Local Market Update – August 2025

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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.

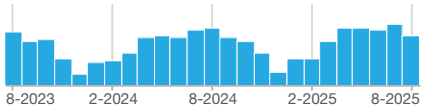
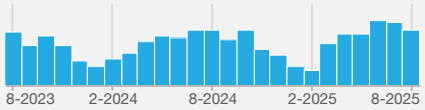
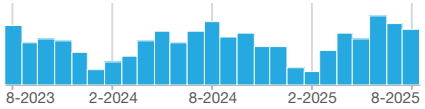
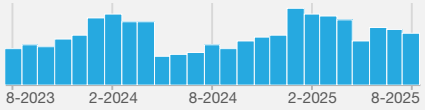
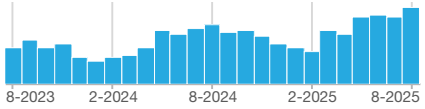
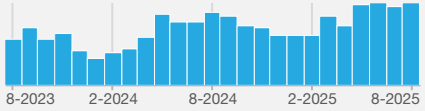
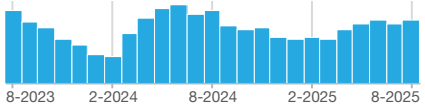
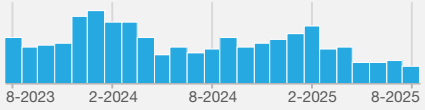
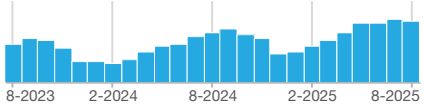
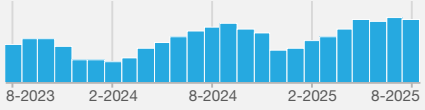
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	734	**707**	-3.7%	4,716	5,024	6.5%
Closed Sales	584	534	-8.6%	3,697	3,747	1.4%
Days on Market	54	62	14.8%	57	**63**	10.5%
SP$/SqFt	$132.79	$140.24	5.6%	$125.09	**$135.05**	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%	—	**—**	—

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Lucas County

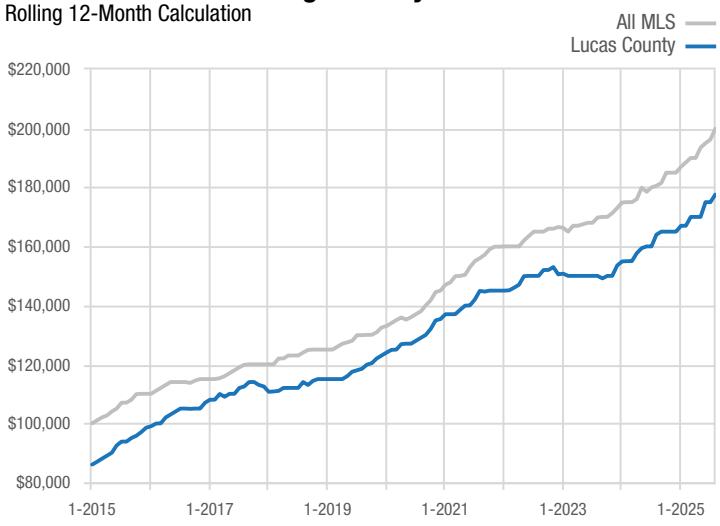
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	596	**544**	- 8.7%	3,793	**3,967**	+ 4.6%
Pending Sales	436	**418**	- 4.1%	2,999	**3,045**	+ 1.5%
Closed Sales	458	**407**	- 11.1%	2,966	**2,956**	- 0.3%
Days on 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%	—	—	—

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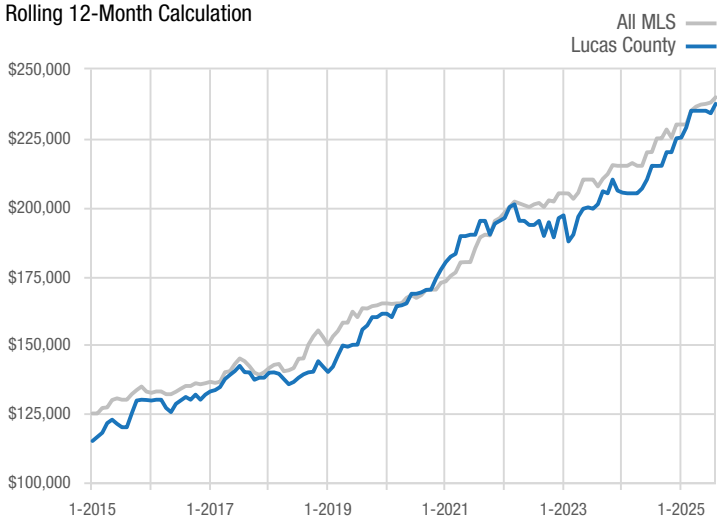
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

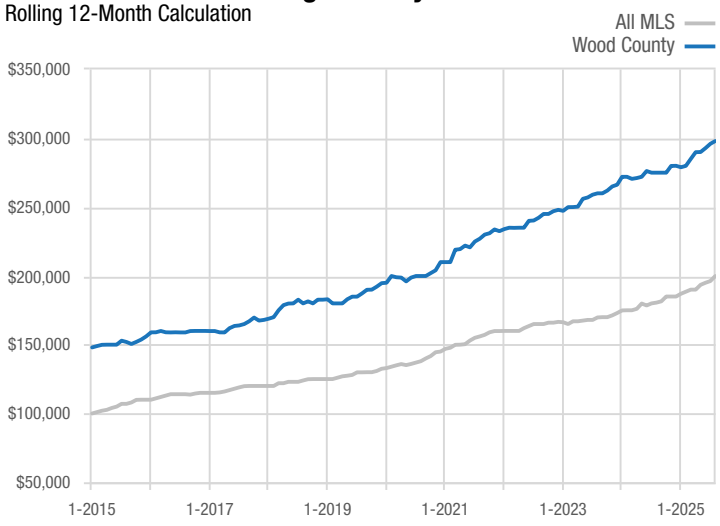
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	138	**128**	- 7.2%	923	**1,021**	+ 10.6%
Pending Sales	115	**129**	+ 12.2%	743	**800**	+ 7.7%
Closed Sales	127	**127**	0.0%	731	**790**	+ 8.1%
Days on Market Until 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%	—	**—**	—

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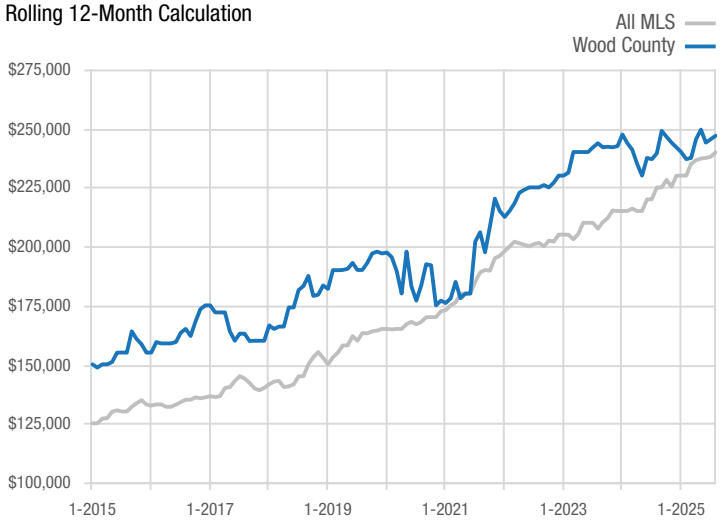
Median Sales Price - Single Family

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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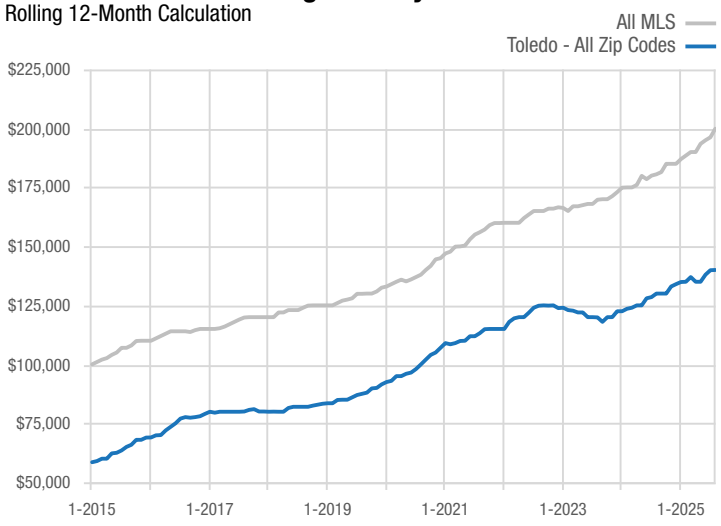
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	420	**380**	- 9.5%	2,656	**2,718**	+ 2.3%
Pending Sales	300	**274**	- 8.7%	2,168	**2,117**	- 2.4%
Closed Sales	308	**283**	- 8.1%	2,157	**2,067**	- 4.2%
Days on Market 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%	—	**—**	—

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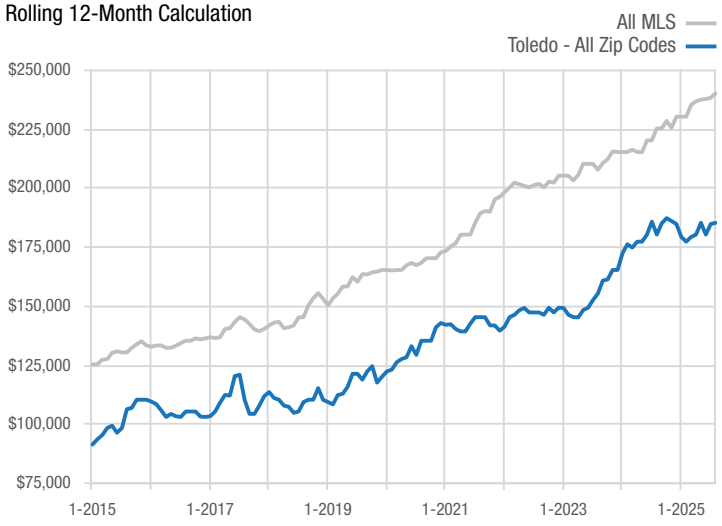
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

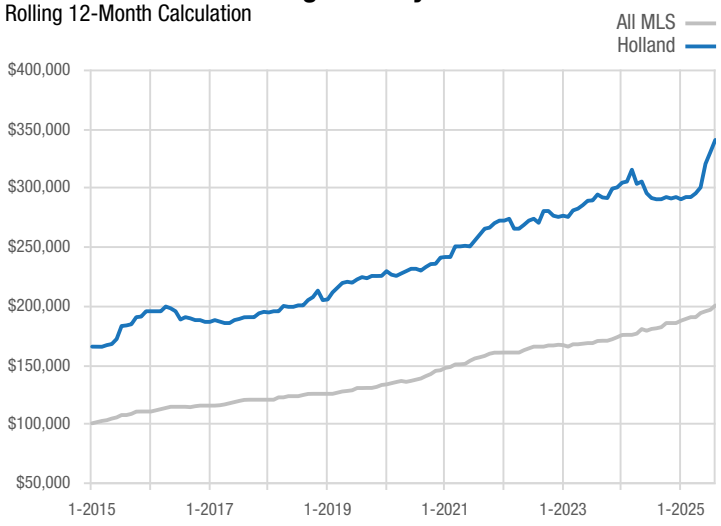
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	24	**19**	- 20.8%	111	**136**	+ 22.5%
Pending Sales	20	**21**	+ 5.0%	85	**107**	+ 25.9%
Closed Sales	18	**22**	+ 22.2%	83	**108**	+ 30.1%
Days on Market Until Sale	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%	—	—	—

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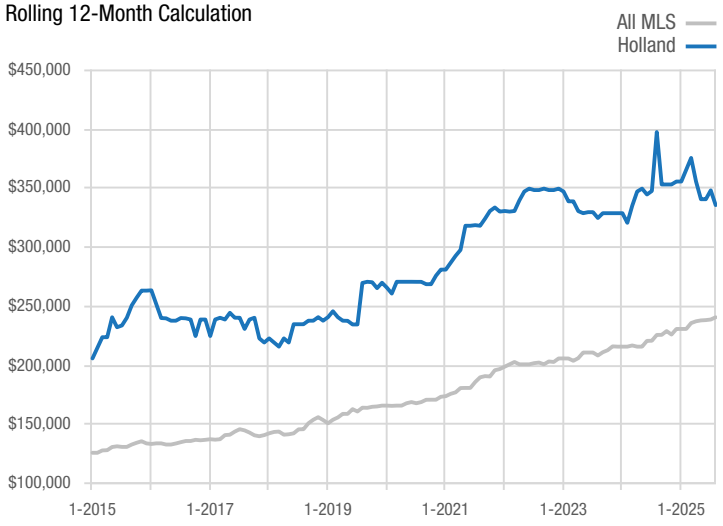
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

