2%	—	—	—

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

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

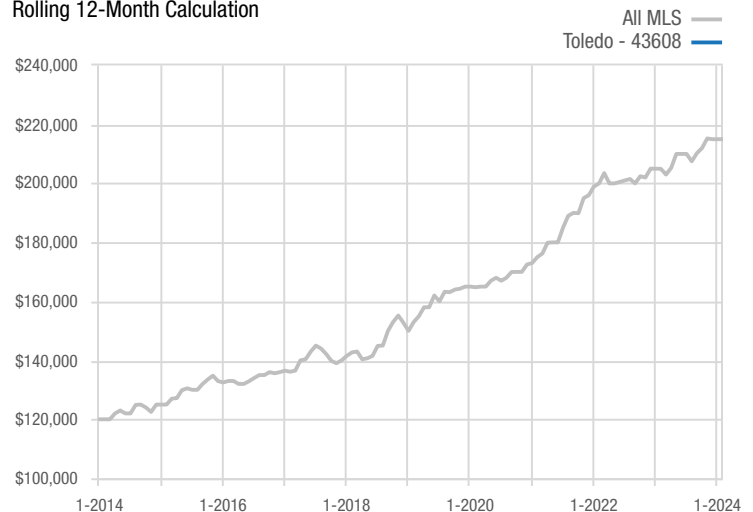
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Toledo - 43609

Zip Code 43609

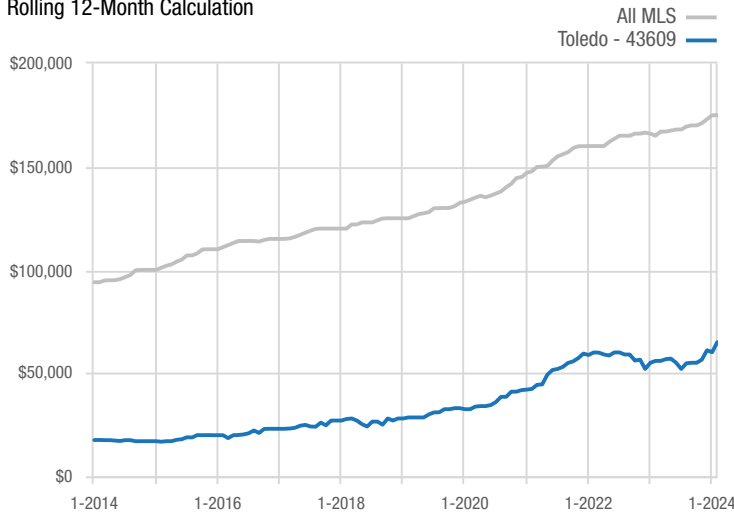
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	27	15	- 44.4%	46	31	- 32.6%
Pending Sales	17	17	0.0%	37	34	- 8.1%
Closed Sales	13	15	+ 15.4%	34	33	- 2.9%
Days on Market Until Sale	56	65	+ 16.1%	66	71	+ 7.6%
Median Sales Price*	\$59,000	\$87,500	+ 48.3%	\$61,950	\$67,000	+ 8.2%
Average Sales Price*	\$63,138	\$79,393	+ 25.7%	\$57,763	\$69,436	+ 20.2%
Percent of List Price Received*	92.9%	98.0%	+ 5.5%	91.3%	95.3%	+ 4.4%
Inventory of Homes for Sale	50	34	- 32.0%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

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

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

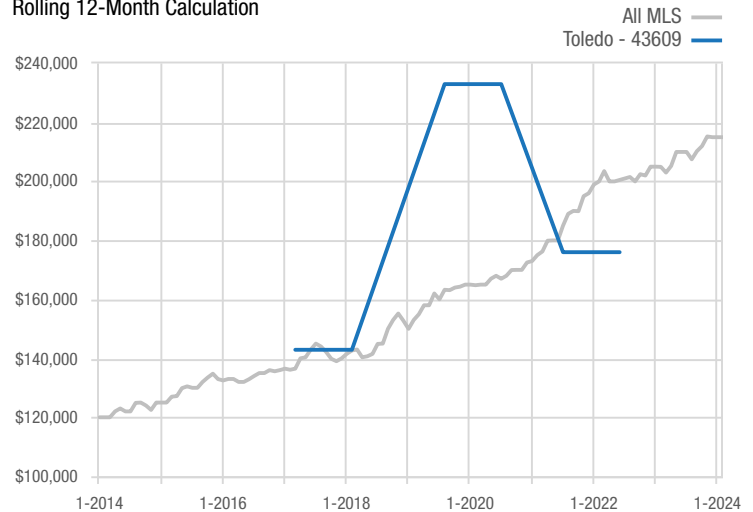
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Toledo-43610

Zip Code 43610

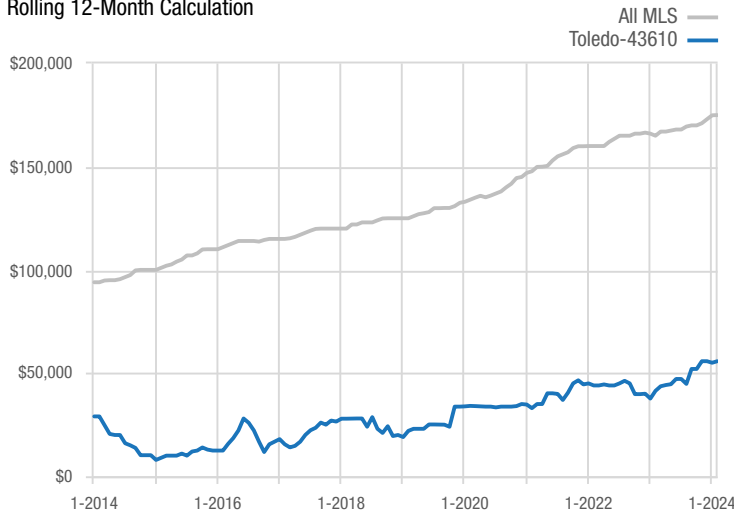
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	4	11	+ 175.0%
Pending Sales	2	7	+ 250.0%	3	10	+ 233.3%
Closed Sales	2	4	+ 100.0%	4	7	+ 75.0%
Days on Market Until Sale	170	103	- 39.4%	94	81	- 13.8%
Median Sales Price*	\$24,917	\$82,550	+ 231.3%	\$25,117	\$50,750	+ 102.1%
Average Sales Price*	\$24,917	\$79,350	+ 218.5%	\$33,183	\$60,758	+ 83.1%
Percent of List Price Received*	71.2%	96.9%	+ 36.1%	84.6%	92.6%	+ 9.5%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

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

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

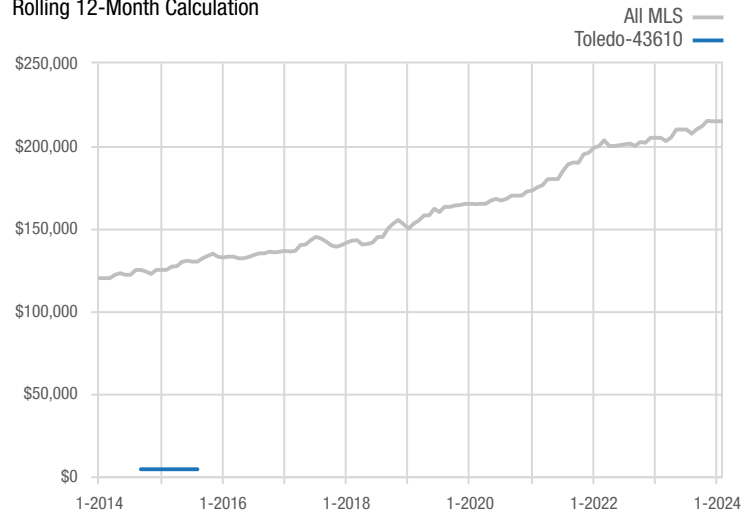
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - 43611

Zip Code 43611

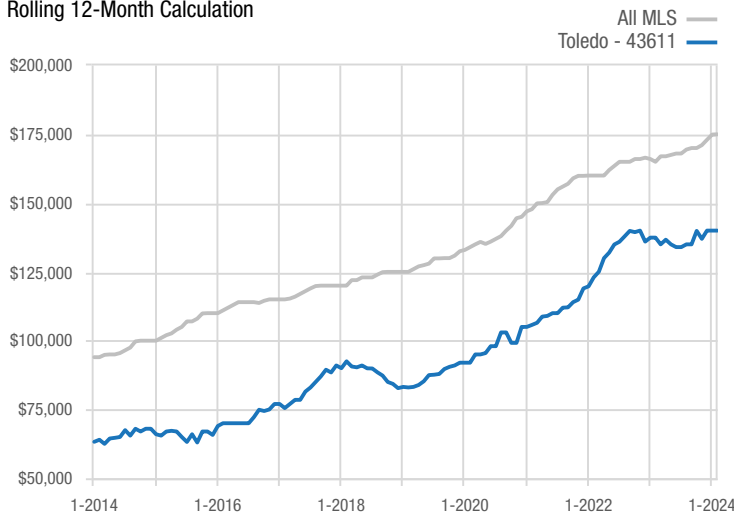
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	17	13	- 23.5%	31	27	- 12.9%
Pending Sales	24	17	- 29.2%	35	31	- 11.4%
Closed Sales	22	12	- 45.5%	36	27	- 25.0%
Days on Market Until Sale	80	45	- 43.8%	70	67	- 4.3%
Median Sales Price*	\$119,950	\$139,250	+ 16.1%	\$129,100	\$140,000	+ 8.4%
Average Sales Price*	\$131,295	\$159,242	+ 21.3%	\$137,065	\$146,382	+ 6.8%
Percent of List Price Received*	100.9%	98.4%	- 2.5%	101.0%	98.2%	- 2.8%
Inventory of Homes for Sale	33	30	- 9.1%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

