

Local Market Update – February 2024

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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	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	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.

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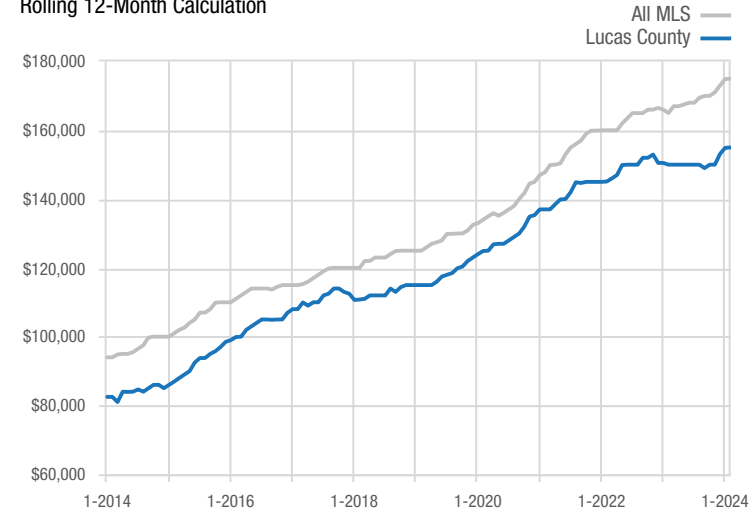
Lucas County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
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%	—	—	—

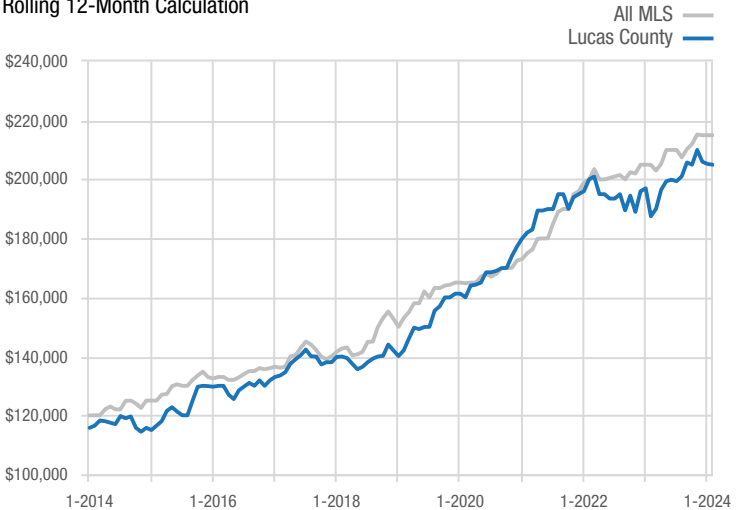
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	41	32	- 22.0%	72	57	- 20.8%
Pending Sales	26	25	- 3.8%	55	44	- 20.0%
Closed Sales	22	27	+ 22.7%	46	40	- 13.0%
Days on Market Until Sale	69	83	+ 20.3%	78	79	+ 1.3%
Median Sales Price*	\$225,000	\$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%	—	—	—

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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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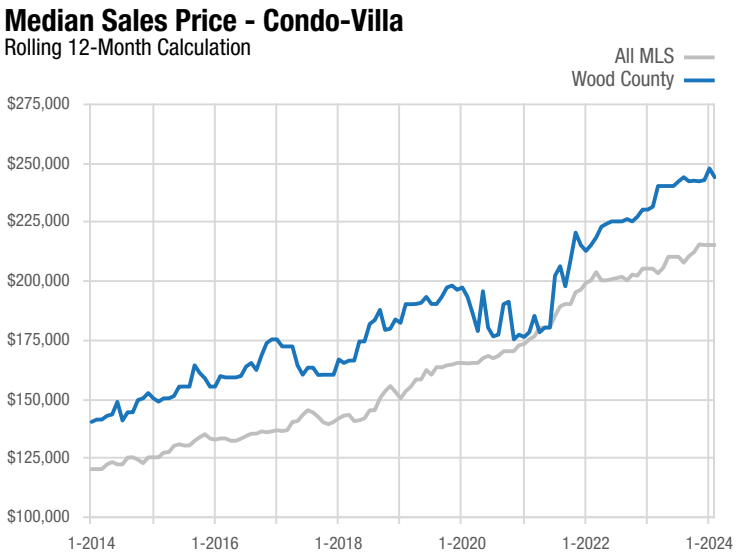
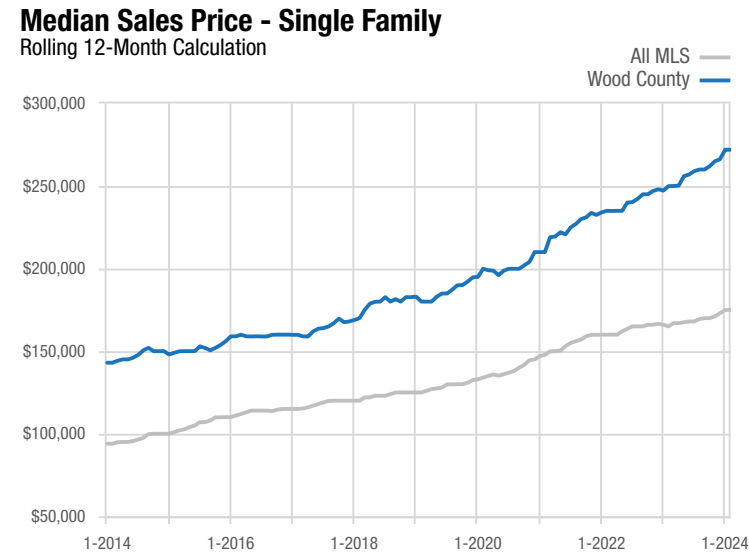


Wood County

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

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Maumee

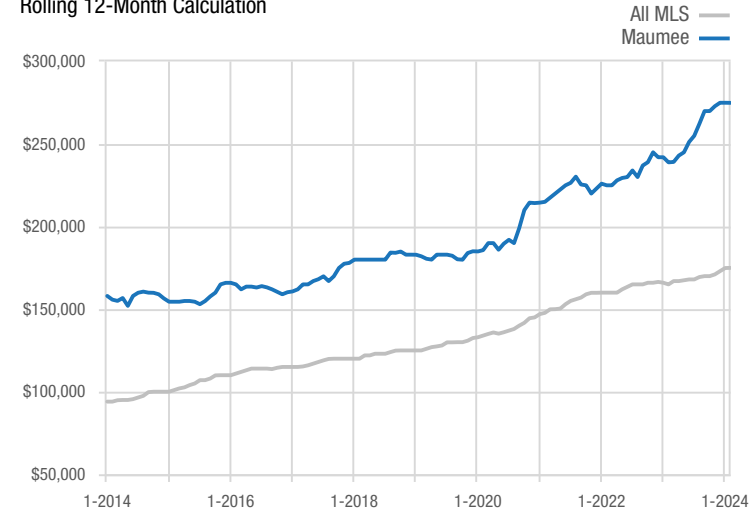
Zip Code 43537

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

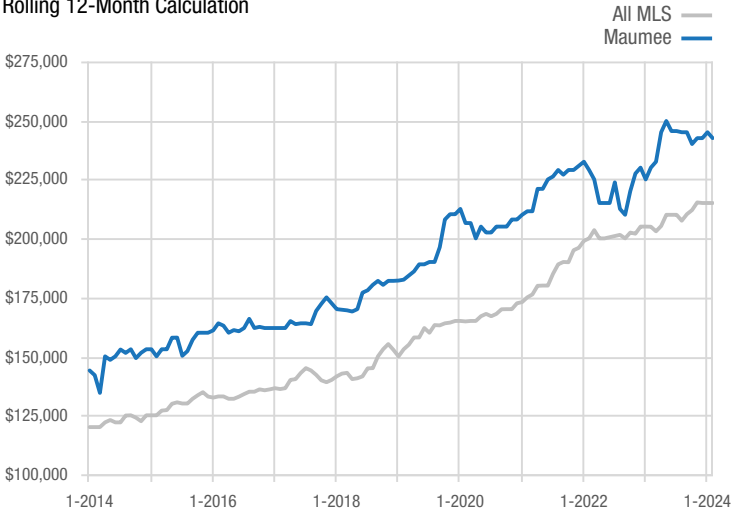
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	12	9	- 25.0%	16	10	- 37.5%
Pending Sales	6	1	- 83.3%	9	3	- 66.7%
Closed Sales	6	1	- 83.3%	8	2	- 75.0%
Days on Market Until Sale	81	72	- 11.1%	72	69	- 4.2%
Median Sales Price*	\$232,500	\$190,000	- 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%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Monclova

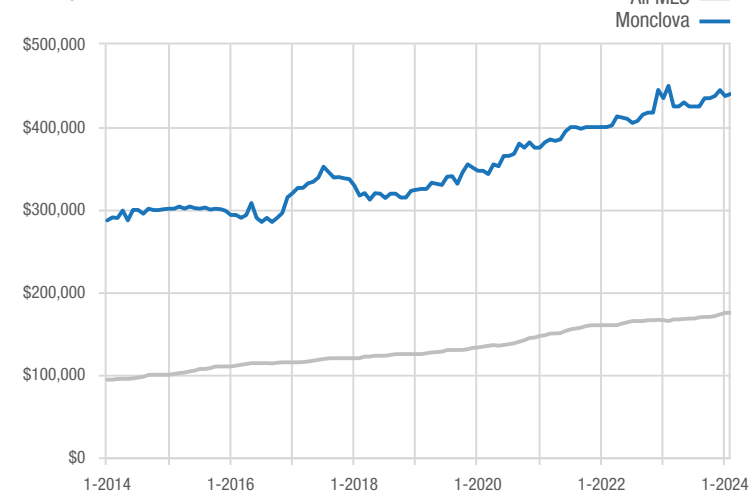
Zip Code 43542

Single Family	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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Holland

