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.

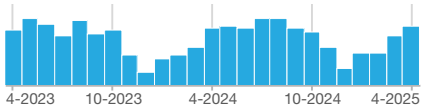
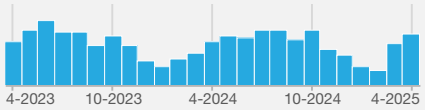
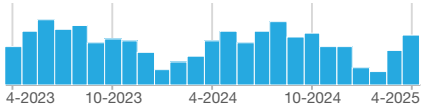
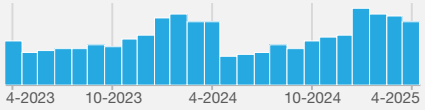
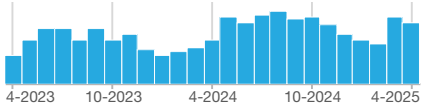
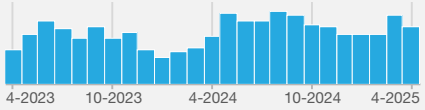
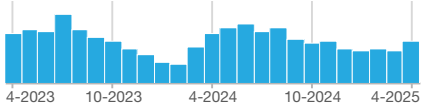
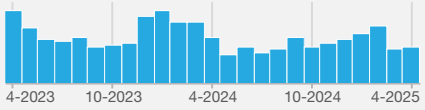
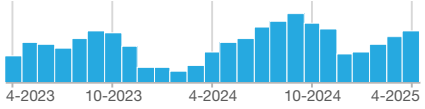
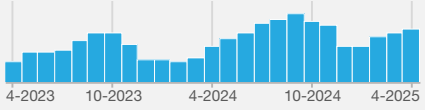
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	620	**690**	11.3%	2,057	2,182	6.1%
Closed Sales	446	**470**	5.4%	1,598	1,532	-4.1%
Days on Market	63	**69**	9.5%	64	**65**	1.6%
SP$/SqFt	$125.39	**$130.24**	3.9%	$116.34	**$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		
Key Metrics	**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

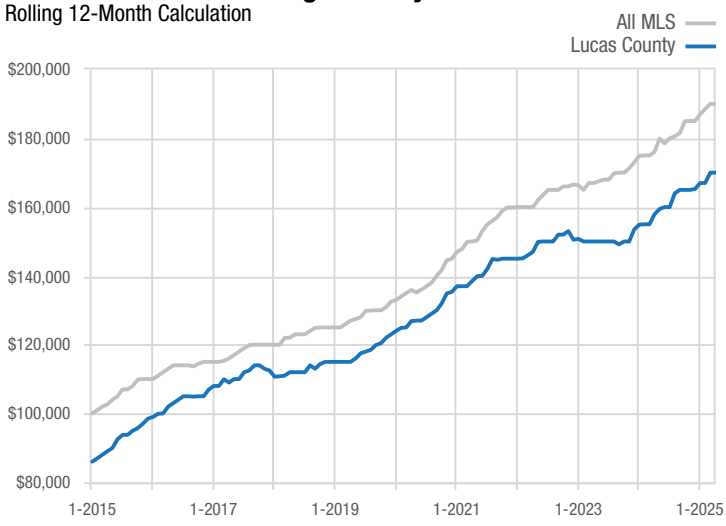
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	513	**516**	+ 0.6%	1,657	**1,697**	+ 2.4%
Pending Sales	356	**371**	+ 4.2%	1,330	**1,281**	- 3.7%
Closed Sales	362	**362**	0.0%	1,297	**1,221**	- 5.9%
Days on Market 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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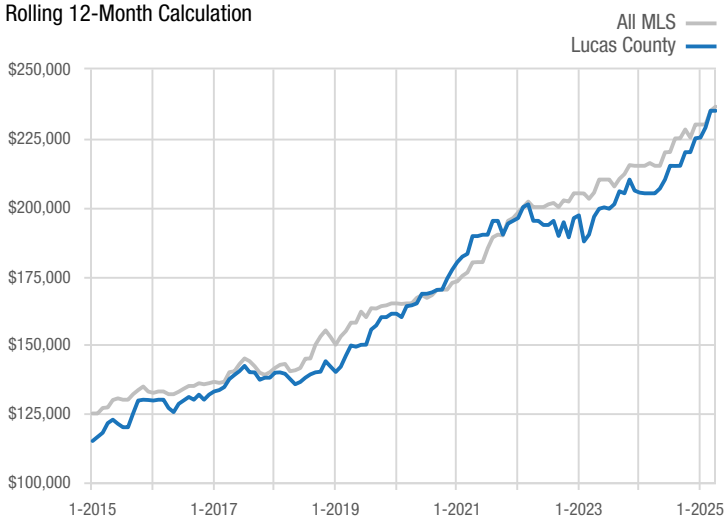
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

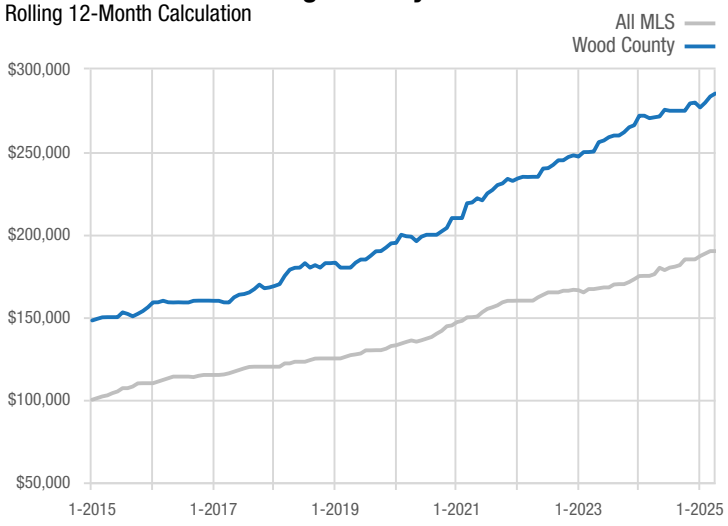
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	107	**125**	+ 16.8%	400	**434**	+ 8.5%
Pending Sales	82	**111**	+ 35.4%	320	**340**	+ 6.3%
Closed Sales	84	**106**	+ 26.2%	300	**308**	+ 2.7%
Days on Market Until 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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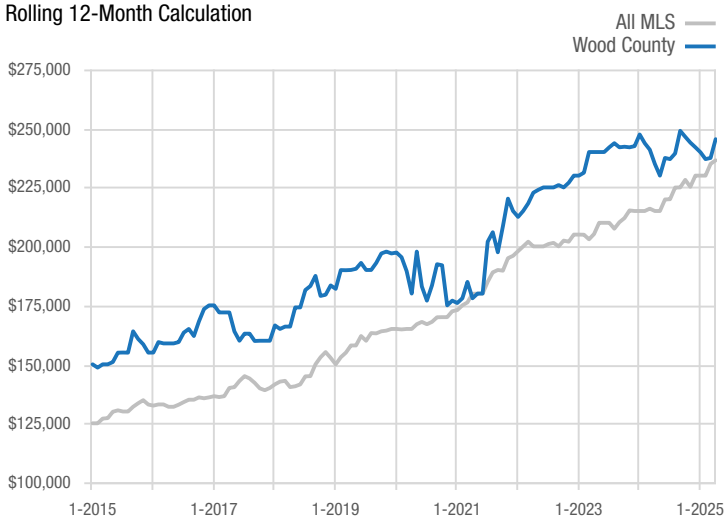
Median Sales Price - Single Family

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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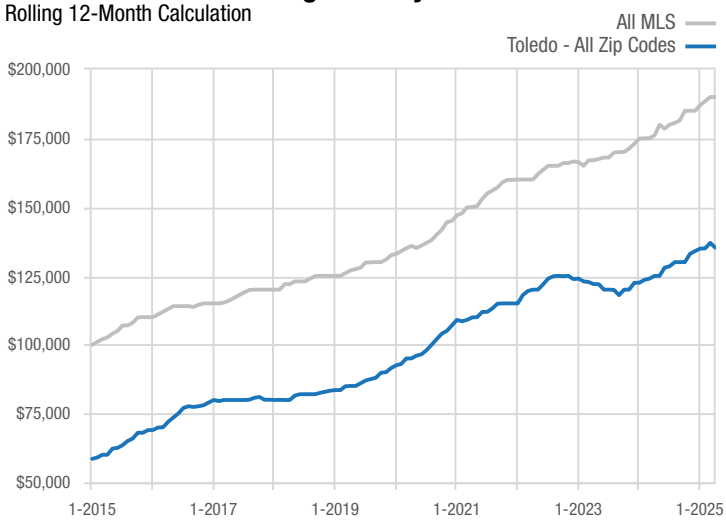
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	352	**344**	- 2.3%	1,187	**1,161**	- 2.2%
Pending Sales	255	**265**	+ 3.9%	997	**920**	- 7.7%
Closed Sales	256	**259**	+ 1.2%	986	**884**	- 10.3%
Days on Market Until 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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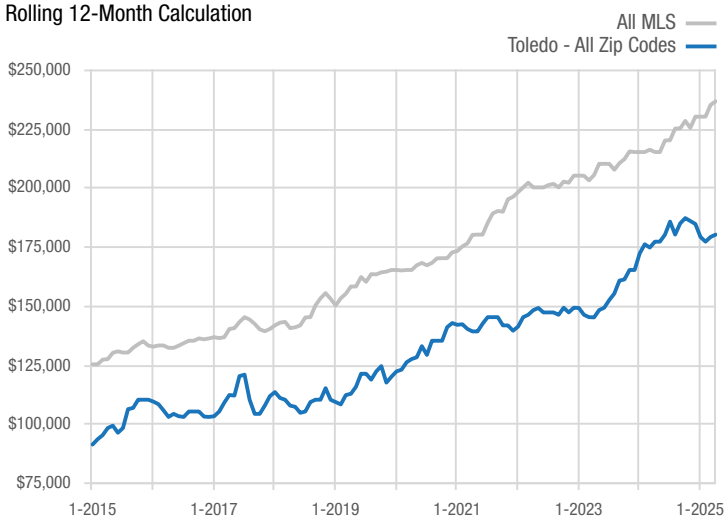
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

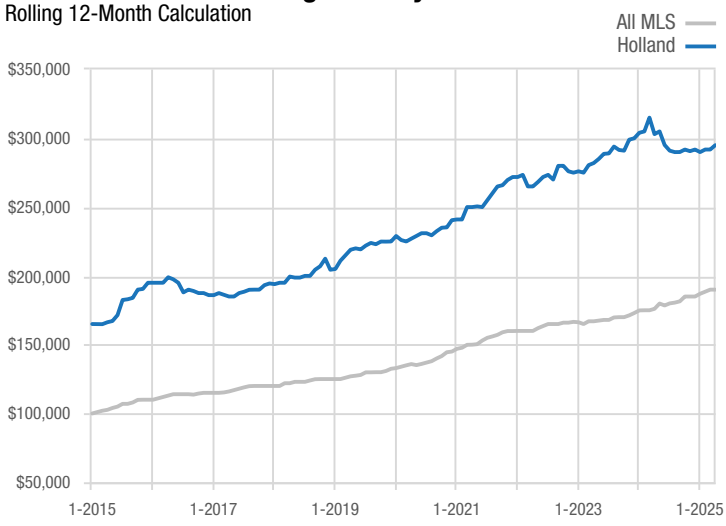
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	14	**14**	0.0%	38	**58**	+ 52.6%
Pending Sales	9	**12**	+ 33.3%	31	**47**	+ 51.6%
Closed Sales	11	**8**	- 27.3%	28	**41**	+ 46.4%
Days on Market Until Sale	79	**53**	- 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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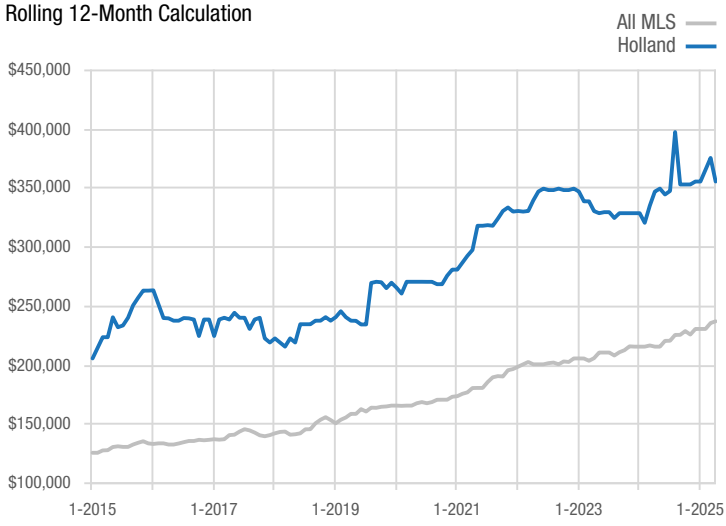
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