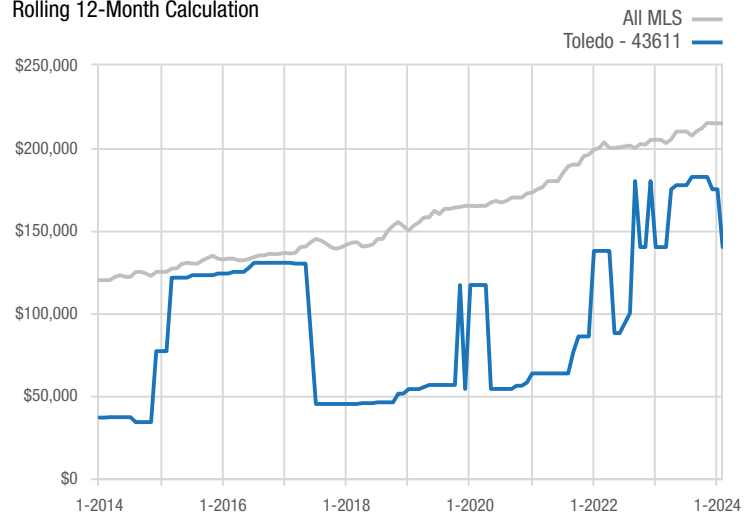
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - 43612

Zip Code 43612

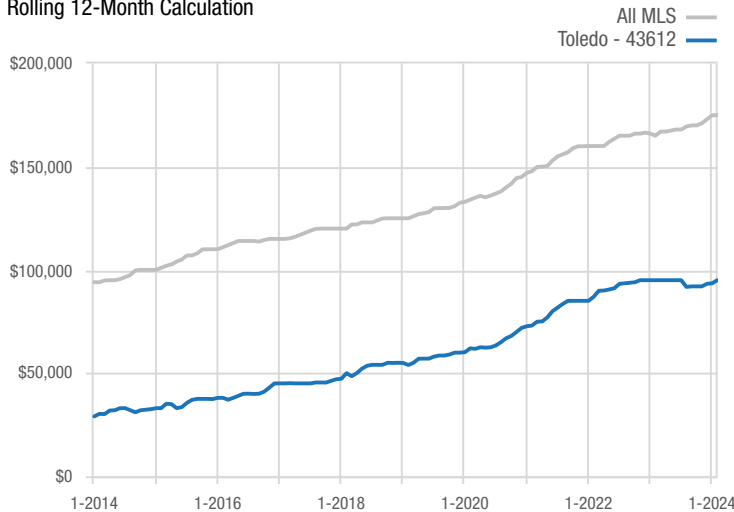
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	46	27	- 41.3%	81	49	- 39.5%
Pending Sales	36	29	- 19.4%	71	57	- 19.7%
Closed Sales	30	32	+ 6.7%	58	58	0.0%
Days on Market Until Sale	83	92	+ 10.8%	73	87	+ 19.2%
Median Sales Price*	\$97,500	\$109,000	+ 11.8%	\$92,000	\$97,886	+ 6.4%
Average Sales Price*	\$94,048	\$109,660	+ 16.6%	\$93,405	\$105,999	+ 13.5%
Percent of List Price Received*	97.9%	97.5%	- 0.4%	97.9%	96.1%	- 1.8%
Inventory of Homes for Sale	82	59	- 28.0%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

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

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

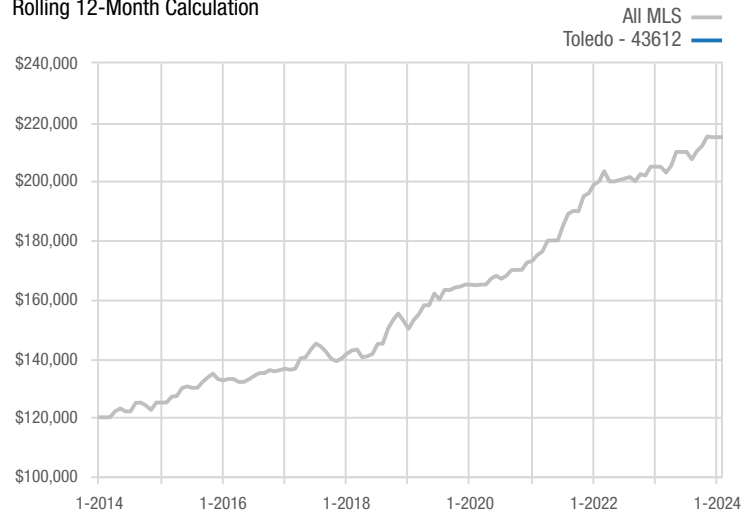
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Toledo - 43613

Zip Code 43613

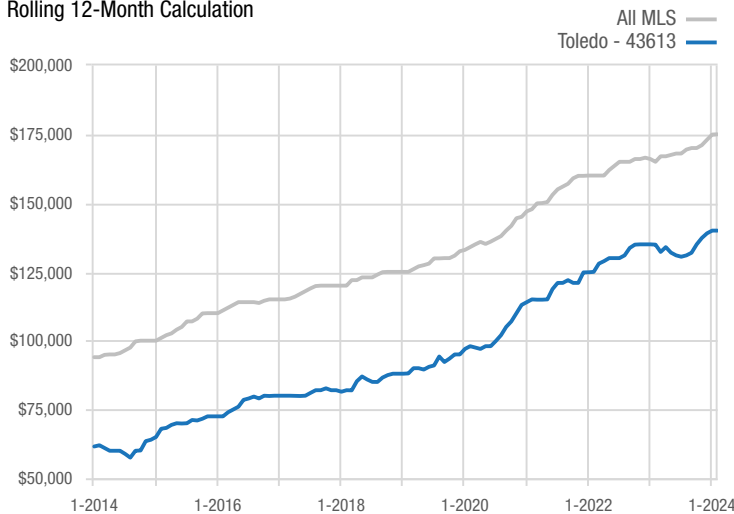
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	40	39	- 2.5%	84	71	- 15.5%
Pending Sales	28	35	+ 25.0%	70	64	- 8.6%
Closed Sales	37	33	- 10.8%	75	63	- 16.0%
Days on Market Until Sale	65	63	- 3.1%	66	56	- 15.2%
Median Sales Price*	\$117,000	\$135,000	+ 15.4%	\$117,500	\$142,100	+ 20.9%
Average Sales Price*	\$114,501	\$128,245	+ 12.0%	\$117,077	\$130,589	+ 11.5%
Percent of List Price Received*	98.4%	97.1%	- 1.3%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	67	67	0.0%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
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	—	—	—	159	—	—
Median Sales Price*	—	—	—	\$100,000	—	—
Average Sales Price*	—	—	—	\$100,000	—	—
Percent of List Price Received*	—	—	—	90.9%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

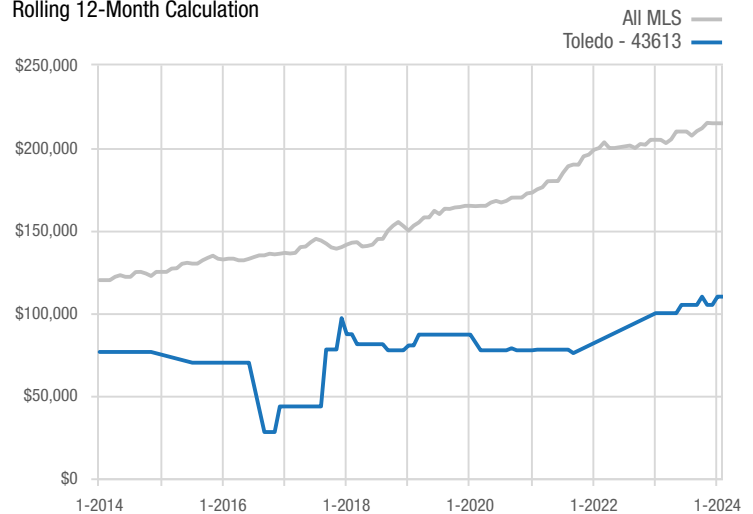
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Toledo-43614

