

Local Market Update – August 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.



Lucas and Wood Counties

In August 2025, the Single Family market slowed compared to last year. New listings fell 3.7% and closed sales dropped 8.6%, while Days on Market rose 14.8% to 62. Despite softer sales, prices climbed with the median sales price up 12.5% to \$222,475 and SP\$/SqFt up 5.6%. Inventory increased from 2 to 3 months, indicating a shift toward balance. Total volume dipped 2.5% to \$136.4M. Year-to-date, however, the market remains strong with 6.5% more listings, 1.4% more sales, and total volume up 12% to \$911M.

The Condo/Villa market was steadier. August new listings rose 3.8%, closed sales held flat, and SP\$/SqFt jumped 6.9%. The median price increased 8.4% to \$259,000, and sellers received 102% of list price. Total volume grew 7.9% for the month. Year-to-date, sales are down slightly (-0.6%), but prices remain stable, and overall volume is unchanged.

Overall, prices are holding strong, but slower sales and rising inventory suggest the market is becoming more balanced.

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	734	707	-3.7%	4,716	5,024	6.5%
Closed Sales	584	534	-8.6%	3,697	3,747	1.4%
Days on Market	54	62	14.8%	57	63	10.5%
SP\$/SqFt	\$132.79	\$140.24	5.6%	\$125.09	\$135.05	8.0%
Median Sales Price*	\$197,775	\$222,475	12.5%	\$185,000	\$206,000	11.4%
Average Sales Price*	\$239,737	\$255,514	6.6%	\$220,123	\$243,138	10.5%
Percent of List Price Received*	102%	101%	-1.0%	102%	101%	-1.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume	\$140,006,628	\$136,444,511	-2.5%	\$813,658,345	\$911,039,759	12.0%

Condo/Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	52	54	3.8%	380	390	2.6%
Closed Sales	43	43	0.0%	316	314	-0.6%
Days on Market	50	53	6.0%	60	59	-1.7%
SP\$/SqFt	\$139.24	\$148.83	6.9%	\$146.65	\$143.49	-2.2%
Median Sales Price*	\$238,900	\$259,000	8.4%	\$228,200	\$237,500	4.1%
Average Sales Price*	\$235,448	\$254,103	7.9%	\$244,875	\$245,071	0.1%
Percent of List Price Received*	98%	102%	4.1%	100%	100%	0.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume (in 1000's)	\$10,124,140	\$10,926,414	7.9%	\$77,380,502	\$76,952,421	0.0%

*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	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,155	1,060	- 8.2%	7,703	8,271	+ 7.4%
Pending Sales		899	895	- 0.4%	6,142	6,437	+ 4.8%
Closed Sales		956	902	- 5.6%	6,092	6,317	+ 3.7%
Days on Market Until Sale		58	63	+ 8.6%	61	67	+ 9.8%
Median Sales Price		\$205,000	\$224,900	+ 9.7%	\$187,500	\$205,150	+ 9.4%
Average Sales Price		\$239,861	\$251,066	+ 4.7%	\$220,268	\$238,989	+ 8.5%
Percent of List Price Received		100.9%	100.2%	- 0.7%	100.1%	99.7%	- 0.4%
Housing Affordability Index		151	135	- 10.6%	165	148	- 10.3%
Inventory of Homes for Sale		2,081	2,293	+ 10.2%	—	—	—
Months Supply of Inventory		2.7	2.9	+ 7.4%	—	—	—

Local Market Update – August 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.



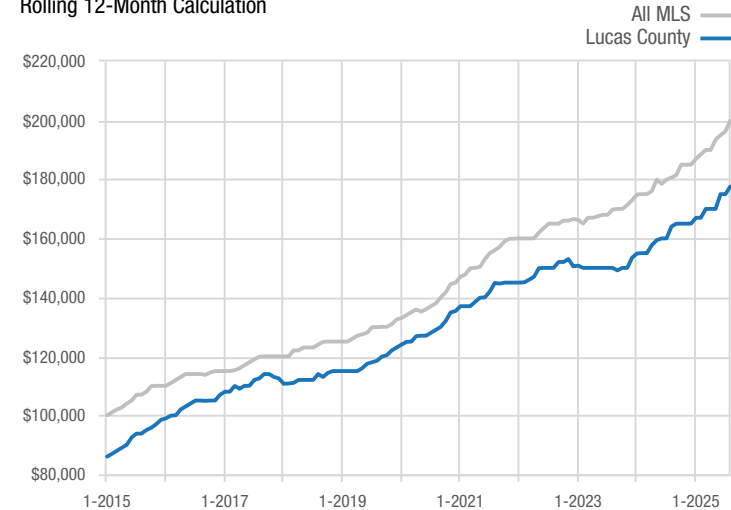
Lucas County

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	596	544	- 8.7%	3,793	3,967	+ 4.6%
Pending Sales	436	418	- 4.1%	2,999	3,045	+ 1.5%
Closed Sales	458	407	- 11.1%	2,966	2,956	- 0.3%
Days on Market Until Sale	52	63	+ 21.2%	55	60	+ 9.1%
Median Sales Price*	\$179,950	\$200,000	+ 11.1%	\$165,000	\$180,000	+ 9.1%
Average Sales Price*	\$222,819	\$230,463	+ 3.4%	\$199,197	\$218,860	+ 9.9%
Percent of List Price Received*	102.1%	100.9%	- 1.2%	100.9%	100.5%	- 0.4%
Inventory of Homes for Sale	956	1,008	+ 5.4%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

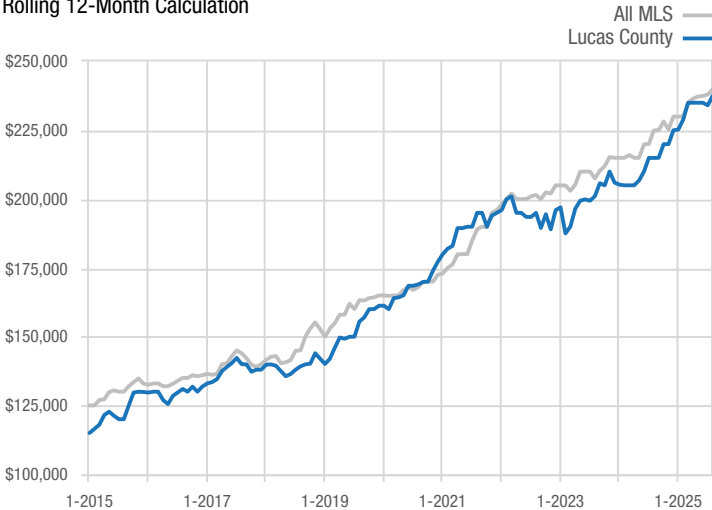
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	37	45	+ 21.6%	303	316	+ 4.3%
Pending Sales	36	34	- 5.6%	255	252	- 1.2%
Closed Sales	34	34	0.0%	250	251	+ 0.4%
Days on Market Until Sale	53	53	0.0%	60	57	- 5.0%
Median Sales Price*	\$230,000	\$262,500	+ 14.1%	\$219,900	\$235,000	+ 6.9%
Average Sales Price*	\$238,901	\$251,359	+ 5.2%	\$242,238	\$242,842	+ 0.2%
Percent of List Price Received*	100.3%	98.7%	- 1.6%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	67	80	+ 19.4%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

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

Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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

Local Market Update – August 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.



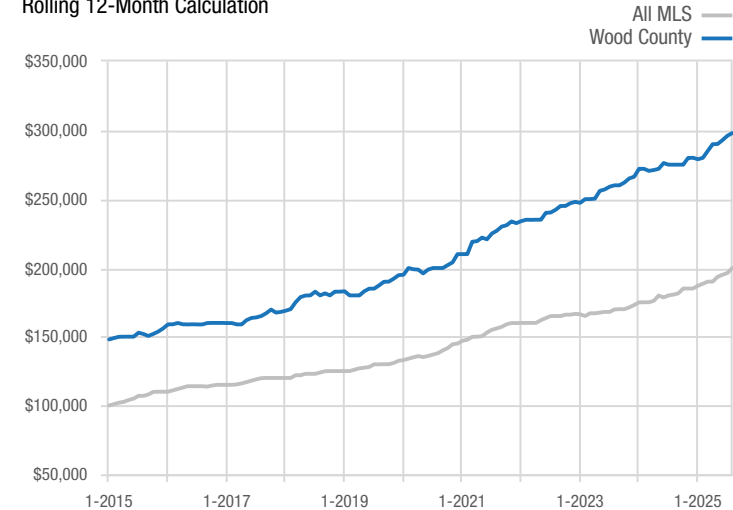
Wood County

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	138	128	- 7.2%	923	1,021	+ 10.6%
Pending Sales	115	129	+ 12.2%	743	800	+ 7.7%
Closed Sales	127	127	0.0%	731	790	+ 8.1%
Days on Market Until Sale	61	60	- 1.6%	62	70	+ 12.9%
Median Sales Price*	\$280,000	\$295,000	+ 5.4%	\$276,103	\$300,000	+ 8.7%
Average Sales Price*	\$314,282	\$344,238	+ 9.5%	\$309,828	\$340,584	+ 9.9%
Percent of List Price Received*	100.2%	101.2%	+ 1.0%	100.6%	100.5%	- 0.1%
Inventory of Homes for Sale	258	287	+ 11.2%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

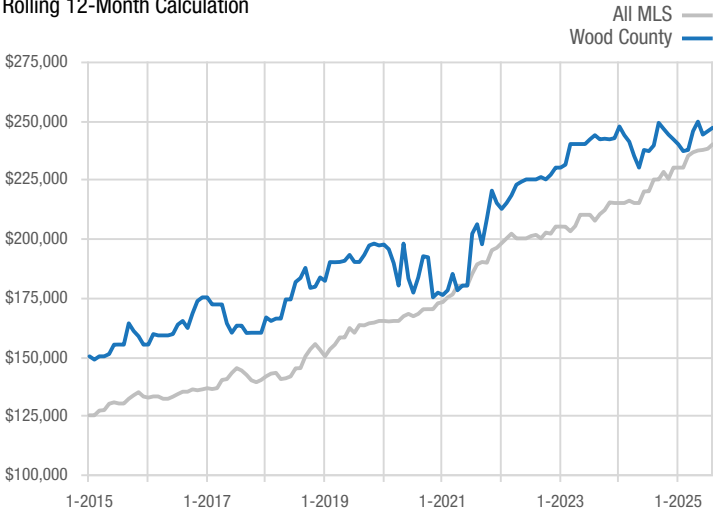
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	15	9	- 40.0%	77	74	- 3.9%
Pending Sales	8	8	0.0%	65	64	- 1.5%
Closed Sales	10	9	- 10.0%	67	63	- 6.0%
Days on Market Until Sale	51	53	+ 3.9%	59	66	+ 11.9%
Median Sales Price*	\$239,900	\$249,950	+ 4.2%	\$239,900	\$247,700	+ 3.3%
Average Sales Price*	\$248,933	\$276,350	+ 11.0%	\$257,206	\$255,318	- 0.7%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	23	16	- 30.4%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

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

Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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

Local Market Update – August 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.



Toledo - All Zip Codes

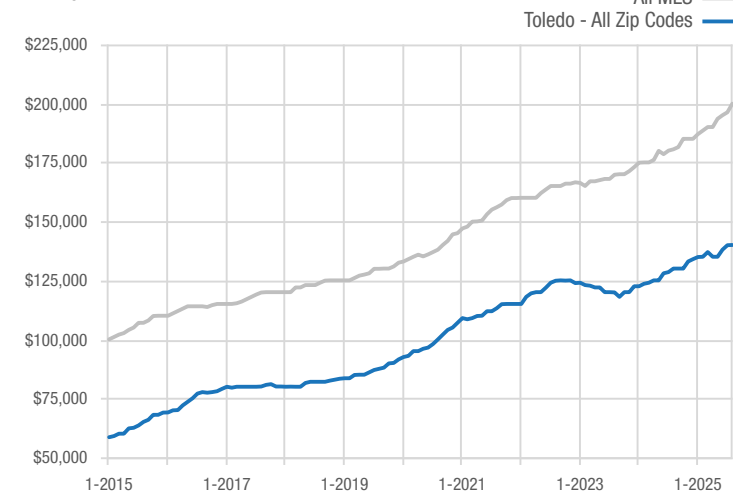
Zip Code: 43604, 43605, 43606, 43607, 43608, 43609, 43610, 43611, 43612, 43613, 43614, 43615, 43617, 43620, 43623

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	420	380	- 9.5%	2,656	2,718	+ 2.3%
Pending Sales	300	274	- 8.7%	2,168	2,117	- 2.4%
Closed Sales	308	283	- 8.1%	2,157	2,067	- 4.2%
Days on Market Until Sale	47	61	+ 29.8%	55	58	+ 5.5%
Median Sales Price*	\$137,000	\$159,900	+ 16.7%	\$131,000	\$142,750	+ 9.0%
Average Sales Price*	\$163,663	\$174,062	+ 6.4%	\$150,382	\$161,702	+ 7.5%
Percent of List Price Received*	102.3%	101.4%	- 0.9%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	639	662	+ 3.6%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

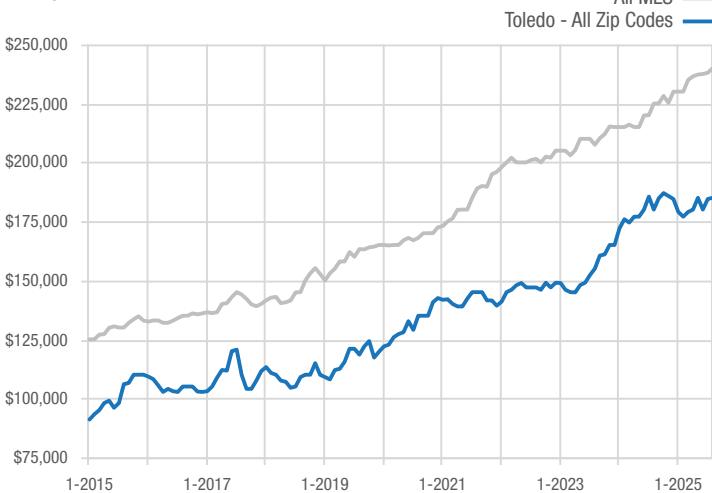
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	16	16	0.0%	152	145	- 4.6%
Pending Sales	25	10	- 60.0%	123	121	- 1.6%
Closed Sales	22	9	- 59.1%	122	119	- 2.5%
Days on Market Until Sale	32	57	+ 78.1%	53	51	- 3.8%
Median Sales Price*	\$166,000	\$182,000	+ 9.6%	\$177,500	\$182,000	+ 2.5%
Average Sales Price*	\$191,752	\$232,128	+ 21.1%	\$190,343	\$202,276	+ 6.3%
Percent of List Price Received*	101.7%	97.8%	- 3.8%	100.8%	100.3%	- 0.5%
Inventory of Homes for Sale	33	35	+ 6.1%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

* 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 – August 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.



