

Local Market Update – February 2026

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Lucas and Wood Counties

In Lucas and Wood Counties, the single-family housing market saw slightly fewer sales and listings in February, but continued strong price growth compared to the same time last year. Closed sales declined 5.9%, while new listings fell 10%, contributing to tighter inventory levels.

Despite the slowdown in activity, prices increased significantly, with the median sales price rising 22.3% to \$195,000 and the average sales price increasing 15.6% to \$240,991, while price per square foot climbed 11.1% to \$130. Homes took slightly longer to sell at 77 days on market, and total sales volume increased 8.8% to \$77.1 million. Year to date, total volume is up 16.1%, reflecting continued strength in home values. In the condo/villa market, closed sales remained steady at 26, while new listings declined 9.8%. Homes sold faster, averaging 59 days on market, though total sales volume dipped 6.2% for the month.

Overall, the single-family market continues to see strong price appreciation despite fewer listings, while the condo market shows stable activity with increased inventory and mixed pricing trends.

Single Family Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	482	434	-10.0%	931	868	-6.8%
Closed Sales	340	320	-5.9%	684	683	-0.1%
Days on Market	72	77	6.9%	72	73	1.4%
SP\$/SqFt	\$117.00	\$130.00	11.1%	\$114.00	\$130.00	14.0%
Median Sales Price*	\$159,463	\$195,000	22.3%	\$158,750	\$186,000	17.2%
Average Sales Price*	\$208,409	\$240,991	15.6%	\$199,193	\$231,527	16.2%
Percent of List Price Received*	98%	96%	-2.2%	98%	97%	-1.3%
Months Supply of Inventory	3.98	3.57	-10.3%	---	---	---
Total Volume	\$70,859,241	\$77,117,326	8.8%	\$136,248,150	\$158,133,520	16.1%

Condo/Villa Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	41	37	-9.8%	82	78	-4.9%
Closed Sales	26	26	0.0%	65	57	-12.3%
Days on Market	70	59	-15.7%	76	64	-15.8%
SP\$/SqFt	\$130.00	\$140.00	7.7%	\$130.00	\$142.00	9.2%
Median Sales Price*	\$219,950	\$172,750	-21.5%	\$216,000	\$215,000	-0.5%
Average Sales Price*	\$219,523	\$205,930	-6.2%	\$214,288	\$229,165	6.9%
Percent of List Price Received*	98%	98%	-0.2%	99%	96%	-2.4%
Months Supply of Inventory	3	6.21	107.0%	---	---	---
Total Volume (in 1000's)	\$5,707,600	\$5,354,194	-6.2%	\$13,928,766	\$13,062,447	-2.4%

*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.

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		758	682	- 10.0%	1,526	1,434	- 6.0%
Pending Sales		536	549	+ 2.4%	1,111	1,127	+ 1.4%
Closed Sales		525	568	+ 8.2%	1,077	1,176	+ 9.2%
Days on Market Until Sale		76	78	+ 2.6%	77	79	+ 2.6%
Median Sales Price		\$175,250	\$195,138	+ 11.3%	\$178,000	\$195,000	+ 9.6%
Average Sales Price		\$215,094	\$233,750	+ 8.7%	\$214,633	\$232,039	+ 8.1%
Percent of List Price Received		100.0%	98.0%	- 2.0%	100.0%	98.1%	- 1.9%
Housing Affordability Index		185	177	- 4.3%	182	178	- 2.2%
Inventory of Homes for Sale		1,854	1,798	- 3.0%	—	—	—
Months Supply of Inventory		2.4	2.2	- 8.3%	—	—	—

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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

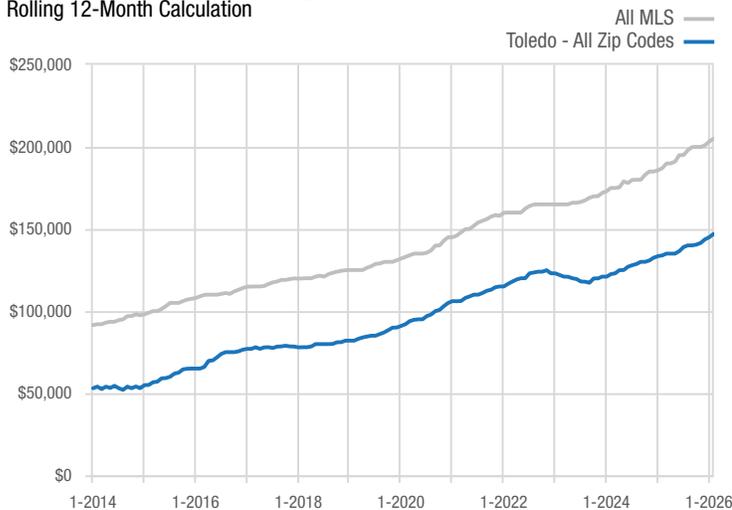
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	242	230	- 5.0%	511	477	- 6.7%
Pending Sales	195	190	- 2.6%	406	401	- 1.2%
Closed Sales	198	189	- 4.5%	399	388	- 2.8%
Days on Market Until Sale	64	75	+ 17.2%	65	70	+ 7.7%
Median Sales Price*	\$119,450	\$145,000	+ 21.4%	\$119,900	\$138,000	+ 15.1%
Average Sales Price*	\$137,772	\$174,899	+ 26.9%	\$138,560	\$171,236	+ 23.6%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	100.0%	98.2%	- 1.8%
Inventory of Homes for Sale	517	590	+ 14.1%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	19	12	- 36.8%	30	32	+ 6.7%
Pending Sales	12	14	+ 16.7%	29	24	- 17.2%
Closed Sales	13	11	- 15.4%	29	25	- 13.8%
Days on Market Until Sale	65	67	+ 3.1%	75	66	- 12.0%
Median Sales Price*	\$167,400	\$131,500	- 21.4%	\$177,000	\$131,500	- 25.7%
Average Sales Price*	\$196,792	\$155,416	- 21.0%	\$204,450	\$160,519	- 21.5%
Percent of List Price Received*	100.0%	97.3%	- 2.7%	100.0%	96.9%	- 3.1%
Inventory of Homes for Sale	24	37	+ 54.2%	—	—	—
Months Supply of Inventory	1.5	2.7	+ 80.0%	—	—	—

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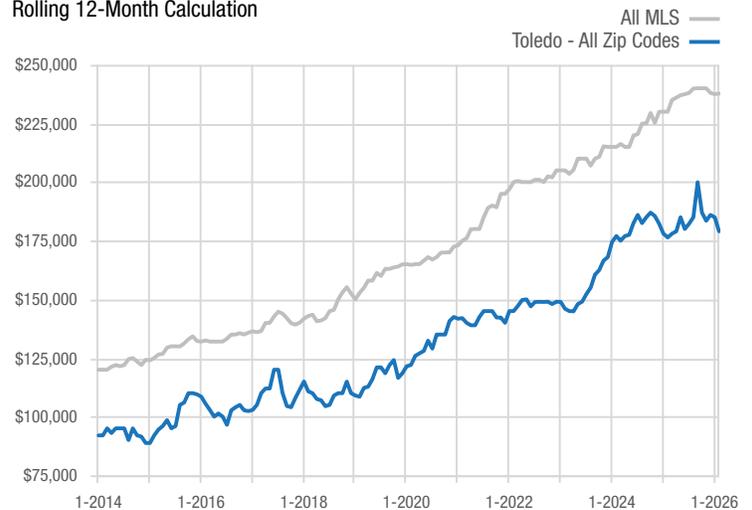
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Lucas County

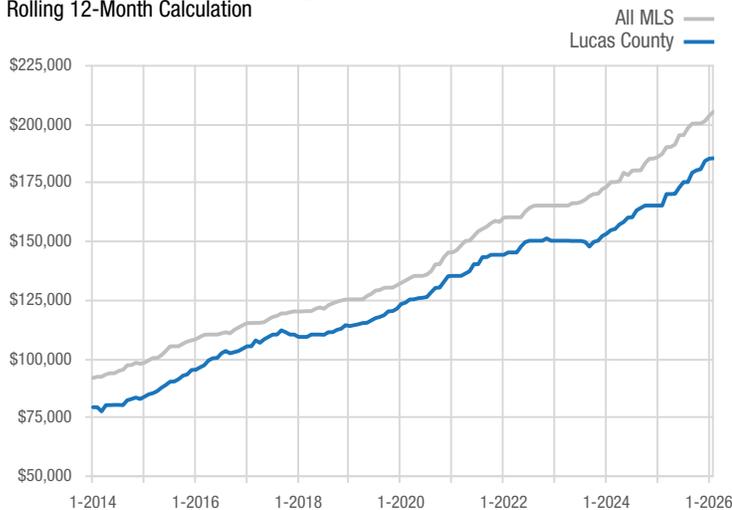
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	362	334	- 7.7%	743	698	- 6.1%
Pending Sales	275	260	- 5.5%	551	541	- 1.8%
Closed Sales	264	266	+ 0.8%	526	531	+ 1.0%
Days on Market Until Sale	69	72	+ 4.3%	69	70	+ 1.4%
Median Sales Price*	\$145,000	\$179,950	+ 24.1%	\$145,000	\$174,000	+ 20.0%
Average Sales Price*	\$188,793	\$226,756	+ 20.1%	\$185,434	\$215,636	+ 16.3%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.0%	98.8%	- 1.2%
Inventory of Homes for Sale	796	832	+ 4.5%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	32	25	- 21.9%	52	70	+ 34.6%
Pending Sales	20	25	+ 25.0%	47	49	+ 4.3%
Closed Sales	20	21	+ 5.0%	50	42	- 16.0%
Days on Market Until Sale	69	67	- 2.9%	78	66	- 15.4%
Median Sales Price*	\$242,000	\$165,000	- 31.8%	\$226,950	\$187,450	- 17.4%
Average Sales Price*	\$227,860	\$220,031	- 3.4%	\$225,098	\$234,414	+ 4.1%
Percent of List Price Received*	100.0%	97.8%	- 2.2%	100.0%	97.5%	- 2.5%
Inventory of Homes for Sale	47	79	+ 68.1%	—	—	—
Months Supply of Inventory	1.5	2.6	+ 73.3%	—	—	—

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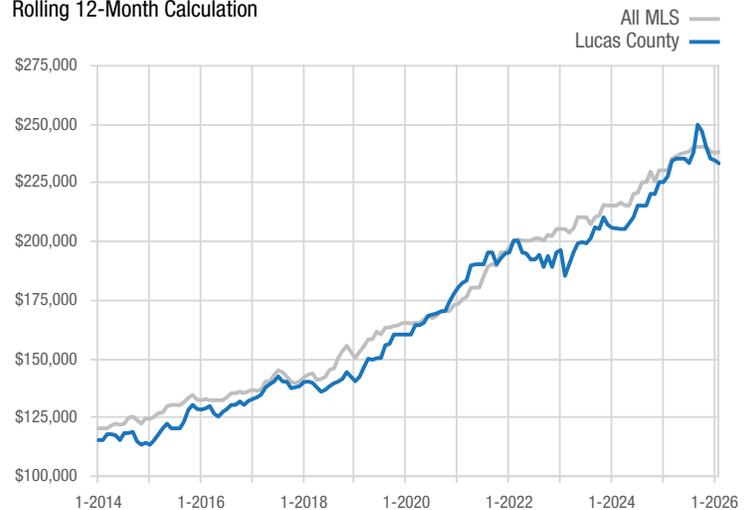
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

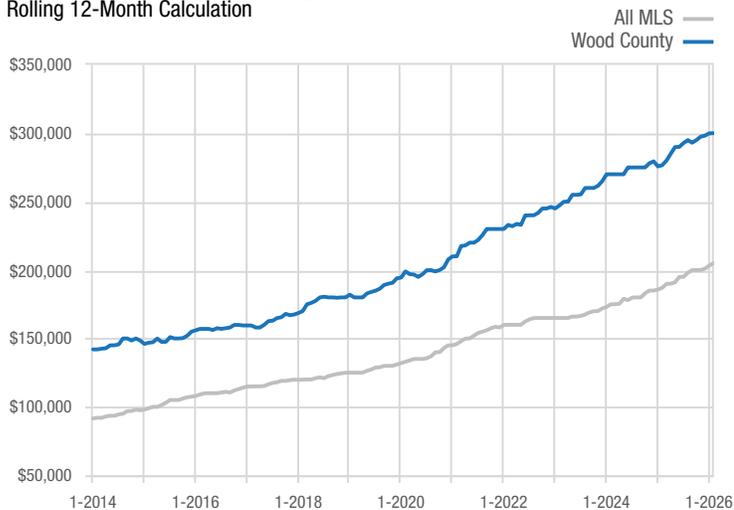
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	87	67	- 23.0%	188	143	- 23.9%
Pending Sales	55	55	0.0%	124	119	- 4.0%
Closed Sales	64	52	- 18.8%	123	140	+ 13.8%
Days on Market Until Sale	96	96	0.0%	100	88	- 12.0%
Median Sales Price*	\$268,900	\$290,000	+ 7.8%	\$265,000	\$288,000	+ 8.7%
Average Sales Price*	\$328,171	\$321,538	- 2.0%	\$314,349	\$304,695	- 3.1%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	235	192	- 18.3%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	9	10	+ 11.1%	17	20	+ 17.6%
Pending Sales	5	6	+ 20.0%	14	10	- 28.6%
Closed Sales	5	3	- 40.0%	12	9	- 25.0%
Days on Market Until Sale	84	32	- 61.9%	79	52	- 34.2%
Median Sales Price*	\$217,000	\$272,500	+ 25.6%	\$216,500	\$272,500	+ 25.9%
Average Sales Price*	\$229,580	\$243,000	+ 5.8%	\$222,175	\$258,056	+ 16.1%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	18	36	+ 100.0%	—	—	—
Months Supply of Inventory	2.2	4.6	+ 109.1%	—	—	—

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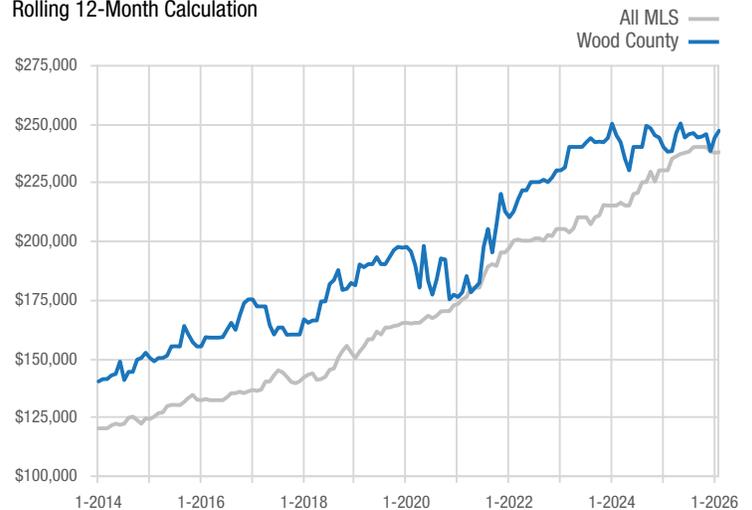
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

