

# Local Market Update – January 2026

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## Lucas and Wood Counties

Single-family home sales in the NORIS region increased in January, with closed sales rising 5.5% compared to the same time last year. While new listings declined 10%, continued buyer demand pushed prices higher, with the median sales price increasing 12.8% to \$178,000 and the average sales price climbing 17.4% to \$223,185.

Homes sold slightly faster, averaging 71 days on market, and total sales volume jumped 23.9% to \$81 million. In the condo/villa market, new listings nearly doubled, but closed sales declined 20.5%, leading to a 6.2% drop in total sales volume despite continued price growth.

Overall, the market continues to see strong price appreciation, particularly in the single-family segment, as limited inventory continues to influence market activity.

Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	482	<b>434</b>	-10.0%	482	<b>434</b>	-10.0%
Closed Sales	<b>344</b>	363	5.5%	<b>344</b>	363	5.5%
Days on Market	72	71	-1.4%	72	71	-1.4%
SP\$/SqFt	<b>\$111.00</b>	\$129.00	16.2%	<b>\$111.00</b>	\$129.00	16.2%
Median Sales Price*	<b>\$157,750</b>	\$178,000	12.8%	<b>\$157,750</b>	\$178,000	12.8%
Average Sales Price*	<b>\$190,084</b>	\$223,185	17.4%	<b>\$190,084</b>	\$223,185	17.4%
Percent of List Price Received*	98%	97%	-0.5%	98%	97%	-0.5%
Months Supply of Inventory	3.56	<b>3.57</b>	0.3%	---	---	---
Total Volume	<b>\$65,388,909</b>	<b>\$81,016,194</b>	23.9%	<b>\$65,388,909</b>	<b>\$81,016,194</b>	23.9%

Condo/Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	28	<b>54</b>	92.9%	28	<b>54</b>	92.9%
Closed Sales	39	31	-20.5%	39	31	-20.5%
Days on Market	81	68	-16.0%	81	68	-16.0%
SP\$/SqFt	\$129.00	\$144.00	11.6%	\$129.00	\$144.00	11.6%
Median Sales Price*	\$209,500	\$219,000	4.5%	\$209,500	\$219,000	4.5%
Average Sales Price*	\$210,799	\$248,653	18.0%	\$210,799	\$248,653	18.0%
Percent of List Price Received*	99%	95%	-3.9%	99%	95%	-3.9%
Months Supply of Inventory	1.86	<b>4.28</b>	130.1%	---	--	---
Total Volume (in 1000's)	\$8,221,166	<b>\$7,708,253</b>	-6.2%	\$8,221,166	<b>\$7,708,253</b>	-3.9%

\*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.

# 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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		768	<b>693</b>	- 9.8%	768	<b>693</b>	- 9.8%
<b>Pending Sales</b>		575	<b>535</b>	- 7.0%	575	<b>535</b>	- 7.0%
<b>Closed Sales</b>		552	<b>600</b>	+ 8.7%	552	<b>600</b>	+ 8.7%
<b>Days on Market Until Sale</b>		78	<b>80</b>	+ 2.6%	78	<b>80</b>	+ 2.6%
<b>Median Sales Price</b>		\$179,450	<b>\$195,000</b>	+ 8.7%	\$179,450	<b>\$195,000</b>	+ 8.7%
<b>Average Sales Price</b>		\$214,194	<b>\$229,782</b>	+ 7.3%	\$214,194	<b>\$229,782</b>	+ 7.3%
<b>Percent of List Price Received</b>		100.0%	<b>98.1%</b>	- 1.9%	100.0%	<b>98.1%</b>	- 1.9%
<b>Housing Affordability Index</b>		178	<b>176</b>	- 1.1%	178	<b>176</b>	- 1.1%
<b>Inventory of Homes for Sale</b>		1,751	<b>1,793</b>	+ 2.4%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.2</b>	- 4.3%	—	—	—

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## Lucas County

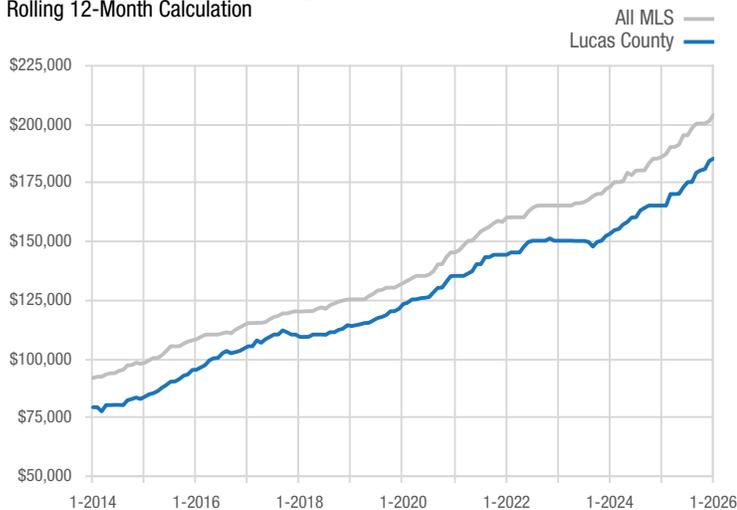
Single Family Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	381	<b>330</b>	- 13.4%	381	<b>330</b>	- 13.4%
Pending Sales	276	<b>263</b>	- 4.7%	276	<b>263</b>	- 4.7%
Closed Sales	262	<b>263</b>	+ 0.4%	262	<b>263</b>	+ 0.4%
Days on Market Until Sale	69	<b>67</b>	- 2.9%	69	<b>67</b>	- 2.9%
Median Sales Price*	\$147,500	<b>\$165,000</b>	+ 11.9%	\$147,500	<b>\$165,000</b>	+ 11.9%
Average Sales Price*	\$182,049	<b>\$205,152</b>	+ 12.7%	\$182,049	<b>\$205,152</b>	+ 12.7%
Percent of List Price Received*	100.0%	<b>98.8%</b>	- 1.2%	100.0%	<b>98.8%</b>	- 1.2%
Inventory of Homes for Sale	764	<b>805</b>	+ 5.4%	—	—	—
Months Supply of Inventory	2.0	<b>2.1</b>	+ 5.0%	—	—	—

Condo-Villa Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	20	<b>43</b>	+ 115.0%	20	<b>43</b>	+ 115.0%
Pending Sales	27	<b>22</b>	- 18.5%	27	<b>22</b>	- 18.5%
Closed Sales	30	<b>18</b>	- 40.0%	30	<b>18</b>	- 40.0%
Days on Market Until Sale	84	<b>67</b>	- 20.2%	84	<b>67</b>	- 20.2%
Median Sales Price*	\$212,250	<b>\$195,000</b>	- 8.1%	\$212,250	<b>\$195,000</b>	- 8.1%
Average Sales Price*	\$223,257	<b>\$221,883</b>	- 0.6%	\$223,257	<b>\$221,883</b>	- 0.6%
Percent of List Price Received*	100.0%	<b>96.8%</b>	- 3.2%	100.0%	<b>96.8%</b>	- 3.2%
Inventory of Homes for Sale	37	<b>83</b>	+ 124.3%	—	—	—
Months Supply of Inventory	1.2	<b>2.8</b>	+ 133.3%	—	—	—

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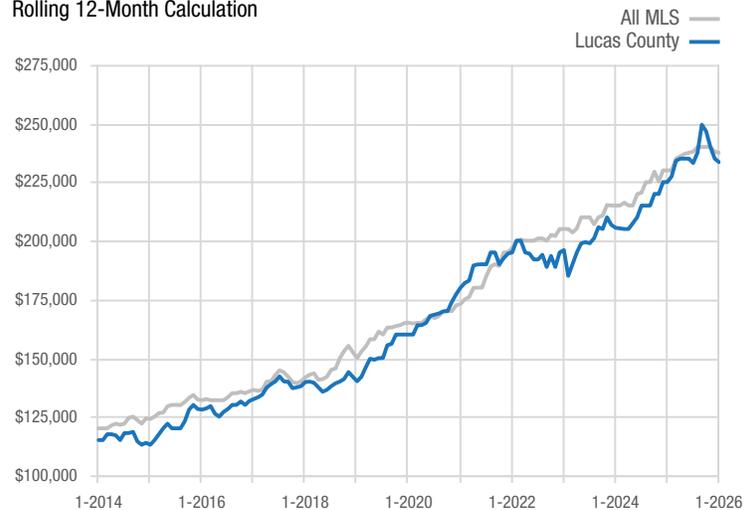
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - All Zip Codes

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

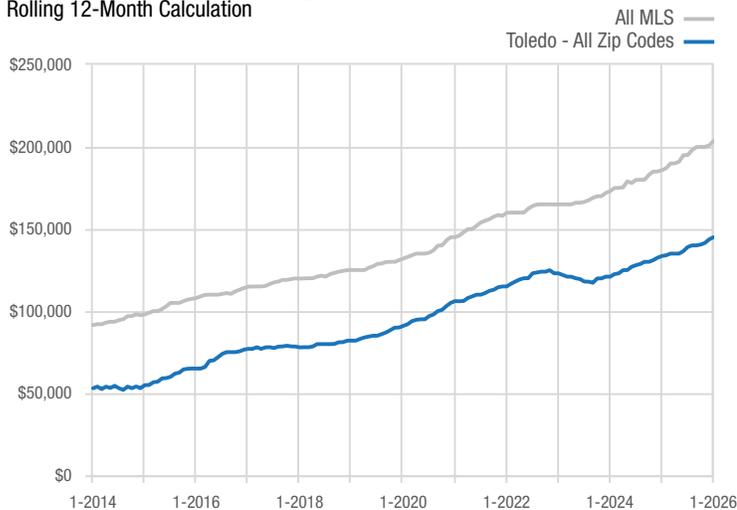
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	269	<b>230</b>	- 14.5%	269	<b>230</b>	- 14.5%
Pending Sales	211	<b>201</b>	- 4.7%	211	<b>201</b>	- 4.7%
Closed Sales	201	<b>197</b>	- 2.0%	201	<b>197</b>	- 2.0%
Days on Market Until Sale	65	<b>66</b>	+ 1.5%	65	<b>66</b>	+ 1.5%
Median Sales Price*	\$119,900	<b>\$135,000</b>	+ 12.6%	\$119,900	<b>\$135,000</b>	+ 12.6%
Average Sales Price*	\$139,337	<b>\$168,384</b>	+ 20.8%	\$139,337	<b>\$168,384</b>	+ 20.8%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	100.0%	<b>98.6%</b>	- 1.4%
Inventory of Homes for Sale	507	<b>589</b>	+ 16.2%	—	—	—
Months Supply of Inventory	1.9	<b>2.2</b>	+ 15.8%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	11	<b>20</b>	+ 81.8%	11	<b>20</b>	+ 81.8%
Pending Sales	17	<b>10</b>	- 41.2%	17	<b>10</b>	- 41.2%
Closed Sales	16	<b>14</b>	- 12.5%	16	<b>14</b>	- 12.5%
Days on Market Until Sale	84	<b>66</b>	- 21.4%	84	<b>66</b>	- 21.4%
Median Sales Price*	\$178,500	<b>\$132,500</b>	- 25.8%	\$178,500	<b>\$132,500</b>	- 25.8%
Average Sales Price*	\$210,672	<b>\$164,529</b>	- 21.9%	\$210,672	<b>\$164,529</b>	- 21.9%
Percent of List Price Received*	100.0%	<b>96.7%</b>	- 3.3%	100.0%	<b>96.7%</b>	- 3.3%
Inventory of Homes for Sale	18	<b>43</b>	+ 138.9%	—	—	—
Months Supply of Inventory	1.2	<b>3.1</b>	+ 158.3%	—	—	—

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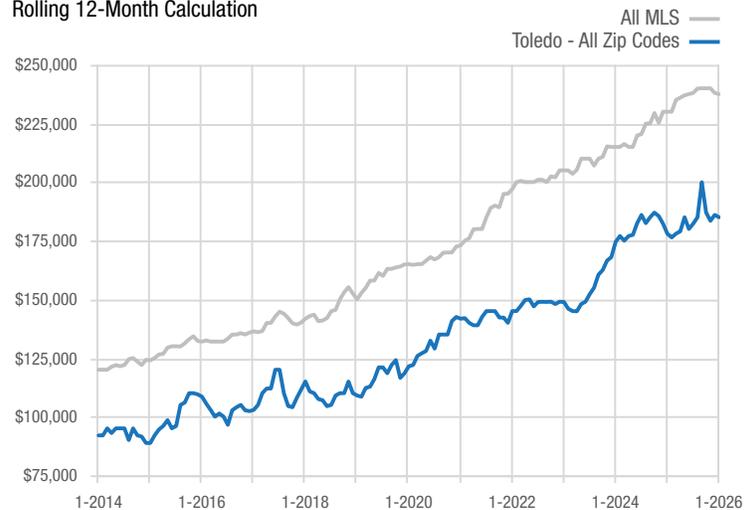
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Holland

Zip Code 43528

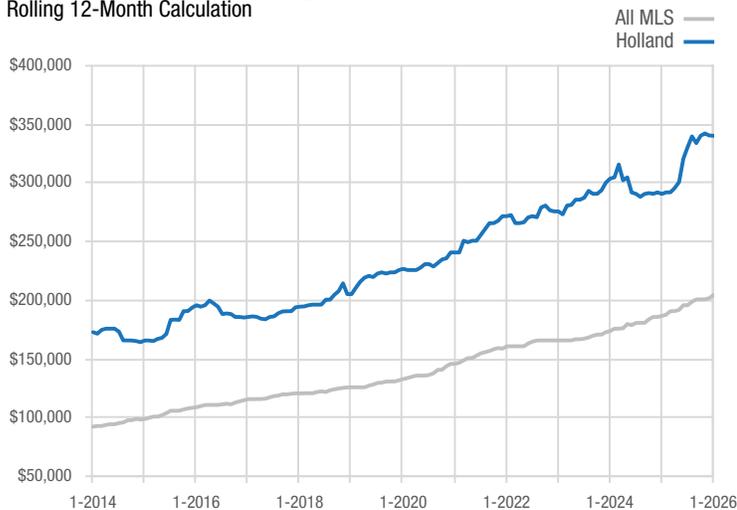
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	11	13	+ 18.2%	11	13	+ 18.2%
Pending Sales	9	9	0.0%	9	9	0.0%
Closed Sales	9	6	- 33.3%	9	6	- 33.3%
Days on Market Until Sale	66	57	- 13.6%	66	57	- 13.6%
Median Sales Price*	\$270,000	<b>\$196,300</b>	- 27.3%	\$270,000	<b>\$196,300</b>	- 27.3%
Average Sales Price*	\$291,156	<b>\$189,767</b>	- 34.8%	\$291,156	<b>\$189,767</b>	- 34.8%
Percent of List Price Received*	100.0%	<b>101.7%</b>	+ 1.7%	100.0%	<b>101.7%</b>	+ 1.7%
Inventory of Homes for Sale	24	32	+ 33.3%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	119	—	—	119	—
Median Sales Price*	—	<b>\$457,500</b>	—	—	<b>\$457,500</b>	—
Average Sales Price*	—	<b>\$457,500</b>	—	—	<b>\$457,500</b>	—
Percent of List Price Received*	—	<b>91.5%</b>	—	—	<b>91.5%</b>	—
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

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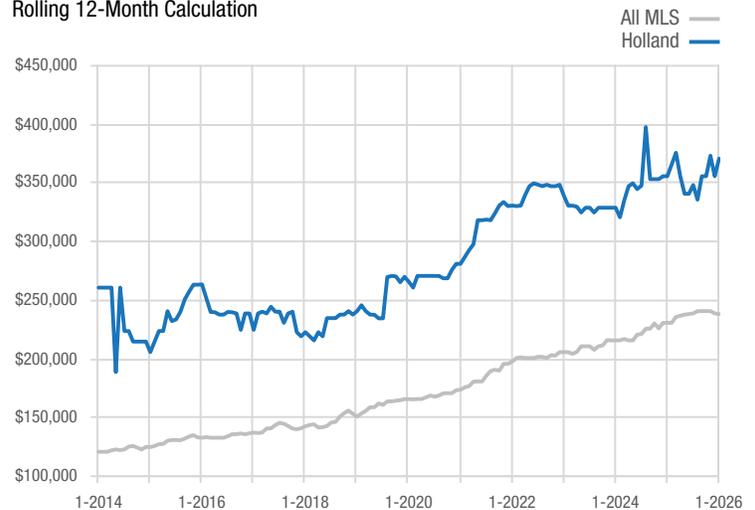
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Maumee

