

Local Market Update – July 2026

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Lucas and Wood Counties

The July housing market in Lucas and Wood Counties remained strong, with increased sales, rising home values, and faster transactions. For sellers, conditions became even more favorable. With inventory declining to just 1.56 months of supply, demand continues to outpace the number of homes available.

For buyers, the market became more competitive. New listings declined slightly, and the reduction in inventory means buyers had fewer choices than they did a year ago. Although price growth remained relatively steady compared with some of the membership's smaller markets, buyers should be prepared to act quickly when desirable homes become available. The year-to-date figures remain encouraging, however, with new listing activity holding nearly even with last year and sales continuing to grow.

The condo and villa market experienced a more mixed July. Much of the price decline appears to reflect a greater share of smaller or lower-priced units selling, since sold price per square foot declined by only 5 percent. Despite lower prices, inventory also tightened to less than two months of supply. Overall, the July market remained favorable for Single Family sellers, while condo buyers encountered somewhat lower prices but continued to face limited selection.

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	700	724	3.4%	4,312	4,379	1.6%
Closed Sales	560	617	10.2%	3,215	3,326	3.5%
Days on Market	55	54	-1.8%	60	61	1.7%
SP\$/SqFt	\$140	\$147	5.0%	\$134	\$140	4.5%
Median Sales Price*	\$220,000	\$235,000	6.8%	\$201,099	\$215,000	6.9%
Average Sales Price*	\$248,642	\$270,220	8.7%	\$241,034	\$254,425	5.6%
Percent of List Price Received*	99%	100%	0.2%	99%	99%	-0.3%
Months Supply of Inventory	2.67	2.63	-1.5%	---	---	---
Total Volume	\$139,239,654	\$166,725,930	19.7%	\$774,924,448	\$846,217,833	9.2%

Condo/Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	67	59	-11.9%	317	386	21.8%
Closed Sales	47	42	-10.6%	271	301	11.1%
Days on Market	58	67	15.5%	58	76	31.0%
SP\$/SqFt	\$158	\$150	-5.1%	\$146	\$152	4.1%
Median Sales Price*	\$257,000	\$209,500	-18.5%	\$235,000	\$227,000	-3.4%
Average Sales Price*	\$295,724	\$232,832	-21.3%	\$243,638	\$246,143	1.0%
Percent of List Price Received*	98%	97%	-1.7%	99%	97%	-1.6%
Months Supply of Inventory	2.64	3.19	20.8%	---	---	---
Total Volume (in 1000's)	\$13,899,060	\$9,778,981	-29.6%	\$66,026,007	\$74,089,065	12.2%

*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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,223	1,134	- 7.3%	7,219	7,153	- 0.9%
Pending Sales		970	890	- 8.2%	5,545	5,546	+ 0.0%
Closed Sales		949	1,004	+ 5.8%	5,420	5,544	+ 2.3%
Days on Market Until Sale		61	58	- 4.9%	67	67	0.0%
Median Sales Price		\$211,500	\$232,500	+ 9.9%	\$200,000	\$217,125	+ 8.6%
Average Sales Price		\$245,077	\$268,384	+ 9.5%	\$236,338	\$251,279	+ 6.3%
Percent of List Price Received		100.2%	100.0%	- 0.2%	99.9%	99.6%	- 0.3%
Housing Affordability Index		153	140	- 8.5%	162	150	- 7.4%
Inventory of Homes for Sale		2,331	2,278	- 2.3%	—	—	—
Months Supply of Inventory		2.9	2.8	- 3.4%	—	—	—

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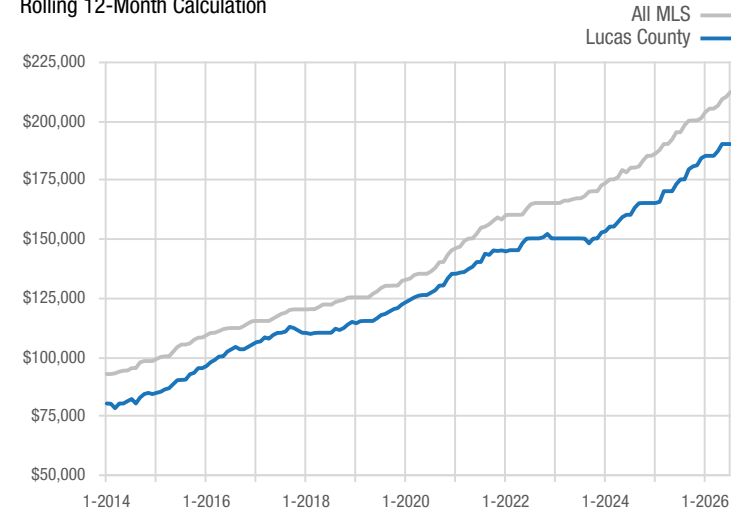
Lucas County

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	556	549	- 1.3%	3,425	3,534	+ 3.2%
Pending Sales	464	424	- 8.6%	2,625	2,667	+ 1.6%
Closed Sales	453	482	+ 6.4%	2,549	2,647	+ 3.8%
Days on Market Until Sale	57	53	- 7.0%	60	59	- 1.7%
Median Sales Price*	\$202,000	\$215,000	+ 6.4%	\$178,500	\$191,730	+ 7.4%
Average Sales Price*	\$232,039	\$246,147	+ 6.1%	\$216,402	\$232,081	+ 7.2%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	991	1,092	+ 10.2%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

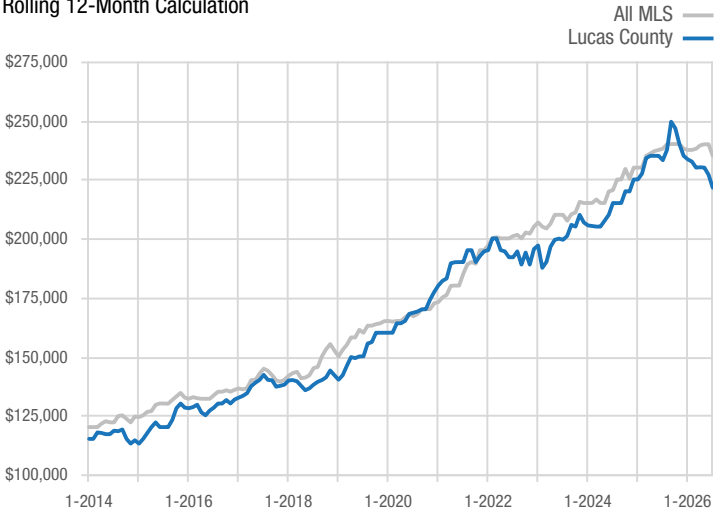
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	52	46	- 11.5%	272	304	+ 11.8%
Pending Sales	38	35	- 7.9%	217	240	+ 10.6%
Closed Sales	36	34	- 5.6%	217	231	+ 6.5%
Days on Market Until Sale	63	68	+ 7.9%	58	68	+ 17.2%
Median Sales Price*	\$250,000	\$186,500	- 25.4%	\$233,000	\$199,900	- 14.2%
Average Sales Price*	\$303,610	\$226,961	- 25.2%	\$241,507	\$241,279	- 0.1%
Percent of List Price Received*	99.8%	98.4%	- 1.4%	100.0%	98.0%	- 2.0%
Inventory of Homes for Sale	73	90	+ 23.3%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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

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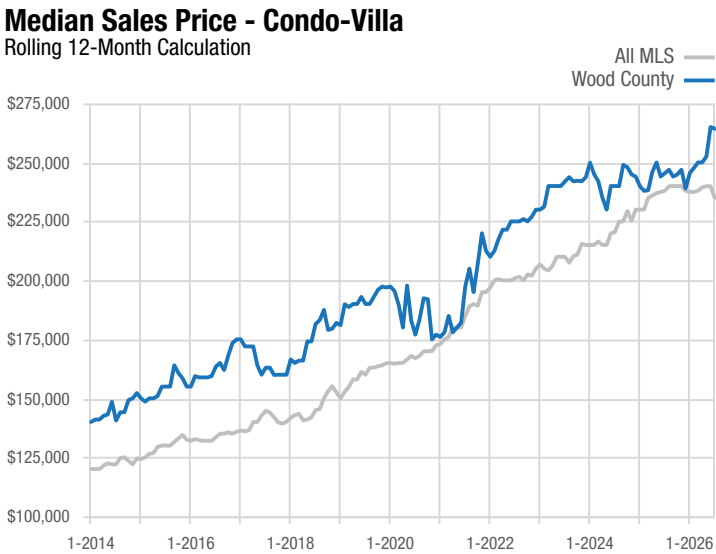
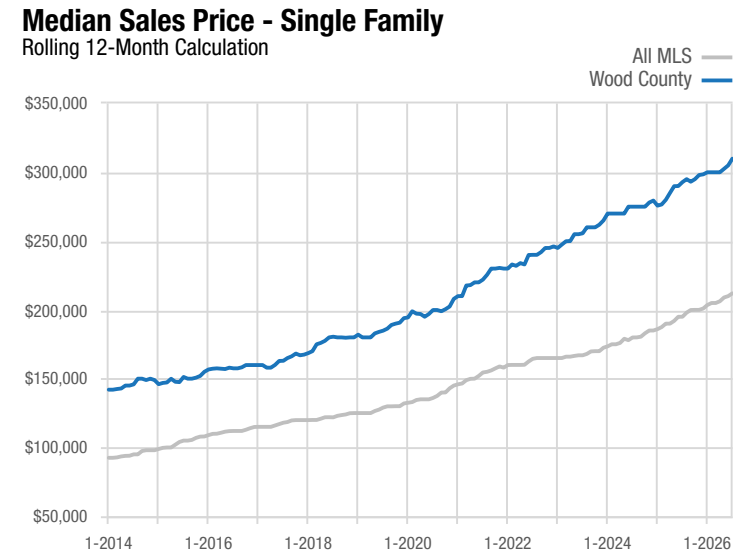


Wood County

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	144	131	- 9.0%	887	796	- 10.3%
Pending Sales	103	120	+ 16.5%	672	652	- 3.0%
Closed Sales	107	129	+ 20.6%	666	667	+ 0.2%
Days on Market Until Sale	54	57	+ 5.6%	72	73	+ 1.4%
Median Sales Price*	\$297,000	\$340,950	+ 14.8%	\$300,000	\$320,000	+ 6.7%
Average Sales Price*	\$318,934	\$378,001	+ 18.5%	\$336,170	\$353,949	+ 5.3%
Percent of List Price Received*	100.2%	101.5%	+ 1.3%	100.2%	101.0%	+ 0.8%
Inventory of Homes for Sale	303	245	- 19.1%	—	—	—
Months Supply of Inventory	3.2	2.4	- 25.0%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	15	8	- 46.7%	73	77	+ 5.5%
Pending Sales	13	5	- 61.5%	56	70	+ 25.0%
Closed Sales	11	8	- 27.3%	54	70	+ 29.6%
Days on Market Until Sale	47	63	+ 34.0%	68	89	+ 30.9%
Median Sales Price*	\$265,100	\$239,950	- 9.5%	\$247,700	\$272,000	+ 9.8%
Average Sales Price*	\$269,918	\$257,788	- 4.5%	\$252,202	\$263,819	+ 4.6%
Percent of List Price Received*	100.5%	97.9%	- 2.6%	99.2%	99.6%	+ 0.4%
Inventory of Homes for Sale	29	28	- 3.4%	—	—	—
Months Supply of Inventory	3.7	3.0	- 18.9%	—	—	—

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Toledo - All Zip Codes

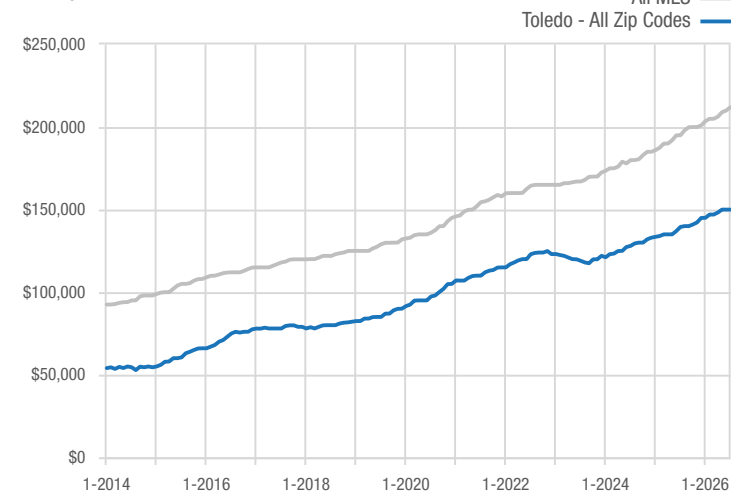
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Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	379	365	- 3.7%	2,341	2,354	+ 0.6%
Pending Sales	325	273	- 16.0%	1,842	1,803	- 2.1%
Closed Sales	305	314	+ 3.0%	1,785	1,804	+ 1.1%
Days on Market Until Sale	56	54	- 3.6%	57	61	+ 7.0%
Median Sales Price*	\$162,000	\$162,000	0.0%	\$139,950	\$150,367	+ 7.4%
Average Sales Price*	\$178,349	\$184,363	+ 3.4%	\$159,377	\$171,318	+ 7.5%
Percent of List Price Received*	100.8%	99.7%	- 1.1%	100.3%	99.5%	- 0.8%
Inventory of Homes for Sale	629	723	+ 14.9%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

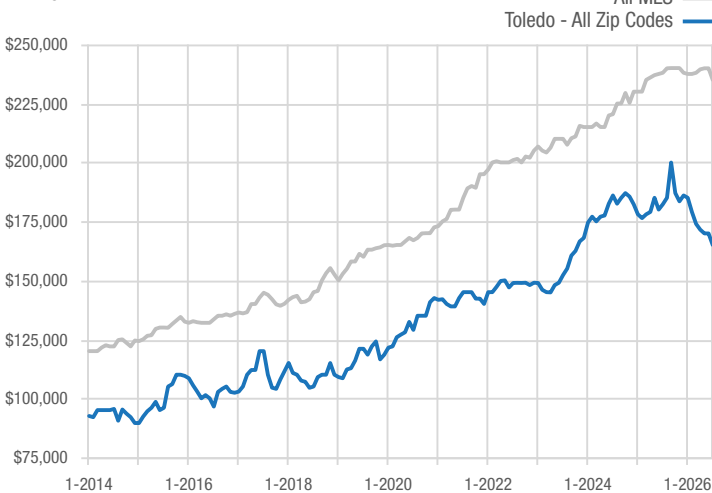
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	21	22	+ 4.8%	129	154	+ 19.4%
Pending Sales	11	16	+ 45.5%	111	119	+ 7.2%
Closed Sales	11	19	+ 72.7%	110	121	+ 10.0%
Days on Market Until Sale	49	60	+ 22.4%	51	62	+ 21.6%
Median Sales Price*	\$212,000	\$148,000	- 30.2%	\$182,500	\$159,900	- 12.4%
Average Sales Price*	\$195,064	\$186,974	- 4.1%	\$199,834	\$182,916	- 8.5%
Percent of List Price Received*	98.9%	97.1%	- 1.8%	100.5%	97.5%	- 3.0%
Inventory of Homes for Sale	29	47	+ 62.1%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Holland