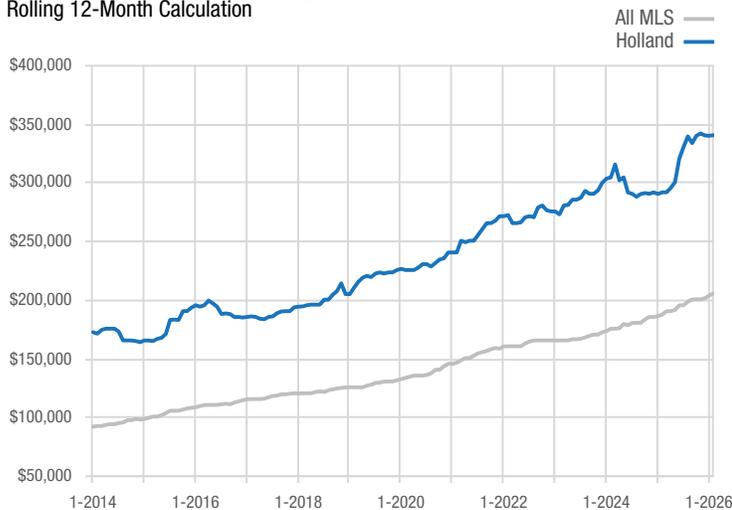
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	15	11	- 26.7%	26	27	+ 3.8%
Pending Sales	14	10	- 28.6%	23	20	- 13.0%
Closed Sales	11	11	0.0%	20	17	- 15.0%
Days on Market Until Sale	79	78	- 1.3%	73	70	- 4.1%
Median Sales Price*	\$313,000	\$324,000	+ 3.5%	\$287,450	\$275,000	- 4.3%
Average Sales Price*	\$293,664	\$335,536	+ 14.3%	\$292,535	\$284,088	- 2.9%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	25	31	+ 24.0%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	1	0.0%	4	2	- 50.0%
Pending Sales	3	0	- 100.0%	4	1	- 75.0%
Closed Sales	4	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	66	—	—	66	119	+ 80.3%
Median Sales Price*	\$346,000	—	—	\$346,000	\$457,500	+ 32.2%
Average Sales Price*	\$327,725	—	—	\$327,725	\$457,500	+ 39.6%
Percent of List Price Received*	100.0%	—	—	100.0%	91.5%	- 8.5%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	3.0	+ 500.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

Zip Code 43537

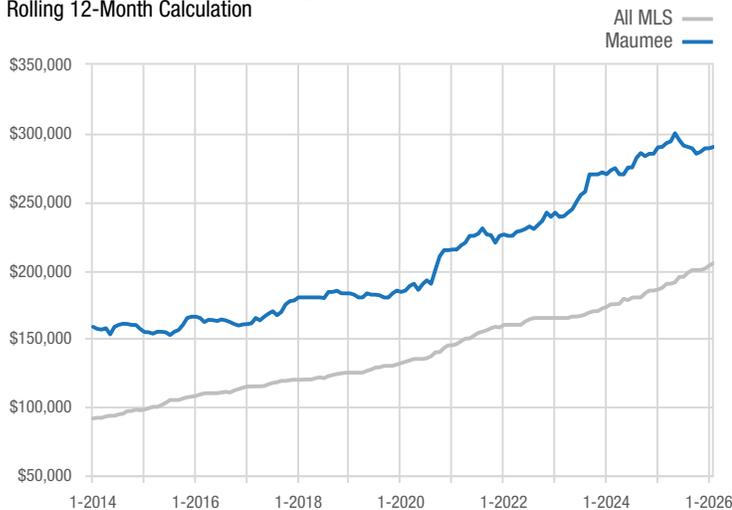
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	29	19	- 34.5%	55	38	- 30.9%
Pending Sales	10	10	0.0%	24	27	+ 12.5%
Closed Sales	9	11	+ 22.2%	23	26	+ 13.0%
Days on Market Until Sale	68	95	+ 39.7%	68	89	+ 30.9%
Median Sales Price*	\$280,000	\$330,700	+ 18.1%	\$289,000	\$335,350	+ 16.0%
Average Sales Price*	\$290,577	\$359,022	+ 23.6%	\$318,574	\$342,959	+ 7.7%
Percent of List Price Received*	100.0%	104.9%	+ 4.9%	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	65	43	- 33.8%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	5	+ 25.0%	6	9	+ 50.0%
Pending Sales	1	2	+ 100.0%	3	4	+ 33.3%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	48	28	- 41.7%	75	60	- 20.0%
Median Sales Price*	\$263,000	\$275,000	+ 4.6%	\$195,000	\$275,000	+ 41.0%
Average Sales Price*	\$263,000	\$275,000	+ 4.6%	\$174,500	\$378,333	+ 116.8%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	97.9%	- 2.1%
Inventory of Homes for Sale	5	15	+ 200.0%	—	—	—
Months Supply of Inventory	1.2	3.8	+ 216.7%	—	—	—

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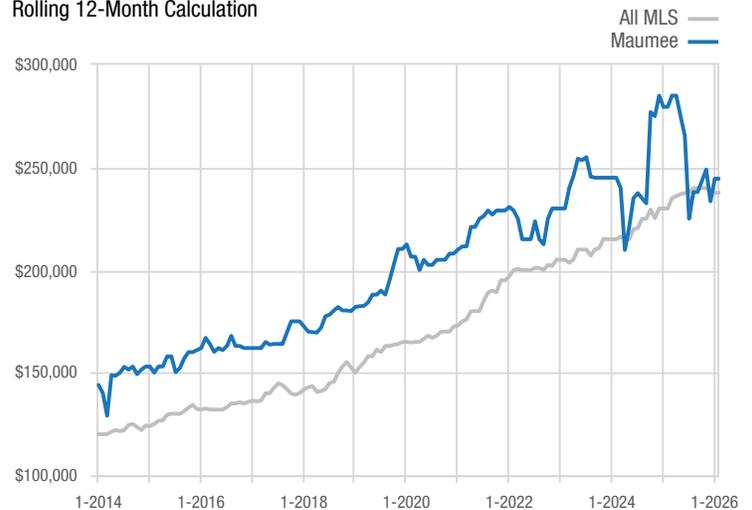
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

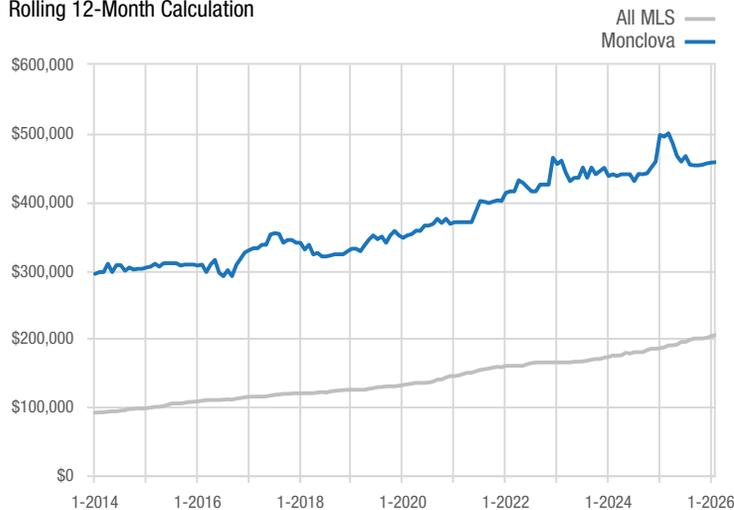
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	2	6	+ 200.0%	2	10	+ 400.0%
Pending Sales	2	1	- 50.0%	2	3	+ 50.0%
Closed Sales	2	1	- 50.0%	3	3	0.0%
Days on Market Until Sale	106	57	- 46.2%	90	27	- 70.0%
Median Sales Price*	\$437,500	\$524,900	+ 20.0%	\$525,000	\$560,000	+ 6.7%
Average Sales Price*	\$437,500	\$524,900	+ 20.0%	\$544,333	\$661,633	+ 21.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	2.7	4.2	+ 55.6%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	1	—	0	9	—
Pending Sales	0	1	—	0	9	—
Closed Sales	0	2	—	3	3	0.0%
Days on Market Until Sale	—	139	—	208	103	- 50.5%
Median Sales Price*	—	\$489,685	—	\$422,235	\$560,380	+ 32.7%
Average Sales Price*	—	\$489,685	—	\$390,822	\$599,774	+ 53.5%
Percent of List Price Received*	—	99.6%	—	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	2.1	+ 90.9%	—	—	—

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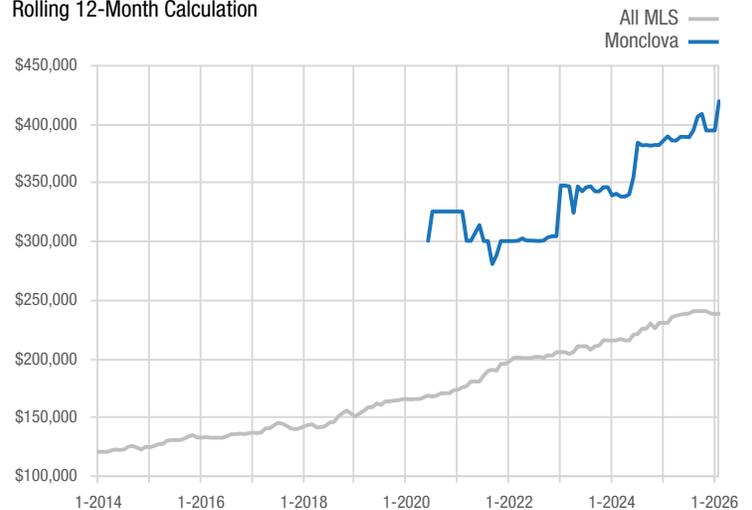
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

Zip Code 43571

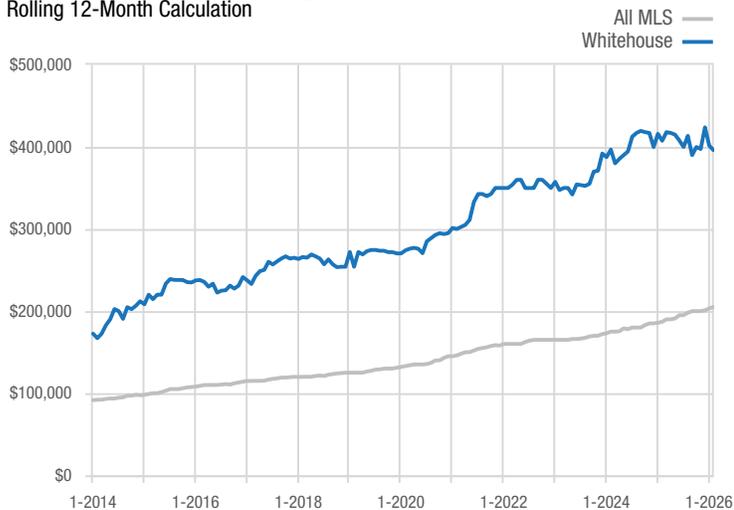
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	3	3	0.0%	9	10	+ 11.1%
Pending Sales	5	4	- 20.0%	10	7	- 30.0%
Closed Sales	5	5	0.0%	9	7	- 22.2%
Days on Market Until Sale	79	66	- 16.5%	81	63	- 22.2%
Median Sales Price*	\$515,000	\$397,000	- 22.9%	\$515,000	\$360,500	- 30.0%
Average Sales Price*	\$462,400	\$401,560	- 13.2%	\$449,889	\$374,043	- 16.9%
Percent of List Price Received*	100.0%	103.0%	+ 3.0%	100.0%	101.0%	+ 1.0%
Inventory of Homes for Sale	14	18	+ 28.6%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

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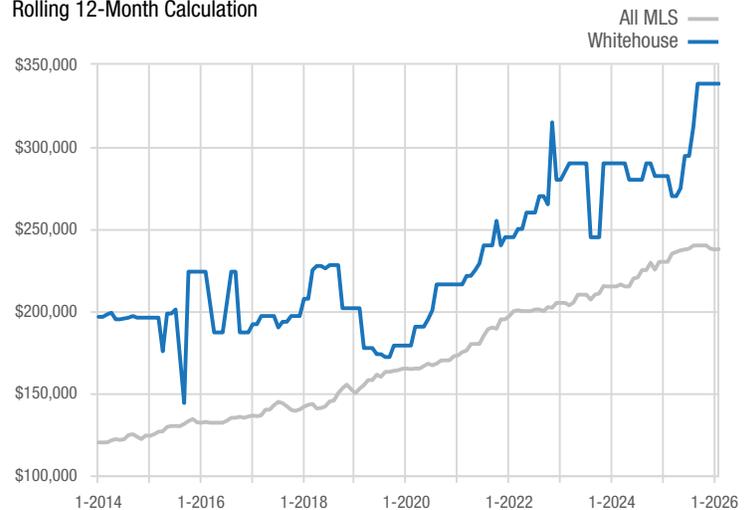
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Sylvania

Zip Code 43560

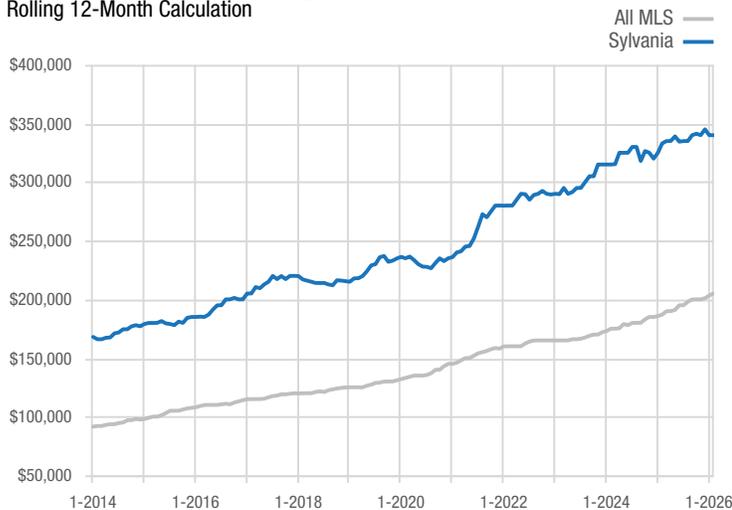
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	31	33	+ 6.5%	61	71	+ 16.4%
Pending Sales	27	23	- 14.8%	43	43	0.0%
Closed Sales	22	28	+ 27.3%	35	47	+ 34.3%
Days on Market Until Sale	99	53	- 46.5%	96	59	- 38.5%
Median Sales Price*	\$337,000	\$328,250	- 2.6%	\$335,000	\$288,000	- 14.0%
Average Sales Price*	\$352,827	\$360,511	+ 2.2%	\$344,460	\$328,383	- 4.7%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	70	65	- 7.1%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	6	4	- 33.3%	10	14	+ 40.0%
Pending Sales	4	6	+ 50.0%	8	12	+ 50.0%
Closed Sales	2	5	+ 150.0%	7	12	+ 71.4%
Days on Market Until Sale	115	61	- 47.0%	60	70	+ 16.7%
Median Sales Price*	\$212,500	\$249,900	+ 17.6%	\$165,000	\$239,450	+ 45.1%
Average Sales Price*	\$212,500	\$225,360	+ 6.1%	\$201,857	\$233,392	+ 15.6%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	100.0%	97.8%	- 2.2%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

* 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.