Zip Code 43614

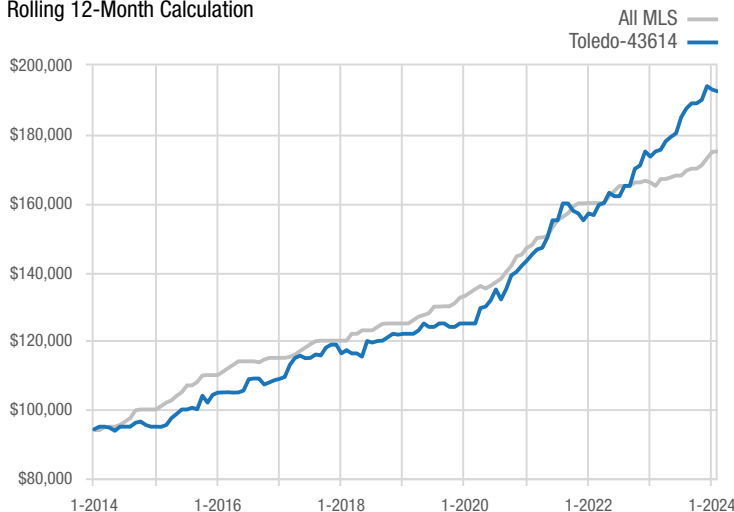
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	19	25	+ 31.6%	40	46	+ 15.0%
Pending Sales	22	29	+ 31.8%	49	56	+ 14.3%
Closed Sales	23	31	+ 34.8%	47	57	+ 21.3%
Days on Market Until Sale	72	63	- 12.5%	69	57	- 17.4%
Median Sales Price*	\$185,000	\$185,000	0.0%	\$178,000	\$170,000	- 4.5%
Average Sales Price*	\$186,096	\$188,961	+ 1.5%	\$187,541	\$181,973	- 3.0%
Percent of List Price Received*	99.9%	101.3%	+ 1.4%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	31	34	+ 9.7%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	7	6	- 14.3%	11	6	- 45.5%
Pending Sales	8	2	- 75.0%	13	3	- 76.9%
Closed Sales	6	2	- 66.7%	11	3	- 72.7%
Days on Market Until Sale	66	101	+ 53.0%	74	83	+ 12.2%
Median Sales Price*	\$118,450	\$225,750	+ 90.6%	\$99,900	\$199,000	+ 99.2%
Average Sales Price*	\$142,483	\$225,750	+ 58.4%	\$140,673	\$216,833	+ 54.1%
Percent of List Price Received*	96.0%	98.1%	+ 2.2%	93.8%	99.0%	+ 5.5%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

* 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.

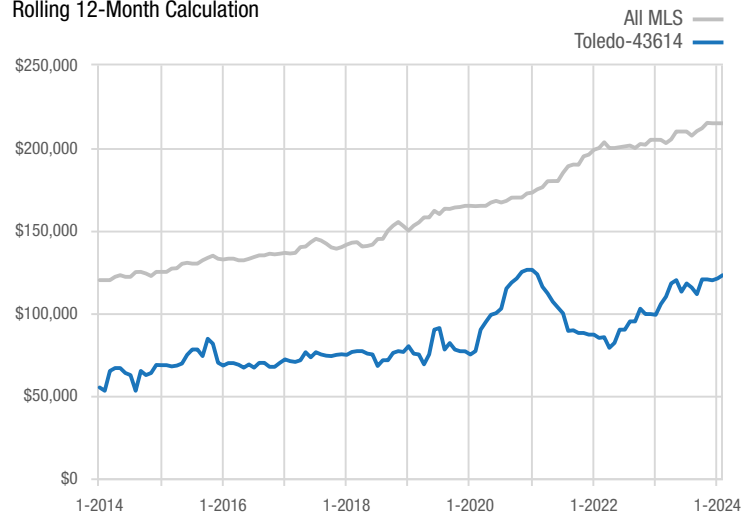
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Toledo - 43615

Zip Code 43615

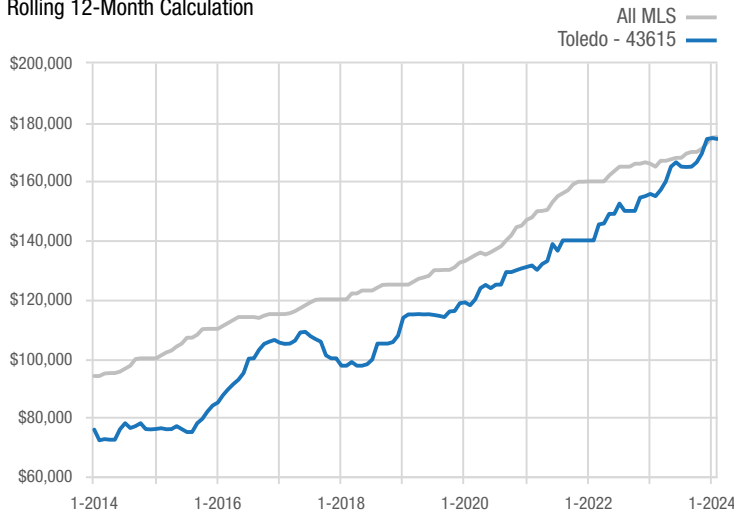
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	17	29	+ 70.6%	47	54	+ 14.9%
Pending Sales	20	26	+ 30.0%	41	47	+ 14.6%
Closed Sales	17	22	+ 29.4%	38	45	+ 18.4%
Days on Market Until Sale	65	59	- 9.2%	61	63	+ 3.3%
Median Sales Price*	\$165,000	\$162,500	- 1.5%	\$160,000	\$158,500	- 0.9%
Average Sales Price*	\$234,700	\$199,242	- 15.1%	\$226,845	\$195,621	- 13.8%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	99.6%	98.3%	- 1.3%
Inventory of Homes for Sale	49	42	- 14.3%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	2	6	+ 200.0%	8	10	+ 25.0%
Pending Sales	2	2	0.0%	6	4	- 33.3%
Closed Sales	3	3	0.0%	7	5	- 28.6%
Days on Market Until Sale	31	119	+ 283.9%	52	101	+ 94.2%
Median Sales Price*	\$152,000	\$212,000	+ 39.5%	\$152,000	\$212,000	+ 39.5%
Average Sales Price*	\$172,500	\$233,333	+ 35.3%	\$197,171	\$220,980	+ 12.1%
Percent of List Price Received*	97.5%	96.0%	- 1.5%	99.7%	97.3%	- 2.4%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

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

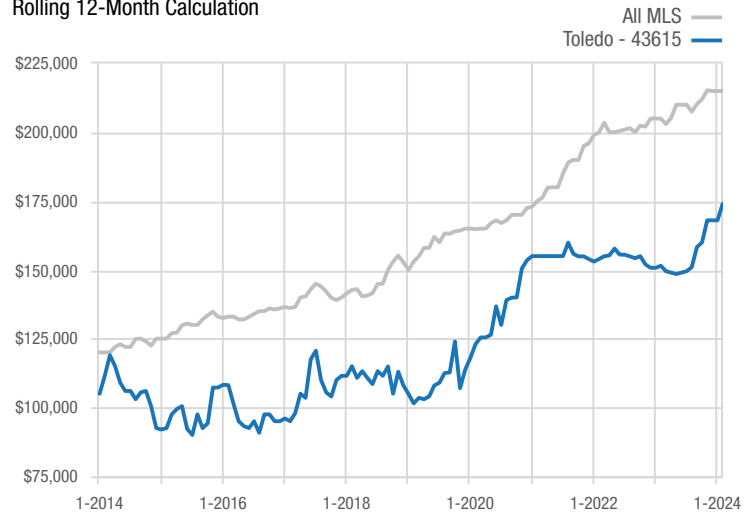
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - 43617

Zip Code 43617

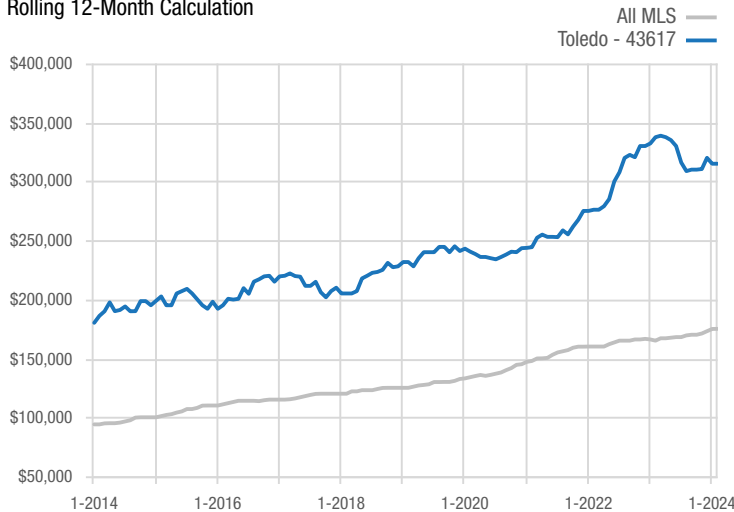
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	6	—	1	13	+ 1,200.0%
Pending Sales	1	5	+ 400.0%	7	7	0.0%
Closed Sales	5	4	- 20.0%	9	6	- 33.3%
Days on Market Until Sale	88	37	- 58.0%	76	37	- 51.3%
Median Sales Price*	\$350,000	\$339,500	- 3.0%	\$350,000	\$302,000	- 13.7%
Average Sales Price*	\$276,100	\$356,250	+ 29.0%	\$283,581	\$292,500	+ 3.1%
Percent of List Price Received*	99.8%	97.8%	- 2.0%	99.8%	93.7%	- 6.1%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	1.9	+ 111.1%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	1	- 83.3%	6	2	- 66.7%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	162	29	- 82.1%	162	29	- 82.1%
Median Sales Price*	\$180,000	\$265,000	+ 47.2%	\$180,000	\$271,500	+ 50.8%
Average Sales Price*	\$180,000	\$265,000	+ 47.2%	\$180,000	\$271,500	+ 50.8%
Percent of List Price Received*	97.3%	103.9%	+ 6.8%	97.3%	101.6%	+ 4.4%
Inventory of Homes for Sale	9	1	- 88.9%	—	—	—
Months Supply of Inventory	3.8	0.3	- 92.1%	—	—	—