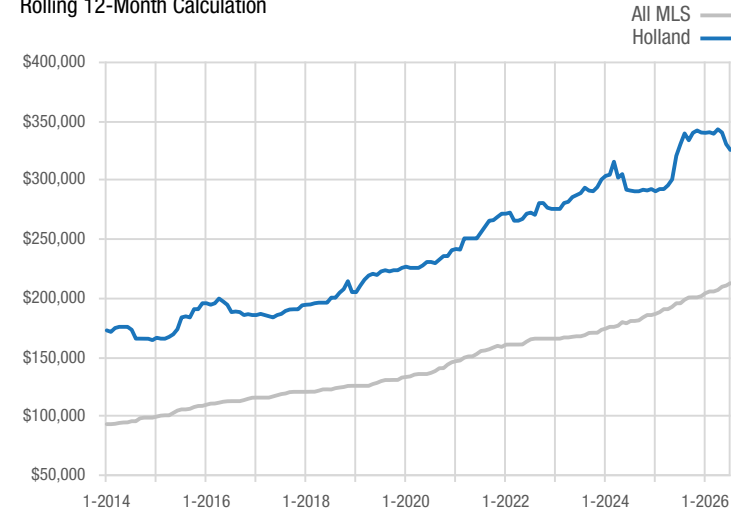
Zip Code 43528

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	24	32	+ 33.3%	117	148	+ 26.5%
Pending Sales	14	22	+ 57.1%	86	99	+ 15.1%
Closed Sales	16	15	- 6.3%	86	88	+ 2.3%
Days on Market Until Sale	43	48	+ 11.6%	57	58	+ 1.8%
Median Sales Price*	\$350,000	\$267,500	- 23.6%	\$345,000	\$316,000	- 8.4%
Average Sales Price*	\$327,864	\$289,920	- 11.6%	\$343,599	\$307,226	- 10.6%
Percent of List Price Received*	99.3%	105.3%	+ 6.0%	99.7%	101.3%	+ 1.6%
Inventory of Homes for Sale	42	62	+ 47.6%	—	—	—
Months Supply of Inventory	3.2	4.4	+ 37.5%	—	—	—

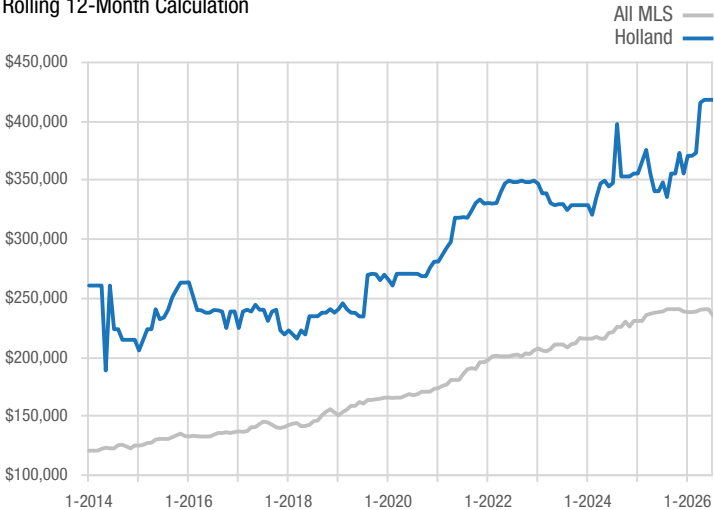
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1	2	+ 100.0%	15	15	0.0%
Pending Sales	2	3	+ 50.0%	12	13	+ 8.3%
Closed Sales	2	2	0.0%	13	10	- 23.1%
Days on Market Until Sale	148	128	- 13.5%	64	85	+ 32.8%
Median Sales Price*	\$510,000	\$351,046	- 31.2%	\$340,000	\$396,250	+ 16.5%
Average Sales Price*	\$510,000	\$351,046	- 31.2%	\$336,531	\$403,199	+ 19.8%
Percent of List Price Received*	96.4%	93.2%	- 3.3%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

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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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Maumee

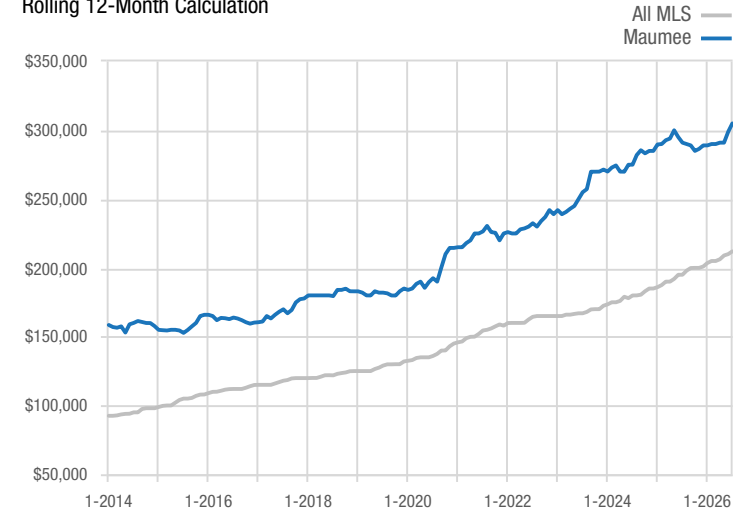
Zip Code 43537

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	47	33	- 29.8%	273	236	- 13.6%
Pending Sales	34	33	- 2.9%	197	189	- 4.1%
Closed Sales	33	38	+ 15.2%	193	184	- 4.7%
Days on Market Until Sale	51	50	- 2.0%	57	55	- 3.5%
Median Sales Price*	\$285,000	\$319,648	+ 12.2%	\$292,600	\$320,000	+ 9.4%
Average Sales Price*	\$377,187	\$331,254	- 12.2%	\$354,692	\$354,930	+ 0.1%
Percent of List Price Received*	99.7%	101.7%	+ 2.0%	100.3%	101.9%	+ 1.6%
Inventory of Homes for Sale	78	61	- 21.8%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

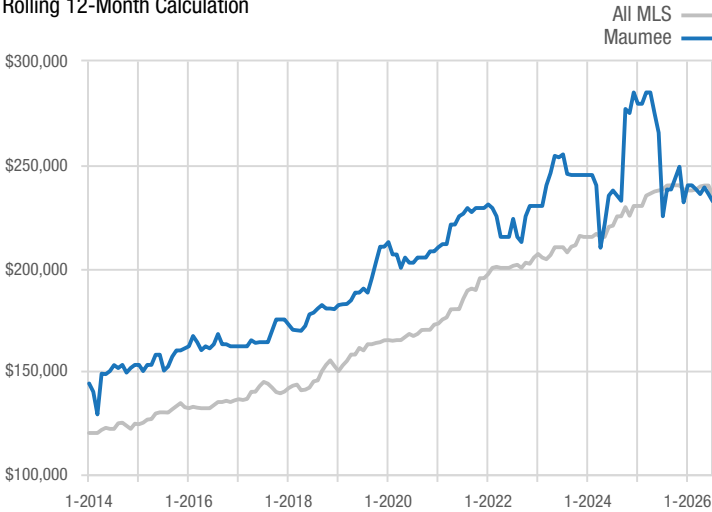
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	7	8	+ 14.3%	33	30	- 9.1%
Pending Sales	11	3	- 72.7%	28	29	+ 3.6%
Closed Sales	9	1	- 88.9%	27	25	- 7.4%
Days on Market Until Sale	39	51	+ 30.8%	47	75	+ 59.6%
Median Sales Price*	\$238,000	\$231,000	- 2.9%	\$217,500	\$220,000	+ 1.1%
Average Sales Price*	\$329,889	\$231,000	- 30.0%	\$256,478	\$283,514	+ 10.5%
Percent of List Price Received*	100.7%	100.5%	- 0.2%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

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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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Monclova

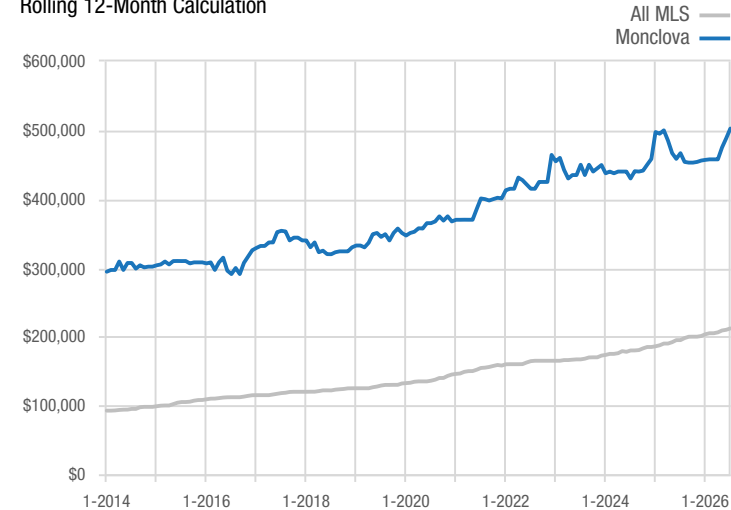
Zip Code 43542

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	8	4	- 50.0%	33	52	+ 57.6%
Pending Sales	6	5	- 16.7%	23	38	+ 65.2%
Closed Sales	5	5	0.0%	22	36	+ 63.6%
Days on Market Until Sale	73	61	- 16.4%	88	55	- 37.5%
Median Sales Price*	\$393,200	\$485,000	+ 23.3%	\$440,250	\$505,000	+ 14.7%
Average Sales Price*	\$375,700	\$475,500	+ 26.6%	\$517,875	\$531,377	+ 2.6%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	3.4	3.6	+ 5.9%	—	—	—

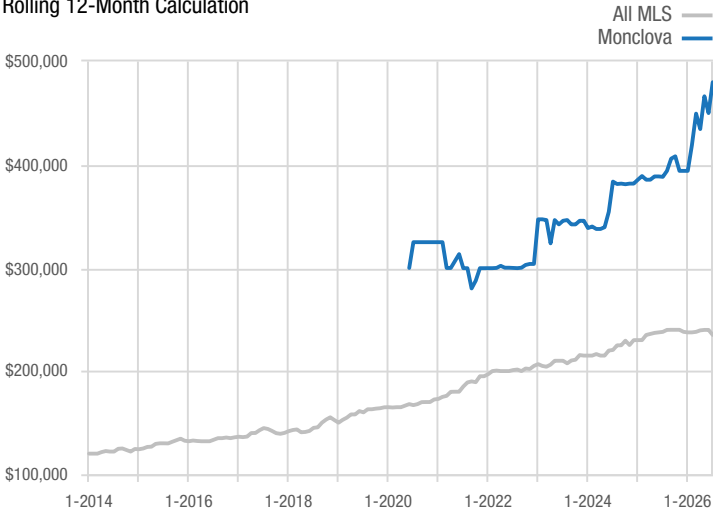
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	1	—	7	17	+ 142.9%
Pending Sales	2	3	+ 50.0%	4	18	+ 350.0%
Closed Sales	2	2	0.0%	8	14	+ 75.0%
Days on Market Until Sale	76	133	+ 75.0%	190	126	- 33.7%
Median Sales Price*	\$438,275	\$515,420	+ 17.6%	\$408,118	\$508,993	+ 24.7%
Average Sales Price*	\$438,275	\$515,420	+ 17.6%	\$407,485	\$514,977	+ 26.4%
Percent of List Price Received*	101.9%	100.0%	- 1.9%	100.5%	98.5%	- 2.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

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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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Whitehouse

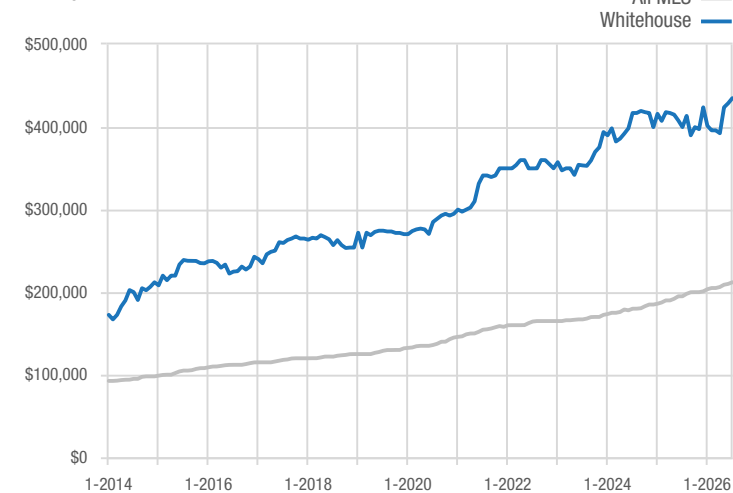
Zip Code 43571

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	9	13	+ 44.4%	50	65	+ 30.0%
Pending Sales	11	13	+ 18.2%	41	50	+ 22.0%
Closed Sales	11	12	+ 9.1%	40	47	+ 17.5%
Days on Market Until Sale	65	66	+ 1.5%	62	59	- 4.8%
Median Sales Price*	\$427,750	\$451,000	+ 5.4%	\$417,875	\$444,000	+ 6.3%
Average Sales Price*	\$414,968	\$487,650	+ 17.5%	\$429,868	\$456,946	+ 6.3%
Percent of List Price Received*	99.0%	100.2%	+ 1.2%	99.0%	99.7%	+ 0.7%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

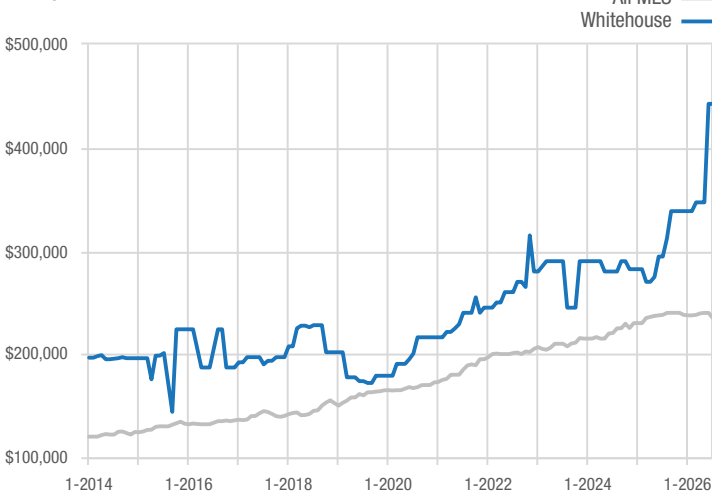
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1	0	- 100.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	25	116	+ 364.0%
Median Sales Price*	—	—	—	\$292,500	\$442,500	+ 51.3%
Average Sales Price*	—	—	—	\$292,500	\$442,500	+ 51.3%
Percent of List Price Received*	—	—	—	96.3%	93.2%	- 3.2%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2026

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Sylvania

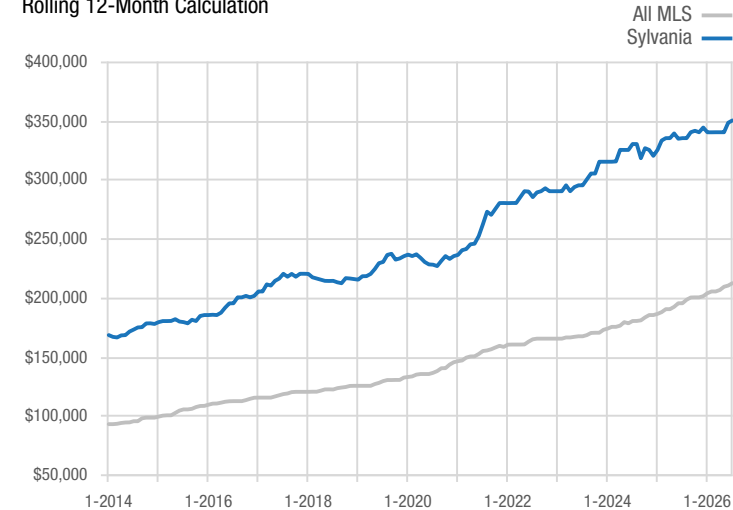
Zip Code 43560

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	42	53	+ 26.2%	278	367	+ 32.0%
Pending Sales	28	45	+ 60.7%	195	257	+ 31.8%
Closed Sales	32	48	+ 50.0%	188	252	+ 34.0%
Days on Market Until Sale	52	46	- 11.5%	66	51	- 22.7%
Median Sales Price*	\$342,500	\$381,000	+ 11.2%	\$346,250	\$362,750	+ 4.8%
Average Sales Price*	\$371,089	\$386,833	+ 4.2%	\$362,294	\$384,425	+ 6.1%
Percent of List Price Received*	101.1%	101.8%	+ 0.7%	100.2%	100.8%	+ 0.6%
Inventory of Homes for Sale	100	118	+ 18.0%	—	—	—
Months Supply of Inventory	3.6	3.3	- 8.3%	—	—	—

