

Local Market Update – June 2026

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Lucas and Wood Counties

The June housing market in Lucas and Wood Counties remained healthy and balanced, with modest growth in both sales and home values. For sellers, conditions continue to be favorable. New listings and closed sales both increased compared to last June, homes sold slightly faster, and sellers continued to receive virtually their full asking price. Home values also continued to appreciate, with both median and average sales prices posting gains. While inventory increased slightly, the market still has less than three months of supply, indicating that demand continues to outpace available inventory.

For buyers, there are encouraging signs as well. The modest increase in inventory provides more choices than a year ago, while steady price growth reflects a stable market rather than one experiencing rapid appreciation. Buyers should still expect competition for desirable homes, but the market is offering a healthier balance than in recent years.

The condo and villa market experienced particularly strong momentum in June. Closed sales increased more than 50 percent, and both median and average sales prices posted solid gains. Although homes in this segment took longer to sell and sellers accepted slightly less than their asking price, the significant increase in total sales volume demonstrates continued buyer interest. Overall, the June data reflects a market that continues to benefit both buyers and sellers, with stable pricing, healthy demand, and gradually improving inventory creating opportunities on both sides of the transaction.

Single Family	June			Year to Date		
	2025	2026	% Change	Thru 6 2025	Thru 6 2026	% Change
New Listings	703	729	3.7%	3,612	3,643	0.9%
Closed Sales	612	620	1.3%	2,655	2,709	2.0%
Days on Market	58	55	-5.2%	61	63	3.3%
SP\$/SqFt	\$144	\$145	0.7%	\$132	\$138	4.5%
Median Sales Price*	\$229,950	\$235,000	2.2%	\$199,900	\$209,000	4.6%
Average Sales Price*	\$263,832	\$270,043	2.4%	\$239,429	\$250,872	4.8%
Percent of List Price Received*	100%	100%	0.0%	99%	99%	0.0%
Months Supply of Inventory	2.39	2.57	7.5%	---	---	---
Total Volume	\$161,465,664	\$167,426,945	3.7%	\$635,684,793	\$679,614,763	6.9%

Condo/Villa	June			Year to Date		
	2025	2026	% Change	Thru 6 2025	Thru 6 2026	% Change
New Listings	56	54	-3.6%	275	326	18.5%
Closed Sales	44	67	52.3%	224	258	15.2%
Days on Market	56	86	53.6%	58	78	34.5%
SP\$/SqFt	\$140	\$155	10.7%	\$143	\$152	6.3%
Median Sales Price*	\$232,500	\$250,000	7.5%	\$225,000	\$230,000	2.2%
Average Sales Price*	\$229,526	\$251,668	9.6%	\$232,709	\$248,634	6.8%
Percent of List Price Received*	98%	97%	-1.0%	99%	97%	-2.0%
Months Supply of Inventory	2.59	2.33	-10.0%	---	---	---
Total Volume (in 1000's)	\$10,099,167	\$16,861,770	67.0%	\$52,126,947	\$64,147,584	23.1%

* 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,154	1,085	- 6.0%	5,996	5,891	- 1.8%
Pending Sales		985	880	- 10.7%	4,576	4,598	+ 0.5%
Closed Sales		1,019	994	- 2.5%	4,471	4,527	+ 1.3%
Days on Market Until Sale		63	59	- 6.3%	68	68	0.0%
Median Sales Price		\$217,000	\$225,000	+ 3.7%	\$200,000	\$212,500	+ 6.3%
Average Sales Price		\$250,569	\$262,150	+ 4.6%	\$234,480	\$247,636	+ 5.6%
Percent of List Price Received		100.5%	100.6%	+ 0.1%	99.9%	99.5%	- 0.4%
Housing Affordability Index		149	147	- 1.3%	162	156	- 3.7%
Inventory of Homes for Sale		2,253	2,120	- 5.9%	—	—	—
Months Supply of Inventory		2.9	2.6	- 10.3%	—	—	—

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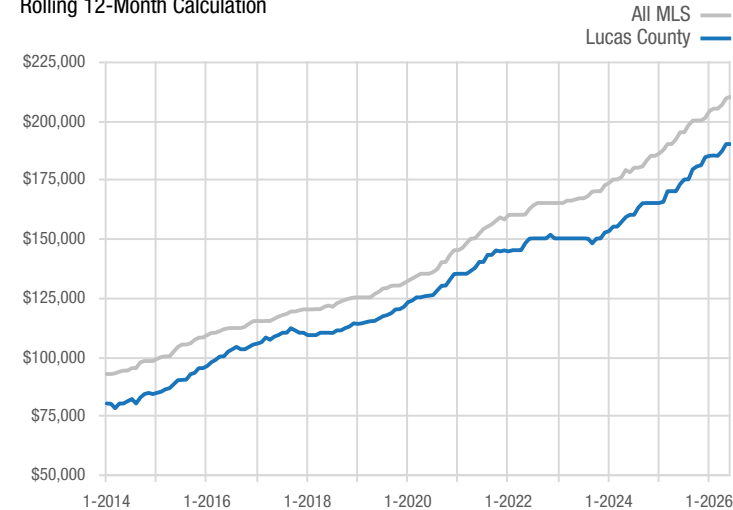
Lucas County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	557	545	- 2.2%	2,869	2,918	+ 1.7%
Pending Sales	463	464	+ 0.2%	2,162	2,237	+ 3.5%
Closed Sales	478	492	+ 2.9%	2,096	2,159	+ 3.0%
Days on Market Until Sale	57	52	- 8.8%	60	61	+ 1.7%
Median Sales Price*	\$200,000	\$200,000	0.0%	\$174,900	\$189,450	+ 8.3%
Average Sales Price*	\$236,414	\$245,138	+ 3.7%	\$213,015	\$229,197	+ 7.6%
Percent of List Price Received*	101.0%	101.6%	+ 0.6%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	990	988	- 0.2%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

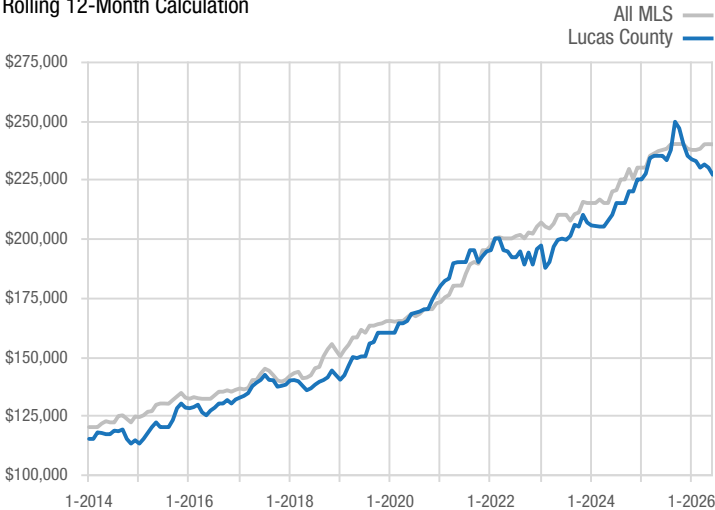
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	39	40	+ 2.6%	220	257	+ 16.8%
Pending Sales	35	45	+ 28.6%	179	204	+ 14.0%
Closed Sales	36	50	+ 38.9%	181	196	+ 8.3%
Days on Market Until Sale	53	66	+ 24.5%	57	68	+ 19.3%
Median Sales Price*	\$232,500	\$196,000	- 15.7%	\$225,000	\$200,000	- 11.1%
Average Sales Price*	\$230,227	\$241,409	+ 4.9%	\$229,155	\$244,165	+ 6.6%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	100.0%	98.0%	- 2.0%
Inventory of Homes for Sale	67	86	+ 28.4%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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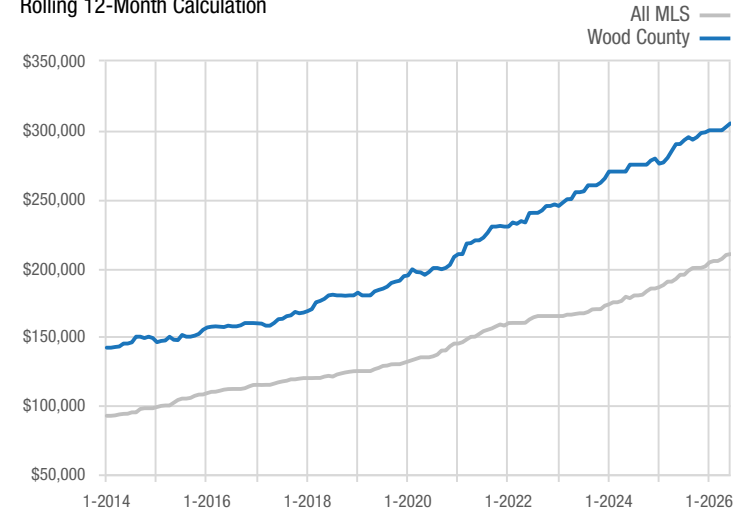
Wood County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	146	109	- 25.3%	743	649	- 12.7%
Pending Sales	122	113	- 7.4%	569	528	- 7.2%
Closed Sales	134	120	- 10.4%	559	538	- 3.8%
Days on Market Until Sale	69	65	- 5.8%	75	77	+ 2.7%
Median Sales Price*	\$315,000	\$325,000	+ 3.2%	\$300,000	\$319,900	+ 6.6%
Average Sales Price*	\$361,642	\$386,017	+ 6.7%	\$339,469	\$347,590	+ 2.4%
Percent of List Price Received*	101.4%	100.9%	- 0.5%	100.2%	100.9%	+ 0.7%
Inventory of Homes for Sale	282	228	- 19.1%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

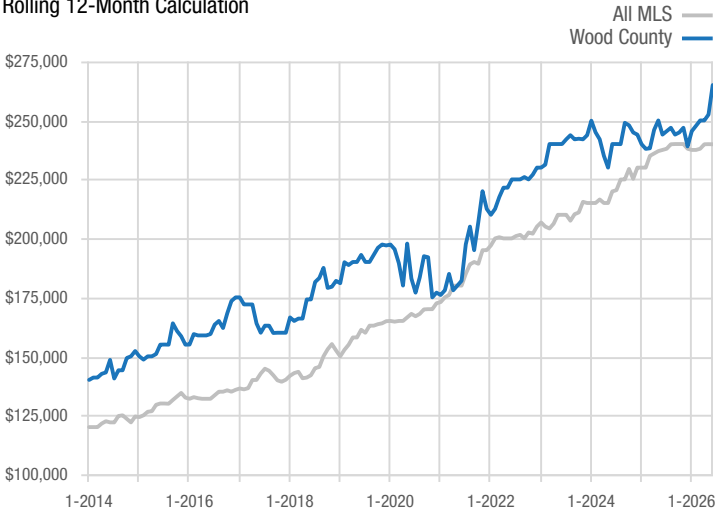
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	17	13	- 23.5%	58	68	+ 17.2%
Pending Sales	7	12	+ 71.4%	43	64	+ 48.8%
Closed Sales	8	17	+ 112.5%	43	62	+ 44.2%
Days on Market Until Sale	82	147	+ 79.3%	73	93	+ 27.4%
Median Sales Price*	\$235,900	\$290,000	+ 22.9%	\$237,500	\$272,500	+ 14.7%
Average Sales Price*	\$226,373	\$281,841	+ 24.5%	\$247,670	\$264,610	+ 6.8%
Percent of List Price Received*	100.2%	98.5%	- 1.7%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	27	25	- 7.4%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Toledo - All Zip Codes

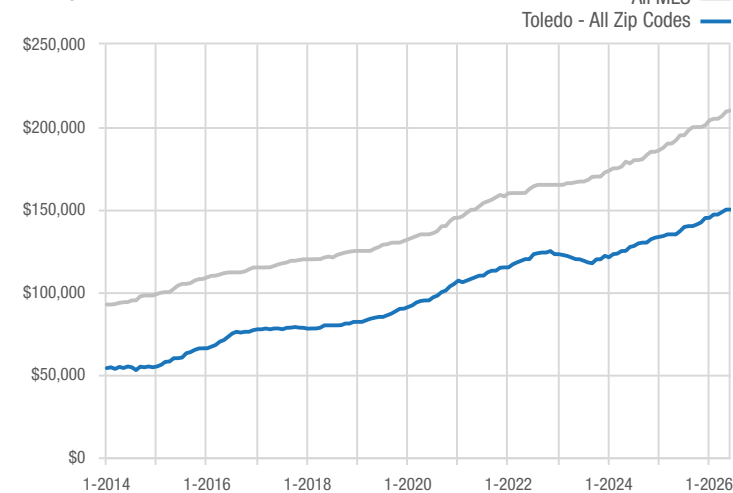
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Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	394	359	- 8.9%	1,962	1,946	- 0.8%
Pending Sales	316	290	- 8.2%	1,518	1,530	+ 0.8%
Closed Sales	320	320	0.0%	1,480	1,485	+ 0.3%
Days on Market Until Sale	55	55	0.0%	58	62	+ 6.9%
Median Sales Price*	\$163,000	\$152,200	- 6.6%	\$136,000	\$148,000	+ 8.8%
Average Sales Price*	\$180,261	\$173,448	- 3.8%	\$155,454	\$168,714	+ 8.5%
Percent of List Price Received*	100.8%	101.2%	+ 0.4%	100.2%	99.5%	- 0.7%
Inventory of Homes for Sale	643	650	+ 1.1%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