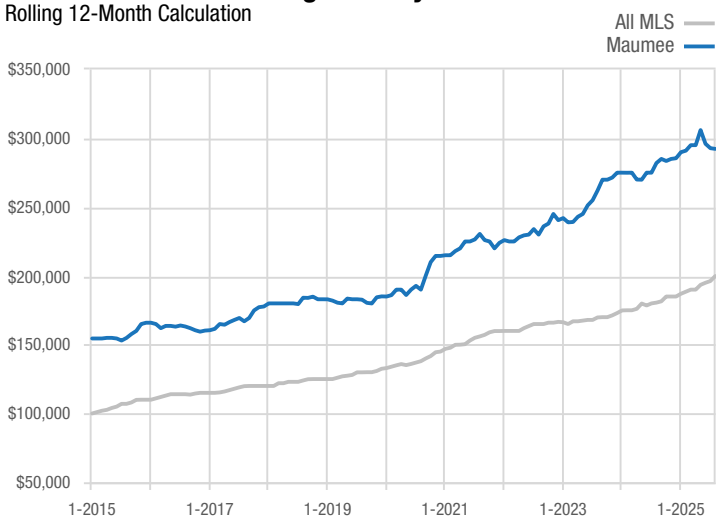
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Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	43	**41**	- 4.7%	284	**314**	+ 10.6%
Pending Sales	29	**37**	+ 27.6%	226	**234**	+ 3.5%
Closed Sales	35	**29**	- 17.1%	226	**222**	- 1.8%
Days on Market 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.

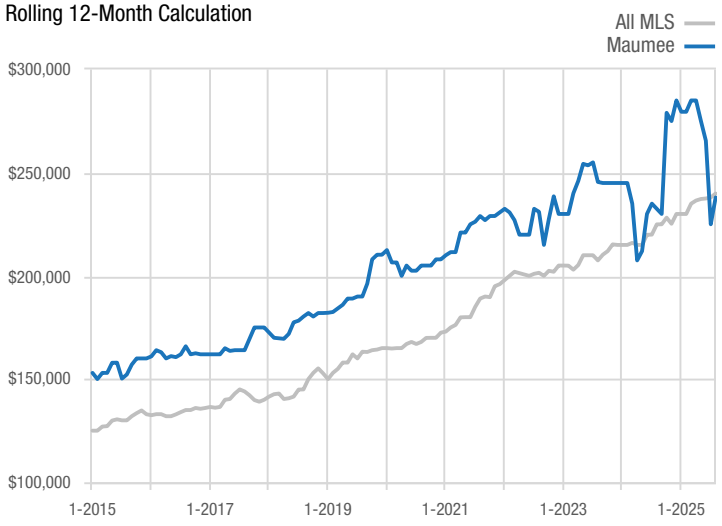
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

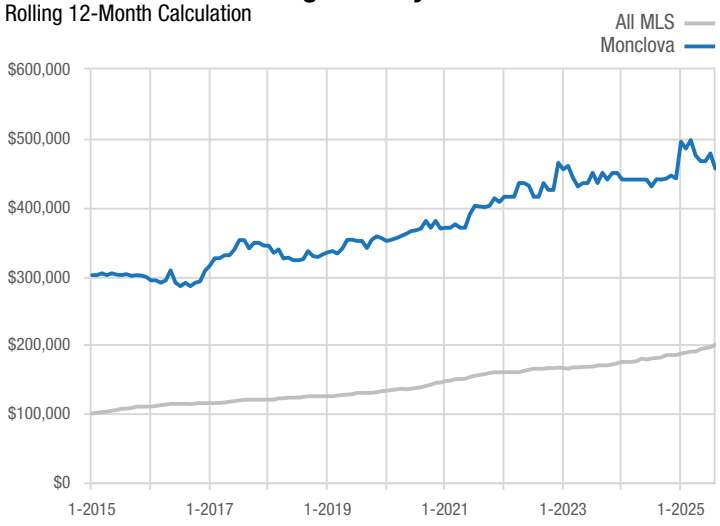
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	9	**11**	+ 22.2%	38	**45**	+ 18.4%
Pending Sales	6	**2**	- 66.7%	24	**25**	+ 4.2%
Closed Sales	6	**2**	- 66.7%	24	**24**	0.0%
Days on Market Until Sale	61	**92**	+ 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%	—	**—**	—

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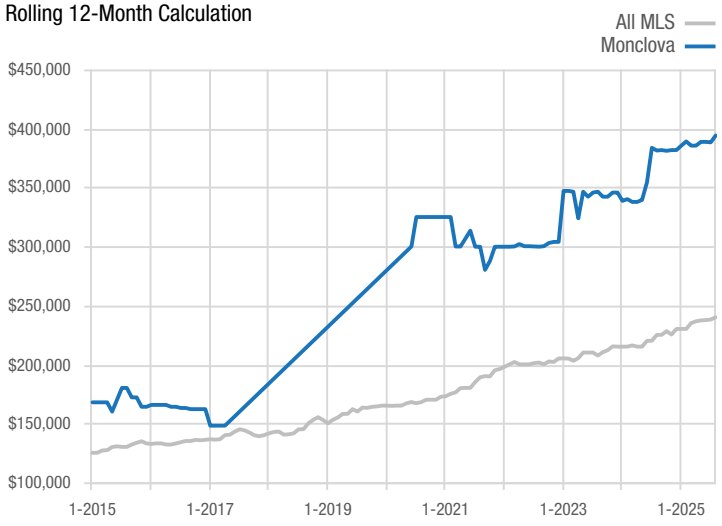
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

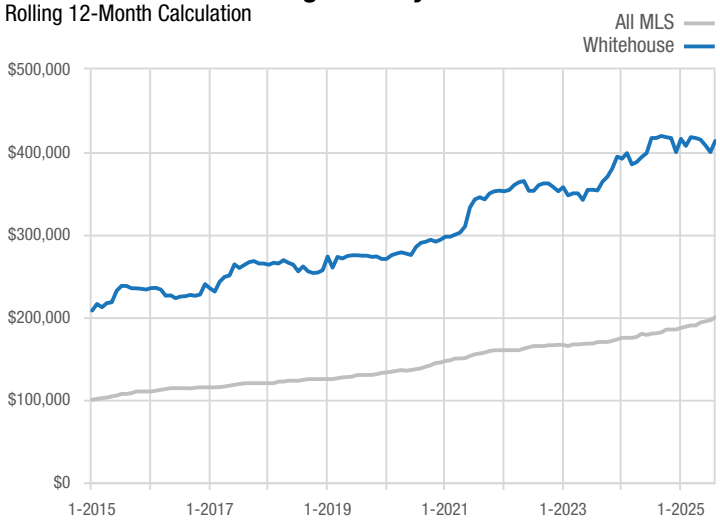
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	12	**6**	- 50.0%	65	**55**	- 15.4%
Pending Sales	9	**3**	- 66.7%	42	**44**	+ 4.8%
Closed Sales	10	**3**	- 70.0%	40	**43**	+ 7.5%
Days on Market Until Sale	48	**96**	+ 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	**—**	—	—	**—**	—

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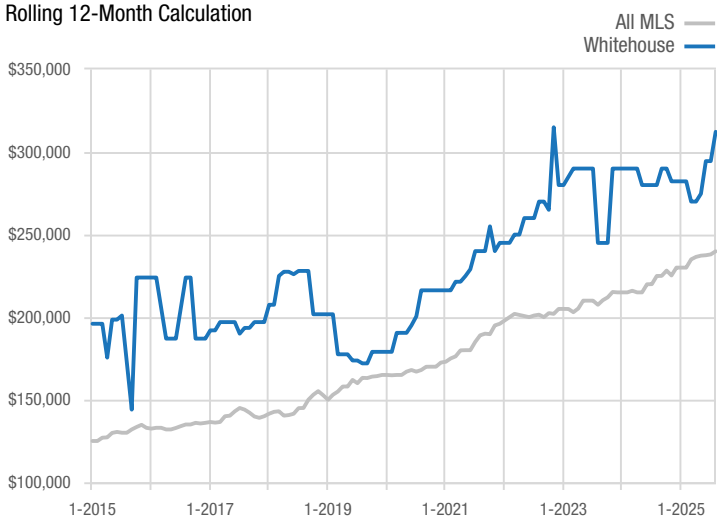
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

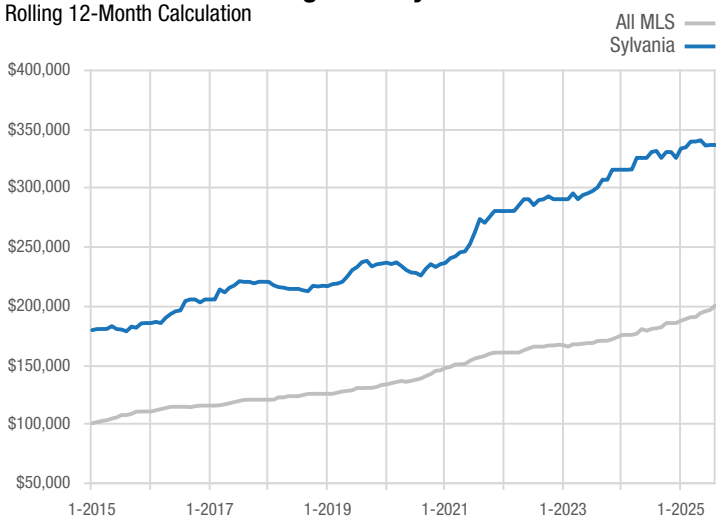
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	33	**40**	+ 21.2%	314	**319**	+ 1.6%
Pending Sales	31	**35**	+ 12.9%	240	**231**	- 3.8%
Closed Sales	33	**32**	- 3.0%	234	**221**	- 5.6%
Days on Market Until Sale	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%	—	—	—

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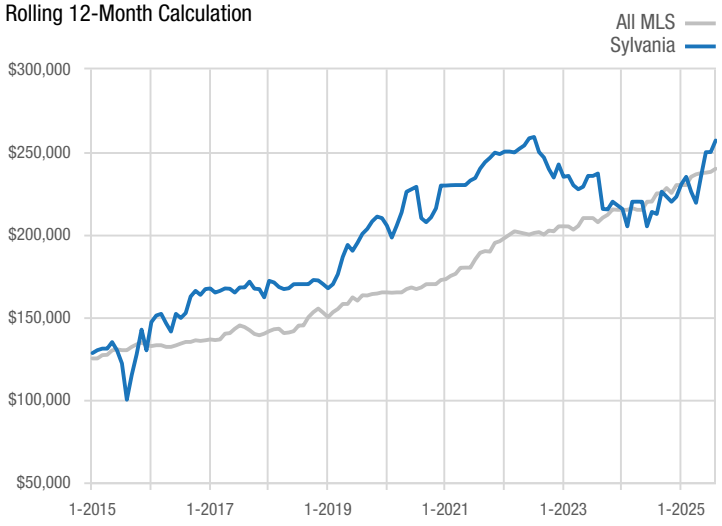
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

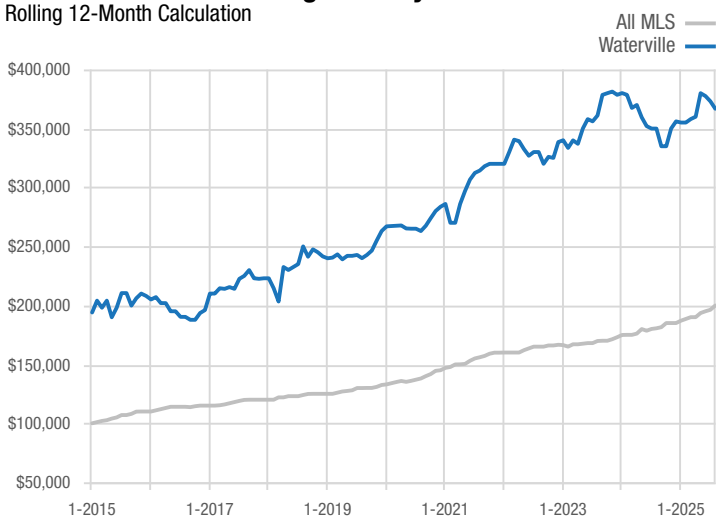
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	14	**15**	+ 7.1%	109	**133**	+ 22.0%
Pending Sales	9	**11**	+ 22.2%	62	**88**	+ 41.9%
Closed Sales	10	**13**	+ 30.0%	58	**85**	+ 46.6%
Days on Market Until Sale	74	**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%	—	**—**	—

