

# Local Market Update – April 2025

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## Lucas and Wood Counties

In April 2025, the Single Family housing market in Lucas and Wood County showed modest growth, with **new listings increasing by 11.3%** to 690 and **closed sales rising 5.4%** compared to April 2024. However, homes stayed on the market longer, with **average days on market increasing to 69 days (+9.5%)**. Price metrics were mixed: **price per square foot climbed 3.9%**, but **median and average sales prices dipped slightly** by 0.7% and 0.2%, respectively. Year-to-date figures showed similar trends, with **new listings up 6.1%** and **total volume rising 7.4%**, though **closed sales fell by 4.1%**. Notably, **average sales price rose 12% year-over-year**. Inventory levels remained stable at 3 months.

The Condo/Villa segment presented a more dynamic shift. Although **new listings dropped sharply by 26.7%** in April, **closed sales rose 15.8%**, indicating strong buyer demand despite limited supply. Homes sold significantly faster, with **days on market plunging 37.1%**. Price metrics surged, with the **median sales price jumping 14.4%** and **average price rising 6.6%**. Inventory tightened further to just 2 months (-33.3%). Year-to-date data reflects a milder trend: **closed sales grew by 3.8%** and **total dollar volume increased by 1.0%**, supported by **higher prices** and **slightly increased listing activity**. Overall, the market remains competitive, particularly for condos and villas.

Single Family	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	620	690	11.3%	2,057	2,182	6.1%
Closed Sales	446	470	5.4%	1,598	1,532	-4.1%
Days on Market	63	69	9.5%	64	65	1.6%
SP\$/SqFt	\$125.39	\$130.24	3.9%	\$116.34	\$127.47	9.6%
Median Sales Price*	\$195,000	\$193,575	-0.7%	\$170,000	\$180,000	5.9%
Average Sales Price*	\$224,337	\$223,957	-0.2%	\$199,795	\$223,751	12.0%
Percent of List Price Received*	102%	101%	-1.0%	100%	100%	0.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$100,054,383	\$105,362,585	5.3%	\$319,137,334	\$342,889,123	7.4%

Condo/Villa	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	60	44	-26.7%	164	170	3.7%
Closed Sales	38	44	15.8%	132	137	3.8%
Days on Market	62	39	-37.1%	66	59	-10.6%
SP\$/SqFt	\$136.44	\$138.79	1.7%	\$141.10	\$140.12	-0.7%
Median Sales Price*	\$182,500	\$208,750	14.4%	\$203,950	\$215,000	5.4%
Average Sales Price*	\$204,225	\$217,679	6.6%	\$219,642	\$223,002	1.5%
Percent of List Price Received*	99%	101%	2.0%	99%	100%	1.0%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume (in 1000's)	\$7,760,535	\$9,577,859	23.4%	\$28,992,726	\$30,551,303	1.0%

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

# All Properties Combined

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



Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,036	1,067	+ 3.0%	3,318	3,551	+ 7.0%
Pending Sales		788	854	+ 8.4%	2,687	2,736	+ 1.8%
Closed Sales		783	843	+ 7.7%	2,589	2,625	+ 1.4%
Days on Market Until Sale		68	68	0.0%	69	71	+ 2.9%
Median Sales Price		\$180,000	\$195,000	+ 8.3%	\$173,125	\$190,000	+ 9.7%
Average Sales Price		\$213,810	\$224,359	+ 4.9%	\$200,845	\$223,599	+ 11.3%
Percent of List Price Received		100.4%	99.7%	- 0.7%	99.0%	99.2%	+ 0.2%
Housing Affordability Index		161	153	- 5.0%	167	157	- 6.0%
Inventory of Homes for Sale		1,740	1,975	+ 13.5%	—	—	—
Months Supply of Inventory		2.2	2.6	+ 18.2%	—	—	—

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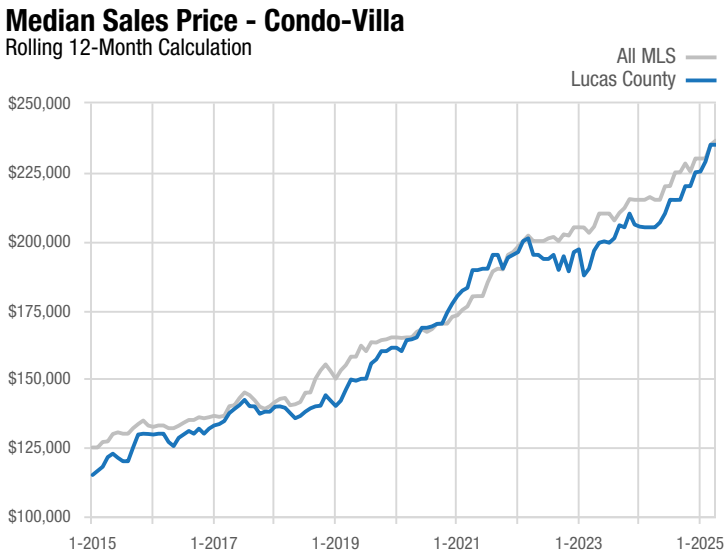
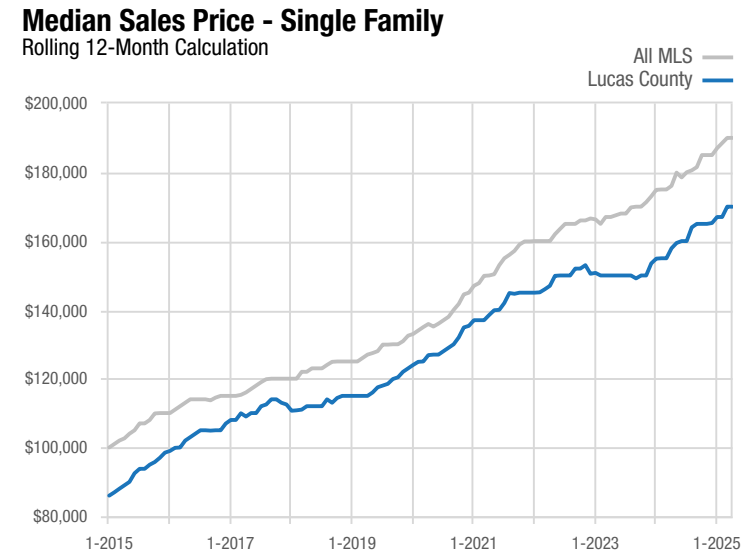


## Lucas County

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	513	516	+ 0.6%	1,657	1,697	+ 2.4%
Pending Sales	356	371	+ 4.2%	1,330	1,281	- 3.7%
Closed Sales	362	362	0.0%	1,297	1,221	- 5.9%
Days on Market Until Sale	63	57	- 9.5%	63	62	- 1.6%
Median Sales Price*	\$173,125	\$170,000	- 1.8%	\$150,000	\$160,000	+ 6.7%
Average Sales Price*	\$206,720	\$198,767	- 3.8%	\$178,100	\$199,772	+ 12.2%
Percent of List Price Received*	101.9%	101.1%	- 0.8%	99.6%	100.0%	+ 0.4%
Inventory of Homes for Sale	819	870	+ 6.2%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	49	35	- 28.6%	136	135	- 0.7%
Pending Sales	35	38	+ 8.6%	114	110	- 3.5%
Closed Sales	29	36	+ 24.1%	104	111	+ 6.7%
Days on Market Until Sale	67	34	- 49.3%	67	56	- 16.4%
Median Sales Price*	\$180,000	\$200,000	+ 11.1%	\$197,000	\$214,900	+ 9.1%
Average Sales Price*	\$213,094	\$200,985	- 5.7%	\$217,275	\$219,114	+ 0.8%
Percent of List Price Received*	98.5%	101.3%	+ 2.8%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	60	62	+ 3.3%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

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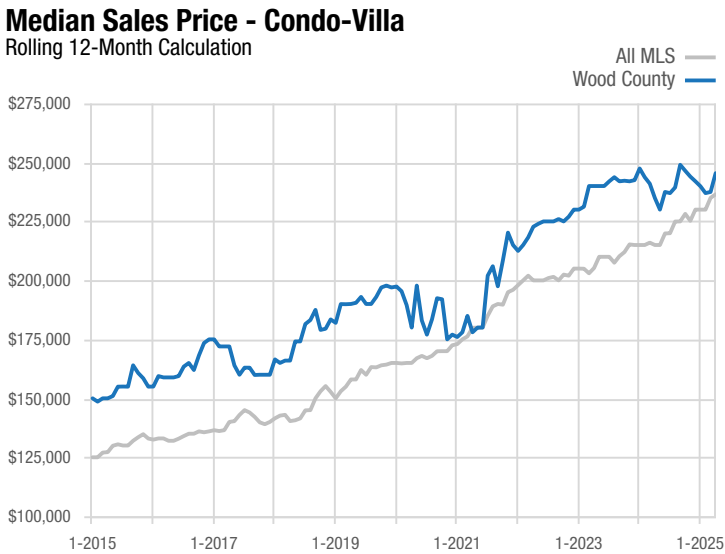
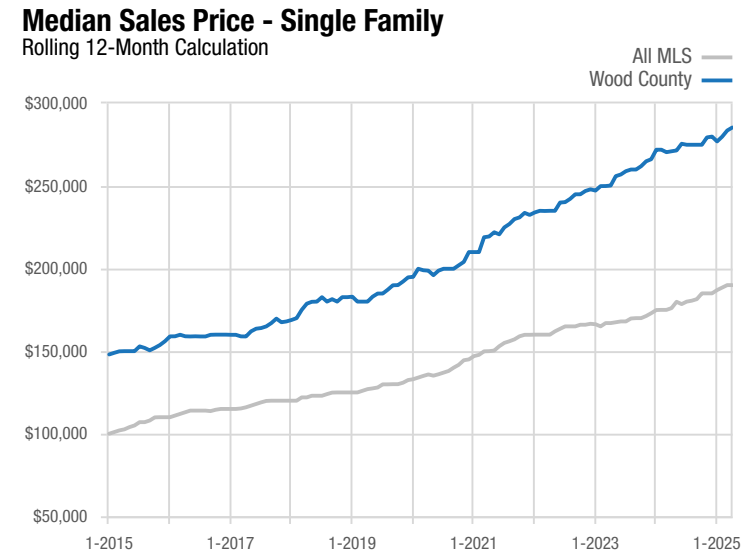


## Wood County

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	107	125	+ 16.8%	400	434	+ 8.5%
Pending Sales	82	111	+ 35.4%	320	340	+ 6.3%
Closed Sales	84	106	+ 26.2%	300	308	+ 2.7%
Days on Market Until Sale	60	66	+ 10.0%	69	78	+ 13.0%
Median Sales Price*	\$260,501	\$297,875	+ 14.3%	\$260,000	\$283,750	+ 9.1%
Average Sales Price*	\$299,157	\$319,617	+ 6.8%	\$294,731	\$324,952	+ 10.3%
Percent of List Price Received*	101.5%	98.6%	- 2.9%	99.5%	99.6%	+ 0.1%
Inventory of Homes for Sale	209	239	+ 14.4%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	7	- 36.4%	28	33	+ 17.9%
Pending Sales	10	7	- 30.0%	28	25	- 10.7%
Closed Sales	9	8	- 11.1%	28	26	- 7.1%
Days on Market Until Sale	47	61	+ 29.8%	63	68	+ 7.9%
Median Sales Price*	\$185,000	\$271,750	+ 46.9%	\$220,500	\$219,000	- 0.7%
Average Sales Price*	\$175,644	\$292,800	+ 66.7%	\$228,433	\$239,602	+ 4.9%
Percent of List Price Received*	99.6%	100.8%	+ 1.2%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

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## Toledo - All Zip Codes

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

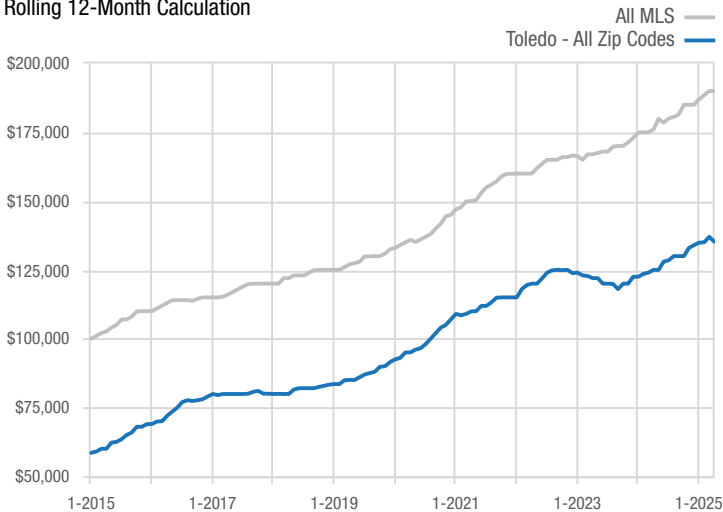
Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	352	344	- 2.3%	1,187	1,161	- 2.2%
Pending Sales	255	265	+ 3.9%	997	920	- 7.7%
Closed Sales	256	259	+ 1.2%	986	884	- 10.3%
Days on Market Until Sale	62	55	- 11.3%	63	60	- 4.8%
Median Sales Price*	\$138,000	\$130,000	- 5.8%	\$120,000	\$130,000	+ 8.3%
Average Sales Price*	\$152,736	\$146,052	- 4.4%	\$135,970	\$147,138	+ 8.2%
Percent of List Price Received*	102.6%	101.3%	- 1.3%	99.6%	100.2%	+ 0.6%
Inventory of Homes for Sale	568	555	- 2.3%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	23	21	- 8.7%	67	70	+ 4.5%
Pending Sales	20	21	+ 5.0%	53	63	+ 18.9%
Closed Sales	17	20	+ 17.6%	51	61	+ 19.6%
Days on Market Until Sale	66	34	- 48.5%	69	56	- 18.8%
Median Sales Price*	\$146,000	\$170,000	+ 16.4%	\$191,500	\$177,000	- 7.6%
Average Sales Price*	\$179,959	\$176,436	- 2.0%	\$185,678	\$190,192	+ 2.4%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	99.0%	101.0%	+ 2.0%
Inventory of Homes for Sale	26	27	+ 3.8%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

