

Local Market Update – January 2024

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Lucas and Upper Wood County

Lucas County, Perrysburg, Northwood, Rossford & Lake Twp.

U.S. existing-home sales slipped 1.0% month-over-month and were down 6.2% year-over-year as of last measure, while pending sales jumped 8.3% from the previous month, marking the largest gain since June 2020, according to the National Association of REALTORS® (NAR). Mortgage rates have dropped significantly from their peak last fall, and homebuyers are beginning to come out of the woodwork, with NAR forecasting a 13% increase in existing-home sales this year compared to 2023.

Despite tepid sales activity, the persistent shortage of housing supply has helped prop up home values nationwide, with the median existing-home price rising 4.4% year-over-year to \$382,600, according to NAR. Total unsold inventory was at 1 million units heading into January, an 11.5% decline from the previous month, for a 3.2 months’ supply at the current sales pace. Nationally, listing activity has started to pick up, and with mortgage rates stabilizing and housing completions on the rise, inventory is expected to improve in the coming months.

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1 2023	Thru 11 2024	% Change
New Listings	409	440	7.6%	409	440	7.6%
Closed Sales	324	326	0.6%	324	326	0.6%
Days on Market	67	67	0.0%	67	67	0.0%
SP\$/SqFt	\$100.43	\$108.29	7.8%	\$100.43	\$108.29	7.8%
Median Sales Price*	\$141,700	\$150,500	6.2%	\$141,700	\$150,500	6.2%
Average Sales Price*	\$173,482	\$178,224	2.7%	\$173,482	\$178,224	2.7%
Percent of List Price Received*	98%	99%	1.0%	98%	99%	1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$56,148,108	\$57,965,925	3.2%	\$56,148,108	\$57,965,925	3.2%

Condo/Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1 2023	Thru 1 2024	% Change
New Listings	36	26	-27.8%	36	26	-27.8%
Closed Sales	29	18	-37.9%	29	18	-37.9%
Days on Market	85	69	-18.8%	85	69	-18.8%
SP\$/SqFt	\$120.56	\$141.29	17.2%	\$120.56	\$141.29	17.2%
Median Sales Price*	\$213,000	\$220,900	3.7%	\$213,000	\$220,900	3.7%
Average Sales Price*	\$208,540	\$228,630	9.6%	\$208,540	\$228,630	9.6%
Percent of List Price Received*	97%	98%	1.0%	97%	98%	1.0%
Months Supply of Inventory	2	5	150.0%	---	---	---
Total Volume (in 1000's)	\$6,047,650	\$4,115,340	-32.0%	\$6,047,650	\$4,115,340	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.

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	1-2023	1-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		709	663	- 6.5%	709	663	- 6.5%
Pending Sales		588	572	- 2.7%	588	572	- 2.7%
Closed Sales		553	538	- 2.7%	553	538	- 2.7%
Days on Market Until Sale		71	69	- 2.8%	71	69	- 2.8%
Median Sales Price		\$155,000	\$165,000	+ 6.5%	\$155,000	\$165,000	+ 6.5%
Average Sales Price		\$184,166	\$188,157	+ 2.2%	\$184,166	\$188,157	+ 2.2%
Percent of List Price Received		97.4%	98.0%	+ 0.6%	97.4%	98.0%	+ 0.6%
Housing Affordability Index		187	169	- 9.6%	187	169	- 9.6%
Inventory of Homes for Sale		1,588	1,495	- 5.9%	—	—	—
Months Supply of Inventory		1.8	1.9	+ 5.6%	—	—	—

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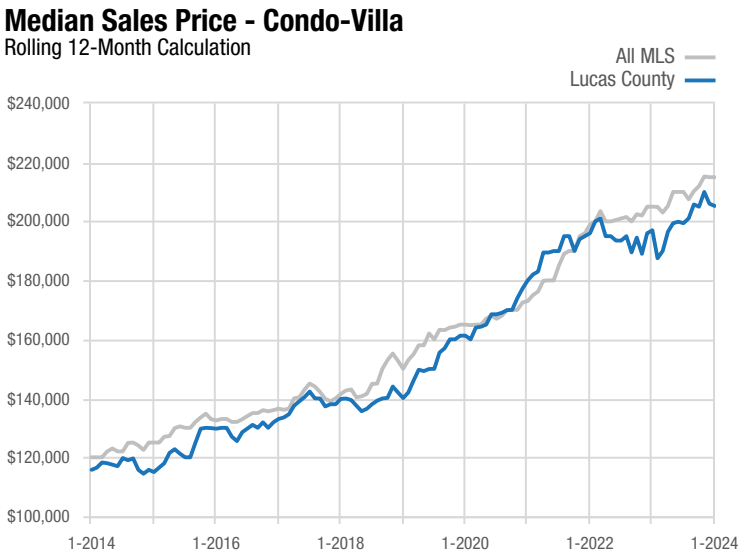
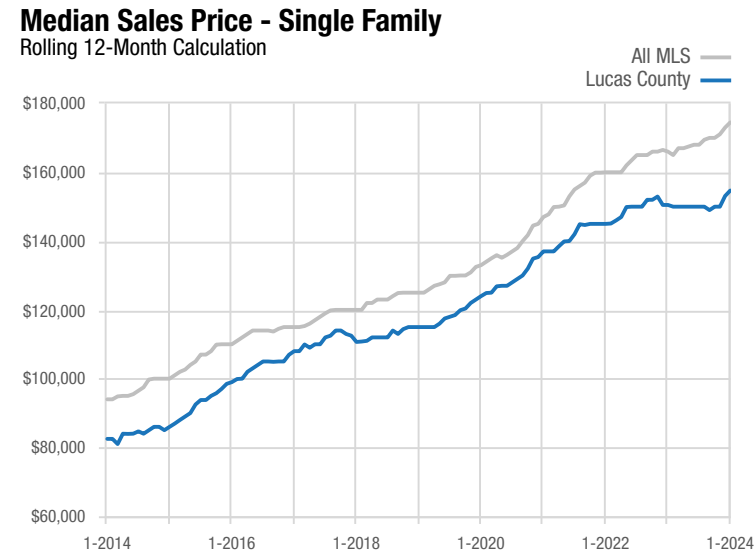


Lucas County

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	359	358	- 0.3%	359	358	- 0.3%
Pending Sales	314	310	- 1.3%	314	310	- 1.3%
Closed Sales	294	281	- 4.4%	294	281	- 4.4%
Days on Market Until Sale	65	64	- 1.5%	65	64	- 1.5%
Median Sales Price*	\$135,000	\$144,000	+ 6.7%	\$135,000	\$144,000	+ 6.7%
Average Sales Price*	\$162,707	\$155,665	- 4.3%	\$162,707	\$155,665	- 4.3%
Percent of List Price Received*	97.4%	98.2%	+ 0.8%	97.4%	98.2%	+ 0.8%
Inventory of Homes for Sale	739	727	- 1.6%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	31	25	- 19.4%	31	25	- 19.4%
Pending Sales	29	20	- 31.0%	29	20	- 31.0%
Closed Sales	24	13	- 45.8%	24	13	- 45.8%
Days on Market Until Sale	85	70	- 17.6%	85	70	- 17.6%
Median Sales Price*	\$218,500	\$199,000	- 8.9%	\$218,500	\$199,000	- 8.9%
Average Sales Price*	\$204,481	\$217,502	+ 6.4%	\$204,481	\$217,502	+ 6.4%
Percent of List Price Received*	95.9%	97.9%	+ 2.1%	95.9%	97.9%	+ 2.1%
Inventory of Homes for Sale	49	51	+ 4.1%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

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

Current as of February 6, 2024. All data from Northwest Ohio Real Estate Information System. Report © 2024 ShowingTime.

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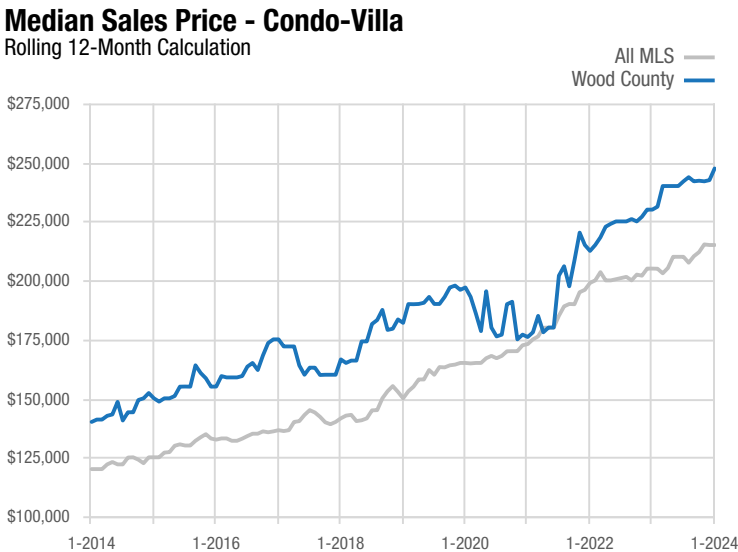
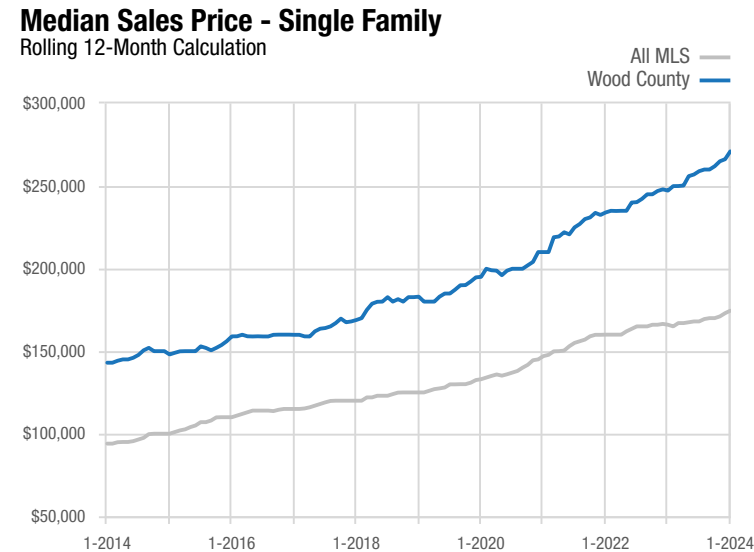


Wood County

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	63	78	+ 23.8%	63	78	+ 23.8%
Pending Sales	48	63	+ 31.3%	48	63	+ 31.3%
Closed Sales	45	63	+ 40.0%	45	63	+ 40.0%
Days on Market Until Sale	77	80	+ 3.9%	77	80	+ 3.9%
Median Sales Price*	\$201,504	\$279,000	+ 38.5%	\$201,504	\$279,000	+ 38.5%
Average Sales Price*	\$262,142	\$300,881	+ 14.8%	\$262,142	\$300,881	+ 14.8%
Percent of List Price Received*	96.4%	99.2%	+ 2.9%	96.4%	99.2%	+ 2.9%
Inventory of Homes for Sale	159	166	+ 4.4%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	7	3	- 57.1%	7	3	- 57.1%
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Days on Market Until Sale	67	68	+ 1.5%	67	68	+ 1.5%
Median Sales Price*	\$189,200	\$239,708	+ 26.7%	\$189,200	\$239,708	+ 26.7%
Average Sales Price*	\$215,714	\$243,136	+ 12.7%	\$215,714	\$243,136	+ 12.7%
Percent of List Price Received*	103.0%	98.4%	- 4.5%	103.0%	98.4%	- 4.5%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

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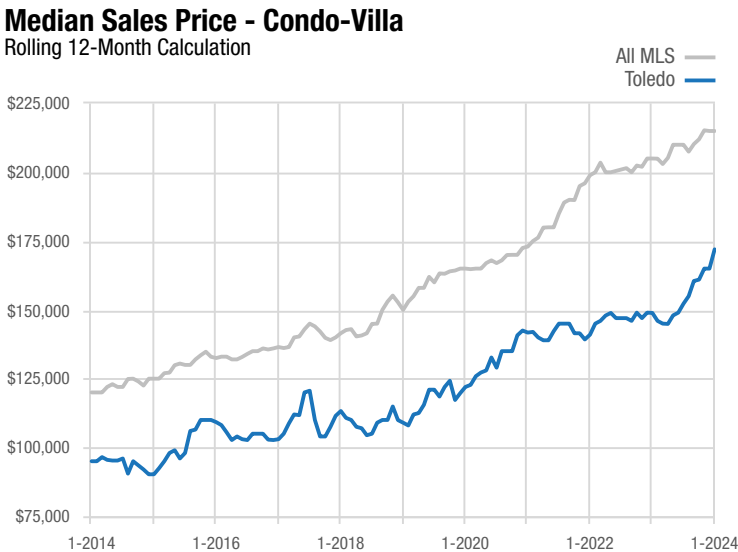
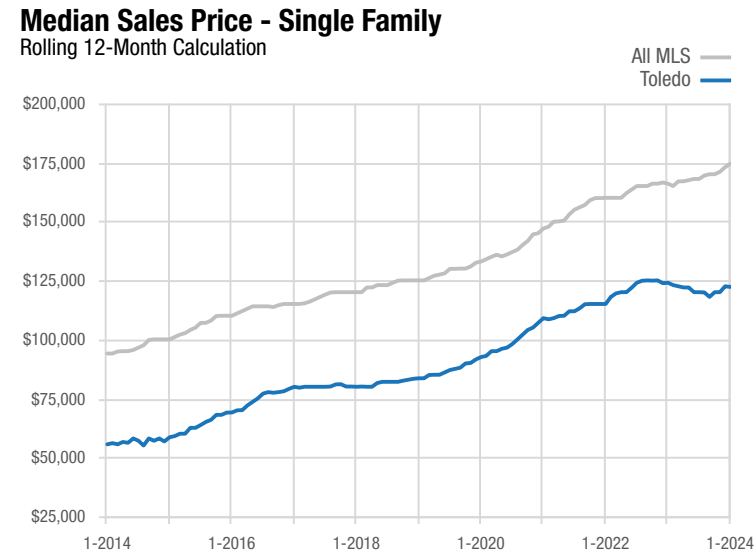