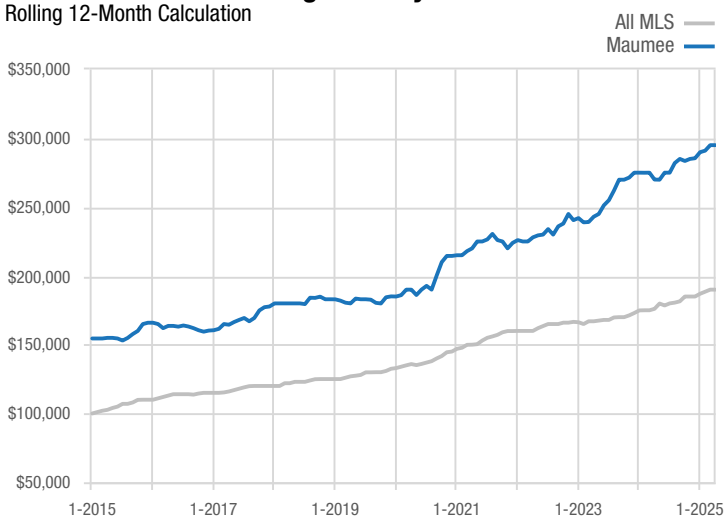
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	45	**54**	+ 20.0%	137	**143**	+ 4.4%
Pending Sales	35	**33**	- 5.7%	106	**86**	- 18.9%
Closed Sales	35	**34**	- 2.9%	100	**78**	- 22.0%
Days on Market Until Sale	68	**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%	—	**—**	—

* 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.

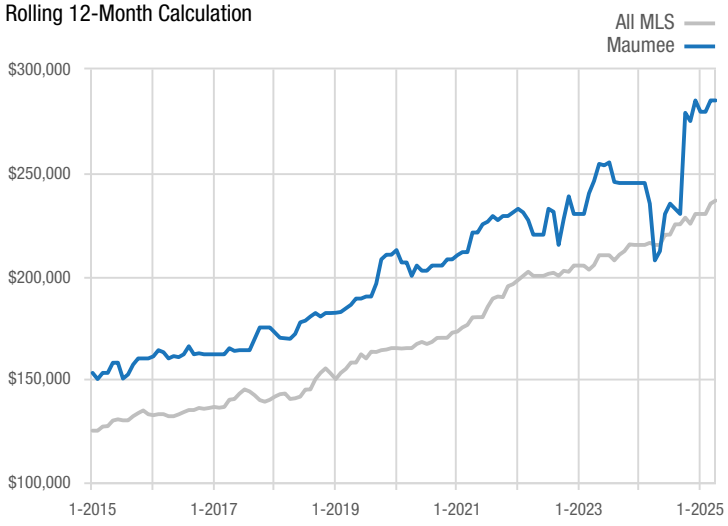
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2025

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Monclova

Zip Code 43542

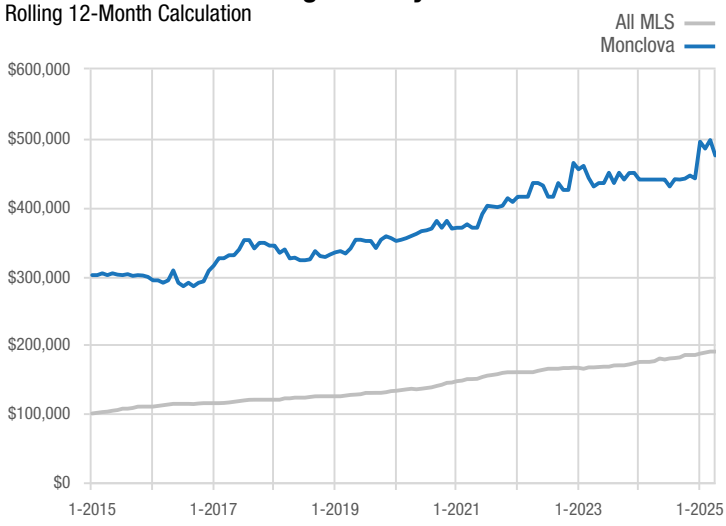
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	6	**11**	+ 83.3%	15	**18**	+ 20.0%
Pending Sales	2	**2**	0.0%	8	**4**	- 50.0%
Closed Sales	1	**2**	+ 100.0%	7	**5**	- 28.6%
Days on Market Until Sale	54	**148**	+ 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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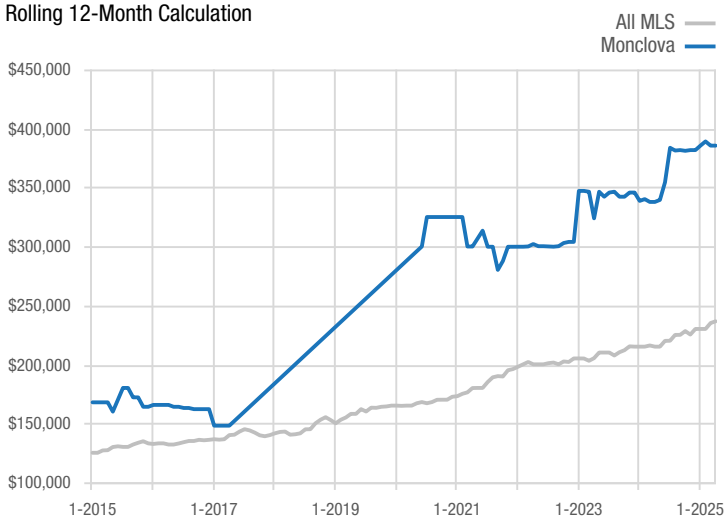
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

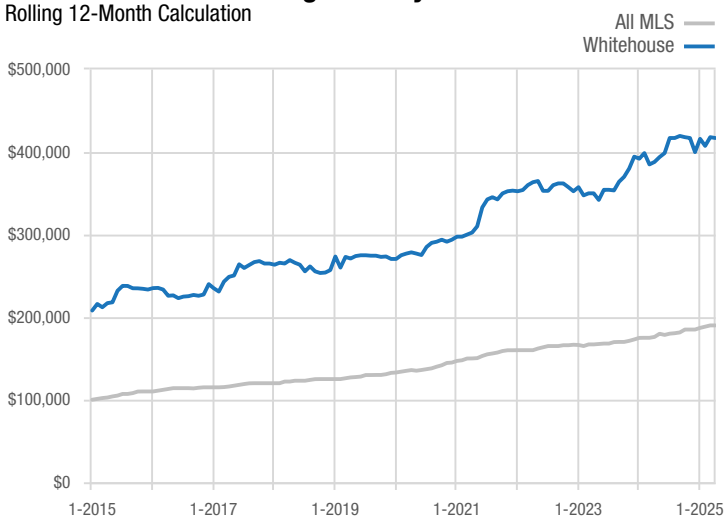
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	7	**8**	+ 14.3%	20	**23**	+ 15.0%
Pending Sales	5	**4**	- 20.0%	17	**21**	+ 23.5%
Closed Sales	5	**6**	+ 20.0%	15	**19**	+ 26.7%
Days on Market Until Sale	63	**43**	- 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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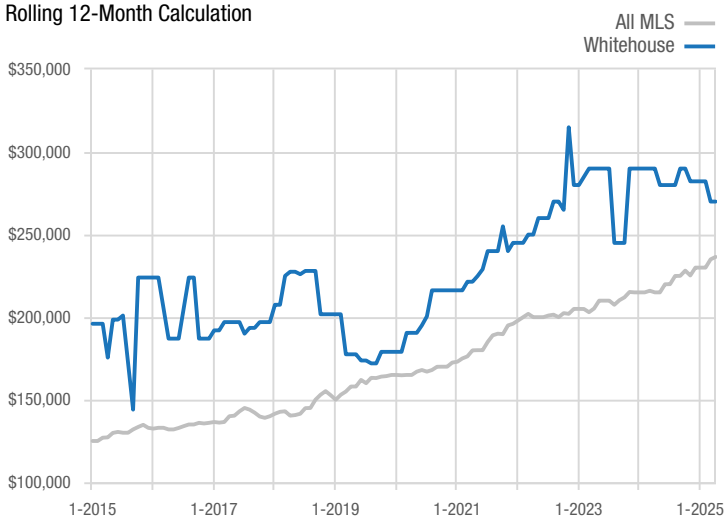
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

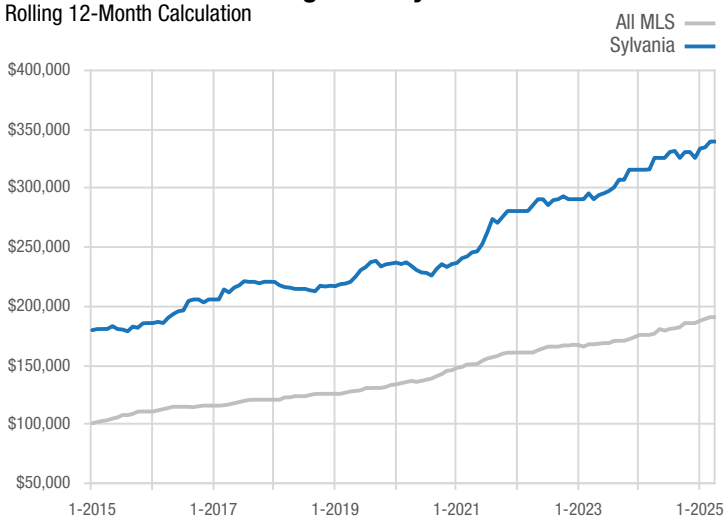
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	37	**36**	- 2.7%	120	**126**	+ 5.0%
Pending Sales	27	**24**	- 11.1%	84	**100**	+ 19.0%
Closed Sales	28	**25**	- 10.7%	79	**95**	+ 20.3%
Days on Market Until Sale	57	**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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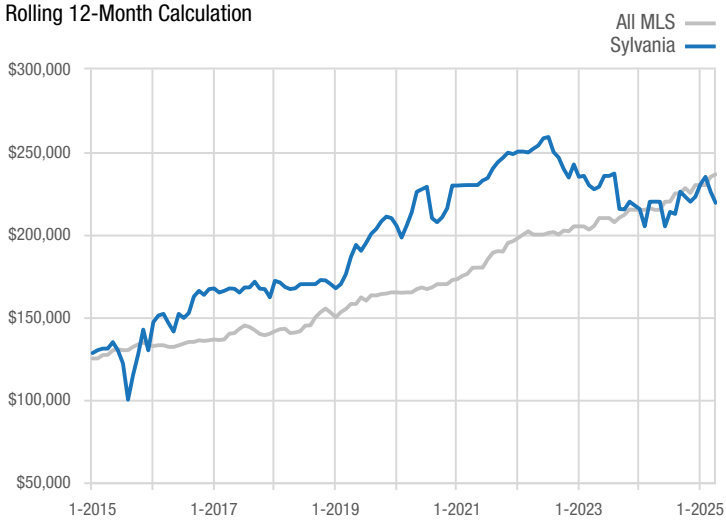
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