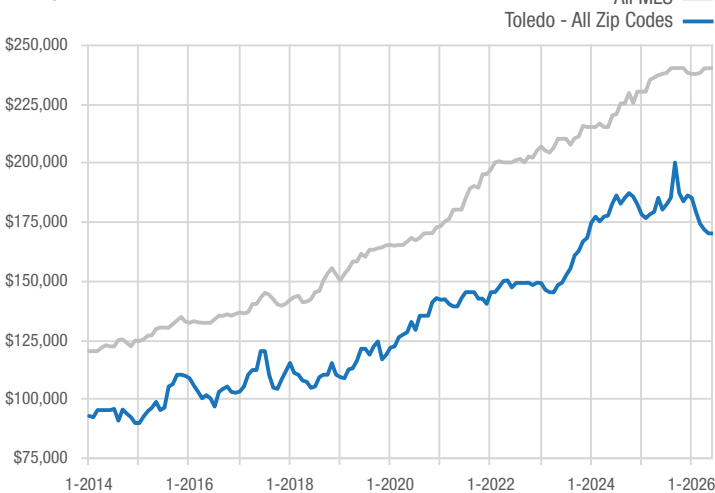
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	16	23	+ 43.8%	108	131	+ 21.3%
Pending Sales	21	27	+ 28.6%	100	102	+ 2.0%
Closed Sales	22	29	+ 31.8%	99	102	+ 3.0%
Days on Market Until Sale	45	63	+ 40.0%	51	63	+ 23.5%
Median Sales Price*	\$170,700	\$174,000	+ 1.9%	\$180,000	\$159,950	- 11.1%
Average Sales Price*	\$181,719	\$200,148	+ 10.1%	\$200,364	\$182,160	- 9.1%
Percent of List Price Received*	99.1%	98.2%	- 0.9%	100.6%	97.5%	- 3.1%
Inventory of Homes for Sale	23	45	+ 95.7%	—	—	—
Months Supply of Inventory	1.5	3.1	+ 106.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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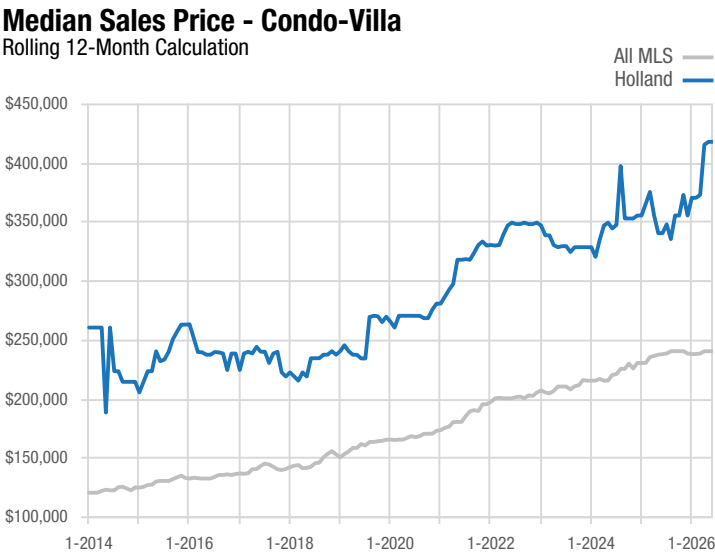
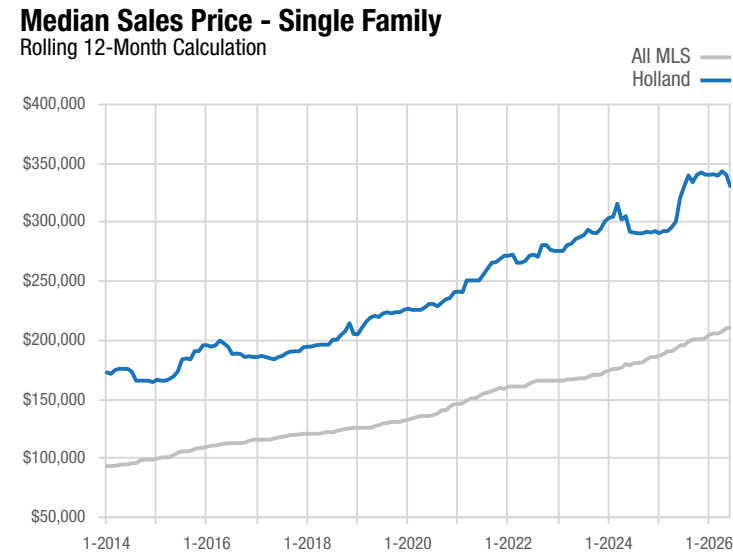
Holland

Zip Code 43528

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	21	23	+ 9.5%	93	108	+ 16.1%
Pending Sales	13	18	+ 38.5%	72	76	+ 5.6%
Closed Sales	15	20	+ 33.3%	70	73	+ 4.3%
Days on Market Until Sale	57	40	- 29.8%	60	60	0.0%
Median Sales Price*	\$370,000	\$318,000	- 14.1%	\$343,750	\$320,000	- 6.9%
Average Sales Price*	\$403,779	\$297,305	- 26.4%	\$347,196	\$310,545	- 10.6%
Percent of List Price Received*	102.1%	102.4%	+ 0.3%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	35	47	+ 34.3%	—	—	—
Months Supply of Inventory	2.7	3.5	+ 29.6%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	0	- 100.0%	14	13	- 7.1%
Pending Sales	0	3	—	10	10	0.0%
Closed Sales	0	2	—	11	8	- 27.3%
Days on Market Until Sale	—	61	—	48	74	+ 54.2%
Median Sales Price*	—	\$492,500	—	\$317,000	\$396,250	+ 25.0%
Average Sales Price*	—	\$492,500	—	\$304,991	\$416,238	+ 36.5%
Percent of List Price Received*	—	98.2%	—	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	2.3	3.3	+ 43.5%	—	—	—

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Maumee

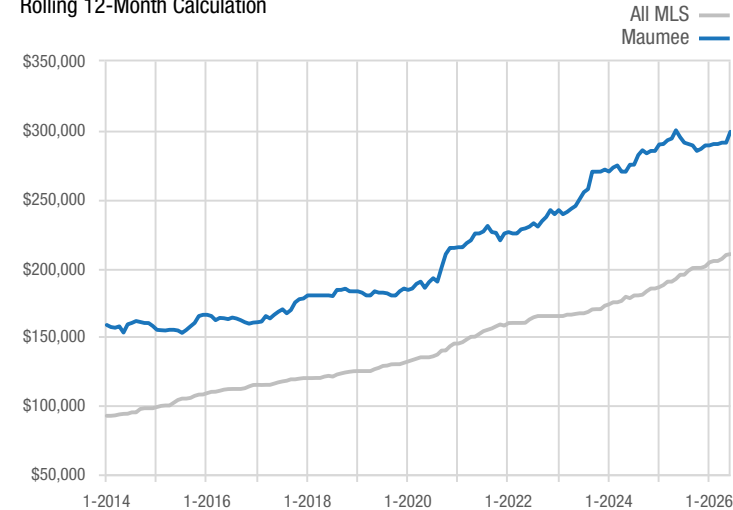
Zip Code 43537

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	36	30	- 16.7%	226	201	- 11.1%
Pending Sales	35	35	0.0%	163	155	- 4.9%
Closed Sales	40	41	+ 2.5%	160	146	- 8.8%
Days on Market Until Sale	39	49	+ 25.6%	58	56	- 3.4%
Median Sales Price*	\$300,500	\$350,000	+ 16.5%	\$295,000	\$320,000	+ 8.5%
Average Sales Price*	\$367,804	\$381,920	+ 3.8%	\$350,052	\$361,134	+ 3.2%
Percent of List Price Received*	101.5%	103.3%	+ 1.8%	100.4%	102.0%	+ 1.6%
Inventory of Homes for Sale	71	62	- 12.7%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

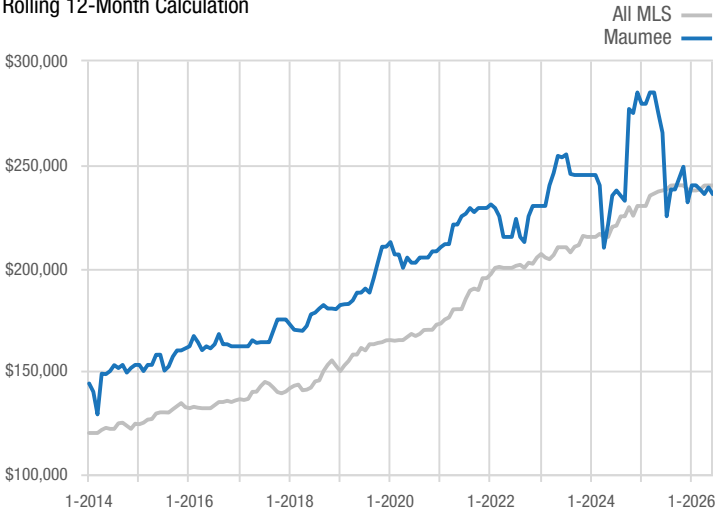
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	5	3	- 40.0%	26	22	- 15.4%
Pending Sales	2	6	+ 200.0%	17	26	+ 52.9%
Closed Sales	4	6	+ 50.0%	18	24	+ 33.3%
Days on Market Until Sale	63	63	0.0%	51	76	+ 49.0%
Median Sales Price*	\$247,450	\$153,300	- 38.0%	\$212,500	\$214,400	+ 0.9%
Average Sales Price*	\$247,475	\$241,005	- 2.6%	\$219,772	\$285,702	+ 30.0%
Percent of List Price Received*	94.5%	96.5%	+ 2.1%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	10	3	- 70.0%	—	—	—
Months Supply of Inventory	3.1	0.6	- 80.6%	—	—	—

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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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Monclova

Zip Code 43542

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	4	6	+ 50.0%	25	47	+ 88.0%
Pending Sales	5	6	+ 20.0%	17	33	+ 94.1%
Closed Sales	8	4	- 50.0%	17	31	+ 82.4%
Days on Market Until Sale	81	89	+ 9.9%	92	54	- 41.3%
Median Sales Price*	\$439,000	\$754,500	+ 71.9%	\$455,000	\$505,000	+ 11.0%
Average Sales Price*	\$581,488	\$809,750	+ 39.3%	\$559,692	\$541,011	- 3.3%
Percent of List Price Received*	100.2%	98.6%	- 1.6%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	14	17	+ 21.4%	—	—	—
Months Supply of Inventory	3.1	3.6	+ 16.1%	—	—	—

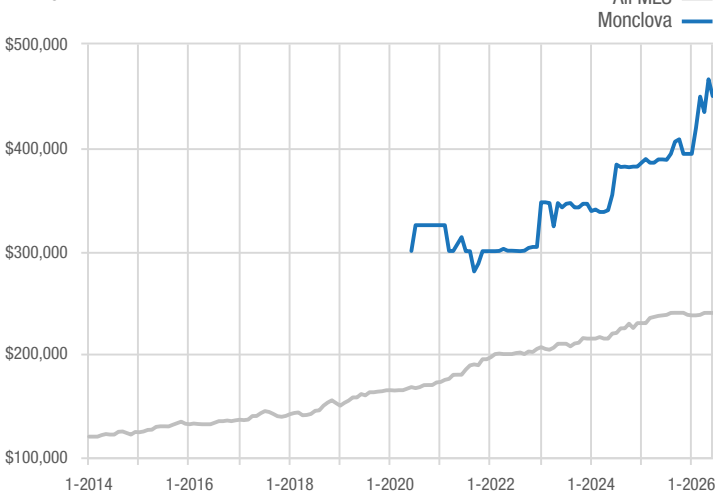
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	4	2	- 50.0%	7	16	+ 128.6%
Pending Sales	0	0	0.0%	2	15	+ 650.0%
Closed Sales	0	1	—	6	12	+ 100.0%
Days on Market Until Sale	—	302	—	228	124	- 45.6%
Median Sales Price*	—	\$416,640	—	\$405,228	\$494,043	+ 21.9%
Average Sales Price*	—	\$416,640	—	\$397,222	\$514,903	+ 29.6%
Percent of List Price Received*	—	98.8%	—	100.0%	98.3%	- 1.7%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

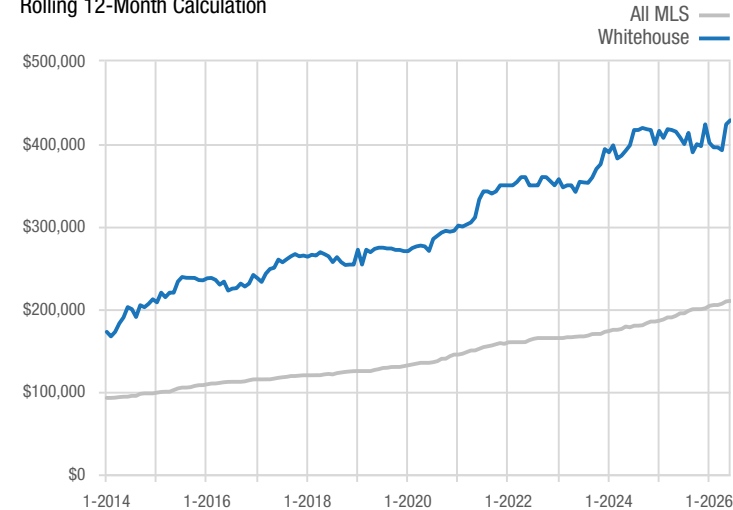
Zip Code 43571

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	7	11	+ 57.1%	41	51	+ 24.4%
Pending Sales	4	8	+ 100.0%	30	37	+ 23.3%
Closed Sales	5	9	+ 80.0%	29	35	+ 20.7%
Days on Market Until Sale	84	40	- 52.4%	60	57	- 5.0%
Median Sales Price*	\$435,000	\$534,000	+ 22.8%	\$408,000	\$444,000	+ 8.8%
Average Sales Price*	\$407,000	\$495,200	+ 21.7%	\$435,519	\$446,419	+ 2.5%
Percent of List Price Received*	98.7%	100.6%	+ 1.9%	99.0%	99.5%	+ 0.5%
Inventory of Homes for Sale	22	19	- 13.6%	—	—	—
Months Supply of Inventory	3.4	2.7	- 20.6%	—	—	—

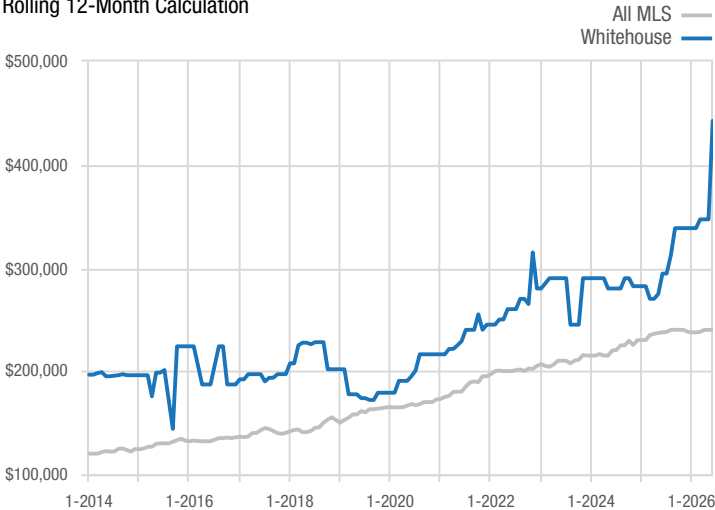
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	33	116	+ 251.5%	25	116	+ 364.0%
Median Sales Price*	\$330,000	\$442,500	+ 34.1%	\$292,500	\$442,500	+ 51.3%
Average Sales Price*	\$330,000	\$442,500	+ 34.1%	\$292,500	\$442,500	+ 51.3%
Percent of List Price Received*	94.6%	93.2%	- 1.5%	96.3%	93.2%	- 3.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – June 2026

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Sylvania

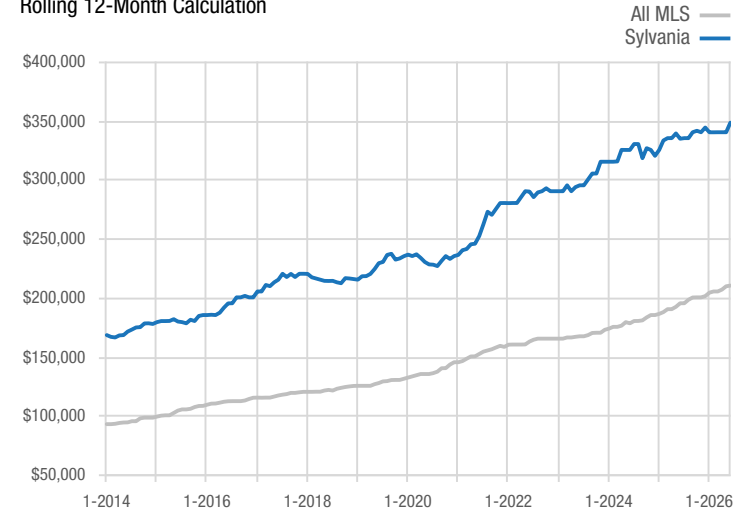
Zip Code 43560

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	48	69	+ 43.8%	236	306	+ 29.7%
Pending Sales	36	55	+ 52.8%	167	210	+ 25.7%
Closed Sales	36	52	+ 44.4%	156	203	+ 30.1%
Days on Market Until Sale	54	45	- 16.7%	69	52	- 24.6%
Median Sales Price*	\$306,058	\$385,050	+ 25.8%	\$348,700	\$355,000	+ 1.8%
Average Sales Price*	\$327,119	\$401,852	+ 22.8%	\$360,490	\$384,346	+ 6.6%
Percent of List Price Received*	101.5%	101.6%	+ 0.1%	100.0%	100.6%	+ 0.6%
Inventory of Homes for Sale	92	108	+ 17.4%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