Zip Code 43537

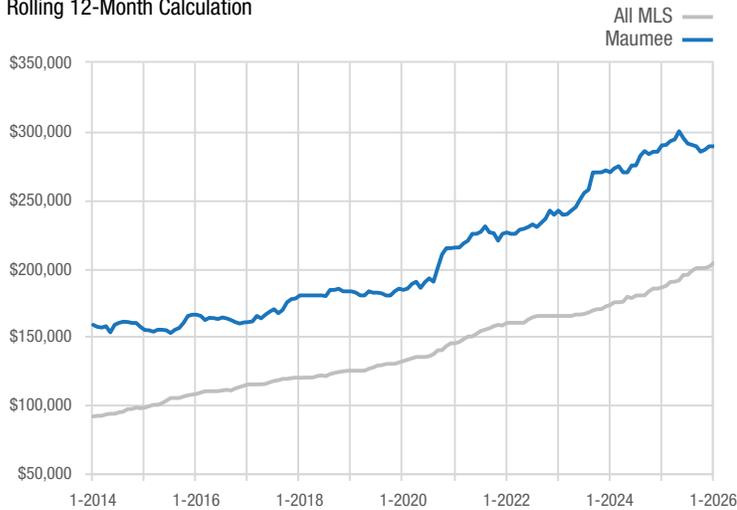
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	26	16	- 38.5%	26	16	- 38.5%
Pending Sales	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	14	15	+ 7.1%	14	15	+ 7.1%
Days on Market Until Sale	69	85	+ 23.2%	69	85	+ 23.2%
Median Sales Price*	\$289,250	<b>\$340,000</b>	+ 17.5%	\$289,250	<b>\$340,000</b>	+ 17.5%
Average Sales Price*	\$336,571	<b>\$331,180</b>	- 1.6%	\$336,571	<b>\$331,180</b>	- 1.6%
Percent of List Price Received*	100.0%	<b>98.1%</b>	- 1.9%	100.0%	<b>98.1%</b>	- 1.9%
Inventory of Homes for Sale	49	37	- 24.5%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	84	76	- 9.5%	84	76	- 9.5%
Median Sales Price*	\$175,000	<b>\$430,000</b>	+ 145.7%	\$175,000	<b>\$430,000</b>	+ 145.7%
Average Sales Price*	\$145,000	<b>\$430,000</b>	+ 196.6%	\$145,000	<b>\$430,000</b>	+ 196.6%
Percent of List Price Received*	100.0%	<b>96.9%</b>	- 3.1%	100.0%	<b>96.9%</b>	- 3.1%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	2.6	+ 420.0%	—	—	—

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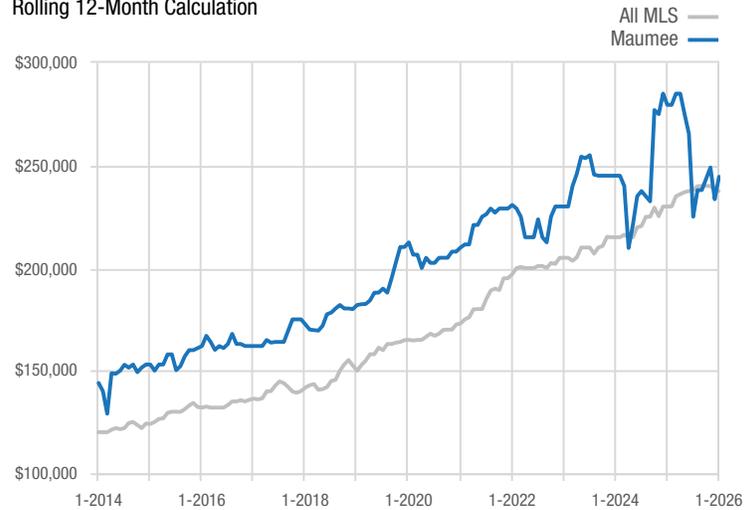
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Monclova

Zip Code 43542

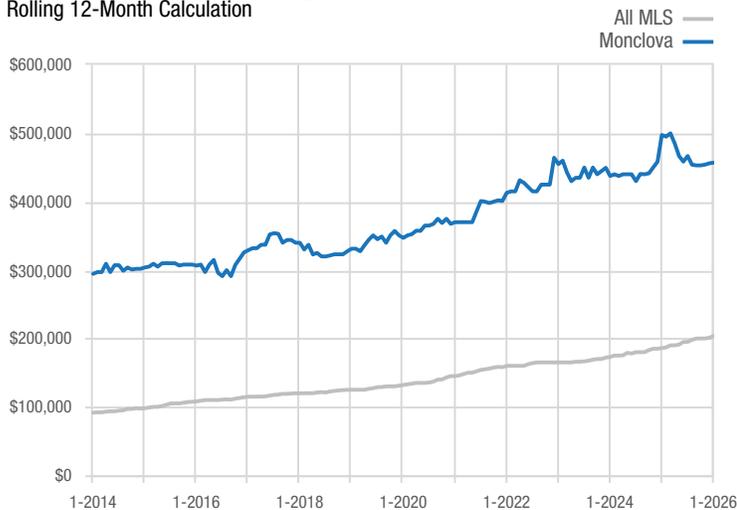
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	3	—	0	3	—
Pending Sales	0	2	—	0	2	—
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	59	12	- 79.7%	59	12	- 79.7%
Median Sales Price*	\$758,000	<b>\$730,000</b>	- 3.7%	\$758,000	<b>\$730,000</b>	- 3.7%
Average Sales Price*	\$758,000	<b>\$730,000</b>	- 3.7%	\$758,000	<b>\$730,000</b>	- 3.7%
Percent of List Price Received*	100.0%	<b>98.5%</b>	- 1.5%	100.0%	<b>98.5%</b>	- 1.5%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	3.3	<b>2.8</b>	- 15.2%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	8	—	0	8	—
Pending Sales	0	7	—	0	7	—
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	208	—	—	208	—	—
Median Sales Price*	\$422,235	—	—	\$422,235	—	—
Average Sales Price*	\$390,822	—	—	\$390,822	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	<b>2.1</b>	+ 90.9%	—	—	—

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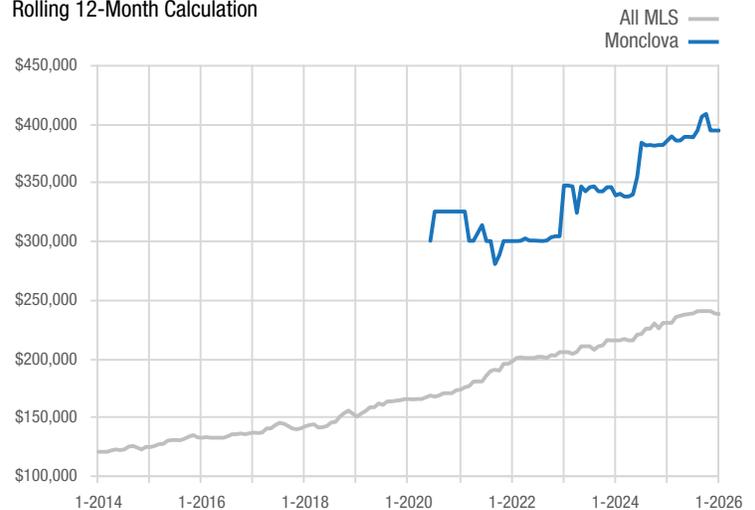
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Whitehouse

Zip Code 43571

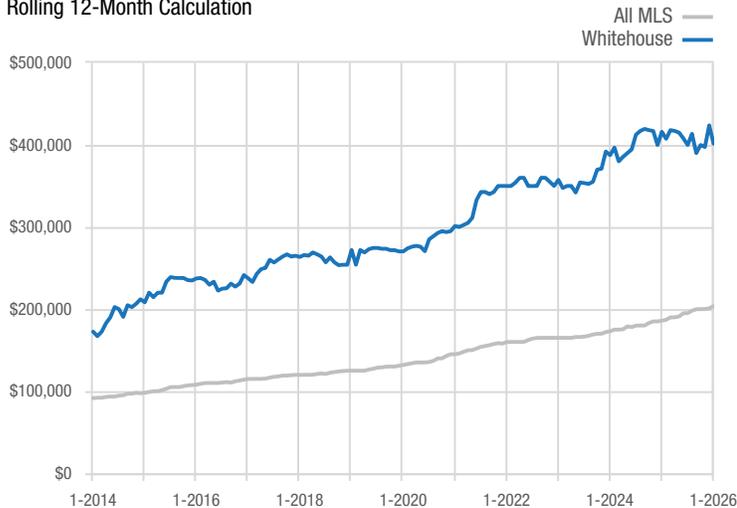
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	6	6	0.0%	6	6	0.0%
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	84	56	- 33.3%	84	56	- 33.3%
Median Sales Price*	\$513,000	<b>\$305,250</b>	- 40.5%	\$513,000	<b>\$305,250</b>	- 40.5%
Average Sales Price*	\$434,250	<b>\$305,250</b>	- 29.7%	\$434,250	<b>\$305,250</b>	- 29.7%
Percent of List Price Received*	100.0%	<b>96.1%</b>	- 3.9%	100.0%	<b>96.1%</b>	- 3.9%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

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

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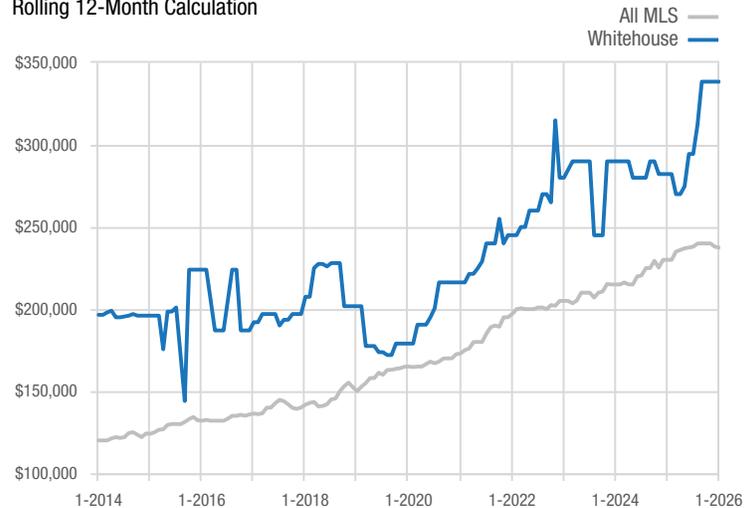
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Sylvania

Zip Code 43560

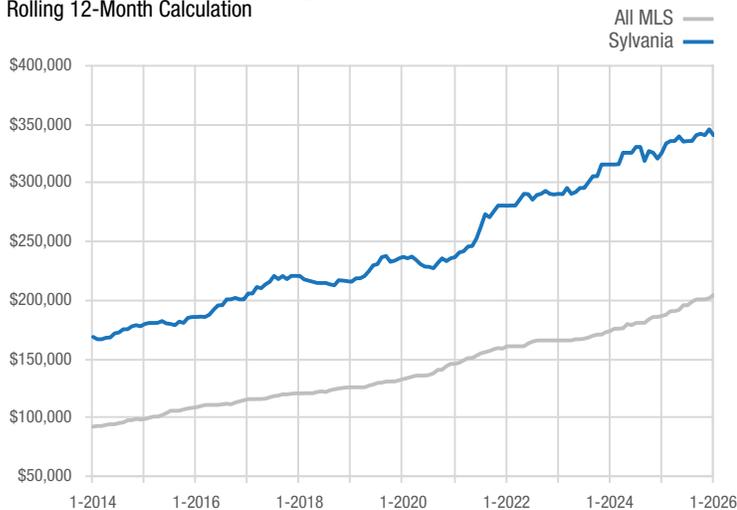
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	30	36	+ 20.0%	30	36	+ 20.0%
Pending Sales	16	17	+ 6.3%	16	17	+ 6.3%
Closed Sales	13	19	+ 46.2%	13	19	+ 46.2%
Days on Market Until Sale	90	69	- 23.3%	90	69	- 23.3%
Median Sales Price*	\$334,000	<b>\$239,000</b>	- 28.4%	\$334,000	<b>\$239,000</b>	- 28.4%
Average Sales Price*	\$330,300	<b>\$281,037</b>	- 14.9%	\$330,300	<b>\$281,037</b>	- 14.9%
Percent of List Price Received*	100.0%	<b>98.9%</b>	- 1.1%	100.0%	<b>98.9%</b>	- 1.1%
Inventory of Homes for Sale	72	60	- 16.7%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	10	+ 150.0%	4	10	+ 150.0%
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	38	84	+ 121.1%	38	84	+ 121.1%
Median Sales Price*	\$153,000	<b>\$229,000</b>	+ 49.7%	\$153,000	<b>\$229,000</b>	+ 49.7%
Average Sales Price*	\$197,600	<b>\$252,600</b>	+ 27.8%	\$197,600	<b>\$252,600</b>	+ 27.8%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	100.0%	<b>98.6%</b>	- 1.4%
Inventory of Homes for Sale	10	15	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

\* 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.

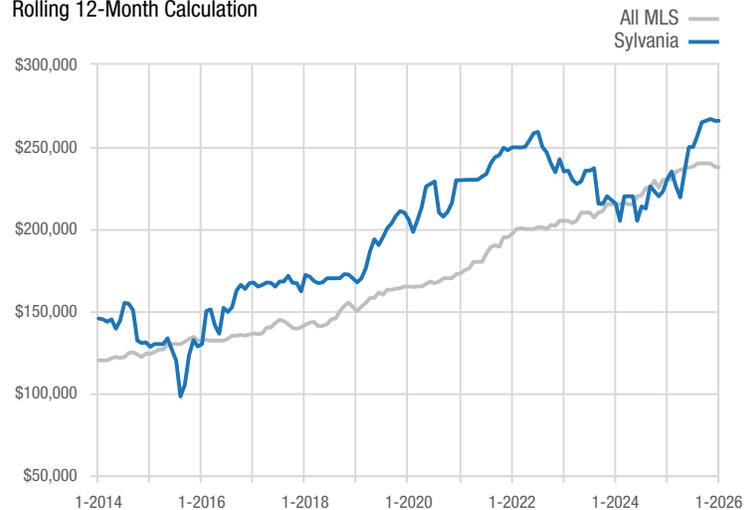
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – January 2026

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## Waterville

Zip Code 43566

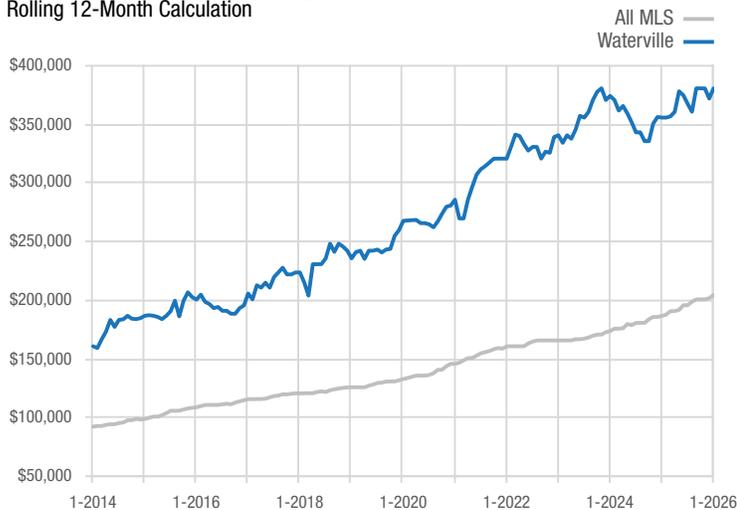
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	14	19	+ 35.7%	14	19	+ 35.7%
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	2	7	+ 250.0%	2	7	+ 250.0%
Days on Market Until Sale	85	87	+ 2.4%	85	87	+ 2.4%
Median Sales Price*	\$310,750	<b>\$390,000</b>	+ 25.5%	\$310,750	<b>\$390,000</b>	+ 25.5%
Average Sales Price*	\$310,750	<b>\$416,929</b>	+ 34.2%	\$310,750	<b>\$416,929</b>	+ 34.2%
Percent of List Price Received*	100.0%	<b>97.2%</b>	- 2.8%	100.0%	<b>97.2%</b>	- 2.8%
Inventory of Homes for Sale	26	31	+ 19.2%	—	—	—
Months Supply of Inventory	3.1	2.8	- 9.7%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	2	—	0	2	—
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	33	—	—	33	—	—
Median Sales Price*	\$271,000	—	—	\$271,000	—	—
Average Sales Price*	\$271,000	—	—	\$271,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.7	+ 240.0%	—	—	—