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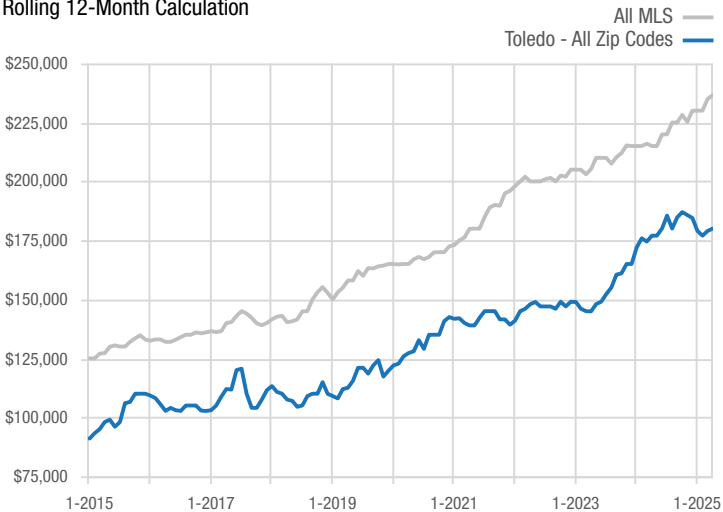
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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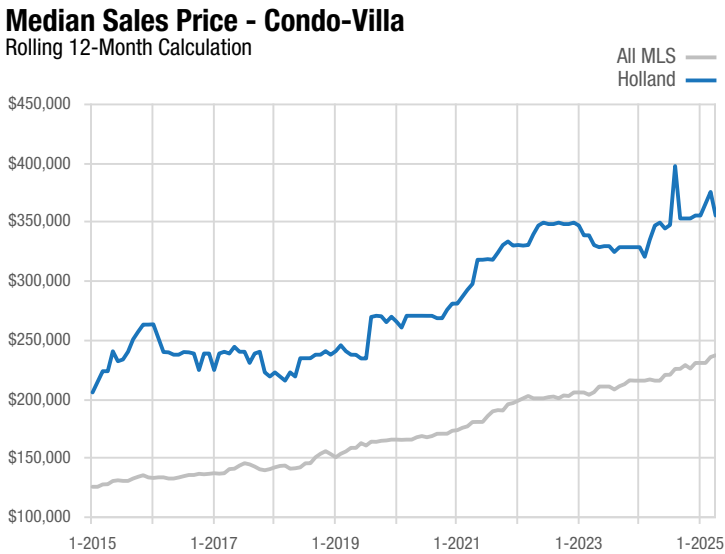
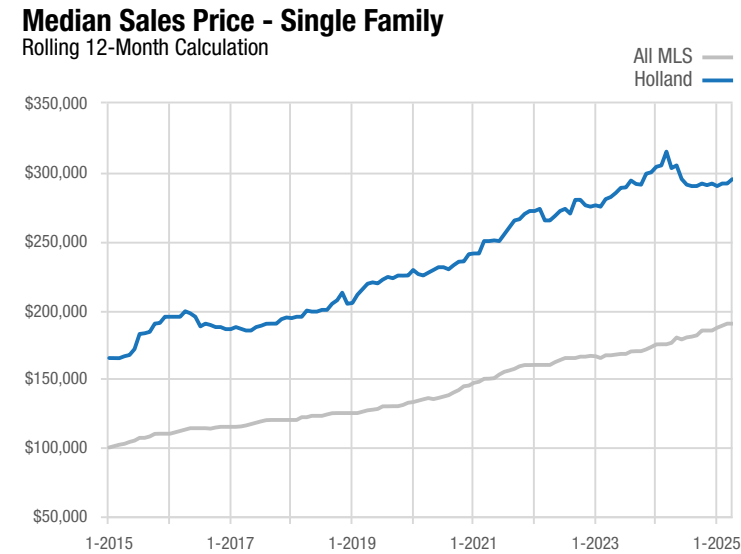
## Holland

Zip Code 43528

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	14	14	0.0%	38	58	+ 52.6%
Pending Sales	9	12	+ 33.3%	31	47	+ 51.6%
Closed Sales	11	8	- 27.3%	28	41	+ 46.4%
Days on Market Until Sale	79	53	- 32.9%	64	55	- 14.1%
Median Sales Price*	\$224,900	\$254,950	+ 13.4%	\$275,950	\$295,000	+ 6.9%
Average Sales Price*	\$305,191	\$292,221	- 4.2%	\$305,793	\$286,613	- 6.3%
Percent of List Price Received*	100.9%	98.0%	- 2.9%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	19	28	+ 47.4%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	1	- 50.0%	7	11	+ 57.1%
Pending Sales	2	1	- 50.0%	4	7	+ 75.0%
Closed Sales	2	2	0.0%	4	8	+ 100.0%
Days on Market Until Sale	136	24	- 82.4%	89	47	- 47.2%
Median Sales Price*	\$385,950	\$192,500	- 50.1%	\$347,000	\$328,500	- 5.3%
Average Sales Price*	\$385,950	\$192,500	- 50.1%	\$307,475	\$299,363	- 2.6%
Percent of List Price Received*	100.7%	105.0%	+ 4.3%	100.7%	100.4%	- 0.3%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

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## Maumee

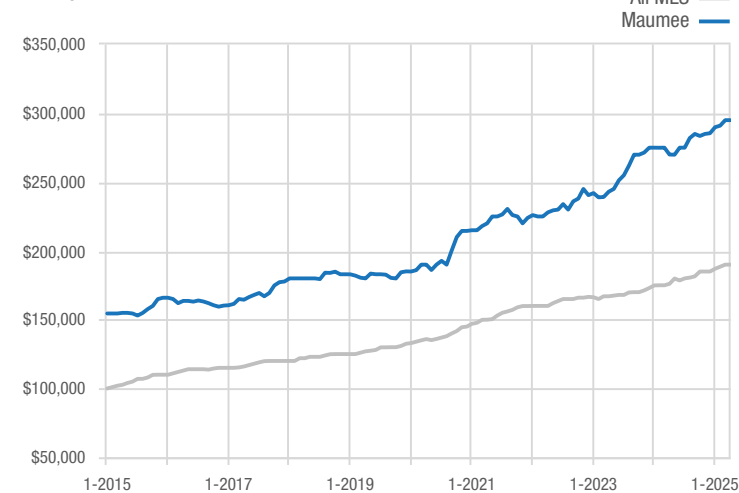
Zip Code 43537

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	45	54	+ 20.0%	137	143	+ 4.4%
Pending Sales	35	33	- 5.7%	106	86	- 18.9%
Closed Sales	35	34	- 2.9%	100	78	- 22.0%
Days on Market Until Sale	68	56	- 17.6%	64	63	- 1.6%
Median Sales Price*	\$265,000	\$276,000	+ 4.2%	\$265,000	\$287,500	+ 8.5%
Average Sales Price*	\$308,859	\$310,789	+ 0.6%	\$292,854	\$328,214	+ 12.1%
Percent of List Price Received*	100.9%	101.4%	+ 0.5%	100.2%	100.5%	+ 0.3%
Inventory of Homes for Sale	65	78	+ 20.0%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

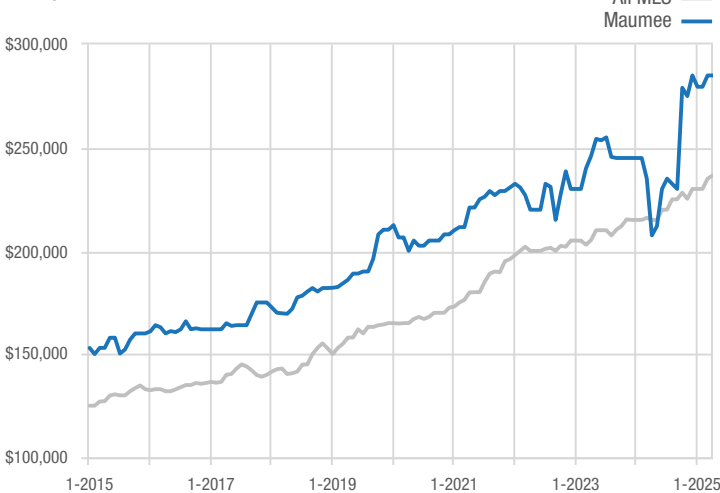
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	4	- 66.7%	24	14	- 41.7%
Pending Sales	5	4	- 20.0%	14	10	- 28.6%
Closed Sales	3	3	0.0%	12	10	- 16.7%
Days on Market Until Sale	71	31	- 56.3%	47	47	0.0%
Median Sales Price*	\$180,000	\$210,000	+ 16.7%	\$192,500	\$212,500	+ 10.4%
Average Sales Price*	\$181,667	\$173,333	- 4.6%	\$258,159	\$228,300	- 11.6%
Percent of List Price Received*	96.7%	97.4%	+ 0.7%	98.1%	97.1%	- 1.0%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	3.2	1.5	- 53.1%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Monclova

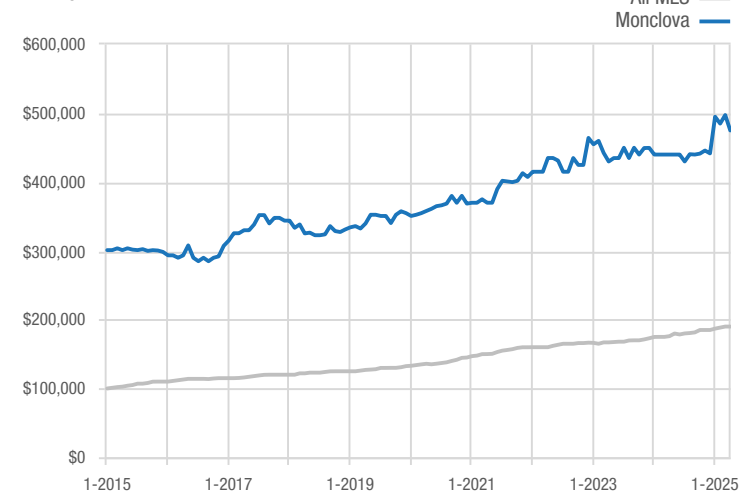
Zip Code 43542

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	6	11	+ 83.3%	15	18	+ 20.0%
Pending Sales	2	2	0.0%	8	4	- 50.0%
Closed Sales	1	2	+ 100.0%	7	5	- 28.6%
Days on Market Until Sale	54	148	+ 174.1%	74	110	+ 48.6%
Median Sales Price*	\$830,000	\$413,750	- 50.2%	\$370,000	\$427,500	+ 15.5%
Average Sales Price*	\$830,000	\$413,750	- 50.2%	\$413,457	\$492,100	+ 19.0%
Percent of List Price Received*	97.7%	94.8%	- 3.0%	94.7%	96.1%	+ 1.5%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	3.2	5.5	+ 71.9%	—	—	—

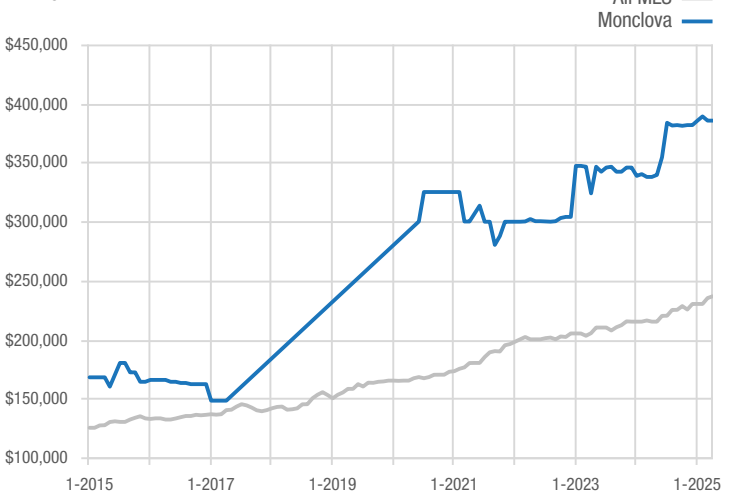
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	0	- 100.0%	6	2	- 66.7%
Pending Sales	0	0	—	5	2	- 60.0%
Closed Sales	0	0	—	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	359	188	- 47.6%
Median Sales Price*	—	—	—	\$320,115	\$382,455	+ 19.5%
Average Sales Price*	—	—	—	\$320,115	\$378,785	+ 18.3%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.9	1.1	- 42.1%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Whitehouse

