

Local Market Update – January 2025

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



Lucas and Wood Counties

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to prepandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1 2024	Thru 1 2025	% Change
Key Metrics						
New Listings	464	469	1.1%	464	469	1.1%
Closed Sales	348	318	-8.6%	348	318	-8.6%
Days on Market	68	70	2.9%	68	70	2.9%
SP\$/SqFt	\$109.94	\$119.86	9.0%	\$109.94	\$119.86	9.0%
Median Sales Price*	\$157,500	\$168,250	6.8%	\$157,500	\$168,250	6.8%
Average Sales Price*	\$182,897	\$204,204	11.6%	\$182,897	\$204,204	11.6%
Percent of List Price Received*	99%	100%	---	99%	100%	---
Months Supply of Inventory	3	4	33.3%	---	---	---
Total Volume	\$63,513,217	\$64,936,919	2.2%	\$63,513,217	\$64,936,919	2.2%

Condo/Villa	January			Year to Date		
	2024	2025	% Change	Thru 1 2024	Thru 1 2025	% Change
Key Metrics						
New Listings	28	28	0.0%	28	28	0.0%
Closed Sales	19	37	94.7%	19	37	94.7%
Days on Market	69	77	11.6%	69	77	11.6%
SP\$/SqFt	\$141.36	\$136.95	-3.1%	\$141.36	\$136.95	-3.1%
Median Sales Price*	\$219,900	\$215,000	-2.2%	\$219,900	\$215,000	-2.2%
Average Sales Price*	\$225,597	\$222,052	-1.6%	\$225,597	\$222,052	-1.6%
Percent of List Price Received*	98%	100%	2.0%	98%	100%	2.0%
Months Supply of Inventory	5	2	-60.0%	---	---	---
Total Volume (in 1000's)	\$4,286,340	\$8,215,916	91.7%	\$4,286,340	\$8,215,916	2.0%

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

All Properties Combined

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



Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		708	683	- 3.5%	708	683	- 3.5%
Pending Sales		564	577	+ 2.3%	564	577	+ 2.3%
Closed Sales		542	545	+ 0.6%	542	545	+ 0.6%
Days on Market Until Sale		70	74	+ 5.7%	70	74	+ 5.7%
Median Sales Price		\$165,000	\$180,000	+ 9.1%	\$165,000	\$180,000	+ 9.1%
Average Sales Price		\$189,059	\$214,472	+ 13.4%	\$189,059	\$214,472	+ 13.4%
Percent of List Price Received		97.9%	98.9%	+ 1.0%	97.9%	98.9%	+ 1.0%
Housing Affordability Index		184	164	- 10.9%	184	164	- 10.9%
Inventory of Homes for Sale		1,570	1,618	+ 3.1%	—	—	—
Months Supply of Inventory		2.0	2.1	+ 5.0%	—	—	—

Local Market Update – January 2025

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



Lucas County

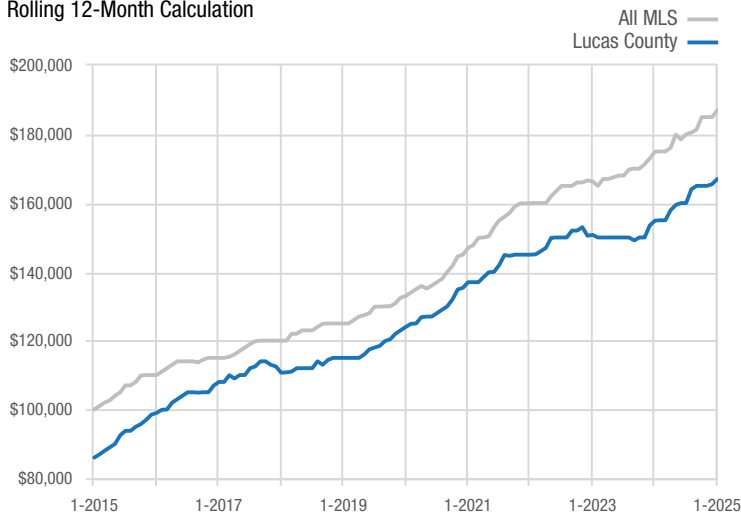
Single Family Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	380	340	- 10.5%	380	340	- 10.5%
Pending Sales	301	282	- 6.3%	301	282	- 6.3%
Closed Sales	282	258	- 8.5%	282	258	- 8.5%
Days on Market Until Sale	64	64	0.0%	64	64	0.0%
Median Sales Price*	\$144,450	\$150,000	+ 3.8%	\$144,450	\$150,000	+ 3.8%
Average Sales Price*	\$156,774	\$183,336	+ 16.9%	\$156,774	\$183,336	+ 16.9%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	768	694	- 9.6%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	25	16	- 36.0%	25	16	- 36.0%
Pending Sales	19	27	+ 42.1%	19	27	+ 42.1%
Closed Sales	13	30	+ 130.8%	13	30	+ 130.8%
Days on Market Until Sale	70	79	+ 12.9%	70	79	+ 12.9%
Median Sales Price*	\$199,000	\$212,250	+ 6.7%	\$199,000	\$212,250	+ 6.7%
Average Sales Price*	\$217,502	\$223,257	+ 2.6%	\$217,502	\$223,257	+ 2.6%
Percent of List Price Received*	97.9%	101.0%	+ 3.2%	97.9%	101.0%	+ 3.2%
Inventory of Homes for Sale	53	33	- 37.7%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

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

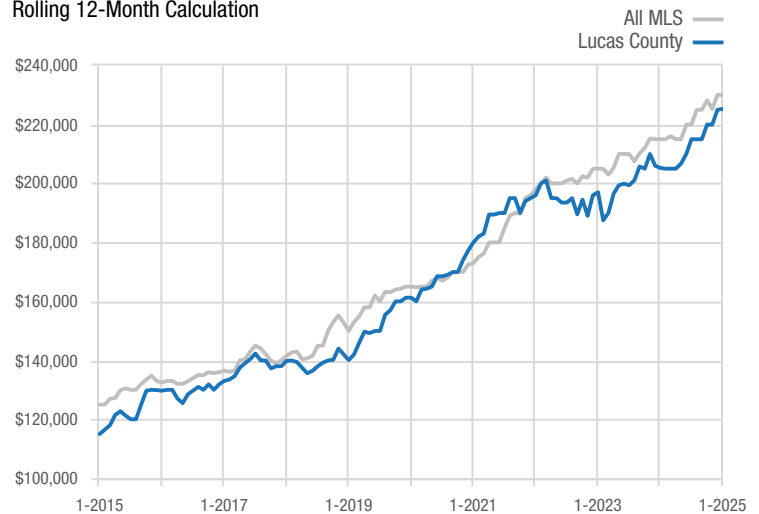
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Wood County

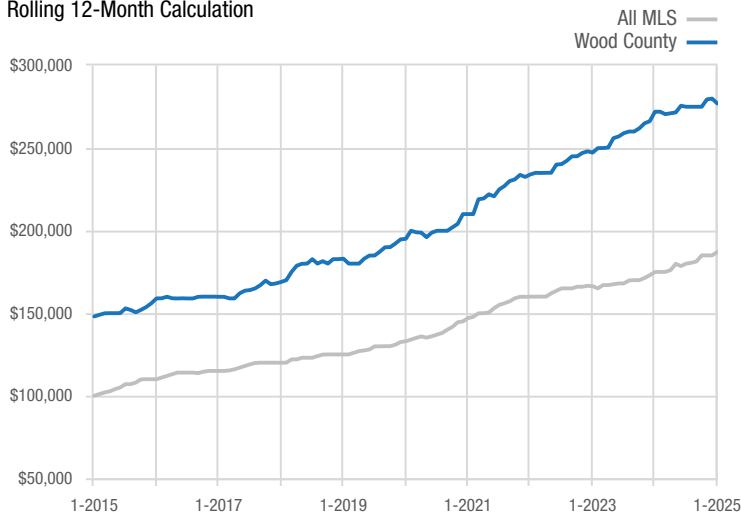
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	84	87	+ 3.6%	84	87	+ 3.6%
Pending Sales	63	66	+ 4.8%	63	66	+ 4.8%
Closed Sales	65	59	- 9.2%	65	59	- 9.2%
Days on Market Until Sale	81	100	+ 23.5%	81	100	+ 23.5%
Median Sales Price*	\$279,000	\$260,000	- 6.8%	\$279,000	\$260,000	- 6.8%
Average Sales Price*	\$301,823	\$300,344	- 0.5%	\$301,823	\$300,344	- 0.5%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	174	198	+ 13.8%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	3	7	+ 133.3%	3	7	+ 133.3%
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Days on Market Until Sale	68	72	+ 5.9%	68	72	+ 5.9%
Median Sales Price*	\$239,708	\$216,000	- 9.9%	\$239,708	\$216,000	- 9.9%
Average Sales Price*	\$243,136	\$216,886	- 10.8%	\$243,136	\$216,886	- 10.8%
Percent of List Price Received*	98.4%	95.7%	- 2.7%	98.4%	95.7%	- 2.7%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

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

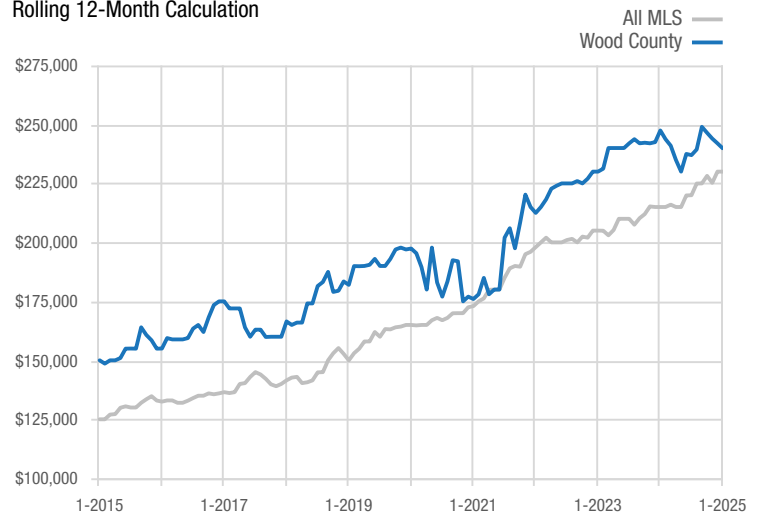
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - All Zip Codes

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

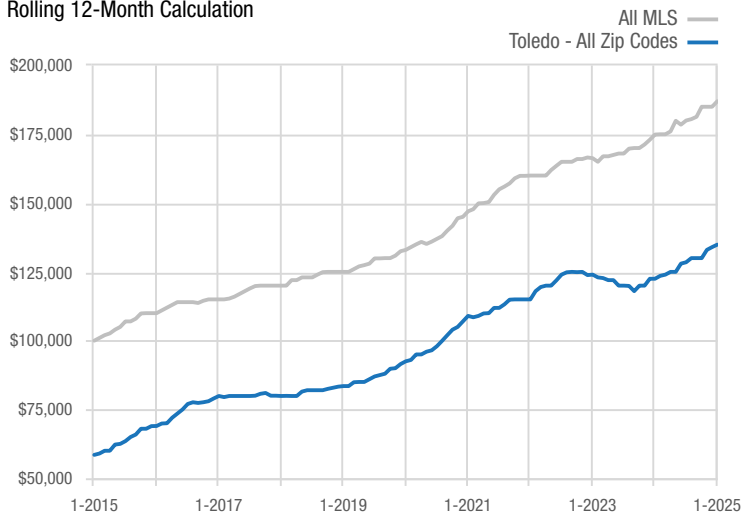
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	264	242	- 8.3%	264	242	- 8.3%
Pending Sales	233	215	- 7.7%	233	215	- 7.7%
Closed Sales	220	197	- 10.5%	220	197	- 10.5%
Days on Market Until Sale	63	62	- 1.6%	63	62	- 1.6%
Median Sales Price*	\$100,000	\$119,000	+ 19.0%	\$100,000	\$119,000	+ 19.0%
Average Sales Price*	\$121,477	\$139,711	+ 15.0%	\$121,477	\$139,711	+ 15.0%
Percent of List Price Received*	98.2%	99.5%	+ 1.3%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	556	455	- 18.2%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	11	10	- 9.1%	11	10	- 9.1%
Pending Sales	6	17	+ 183.3%	6	17	+ 183.3%
Closed Sales	5	16	+ 220.0%	5	16	+ 220.0%
Days on Market Until Sale	57	79	+ 38.6%	57	79	+ 38.6%
Median Sales Price*	\$224,900	\$178,500	- 20.6%	\$224,900	\$178,500	- 20.6%
Average Sales Price*	\$221,360	\$210,672	- 4.8%	\$221,360	\$210,672	- 4.8%
Percent of List Price Received*	99.7%	103.7%	+ 4.0%	99.7%	103.7%	+ 4.0%
Inventory of Homes for Sale	22	17	- 22.7%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

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

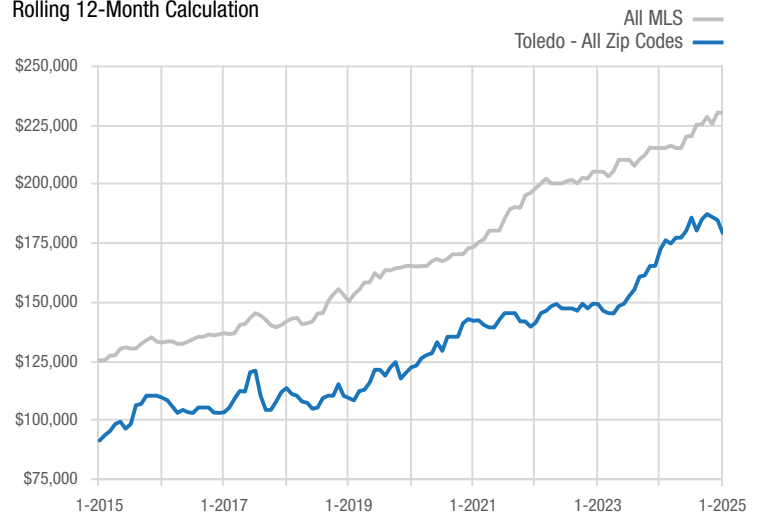
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Holland

Zip Code 43528

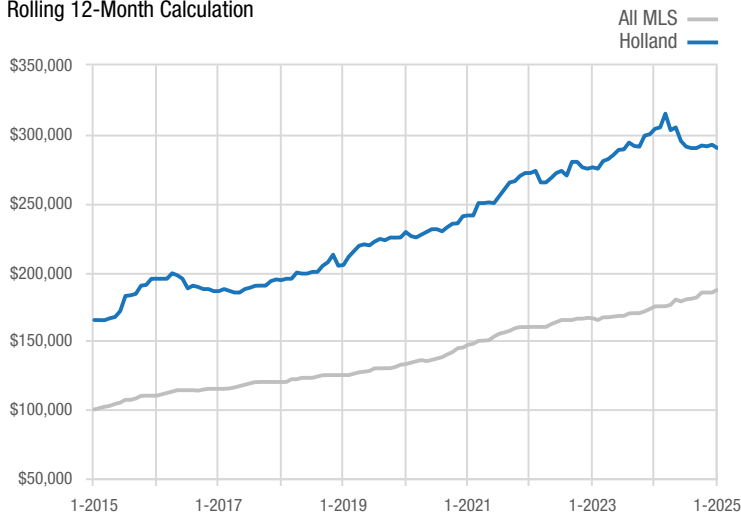
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	9	9	0.0%	9	9	0.0%
Pending Sales	7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales	7	9	+ 28.6%	7	9	+ 28.6%
Days on Market Until Sale	54	60	+ 11.1%	54	60	+ 11.1%
Median Sales Price*	\$306,000	\$270,000	- 11.8%	\$306,000	\$270,000	- 11.8%
Average Sales Price*	\$343,700	\$291,156	- 15.3%	\$343,700	\$291,156	- 15.3%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	99.7%	99.2%	- 0.5%
Inventory of Homes for Sale	17	21	+ 23.5%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