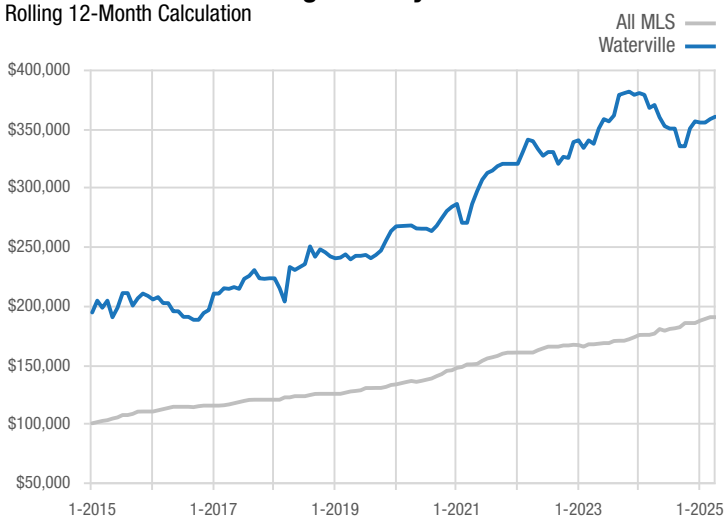
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	23	**19**	- 17.4%	50	**63**	+ 26.0%
Pending Sales	5	**9**	+ 80.0%	25	**31**	+ 24.0%
Closed Sales	4	**10**	+ 150.0%	22	**29**	+ 31.8%
Days on Market Until Sale	119	**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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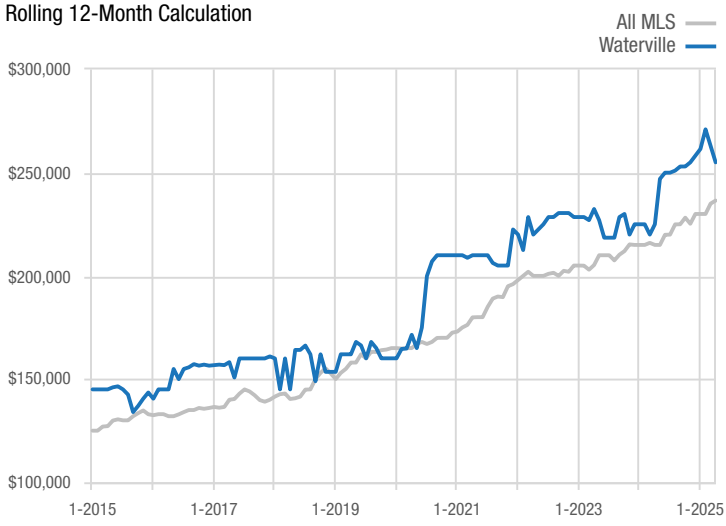
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

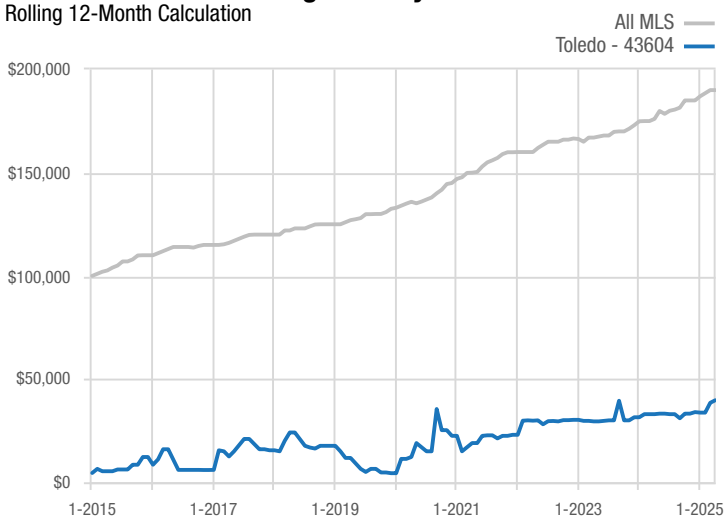
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	3	**3**	0.0%	12	**12**	0.0%
Pending Sales	3	**1**	- 66.7%	9	**8**	- 11.1%
Closed Sales	3	**0**	- 100.0%	9	**6**	- 33.3%
Days on Market Until Sale	93	**—**	—	97	**66**	- 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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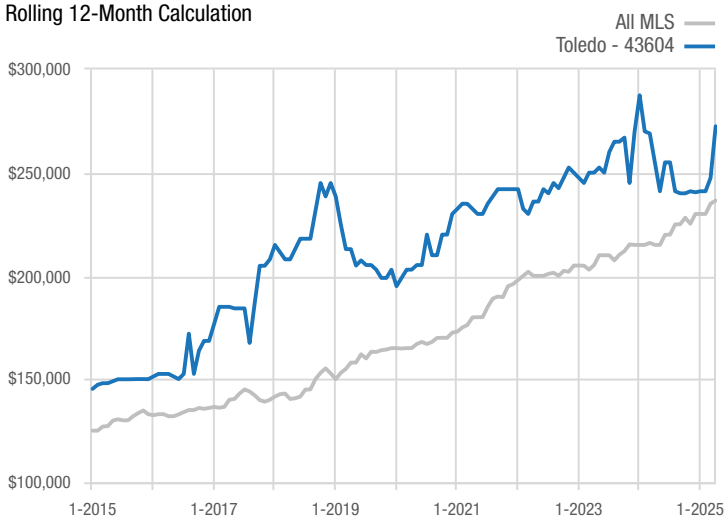
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

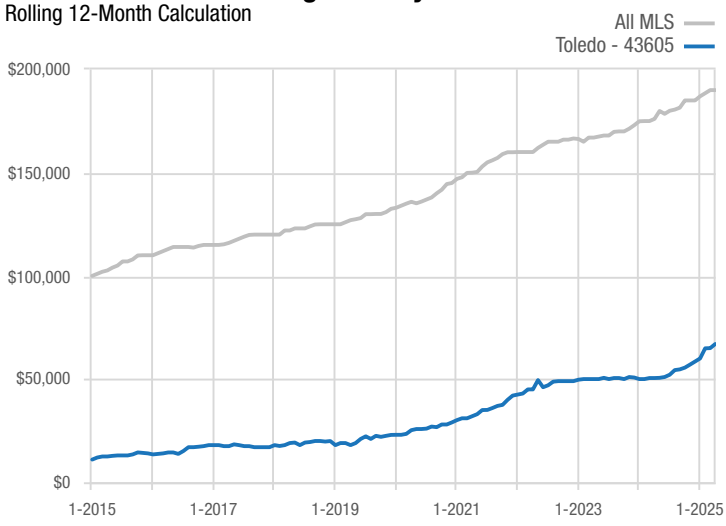
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	37	**20**	- 45.9%	127	**102**	- 19.7%
Pending Sales	20	**16**	- 20.0%	90	**88**	- 2.2%
Closed Sales	22	**15**	- 31.8%	91	**85**	- 6.6%
Days on Market Until Sale	59	**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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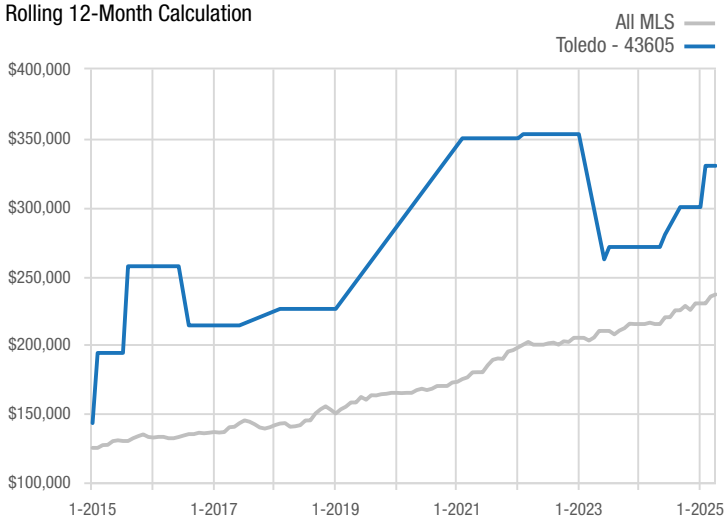
Median Sales Price - Single Family

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 - 43606

Zip Code 43606

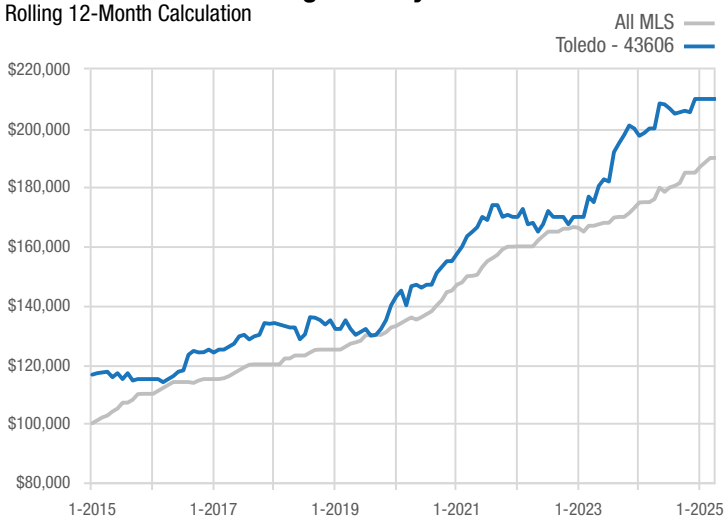
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	32	**19**	- 40.6%	101	**67**	- 33.7%
Pending Sales	26	**20**	- 23.1%	80	**64**	- 20.0%
Closed Sales	21	**13**	- 38.1%	75	**58**	- 22.7%
Days on Market Until Sale	61	**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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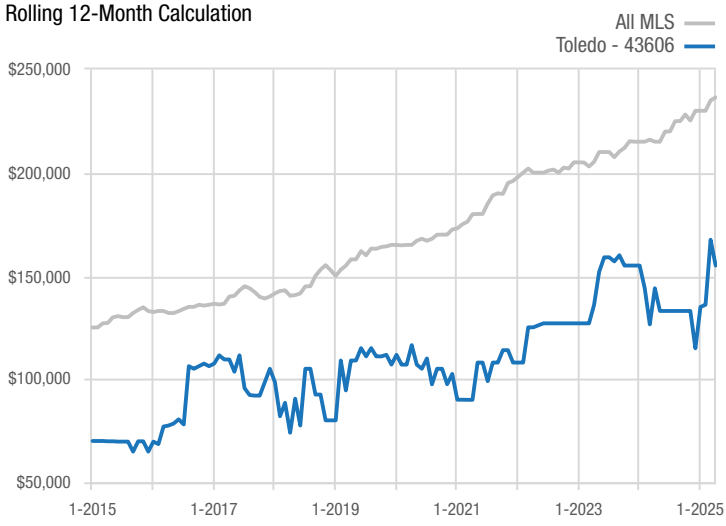
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

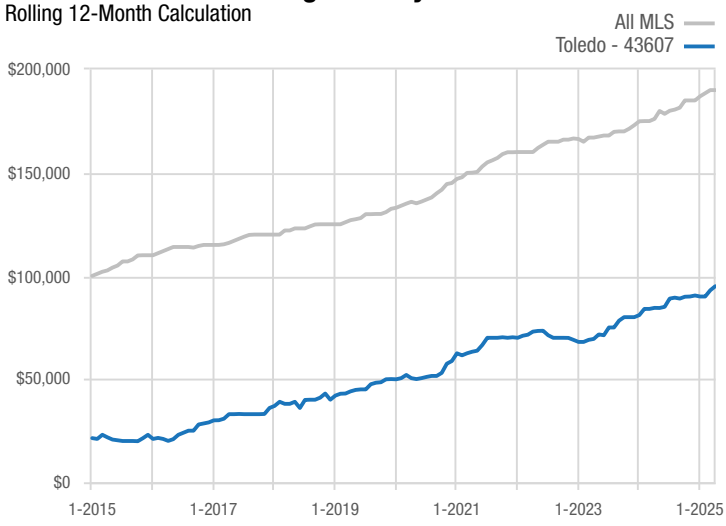
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	15	**28**	+ 86.7%	73	**80**	+ 9.6%
Pending Sales	10	**12**	+ 20.0%	67	**50**	- 25.4%
Closed Sales	14	**14**	0.0%	67	**51**	- 23.9%
Days on Market Until Sale	83	**52**	- 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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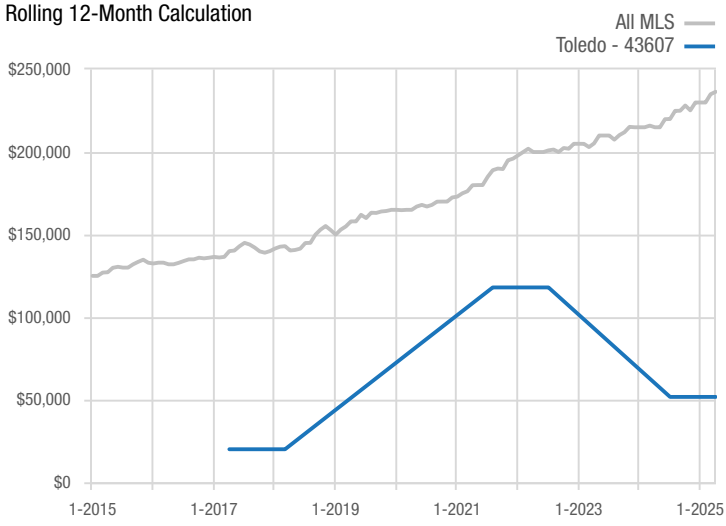
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