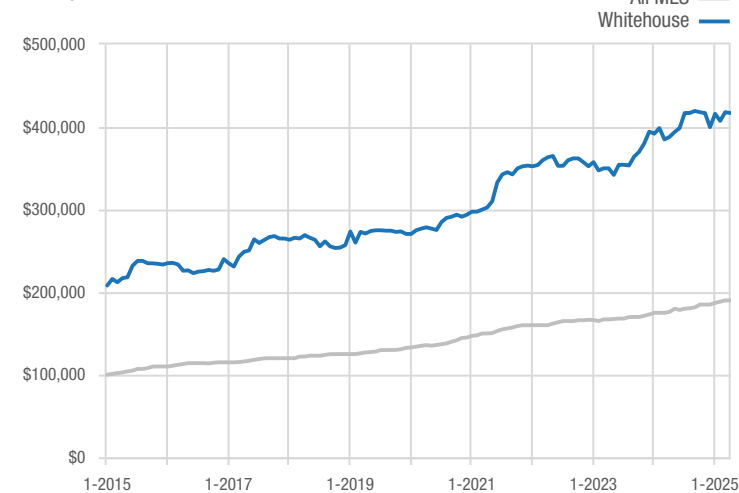
Zip Code 43571

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	7	8	+ 14.3%	20	23	+ 15.0%
Pending Sales	5	4	- 20.0%	17	21	+ 23.5%
Closed Sales	5	6	+ 20.0%	15	19	+ 26.7%
Days on Market Until Sale	63	43	- 31.7%	53	56	+ 5.7%
Median Sales Price*	\$386,000	\$359,000	- 7.0%	\$280,000	\$408,000	+ 45.7%
Average Sales Price*	\$409,600	\$344,167	- 16.0%	\$346,200	\$443,798	+ 28.2%
Percent of List Price Received*	99.0%	101.7%	+ 2.7%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	8	15	+ 87.5%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	17	—
Median Sales Price*	—	—	—	—	\$255,000	—
Average Sales Price*	—	—	—	—	\$255,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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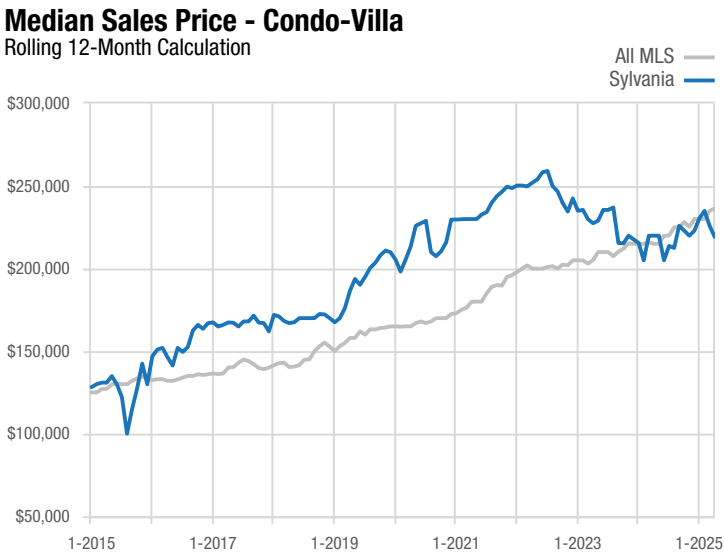
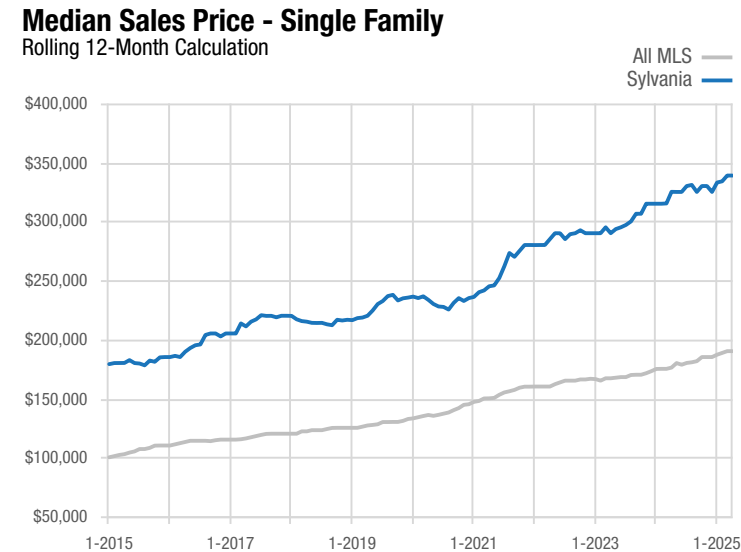
## Sylvania

Zip Code 43560

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	37	36	- 2.7%	120	126	+ 5.0%
Pending Sales	27	24	- 11.1%	84	100	+ 19.0%
Closed Sales	28	25	- 10.7%	79	95	+ 20.3%
Days on Market Until Sale	57	75	+ 31.6%	66	75	+ 13.6%
Median Sales Price*	\$398,000	\$350,000	- 12.1%	\$310,500	\$355,000	+ 14.3%
Average Sales Price*	\$397,970	\$351,254	- 11.7%	\$354,610	\$360,987	+ 1.8%
Percent of List Price Received*	100.5%	99.2%	- 1.3%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	64	66	+ 3.1%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	5	0.0%	20	31	+ 55.0%
Pending Sales	5	11	+ 120.0%	28	21	- 25.0%
Closed Sales	5	10	+ 100.0%	27	21	- 22.2%
Days on Market Until Sale	46	37	- 19.6%	55	46	- 16.4%
Median Sales Price*	\$296,500	\$261,250	- 11.9%	\$219,900	\$207,500	- 5.6%
Average Sales Price*	\$259,007	\$260,174	+ 0.5%	\$231,369	\$234,154	+ 1.2%
Percent of List Price Received*	97.7%	102.0%	+ 4.4%	98.6%	100.2%	+ 1.6%
Inventory of Homes for Sale	6	18	+ 200.0%	—	—	—
Months Supply of Inventory	0.9	3.0	+ 233.3%	—	—	—

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## Waterville

Zip Code 43566

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	23	19	- 17.4%	50	63	+ 26.0%
Pending Sales	5	9	+ 80.0%	25	31	+ 24.0%
Closed Sales	4	10	+ 150.0%	22	29	+ 31.8%
Days on Market Until Sale	119	74	- 37.8%	70	69	- 1.4%
Median Sales Price*	\$428,663	\$471,950	+ 10.1%	\$367,400	\$400,000	+ 8.9%
Average Sales Price*	\$398,646	\$437,350	+ 9.7%	\$353,218	\$392,852	+ 11.2%
Percent of List Price Received*	101.2%	100.2%	- 1.0%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	31	41	+ 32.3%	—	—	—
Months Supply of Inventory	4.0	4.6	+ 15.0%	—	—	—

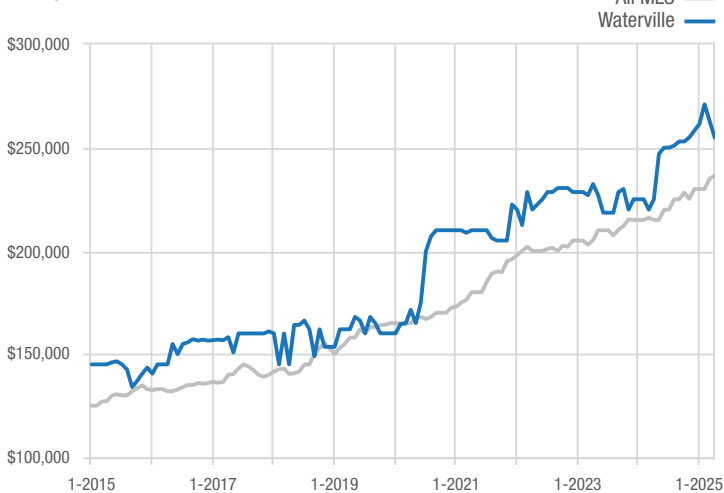
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	2	0.0%	5	3	- 40.0%
Pending Sales	0	0	—	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	75	—	—	48	58	+ 20.8%
Median Sales Price*	\$340,000	—	—	\$235,750	\$233,150	- 1.1%
Average Sales Price*	\$340,000	—	—	\$248,250	\$231,383	- 6.8%
Percent of List Price Received*	97.3%	—	—	98.0%	99.8%	+ 1.8%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo - 43604

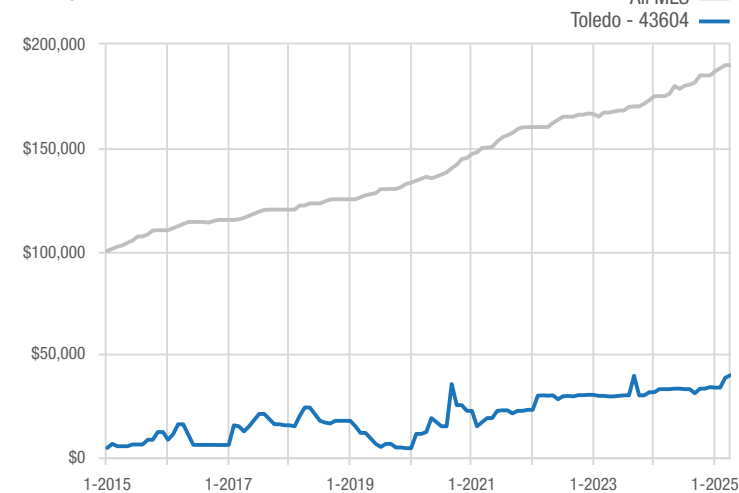
Zip Code 43604

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	3	0.0%	12	12	0.0%
Pending Sales	3	1	- 66.7%	9	8	- 11.1%
Closed Sales	3	0	- 100.0%	9	6	- 33.3%
Days on Market Until Sale	93	—	—	97	66	- 32.0%
Median Sales Price*	\$24,500	—	—	\$32,000	\$56,000	+ 75.0%
Average Sales Price*	\$76,500	—	—	\$55,867	\$103,400	+ 85.1%
Percent of List Price Received*	81.6%	—	—	88.5%	84.8%	- 4.2%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

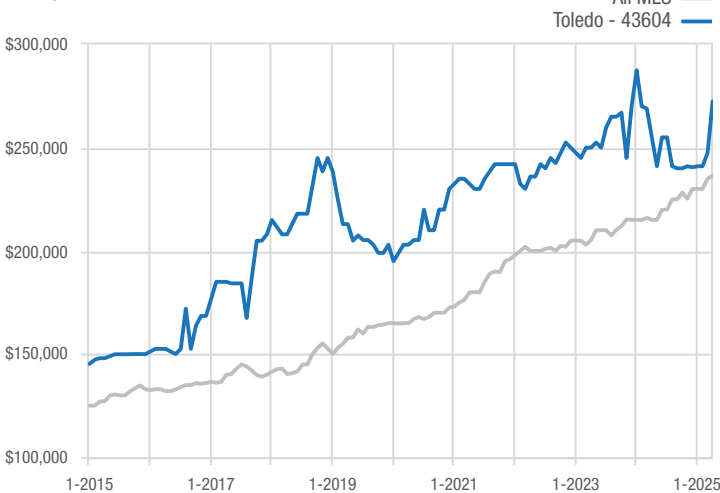
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	1	0.0%	7	4	- 42.9%
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	1	1	0.0%	7	3	- 57.1%
Days on Market Until Sale	28	31	+ 10.7%	74	91	+ 23.0%
Median Sales Price*	\$210,000	\$305,000	+ 45.2%	\$240,000	\$290,000	+ 20.8%
Average Sales Price*	\$210,000	\$305,000	+ 45.2%	\$242,543	\$273,333	+ 12.7%
Percent of List Price Received*	113.6%	92.5%	- 18.6%	100.9%	96.1%	- 4.8%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo - 43605

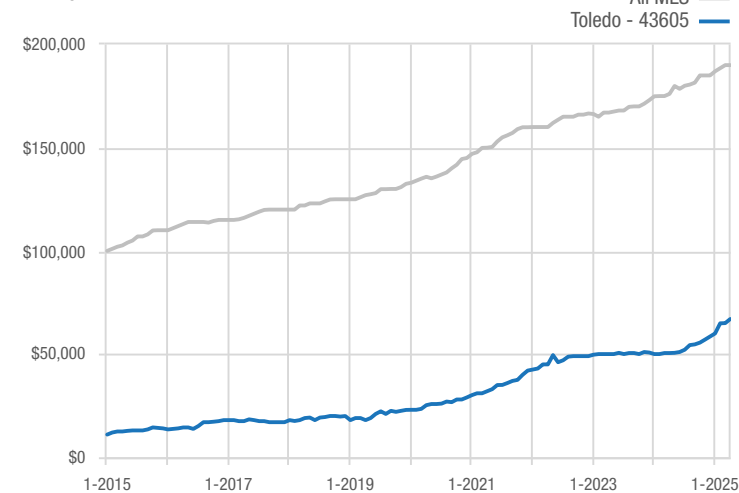
Zip Code 43605

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	37	20	- 45.9%	127	102	- 19.7%
Pending Sales	20	16	- 20.0%	90	88	- 2.2%
Closed Sales	22	15	- 31.8%	91	85	- 6.6%
Days on Market Until Sale	59	56	- 5.1%	60	52	- 13.3%
Median Sales Price*	\$55,000	\$68,000	+ 23.6%	\$51,000	\$70,000	+ 37.3%
Average Sales Price*	\$63,700	\$63,693	- 0.0%	\$57,017	\$71,760	+ 25.9%
Percent of List Price Received*	90.4%	101.6%	+ 12.4%	98.3%	99.5%	+ 1.2%
Inventory of Homes for Sale	58	52	- 10.3%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

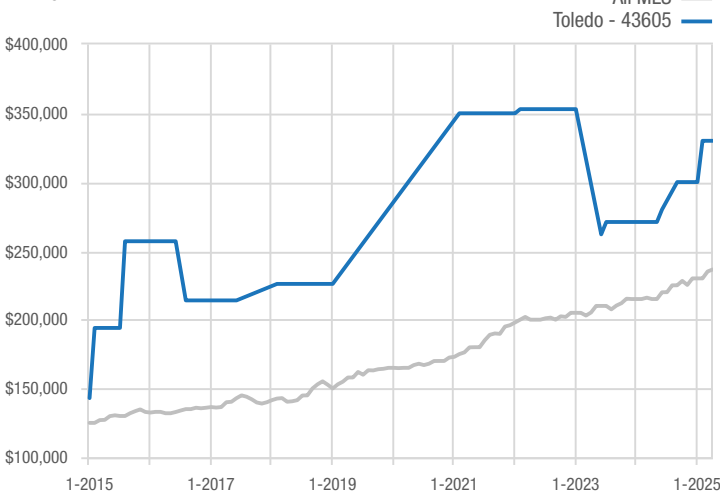
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	20	—
Median Sales Price*	—	—	—	—	\$360,000	—
Average Sales Price*	—	—	—	—	\$360,000	—
Percent of List Price Received*	—	—	—	—	97.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo - 43606

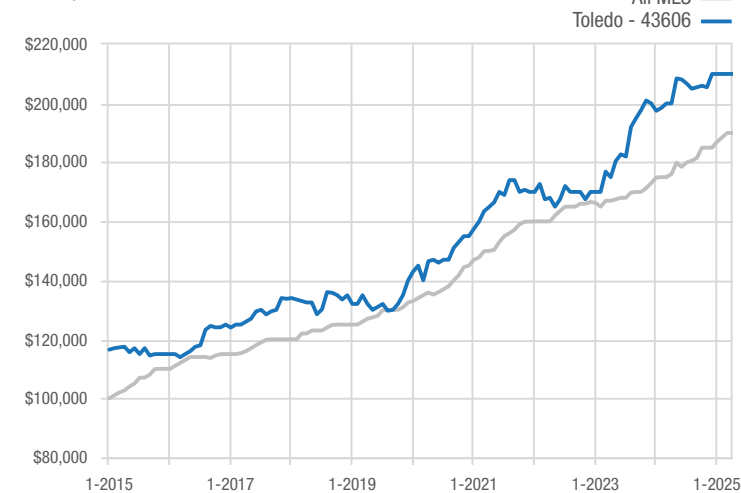
Zip Code 43606

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	32	19	- 40.6%	101	67	- 33.7%
Pending Sales	26	20	- 23.1%	80	64	- 20.0%
Closed Sales	21	13	- 38.1%	75	58	- 22.7%
Days on Market Until Sale	61	57	- 6.6%	63	64	+ 1.6%
Median Sales Price*	\$190,900	\$201,000	+ 5.3%	\$186,000	\$187,000	+ 0.5%
Average Sales Price*	\$201,112	\$195,685	- 2.7%	\$197,970	\$198,107	+ 0.1%
Percent of List Price Received*	102.6%	100.9%	- 1.7%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	47	28	- 40.4%	—	—	—
Months Supply of Inventory	2.1	1.4	- 33.3%	—	—	—