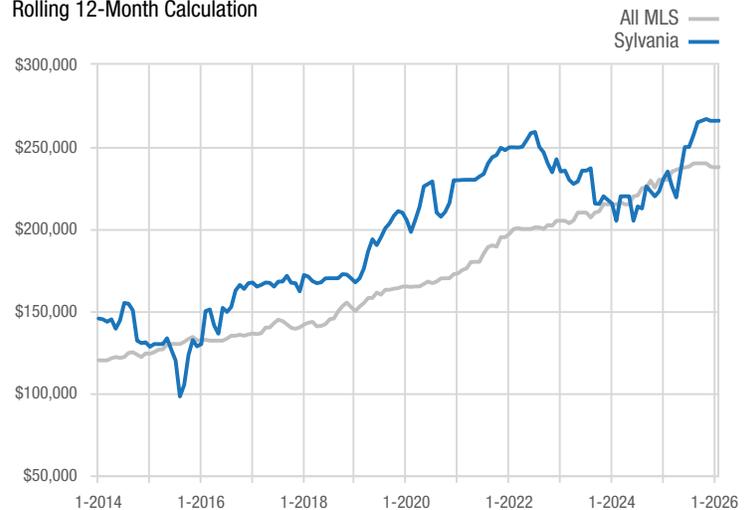
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

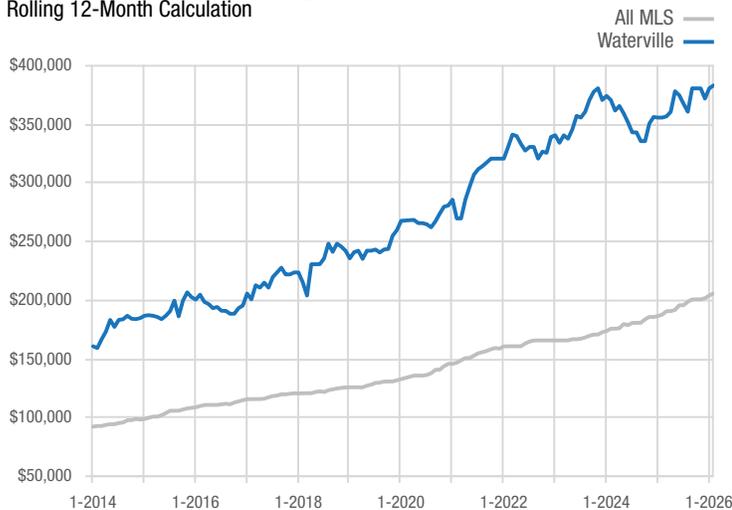
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	16	10	- 37.5%	30	31	+ 3.3%
Pending Sales	10	10	0.0%	15	17	+ 13.3%
Closed Sales	8	7	- 12.5%	10	14	+ 40.0%
Days on Market Until Sale	68	70	+ 2.9%	72	79	+ 9.7%
Median Sales Price*	\$328,950	\$440,000	+ 33.8%	\$315,000	\$427,500	+ 35.7%
Average Sales Price*	\$345,425	\$506,357	+ 46.6%	\$338,490	\$461,643	+ 36.4%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	100.0%	98.8%	- 1.2%
Inventory of Homes for Sale	28	28	0.0%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	0	2	—	1	2	+ 100.0%
Closed Sales	0	2	—	1	2	+ 100.0%
Days on Market Until Sale	—	35	—	33	35	+ 6.1%
Median Sales Price*	—	\$264,950	—	\$271,000	\$264,950	- 2.2%
Average Sales Price*	—	\$264,950	—	\$271,000	\$264,950	- 2.2%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

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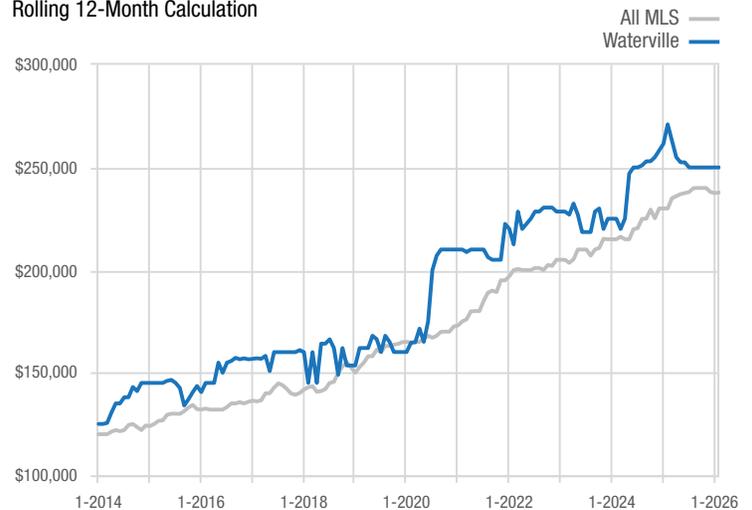
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

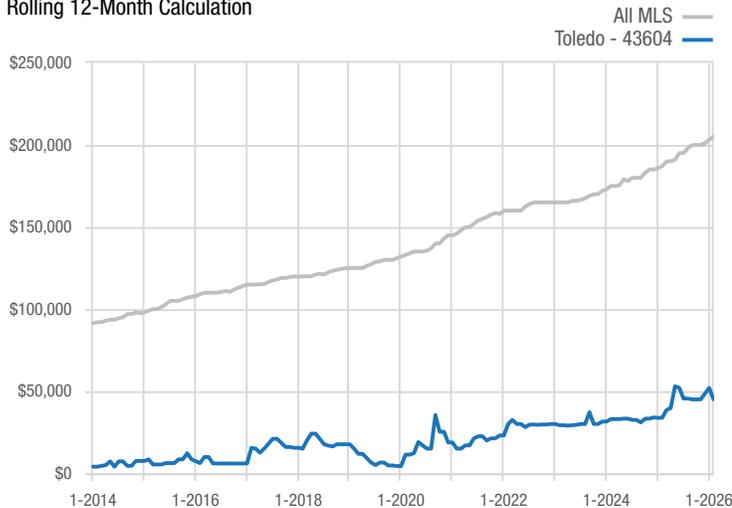
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	2	+ 100.0%	4	3	- 25.0%
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	2	2	0.0%	5	2	- 60.0%
Days on Market Until Sale	113	114	+ 0.9%	79	114	+ 44.3%
Median Sales Price*	\$52,750	\$26,000	- 50.7%	\$30,000	\$26,000	- 13.3%
Average Sales Price*	\$52,750	\$26,000	- 50.7%	\$63,080	\$26,000	- 58.8%
Percent of List Price Received*	100.0%	79.2%	- 20.8%	100.0%	79.2%	- 20.8%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	207	—	—	207	86	- 58.5%
Median Sales Price*	\$290,000	—	—	\$290,000	\$215,000	- 25.9%
Average Sales Price*	\$290,000	—	—	\$290,000	\$215,000	- 25.9%
Percent of List Price Received*	100.0%	—	—	100.0%	107.6%	+ 7.6%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

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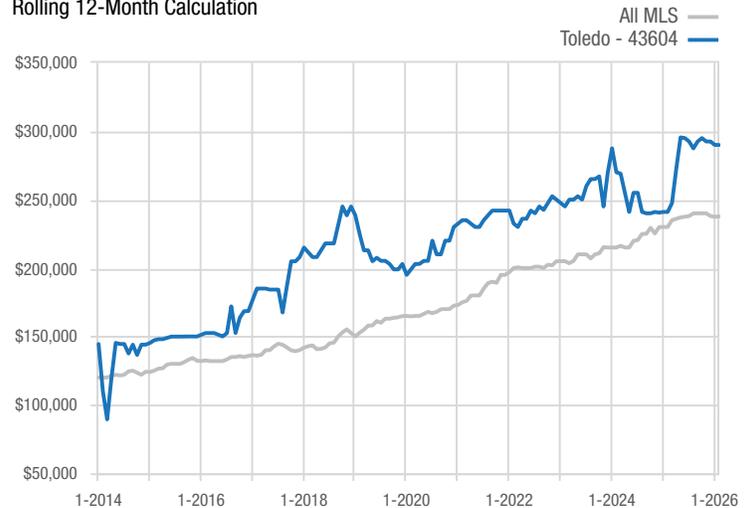
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

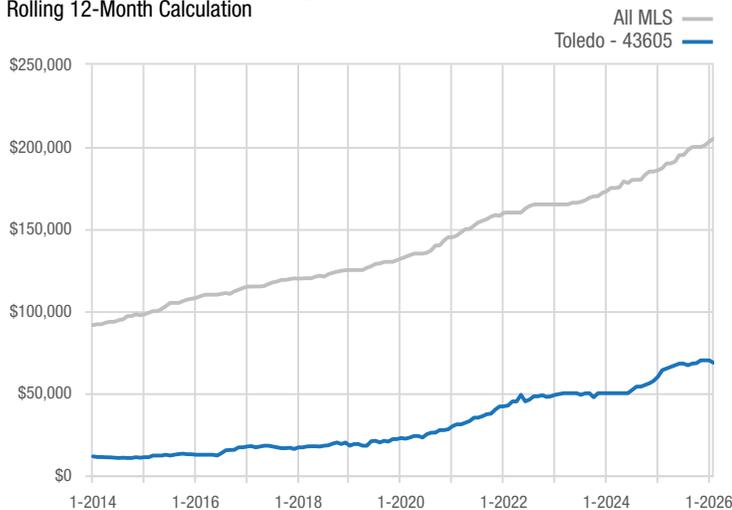
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	29	18	- 37.9%	59	41	- 30.5%
Pending Sales	16	16	0.0%	51	33	- 35.3%
Closed Sales	20	20	0.0%	48	39	- 18.8%
Days on Market Until Sale	49	64	+ 30.6%	51	70	+ 37.3%
Median Sales Price*	\$70,000	\$55,000	- 21.4%	\$69,500	\$64,250	- 7.6%
Average Sales Price*	\$75,544	\$67,449	- 10.7%	\$70,422	\$75,188	+ 6.8%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	100.0%	100.6%	+ 0.6%
Inventory of Homes for Sale	55	64	+ 16.4%	—	—	—
Months Supply of Inventory	2.7	3.0	+ 11.1%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	25	—	—	25	—	—
Median Sales Price*	\$360,000	—	—	\$360,000	—	—
Average Sales Price*	\$360,000	—	—	\$360,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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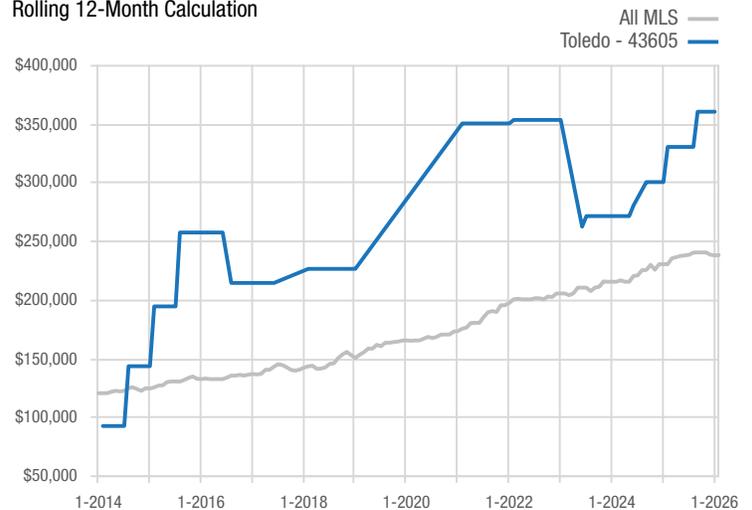
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

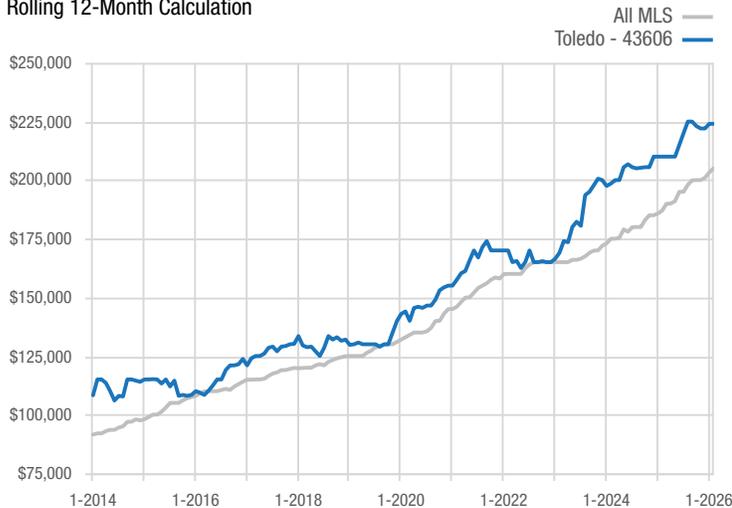
Single Family Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	13	18	+ 38.5%	29	29	0.0%
Pending Sales	17	10	- 41.2%	29	29	0.0%
Closed Sales	18	6	- 66.7%	30	25	- 16.7%
Days on Market Until Sale	63	63	0.0%	66	63	- 4.5%
Median Sales Price*	\$181,000	\$158,750	- 12.3%	\$192,000	\$212,425	+ 10.6%
Average Sales Price*	\$218,561	\$223,067	+ 2.1%	\$211,906	\$221,440	+ 4.5%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	96.1%	- 3.9%
Inventory of Homes for Sale	27	37	+ 37.0%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Condo-Villa Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	62	—	—	60	75	+ 25.0%
Median Sales Price*	\$117,000	—	—	\$136,000	\$169,000	+ 24.3%
Average Sales Price*	\$117,000	—	—	\$136,000	\$169,000	+ 24.3%
Percent of List Price Received*	100.0%	—	—	100.0%	89.6%	- 10.4%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	3.5	+ 337.5%	—	—	—

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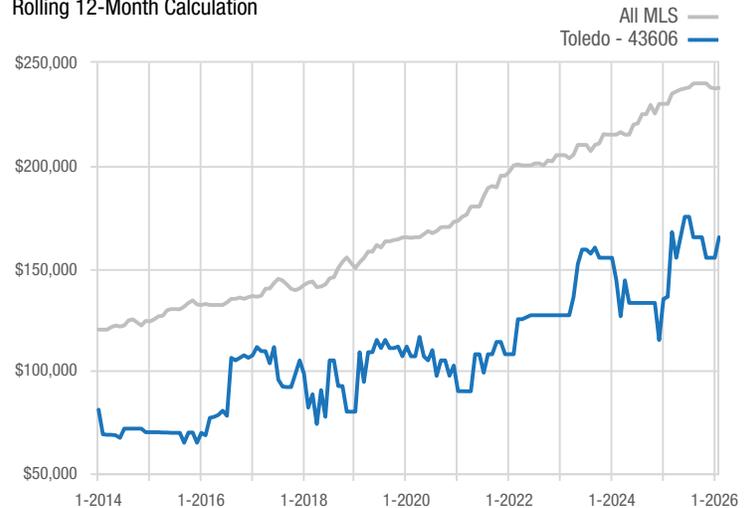
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

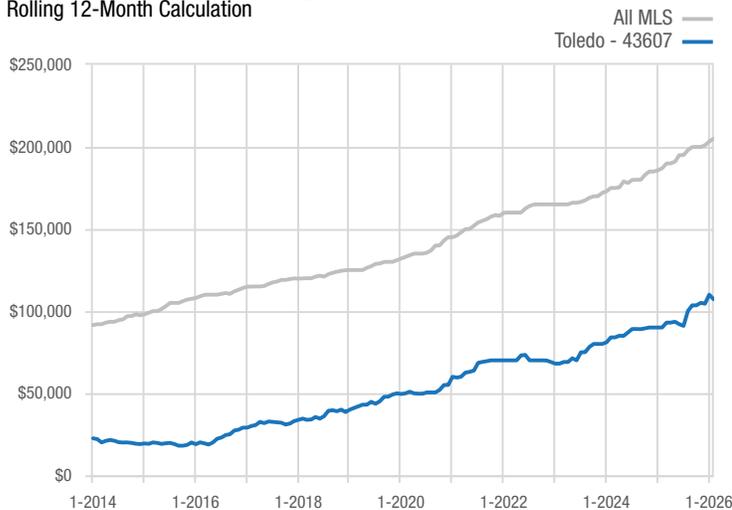
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	15	15	0.0%	33	46	+ 39.4%
Pending Sales	10	14	+ 40.0%	26	32	+ 23.1%
Closed Sales	13	14	+ 7.7%	28	29	+ 3.6%
Days on Market Until Sale	73	72	- 1.4%	69	71	+ 2.9%
Median Sales Price*	\$97,500	\$99,000	+ 1.5%	\$88,950	\$106,000	+ 19.2%
Average Sales Price*	\$94,869	\$94,764	- 0.1%	\$90,865	\$100,257	+ 10.3%
Percent of List Price Received*	100.0%	90.6%	- 9.4%	100.0%	93.7%	- 6.3%
Inventory of Homes for Sale	34	62	+ 82.4%	—	—	—
Months Supply of Inventory	2.1	4.1	+ 95.2%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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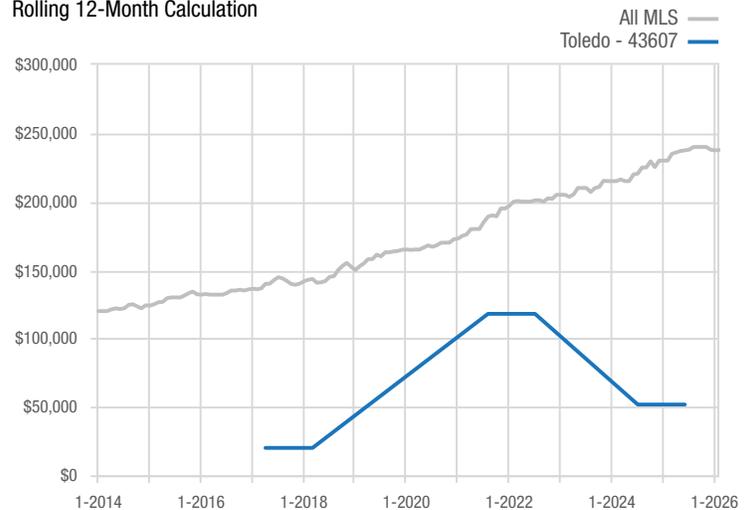
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Toledo - 43608