Toledo

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	261	255	- 2.3%	261	255	- 2.3%
Pending Sales	243	241	- 0.8%	243	241	- 0.8%
Closed Sales	223	219	- 1.8%	223	219	- 1.8%
Days on Market Until Sale	65	62	- 4.6%	65	62	- 4.6%
Median Sales Price*	\$106,000	\$100,000	- 5.7%	\$106,000	\$100,000	- 5.7%
Average Sales Price*	\$124,677	\$119,884	- 3.8%	\$124,677	\$119,884	- 3.8%
Percent of List Price Received*	97.1%	98.2%	+ 1.1%	97.1%	98.2%	+ 1.1%
Inventory of Homes for Sale	552	530	- 4.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	14	11	- 21.4%	14	11	- 21.4%
Pending Sales	13	6	- 53.8%	13	6	- 53.8%
Closed Sales	12	5	- 58.3%	12	5	- 58.3%
Days on Market Until Sale	89	57	- 36.0%	89	57	- 36.0%
Median Sales Price*	\$133,950	\$224,900	+ 67.9%	\$133,950	\$224,900	+ 67.9%
Average Sales Price*	\$176,517	\$221,360	+ 25.4%	\$176,517	\$221,360	+ 25.4%
Percent of List Price Received*	95.8%	99.7%	+ 4.1%	95.8%	99.7%	+ 4.1%
Inventory of Homes for Sale	22	22	0.0%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

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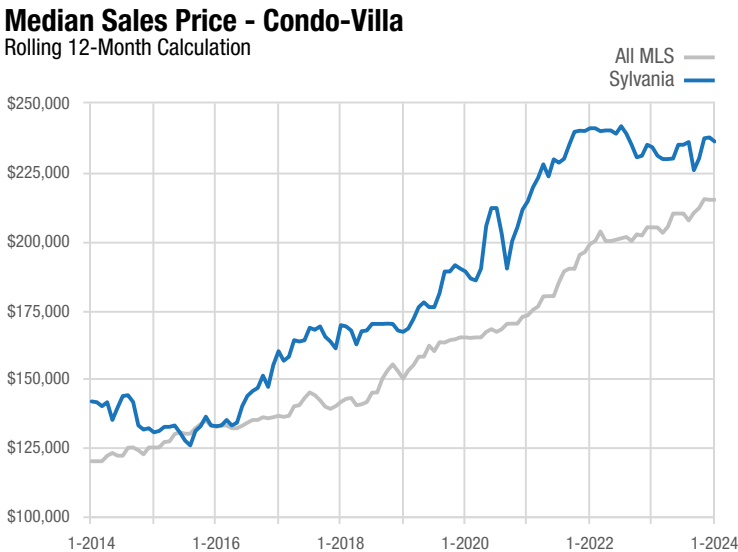
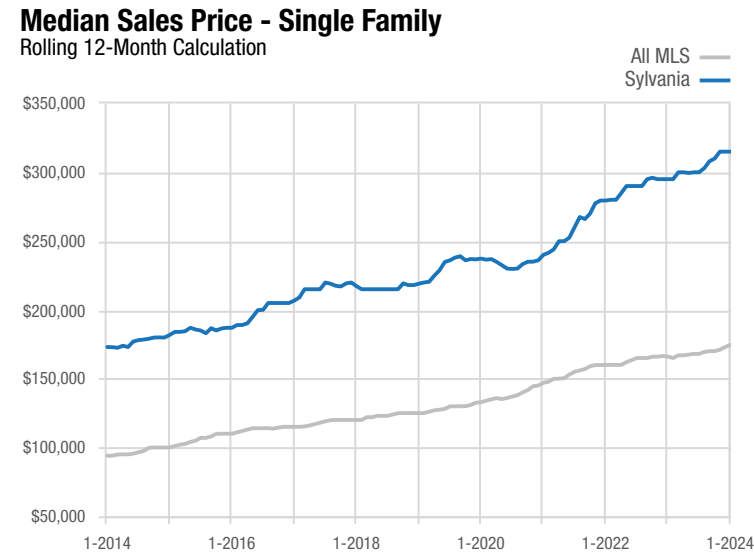
Sylvania

43560 and 43617

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	32	29	- 9.4%	32	29	- 9.4%
Pending Sales	31	15	- 51.6%	31	15	- 51.6%
Closed Sales	26	13	- 50.0%	26	13	- 50.0%
Days on Market Until Sale	77	64	- 16.9%	77	64	- 16.9%
Median Sales Price*	\$276,416	\$264,500	- 4.3%	\$276,416	\$264,500	- 4.3%
Average Sales Price*	\$292,551	\$285,892	- 2.3%	\$292,551	\$285,892	- 2.3%
Percent of List Price Received*	96.8%	97.3%	+ 0.5%	96.8%	97.3%	+ 0.5%
Inventory of Homes for Sale	61	62	+ 1.6%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	5	7	+ 40.0%	5	7	+ 40.0%
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	6	6	0.0%	6	6	0.0%
Days on Market Until Sale	68	36	- 47.1%	68	36	- 47.1%
Median Sales Price*	\$239,000	\$194,050	- 18.8%	\$239,000	\$194,050	- 18.8%
Average Sales Price*	\$219,667	\$224,017	+ 2.0%	\$219,667	\$224,017	+ 2.0%
Percent of List Price Received*	93.7%	98.6%	+ 5.2%	93.7%	98.6%	+ 5.2%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

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Spring Meadows

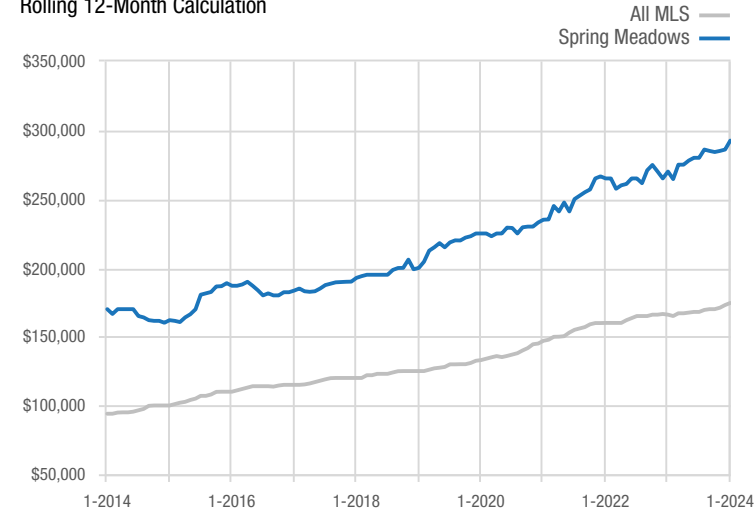
MLS Area 05: 43528 (Includes Holland)

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	14	9	- 35.7%	14	9	- 35.7%
Pending Sales	12	8	- 33.3%	12	8	- 33.3%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Days on Market Until Sale	46	60	+ 30.4%	46	60	+ 30.4%
Median Sales Price*	\$220,000	\$305,500	+ 38.9%	\$220,000	\$305,500	+ 38.9%
Average Sales Price*	\$234,311	\$337,988	+ 44.2%	\$234,311	\$337,988	+ 44.2%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	98.9%	99.7%	+ 0.8%
Inventory of Homes for Sale	19	23	+ 21.1%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

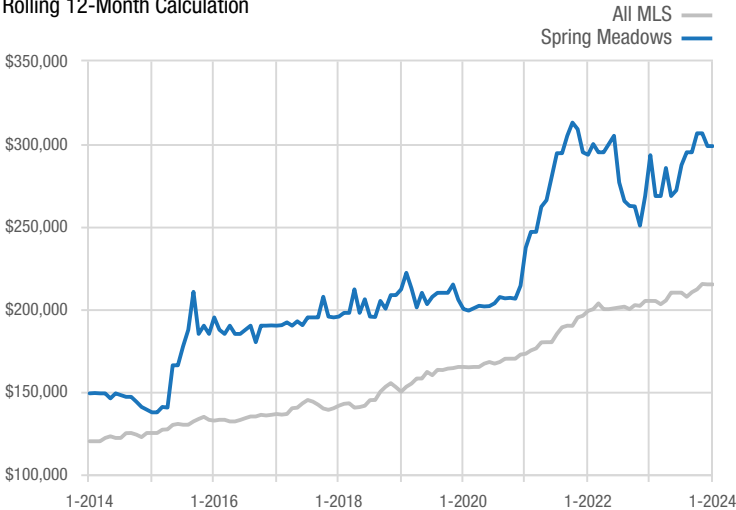
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	5	2	- 60.0%	5	2	- 60.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	29	—	—	29	—	—
Median Sales Price*	\$279,950	—	—	\$279,950	—	—
Average Sales Price*	\$279,950	—	—	\$279,950	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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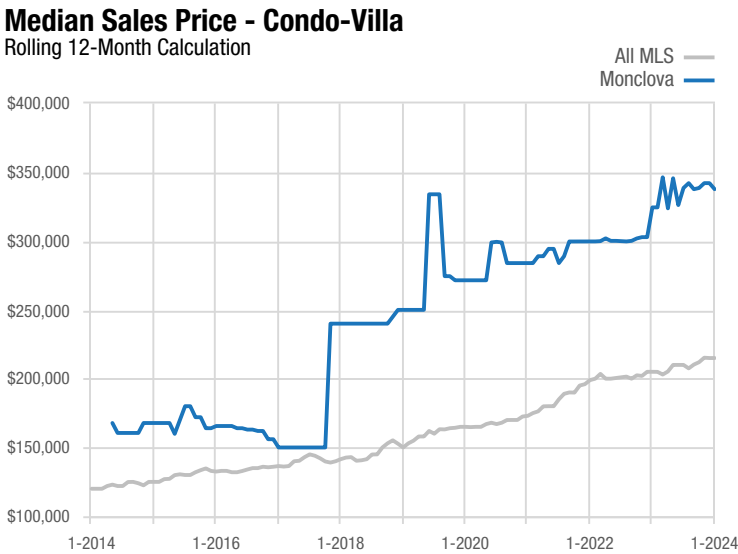
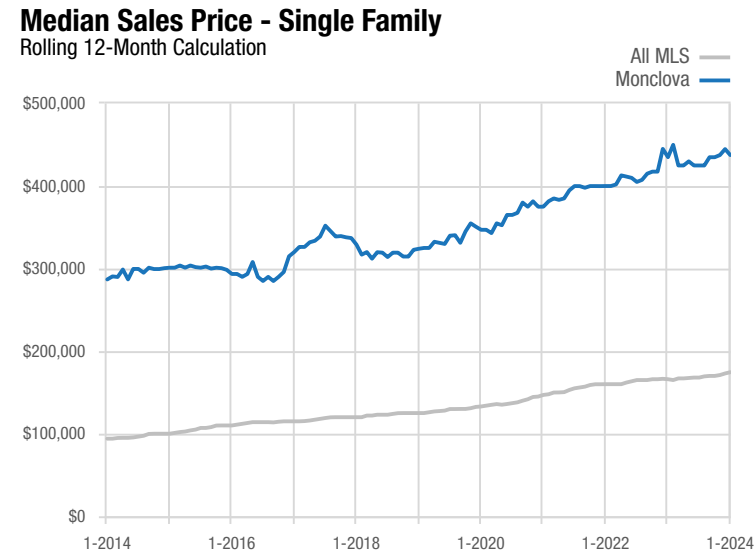
Monclova

MLS Area 06: 43542

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	7	7	0.0%	7	7	0.0%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	4	4	0.0%	4	4	0.0%
Days on Market Until Sale	117	118	+ 0.9%	117	118	+ 0.9%
Median Sales Price*	\$484,900	\$280,000	- 42.3%	\$484,900	\$280,000	- 42.3%
Average Sales Price*	\$510,450	\$292,475	- 42.7%	\$510,450	\$292,475	- 42.7%
Percent of List Price Received*	99.4%	93.9%	- 5.5%	99.4%	93.9%	- 5.5%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	6	1	- 83.3%	6	1	- 83.3%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	393	326	- 17.0%	393	326	- 17.0%
Median Sales Price*	\$444,450	\$298,625	- 32.8%	\$444,450	\$298,625	- 32.8%
Average Sales Price*	\$444,450	\$298,625	- 32.8%	\$444,450	\$298,625	- 32.8%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

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Maumee

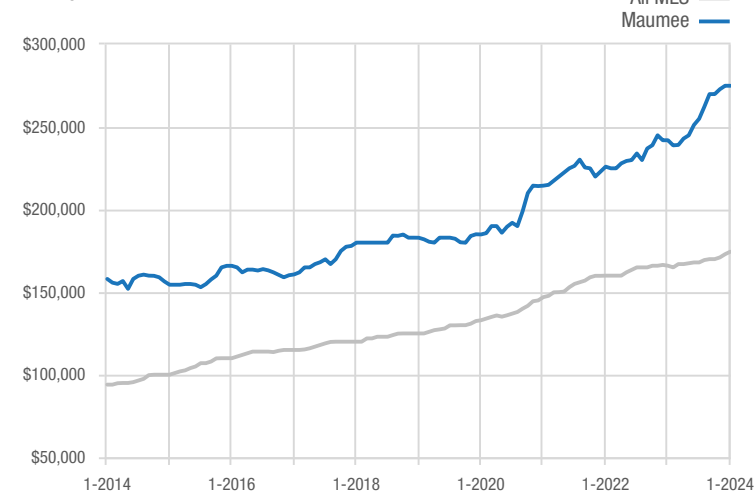
MLS Area 07: 43537

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	22	34	+ 54.5%	22	34	+ 54.5%
Pending Sales	14	22	+ 57.1%	14	22	+ 57.1%
Closed Sales	16	23	+ 43.8%	16	23	+ 43.8%
Days on Market Until Sale	44	70	+ 59.1%	44	70	+ 59.1%
Median Sales Price*	\$255,000	\$265,000	+ 3.9%	\$255,000	\$265,000	+ 3.9%
Average Sales Price*	\$283,534	\$270,534	- 4.6%	\$283,534	\$270,534	- 4.6%
Percent of List Price Received*	102.4%	97.7%	- 4.6%	102.4%	97.7%	- 4.6%
Inventory of Homes for Sale	38	54	+ 42.1%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