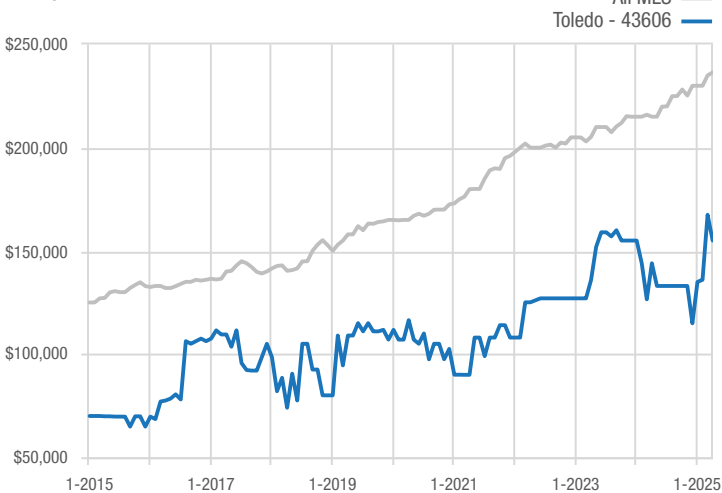
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	2	—	3	4	+ 33.3%
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Days on Market Until Sale	57	15	- 73.7%	60	34	- 43.3%
Median Sales Price*	\$192,000	\$156,863	- 18.3%	\$107,450	\$146,863	+ 36.7%
Average Sales Price*	\$192,000	\$156,863	- 18.3%	\$122,975	\$146,431	+ 19.1%
Percent of List Price Received*	98.5%	100.3%	+ 1.8%	97.3%	97.7%	+ 0.4%
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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## Toledo - 43607

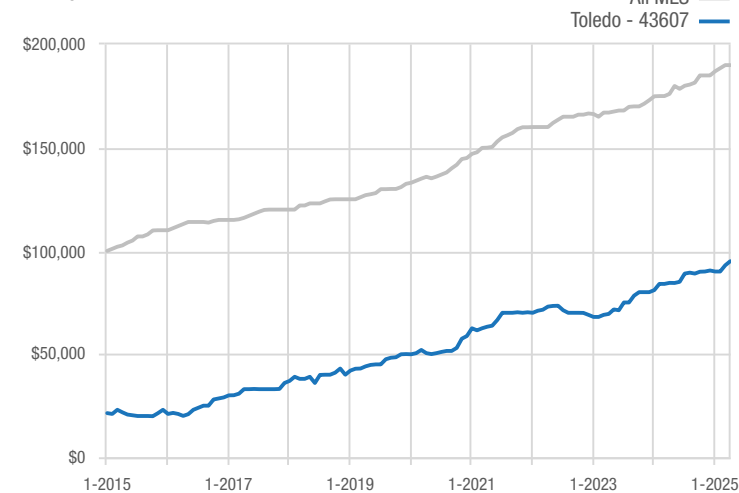
Zip Code 43607

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	15	28	+ 86.7%	73	80	+ 9.6%
Pending Sales	10	12	+ 20.0%	67	50	- 25.4%
Closed Sales	14	14	0.0%	67	51	- 23.9%
Days on Market Until Sale	83	52	- 37.3%	72	64	- 11.1%
Median Sales Price*	\$93,000	\$111,000	+ 19.4%	\$82,750	\$100,000	+ 20.8%
Average Sales Price*	\$108,131	\$119,236	+ 10.3%	\$90,502	\$104,534	+ 15.5%
Percent of List Price Received*	96.8%	97.7%	+ 0.9%	95.5%	97.9%	+ 2.5%
Inventory of Homes for Sale	42	41	- 2.4%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

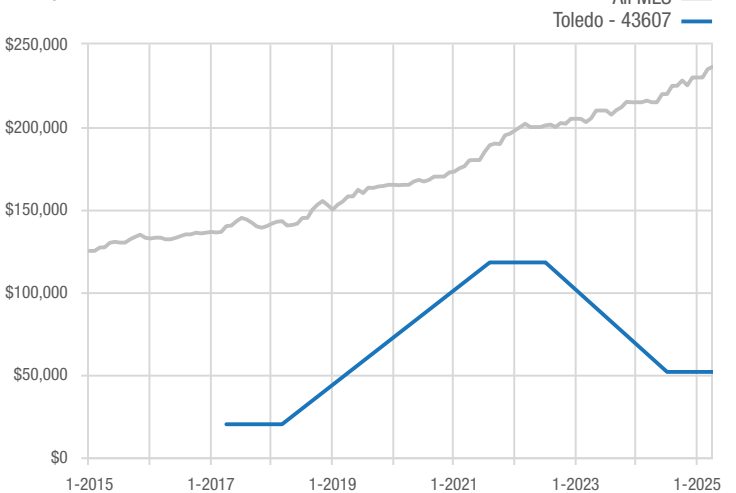
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo - 43608

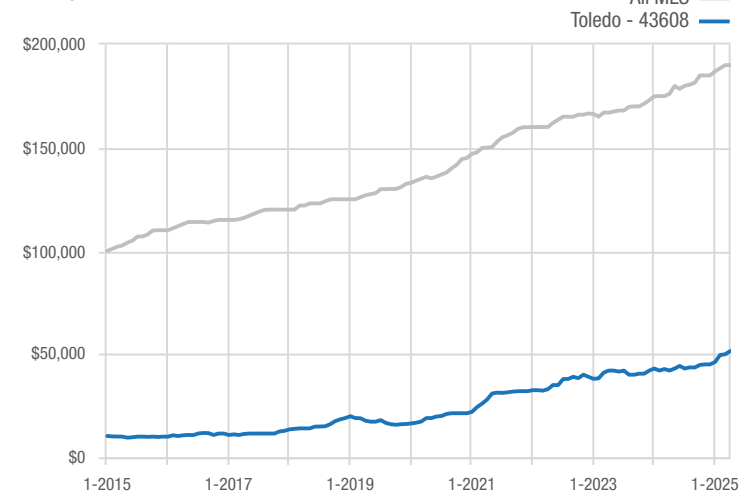
Zip Code 43608

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	20	23	+ 15.0%	83	72	- 13.3%
Pending Sales	13	23	+ 76.9%	60	60	0.0%
Closed Sales	11	20	+ 81.8%	61	54	- 11.5%
Days on Market Until Sale	76	48	- 36.8%	62	60	- 3.2%
Median Sales Price*	\$51,500	\$58,211	+ 13.0%	\$44,000	\$58,606	+ 33.2%
Average Sales Price*	\$56,136	\$62,423	+ 11.2%	\$50,398	\$60,189	+ 19.4%
Percent of List Price Received*	90.2%	100.0%	+ 10.9%	96.6%	96.7%	+ 0.1%
Inventory of Homes for Sale	47	28	- 40.4%	—	—	—
Months Supply of Inventory	3.3	1.9	- 42.4%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo - 43609

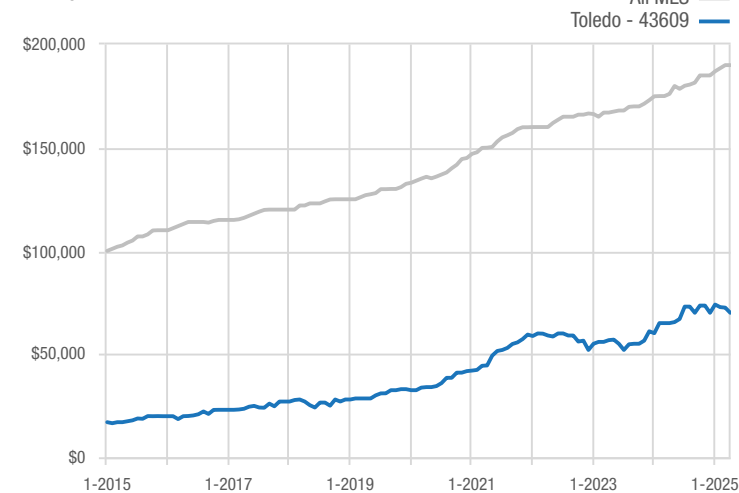
Zip Code 43609

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	28	30	+ 7.1%	77	88	+ 14.3%
Pending Sales	20	20	0.0%	67	67	0.0%
Closed Sales	17	22	+ 29.4%	61	62	+ 1.6%
Days on Market Until Sale	81	85	+ 4.9%	74	70	- 5.4%
Median Sales Price*	\$50,000	\$62,750	+ 25.5%	\$63,750	\$63,500	- 0.4%
Average Sales Price*	\$64,598	\$63,813	- 1.2%	\$66,333	\$68,940	+ 3.9%
Percent of List Price Received*	100.4%	98.0%	- 2.4%	96.2%	97.1%	+ 0.9%
Inventory of Homes for Sale	43	49	+ 14.0%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

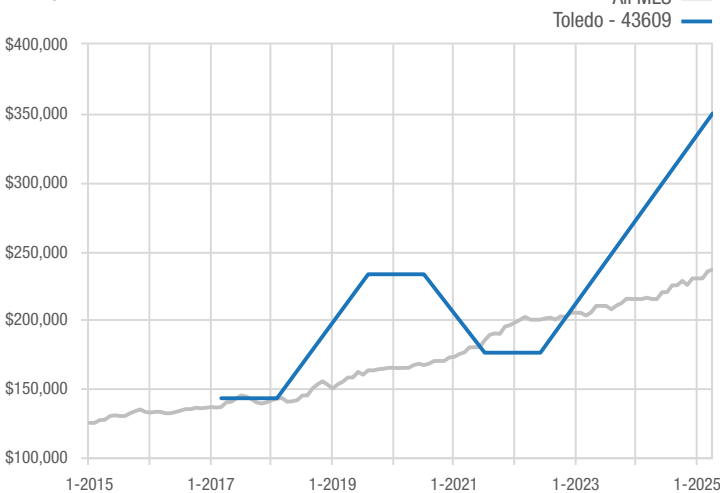
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	72	—	—	72	—
Median Sales Price*	—	\$349,900	—	—	\$349,900	—
Average Sales Price*	—	\$349,900	—	—	\$349,900	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo-43610

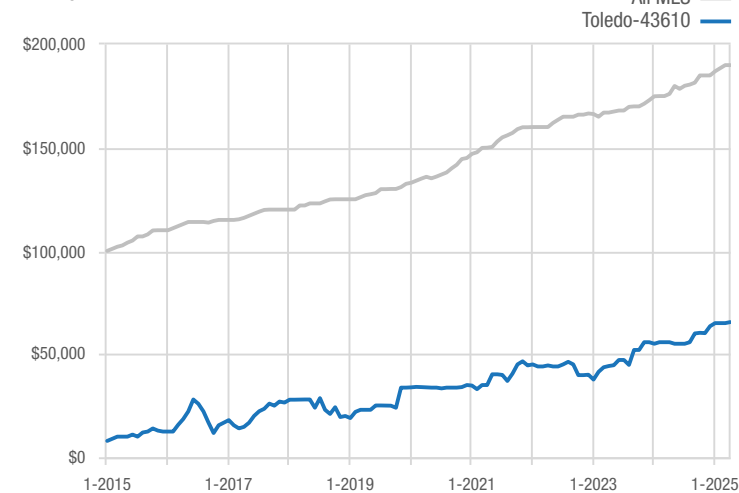
Zip Code 43610

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	5	0.0%	19	17	- 10.5%
Pending Sales	3	3	0.0%	17	12	- 29.4%
Closed Sales	1	5	+ 400.0%	16	11	- 31.3%
Days on Market Until Sale	20	69	+ 245.0%	61	53	- 13.1%
Median Sales Price*	\$80,000	\$75,000	- 6.3%	\$55,000	\$80,000	+ 45.5%
Average Sales Price*	\$80,000	\$81,400	+ 1.8%	\$65,648	\$87,636	+ 33.5%
Percent of List Price Received*	94.1%	97.2%	+ 3.3%	92.9%	95.9%	+ 3.2%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	2.0	2.9	+ 45.0%	—	—	—

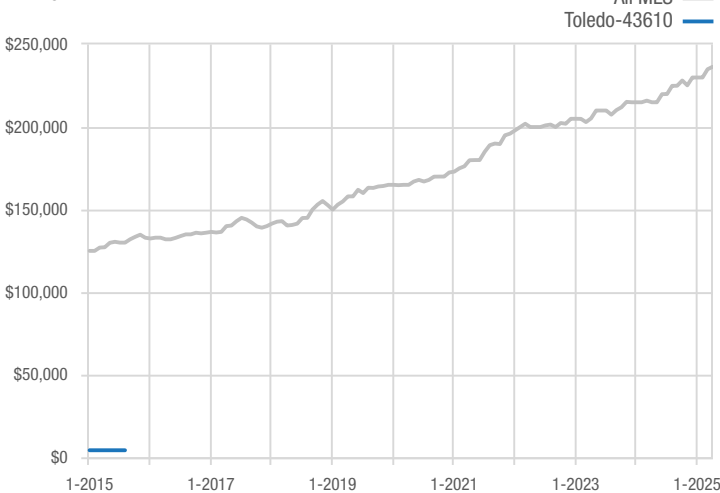
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo - 43611