Zip Code 43608

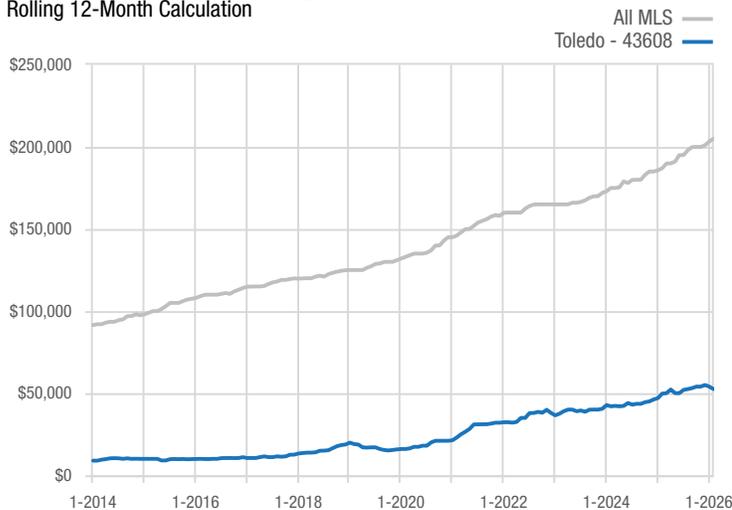
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	24	11	- 54.2%	35	30	- 14.3%
Pending Sales	16	14	- 12.5%	25	20	- 20.0%
Closed Sales	18	15	- 16.7%	26	22	- 15.4%
Days on Market Until Sale	54	85	+ 57.4%	61	87	+ 42.6%
Median Sales Price*	\$59,000	\$50,000	- 15.3%	\$62,500	\$45,500	- 27.2%
Average Sales Price*	\$58,631	\$48,630	- 17.1%	\$57,033	\$48,520	- 14.9%
Percent of List Price Received*	100.0%	87.4%	- 12.6%	100.0%	87.6%	- 12.4%
Inventory of Homes for Sale	36	56	+ 55.6%	—	—	—
Months Supply of Inventory	2.5	3.9	+ 56.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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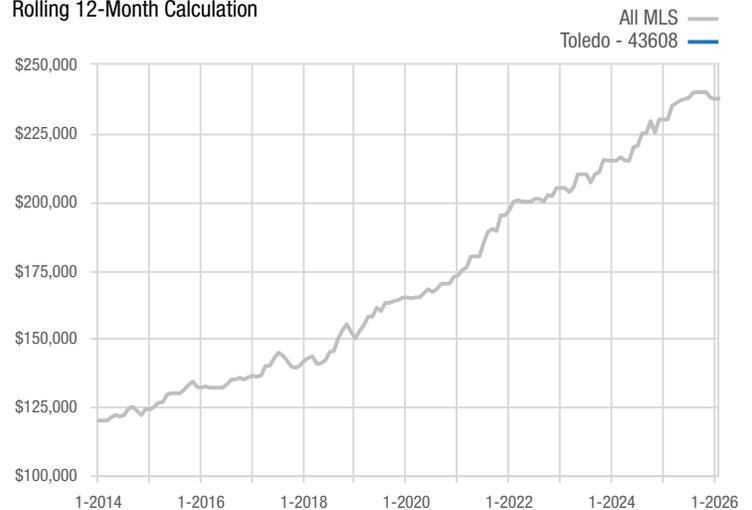
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

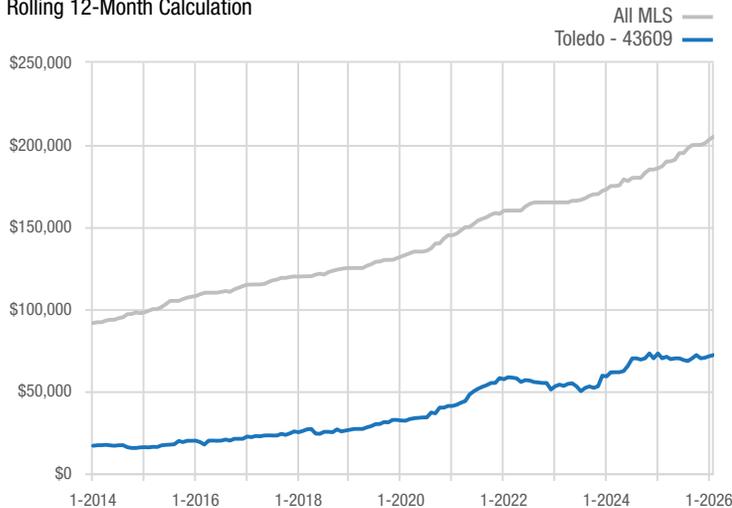
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	20	21	+ 5.0%	36	47	+ 30.6%
Pending Sales	15	11	- 26.7%	27	33	+ 22.2%
Closed Sales	14	12	- 14.3%	26	29	+ 11.5%
Days on Market Until Sale	64	52	- 18.8%	65	61	- 6.2%
Median Sales Price*	\$53,500	\$72,500	+ 35.5%	\$67,600	\$75,000	+ 10.9%
Average Sales Price*	\$66,036	\$72,909	+ 10.4%	\$75,763	\$81,748	+ 7.9%
Percent of List Price Received*	100.0%	96.7%	- 3.3%	100.0%	98.8%	- 1.2%
Inventory of Homes for Sale	42	62	+ 47.6%	—	—	—
Months Supply of Inventory	2.7	3.3	+ 22.2%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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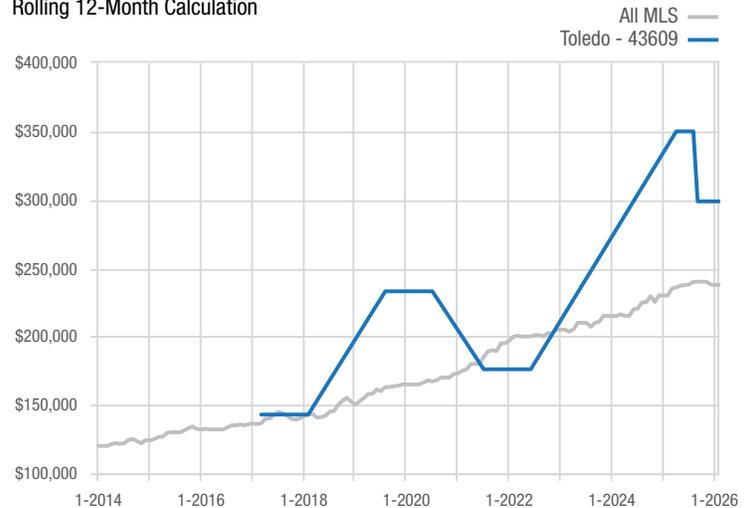
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

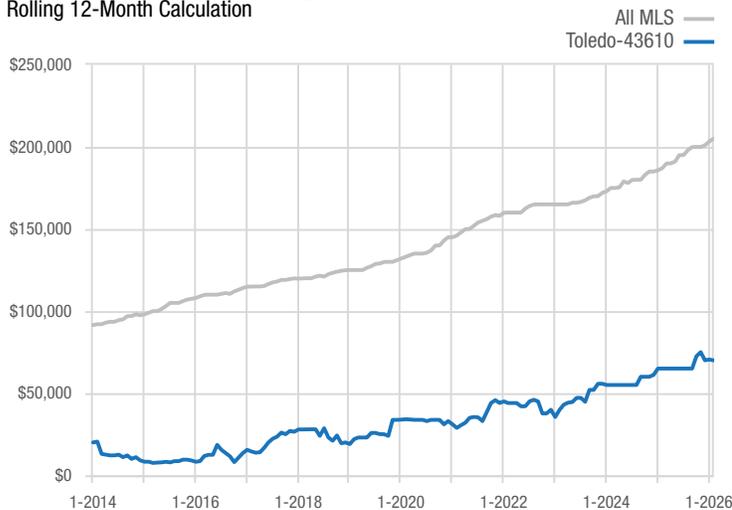
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	1	- 75.0%	8	1	- 87.5%
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	1	2	+ 100.0%	3	5	+ 66.7%
Days on Market Until Sale	69	81	+ 17.4%	51	92	+ 80.4%
Median Sales Price*	\$80,000	\$110,444	+ 38.1%	\$80,000	\$92,500	+ 15.6%
Average Sales Price*	\$80,000	\$110,444	+ 38.1%	\$88,000	\$128,478	+ 46.0%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	100.0%	97.5%	- 2.5%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	4.3	3.0	- 30.2%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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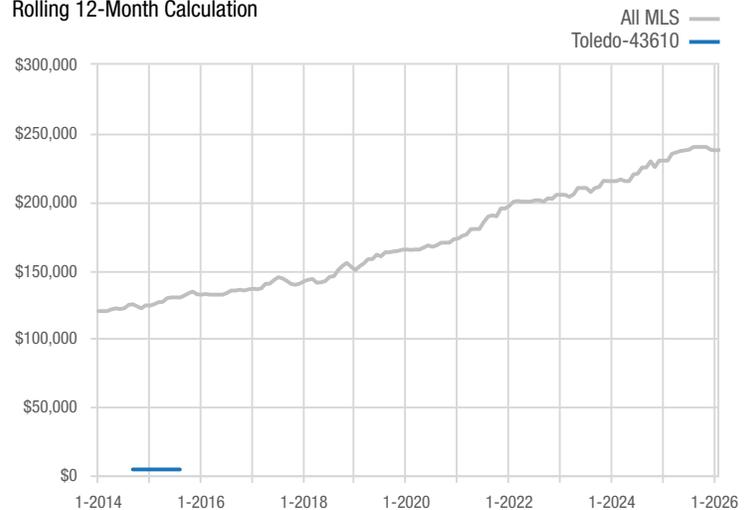
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Toledo - 43611

Zip Code 43611

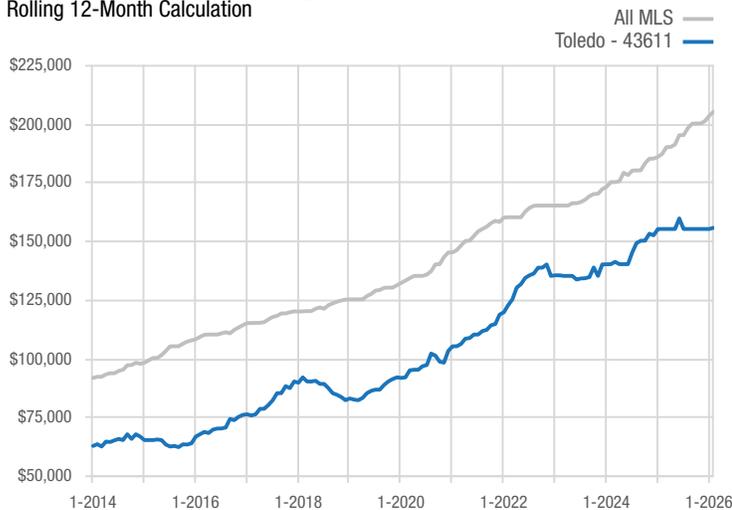
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	10	14	+ 40.0%	33	31	- 6.1%
Pending Sales	12	15	+ 25.0%	23	30	+ 30.4%
Closed Sales	10	15	+ 50.0%	20	30	+ 50.0%
Days on Market Until Sale	83	79	- 4.8%	75	70	- 6.7%
Median Sales Price*	\$156,450	\$200,000	+ 27.8%	\$160,500	\$178,300	+ 11.1%
Average Sales Price*	\$167,290	\$192,147	+ 14.9%	\$158,715	\$216,141	+ 36.2%
Percent of List Price Received*	100.0%	96.8%	- 3.2%	100.0%	98.8%	- 1.2%
Inventory of Homes for Sale	40	26	- 35.0%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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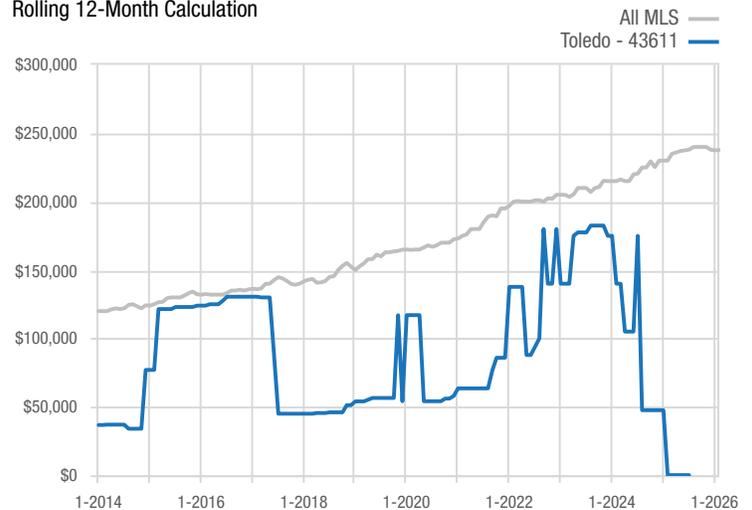
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