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

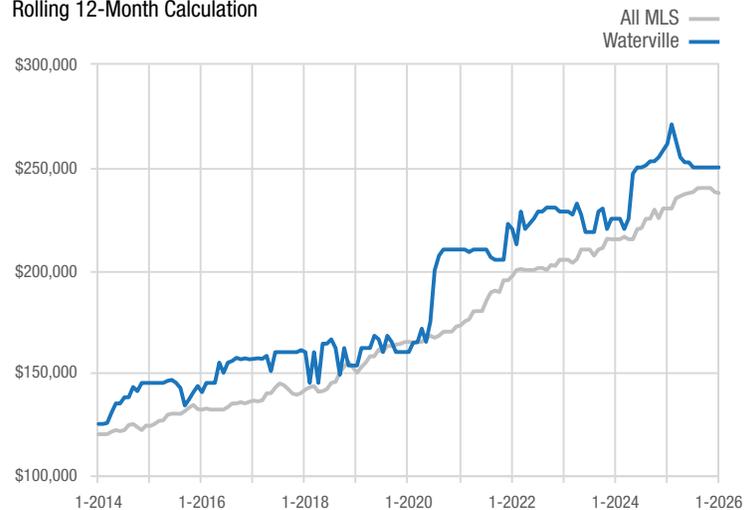
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43604

Zip Code 43604

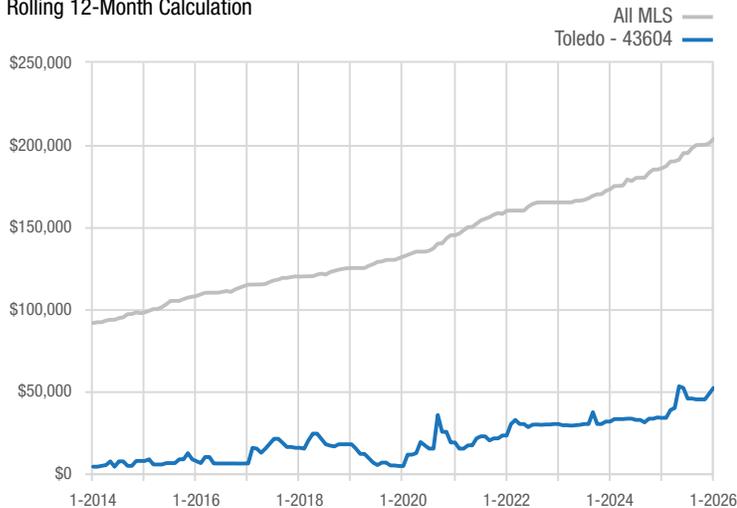
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	56	—	—	56	—	—
Median Sales Price*	\$30,000	—	—	\$30,000	—	—
Average Sales Price*	\$69,967	—	—	\$69,967	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	86	—	—	86	—
Median Sales Price*	—	\$215,000	—	—	\$215,000	—
Average Sales Price*	—	\$215,000	—	—	\$215,000	—
Percent of List Price Received*	—	107.6%	—	—	107.6%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

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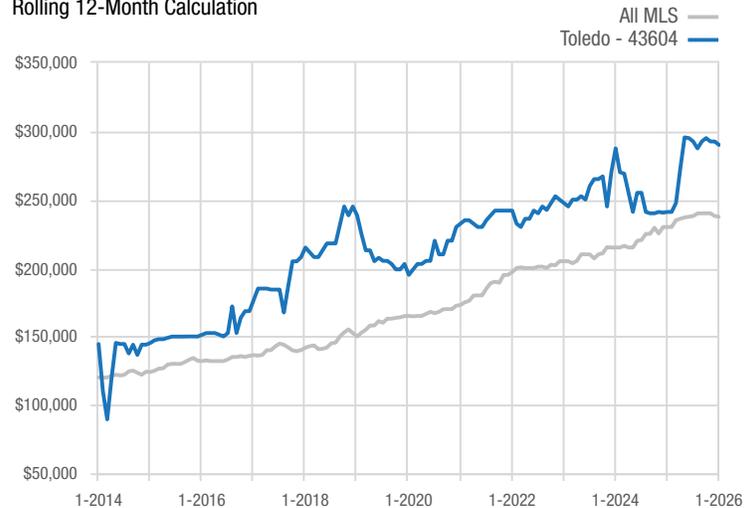
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43605

Zip Code 43605

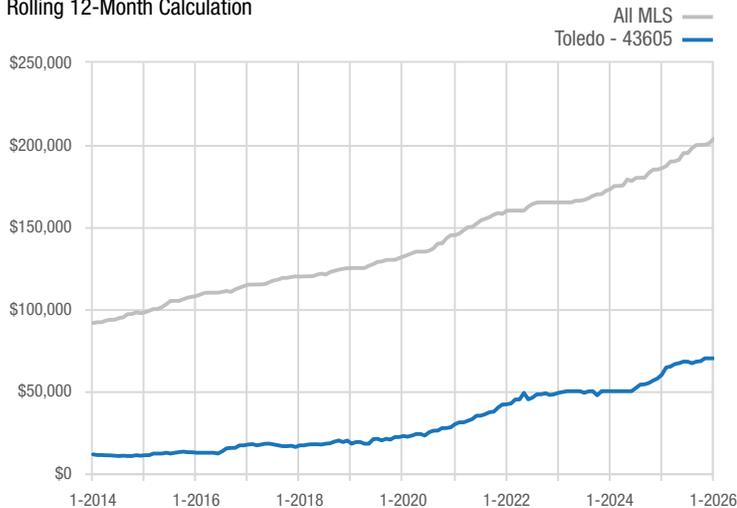
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	30	22	- 26.7%	30	22	- 26.7%
Pending Sales	35	18	- 48.6%	35	18	- 48.6%
Closed Sales	28	19	- 32.1%	28	19	- 32.1%
Days on Market Until Sale	53	76	+ 43.4%	53	76	+ 43.4%
Median Sales Price*	\$62,500	<b>\$68,999</b>	+ 10.4%	\$62,500	<b>\$68,999</b>	+ 10.4%
Average Sales Price*	\$66,764	<b>\$82,926</b>	+ 24.2%	\$66,764	<b>\$82,926</b>	+ 24.2%
Percent of List Price Received*	100.0%	<b>100.3%</b>	+ 0.3%	100.0%	<b>100.3%</b>	+ 0.3%
Inventory of Homes for Sale	46	65	+ 41.3%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

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

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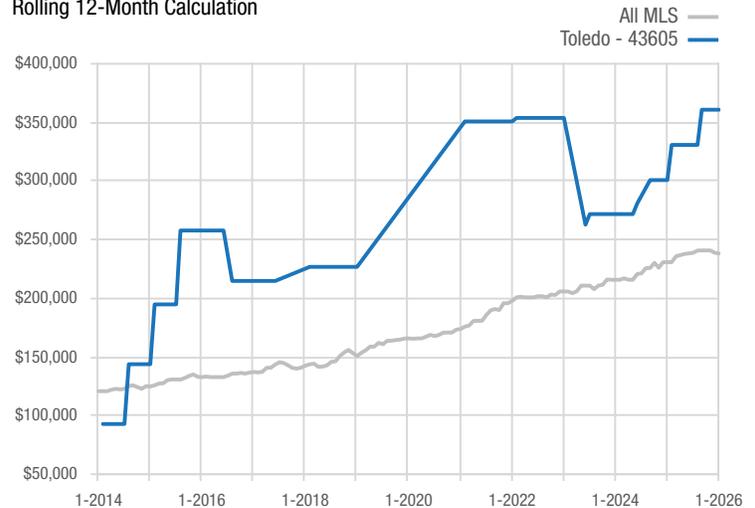
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43606

Zip Code 43606

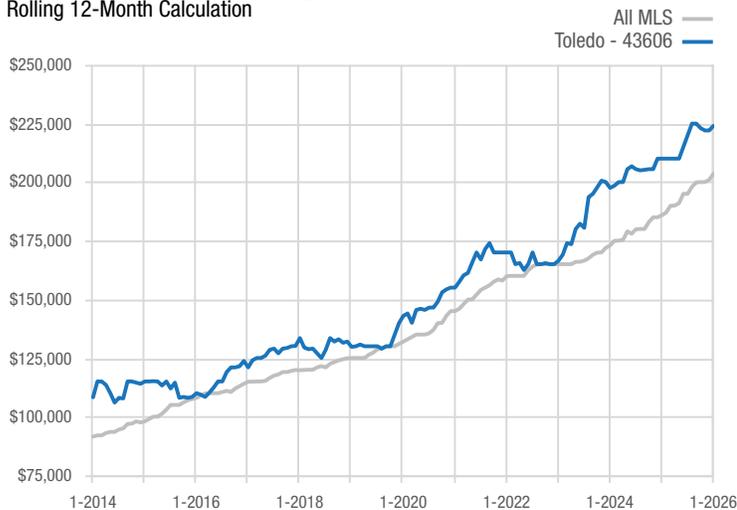
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	16	11	- 31.3%	16	11	- 31.3%
Pending Sales	12	18	+ 50.0%	12	18	+ 50.0%
Closed Sales	12	19	+ 58.3%	12	19	+ 58.3%
Days on Market Until Sale	69	63	- 8.7%	69	63	- 8.7%
Median Sales Price*	\$192,000	<b>\$235,250</b>	+ 22.5%	\$192,000	<b>\$235,250</b>	+ 22.5%
Average Sales Price*	\$201,923	<b>\$220,897</b>	+ 9.4%	\$201,923	<b>\$220,897</b>	+ 9.4%
Percent of List Price Received*	100.0%	<b>95.0%</b>	- 5.0%	100.0%	<b>95.0%</b>	- 5.0%
Inventory of Homes for Sale	33	36	+ 9.1%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	2	—	0	2	—
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	58	75	+ 29.3%	58	75	+ 29.3%
Median Sales Price*	\$155,000	<b>\$169,000</b>	+ 9.0%	\$155,000	<b>\$169,000</b>	+ 9.0%
Average Sales Price*	\$155,000	<b>\$169,000</b>	+ 9.0%	\$155,000	<b>\$169,000</b>	+ 9.0%
Percent of List Price Received*	100.0%	<b>89.6%</b>	- 10.4%	100.0%	<b>89.6%</b>	- 10.4%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	3.6	+ 350.0%	—	—	—

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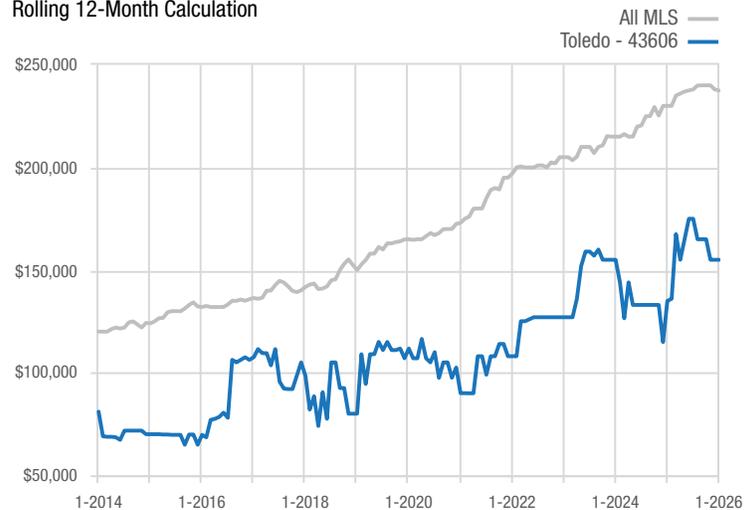
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43607

Zip Code 43607

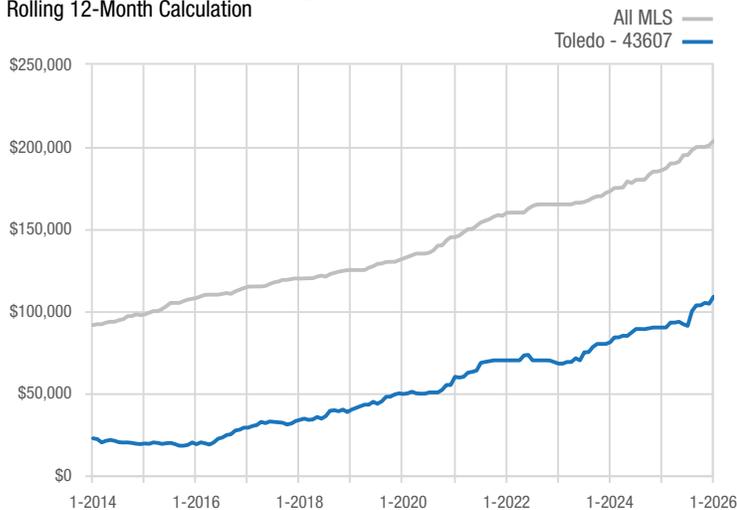
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	18	28	+ 55.6%	18	28	+ 55.6%
Pending Sales	16	20	+ 25.0%	16	20	+ 25.0%
Closed Sales	15	14	- 6.7%	15	14	- 6.7%
Days on Market Until Sale	64	68	+ 6.3%	64	68	+ 6.3%
Median Sales Price*	\$80,000	\$112,000	+ 40.0%	\$80,000	\$112,000	+ 40.0%
Average Sales Price*	\$87,394	\$104,808	+ 19.9%	\$87,394	\$104,808	+ 19.9%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	100.0%	97.0%	- 3.0%
Inventory of Homes for Sale	31	58	+ 87.1%	—	—	—
Months Supply of Inventory	1.8	3.9	+ 116.7%	—	—	—

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

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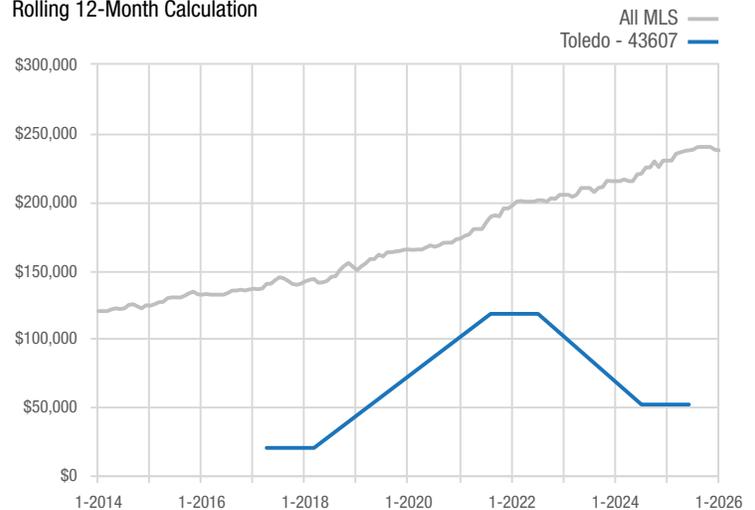
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43608

Zip Code 43608

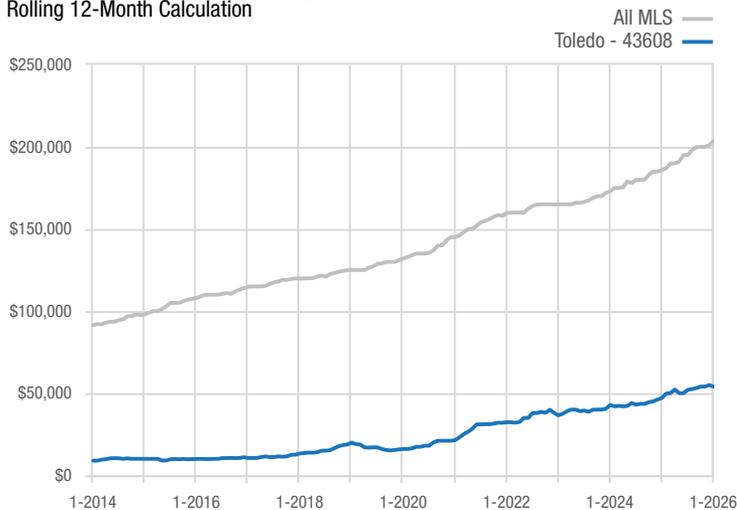
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	11	<b>18</b>	+ 63.6%	11	<b>18</b>	+ 63.6%
Pending Sales	9	<b>8</b>	- 11.1%	9	<b>8</b>	- 11.1%
Closed Sales	8	<b>7</b>	- 12.5%	8	<b>7</b>	- 12.5%
Days on Market Until Sale	78	<b>90</b>	+ 15.4%	78	<b>90</b>	+ 15.4%
Median Sales Price*	\$66,000	<b>\$38,500</b>	- 41.7%	\$66,000	<b>\$38,500</b>	- 41.7%
Average Sales Price*	\$53,438	<b>\$48,286</b>	- 9.6%	\$53,438	<b>\$48,286</b>	- 9.6%
Percent of List Price Received*	100.0%	<b>88.2%</b>	- 11.8%	100.0%	<b>88.2%</b>	- 11.8%
Inventory of Homes for Sale	30	<b>61</b>	+ 103.3%	—	—	—
Months Supply of Inventory	2.1	<b>4.1</b>	+ 95.2%	—	—	—