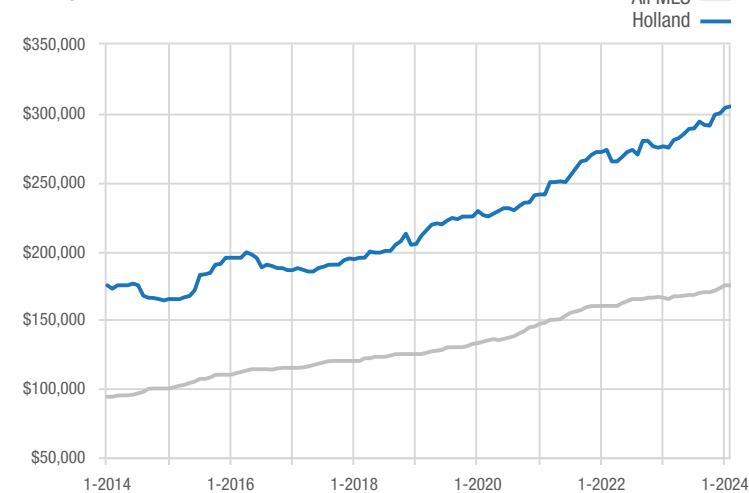
Zip Code 43528

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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Sylvania

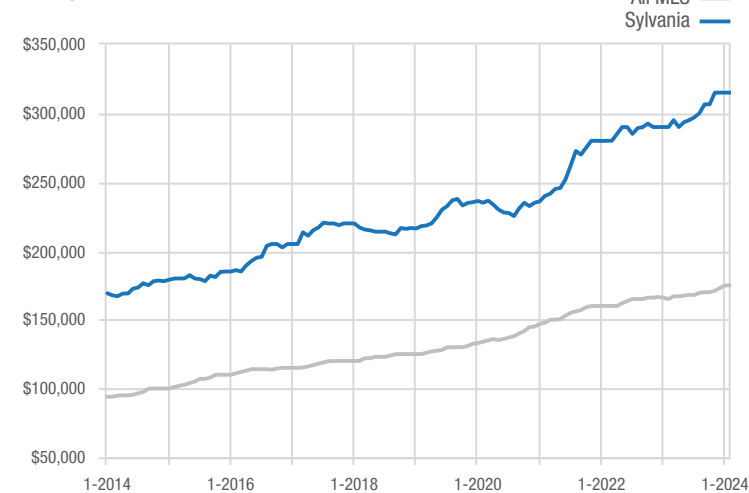
Zip Code 43560

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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Waterville

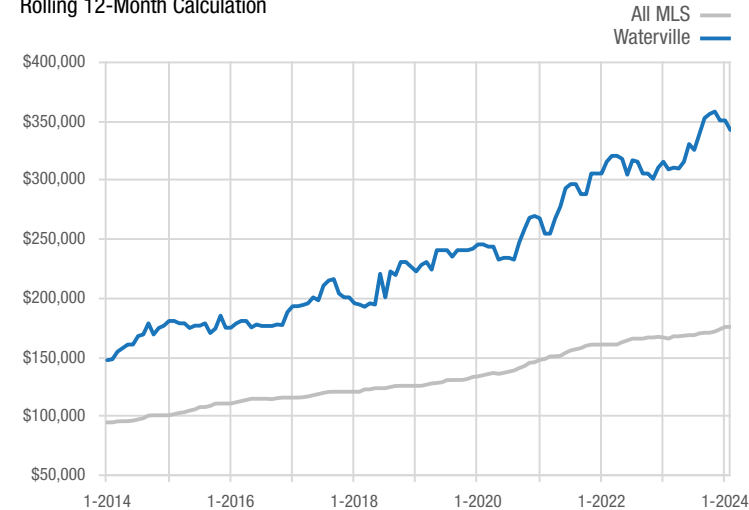
Zip Code 43566

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

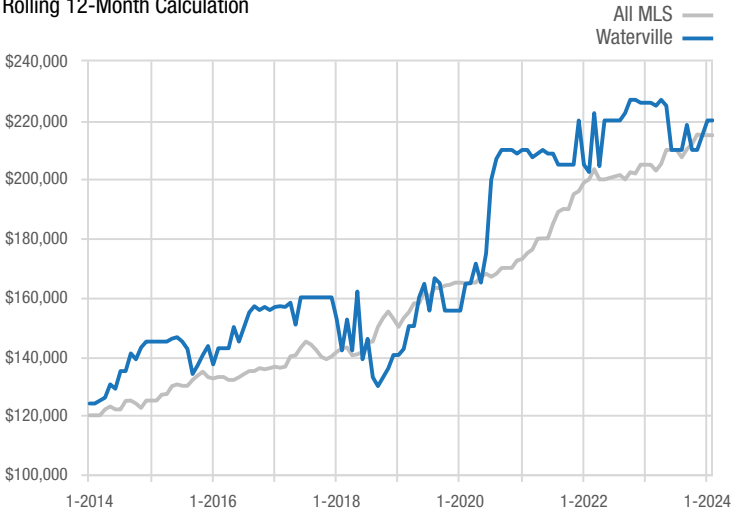
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	2	—	1	2	+ 100.0%
Days on Market Until Sale	—	32	—	44	32	- 27.3%
Median Sales Price*	—	\$235,750	—	\$130,000	\$235,750	+ 81.3%
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	—	—	—	—	—

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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

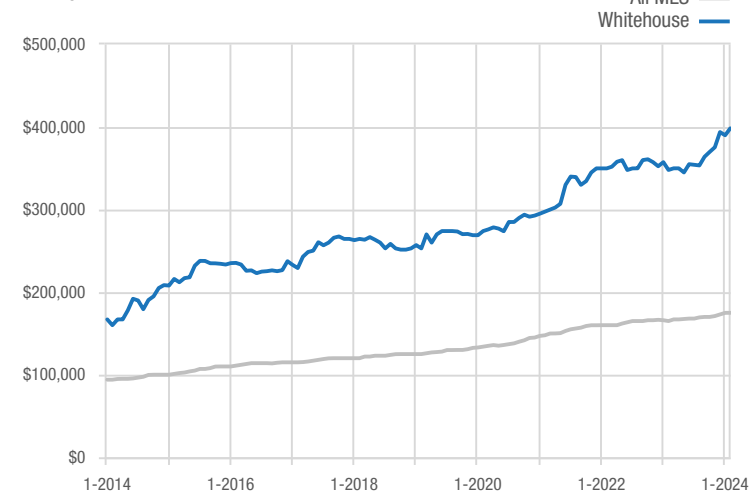
Zip Code 43571

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

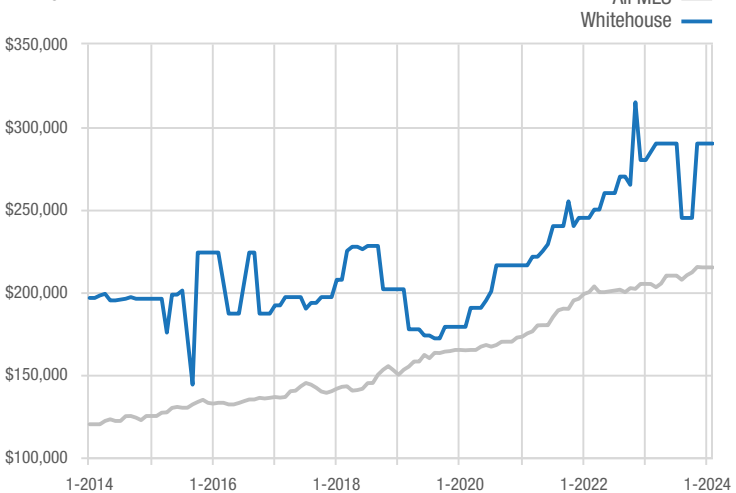
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	1	—	0	1	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	35	—	—	35	—	—
Median Sales Price*	\$290,000	—	—	\$290,000	—	—
Average 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



Median Sales Price - Condo-Villa



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Local Market Update – February 2024

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Toledo - All Zip Codes

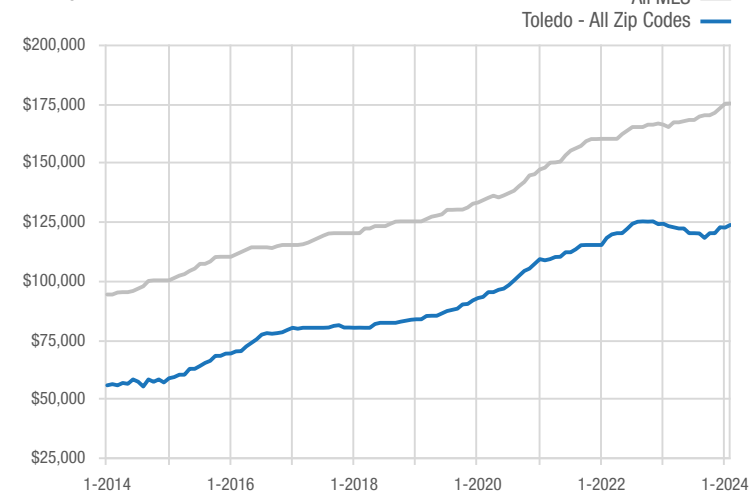
Zip Code: 43604, 43605, 43606, 43607, 43608, 43609, 43610, 43611, 43612, 43613, 43614, 43615, 43617, 43620, 43623

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
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%	—	—	—

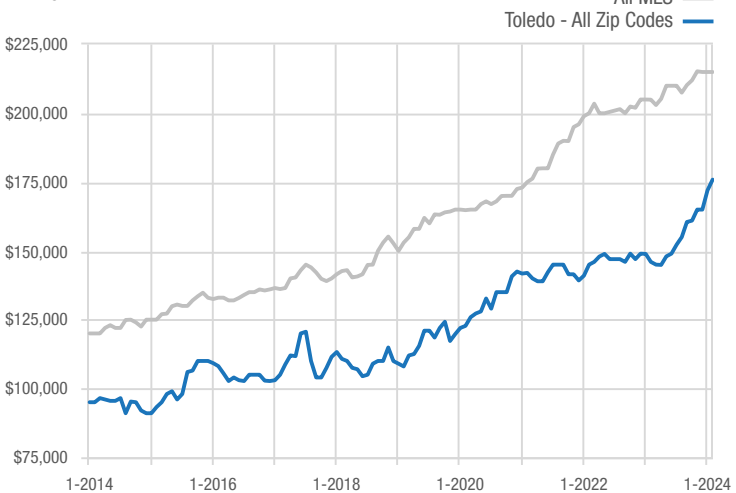
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	18	15	- 16.7%	32	26	- 18.8%
Pending Sales	12	10	- 16.7%	25	16	- 36.0%
Closed Sales	11	12	+ 9.1%	23	17	- 26.1%
Days on Market Until Sale	60	80	+ 33.3%	75	73	- 2.7%
Median Sales Price*	\$145,000	\$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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – February 2024