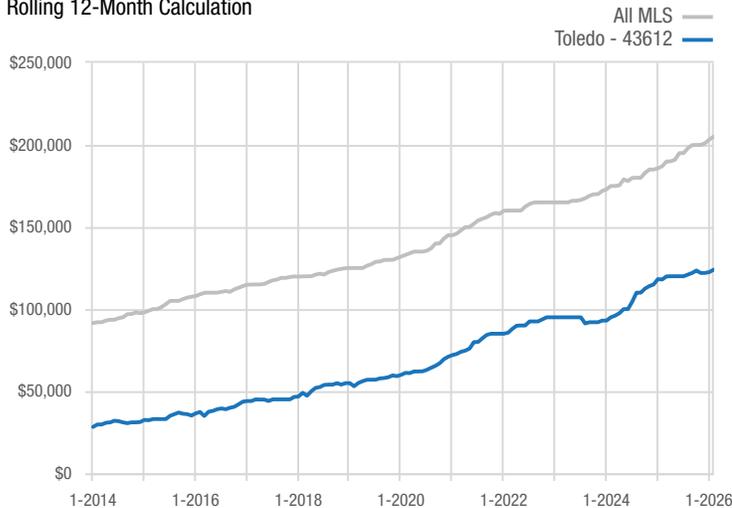
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	20	33	+ 65.0%	54	60	+ 11.1%
Pending Sales	25	25	0.0%	56	52	- 7.1%
Closed Sales	25	17	- 32.0%	59	50	- 15.3%
Days on Market Until Sale	70	91	+ 30.0%	64	74	+ 15.6%
Median Sales Price*	\$103,500	\$129,000	+ 24.6%	\$112,000	\$127,500	+ 13.8%
Average Sales Price*	\$101,165	\$122,153	+ 20.7%	\$114,928	\$126,218	+ 9.8%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	55	79	+ 43.6%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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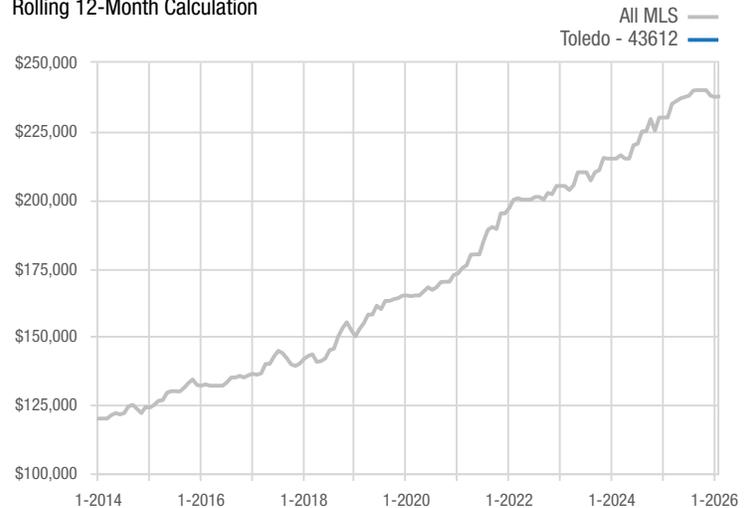
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Toledo - 43613

Zip Code 43613

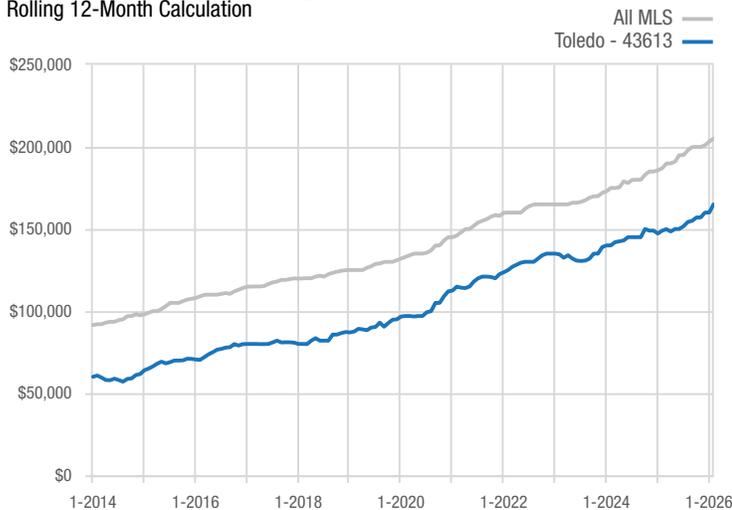
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	25	39	+ 56.0%	60	78	+ 30.0%
Pending Sales	25	29	+ 16.0%	48	53	+ 10.4%
Closed Sales	22	28	+ 27.3%	41	53	+ 29.3%
Days on Market Until Sale	51	57	+ 11.8%	61	62	+ 1.6%
Median Sales Price*	\$147,000	\$188,125	+ 28.0%	\$130,000	\$165,000	+ 26.9%
Average Sales Price*	\$149,997	\$169,930	+ 13.3%	\$134,010	\$161,220	+ 20.3%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	60	83	+ 38.3%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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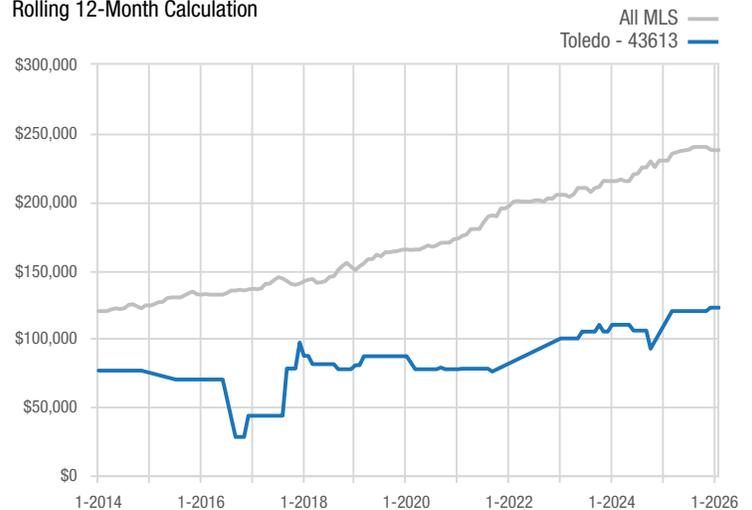
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43614

Zip Code 43614

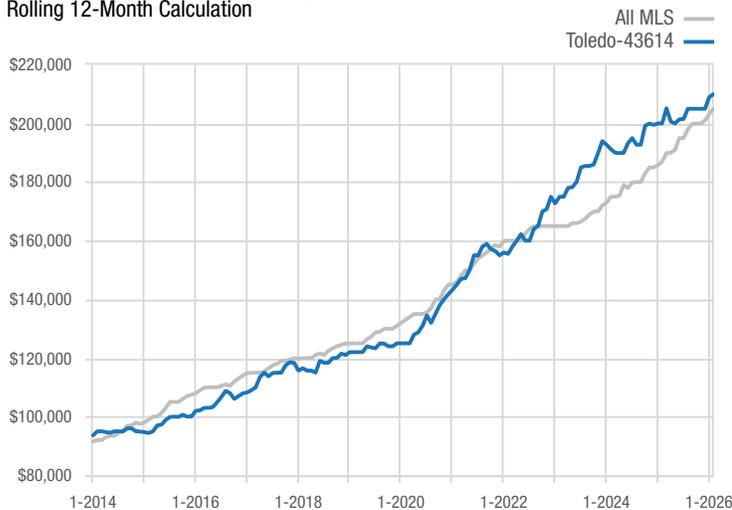
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	26	20	- 23.1%	46	32	- 30.4%
Pending Sales	13	14	+ 7.7%	32	29	- 9.4%
Closed Sales	12	11	- 8.3%	35	26	- 25.7%
Days on Market Until Sale	74	74	0.0%	68	59	- 13.2%
Median Sales Price*	\$193,750	\$225,000	+ 16.1%	\$193,500	\$217,950	+ 12.6%
Average Sales Price*	\$192,656	\$219,755	+ 14.1%	\$191,758	\$213,308	+ 11.2%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	45	34	- 24.4%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	5	3	- 40.0%	8	6	- 25.0%
Pending Sales	2	6	+ 200.0%	6	9	+ 50.0%
Closed Sales	3	5	+ 66.7%	6	9	+ 50.0%
Days on Market Until Sale	51	71	+ 39.2%	39	59	+ 51.3%
Median Sales Price*	\$154,900	\$115,000	- 25.8%	\$155,200	\$125,000	- 19.5%
Average Sales Price*	\$126,467	\$116,150	- 8.2%	\$140,650	\$125,639	- 10.7%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.0%	97.5%	- 2.5%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

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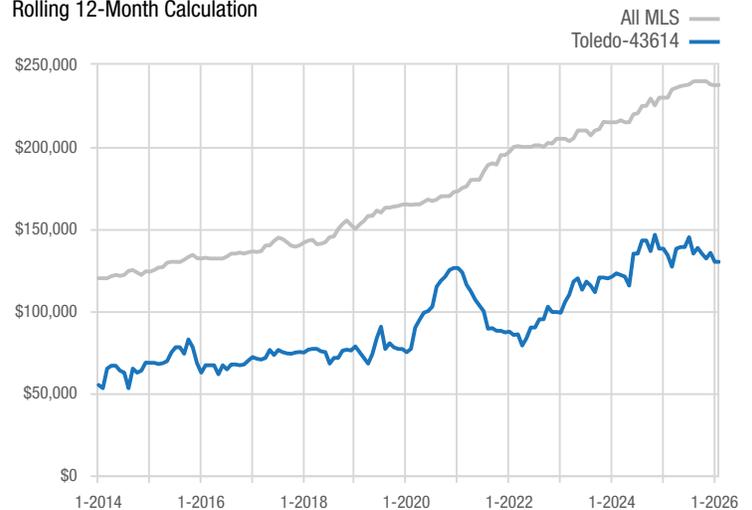
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43615

Zip Code 43615

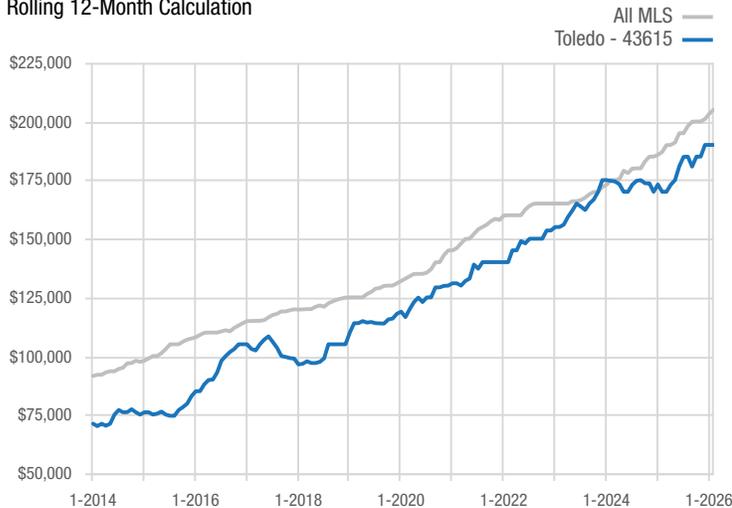
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	25	18	- 28.0%	56	34	- 39.3%
Pending Sales	22	19	- 13.6%	40	40	0.0%
Closed Sales	25	27	+ 8.0%	42	41	- 2.4%
Days on Market Until Sale	62	85	+ 37.1%	68	76	+ 11.8%
Median Sales Price*	\$150,000	\$174,825	+ 16.6%	\$157,250	\$172,900	+ 10.0%
Average Sales Price*	\$177,340	\$293,912	+ 65.7%	\$202,657	\$256,069	+ 26.4%
Percent of List Price Received*	100.0%	101.0%	+ 1.0%	100.0%	100.6%	+ 0.6%
Inventory of Homes for Sale	55	35	- 36.4%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	6	5	- 16.7%	10	16	+ 60.0%
Pending Sales	3	8	+ 166.7%	13	12	- 7.7%
Closed Sales	5	5	0.0%	15	10	- 33.3%
Days on Market Until Sale	72	70	- 2.8%	98	74	- 24.5%
Median Sales Price*	\$239,000	\$165,000	- 31.0%	\$180,000	\$145,500	- 19.2%
Average Sales Price*	\$205,580	\$200,365	- 2.5%	\$218,610	\$186,472	- 14.7%
Percent of List Price Received*	100.0%	95.0%	- 5.0%	100.0%	96.6%	- 3.4%
Inventory of Homes for Sale	8	17	+ 112.5%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

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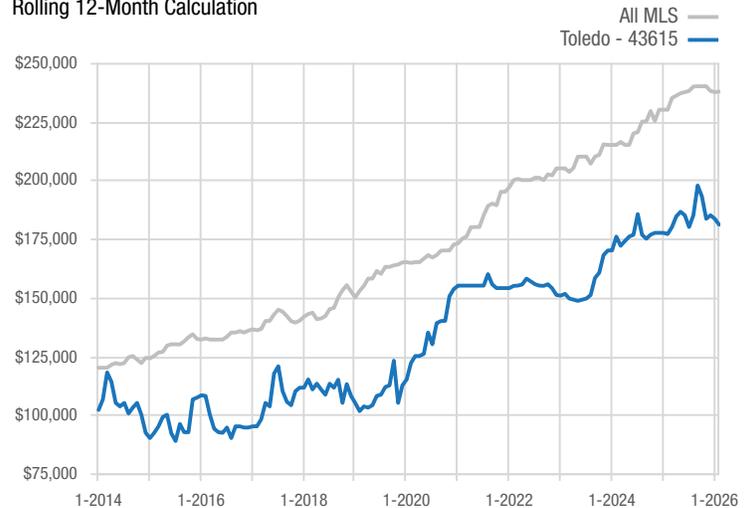
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Toledo - 43617

Zip Code 43617

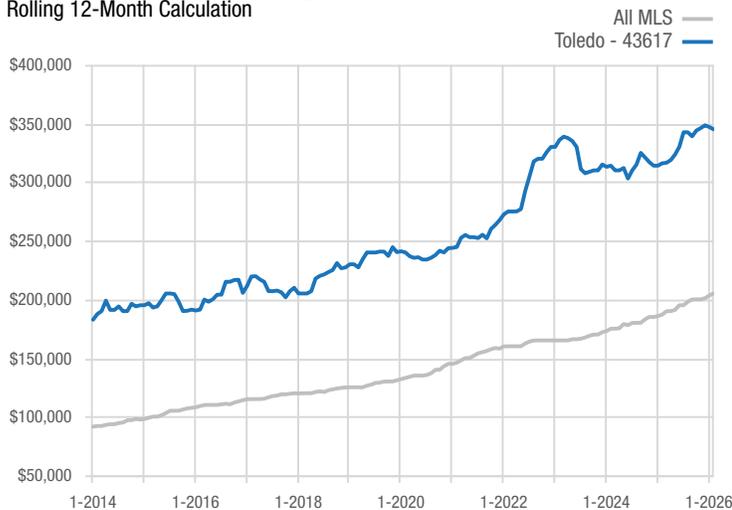
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	3	4	+ 33.3%	11	8	- 27.3%
Pending Sales	7	6	- 14.3%	11	11	0.0%
Closed Sales	5	7	+ 40.0%	9	10	+ 11.1%
Days on Market Until Sale	86	106	+ 23.3%	76	98	+ 28.9%
Median Sales Price*	\$392,000	\$319,000	- 18.6%	\$363,000	\$323,500	- 10.9%
Average Sales Price*	\$457,280	\$494,057	+ 8.0%	\$355,189	\$443,140	+ 24.8%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	2	- 50.0%	7	3	- 57.1%
Pending Sales	3	0	- 100.0%	5	1	- 80.0%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	21	—	—	33	65	+ 97.0%
Median Sales Price*	\$192,000	—	—	\$250,000	\$240,000	- 4.0%
Average Sales Price*	\$192,000	—	—	\$221,000	\$240,000	+ 8.6%
Percent of List Price Received*	100.0%	—	—	100.0%	102.3%	+ 2.3%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

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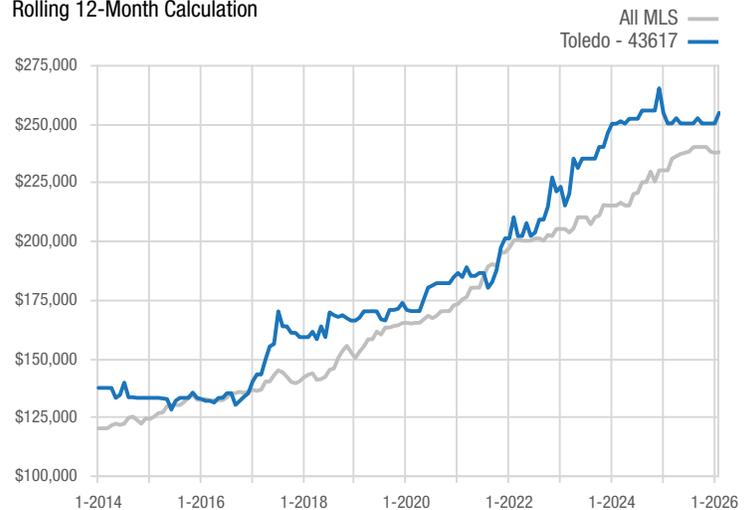
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