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

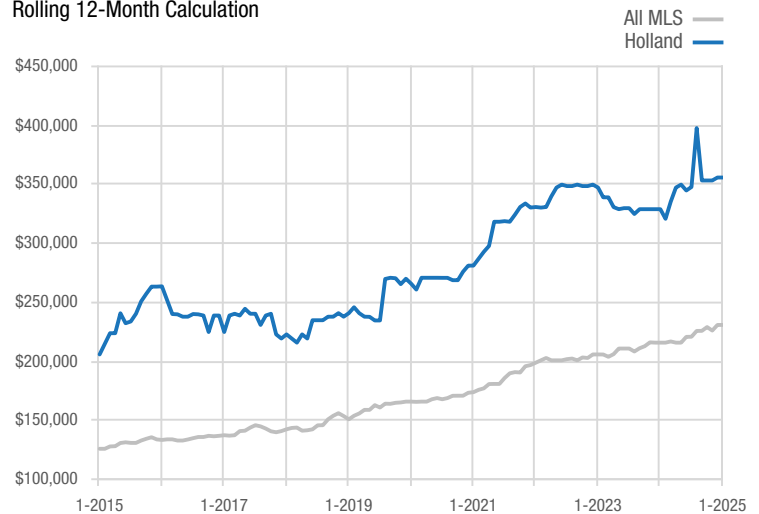
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Maumee

Zip Code 43537

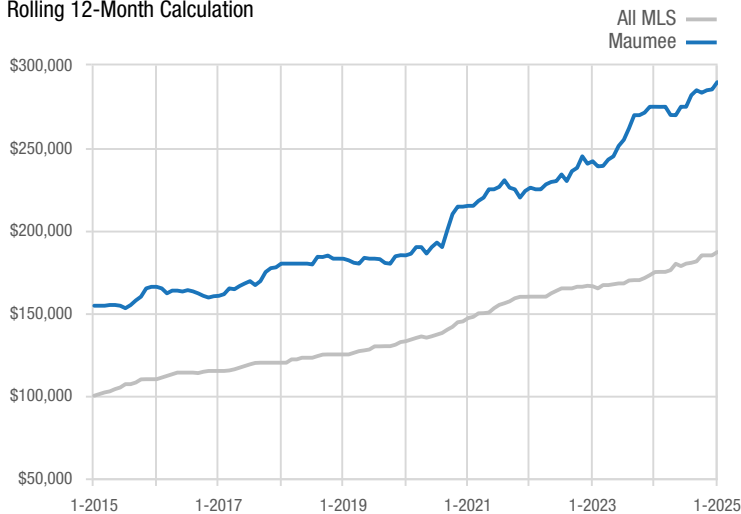
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	36	20	- 44.4%	36	20	- 44.4%
Pending Sales	22	14	- 36.4%	22	14	- 36.4%
Closed Sales	23	14	- 39.1%	23	14	- 39.1%
Days on Market Until Sale	70	65	- 7.1%	70	65	- 7.1%
Median Sales Price*	\$265,000	\$289,250	+ 9.2%	\$265,000	\$289,250	+ 9.2%
Average Sales Price*	\$270,534	\$336,571	+ 24.4%	\$270,534	\$336,571	+ 24.4%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	97.7%	97.4%	- 0.3%
Inventory of Homes for Sale	54	43	- 20.4%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	65	77	+ 18.5%	65	77	+ 18.5%
Median Sales Price*	\$196,000	\$175,000	- 10.7%	\$196,000	\$175,000	- 10.7%
Average Sales Price*	\$196,000	\$145,000	- 26.0%	\$196,000	\$145,000	- 26.0%
Percent of List Price Received*	98.0%	91.3%	- 6.8%	98.0%	91.3%	- 6.8%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

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

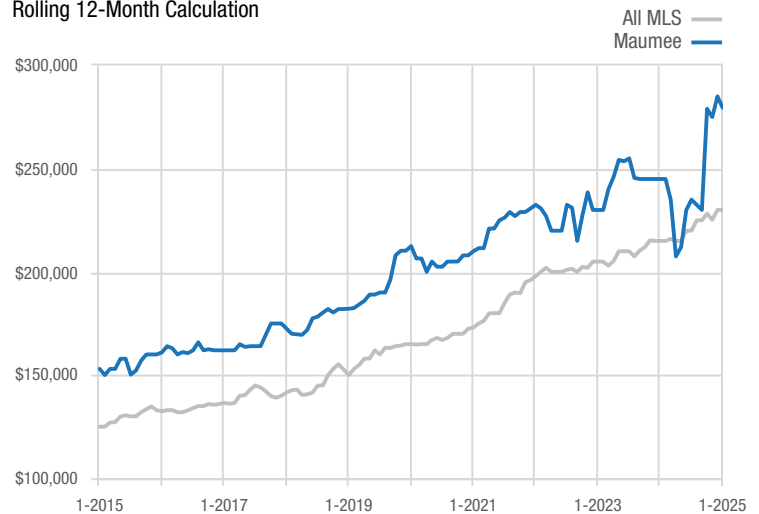
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Monclova

Zip Code 43542

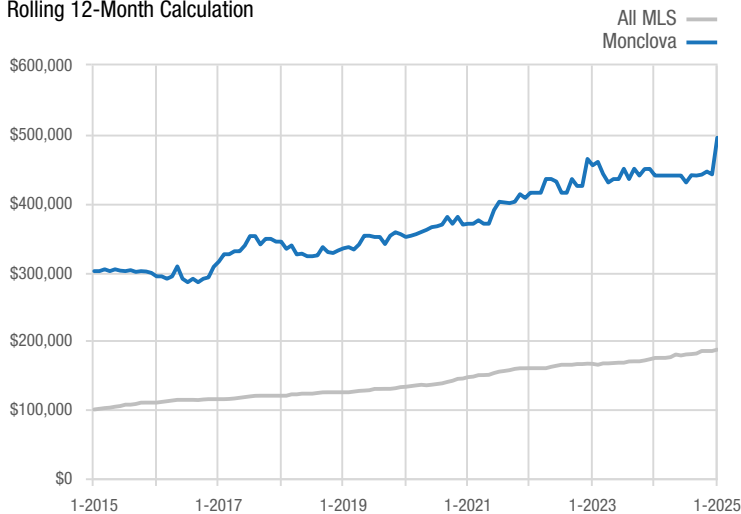
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	76	56	- 26.3%	76	56	- 26.3%
Median Sales Price*	\$190,000	\$758,000	+ 298.9%	\$190,000	\$758,000	+ 298.9%
Average Sales Price*	\$235,000	\$758,000	+ 222.6%	\$235,000	\$758,000	+ 222.6%
Percent of List Price Received*	91.8%	101.1%	+ 10.1%	91.8%	101.1%	+ 10.1%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	3.3	+ 73.7%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	326	208	- 36.2%	326	208	- 36.2%
Median Sales Price*	\$298,625	\$422,235	+ 41.4%	\$298,625	\$422,235	+ 41.4%
Average Sales Price*	\$298,625	\$390,822	+ 30.9%	\$298,625	\$390,822	+ 30.9%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

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

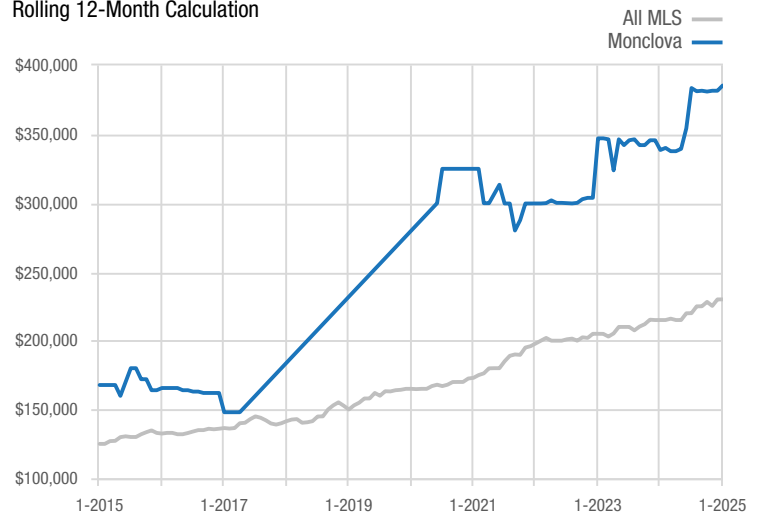
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Whitehouse

Zip Code 43571

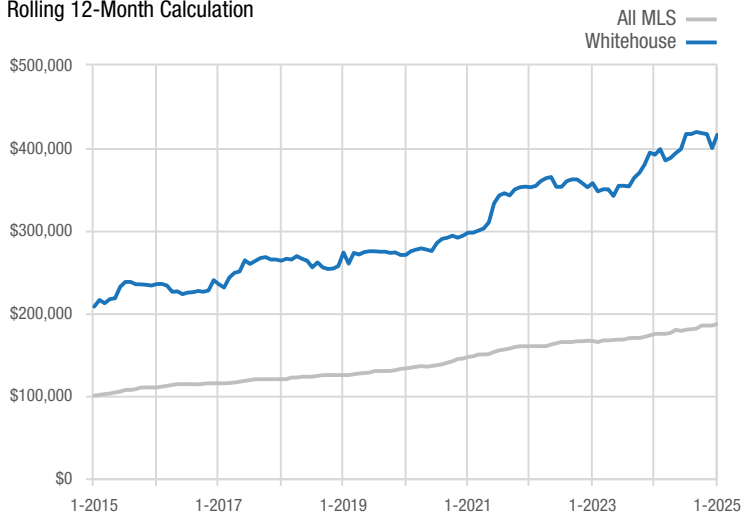
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	7	4	- 42.9%	7	4	- 42.9%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Days on Market Until Sale	28	75	+ 167.9%	28	75	+ 167.9%
Median Sales Price*	\$175,000	\$513,000	+ 193.1%	\$175,000	\$513,000	+ 193.1%
Average Sales Price*	\$175,000	\$434,250	+ 148.1%	\$175,000	\$434,250	+ 148.1%
Percent of List Price Received*	97.3%	98.5%	+ 1.2%	97.3%	98.5%	+ 1.2%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

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

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

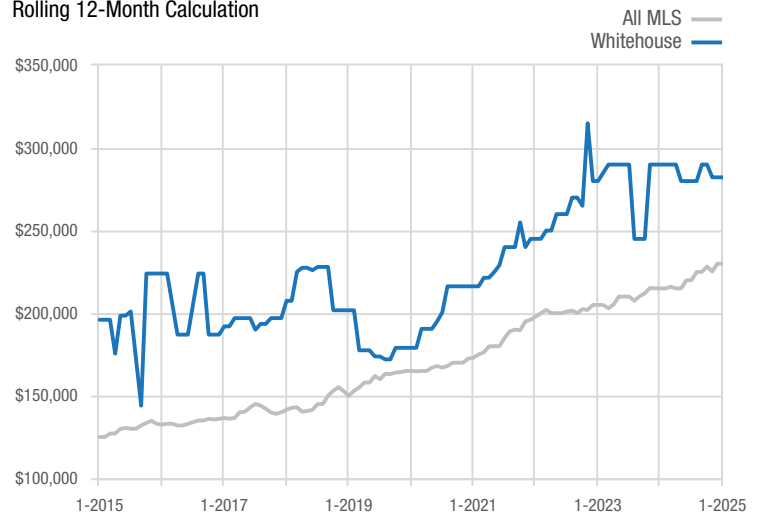
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Sylvania

Zip Code 43560

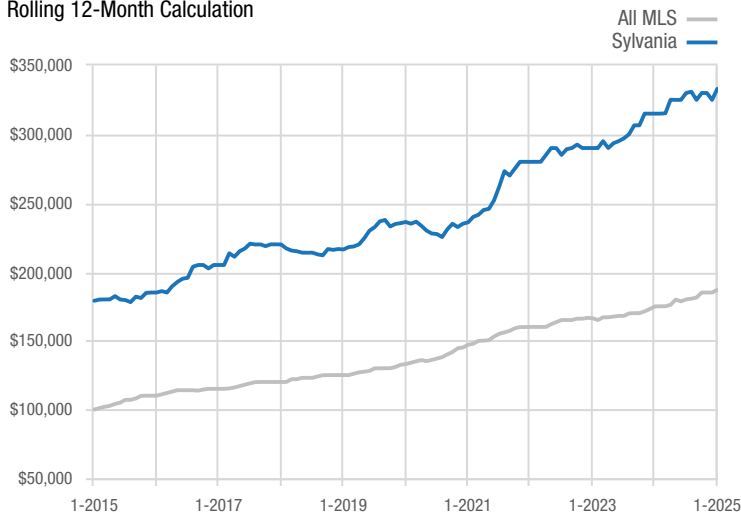
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	25	26	+ 4.0%	25	26	+ 4.0%
Pending Sales	13	17	+ 30.8%	13	17	+ 30.8%
Closed Sales	11	13	+ 18.2%	11	13	+ 18.2%
Days on Market Until Sale	69	84	+ 21.7%	69	84	+ 21.7%
Median Sales Price*	\$280,000	\$334,000	+ 19.3%	\$280,000	\$334,000	+ 19.3%
Average Sales Price*	\$307,873	\$330,300	+ 7.3%	\$307,873	\$330,300	+ 7.3%
Percent of List Price Received*	99.5%	94.8%	- 4.7%	99.5%	94.8%	- 4.7%
Inventory of Homes for Sale	57	67	+ 17.5%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	6	1	- 83.3%	6	1	- 83.3%
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	37	30	- 18.9%	37	30	- 18.9%
Median Sales Price*	\$168,200	\$153,000	- 9.0%	\$168,200	\$153,000	- 9.0%
Average Sales Price*	\$213,220	\$197,600	- 7.3%	\$213,220	\$197,600	- 7.3%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