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Toledo - 43604

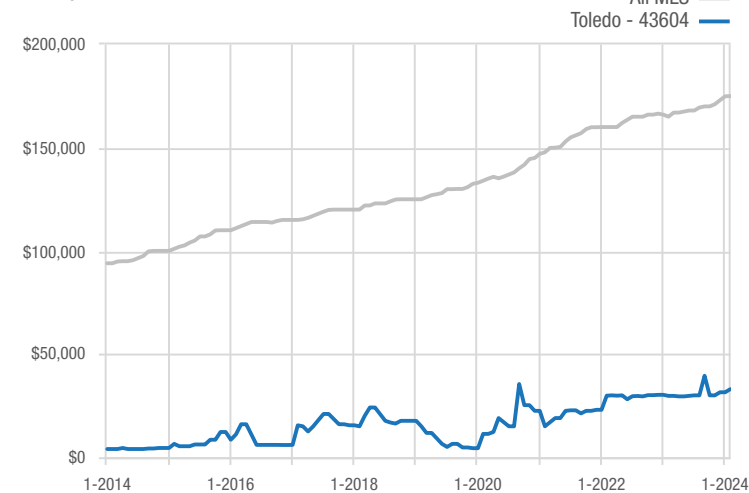
Zip Code 43604

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%	—	—	—

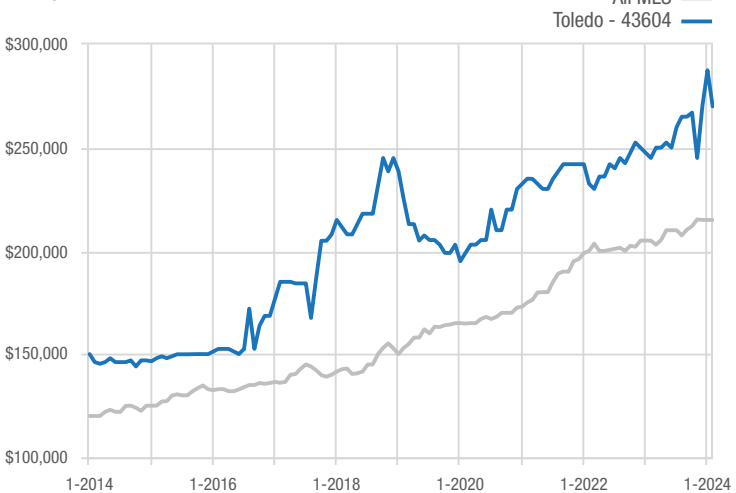
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	0	2	—	2	4	+ 100.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	14	—	110	37	- 66.4%
Median Sales Price*	—	\$269,000	—	\$231,500	\$246,950	+ 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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – February 2024

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Toledo - 43605

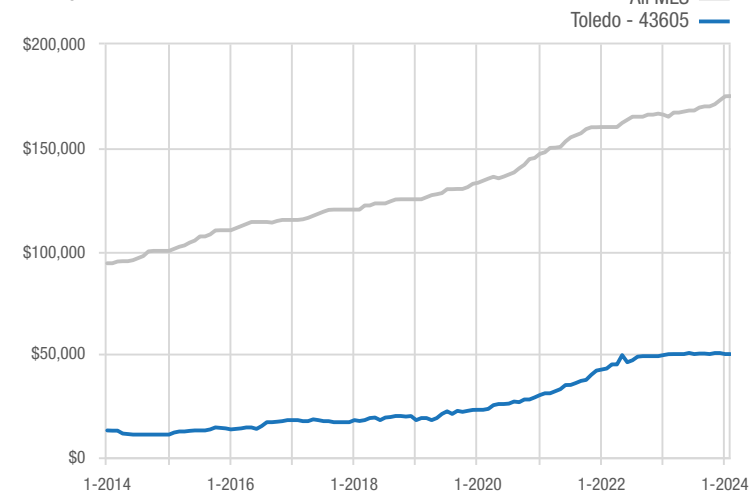
Zip Code 43605

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
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%	—	—	—

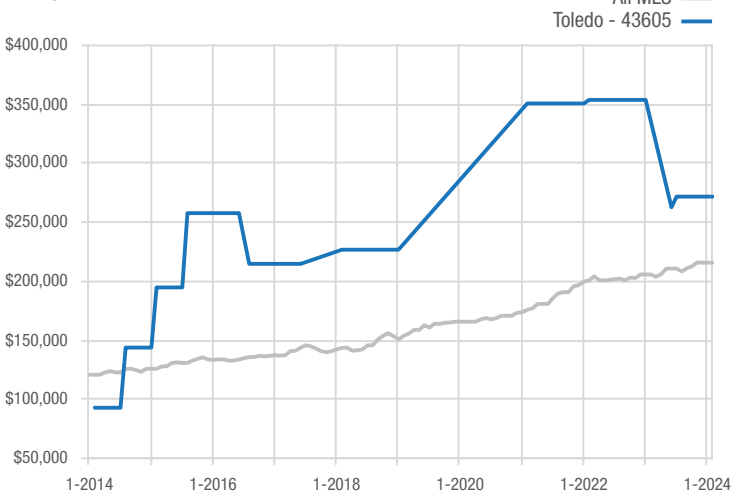
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Current as of May 14, 2024. All data from Northwest Ohio Real Estate Information System. Report © 2024 ShowingTime Plus, LLC.

Local Market Update – February 2024

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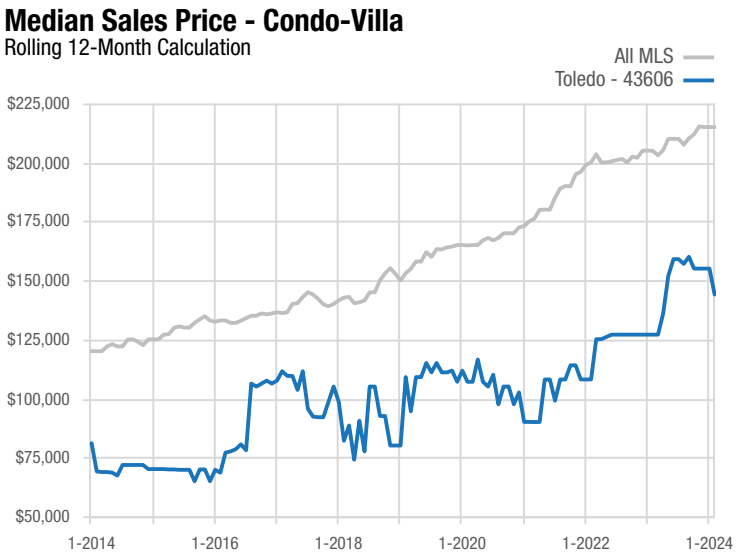
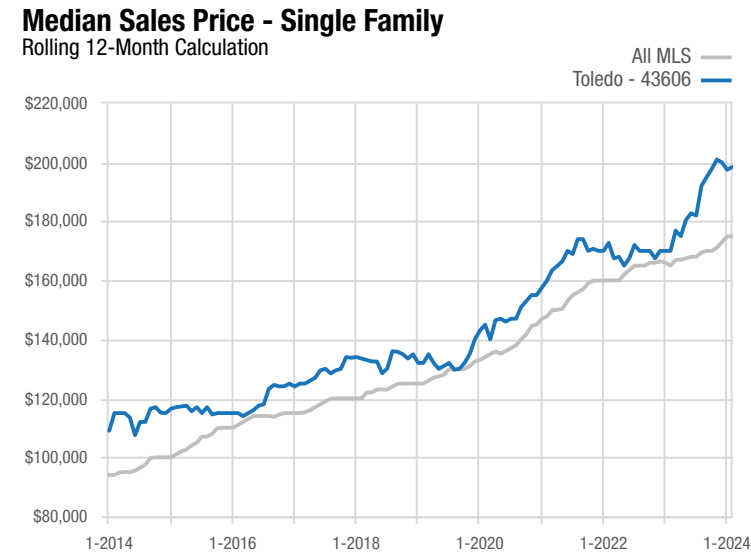
Toledo - 43606

Zip Code 43606

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

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Local Market Update – February 2024

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Toledo - 43607

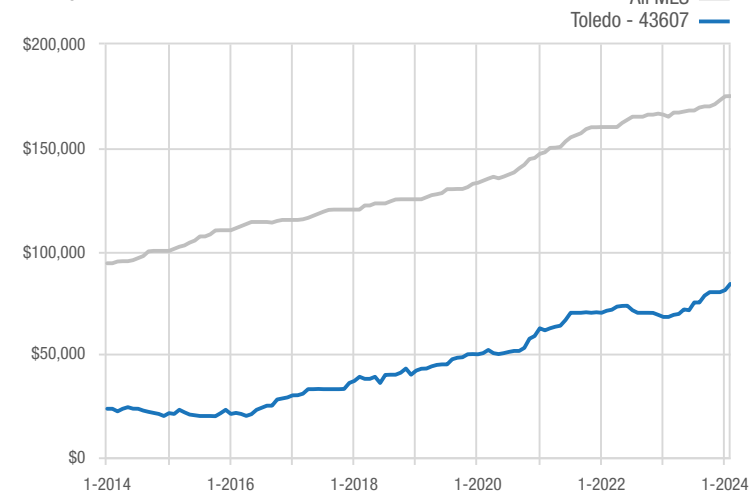
Zip Code 43607

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
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%	—	—	—

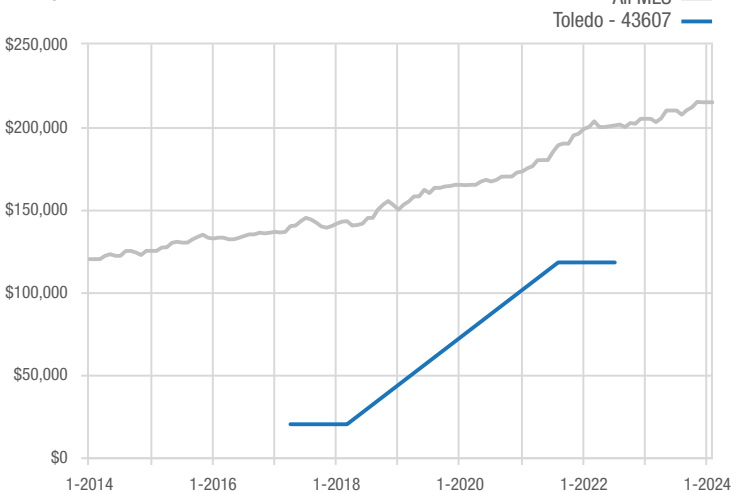
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – February 2024