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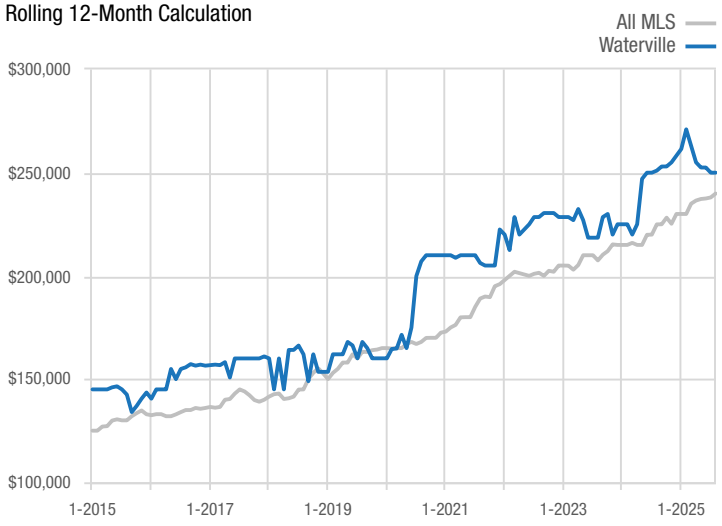
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

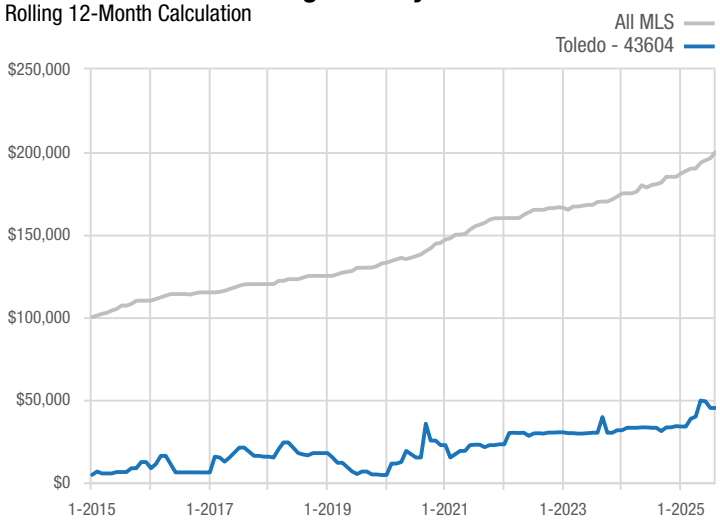
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	5	**1**	- 80.0%	26	**23**	- 11.5%
Pending Sales	2	**2**	0.0%	16	**20**	+ 25.0%
Closed Sales	2	**0**	- 100.0%	16	**19**	+ 18.8%
Days on Market Until Sale	109	**—**	—	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%	—	**—**	—

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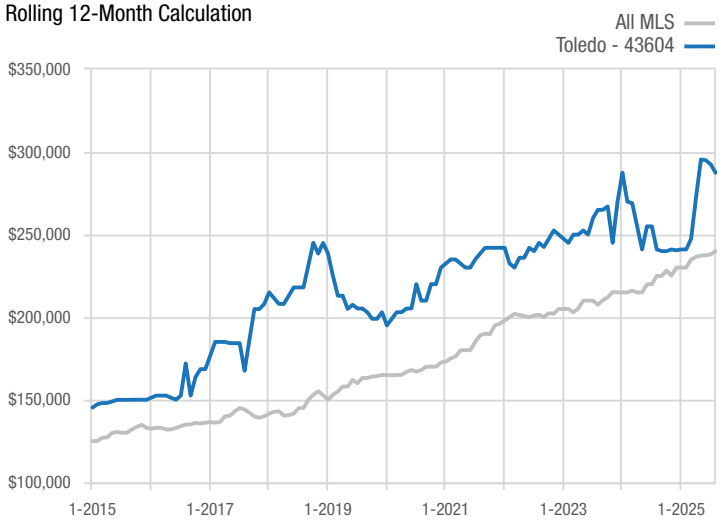
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

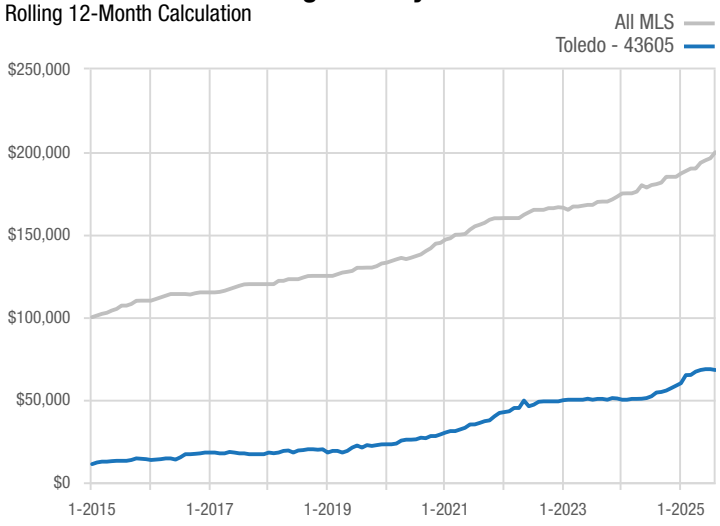
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	29	**36**	+ 24.1%	228	**244**	+ 7.0%
Pending Sales	23	**18**	- 21.7%	170	**184**	+ 8.2%
Closed Sales	17	**20**	+ 17.6%	167	**182**	+ 9.0%
Days on Market Until Sale	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	—	**—**	—	—	**—**	—

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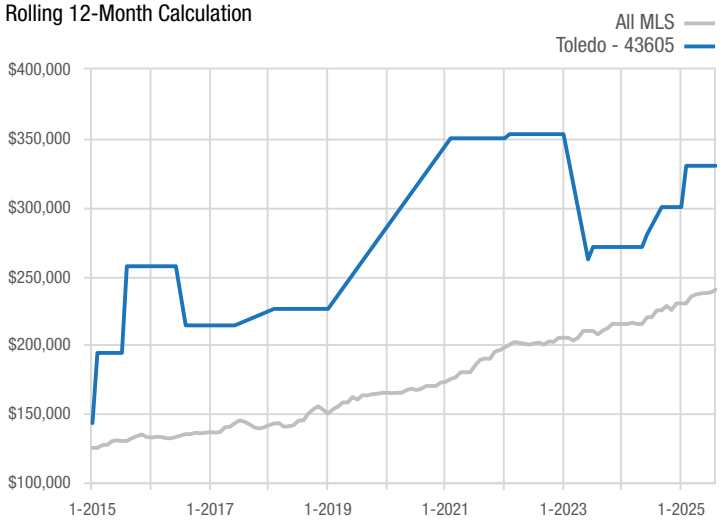
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2025

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Toledo - 43606

Zip Code 43606

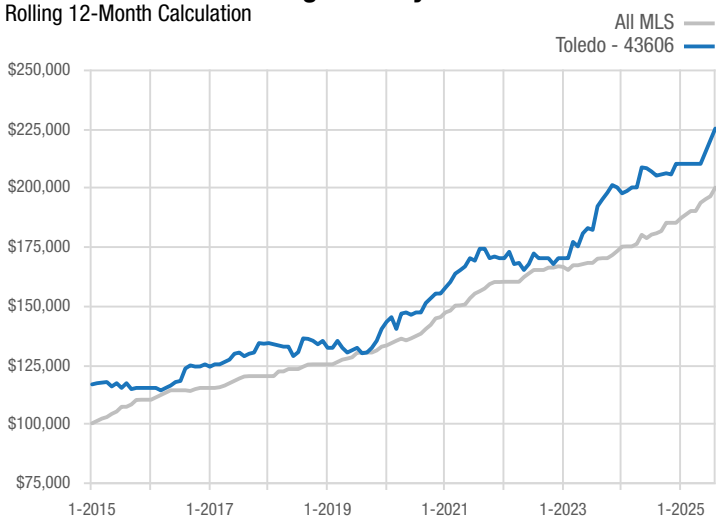
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	28	**29**	+ 3.6%	212	**207**	- 2.4%
Pending Sales	25	**27**	+ 8.0%	179	**166**	- 7.3%
Closed Sales	22	**24**	+ 9.1%	178	**159**	- 10.7%
Days on Market Until Sale	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.

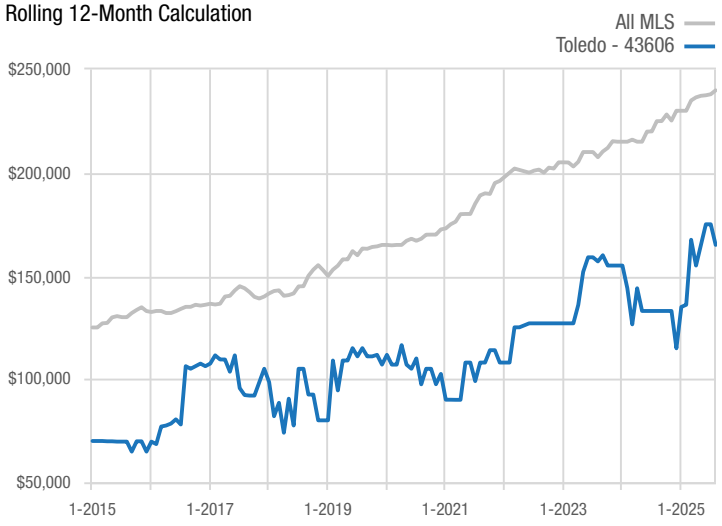
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2025

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Toledo - 43607

Zip Code 43607

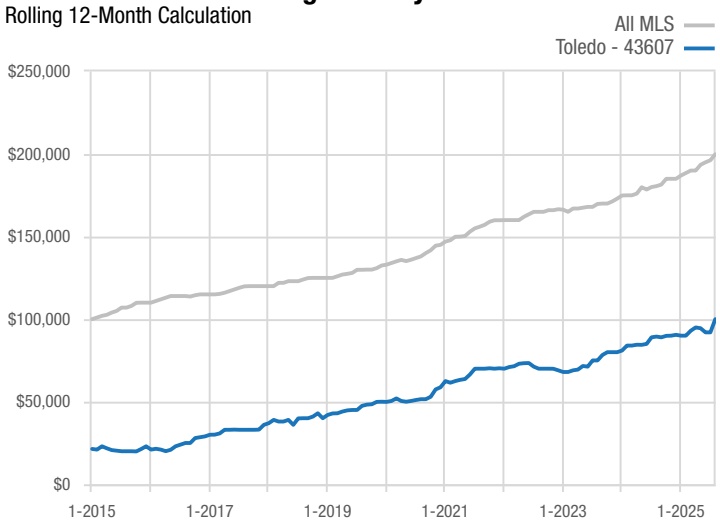
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	25	**20**	- 20.0%	169	**168**	- 0.6%
Pending Sales	14	**21**	+ 50.0%	140	**116**	- 17.1%
Closed Sales	20	**22**	+ 10.0%	138	**113**	- 18.1%
Days on Market Until Sale	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	—	**—**	—	—	**—**	—

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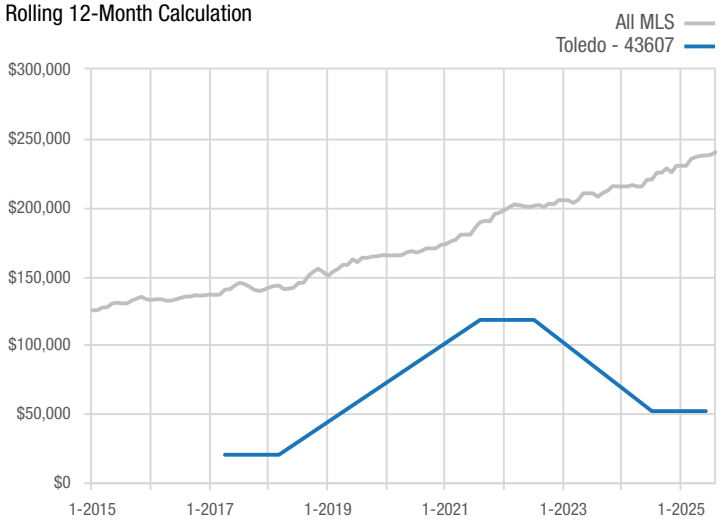
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