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

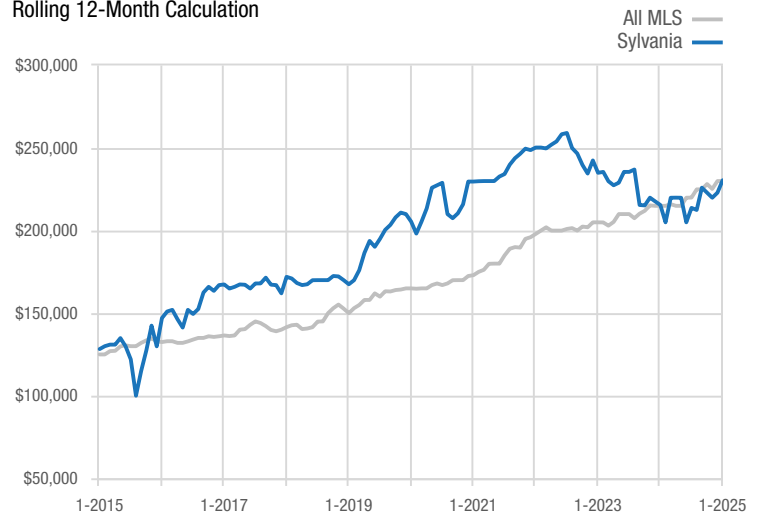
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Waterville

Zip Code 43566

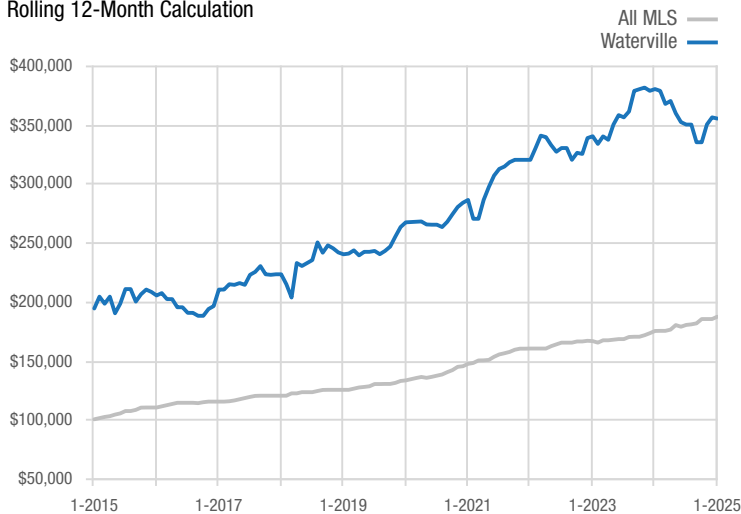
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	12	14	+ 16.7%	12	14	+ 16.7%
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	78	75	- 3.8%	78	75	- 3.8%
Median Sales Price*	\$344,250	\$310,750	- 9.7%	\$344,250	\$310,750	- 9.7%
Average Sales Price*	\$334,975	\$310,750	- 7.2%	\$334,975	\$310,750	- 7.2%
Percent of List Price Received*	99.9%	103.4%	+ 3.5%	99.9%	103.4%	+ 3.5%
Inventory of Homes for Sale	19	26	+ 36.8%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	26	—	—	26	—
Median Sales Price*	—	\$271,000	—	—	\$271,000	—
Average Sales Price*	—	\$271,000	—	—	\$271,000	—
Percent of List Price Received*	—	102.3%	—	—	102.3%	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.5	- 61.5%	—	—	—

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

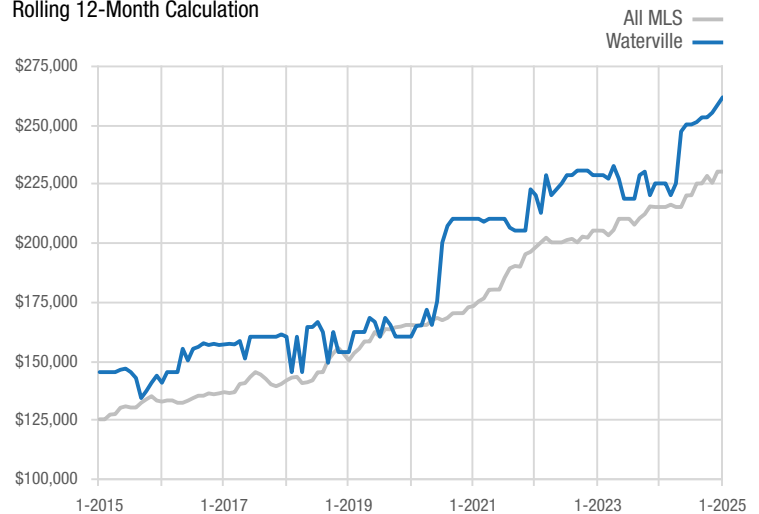
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43604

Zip Code 43604

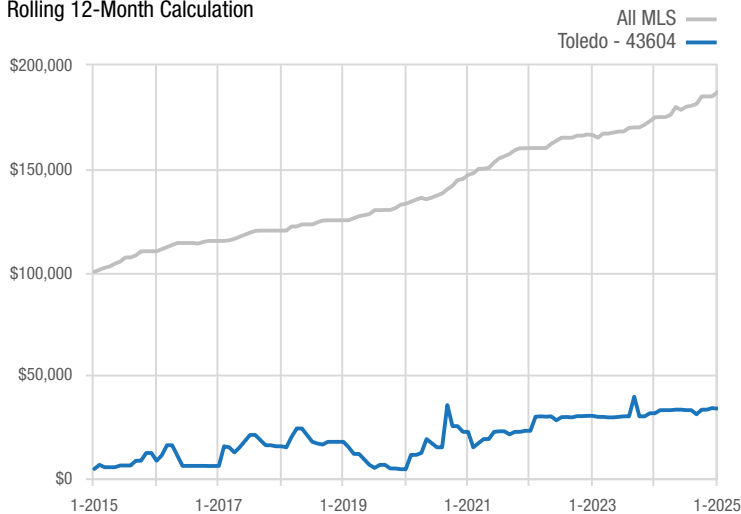
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Pending Sales	0	3	—	0	3	—
Closed Sales	0	3	—	0	3	—
Days on Market Until Sale	—	56	—	—	56	—
Median Sales Price*	—	\$30,000	—	—	\$30,000	—
Average Sales Price*	—	\$69,967	—	—	\$69,967	—
Percent of List Price Received*	—	80.0%	—	—	80.0%	—
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	59	—	—	59	—	—
Median Sales Price*	\$224,900	—	—	\$224,900	—	—
Average Sales Price*	\$224,900	—	—	\$224,900	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.7	0.8	- 52.9%	—	—	—

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

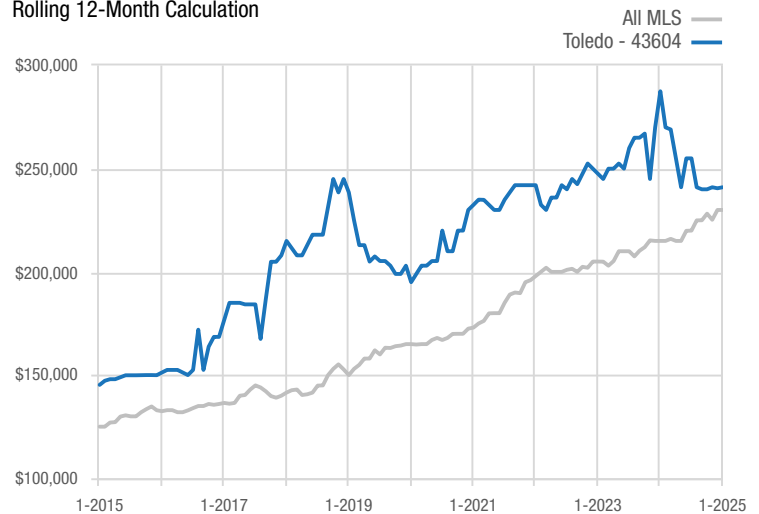
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43608

Zip Code 43608

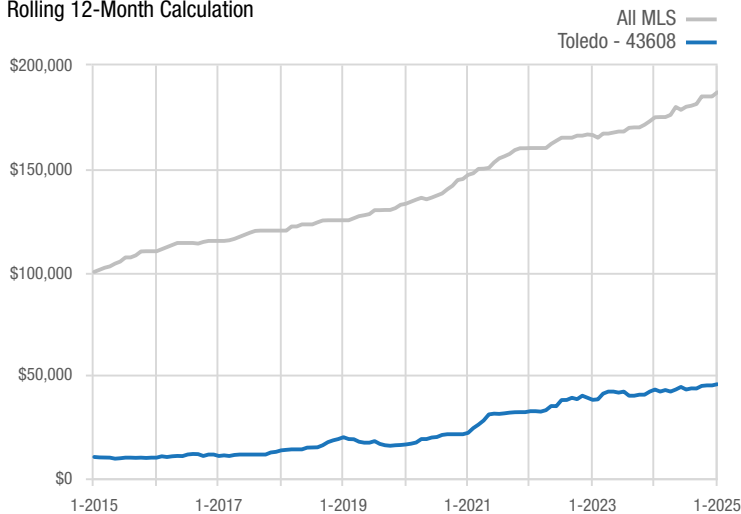
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	24	11	- 54.2%	24	11	- 54.2%
Pending Sales	21	11	- 47.6%	21	11	- 47.6%
Closed Sales	18	7	- 61.1%	18	7	- 61.1%
Days on Market Until Sale	72	86	+ 19.4%	72	86	+ 19.4%
Median Sales Price*	\$45,250	\$64,000	+ 41.4%	\$45,250	\$64,000	+ 41.4%
Average Sales Price*	\$52,042	\$50,643	- 2.7%	\$52,042	\$50,643	- 2.7%
Percent of List Price Received*	100.5%	86.6%	- 13.8%	100.5%	86.6%	- 13.8%
Inventory of Homes for Sale	39	26	- 33.3%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

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

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

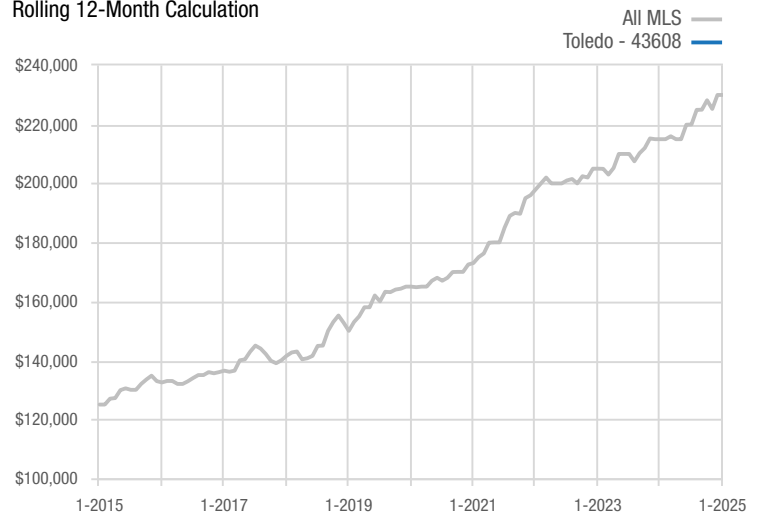
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43605

Zip Code 43605

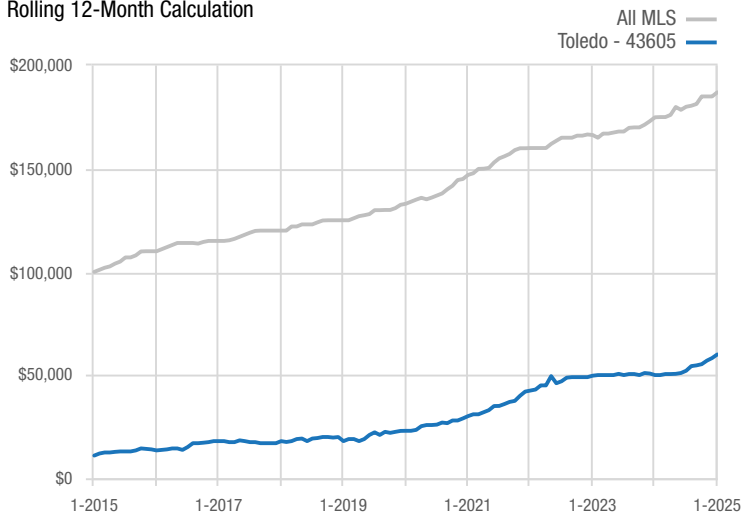
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	38	29	- 23.7%	38	29	- 23.7%
Pending Sales	28	37	+ 32.1%	28	37	+ 32.1%
Closed Sales	18	28	+ 55.6%	18	28	+ 55.6%
Days on Market Until Sale	46	52	+ 13.0%	46	52	+ 13.0%
Median Sales Price*	\$45,700	\$62,500	+ 36.8%	\$45,700	\$62,500	+ 36.8%
Average Sales Price*	\$46,539	\$66,764	+ 43.5%	\$46,539	\$66,764	+ 43.5%
Percent of List Price Received*	105.6%	99.6%	- 5.7%	105.6%	99.6%	- 5.7%
Inventory of Homes for Sale	47	35	- 25.5%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

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

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

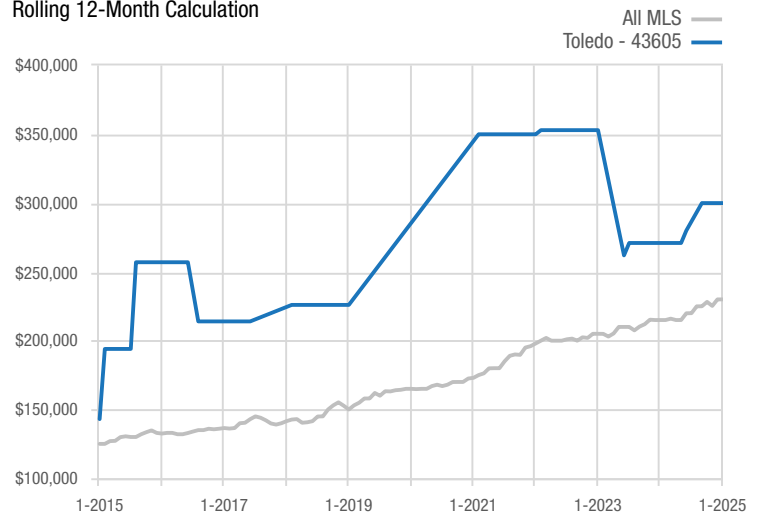
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43606

Zip Code 43606

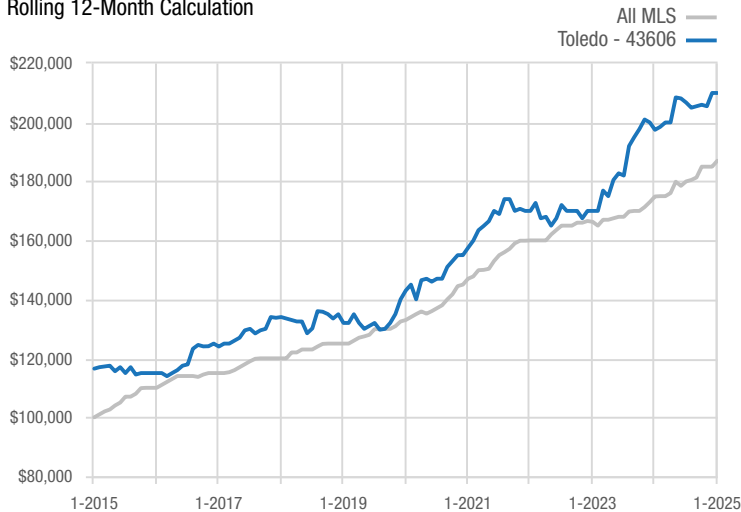
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	17	15	- 11.8%	17	15	- 11.8%
Pending Sales	13	12	- 7.7%	13	12	- 7.7%
Closed Sales	14	12	- 14.3%	14	12	- 14.3%
Days on Market Until Sale	58	66	+ 13.8%	58	66	+ 13.8%
Median Sales Price*	\$113,000	\$192,000	+ 69.9%	\$113,000	\$192,000	+ 69.9%
Average Sales Price*	\$172,038	\$201,923	+ 17.4%	\$172,038	\$201,923	+ 17.4%
Percent of List Price Received*	102.8%	96.6%	- 6.0%	102.8%	96.6%	- 6.0%
Inventory of Homes for Sale	39	32	- 17.9%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	50	—	—	50	—
Median Sales Price*	—	\$155,000	—	—	\$155,000	—
Average Sales Price*	—	\$155,000	—	—	\$155,000	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