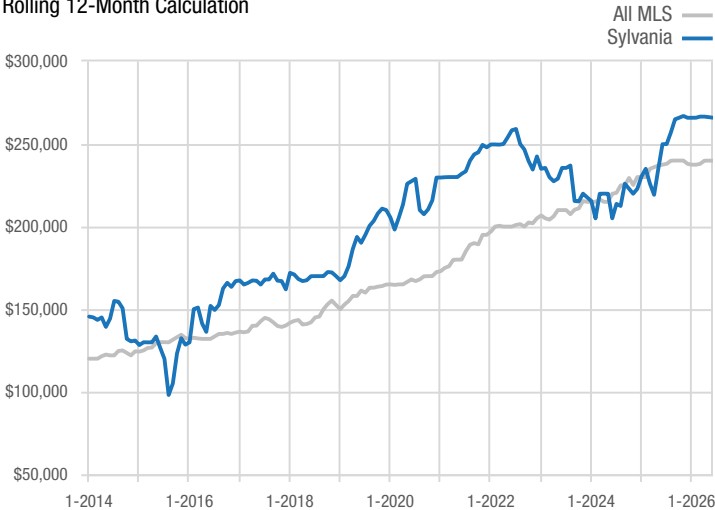
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	9	11	+ 22.2%	51	65	+ 27.5%
Pending Sales	10	8	- 20.0%	38	40	+ 5.3%
Closed Sales	8	10	+ 25.0%	35	40	+ 14.3%
Days on Market Until Sale	73	49	- 32.9%	54	58	+ 7.4%
Median Sales Price*	\$357,350	\$292,950	- 18.0%	\$260,000	\$249,950	- 3.9%
Average Sales Price*	\$341,933	\$277,700	- 18.8%	\$261,409	\$256,317	- 1.9%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.8%	98.3%	- 1.5%
Inventory of Homes for Sale	19	23	+ 21.1%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

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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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Waterville

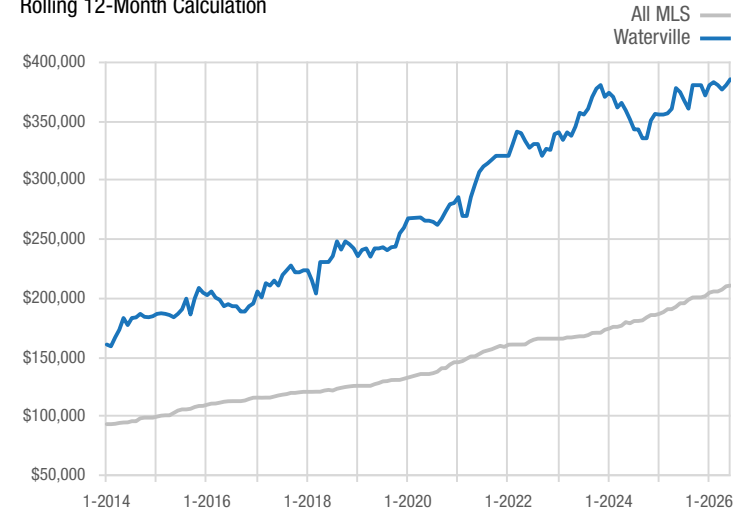
Zip Code 43566

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	14	15	+ 7.1%	98	88	- 10.2%
Pending Sales	17	15	- 11.8%	60	66	+ 10.0%
Closed Sales	16	12	- 25.0%	56	58	+ 3.6%
Days on Market Until Sale	99	51	- 48.5%	80	62	- 22.5%
Median Sales Price*	\$337,500	\$381,250	+ 13.0%	\$376,200	\$412,500	+ 9.6%
Average Sales Price*	\$343,208	\$397,443	+ 15.8%	\$379,301	\$399,974	+ 5.5%
Percent of List Price Received*	99.0%	103.4%	+ 4.4%	99.7%	100.7%	+ 1.0%
Inventory of Homes for Sale	36	25	- 30.6%	—	—	—
Months Supply of Inventory	3.7	2.2	- 40.5%	—	—	—

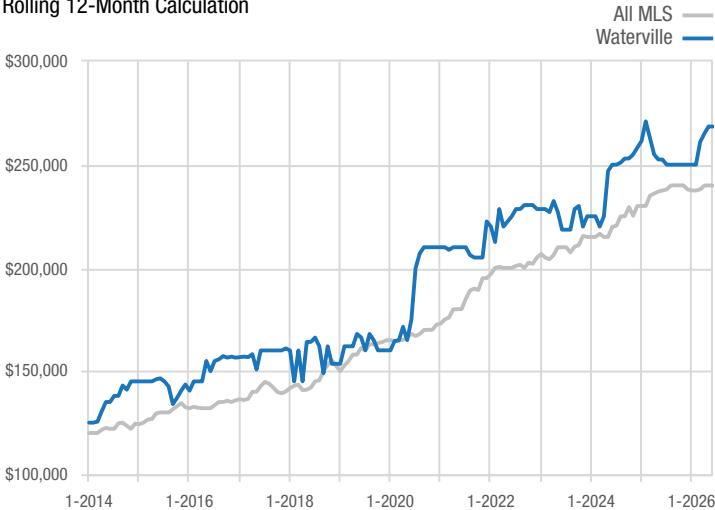
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	0	0	0.0%	4	6	+ 50.0%
Days on Market Until Sale	—	—	—	52	44	- 15.4%
Median Sales Price*	—	—	—	\$241,575	\$270,000	+ 11.8%
Average Sales Price*	—	—	—	\$236,038	\$273,300	+ 15.8%
Percent of List Price Received*	—	—	—	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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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 - 43604

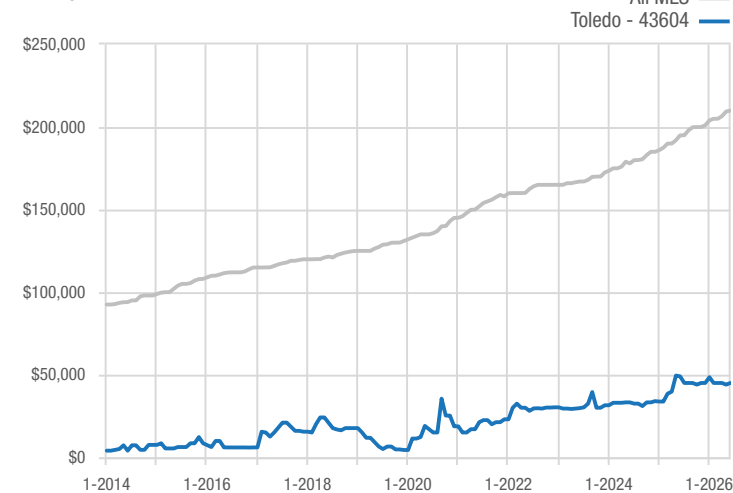
Zip Code 43604

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	3	0.0%	19	14	- 26.3%
Pending Sales	2	1	- 50.0%	17	5	- 70.6%
Closed Sales	5	0	- 100.0%	16	5	- 68.8%
Days on Market Until Sale	77	—	—	71	74	+ 4.2%
Median Sales Price*	\$36,000	—	—	\$53,000	\$84,700	+ 59.8%
Average Sales Price*	\$39,400	—	—	\$78,060	\$80,740	+ 3.4%
Percent of List Price Received*	94.6%	—	—	97.4%	109.4%	+ 12.3%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.8	6.2	+ 244.4%	—	—	—

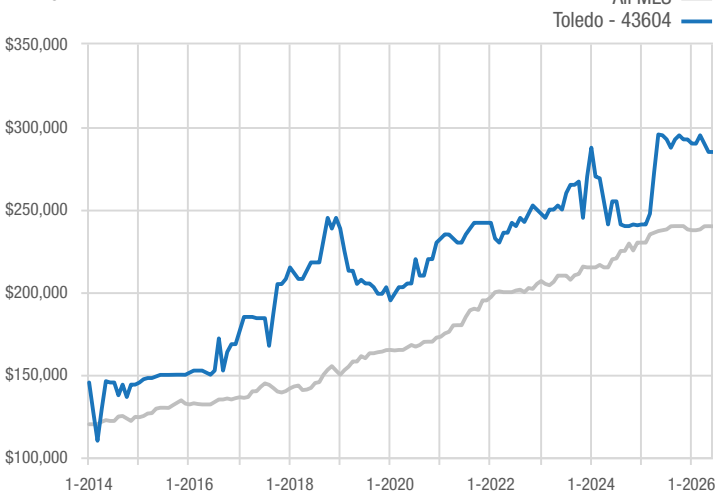
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	4	7	+ 75.0%
Pending Sales	1	1	0.0%	5	5	0.0%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Days on Market Until Sale	65	119	+ 83.1%	84	68	- 19.0%
Median Sales Price*	\$295,000	\$355,000	+ 20.3%	\$295,000	\$277,450	- 5.9%
Average Sales Price*	\$295,000	\$355,000	+ 20.3%	\$293,000	\$279,150	- 4.7%
Percent of List Price Received*	100.0%	97.3%	- 2.7%	99.5%	99.2%	- 0.3%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43605

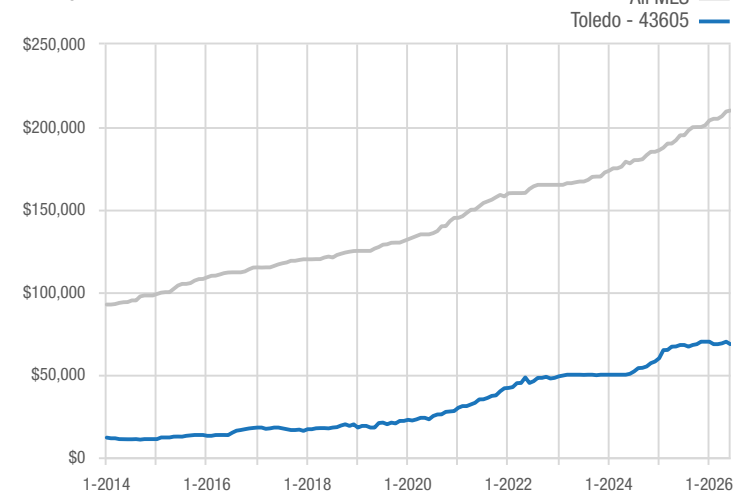
Zip Code 43605

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	39	34	- 12.8%	174	142	- 18.4%
Pending Sales	26	15	- 42.3%	140	99	- 29.3%
Closed Sales	22	23	+ 4.5%	134	107	- 20.1%
Days on Market Until Sale	64	69	+ 7.8%	54	68	+ 25.9%
Median Sales Price*	\$80,540	\$61,500	- 23.6%	\$70,000	\$65,500	- 6.4%
Average Sales Price*	\$77,956	\$65,334	- 16.2%	\$71,675	\$73,535	+ 2.6%
Percent of List Price Received*	98.1%	94.6%	- 3.6%	99.5%	98.1%	- 1.4%
Inventory of Homes for Sale	63	70	+ 11.1%	—	—	—
Months Supply of Inventory	2.9	3.6	+ 24.1%	—	—	—

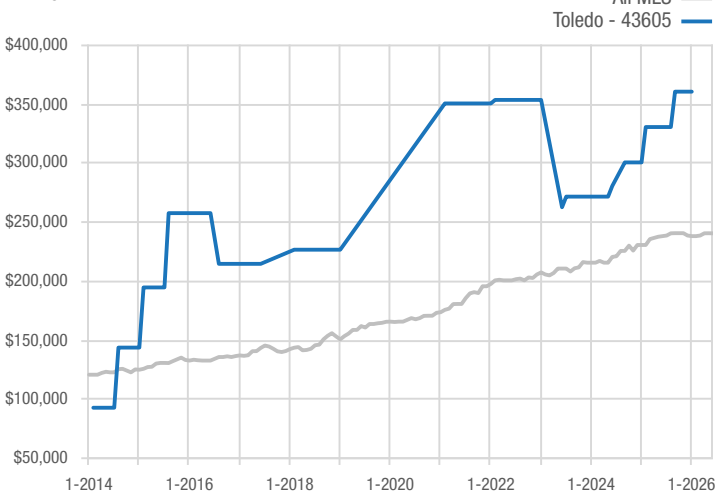
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	20	—	—
Median Sales Price*	—	—	—	\$360,000	—	—
Average Sales Price*	—	—	—	\$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	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	34	38	+ 11.8%	142	168	+ 18.3%
Pending Sales	27	34	+ 25.9%	109	129	+ 18.3%
Closed Sales	29	35	+ 20.7%	103	124	+ 20.4%
Days on Market Until Sale	53	52	- 1.9%	57	62	+ 8.8%
Median Sales Price*	\$237,000	\$235,000	- 0.8%	\$222,000	\$222,500	+ 0.2%
Average Sales Price*	\$266,879	\$237,231	- 11.1%	\$230,953	\$236,671	+ 2.5%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	99.9%	98.5%	- 1.4%
Inventory of Homes for Sale	52	53	+ 1.9%	—	—	—
Months Supply of Inventory	2.8	2.4	- 14.3%	—	—	—

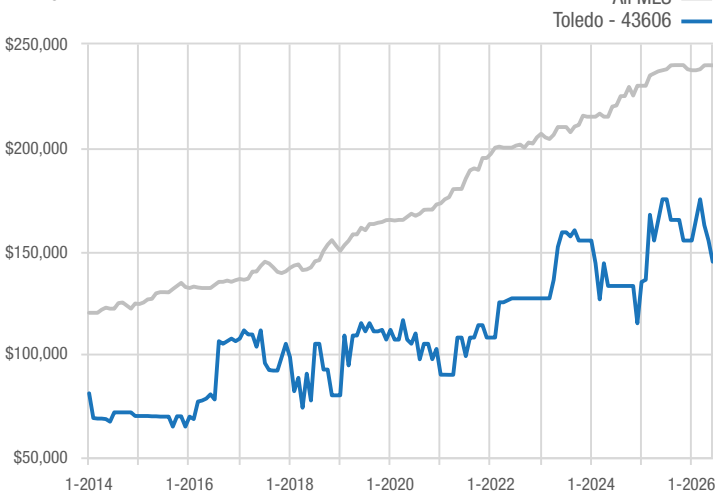
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	0	- 100.0%	5	7	+ 40.0%
Pending Sales	1	2	+ 100.0%	6	7	+ 16.7%
Closed Sales	1	2	+ 100.0%	6	8	+ 33.3%
Days on Market Until Sale	45	146	+ 224.4%	46	93	+ 102.2%
Median Sales Price*	\$255,000	\$192,000	- 24.7%	\$165,000	\$152,200	- 7.8%
Average Sales Price*	\$255,000	\$192,000	- 24.7%	\$187,621	\$164,363	- 12.4%
Percent of List Price Received*	85.0%	96.1%	+ 13.1%	95.8%	93.5%	- 2.4%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43607