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

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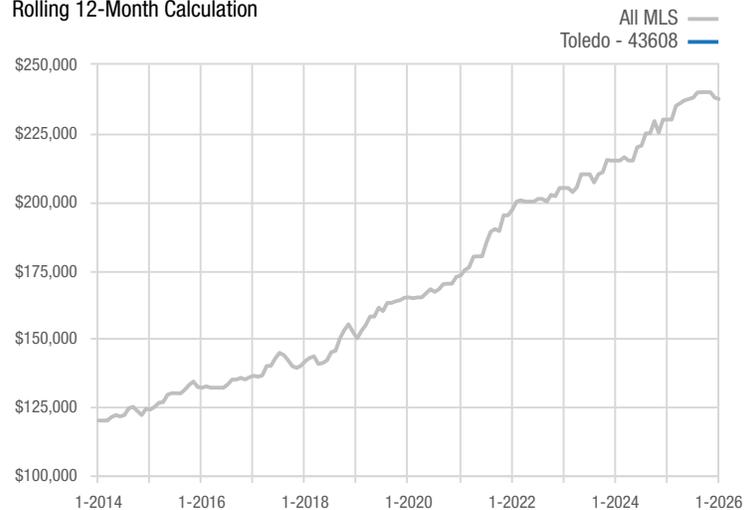
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43609

Zip Code 43609

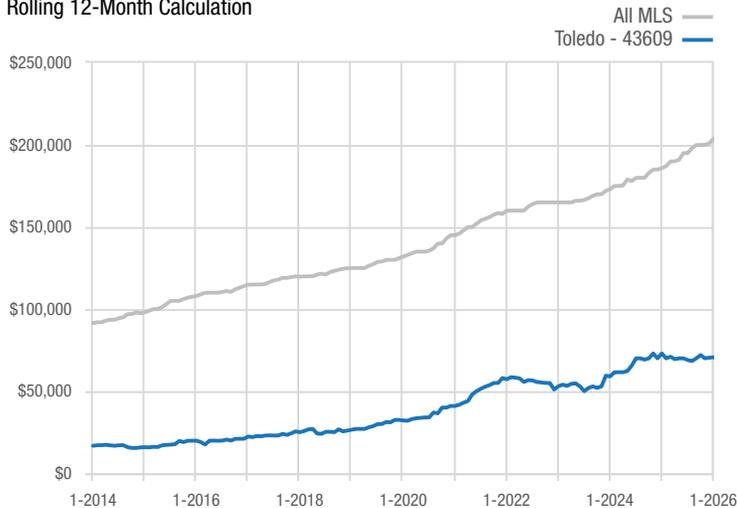
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	16	25	+ 56.3%	16	25	+ 56.3%
Pending Sales	12	17	+ 41.7%	12	17	+ 41.7%
Closed Sales	12	16	+ 33.3%	12	16	+ 33.3%
Days on Market Until Sale	66	69	+ 4.5%	66	69	+ 4.5%
Median Sales Price*	\$81,250	\$77,650	- 4.4%	\$81,250	\$77,650	- 4.4%
Average Sales Price*	\$87,113	\$87,122	+ 0.0%	\$87,113	\$87,122	+ 0.0%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	41	59	+ 43.9%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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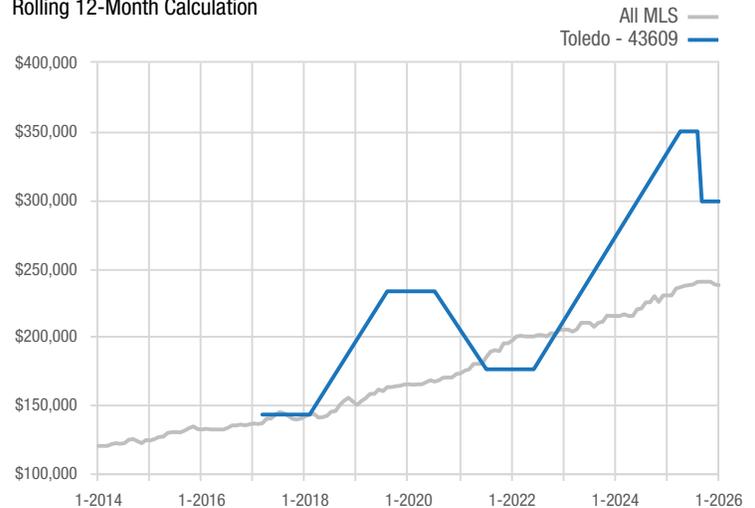
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo-43610

Zip Code 43610

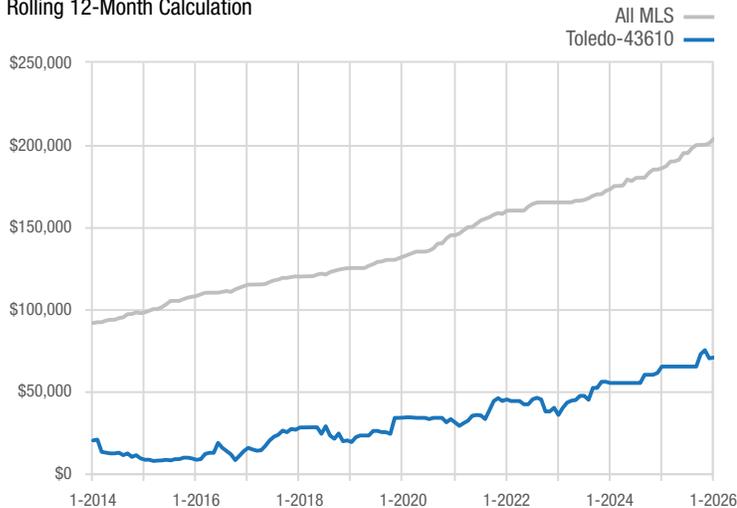
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	0	- 100.0%	4	0	- 100.0%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	43	99	+ 130.2%	43	99	+ 130.2%
Median Sales Price*	\$92,000	<b>\$92,500</b>	+ 0.5%	\$92,000	<b>\$92,500</b>	+ 0.5%
Average Sales Price*	\$92,000	<b>\$140,500</b>	+ 52.7%	\$92,000	<b>\$140,500</b>	+ 52.7%
Percent of List Price Received*	100.0%	<b>96.7%</b>	- 3.3%	100.0%	<b>96.7%</b>	- 3.3%
Inventory of Homes for Sale	10	11	+ 10.0%	—	—	—
Months Supply of Inventory	2.8	<b>3.8</b>	+ 35.7%	—	—	—

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

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

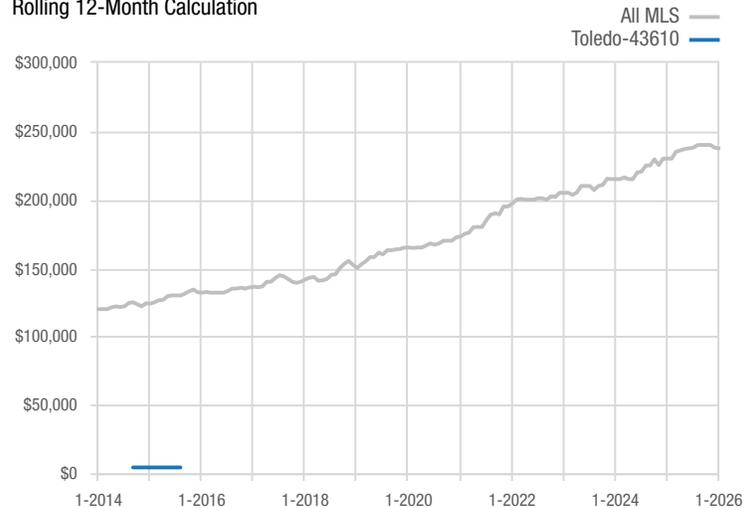
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – January 2026

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## Toledo - 43611

Zip Code 43611

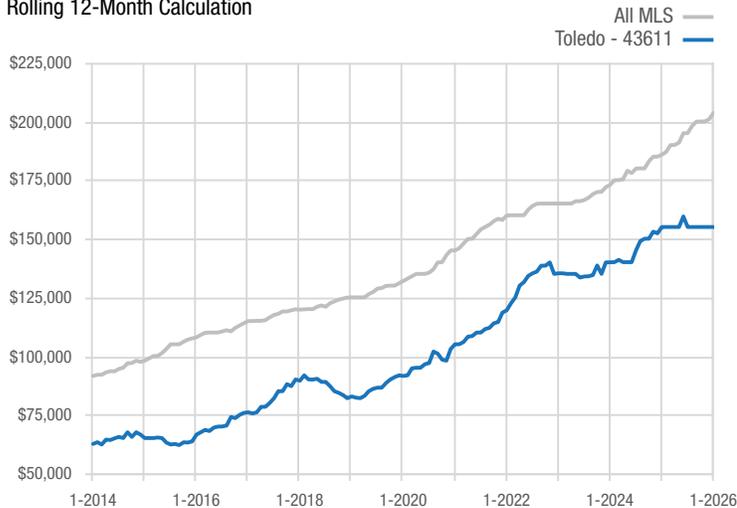
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	23	17	- 26.1%	23	17	- 26.1%
Pending Sales	11	14	+ 27.3%	11	14	+ 27.3%
Closed Sales	10	15	+ 50.0%	10	15	+ 50.0%
Days on Market Until Sale	66	60	- 9.1%	66	60	- 9.1%
Median Sales Price*	\$161,500	<b>\$176,600</b>	+ 9.3%	\$161,500	<b>\$176,600</b>	+ 9.3%
Average Sales Price*	\$150,140	<b>\$240,134</b>	+ 59.9%	\$150,140	<b>\$240,134</b>	+ 59.9%
Percent of List Price Received*	100.0%	<b>100.8%</b>	+ 0.8%	100.0%	<b>100.8%</b>	+ 0.8%
Inventory of Homes for Sale	44	28	- 36.4%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

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

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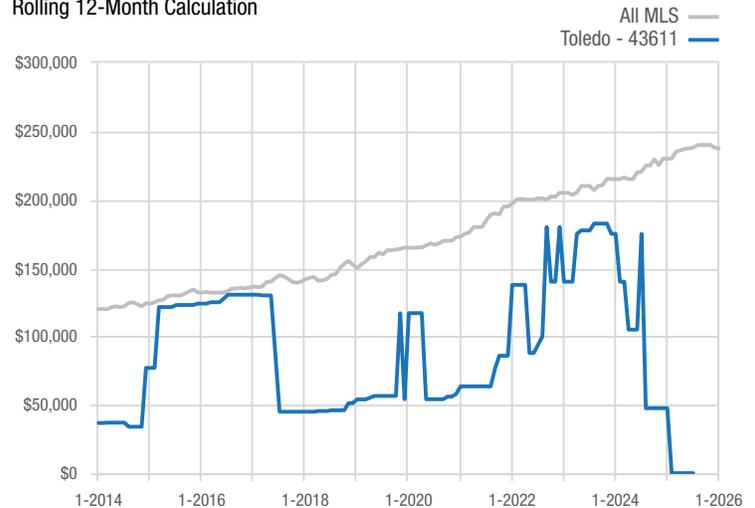
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43612

Zip Code 43612

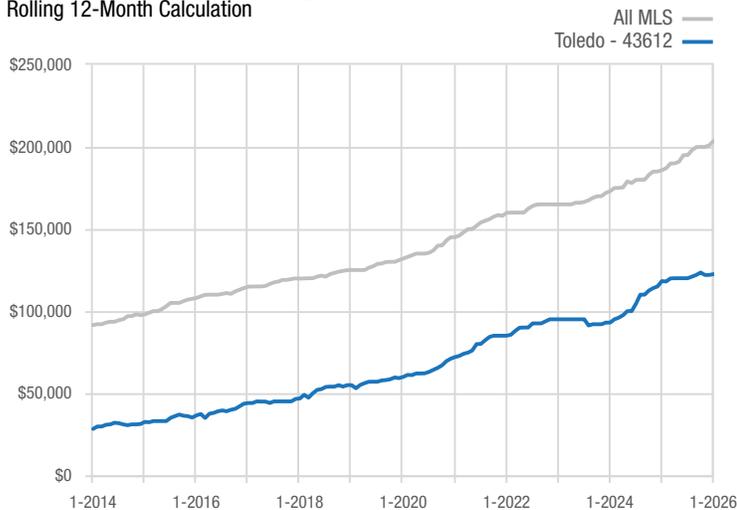
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	34	24	- 29.4%	34	24	- 29.4%
Pending Sales	31	28	- 9.7%	31	28	- 9.7%
Closed Sales	34	33	- 2.9%	34	33	- 2.9%
Days on Market Until Sale	59	66	+ 11.9%	59	66	+ 11.9%
Median Sales Price*	\$122,500	<b>\$126,250</b>	+ 3.1%	\$122,500	<b>\$126,250</b>	+ 3.1%
Average Sales Price*	\$125,047	<b>\$128,378</b>	+ 2.7%	\$125,047	<b>\$128,378</b>	+ 2.7%
Percent of List Price Received*	100.0%	<b>99.5%</b>	- 0.5%	100.0%	<b>99.5%</b>	- 0.5%
Inventory of Homes for Sale	63	72	+ 14.3%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

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

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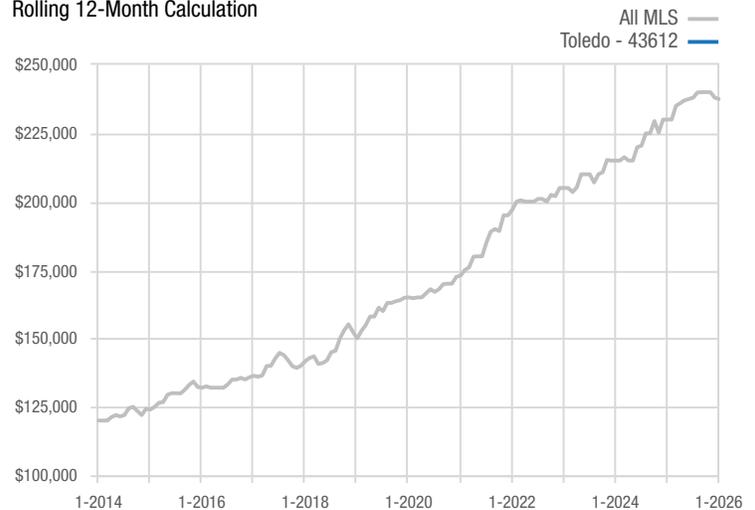
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43613

Zip Code 43613

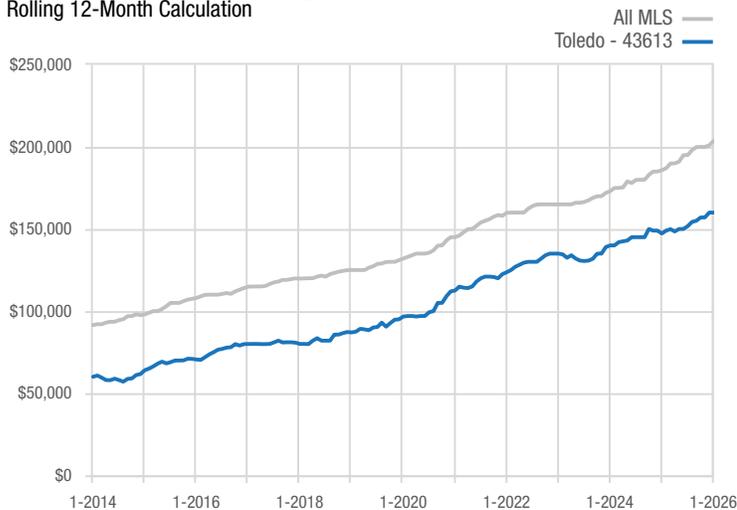
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	35	<b>35</b>	0.0%	35	<b>35</b>	0.0%
Pending Sales	23	<b>24</b>	+ 4.3%	23	<b>24</b>	+ 4.3%
Closed Sales	19	<b>25</b>	+ 31.6%	19	<b>25</b>	+ 31.6%
Days on Market Until Sale	74	<b>67</b>	- 9.5%	74	<b>67</b>	- 9.5%
Median Sales Price*	\$105,000	<b>\$161,000</b>	+ 53.3%	\$105,000	<b>\$161,000</b>	+ 53.3%
Average Sales Price*	\$115,500	<b>\$151,464</b>	+ 31.1%	\$115,500	<b>\$151,464</b>	+ 31.1%
Percent of List Price Received*	100.0%	<b>99.9%</b>	- 0.1%	100.0%	<b>99.9%</b>	- 0.1%
Inventory of Homes for Sale	68	<b>76</b>	+ 11.8%	—	—	—
Months Supply of Inventory	1.7	<b>2.2</b>	+ 29.4%	—	—	—