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

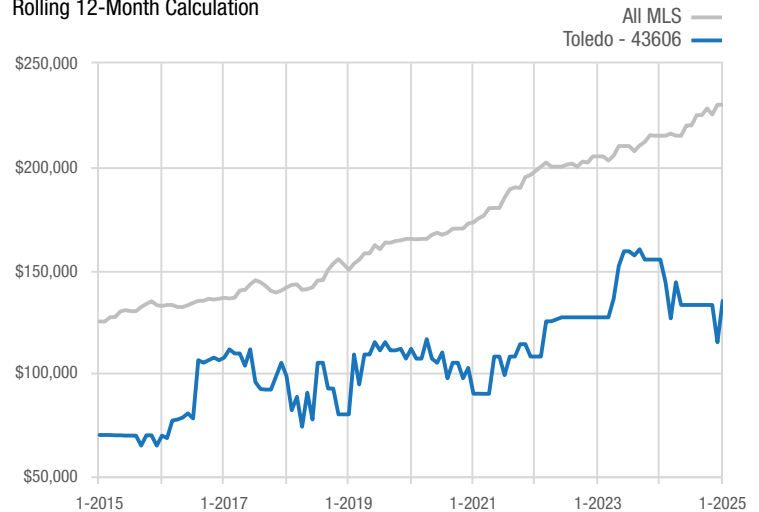
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43607

Zip Code 43607

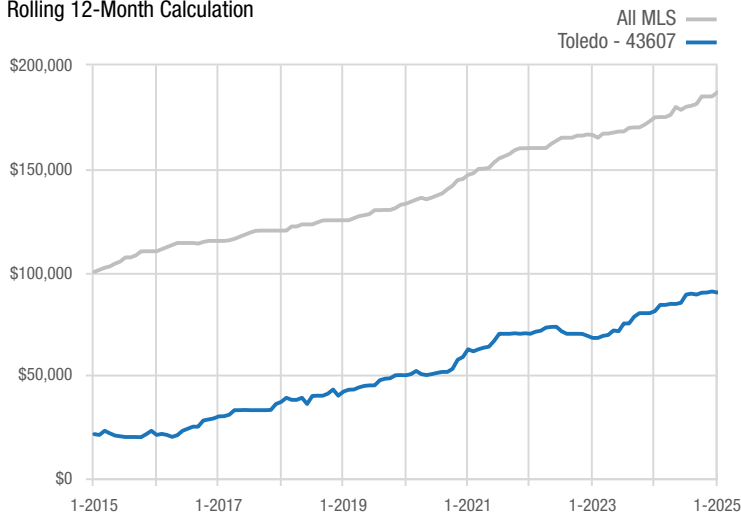
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	22	17	- 22.7%	22	17	- 22.7%
Pending Sales	14	15	+ 7.1%	14	15	+ 7.1%
Closed Sales	10	14	+ 40.0%	10	14	+ 40.0%
Days on Market Until Sale	59	64	+ 8.5%	59	64	+ 8.5%
Median Sales Price*	\$85,750	\$78,955	- 7.9%	\$85,750	\$78,955	- 7.9%
Average Sales Price*	\$86,650	\$82,922	- 4.3%	\$86,650	\$82,922	- 4.3%
Percent of List Price Received*	97.6%	100.2%	+ 2.7%	97.6%	100.2%	+ 2.7%
Inventory of Homes for Sale	57	29	- 49.1%	—	—	—
Months Supply of Inventory	3.7	1.7	- 54.1%	—	—	—

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

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

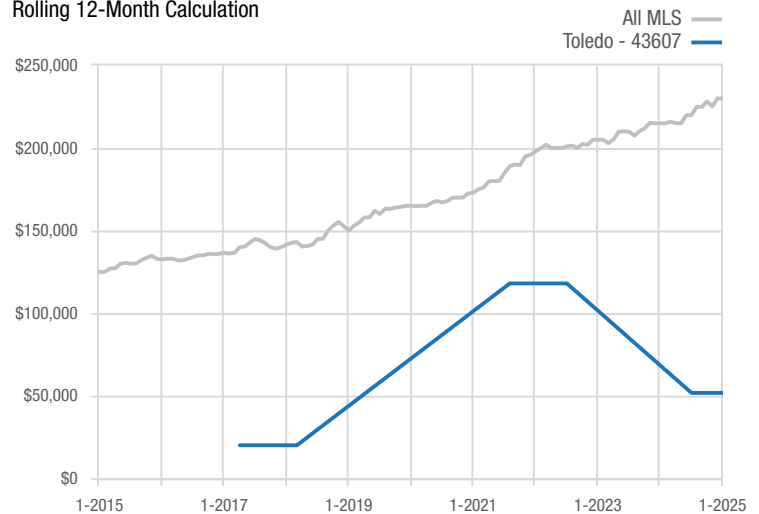
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43609

Zip Code 43609

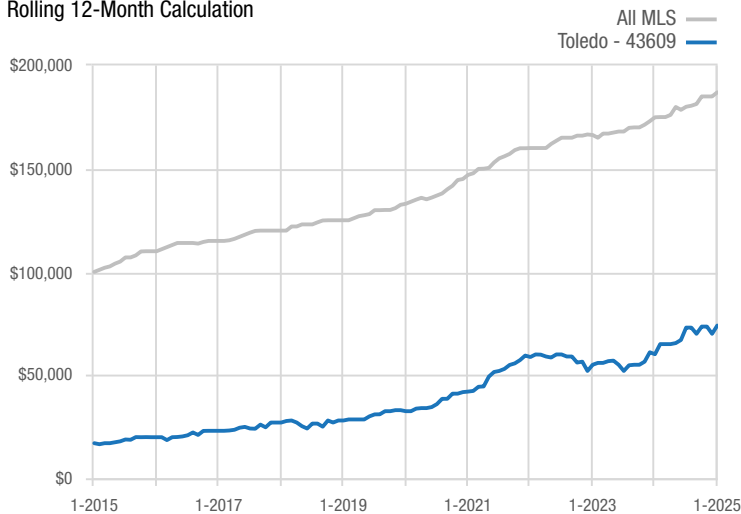
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	16	10	- 37.5%	16	10	- 37.5%
Pending Sales	17	13	- 23.5%	17	13	- 23.5%
Closed Sales	18	12	- 33.3%	18	12	- 33.3%
Days on Market Until Sale	76	63	- 17.1%	76	63	- 17.1%
Median Sales Price*	\$58,250	\$84,500	+ 45.1%	\$58,250	\$84,500	+ 45.1%
Average Sales Price*	\$61,139	\$88,832	+ 45.3%	\$61,139	\$88,832	+ 45.3%
Percent of List Price Received*	93.1%	95.7%	+ 2.8%	93.1%	95.7%	+ 2.8%
Inventory of Homes for Sale	42	34	- 19.0%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

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

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

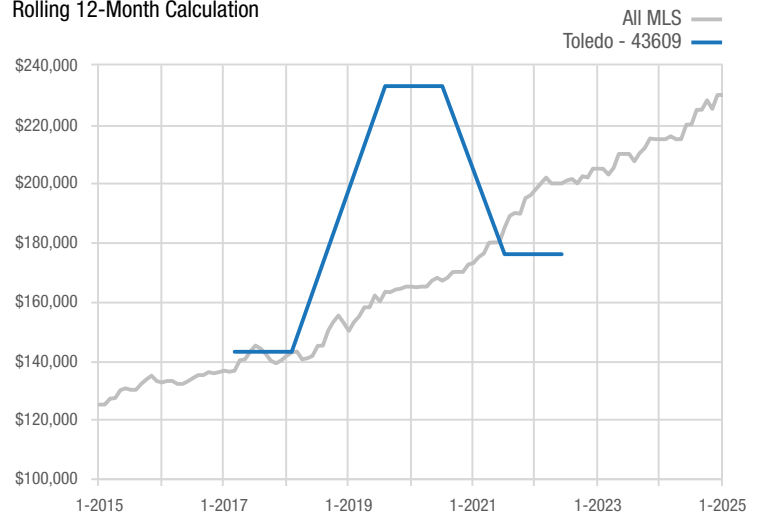
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo-43610

Zip Code 43610

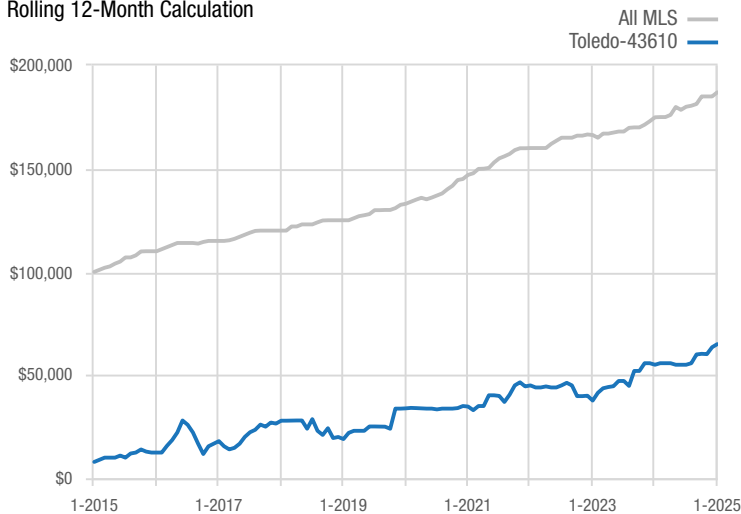
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	6	4	- 33.3%	6	4	- 33.3%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	53	43	- 18.9%	53	43	- 18.9%
Median Sales Price*	\$46,500	\$92,000	+ 97.8%	\$46,500	\$92,000	+ 97.8%
Average Sales Price*	\$42,167	\$92,000	+ 118.2%	\$42,167	\$92,000	+ 118.2%
Percent of List Price Received*	88.4%	91.8%	+ 3.8%	88.4%	91.8%	+ 3.8%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	4.3	2.8	- 34.9%	—	—	—

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

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

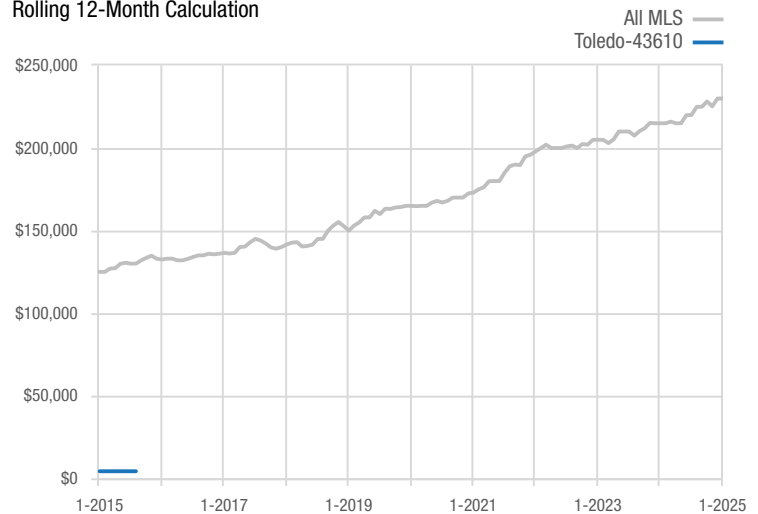
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43611

Zip Code 43611

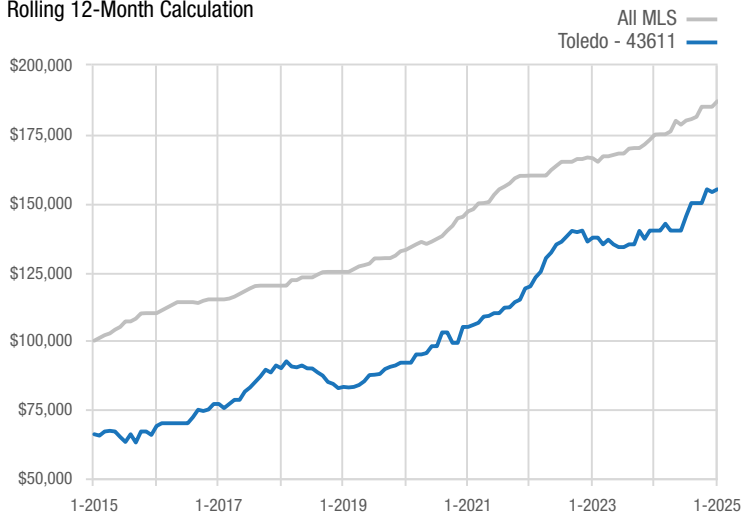
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	14	20	+ 42.9%	14	20	+ 42.9%
Pending Sales	14	11	- 21.4%	14	11	- 21.4%
Closed Sales	15	10	- 33.3%	15	10	- 33.3%
Days on Market Until Sale	84	64	- 23.8%	84	64	- 23.8%
Median Sales Price*	\$150,000	\$161,500	+ 7.7%	\$150,000	\$161,500	+ 7.7%
Average Sales Price*	\$136,095	\$150,140	+ 10.3%	\$136,095	\$150,140	+ 10.3%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	98.1%	100.0%	+ 1.9%
Inventory of Homes for Sale	41	40	- 2.4%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	0	- 100.0%	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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

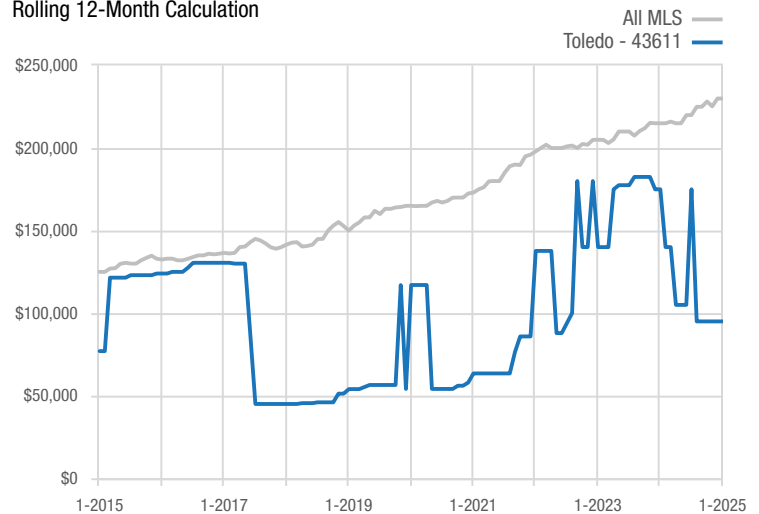
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43612

