

Local Market Update – December 2025

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Lucas and Wood Counties

The Lucas and Wood Counties single-family housing market remained active in December, with closed sales increasing 10.8% from last year despite a 2.9% decline in new listings. Home prices continued to climb, as the median sales price rose 12.6% for the month and 10.9% year to date, while the average sales price increased 9.6% in December and 9.3% year to date. Homes took slightly longer to sell, with days on market up 6.6%, and inventory levels expanded modestly, reflected in a 14.4% increase in months' supply. Even so, buyer demand remained strong, pushing total December sales volume up 21.4% and year-to-date volume up 12.4%.

The condo and villa segment showed mixed results, with December closed sales edging up 3.2% but overall dollar volume declining due to lower prices. Median and average prices fell notably for the month, while year-to-date pricing remained relatively stable and days on market improved. Overall, the data indicates a resilient single-family market supported by strong demand and rising prices, while the condo and villa market continues to adjust with more moderate performance.

Single Family Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12 2024	Thru 12 2025	% Change
New Listings	347	337	-2.9%	6,767	7,311	8.0%
Closed Sales	445	493	10.8%	5,607	5,767	2.9%
Days on Market	61	65	6.6%	61	65	6.6%
SP\$/SqFt	\$123.00	\$135.00	9.8%	\$126.00	\$135.00	7.1%
Median Sales Price*	\$176,500	\$198,800	12.6%	\$185,750	\$206,000	10.9%
Average Sales Price*	\$211,183	\$231,485	9.6%	\$221,972	\$242,575	9.3%
Percent of List Price Received*	98%	98%	0.0%	99%	99%	-0.5%
Months Supply of Inventory	2.71	3.1	14.4%	---	---	---
Total Volume	\$93,976,567	\$114,122,237	21.4%	\$1,244,601,277	\$1,398,934,000	12.4%

Condo/Villa Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12 2024	Thru 12 2025	% Change
New Listings			#DIV/0!			#DIV/0!
Closed Sales	31	32	3.2%	463	461	-0.4%
Days on Market	67	73	9.0%	66	61	-7.6%
SP\$/SqFt	\$138.00	\$141.00	2.2%	\$146.00	\$148.00	1.4%
Median Sales Price*	\$266,950	\$199,500	-25.3%	\$230,000	\$235,000	2.2%
Average Sales Price*	\$258,370	\$213,348	-17.4%	\$247,667	\$246,102	-0.6%
Percent of List Price Received*	97%	96%	-0.8%	99%	98%	-0.4%
Months Supply of Inventory			#DIV/0!	---	---	---
Total Volume (in 1000's)	\$8,009,481	\$6,827,161	-14.8%	\$114,669,844	\$113,453,047	-0.4%

*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.

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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		586	540	- 7.8%	11,142	12,009	+ 7.8%
Pending Sales		671	608	- 9.4%	9,225	9,719	+ 5.4%
Closed Sales		747	780	+ 4.4%	9,234	9,628	+ 4.3%
Days on Market Until Sale		66	68	+ 3.0%	65	68	+ 4.6%
Median Sales Price		\$185,000	\$199,950	+ 8.1%	\$188,500	\$205,000	+ 8.8%
Average Sales Price		\$215,655	\$227,867	+ 5.7%	\$221,364	\$238,147	+ 7.6%
Percent of List Price Received		100.0%	99.3%	- 0.7%	100.0%	99.8%	- 0.2%
Housing Affordability Index		165	162	- 1.8%	162	158	- 2.5%
Inventory of Homes for Sale		1,729	1,885	+ 9.0%	—	—	—
Months Supply of Inventory		2.2	2.3	+ 4.5%	—	—	—