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

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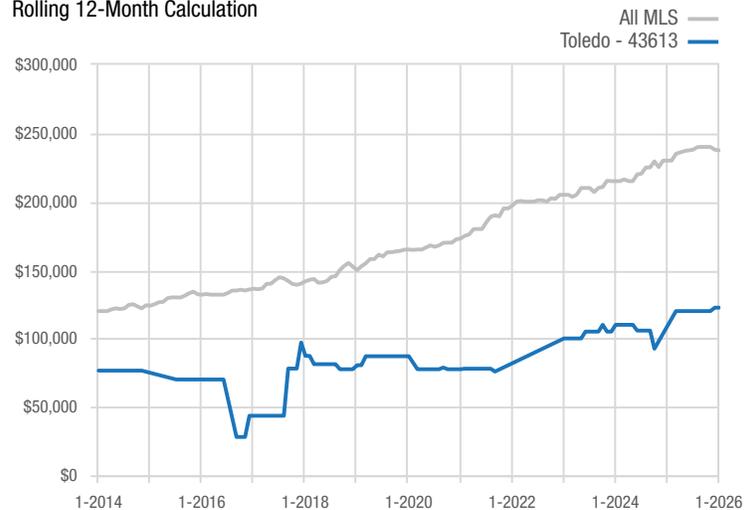
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo-43614

Zip Code 43614

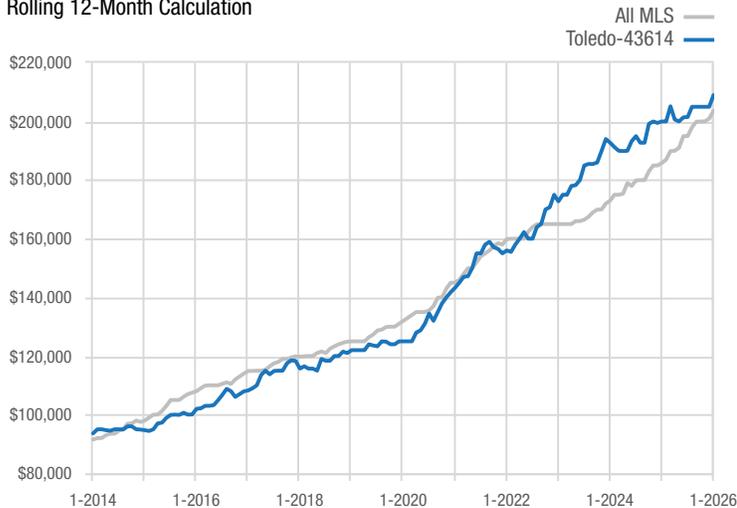
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	20	11	- 45.0%	20	11	- 45.0%
Pending Sales	19	13	- 31.6%	19	13	- 31.6%
Closed Sales	23	15	- 34.8%	23	15	- 34.8%
Days on Market Until Sale	65	48	- 26.2%	65	48	- 26.2%
Median Sales Price*	\$175,000	<b>\$211,000</b>	+ 20.6%	\$175,000	<b>\$211,000</b>	+ 20.6%
Average Sales Price*	\$191,289	<b>\$208,580</b>	+ 9.0%	\$191,289	<b>\$208,580</b>	+ 9.0%
Percent of List Price Received*	100.0%	<b>99.1%</b>	- 0.9%	100.0%	<b>99.1%</b>	- 0.9%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3	3	0.0%	3	3	0.0%
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	26	45	+ 73.1%	26	45	+ 73.1%
Median Sales Price*	\$155,500	<b>\$125,000</b>	- 19.6%	\$155,500	<b>\$125,000</b>	- 19.6%
Average Sales Price*	\$154,833	<b>\$137,500</b>	- 11.2%	\$154,833	<b>\$137,500</b>	- 11.2%
Percent of List Price Received*	100.0%	<b>96.0%</b>	- 4.0%	100.0%	<b>96.0%</b>	- 4.0%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.4	3.0	+ 114.3%	—	—	—

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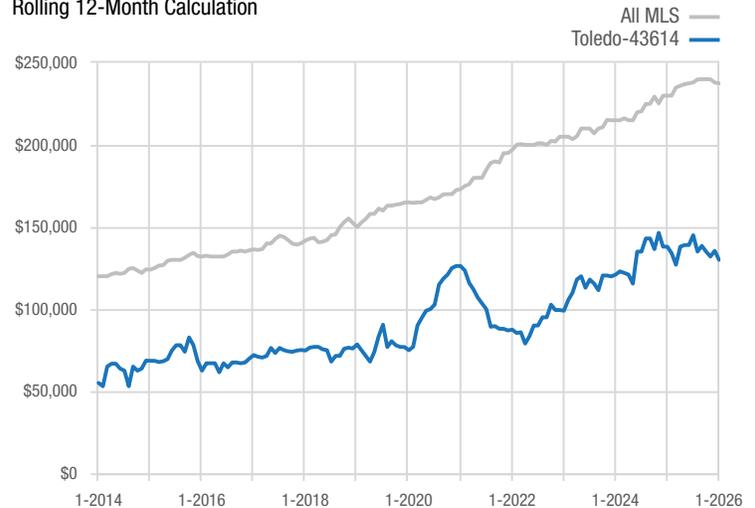
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43615

Zip Code 43615

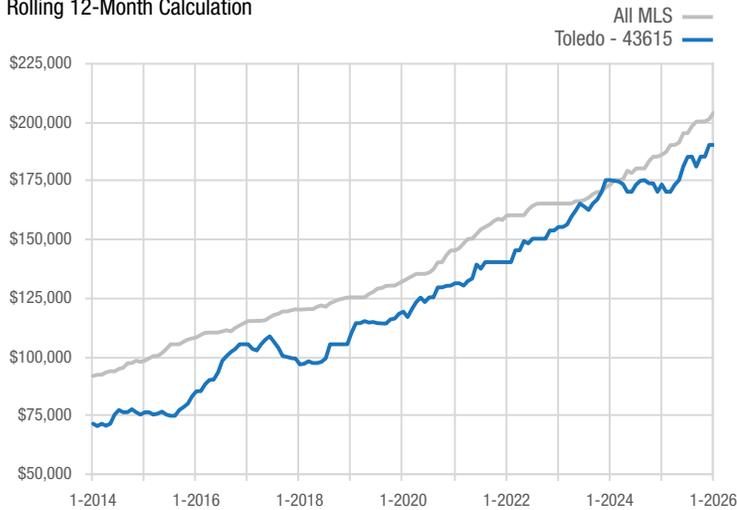
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	31	16	- 48.4%	31	16	- 48.4%
Pending Sales	18	19	+ 5.6%	18	19	+ 5.6%
Closed Sales	17	14	- 17.6%	17	14	- 17.6%
Days on Market Until Sale	77	60	- 22.1%	77	60	- 22.1%
Median Sales Price*	\$177,900	<b>\$164,750</b>	- 7.4%	\$177,900	<b>\$164,750</b>	- 7.4%
Average Sales Price*	\$239,888	<b>\$183,086</b>	- 23.7%	\$239,888	<b>\$183,086</b>	- 23.7%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	54	42	- 22.2%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	11	+ 175.0%	4	11	+ 175.0%
Pending Sales	10	4	- 60.0%	10	4	- 60.0%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Days on Market Until Sale	111	78	- 29.7%	111	78	- 29.7%
Median Sales Price*	\$178,500	<b>\$135,000</b>	- 24.4%	\$178,500	<b>\$135,000</b>	- 24.4%
Average Sales Price*	\$225,125	<b>\$172,580</b>	- 23.3%	\$225,125	<b>\$172,580</b>	- 23.3%
Percent of List Price Received*	100.0%	<b>98.3%</b>	- 1.7%	100.0%	<b>98.3%</b>	- 1.7%
Inventory of Homes for Sale	6	22	+ 266.7%	—	—	—
Months Supply of Inventory	0.9	3.7	+ 311.1%	—	—	—

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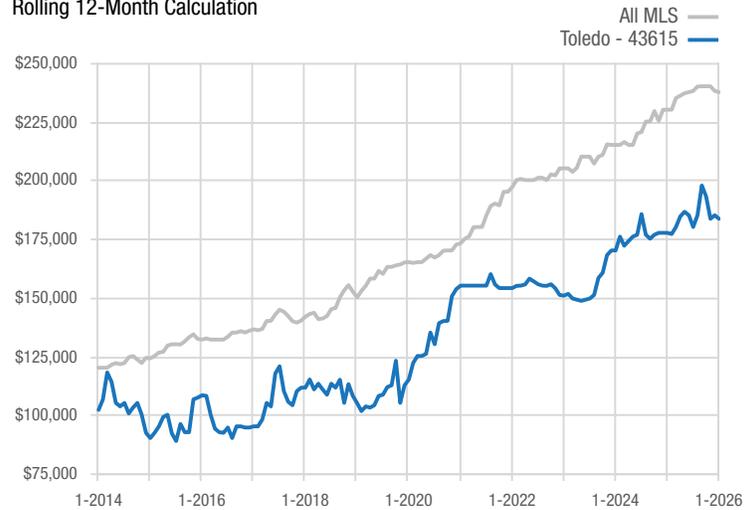
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43617

Zip Code 43617

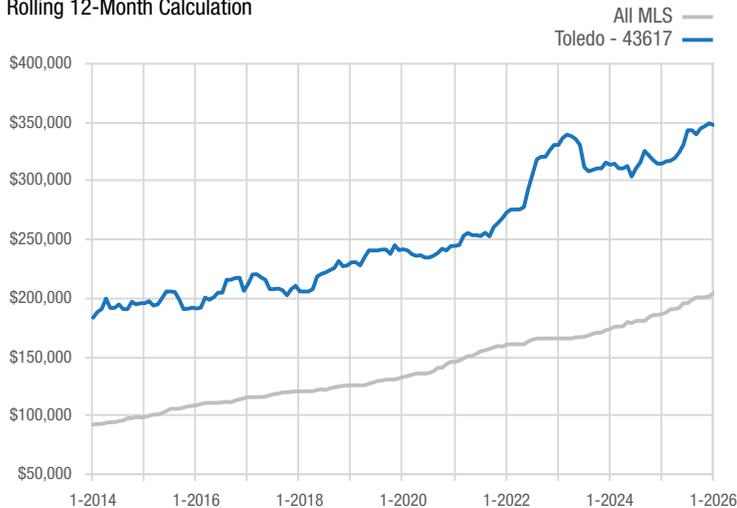
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	8	3	- 62.5%	8	3	- 62.5%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Days on Market Until Sale	62	80	+ 29.0%	62	80	+ 29.0%
Median Sales Price*	\$187,450	<b>\$328,000</b>	+ 75.0%	\$187,450	<b>\$328,000</b>	+ 75.0%
Average Sales Price*	\$227,575	<b>\$324,333</b>	+ 42.5%	\$227,575	<b>\$324,333</b>	+ 42.5%
Percent of List Price Received*	100.0%	<b>100.4%</b>	+ 0.4%	100.0%	<b>100.4%</b>	+ 0.4%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
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*	\$250,000	<b>\$240,000</b>	- 4.0%	\$250,000	<b>\$240,000</b>	- 4.0%
Average Sales Price*	\$250,000	<b>\$240,000</b>	- 4.0%	\$250,000	<b>\$240,000</b>	- 4.0%
Percent of List Price Received*	100.0%	<b>102.3%</b>	+ 2.3%	100.0%	<b>102.3%</b>	+ 2.3%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.4	0.5	- 64.3%	—	—	—

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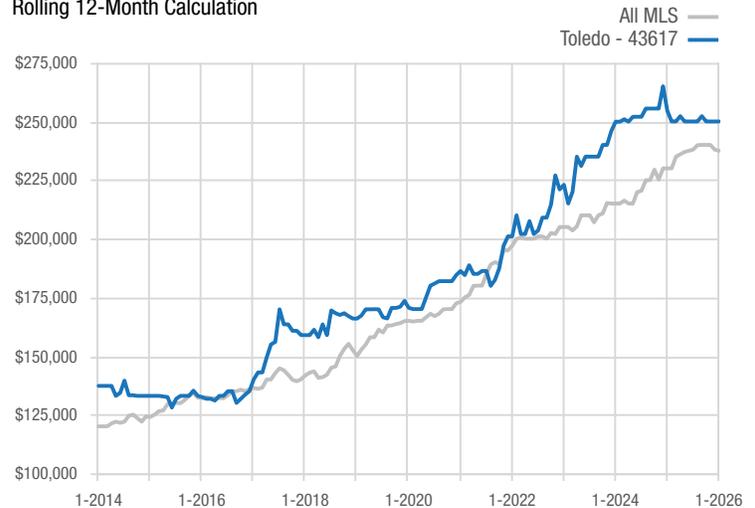
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo - 43620

Zip Code 43620

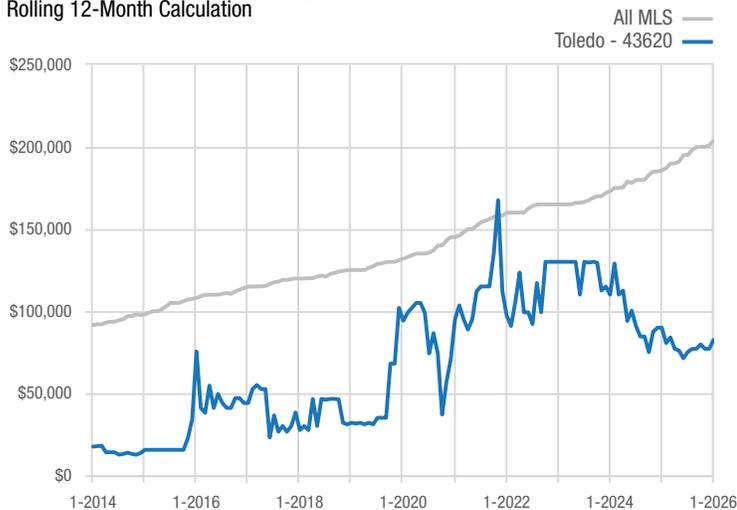
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	88	—	—	88	—	—
Median Sales Price*	\$62,500	—	—	\$62,500	—	—
Average Sales Price*	\$62,500	—	—	\$62,500	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	3.2	4.0	+ 25.0%	—	—	—

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

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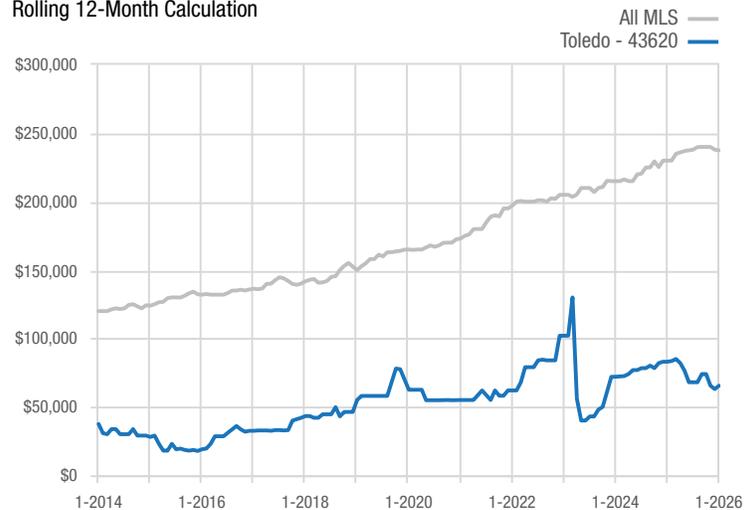
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo-43623