Zip Code 43612

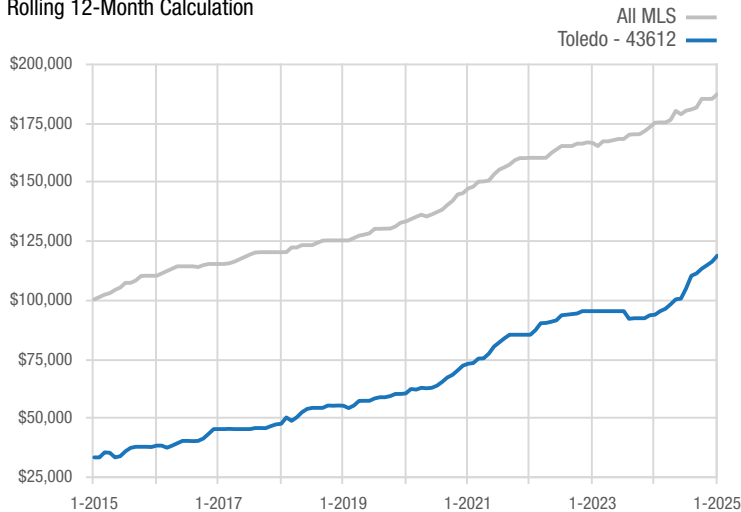
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	22	30	+ 36.4%	22	30	+ 36.4%
Pending Sales	28	30	+ 7.1%	28	30	+ 7.1%
Closed Sales	26	33	+ 26.9%	26	33	+ 26.9%
Days on Market Until Sale	80	54	- 32.5%	80	54	- 32.5%
Median Sales Price*	\$93,000	\$120,000	+ 29.0%	\$93,000	\$120,000	+ 29.0%
Average Sales Price*	\$101,312	\$122,200	+ 20.6%	\$101,312	\$122,200	+ 20.6%
Percent of List Price Received*	94.2%	103.3%	+ 9.7%	94.2%	103.3%	+ 9.7%
Inventory of Homes for Sale	75	59	- 21.3%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

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

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

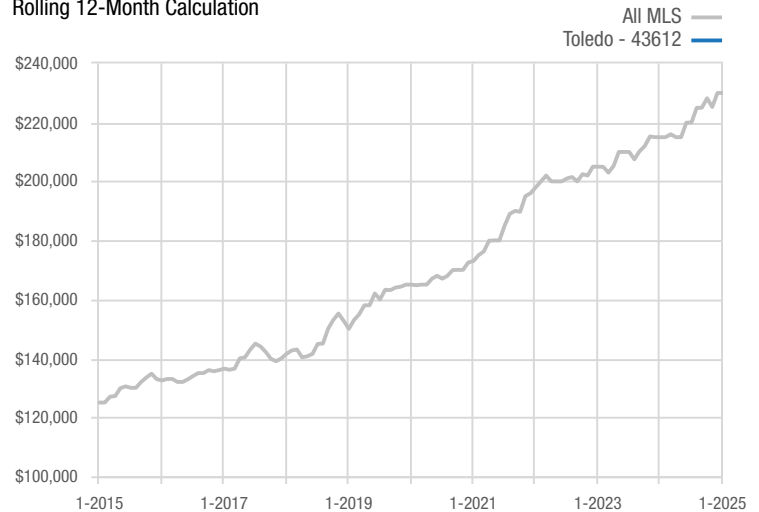
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43613

Zip Code 43613

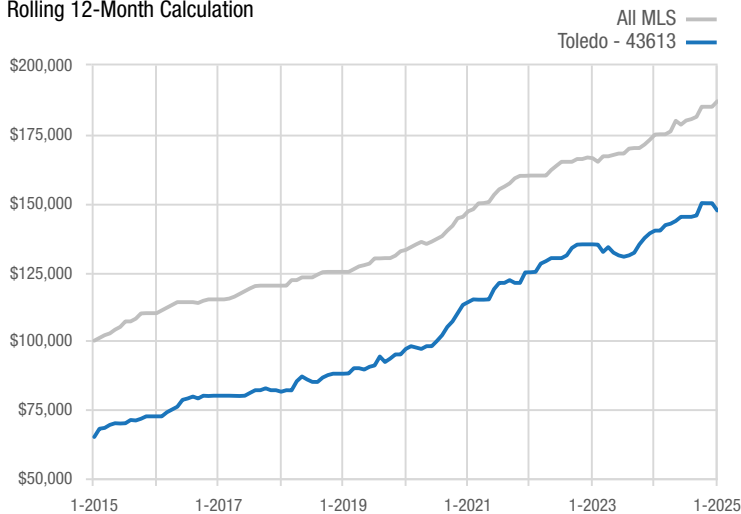
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	32	32	0.0%	32	32	0.0%
Pending Sales	29	23	- 20.7%	29	23	- 20.7%
Closed Sales	30	19	- 36.7%	30	19	- 36.7%
Days on Market Until Sale	48	72	+ 50.0%	48	72	+ 50.0%
Median Sales Price*	\$150,000	\$105,000	- 30.0%	\$150,000	\$105,000	- 30.0%
Average Sales Price*	\$133,167	\$115,500	- 13.3%	\$133,167	\$115,500	- 13.3%
Percent of List Price Received*	99.1%	104.0%	+ 4.9%	99.1%	104.0%	+ 4.9%
Inventory of Homes for Sale	67	62	- 7.5%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

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

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

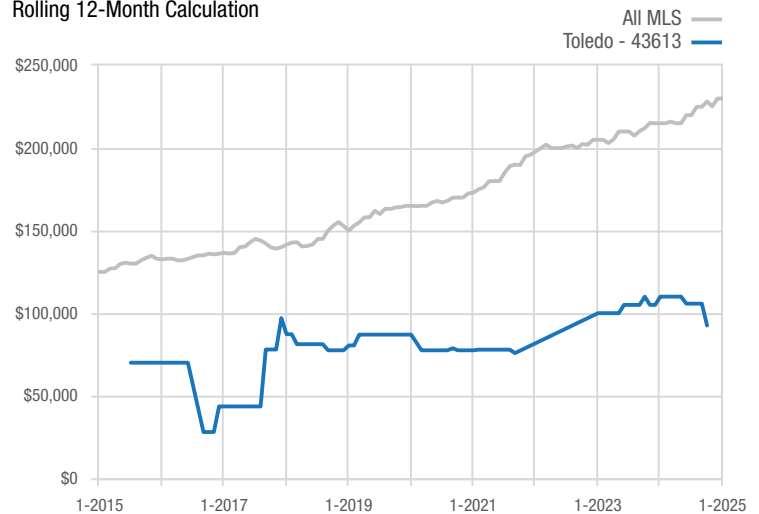
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo-43614

Zip Code 43614

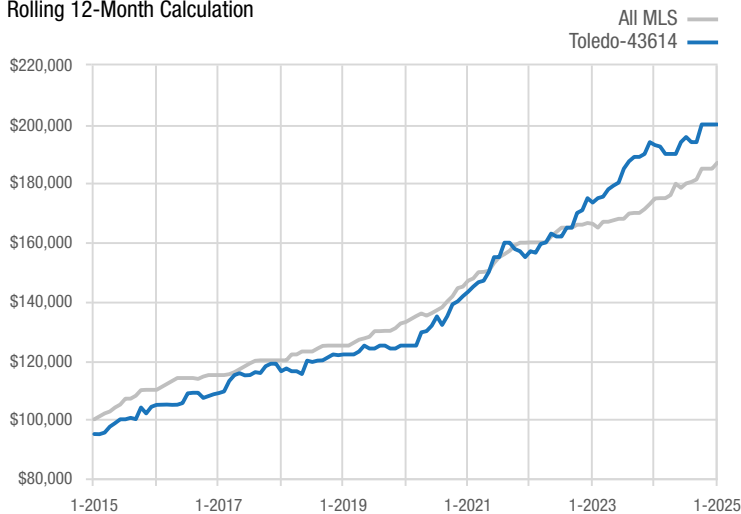
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	21	18	- 14.3%	21	18	- 14.3%
Pending Sales	27	19	- 29.6%	27	19	- 29.6%
Closed Sales	26	22	- 15.4%	26	22	- 15.4%
Days on Market Until Sale	50	59	+ 18.0%	50	59	+ 18.0%
Median Sales Price*	\$150,000	\$195,000	+ 30.0%	\$150,000	\$195,000	+ 30.0%
Average Sales Price*	\$173,308	\$197,471	+ 13.9%	\$173,308	\$197,471	+ 13.9%
Percent of List Price Received*	97.9%	100.1%	+ 2.2%	97.9%	100.1%	+ 2.2%
Inventory of Homes for Sale	37	28	- 24.3%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	3	—	0	3	—
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	46	26	- 43.5%	46	26	- 43.5%
Median Sales Price*	\$199,000	\$155,500	- 21.9%	\$199,000	\$155,500	- 21.9%
Average Sales Price*	\$199,000	\$154,833	- 22.2%	\$199,000	\$154,833	- 22.2%
Percent of List Price Received*	100.8%	99.7%	- 1.1%	100.8%	99.7%	- 1.1%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—

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

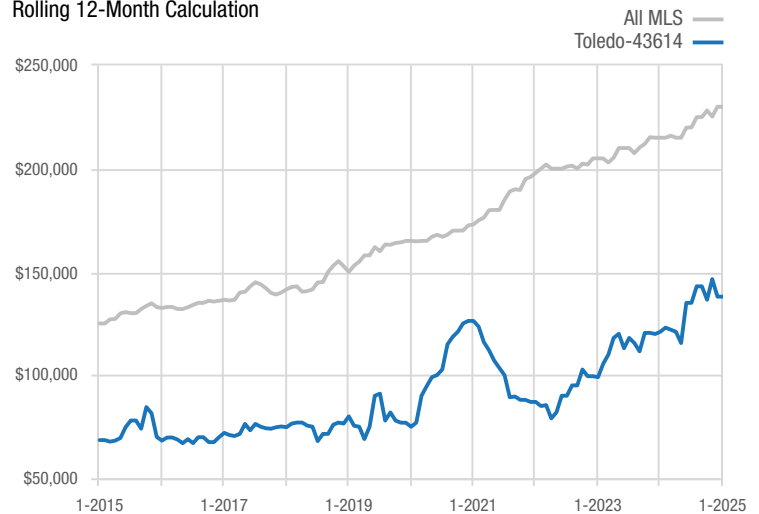
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43615

Zip Code 43615

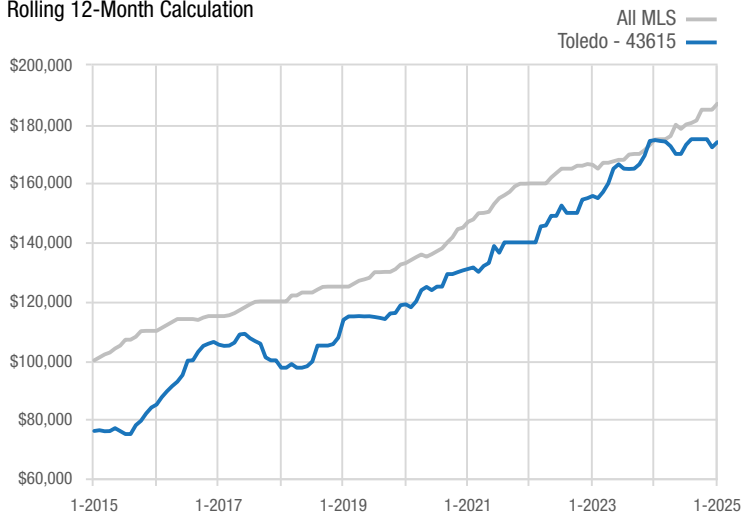
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	25	27	+ 8.0%	25	27	+ 8.0%
Pending Sales	21	18	- 14.3%	21	18	- 14.3%
Closed Sales	23	17	- 26.1%	23	17	- 26.1%
Days on Market Until Sale	66	70	+ 6.1%	66	70	+ 6.1%
Median Sales Price*	\$156,000	\$177,900	+ 14.0%	\$156,000	\$177,900	+ 14.0%
Average Sales Price*	\$192,000	\$239,888	+ 24.9%	\$192,000	\$239,888	+ 24.9%
Percent of List Price Received*	97.5%	95.9%	- 1.6%	97.5%	95.9%	- 1.6%
Inventory of Homes for Sale	50	49	- 2.0%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	2	10	+ 400.0%	2	10	+ 400.0%
Closed Sales	2	10	+ 400.0%	2	10	+ 400.0%
Days on Market Until Sale	75	107	+ 42.7%	75	107	+ 42.7%
Median Sales Price*	\$202,450	\$178,500	- 11.8%	\$202,450	\$178,500	- 11.8%
Average Sales Price*	\$202,450	\$225,125	+ 11.2%	\$202,450	\$225,125	+ 11.2%
Percent of List Price Received*	99.2%	104.9%	+ 5.7%	99.2%	104.9%	+ 5.7%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

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

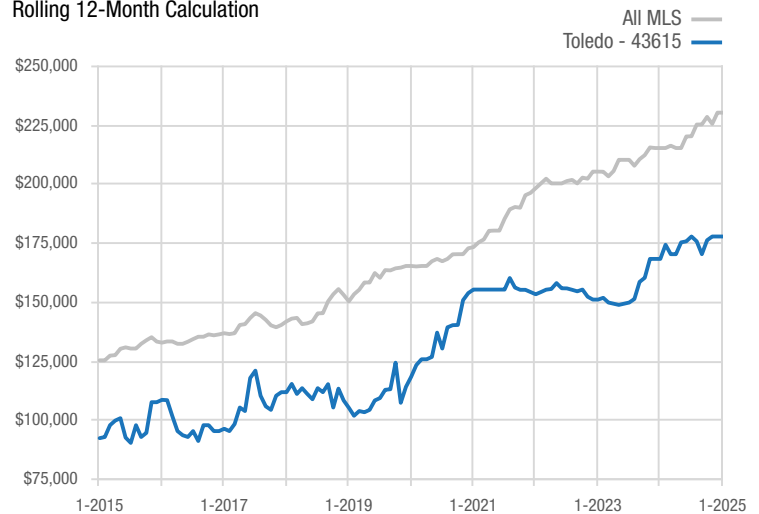
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43617