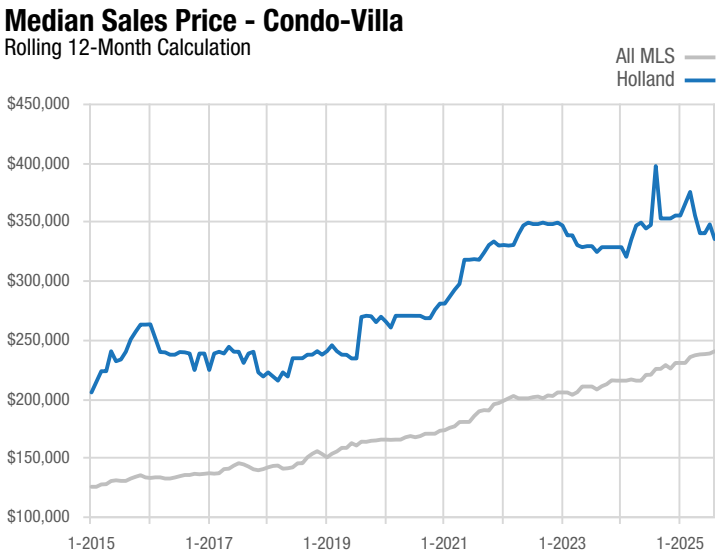
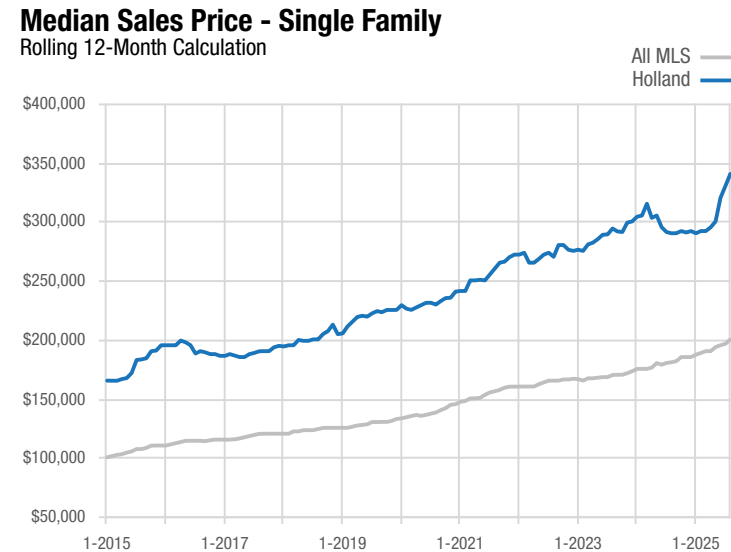
Holland

Zip Code 43528

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	24	19	- 20.8%	111	136	+ 22.5%
Pending Sales	20	21	+ 5.0%	85	107	+ 25.9%
Closed Sales	18	22	+ 22.2%	83	108	+ 30.1%
Days on Market Until Sale	49	68	+ 38.8%	52	59	+ 13.5%
Median Sales Price*	\$345,500	\$364,900	+ 5.6%	\$289,950	\$347,500	+ 19.8%
Average Sales Price*	\$338,361	\$370,748	+ 9.6%	\$311,220	\$351,417	+ 12.9%
Percent of List Price Received*	103.3%	98.3%	- 4.8%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	31	35	+ 12.9%	—	—	—
Months Supply of Inventory	3.0	2.6	- 13.3%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	2	2	0.0%	17	17	0.0%
Pending Sales	3	0	- 100.0%	12	12	0.0%
Closed Sales	3	0	- 100.0%	11	13	+ 18.2%
Days on Market Until Sale	53	—	—	81	63	- 22.2%
Median Sales Price*	\$389,900	—	—	\$389,900	\$340,000	- 12.8%
Average Sales Price*	\$394,967	—	—	\$379,664	\$336,531	- 11.4%
Percent of List Price Received*	95.1%	—	—	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

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



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 – August 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.



Maumee

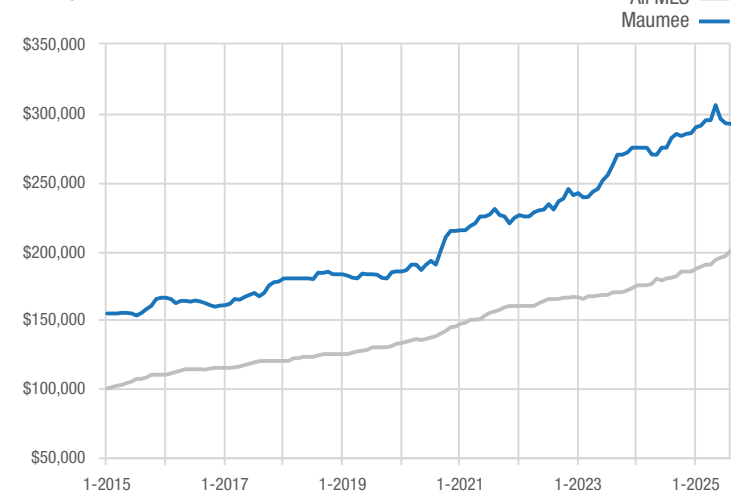
Zip Code 43537

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	43	41	- 4.7%	284	314	+ 10.6%
Pending Sales	29	37	+ 27.6%	226	234	+ 3.5%
Closed Sales	35	29	- 17.1%	226	222	- 1.8%
Days on Market Until Sale	56	50	- 10.7%	58	57	- 1.7%
Median Sales Price*	\$320,000	\$310,000	- 3.1%	\$288,950	\$295,000	+ 2.1%
Average Sales Price*	\$352,427	\$320,988	- 8.9%	\$316,798	\$352,058	+ 11.1%
Percent of List Price Received*	101.0%	102.3%	+ 1.3%	101.3%	100.7%	- 0.6%
Inventory of Homes for Sale	70	78	+ 11.4%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

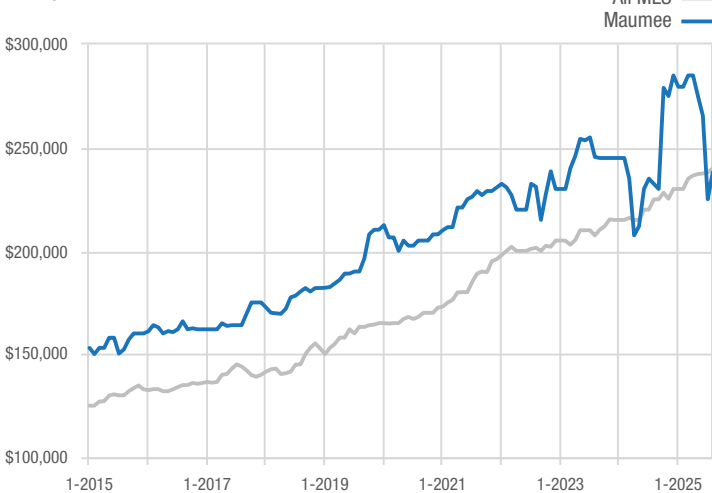
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	4	8	+ 100.0%	39	41	+ 5.1%
Pending Sales	0	6	—	35	34	- 2.9%
Closed Sales	1	5	+ 400.0%	35	32	- 8.6%
Days on Market Until Sale	42	56	+ 33.3%	46	50	+ 8.7%
Median Sales Price*	\$200,000	\$249,000	+ 24.5%	\$275,000	\$222,500	- 19.1%
Average Sales Price*	\$200,000	\$223,500	+ 11.8%	\$328,995	\$251,325	- 23.6%
Percent of List Price Received*	108.1%	96.6%	- 10.6%	99.5%	98.2%	- 1.3%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.6	1.8	+ 200.0%	—	—	—

* 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 – August 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.



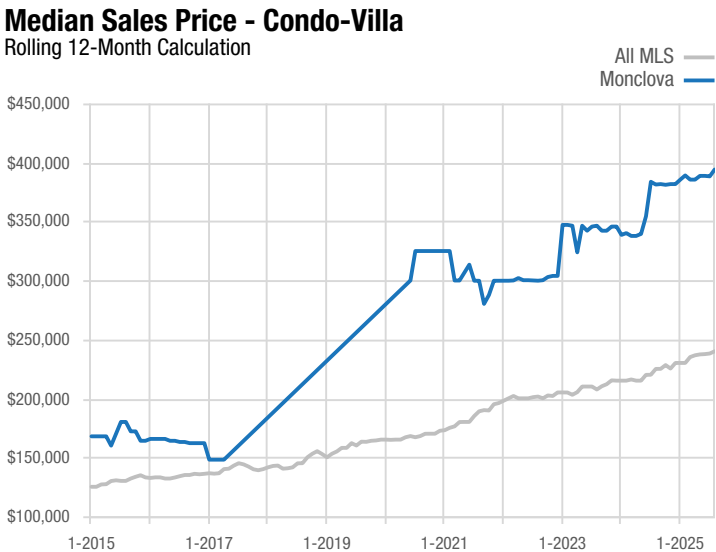
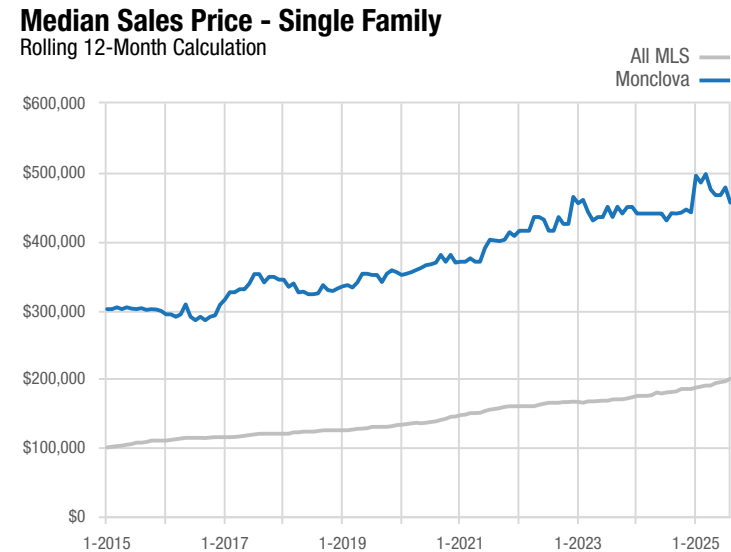
Monclova

Zip Code 43542

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	9	11	+ 22.2%	38	45	+ 18.4%
Pending Sales	6	2	- 66.7%	24	25	+ 4.2%
Closed Sales	6	2	- 66.7%	24	24	0.0%
Days on Market Until Sale	61	92	+ 50.8%	78	88	+ 12.8%
Median Sales Price*	\$508,000	\$413,500	- 18.6%	\$439,275	\$454,000	+ 3.4%
Average Sales Price*	\$611,000	\$413,500	- 32.3%	\$466,951	\$527,785	+ 13.0%
Percent of List Price Received*	100.8%	96.7%	- 4.1%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	15	22	+ 46.7%	—	—	—
Months Supply of Inventory	3.8	5.1	+ 34.2%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	2	—	10	8	- 20.0%
Pending Sales	0	1	—	10	5	- 50.0%
Closed Sales	2	2	0.0%	11	10	- 9.1%
Days on Market Until Sale	295	82	- 72.2%	271	169	- 37.6%
Median Sales Price*	\$381,270	\$423,340	+ 11.0%	\$381,870	\$408,118	+ 6.9%
Average Sales Price*	\$381,270	\$423,340	+ 11.0%	\$376,042	\$410,656	+ 9.2%
Percent of List Price Received*	100.0%	97.5%	- 2.5%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.2	1.9	+ 58.3%	—	—	—

* 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.



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 – August 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.



Whitehouse

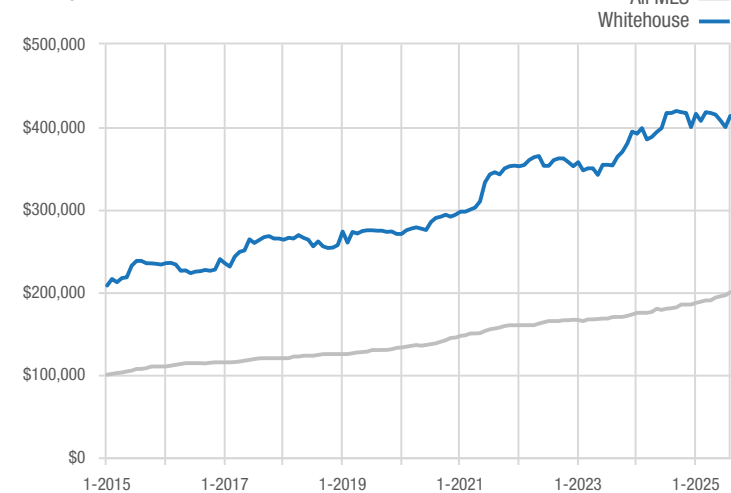
Zip Code 43571

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	12	6	- 50.0%	65	55	- 15.4%
Pending Sales	9	3	- 66.7%	42	44	+ 4.8%
Closed Sales	10	3	- 70.0%	40	43	+ 7.5%
Days on Market Until Sale	48	96	+ 100.0%	51	65	+ 27.5%
Median Sales Price*	\$394,563	\$650,000	+ 64.7%	\$416,000	\$435,000	+ 4.6%
Average Sales Price*	\$424,564	\$624,957	+ 47.2%	\$411,288	\$443,479	+ 7.8%
Percent of List Price Received*	100.6%	100.6%	0.0%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	25	17	- 32.0%	—	—	—
Months Supply of Inventory	4.5	2.8	- 37.8%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1	0	- 100.0%	2	4	+ 100.0%
Pending Sales	0	2	—	1	4	+ 300.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	47	—	61	35	- 42.6%
Median Sales Price*	—	\$347,000	—	\$270,000	\$330,000	+ 22.2%
Average Sales Price*	—	\$347,000	—	\$270,000	\$310,667	+ 15.1%
Percent of List Price Received*	—	99.1%	—	93.1%	97.3%	+ 4.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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



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 – August 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.