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Toledo - 43608

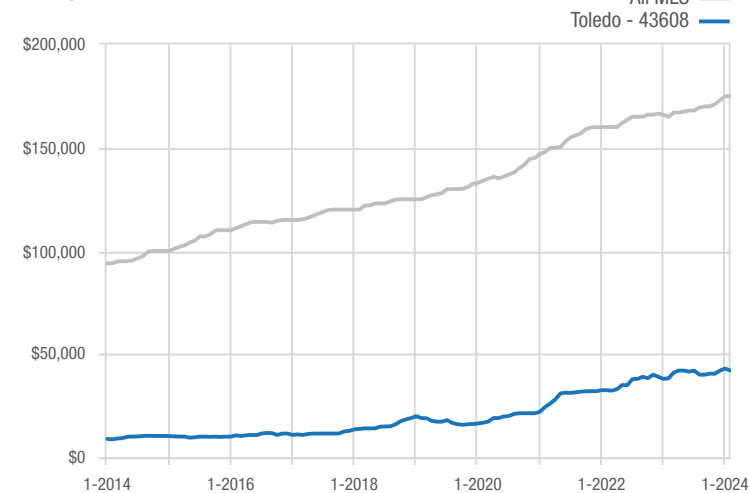
Zip Code 43608

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%	—	—	—

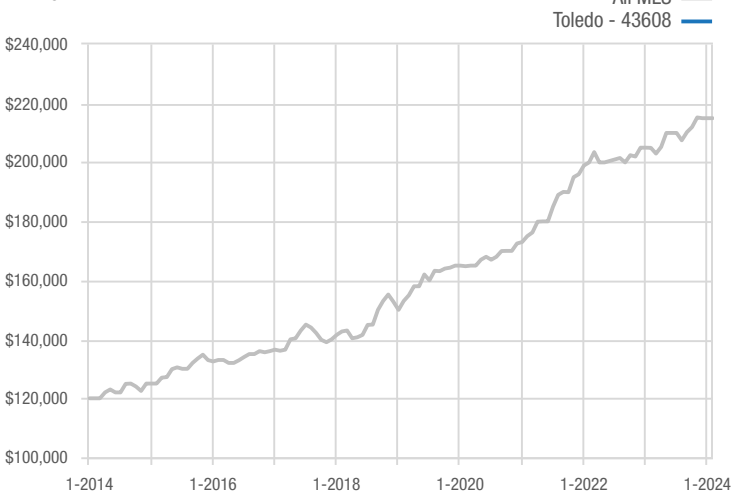
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43609

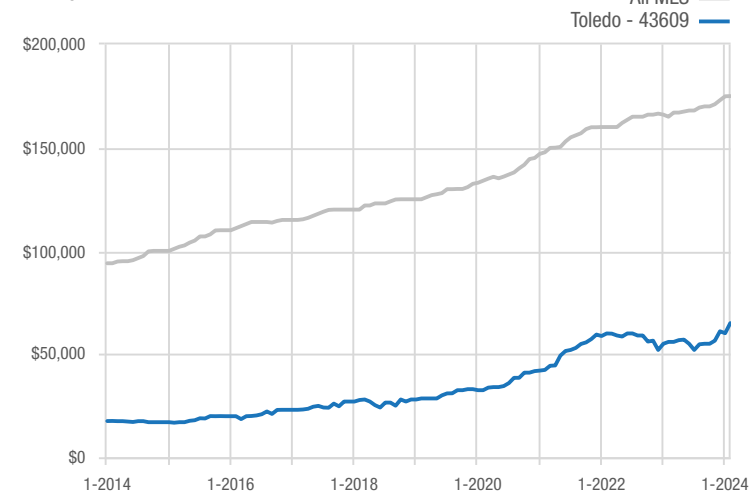
Zip Code 43609

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

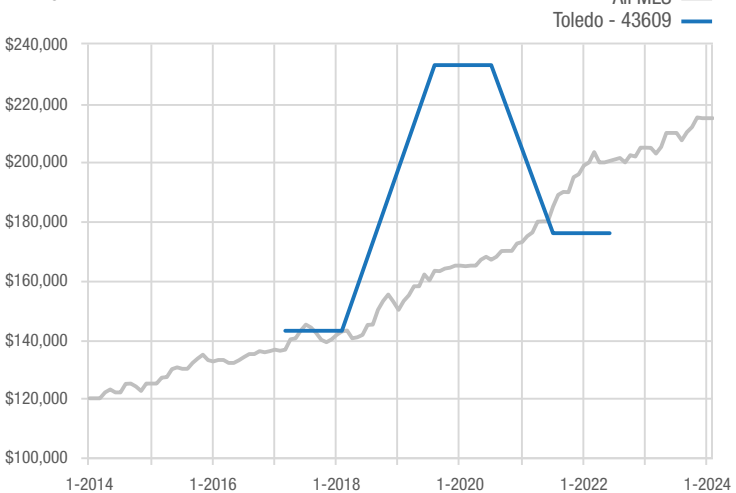
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – February 2024

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Toledo-43610

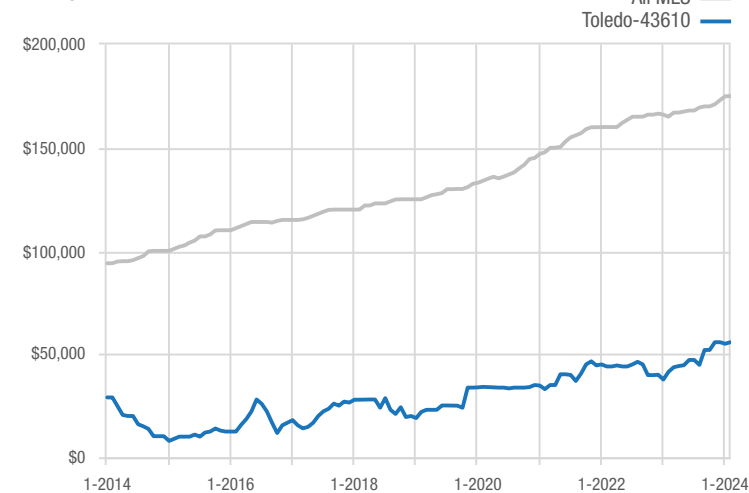
Zip Code 43610

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	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%	—	—	—

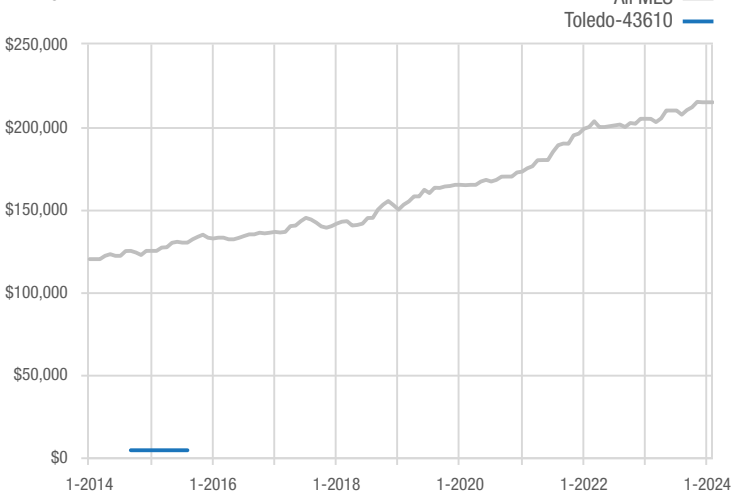
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – February 2024

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Toledo - 43611

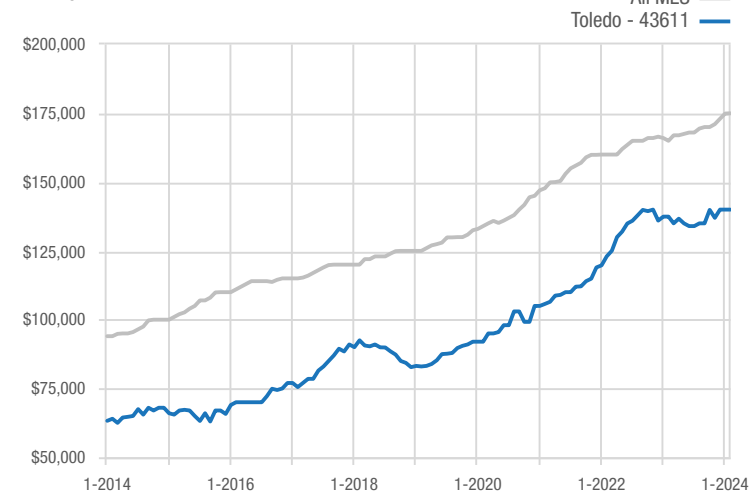
Zip Code 43611

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

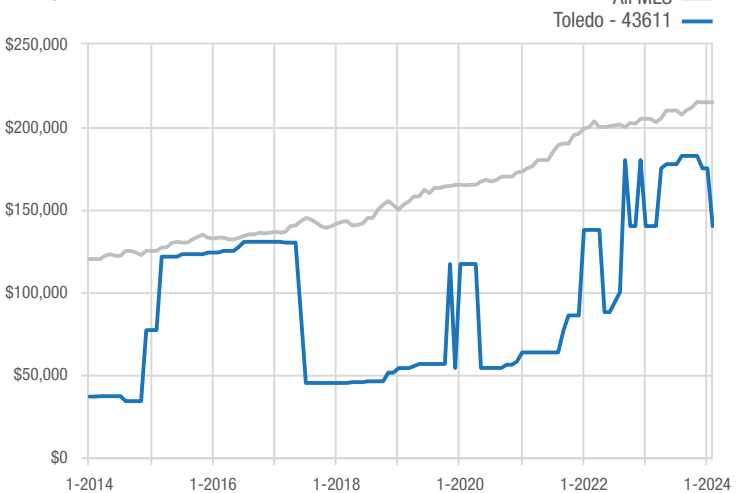
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	44	—	—	44	—
Median Sales Price*	—	\$95,000	—	—	\$95,000	—
Average Sales Price*	—	\$95,000	—	—	\$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	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – February 2024