Zip Code 43617

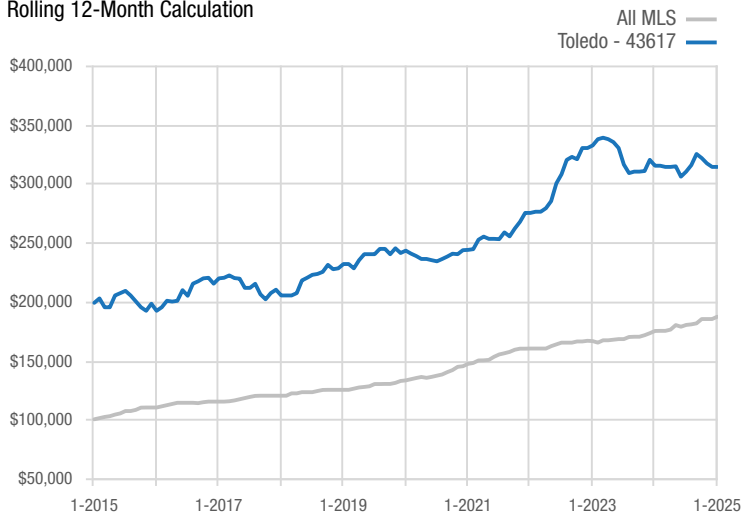
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	7	7	0.0%	7	7	0.0%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	37	59	+ 59.5%	37	59	+ 59.5%
Median Sales Price*	\$165,000	\$187,450	+ 13.6%	\$165,000	\$187,450	+ 13.6%
Average Sales Price*	\$165,000	\$227,575	+ 37.9%	\$165,000	\$227,575	+ 37.9%
Percent of List Price Received*	85.5%	102.3%	+ 19.6%	85.5%	102.3%	+ 19.6%
Inventory of Homes for Sale	11	11	0.0%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	29	35	+ 20.7%	29	35	+ 20.7%
Median Sales Price*	\$278,000	\$250,000	- 10.1%	\$278,000	\$250,000	- 10.1%
Average Sales Price*	\$278,000	\$250,000	- 10.1%	\$278,000	\$250,000	- 10.1%
Percent of List Price Received*	99.3%	105.3%	+ 6.0%	99.3%	105.3%	+ 6.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.9	—	—	—	—

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

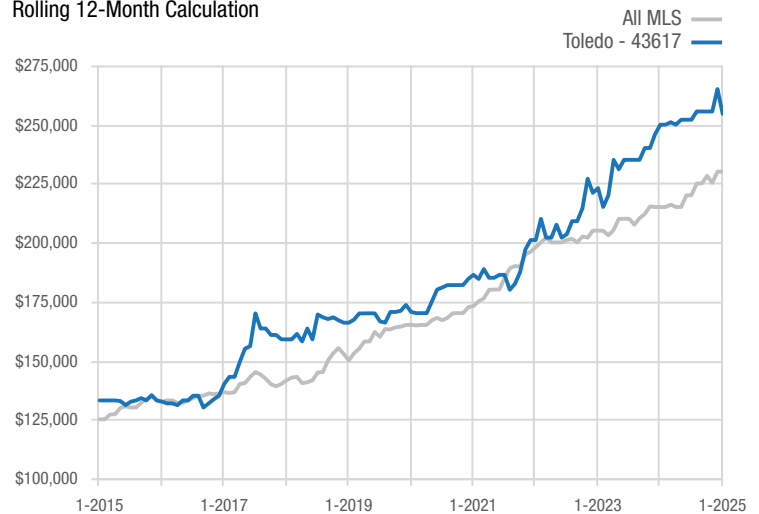
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo - 43620

Zip Code 43620

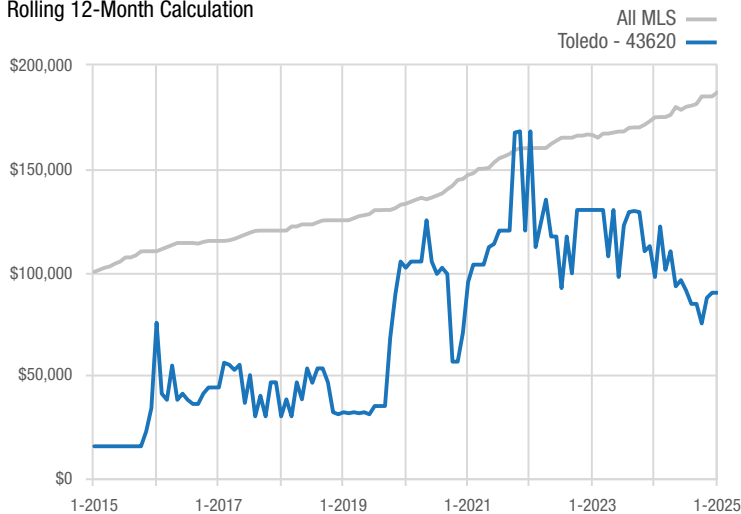
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	2	- 50.0%	4	2	- 50.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	141	88	- 37.6%	141	88	- 37.6%
Median Sales Price*	\$69,000	\$62,500	- 9.4%	\$69,000	\$62,500	- 9.4%
Average Sales Price*	\$69,000	\$62,500	- 9.4%	\$69,000	\$62,500	- 9.4%
Percent of List Price Received*	95.5%	93.8%	- 1.8%	95.5%	93.8%	- 1.8%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	5.1	2.8	- 45.1%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	0	- 100.0%	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	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.

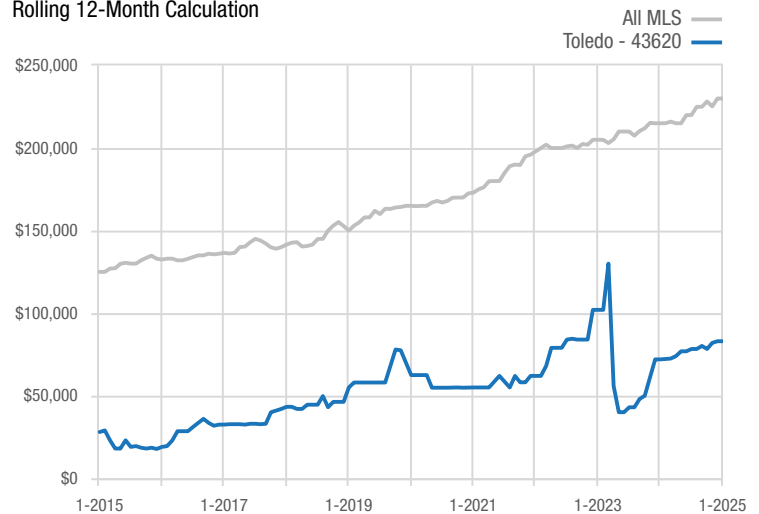
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Toledo-43623

Zip Code 43623

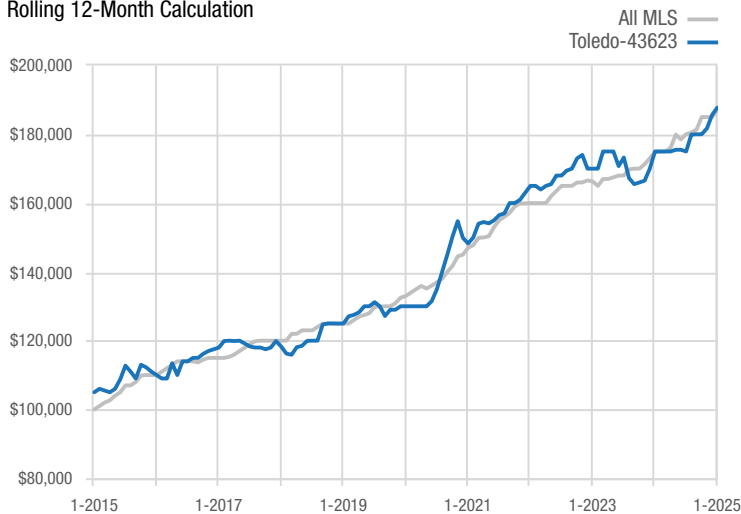
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	15	17	+ 13.3%	15	17	+ 13.3%
Pending Sales	14	14	0.0%	14	14	0.0%
Closed Sales	15	12	- 20.0%	15	12	- 20.0%
Days on Market Until Sale	54	64	+ 18.5%	54	64	+ 18.5%
Median Sales Price*	\$185,000	\$192,500	+ 4.1%	\$185,000	\$192,500	+ 4.1%
Average Sales Price*	\$169,381	\$256,333	+ 51.3%	\$169,381	\$256,333	+ 51.3%
Percent of List Price Received*	99.4%	104.9%	+ 5.5%	99.4%	104.9%	+ 5.5%
Inventory of Homes for Sale	20	28	+ 40.0%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	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	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.9	—	—	—	—	—

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

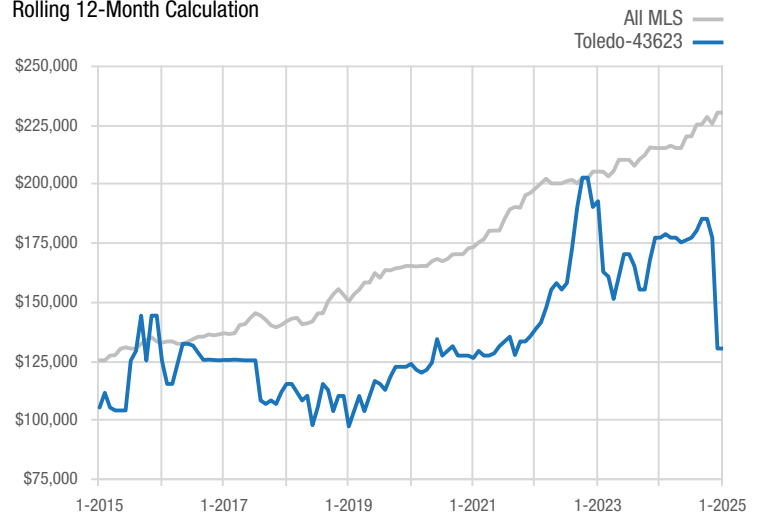
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Oregon

Zip Code 43616

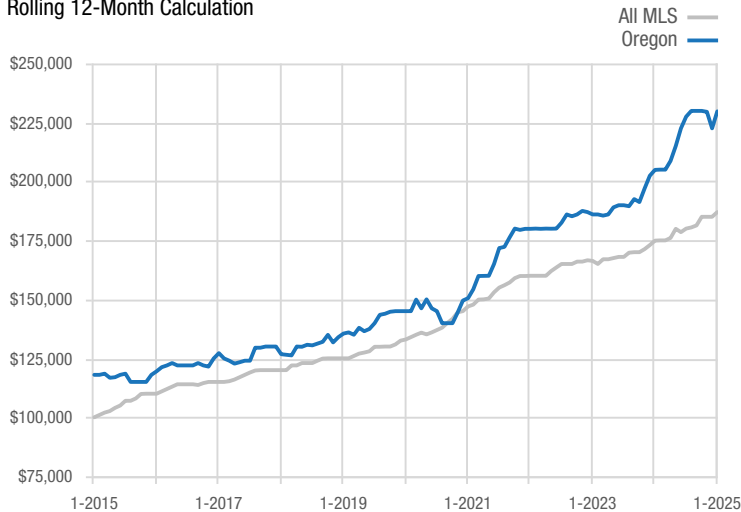
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	18	20	+ 11.1%	18	20	+ 11.1%
Pending Sales	9	14	+ 55.6%	9	14	+ 55.6%
Closed Sales	9	15	+ 66.7%	9	15	+ 66.7%
Days on Market Until Sale	74	68	- 8.1%	74	68	- 8.1%
Median Sales Price*	\$190,500	\$245,000	+ 28.6%	\$190,500	\$245,000	+ 28.6%
Average Sales Price*	\$219,267	\$276,825	+ 26.3%	\$219,267	\$276,825	+ 26.3%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	99.4%	99.6%	+ 0.2%
Inventory of Homes for Sale	31	43	+ 38.7%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	53	37	- 30.2%	53	37	- 30.2%
Median Sales Price*	\$160,000	\$230,250	+ 43.9%	\$160,000	\$230,250	+ 43.9%
Average Sales Price*	\$160,000	\$230,250	+ 43.9%	\$160,000	\$230,250	+ 43.9%
Percent of List Price Received*	84.3%	100.2%	+ 18.9%	84.3%	100.2%	+ 18.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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

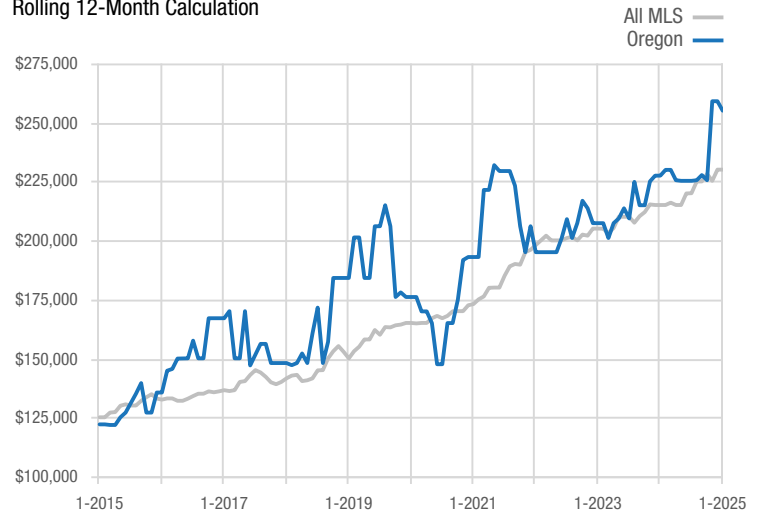
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Bowling Green

Zip Code 43402

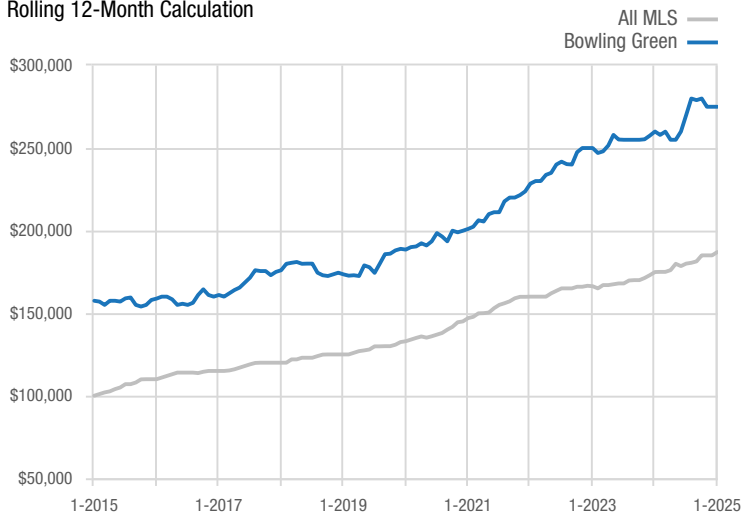
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	12	17	+ 41.7%	12	17	+ 41.7%
Pending Sales	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Days on Market Until Sale	60	66	+ 10.0%	60	66	+ 10.0%
Median Sales Price*	\$254,250	\$227,150	- 10.7%	\$254,250	\$227,150	- 10.7%
Average Sales Price*	\$298,289	\$243,331	- 18.4%	\$298,289	\$243,331	- 18.4%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.6%	99.3%	- 0.3%
Inventory of Homes for Sale	24	28	+ 16.7%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	76	1	- 98.7%	76	1	- 98.7%
Median Sales Price*	\$171,000	\$130,200	- 23.9%	\$171,000	\$130,200	- 23.9%
Average Sales Price*	\$171,000	\$130,200	- 23.9%	\$171,000	\$130,200	- 23.9%
Percent of List Price Received*	97.8%	100.0%	+ 2.2%	97.8%	100.0%	+ 2.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.9	0.4	- 78.9%	—	—	—