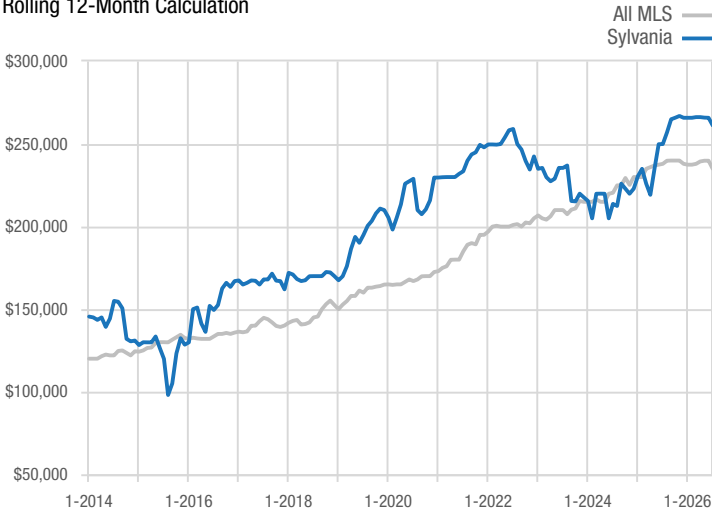
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	18	8	- 55.6%	69	73	+ 5.8%
Pending Sales	9	9	0.0%	47	49	+ 4.3%
Closed Sales	10	9	- 10.0%	45	50	+ 11.1%
Days on Market Until Sale	81	64	- 21.0%	60	59	- 1.7%
Median Sales Price*	\$387,700	\$175,000	- 54.9%	\$275,000	\$243,500	- 11.5%
Average Sales Price*	\$341,871	\$222,806	- 34.8%	\$279,289	\$248,408	- 11.1%
Percent of List Price Received*	99.7%	101.1%	+ 1.4%	99.8%	98.8%	- 1.0%
Inventory of Homes for Sale	26	21	- 19.2%	—	—	—
Months Supply of Inventory	4.1	2.6	- 36.6%	—	—	—

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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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Local Market Update – July 2026

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Waterville

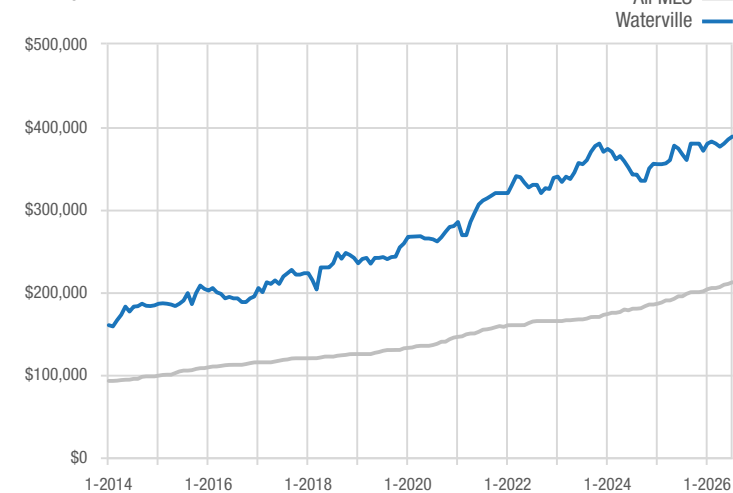
Zip Code 43566

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	20	15	- 25.0%	118	104	- 11.9%
Pending Sales	17	7	- 58.8%	77	73	- 5.2%
Closed Sales	16	16	0.0%	72	74	+ 2.8%
Days on Market Until Sale	48	83	+ 72.9%	73	67	- 8.2%
Median Sales Price*	\$298,000	\$412,000	+ 38.3%	\$360,400	\$412,000	+ 14.3%
Average Sales Price*	\$339,322	\$387,085	+ 14.1%	\$370,417	\$397,325	+ 7.3%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	36	31	- 13.9%	—	—	—
Months Supply of Inventory	3.4	3.0	- 11.8%	—	—	—

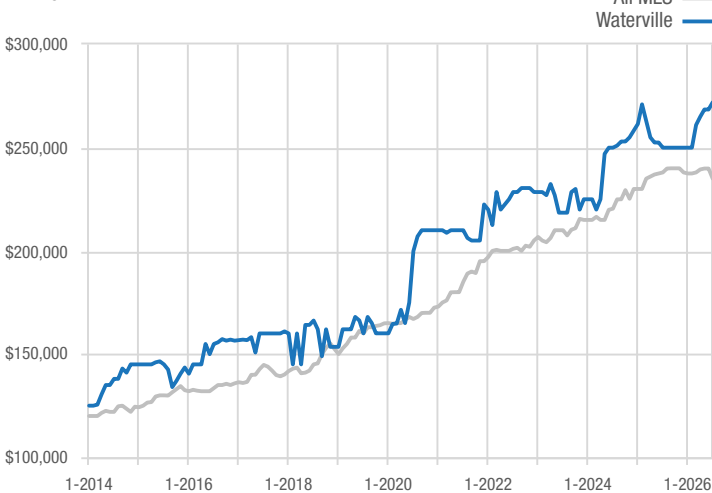
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2	4	+ 100.0%	6	9	+ 50.0%
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Days on Market Until Sale	84	—	—	58	44	- 24.1%
Median Sales Price*	\$250,000	—	—	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$250,000	—	—	\$238,830	\$273,300	+ 14.4%
Percent of List Price Received*	100.0%	—	—	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43604

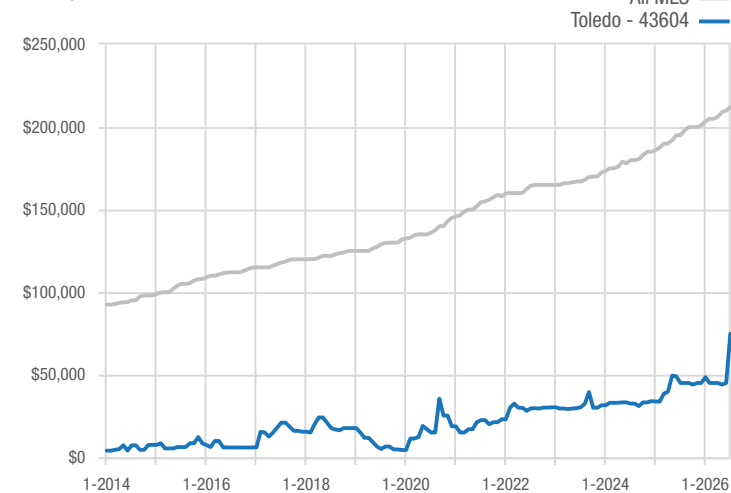
Zip Code 43604

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	3	0	- 100.0%	22	14	- 36.4%
Pending Sales	1	1	0.0%	18	6	- 66.7%
Closed Sales	3	2	- 33.3%	19	7	- 63.2%
Days on Market Until Sale	94	77	- 18.1%	74	75	+ 1.4%
Median Sales Price*	\$45,000	\$205,000	+ 355.6%	\$48,500	\$90,000	+ 85.6%
Average Sales Price*	\$39,000	\$205,000	+ 425.6%	\$71,550	\$116,243	+ 62.5%
Percent of List Price Received*	96.7%	104.0%	+ 7.5%	97.2%	107.9%	+ 11.0%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.3	4.1	+ 78.3%	—	—	—

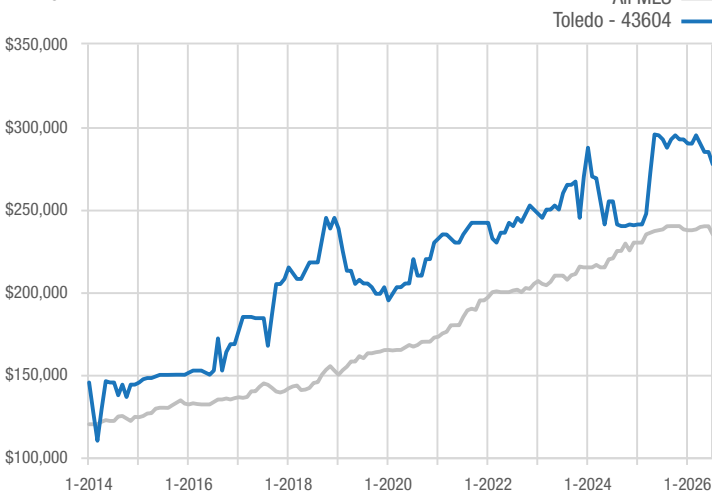
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2	3	+ 50.0%	6	10	+ 66.7%
Pending Sales	0	1	—	5	6	+ 20.0%
Closed Sales	0	1	—	5	7	+ 40.0%
Days on Market Until Sale	—	136	—	84	77	- 8.3%
Median Sales Price*	—	\$223,500	—	\$295,000	\$259,900	- 11.9%
Average Sales Price*	—	\$223,500	—	\$293,000	\$271,200	- 7.4%
Percent of List Price Received*	—	99.8%	—	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	2.0	3.5	+ 75.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43605

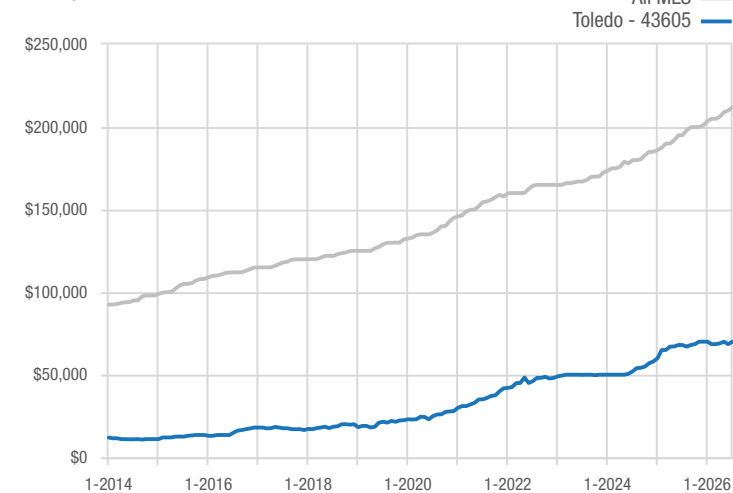
Zip Code 43605

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	35	21	- 40.0%	209	165	- 21.1%
Pending Sales	26	11	- 57.7%	166	113	- 31.9%
Closed Sales	28	16	- 42.9%	162	123	- 24.1%
Days on Market Until Sale	50	54	+ 8.0%	53	66	+ 24.5%
Median Sales Price*	\$58,750	\$85,950	+ 46.3%	\$68,750	\$69,000	+ 0.4%
Average Sales Price*	\$70,718	\$82,419	+ 16.5%	\$71,510	\$74,720	+ 4.5%
Percent of List Price Received*	96.4%	97.2%	+ 0.8%	98.9%	98.0%	- 0.9%
Inventory of Homes for Sale	56	75	+ 33.9%	—	—	—
Months Supply of Inventory	2.5	4.1	+ 64.0%	—	—	—

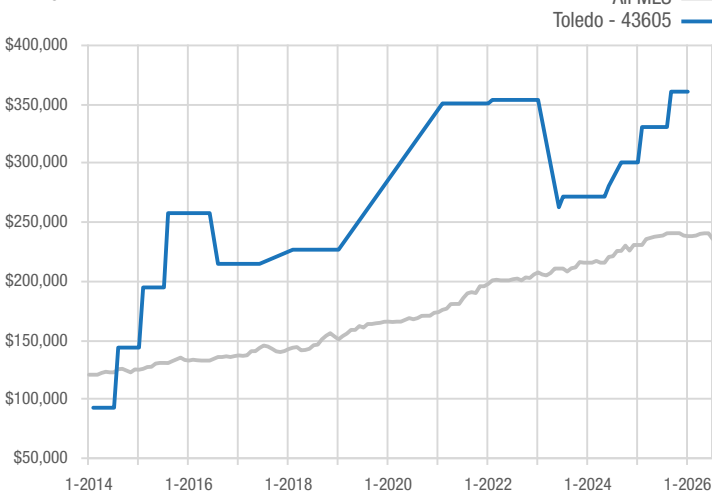
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	20	—	—
Median Sales Price*	—	—	—	\$360,000	—	—
Average Sales Price*	—	—	—	\$360,000	—	—
Percent of List Price Received*	—	—	—	97.3%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43606

Zip Code 43606

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	36	29	- 19.4%	178	203	+ 14.0%
Pending Sales	30	25	- 16.7%	138	154	+ 11.6%
Closed Sales	32	25	- 21.9%	135	150	+ 11.1%
Days on Market Until Sale	45	62	+ 37.8%	54	61	+ 13.0%
Median Sales Price*	\$262,500	\$225,000	- 14.3%	\$230,000	\$225,000	- 2.2%
Average Sales Price*	\$303,142	\$245,680	- 19.0%	\$248,065	\$237,904	- 4.1%
Percent of List Price Received*	100.9%	96.8%	- 4.1%	100.1%	98.2%	- 1.9%
Inventory of Homes for Sale	52	57	+ 9.6%	—	—	—
Months Supply of Inventory	2.6	2.6	0.0%	—	—	—

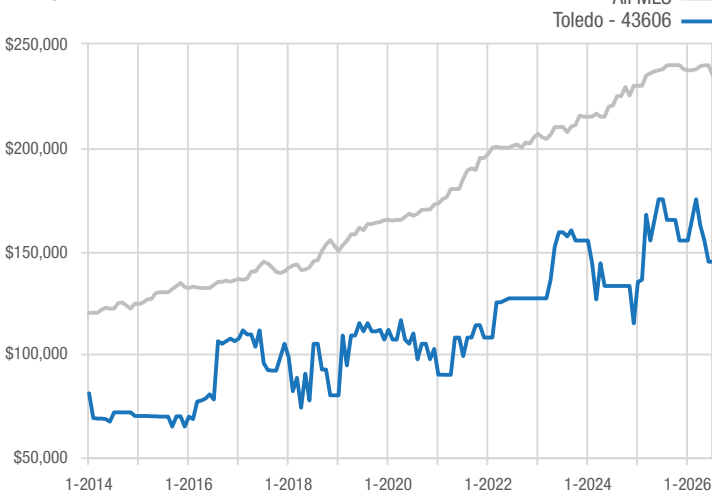
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	5	7	+ 40.0%
Pending Sales	0	0	0.0%	6	7	+ 16.7%
Closed Sales	0	0	0.0%	6	8	+ 33.3%
Days on Market Until Sale	—	—	—	46	93	+ 102.2%
Median Sales Price*	—	—	—	\$165,000	\$152,200	- 7.8%
Average Sales Price*	—	—	—	\$187,621	\$164,363	- 12.4%
Percent of List Price Received*	—	—	—	95.8%	93.5%	- 2.4%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43607