Zip Code 43623

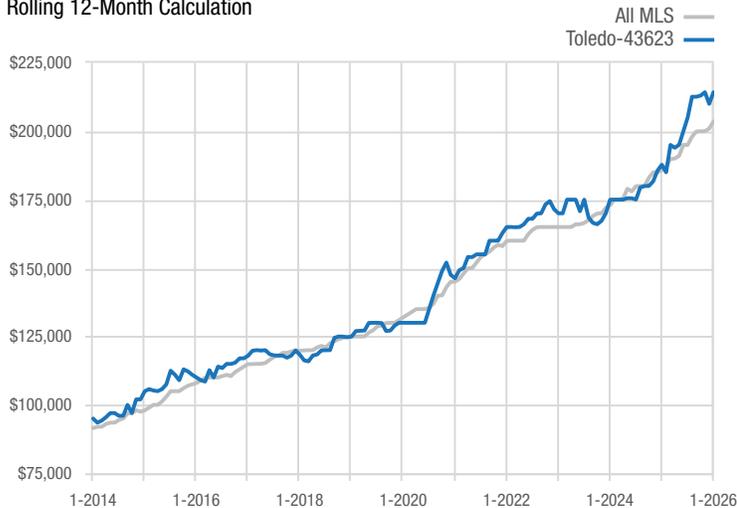
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	18	14	- 22.2%	18	14	- 22.2%
Pending Sales	14	15	+ 7.1%	14	15	+ 7.1%
Closed Sales	12	14	+ 16.7%	12	14	+ 16.7%
Days on Market Until Sale	71	58	- 18.3%	71	58	- 18.3%
Median Sales Price*	\$192,500	<b>\$268,500</b>	+ 39.5%	\$192,500	<b>\$268,500</b>	+ 39.5%
Average Sales Price*	\$256,333	<b>\$388,371</b>	+ 51.5%	\$256,333	<b>\$388,371</b>	+ 51.5%
Percent of List Price Received*	100.0%	<b>97.2%</b>	- 2.8%	100.0%	<b>97.2%</b>	- 2.8%
Inventory of Homes for Sale	29	27	- 6.9%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

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

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

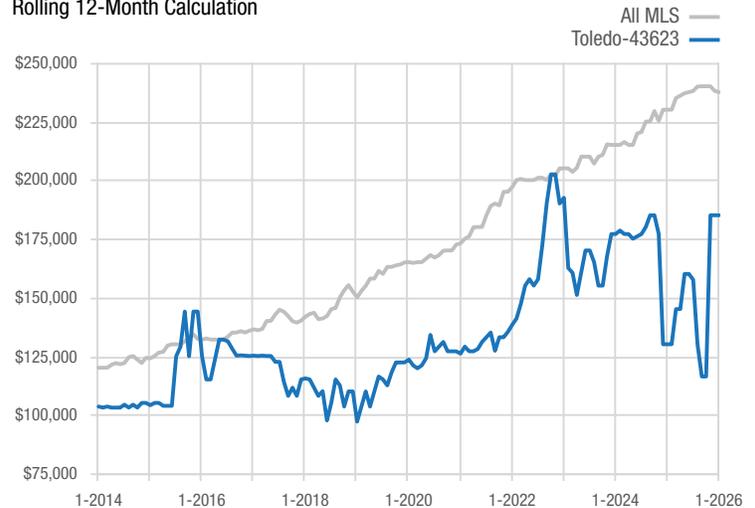
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Oregon

Zip Code 43616

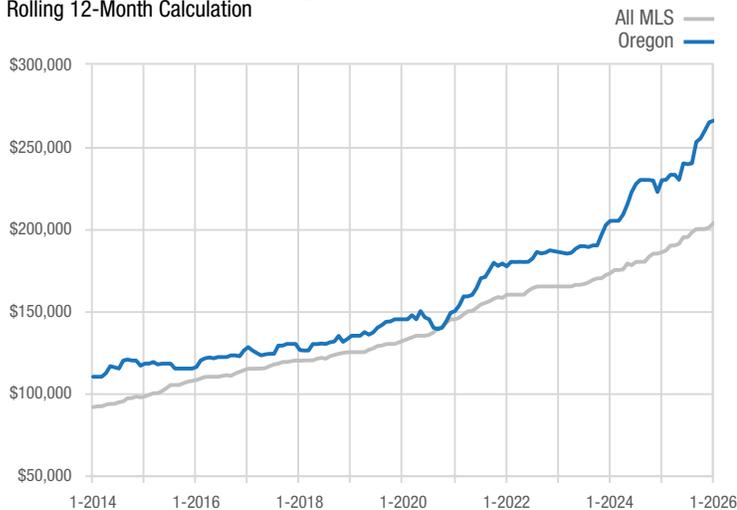
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	20	10	- 50.0%	20	10	- 50.0%
Pending Sales	13	15	+ 15.4%	13	15	+ 15.4%
Closed Sales	15	19	+ 26.7%	15	19	+ 26.7%
Days on Market Until Sale	97	62	- 36.1%	97	62	- 36.1%
Median Sales Price*	\$245,000	<b>\$237,800</b>	- 2.9%	\$245,000	<b>\$237,800</b>	- 2.9%
Average Sales Price*	\$276,825	<b>\$237,861</b>	- 14.1%	\$276,825	<b>\$237,861</b>	- 14.1%
Percent of List Price Received*	100.0%	<b>99.7%</b>	- 0.3%	100.0%	<b>99.7%</b>	- 0.3%
Inventory of Homes for Sale	45	33	- 26.7%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
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	40	—	—	40	—	—
Median Sales Price*	\$230,250	—	—	\$230,250	—	—
Average Sales Price*	\$230,250	—	—	\$230,250	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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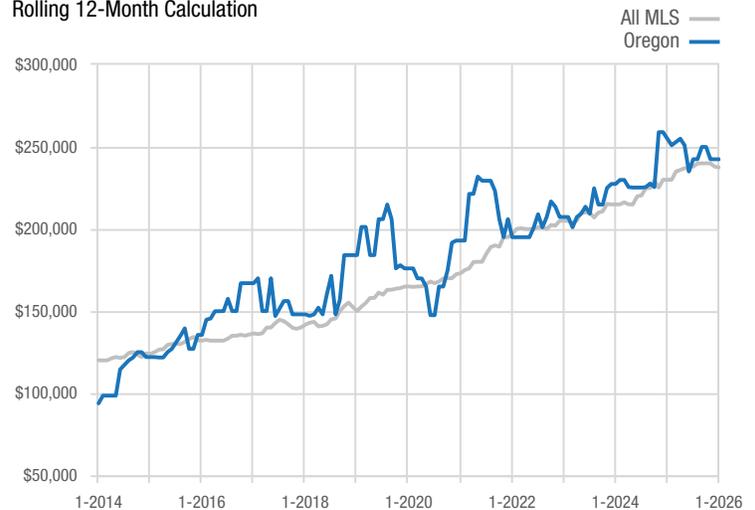
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bowling Green

Zip Code 43402

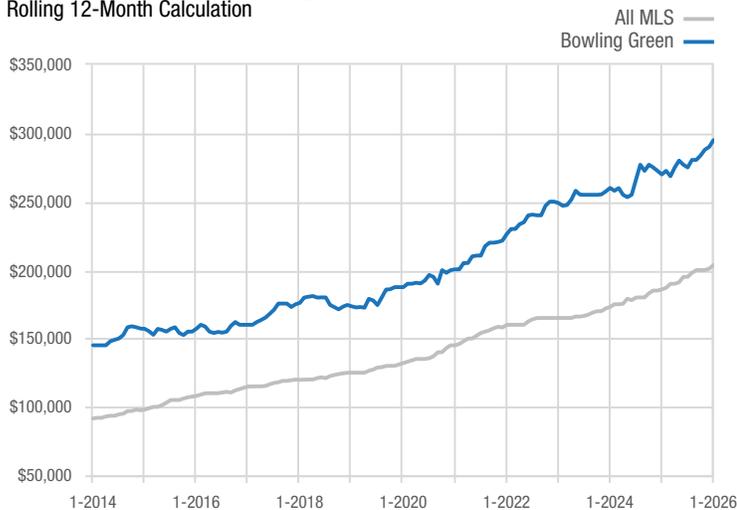
Single Family	January			Year to Date		
Key Metrics	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	20	16	- 20.0%	20	16	- 20.0%
Pending Sales	12	10	- 16.7%	12	10	- 16.7%
Closed Sales	9	21	+ 133.3%	9	21	+ 133.3%
Days on Market Until Sale	72	107	+ 48.6%	72	107	+ 48.6%
Median Sales Price*	\$234,300	<b>\$329,990</b>	+ 40.8%	\$234,300	<b>\$329,990</b>	+ 40.8%
Average Sales Price*	\$243,183	<b>\$339,994</b>	+ 39.8%	\$243,183	<b>\$339,994</b>	+ 39.8%
Percent of List Price Received*	100.0%	<b>99.7%</b>	- 0.3%	100.0%	<b>99.7%</b>	- 0.3%
Inventory of Homes for Sale	34	25	- 26.5%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	1	81	+ 8,000.0%	1	81	+ 8,000.0%
Median Sales Price*	\$130,200	<b>\$234,000</b>	+ 79.7%	\$130,200	<b>\$234,000</b>	+ 79.7%
Average Sales Price*	\$130,200	<b>\$276,500</b>	+ 112.4%	\$130,200	<b>\$276,500</b>	+ 112.4%
Percent of List Price Received*	100.0%	<b>98.1%</b>	- 1.9%	100.0%	<b>98.1%</b>	- 1.9%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	1.1	+ 175.0%	—	—	—

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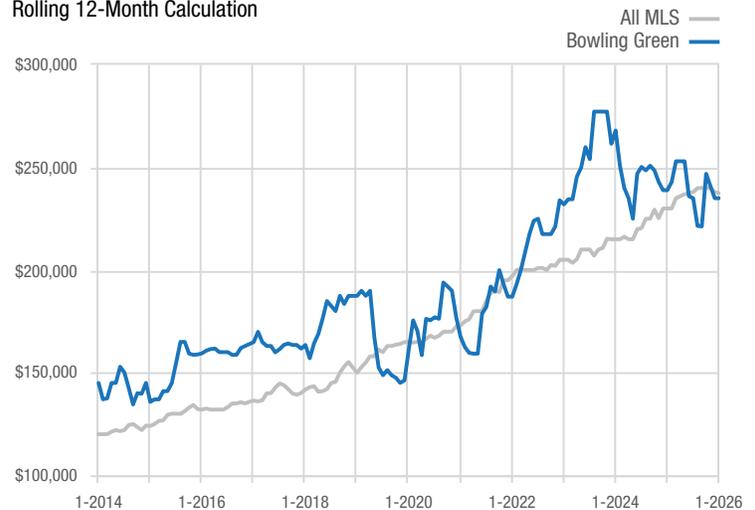
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Millbury

Zip Code 43447

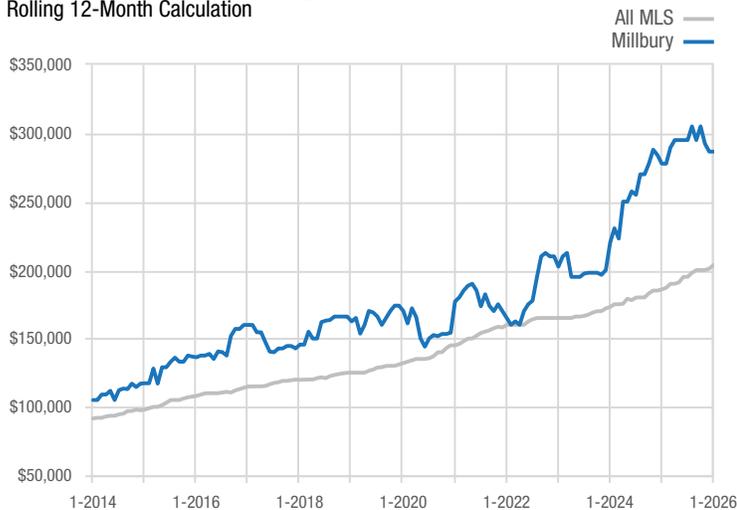
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	7	0	- 100.0%	7	0	- 100.0%
Pending Sales	9	2	- 77.8%	9	2	- 77.8%
Closed Sales	3	3	0.0%	3	3	0.0%
Days on Market Until Sale	191	119	- 37.7%	191	119	- 37.7%
Median Sales Price*	\$165,000	<b>\$220,000</b>	+ 33.3%	\$165,000	<b>\$220,000</b>	+ 33.3%
Average Sales Price*	\$191,967	<b>\$216,300</b>	+ 12.7%	\$191,967	<b>\$216,300</b>	+ 12.7%
Percent of List Price Received*	100.0%	<b>93.8%</b>	- 6.2%	100.0%	<b>93.8%</b>	- 6.2%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	0.9	0.4	- 55.6%	—	—	—

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

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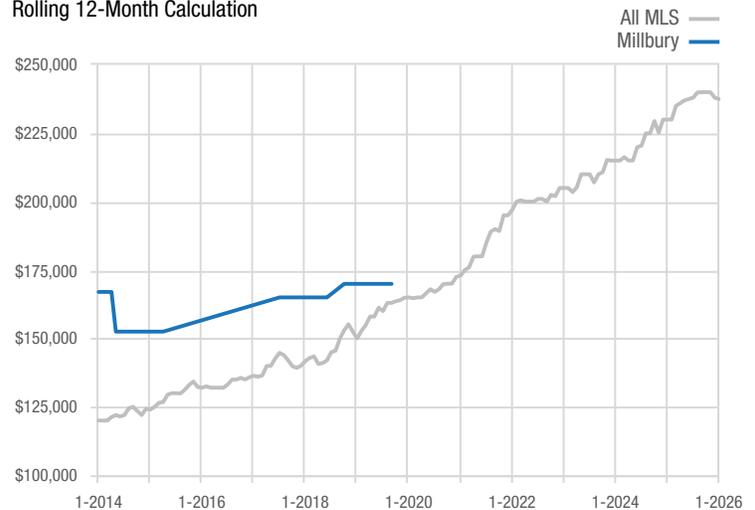
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Northwood

Zip Code 43619

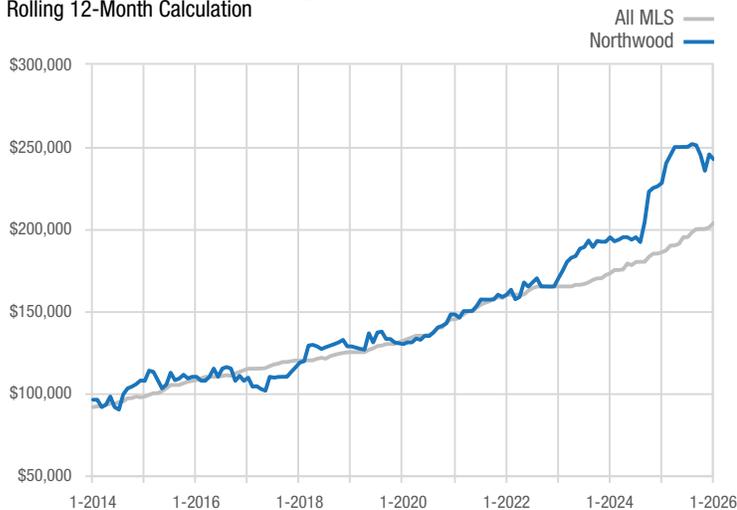
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	6	+ 50.0%	4	6	+ 50.0%
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Days on Market Until Sale	76	62	- 18.4%	76	62	- 18.4%
Median Sales Price*	\$235,000	<b>\$122,000</b>	- 48.1%	\$235,000	<b>\$122,000</b>	- 48.1%
Average Sales Price*	\$242,925	<b>\$135,917</b>	- 44.0%	\$242,925	<b>\$135,917</b>	- 44.0%
Percent of List Price Received*	100.0%	<b>98.4%</b>	- 1.6%	100.0%	<b>98.4%</b>	- 1.6%
Inventory of Homes for Sale	30	13	- 56.7%	—	—	—
Months Supply of Inventory	3.9	1.7	- 56.4%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	17	+ 750.0%	—	—	—
Months Supply of Inventory	1.0	17.0	+ 1,600.0%	—	—	—