Sylvania

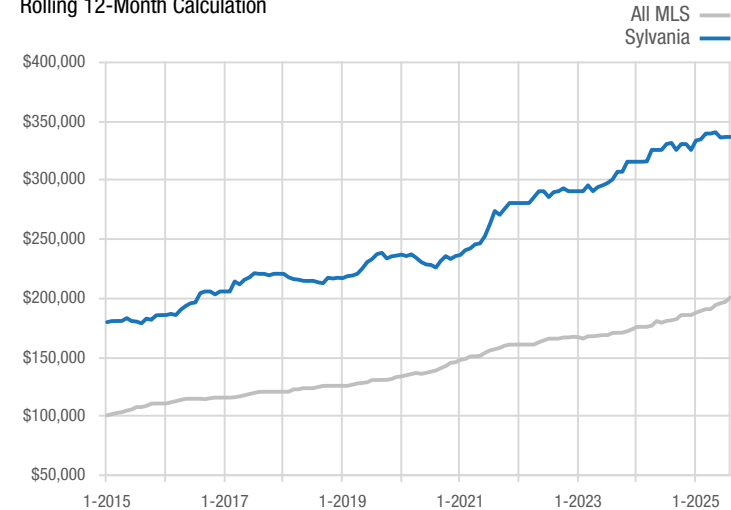
Zip Code 43560

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	33	40	+ 21.2%	314	319	+ 1.6%
Pending Sales	31	35	+ 12.9%	240	231	- 3.8%
Closed Sales	33	32	- 3.0%	234	221	- 5.6%
Days on Market Until Sale	46	67	+ 45.7%	54	67	+ 24.1%
Median Sales Price*	\$345,000	\$345,000	0.0%	\$340,000	\$346,250	+ 1.8%
Average Sales Price*	\$368,068	\$367,816	- 0.1%	\$363,863	\$363,775	- 0.0%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	101.4%	99.8%	- 1.6%
Inventory of Homes for Sale	76	99	+ 30.3%	—	—	—
Months Supply of Inventory	2.7	3.5	+ 29.6%	—	—	—

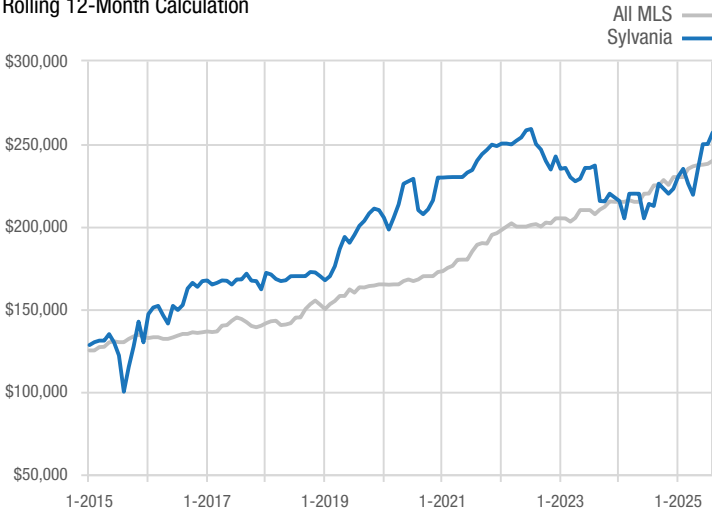
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	11	14	+ 27.3%	59	83	+ 40.7%
Pending Sales	4	14	+ 250.0%	53	62	+ 17.0%
Closed Sales	2	15	+ 650.0%	50	60	+ 20.0%
Days on Market Until Sale	71	51	- 28.2%	45	59	+ 31.1%
Median Sales Price*	\$245,750	\$259,000	+ 5.4%	\$222,950	\$263,000	+ 18.0%
Average Sales Price*	\$245,750	\$241,726	- 1.6%	\$239,607	\$269,898	+ 12.6%
Percent of List Price Received*	89.6%	99.6%	+ 11.2%	99.6%	99.8%	+ 0.2%
Inventory of Homes for Sale	16	25	+ 56.3%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

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

Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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

Local Market Update – August 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.



Waterville

Zip Code 43566

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	14	15	+ 7.1%	109	133	+ 22.0%
Pending Sales	9	11	+ 22.2%	62	88	+ 41.9%
Closed Sales	10	13	+ 30.0%	58	85	+ 46.6%
Days on Market Until Sale	74	83	+ 12.2%	61	76	+ 24.6%
Median Sales Price*	\$365,500	\$311,000	- 14.9%	\$342,400	\$359,900	+ 5.1%
Average Sales Price*	\$376,576	\$484,881	+ 28.8%	\$340,349	\$394,292	+ 15.8%
Percent of List Price Received*	100.6%	97.9%	- 2.7%	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale	37	36	- 2.7%	—	—	—
Months Supply of Inventory	4.9	3.4	- 30.6%	—	—	—

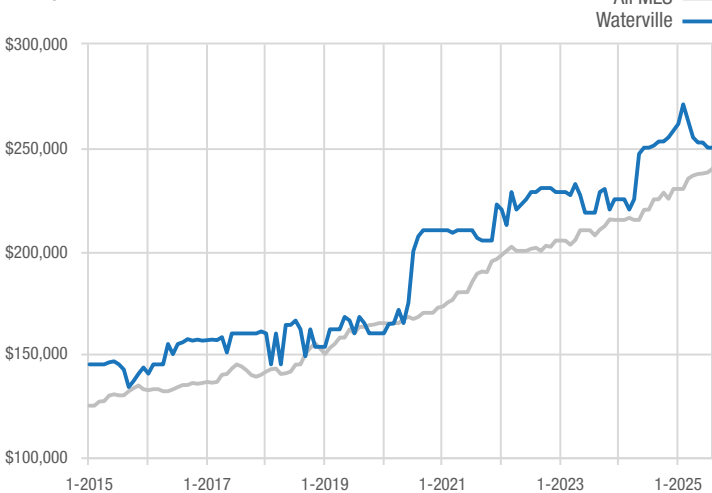
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	3	3	0.0%	16	9	- 43.8%
Pending Sales	2	0	- 100.0%	13	5	- 61.5%
Closed Sales	2	0	- 100.0%	12	5	- 58.3%
Days on Market Until Sale	43	—	—	42	59	+ 40.5%
Median Sales Price*	\$297,500	—	—	\$258,250	\$250,000	- 3.2%
Average Sales Price*	\$297,500	—	—	\$266,392	\$238,830	- 10.3%
Percent of List Price Received*	99.6%	—	—	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

* 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 – August 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.



Toledo - 43604

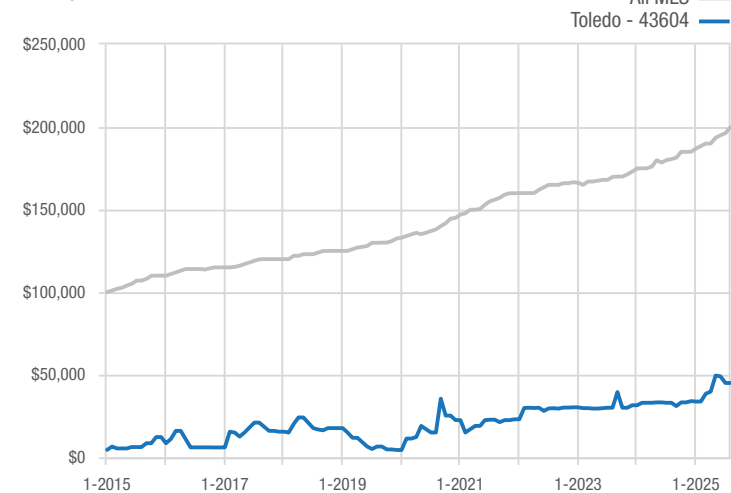
Zip Code 43604

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	5	1	- 80.0%	26	23	- 11.5%
Pending Sales	2	2	0.0%	16	20	+ 25.0%
Closed Sales	2	0	- 100.0%	16	19	+ 18.8%
Days on Market Until Sale	109	—	—	93	74	- 20.4%
Median Sales Price*	\$52,000	—	—	\$33,750	\$48,500	+ 43.7%
Average Sales Price*	\$52,000	—	—	\$53,159	\$71,550	+ 34.6%
Percent of List Price Received*	72.4%	—	—	89.5%	86.5%	- 3.4%
Inventory of Homes for Sale	11	3	- 72.7%	—	—	—
Months Supply of Inventory	3.7	1.2	- 67.6%	—	—	—

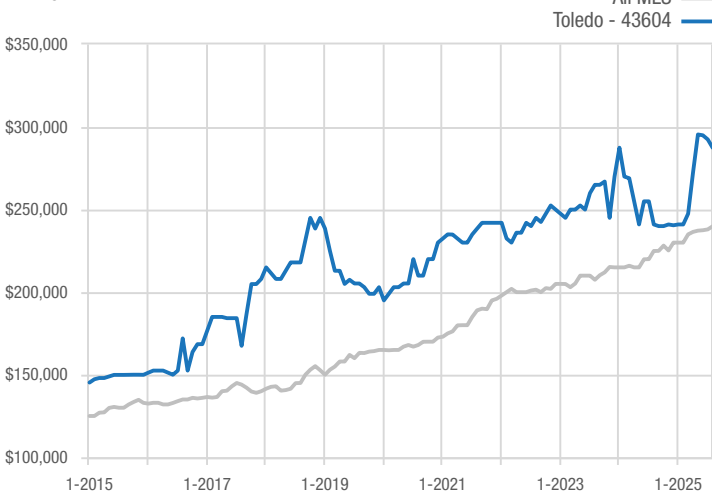
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1	1	0.0%	13	7	- 46.2%
Pending Sales	1	2	+ 100.0%	11	7	- 36.4%
Closed Sales	1	1	0.0%	10	6	- 40.0%
Days on Market Until Sale	42	36	- 14.3%	80	75	- 6.3%
Median Sales Price*	\$301,000	\$284,900	- 5.3%	\$240,500	\$292,500	+ 21.6%
Average Sales Price*	\$301,000	\$284,900	- 5.3%	\$255,380	\$291,650	+ 14.2%
Percent of List Price Received*	105.7%	101.8%	- 3.7%	100.8%	98.1%	- 2.7%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.6	0.9	- 65.4%	—	—	—

* 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 – August 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.



Toledo - 43605

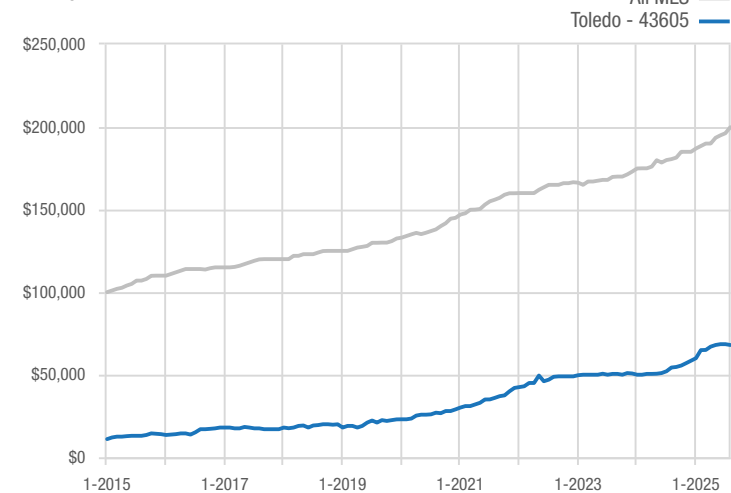
Zip Code 43605

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	29	36	+ 24.1%	228	244	+ 7.0%
Pending Sales	23	18	- 21.7%	170	184	+ 8.2%
Closed Sales	17	20	+ 17.6%	167	182	+ 9.0%
Days on Market Until Sale	48	93	+ 93.8%	57	57	0.0%
Median Sales Price*	\$70,000	\$58,450	- 16.5%	\$55,000	\$68,250	+ 24.1%
Average Sales Price*	\$72,547	\$63,100	- 13.0%	\$60,682	\$71,213	+ 17.4%
Percent of List Price Received*	100.2%	95.8%	- 4.4%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	54	65	+ 20.4%	—	—	—
Months Supply of Inventory	2.5	3.0	+ 20.0%	—	—	—

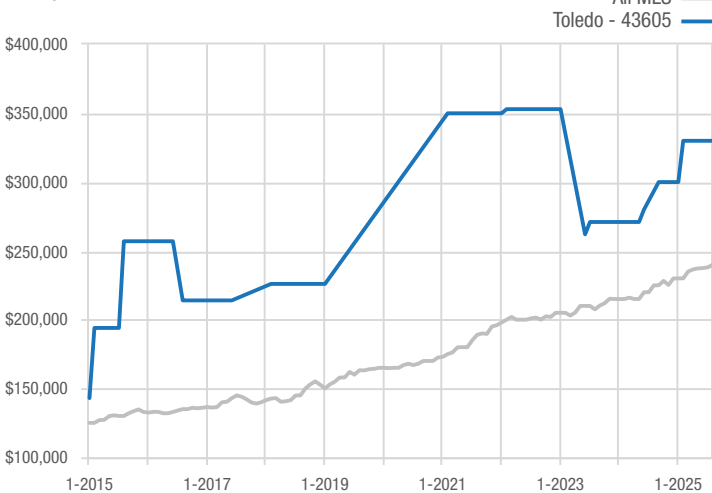
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	20	—
Median Sales Price*	—	—	—	—	\$360,000	—
Average Sales Price*	—	—	—	—	\$360,000	—
Percent of List Price Received*	—	—	—	—	97.3%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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



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 – August 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.