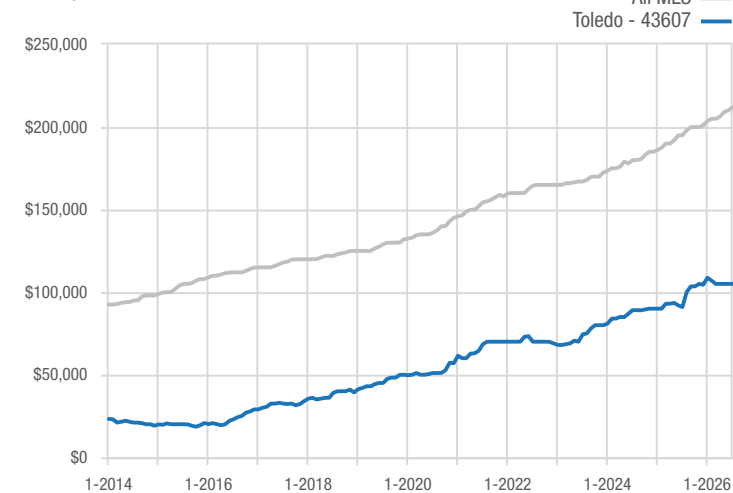
Zip Code 43607

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	23	26	+ 13.0%	148	175	+ 18.2%
Pending Sales	15	13	- 13.3%	95	127	+ 33.7%
Closed Sales	12	20	+ 66.7%	91	126	+ 38.5%
Days on Market Until Sale	57	65	+ 14.0%	67	71	+ 6.0%
Median Sales Price*	\$77,450	\$121,000	+ 56.2%	\$93,000	\$100,000	+ 7.5%
Average Sales Price*	\$89,982	\$121,530	+ 35.1%	\$98,445	\$105,608	+ 7.3%
Percent of List Price Received*	96.5%	96.8%	+ 0.3%	98.6%	94.1%	- 4.6%
Inventory of Homes for Sale	54	59	+ 9.3%	—	—	—
Months Supply of Inventory	3.7	3.4	- 8.1%	—	—	—

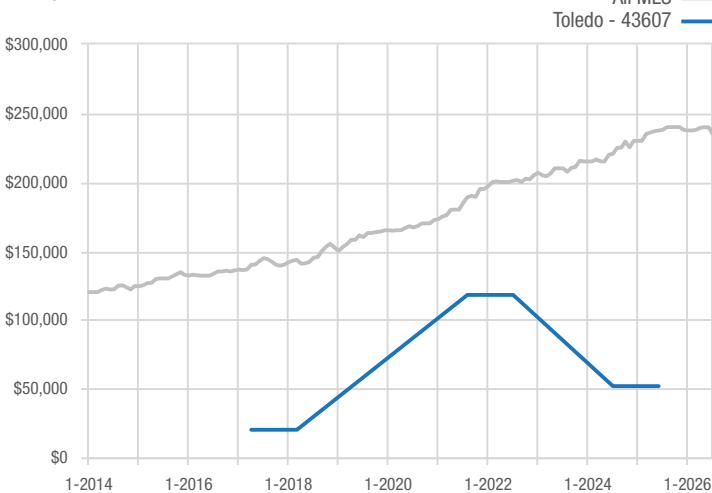
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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



Median Sales Price - Condo-Villa



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Toledo - 43608

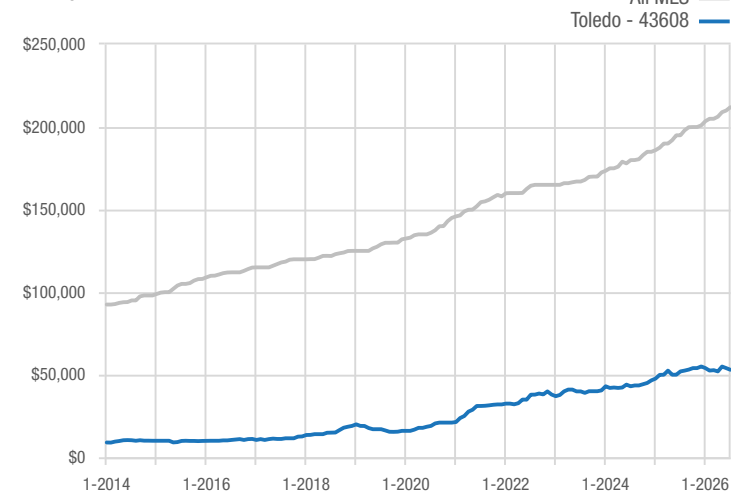
Zip Code 43608

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	22	16	- 27.3%	142	118	- 16.9%
Pending Sales	12	14	+ 16.7%	103	92	- 10.7%
Closed Sales	12	17	+ 41.7%	102	96	- 5.9%
Days on Market Until Sale	61	96	+ 57.4%	58	75	+ 29.3%
Median Sales Price*	\$56,000	\$47,500	- 15.2%	\$54,500	\$51,000	- 6.4%
Average Sales Price*	\$53,750	\$48,613	- 9.6%	\$56,636	\$56,977	+ 0.6%
Percent of List Price Received*	95.4%	85.3%	- 10.6%	97.9%	90.6%	- 7.5%
Inventory of Homes for Sale	45	37	- 17.8%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

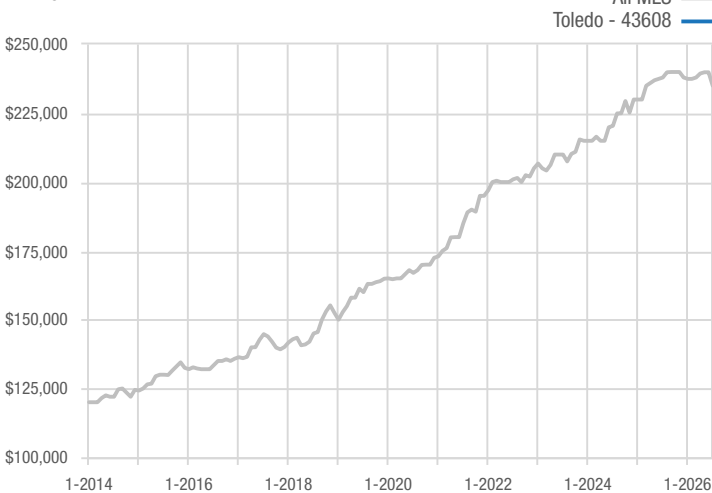
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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



Median Sales Price - Condo-Villa



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Toledo - 43609

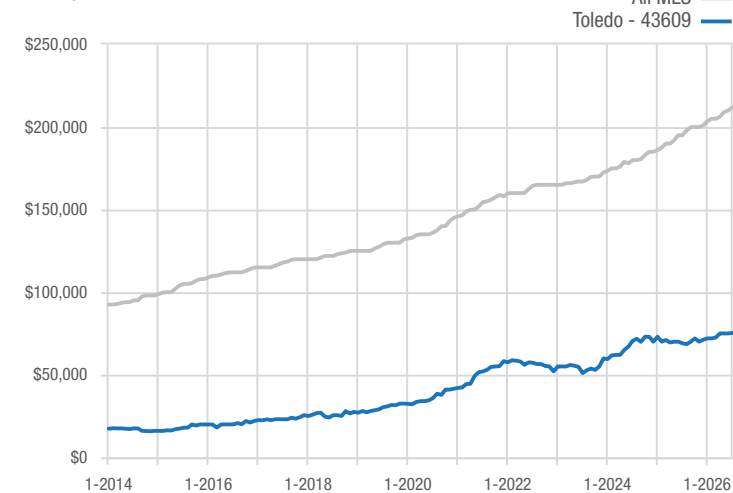
Zip Code 43609

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	22	27	+ 22.7%	166	194	+ 16.9%
Pending Sales	22	18	- 18.2%	133	130	- 2.3%
Closed Sales	18	14	- 22.2%	123	124	+ 0.8%
Days on Market Until Sale	67	54	- 19.4%	61	52	- 14.8%
Median Sales Price*	\$65,500	\$93,900	+ 43.4%	\$68,750	\$77,000	+ 12.0%
Average Sales Price*	\$69,786	\$89,576	+ 28.4%	\$71,649	\$84,718	+ 18.2%
Percent of List Price Received*	101.1%	96.7%	- 4.4%	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	41	67	+ 63.4%	—	—	—
Months Supply of Inventory	2.3	3.7	+ 60.9%	—	—	—

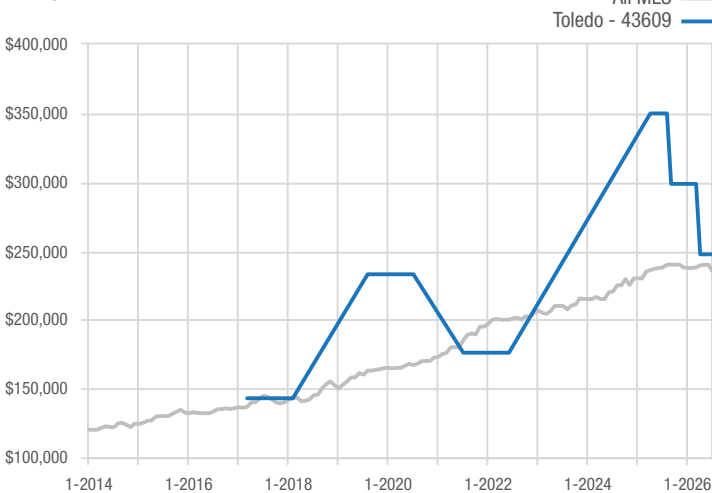
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	72	—	—
Median Sales Price*	—	—	—	\$349,900	—	—
Average Sales Price*	—	—	—	\$349,900	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43610

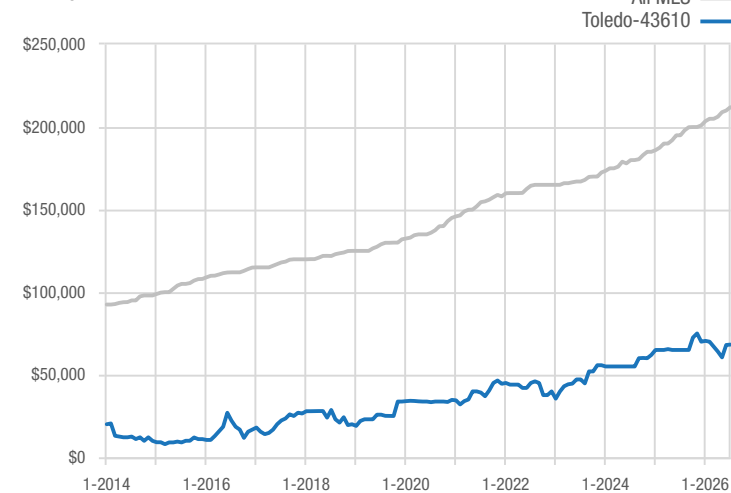
Zip Code 43610

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	5	8	+ 60.0%	47	36	- 23.4%
Pending Sales	2	6	+ 200.0%	23	27	+ 17.4%
Closed Sales	2	6	+ 200.0%	22	25	+ 13.6%
Days on Market Until Sale	17	67	+ 294.1%	43	64	+ 48.8%
Median Sales Price*	\$25,000	\$61,250	+ 145.0%	\$67,500	\$67,000	- 0.7%
Average Sales Price*	\$25,000	\$93,713	+ 274.9%	\$82,419	\$96,060	+ 16.6%
Percent of List Price Received*	100.0%	94.2%	- 5.8%	98.9%	96.2%	- 2.7%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	5.1	4.9	- 3.9%	—	—	—

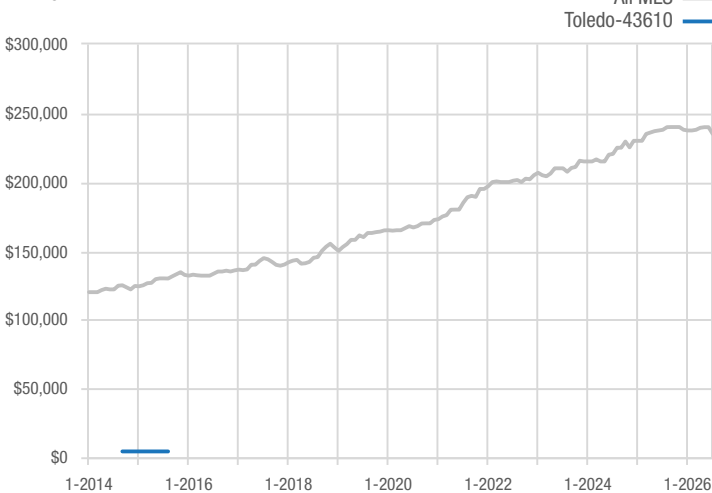
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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



Median Sales Price - Condo-Villa



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Local Market Update – July 2026

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Toledo - 43611

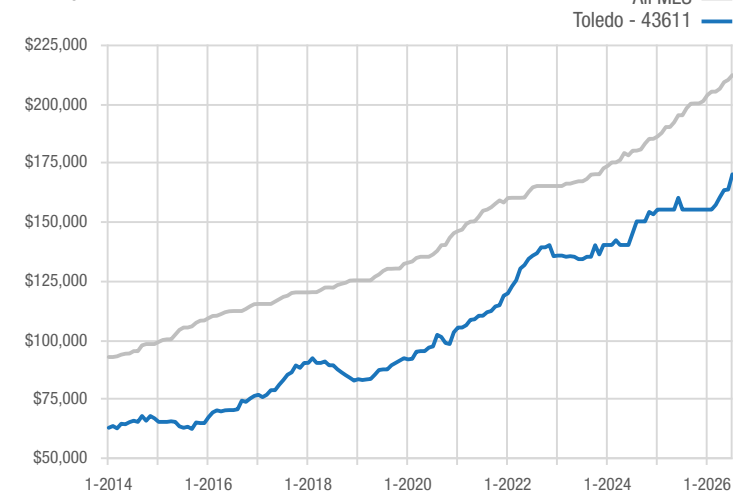
Zip Code 43611

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	18	19	+ 5.6%	155	160	+ 3.2%
Pending Sales	22	21	- 4.5%	132	130	- 1.5%
Closed Sales	23	23	0.0%	124	130	+ 4.8%
Days on Market Until Sale	61	48	- 21.3%	62	54	- 12.9%
Median Sales Price*	\$133,900	\$175,700	+ 31.2%	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$137,206	\$169,991	+ 23.9%	\$154,358	\$179,683	+ 16.4%
Percent of List Price Received*	100.6%	104.8%	+ 4.2%	100.2%	100.6%	+ 0.4%
Inventory of Homes for Sale	38	40	+ 5.3%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

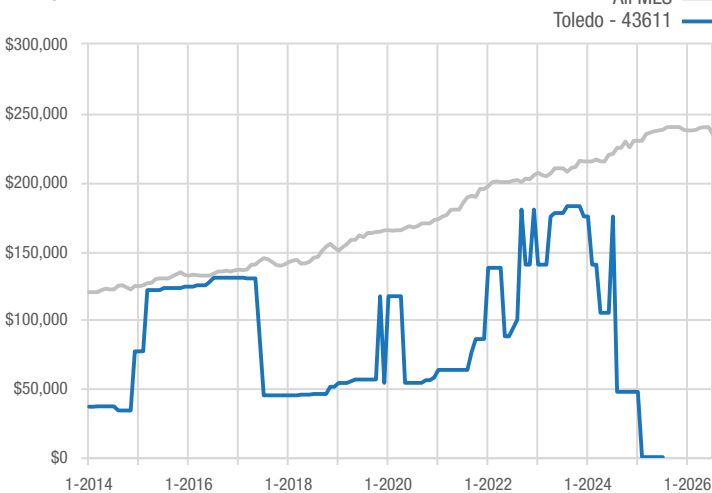
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	1	—	3	1	- 66.7%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43612