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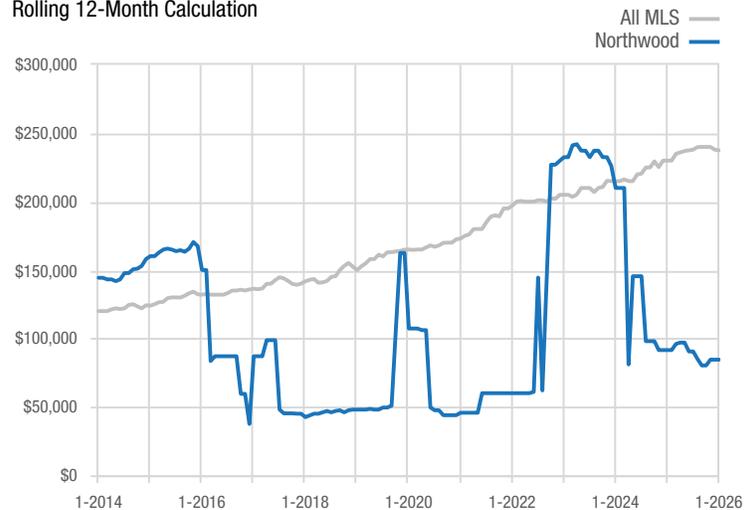
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Walbridge

Zip Code 43465

Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	3	2	- 33.3%
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	36	80	+ 122.2%	36	80	+ 122.2%
Median Sales Price*	\$298,000	<b>\$238,500</b>	- 20.0%	\$298,000	<b>\$238,500</b>	- 20.0%
Average Sales Price*	\$291,000	<b>\$231,328</b>	- 20.5%	\$291,000	<b>\$231,328</b>	- 20.5%
Percent of List Price Received*	100.0%	<b>100.2%</b>	+ 0.2%	100.0%	<b>100.2%</b>	+ 0.2%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.7	<b>1.2</b>	- 29.4%	—	—	—

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

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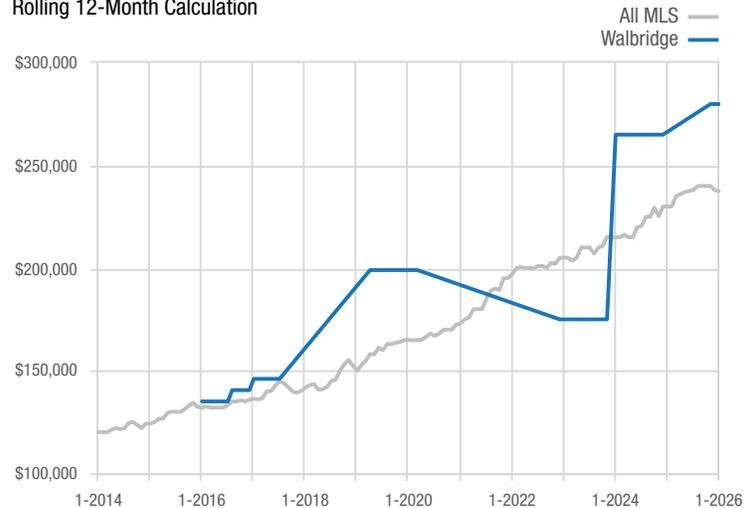
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Rossford

Zip Code 43460

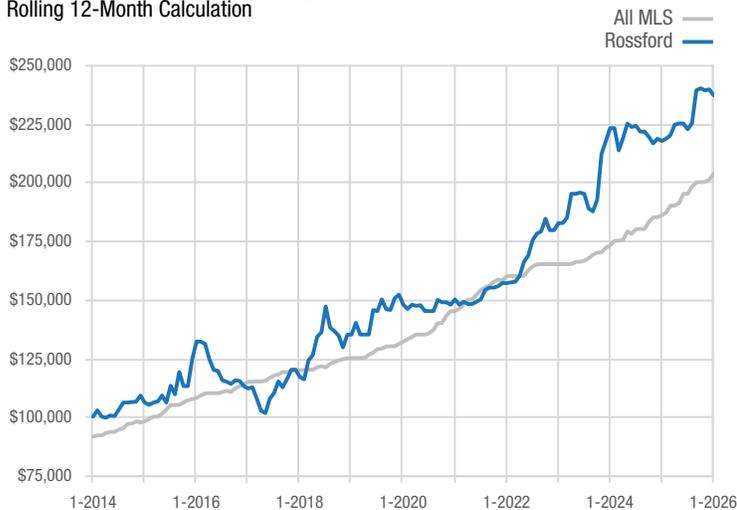
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	5	1	- 80.0%	5	1	- 80.0%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	114	85	- 25.4%	114	85	- 25.4%
Median Sales Price*	\$240,250	<b>\$156,000</b>	- 35.1%	\$240,250	<b>\$156,000</b>	- 35.1%
Average Sales Price*	\$240,250	<b>\$215,250</b>	- 10.4%	\$240,250	<b>\$215,250</b>	- 10.4%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	100.0%	<b>98.6%</b>	- 1.4%
Inventory of Homes for Sale	10	11	+ 10.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

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

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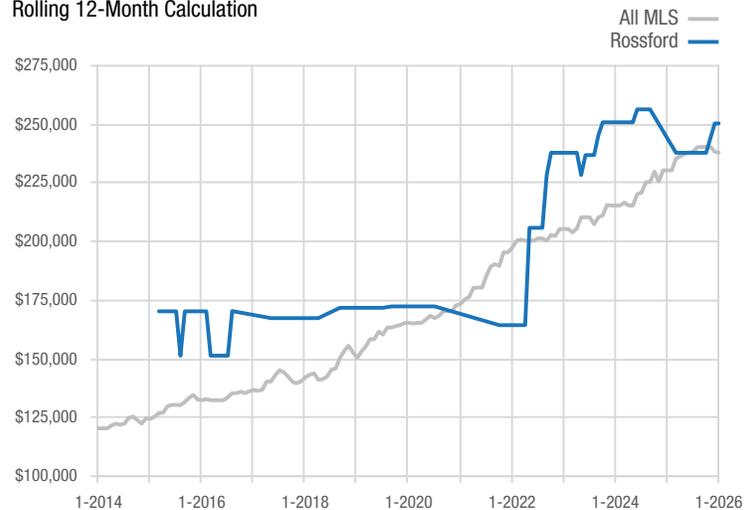
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

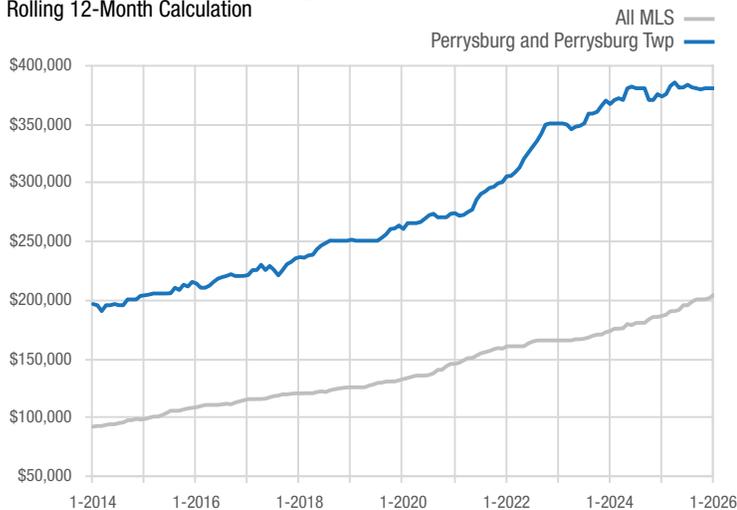
Single Family	January			Year to Date		
Key Metrics	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	45	<b>32</b>	- 28.9%	45	<b>32</b>	- 28.9%
Pending Sales	26	<b>25</b>	- 3.8%	26	<b>25</b>	- 3.8%
Closed Sales	26	<b>31</b>	+ 19.2%	26	<b>31</b>	+ 19.2%
Days on Market Until Sale	121	<b>85</b>	- 29.8%	121	<b>85</b>	- 29.8%
Median Sales Price*	\$353,408	<b>\$338,000</b>	- 4.4%	\$353,408	<b>\$338,000</b>	- 4.4%
Average Sales Price*	\$375,042	<b>\$385,050</b>	+ 2.7%	\$375,042	<b>\$385,050</b>	+ 2.7%
Percent of List Price Received*	100.0%	<b>99.9%</b>	- 0.1%	100.0%	<b>99.9%</b>	- 0.1%
Inventory of Homes for Sale	89	<b>100</b>	+ 12.4%	—	—	—
Months Supply of Inventory	2.4	<b>2.4</b>	0.0%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	<b>6</b>	+ 50.0%	4	<b>6</b>	+ 50.0%
Pending Sales	6	<b>1</b>	- 83.3%	6	<b>1</b>	- 83.3%
Closed Sales	6	<b>2</b>	- 66.7%	6	<b>2</b>	- 66.7%
Days on Market Until Sale	87	<b>52</b>	- 40.2%	87	<b>52</b>	- 40.2%
Median Sales Price*	\$220,500	<b>\$282,000</b>	+ 27.9%	\$220,500	<b>\$282,000</b>	+ 27.9%
Average Sales Price*	\$231,333	<b>\$282,000</b>	+ 21.9%	\$231,333	<b>\$282,000</b>	+ 21.9%
Percent of List Price Received*	100.0%	<b>100.7%</b>	+ 0.7%	100.0%	<b>100.7%</b>	+ 0.7%
Inventory of Homes for Sale	10	<b>11</b>	+ 10.0%	—	—	—
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	—	—	—

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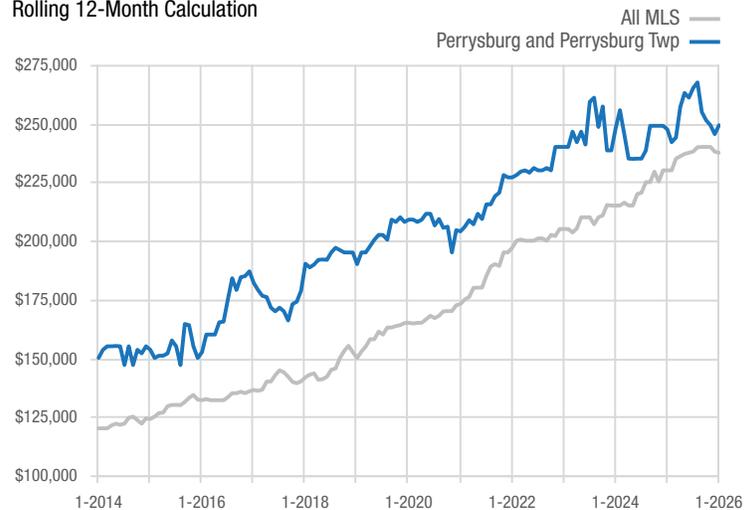
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Genoa

Zip Code 43430

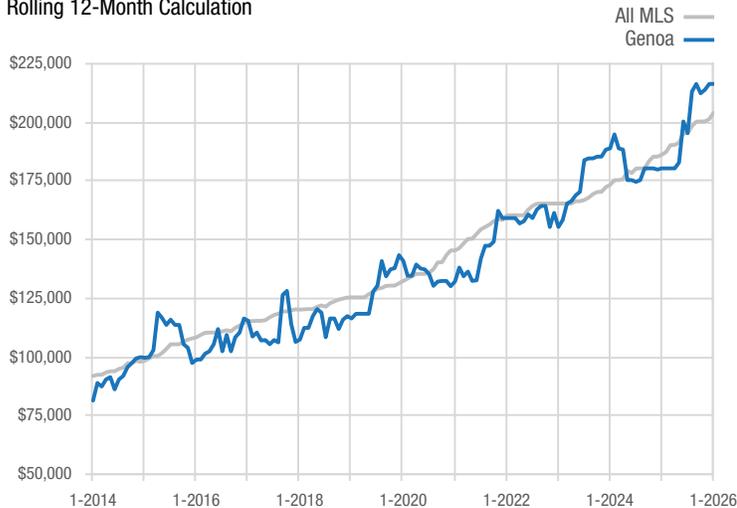
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	27	135	+ 400.0%	27	135	+ 400.0%
Median Sales Price*	\$212,000	<b>\$106,807</b>	- 49.6%	\$212,000	<b>\$106,807</b>	- 49.6%
Average Sales Price*	\$212,000	<b>\$106,807</b>	- 49.6%	\$212,000	<b>\$106,807</b>	- 49.6%
Percent of List Price Received*	100.0%	<b>104.4%</b>	+ 4.4%	100.0%	<b>104.4%</b>	+ 4.4%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.9	<b>1.8</b>	+ 100.0%	—	—	—

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

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

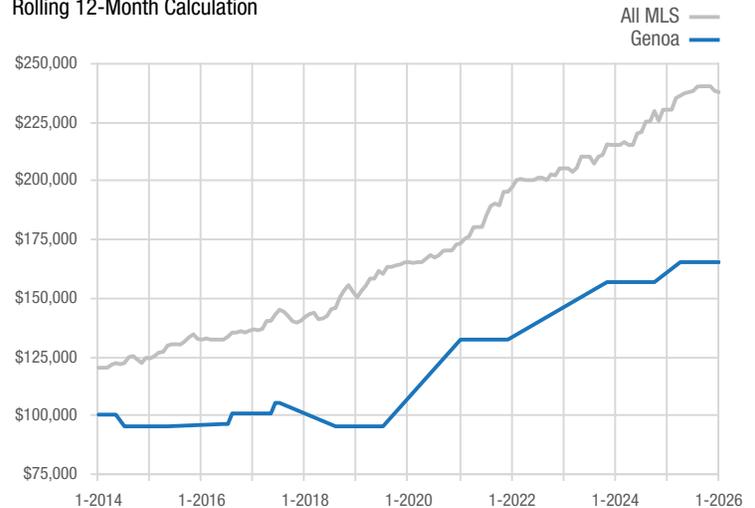
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – January 2026

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## Wood County

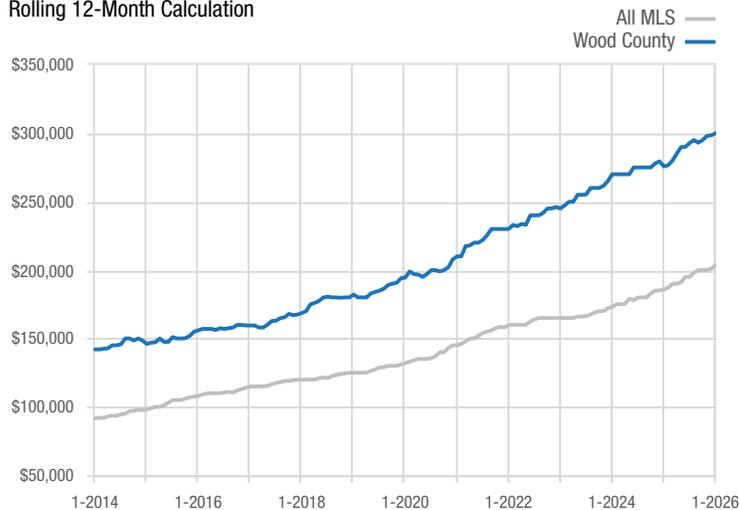
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	101	<b>67</b>	- 33.7%	101	<b>67</b>	- 33.7%
Pending Sales	69	<b>59</b>	- 14.5%	69	<b>59</b>	- 14.5%
Closed Sales	59	<b>87</b>	+ 47.5%	59	<b>87</b>	+ 47.5%
Days on Market Until Sale	104	<b>83</b>	- 20.2%	104	<b>83</b>	- 20.2%
Median Sales Price*	\$255,000	<b>\$265,000</b>	+ 3.9%	\$255,000	<b>\$265,000</b>	+ 3.9%
Average Sales Price*	\$299,355	<b>\$292,425</b>	- 2.3%	\$299,355	<b>\$292,425</b>	- 2.3%
Percent of List Price Received*	100.0%	<b>100.5%</b>	+ 0.5%	100.0%	<b>100.5%</b>	+ 0.5%
Inventory of Homes for Sale	214	<b>183</b>	- 14.5%	—	—	—
Months Supply of Inventory	2.3	<b>1.8</b>	- 21.7%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	8	<b>10</b>	+ 25.0%	8	<b>10</b>	+ 25.0%
Pending Sales	9	<b>4</b>	- 55.6%	9	<b>4</b>	- 55.6%
Closed Sales	7	<b>6</b>	- 14.3%	7	<b>6</b>	- 14.3%
Days on Market Until Sale	75	<b>63</b>	- 16.0%	75	<b>63</b>	- 16.0%
Median Sales Price*	\$216,000	<b>\$254,000</b>	+ 17.6%	\$216,000	<b>\$254,000</b>	+ 17.6%
Average Sales Price*	\$216,886	<b>\$265,583</b>	+ 22.5%	\$216,886	<b>\$265,583</b>	+ 22.5%
Percent of List Price Received*	100.0%	<b>99.3%</b>	- 0.7%	100.0%	<b>99.3%</b>	- 0.7%
Inventory of Homes for Sale	15	<b>33</b>	+ 120.0%	—	—	—
Months Supply of Inventory	1.8	<b>4.3</b>	+ 138.9%	—	—	—