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Toledo - 43612

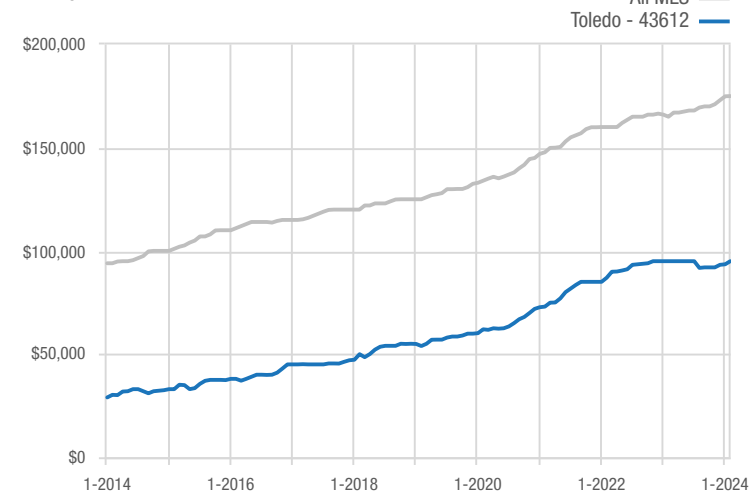
Zip Code 43612

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

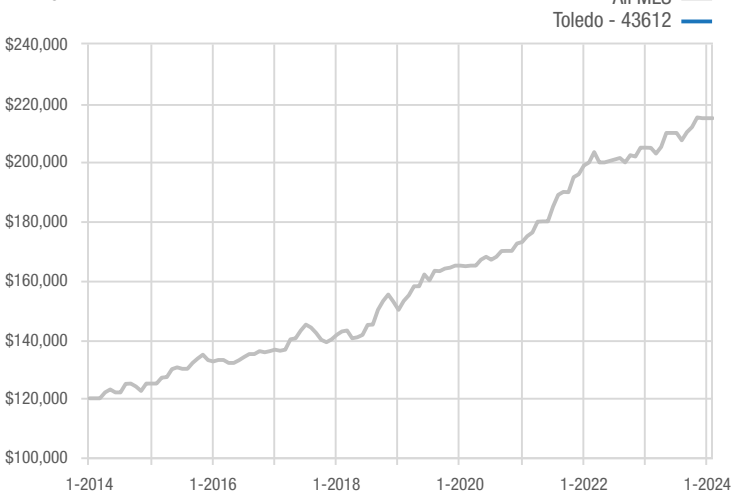
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43613

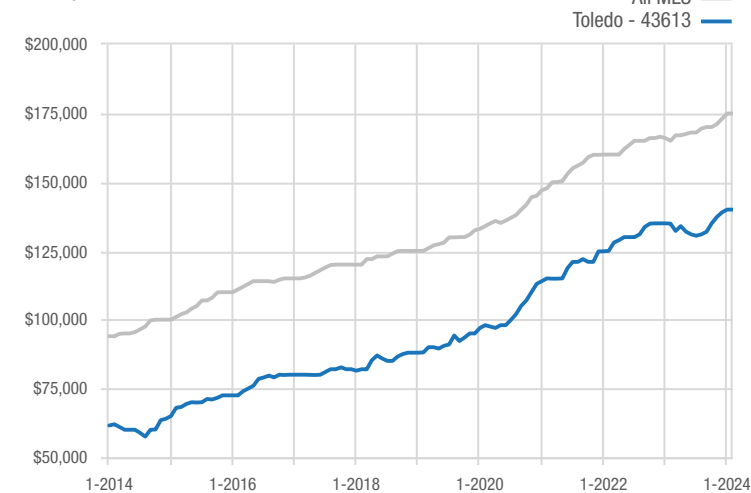
Zip Code 43613

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
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%	—	—	—

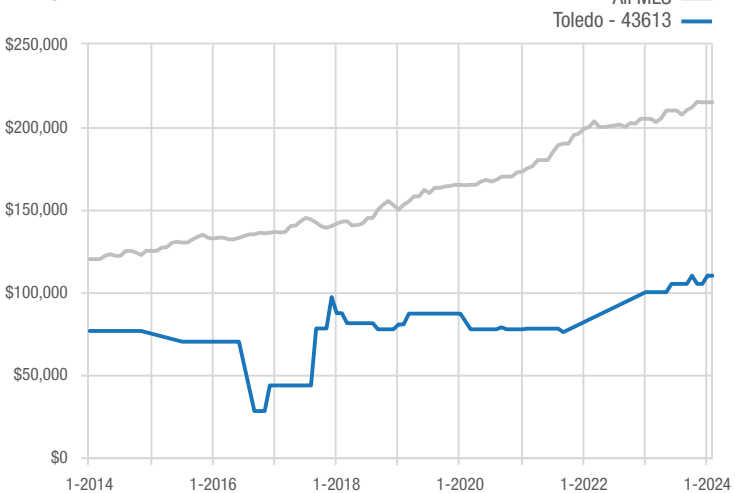
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	159	—	—
Median Sales Price*	—	—	—	\$100,000	—	—
Average Sales Price*	—	—	—	\$100,000	—	—
Percent of List Price Received*	—	—	—	90.9%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – February 2024

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Toledo-43614

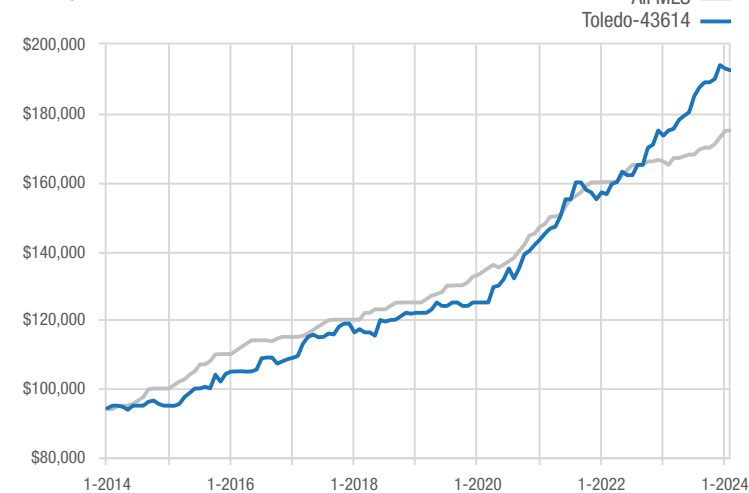
Zip Code 43614

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

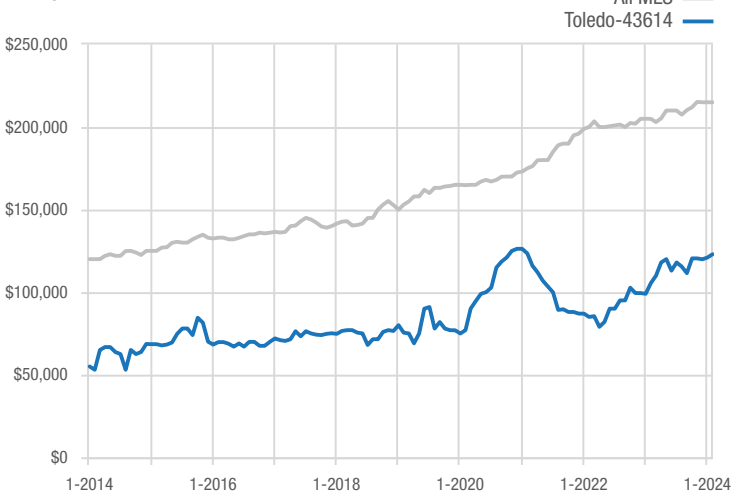
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	7	6	- 14.3%	11	6	- 45.5%
Pending Sales	8	2	- 75.0%	13	3	- 76.9%
Closed Sales	6	2	- 66.7%	11	3	- 72.7%
Days on Market Until Sale	66	101	+ 53.0%	74	83	+ 12.2%
Median Sales Price*	\$118,450	\$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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – February 2024

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Toledo - 43615

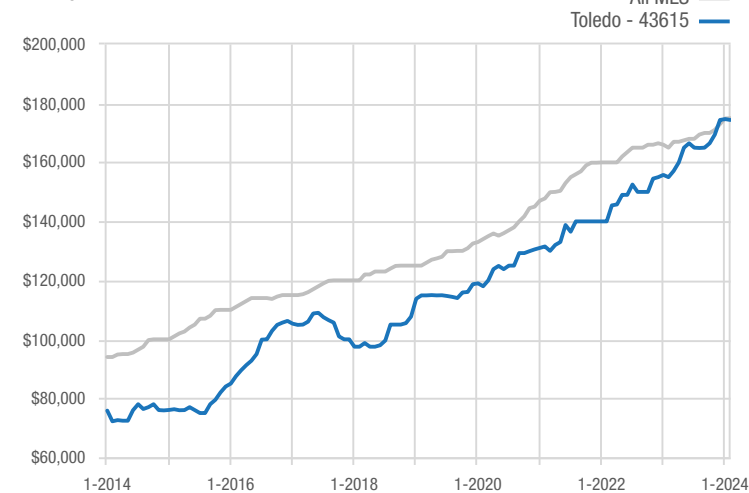
Zip Code 43615

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

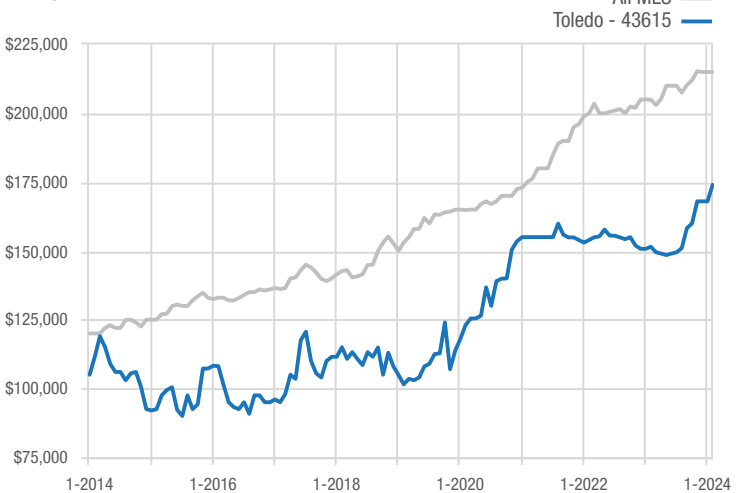
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	2	6	+ 200.0%	8	10	+ 25.0%
Pending Sales	2	2	0.0%	6	4	- 33.3%
Closed Sales	3	3	0.0%	7	5	- 28.6%
Days on Market Until Sale	31	119	+ 283.9%	52	101	+ 94.2%
Median Sales Price*	\$152,000	\$212,000	+ 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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43617