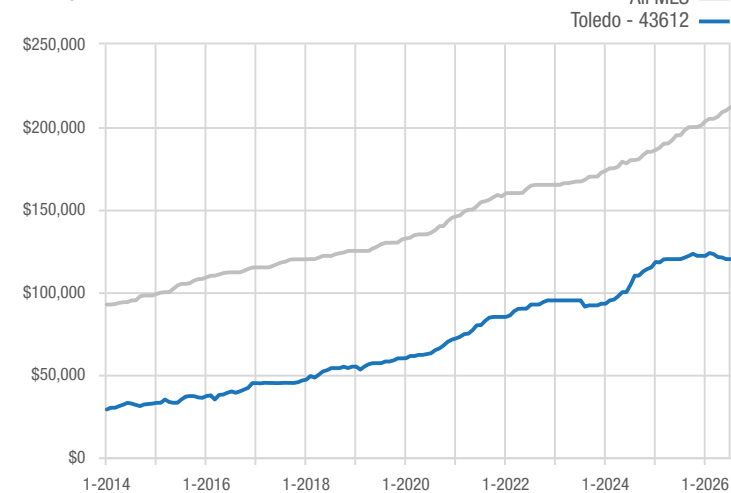
Zip Code 43612

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	45	46	+ 2.2%	256	272	+ 6.3%
Pending Sales	39	31	- 20.5%	211	221	+ 4.7%
Closed Sales	29	35	+ 20.7%	206	229	+ 11.2%
Days on Market Until Sale	45	56	+ 24.4%	59	73	+ 23.7%
Median Sales Price*	\$125,000	\$135,000	+ 8.0%	\$122,000	\$119,950	- 1.7%
Average Sales Price*	\$137,862	\$128,017	- 7.1%	\$123,986	\$122,586	- 1.1%
Percent of List Price Received*	100.1%	103.7%	+ 3.6%	100.9%	100.2%	- 0.7%
Inventory of Homes for Sale	69	87	+ 26.1%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

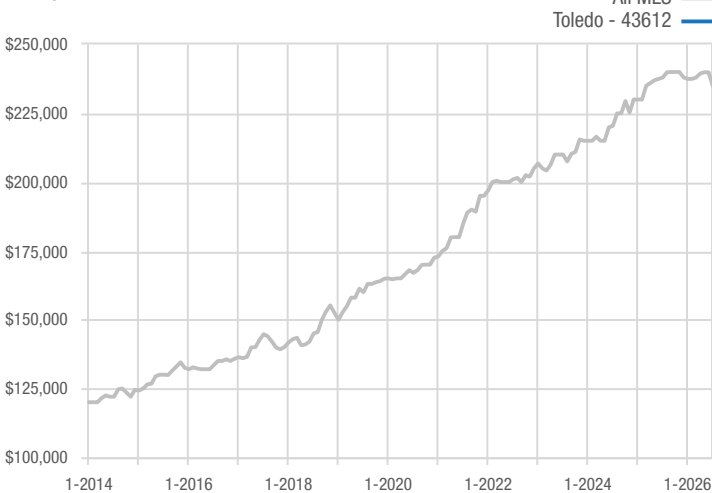
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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



Median Sales Price - Condo-Villa



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Toledo - 43613

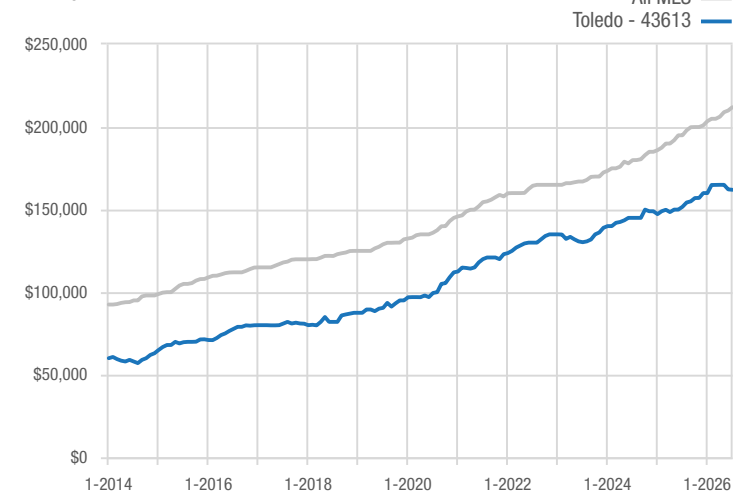
Zip Code 43613

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	52	52	0.0%	273	350	+ 28.2%
Pending Sales	41	39	- 4.9%	231	273	+ 18.2%
Closed Sales	36	52	+ 44.4%	218	272	+ 24.8%
Days on Market Until Sale	60	43	- 28.3%	58	52	- 10.3%
Median Sales Price*	\$158,750	\$161,500	+ 1.7%	\$155,000	\$161,000	+ 3.9%
Average Sales Price*	\$150,436	\$168,629	+ 12.1%	\$151,136	\$160,291	+ 6.1%
Percent of List Price Received*	102.3%	102.0%	- 0.3%	102.0%	101.9%	- 0.1%
Inventory of Homes for Sale	68	90	+ 32.4%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

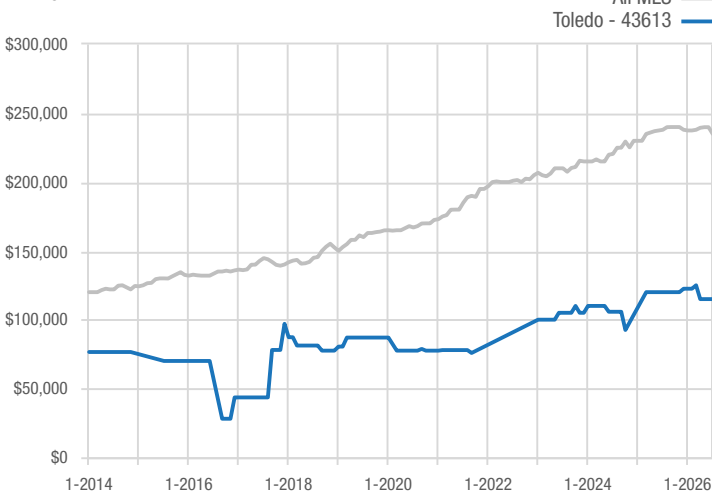
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	96	135	+ 40.6%
Median Sales Price*	—	—	—	\$120,000	\$104,900	- 12.6%
Average Sales Price*	—	—	—	\$120,000	\$104,900	- 12.6%
Percent of List Price Received*	—	—	—	104.3%	95.5%	- 8.4%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43614

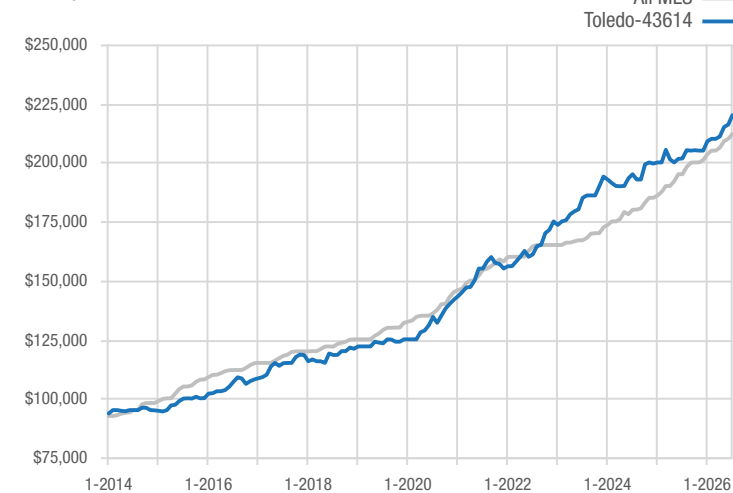
Zip Code 43614

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	52	31	- 40.4%	237	209	- 11.8%
Pending Sales	34	31	- 8.8%	190	181	- 4.7%
Closed Sales	32	35	+ 9.4%	190	182	- 4.2%
Days on Market Until Sale	49	46	- 6.1%	51	53	+ 3.9%
Median Sales Price*	\$219,750	\$250,000	+ 13.8%	\$205,000	\$232,000	+ 13.2%
Average Sales Price*	\$215,373	\$255,183	+ 18.5%	\$211,893	\$231,208	+ 9.1%
Percent of List Price Received*	103.0%	102.3%	- 0.7%	102.1%	102.9%	+ 0.8%
Inventory of Homes for Sale	66	47	- 28.8%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

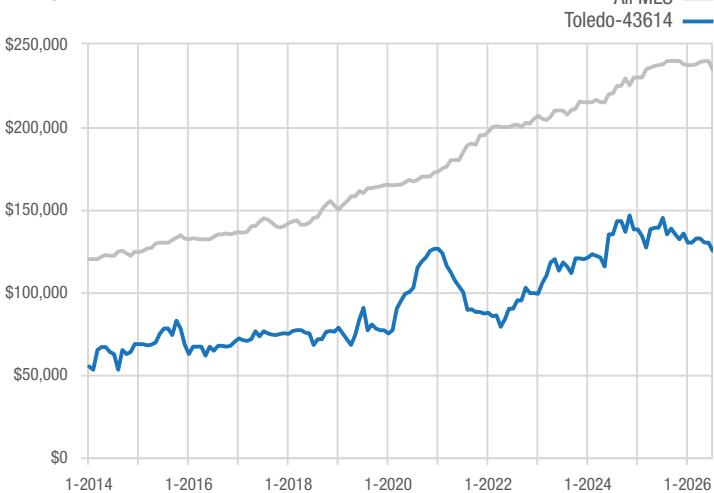
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	3	7	+ 133.3%	31	37	+ 19.4%
Pending Sales	2	5	+ 150.0%	28	28	0.0%
Closed Sales	3	6	+ 100.0%	28	29	+ 3.6%
Days on Market Until Sale	35	64	+ 82.9%	39	52	+ 33.3%
Median Sales Price*	\$212,000	\$126,750	- 40.2%	\$149,950	\$125,000	- 16.6%
Average Sales Price*	\$196,633	\$122,083	- 37.9%	\$144,861	\$132,967	- 8.2%
Percent of List Price Received*	102.5%	95.1%	- 7.2%	100.7%	98.2%	- 2.5%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	1.3	3.6	+ 176.9%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43615

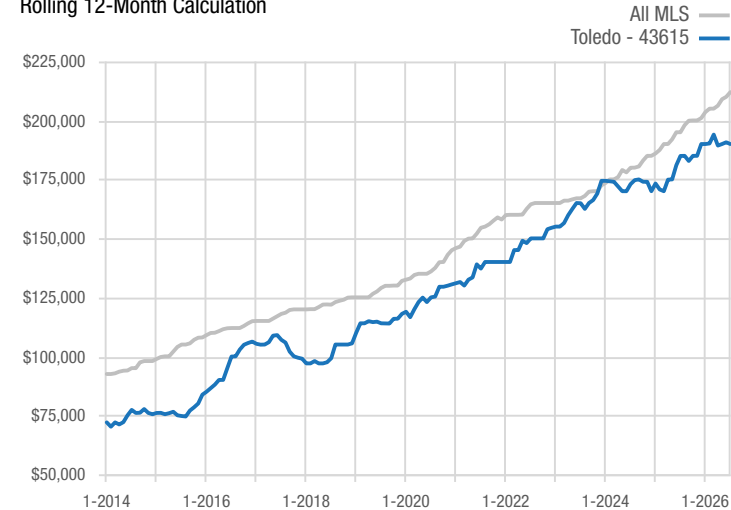
Zip Code 43615

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	34	47	+ 38.2%	256	225	- 12.1%
Pending Sales	45	30	- 33.3%	208	171	- 17.8%
Closed Sales	43	31	- 27.9%	202	168	- 16.8%
Days on Market Until Sale	71	48	- 32.4%	60	59	- 1.7%
Median Sales Price*	\$200,000	\$200,503	+ 0.3%	\$188,000	\$184,500	- 1.9%
Average Sales Price*	\$242,494	\$209,152	- 13.7%	\$217,661	\$245,329	+ 12.7%
Percent of List Price Received*	103.1%	100.2%	- 2.8%	100.6%	101.8%	+ 1.2%
Inventory of Homes for Sale	51	73	+ 43.1%	—	—	—
Months Supply of Inventory	1.6	2.9	+ 81.3%	—	—	—

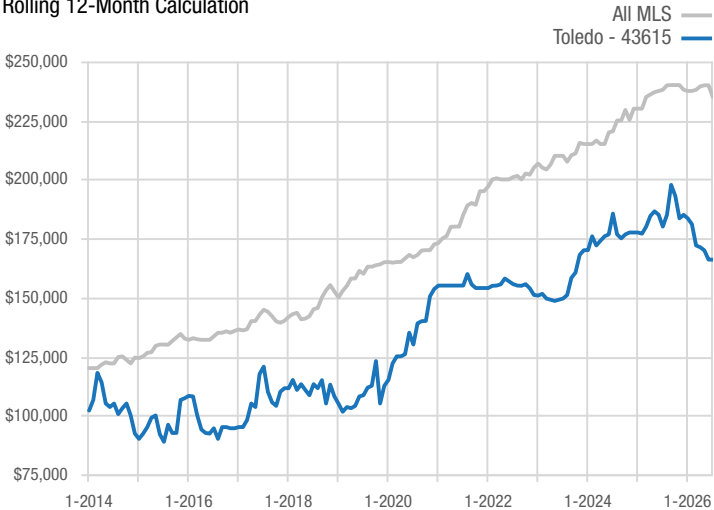
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	12	7	- 41.7%	55	61	+ 10.9%
Pending Sales	6	5	- 16.7%	47	53	+ 12.8%
Closed Sales	4	8	+ 100.0%	46	52	+ 13.0%
Days on Market Until Sale	59	61	+ 3.4%	61	67	+ 9.8%
Median Sales Price*	\$157,500	\$154,500	- 1.9%	\$180,000	\$155,000	- 13.9%
Average Sales Price*	\$144,975	\$202,688	+ 39.8%	\$215,223	\$179,605	- 16.5%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	101.5%	96.9%	- 4.5%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – July 2026