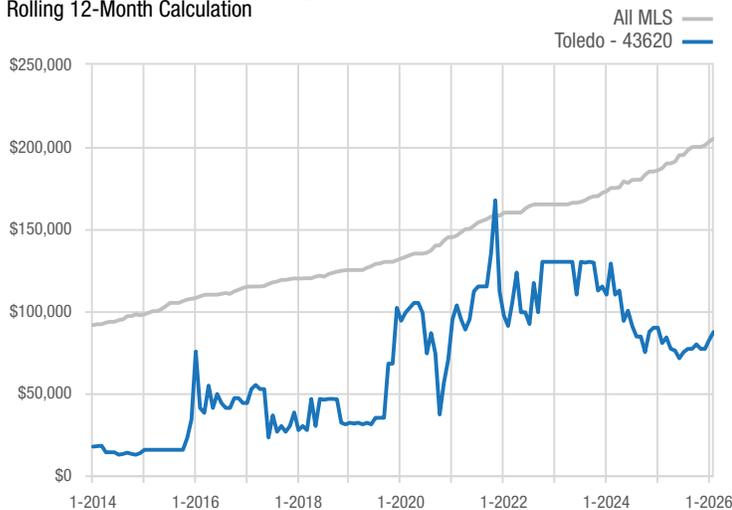
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	2	+ 100.0%	3	7	+ 133.3%
Pending Sales	3	2	- 33.3%	4	3	- 25.0%
Closed Sales	3	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	80	—	—	83	—	—
Median Sales Price*	\$77,000	—	—	\$77,000	—	—
Average Sales Price*	\$81,333	—	—	\$73,800	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$97,500	—
Average Sales Price*	—	—	—	—	\$97,500	—
Percent of List Price Received*	—	—	—	—	88.6%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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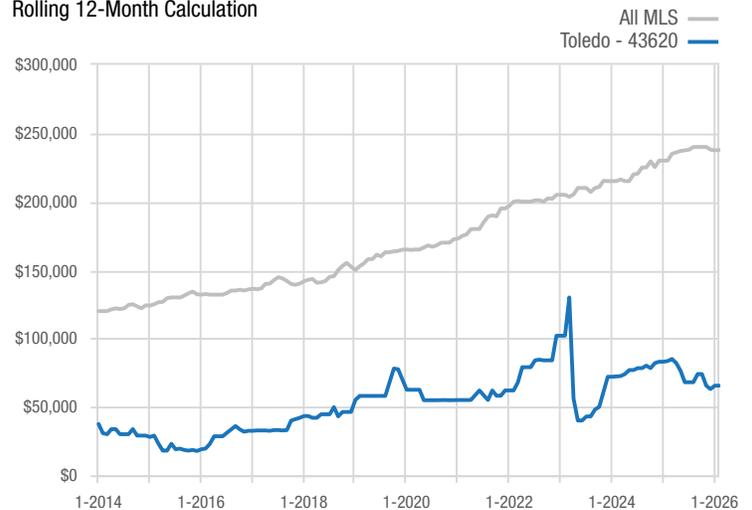
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43623

Zip Code 43623

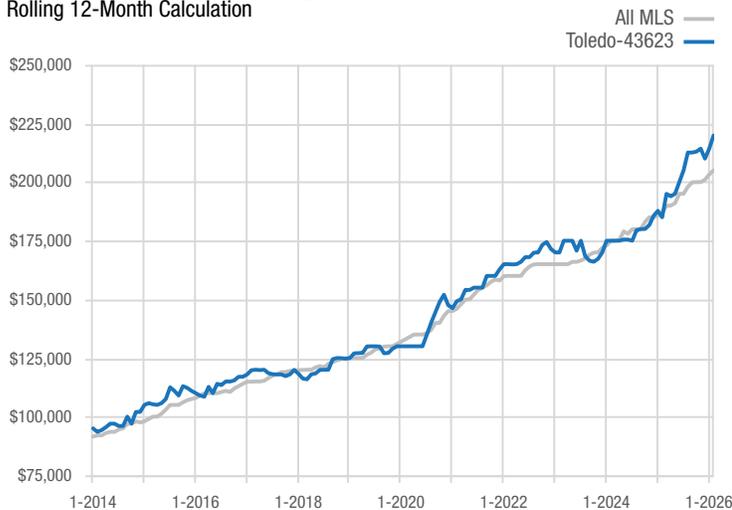
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	26	14	- 46.2%	44	30	- 31.8%
Pending Sales	12	13	+ 8.3%	26	31	+ 19.2%
Closed Sales	10	13	+ 30.0%	22	27	+ 22.7%
Days on Market Until Sale	73	74	+ 1.4%	72	66	- 8.3%
Median Sales Price*	\$150,000	\$245,000	+ 63.3%	\$172,250	\$260,000	+ 50.9%
Average Sales Price*	\$165,750	\$263,607	+ 59.0%	\$215,159	\$328,300	+ 52.6%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.0%	97.3%	- 2.7%
Inventory of Homes for Sale	36	24	- 33.3%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	3	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	29	—	—	29	—
Median Sales Price*	—	\$127,000	—	—	\$127,000	—
Average Sales Price*	—	\$127,000	—	—	\$127,000	—
Percent of List Price Received*	—	101.7%	—	—	101.7%	—
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

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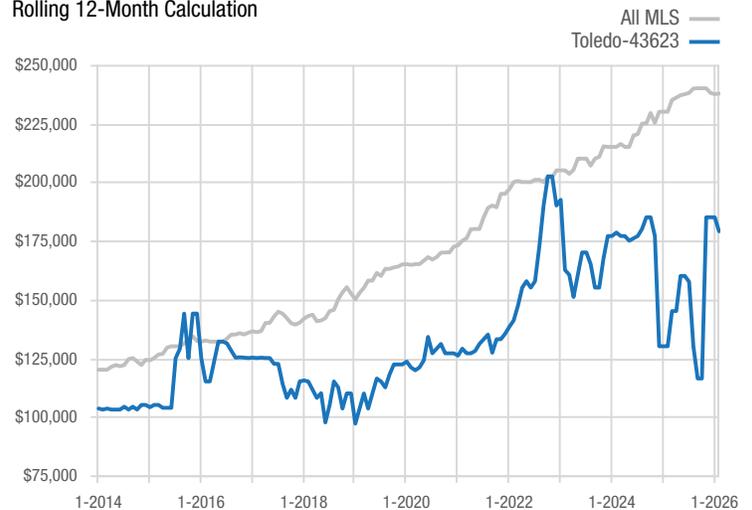
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Oregon

Zip Code 43616

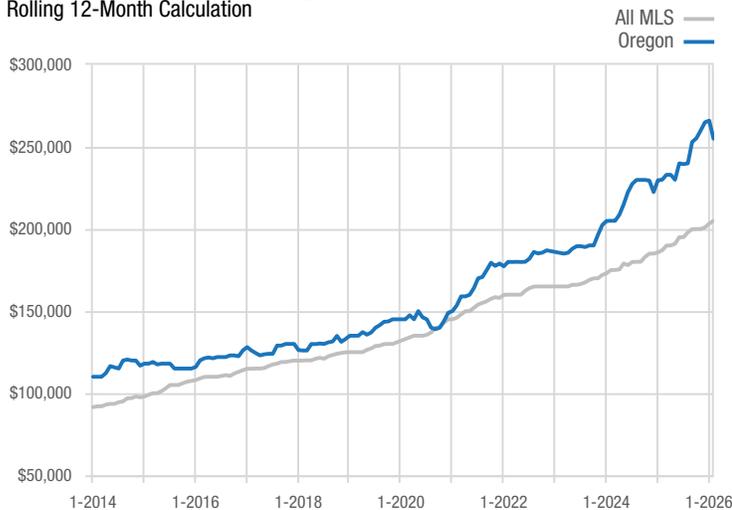
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	20	21	+ 5.0%	40	32	- 20.0%
Pending Sales	8	11	+ 37.5%	21	27	+ 28.6%
Closed Sales	6	11	+ 83.3%	21	30	+ 42.9%
Days on Market Until Sale	71	60	- 15.5%	90	61	- 32.2%
Median Sales Price*	\$414,250	\$187,500	- 54.7%	\$277,000	\$225,000	- 18.8%
Average Sales Price*	\$407,562	\$214,315	- 47.4%	\$314,179	\$228,930	- 27.1%
Percent of List Price Received*	100.0%	101.8%	+ 1.8%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	55	35	- 36.4%	—	—	—
Months Supply of Inventory	3.4	1.8	- 47.1%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	40	—	—
Median Sales Price*	—	—	—	\$230,250	—	—
Average Sales Price*	—	—	—	\$230,250	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

* 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.

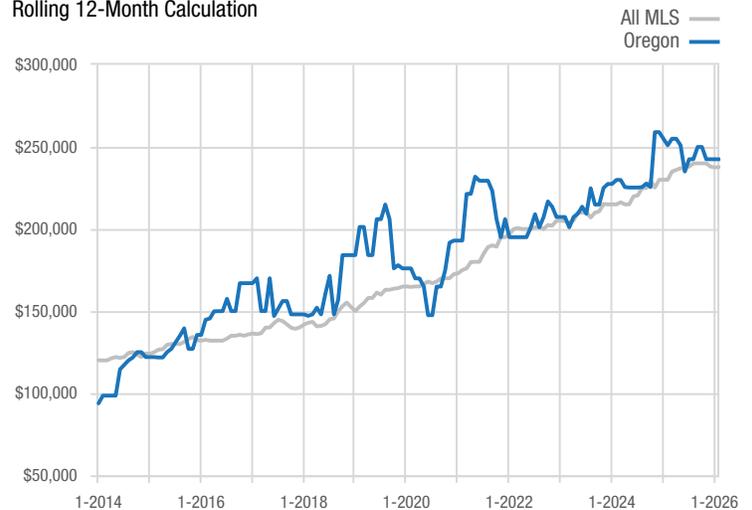
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Bowling Green

Zip Code 43402

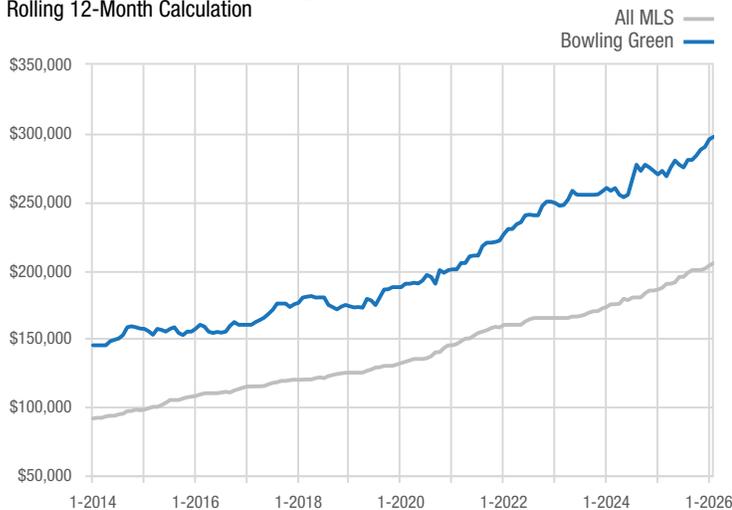
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	10	15	+ 50.0%	30	32	+ 6.7%
Pending Sales	10	7	- 30.0%	22	20	- 9.1%
Closed Sales	11	9	- 18.2%	20	31	+ 55.0%
Days on Market Until Sale	62	60	- 3.2%	67	94	+ 40.3%
Median Sales Price*	\$285,000	\$355,000	+ 24.6%	\$246,000	\$355,000	+ 44.3%
Average Sales Price*	\$309,136	\$321,050	+ 3.9%	\$279,458	\$337,198	+ 20.7%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	33	29	- 12.1%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	3	1	- 66.7%	5	3	- 40.0%
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	2	1	- 50.0%	3	4	+ 33.3%
Days on Market Until Sale	54	18	- 66.7%	36	65	+ 80.6%
Median Sales Price*	\$253,000	\$276,000	+ 9.1%	\$221,000	\$255,000	+ 15.4%
Average Sales Price*	\$253,000	\$276,000	+ 9.1%	\$212,067	\$276,375	+ 30.3%
Percent of List Price Received*	100.0%	102.3%	+ 2.3%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

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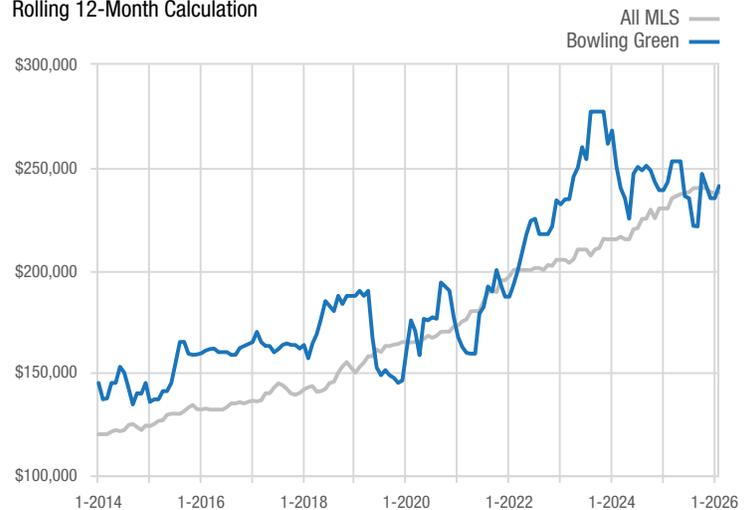
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

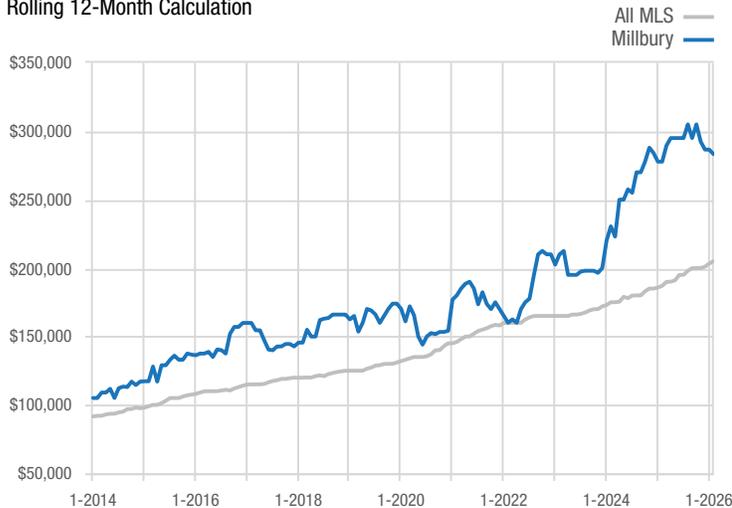
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	2	- 50.0%	11	3	- 72.7%
Pending Sales	1	0	- 100.0%	10	2	- 80.0%
Closed Sales	0	1	—	3	4	+ 33.3%
Days on Market Until Sale	—	66	—	191	106	- 44.5%
Median Sales Price*	—	\$250,000	—	\$165,000	\$234,950	+ 42.4%
Average Sales Price*	—	\$250,000	—	\$191,967	\$224,725	+ 17.1%
Percent of List Price Received*	—	100.0%	—	100.0%	95.4%	- 4.6%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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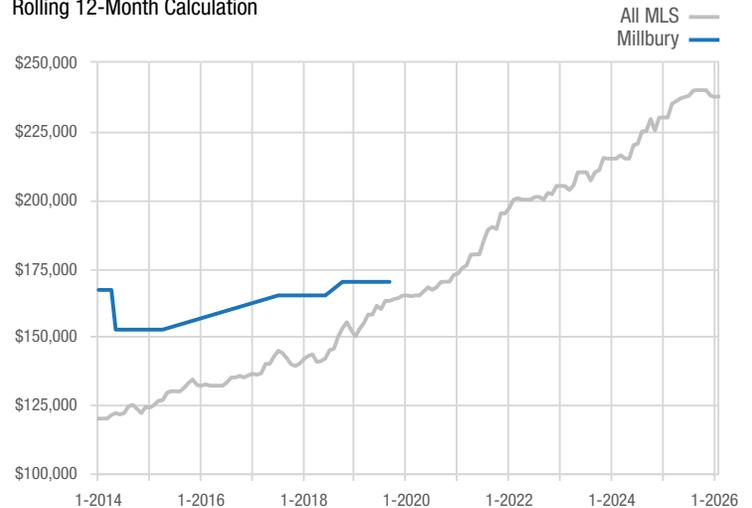
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