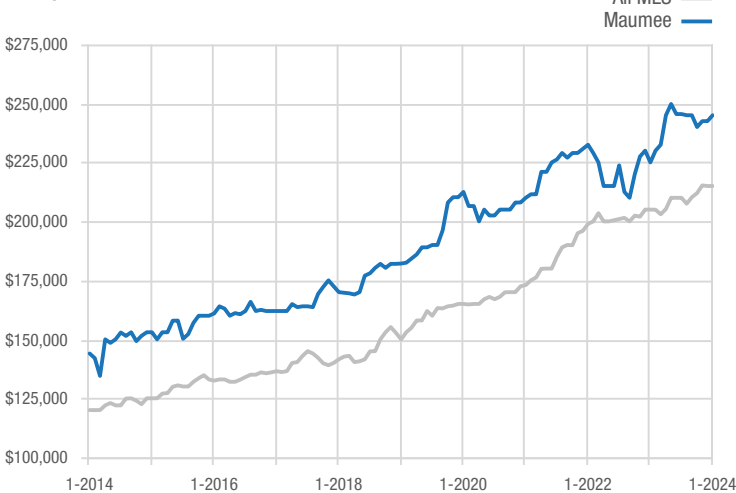
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	4	1	- 75.0%	4	1	- 75.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	45	65	+ 44.4%	45	65	+ 44.4%
Median Sales Price*	\$134,500	\$196,000	+ 45.7%	\$134,500	\$196,000	+ 45.7%
Average Sales Price*	\$134,500	\$196,000	+ 45.7%	\$134,500	\$196,000	+ 45.7%
Percent of List Price Received*	93.3%	98.0%	+ 5.0%	93.3%	98.0%	+ 5.0%
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	2.4	0.4	- 83.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

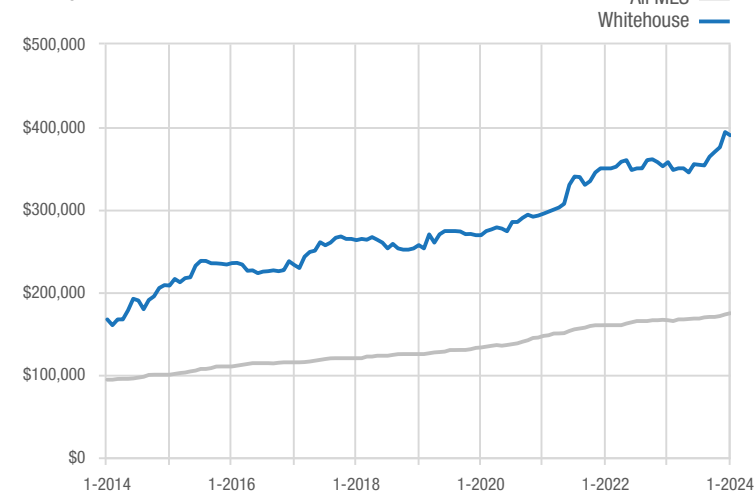
MLS Area 08: 43571

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	5	5	0.0%	5	5	0.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	43	28	- 34.9%	43	28	- 34.9%
Median Sales Price*	\$430,000	\$175,000	- 59.3%	\$430,000	\$175,000	- 59.3%
Average Sales Price*	\$430,000	\$175,000	- 59.3%	\$430,000	\$175,000	- 59.3%
Percent of List Price Received*	101.2%	97.3%	- 3.9%	101.2%	97.3%	- 3.9%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

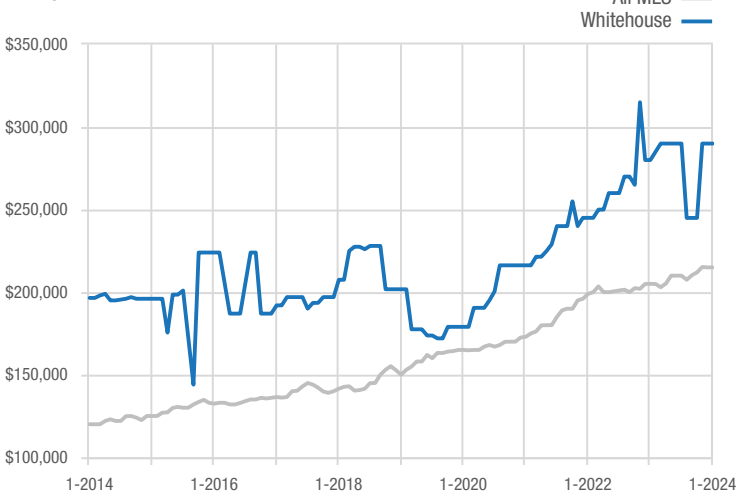
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Waterville

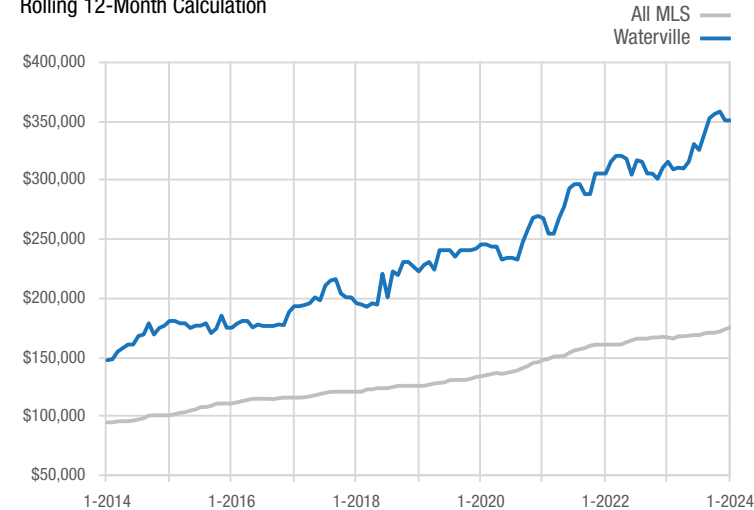
MLS Area 10: 43566

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	13	14	+ 7.7%	13	14	+ 7.7%
Pending Sales	5	10	+ 100.0%	5	10	+ 100.0%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Days on Market Until Sale	74	86	+ 16.2%	74	86	+ 16.2%
Median Sales Price*	\$308,500	\$300,000	- 2.8%	\$308,500	\$300,000	- 2.8%
Average Sales Price*	\$293,629	\$327,980	+ 11.7%	\$293,629	\$327,980	+ 11.7%
Percent of List Price Received*	98.5%	99.9%	+ 1.4%	98.5%	99.9%	+ 1.4%
Inventory of Homes for Sale	30	21	- 30.0%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

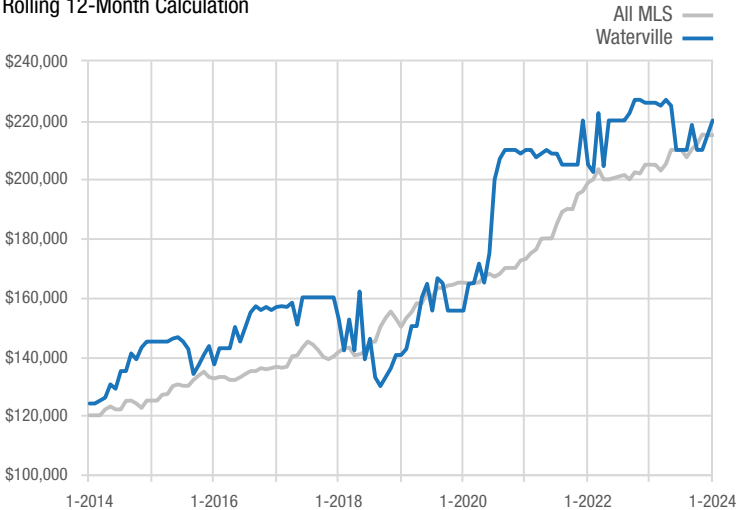
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	44	—	—	44	—	—
Median Sales Price*	\$130,000	—	—	\$130,000	—	—
Average Sales Price*	\$130,000	—	—	\$130,000	—	—
Percent of List Price Received*	95.6%	—	—	95.6%	—	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Franklin Park / Trilby

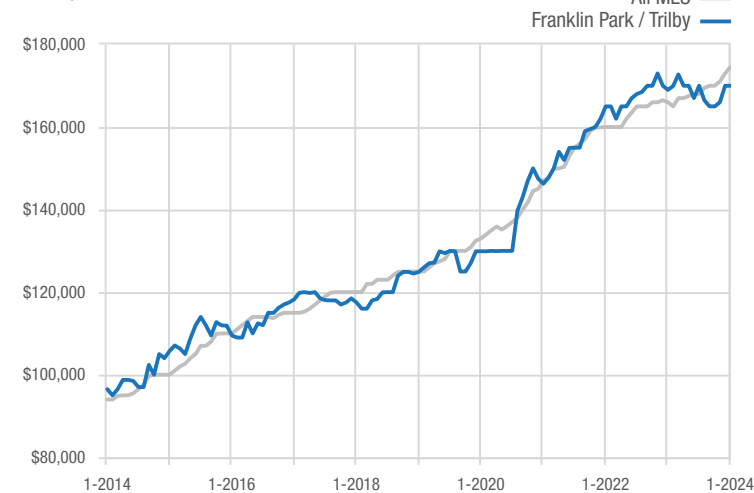
MLS Area 11: 43623

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	12	17	+ 41.7%	12	17	+ 41.7%
Pending Sales	19	16	- 15.8%	19	16	- 15.8%
Closed Sales	14	17	+ 21.4%	14	17	+ 21.4%
Days on Market Until Sale	86	50	- 41.9%	86	50	- 41.9%
Median Sales Price*	\$141,000	\$185,000	+ 31.2%	\$141,000	\$185,000	+ 31.2%
Average Sales Price*	\$173,679	\$176,366	+ 1.5%	\$173,679	\$176,366	+ 1.5%
Percent of List Price Received*	93.8%	99.7%	+ 6.3%	93.8%	99.7%	+ 6.3%
Inventory of Homes for Sale	28	22	- 21.4%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

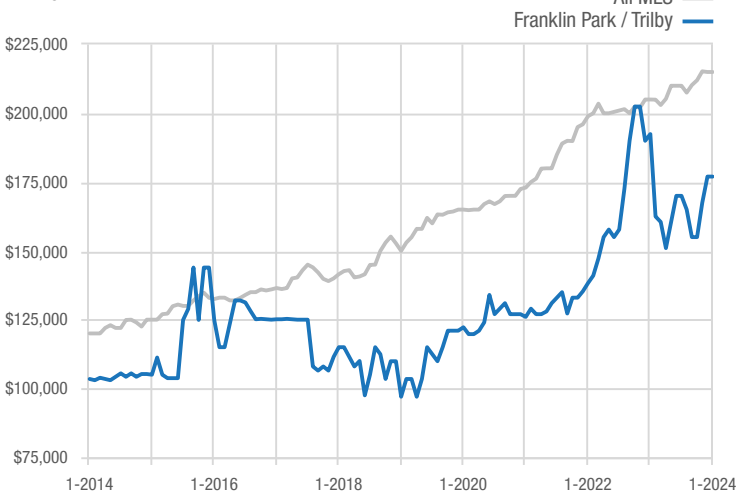
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	1	- 50.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Tremainsville

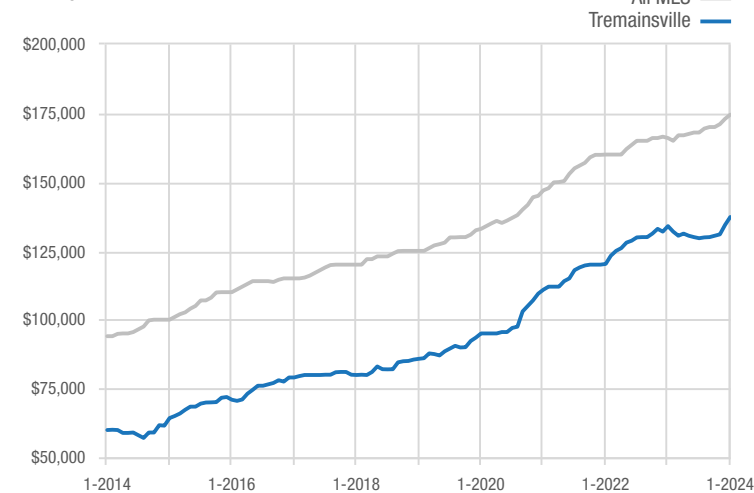
MLS Area 12: 43613

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	45	32	- 28.9%	45	32	- 28.9%
Pending Sales	46	32	- 30.4%	46	32	- 30.4%
Closed Sales	40	31	- 22.5%	40	31	- 22.5%
Days on Market Until Sale	71	50	- 29.6%	71	50	- 29.6%
Median Sales Price*	\$123,750	\$150,000	+ 21.2%	\$123,750	\$150,000	+ 21.2%
Average Sales Price*	\$117,764	\$134,742	+ 14.4%	\$117,764	\$134,742	+ 14.4%
Percent of List Price Received*	96.3%	99.2%	+ 3.0%	96.3%	99.2%	+ 3.0%
Inventory of Homes for Sale	71	67	- 5.6%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

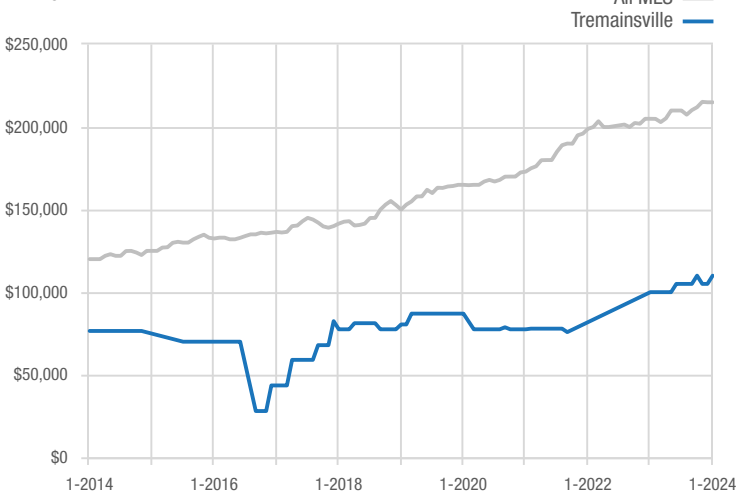
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	159	—	—	159	—	—
Median Sales Price*	\$100,000	—	—	\$100,000	—	—
Average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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Five Points / Northtowne