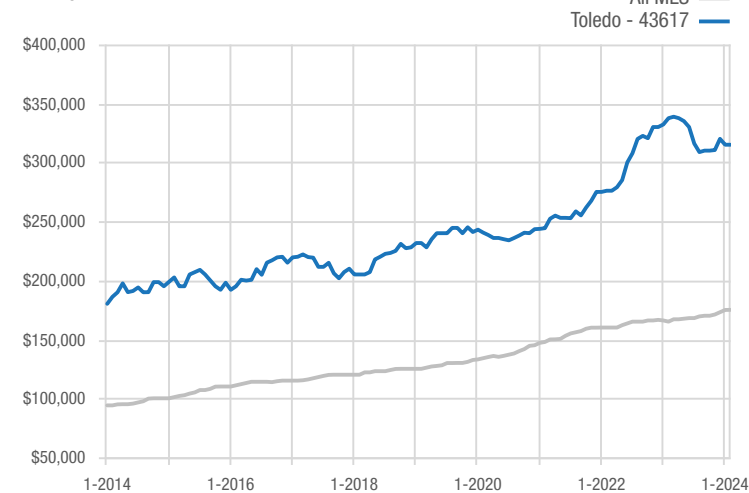
Zip Code 43617

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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43620

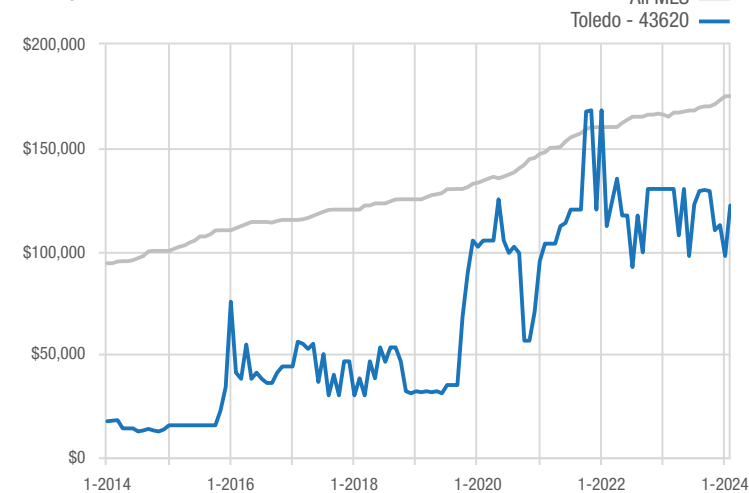
Zip Code 43620

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

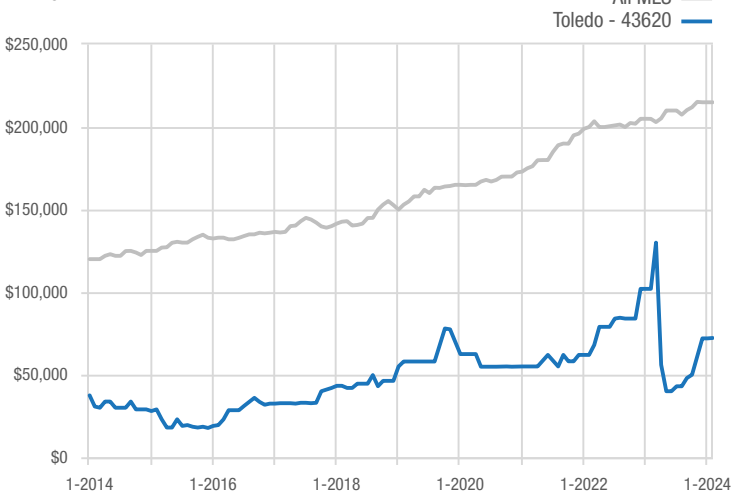
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	66	—	—	66	—
Median Sales Price*	—	\$83,000	—	—	\$83,000	—
Average Sales Price*	—	\$83,000	—	—	\$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%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43623

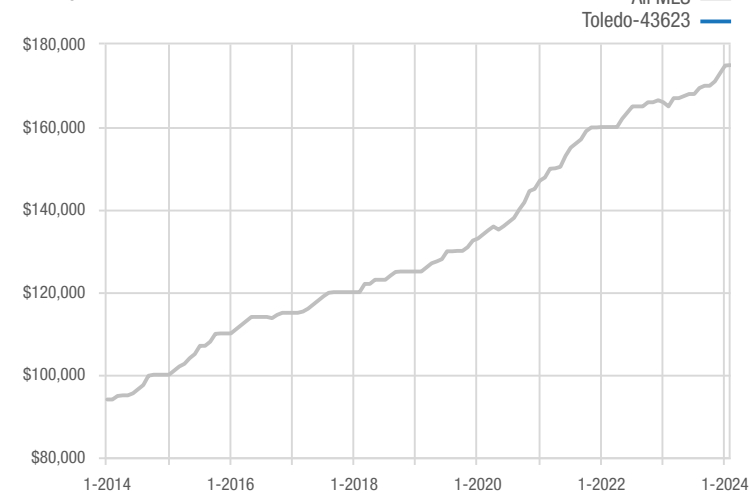
Zip Code 43623

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

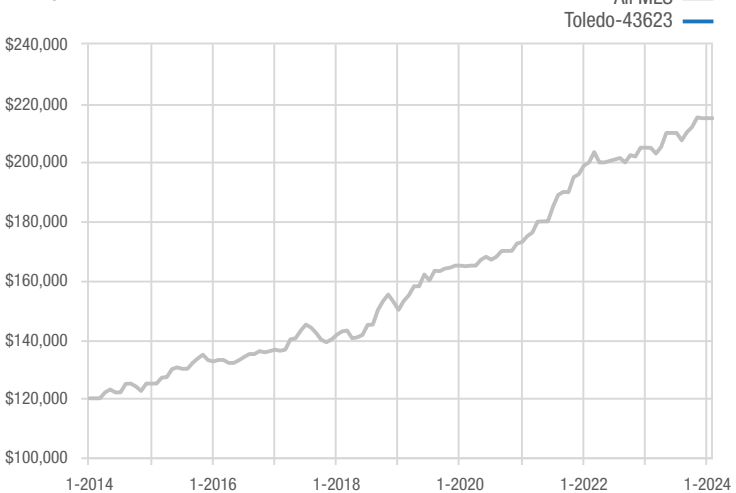
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – February 2024

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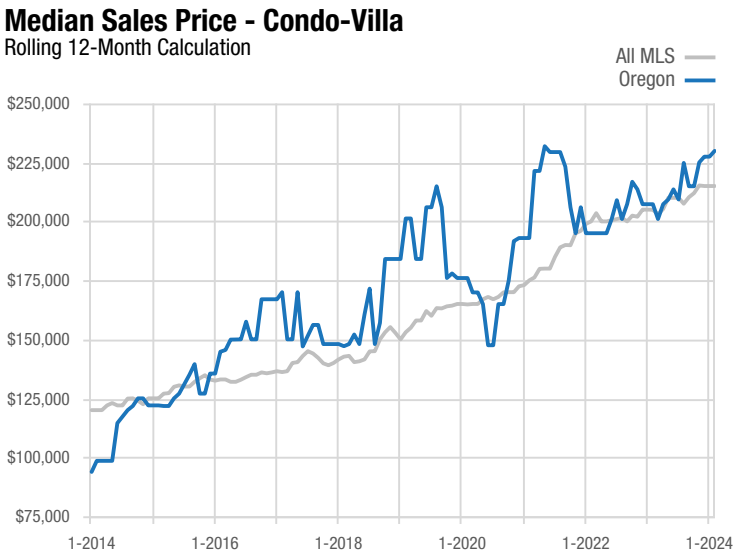
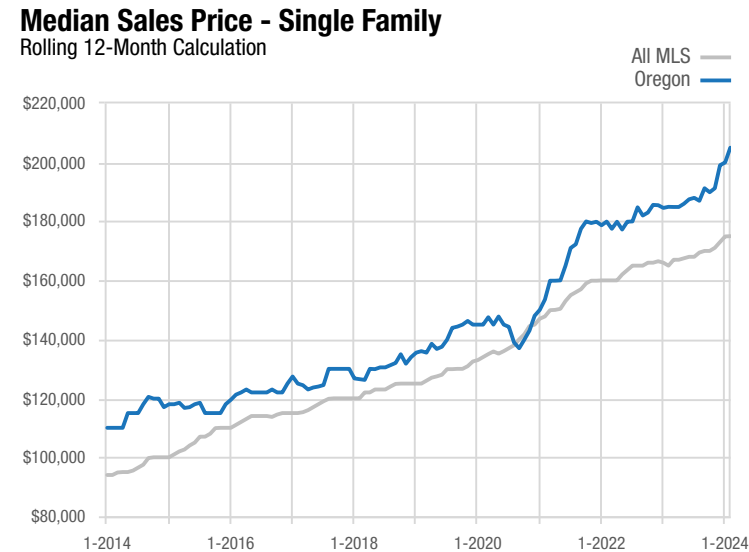
Oregon