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

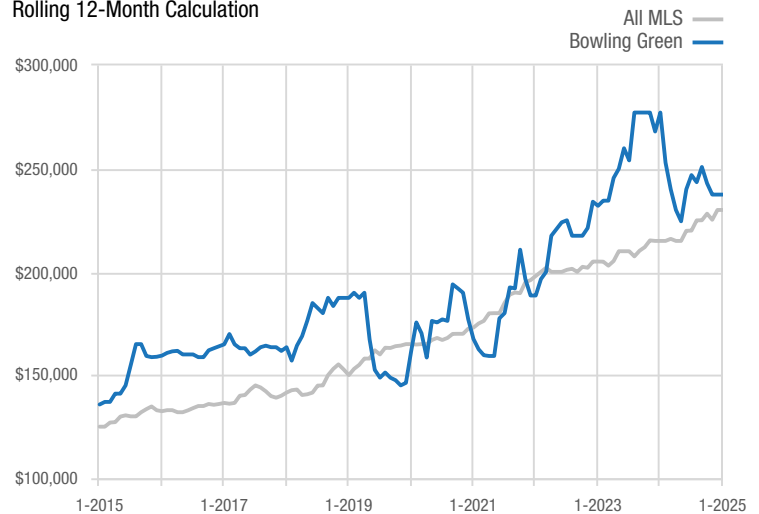
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Millbury

Zip Code 43447

Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	7	+ 600.0%	1	7	+ 600.0%
Pending Sales	1	9	+ 800.0%	1	9	+ 800.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	28	189	+ 575.0%	28	189	+ 575.0%
Median Sales Price*	\$220,000	\$165,000	- 25.0%	\$220,000	\$165,000	- 25.0%
Average Sales Price*	\$220,000	\$191,967	- 12.7%	\$220,000	\$191,967	- 12.7%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.8	0.9	- 67.9%	—	—	—

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

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

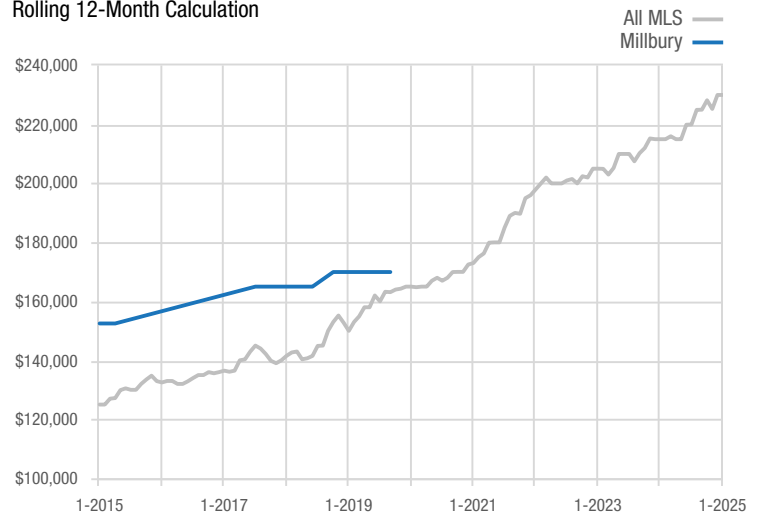
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Rossford

Zip Code 43460

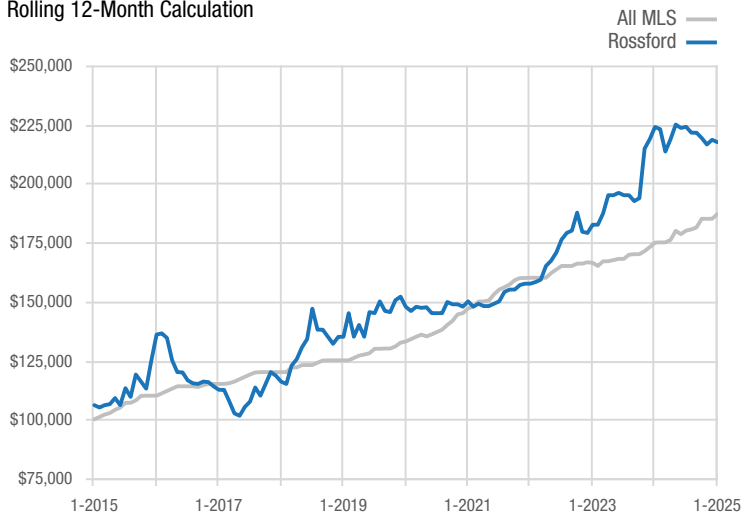
Single Family Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	51	104	+ 103.9%	51	104	+ 103.9%
Median Sales Price*	\$230,000	\$240,250	+ 4.5%	\$230,000	\$240,250	+ 4.5%
Average Sales Price*	\$210,000	\$240,250	+ 14.4%	\$210,000	\$240,250	+ 14.4%
Percent of List Price Received*	96.1%	104.1%	+ 8.3%	96.1%	104.1%	+ 8.3%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

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

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

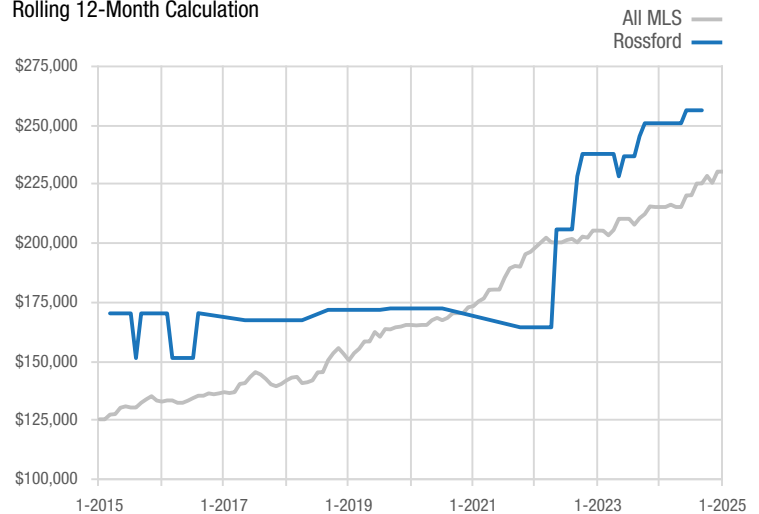
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Walbridge

Zip Code 43465

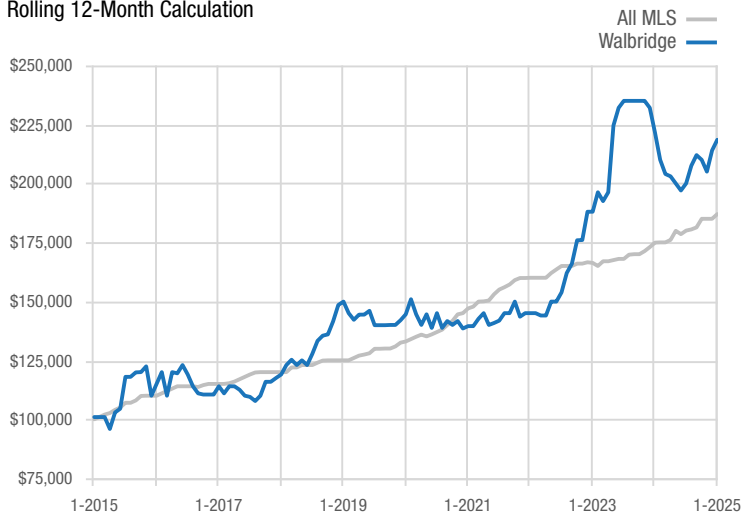
Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	6	2	- 66.7%	6	2	- 66.7%
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Days on Market Until Sale	90	35	- 61.1%	90	35	- 61.1%
Median Sales Price*	\$203,450	\$298,000	+ 46.5%	\$203,450	\$298,000	+ 46.5%
Average Sales Price*	\$212,817	\$291,000	+ 36.7%	\$212,817	\$291,000	+ 36.7%
Percent of List Price Received*	94.0%	102.6%	+ 9.1%	94.0%	102.6%	+ 9.1%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	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	105	—	—	105	—	—
Median Sales Price*	\$265,000	—	—	\$265,000	—	—
Average Sales Price*	\$265,000	—	—	\$265,000	—	—
Percent of List Price Received*	98.1%	—	—	98.1%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

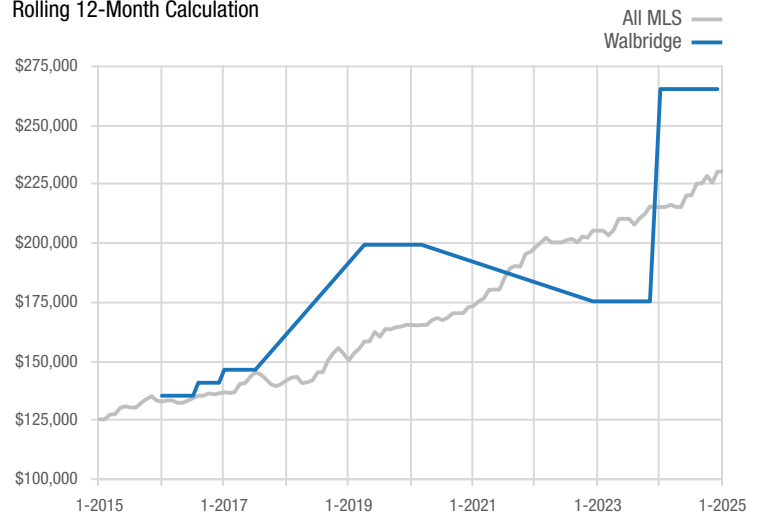
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Northwood

Zip Code 43619

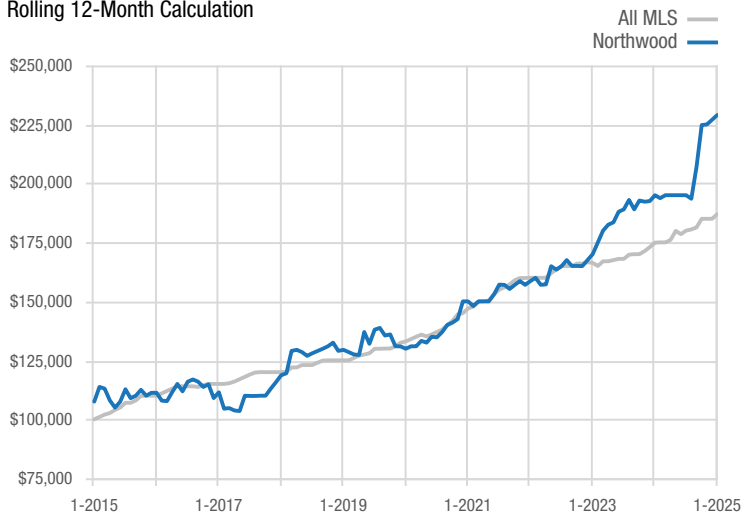
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Days on Market Until Sale	51	69	+ 35.3%	51	69	+ 35.3%
Median Sales Price*	\$208,500	\$235,000	+ 12.7%	\$208,500	\$235,000	+ 12.7%
Average Sales Price*	\$198,000	\$242,925	+ 22.7%	\$198,000	\$242,925	+ 22.7%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	14	30	+ 114.3%	—	—	—
Months Supply of Inventory	1.9	3.9	+ 105.3%	—	—	—

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

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

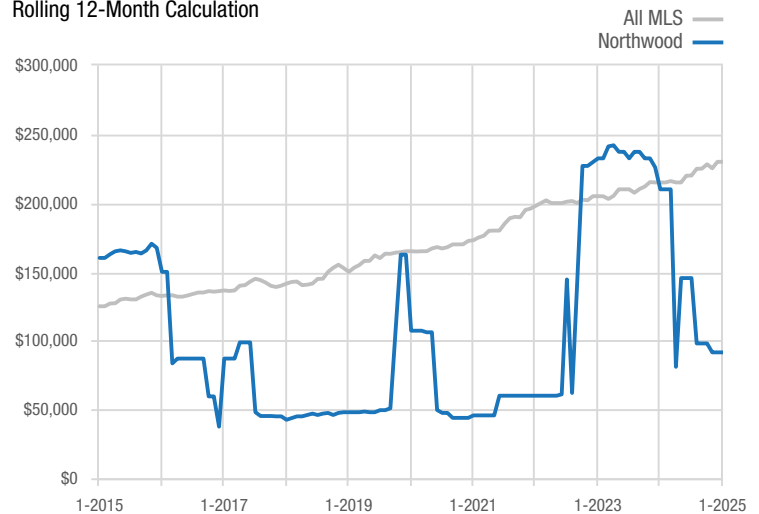
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

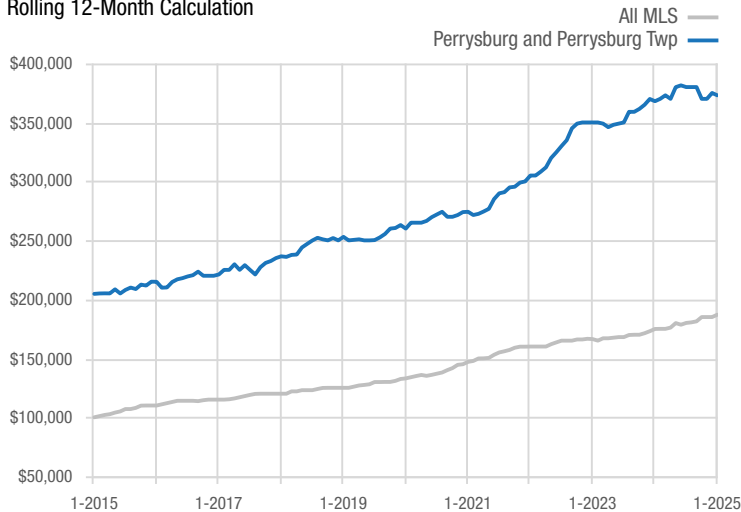
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	41	38	- 7.3%	41	38	- 7.3%
Pending Sales	30	24	- 20.0%	30	24	- 20.0%
Closed Sales	29	26	- 10.3%	29	26	- 10.3%
Days on Market Until Sale	99	116	+ 17.2%	99	116	+ 17.2%
Median Sales Price*	\$364,500	\$353,408	- 3.0%	\$364,500	\$353,408	- 3.0%
Average Sales Price*	\$395,217	\$375,042	- 5.1%	\$395,217	\$375,042	- 5.1%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	79	83	+ 5.1%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Days on Market Until Sale	56	83	+ 48.2%	56	83	+ 48.2%
Median Sales Price*	\$239,708	\$220,500	- 8.0%	\$239,708	\$220,500	- 8.0%
Average Sales Price*	\$255,704	\$231,333	- 9.5%	\$255,704	\$231,333	- 9.5%
Percent of List Price Received*	98.6%	95.0%	- 3.7%	98.6%	95.0%	- 3.7%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