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

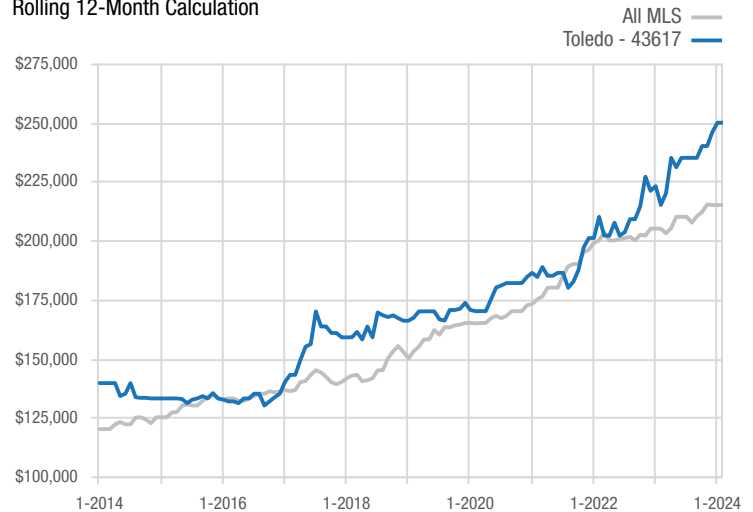
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo - 43620

Zip Code 43620

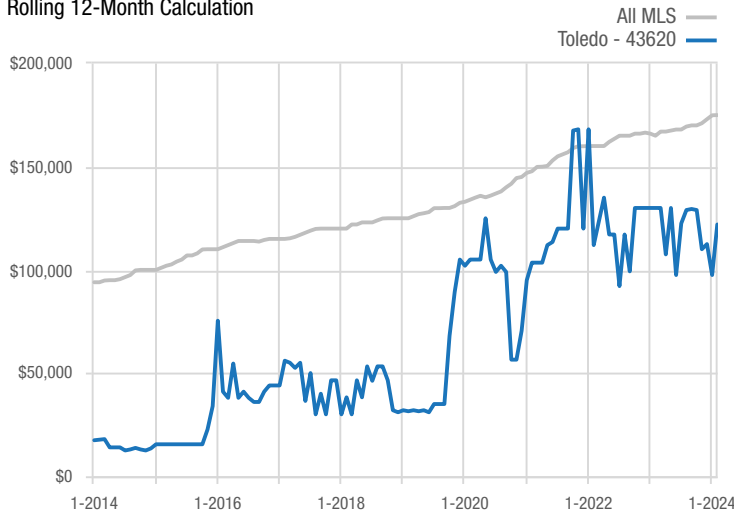
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	2	+ 100.0%	6	6	0.0%
Pending Sales	2	4	+ 100.0%	2	6	+ 200.0%
Closed Sales	2	2	0.0%	2	4	+ 100.0%
Days on Market Until Sale	65	78	+ 20.0%	65	109	+ 67.7%
Median Sales Price*	\$28,000	\$275,000	+ 882.1%	\$28,000	\$125,000	+ 346.4%
Average Sales Price*	\$28,000	\$275,000	+ 882.1%	\$28,000	\$172,000	+ 514.3%
Percent of List Price Received*	90.2%	103.9%	+ 15.2%	90.2%	99.7%	+ 10.5%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	2.4	3.4	+ 41.7%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
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	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

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

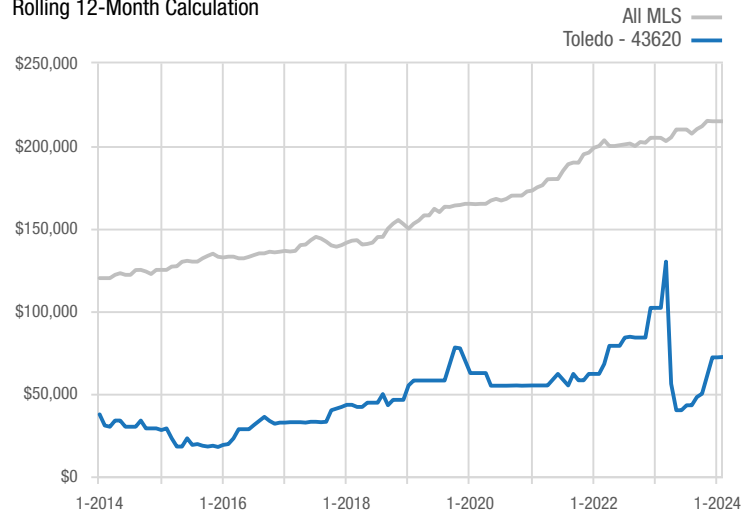
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Toledo-43623

Zip Code 43623

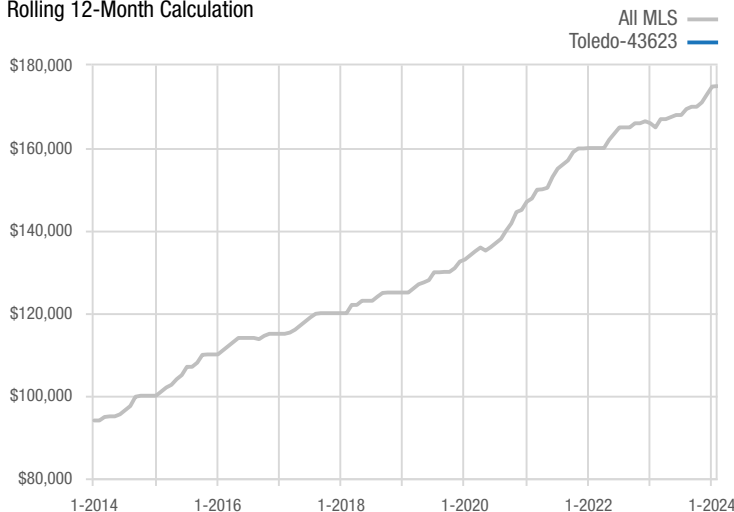
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

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

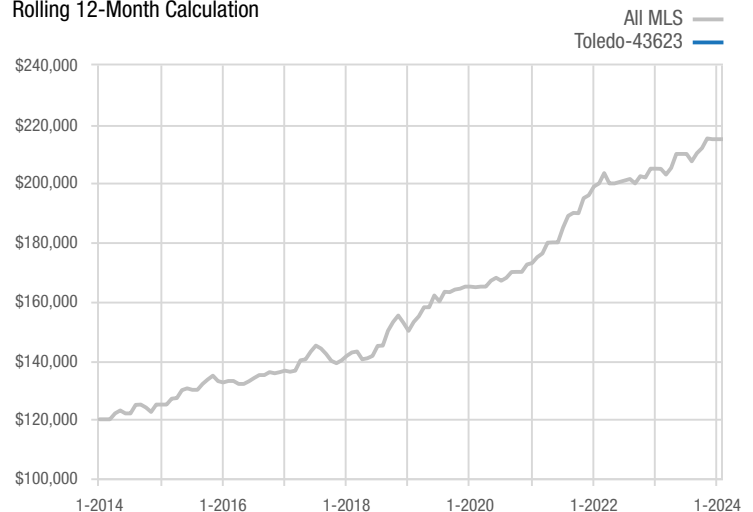
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Oregon