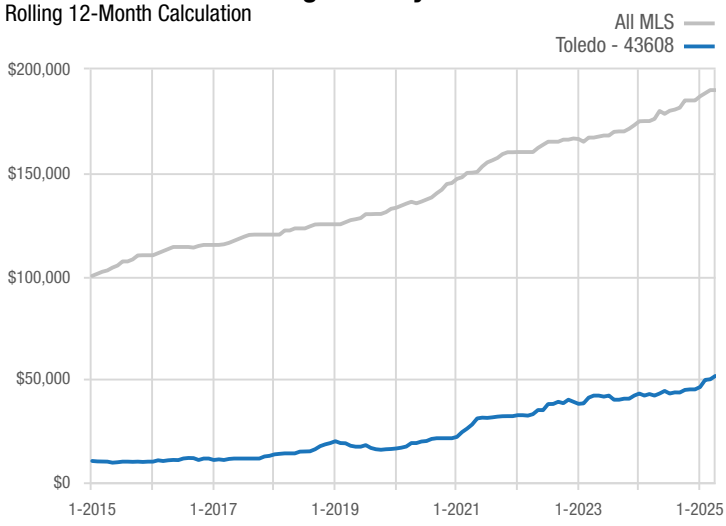
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	20	**23**	+ 15.0%	83	**72**	- 13.3%
Pending Sales	13	**23**	+ 76.9%	60	**60**	0.0%
Closed Sales	11	**20**	+ 81.8%	61	**54**	- 11.5%
Days on Market Until Sale	76	**48**	- 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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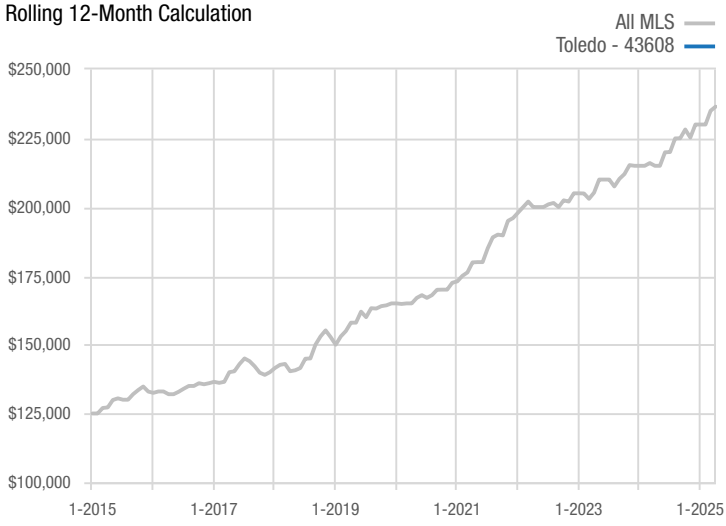
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

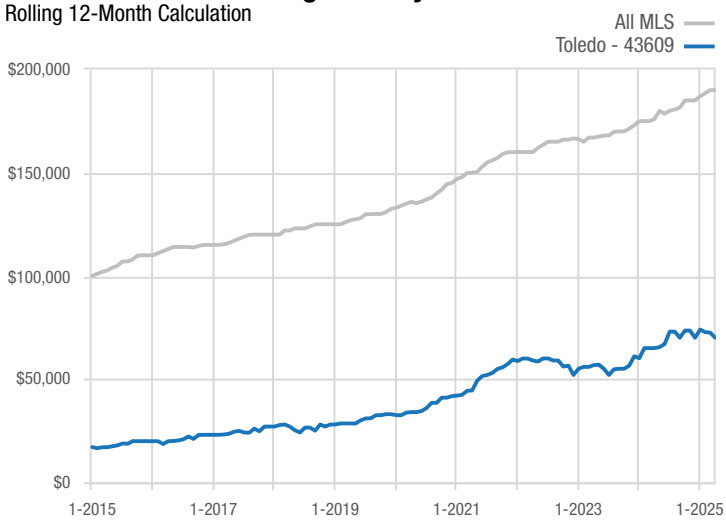
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	28	**30**	+ 7.1%	77	**88**	+ 14.3%
Pending Sales	20	**20**	0.0%	67	**67**	0.0%
Closed Sales	17	**22**	+ 29.4%	61	**62**	+ 1.6%
Days on Market Until Sale	81	**85**	+ 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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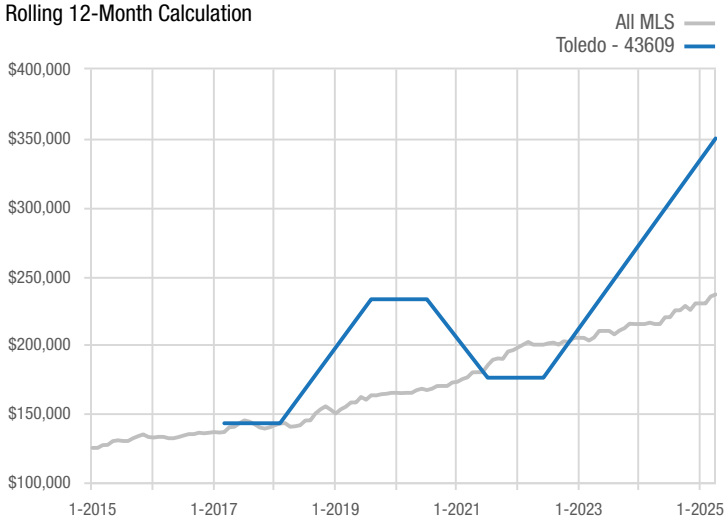
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

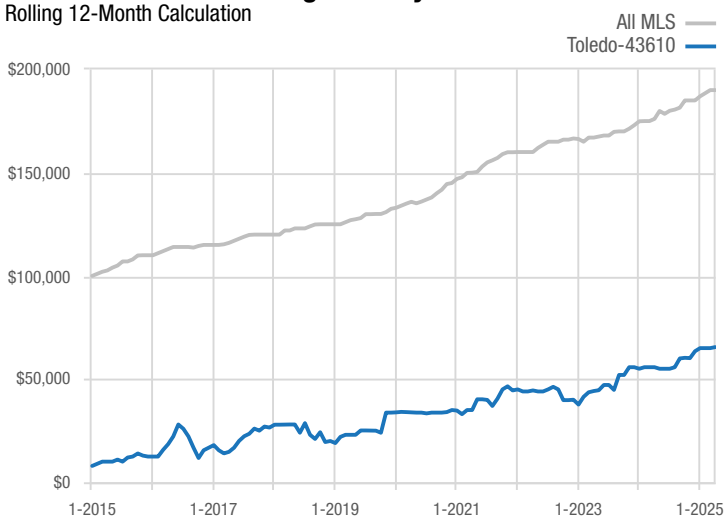
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	5	**5**	0.0%	19	**17**	- 10.5%
Pending Sales	3	**3**	0.0%	17	**12**	- 29.4%
Closed Sales	1	**5**	+ 400.0%	16	**11**	- 31.3%
Days on Market Until Sale	20	**69**	+ 245.0%	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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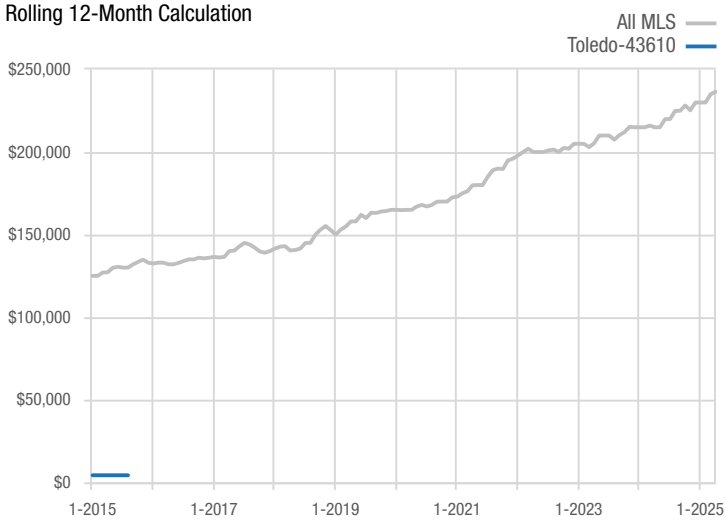
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43611

Zip Code 43611

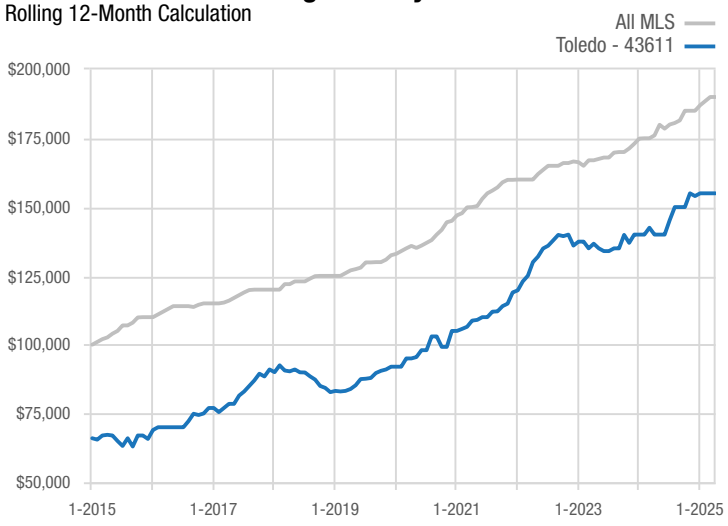
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	34	**20**	- 41.2%	87	**77**	- 11.5%
Pending Sales	12	**21**	+ 75.0%	58	**65**	+ 12.1%
Closed Sales	12	**21**	+ 75.0%	56	**60**	+ 7.1%
Days on Market Until Sale	63	**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**	—	—	**—**	—

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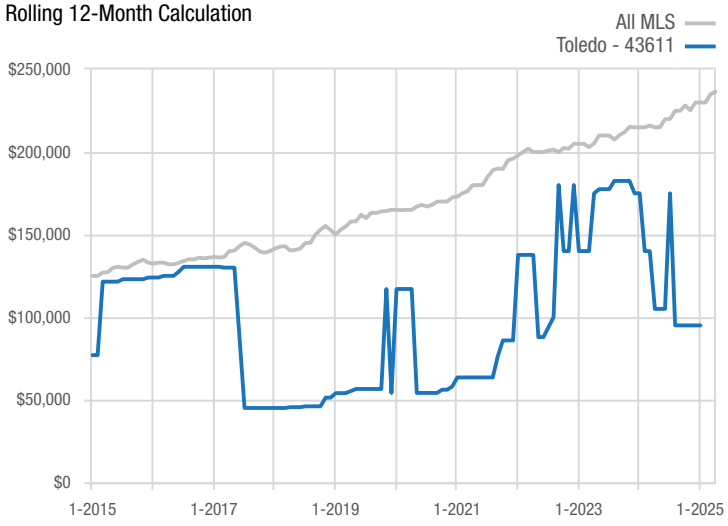
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