Toledo - 43606

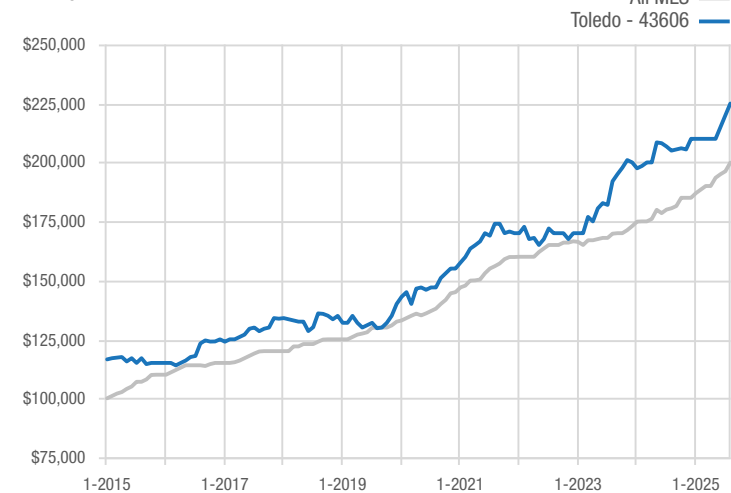
Zip Code 43606

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	28	29	+ 3.6%	212	207	- 2.4%
Pending Sales	25	27	+ 8.0%	179	166	- 7.3%
Closed Sales	22	24	+ 9.1%	178	159	- 10.7%
Days on Market Until Sale	51	48	- 5.9%	50	54	+ 8.0%
Median Sales Price*	\$212,500	\$252,875	+ 19.0%	\$210,000	\$235,000	+ 11.9%
Average Sales Price*	\$243,009	\$262,626	+ 8.1%	\$226,109	\$250,263	+ 10.7%
Percent of List Price Received*	103.1%	101.2%	- 1.8%	101.9%	101.4%	- 0.5%
Inventory of Homes for Sale	43	47	+ 9.3%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

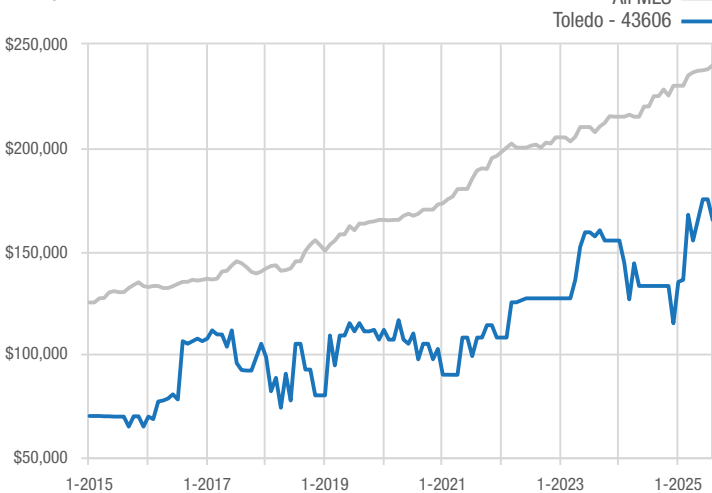
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	4	5	+ 25.0%
Pending Sales	0	0	—	4	6	+ 50.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Days on Market Until Sale	27	—	—	54	43	- 20.4%
Median Sales Price*	\$180,000	—	—	\$114,900	\$165,000	+ 43.6%
Average Sales Price*	\$180,000	—	—	\$134,380	\$187,621	+ 39.6%
Percent of List Price Received*	97.3%	—	—	97.3%	95.1%	- 2.3%
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



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 – August 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.



Toledo - 43607

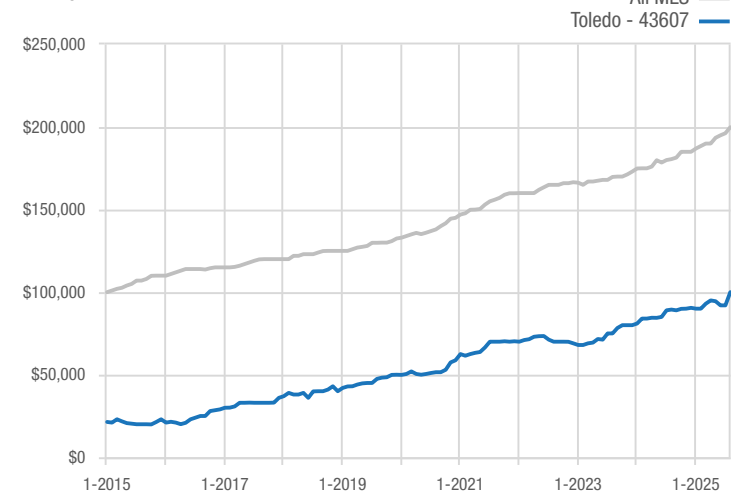
Zip Code 43607

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	25	20	- 20.0%	169	168	- 0.6%
Pending Sales	14	21	+ 50.0%	140	116	- 17.1%
Closed Sales	20	22	+ 10.0%	138	113	- 18.1%
Days on Market Until Sale	56	53	- 5.4%	62	64	+ 3.2%
Median Sales Price*	\$63,500	\$130,000	+ 104.7%	\$89,450	\$103,500	+ 15.7%
Average Sales Price*	\$72,542	\$124,515	+ 71.6%	\$94,677	\$103,333	+ 9.1%
Percent of List Price Received*	101.8%	103.3%	+ 1.5%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	45	44	- 2.2%	—	—	—
Months Supply of Inventory	2.8	2.9	+ 3.6%	—	—	—

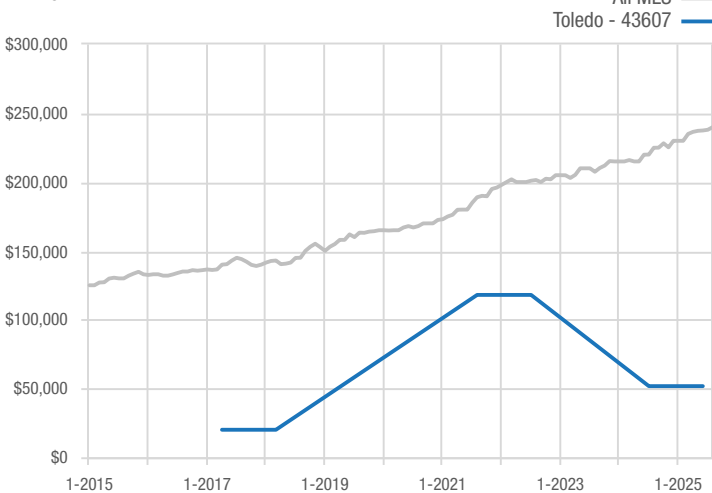
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	71	—	—
Median Sales Price*	—	—	—	\$51,700	—	—
Average Sales Price*	—	—	—	\$51,700	—	—
Percent of List Price Received*	—	—	—	86.2%	—	—
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



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 – August 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.



Toledo - 43608

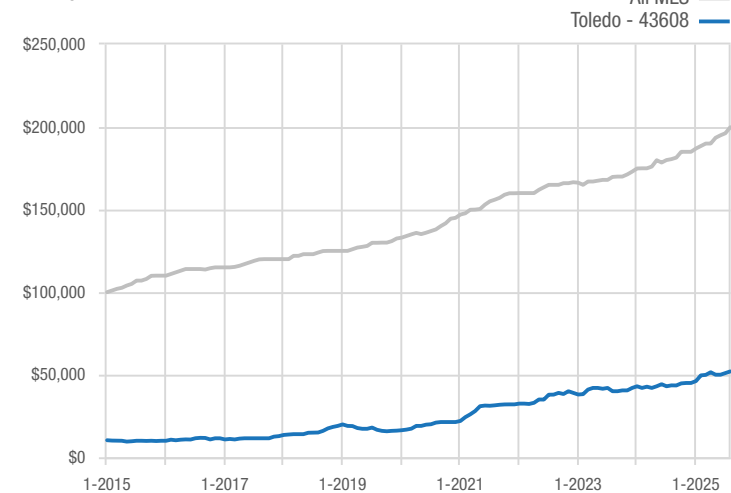
Zip Code 43608

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	33	26	- 21.2%	166	168	+ 1.2%
Pending Sales	15	18	+ 20.0%	113	121	+ 7.1%
Closed Sales	15	15	0.0%	112	117	+ 4.5%
Days on Market Until Sale	55	71	+ 29.1%	63	60	- 4.8%
Median Sales Price*	\$44,250	\$55,000	+ 24.3%	\$45,000	\$55,000	+ 22.2%
Average Sales Price*	\$45,721	\$61,843	+ 35.3%	\$49,976	\$57,304	+ 14.7%
Percent of List Price Received*	99.0%	95.5%	- 3.5%	95.6%	95.5%	- 0.1%
Inventory of Homes for Sale	54	50	- 7.4%	—	—	—
Months Supply of Inventory	4.1	3.2	- 22.0%	—	—	—

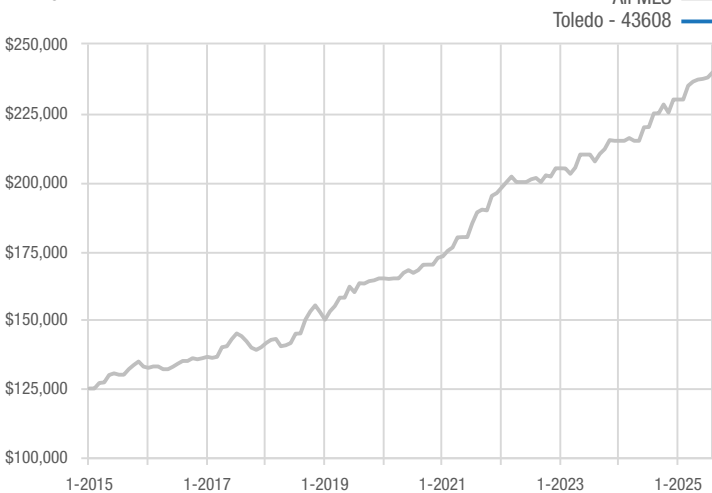
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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



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 – August 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.



Toledo - 43609

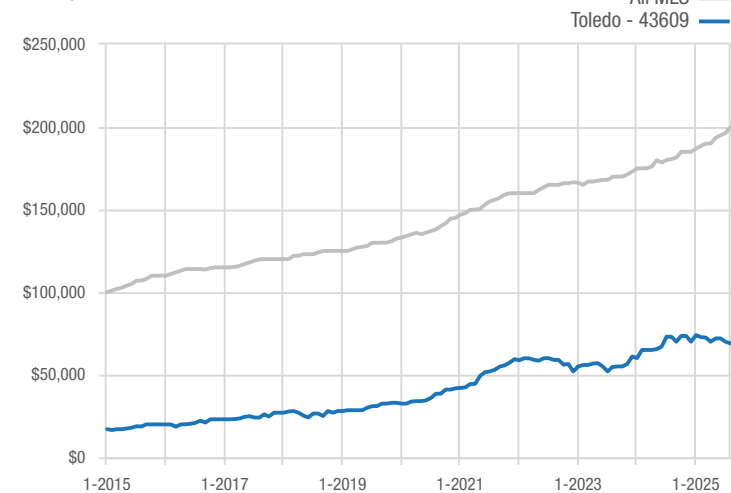
Zip Code 43609

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	25	24	- 4.0%	166	190	+ 14.5%
Pending Sales	25	19	- 24.0%	135	152	+ 12.6%
Closed Sales	24	22	- 8.3%	133	145	+ 9.0%
Days on Market Until Sale	44	70	+ 59.1%	64	63	- 1.6%
Median Sales Price*	\$95,000	\$67,688	- 28.7%	\$71,500	\$69,000	- 3.5%
Average Sales Price*	\$85,267	\$75,417	- 11.6%	\$74,139	\$72,253	- 2.5%
Percent of List Price Received*	97.3%	94.7%	- 2.7%	96.6%	98.5%	+ 2.0%
Inventory of Homes for Sale	42	40	- 4.8%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

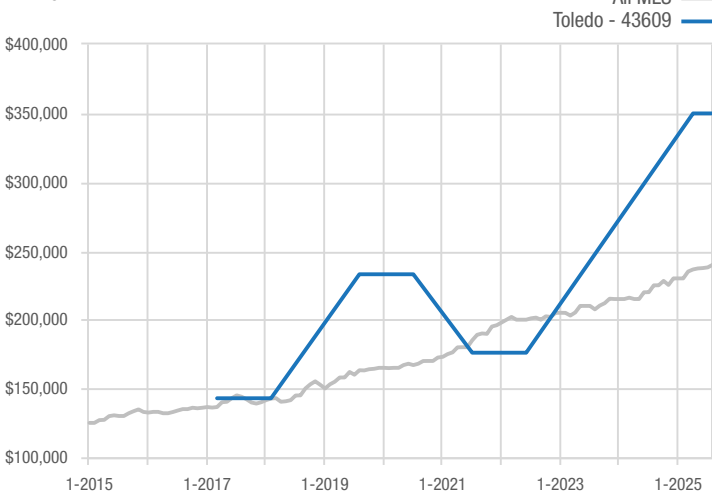
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	72	—
Median Sales Price*	—	—	—	—	\$349,900	—
Average Sales Price*	—	—	—	—	\$349,900	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
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



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 – August 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.



Toledo-43610

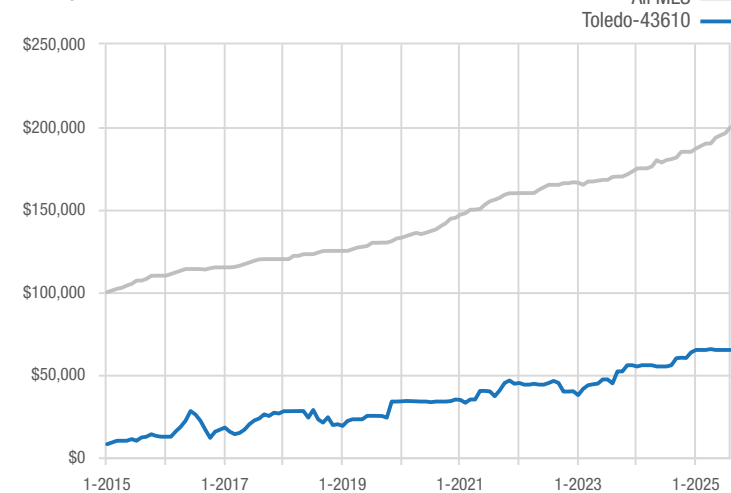
Zip Code 43610

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	6	2	- 66.7%	40	49	+ 22.5%
Pending Sales	2	3	+ 50.0%	27	27	0.0%
Closed Sales	2	3	+ 50.0%	27	25	- 7.4%
Days on Market Until Sale	17	43	+ 152.9%	57	42	- 26.3%
Median Sales Price*	\$60,000	\$60,500	+ 0.8%	\$60,000	\$65,000	+ 8.3%
Average Sales Price*	\$60,000	\$66,983	+ 11.6%	\$62,419	\$80,567	+ 29.1%
Percent of List Price Received*	100.0%	104.3%	+ 4.3%	97.0%	95.4%	- 1.6%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	3.1	4.2	+ 35.5%	—	—	—

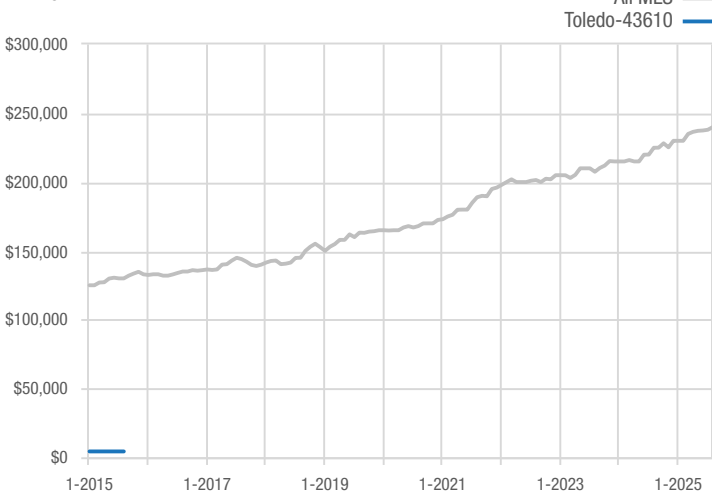
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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



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 – August 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.