Zip Code 43605 and 43616

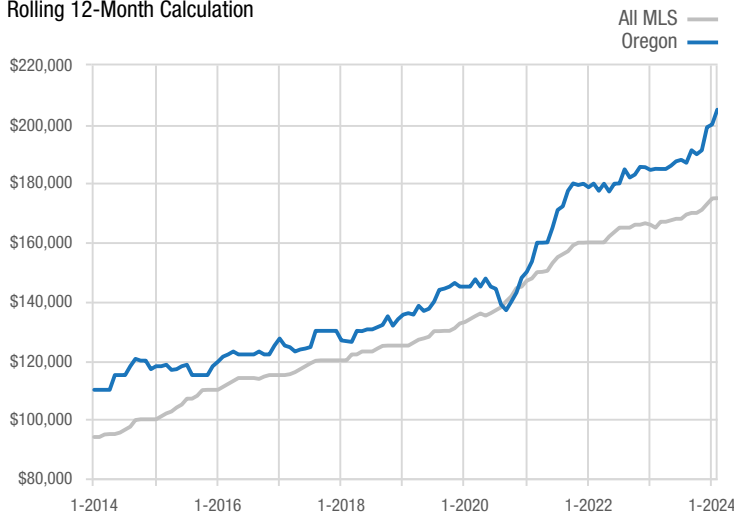
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	8	14	+ 75.0%	19	33	+ 73.7%
Pending Sales	8	9	+ 12.5%	20	18	- 10.0%
Closed Sales	8	12	+ 50.0%	19	21	+ 10.5%
Days on Market Until Sale	55	43	- 21.8%	49	57	+ 16.3%
Median Sales Price*	\$187,250	\$237,410	+ 26.8%	\$176,200	\$235,900	+ 33.9%
Average Sales Price*	\$181,575	\$245,210	+ 35.0%	\$184,915	\$234,091	+ 26.6%
Percent of List Price Received*	96.7%	102.3%	+ 5.8%	99.6%	101.0%	+ 1.4%
Inventory of Homes for Sale	18	31	+ 72.2%	—	—	—
Months Supply of Inventory	0.9	2.4	+ 166.7%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	17	—	34	35	+ 2.9%
Median Sales Price*	—	\$365,000	—	\$198,000	\$262,500	+ 32.6%
Average Sales Price*	—	\$365,000	—	\$198,000	\$262,500	+ 32.6%
Percent of List Price Received*	—	97.3%	—	103.1%	90.8%	- 11.9%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

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

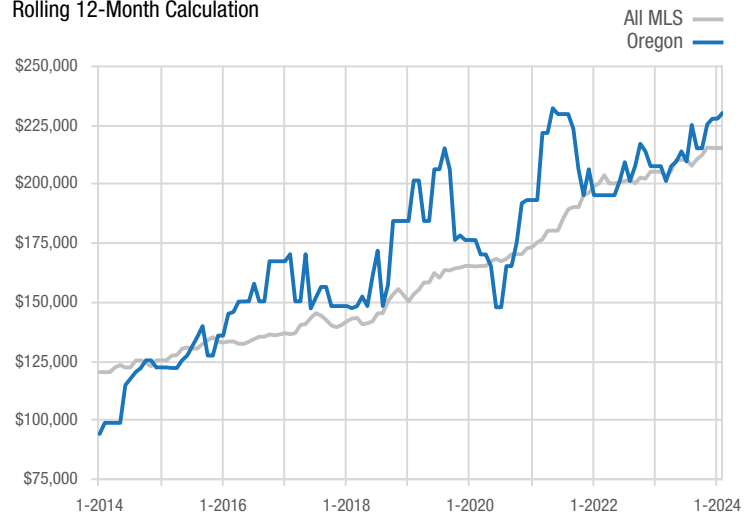
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Bowling Green

Zip Code 43402

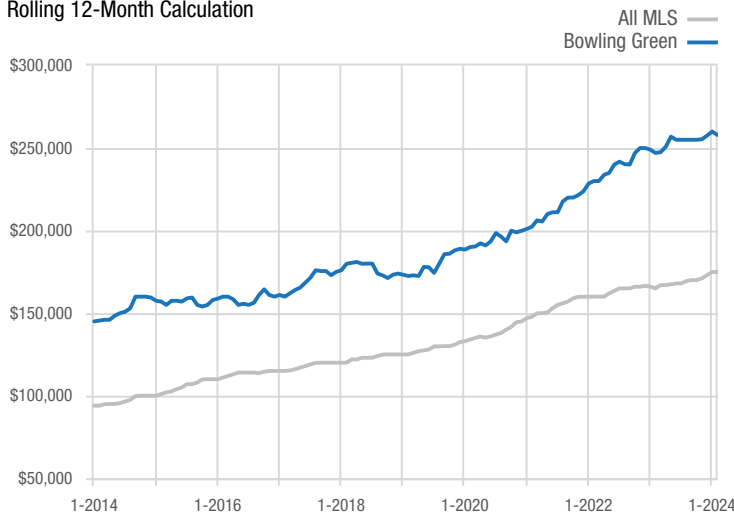
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	11	20	+ 81.8%	22	32	+ 45.5%
Pending Sales	12	15	+ 25.0%	23	24	+ 4.3%
Closed Sales	11	12	+ 9.1%	20	22	+ 10.0%
Days on Market Until Sale	58	51	- 12.1%	48	55	+ 14.6%
Median Sales Price*	\$236,000	\$227,500	- 3.6%	\$229,000	\$232,250	+ 1.4%
Average Sales Price*	\$272,509	\$305,350	+ 12.1%	\$252,080	\$302,140	+ 19.9%
Percent of List Price Received*	99.2%	94.8%	- 4.4%	99.3%	97.0%	- 2.3%
Inventory of Homes for Sale	16	27	+ 68.8%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	3	—	2	5	+ 150.0%
Pending Sales	2	3	+ 50.0%	5	4	- 20.0%
Closed Sales	3	1	- 66.7%	5	2	- 60.0%
Days on Market Until Sale	99	100	+ 1.0%	69	88	+ 27.5%
Median Sales Price*	\$360,000	\$230,000	- 36.1%	\$300,000	\$200,500	- 33.2%
Average Sales Price*	\$343,333	\$230,000	- 33.0%	\$279,980	\$200,500	- 28.4%
Percent of List Price Received*	96.7%	100.0%	+ 3.4%	98.0%	98.9%	+ 0.9%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.4	1.8	+ 350.0%	—	—	—

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

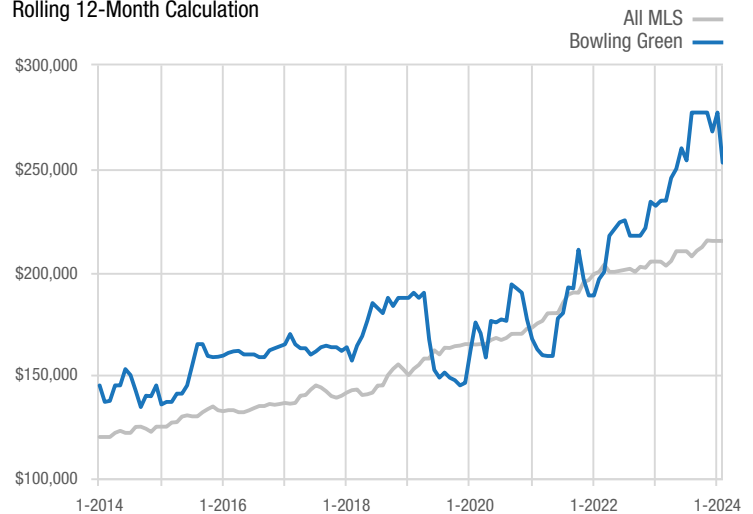
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Millbury

Zip Code 43447

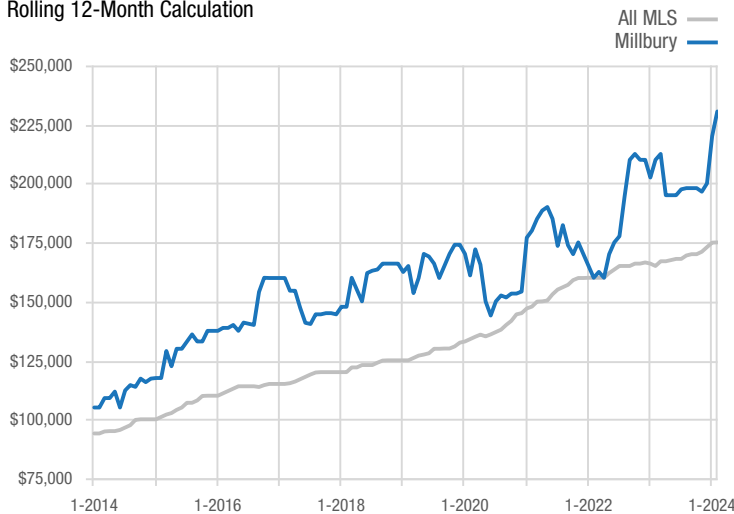
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	2	- 33.3%	4	3	- 25.0%
Pending Sales	2	2	0.0%	8	3	- 62.5%
Closed Sales	3	2	- 33.3%	8	3	- 62.5%
Days on Market Until Sale	150	54	- 64.0%	101	45	- 55.4%
Median Sales Price*	\$174,000	\$271,000	+ 55.7%	\$173,000	\$250,000	+ 44.5%
Average Sales Price*	\$232,000	\$271,000	+ 16.8%	\$213,750	\$254,000	+ 18.8%
Percent of List Price Received*	97.2%	101.6%	+ 4.5%	96.3%	101.1%	+ 5.0%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

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

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

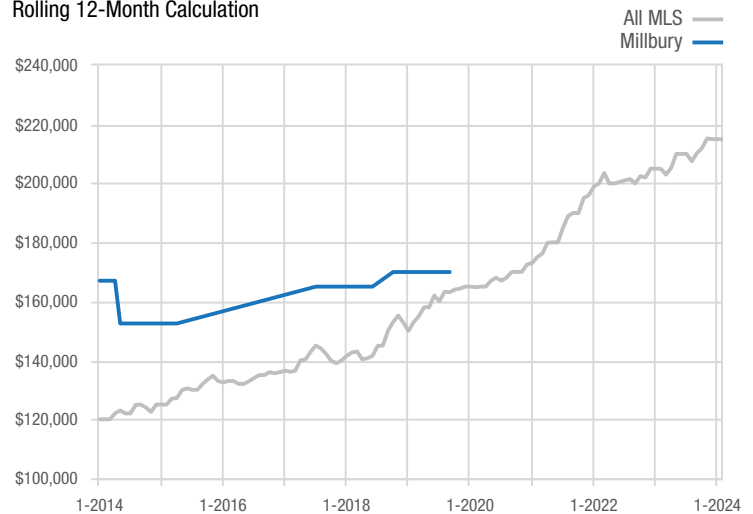
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Rossford