Zip Code 43605 and 43616

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

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Bowling Green

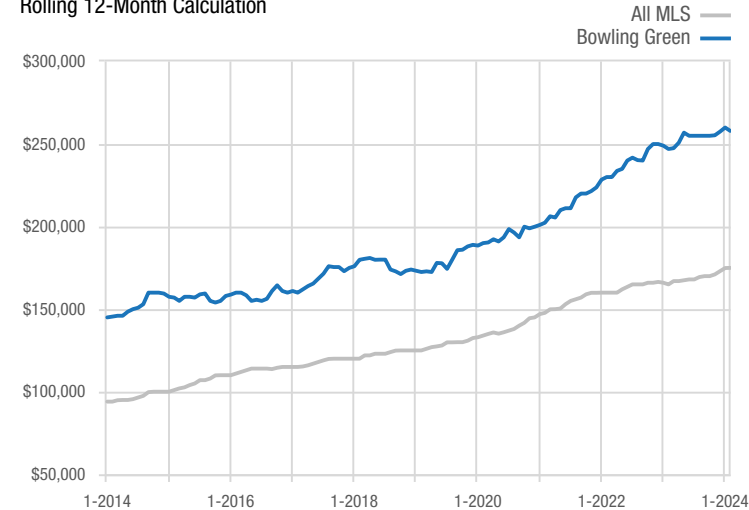
Zip Code 43402

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%	—	—	—

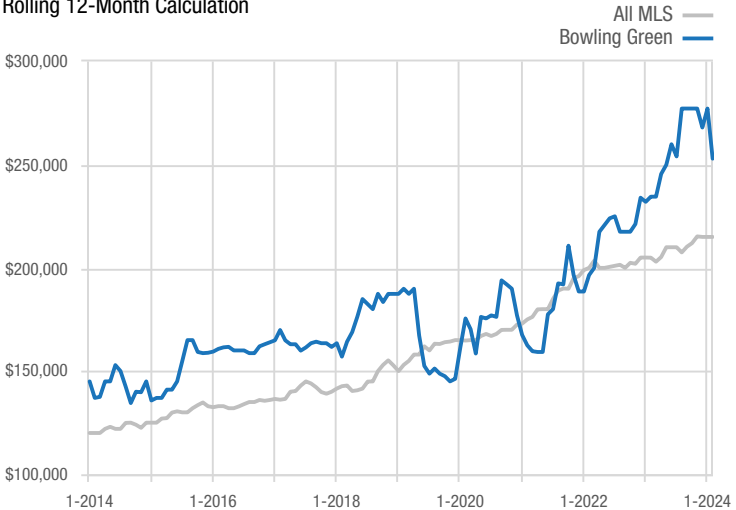
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	3	—	2	5	+ 150.0%
Pending Sales	2	3	+ 50.0%	5	4	- 20.0%
Closed Sales	3	1	- 66.7%	5	2	- 60.0%
Days on Market Until Sale	99	100	+ 1.0%	69	88	+ 27.5%
Median Sales Price*	\$360,000	\$230,000	- 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%	—	—	—

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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 2024

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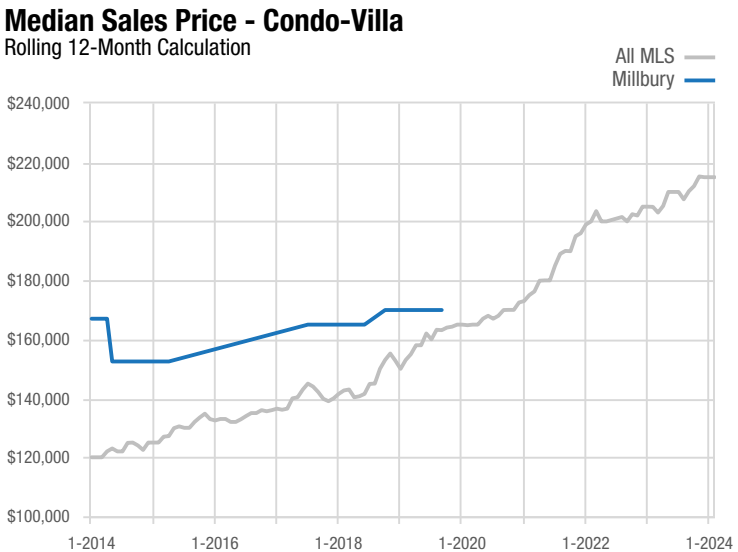
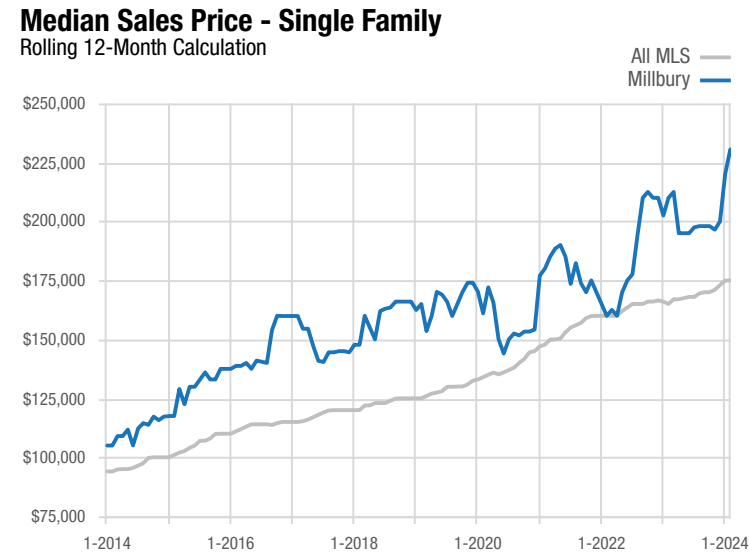
Millbury

Zip Code 43447

Single Family	February			Year to Date		
Key Metrics	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		
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.



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Rossford

Zip Code 43460

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

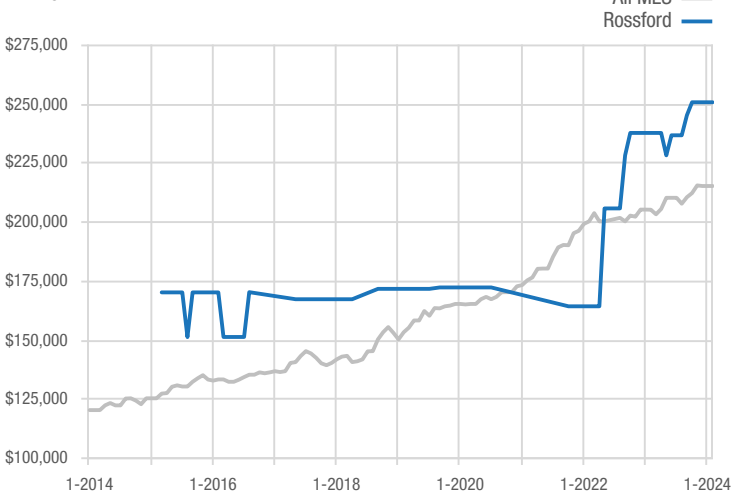
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Walbridge

Zip Code 43465

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
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%	—	—	—

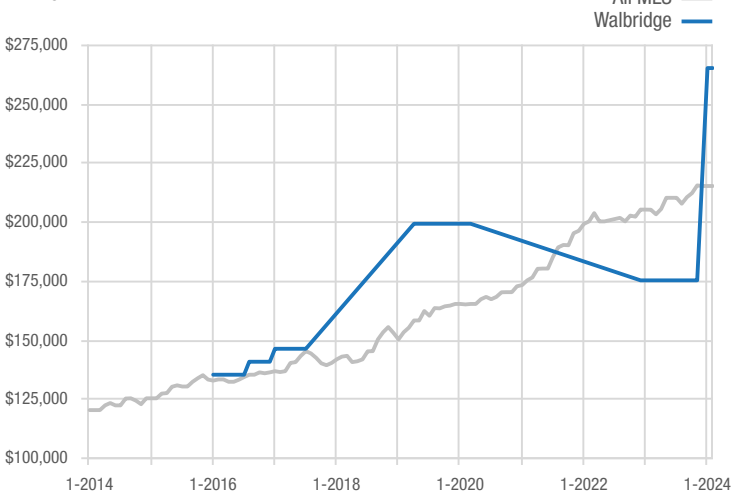
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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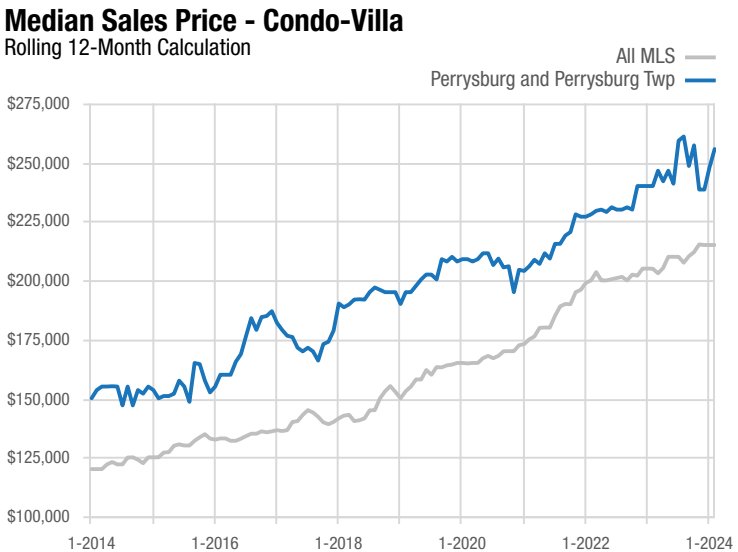
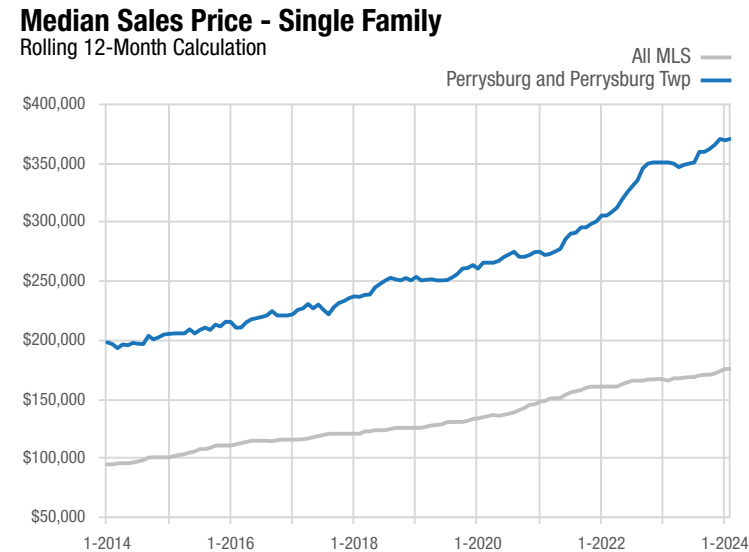
Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

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

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Northwood

Zip Code 43619

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

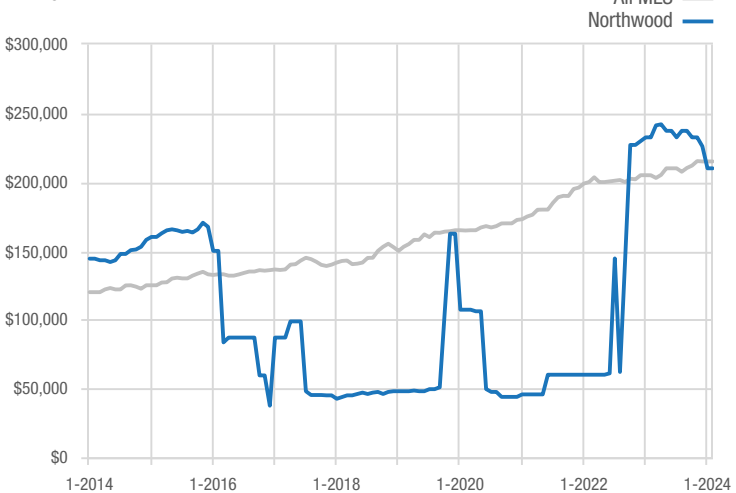
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	104	—	—
Median Sales Price*	—	—	—	\$260,000	—	—
Average Sales Price*	—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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NE