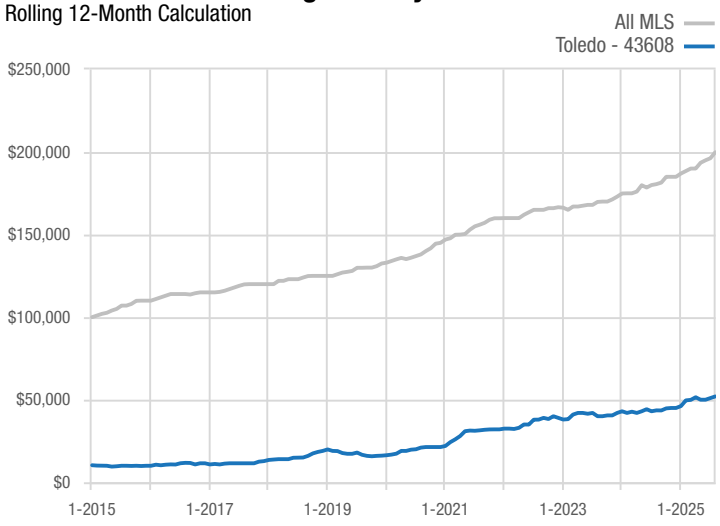
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	33	**26**	- 21.2%	166	**168**	+ 1.2%
Pending Sales	15	**18**	+ 20.0%	113	**121**	+ 7.1%
Closed Sales	15	**15**	0.0%	112	**117**	+ 4.5%
Days on Market Until Sale	55	**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	—	**—**	—	—	**—**	—

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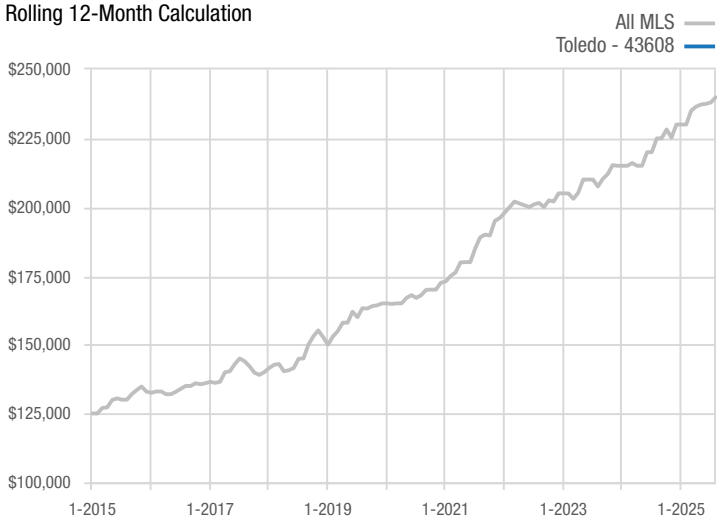
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

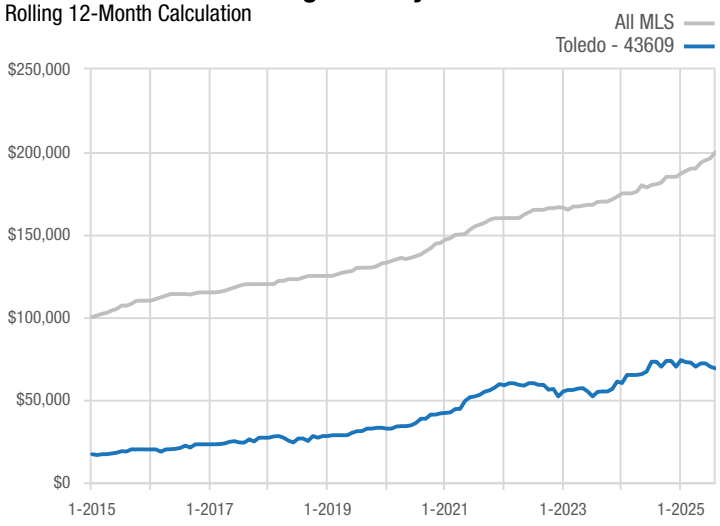
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	25	**24**	- 4.0%	166	**190**	+ 14.5%
Pending Sales	25	**19**	- 24.0%	135	**152**	+ 12.6%
Closed Sales	24	**22**	- 8.3%	133	**145**	+ 9.0%
Days on Market Until Sale	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**	—	—	**—**	—

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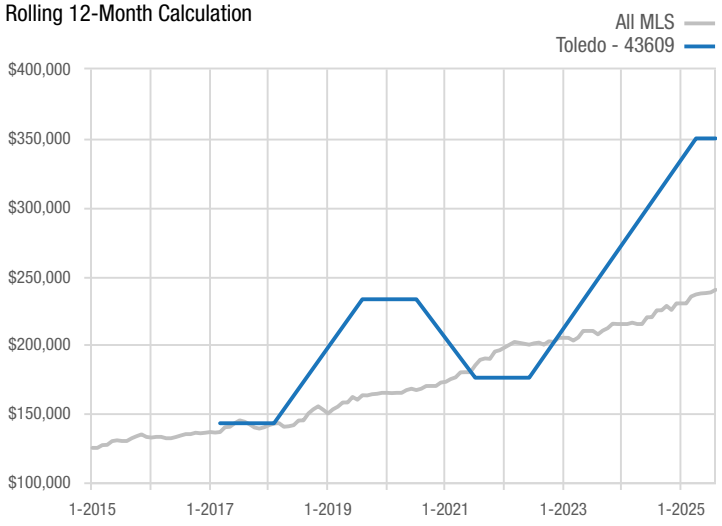
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

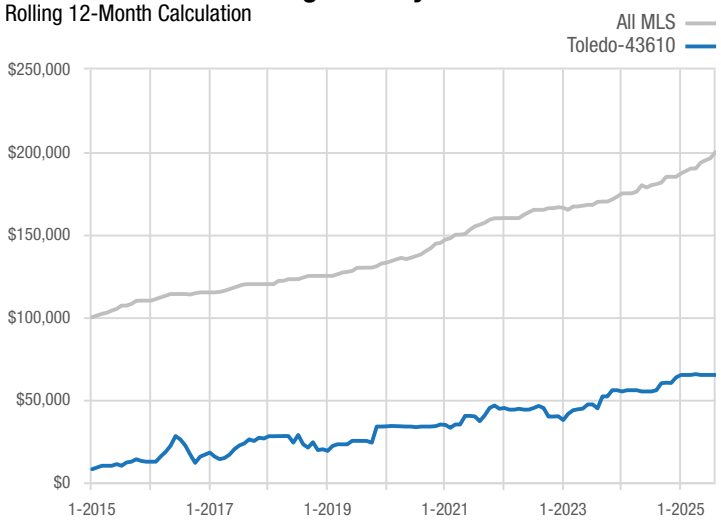
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	6	**2**	- 66.7%	40	**49**	+ 22.5%
Pending Sales	2	**3**	+ 50.0%	27	**27**	0.0%
Closed Sales	2	**3**	+ 50.0%	27	**25**	- 7.4%
Days on Market Until Sale	17	**43**	+ 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	—	**—**	—	—	**—**	—

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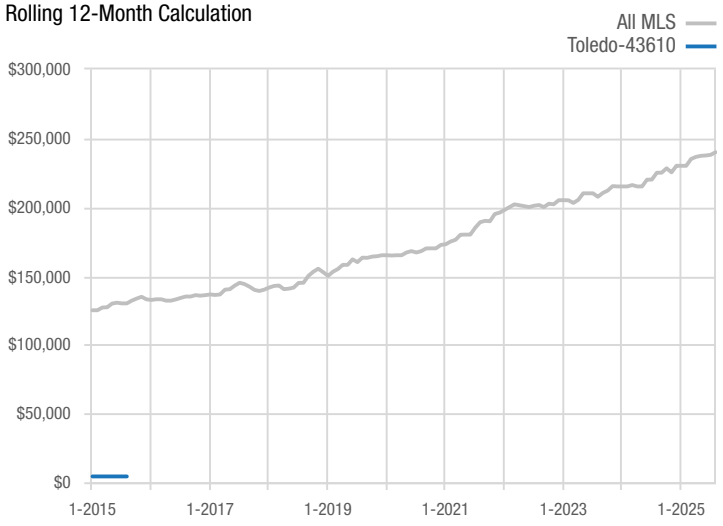
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43611

Zip Code 43611

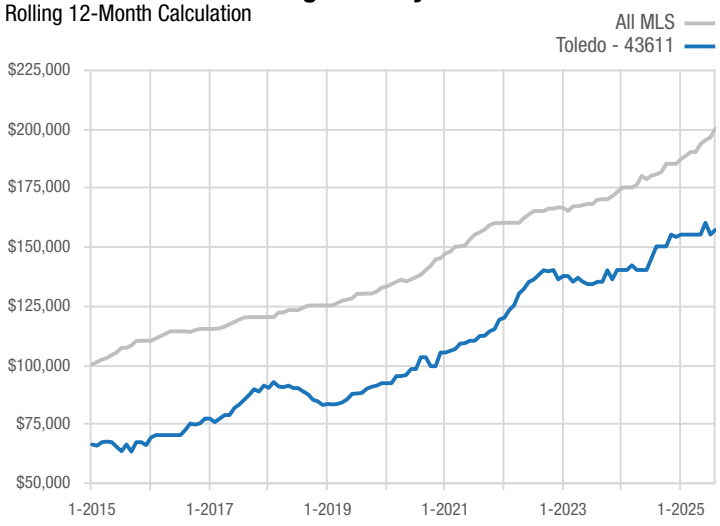
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	25	**33**	+ 32.0%	185	**188**	+ 1.6%
Pending Sales	18	**14**	- 22.2%	157	**146**	- 7.0%
Closed Sales	16	**17**	+ 6.3%	155	**141**	- 9.0%
Days on Market Until Sale	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		
Key Metrics	**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	—	—	—	—	—	—

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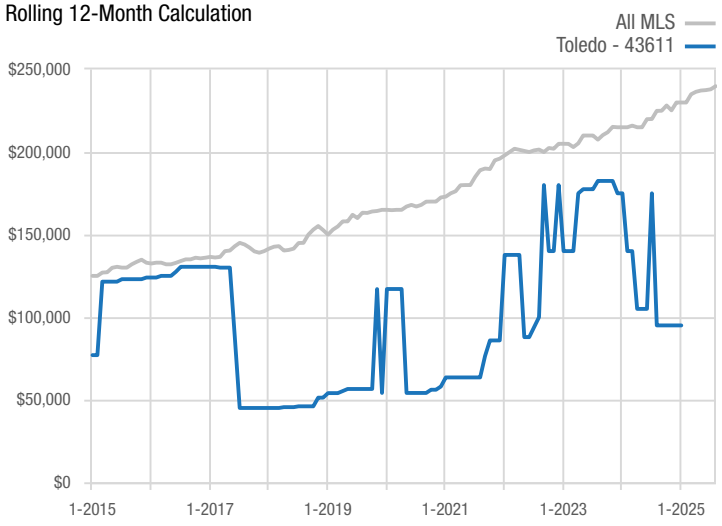
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

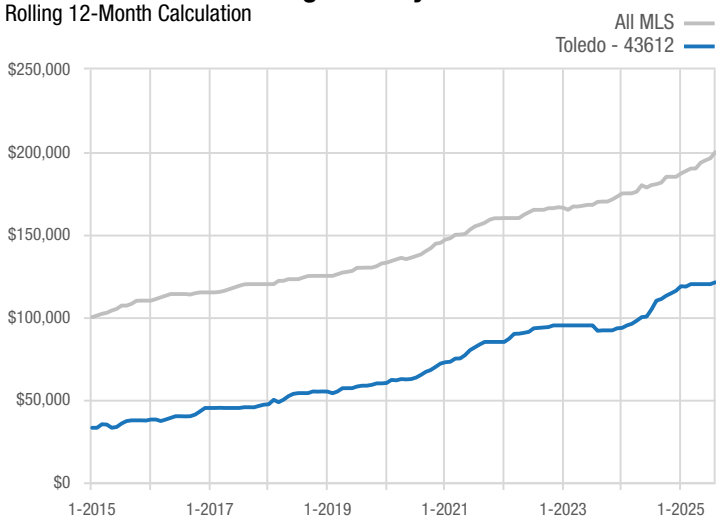
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	44	**61**	+ 38.6%	316	**317**	+ 0.3%
Pending Sales	36	**33**	- 8.3%	277	**245**	- 11.6%
Closed Sales	38	**32**	- 15.8%	275	**238**	- 13.5%
Days on Market Until Sale	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	—	—	—	—	—	—