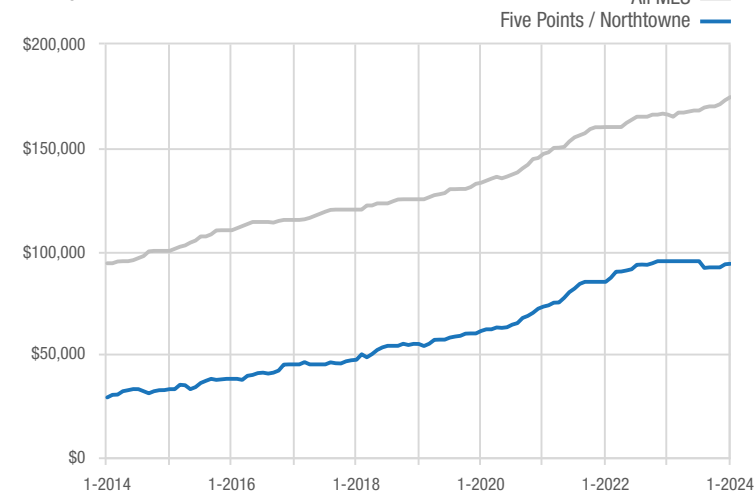
MLS Area 13: 43612

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	35	21	- 40.0%	35	21	- 40.0%
Pending Sales	36	36	0.0%	36	36	0.0%
Closed Sales	29	29	0.0%	29	29	0.0%
Days on Market Until Sale	68	76	+ 11.8%	68	76	+ 11.8%
Median Sales Price*	\$87,000	\$89,450	+ 2.8%	\$87,000	\$89,450	+ 2.8%
Average Sales Price*	\$90,940	\$99,284	+ 9.2%	\$90,940	\$99,284	+ 9.2%
Percent of List Price Received*	97.1%	94.4%	- 2.8%	97.1%	94.4%	- 2.8%
Inventory of Homes for Sale	83	71	- 14.5%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

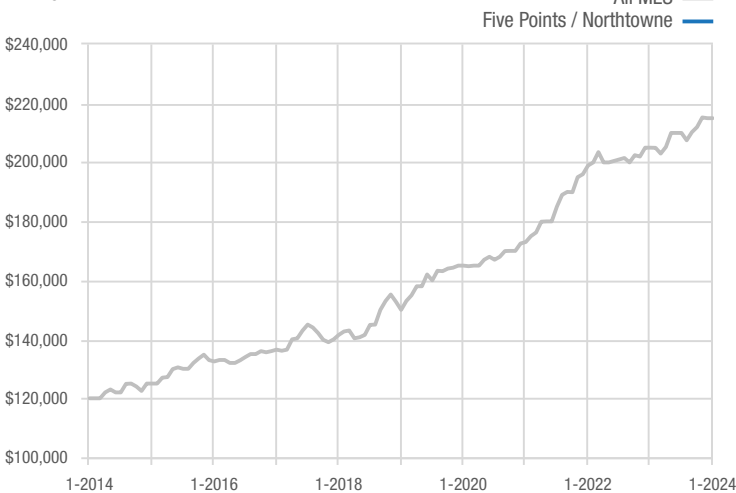
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Point Place

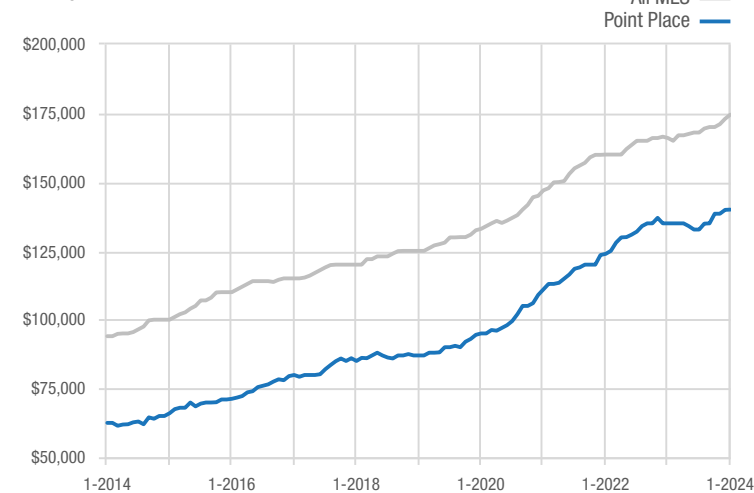
MLS Area 14: 43611

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	58	45	- 22.4%	58	45	- 22.4%
Pending Sales	53	44	- 17.0%	53	44	- 17.0%
Closed Sales	51	45	- 11.8%	51	45	- 11.8%
Days on Market Until Sale	64	60	- 6.3%	64	60	- 6.3%
Median Sales Price*	\$130,000	\$150,000	+ 15.4%	\$130,000	\$150,000	+ 15.4%
Average Sales Price*	\$128,560	\$134,143	+ 4.3%	\$128,560	\$134,143	+ 4.3%
Percent of List Price Received*	96.7%	98.8%	+ 2.2%	96.7%	98.8%	+ 2.2%
Inventory of Homes for Sale	109	104	- 4.6%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

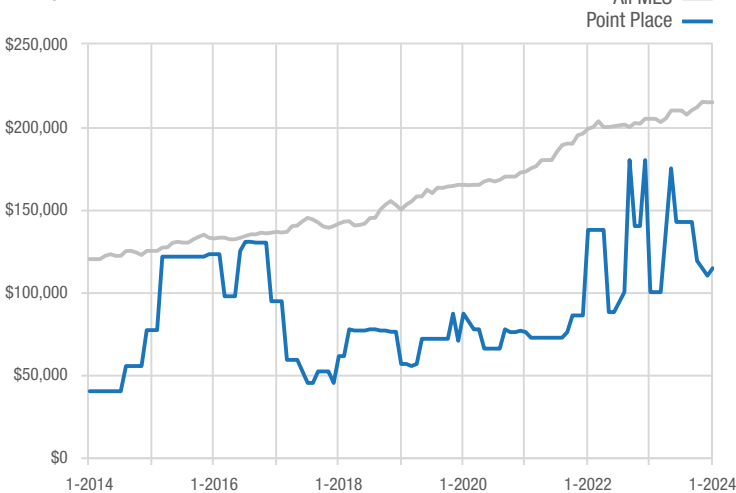
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	159	—	—	159	—	—
Median Sales Price*	\$100,000	—	—	\$100,000	—	—
Average Sales Price*	\$100,000	—	—	\$100,000	—	—
Percent of List Price Received*	90.9%	—	—	90.9%	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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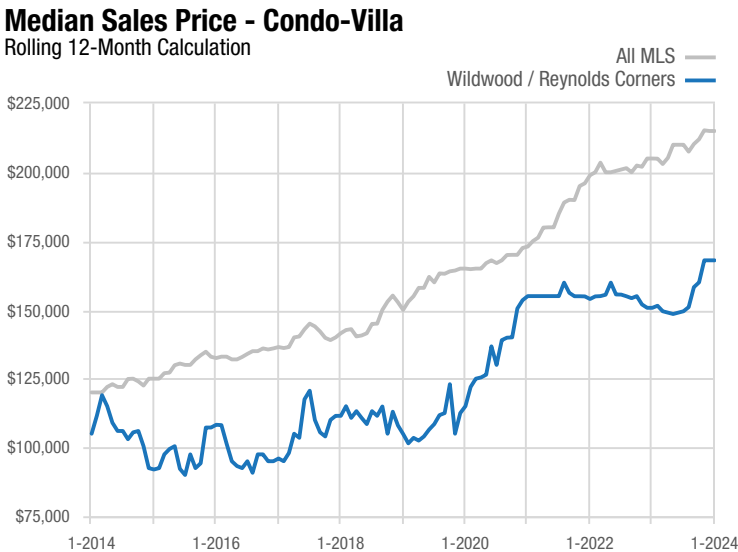
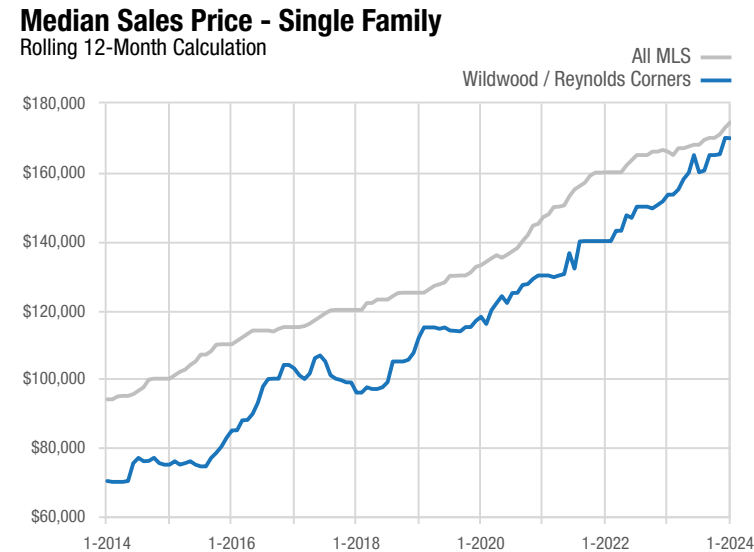
Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	32	25	- 21.9%	32	25	- 21.9%
Pending Sales	23	22	- 4.3%	23	22	- 4.3%
Closed Sales	22	23	+ 4.5%	22	23	+ 4.5%
Days on Market Until Sale	57	66	+ 15.8%	57	66	+ 15.8%
Median Sales Price*	\$150,000	\$156,000	+ 4.0%	\$150,000	\$156,000	+ 4.0%
Average Sales Price*	\$220,485	\$192,000	- 12.9%	\$220,485	\$192,000	- 12.9%
Percent of List Price Received*	99.2%	97.5%	- 1.7%	99.2%	97.5%	- 1.7%
Inventory of Homes for Sale	59	50	- 15.3%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	6	4	- 33.3%	6	4	- 33.3%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	67	75	+ 11.9%	67	75	+ 11.9%
Median Sales Price*	\$201,450	\$202,450	+ 0.5%	\$201,450	\$202,450	+ 0.5%
Average Sales Price*	\$215,675	\$202,450	- 6.1%	\$215,675	\$202,450	- 6.1%
Percent of List Price Received*	101.3%	99.2%	- 2.1%	101.3%	99.2%	- 2.1%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

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Ottawa Hills

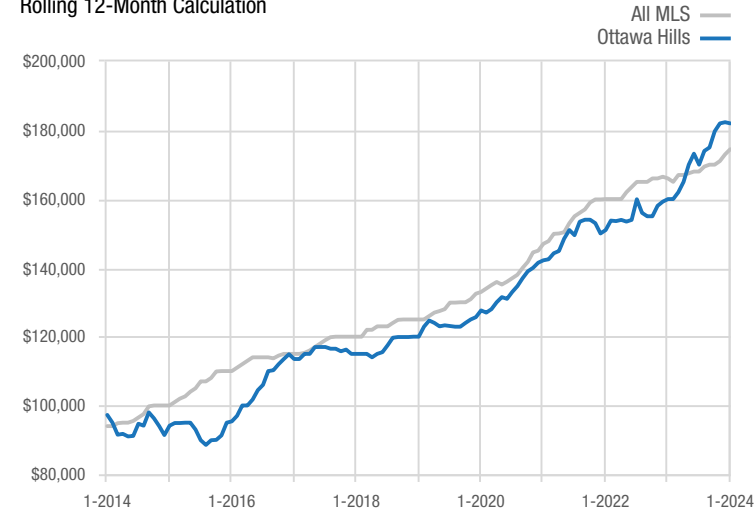
MLS Area 16: Village Limits (TD 88, 89 and 90)

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	47	41	- 12.8%	47	41	- 12.8%
Pending Sales	34	36	+ 5.9%	34	36	+ 5.9%
Closed Sales	33	36	+ 9.1%	33	36	+ 9.1%
Days on Market Until Sale	57	60	+ 5.3%	57	60	+ 5.3%
Median Sales Price*	\$168,000	\$146,450	- 12.8%	\$168,000	\$146,450	- 12.8%
Average Sales Price*	\$206,482	\$176,368	- 14.6%	\$206,482	\$176,368	- 14.6%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.5%	99.6%	+ 0.1%
Inventory of Homes for Sale	92	84	- 8.7%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

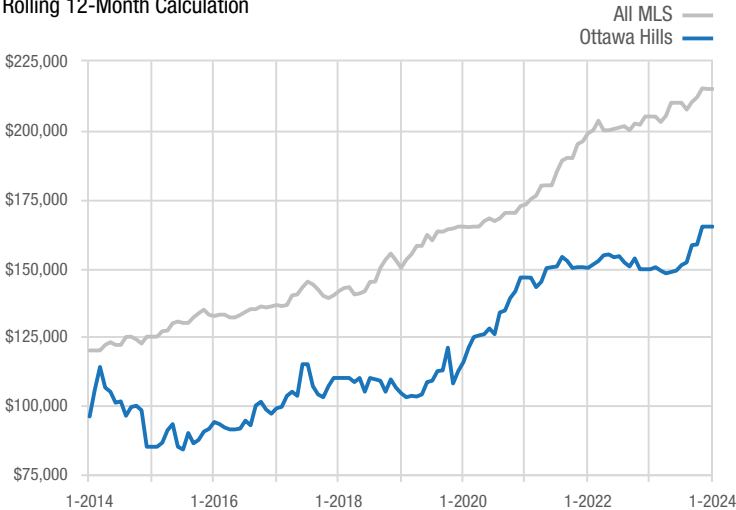
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	6	5	- 16.7%	6	5	- 16.7%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	67	75	+ 11.9%	67	75	+ 11.9%
Median Sales Price*	\$201,450	\$202,450	+ 0.5%	\$201,450	\$202,450	+ 0.5%
Average Sales Price*	\$215,675	\$202,450	- 6.1%	\$215,675	\$202,450	- 6.1%
Percent of List Price Received*	101.3%	99.2%	- 2.1%	101.3%	99.2%	- 2.1%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	0.6	1.4	+ 133.3%	—	—	—