Toledo - 43611

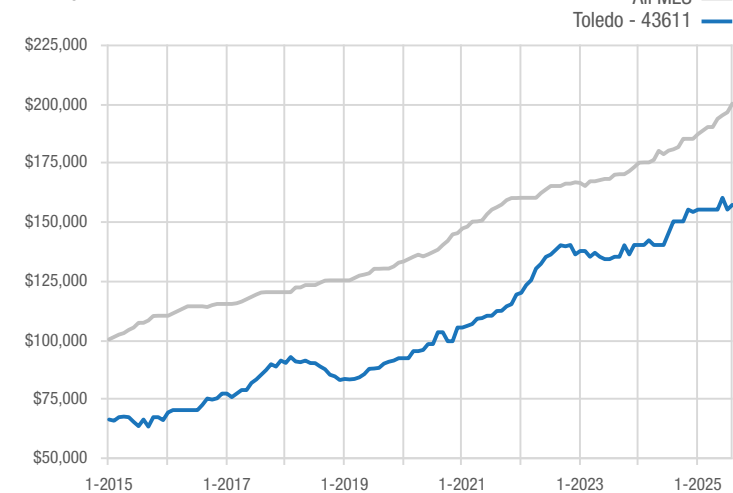
Zip Code 43611

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	25	33	+ 32.0%	185	188	+ 1.6%
Pending Sales	18	14	- 22.2%	157	146	- 7.0%
Closed Sales	16	17	+ 6.3%	155	141	- 9.0%
Days on Market Until Sale	65	65	0.0%	58	62	+ 6.9%
Median Sales Price*	\$178,500	\$186,000	+ 4.2%	\$155,000	\$160,000	+ 3.2%
Average Sales Price*	\$167,727	\$200,471	+ 19.5%	\$158,562	\$160,846	+ 1.4%
Percent of List Price Received*	104.9%	102.9%	- 1.9%	101.7%	100.9%	- 0.8%
Inventory of Homes for Sale	40	53	+ 32.5%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

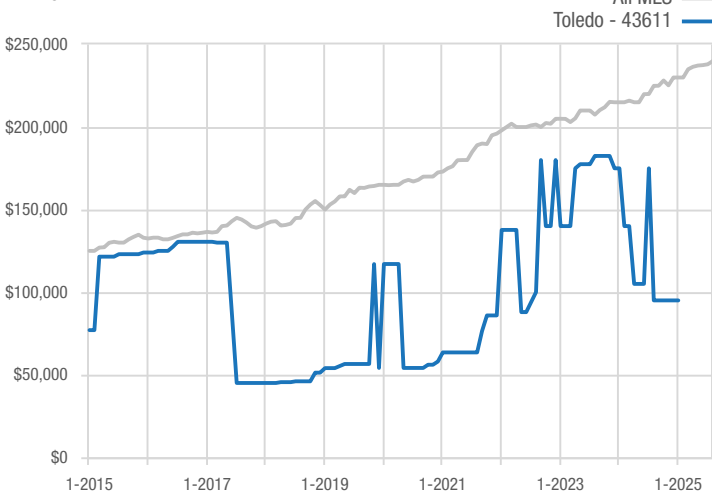
Condo-Villa	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1	0	- 100.0%	2	3	+ 50.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	22	—	—	33	—	—
Median Sales Price*	—	—	—	\$95,000	—	—
Average Sales Price*	—	—	—	\$95,000	—	—
Percent of List Price Received*	—	—	—	82.0%	—	—
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



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 – August 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.



Toledo - 43612

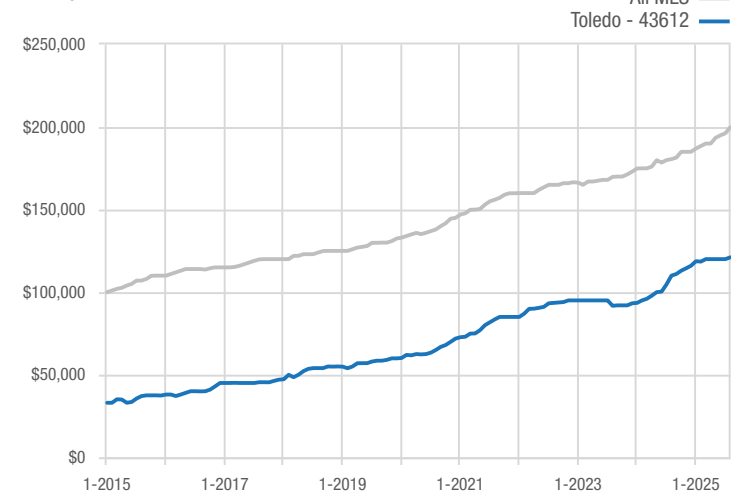
Zip Code 43612

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	44	61	+ 38.6%	316	317	+ 0.3%
Pending Sales	36	33	- 8.3%	277	245	- 11.6%
Closed Sales	38	32	- 15.8%	275	238	- 13.5%
Days on Market Until Sale	49	56	+ 14.3%	63	59	- 6.3%
Median Sales Price*	\$110,000	\$121,950	+ 10.9%	\$112,500	\$122,000	+ 8.4%
Average Sales Price*	\$116,158	\$130,283	+ 12.2%	\$116,401	\$124,992	+ 7.4%
Percent of List Price Received*	101.8%	104.5%	+ 2.7%	100.5%	103.0%	+ 2.5%
Inventory of Homes for Sale	67	89	+ 32.8%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

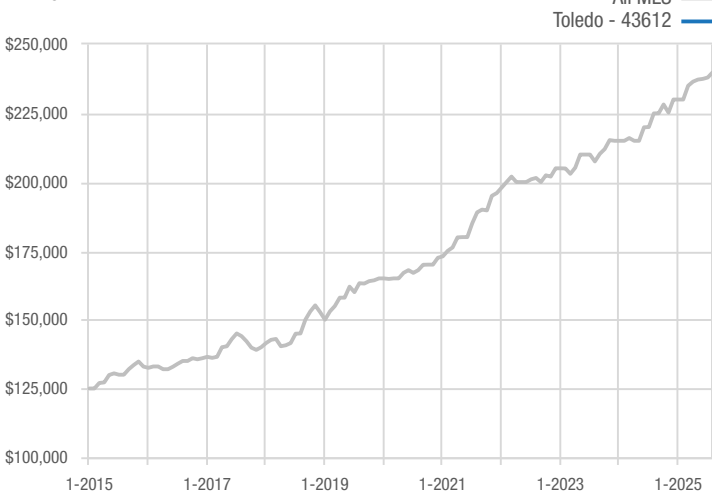
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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



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 – August 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.



Toledo - 43613

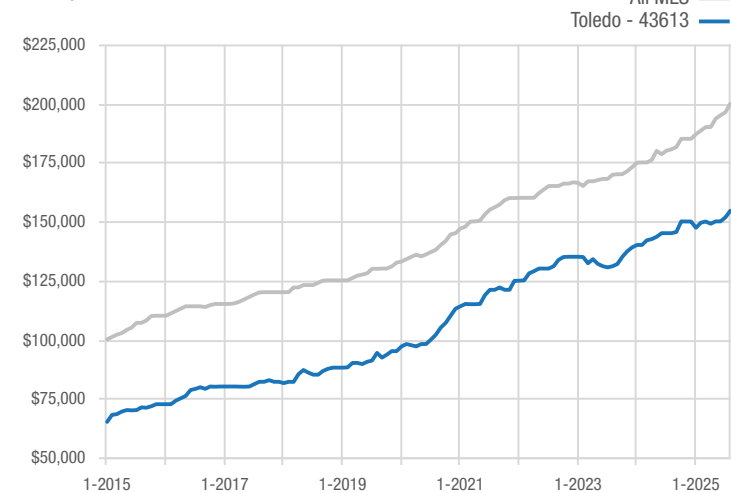
Zip Code 43613

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	67	40	- 40.3%	363	312	- 14.0%
Pending Sales	32	26	- 18.8%	311	256	- 17.7%
Closed Sales	37	33	- 10.8%	317	250	- 21.1%
Days on Market Until Sale	40	62	+ 55.0%	48	58	+ 20.8%
Median Sales Price*	\$136,750	\$157,000	+ 14.8%	\$150,000	\$155,750	+ 3.8%
Average Sales Price*	\$134,048	\$157,822	+ 17.7%	\$142,696	\$152,008	+ 6.5%
Percent of List Price Received*	102.2%	104.4%	+ 2.2%	102.7%	102.4%	- 0.3%
Inventory of Homes for Sale	85	73	- 14.1%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

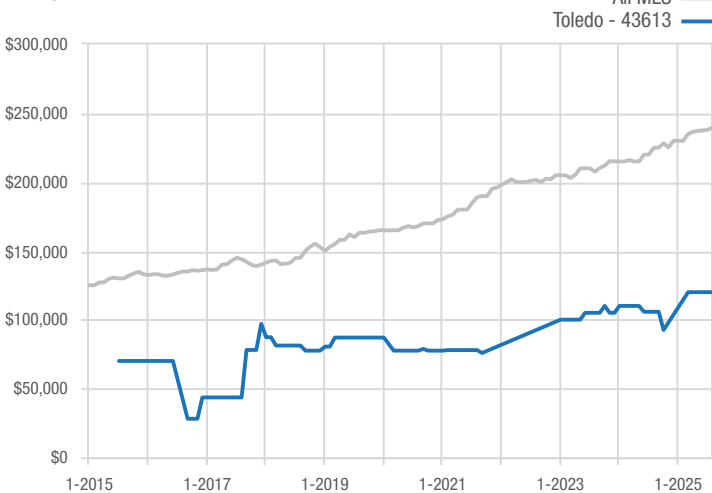
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	96	—
Median Sales Price*	—	—	—	—	\$120,000	—
Average Sales Price*	—	—	—	—	\$120,000	—
Percent 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



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 – August 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.



Toledo-43614

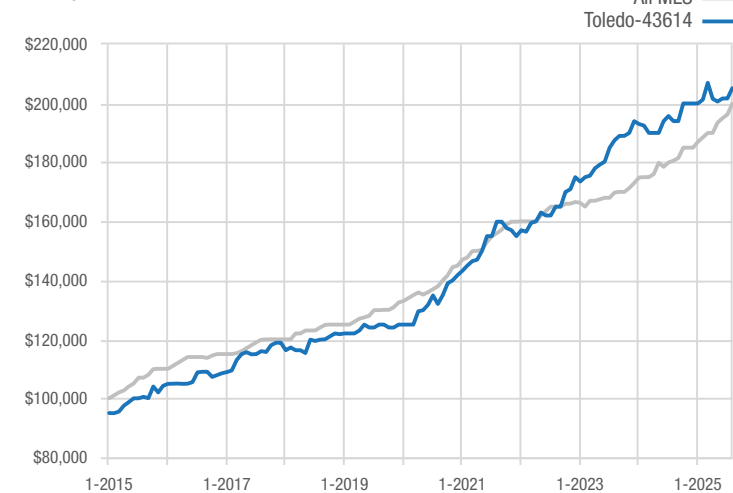
Zip Code 43614

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	32	33	+ 3.1%	230	271	+ 17.8%
Pending Sales	26	35	+ 34.6%	210	225	+ 7.1%
Closed Sales	28	35	+ 25.0%	211	225	+ 6.6%
Days on Market Until Sale	31	42	+ 35.5%	45	49	+ 8.9%
Median Sales Price*	\$181,500	\$229,000	+ 26.2%	\$199,200	\$209,000	+ 4.9%
Average Sales Price*	\$199,672	\$227,634	+ 14.0%	\$202,105	\$214,293	+ 6.0%
Percent of List Price Received*	104.8%	103.7%	- 1.0%	102.5%	103.4%	+ 0.9%
Inventory of Homes for Sale	51	61	+ 19.6%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1	3	+ 200.0%	29	34	+ 17.2%
Pending Sales	5	4	- 20.0%	28	32	+ 14.3%
Closed Sales	5	4	- 20.0%	29	32	+ 10.3%
Days on Market Until Sale	31	53	+ 71.0%	49	41	- 16.3%
Median Sales Price*	\$165,000	\$113,375	- 31.3%	\$150,000	\$142,000	- 5.3%
Average Sales Price*	\$172,000	\$226,688	+ 31.8%	\$167,864	\$155,089	- 7.6%
Percent of List Price Received*	102.1%	93.5%	- 8.4%	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

* 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 – August 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.