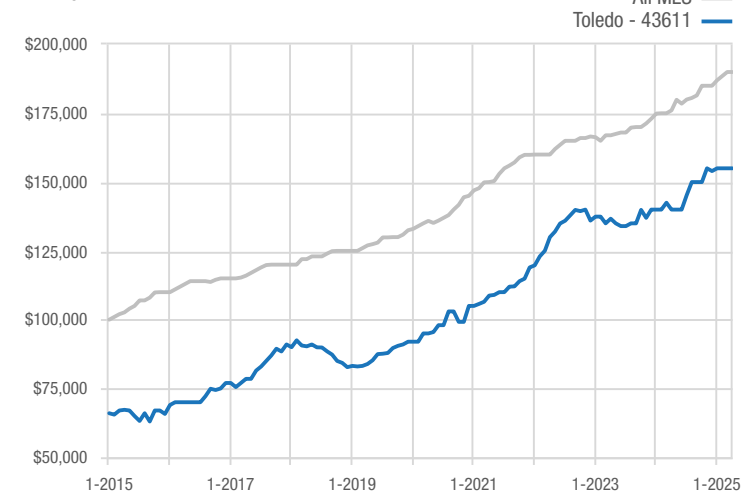
Zip Code 43611

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	34	20	- 41.2%	87	77	- 11.5%
Pending Sales	12	21	+ 75.0%	58	65	+ 12.1%
Closed Sales	12	21	+ 75.0%	56	60	+ 7.1%
Days on Market Until Sale	63	54	- 14.3%	71	62	- 12.7%
Median Sales Price*	\$144,000	\$153,000	+ 6.3%	\$150,000	\$155,000	+ 3.3%
Average Sales Price*	\$144,398	\$150,710	+ 4.4%	\$146,538	\$154,150	+ 5.2%
Percent of List Price Received*	103.4%	100.3%	- 3.0%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	56	35	- 37.5%	—	—	—
Months Supply of Inventory	3.4	1.8	- 47.1%	—	—	—

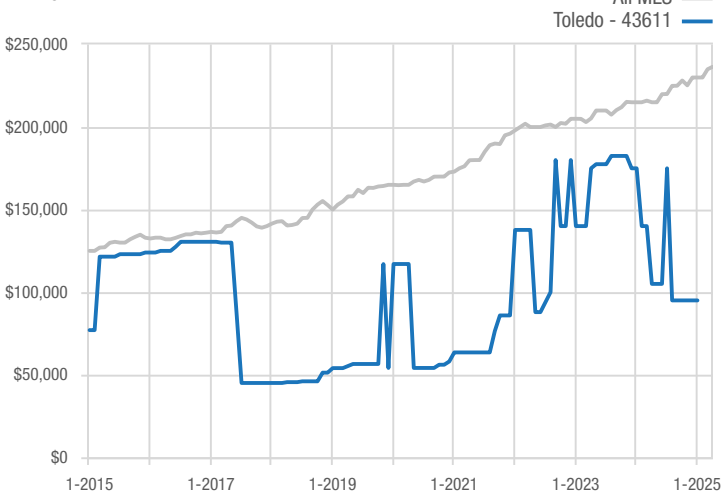
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	44	—	—
Median Sales Price*	—	—	—	\$95,000	—	—
Average Sales Price*	—	—	—	\$95,000	—	—
Percent of List Price Received*	—	—	—	82.0%	—	—
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 – April 2025

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## Toledo - 43612

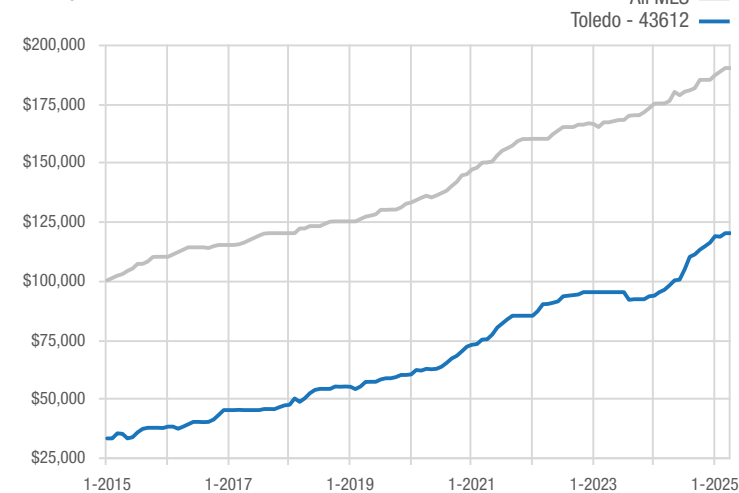
Zip Code 43612

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	43	40	- 7.0%	122	129	+ 5.7%
Pending Sales	26	27	+ 3.8%	109	112	+ 2.8%
Closed Sales	29	27	- 6.9%	113	112	- 0.9%
Days on Market Until Sale	65	51	- 21.5%	81	63	- 22.2%
Median Sales Price*	\$114,900	\$122,650	+ 6.7%	\$105,500	\$120,000	+ 13.7%
Average Sales Price*	\$126,851	\$126,888	+ 0.0%	\$111,884	\$119,889	+ 7.2%
Percent of List Price Received*	106.1%	106.2%	+ 0.1%	98.7%	102.0%	+ 3.3%
Inventory of Homes for Sale	65	61	- 6.2%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Toledo - 43613

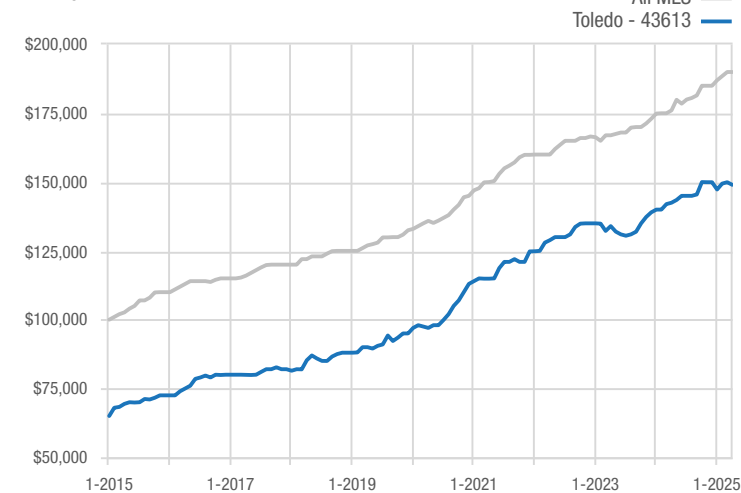
Zip Code 43613

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	45	44	- 2.2%	162	142	- 12.3%
Pending Sales	49	36	- 26.5%	153	121	- 20.9%
Closed Sales	52	40	- 23.1%	151	119	- 21.2%
Days on Market Until Sale	61	56	- 8.2%	56	59	+ 5.4%
Median Sales Price*	\$158,000	\$150,850	- 4.5%	\$150,000	\$149,000	- 0.7%
Average Sales Price*	\$149,494	\$143,602	- 3.9%	\$138,208	\$144,897	+ 4.8%
Percent of List Price Received*	107.1%	102.8%	- 4.0%	102.0%	102.0%	0.0%
Inventory of Homes for Sale	58	64	+ 10.3%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

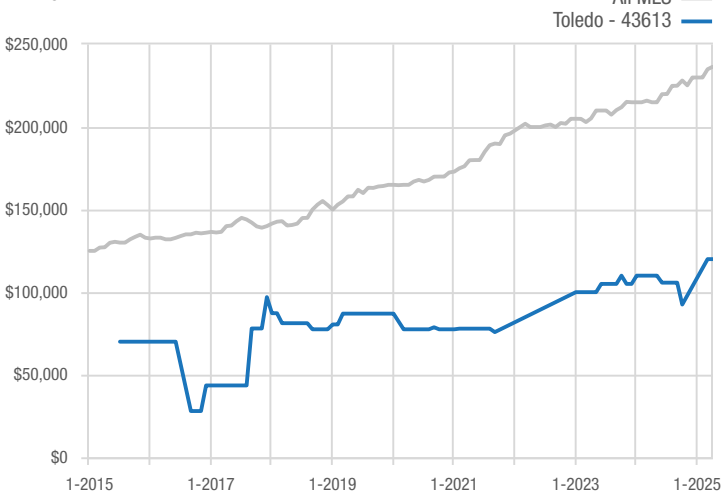
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	96	—
Median Sales Price*	—	—	—	—	\$120,000	—
Average Sales Price*	—	—	—	—	\$120,000	—
Percent of List Price Received*	—	—	—	—	104.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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# Local Market Update – April 2025

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## Toledo-43614

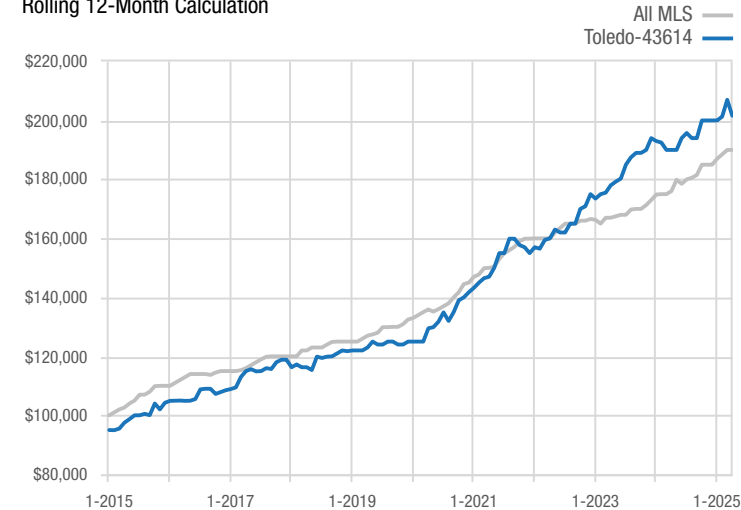
Zip Code 43614

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	28	35	+ 25.0%	100	112	+ 12.0%
Pending Sales	20	31	+ 55.0%	100	86	- 14.0%
Closed Sales	25	33	+ 32.0%	103	87	- 15.5%
Days on Market Until Sale	49	43	- 12.2%	55	54	- 1.8%
Median Sales Price*	\$222,611	\$190,000	- 14.6%	\$175,000	\$196,750	+ 12.4%
Average Sales Price*	\$225,491	\$194,021	- 14.0%	\$190,340	\$200,490	+ 5.3%
Percent of List Price Received*	103.1%	102.3%	- 0.8%	100.8%	103.2%	+ 2.4%
Inventory of Homes for Sale	40	52	+ 30.0%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

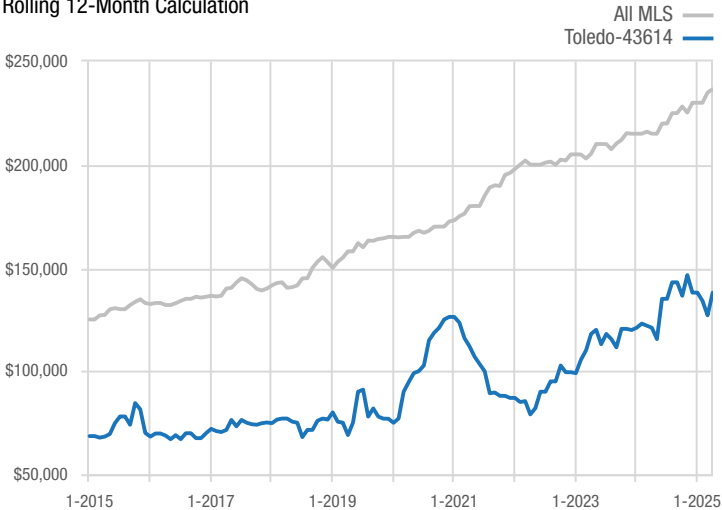
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	5	+ 150.0%	11	16	+ 45.5%
Pending Sales	5	8	+ 60.0%	11	17	+ 54.5%
Closed Sales	7	7	0.0%	12	16	+ 33.3%
Days on Market Until Sale	76	31	- 59.2%	69	39	- 43.5%
Median Sales Price*	\$109,900	\$139,000	+ 26.5%	\$161,250	\$108,000	- 33.0%
Average Sales Price*	\$186,021	\$124,071	- 33.3%	\$186,304	\$119,588	- 35.8%
Percent of List Price Received*	96.0%	100.3%	+ 4.5%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	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 – April 2025

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## Toledo - 43615

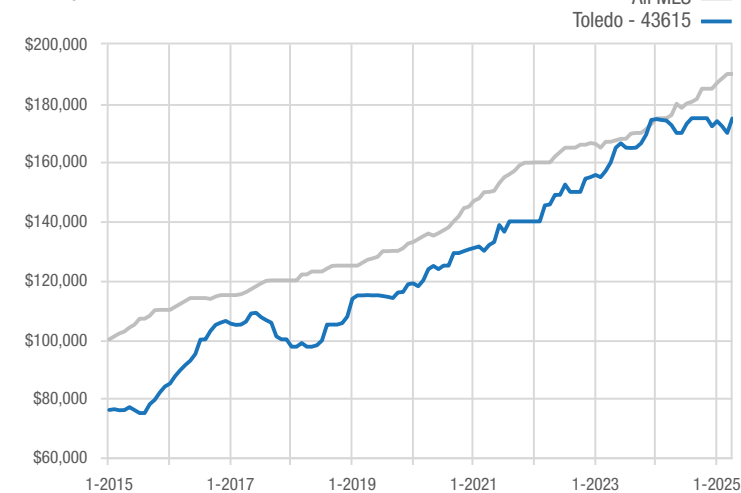
Zip Code 43615

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	29	44	+ 51.7%	117	133	+ 13.7%
Pending Sales	26	32	+ 23.1%	93	96	+ 3.2%
Closed Sales	26	25	- 3.8%	91	94	+ 3.3%
Days on Market Until Sale	52	48	- 7.7%	56	62	+ 10.7%
Median Sales Price*	\$160,000	\$215,000	+ 34.4%	\$161,000	\$170,000	+ 5.6%
Average Sales Price*	\$231,730	\$232,716	+ 0.4%	\$213,167	\$203,567	- 4.5%
Percent of List Price Received*	112.5%	100.2%	- 10.9%	104.2%	99.8%	- 4.2%
Inventory of Homes for Sale	54	66	+ 22.2%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