Zip Code 43460

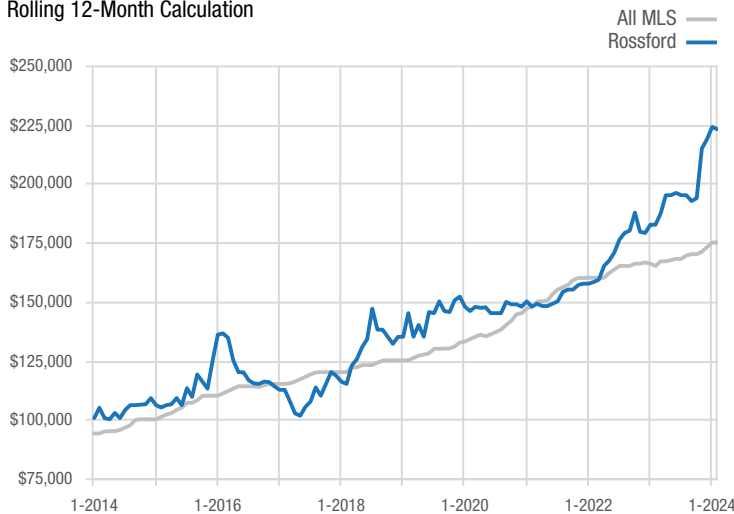
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	4	- 33.3%	11	8	- 27.3%
Pending Sales	2	4	+ 100.0%	7	7	0.0%
Closed Sales	2	4	+ 100.0%	5	7	+ 40.0%
Days on Market Until Sale	93	91	- 2.2%	96	74	- 22.9%
Median Sales Price*	\$135,000	\$201,750	+ 49.4%	\$178,750	\$213,500	+ 19.4%
Average Sales Price*	\$135,000	\$248,150	+ 83.8%	\$168,750	\$231,800	+ 37.4%
Percent of List Price Received*	97.9%	95.3%	- 2.7%	97.0%	95.7%	- 1.3%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

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

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

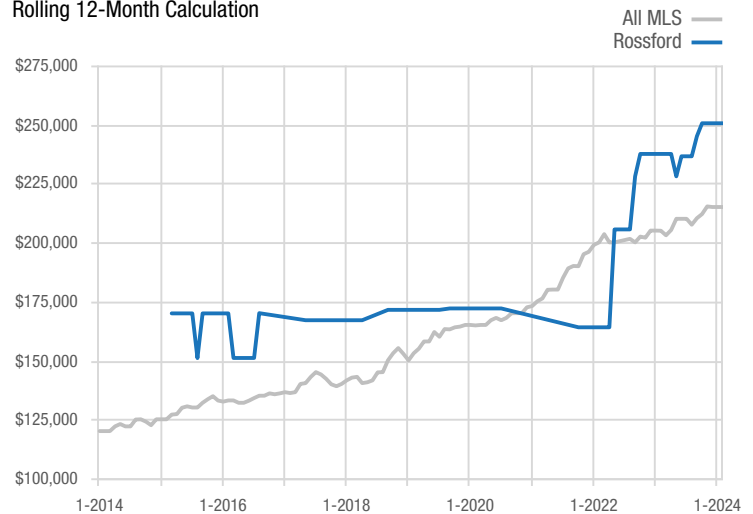
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Walbridge

Zip Code 43465

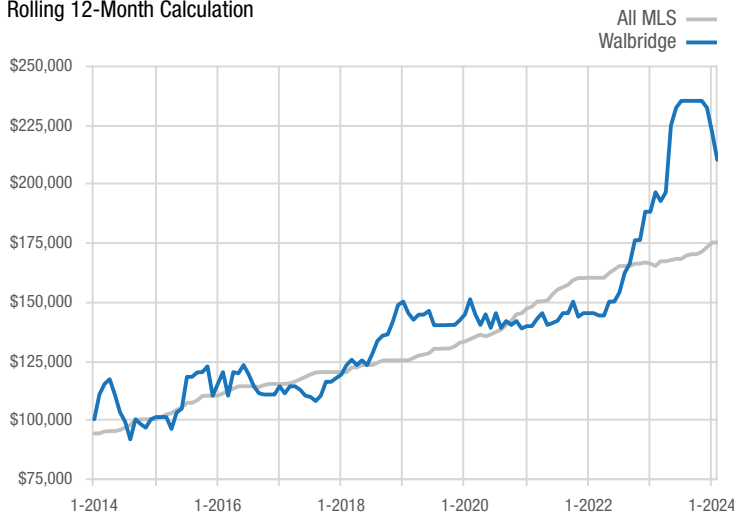
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	2	1	- 50.0%	4	7	+ 75.0%
Pending Sales	1	1	0.0%	2	5	+ 150.0%
Closed Sales	2	1	- 50.0%	2	7	+ 250.0%
Days on Market Until Sale	30	37	+ 23.3%	30	82	+ 173.3%
Median Sales Price*	\$250,800	\$199,999	- 20.3%	\$250,800	\$199,999	- 20.3%
Average Sales Price*	\$250,800	\$199,999	- 20.3%	\$250,800	\$210,986	- 15.9%
Percent of List Price Received*	108.0%	100.0%	- 7.4%	108.0%	94.9%	- 12.1%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

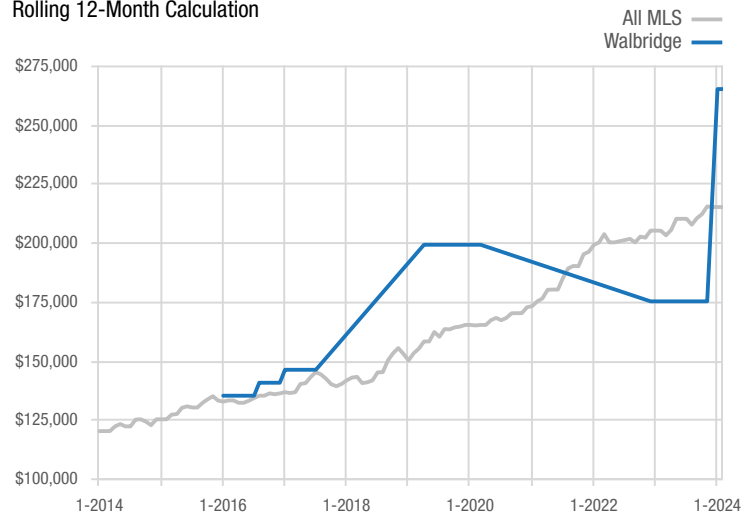
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

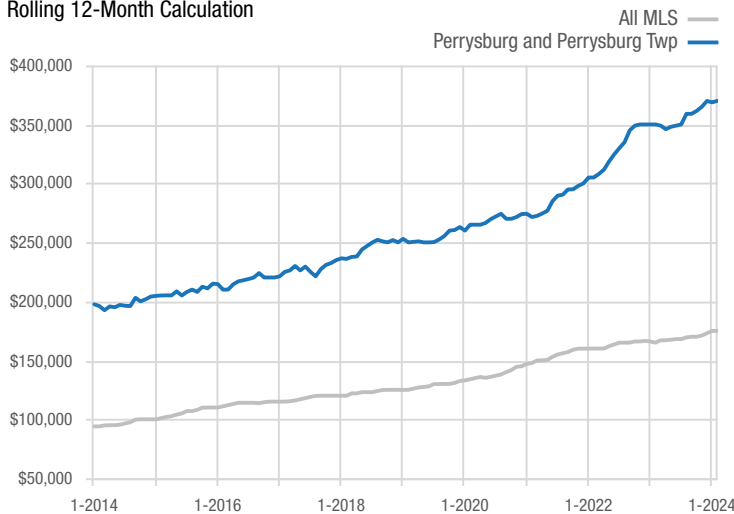
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	36	37	+ 2.8%	68	78	+ 14.7%
Pending Sales	22	30	+ 36.4%	35	60	+ 71.4%
Closed Sales	19	26	+ 36.8%	33	56	+ 69.7%
Days on Market Until Sale	66	87	+ 31.8%	75	93	+ 24.0%
Median Sales Price*	\$300,000	\$407,300	+ 35.8%	\$333,750	\$391,495	+ 17.3%
Average Sales Price*	\$339,454	\$396,689	+ 16.9%	\$369,199	\$395,772	+ 7.2%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	98.0%	99.7%	+ 1.7%
Inventory of Homes for Sale	79	85	+ 7.6%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	4	+ 33.3%	8	5	- 37.5%
Pending Sales	2	4	+ 100.0%	5	7	+ 40.0%
Closed Sales	2	2	0.0%	6	6	0.0%
Days on Market Until Sale	49	90	+ 83.7%	69	67	- 2.9%
Median Sales Price*	\$227,450	\$433,500	+ 90.6%	\$197,950	\$289,758	+ 46.4%
Average Sales Price*	\$227,450	\$433,500	+ 90.6%	\$222,500	\$314,969	+ 41.6%
Percent of List Price Received*	98.1%	96.5%	- 1.6%	102.7%	97.9%	- 4.7%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