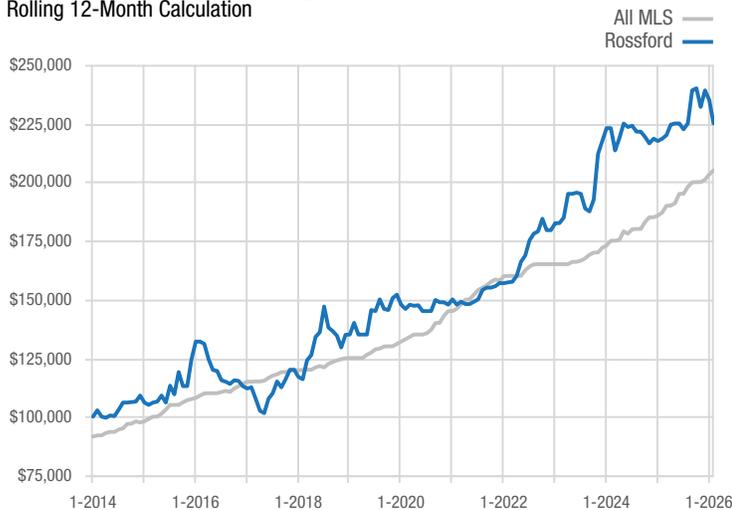
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	7	5	- 28.6%
Pending Sales	4	2	- 50.0%	7	4	- 42.9%
Closed Sales	4	2	- 50.0%	6	6	0.0%
Days on Market Until Sale	91	118	+ 29.7%	99	96	- 3.0%
Median Sales Price*	\$234,500	\$139,750	- 40.4%	\$234,500	\$156,000	- 33.5%
Average Sales Price*	\$217,375	\$139,750	- 35.7%	\$225,000	\$190,083	- 15.5%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	100.0%	98.1%	- 1.9%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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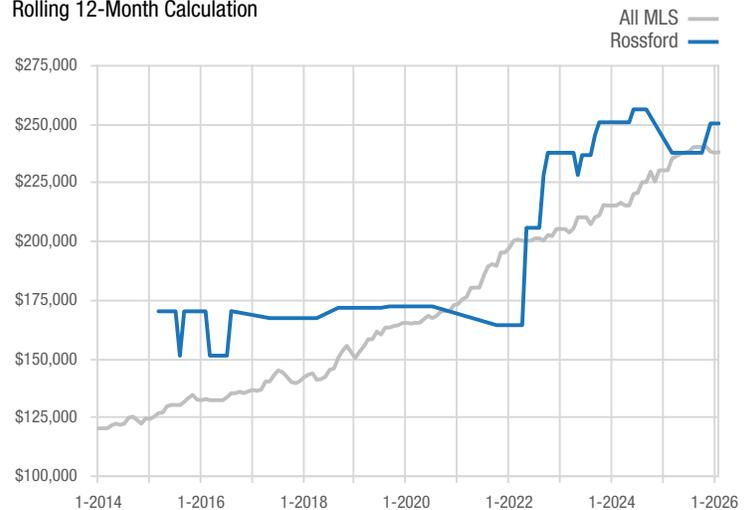
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

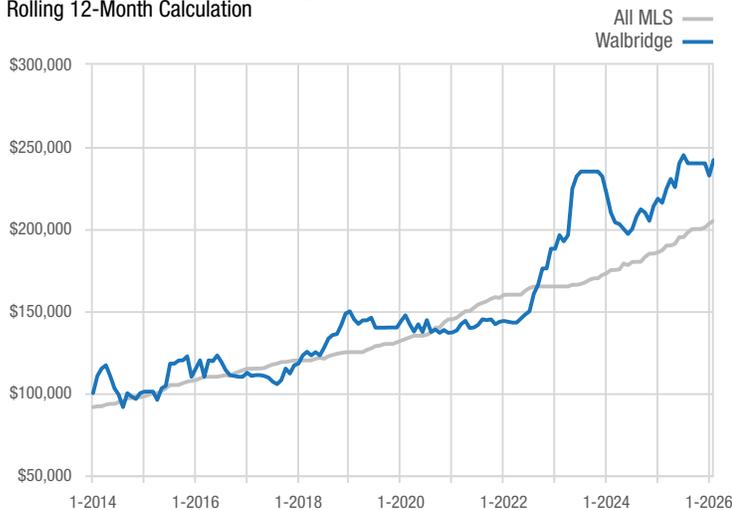
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	5	0	- 100.0%	8	2	- 75.0%
Pending Sales	4	2	- 50.0%	7	7	0.0%
Closed Sales	3	4	+ 33.3%	6	10	+ 66.7%
Days on Market Until Sale	59	38	- 35.6%	47	63	+ 34.0%
Median Sales Price*	\$170,000	\$296,500	+ 74.4%	\$227,500	\$265,000	+ 16.5%
Average Sales Price*	\$178,333	\$281,750	+ 58.0%	\$234,667	\$251,497	+ 7.2%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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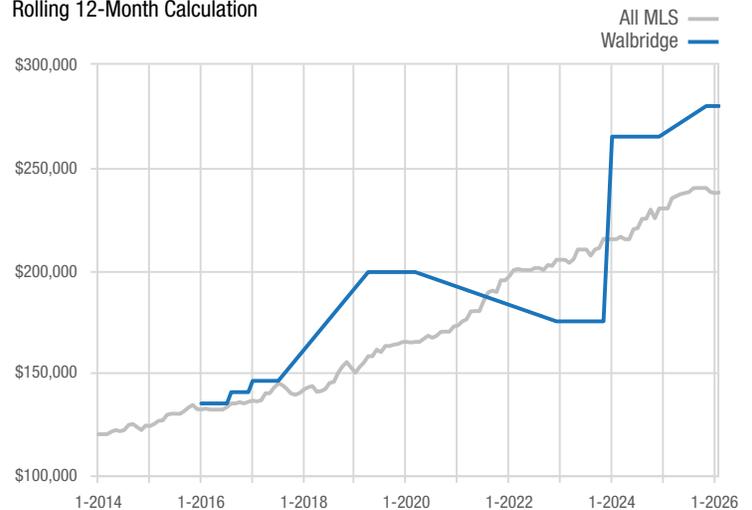
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

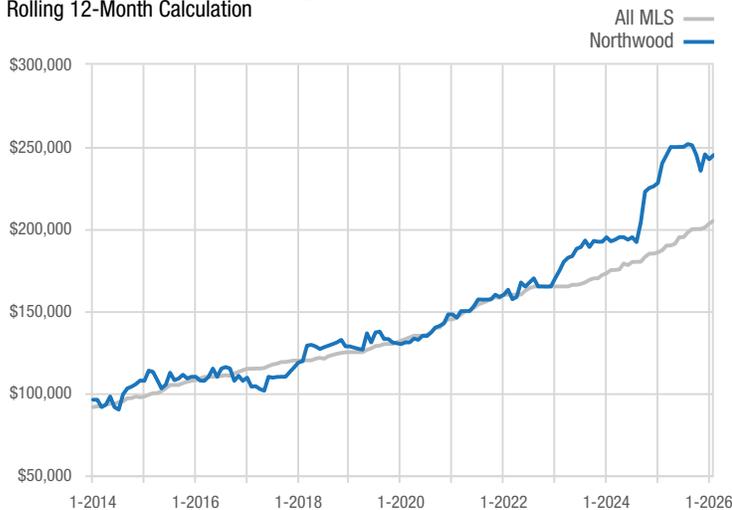
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	7	9	+ 28.6%	11	15	+ 36.4%
Pending Sales	3	8	+ 166.7%	7	9	+ 28.6%
Closed Sales	2	5	+ 150.0%	7	8	+ 14.3%
Days on Market Until Sale	202	89	- 55.9%	112	79	- 29.5%
Median Sales Price*	\$227,454	\$260,000	+ 14.3%	\$235,000	\$215,200	- 8.4%
Average Sales Price*	\$227,454	\$291,900	+ 28.3%	\$238,505	\$233,406	- 2.1%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	32	14	- 56.3%	—	—	—
Months Supply of Inventory	4.5	1.7	- 62.2%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	2	—	0	2	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	28	—	—	28	—
Median Sales Price*	—	\$272,500	—	—	\$272,500	—
Average Sales Price*	—	\$272,500	—	—	\$272,500	—
Percent of List Price Received*	—	101.0%	—	—	101.0%	—
Inventory of Homes for Sale	2	16	+ 700.0%	—	—	—
Months Supply of Inventory	1.0	12.8	+ 1,180.0%	—	—	—

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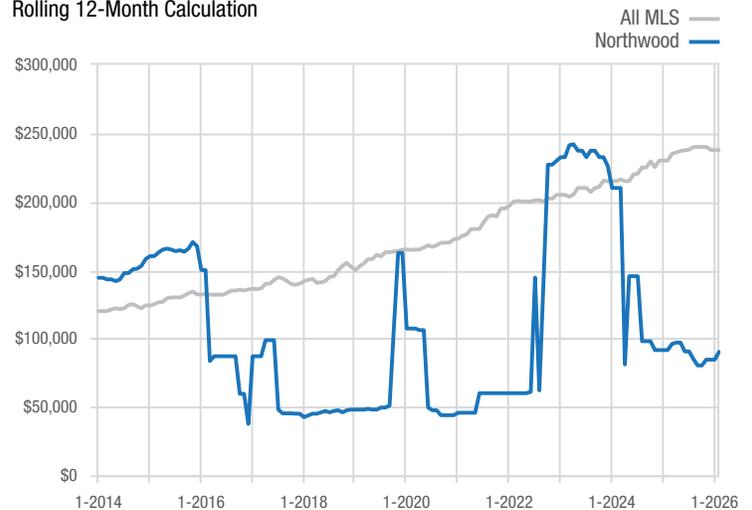
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

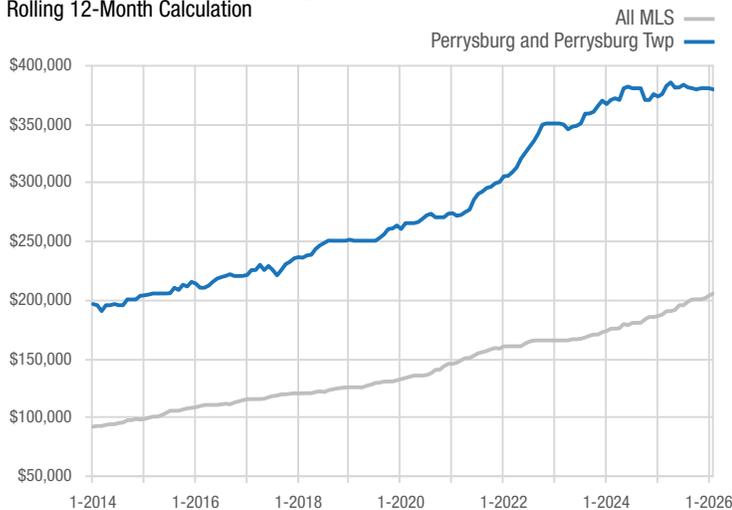
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	40	28	- 30.0%	85	63	- 25.9%
Pending Sales	22	27	+ 22.7%	48	54	+ 12.5%
Closed Sales	29	19	- 34.5%	55	50	- 9.1%
Days on Market Until Sale	108	141	+ 30.6%	114	106	- 7.0%
Median Sales Price*	\$469,900	\$375,000	- 20.2%	\$385,000	\$355,000	- 7.8%
Average Sales Price*	\$468,892	\$437,129	- 6.8%	\$424,526	\$404,840	- 4.6%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	102	99	- 2.9%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	5	8	+ 60.0%	9	14	+ 55.6%
Pending Sales	3	4	+ 33.3%	9	5	- 44.4%
Closed Sales	2	1	- 50.0%	8	3	- 62.5%
Days on Market Until Sale	93	49	- 47.3%	89	51	- 42.7%
Median Sales Price*	\$213,450	\$180,500	- 15.4%	\$216,500	\$274,000	+ 26.6%
Average Sales Price*	\$213,450	\$180,500	- 15.4%	\$226,863	\$248,167	+ 9.4%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	11	14	+ 27.3%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

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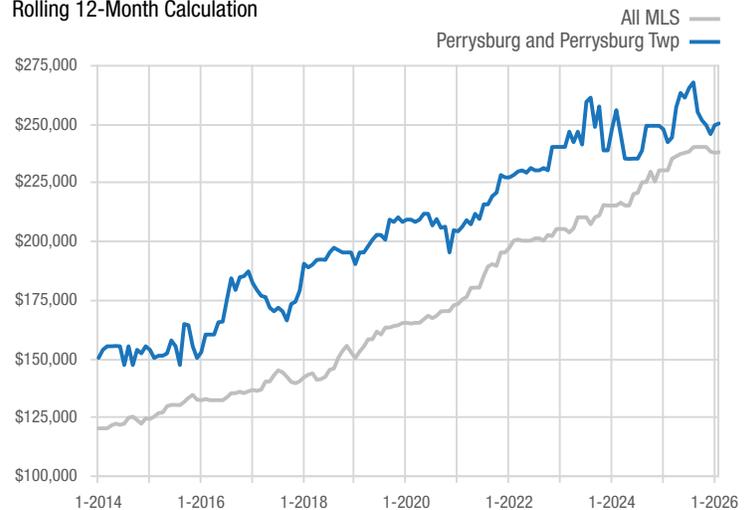
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

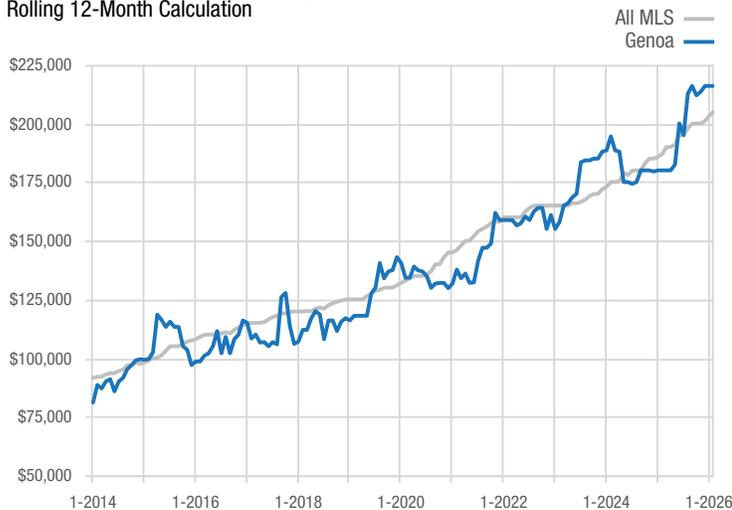
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	5	+ 25.0%	5	7	+ 40.0%
Pending Sales	1	4	+ 300.0%	3	5	+ 66.7%
Closed Sales	1	3	+ 200.0%	2	5	+ 150.0%
Days on Market Until Sale	32	72	+ 125.0%	30	97	+ 223.3%
Median Sales Price*	\$60,500	\$205,000	+ 238.8%	\$136,250	\$129,000	- 5.3%
Average Sales Price*	\$60,500	\$202,167	+ 234.2%	\$136,250	\$164,023	+ 20.4%
Percent of List Price Received*	100.0%	93.1%	- 6.9%	100.0%	97.6%	- 2.4%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	—	—	—	—	—	—