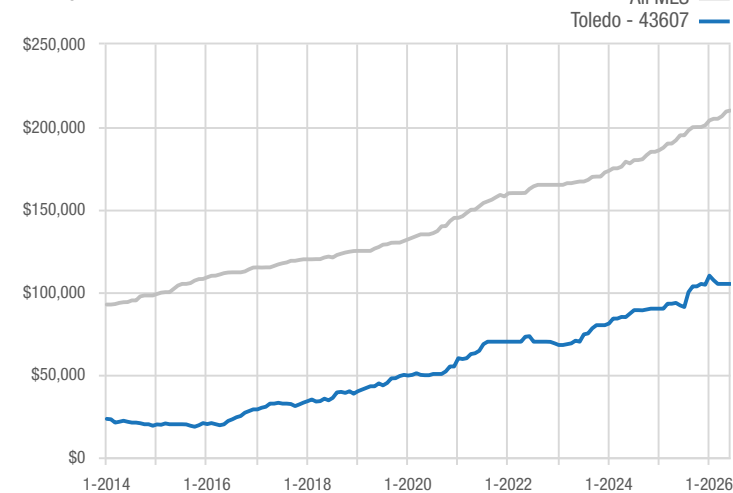
Zip Code 43607

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	23	28	+ 21.7%	125	148	+ 18.4%
Pending Sales	13	21	+ 61.5%	80	115	+ 43.8%
Closed Sales	13	18	+ 38.5%	79	105	+ 32.9%
Days on Market Until Sale	96	60	- 37.5%	68	72	+ 5.9%
Median Sales Price*	\$75,000	\$88,750	+ 18.3%	\$94,000	\$100,750	+ 7.2%
Average Sales Price*	\$90,462	\$108,932	+ 20.4%	\$99,730	\$103,506	+ 3.8%
Percent of List Price Received*	97.1%	97.0%	- 0.1%	98.9%	93.8%	- 5.2%
Inventory of Homes for Sale	51	48	- 5.9%	—	—	—
Months Supply of Inventory	3.3	2.8	- 15.2%	—	—	—

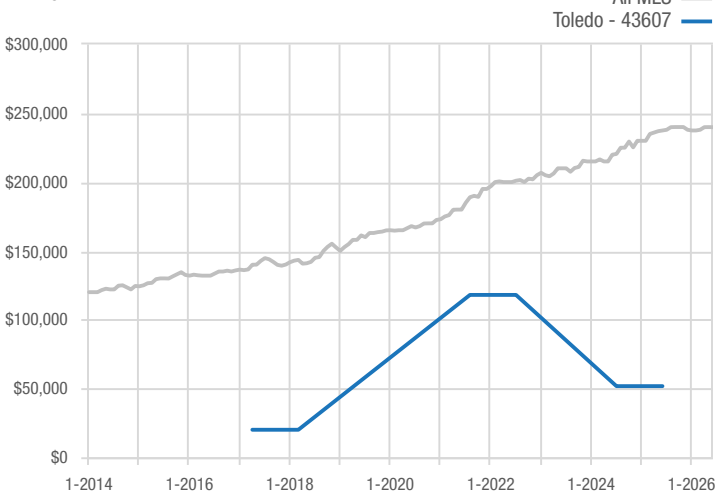
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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

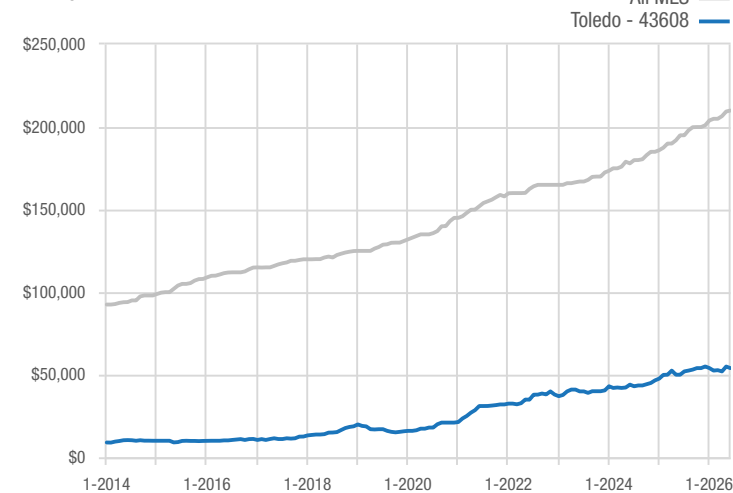
Zip Code 43608

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	20	15	- 25.0%	120	102	- 15.0%
Pending Sales	9	14	+ 55.6%	91	79	- 13.2%
Closed Sales	7	12	+ 71.4%	90	79	- 12.2%
Days on Market Until Sale	73	66	- 9.6%	58	71	+ 22.4%
Median Sales Price*	\$67,000	\$46,700	- 30.3%	\$54,000	\$52,750	- 2.3%
Average Sales Price*	\$53,914	\$56,367	+ 4.5%	\$57,021	\$58,693	+ 2.9%
Percent of List Price Received*	101.7%	89.0%	- 12.5%	98.2%	91.7%	- 6.6%
Inventory of Homes for Sale	36	38	+ 5.6%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

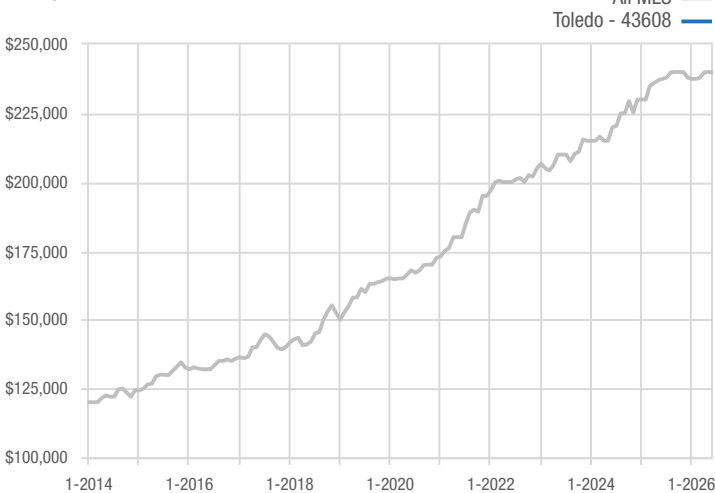
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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

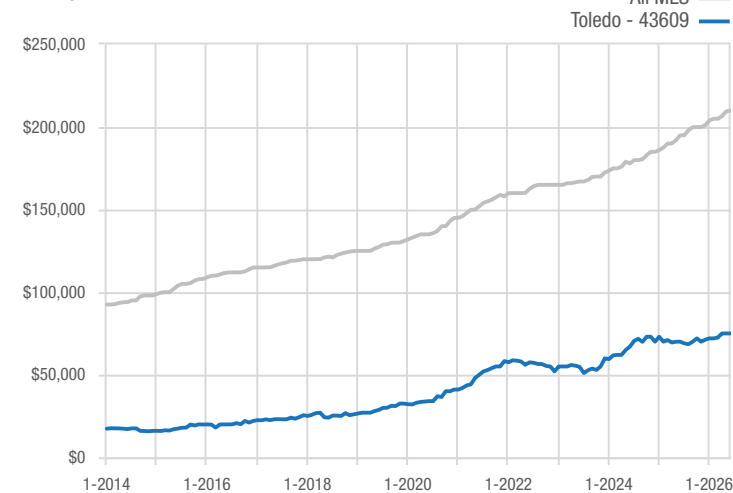
Zip Code 43609

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	23	24	+ 4.3%	144	166	+ 15.3%
Pending Sales	23	20	- 13.0%	111	115	+ 3.6%
Closed Sales	24	23	- 4.2%	105	110	+ 4.8%
Days on Market Until Sale	52	44	- 15.4%	60	52	- 13.3%
Median Sales Price*	\$73,950	\$75,000	+ 1.4%	\$69,000	\$75,300	+ 9.1%
Average Sales Price*	\$76,654	\$89,766	+ 17.1%	\$71,972	\$84,082	+ 16.8%
Percent of List Price Received*	97.6%	107.9%	+ 10.6%	98.5%	99.6%	+ 1.1%
Inventory of Homes for Sale	47	63	+ 34.0%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

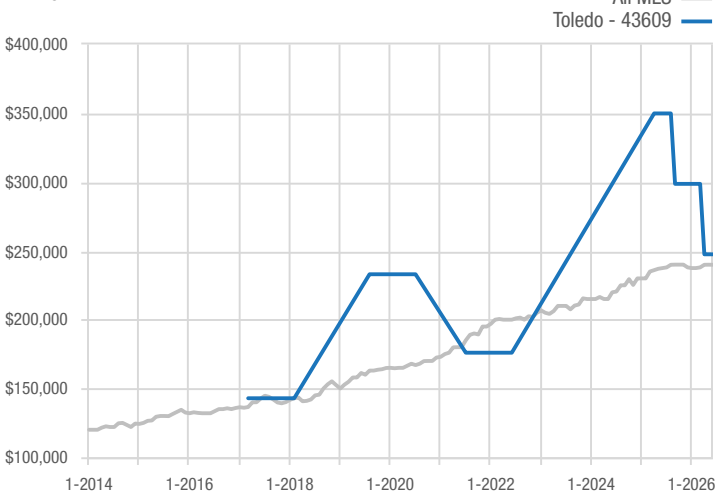
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	72	—	—
Median Sales Price*	—	—	—	\$349,900	—	—
Average Sales 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

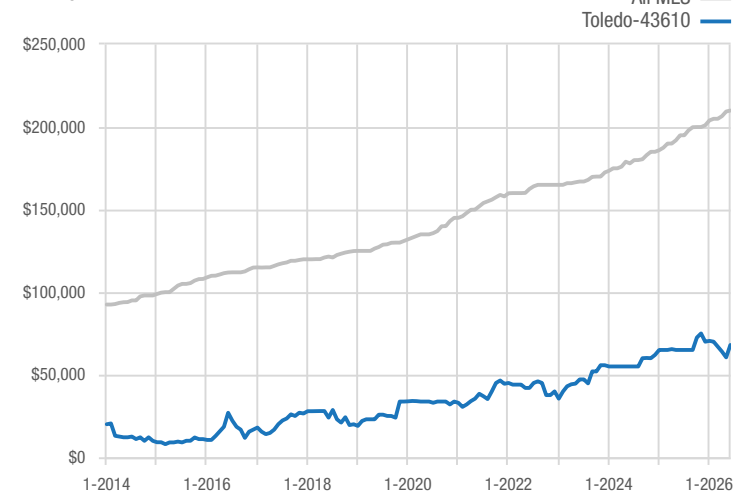
Zip Code 43610

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	15	2	- 86.7%	42	28	- 33.3%
Pending Sales	5	4	- 20.0%	21	21	0.0%
Closed Sales	5	4	- 20.0%	20	19	- 5.0%
Days on Market Until Sale	30	39	+ 30.0%	45	63	+ 40.0%
Median Sales Price*	\$78,000	\$77,750	- 0.3%	\$72,500	\$67,000	- 7.6%
Average Sales Price*	\$114,600	\$123,069	+ 7.4%	\$88,161	\$96,802	+ 9.8%
Percent of List Price Received*	98.9%	97.4%	- 1.5%	98.8%	96.9%	- 1.9%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	5.1	4.8	- 5.9%	—	—	—

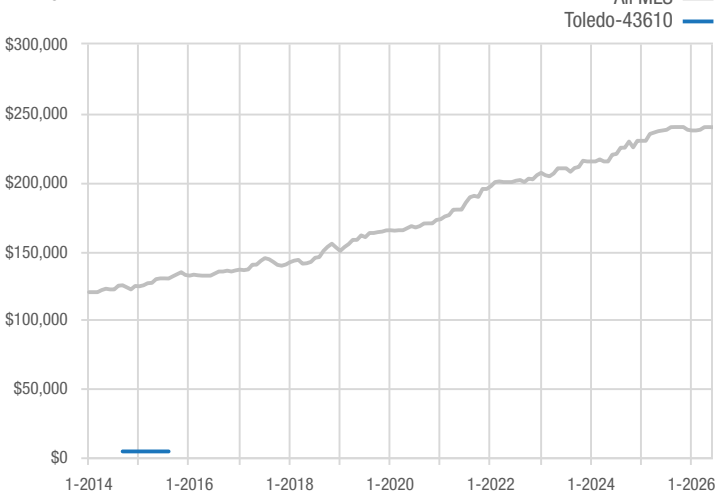
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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 – June 2026

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Toledo - 43611

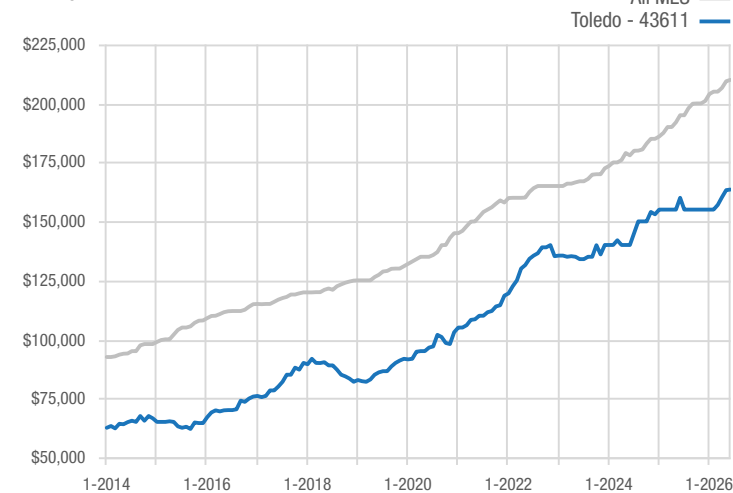
Zip Code 43611

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	33	28	- 15.2%	137	136	- 0.7%
Pending Sales	22	23	+ 4.5%	110	110	0.0%
Closed Sales	21	22	+ 4.8%	101	107	+ 5.9%
Days on Market Until Sale	40	46	+ 15.0%	63	55	- 12.7%
Median Sales Price*	\$175,000	\$168,750	- 3.6%	\$160,000	\$175,000	+ 9.4%
Average Sales Price*	\$171,469	\$157,685	- 8.0%	\$158,264	\$181,676	+ 14.8%
Percent of List Price Received*	101.9%	103.1%	+ 1.2%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	42	39	- 7.1%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

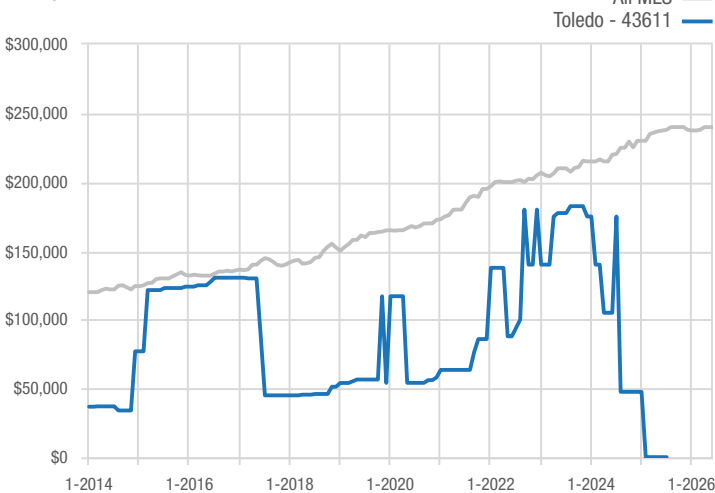
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43612