Toledo - 43615

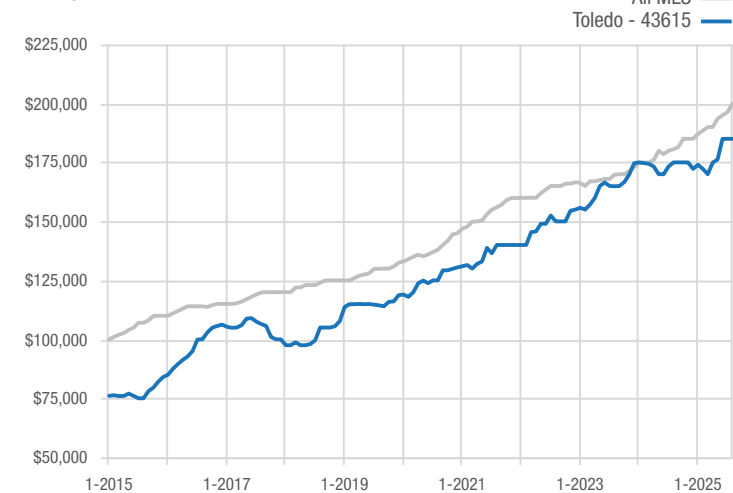
Zip Code 43615

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	62	39	- 37.1%	297	293	- 1.3%
Pending Sales	46	31	- 32.6%	233	238	+ 2.1%
Closed Sales	50	35	- 30.0%	231	237	+ 2.6%
Days on Market Until Sale	48	73	+ 52.1%	52	63	+ 21.2%
Median Sales Price*	\$180,507	\$200,000	+ 10.8%	\$173,125	\$188,000	+ 8.6%
Average Sales Price*	\$228,854	\$231,846	+ 1.3%	\$227,664	\$220,375	- 3.2%
Percent of List Price Received*	103.8%	101.4%	- 2.3%	103.7%	101.0%	- 2.6%
Inventory of Homes for Sale	70	55	- 21.4%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

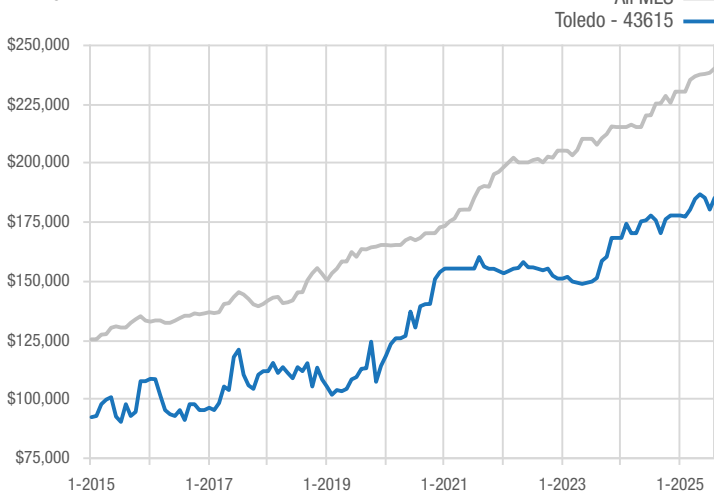
Condo-Villa	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	11	11	0.0%	68	66	- 2.9%
Pending Sales	14	3	- 78.6%	53	50	- 5.7%
Closed Sales	10	4	- 60.0%	50	50	0.0%
Days on Market Until Sale	30	67	+ 123.3%	54	60	+ 11.1%
Median Sales Price*	\$159,000	\$227,250	+ 42.9%	\$169,950	\$181,000	+ 6.5%
Average Sales Price*	\$173,180	\$224,375	+ 29.6%	\$192,735	\$215,955	+ 12.0%
Percent of List Price Received*	101.8%	101.0%	- 0.8%	101.2%	101.6%	+ 0.4%
Inventory of Homes for Sale	16	24	+ 50.0%	—	—	—
Months Supply of Inventory	2.3	3.9	+ 69.6%	—	—	—

* 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 – August 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.



Toledo - 43617

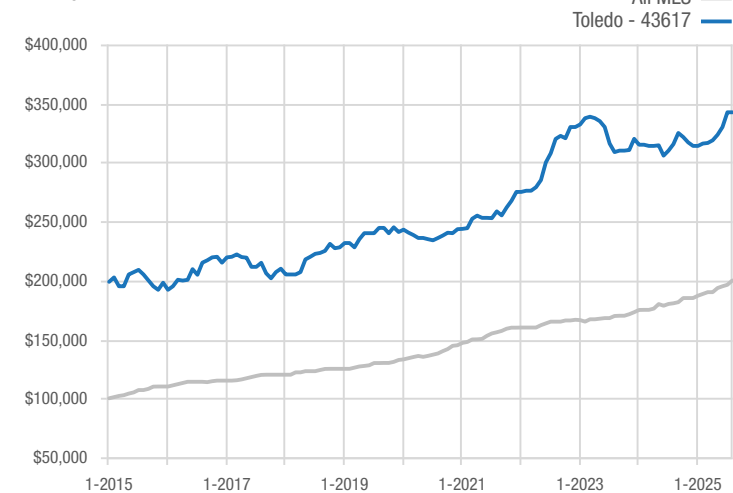
Zip Code 43617

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	6	11	+ 83.3%	67	70	+ 4.5%
Pending Sales	12	7	- 41.7%	50	51	+ 2.0%
Closed Sales	11	7	- 36.4%	50	49	- 2.0%
Days on Market Until Sale	50	61	+ 22.0%	46	55	+ 19.6%
Median Sales Price*	\$340,000	\$340,000	0.0%	\$305,750	\$375,000	+ 22.6%
Average Sales Price*	\$361,764	\$324,771	- 10.2%	\$305,952	\$355,279	+ 16.1%
Percent of List Price Received*	101.0%	100.1%	- 0.9%	102.4%	101.6%	- 0.8%
Inventory of Homes for Sale	15	19	+ 26.7%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	1	—	18	20	+ 11.1%
Pending Sales	3	1	- 66.7%	13	18	+ 38.5%
Closed Sales	3	0	- 100.0%	14	17	+ 21.4%
Days on Market Until Sale	42	—	—	36	34	- 5.6%
Median Sales Price*	\$230,000	—	—	\$262,000	\$250,000	- 4.6%
Average Sales Price*	\$229,667	—	—	\$255,184	\$246,451	- 3.4%
Percent of List Price Received*	101.2%	—	—	102.9%	100.6%	- 2.2%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

* 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 – August 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.



Toledo - 43620

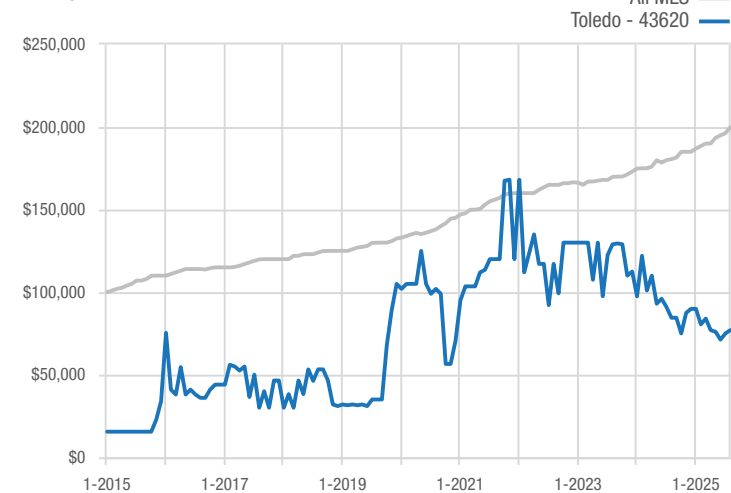
Zip Code 43620

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	2	1	- 50.0%	24	18	- 25.0%
Pending Sales	2	2	0.0%	22	16	- 27.3%
Closed Sales	2	2	0.0%	23	17	- 26.1%
Days on Market Until Sale	41	79	+ 92.7%	73	68	- 6.8%
Median Sales Price*	\$45,000	\$393,889	+ 775.3%	\$89,900	\$77,000	- 14.3%
Average Sales Price*	\$45,000	\$393,889	+ 775.3%	\$105,469	\$133,128	+ 26.2%
Percent of List Price Received*	101.8%	99.4%	- 2.4%	99.6%	104.1%	+ 4.5%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

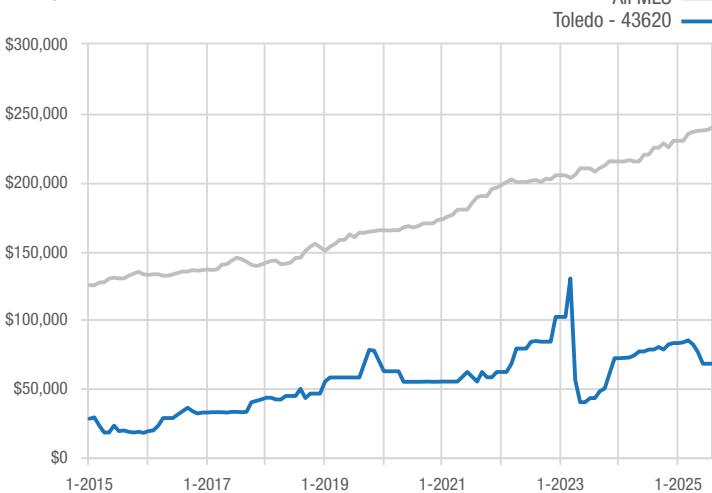
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	5	5	0.0%
Pending Sales	0	0	—	4	4	0.0%
Closed Sales	0	0	—	4	4	0.0%
Days on Market Until Sale	—	—	—	46	57	+ 23.9%
Median Sales Price*	—	—	—	\$82,500	\$56,660	- 31.3%
Average Sales Price*	—	—	—	\$82,075	\$57,524	- 29.9%
Percent of List Price Received*	—	—	—	94.7%	96.9%	+ 2.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

* 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 – August 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.



Toledo-43623

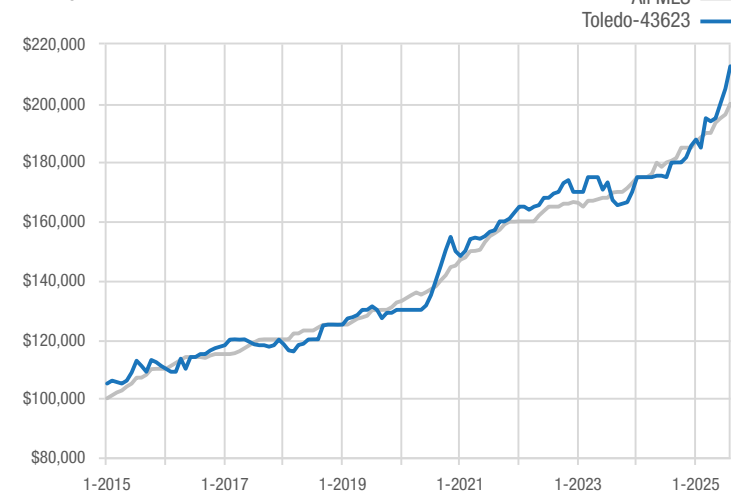
Zip Code 43623

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	31	24	- 22.6%	167	200	+ 19.8%
Pending Sales	22	18	- 18.2%	128	154	+ 20.3%
Closed Sales	24	16	- 33.3%	124	150	+ 21.0%
Days on Market Until Sale	43	42	- 2.3%	44	52	+ 18.2%
Median Sales Price*	\$180,750	\$254,500	+ 40.8%	\$180,000	\$213,435	+ 18.6%
Average Sales Price*	\$241,542	\$251,341	+ 4.1%	\$221,937	\$254,451	+ 14.7%
Percent of List Price Received*	106.0%	101.8%	- 4.0%	104.0%	101.9%	- 2.0%
Inventory of Homes for Sale	44	44	0.0%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1	0	- 100.0%	9	2	- 77.8%
Pending Sales	1	0	- 100.0%	7	1	- 85.7%
Closed Sales	1	0	- 100.0%	7	1	- 85.7%
Days on Market Until Sale	25	—	—	64	34	- 46.9%
Median Sales Price*	\$265,000	—	—	\$160,000	\$185,000	+ 15.6%
Average Sales Price*	\$265,000	—	—	\$179,057	\$185,000	+ 3.3%
Percent of List Price Received*	100.0%	—	—	102.5%	108.8%	+ 6.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

* 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 – August 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.



Oregon

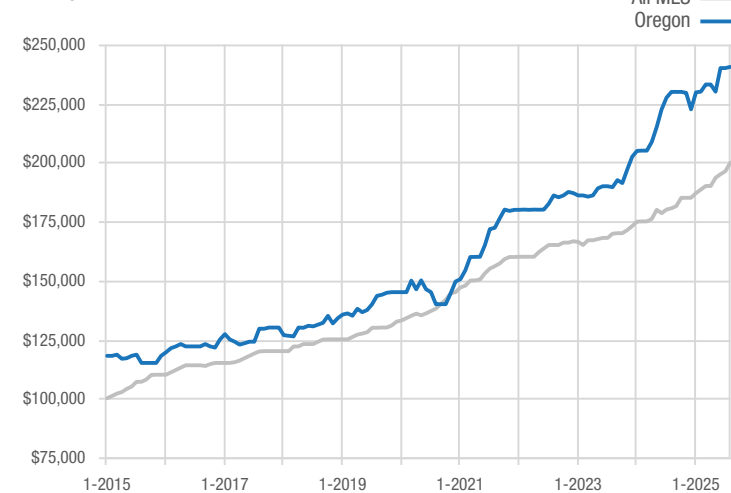
Zip Code 43616

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	33	22	- 33.3%	164	189	+ 15.2%
Pending Sales	24	27	+ 12.5%	105	151	+ 43.8%
Closed Sales	25	17	- 32.0%	101	139	+ 37.6%
Days on Market Until Sale	63	73	+ 15.9%	53	70	+ 32.1%
Median Sales Price*	\$219,000	\$230,000	+ 5.0%	\$235,000	\$265,000	+ 12.8%
Average Sales Price*	\$221,060	\$234,674	+ 6.2%	\$245,569	\$276,657	+ 12.7%
Percent of List Price Received*	104.3%	100.5%	- 3.6%	102.5%	100.6%	- 1.9%
Inventory of Homes for Sale	52	42	- 19.2%	—	—	—
Months Supply of Inventory	3.9	2.1	- 46.2%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	8	9	+ 12.5%
Pending Sales	2	1	- 50.0%	8	9	+ 12.5%
Closed Sales	2	2	0.0%	8	9	+ 12.5%
Days on Market Until Sale	52	22	- 57.7%	43	31	- 27.9%
Median Sales Price*	\$311,500	\$260,000	- 16.5%	\$242,250	\$235,000	- 3.0%
Average Sales Price*	\$311,500	\$260,000	- 16.5%	\$251,375	\$226,500	- 9.9%
Percent of List Price Received*	101.2%	102.5%	+ 1.3%	97.4%	103.1%	+ 5.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

* 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 – August 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.