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Toledo - 43617

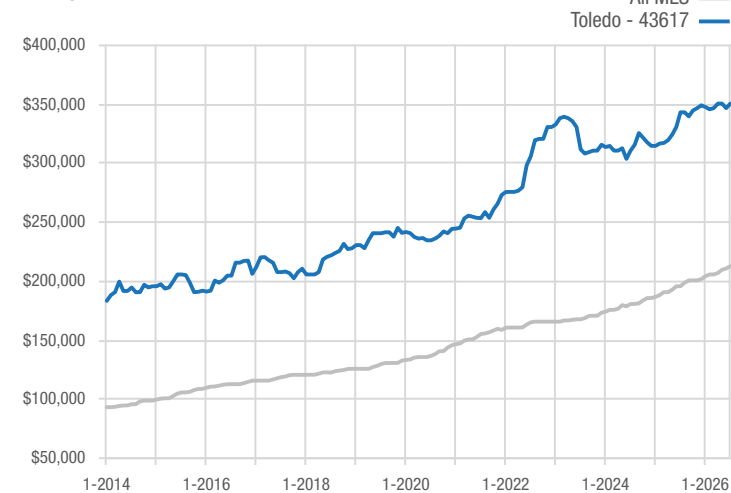
Zip Code 43617

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	8	6	- 25.0%	59	43	- 27.1%
Pending Sales	12	7	- 41.7%	44	40	- 9.1%
Closed Sales	10	8	- 20.0%	42	37	- 11.9%
Days on Market Until Sale	43	40	- 7.0%	53	68	+ 28.3%
Median Sales Price*	\$377,501	\$450,000	+ 19.2%	\$375,000	\$379,900	+ 1.3%
Average Sales Price*	\$364,457	\$439,571	+ 20.6%	\$359,887	\$433,943	+ 20.6%
Percent of List Price Received*	101.0%	99.0%	- 2.0%	101.5%	99.7%	- 1.8%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

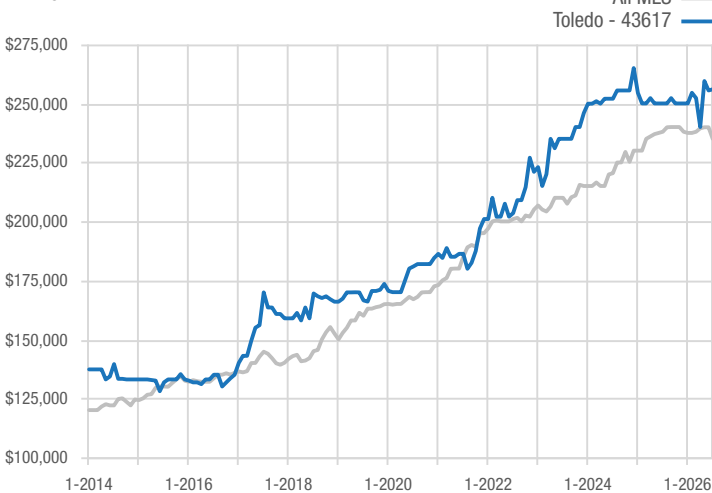
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	3	4	+ 33.3%	19	23	+ 21.1%
Pending Sales	3	4	+ 33.3%	17	15	- 11.8%
Closed Sales	4	4	0.0%	17	15	- 11.8%
Days on Market Until Sale	49	34	- 30.6%	34	44	+ 29.4%
Median Sales Price*	\$240,500	\$249,000	+ 3.5%	\$250,000	\$252,000	+ 0.8%
Average Sales Price*	\$243,975	\$243,750	- 0.1%	\$246,451	\$281,653	+ 14.3%
Percent of List Price Received*	97.2%	97.0%	- 0.2%	100.4%	98.9%	- 1.5%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.3	3.5	+ 169.2%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43620

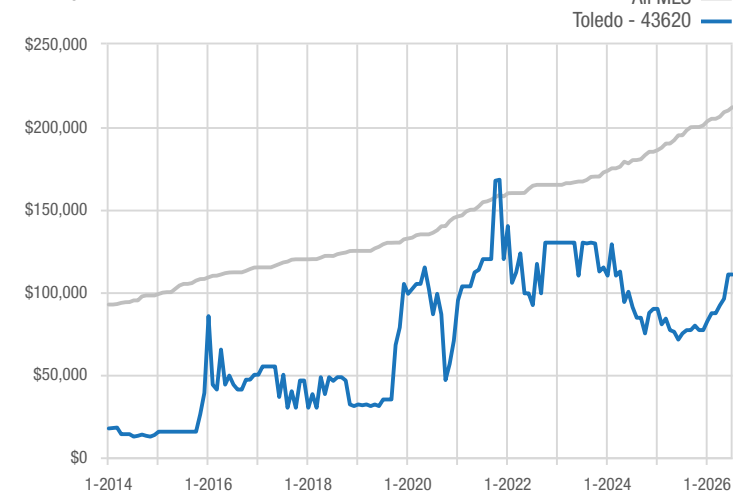
Zip Code 43620

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	3	5	+ 66.7%	17	29	+ 70.6%
Pending Sales	4	2	- 50.0%	14	12	- 14.3%
Closed Sales	4	2	- 50.0%	15	10	- 33.3%
Days on Market Until Sale	89	46	- 48.3%	65	71	+ 9.2%
Median Sales Price*	\$105,750	\$225,000	+ 112.8%	\$75,500	\$104,250	+ 38.1%
Average Sales Price*	\$131,850	\$225,000	+ 70.6%	\$98,360	\$140,700	+ 43.0%
Percent of List Price Received*	100.1%	84.6%	- 15.5%	98.2%	94.8%	- 3.5%
Inventory of Homes for Sale	8	15	+ 87.5%	—	—	—
Months Supply of Inventory	3.5	9.0	+ 157.1%	—	—	—

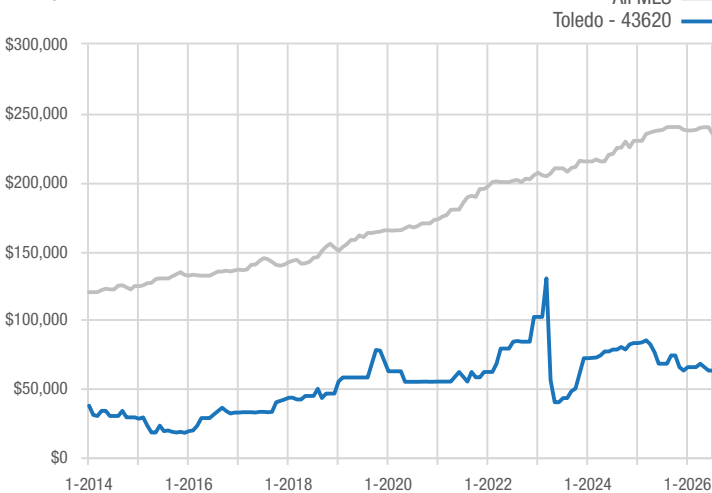
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1	0	- 100.0%	5	3	- 40.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	0	0	0.0%	4	2	- 50.0%
Days on Market Until Sale	—	—	—	57	63	+ 10.5%
Median Sales Price*	—	—	—	\$56,660	\$76,200	+ 34.5%
Average Sales Price*	—	—	—	\$57,524	\$76,200	+ 32.5%
Percent of List Price Received*	—	—	—	96.1%	94.3%	- 1.9%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	2.0	+ 185.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43623

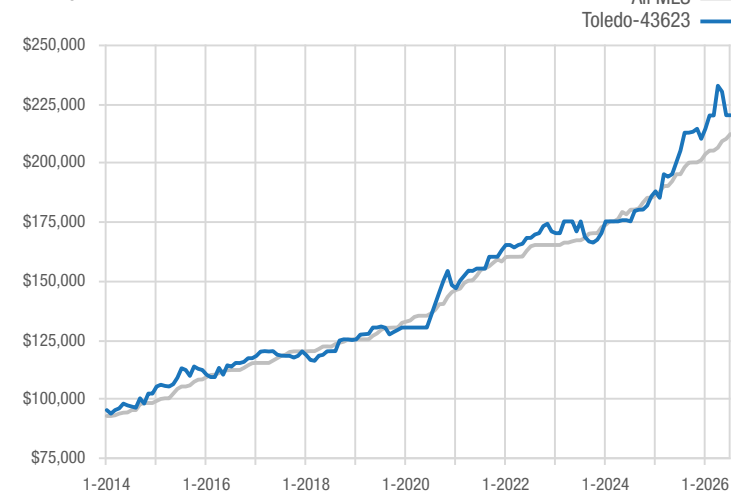
Zip Code 43623

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	21	32	+ 52.4%	176	161	- 8.5%
Pending Sales	20	24	+ 20.0%	136	126	- 7.4%
Closed Sales	21	28	+ 33.3%	134	125	- 6.7%
Days on Market Until Sale	47	49	+ 4.3%	53	56	+ 5.7%
Median Sales Price*	\$225,000	\$224,950	- 0.0%	\$208,250	\$224,000	+ 7.6%
Average Sales Price*	\$262,257	\$302,575	+ 15.4%	\$254,822	\$285,520	+ 12.0%
Percent of List Price Received*	102.6%	100.1%	- 2.4%	100.6%	100.5%	- 0.1%
Inventory of Homes for Sale	42	44	+ 4.8%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	2	12	+ 500.0%
Pending Sales	0	1	—	1	8	+ 700.0%
Closed Sales	0	0	0.0%	1	7	+ 600.0%
Days on Market Until Sale	—	—	—	34	48	+ 41.2%
Median Sales Price*	—	—	—	\$185,000	\$163,000	- 11.9%
Average Sales Price*	—	—	—	\$185,000	\$177,414	- 4.1%
Percent of List Price Received*	—	—	—	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	3.2	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Oregon

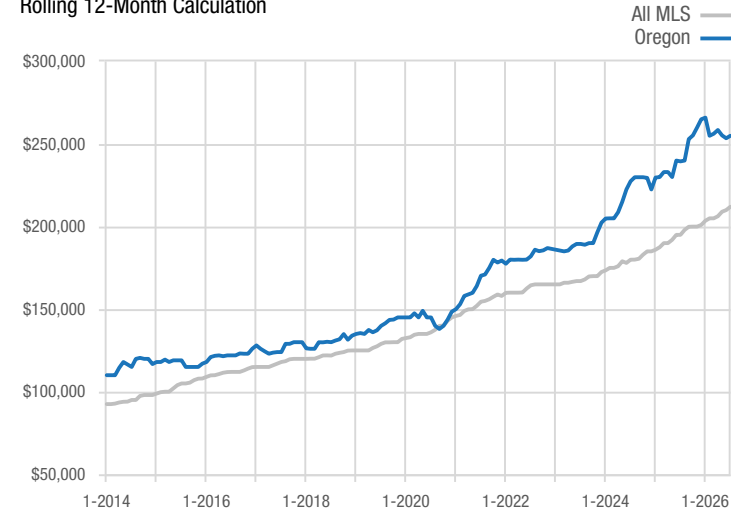
Zip Code 43616

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	22	24	+ 9.1%	167	155	- 7.2%
Pending Sales	18	17	- 5.6%	124	116	- 6.5%
Closed Sales	21	19	- 9.5%	122	120	- 1.6%
Days on Market Until Sale	88	48	- 45.5%	70	56	- 20.0%
Median Sales Price*	\$230,000	\$250,000	+ 8.7%	\$268,000	\$250,000	- 6.7%
Average Sales Price*	\$255,809	\$282,355	+ 10.4%	\$280,054	\$256,443	- 8.4%
Percent of List Price Received*	101.6%	100.3%	- 1.3%	100.2%	102.6%	+ 2.4%
Inventory of Homes for Sale	57	46	- 19.3%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

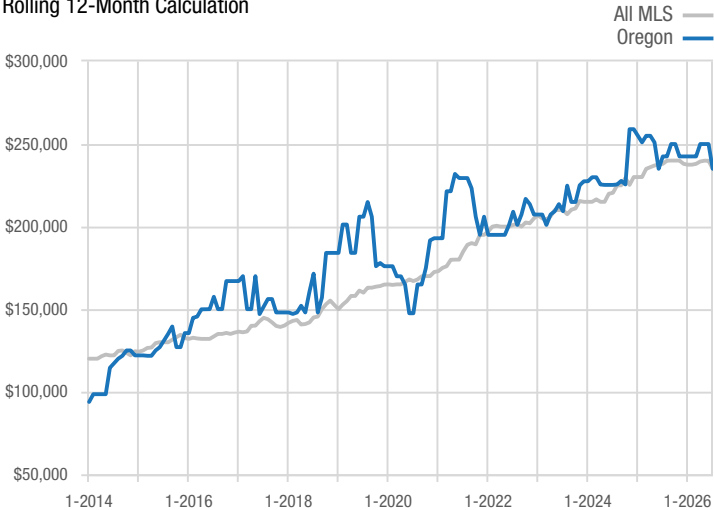
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2	1	- 50.0%	9	5	- 44.4%
Pending Sales	2	0	- 100.0%	8	4	- 50.0%
Closed Sales	1	1	0.0%	7	4	- 42.9%
Days on Market Until Sale	31	36	+ 16.1%	33	94	+ 184.8%
Median Sales Price*	\$250,000	\$195,000	- 22.0%	\$209,500	\$194,500	- 7.2%
Average Sales Price*	\$250,000	\$195,000	- 22.0%	\$216,929	\$192,625	- 11.2%
Percent of List Price Received*	104.2%	102.7%	- 1.4%	101.2%	98.9%	- 2.3%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.3	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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Local Market Update – July 2026

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Bowling Green

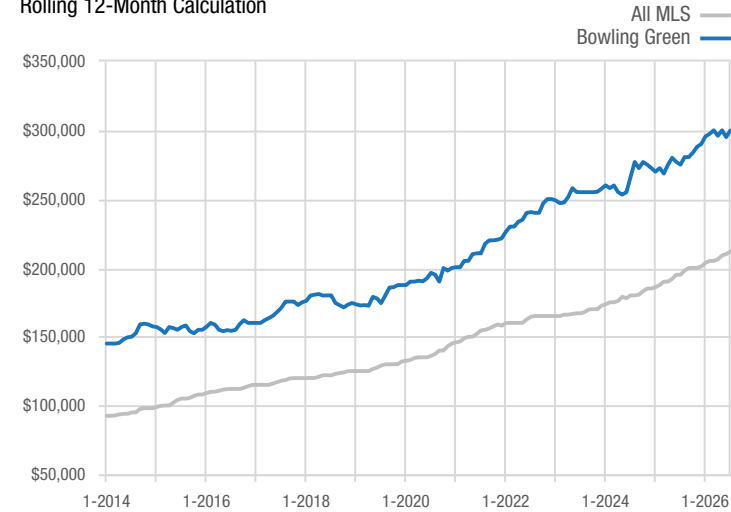
Zip Code 43402

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	25	23	- 8.0%	159	158	- 0.6%
Pending Sales	21	23	+ 9.5%	122	124	+ 1.6%
Closed Sales	25	29	+ 16.0%	120	132	+ 10.0%
Days on Market Until Sale	53	56	+ 5.7%	58	60	+ 3.4%
Median Sales Price*	\$262,000	\$299,900	+ 14.5%	\$279,078	\$295,000	+ 5.7%
Average Sales Price*	\$294,408	\$330,472	+ 12.2%	\$307,216	\$319,014	+ 3.8%
Percent of List Price Received*	100.2%	100.6%	+ 0.4%	100.8%	101.5%	+ 0.7%
Inventory of Homes for Sale	53	39	- 26.4%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