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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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Ottawa Park / Westgate

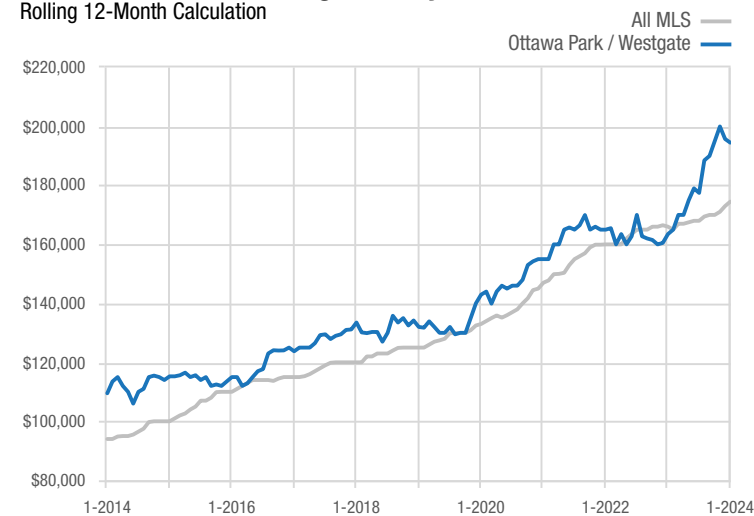
MLS Area 17: 43606 (except Ottawa Hills)

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	17	18	+ 5.9%	17	18	+ 5.9%
Pending Sales	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	12	13	+ 8.3%	12	13	+ 8.3%
Days on Market Until Sale	55	49	- 10.9%	55	49	- 10.9%
Median Sales Price*	\$182,500	\$112,050	- 38.6%	\$182,500	\$112,050	- 38.6%
Average Sales Price*	\$181,975	\$147,708	- 18.8%	\$181,975	\$147,708	- 18.8%
Percent of List Price Received*	100.0%	103.6%	+ 3.6%	100.0%	103.6%	+ 3.6%
Inventory of Homes for Sale	38	41	+ 7.9%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

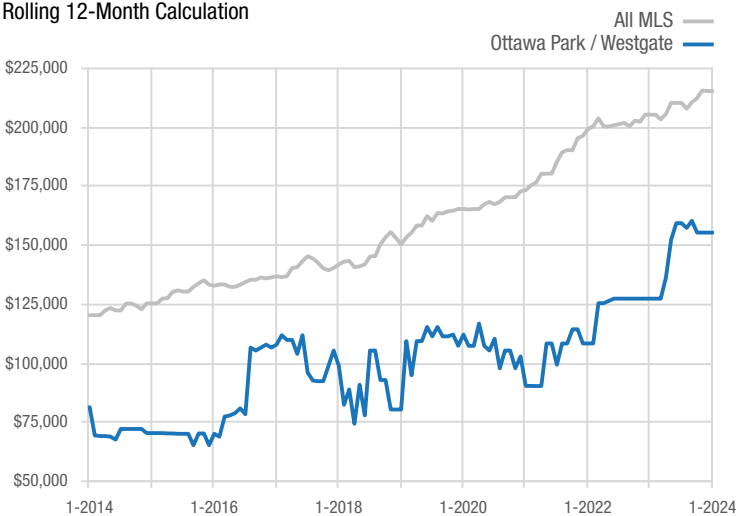
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – January 2024

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Olde West End

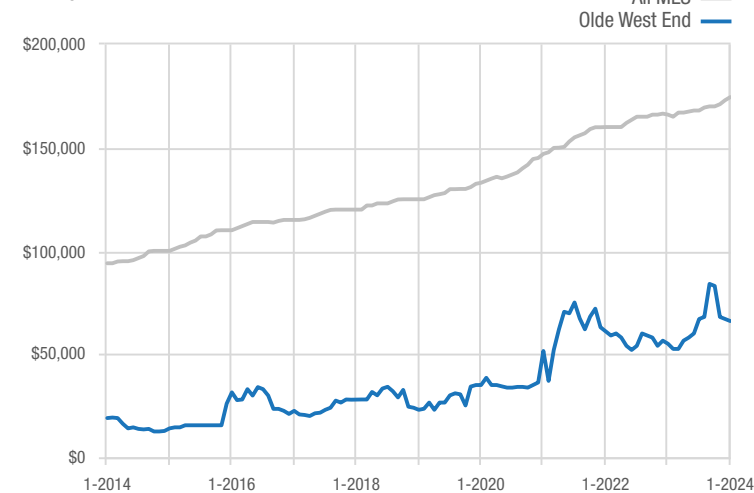
MLS Area 18: 43610 and 43620

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	7	10	+ 42.9%	7	10	+ 42.9%
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	19	88	+ 363.2%	19	88	+ 363.2%
Median Sales Price*	\$41,450	\$53,000	+ 27.9%	\$41,450	\$53,000	+ 27.9%
Average Sales Price*	\$41,450	\$52,900	+ 27.6%	\$41,450	\$52,900	+ 27.6%
Percent of List Price Received*	98.0%	91.2%	- 6.9%	98.0%	91.2%	- 6.9%
Inventory of Homes for Sale	18	26	+ 44.4%	—	—	—
Months Supply of Inventory	3.3	4.8	+ 45.5%	—	—	—

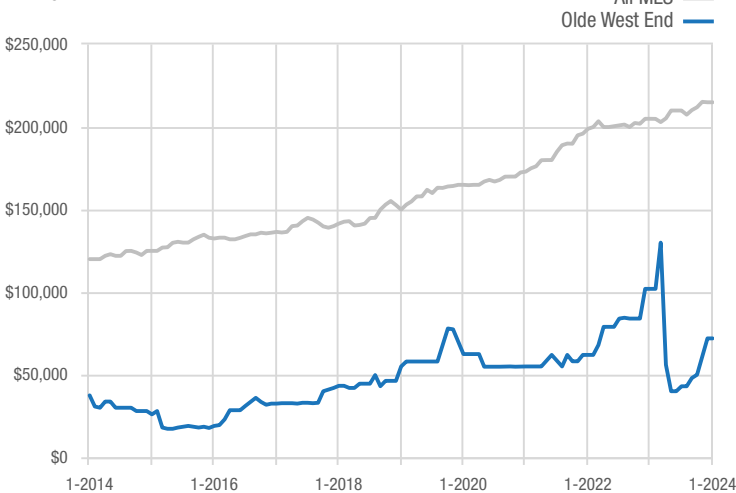
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – January 2024

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Olde North End

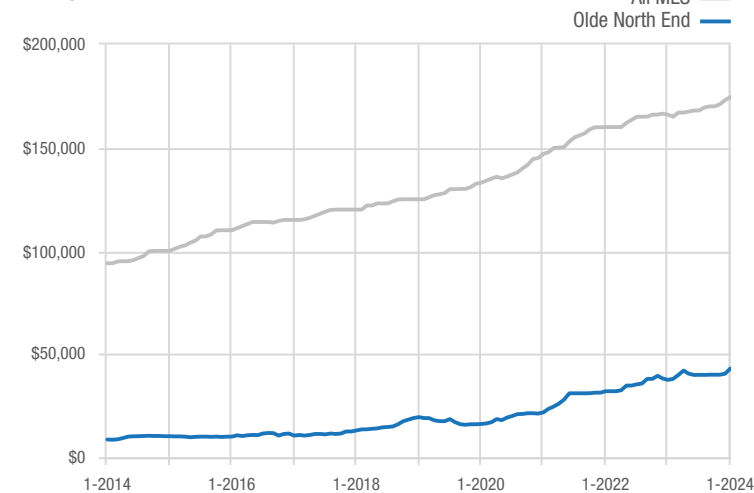
MLS Area 19: 43608

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	20	23	+ 15.0%	20	23	+ 15.0%
Pending Sales	13	21	+ 61.5%	13	21	+ 61.5%
Closed Sales	15	18	+ 20.0%	15	18	+ 20.0%
Days on Market Until Sale	66	72	+ 9.1%	66	72	+ 9.1%
Median Sales Price*	\$25,000	\$45,250	+ 81.0%	\$25,000	\$45,250	+ 81.0%
Average Sales Price*	\$27,829	\$52,042	+ 87.0%	\$27,829	\$52,042	+ 87.0%
Percent of List Price Received*	103.2%	100.5%	- 2.6%	103.2%	100.5%	- 2.6%
Inventory of Homes for Sale	42	41	- 2.4%	—	—	—
Months Supply of Inventory	3.5	2.5	- 28.6%	—	—	—

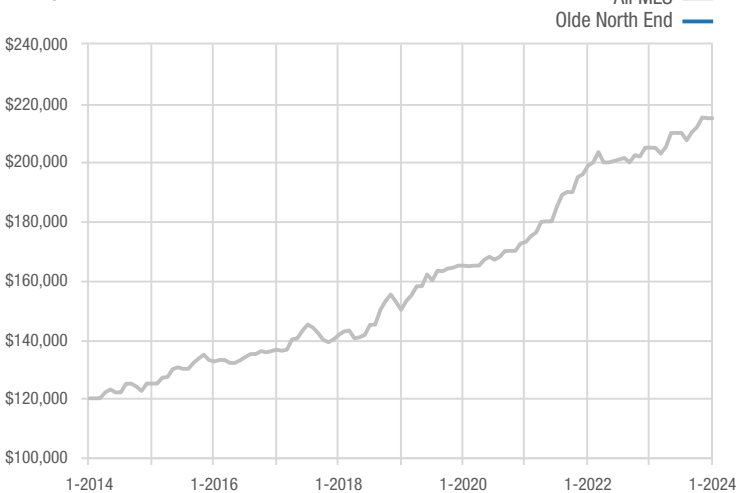
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Towne Centre

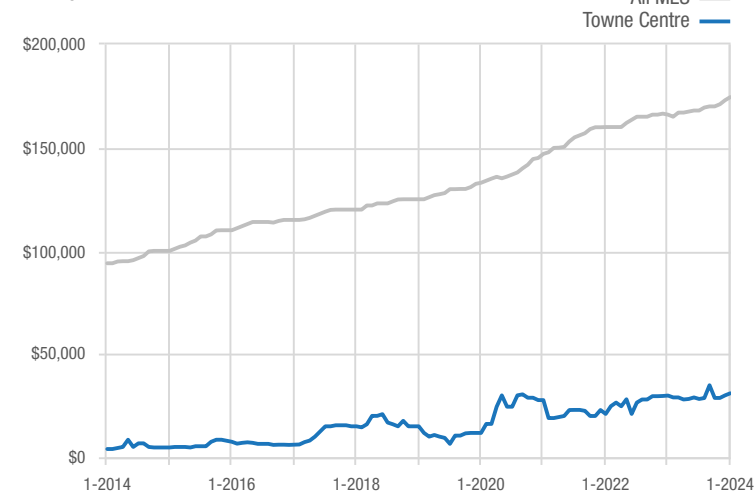
MLS Area 20: 43604

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	29	226	+ 679.3%	29	226	+ 679.3%
Median Sales Price*	\$25,250	\$85,000	+ 236.6%	\$25,250	\$85,000	+ 236.6%
Average Sales Price*	\$25,250	\$85,000	+ 236.6%	\$25,250	\$85,000	+ 236.6%
Percent of List Price Received*	105.6%	94.6%	- 10.4%	105.6%	94.6%	- 10.4%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.3	3.3	+ 153.8%	—	—	—

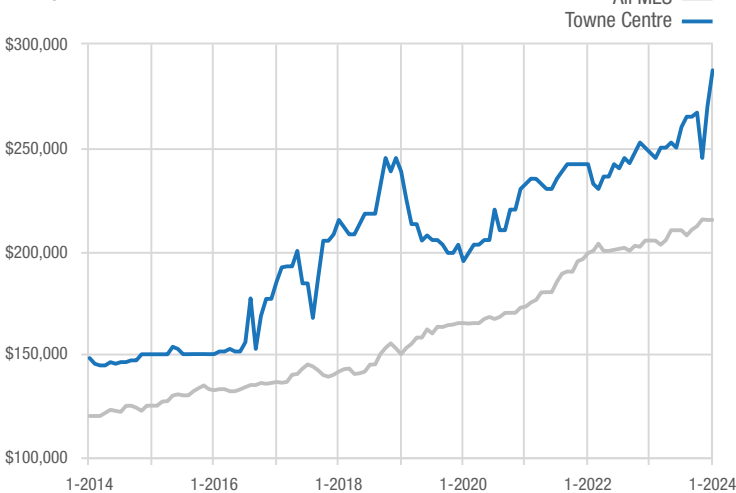
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	2	—	0	2	—
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	110	59	- 46.4%	110	59	- 46.4%
Median Sales Price*	\$231,500	\$224,900	- 2.9%	\$231,500	\$224,900	- 2.9%
Average Sales Price*	\$231,500	\$224,900	- 2.9%	\$231,500	\$224,900	- 2.9%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	99.0%	100.0%	+ 1.0%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	1.7	+ 183.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – January 2024

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Scott Park

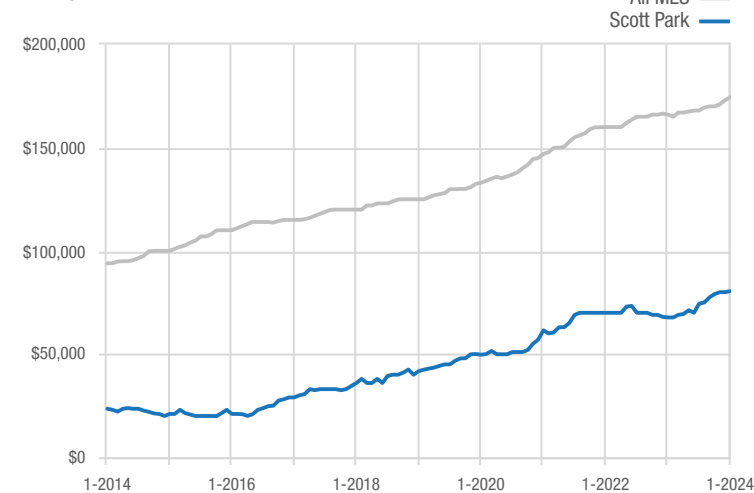
MLS Area 21: 43607

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	21	21	0.0%	21	21	0.0%
Pending Sales	18	14	- 22.2%	18	14	- 22.2%
Closed Sales	17	10	- 41.2%	17	10	- 41.2%
Days on Market Until Sale	51	59	+ 15.7%	51	59	+ 15.7%
Median Sales Price*	\$38,750	\$85,750	+ 121.3%	\$38,750	\$85,750	+ 121.3%
Average Sales Price*	\$66,713	\$86,650	+ 29.9%	\$66,713	\$86,650	+ 29.9%
Percent of List Price Received*	96.2%	97.6%	+ 1.5%	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	51	56	+ 9.8%	—	—	—
Months Supply of Inventory	2.8	3.4	+ 21.4%	—	—	—

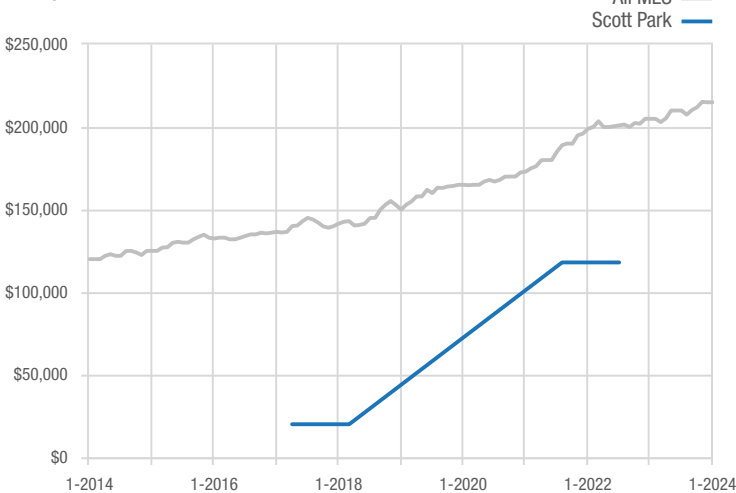
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Current as of February 6, 2024. All data from Northwest Ohio Real Estate Information System. Report © 2024 ShowingTime.