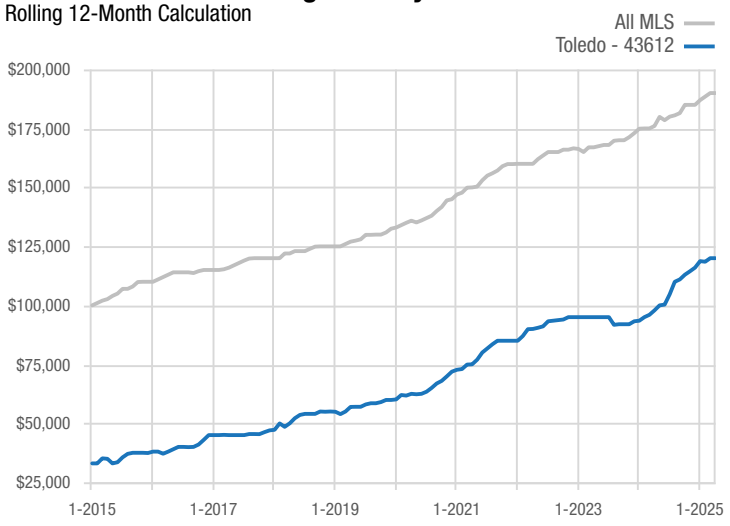
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	43	**40**	- 7.0%	122	**129**	+ 5.7%
Pending Sales	26	**27**	+ 3.8%	109	**112**	+ 2.8%
Closed Sales	29	**27**	- 6.9%	113	**112**	- 0.9%
Days on Market Until Sale	65	**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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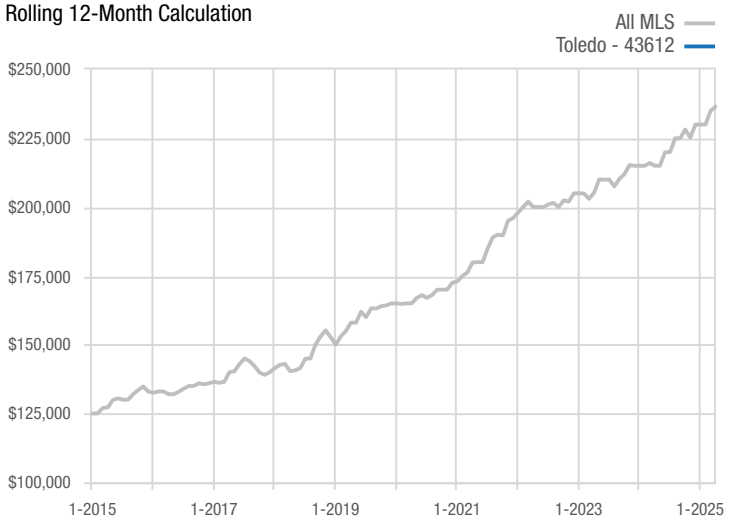
Median Sales Price - Single Family

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 - 43613

Zip Code 43613

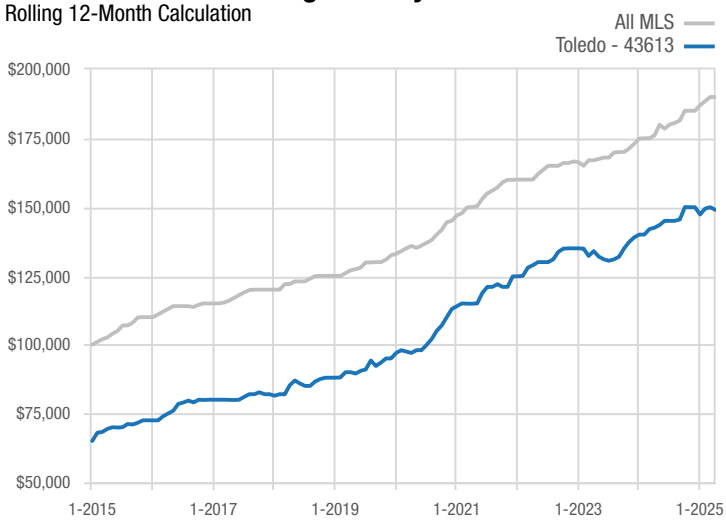
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	45	**44**	- 2.2%	162	**142**	- 12.3%
Pending Sales	49	**36**	- 26.5%	153	**121**	- 20.9%
Closed Sales	52	**40**	- 23.1%	151	**119**	- 21.2%
Days on Market Until Sale	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	—	**—**	—	—	**—**	—

* 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.

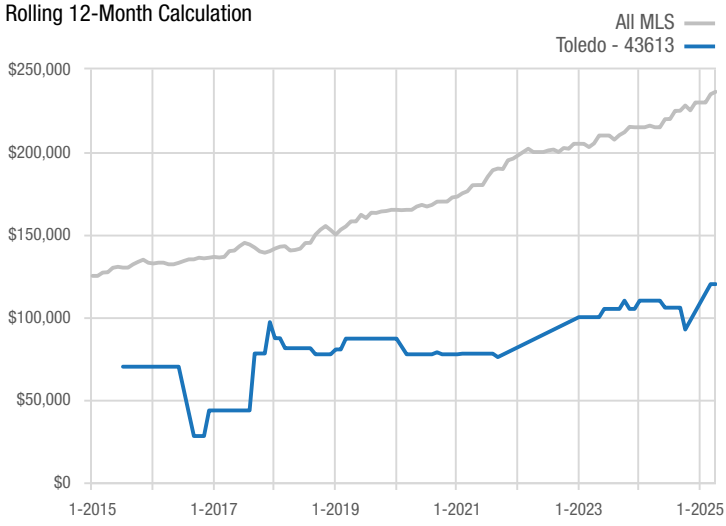
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2025

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Toledo-43614

Zip Code 43614

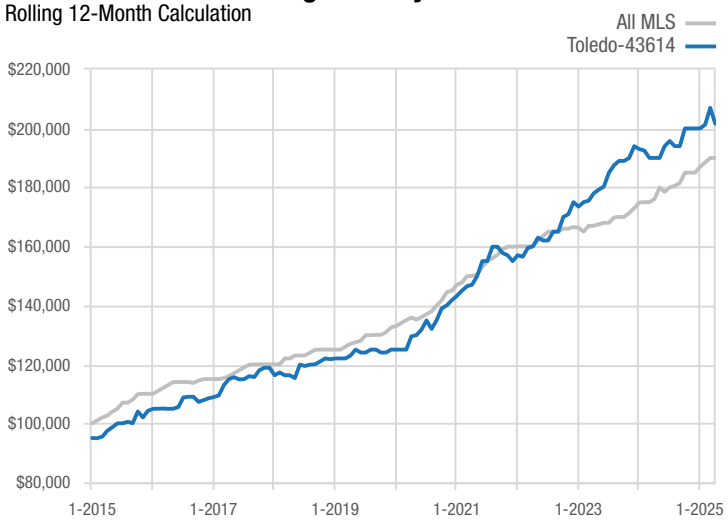
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	28	**35**	+ 25.0%	100	**112**	+ 12.0%
Pending Sales	20	**31**	+ 55.0%	100	**86**	- 14.0%
Closed Sales	25	**33**	+ 32.0%	103	**87**	- 15.5%
Days on Market Until Sale	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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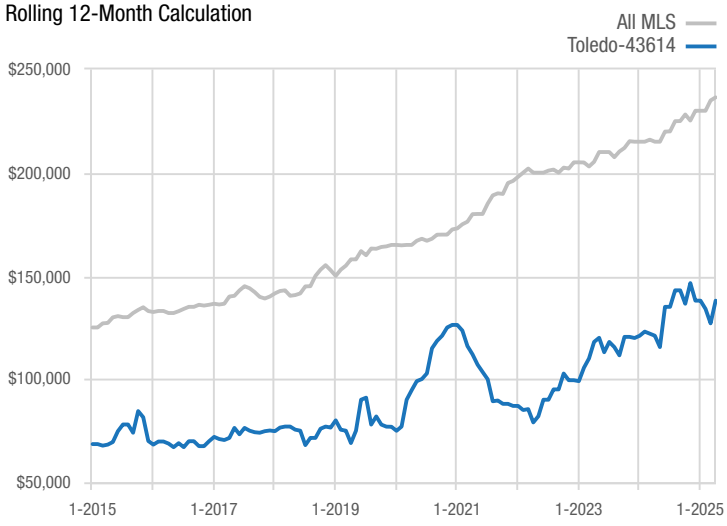
Median Sales Price - Single Family

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

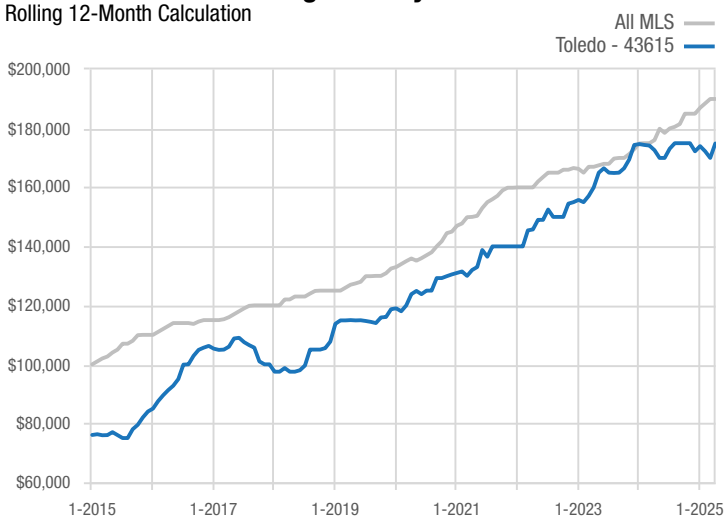
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	29	**44**	+ 51.7%	117	**133**	+ 13.7%
Pending Sales	26	**32**	+ 23.1%	93	**96**	+ 3.2%
Closed Sales	26	**25**	- 3.8%	91	**94**	+ 3.3%
Days on Market Until Sale	52	**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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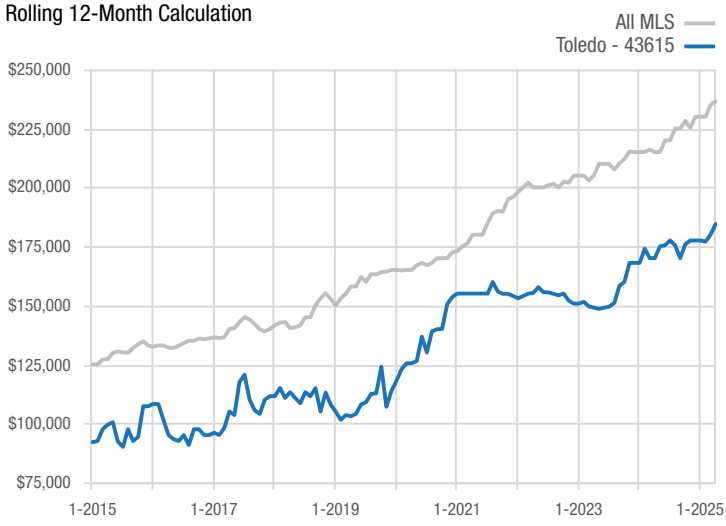
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43617

Zip Code 43617

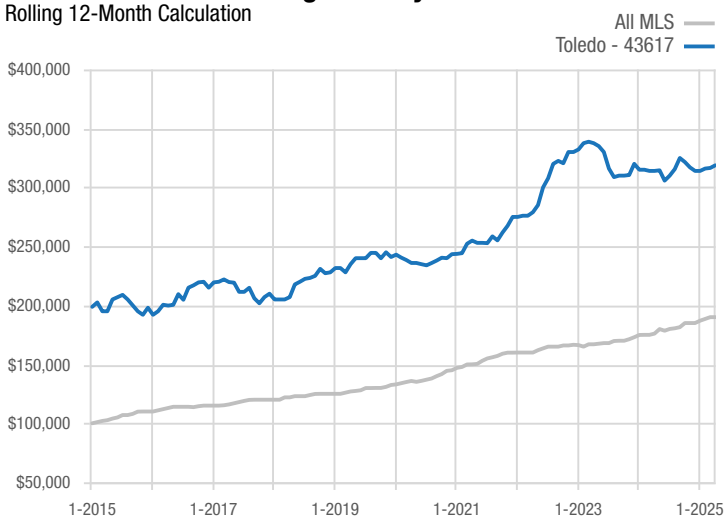
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	12	**5**	- 58.3%	29	**29**	0.0%
Pending Sales	6	**3**	- 50.0%	19	**19**	0.0%
Closed Sales	7	**3**	- 57.1%	19	**20**	+ 5.3%
Days on Market Until Sale	74	**51**	- 31.1%	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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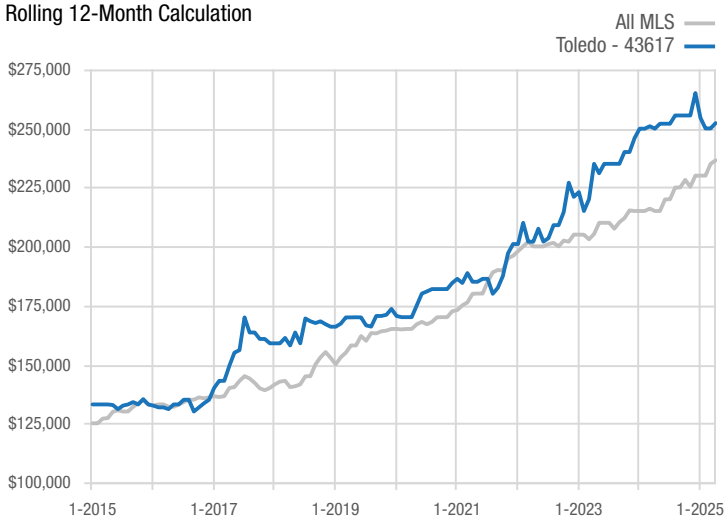
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