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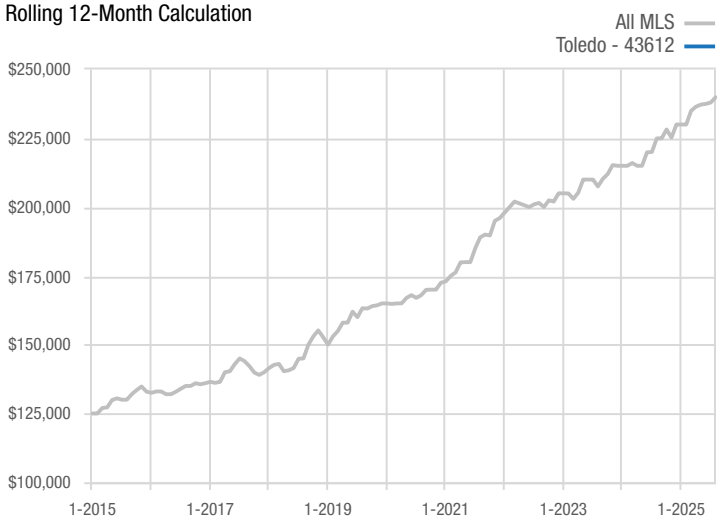
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

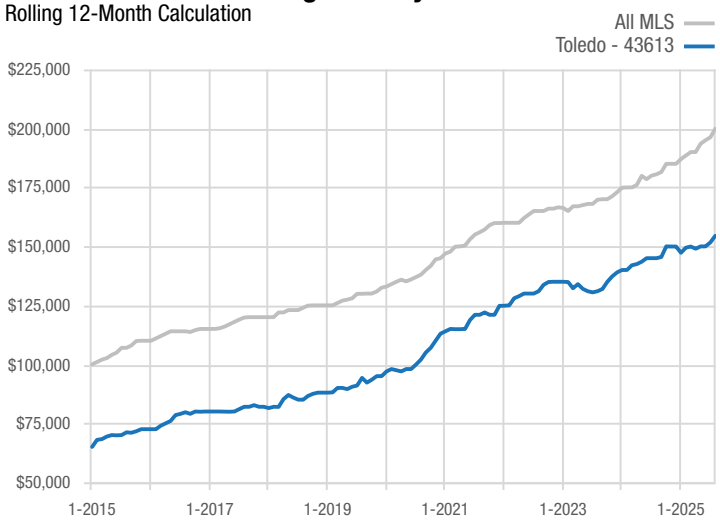
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	67	**40**	- 40.3%	363	**312**	- 14.0%
Pending Sales	32	**26**	- 18.8%	311	**256**	- 17.7%
Closed Sales	37	**33**	- 10.8%	317	**250**	- 21.1%
Days on Market Until 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.

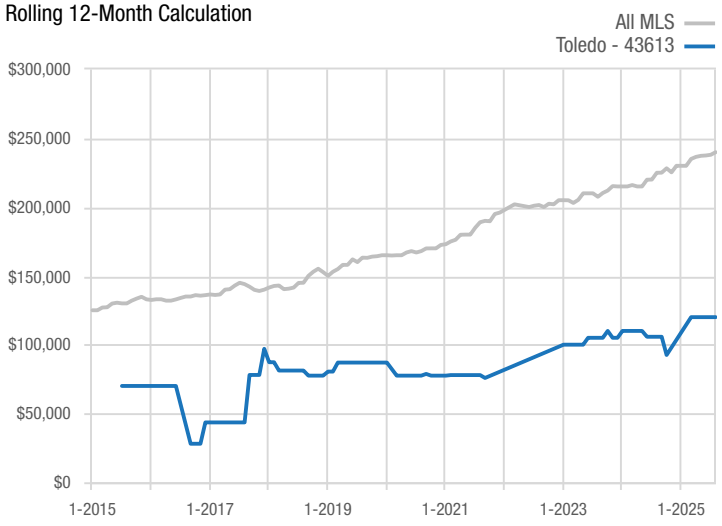
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2025

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Toledo-43614

Zip Code 43614

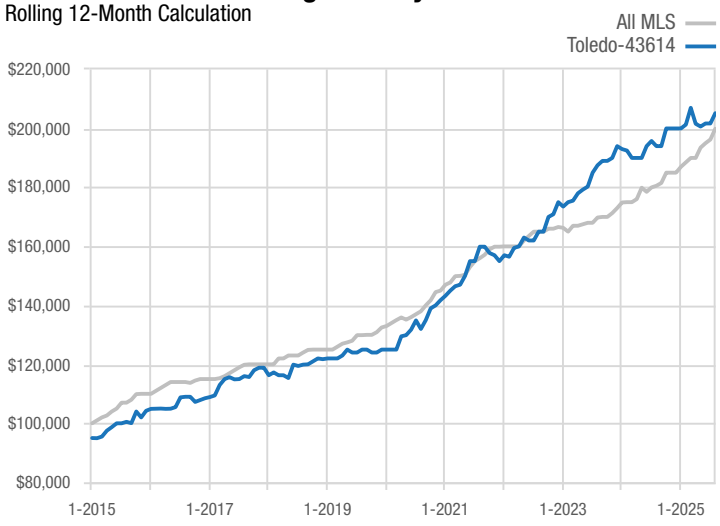
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	32	**33**	+ 3.1%	230	**271**	+ 17.8%
Pending Sales	26	**35**	+ 34.6%	210	**225**	+ 7.1%
Closed Sales	28	**35**	+ 25.0%	211	**225**	+ 6.6%
Days on Market Until Sale	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%	—	—	—

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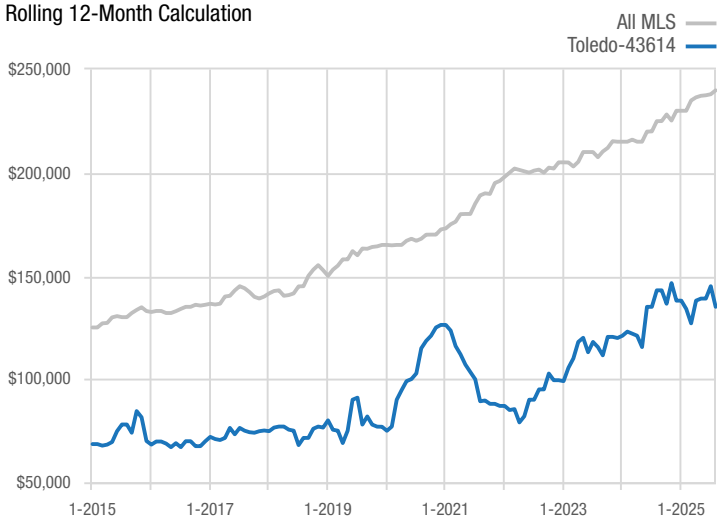
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43615

Zip Code 43615

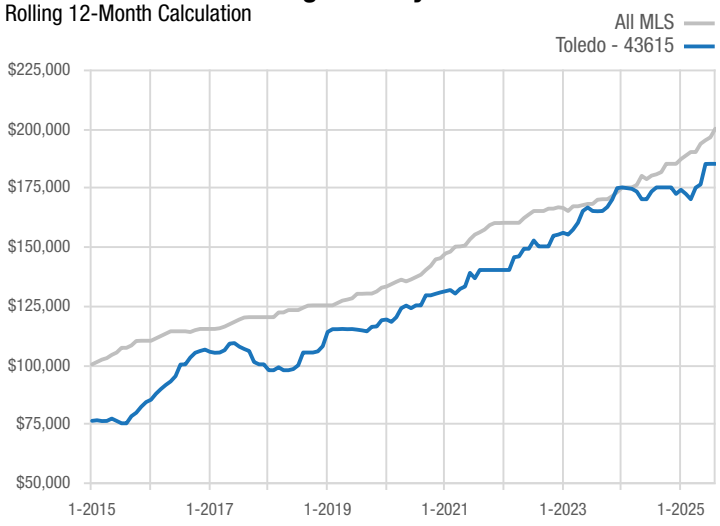
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	62	**39**	- 37.1%	297	**293**	- 1.3%
Pending Sales	46	**31**	- 32.6%	233	**238**	+ 2.1%
Closed Sales	50	**35**	- 30.0%	231	**237**	+ 2.6%
Days on Market Until Sale	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		
Key Metrics	**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%	—	**—**	—

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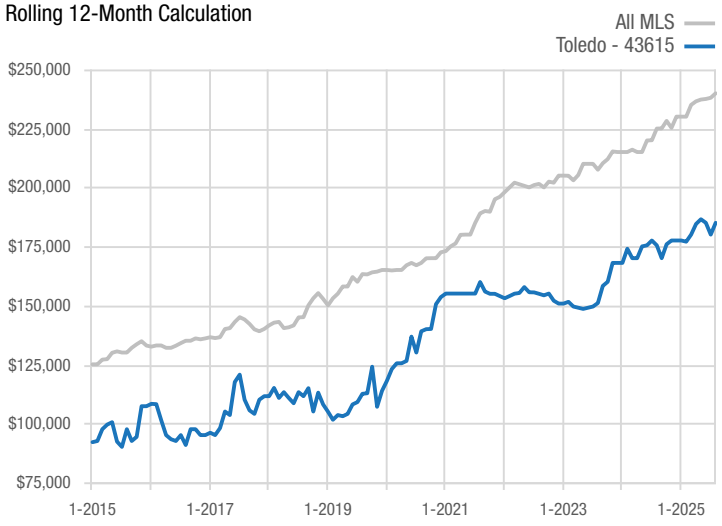
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43617

Zip Code 43617

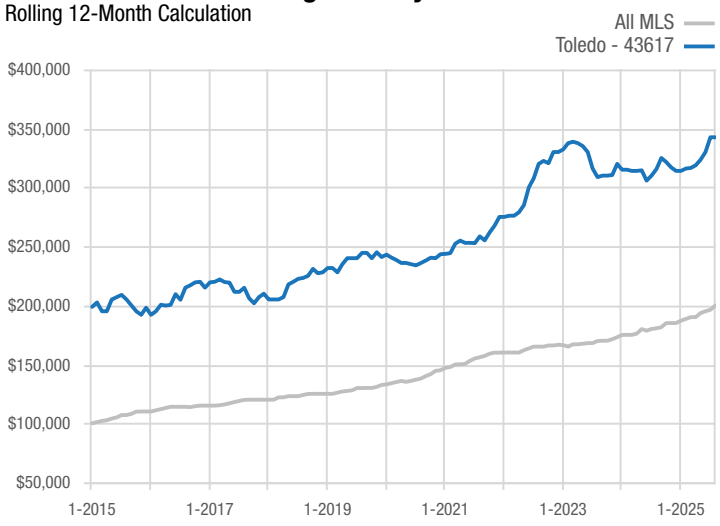
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	6	**11**	+ 83.3%	67	**70**	+ 4.5%
Pending Sales	12	**7**	- 41.7%	50	**51**	+ 2.0%
Closed Sales	11	**7**	- 36.4%	50	**49**	- 2.0%
Days on Market Until Sale	50	**61**	+ 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%	—	**—**	—

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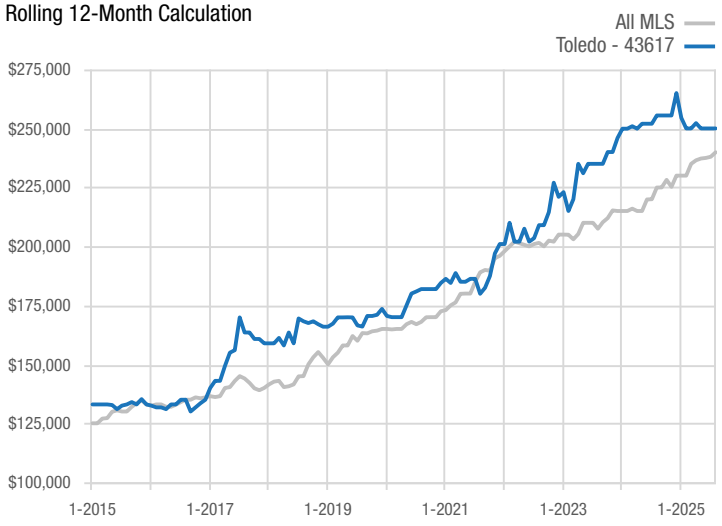
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