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Lucas County

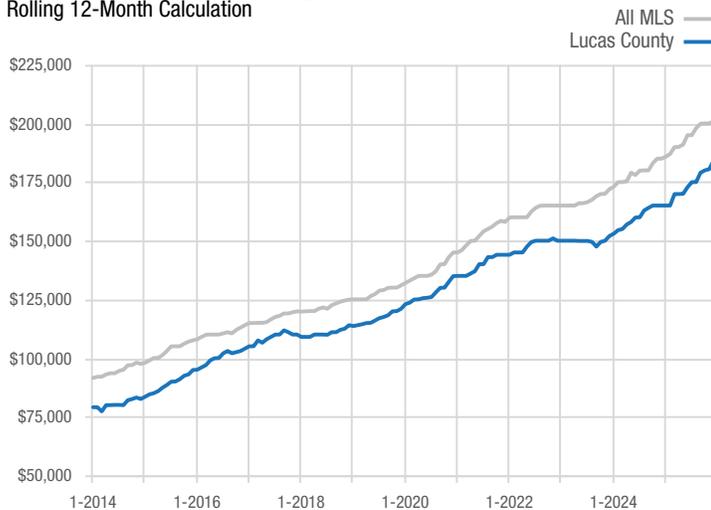
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	303	273	- 9.9%	5,475	5,870	+ 7.2%
Pending Sales	327	325	- 0.6%	4,500	4,606	+ 2.4%
Closed Sales	375	399	+ 6.4%	4,513	4,560	+ 1.0%
Days on Market Until Sale	60	63	+ 5.0%	60	63	+ 5.0%
Median Sales Price*	\$164,888	\$180,000	+ 9.2%	\$165,000	\$184,000	+ 11.5%
Average Sales Price*	\$195,529	\$217,367	+ 11.2%	\$200,498	\$219,623	+ 9.5%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	752	889	+ 18.2%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	26	19	- 26.9%	412	448	+ 8.7%
Pending Sales	22	21	- 4.5%	363	363	0.0%
Closed Sales	26	25	- 3.8%	366	366	0.0%
Days on Market Until Sale	64	77	+ 20.3%	67	61	- 9.0%
Median Sales Price*	\$268,250	\$205,000	- 23.6%	\$225,000	\$235,000	+ 4.4%
Average Sales Price*	\$262,463	\$216,888	- 17.4%	\$246,088	\$245,250	- 0.3%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	47	71	+ 51.1%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

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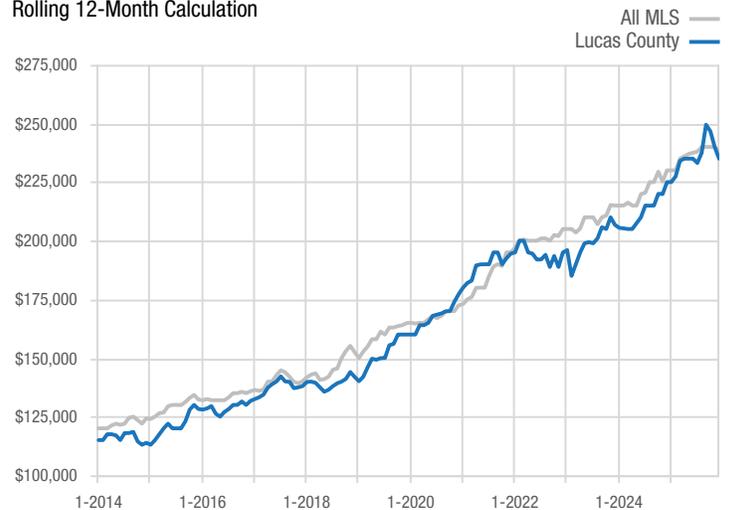
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County SW