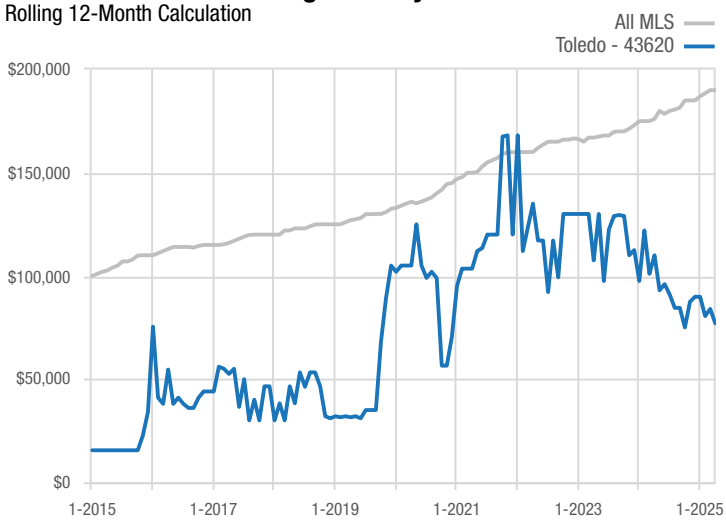
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	3	**3**	0.0%	14	**7**	- 50.0%
Pending Sales	5	**0**	- 100.0%	17	**8**	- 52.9%
Closed Sales	5	**1**	- 80.0%	16	**8**	- 50.0%
Days on Market Until Sale	43	**15**	- 65.1%	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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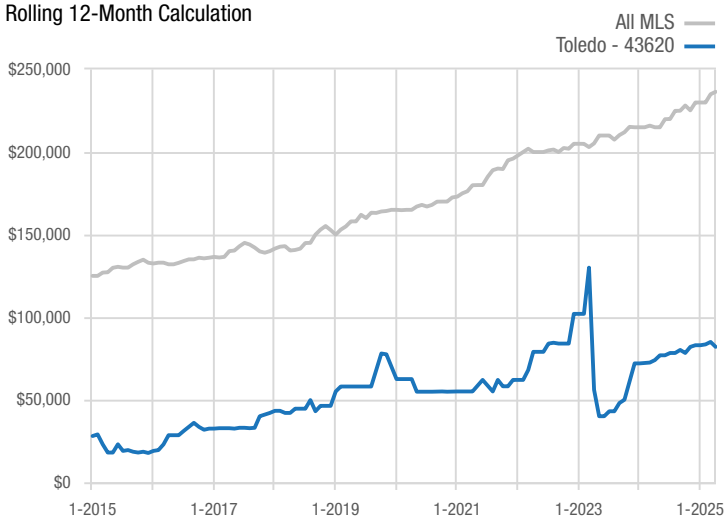
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43623

Zip Code 43623

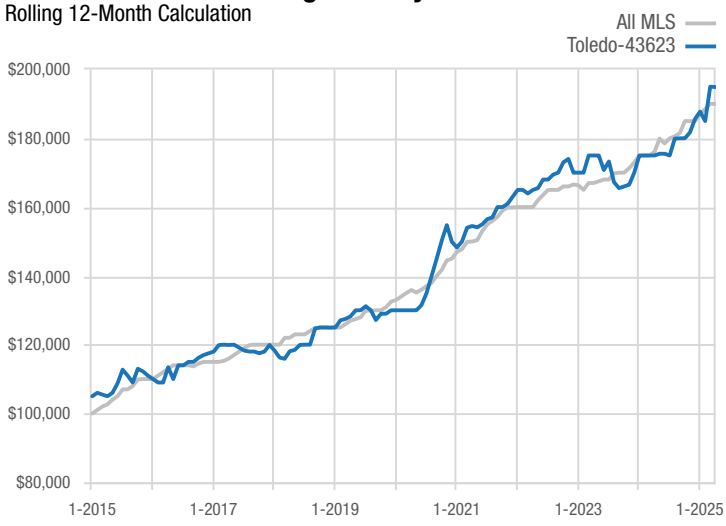
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	18	**25**	+ 38.9%	64	**94**	+ 46.9%
Pending Sales	16	**20**	+ 25.0%	58	**64**	+ 10.3%
Closed Sales	11	**20**	+ 81.8%	57	**57**	0.0%
Days on Market Until Sale	36	**62**	+ 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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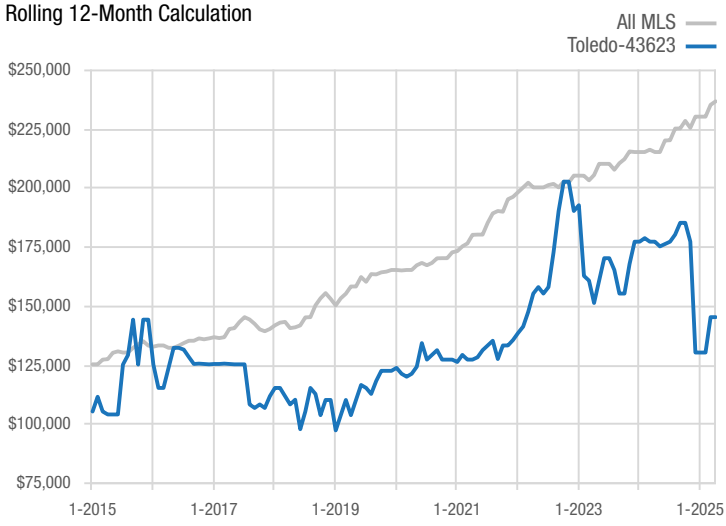
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

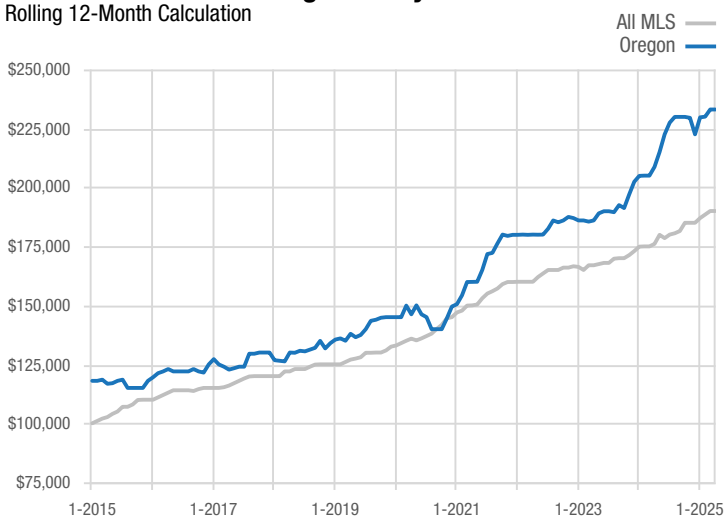
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	23	**25**	+ 8.7%	67	**84**	+ 25.4%
Pending Sales	12	**18**	+ 50.0%	42	**57**	+ 35.7%
Closed Sales	13	**17**	+ 30.8%	42	**56**	+ 33.3%
Days on Market Until Sale	64	**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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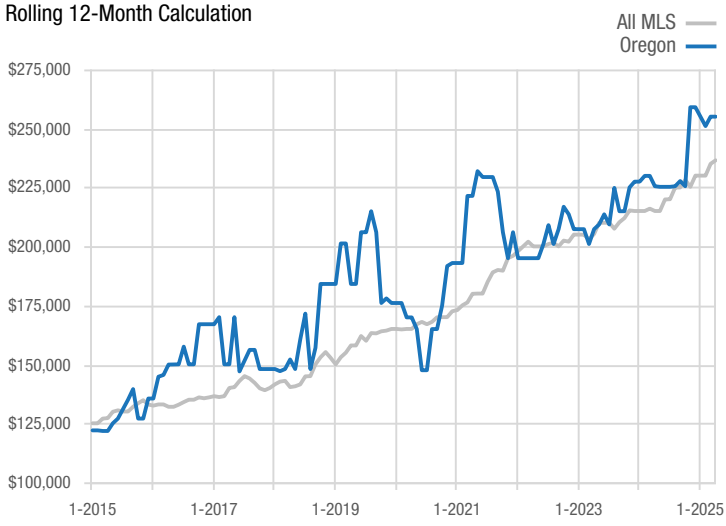
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

Zip Code 43402

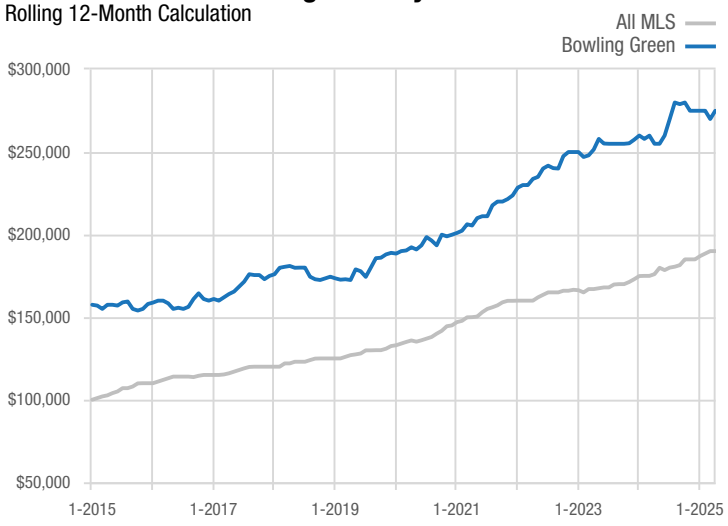
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	19	**24**	+ 26.3%	65	**70**	+ 7.7%
Pending Sales	9	**22**	+ 144.4%	48	**58**	+ 20.8%
Closed Sales	6	**21**	+ 250.0%	45	**54**	+ 20.0%
Days on Market Until Sale	36	**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	**—**	—	—	**—**	—

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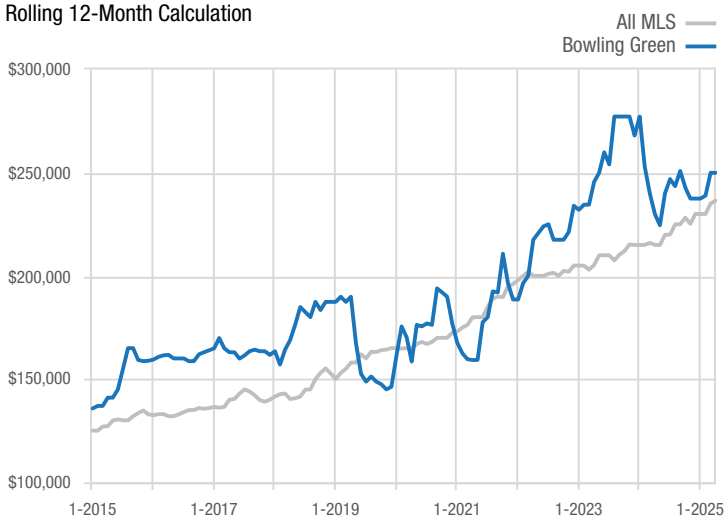
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