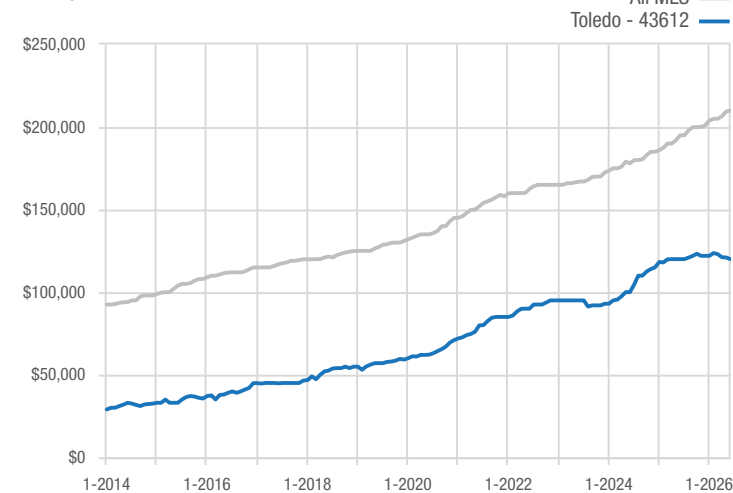
Zip Code 43612

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	41	36	- 12.2%	211	221	+ 4.7%
Pending Sales	37	31	- 16.2%	172	191	+ 11.0%
Closed Sales	40	43	+ 7.5%	177	193	+ 9.0%
Days on Market Until Sale	63	83	+ 31.7%	61	76	+ 24.6%
Median Sales Price*	\$127,700	\$100,000	- 21.7%	\$120,500	\$114,500	- 5.0%
Average Sales Price*	\$128,261	\$113,123	- 11.8%	\$121,699	\$121,529	- 0.1%
Percent of List Price Received*	100.9%	97.5%	- 3.4%	101.0%	99.5%	- 1.5%
Inventory of Homes for Sale	68	70	+ 2.9%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

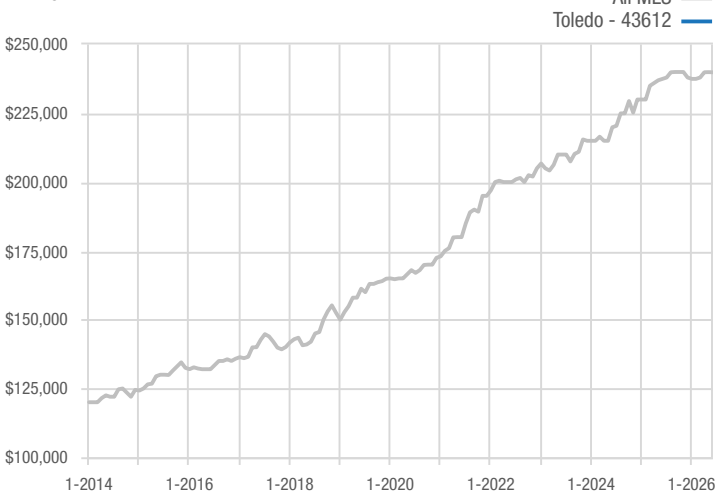
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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

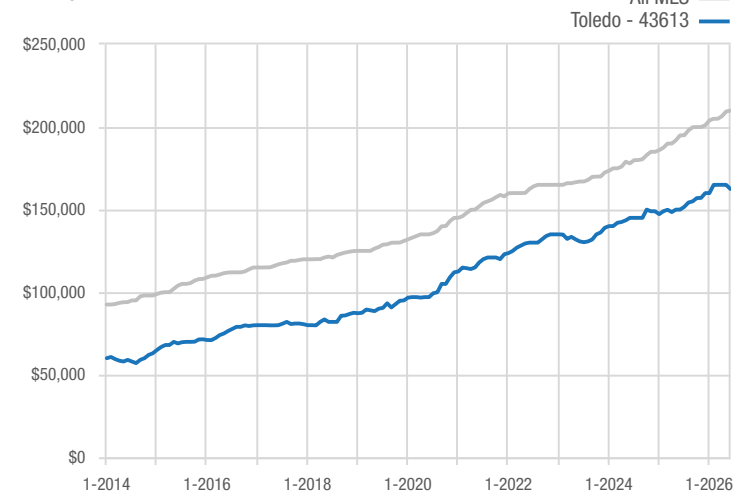
Zip Code 43613

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	39	56	+ 43.6%	221	291	+ 31.7%
Pending Sales	37	47	+ 27.0%	190	234	+ 23.2%
Closed Sales	34	46	+ 35.3%	182	220	+ 20.9%
Days on Market Until Sale	56	53	- 5.4%	58	54	- 6.9%
Median Sales Price*	\$169,250	\$149,450	- 11.7%	\$155,000	\$160,750	+ 3.7%
Average Sales Price*	\$158,565	\$151,054	- 4.7%	\$151,275	\$158,320	+ 4.7%
Percent of List Price Received*	103.6%	105.3%	+ 1.6%	102.0%	101.8%	- 0.2%
Inventory of Homes for Sale	61	82	+ 34.4%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

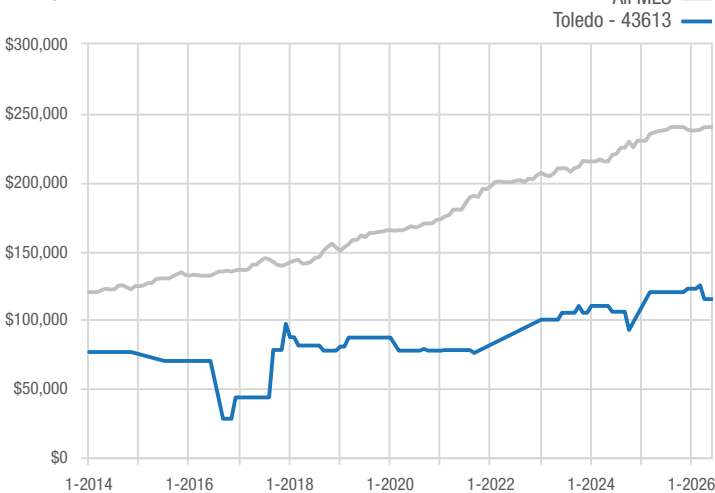
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	96	135	+ 40.6%
Median Sales Price*	—	—	—	\$120,000	\$104,900	- 12.6%
Average 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

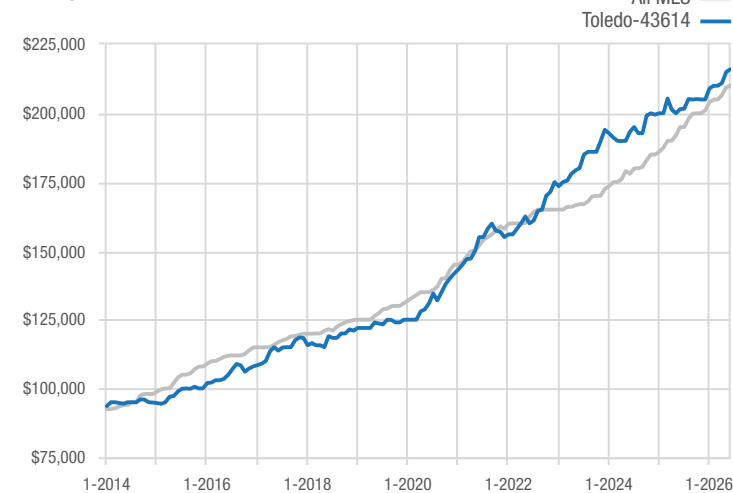
Zip Code 43614

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	37	25	- 32.4%	185	172	- 7.0%
Pending Sales	37	24	- 35.1%	156	149	- 4.5%
Closed Sales	39	36	- 7.7%	158	147	- 7.0%
Days on Market Until Sale	42	46	+ 9.5%	51	54	+ 5.9%
Median Sales Price*	\$220,000	\$233,250	+ 6.0%	\$204,900	\$229,950	+ 12.2%
Average Sales Price*	\$221,107	\$230,042	+ 4.0%	\$211,184	\$225,461	+ 6.8%
Percent of List Price Received*	103.6%	104.8%	+ 1.2%	101.9%	103.0%	+ 1.1%
Inventory of Homes for Sale	52	43	- 17.3%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

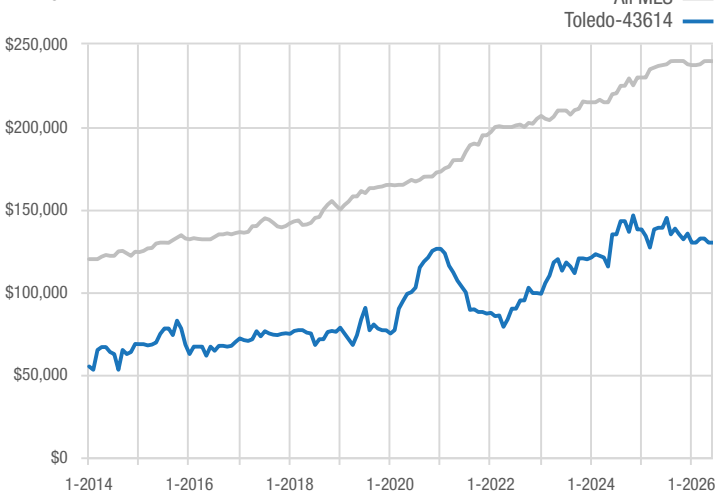
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	5	6	+ 20.0%	28	30	+ 7.1%
Pending Sales	6	5	- 16.7%	26	23	- 11.5%
Closed Sales	6	7	+ 16.7%	25	23	- 8.0%
Days on Market Until Sale	44	50	+ 13.6%	39	49	+ 25.6%
Median Sales Price*	\$166,000	\$160,000	- 3.6%	\$145,000	\$125,000	- 13.8%
Average Sales Price*	\$170,050	\$159,986	- 5.9%	\$138,648	\$135,807	- 2.0%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	100.5%	99.0%	- 1.5%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	1.6	3.9	+ 143.8%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2026

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Toledo - 43615

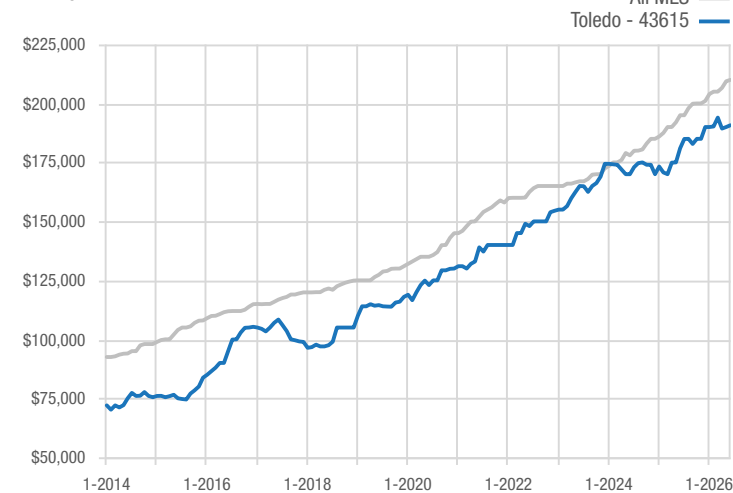
Zip Code 43615

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	47	32	- 31.9%	222	174	- 21.6%
Pending Sales	39	23	- 41.0%	163	138	- 15.3%
Closed Sales	36	26	- 27.8%	159	135	- 15.1%
Days on Market Until Sale	55	37	- 32.7%	57	62	+ 8.8%
Median Sales Price*	\$209,000	\$250,500	+ 19.9%	\$185,000	\$182,000	- 1.6%
Average Sales Price*	\$222,728	\$287,200	+ 28.9%	\$210,903	\$254,288	+ 20.6%
Percent of List Price Received*	100.0%	103.4%	+ 3.4%	99.9%	102.2%	+ 2.3%
Inventory of Homes for Sale	73	60	- 17.8%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

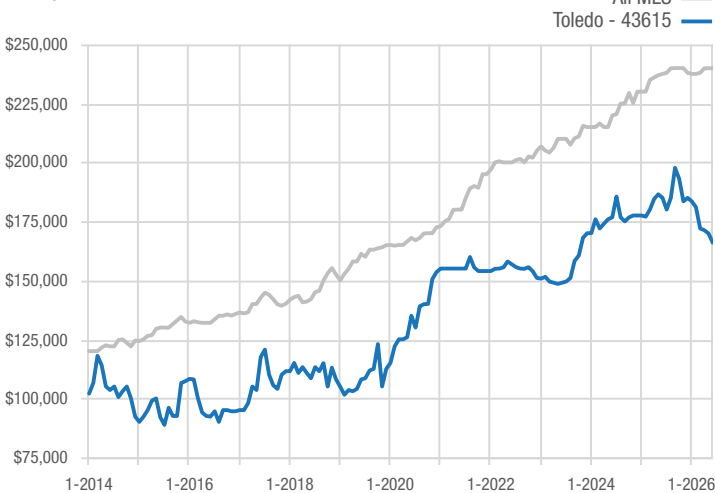
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	5	8	+ 60.0%	43	53	+ 23.3%
Pending Sales	7	13	+ 85.7%	41	47	+ 14.6%
Closed Sales	9	12	+ 33.3%	42	44	+ 4.8%
Days on Market Until Sale	41	61	+ 48.8%	61	68	+ 11.5%
Median Sales Price*	\$171,500	\$158,750	- 7.4%	\$197,750	\$155,000	- 21.6%
Average Sales Price*	\$191,244	\$181,958	- 4.9%	\$221,913	\$175,408	- 21.0%
Percent of List Price Received*	100.7%	98.0%	- 2.7%	101.8%	96.6%	- 5.1%
Inventory of Homes for Sale	11	14	+ 27.3%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2026

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Toledo - 43617

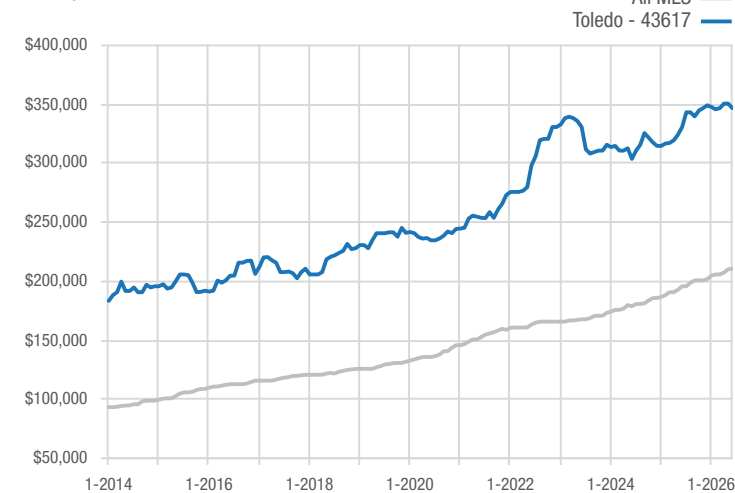
Zip Code 43617

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	12	11	- 8.3%	51	37	- 27.5%
Pending Sales	7	8	+ 14.3%	32	33	+ 3.1%
Closed Sales	9	7	- 22.2%	32	29	- 9.4%
Days on Market Until Sale	56	40	- 28.6%	56	75	+ 33.9%
Median Sales Price*	\$424,900	\$433,750	+ 2.1%	\$371,000	\$365,375	- 1.5%
Average Sales Price*	\$404,089	\$445,417	+ 10.2%	\$358,459	\$432,536	+ 20.7%
Percent of List Price Received*	101.2%	98.3%	- 2.9%	101.7%	99.9%	- 1.8%
Inventory of Homes for Sale	20	12	- 40.0%	—	—	—
Months Supply of Inventory	3.1	1.8	- 41.9%	—	—	—