Bowling Green

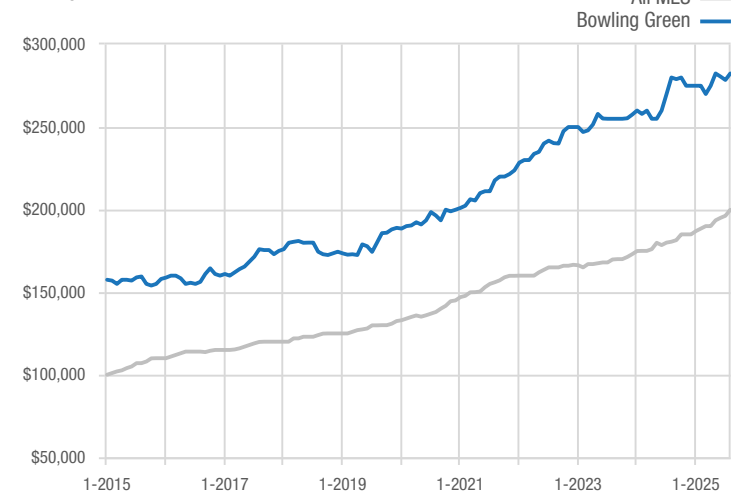
Zip Code 43402

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	22	18	- 18.2%	162	175	+ 8.0%
Pending Sales	24	30	+ 25.0%	133	152	+ 14.3%
Closed Sales	22	27	+ 22.7%	131	145	+ 10.7%
Days on Market Until Sale	44	60	+ 36.4%	47	60	+ 27.7%
Median Sales Price*	\$308,000	\$366,500	+ 19.0%	\$282,500	\$285,000	+ 0.9%
Average Sales Price*	\$305,486	\$426,140	+ 39.5%	\$303,648	\$331,844	+ 9.3%
Percent of List Price Received*	99.7%	100.8%	+ 1.1%	100.4%	101.1%	+ 0.7%
Inventory of Homes for Sale	36	33	- 8.3%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

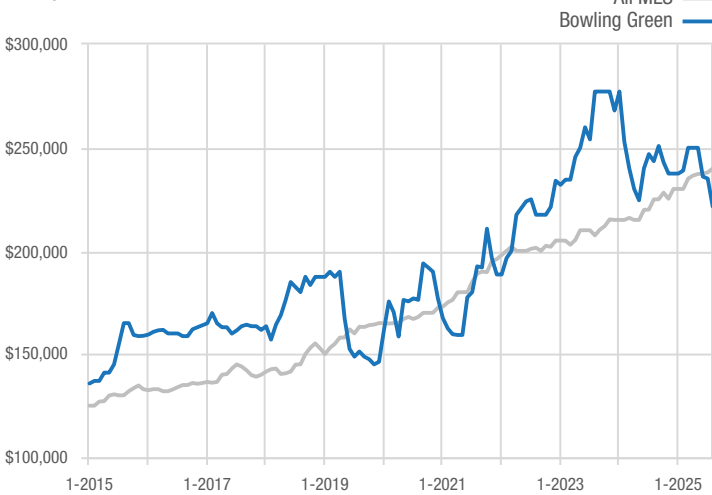
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	3	2	- 33.3%	24	12	- 50.0%
Pending Sales	1	0	- 100.0%	22	9	- 59.1%
Closed Sales	2	0	- 100.0%	23	9	- 60.9%
Days on Market Until Sale	27	—	—	53	39	- 26.4%
Median Sales Price*	\$354,500	—	—	\$237,450	\$221,000	- 6.9%
Average Sales Price*	\$354,500	—	—	\$258,214	\$224,111	- 13.2%
Percent of List Price Received*	99.8%	—	—	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

* 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 – August 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.



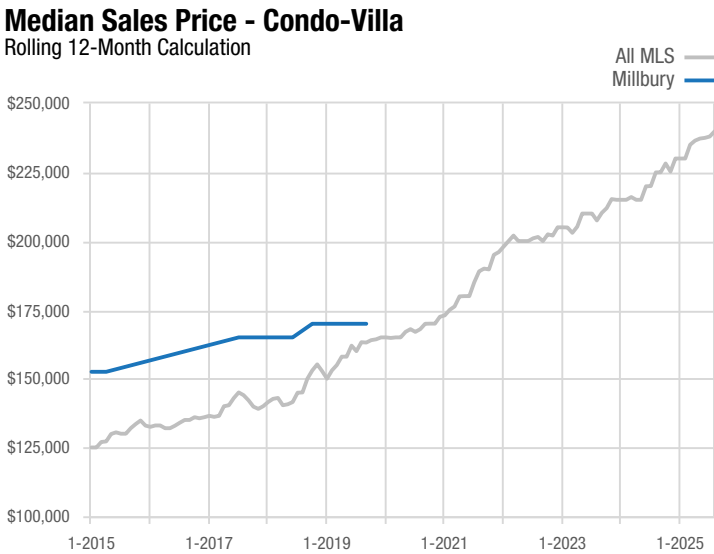
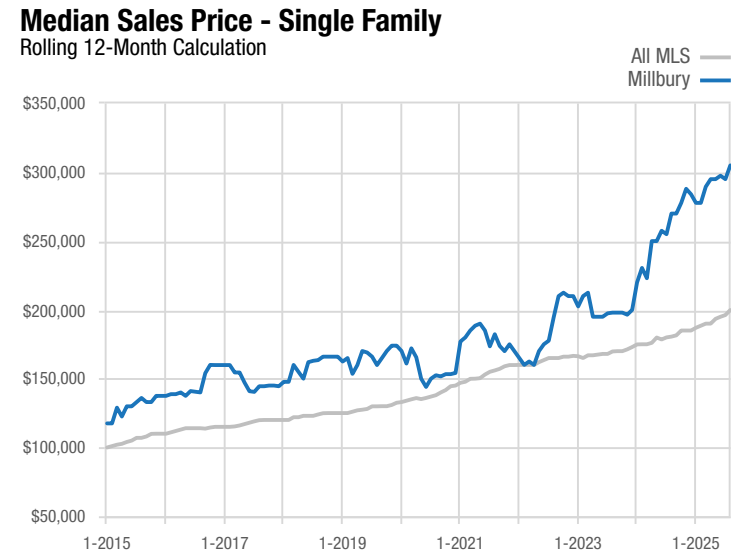
Millbury

Zip Code 43447

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	3	3	0.0%	24	24	0.0%
Pending Sales	5	2	- 60.0%	20	23	+ 15.0%
Closed Sales	5	1	- 80.0%	19	23	+ 21.1%
Days on Market Until Sale	47	35	- 25.5%	49	90	+ 83.7%
Median Sales Price*	\$270,000	\$260,000	- 3.7%	\$270,000	\$312,525	+ 15.8%
Average Sales Price*	\$250,220	\$260,000	+ 3.9%	\$256,279	\$283,739	+ 10.7%
Percent of List Price Received*	115.3%	104.0%	- 9.8%	105.1%	99.6%	- 5.2%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% 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.



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 – August 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.



Northwood

Zip Code 43619

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	21	9	- 57.1%	100	81	- 19.0%
Pending Sales	14	8	- 42.9%	66	62	- 6.1%
Closed Sales	14	12	- 14.3%	63	63	0.0%
Days on Market Until Sale	60	58	- 3.3%	58	80	+ 37.9%
Median Sales Price*	\$208,500	\$264,000	+ 26.6%	\$210,000	\$247,950	+ 18.1%
Average Sales Price*	\$220,750	\$265,533	+ 20.3%	\$220,899	\$252,260	+ 14.2%
Percent of List Price Received*	101.7%	101.9%	+ 0.2%	101.7%	102.8%	+ 1.1%
Inventory of Homes for Sale	42	27	- 35.7%	—	—	—
Months Supply of Inventory	5.1	3.6	- 29.4%	—	—	—

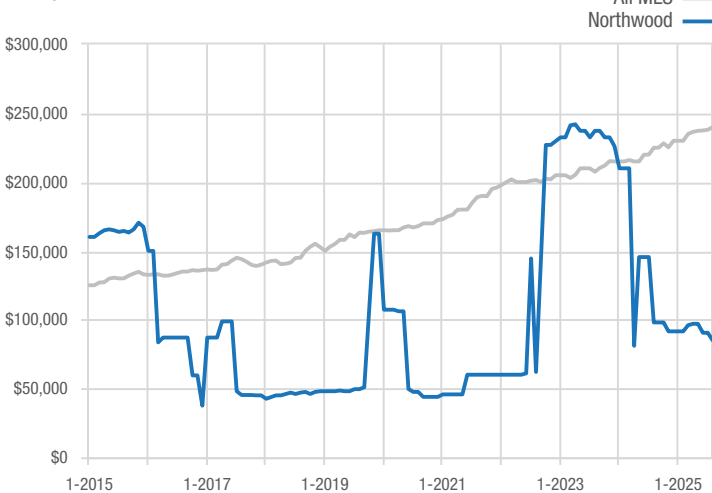
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	2	1	- 50.0%	6	4	- 33.3%
Pending Sales	2	0	- 100.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	31	—	—	20	62	+ 210.0%
Median Sales Price*	\$98,000	—	—	\$89,500	\$84,500	- 5.6%
Average Sales Price*	\$98,000	—	—	\$89,500	\$85,233	- 4.8%
Percent of List Price Received*	112.6%	—	—	107.0%	102.7%	- 4.0%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.3	0.6	- 73.9%	—	—	—

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

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 – August 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.



Walbridge

Zip Code 43465

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	7	7	0.0%	40	35	- 12.5%
Pending Sales	7	5	- 28.6%	31	28	- 9.7%
Closed Sales	7	5	- 28.6%	33	27	- 18.2%
Days on Market Until Sale	43	50	+ 16.3%	53	44	- 17.0%
Median Sales Price*	\$280,000	\$230,000	- 17.9%	\$214,000	\$252,500	+ 18.0%
Average Sales Price*	\$271,571	\$252,980	- 6.8%	\$215,839	\$253,233	+ 17.3%
Percent of List Price Received*	103.7%	101.9%	- 1.7%	100.7%	100.0%	- 0.7%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

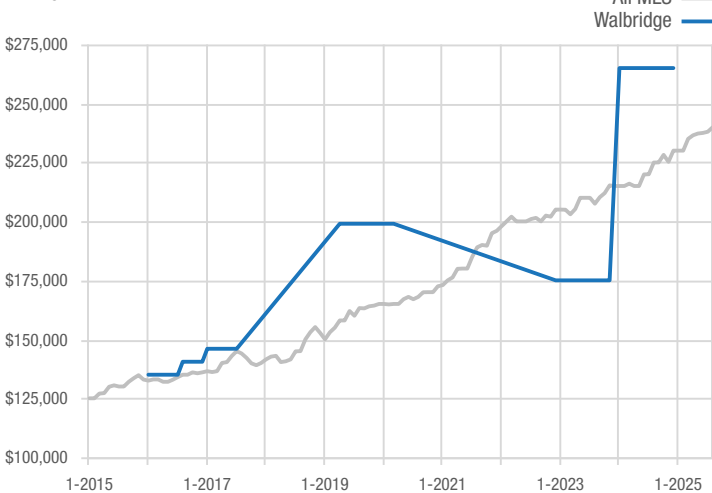
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	105	—	—
Median Sales Price*	—	—	—	\$265,000	—	—
Average Sales Price*	—	—	—	\$265,000	—	—
Percent of List Price Received*	—	—	—	98.1%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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 – August 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.



Rossford

Zip Code 43460

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	4	9	+ 125.0%	51	59	+ 15.7%
Pending Sales	4	12	+ 200.0%	43	44	+ 2.3%
Closed Sales	6	11	+ 83.3%	43	41	- 4.7%
Days on Market Until Sale	49	42	- 14.3%	46	61	+ 32.6%
Median Sales Price*	\$211,750	\$185,000	- 12.6%	\$216,500	\$222,500	+ 2.8%
Average Sales Price*	\$196,583	\$193,941	- 1.3%	\$241,309	\$227,069	- 5.9%
Percent of List Price Received*	99.7%	105.0%	+ 5.3%	101.8%	101.6%	- 0.2%
Inventory of Homes for Sale	11	17	+ 54.5%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% 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	—	—	—	—	—	—

* 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 – August 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.



Perrysburg and Perrysburg Twp

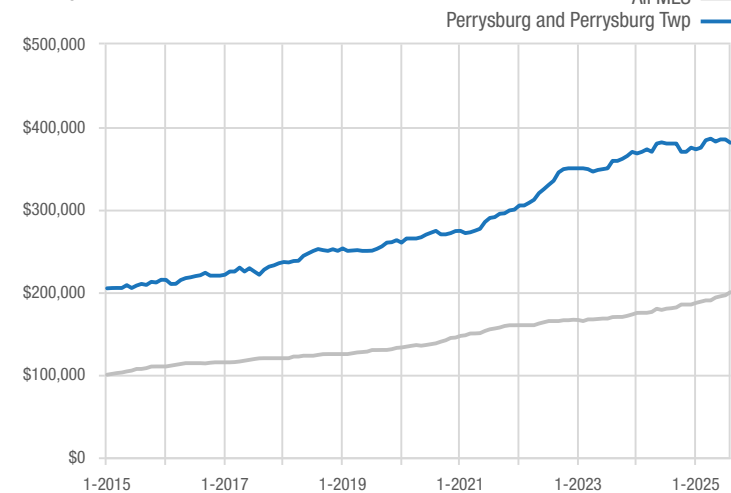
Zip Code 43551 and 43552

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	54	60	+ 11.1%	371	470	+ 26.7%
Pending Sales	38	44	+ 15.8%	304	343	+ 12.8%
Closed Sales	47	50	+ 6.4%	296	350	+ 18.2%
Days on Market Until Sale	83	62	- 25.3%	72	78	+ 8.3%
Median Sales Price*	\$405,000	\$381,500	- 5.8%	\$380,000	\$387,250	+ 1.9%
Average Sales Price*	\$435,148	\$410,730	- 5.6%	\$403,621	\$432,687	+ 7.2%
Percent of List Price Received*	100.4%	100.8%	+ 0.4%	100.7%	100.5%	- 0.2%
Inventory of Homes for Sale	106	147	+ 38.7%	—	—	—
Months Supply of Inventory	2.9	3.6	+ 24.1%	—	—	—

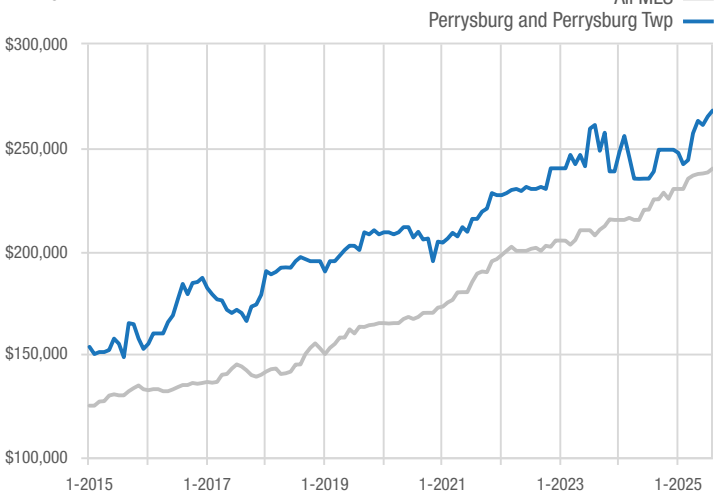
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	10	6	- 40.0%	46	51	+ 10.9%
Pending Sales	4	8	+ 100.0%	38	47	+ 23.7%
Closed Sales	6	9	+ 50.0%	40	46	+ 15.0%
Days on Market Until Sale	43	53	+ 23.3%	60	72	+ 20.0%
Median Sales Price*	\$242,950	\$249,950	+ 2.9%	\$243,000	\$265,100	+ 9.1%
Average Sales Price*	\$238,900	\$276,350	+ 15.7%	\$264,841	\$276,112	+ 4.3%
Percent of List Price Received*	97.5%	98.8%	+ 1.3%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	15	10	- 33.3%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

* 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 – August 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.