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

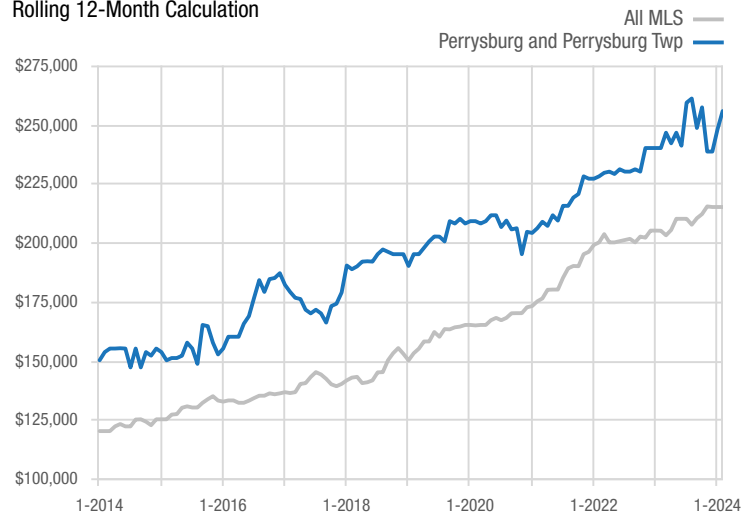
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Northwood

Zip Code 43619

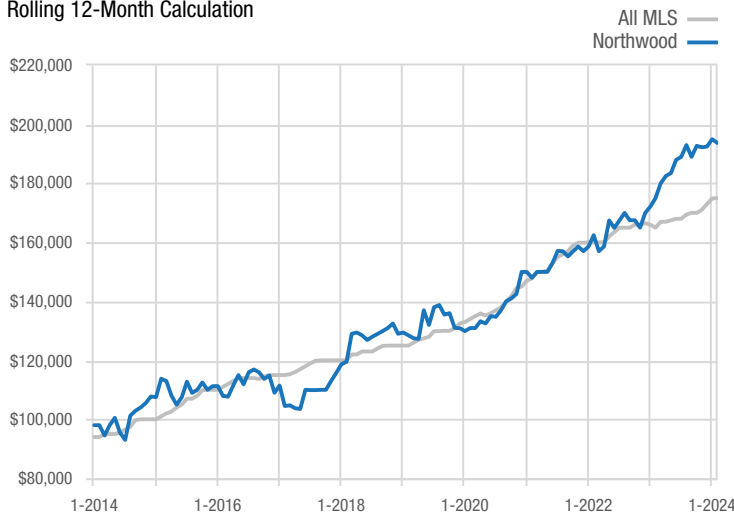
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	17	+ 183.3%	11	21	+ 90.9%
Pending Sales	3	10	+ 233.3%	8	14	+ 75.0%
Closed Sales	2	10	+ 400.0%	7	14	+ 100.0%
Days on Market Until Sale	58	68	+ 17.2%	68	63	- 7.4%
Median Sales Price*	\$237,000	\$169,750	- 28.4%	\$187,000	\$177,450	- 5.1%
Average Sales Price*	\$237,000	\$172,091	- 27.4%	\$188,000	\$179,494	- 4.5%
Percent of List Price Received*	99.0%	100.3%	+ 1.3%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	14	20	+ 42.9%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	104	—	—
Median Sales Price*	—	—	—	\$260,000	—	—
Average Sales Price*	—	—	—	\$260,000	—	—
Percent of List Price Received*	—	—	—	101.0%	—	—
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.3	—	—	—	—	—

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

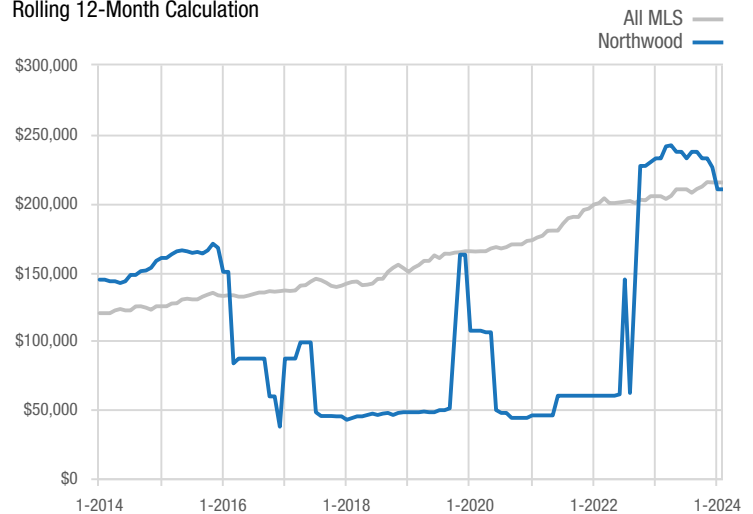
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Wood County NE

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

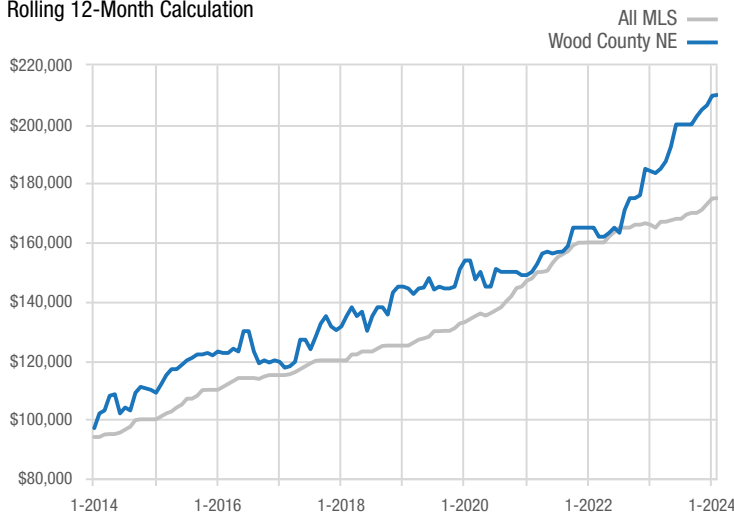
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	11	6	- 45.5%	22	18	- 18.2%
Pending Sales	10	6	- 40.0%	15	23	+ 53.3%
Closed Sales	10	8	- 20.0%	16	26	+ 62.5%
Days on Market Until Sale	66	62	- 6.1%	67	75	+ 11.9%
Median Sales Price*	\$166,000	\$187,500	+ 13.0%	\$137,000	\$183,950	+ 34.3%
Average Sales Price*	\$181,360	\$215,737	+ 19.0%	\$162,373	\$215,988	+ 33.0%
Percent of List Price Received*	96.4%	97.1%	+ 0.7%	99.0%	96.5%	- 2.5%
Inventory of Homes for Sale	24	18	- 25.0%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

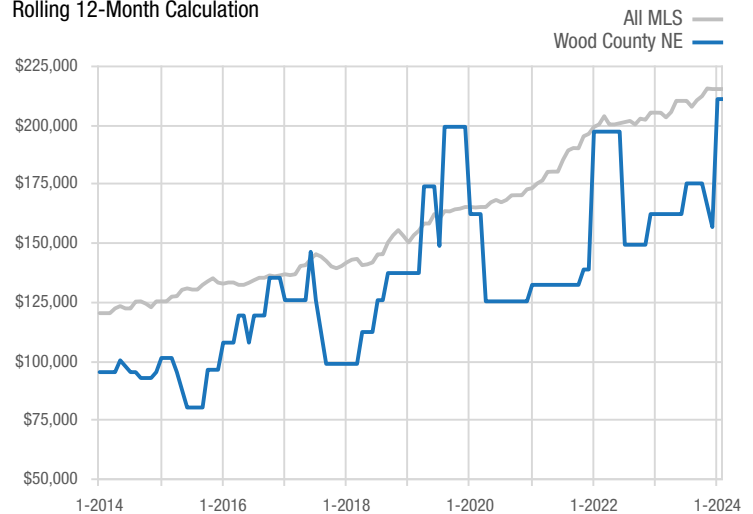
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Wood County NW