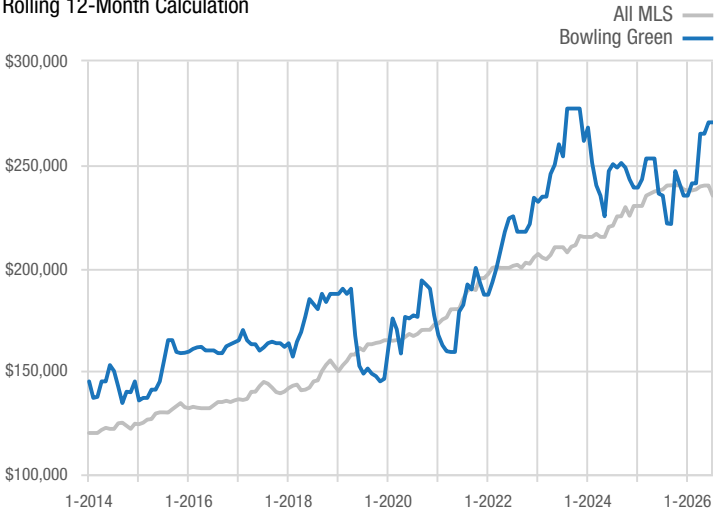
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2	1	- 50.0%	10	11	+ 10.0%
Pending Sales	2	0	- 100.0%	9	11	+ 22.2%
Closed Sales	2	0	- 100.0%	9	12	+ 33.3%
Days on Market Until Sale	31	—	—	39	60	+ 53.8%
Median Sales Price*	\$270,000	—	—	\$221,000	\$255,500	+ 15.6%
Average Sales Price*	\$270,000	—	—	\$224,111	\$283,208	+ 26.4%
Percent of List Price Received*	96.9%	—	—	99.0%	100.8%	+ 1.8%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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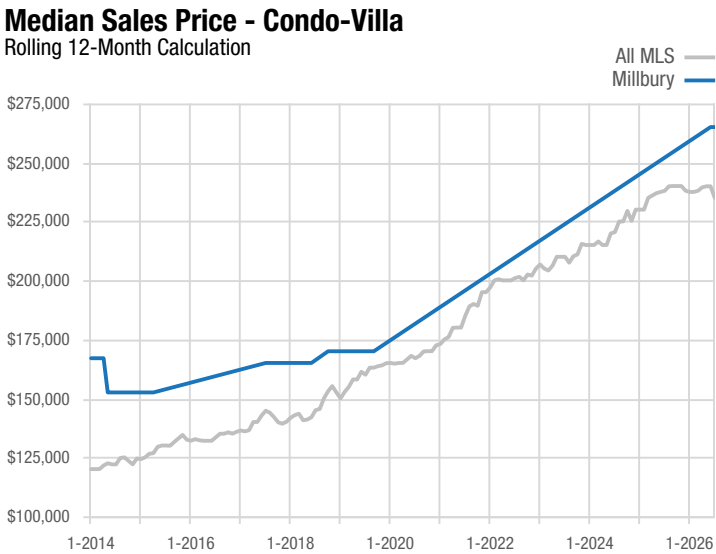
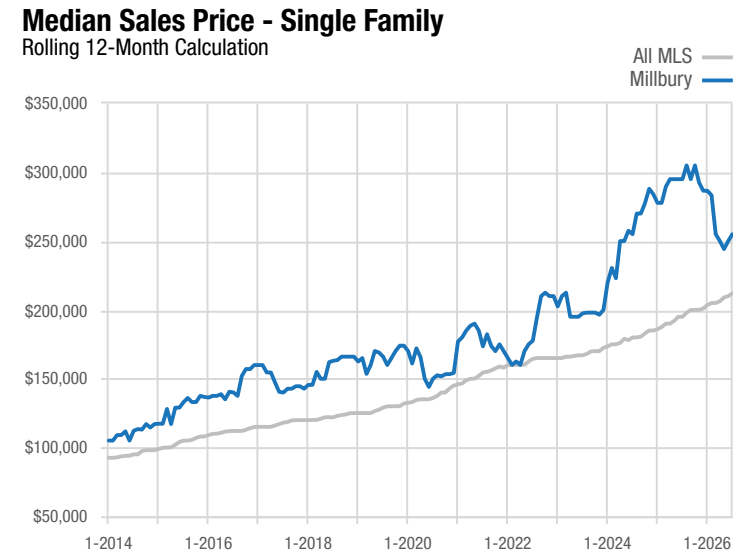
Millbury

Zip Code 43447

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	4	6	+ 50.0%	20	25	+ 25.0%
Pending Sales	2	1	- 50.0%	20	18	- 10.0%
Closed Sales	3	1	- 66.7%	21	19	- 9.5%
Days on Market Until Sale	47	24	- 48.9%	95	60	- 36.8%
Median Sales Price*	\$238,500	\$280,000	+ 17.4%	\$320,050	\$250,000	- 21.9%
Average Sales Price*	\$240,833	\$280,000	+ 16.3%	\$279,307	\$248,026	- 11.2%
Percent of List Price Received*	99.8%	109.8%	+ 10.0%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	4	9	+ 125.0%	—	—	—
Months Supply of Inventory	1.3	3.2	+ 146.2%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	93.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Rossford

Zip Code 43460

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	10	6	- 40.0%	50	33	- 34.0%
Pending Sales	4	5	+ 25.0%	32	30	- 6.3%
Closed Sales	3	8	+ 166.7%	30	32	+ 6.7%
Days on Market Until Sale	33	66	+ 100.0%	68	74	+ 8.8%
Median Sales Price*	\$170,000	\$263,750	+ 55.1%	\$232,500	\$225,500	- 3.0%
Average Sales Price*	\$167,333	\$256,425	+ 53.2%	\$235,647	\$229,661	- 2.5%
Percent of List Price Received*	110.2%	103.3%	- 6.3%	100.8%	101.6%	+ 0.8%
Inventory of Homes for Sale	20	10	- 50.0%	—	—	—
Months Supply of Inventory	4.0	1.8	- 55.0%	—	—	—

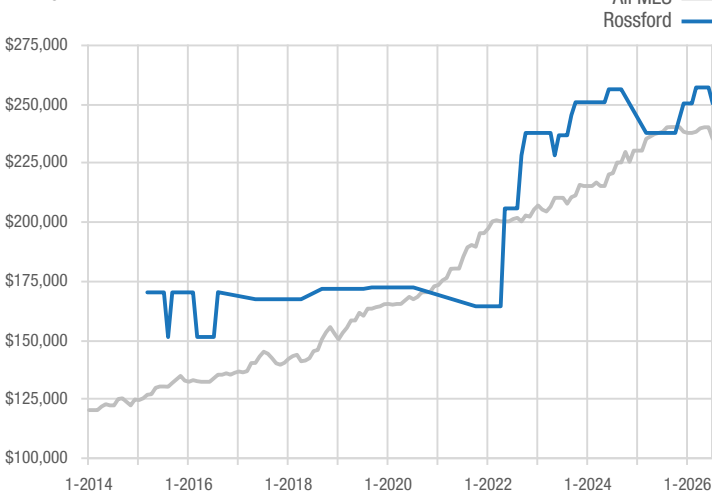
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	75	—	61	75	+ 23.0%
Median Sales Price*	—	\$220,000	—	\$237,500	\$220,000	- 7.4%
Average Sales Price*	—	\$220,000	—	\$237,500	\$220,000	- 7.4%
Percent of List Price Received*	—	95.7%	—	100.0%	95.7%	- 4.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Walbridge

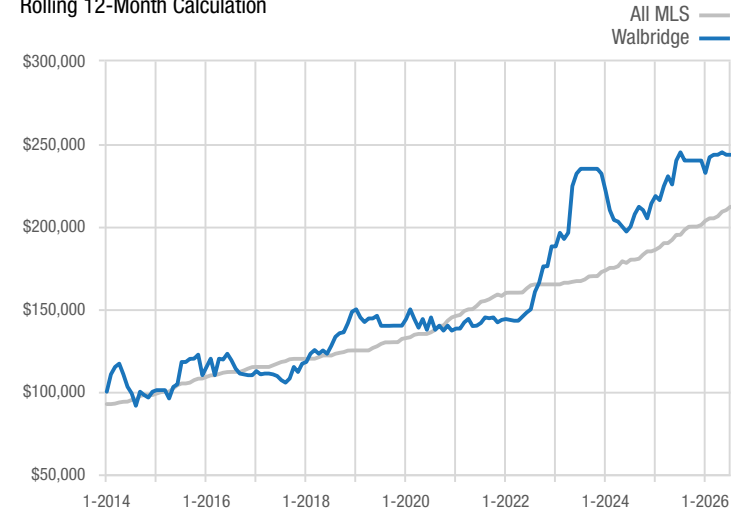
Zip Code 43465

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	6	6	0.0%	28	28	0.0%
Pending Sales	3	4	+ 33.3%	23	27	+ 17.4%
Closed Sales	3	3	0.0%	22	31	+ 40.9%
Days on Market Until Sale	39	30	- 23.1%	44	64	+ 45.5%
Median Sales Price*	\$292,000	\$262,000	- 10.3%	\$271,250	\$262,000	- 3.4%
Average Sales Price*	\$236,400	\$303,000	+ 28.2%	\$253,291	\$267,831	+ 5.7%
Percent of List Price Received*	98.8%	101.4%	+ 2.6%	99.6%	101.1%	+ 1.5%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

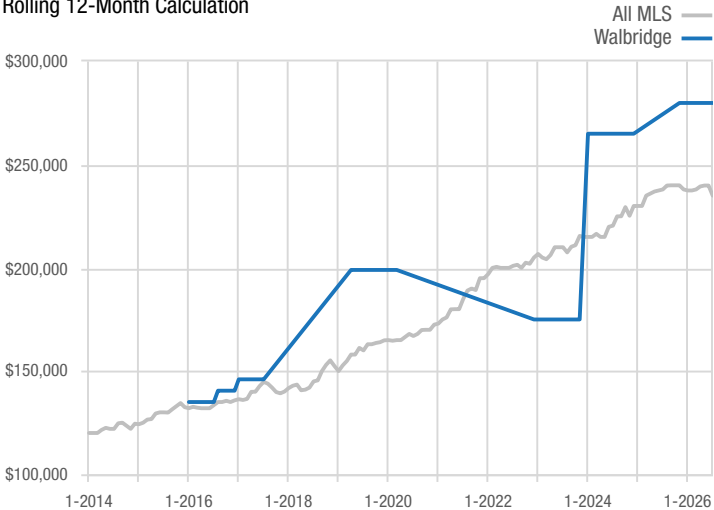
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	38	—
Median Sales Price*	—	—	—	—	\$279,900	—
Average Sales Price*	—	—	—	—	\$279,900	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Northwood

Zip Code 43619

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	9	3	- 66.7%	64	43	- 32.8%
Pending Sales	11	10	- 9.1%	54	41	- 24.1%
Closed Sales	9	9	0.0%	51	40	- 21.6%
Days on Market Until Sale	41	46	+ 12.2%	85	57	- 32.9%
Median Sales Price*	\$231,050	\$329,900	+ 42.8%	\$235,900	\$257,500	+ 9.2%
Average Sales Price*	\$263,338	\$344,100	+ 30.7%	\$245,053	\$255,814	+ 4.4%
Percent of List Price Received*	102.5%	102.1%	- 0.4%	101.5%	100.9%	- 0.6%
Inventory of Homes for Sale	18	7	- 61.1%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

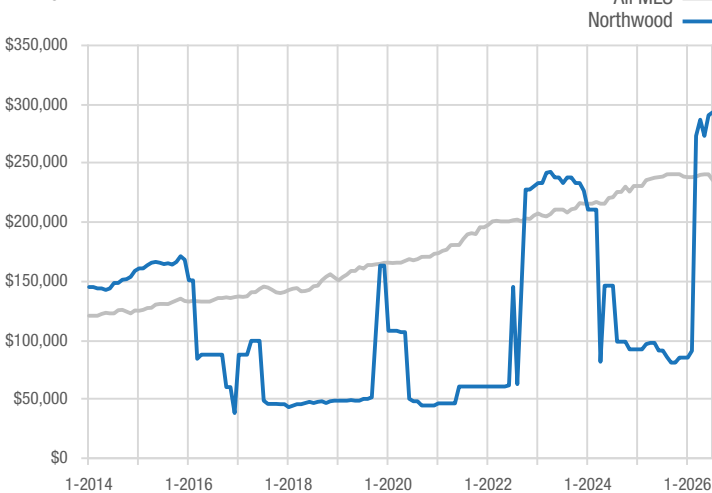
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	2	—	11	8	- 27.3%
Pending Sales	0	0	0.0%	3	15	+ 400.0%
Closed Sales	0	1	—	3	12	+ 300.0%
Days on Market Until Sale	—	36	—	68	232	+ 241.2%
Median Sales Price*	—	\$295,000	—	\$84,500	\$292,500	+ 246.2%
Average Sales Price*	—	\$295,000	—	\$85,233	\$273,333	+ 220.7%
Percent of List Price Received*	—	100.0%	—	101.5%	100.8%	- 0.7%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	4.8	2.7	- 43.8%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Genoa

Zip Code 43430

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	6	6	0.0%	31	34	+ 9.7%
Pending Sales	4	5	+ 25.0%	19	26	+ 36.8%
Closed Sales	3	3	0.0%	18	26	+ 44.4%
Days on Market Until Sale	81	41	- 49.4%	55	72	+ 30.9%
Median Sales Price*	\$230,000	\$232,500	+ 1.1%	\$212,750	\$210,000	- 1.3%
Average Sales Price*	\$218,333	\$299,533	+ 37.2%	\$200,122	\$227,671	+ 13.8%
Percent of List Price Received*	99.7%	123.1%	+ 23.5%	101.5%	104.9%	+ 3.3%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