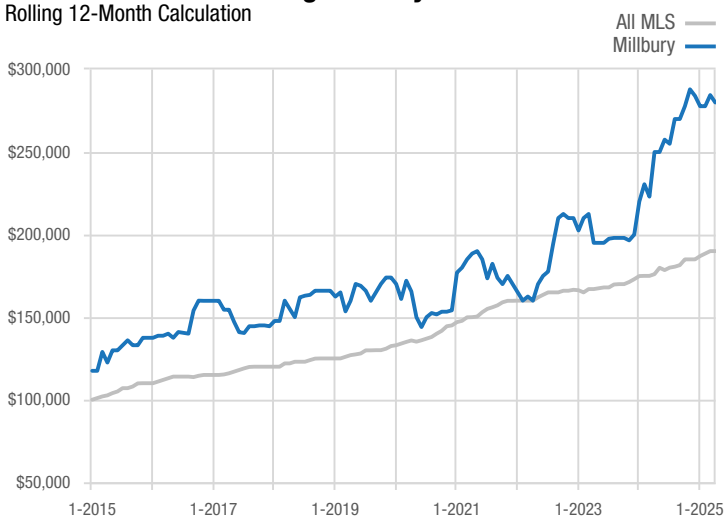
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	1	**1**	0.0%	7	**13**	+ 85.7%
Pending Sales	1	**2**	+ 100.0%	7	**15**	+ 114.3%
Closed Sales	1	**1**	0.0%	7	**7**	0.0%
Days on Market Until Sale	136	**51**	- 62.5%	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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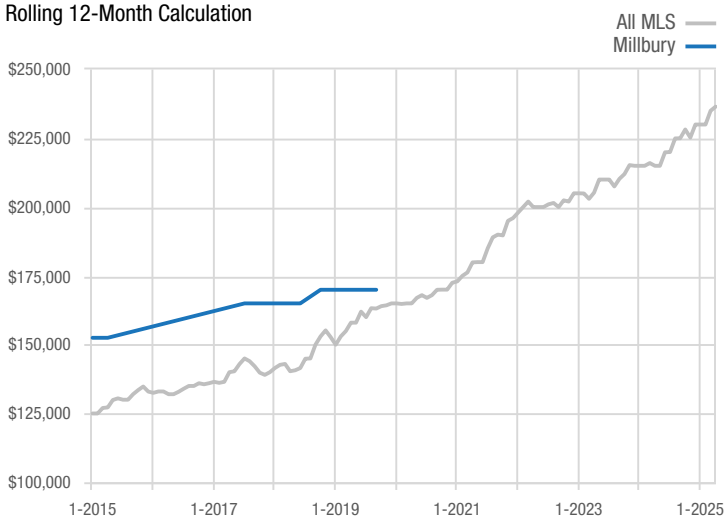
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

Single Family	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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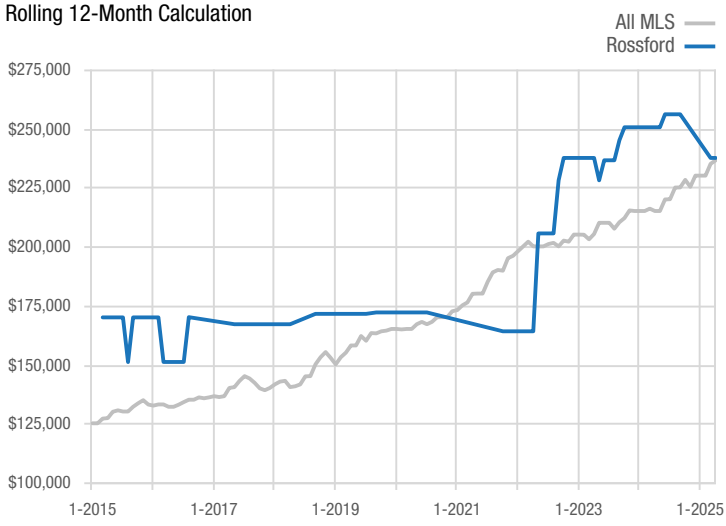
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

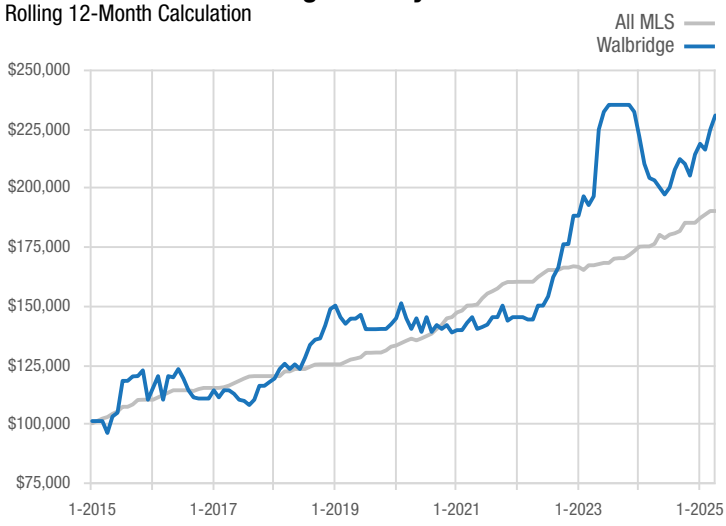
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	5	**3**	- 40.0%	16	**14**	- 12.5%
Pending Sales	3	**1**	- 66.7%	13	**12**	- 7.7%
Closed Sales	4	**2**	- 50.0%	15	**12**	- 20.0%
Days on Market Until Sale	44	**41**	- 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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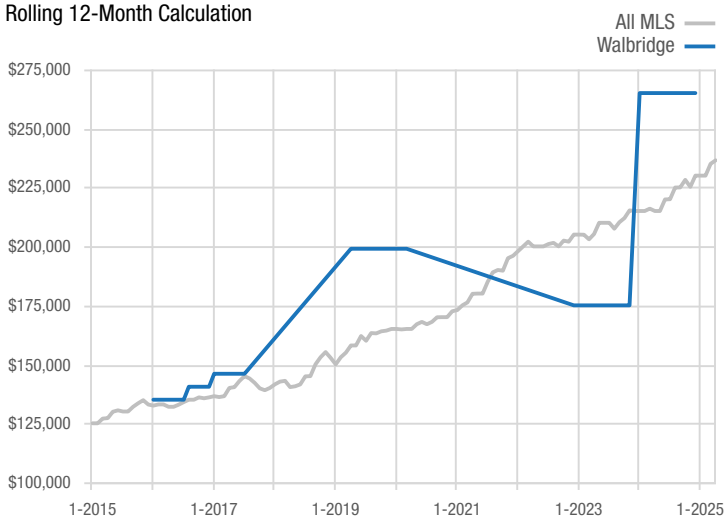
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

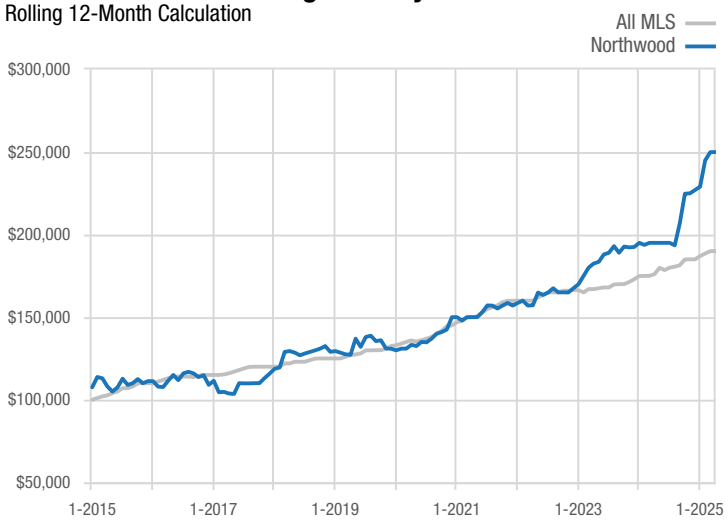
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	7	**8**	+ 14.3%	44	**32**	- 27.3%
Pending Sales	9	**8**	- 11.1%	30	**26**	- 13.3%
Closed Sales	9	**9**	0.0%	30	**24**	- 20.0%
Days on Market Until Sale	47	**75**	+ 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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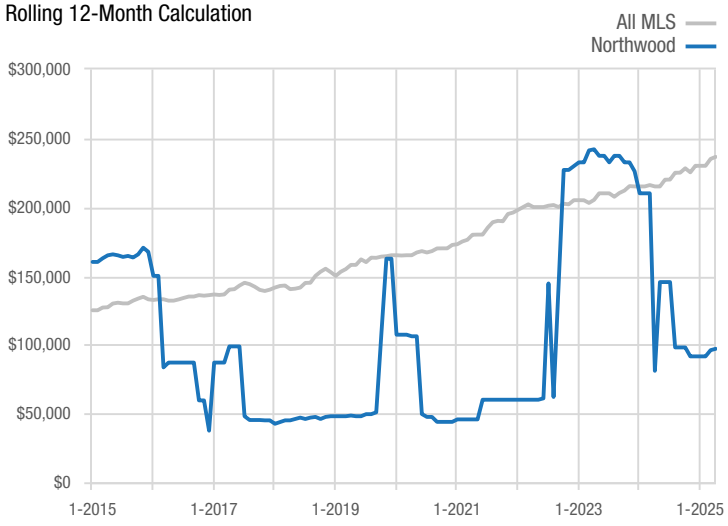
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

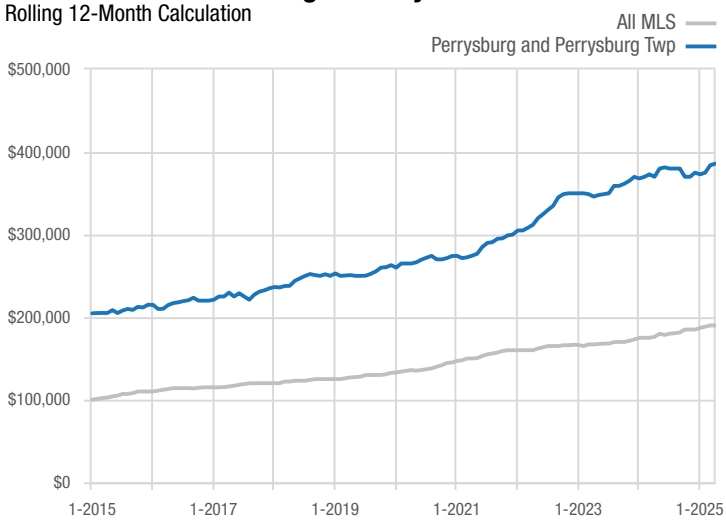
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	49	**71**	+ 44.9%	173	**207**	+ 19.7%
Pending Sales	37	**44**	+ 18.9%	141	**136**	- 3.5%
Closed Sales	35	**40**	+ 14.3%	125	**127**	+ 1.6%
Days on Market Until Sale	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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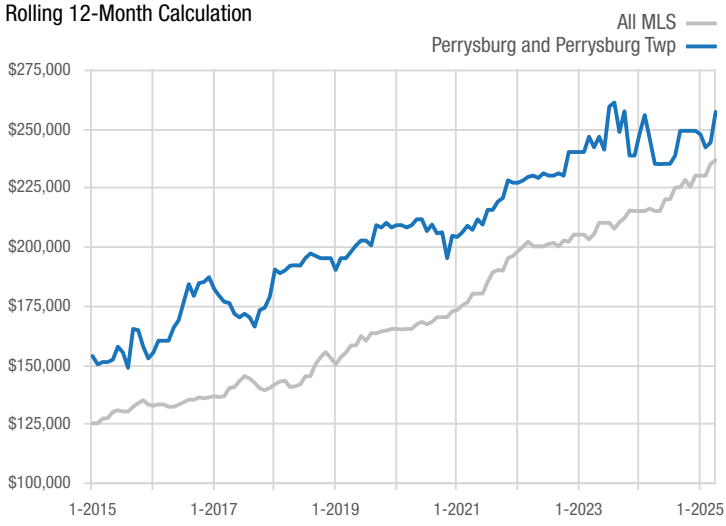
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