Zip Codes 43522 and 43525

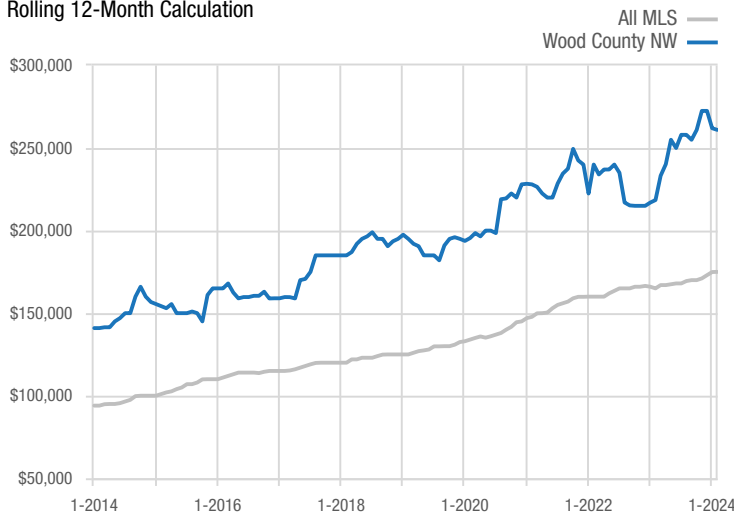
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	3	3	0.0%	5	10	+ 100.0%
Pending Sales	5	6	+ 20.0%	6	9	+ 50.0%
Closed Sales	3	7	+ 133.3%	5	10	+ 100.0%
Days on Market Until Sale	91	77	- 15.4%	121	68	- 43.8%
Median Sales Price*	\$347,000	\$211,000	- 39.2%	\$347,000	\$201,250	- 42.0%
Average Sales Price*	\$362,667	\$340,857	- 6.0%	\$324,600	\$294,850	- 9.2%
Percent of List Price Received*	94.7%	88.2%	- 6.9%	85.7%	91.2%	+ 6.4%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

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

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

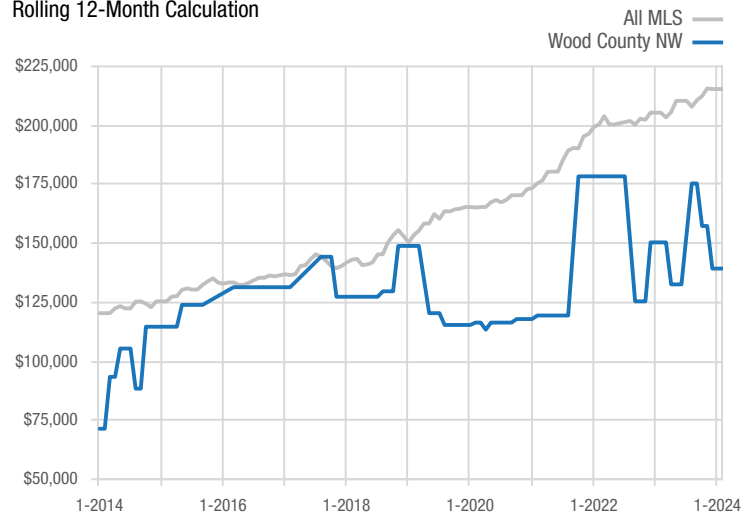
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2024

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



Wood County SE

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

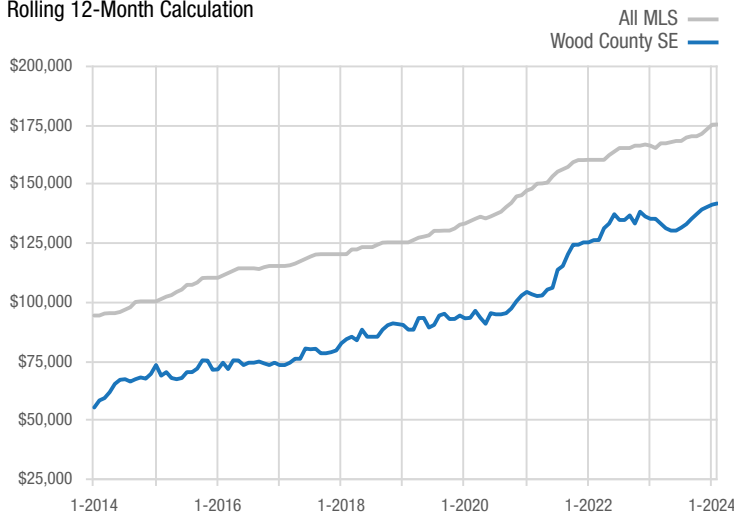
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	11	15	+ 36.4%	19	32	+ 68.4%
Pending Sales	15	18	+ 20.0%	27	28	+ 3.7%
Closed Sales	16	17	+ 6.3%	27	27	0.0%
Days on Market Until Sale	98	92	- 6.1%	92	82	- 10.9%
Median Sales Price*	\$127,391	\$135,000	+ 6.0%	\$126,641	\$135,000	+ 6.6%
Average Sales Price*	\$128,680	\$150,371	+ 16.9%	\$122,880	\$145,317	+ 18.3%
Percent of List Price Received*	93.5%	98.3%	+ 5.1%	93.9%	97.8%	+ 4.2%
Inventory of Homes for Sale	37	39	+ 5.4%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Condo-Villa	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

* 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.

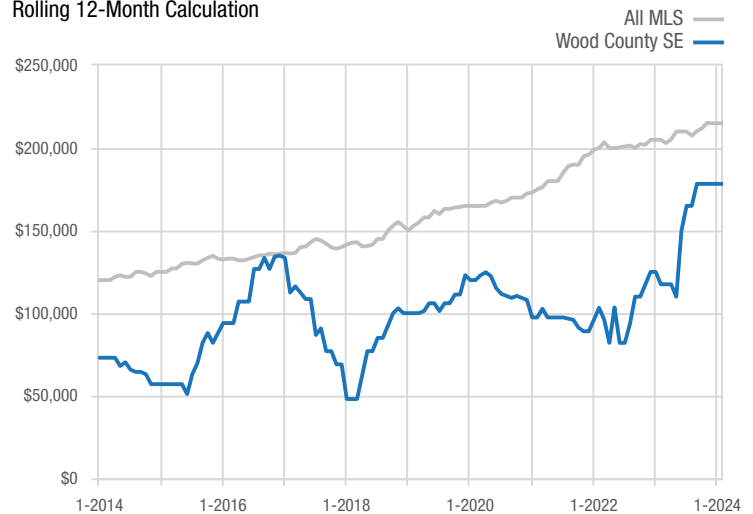
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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



Wood County SW

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

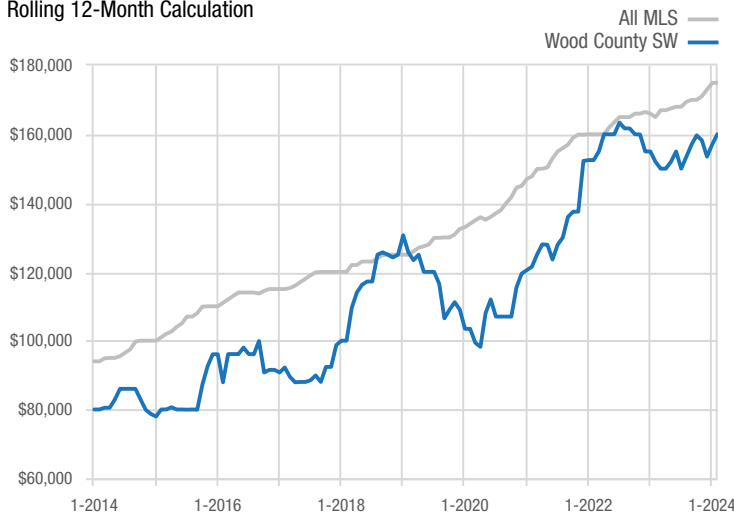
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	3	1	- 66.7%	5	4	- 20.0%
Pending Sales	4	5	+ 25.0%	8	9	+ 12.5%
Closed Sales	4	8	+ 100.0%	6	11	+ 83.3%
Days on Market Until Sale	99	91	- 8.1%	95	79	- 16.8%
Median Sales Price*	\$60,500	\$157,500	+ 160.3%	\$96,000	\$165,000	+ 71.9%
Average Sales Price*	\$66,000	\$175,763	+ 166.3%	\$114,533	\$174,873	+ 52.7%
Percent of List Price Received*	91.6%	98.1%	+ 7.1%	90.0%	100.0%	+ 11.1%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

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

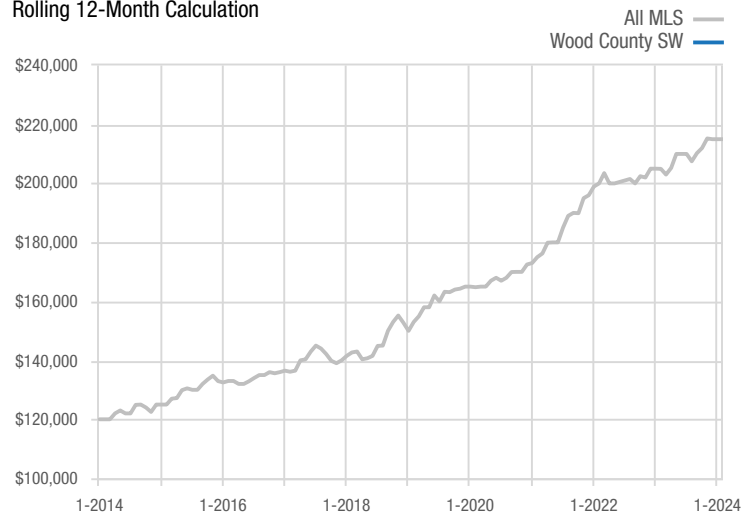
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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.