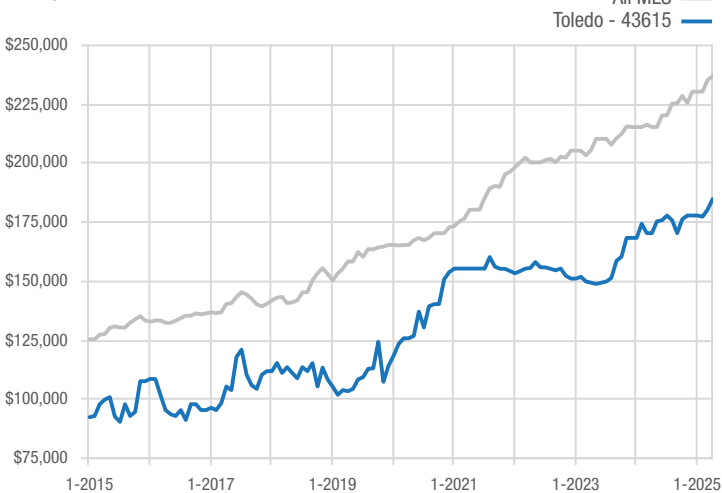
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	7	- 41.7%	30	29	- 3.3%
Pending Sales	10	7	- 30.0%	22	24	+ 9.1%
Closed Sales	6	5	- 16.7%	18	24	+ 33.3%
Days on Market Until Sale	74	38	- 48.6%	78	76	- 2.6%
Median Sales Price*	\$161,750	\$200,000	+ 23.6%	\$173,750	\$187,750	+ 8.1%
Average Sales Price*	\$174,192	\$176,080	+ 1.1%	\$192,303	\$207,523	+ 7.9%
Percent of List Price Received*	99.4%	102.6%	+ 3.2%	99.8%	103.0%	+ 3.2%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.7	2.3	+ 35.3%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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# Local Market Update – April 2025

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## Toledo - 43617

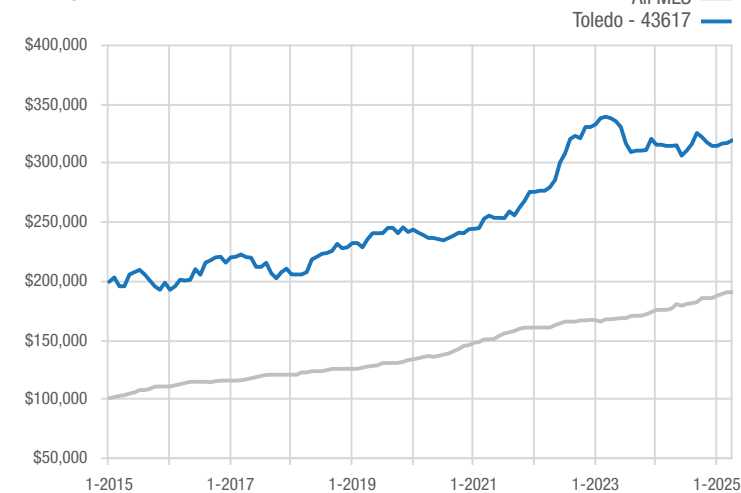
Zip Code 43617

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	5	- 58.3%	29	29	0.0%
Pending Sales	6	3	- 50.0%	19	19	0.0%
Closed Sales	7	3	- 57.1%	19	20	+ 5.3%
Days on Market Until Sale	74	51	- 31.1%	54	60	+ 11.1%
Median Sales Price*	\$306,500	\$388,935	+ 26.9%	\$290,000	\$354,000	+ 22.1%
Average Sales Price*	\$296,357	\$355,112	+ 19.8%	\$288,895	\$340,152	+ 17.7%
Percent of List Price Received*	98.1%	104.2%	+ 6.2%	100.5%	101.8%	+ 1.3%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	3	- 25.0%	6	10	+ 66.7%
Pending Sales	1	3	+ 200.0%	2	11	+ 450.0%
Closed Sales	1	3	+ 200.0%	3	10	+ 233.3%
Days on Market Until Sale	34	40	+ 17.6%	31	34	+ 9.7%
Median Sales Price*	\$225,000	\$254,520	+ 13.1%	\$265,000	\$250,000	- 5.7%
Average Sales Price*	\$225,000	\$258,140	+ 14.7%	\$256,000	\$243,537	- 4.9%
Percent of List Price Received*	104.7%	101.2%	- 3.3%	102.6%	101.7%	- 0.9%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.2	0.4	- 66.7%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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# Local Market Update – April 2025

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## Toledo - 43620

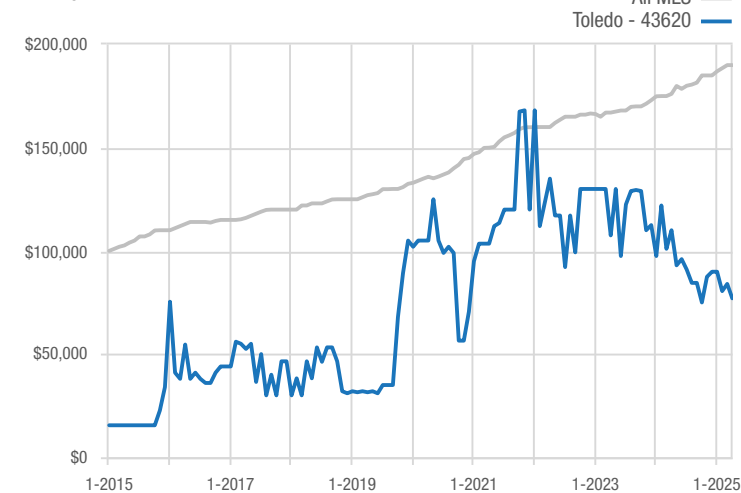
Zip Code 43620

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	3	0.0%	14	7	- 50.0%
Pending Sales	5	0	- 100.0%	17	8	- 52.9%
Closed Sales	5	1	- 80.0%	16	8	- 50.0%
Days on Market Until Sale	43	15	- 65.1%	71	66	- 7.0%
Median Sales Price*	\$115,000	\$72,500	- 37.0%	\$88,500	\$74,750	- 15.5%
Average Sales Price*	\$105,320	\$72,500	- 31.2%	\$116,711	\$106,500	- 8.7%
Percent of List Price Received*	101.0%	103.6%	+ 2.6%	96.2%	94.9%	- 1.4%
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	2.7	+ 107.7%	—	—	—

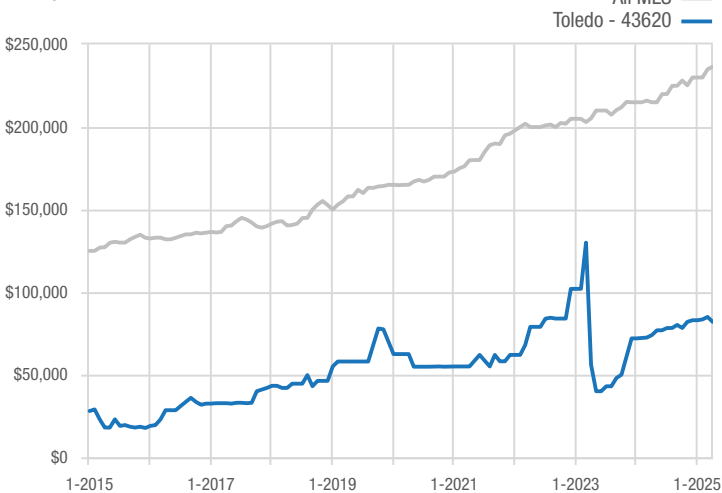
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	1	0.0%	4	3	- 25.0%
Pending Sales	2	1	- 50.0%	4	1	- 75.0%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Days on Market Until Sale	26	25	- 3.8%	49	25	- 49.0%
Median Sales Price*	\$85,000	\$36,777	- 56.7%	\$83,000	\$36,777	- 55.7%
Average Sales Price*	\$85,000	\$36,777	- 56.7%	\$82,100	\$36,777	- 55.2%
Percent of List Price Received*	94.7%	97.4%	+ 2.9%	94.9%	97.4%	+ 2.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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# Local Market Update – April 2025

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## Toledo-43623

Zip Code 43623

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	18	25	+ 38.9%	64	94	+ 46.9%
Pending Sales	16	20	+ 25.0%	58	64	+ 10.3%
Closed Sales	11	20	+ 81.8%	57	57	0.0%
Days on Market Until Sale	36	62	+ 72.2%	49	56	+ 14.3%
Median Sales Price*	\$175,000	\$177,450	+ 1.4%	\$175,000	\$185,000	+ 5.7%
Average Sales Price*	\$220,745	\$194,350	- 12.0%	\$197,122	\$243,850	+ 23.7%
Percent of List Price Received*	103.9%	100.9%	- 2.9%	102.2%	101.6%	- 0.6%
Inventory of Homes for Sale	23	41	+ 78.3%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	0	0	—	3	0	- 100.0%
Days on Market Until Sale	—	—	—	91	—	—
Median Sales Price*	—	—	—	\$127,000	—	—
Average Sales Price*	—	—	—	\$157,833	—	—
Percent of List Price Received*	—	—	—	102.8%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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# Local Market Update – April 2025

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## Oregon

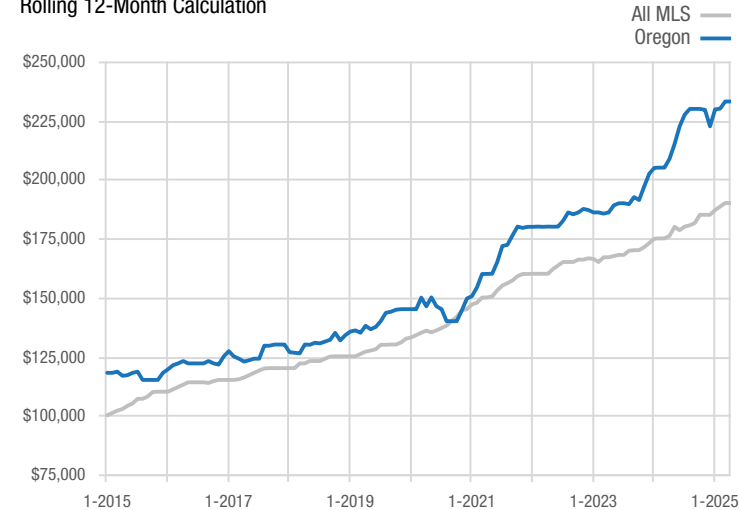
Zip Code 43616

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	23	25	+ 8.7%	67	84	+ 25.4%
Pending Sales	12	18	+ 50.0%	42	57	+ 35.7%
Closed Sales	13	17	+ 30.8%	42	56	+ 33.3%
Days on Market Until Sale	64	57	- 10.9%	57	61	+ 7.0%
Median Sales Price*	\$260,000	\$286,000	+ 10.0%	\$237,410	\$273,500	+ 15.2%
Average Sales Price*	\$266,800	\$276,729	+ 3.7%	\$247,547	\$292,467	+ 18.1%
Percent of List Price Received*	99.3%	103.4%	+ 4.1%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	38	52	+ 36.8%	—	—	—
Months Supply of Inventory	2.9	3.1	+ 6.9%	—	—	—

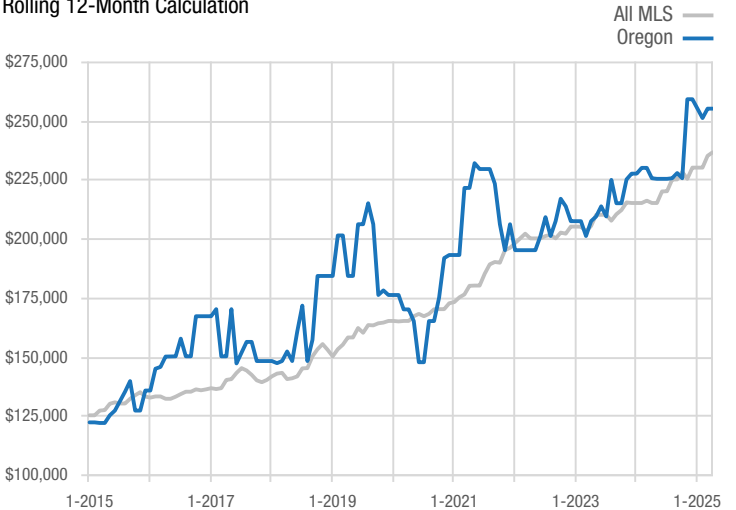
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	2	- 33.3%	6	3	- 50.0%
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	18	32	+ 77.8%	32	35	+ 9.4%
Median Sales Price*	\$168,500	\$200,000	+ 18.7%	\$197,000	\$209,500	+ 6.3%
Average Sales Price*	\$168,500	\$200,000	+ 18.7%	\$229,750	\$220,167	- 4.2%
Percent of List Price Received*	99.2%	114.4%	+ 15.3%	95.3%	104.9%	+ 10.1%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

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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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Current as of May 6, 2025. All data from Northwest Ohio Real Estate Information System. Report © 2025 ShowingTime Plus, LLC.

# Local Market Update – April 2025

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## Bowling Green

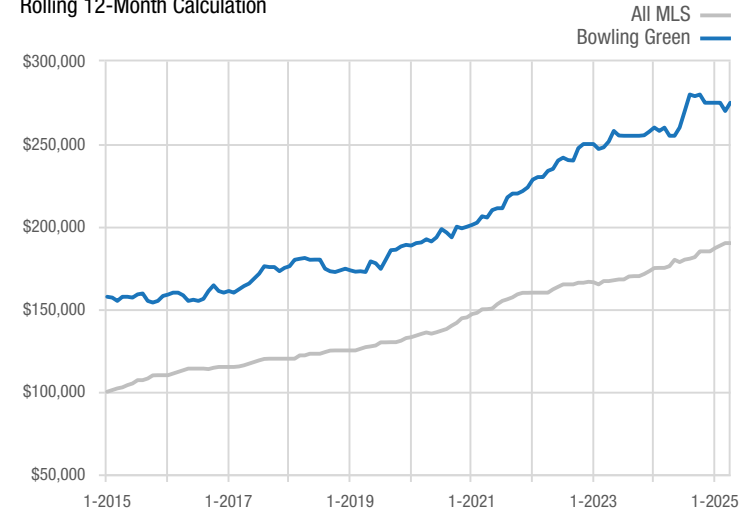
Zip Code 43402

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	19	24	+ 26.3%	65	70	+ 7.7%
Pending Sales	9	22	+ 144.4%	48	58	+ 20.8%
Closed Sales	6	21	+ 250.0%	45	54	+ 20.0%
Days on Market Until Sale	36	65	+ 80.6%	49	64	+ 30.6%
Median Sales Price*	\$269,900	\$291,875	+ 8.1%	\$275,000	\$270,033	- 1.8%
Average Sales Price*	\$308,960	\$293,256	- 5.1%	\$299,282	\$287,067	- 4.1%
Percent of List Price Received*	101.3%	100.2%	- 1.1%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	35	32	- 8.6%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

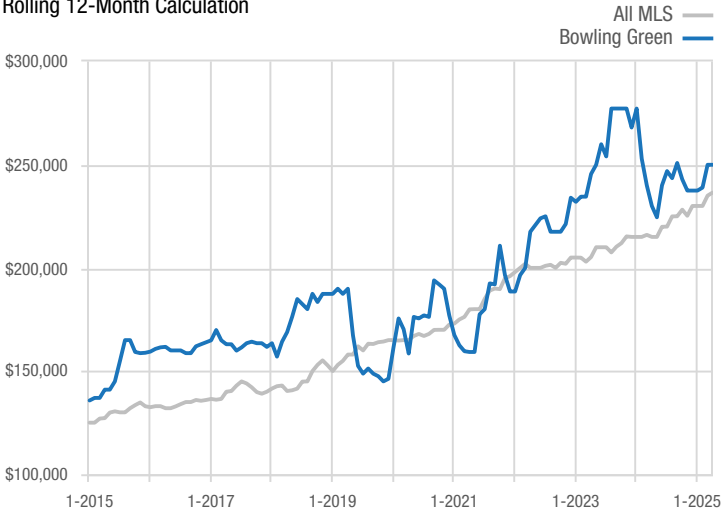
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	0	- 100.0%	13	6	- 53.8%
Pending Sales	2	3	+ 50.0%	9	7	- 22.2%
Closed Sales	3	3	0.0%	9	7	- 22.2%
Days on Market Until Sale	26	52	+ 100.0%	50	38	- 24.0%
Median Sales Price*	\$185,000	\$210,000	+ 13.5%	\$183,500	\$214,900	+ 17.1%
Average Sales Price*	\$192,300	\$208,633	+ 8.5%	\$188,156	\$211,000	+ 12.1%
Percent of List Price Received*	103.0%	101.8%	- 1.2%	100.2%	100.5%	+ 0.3%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	3.1	—	—	—	—	—

\* 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.