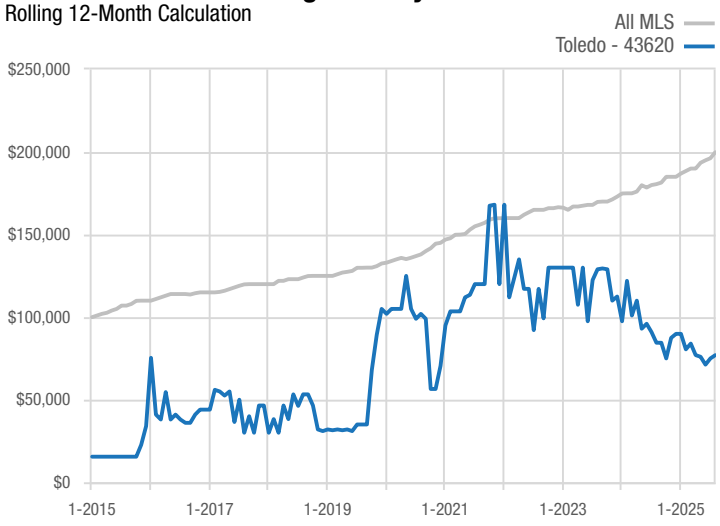
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	2	**1**	- 50.0%	24	**18**	- 25.0%
Pending Sales	2	**2**	0.0%	22	**16**	- 27.3%
Closed Sales	2	**2**	0.0%	23	**17**	- 26.1%
Days on Market Until Sale	41	**79**	+ 92.7%	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%	—	**—**	—

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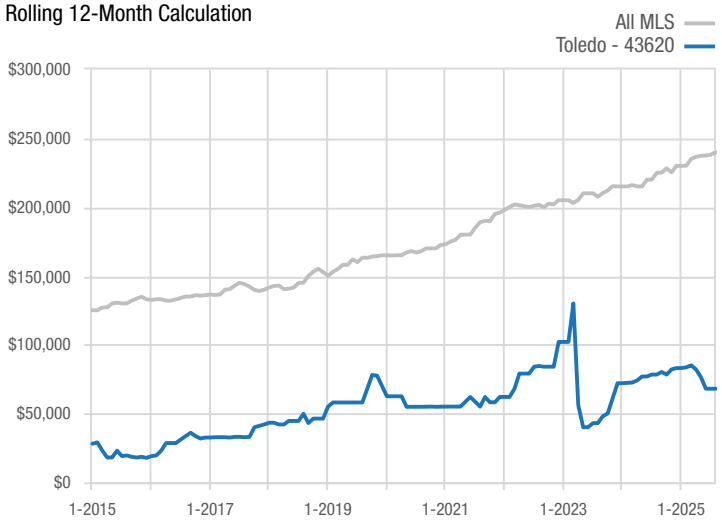
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43623

Zip Code 43623

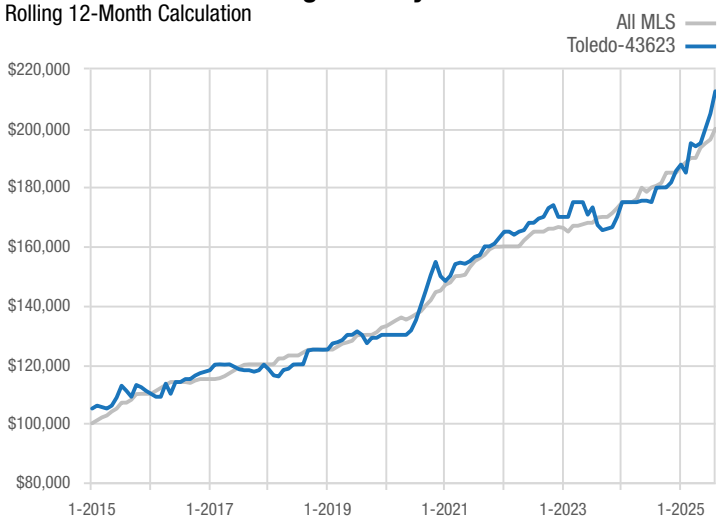
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	31	**24**	- 22.6%	167	**200**	+ 19.8%
Pending Sales	22	**18**	- 18.2%	128	**154**	+ 20.3%
Closed Sales	24	**16**	- 33.3%	124	**150**	+ 21.0%
Days on Market Until 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	**—**	—	—	**—**	—

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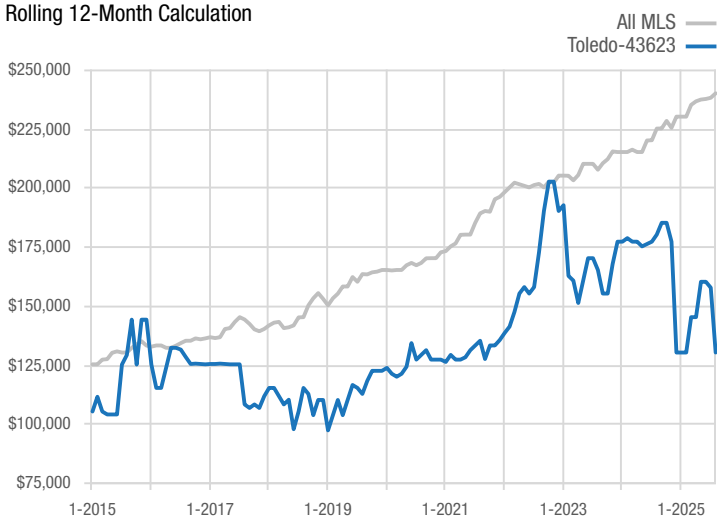
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

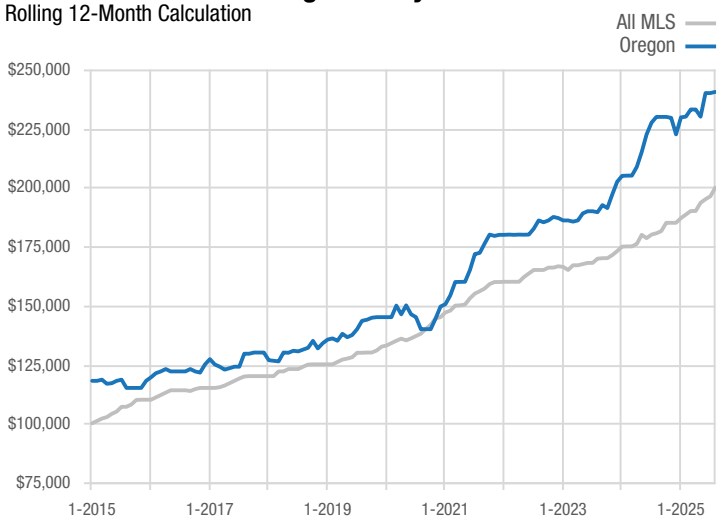
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	33	**22**	- 33.3%	164	**189**	+ 15.2%
Pending Sales	24	**27**	+ 12.5%	105	**151**	+ 43.8%
Closed Sales	25	**17**	- 32.0%	101	**139**	+ 37.6%
Days on Market Until 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**	—	—	**—**	—

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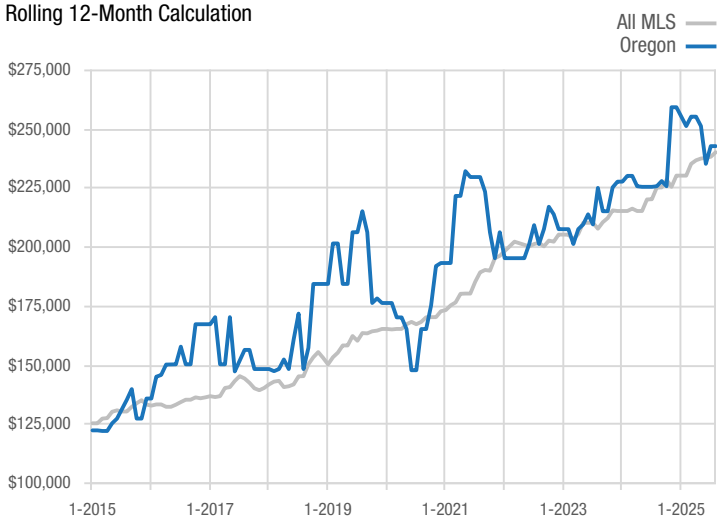
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2025

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Bowling Green

Zip Code 43402

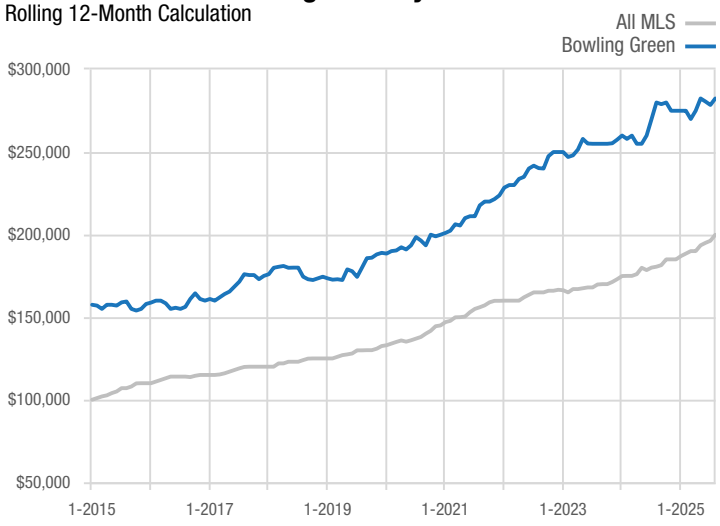
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	22	**18**	- 18.2%	162	**175**	+ 8.0%
Pending Sales	24	**30**	+ 25.0%	133	**152**	+ 14.3%
Closed Sales	22	**27**	+ 22.7%	131	**145**	+ 10.7%
Days on Market Until Sale	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%	—	**—**	—

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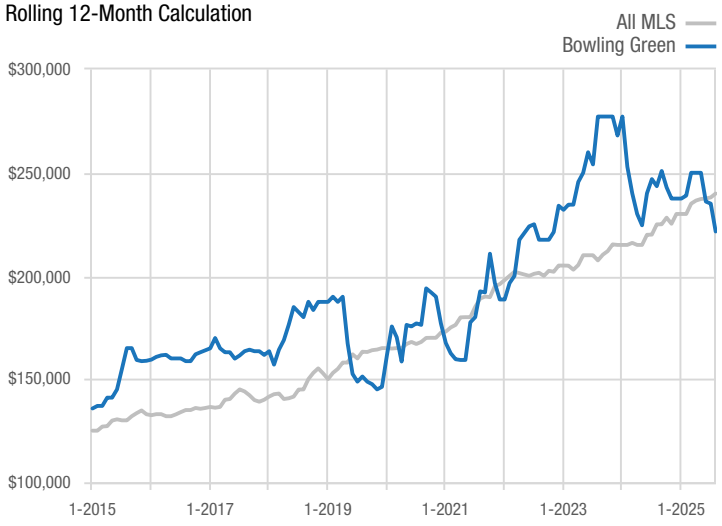
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

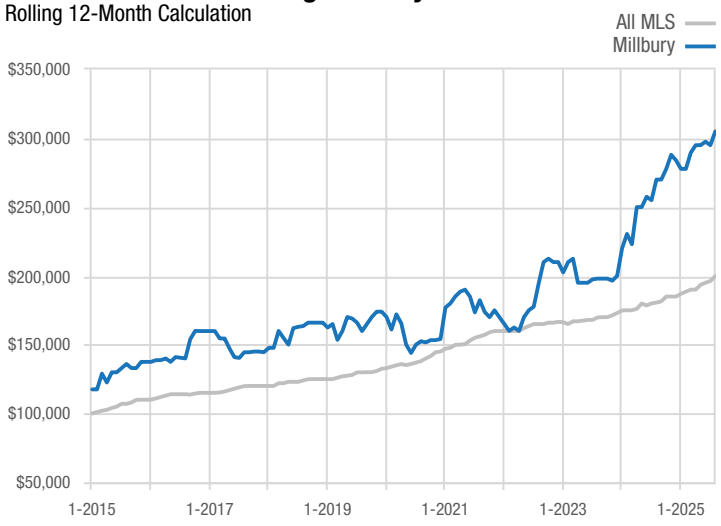
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	3	**3**	0.0%	24	**24**	0.0%
Pending Sales	5	**2**	- 60.0%	20	**23**	+ 15.0%
Closed Sales	5	**1**	- 80.0%	19	**23**	+ 21.1%
Days on Market Until Sale	47	**35**	- 25.5%	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	—	**—**	—	—	**—**	—