Local Market Update – January 2024

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Olde South End

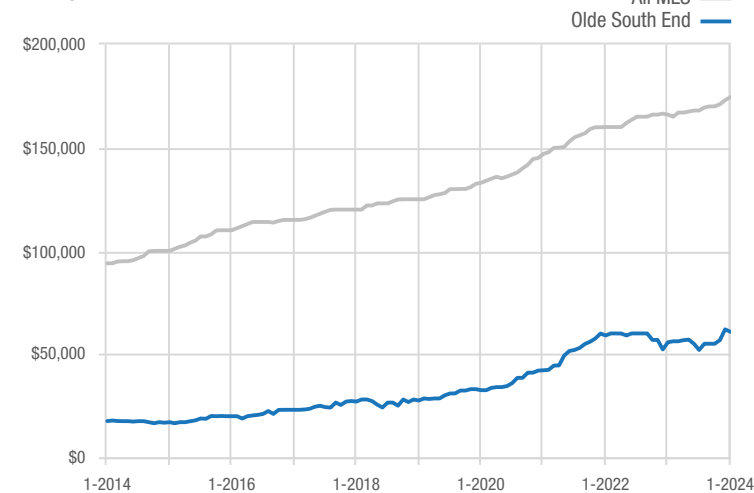
MLS Area 22: 43609

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	19	16	- 15.8%	19	16	- 15.8%
Pending Sales	20	18	- 10.0%	20	18	- 10.0%
Closed Sales	21	18	- 14.3%	21	18	- 14.3%
Days on Market Until Sale	72	76	+ 5.6%	72	76	+ 5.6%
Median Sales Price*	\$65,000	\$58,250	- 10.4%	\$65,000	\$58,250	- 10.4%
Average Sales Price*	\$54,436	\$61,139	+ 12.3%	\$54,436	\$61,139	+ 12.3%
Percent of List Price Received*	90.3%	93.1%	+ 3.1%	90.3%	93.1%	+ 3.1%
Inventory of Homes for Sale	48	39	- 18.8%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

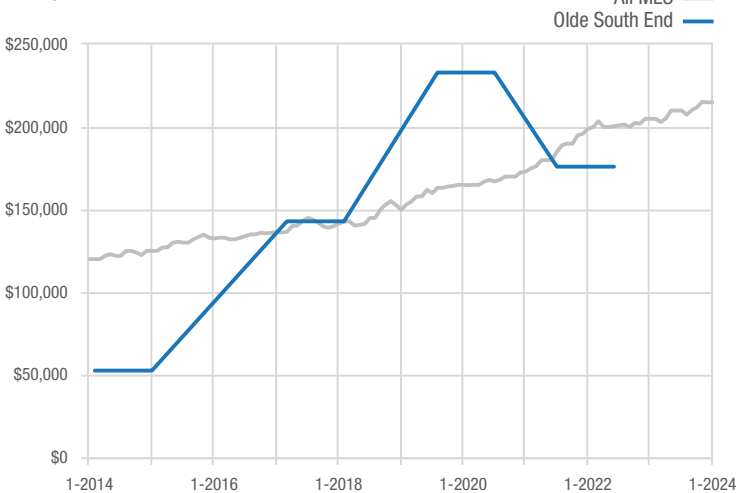
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – January 2024

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Heatherdowns Blvd / River Rd

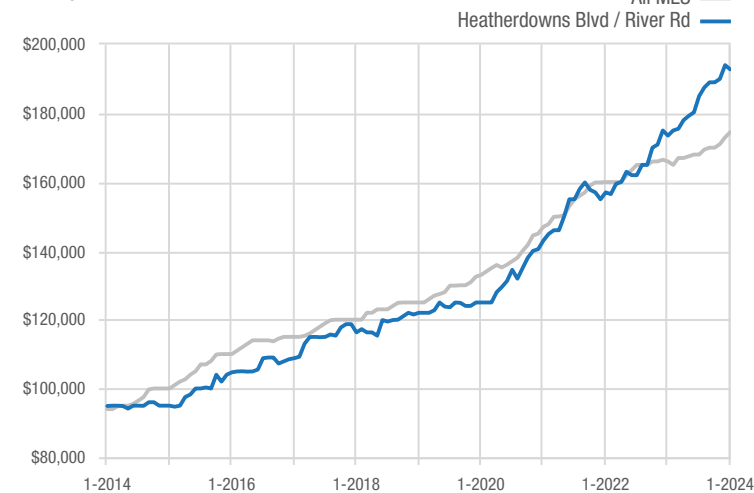
MLS Area 23: 43614

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	21	21	0.0%	21	21	0.0%
Pending Sales	27	28	+ 3.7%	27	28	+ 3.7%
Closed Sales	24	27	+ 12.5%	24	27	+ 12.5%
Days on Market Until Sale	66	53	- 19.7%	66	53	- 19.7%
Median Sales Price*	\$171,000	\$150,000	- 12.3%	\$171,000	\$150,000	- 12.3%
Average Sales Price*	\$188,925	\$170,065	- 10.0%	\$188,925	\$170,065	- 10.0%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	97.8%	98.2%	+ 0.4%
Inventory of Homes for Sale	39	36	- 7.7%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

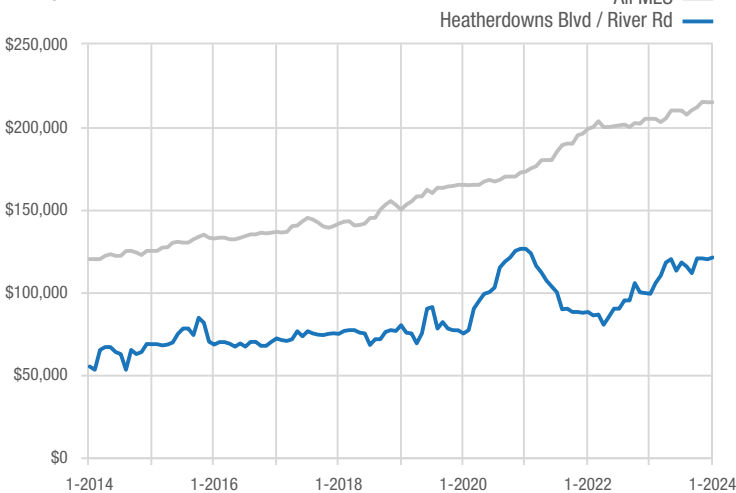
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	4	0	- 100.0%	4	0	- 100.0%
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Days on Market Until Sale	83	46	- 44.6%	83	46	- 44.6%
Median Sales Price*	\$62,500	\$199,000	+ 218.4%	\$62,500	\$199,000	+ 218.4%
Average Sales Price*	\$138,500	\$199,000	+ 43.7%	\$138,500	\$199,000	+ 43.7%
Percent of List Price Received*	91.1%	100.8%	+ 10.6%	91.1%	100.8%	+ 10.6%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	1.4	0.5	- 64.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



Local Market Update – January 2024

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East River

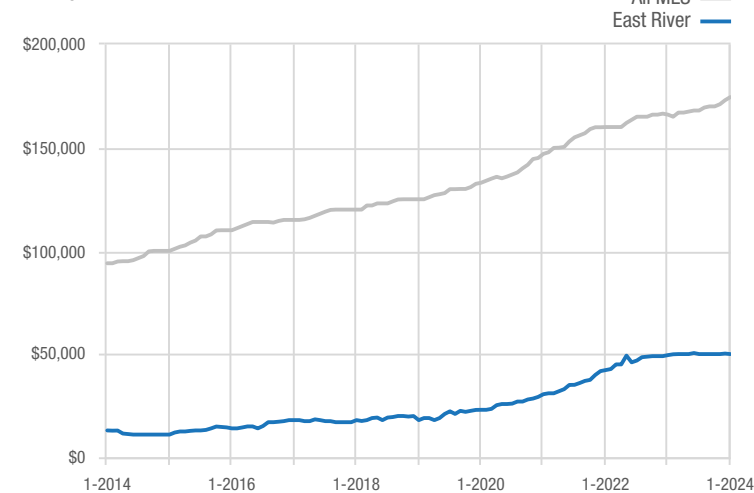
MLS Area 24: 43605

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	20	37	+ 85.0%	20	37	+ 85.0%
Pending Sales	17	27	+ 58.8%	17	27	+ 58.8%
Closed Sales	13	18	+ 38.5%	13	18	+ 38.5%
Days on Market Until Sale	75	46	- 38.7%	75	46	- 38.7%
Median Sales Price*	\$55,000	\$45,700	- 16.9%	\$55,000	\$45,700	- 16.9%
Average Sales Price*	\$55,944	\$46,539	- 16.8%	\$55,944	\$46,539	- 16.8%
Percent of List Price Received*	98.2%	105.6%	+ 7.5%	98.2%	105.6%	+ 7.5%
Inventory of Homes for Sale	46	47	+ 2.2%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

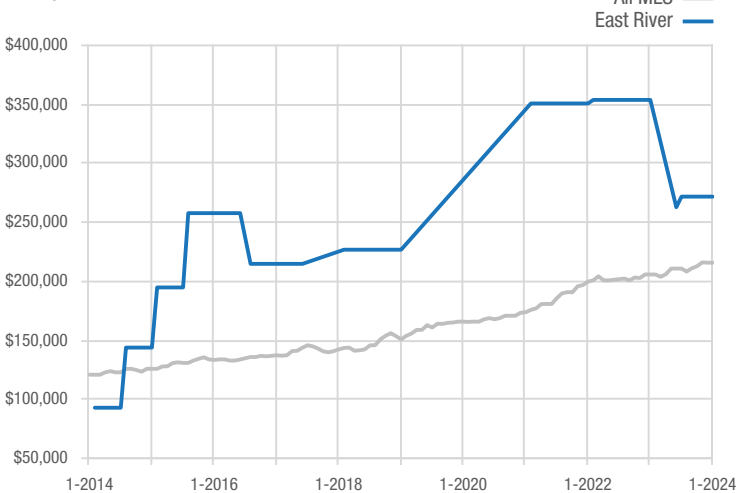
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – January 2024

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Oregon

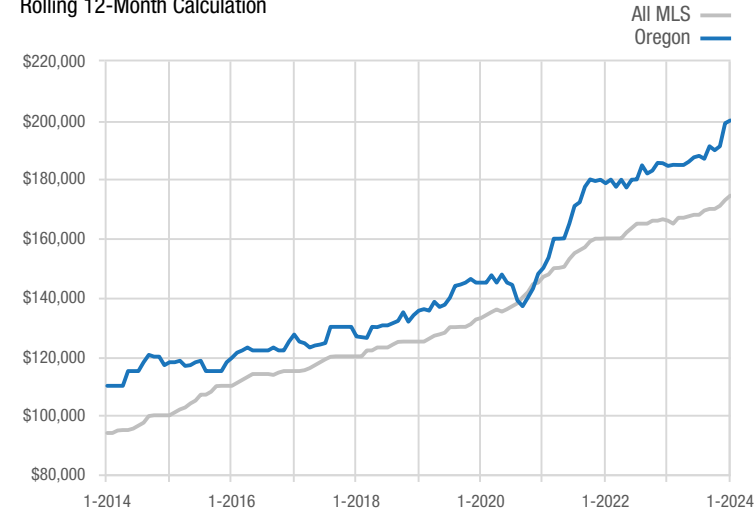
MLS Area 25: 43616

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	11	17	+ 54.5%	11	17	+ 54.5%
Pending Sales	12	9	- 25.0%	12	9	- 25.0%
Closed Sales	11	9	- 18.2%	11	9	- 18.2%
Days on Market Until Sale	44	74	+ 68.2%	44	74	+ 68.2%
Median Sales Price*	\$162,000	\$190,500	+ 17.6%	\$162,000	\$190,500	+ 17.6%
Average Sales Price*	\$187,343	\$219,267	+ 17.0%	\$187,343	\$219,267	+ 17.0%
Percent of List Price Received*	101.7%	99.4%	- 2.3%	101.7%	99.4%	- 2.3%
Inventory of Homes for Sale	20	30	+ 50.0%	—	—	—
Months Supply of Inventory	1.0	2.4	+ 140.0%	—	—	—

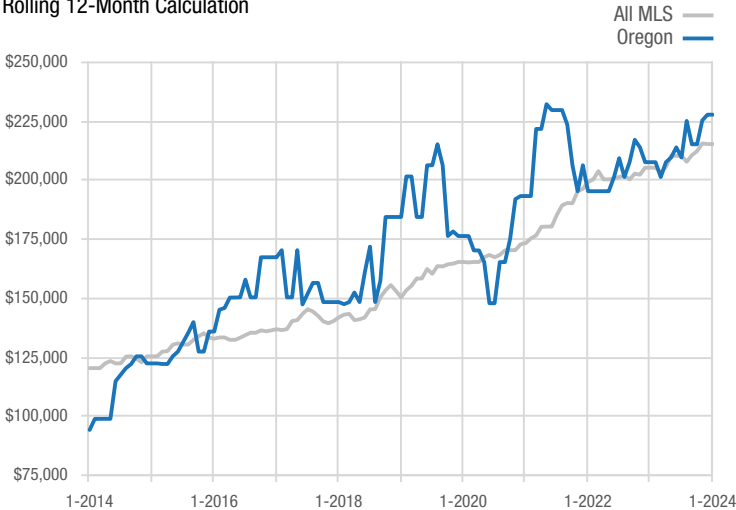
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	2	—	0	2	—
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	34	53	+ 55.9%	34	53	+ 55.9%
Median Sales Price*	\$198,000	\$160,000	- 19.2%	\$198,000	\$160,000	- 19.2%
Average Sales Price*	\$198,000	\$160,000	- 19.2%	\$198,000	\$160,000	- 19.2%
Percent of List Price Received*	103.1%	84.3%	- 18.2%	103.1%	84.3%	- 18.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Current as of February 6, 2024. All data from Northwest Ohio Real Estate Information System. Report © 2024 ShowingTime.