Median Sales Price - Single Family  
Rolling 12-Month Calculation



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



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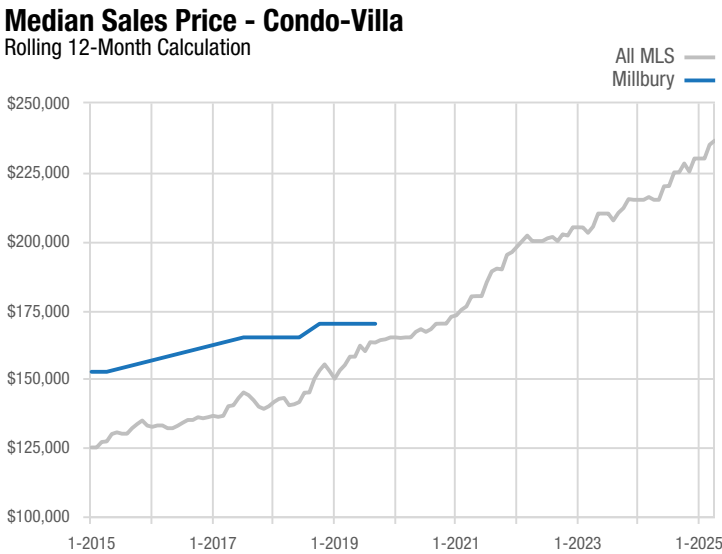
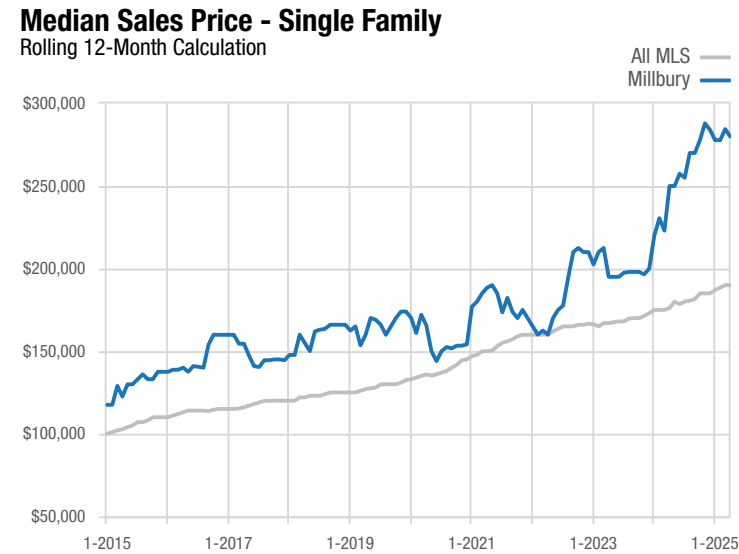
## Millbury

Zip Code 43447

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	1	0.0%	7	13	+ 85.7%
Pending Sales	1	2	+ 100.0%	7	15	+ 114.3%
Closed Sales	1	1	0.0%	7	7	0.0%
Days on Market Until Sale	136	51	- 62.5%	53	106	+ 100.0%
Median Sales Price*	\$290,000	—	—	\$250,000	\$250,000	0.0%
Average Sales Price*	\$290,000	—	—	\$236,500	\$247,091	+ 4.5%
Percent of List Price Received*	98.3%	—	—	100.7%	100.7%	0.0%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.4	0.6	- 75.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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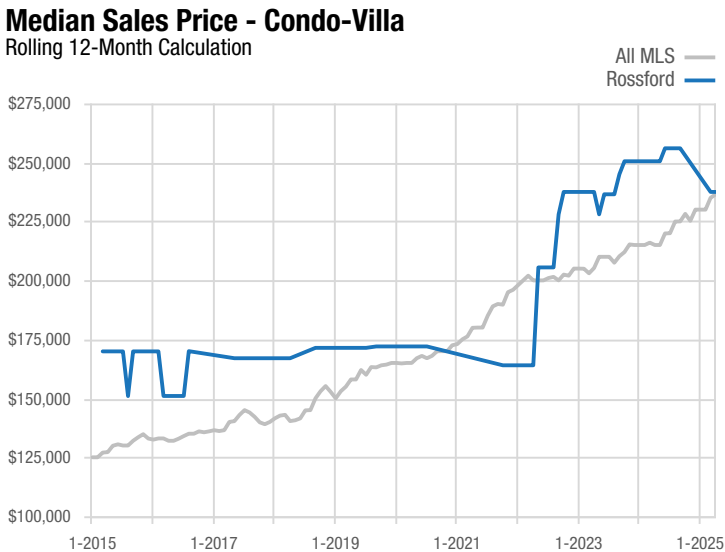
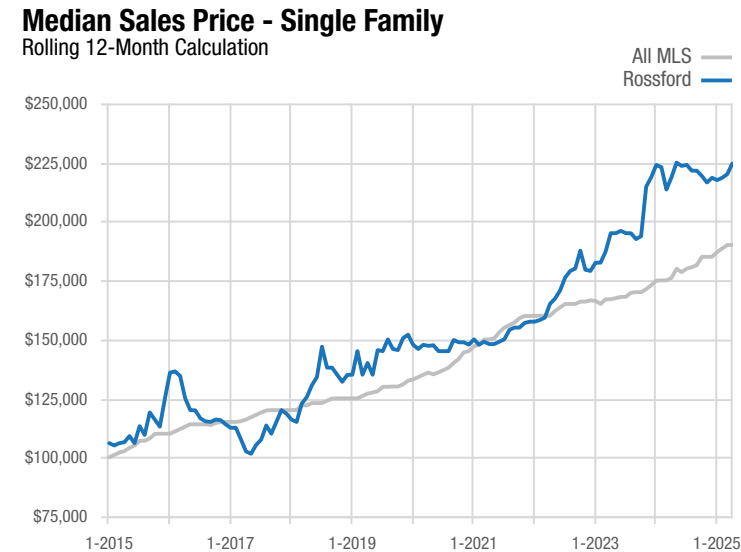
## Rossford

Zip Code 43460

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	2	- 81.8%	27	21	- 22.2%
Pending Sales	4	6	+ 50.0%	19	15	- 21.1%
Closed Sales	7	6	- 14.3%	18	13	- 27.8%
Days on Market Until Sale	33	70	+ 112.1%	58	79	+ 36.2%
Median Sales Price*	\$216,500	\$244,000	+ 12.7%	\$209,250	\$240,000	+ 14.7%
Average Sales Price*	\$239,714	\$288,250	+ 20.2%	\$221,439	\$253,808	+ 14.6%
Percent of List Price Received*	102.1%	100.2%	- 1.9%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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## Walbridge

Zip Code 43465

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	3	- 40.0%	16	14	- 12.5%
Pending Sales	3	1	- 66.7%	13	12	- 7.7%
Closed Sales	4	2	- 50.0%	15	12	- 20.0%
Days on Market Until Sale	44	41	- 6.8%	65	40	- 38.5%
Median Sales Price*	\$207,000	\$335,000	+ 61.8%	\$194,000	\$269,000	+ 38.7%
Average Sales Price*	\$214,875	\$335,000	+ 55.9%	\$197,760	\$258,750	+ 30.8%
Percent of List Price Received*	104.4%	96.4%	- 7.7%	99.1%	100.4%	+ 1.3%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

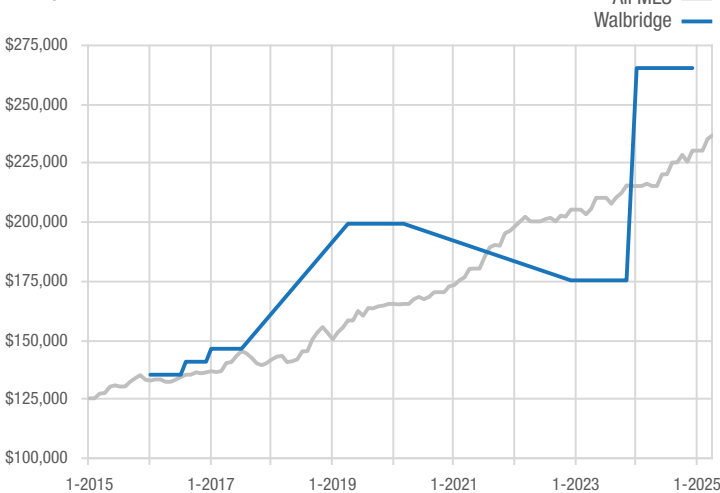
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	105	—	—
Median Sales Price*	—	—	—	\$265,000	—	—
Average Sales Price*	—	—	—	\$265,000	—	—
Percent of List Price Received*	—	—	—	98.1%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Northwood

Zip Code 43619

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	7	8	+ 14.3%	44	32	- 27.3%
Pending Sales	9	8	- 11.1%	30	26	- 13.3%
Closed Sales	9	9	0.0%	30	24	- 20.0%
Days on Market Until Sale	47	75	+ 59.6%	60	92	+ 53.3%
Median Sales Price*	\$225,000	\$260,000	+ 15.6%	\$197,799	\$240,500	+ 21.6%
Average Sales Price*	\$257,645	\$260,350	+ 1.0%	\$207,904	\$240,302	+ 15.6%
Percent of List Price Received*	100.4%	102.6%	+ 2.2%	100.4%	101.9%	+ 1.5%
Inventory of Homes for Sale	27	31	+ 14.8%	—	—	—
Months Supply of Inventory	3.6	4.2	+ 16.7%	—	—	—

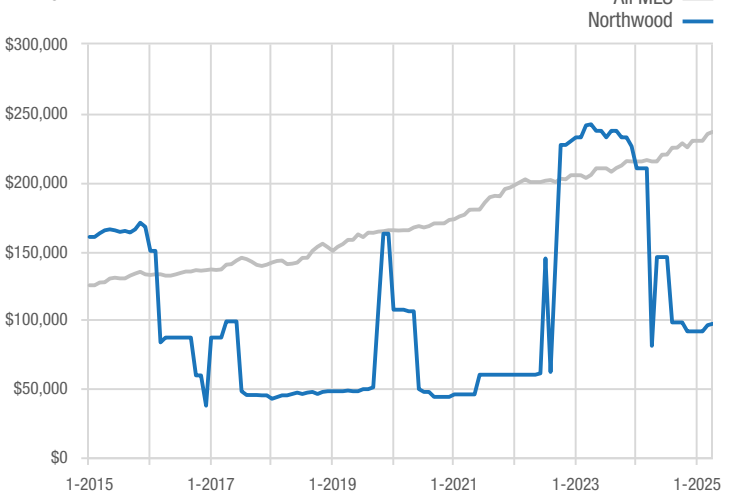
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	9	—	—	9	69	+ 666.7%
Median Sales Price*	\$81,000	—	—	\$81,000	\$96,000	+ 18.5%
Average Sales Price*	\$81,000	—	—	\$81,000	\$96,000	+ 18.5%
Percent of List Price Received*	101.4%	—	—	101.4%	104.4%	+ 3.0%
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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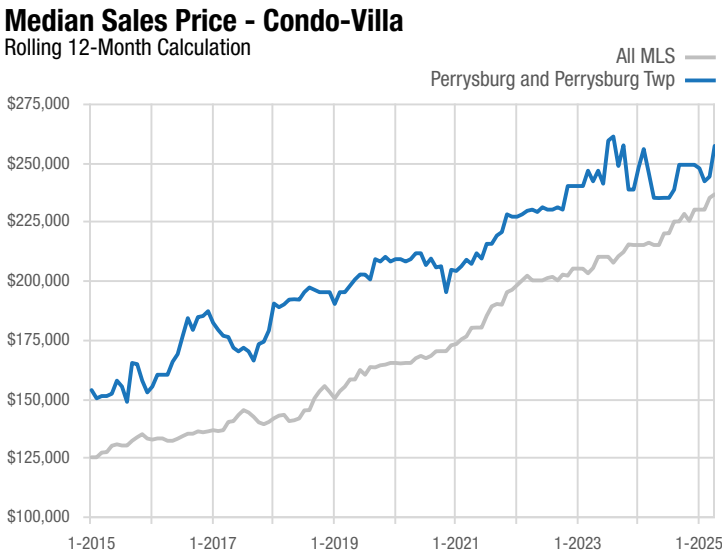
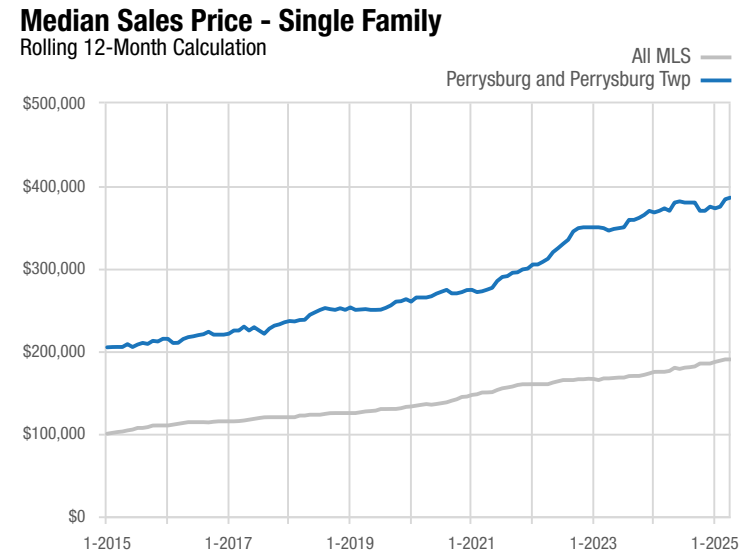
## Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	49	71	+ 44.9%	173	207	+ 19.7%
Pending Sales	37	44	+ 18.9%	141	136	- 3.5%
Closed Sales	35	40	+ 14.3%	125	127	+ 1.6%
Days on Market Until Sale	67	73	+ 9.0%	75	88	+ 17.3%
Median Sales Price*	\$331,450	\$380,000	+ 14.6%	\$354,250	\$389,950	+ 10.1%
Average Sales Price*	\$375,959	\$425,164	+ 13.1%	\$376,966	\$439,645	+ 16.6%
Percent of List Price Received*	102.6%	98.2%	- 4.3%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	90	127	+ 41.1%	—	—	—
Months Supply of Inventory	2.3	3.4	+ 47.8%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	6	6	0.0%	14	20	+ 42.9%
Pending Sales	7	4	- 42.9%	17	15	- 11.8%
Closed Sales	5	5	0.0%	17	16	- 5.9%
Days on Market Until Sale	67	66	- 1.5%	71	77	+ 8.5%
Median Sales Price*	\$188,000	\$345,000	+ 83.5%	\$230,000	\$238,875	+ 3.9%
Average Sales Price*	\$184,580	\$343,300	+ 86.0%	\$256,277	\$262,759	+ 2.5%
Percent of List Price Received*	97.3%	100.3%	+ 3.1%	97.9%	97.4%	- 0.5%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