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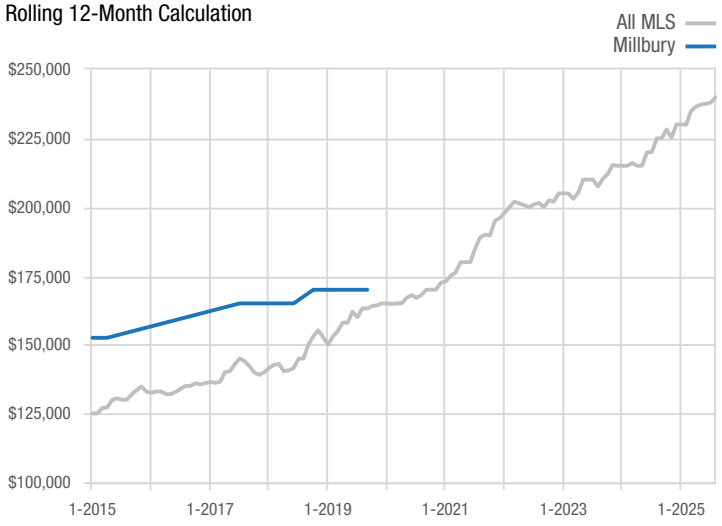
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

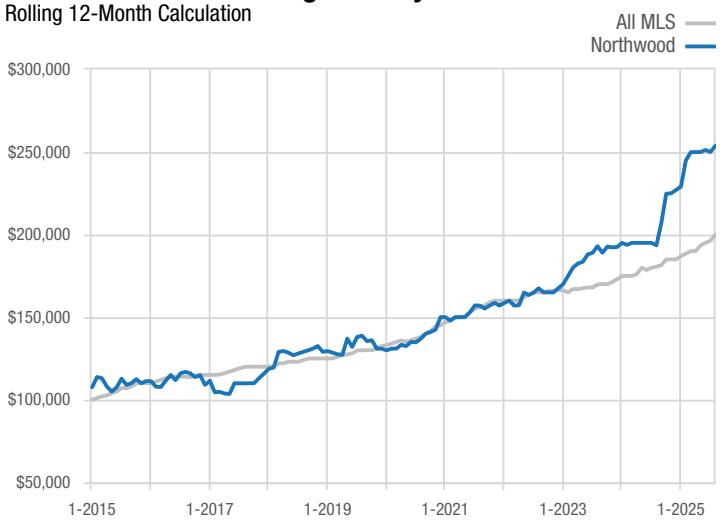
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	21	**9**	- 57.1%	100	**81**	- 19.0%
Pending Sales	14	**8**	- 42.9%	66	**62**	- 6.1%
Closed Sales	14	**12**	- 14.3%	63	**63**	0.0%
Days on Market Until Sale	60	**58**	- 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%	—	**—**	—

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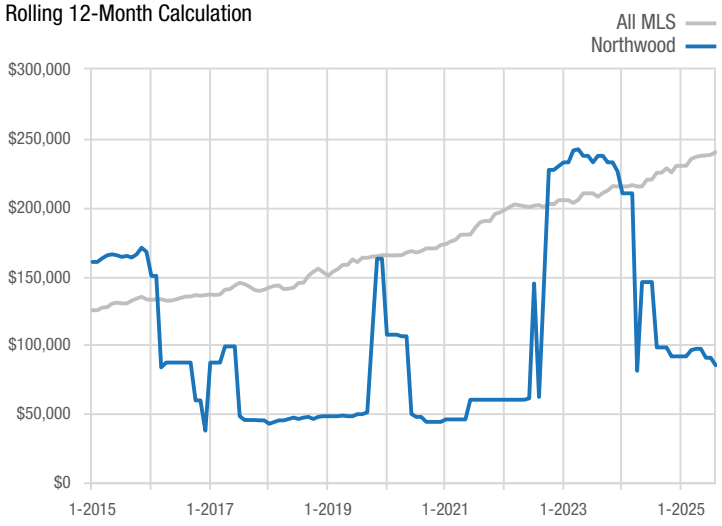
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

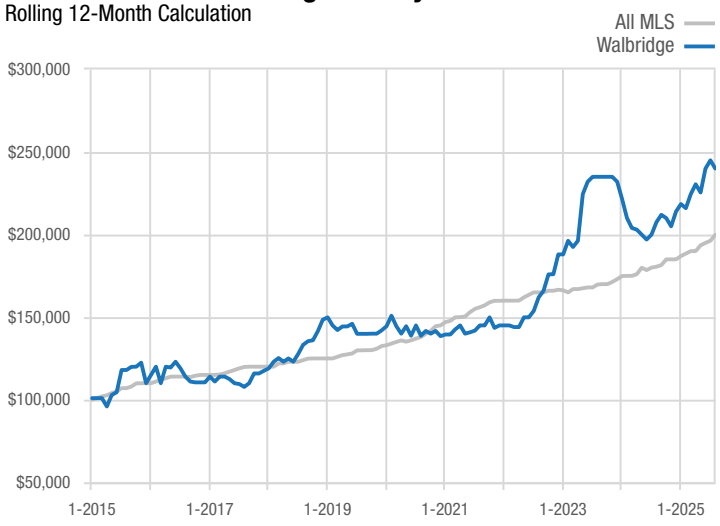
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	7	**7**	0.0%	40	**35**	- 12.5%
Pending Sales	7	**5**	- 28.6%	31	**28**	- 9.7%
Closed Sales	7	**5**	- 28.6%	33	**27**	- 18.2%
Days on Market Until Sale	43	**50**	+ 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	—	—	—	—	—	—

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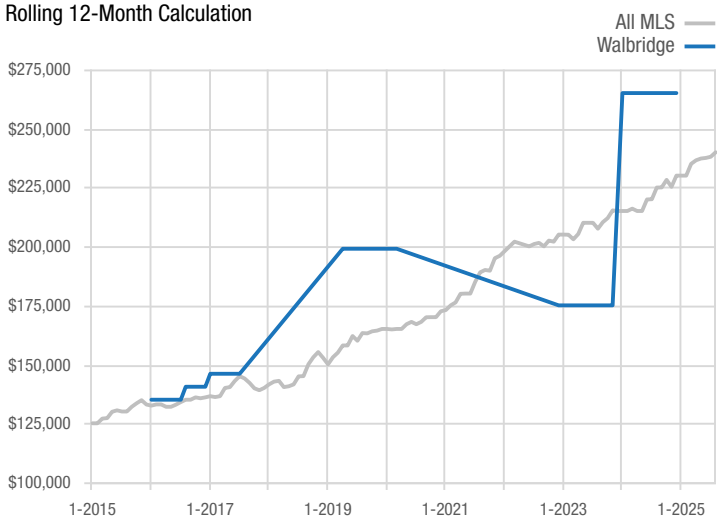
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

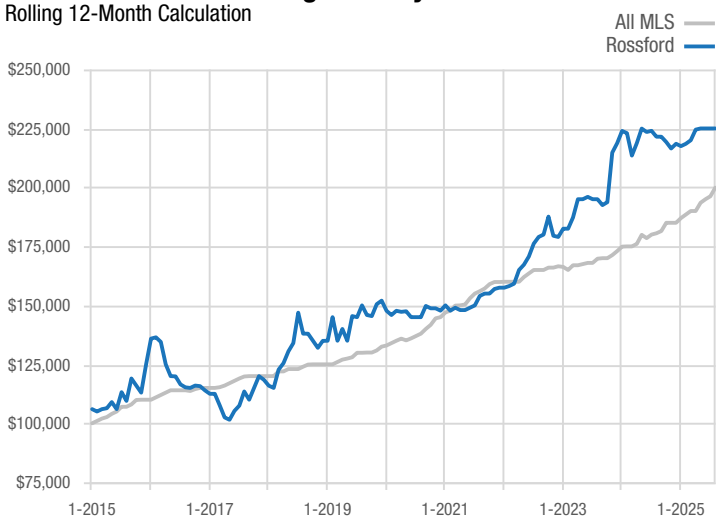
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	4	**9**	+ 125.0%	51	**59**	+ 15.7%
Pending Sales	4	**12**	+ 200.0%	43	**44**	+ 2.3%
Closed Sales	6	**11**	+ 83.3%	43	**41**	- 4.7%
Days on Market Until Sale	49	**42**	- 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	—	**—**	—	—	**—**	—

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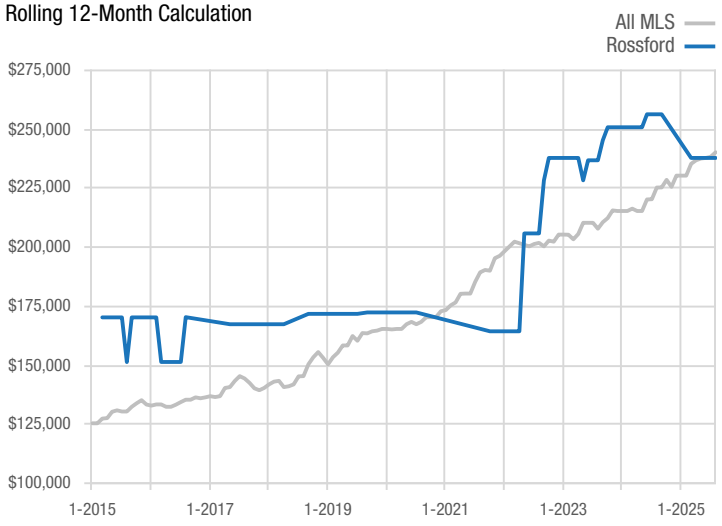
Median Sales Price - Single Family

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

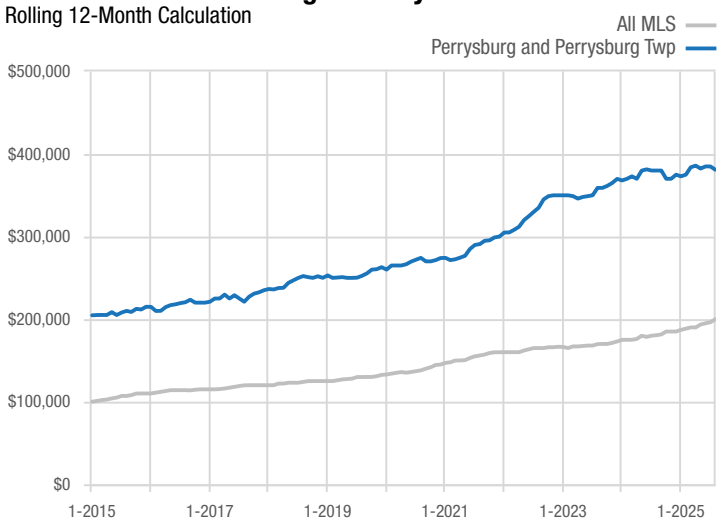
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	54	**60**	+ 11.1%	371	**470**	+ 26.7%
Pending Sales	38	**44**	+ 15.8%	304	**343**	+ 12.8%
Closed Sales	47	**50**	+ 6.4%	296	**350**	+ 18.2%
Days on Market Until Sale	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%	—	**—**	—

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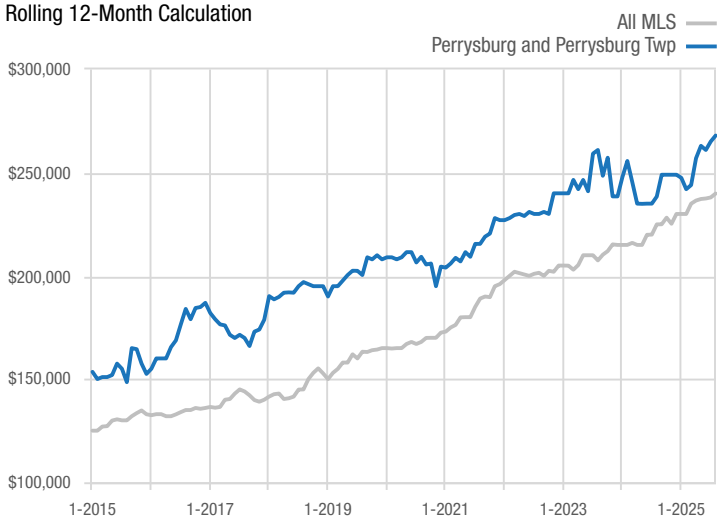
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