Genoa

Zip Code 43430

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	3	2	- 33.3%	33	33	0.0%
Pending Sales	6	5	- 16.7%	29	24	- 17.2%
Closed Sales	5	3	- 40.0%	29	21	- 27.6%
Days on Market Until Sale	45	51	+ 13.3%	54	56	+ 3.7%
Median Sales Price*	\$180,000	\$225,000	+ 25.0%	\$179,000	\$216,000	+ 20.7%
Average Sales Price*	\$184,300	\$242,367	+ 31.5%	\$200,821	\$206,157	+ 2.7%
Percent of List Price Received*	94.9%	106.0%	+ 11.7%	98.7%	102.2%	+ 3.5%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

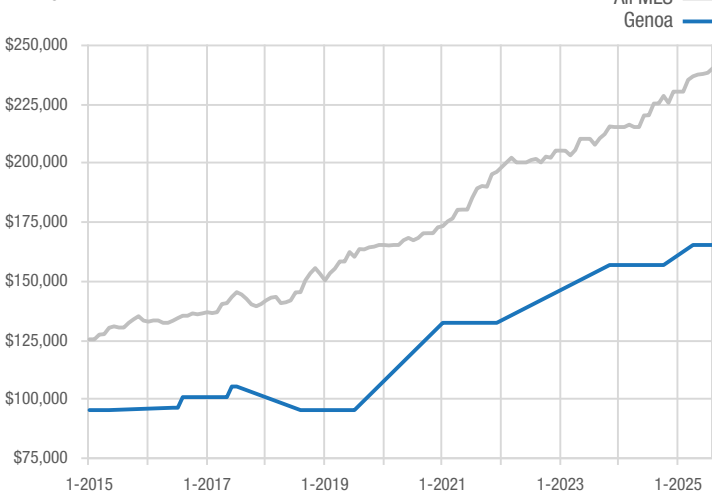
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$165,000	—
Average Sales Price*	—	—	—	—	\$165,000	—
Percent of List Price Received*	—	—	—	—	101.9%	—
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



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 – August 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 NE

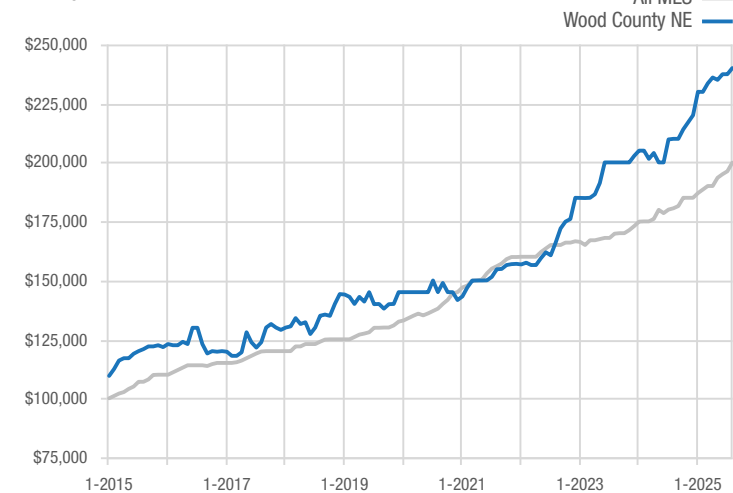
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	15	16	+ 6.7%	106	106	0.0%
Pending Sales	18	16	- 11.1%	92	79	- 14.1%
Closed Sales	17	12	- 29.4%	94	71	- 24.5%
Days on Market Until Sale	48	70	+ 45.8%	59	54	- 8.5%
Median Sales Price*	\$224,000	\$267,500	+ 19.4%	\$214,450	\$237,400	+ 10.7%
Average Sales Price*	\$247,388	\$278,500	+ 12.6%	\$233,499	\$259,887	+ 11.3%
Percent of List Price Received*	99.4%	102.1%	+ 2.7%	99.3%	100.8%	+ 1.5%
Inventory of Homes for Sale	27	33	+ 22.2%	—	—	—
Months Supply of Inventory	2.4	3.3	+ 37.5%	—	—	—

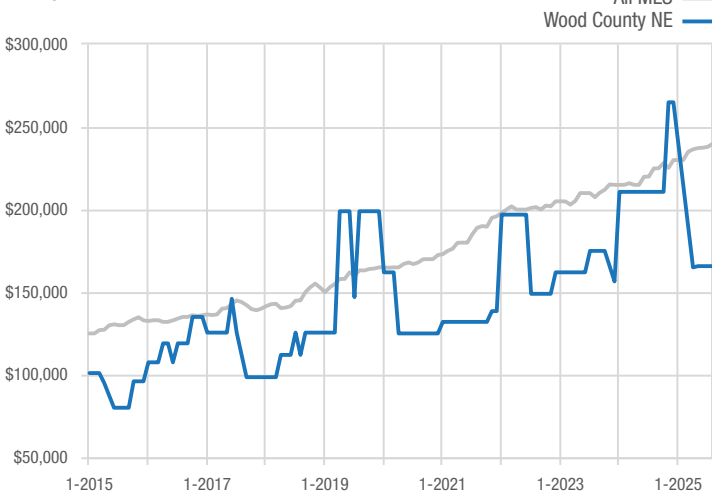
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	4	—
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	105	52	- 50.5%
Median Sales Price*	—	—	—	\$265,000	\$165,750	- 37.5%
Average Sales Price*	—	—	—	\$265,000	\$165,750	- 37.5%
Percent of List Price Received*	—	—	—	98.1%	103.3%	+ 5.3%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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 – August 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 NW

Zip Codes 43522 and 43525

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	3	3	0.0%	30	33	+ 10.0%
Pending Sales	2	7	+ 250.0%	26	33	+ 26.9%
Closed Sales	4	6	+ 50.0%	26	34	+ 30.8%
Days on Market Until Sale	56	47	- 16.1%	53	57	+ 7.5%
Median Sales Price*	\$190,000	\$265,350	+ 39.7%	\$230,750	\$268,750	+ 16.5%
Average Sales Price*	\$167,083	\$277,055	+ 65.8%	\$247,433	\$282,965	+ 14.4%
Percent of List Price Received*	100.9%	101.4%	+ 0.5%	100.2%	101.0%	+ 0.8%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

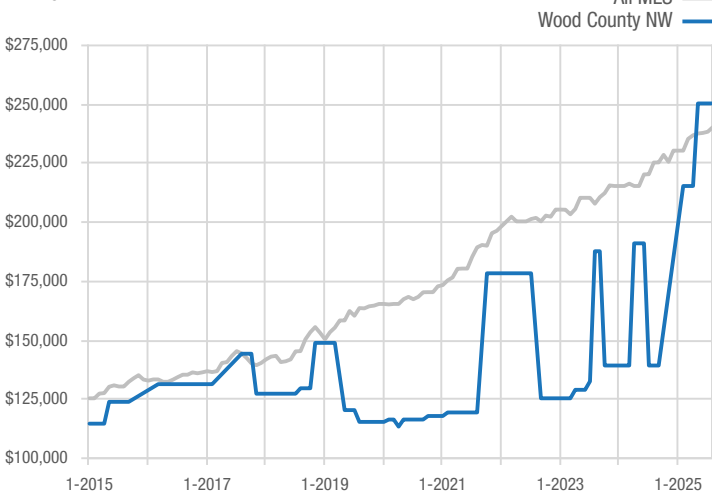
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	3	—
Closed Sales	0	0	—	0	3	—
Days on Market Until Sale	—	—	—	—	68	—
Median Sales Price*	—	—	—	—	\$250,000	—
Average Sales Price*	—	—	—	—	\$242,667	—
Percent of List Price Received*	—	—	—	—	98.5%	—
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



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 – August 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 SE

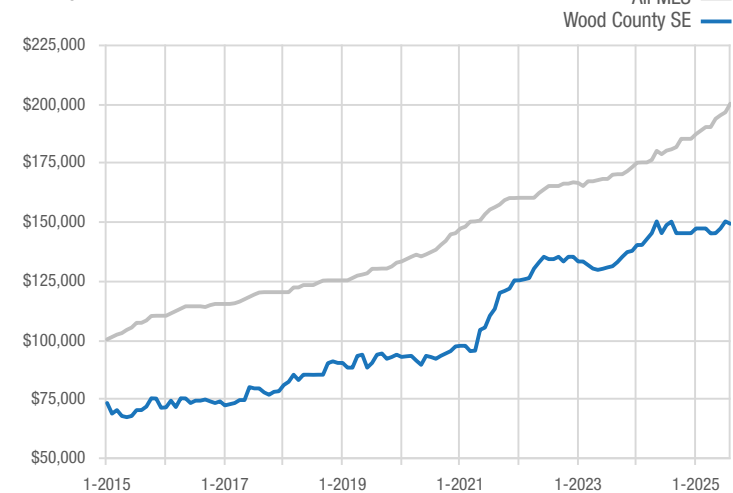
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	23	12	- 47.8%	149	150	+ 0.7%
Pending Sales	22	25	+ 13.6%	133	141	+ 6.0%
Closed Sales	26	21	- 19.2%	132	136	+ 3.0%
Days on Market Until Sale	56	84	+ 50.0%	71	72	+ 1.4%
Median Sales Price*	\$166,000	\$164,000	- 1.2%	\$145,000	\$148,900	+ 2.7%
Average Sales Price*	\$169,652	\$179,062	+ 5.5%	\$158,039	\$153,458	- 2.9%
Percent of List Price Received*	101.6%	102.3%	+ 0.7%	99.7%	98.2%	- 1.5%
Inventory of Homes for Sale	39	27	- 30.8%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

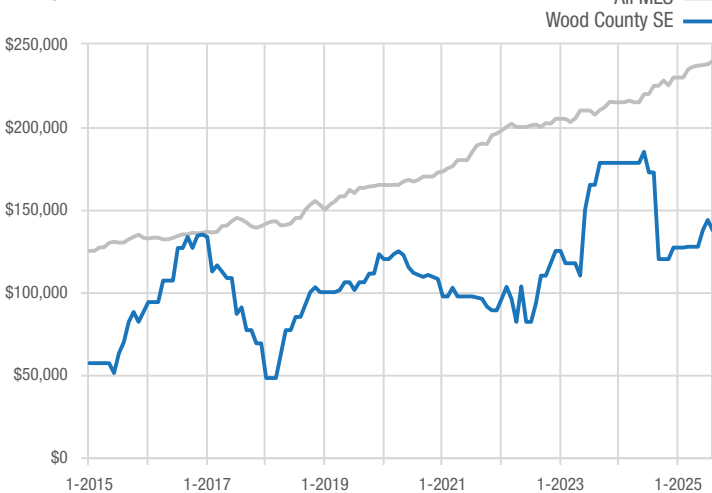
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	2	—	1	8	+ 700.0%
Pending Sales	1	1	0.0%	1	5	+ 400.0%
Closed Sales	1	1	0.0%	1	5	+ 400.0%
Days on Market Until Sale	169	104	- 38.5%	169	83	- 50.9%
Median Sales Price*	—	\$52,500	—	—	\$150,000	—
Average Sales Price*	—	\$52,500	—	—	\$148,900	—
Percent of List Price Received*	—	87.5%	—	—	96.7%	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

* 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 – August 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

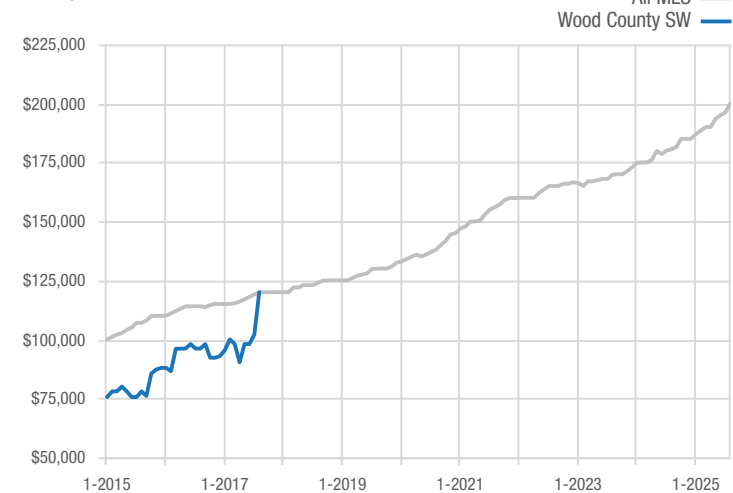
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% 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	—	—	—	—	—	—

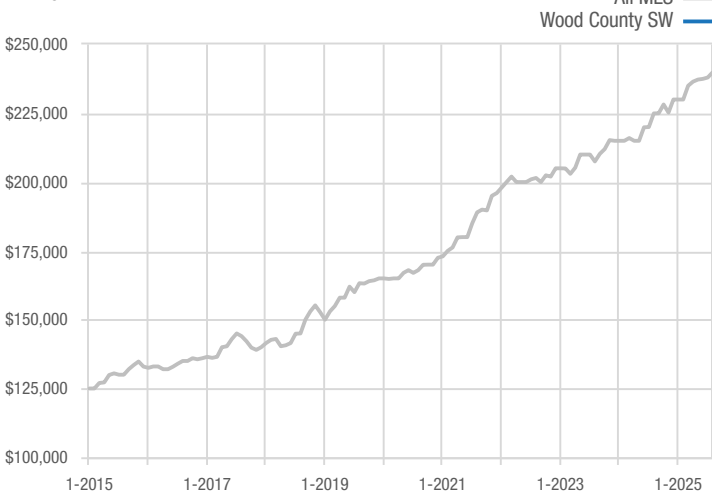
Condo-Villa	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price 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



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.