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

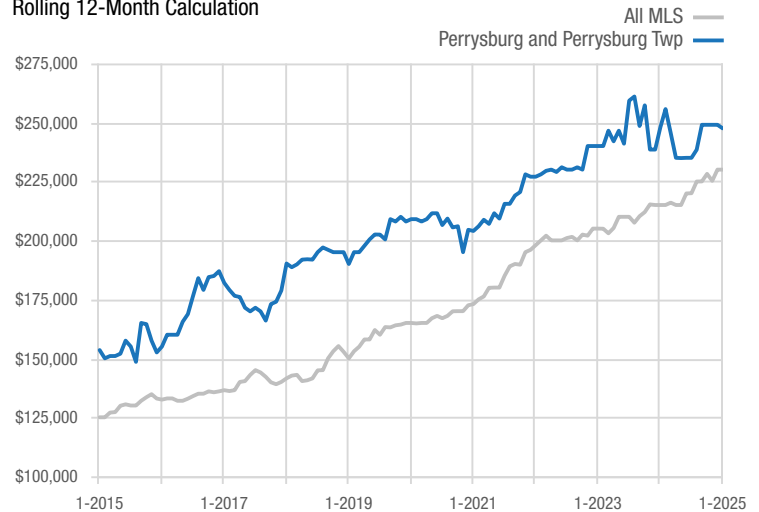
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Genoa

Zip Code 43430

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Days on Market Until Sale	70	27	- 61.4%	70	27	- 61.4%
Median Sales Price*	\$169,000	\$212,000	+ 25.4%	\$169,000	\$212,000	+ 25.4%
Average Sales Price*	\$205,800	\$212,000	+ 3.0%	\$205,800	\$212,000	+ 3.0%
Percent of List Price Received*	97.7%	101.0%	+ 3.4%	97.7%	101.0%	+ 3.4%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

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

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

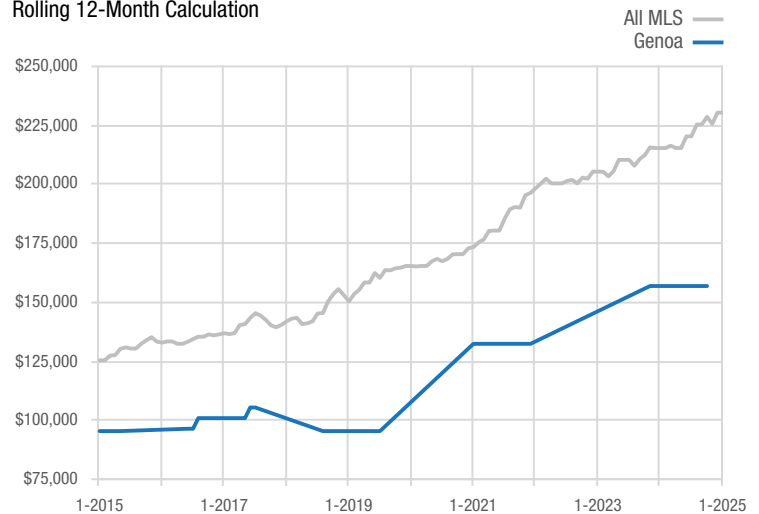
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Wood County NE

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

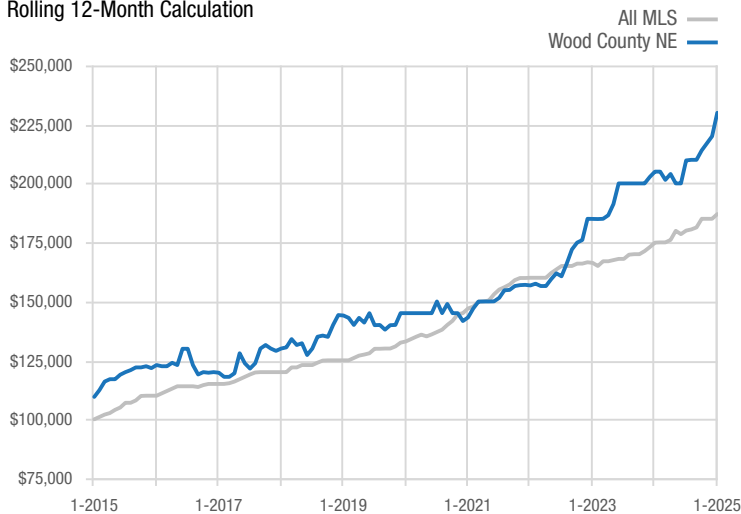
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	12	6	- 50.0%	12	6	- 50.0%
Pending Sales	15	8	- 46.7%	15	8	- 46.7%
Closed Sales	16	7	- 56.3%	16	7	- 56.3%
Days on Market Until Sale	84	49	- 41.7%	84	49	- 41.7%
Median Sales Price*	\$180,950	\$240,000	+ 32.6%	\$180,950	\$240,000	+ 32.6%
Average Sales Price*	\$217,556	\$248,571	+ 14.3%	\$217,556	\$248,571	+ 14.3%
Percent of List Price Received*	95.8%	100.6%	+ 5.0%	95.8%	100.6%	+ 5.0%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Condo-Villa	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	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	105	—	—	105	—	—
Median Sales Price*	\$265,000	—	—	\$265,000	—	—
Average Sales Price*	\$265,000	—	—	\$265,000	—	—
Percent of List Price Received*	98.1%	—	—	98.1%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

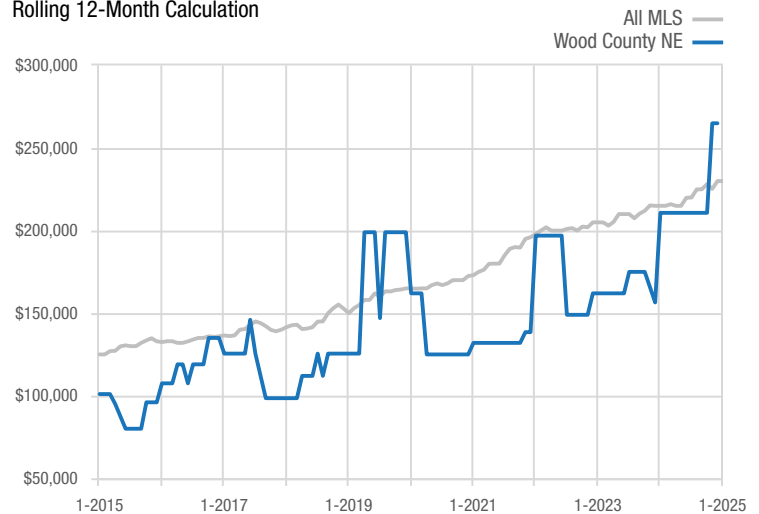
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Wood County NW

Zip Codes 43522 and 43525

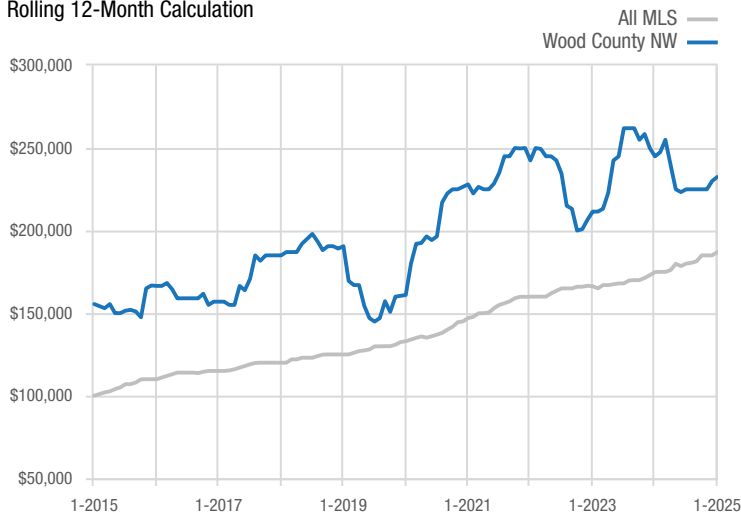
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	5	4	- 20.0%	5	4	- 20.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Days on Market Until Sale	42	112	+ 166.7%	42	112	+ 166.7%
Median Sales Price*	\$165,000	\$372,500	+ 125.8%	\$165,000	\$372,500	+ 125.8%
Average Sales Price*	\$165,000	\$342,500	+ 107.6%	\$165,000	\$342,500	+ 107.6%
Percent of List Price Received*	97.1%	100.7%	+ 3.7%	97.1%	100.7%	+ 3.7%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	1.8	3.7	+ 105.6%	—	—	—

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

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

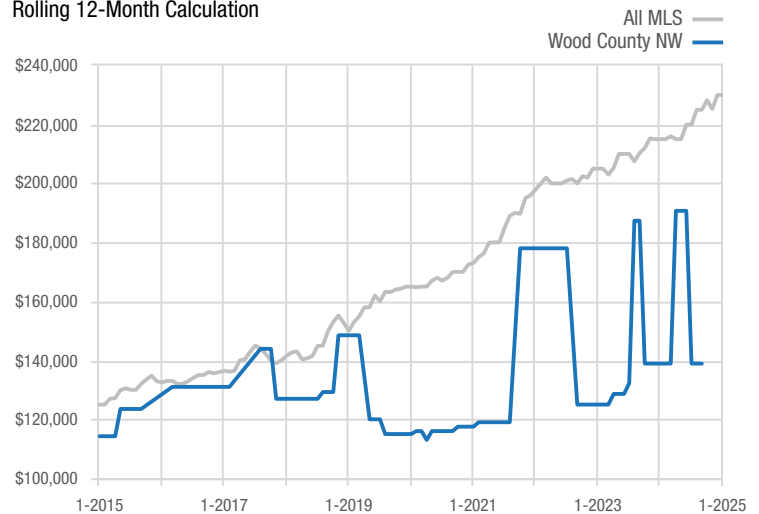
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Wood County SE

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

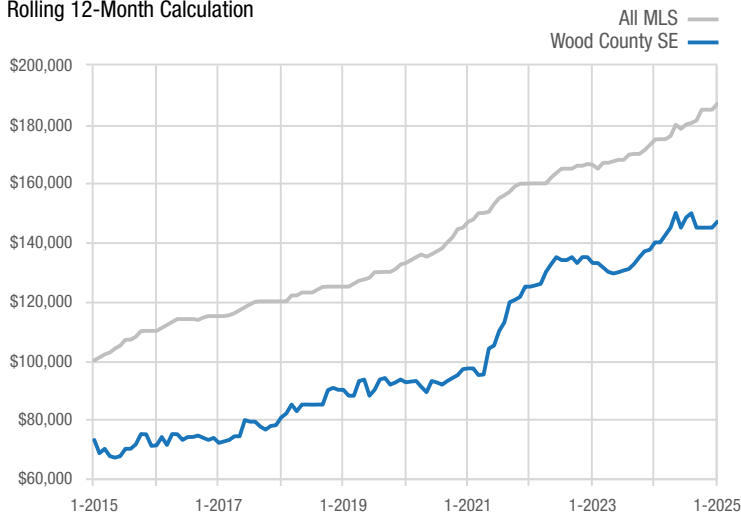
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	17	15	- 11.8%	17	15	- 11.8%
Pending Sales	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	9	13	+ 44.4%	9	13	+ 44.4%
Days on Market Until Sale	70	74	+ 5.7%	70	74	+ 5.7%
Median Sales Price*	\$134,900	\$147,000	+ 9.0%	\$134,900	\$147,000	+ 9.0%
Average Sales Price*	\$136,917	\$149,288	+ 9.0%	\$136,917	\$149,288	+ 9.0%
Percent of List Price Received*	96.9%	97.0%	+ 0.1%	96.9%	97.0%	+ 0.1%
Inventory of Homes for Sale	47	36	- 23.4%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

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

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

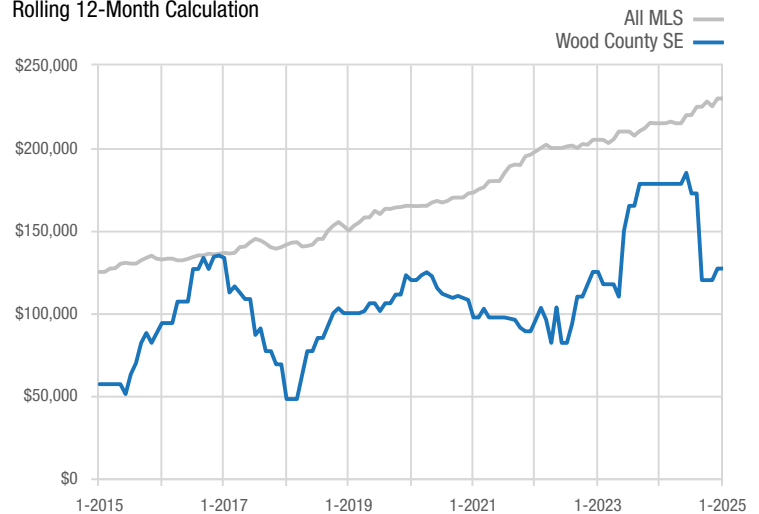
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – January 2025

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



Wood County SW

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

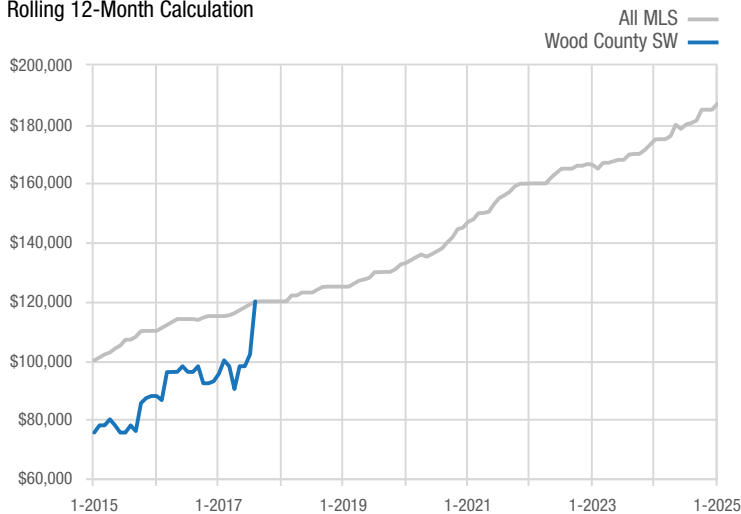
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

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

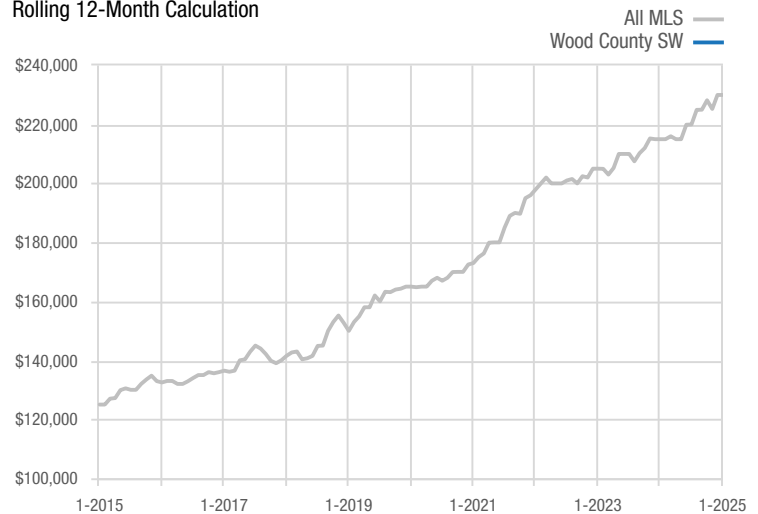
Median Sales Price - Single Family

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.