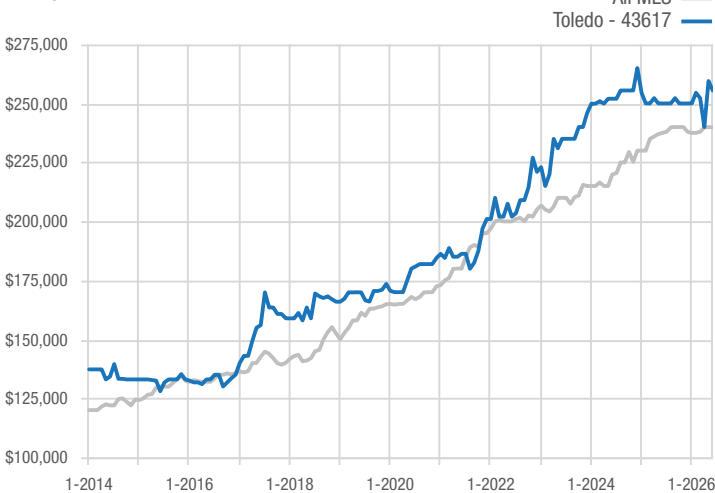
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	7	+ 133.3%	16	19	+ 18.8%
Pending Sales	2	4	+ 100.0%	14	11	- 21.4%
Closed Sales	1	5	+ 400.0%	13	11	- 15.4%
Days on Market Until Sale	13	53	+ 307.7%	30	47	+ 56.7%
Median Sales Price*	\$328,000	\$246,000	- 25.0%	\$250,000	\$252,000	+ 0.8%
Average Sales Price*	\$328,000	\$284,780	- 13.2%	\$247,213	\$295,436	+ 19.5%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	101.3%	99.6%	- 1.7%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.4	3.7	+ 164.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2026

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Toledo - 43620

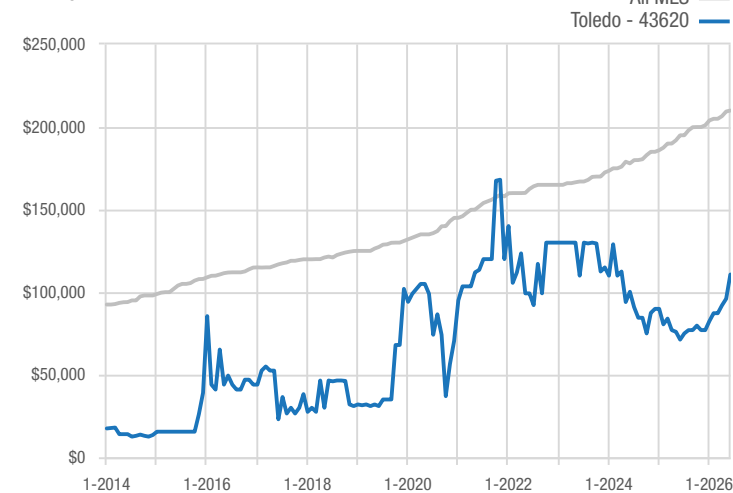
Zip Code 43620

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	5	4	- 20.0%	14	22	+ 57.1%
Pending Sales	2	3	+ 50.0%	10	11	+ 10.0%
Closed Sales	3	1	- 66.7%	11	8	- 27.3%
Days on Market Until Sale	32	15	- 53.1%	56	77	+ 37.5%
Median Sales Price*	\$33,000	\$223,500	+ 577.3%	\$70,000	\$104,250	+ 48.9%
Average Sales Price*	\$32,000	\$223,500	+ 598.4%	\$86,182	\$119,625	+ 38.8%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	97.6%	97.3%	- 0.3%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	5.2	5.2	0.0%	—	—	—

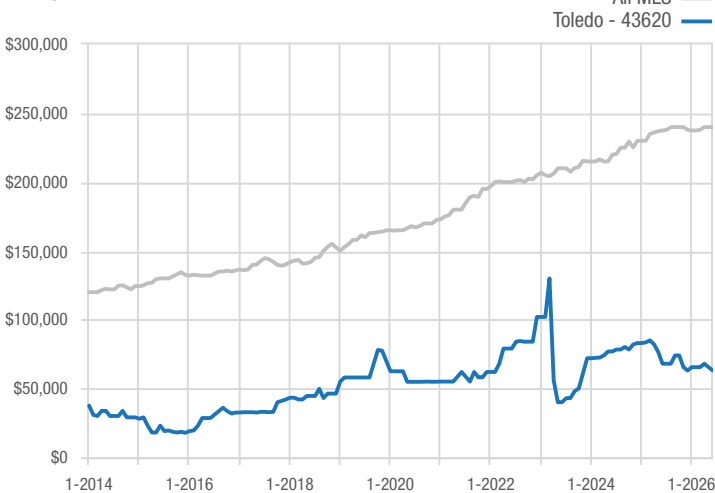
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	1	—	4	3	- 25.0%
Pending Sales	3	0	- 100.0%	4	1	- 75.0%
Closed Sales	3	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	67	—	—	57	63	+ 10.5%
Median Sales Price*	\$68,000	—	—	\$56,660	\$76,200	+ 34.5%
Average Sales Price*	\$64,440	—	—	\$57,524	\$76,200	+ 32.5%
Percent of List Price Received*	95.7%	—	—	96.1%	94.3%	- 1.9%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2026

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Toledo-43623

Zip Code 43623

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	23	23	0.0%	155	125	- 19.4%
Pending Sales	30	22	- 26.7%	116	101	- 12.9%
Closed Sales	33	24	- 27.3%	113	97	- 14.2%
Days on Market Until Sale	47	48	+ 2.1%	54	58	+ 7.4%
Median Sales Price*	\$260,000	\$212,370	- 18.3%	\$205,000	\$224,000	+ 9.3%
Average Sales Price*	\$289,972	\$259,943	- 10.4%	\$253,440	\$280,546	+ 10.7%
Percent of List Price Received*	102.2%	102.7%	+ 0.5%	100.3%	100.6%	+ 0.3%
Inventory of Homes for Sale	44	39	- 11.4%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	1	—	2	12	+ 500.0%
Pending Sales	1	2	+ 100.0%	1	7	+ 600.0%
Closed Sales	1	2	+ 100.0%	1	7	+ 600.0%
Days on Market Until Sale	34	36	+ 5.9%	34	48	+ 41.2%
Median Sales Price*	\$185,000	\$169,000	- 8.6%	\$185,000	\$163,000	- 11.9%
Average Sales Price*	\$185,000	\$169,000	- 8.6%	\$185,000	\$177,414	- 4.1%
Percent of List Price Received*	100.0%	97.3%	- 2.7%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	3.9	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Oregon

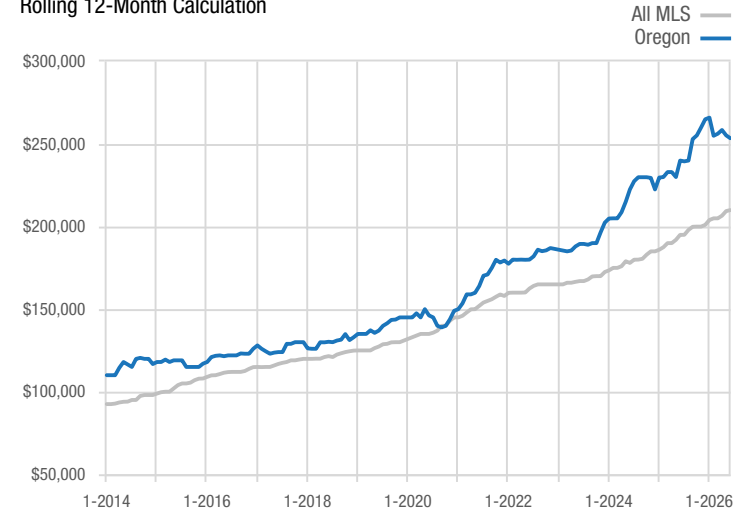
Zip Code 43616

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	27	20	- 25.9%	145	129	- 11.0%
Pending Sales	30	21	- 30.0%	106	99	- 6.6%
Closed Sales	32	26	- 18.8%	101	101	0.0%
Days on Market Until Sale	76	53	- 30.3%	66	58	- 12.1%
Median Sales Price*	\$270,000	\$251,500	- 6.9%	\$270,000	\$250,050	- 7.4%
Average Sales Price*	\$283,914	\$256,527	- 9.6%	\$285,096	\$251,520	- 11.8%
Percent of List Price Received*	100.9%	103.2%	+ 2.3%	99.9%	103.1%	+ 3.2%
Inventory of Homes for Sale	55	43	- 21.8%	—	—	—
Months Supply of Inventory	2.9	2.4	- 17.2%	—	—	—

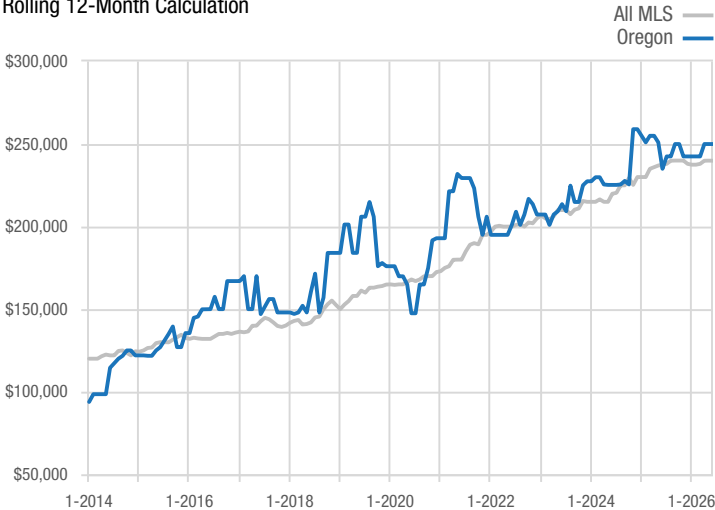
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	1	- 50.0%	7	4	- 42.9%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Days on Market Until Sale	35	51	+ 45.7%	34	113	+ 232.4%
Median Sales Price*	\$235,000	\$199,000	- 15.3%	\$204,750	\$194,000	- 5.3%
Average Sales Price*	\$235,000	\$199,000	- 15.3%	\$211,417	\$191,833	- 9.3%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	100.8%	97.6%	- 3.2%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.0	0.6	- 70.0%	—	—	—

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

Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – June 2026

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Bowling Green

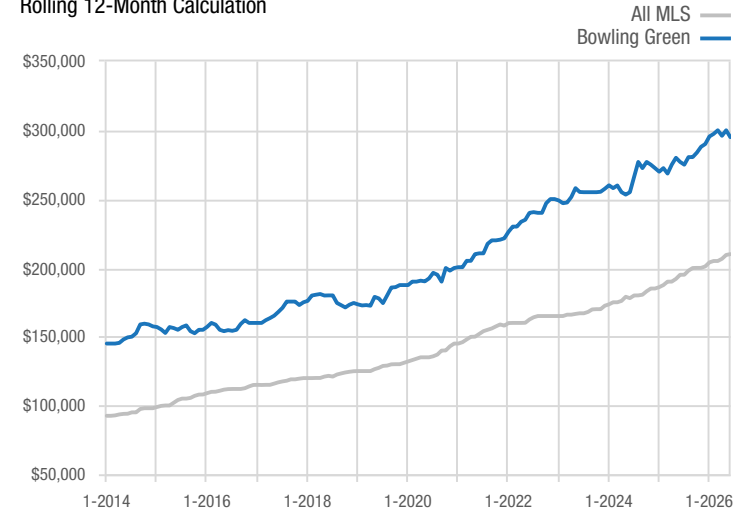
Zip Code 43402

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	33	21	- 36.4%	134	130	- 3.0%
Pending Sales	18	17	- 5.6%	101	98	- 3.0%
Closed Sales	21	23	+ 9.5%	95	103	+ 8.4%
Days on Market Until Sale	59	47	- 20.3%	59	61	+ 3.4%
Median Sales Price*	\$296,000	\$271,350	- 8.3%	\$283,750	\$295,000	+ 4.0%
Average Sales Price*	\$346,390	\$308,317	- 11.0%	\$310,587	\$315,589	+ 1.6%
Percent of List Price Received*	102.5%	102.6%	+ 0.1%	101.0%	101.7%	+ 0.7%
Inventory of Homes for Sale	52	37	- 28.8%	—	—	—
Months Supply of Inventory	3.0	1.9	- 36.7%	—	—	—

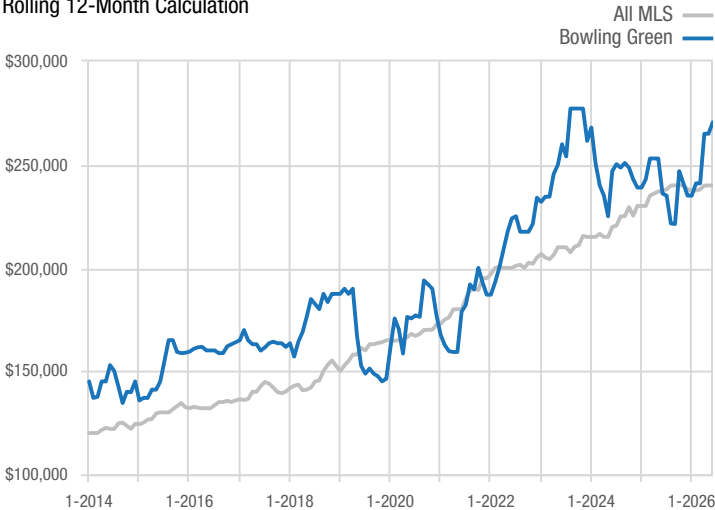
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	1	0.0%	8	10	+ 25.0%
Pending Sales	0	3	—	7	11	+ 57.1%
Closed Sales	0	5	—	7	12	+ 71.4%
Days on Market Until Sale	—	70	—	41	60	+ 46.3%
Median Sales Price*	—	\$307,000	—	\$214,900	\$255,500	+ 18.9%
Average Sales Price*	—	\$305,400	—	\$211,000	\$283,208	+ 34.2%
Percent of List Price Received*	—	100.2%	—	99.6%	100.8%	+ 1.2%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

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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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Millbury