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

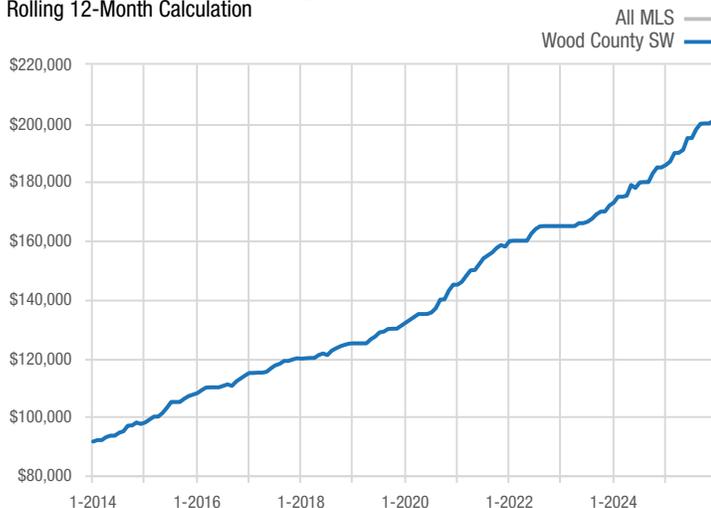
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	544	511	- 6.1%	10,428	11,200	+ 7.4%
Pending Sales	630	574	- 8.9%	8,626	9,048	+ 4.9%
Closed Sales	702	740	+ 5.4%	8,623	8,960	+ 3.9%
Days on Market Until Sale	65	68	+ 4.6%	64	68	+ 6.3%
Median Sales Price*	\$179,950	\$199,950	+ 11.1%	\$185,000	\$201,000	+ 8.6%
Average Sales Price*	\$212,029	\$228,710	+ 7.9%	\$219,470	\$237,403	+ 8.2%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	1,621	1,754	+ 8.2%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	42	29	- 31.0%	714	809	+ 13.3%
Pending Sales	41	34	- 17.1%	599	671	+ 12.0%
Closed Sales	45	40	- 11.1%	611	668	+ 9.3%
Days on Market Until Sale	86	77	- 10.5%	70	67	- 4.3%
Median Sales Price*	\$245,000	\$199,500	- 18.6%	\$230,000	\$238,000	+ 3.5%
Average Sales Price*	\$272,231	\$212,654	- 21.9%	\$248,102	\$248,082	- 0.0%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	108	131	+ 21.3%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

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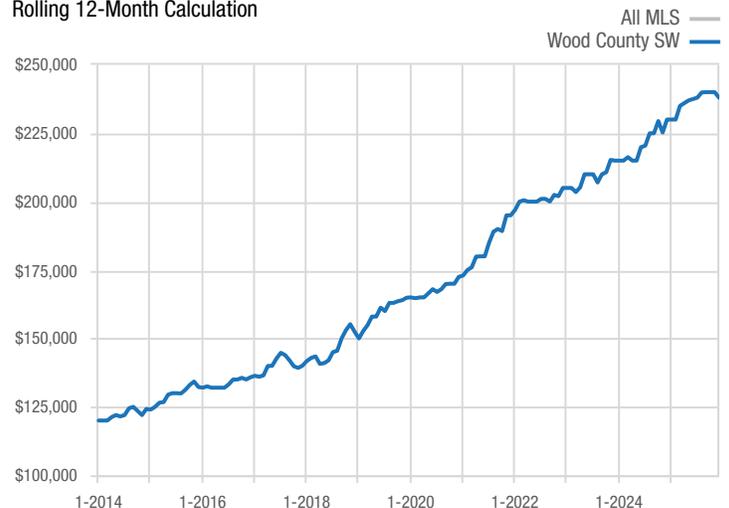
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