Single Family	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	—	**—**	—	—	**—**	—

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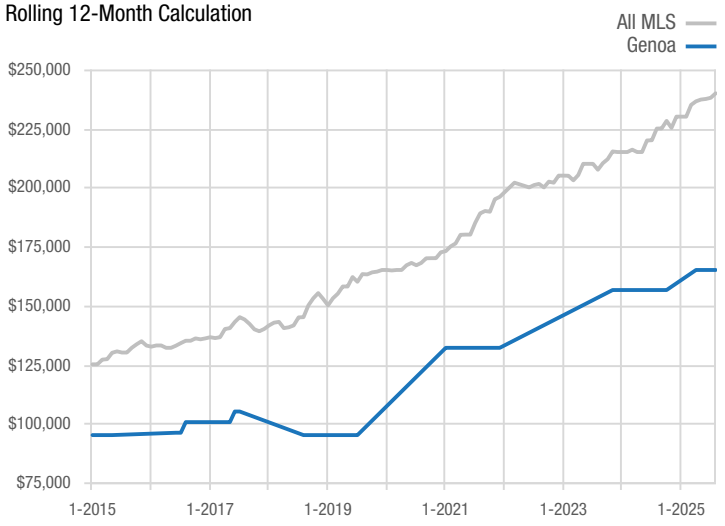
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2025

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Wood County NE

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

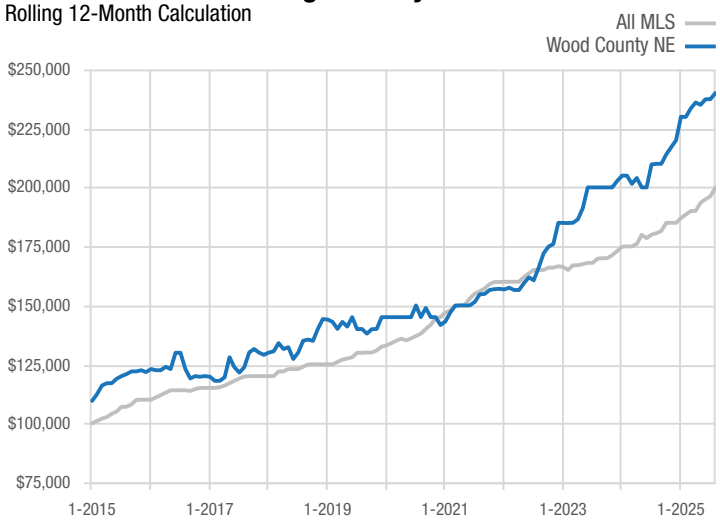
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	15	**16**	+ 6.7%	106	**106**	0.0%
Pending Sales	18	**16**	- 11.1%	92	**79**	- 14.1%
Closed Sales	17	**12**	- 29.4%	94	**71**	- 24.5%
Days on Market Until Sale	48	**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**	—	—	**—**	—

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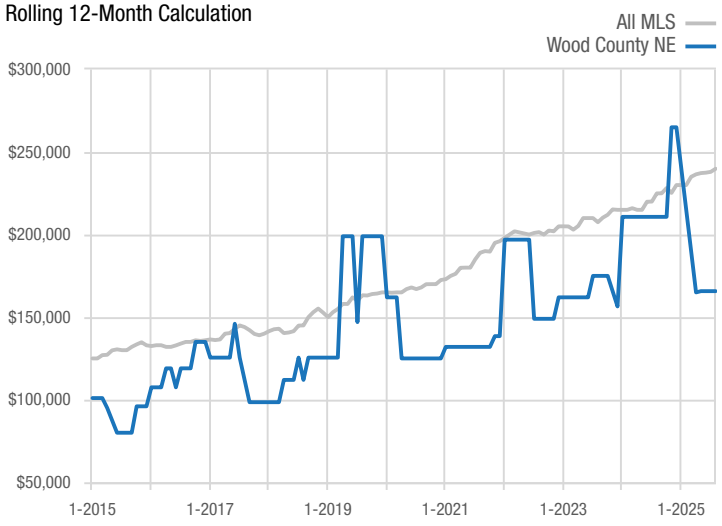
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

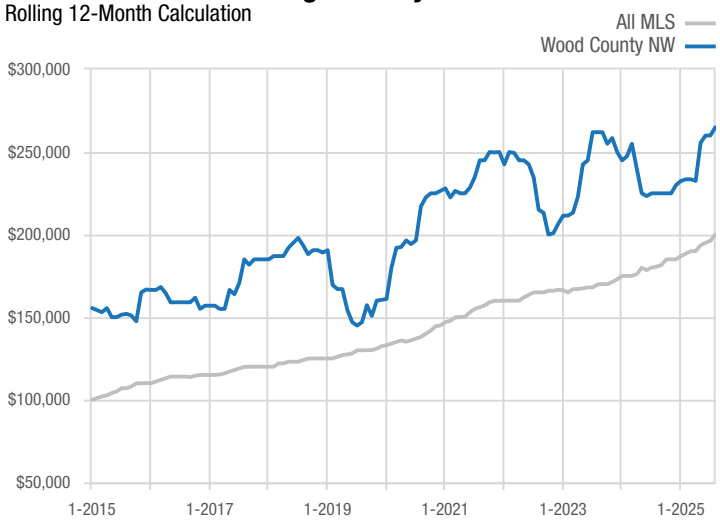
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	3	**3**	0.0%	30	**33**	+ 10.0%
Pending Sales	2	**7**	+ 250.0%	26	**33**	+ 26.9%
Closed Sales	4	**6**	+ 50.0%	26	**34**	+ 30.8%
Days on Market Until Sale	56	**47**	- 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	—	**—**	—	—	**—**	—

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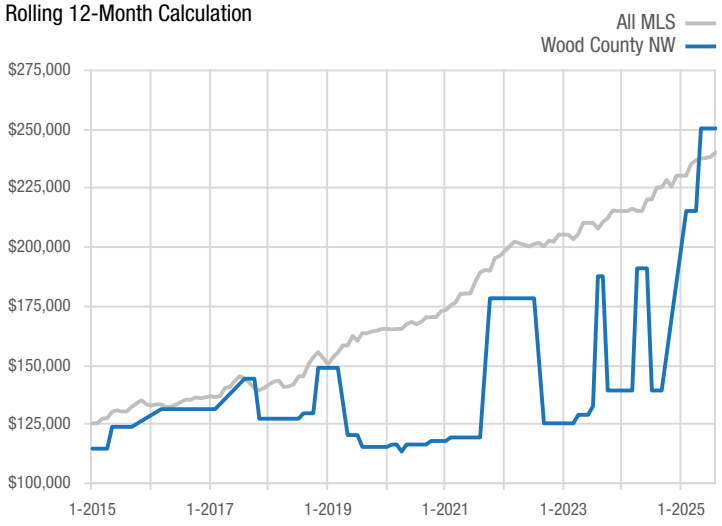
Median Sales Price - Single Family

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

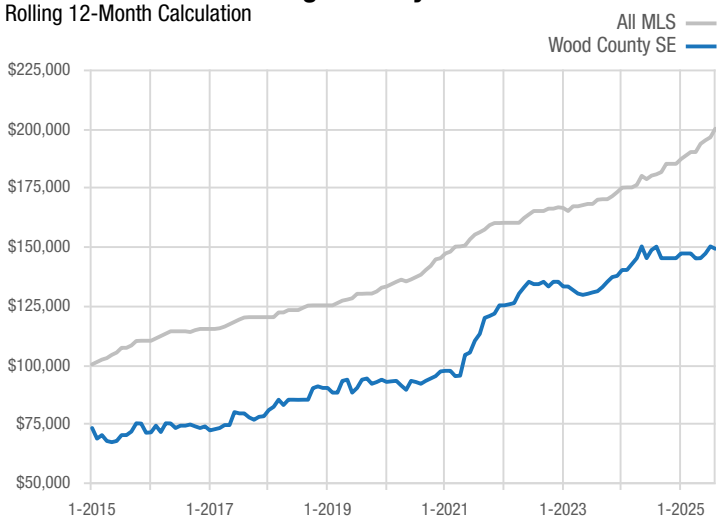
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	23	**12**	- 47.8%	149	**150**	+ 0.7%
Pending Sales	22	**25**	+ 13.6%	133	**141**	+ 6.0%
Closed Sales	26	**21**	- 19.2%	132	**136**	+ 3.0%
Days on Market Until Sale	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%	—	**—**	—

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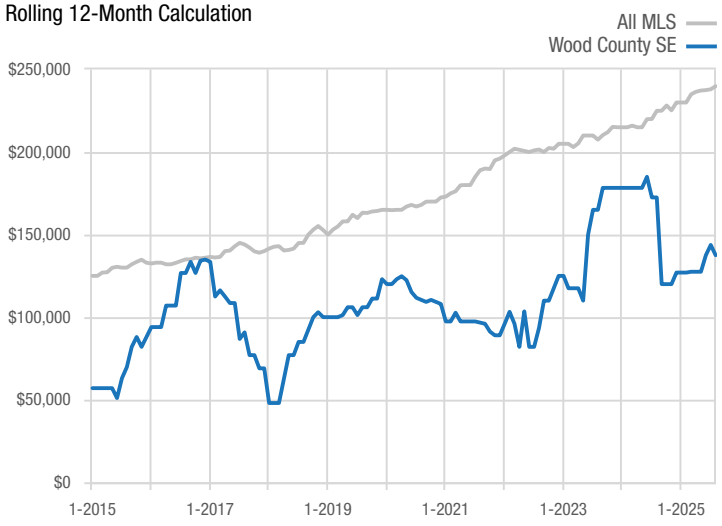
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wood County SW

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

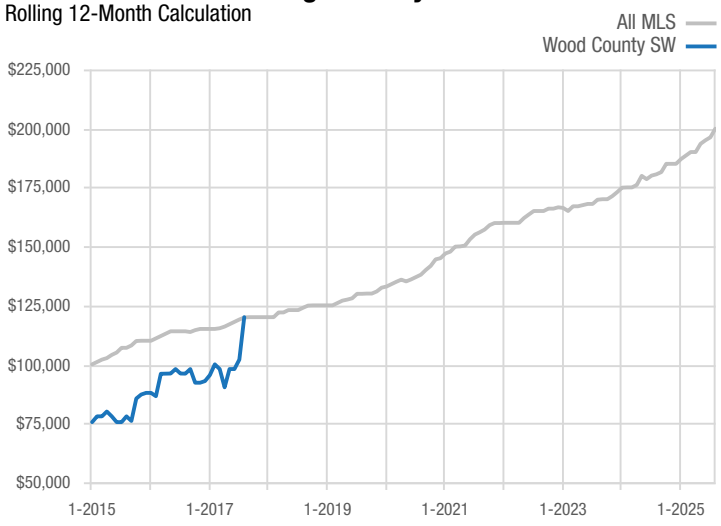
Single Family	August			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 8-2024**	**Thru 8-2025**	**% Change**
New Listings	0	**0**	—	0	**0**	—
Pending Sales	0	**0**	—	0	**0**	—
Closed Sales	0	**0**	—	0	**0**	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average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

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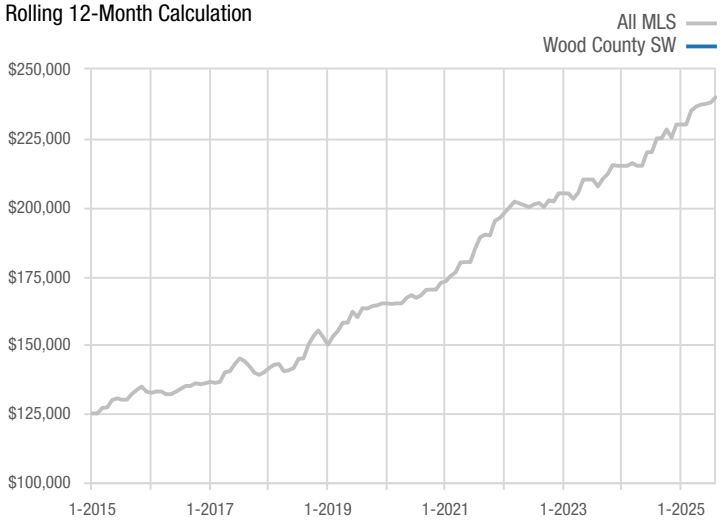
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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