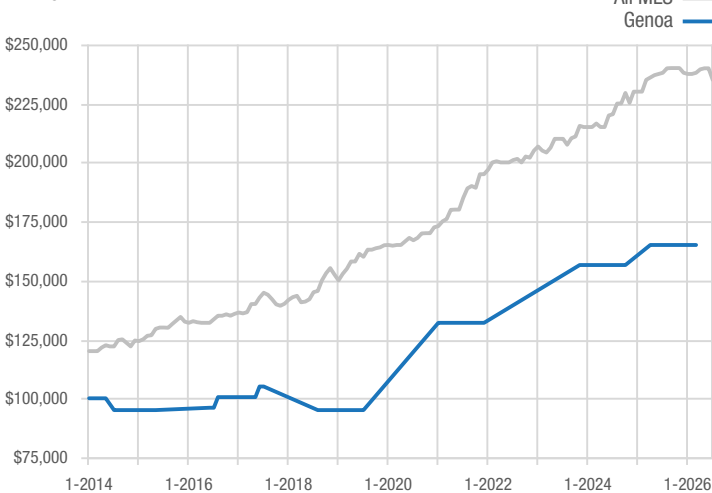
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	57	—	—
Median Sales Price*	—	—	—	\$165,000	—	—
Average Sales Price*	—	—	—	\$165,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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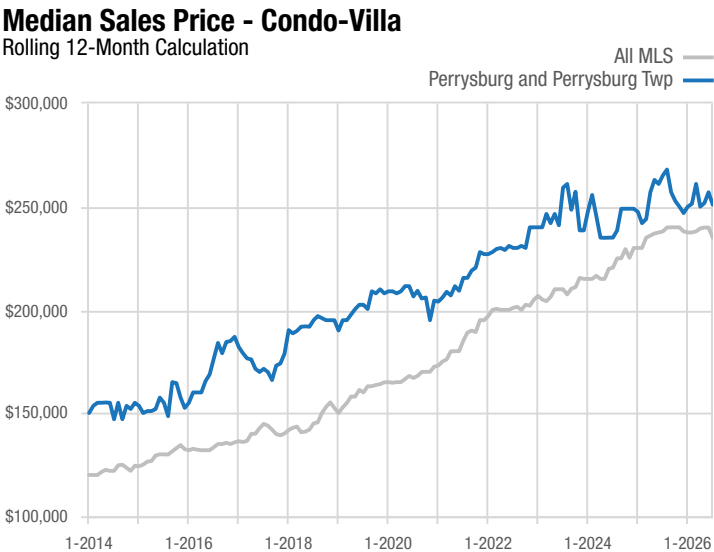
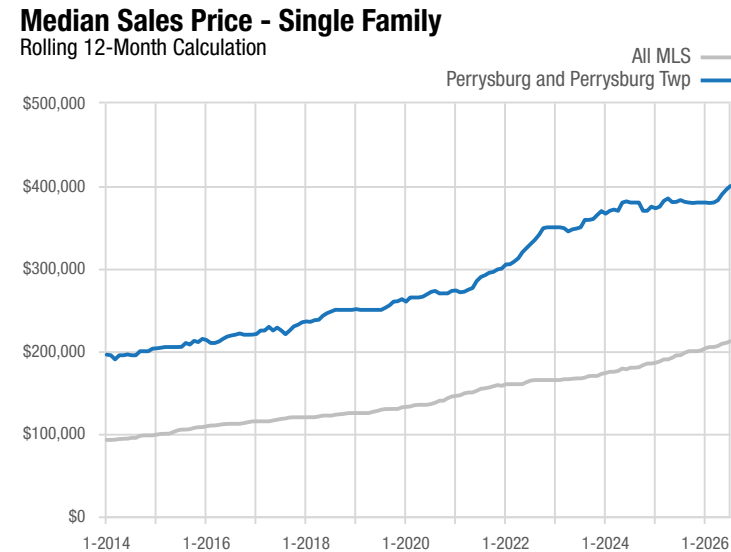
Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	62	69	+ 11.3%	410	369	- 10.0%
Pending Sales	46	58	+ 26.1%	300	287	- 4.3%
Closed Sales	45	56	+ 24.4%	300	284	- 5.3%
Days on Market Until Sale	66	67	+ 1.5%	80	85	+ 6.3%
Median Sales Price*	\$375,000	\$399,950	+ 6.7%	\$388,450	\$429,900	+ 10.7%
Average Sales Price*	\$398,447	\$471,238	+ 18.3%	\$434,966	\$470,334	+ 8.1%
Percent of List Price Received*	100.1%	101.1%	+ 1.0%	100.1%	100.5%	+ 0.4%
Inventory of Homes for Sale	142	139	- 2.1%	—	—	—
Months Supply of Inventory	3.5	3.4	- 2.9%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	11	5	- 54.5%	45	51	+ 13.3%
Pending Sales	11	5	- 54.5%	39	36	- 7.7%
Closed Sales	9	6	- 33.3%	37	37	0.0%
Days on Market Until Sale	51	65	+ 27.5%	75	53	- 29.3%
Median Sales Price*	\$265,100	\$231,950	- 12.5%	\$265,100	\$273,000	+ 3.0%
Average Sales Price*	\$269,900	\$257,883	- 4.5%	\$276,060	\$271,142	- 1.8%
Percent of List Price Received*	101.3%	97.9%	- 3.4%	99.0%	99.7%	+ 0.7%
Inventory of Homes for Sale	15	16	+ 6.7%	—	—	—
Months Supply of Inventory	3.0	3.0	0.0%	—	—	—

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Wood County NE

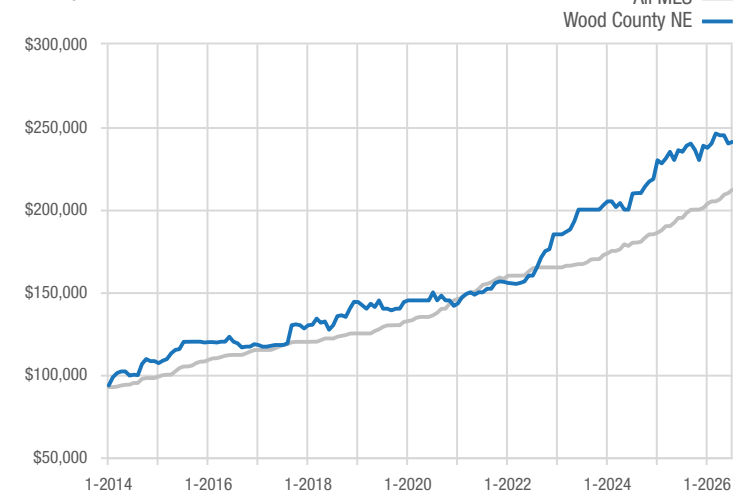
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	24	15	- 37.5%	90	90	0.0%
Pending Sales	10	14	+ 40.0%	63	76	+ 20.6%
Closed Sales	10	12	+ 20.0%	60	80	+ 33.3%
Days on Market Until Sale	49	42	- 14.3%	50	66	+ 32.0%
Median Sales Price*	\$240,000	\$250,000	+ 4.2%	\$232,500	\$241,000	+ 3.7%
Average Sales Price*	\$279,970	\$285,182	+ 1.9%	\$253,875	\$252,834	- 0.4%
Percent of List Price Received*	99.7%	107.6%	+ 7.9%	100.5%	101.8%	+ 1.3%
Inventory of Homes for Sale	35	27	- 22.9%	—	—	—
Months Supply of Inventory	3.5	2.1	- 40.0%	—	—	—

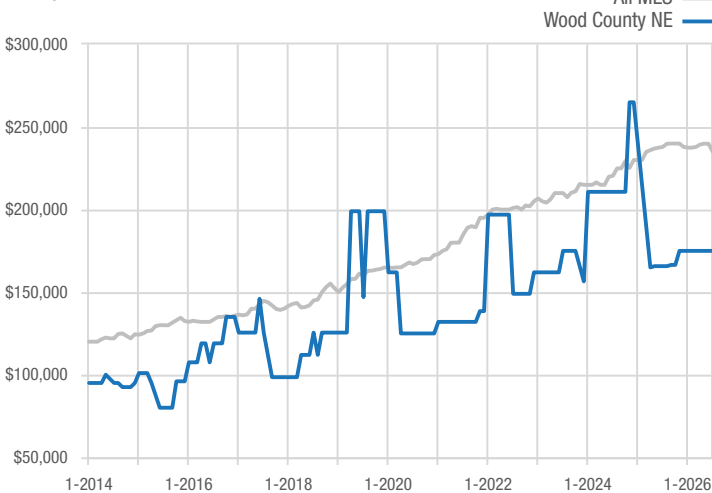
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2	0	- 100.0%	4	2	- 50.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	56	66	+ 17.9%
Median Sales Price*	—	—	—	\$165,750	\$217,450	+ 31.2%
Average Sales Price*	—	—	—	\$165,750	\$217,450	+ 31.2%
Percent of List Price Received*	—	—	—	100.0%	95.6%	- 4.4%
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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Wood County NW

Zip Codes 43522 and 43525

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	5	3	- 40.0%	30	32	+ 6.7%
Pending Sales	3	4	+ 33.3%	26	27	+ 3.8%
Closed Sales	5	6	+ 20.0%	28	31	+ 10.7%
Days on Market Until Sale	42	34	- 19.0%	59	107	+ 81.4%
Median Sales Price*	\$240,000	\$339,209	+ 41.3%	\$268,750	\$325,000	+ 20.9%
Average Sales Price*	\$237,100	\$308,570	+ 30.1%	\$284,231	\$322,962	+ 13.6%
Percent of List Price Received*	99.8%	103.7%	+ 3.9%	101.1%	102.0%	+ 0.9%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	3.5	1.0	- 71.4%	—	—	—

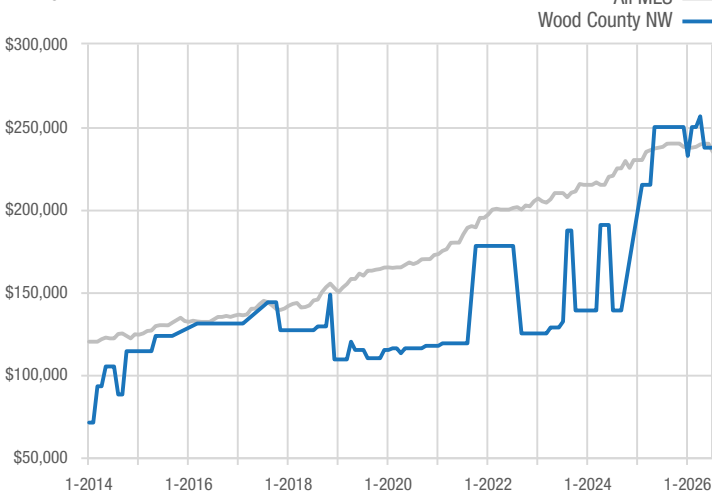
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	0	0.0%	3	2	- 33.3%
Days on Market Until Sale	—	—	—	68	35	- 48.5%
Median Sales Price*	—	—	—	\$250,000	\$237,500	- 5.0%
Average Sales Price*	—	—	—	\$242,667	\$237,500	- 2.1%
Percent of List Price Received*	—	—	—	99.9%	100.0%	+ 0.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2026

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Wood County SE

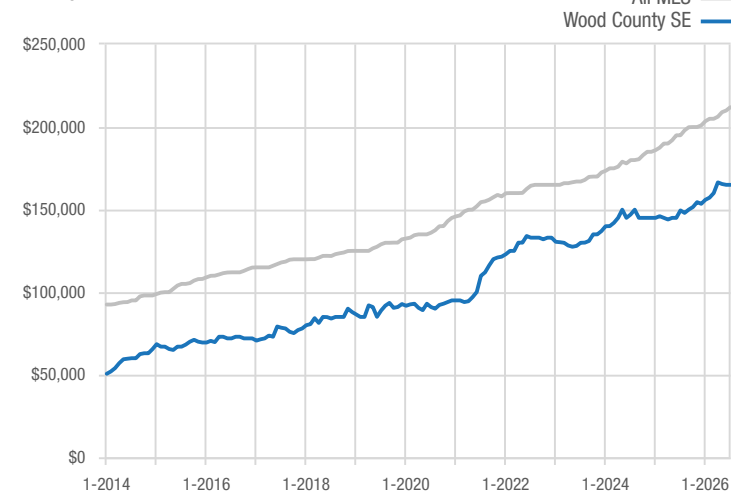
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	22	26	+ 18.2%	139	125	- 10.1%
Pending Sales	22	10	- 54.5%	116	99	- 14.7%
Closed Sales	21	12	- 42.9%	115	101	- 12.2%
Days on Market Until Sale	65	44	- 32.3%	70	68	- 2.9%
Median Sales Price*	\$157,000	\$139,900	- 10.9%	\$147,000	\$165,000	+ 12.2%
Average Sales Price*	\$171,786	\$161,573	- 5.9%	\$148,118	\$177,797	+ 20.0%
Percent of List Price Received*	96.7%	98.7%	+ 2.1%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	45	36	- 20.0%	—	—	—
Months Supply of Inventory	2.7	2.4	- 11.1%	—	—	—

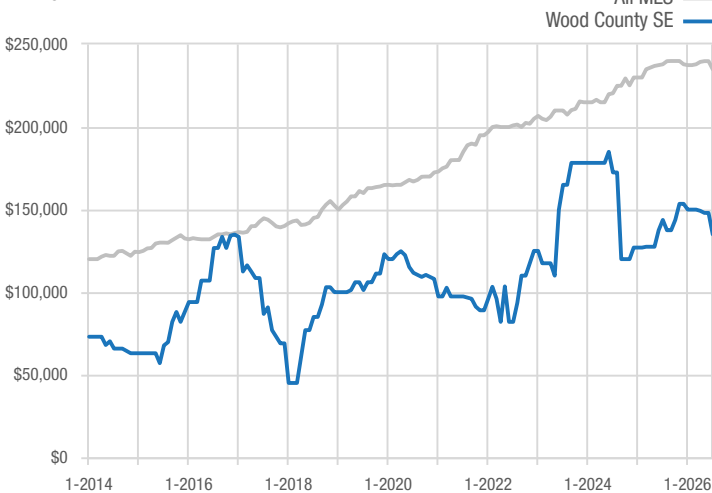
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1	0	- 100.0%	6	12	+ 100.0%
Pending Sales	1	0	- 100.0%	4	6	+ 50.0%
Closed Sales	1	1	0.0%	4	7	+ 75.0%
Days on Market Until Sale	93	58	- 37.6%	78	112	+ 43.6%
Median Sales Price*	\$150,000	\$76,500	- 49.0%	\$153,500	\$135,000	- 12.1%
Average Sales Price*	\$150,000	\$76,500	- 49.0%	\$173,000	\$127,714	- 26.2%
Percent of List Price Received*	100.0%	94.4%	- 5.6%	100.0%	95.4%	- 4.6%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	4.0	4.0	0.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2026

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Wood County SW

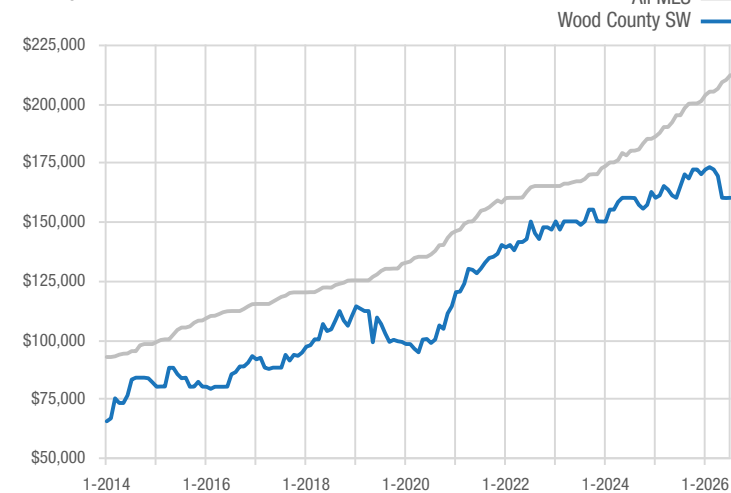
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	8	10	+ 25.0%	69	61	- 11.6%
Pending Sales	8	7	- 12.5%	53	55	+ 3.8%
Closed Sales	9	10	+ 11.1%	52	59	+ 13.5%
Days on Market Until Sale	47	47	0.0%	67	70	+ 4.5%
Median Sales Price*	\$224,900	\$170,500	- 24.2%	\$171,500	\$160,000	- 6.7%
Average Sales Price*	\$271,811	\$151,500	- 44.3%	\$192,772	\$171,251	- 11.2%
Percent of List Price Received*	100.2%	98.2%	- 2.0%	99.2%	99.8%	+ 0.6%
Inventory of Homes for Sale	30	19	- 36.7%	—	—	—
Months Supply of Inventory	3.7	2.1	- 43.2%	—	—	—

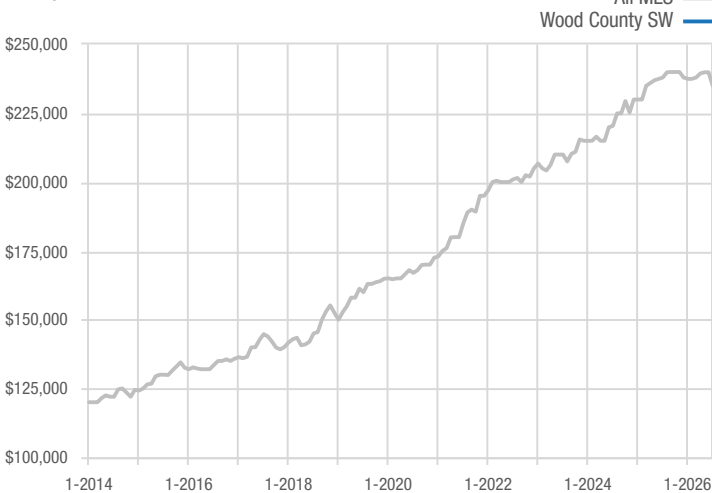
Condo-Villa	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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



Median Sales Price - Condo-Villa



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