Zip Code 43447

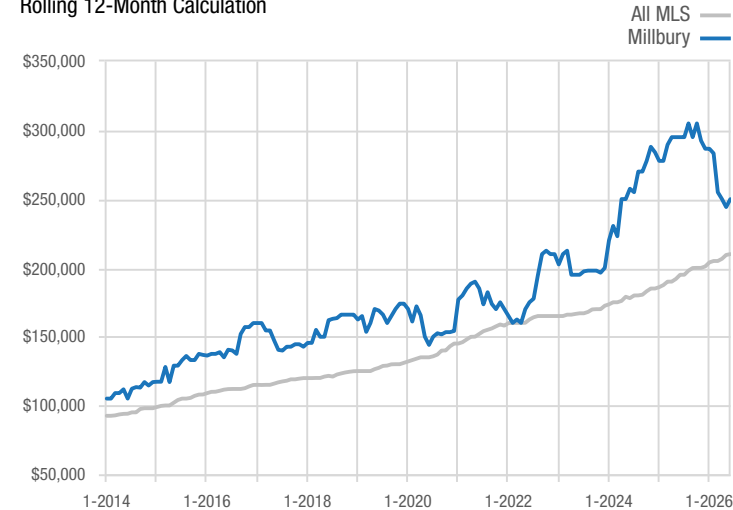
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	2	0.0%	16	18	+ 12.5%
Pending Sales	2	5	+ 150.0%	18	17	- 5.6%
Closed Sales	1	7	+ 600.0%	18	18	0.0%
Days on Market Until Sale	36	47	+ 30.6%	103	62	- 39.8%
Median Sales Price*	\$455,000	\$275,000	- 39.6%	\$327,475	\$249,950	- 23.7%
Average Sales Price*	\$455,000	\$281,129	- 38.2%	\$285,719	\$246,250	- 13.8%
Percent of List Price Received*	95.8%	99.6%	+ 4.0%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.4	+ 133.3%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	49	—	—	49	—
Median Sales Price*	—	\$265,000	—	—	\$265,000	—
Average Sales Price*	—	\$265,000	—	—	\$265,000	—
Percent of List Price Received*	—	93.0%	—	—	93.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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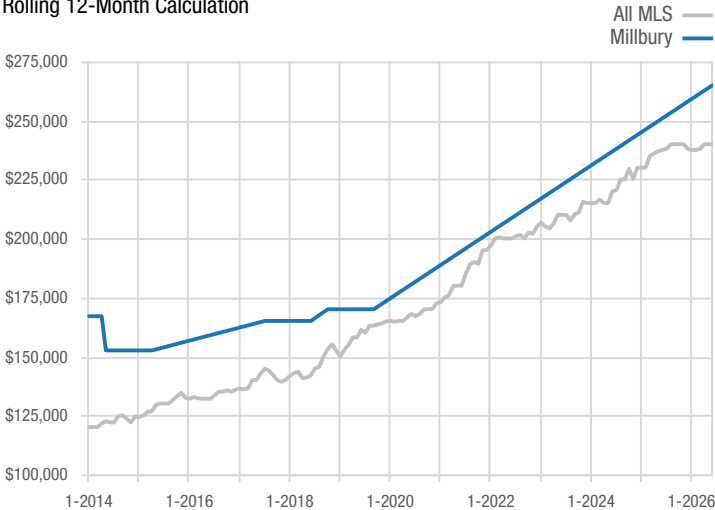
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	9	5	- 44.4%	40	26	- 35.0%
Pending Sales	7	8	+ 14.3%	28	25	- 10.7%
Closed Sales	7	5	- 28.6%	27	24	- 11.1%
Days on Market Until Sale	62	45	- 27.4%	71	77	+ 8.5%
Median Sales Price*	\$185,000	\$235,000	+ 27.0%	\$240,000	\$209,750	- 12.6%
Average Sales Price*	\$203,500	\$246,549	+ 21.2%	\$243,237	\$220,739	- 9.2%
Percent of List Price Received*	100.8%	99.1%	- 1.7%	99.8%	101.0%	+ 1.2%
Inventory of Homes for Sale	17	8	- 52.9%	—	—	—
Months Supply of Inventory	3.3	1.4	- 57.6%	—	—	—

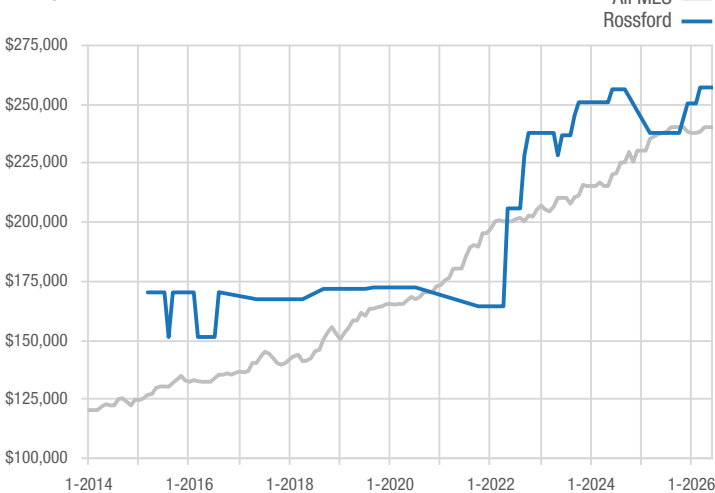
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	61	—	—
Median Sales Price*	—	—	—	\$237,500	—	—
Average Sales Price*	—	—	—	\$237,500	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Walbridge

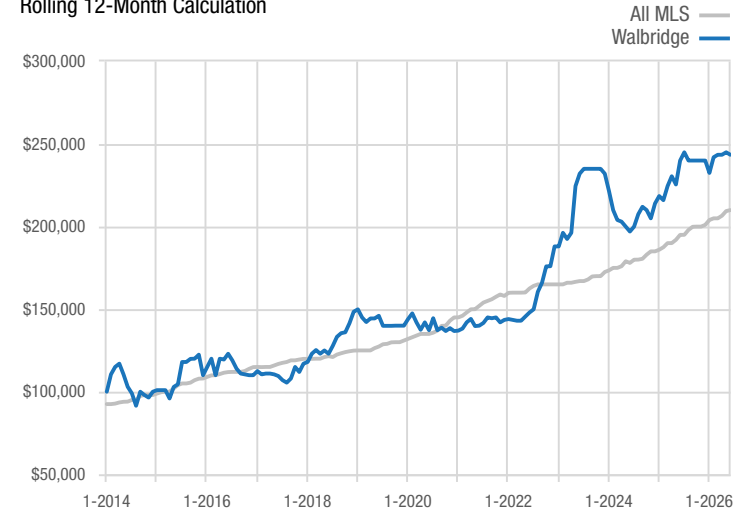
Zip Code 43465

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	0	- 100.0%	22	22	0.0%
Pending Sales	4	2	- 50.0%	20	24	+ 20.0%
Closed Sales	4	2	- 50.0%	19	28	+ 47.4%
Days on Market Until Sale	47	43	- 8.5%	45	68	+ 51.1%
Median Sales Price*	\$271,250	\$350,000	+ 29.0%	\$252,500	\$264,000	+ 4.6%
Average Sales Price*	\$282,550	\$350,000	+ 23.9%	\$255,958	\$264,063	+ 3.2%
Percent of List Price Received*	101.3%	100.0%	- 1.3%	99.7%	101.1%	+ 1.4%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

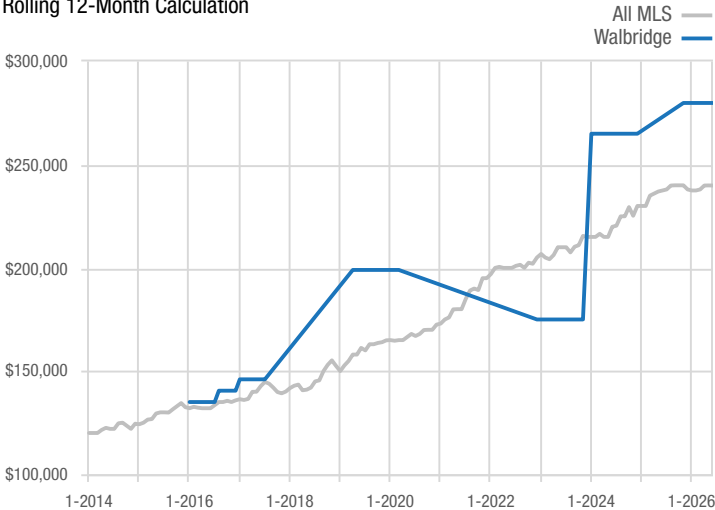
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	38	—
Median Sales Price*	—	—	—	—	\$279,900	—
Average Sales Price*	—	—	—	—	\$279,900	—
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

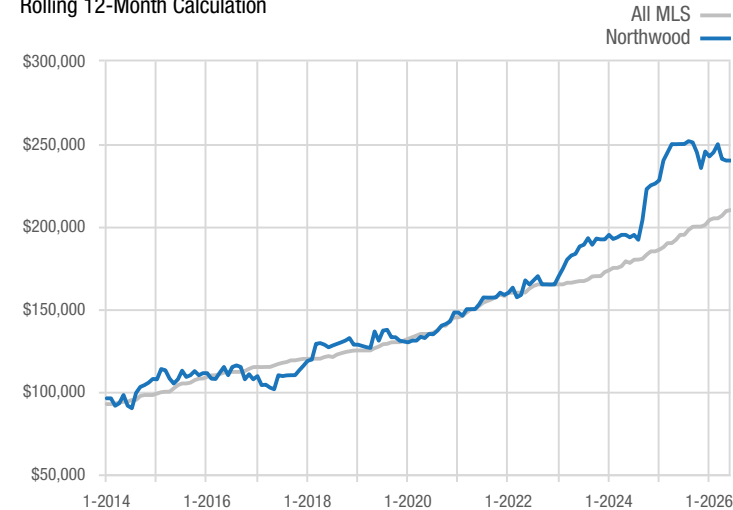
Zip Code 43619

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	13	9	- 30.8%	55	40	- 27.3%
Pending Sales	10	9	- 10.0%	43	32	- 25.6%
Closed Sales	11	6	- 45.5%	42	31	- 26.2%
Days on Market Until Sale	103	62	- 39.8%	94	61	- 35.1%
Median Sales Price*	\$205,000	\$224,950	+ 9.7%	\$240,950	\$237,500	- 1.4%
Average Sales Price*	\$232,293	\$219,983	- 5.3%	\$241,135	\$230,182	- 4.5%
Percent of List Price Received*	106.9%	101.4%	- 5.1%	101.3%	100.6%	- 0.7%
Inventory of Homes for Sale	22	13	- 40.9%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

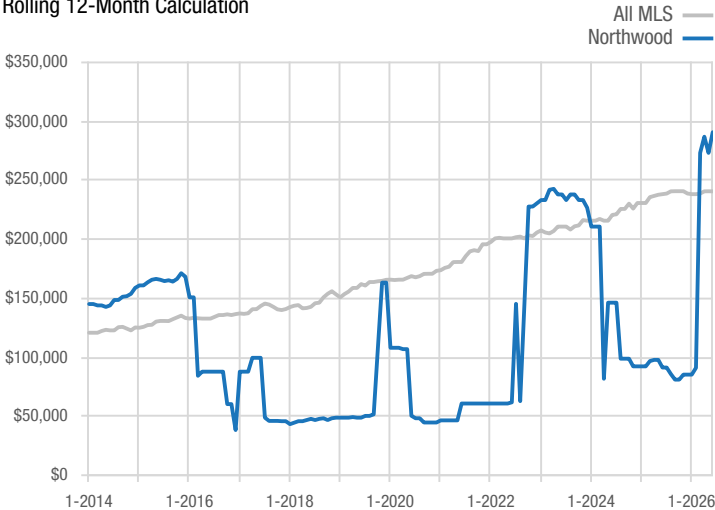
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	8	1	- 87.5%	11	6	- 45.5%
Pending Sales	1	5	+ 400.0%	3	15	+ 400.0%
Closed Sales	2	6	+ 200.0%	3	11	+ 266.7%
Days on Market Until Sale	68	307	+ 351.5%	68	249	+ 266.2%
Median Sales Price*	\$79,850	\$280,000	+ 250.7%	\$84,500	\$290,000	+ 243.2%
Average Sales Price*	\$79,850	\$257,633	+ 222.6%	\$85,233	\$271,364	+ 218.4%
Percent of List Price Received*	100.0%	96.2%	- 3.8%	101.5%	100.9%	- 0.6%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	4.8	2.0	- 58.3%	—	—	—

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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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Genoa

Zip Code 43430

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	9	+ 200.0%	25	28	+ 12.0%
Pending Sales	6	4	- 33.3%	15	21	+ 40.0%
Closed Sales	7	6	- 14.3%	15	23	+ 53.3%
Days on Market Until Sale	49	40	- 18.4%	49	76	+ 55.1%
Median Sales Price*	\$250,000	\$195,000	- 22.0%	\$212,000	\$207,500	- 2.1%
Average Sales Price*	\$259,143	\$211,160	- 18.5%	\$196,480	\$217,871	+ 10.9%
Percent of List Price Received*	99.5%	102.8%	+ 3.3%	101.9%	102.4%	+ 0.5%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

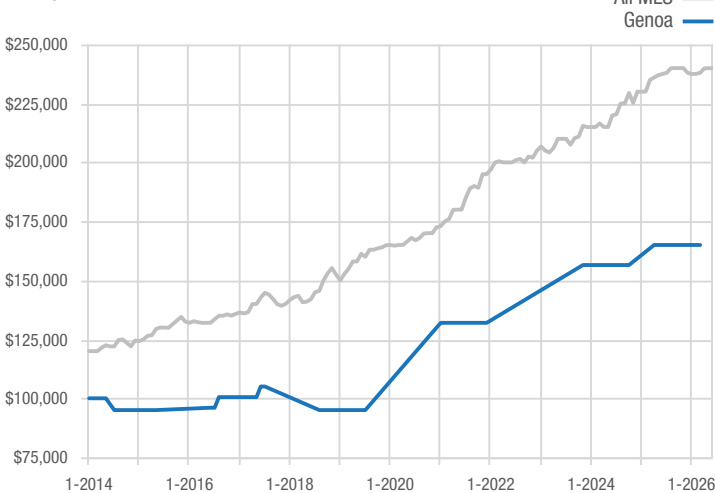
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	57	—	—
Median Sales Price*	—	—	—	\$165,000	—	—
Average Sales Price*	—	—	—	\$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

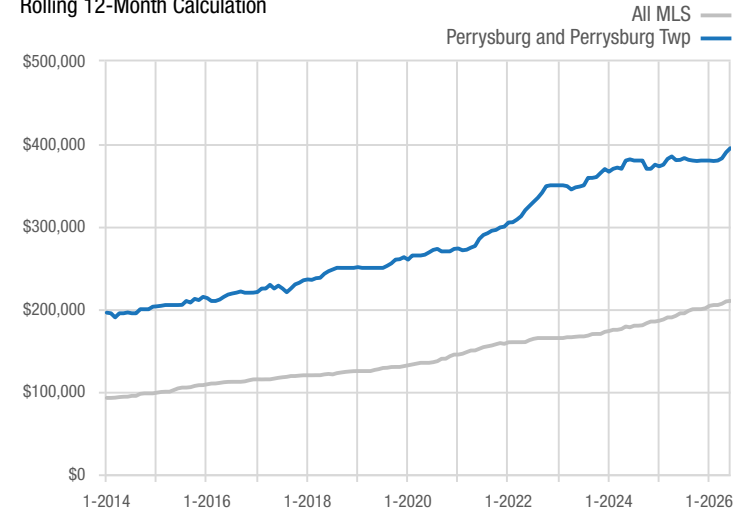
Zip Code 43551 and 43552

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	62	47	- 24.2%	348	294	- 15.5%
Pending Sales	64	44	- 31.3%	254	227	- 10.6%
Closed Sales	74	56	- 24.3%	255	228	- 10.6%
Days on Market Until Sale	70	79	+ 12.9%	82	89	+ 8.5%
Median Sales Price*	\$385,000	\$441,990	+ 14.8%	\$392,500	\$434,400	+ 10.7%
Average Sales Price*	\$428,185	\$521,442	+ 21.8%	\$441,410	\$469,043	+ 6.3%
Percent of List Price Received*	100.8%	101.5%	+ 0.7%	100.1%	100.4%	+ 0.3%
Inventory of Homes for Sale	136	127	- 6.6%	—	—	—
Months Supply of Inventory	3.3	3.2	- 3.0%	—	—	—