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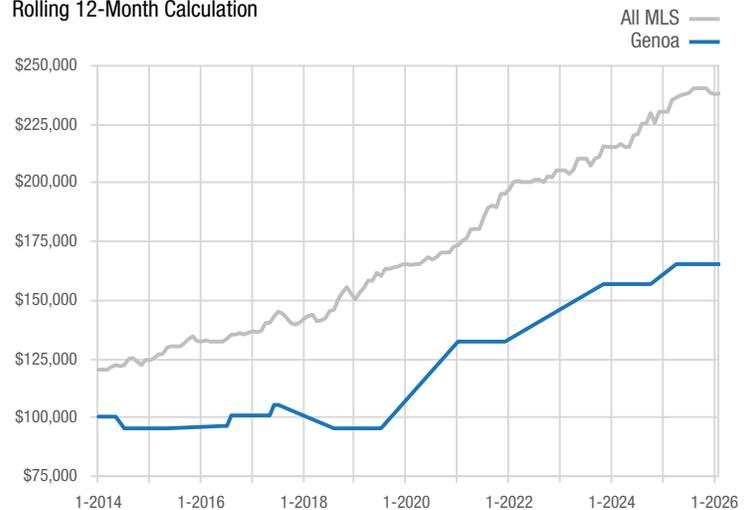
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

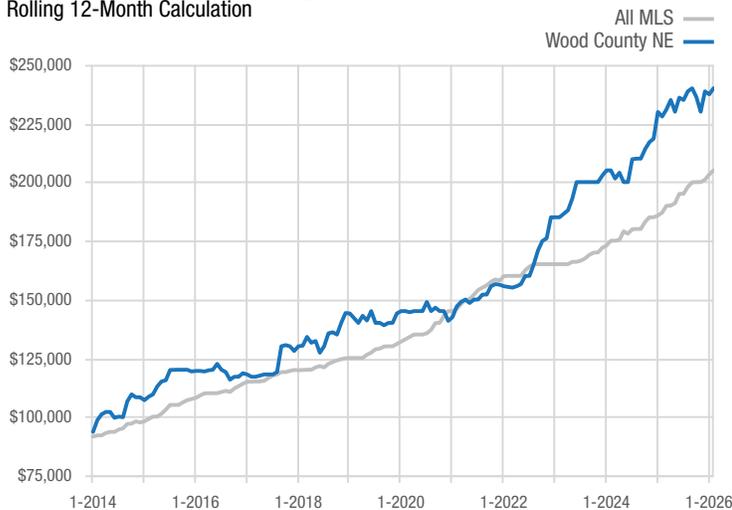
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	11	6	- 45.5%	18	14	- 22.2%
Pending Sales	7	7	0.0%	15	15	0.0%
Closed Sales	6	10	+ 66.7%	13	20	+ 53.8%
Days on Market Until Sale	70	65	- 7.1%	59	75	+ 27.1%
Median Sales Price*	\$185,000	\$244,950	+ 32.4%	\$215,000	\$238,500	+ 10.9%
Average Sales Price*	\$172,150	\$238,840	+ 38.7%	\$213,300	\$230,749	+ 8.2%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

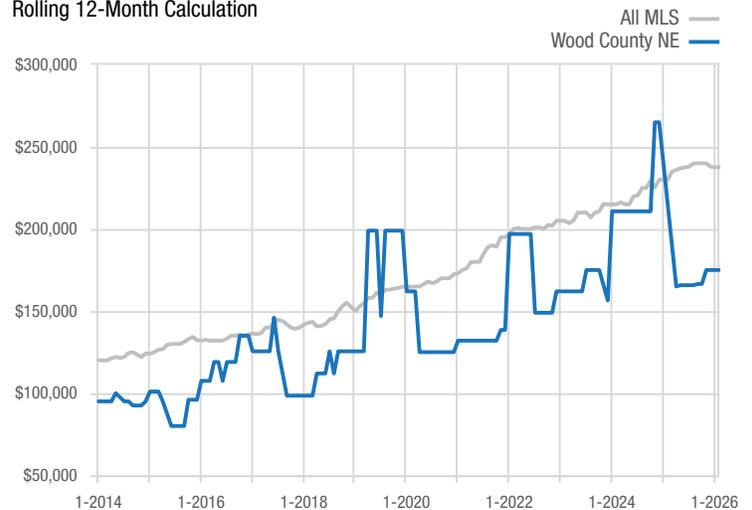
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Wood County NW

Zip Codes 43522 and 43525

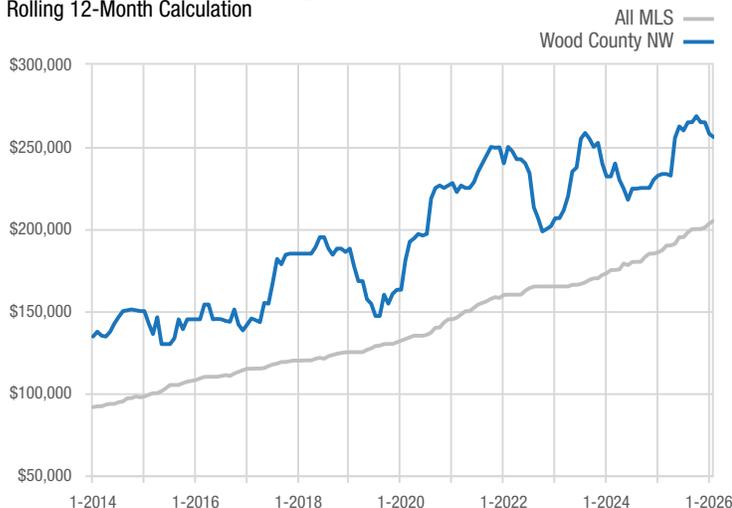
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	3	3	0.0%	7	7	0.0%
Pending Sales	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	2	3	+ 50.0%	6	4	- 33.3%
Days on Market Until Sale	52	95	+ 82.7%	96	96	0.0%
Median Sales Price*	\$282,500	\$350,000	+ 23.9%	\$305,000	\$270,000	- 11.5%
Average Sales Price*	\$282,500	\$317,000	+ 12.2%	\$322,500	\$276,250	- 14.3%
Percent of List Price Received*	100.0%	95.2%	- 4.8%	100.0%	95.4%	- 4.6%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	4.1	2.7	- 34.1%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	126	—	—	126	29	- 77.0%
Median Sales Price*	\$215,000	—	—	\$215,000	\$200,000	- 7.0%
Average Sales Price*	\$215,000	—	—	\$215,000	\$200,000	- 7.0%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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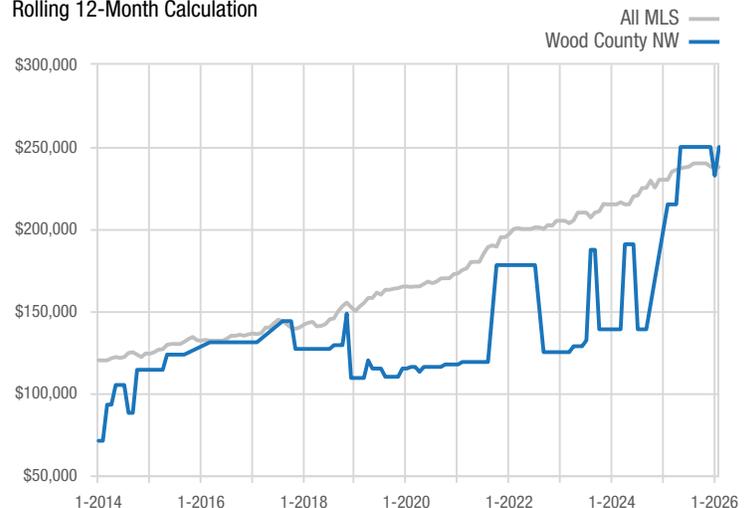
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Wood County SE

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

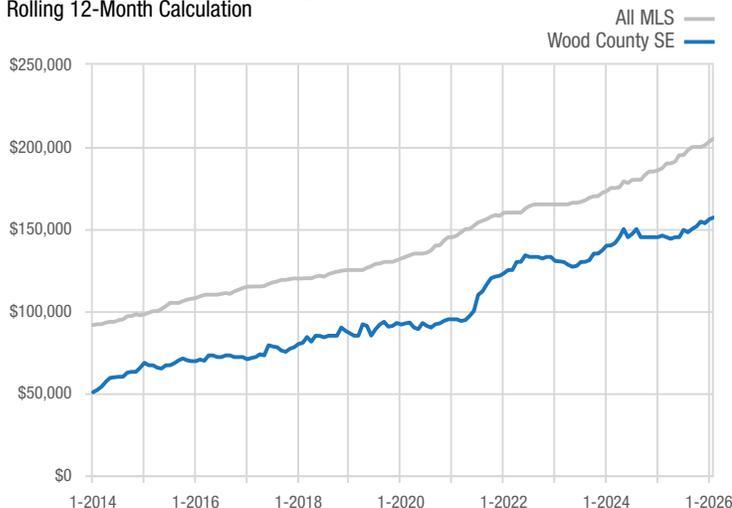
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	16	12	- 25.0%	33	24	- 27.3%
Pending Sales	16	8	- 50.0%	28	18	- 35.7%
Closed Sales	14	7	- 50.0%	27	22	- 18.5%
Days on Market Until Sale	76	38	- 50.0%	76	70	- 7.9%
Median Sales Price*	\$135,500	\$121,300	- 10.5%	\$144,000	\$168,000	+ 16.7%
Average Sales Price*	\$118,493	\$171,456	+ 44.7%	\$133,320	\$167,743	+ 25.8%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	100.0%	102.0%	+ 2.0%
Inventory of Homes for Sale	41	34	- 17.1%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	135	—
Median Sales Price*	—	—	—	—	\$148,500	—
Average Sales Price*	—	—	—	—	\$148,500	—
Percent of List Price Received*	—	—	—	—	97.1%	—
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	3.0	2.6	- 13.3%	—	—	—

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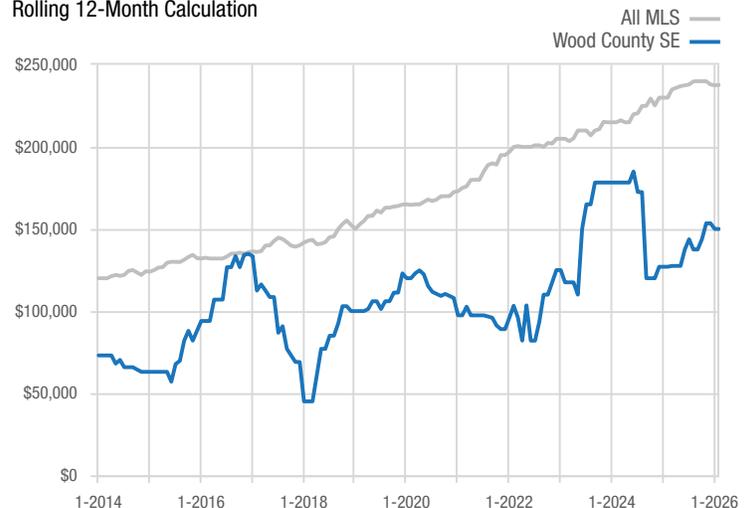
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2026

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Wood County SW

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

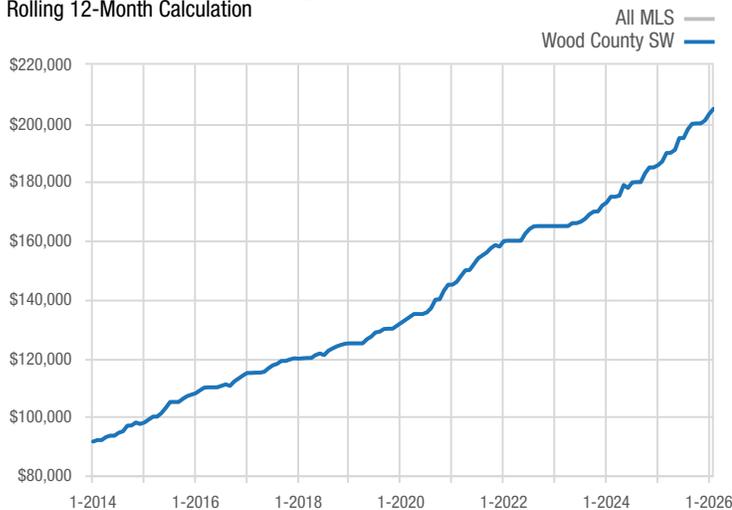
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	697	637	- 8.6%	1,422	1,327	- 6.7%
Pending Sales	503	511	+ 1.6%	1,036	1,050	+ 1.4%
Closed Sales	491	533	+ 8.6%	1,003	1,101	+ 9.8%
Days on Market Until Sale	76	79	+ 3.9%	77	80	+ 3.9%
Median Sales Price*	\$172,000	\$195,000	+ 13.4%	\$175,000	\$193,800	+ 10.7%
Average Sales Price*	\$214,205	\$234,239	+ 9.4%	\$213,444	\$231,877	+ 8.6%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	100.0%	98.1%	- 1.9%
Inventory of Homes for Sale	1,728	1,652	- 4.4%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

Condo-Villa	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	61	45	- 26.2%	104	107	+ 2.9%
Pending Sales	33	38	+ 15.2%	75	77	+ 2.7%
Closed Sales	34	35	+ 2.9%	74	75	+ 1.4%
Days on Market Until Sale	76	61	- 19.7%	78	68	- 12.8%
Median Sales Price*	\$228,500	\$200,000	- 12.5%	\$223,000	\$219,000	- 1.8%
Average Sales Price*	\$227,938	\$226,358	- 0.7%	\$230,746	\$234,389	+ 1.6%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	97.6%	- 2.4%
Inventory of Homes for Sale	126	146	+ 15.9%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

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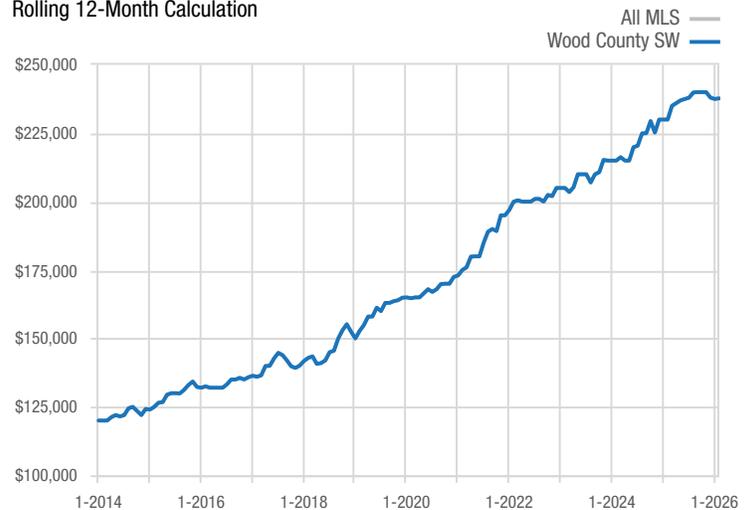
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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