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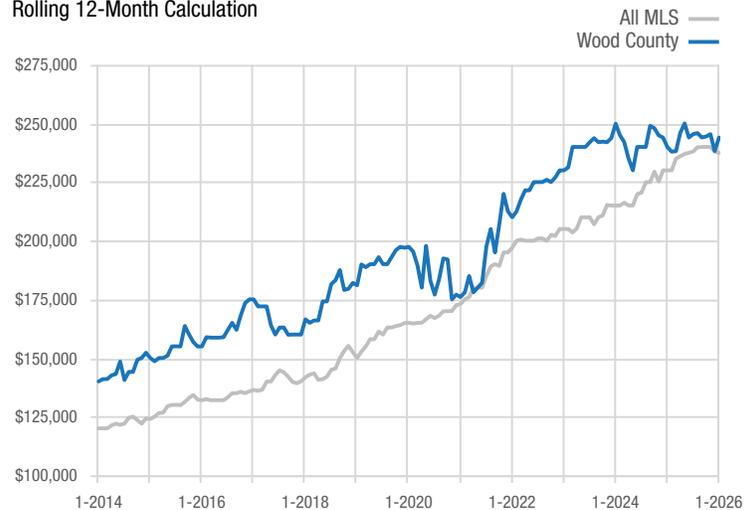
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County NE

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

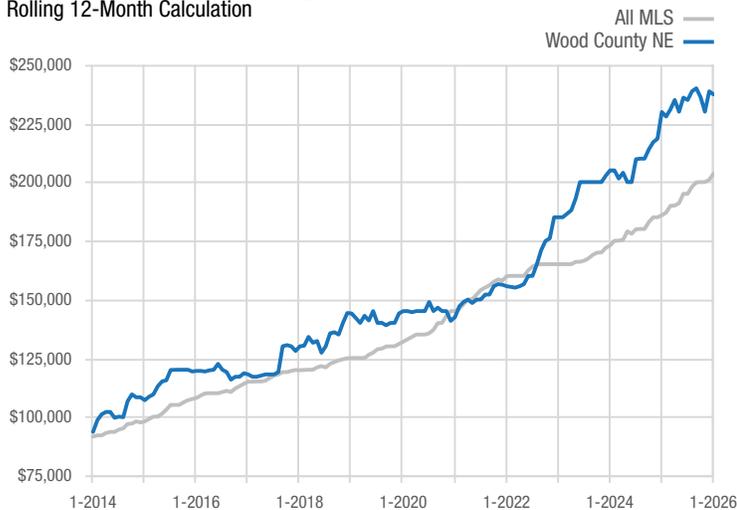
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	7	7	0.0%	7	7	0.0%
Pending Sales	8	8	0.0%	8	8	0.0%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Days on Market Until Sale	50	84	+ 68.0%	50	84	+ 68.0%
Median Sales Price*	\$240,000	<b>\$238,500</b>	- 0.6%	\$240,000	<b>\$238,500</b>	- 0.6%
Average Sales Price*	\$248,571	<b>\$222,658</b>	- 10.4%	\$248,571	<b>\$222,658</b>	- 10.4%
Percent of List Price Received*	100.0%	<b>100.6%</b>	+ 0.6%	100.0%	<b>100.6%</b>	+ 0.6%
Inventory of Homes for Sale	16	19	+ 18.8%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

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

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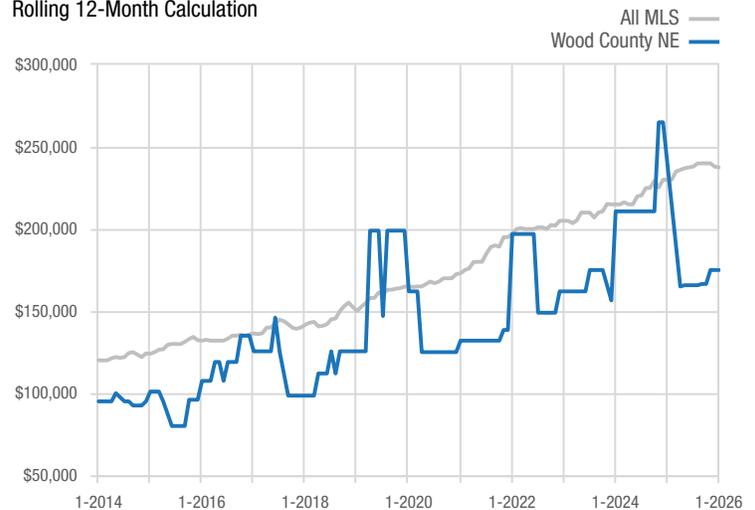
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County NW

Zip Codes 43522 and 43525

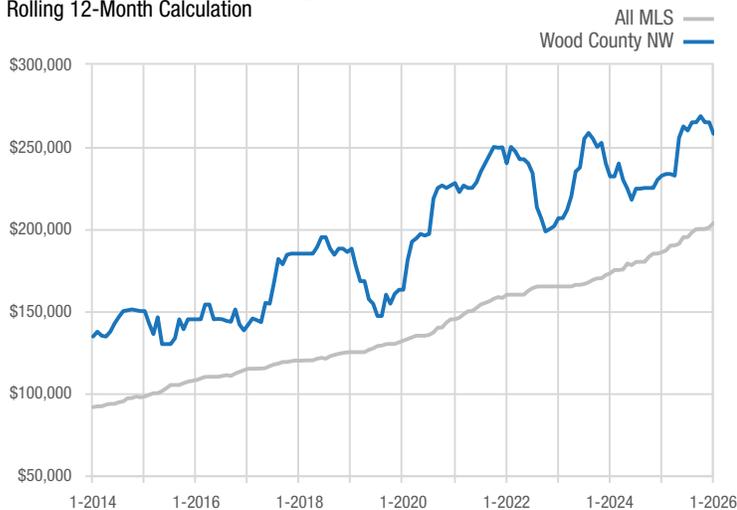
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	2	- 50.0%	4	2	- 50.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Days on Market Until Sale	118	99	- 16.1%	118	99	- 16.1%
Median Sales Price*	\$372,500	<b>\$154,000</b>	- 58.7%	\$372,500	<b>\$154,000</b>	- 58.7%
Average Sales Price*	\$342,500	<b>\$154,000</b>	- 55.0%	\$342,500	<b>\$154,000</b>	- 55.0%
Percent of List Price Received*	100.0%	<b>96.3%</b>	- 3.7%	100.0%	<b>96.3%</b>	- 3.7%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	3.7	1.8	- 51.4%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	29	—	—	29	—
Median Sales Price*	—	<b>\$200,000</b>	—	—	<b>\$200,000</b>	—
Average Sales Price*	—	<b>\$200,000</b>	—	—	<b>\$200,000</b>	—
Percent of List Price Received*	—	<b>100.0%</b>	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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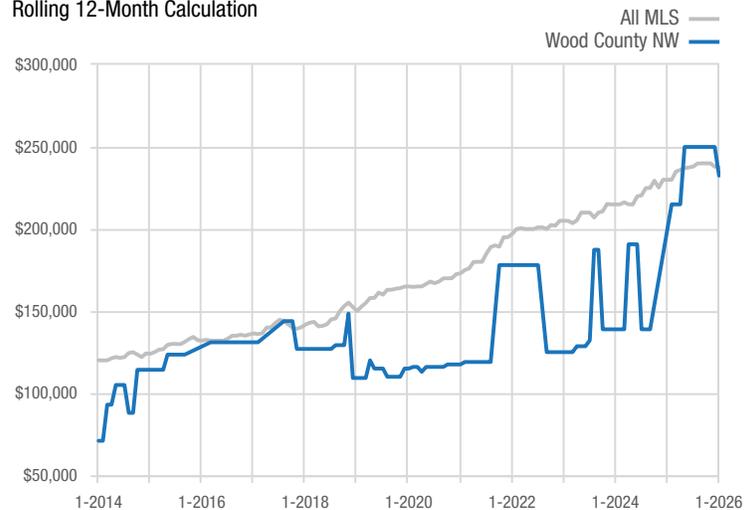
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County SE

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

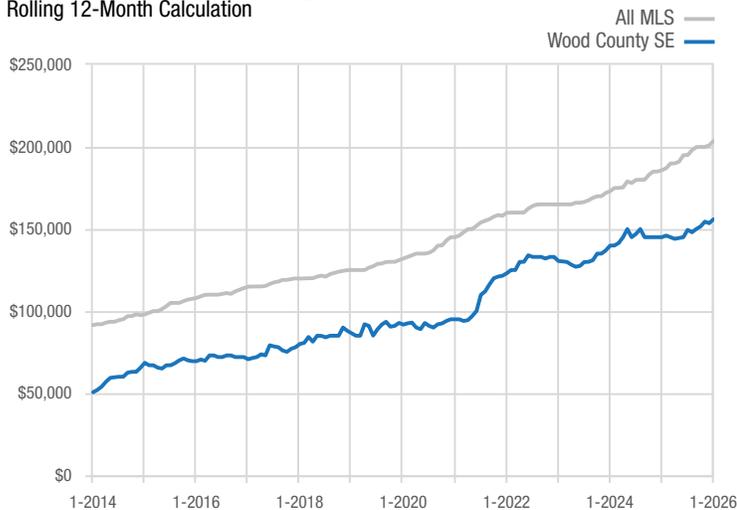
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	17	11	- 35.3%	17	11	- 35.3%
Pending Sales	12	10	- 16.7%	12	10	- 16.7%
Closed Sales	13	15	+ 15.4%	13	15	+ 15.4%
Days on Market Until Sale	76	85	+ 11.8%	76	85	+ 11.8%
Median Sales Price*	\$147,000	<b>\$176,500</b>	+ 20.1%	\$147,000	<b>\$176,500</b>	+ 20.1%
Average Sales Price*	\$149,288	<b>\$165,886</b>	+ 11.1%	\$149,288	<b>\$165,886</b>	+ 11.1%
Percent of List Price Received*	100.0%	<b>102.8%</b>	+ 2.8%	100.0%	<b>102.8%</b>	+ 2.8%
Inventory of Homes for Sale	44	33	- 25.0%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	135	—	—	135	—
Median Sales Price*	—	<b>\$148,500</b>	—	—	<b>\$148,500</b>	—
Average Sales Price*	—	<b>\$148,500</b>	—	—	<b>\$148,500</b>	—
Percent of List Price Received*	—	<b>97.1%</b>	—	—	<b>97.1%</b>	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	2.0	2.6	+ 30.0%	—	—	—

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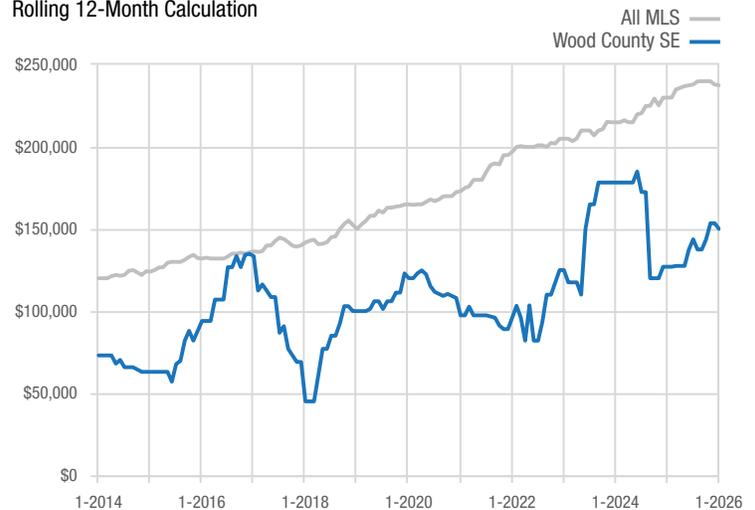
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County SW

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

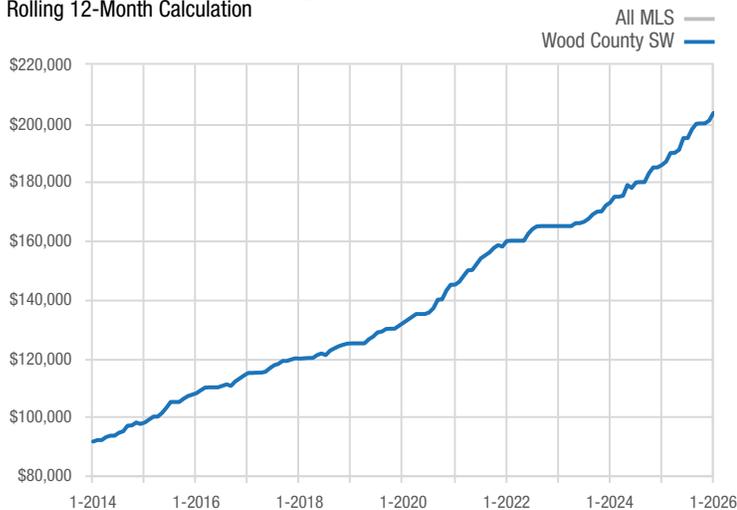
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	725	<b>633</b>	- 12.7%	725	<b>633</b>	- 12.7%
Pending Sales	533	<b>500</b>	- 6.2%	533	<b>500</b>	- 6.2%
Closed Sales	512	<b>563</b>	+ 10.0%	512	<b>563</b>	+ 10.0%
Days on Market Until Sale	78	<b>80</b>	+ 2.6%	78	<b>80</b>	+ 2.6%
Median Sales Price*	\$177,950	<b>\$190,000</b>	+ 6.8%	\$177,950	<b>\$190,000</b>	+ 6.8%
Average Sales Price*	\$212,714	<b>\$229,920</b>	+ 8.1%	\$212,714	<b>\$229,920</b>	+ 8.1%
Percent of List Price Received*	100.0%	<b>98.2%</b>	- 1.8%	100.0%	<b>98.2%</b>	- 1.8%
Inventory of Homes for Sale	1,646	<b>1,642</b>	- 0.2%	—	—	—
Months Supply of Inventory	2.3	<b>2.2</b>	- 4.3%	—	—	—

Condo-Villa	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	43	<b>60</b>	+ 39.5%	43	<b>60</b>	+ 39.5%
Pending Sales	42	<b>35</b>	- 16.7%	42	<b>35</b>	- 16.7%
Closed Sales	40	<b>37</b>	- 7.5%	40	<b>37</b>	- 7.5%
Days on Market Until Sale	80	<b>76</b>	- 5.0%	80	<b>76</b>	- 5.0%
Median Sales Price*	\$220,500	<b>\$219,000</b>	- 0.7%	\$220,500	<b>\$219,000</b>	- 0.7%
Average Sales Price*	\$233,133	<b>\$227,724</b>	- 2.3%	\$233,133	<b>\$227,724</b>	- 2.3%
Percent of List Price Received*	100.0%	<b>97.0%</b>	- 3.0%	100.0%	<b>97.0%</b>	- 3.0%
Inventory of Homes for Sale	105	<b>151</b>	+ 43.8%	—	—	—
Months Supply of Inventory	2.1	<b>2.7</b>	+ 28.6%	—	—	—

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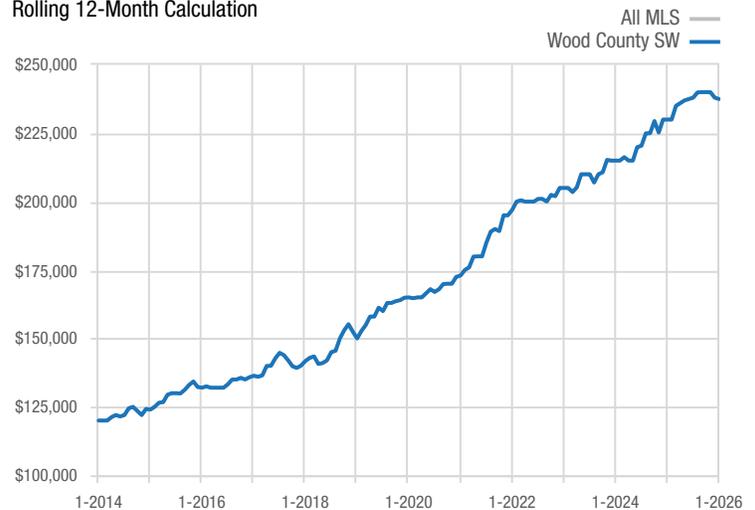
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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