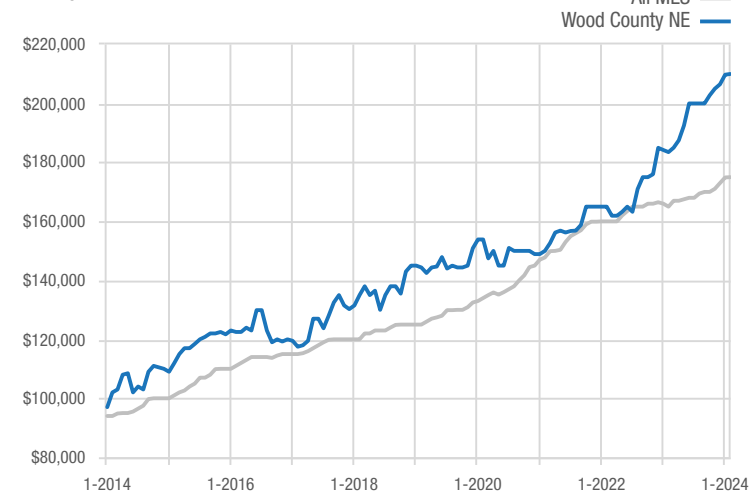
Zip Codes 43414, 43430, 43443, 43450, and 43465

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

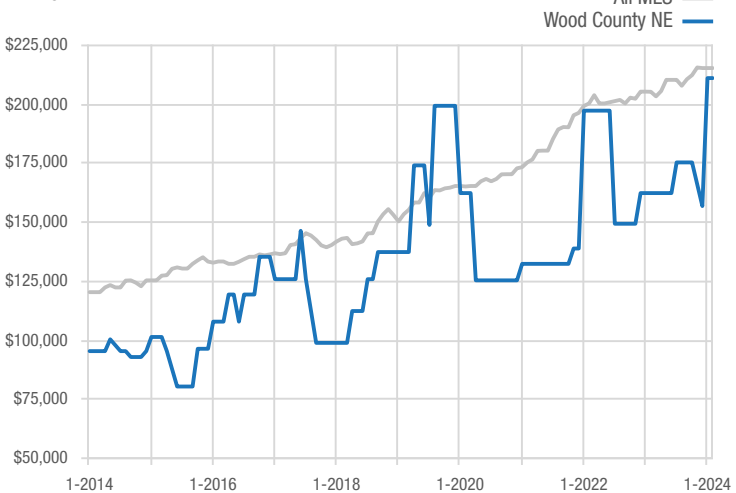
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NW

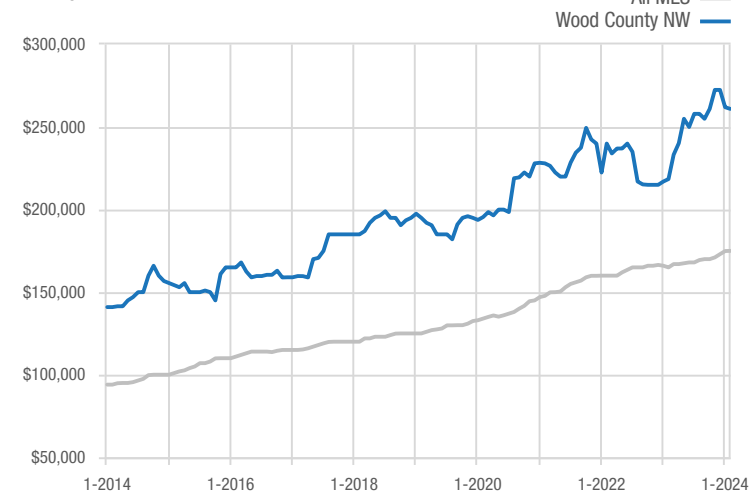
Zip Codes 43522 and 43525

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
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%	—	—	—

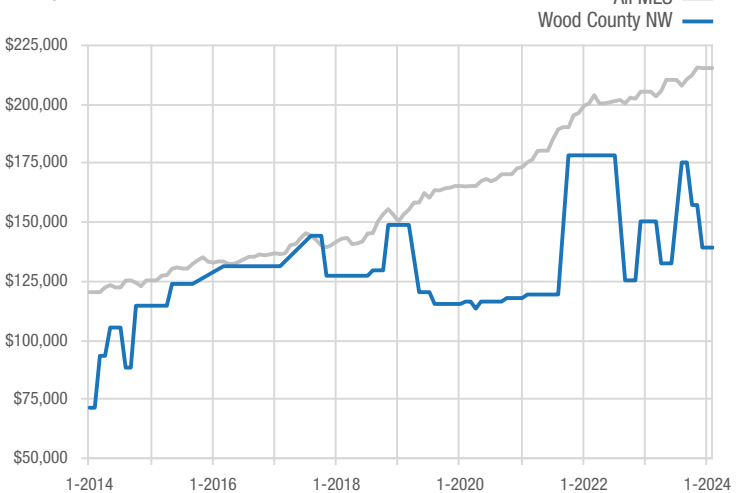
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County SE

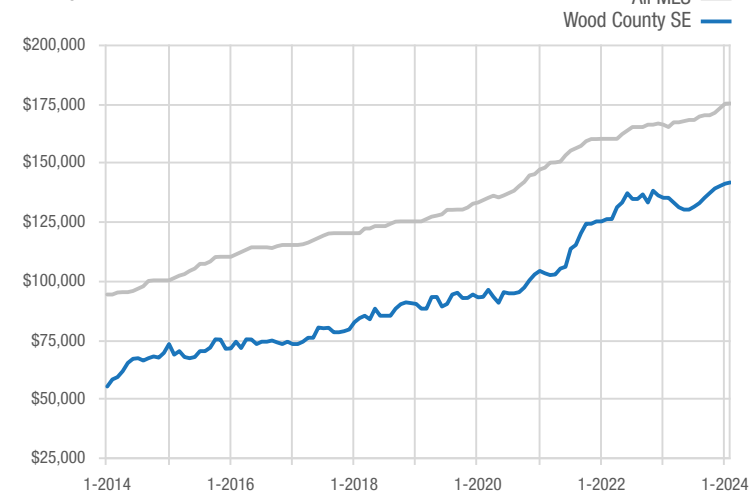
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

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

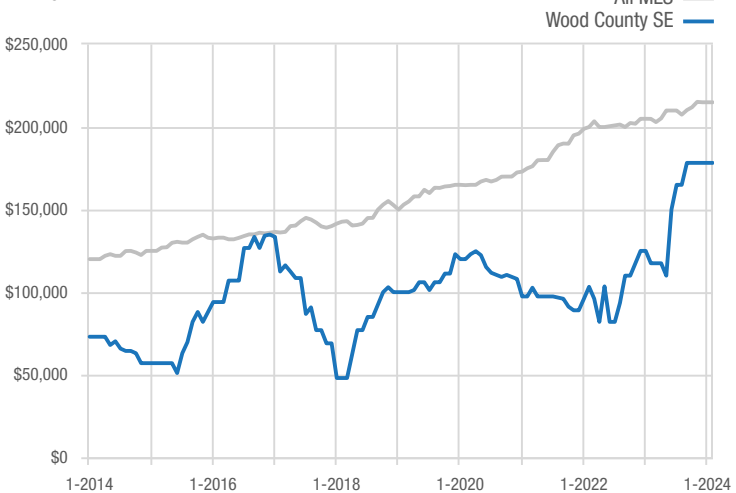
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County SW

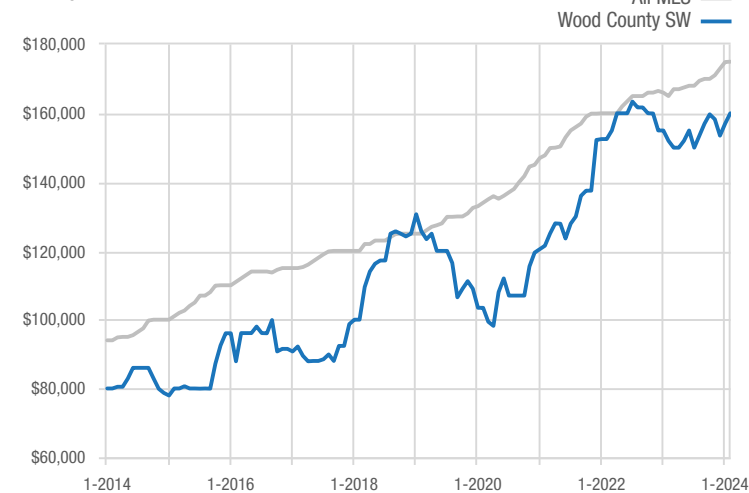
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

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

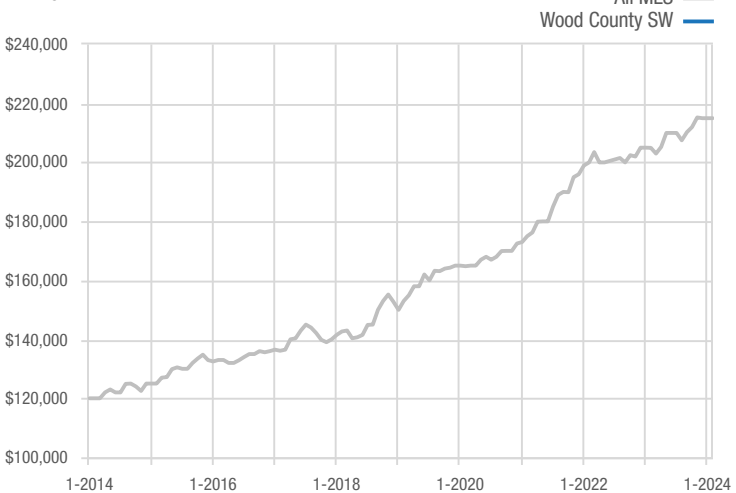
Condo-Villa	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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