Single Family	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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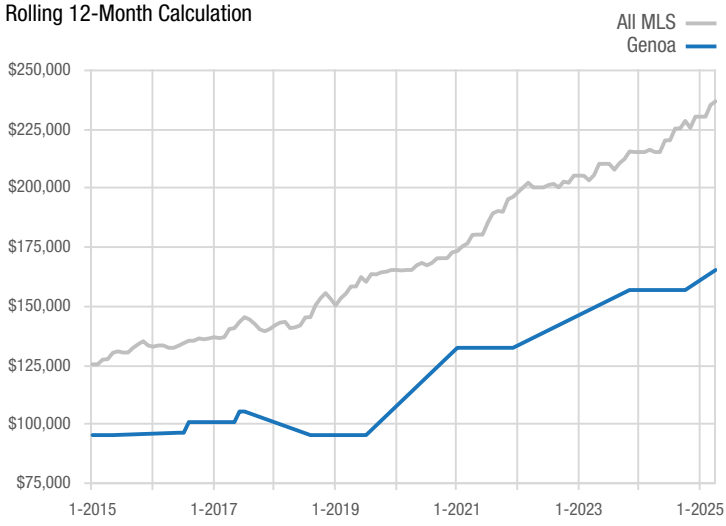
Median Sales Price - Single Family

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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Wood County NE

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

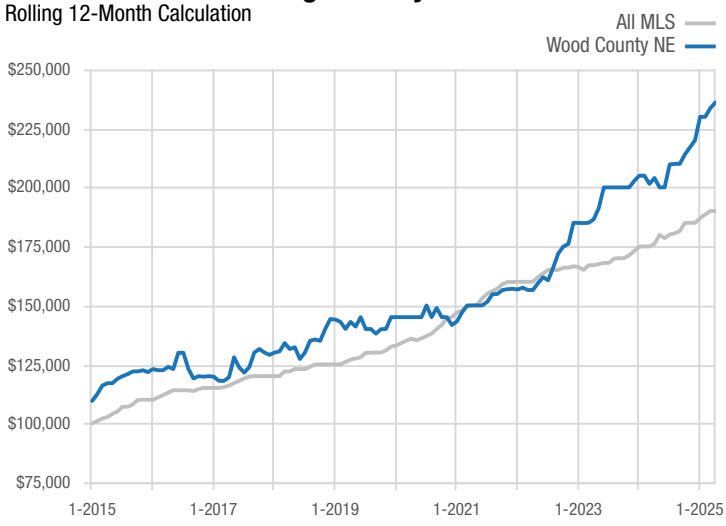
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	12	**15**	+ 25.0%	41	**44**	+ 7.3%
Pending Sales	12	**8**	- 33.3%	44	**35**	- 20.5%
Closed Sales	12	**7**	- 41.7%	43	**31**	- 27.9%
Days on Market Until Sale	54	**43**	- 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**	—	—	**—**	—

* 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.

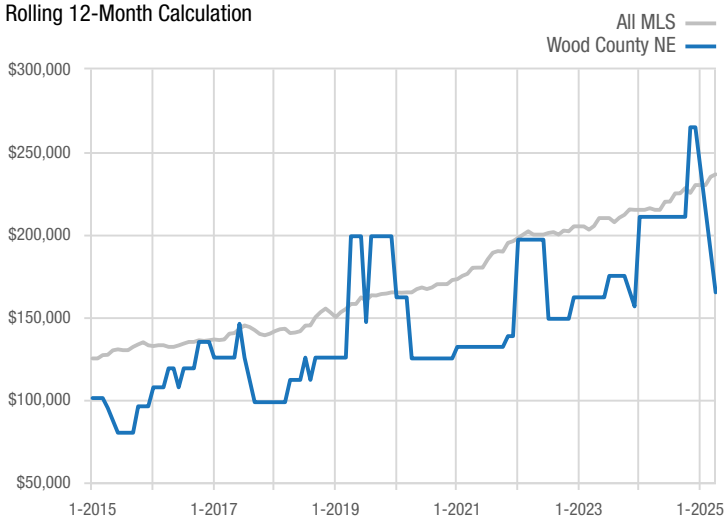
Median Sales Price - Single Family

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.

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Wood County NW

Zip Codes 43522 and 43525

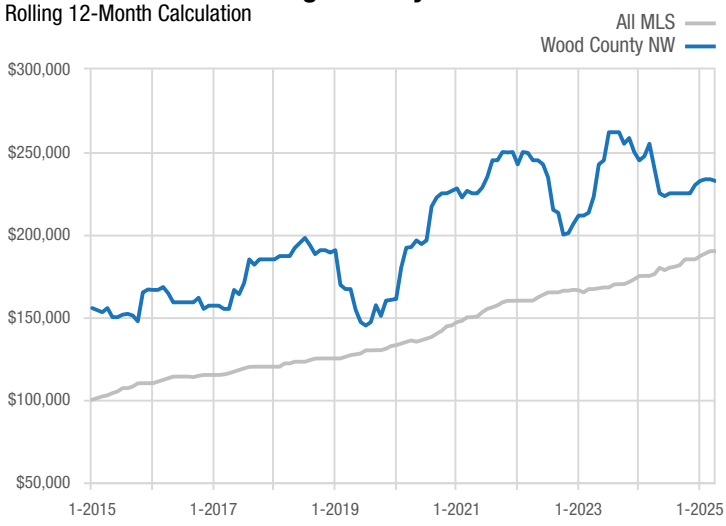
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	4	**3**	- 25.0%	14	**15**	+ 7.1%
Pending Sales	4	**7**	+ 75.0%	12	**15**	+ 25.0%
Closed Sales	5	**6**	+ 20.0%	11	**16**	+ 45.5%
Days on Market Until Sale	43	**58**	+ 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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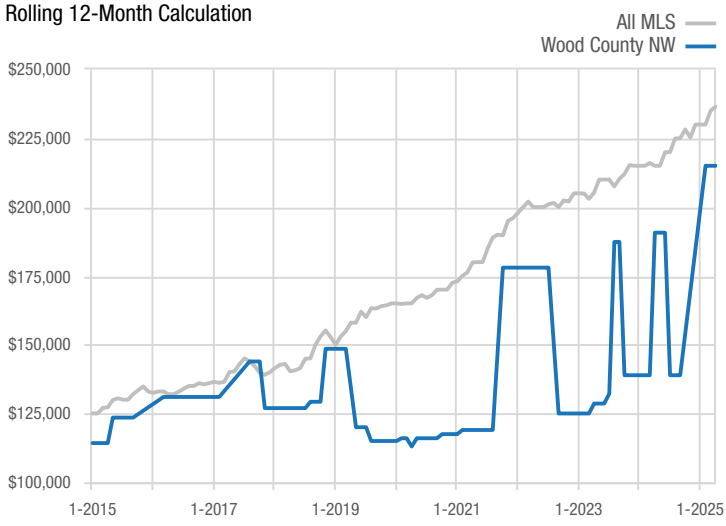
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

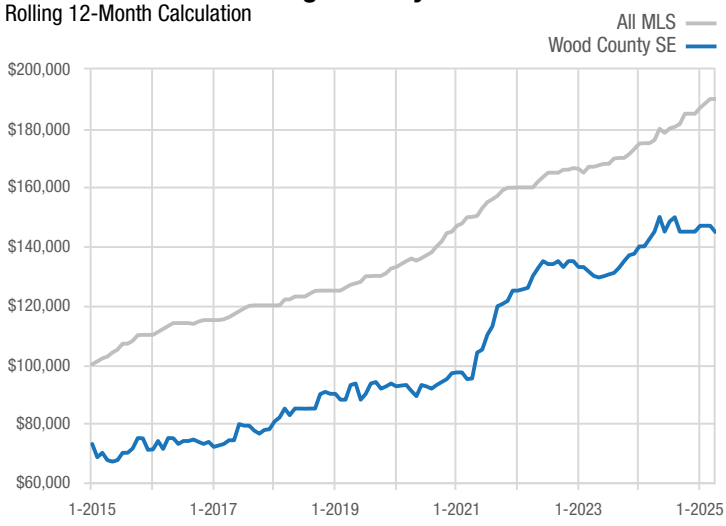
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	17	**18**	+ 5.9%	70	**79**	+ 12.9%
Pending Sales	15	**24**	+ 60.0%	62	**72**	+ 16.1%
Closed Sales	16	**28**	+ 75.0%	58	**68**	+ 17.2%
Days on Market Until Sale	80	**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%	—	**—**	—

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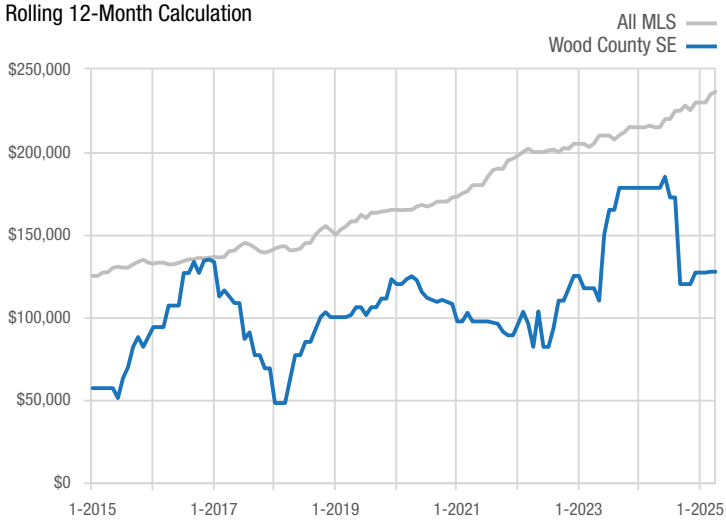
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

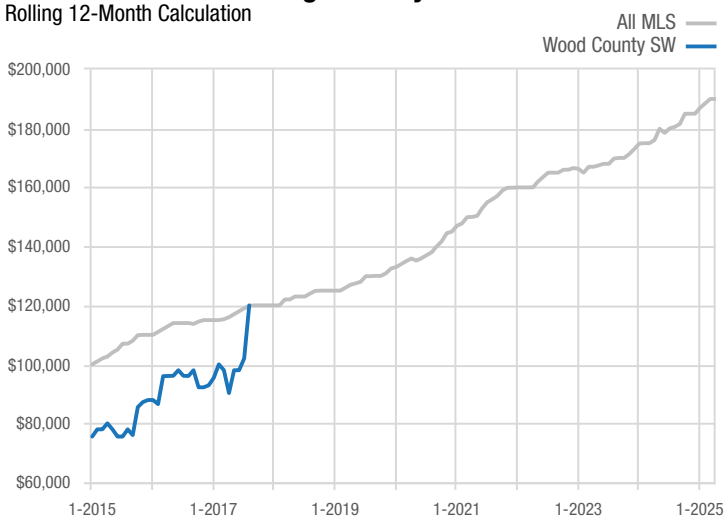
Single Family	April			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 4-2024**	**Thru 4-2025**	**% Change**
New Listings	0	**0**	—	0	**0**	—
Pending Sales	0	**0**	—	0	**0**	—
Closed Sales	0	**0**	—	0	**0**	—
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
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	—	**—**	—	—	**—**	—

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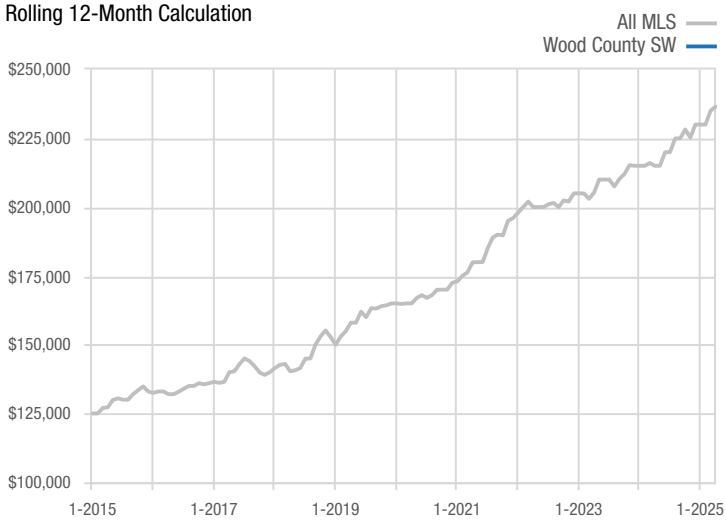
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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