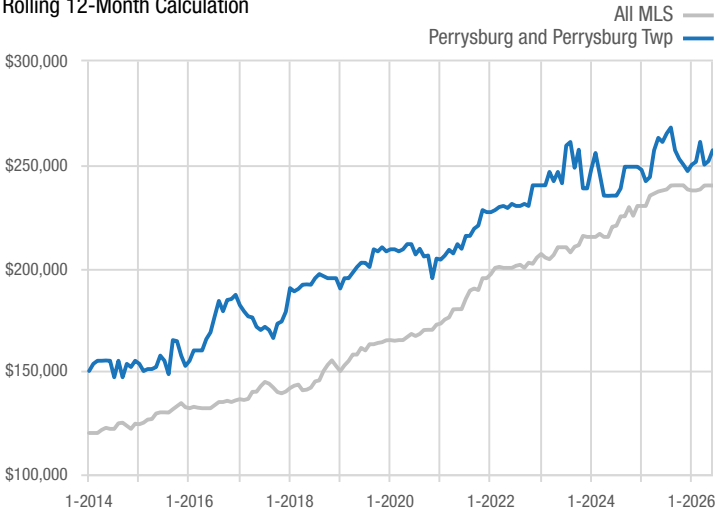
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	8	10	+ 25.0%	34	45	+ 32.4%
Pending Sales	6	4	- 33.3%	28	31	+ 10.7%
Closed Sales	6	5	- 16.7%	28	31	+ 10.7%
Days on Market Until Sale	86	52	- 39.5%	83	51	- 38.6%
Median Sales Price*	\$270,750	\$306,500	+ 13.2%	\$259,875	\$274,500	+ 5.6%
Average Sales Price*	\$275,215	\$290,700	+ 5.6%	\$278,040	\$273,794	- 1.5%
Percent of List Price Received*	100.3%	100.8%	+ 0.5%	98.3%	100.1%	+ 1.8%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
Months Supply of Inventory	3.4	2.6	- 23.5%	—	—	—

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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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Wood County NE

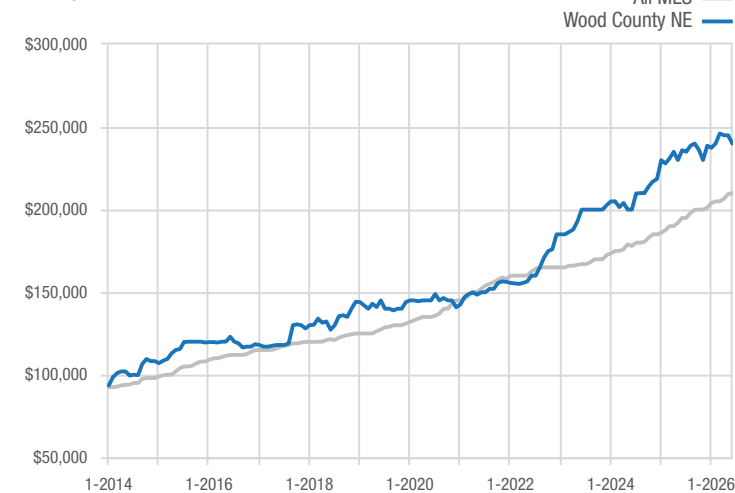
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	7	13	+ 85.7%	66	72	+ 9.1%
Pending Sales	12	13	+ 8.3%	53	63	+ 18.9%
Closed Sales	12	13	+ 8.3%	50	68	+ 36.0%
Days on Market Until Sale	48	50	+ 4.2%	51	70	+ 37.3%
Median Sales Price*	\$258,750	\$216,500	- 16.3%	\$230,000	\$237,500	+ 3.3%
Average Sales Price*	\$291,258	\$245,225	- 15.8%	\$248,656	\$247,523	- 0.5%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	22	22	0.0%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

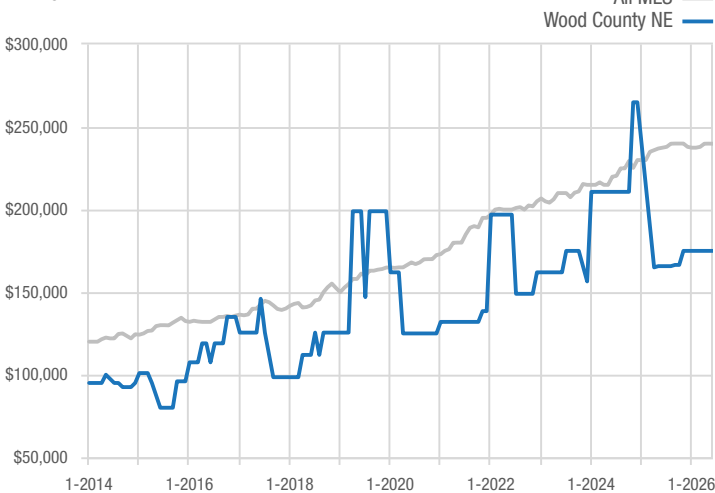
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	56	66	+ 17.9%
Median Sales Price*	—	—	—	\$165,750	\$217,450	+ 31.2%
Average Sales Price*	—	—	—	\$165,750	\$217,450	+ 31.2%
Percent of List Price Received*	—	—	—	100.0%	95.6%	- 4.4%
Inventory of Homes for Sale	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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Wood County NW

Zip Codes 43522 and 43525

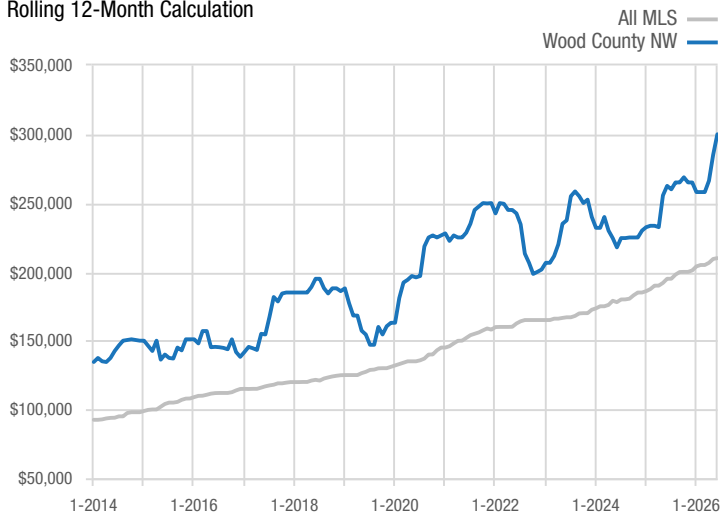
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	5	3	- 40.0%	25	29	+ 16.0%
Pending Sales	4	6	+ 50.0%	23	23	0.0%
Closed Sales	3	4	+ 33.3%	23	25	+ 8.7%
Days on Market Until Sale	37	47	+ 27.0%	63	124	+ 96.8%
Median Sales Price*	\$260,000	\$328,000	+ 26.2%	\$289,900	\$324,990	+ 12.1%
Average Sales Price*	\$262,833	\$325,250	+ 23.7%	\$294,477	\$326,716	+ 10.9%
Percent of List Price Received*	102.3%	103.9%	+ 1.6%	101.3%	101.5%	+ 0.2%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	2.6	1.6	- 38.5%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	1	—	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.

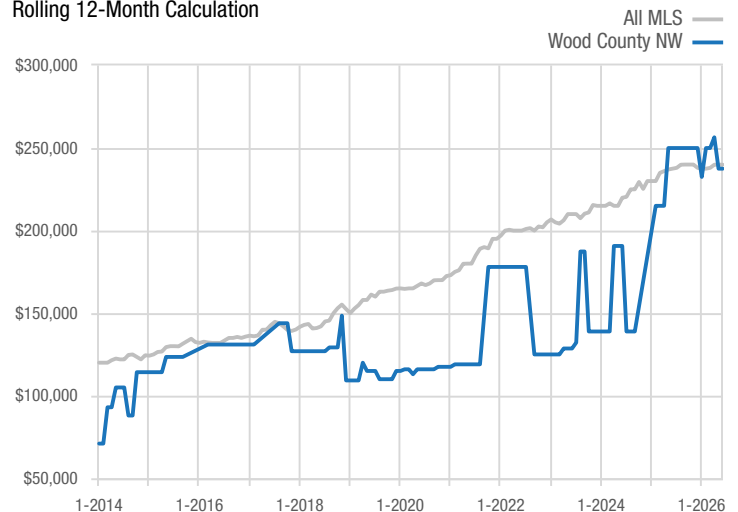
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – June 2026

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Wood County SE

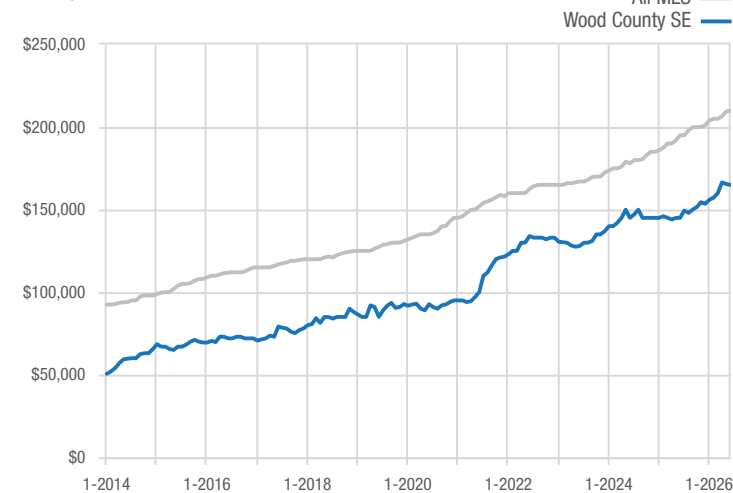
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	19	16	- 15.8%	117	99	- 15.4%
Pending Sales	14	13	- 7.1%	94	86	- 8.5%
Closed Sales	13	14	+ 7.7%	94	89	- 5.3%
Days on Market Until Sale	90	52	- 42.2%	71	72	+ 1.4%
Median Sales Price*	\$175,000	\$172,450	- 1.5%	\$144,681	\$167,000	+ 15.4%
Average Sales Price*	\$174,187	\$182,007	+ 4.5%	\$142,830	\$179,872	+ 25.9%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	100.6%	100.9%	+ 0.3%
Inventory of Homes for Sale	50	29	- 42.0%	—	—	—
Months Supply of Inventory	3.2	1.9	- 40.6%	—	—	—

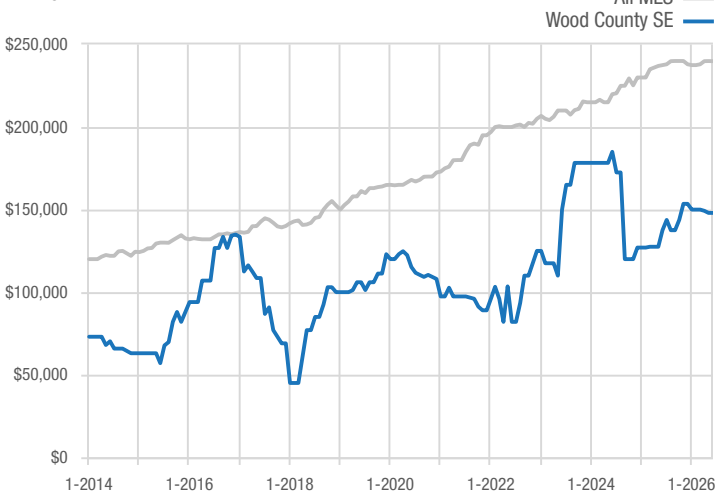
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	8	—	5	12	+ 140.0%
Pending Sales	1	0	- 100.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	3	6	+ 100.0%
Days on Market Until Sale	39	96	+ 146.2%	73	121	+ 65.8%
Median Sales Price*	\$267,500	\$165,000	- 38.3%	\$157,000	\$141,500	- 9.9%
Average Sales Price*	\$267,500	\$165,000	- 38.3%	\$180,667	\$136,250	- 24.6%
Percent of List Price Received*	100.0%	87.3%	- 12.7%	100.0%	95.5%	- 4.5%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	4.0	4.4	+ 10.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2026

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Wood County SW

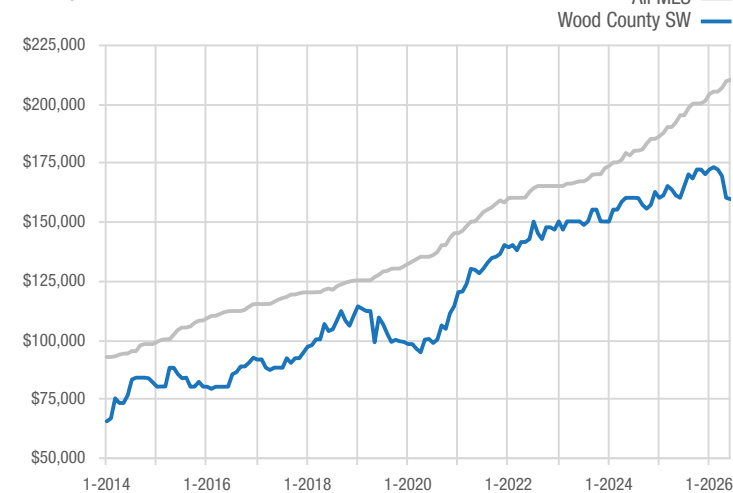
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	16	14	- 12.5%	61	50	- 18.0%
Pending Sales	11	10	- 9.1%	45	47	+ 4.4%
Closed Sales	10	9	- 10.0%	43	48	+ 11.6%
Days on Market Until Sale	72	67	- 6.9%	71	75	+ 5.6%
Median Sales Price*	\$170,750	\$159,000	- 6.9%	\$170,000	\$156,000	- 8.2%
Average Sales Price*	\$195,440	\$190,714	- 2.4%	\$176,229	\$172,333	- 2.2%
Percent of List Price Received*	99.7%	98.3%	- 1.4%	99.0%	99.9%	+ 0.9%
Inventory of Homes for Sale	31	19	- 38.7%	—	—	—
Months Supply of Inventory	3.8	2.1	- 44.7%	—	—	—

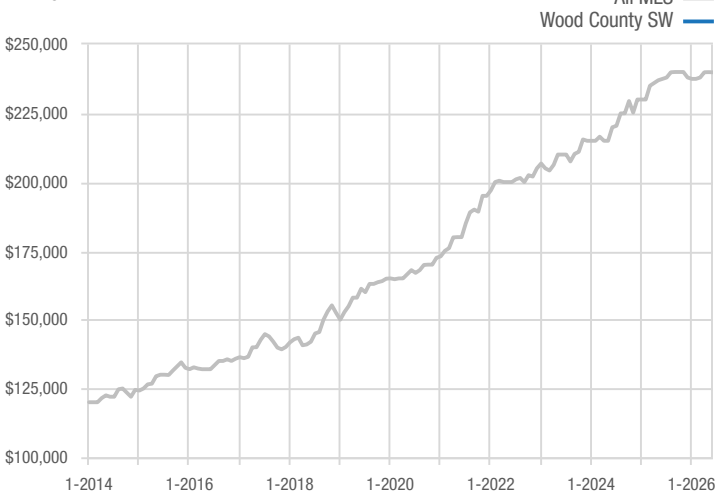
Condo-Villa	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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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