Local Market Update – January 2024

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East Suburbs

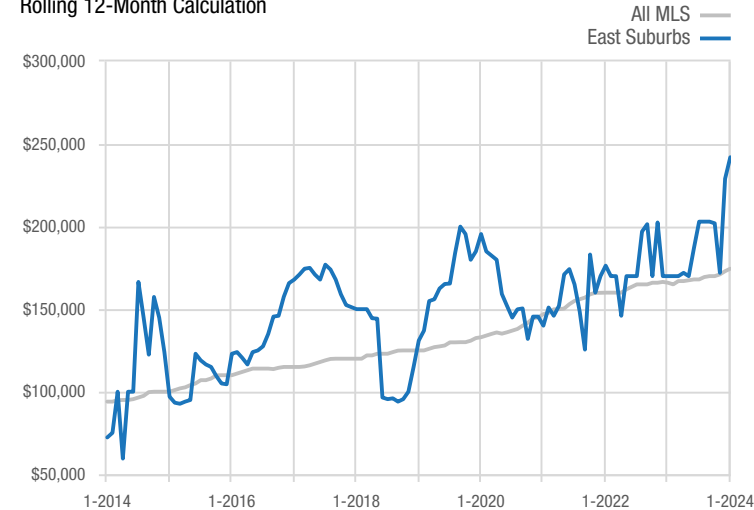
MLS Area 26: 43412 (Lucas County Only)

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	1	4	+ 300.0%	1	4	+ 300.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	155	122	- 21.3%	155	122	- 21.3%
Median Sales Price*	\$143,150	\$230,000	+ 60.7%	\$143,150	\$230,000	+ 60.7%
Average Sales Price*	\$143,150	\$230,000	+ 60.7%	\$143,150	\$230,000	+ 60.7%
Percent of List Price Received*	95.5%	102.2%	+ 7.0%	95.5%	102.2%	+ 7.0%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	1.1	2.7	+ 145.5%	—	—	—

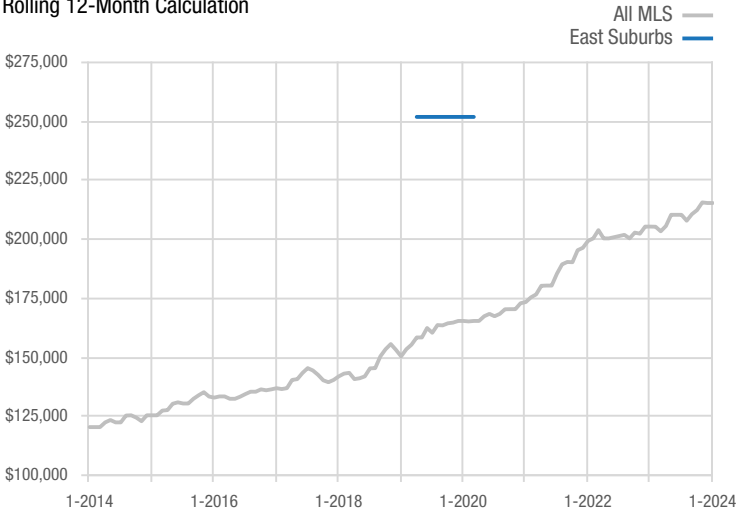
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



Local Market Update – January 2024

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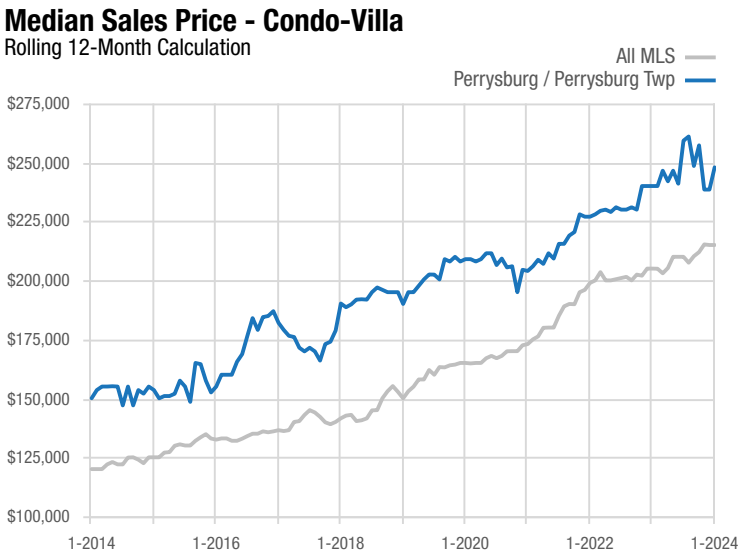
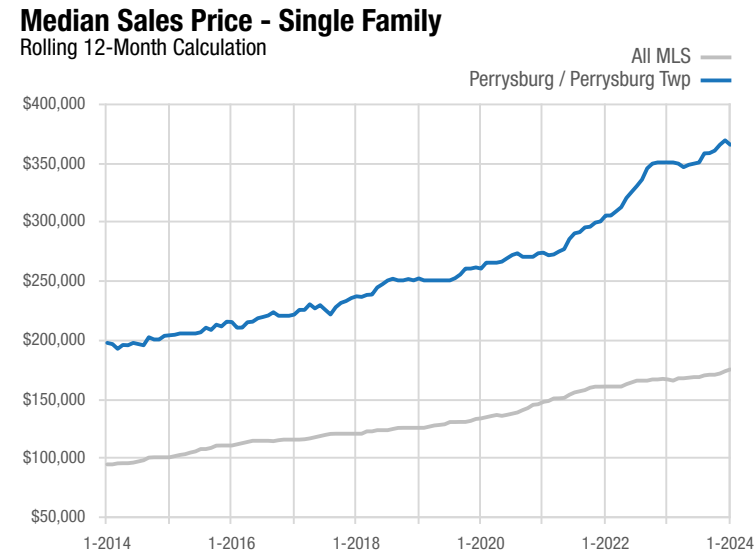
Perrysburg / Perrysburg Twp

MLS Area 53: 43551

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	32	41	+ 28.1%	32	41	+ 28.1%
Pending Sales	13	30	+ 130.8%	13	30	+ 130.8%
Closed Sales	14	29	+ 107.1%	14	29	+ 107.1%
Days on Market Until Sale	88	99	+ 12.5%	88	99	+ 12.5%
Median Sales Price*	\$397,000	\$364,500	- 8.2%	\$397,000	\$364,500	- 8.2%
Average Sales Price*	\$412,673	\$395,217	- 4.2%	\$412,673	\$395,217	- 4.2%
Percent of List Price Received*	96.6%	100.0%	+ 3.5%	96.6%	100.0%	+ 3.5%
Inventory of Homes for Sale	74	79	+ 6.8%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	5	1	- 80.0%	5	1	- 80.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	4	4	0.0%	4	4	0.0%
Days on Market Until Sale	79	56	- 29.1%	79	56	- 29.1%
Median Sales Price*	\$192,600	\$239,708	+ 24.5%	\$192,600	\$239,708	+ 24.5%
Average Sales Price*	\$220,025	\$255,704	+ 16.2%	\$220,025	\$255,704	+ 16.2%
Percent of List Price Received*	104.9%	98.6%	- 6.0%	104.9%	98.6%	- 6.0%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

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



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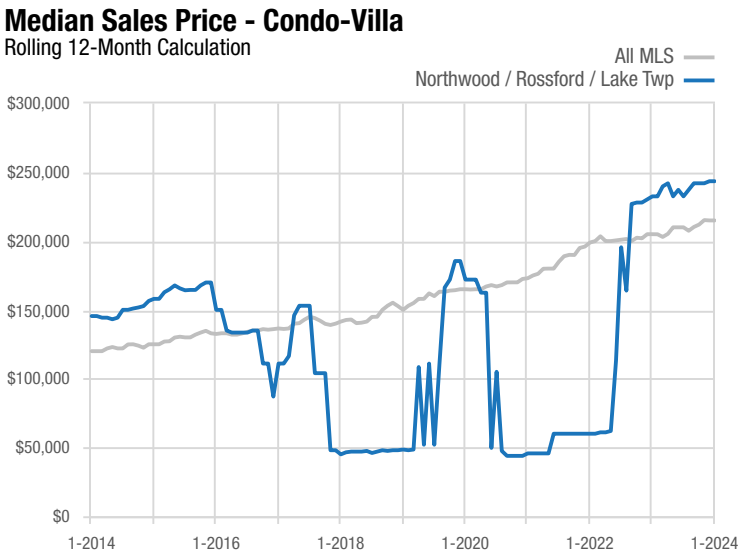
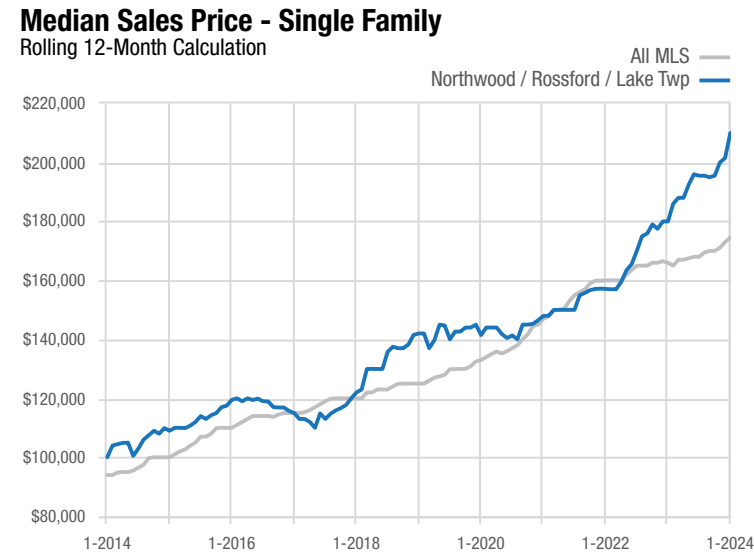
Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	12	12	0.0%	12	12	0.0%
Pending Sales	16	12	- 25.0%	16	12	- 25.0%
Closed Sales	13	13	0.0%	13	13	0.0%
Days on Market Until Sale	78	58	- 25.6%	78	58	- 25.6%
Median Sales Price*	\$176,000	\$210,000	+ 19.3%	\$176,000	\$210,000	+ 19.3%
Average Sales Price*	\$184,308	\$203,377	+ 10.3%	\$184,308	\$203,377	+ 10.3%
Percent of List Price Received*	97.8%	97.8%	0.0%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	29	32	+ 10.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	104	105	+ 1.0%	104	105	+ 1.0%
Median Sales Price*	\$260,000	\$265,000	+ 1.9%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$260,000	\$265,000	+ 1.9%	\$260,000	\$265,000	+ 1.9%
Percent of List Price Received*	101.0%	98.1%	- 2.9%	101.0%	98.1%	- 2.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

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Bowling Green

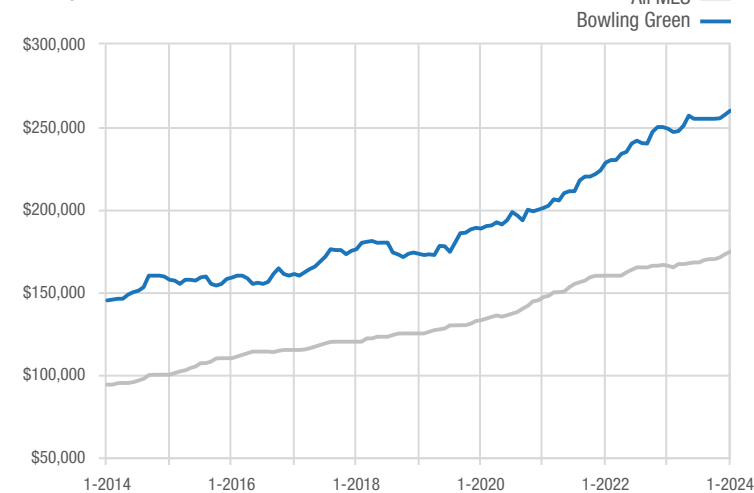
MLS Area 55: 43402

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	11	10	- 9.1%	11	10	- 9.1%
Pending Sales	11	9	- 18.2%	11	9	- 18.2%
Closed Sales	9	9	0.0%	9	9	0.0%
Days on Market Until Sale	36	58	+ 61.1%	36	58	+ 61.1%
Median Sales Price*	\$228,000	\$229,500	+ 0.7%	\$228,000	\$229,500	+ 0.7%
Average Sales Price*	\$227,112	\$288,322	+ 27.0%	\$227,112	\$288,322	+ 27.0%
Percent of List Price Received*	99.5%	99.8%	+ 0.3%	99.5%	99.8%	+ 0.3%
Inventory of Homes for Sale	18	22	+ 22.2%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