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## Genoa

Zip Code 43430

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	9	+ 200.0%	12	17	+ 41.7%
Pending Sales	7	1	- 85.7%	16	8	- 50.0%
Closed Sales	5	0	- 100.0%	14	7	- 50.0%
Days on Market Until Sale	70	—	—	61	52	- 14.8%
Median Sales Price*	\$184,500	—	—	\$167,000	\$119,900	- 28.2%
Average Sales Price*	\$192,280	—	—	\$179,593	\$131,386	- 26.8%
Percent of List Price Received*	100.9%	—	—	97.8%	105.1%	+ 7.5%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	0.7	3.8	+ 442.9%	—	—	—

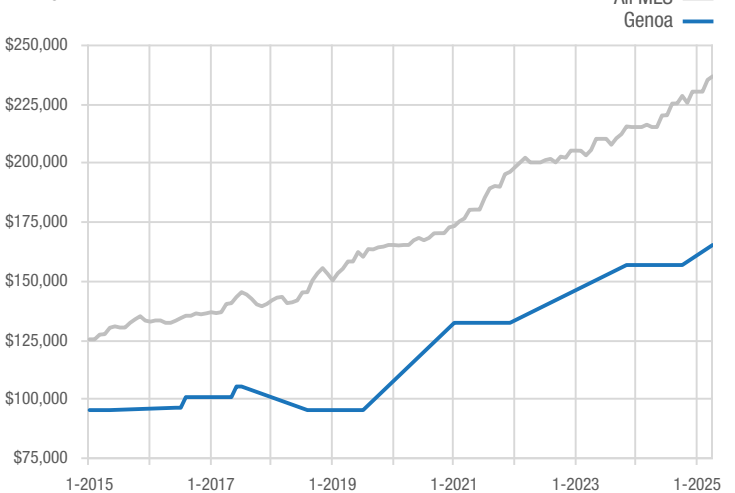
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	49	—	—	49	—
Median Sales Price*	—	\$165,000	—	—	\$165,000	—
Average Sales Price*	—	\$165,000	—	—	\$165,000	—
Percent of List Price Received*	—	101.9%	—	—	101.9%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa



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## Wood County NE

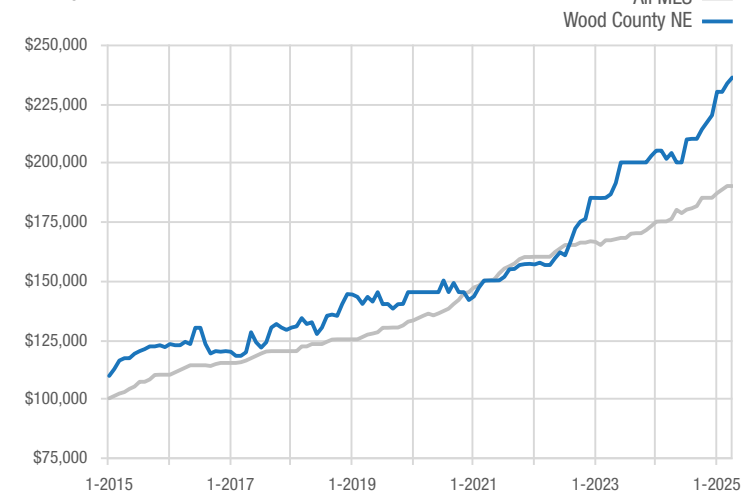
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	15	+ 25.0%	41	44	+ 7.3%
Pending Sales	12	8	- 33.3%	44	35	- 20.5%
Closed Sales	12	7	- 41.7%	43	31	- 27.9%
Days on Market Until Sale	54	43	- 20.4%	68	52	- 23.5%
Median Sales Price*	\$217,450	\$220,000	+ 1.2%	\$192,900	\$215,000	+ 11.5%
Average Sales Price*	\$230,058	\$319,301	+ 38.8%	\$211,151	\$240,507	+ 13.9%
Percent of List Price Received*	101.9%	97.5%	- 4.3%	98.1%	101.3%	+ 3.3%
Inventory of Homes for Sale	16	21	+ 31.3%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

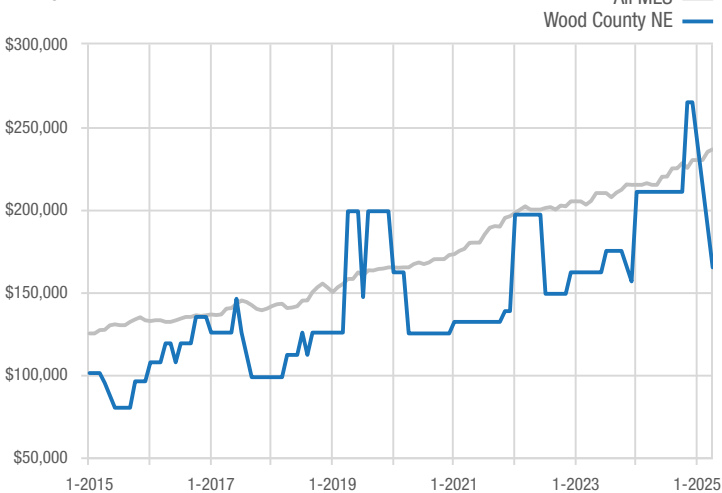
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	49	—	105	49	- 53.3%
Median Sales Price*	—	\$165,000	—	\$265,000	\$165,000	- 37.7%
Average Sales Price*	—	\$165,000	—	\$265,000	\$165,000	- 37.7%
Percent of List Price Received*	—	101.9%	—	98.1%	101.9%	+ 3.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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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	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	3	- 25.0%	14	15	+ 7.1%
Pending Sales	4	7	+ 75.0%	12	15	+ 25.0%
Closed Sales	5	6	+ 20.0%	11	16	+ 45.5%
Days on Market Until Sale	43	58	+ 34.9%	64	70	+ 9.4%
Median Sales Price*	\$230,000	\$221,788	- 3.6%	\$276,205	\$297,500	+ 7.7%
Average Sales Price*	\$313,222	\$223,763	- 28.6%	\$297,938	\$285,473	- 4.2%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	96.8%	102.0%	+ 5.4%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

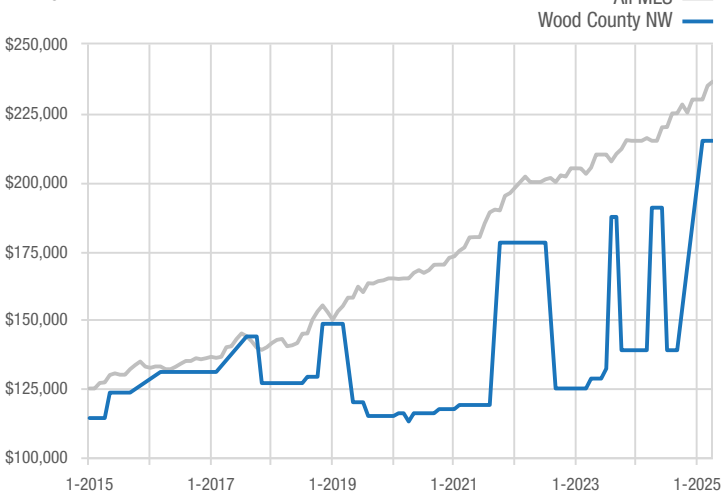
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	126	—
Median Sales Price*	—	—	—	—	\$215,000	—
Average Sales Price*	—	—	—	—	\$215,000	—
Percent of List Price Received*	—	—	—	—	97.8%	—
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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## Wood County SE

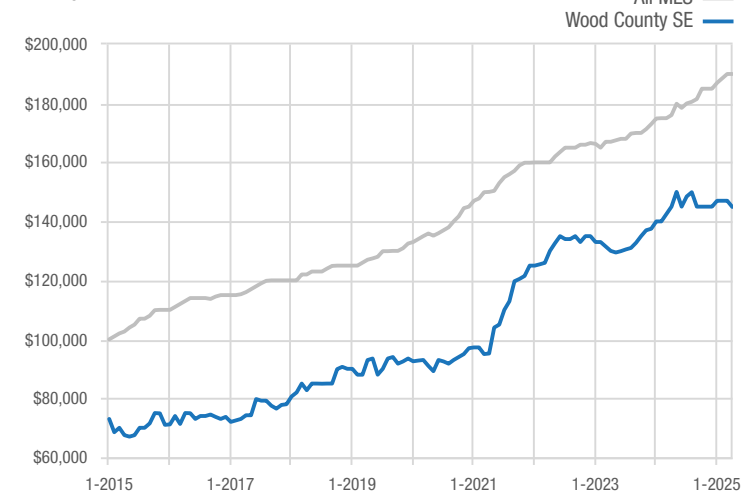
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	17	18	+ 5.9%	70	79	+ 12.9%
Pending Sales	15	24	+ 60.0%	62	72	+ 16.1%
Closed Sales	16	28	+ 75.0%	58	68	+ 17.2%
Days on Market Until Sale	80	62	- 22.5%	77	70	- 9.1%
Median Sales Price*	\$181,450	\$132,574	- 26.9%	\$146,000	\$133,324	- 8.7%
Average Sales Price*	\$195,119	\$128,721	- 34.0%	\$163,058	\$134,750	- 17.4%
Percent of List Price Received*	99.2%	100.6%	+ 1.4%	98.4%	96.8%	- 1.6%
Inventory of Homes for Sale	39	33	- 15.4%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

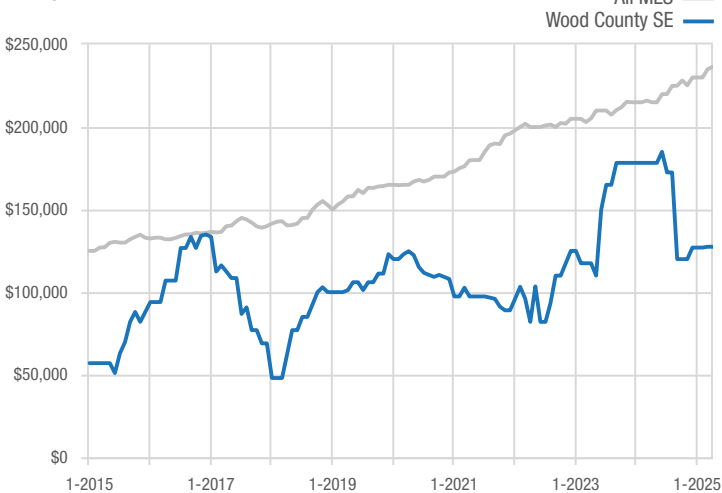
Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	3	—	0	5	—
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	90	—
Median Sales Price*	—	—	—	—	\$137,250	—
Average Sales Price*	—	—	—	—	\$137,250	—
Percent of List Price Received*	—	—	—	—	99.1%	—
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	1.0	4.0	+ 300.0%	—	—	—

\* 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



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 – April 2025

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



## Wood County SW

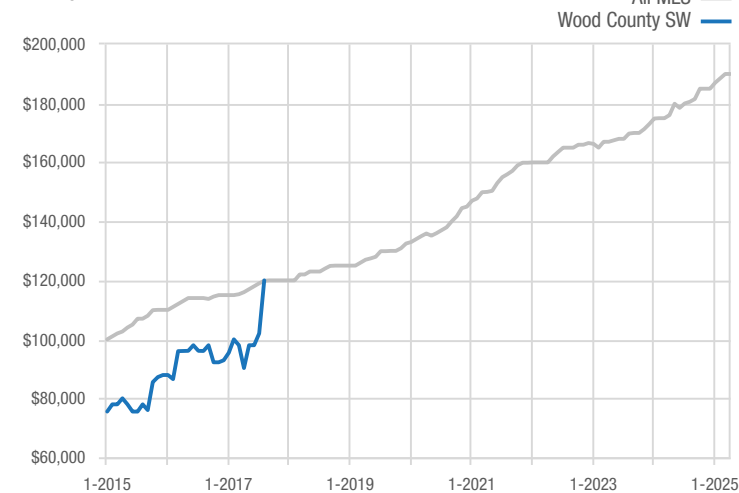
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

### Median Sales Price - Single Family



### Median Sales Price - Condo-Villa