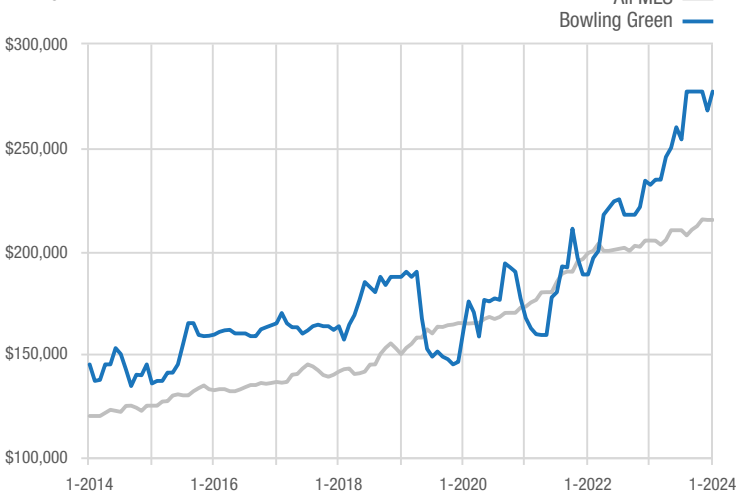
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	25	76	+ 204.0%	25	76	+ 204.0%
Median Sales Price*	\$184,950	\$171,000	- 7.5%	\$184,950	\$171,000	- 7.5%
Average Sales Price*	\$184,950	\$171,000	- 7.5%	\$184,950	\$171,000	- 7.5%
Percent of List Price Received*	100.0%	97.8%	- 2.2%	100.0%	97.8%	- 2.2%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NE

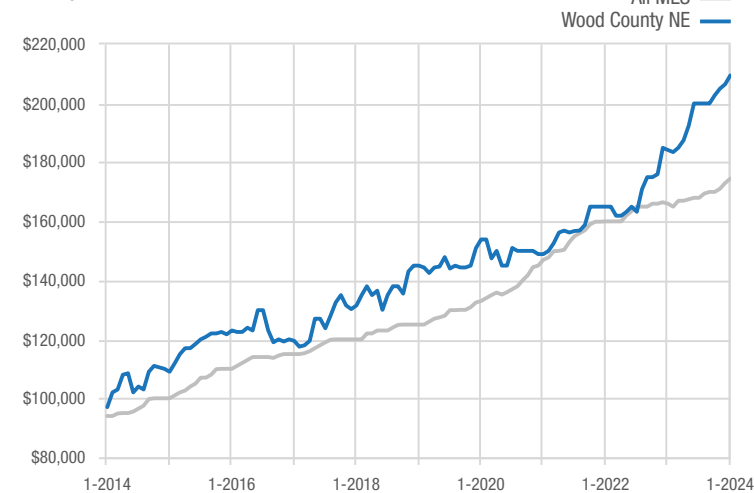
MLS Area 56: North of US 6, East of SR 25, excluding MLS Areas 53, 54 and 55

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	11	9	- 18.2%	11	9	- 18.2%
Pending Sales	5	18	+ 260.0%	5	18	+ 260.0%
Closed Sales	6	17	+ 183.3%	6	17	+ 183.3%
Days on Market Until Sale	69	75	+ 8.7%	69	75	+ 8.7%
Median Sales Price*	\$121,000	\$169,000	+ 39.7%	\$121,000	\$169,000	+ 39.7%
Average Sales Price*	\$124,400	\$212,635	+ 70.9%	\$124,400	\$212,635	+ 70.9%
Percent of List Price Received*	104.3%	97.4%	- 6.6%	104.3%	97.4%	- 6.6%
Inventory of Homes for Sale	25	19	- 24.0%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

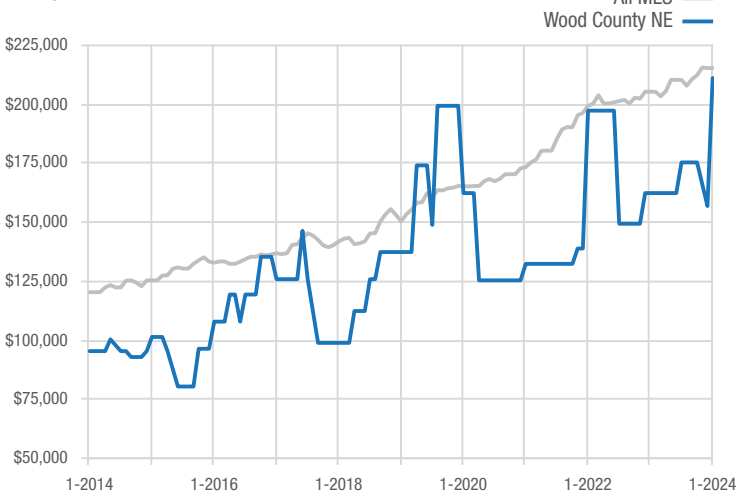
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	105	—	—	105	—
Median Sales Price*	—	\$265,000	—	—	\$265,000	—
Average Sales Price*	—	\$265,000	—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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NW

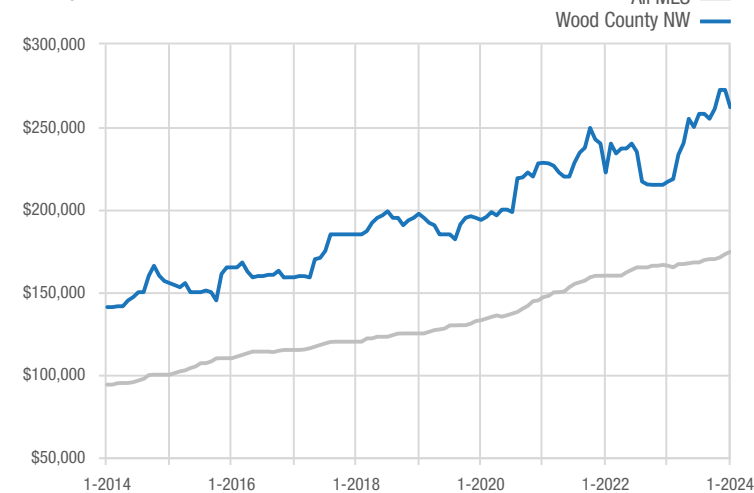
MLS Area 51: North of US 6, West of SR 25, excluding MLS Areas 53 and 55

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	168	49	- 70.8%	168	49	- 70.8%
Median Sales Price*	\$267,500	\$195,000	- 27.1%	\$267,500	\$195,000	- 27.1%
Average Sales Price*	\$267,500	\$187,500	- 29.9%	\$267,500	\$187,500	- 29.9%
Percent of List Price Received*	72.1%	98.2%	+ 36.2%	72.1%	98.2%	+ 36.2%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

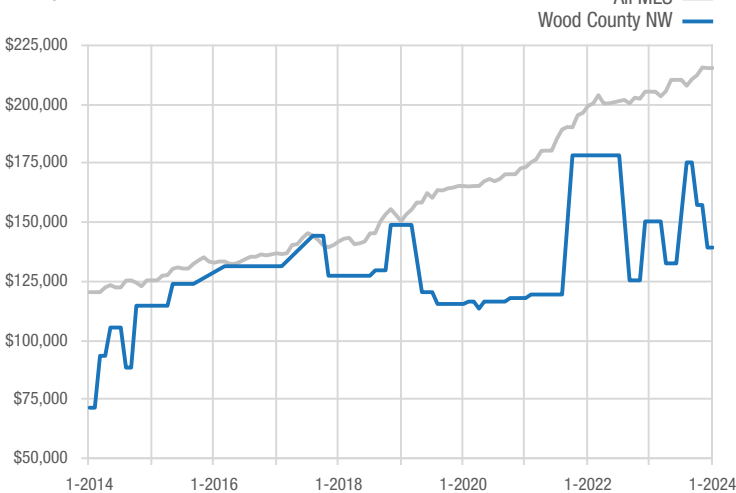
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County SE

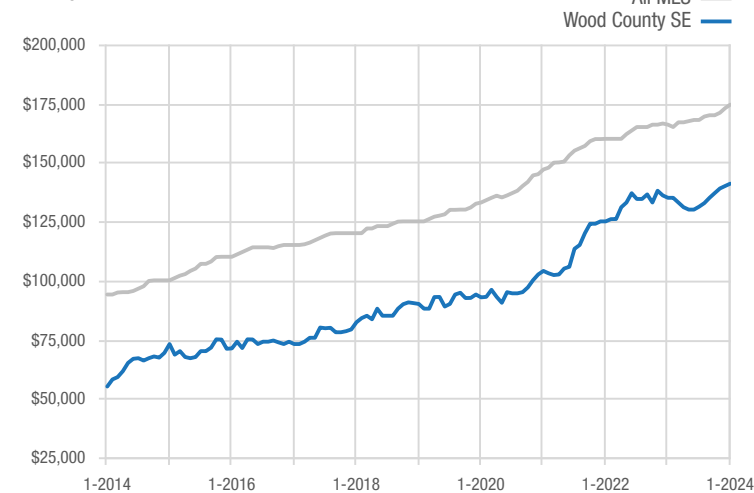
MLS Area 57: South of US 6, East of SR 25

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	8	16	+ 100.0%	8	16	+ 100.0%
Pending Sales	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	11	10	- 9.1%	11	10	- 9.1%
Days on Market Until Sale	83	66	- 20.5%	83	66	- 20.5%
Median Sales Price*	\$125,000	\$134,950	+ 8.0%	\$125,000	\$134,950	+ 8.0%
Average Sales Price*	\$113,600	\$136,725	+ 20.4%	\$113,600	\$136,725	+ 20.4%
Percent of List Price Received*	94.5%	96.9%	+ 2.5%	94.5%	96.9%	+ 2.5%
Inventory of Homes for Sale	47	45	- 4.3%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

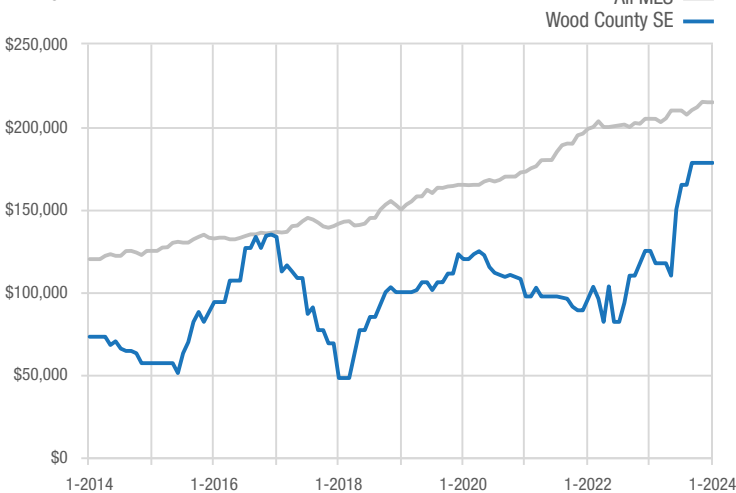
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County SW

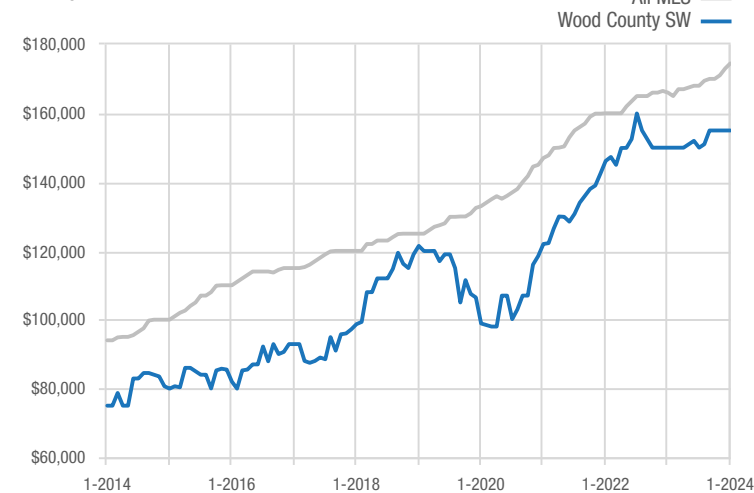
MLS Area 52: South of US 6, West of SR 25

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	6	+ 200.0%	2	6	+ 200.0%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Days on Market Until Sale	107	45	- 57.9%	107	45	- 57.9%
Median Sales Price*	\$177,000	\$162,450	- 8.2%	\$177,000	\$162,450	- 8.2%
Average Sales Price*	\$194,040	\$169,351	- 12.7%	\$194,040	\$169,351	- 12.7%
Percent of List Price Received*	92.8%	103.9%	+ 12.0%	92.8%	103.9%	+ 12.0%
Inventory of Homes for Sale	12	16	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

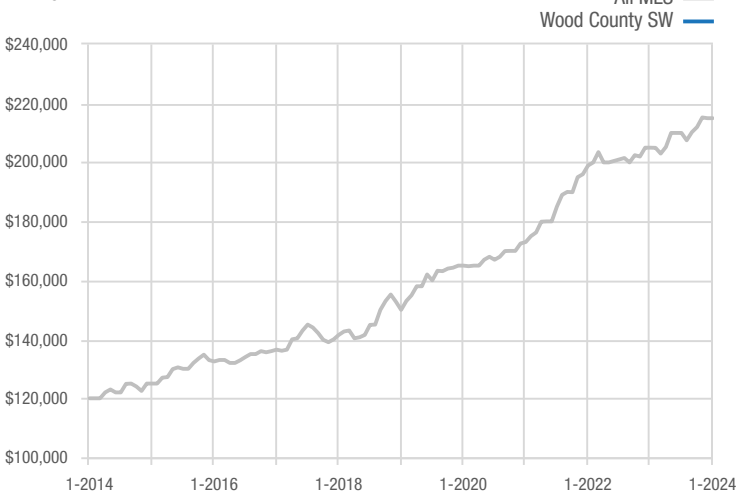
Condo-Villa	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price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

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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