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

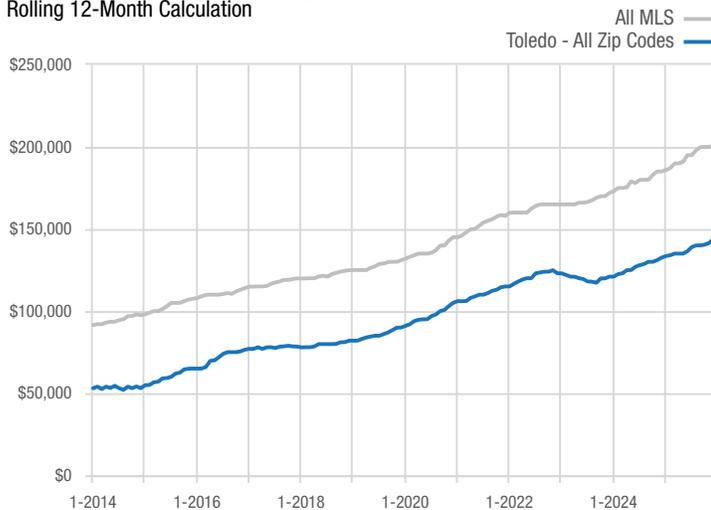
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	237	209	- 11.8%	3,828	4,100	+ 7.1%
Pending Sales	230	226	- 1.7%	3,215	3,193	- 0.7%
Closed Sales	260	277	+ 6.5%	3,230	3,165	- 2.0%
Days on Market Until Sale	57	62	+ 8.8%	58	61	+ 5.2%
Median Sales Price*	\$124,000	\$140,000	+ 12.9%	\$132,500	\$144,000	+ 8.7%
Average Sales Price*	\$141,868	\$156,589	+ 10.4%	\$150,231	\$162,476	+ 8.2%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	507	665	+ 31.2%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	12	13	+ 8.3%	206	214	+ 3.9%
Pending Sales	10	10	0.0%	176	171	- 2.8%
Closed Sales	12	12	0.0%	178	167	- 6.2%
Days on Market Until Sale	45	96	+ 113.3%	59	58	- 1.7%
Median Sales Price*	\$121,500	\$189,950	+ 56.3%	\$182,250	\$187,000	+ 2.6%
Average Sales Price*	\$157,121	\$195,442	+ 24.4%	\$193,228	\$203,961	+ 5.6%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	27	36	+ 33.3%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

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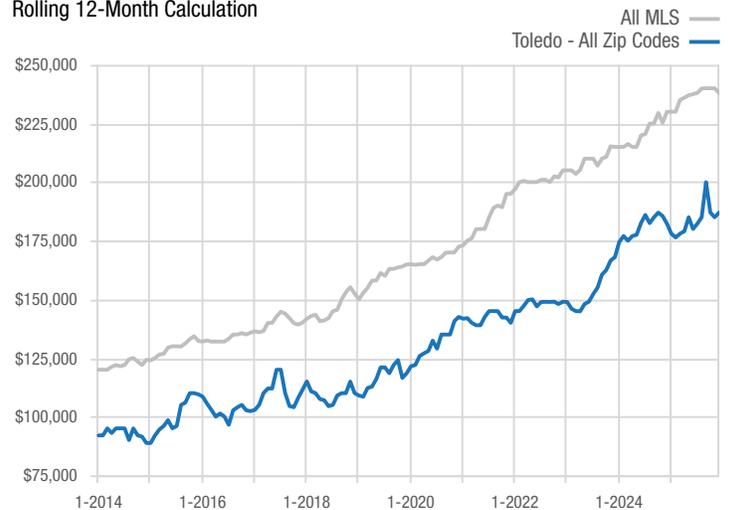
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

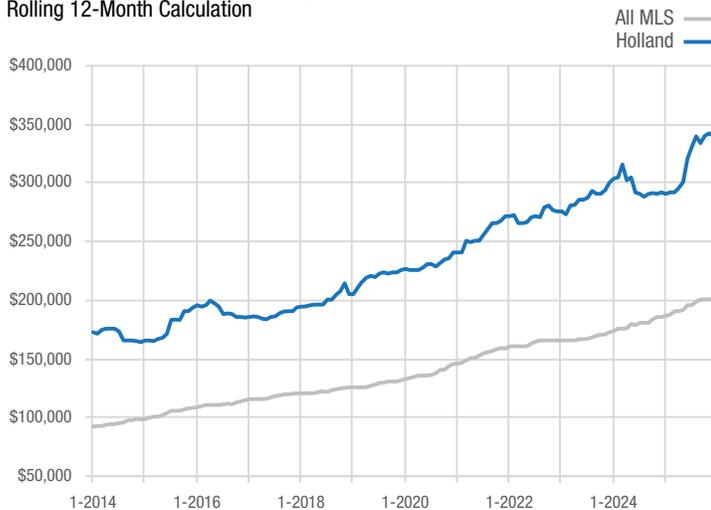
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	12	7	- 41.7%	175	194	+ 10.9%
Pending Sales	15	9	- 40.0%	138	157	+ 13.8%
Closed Sales	17	11	- 35.3%	139	157	+ 12.9%
Days on Market Until Sale	55	58	+ 5.5%	61	66	+ 8.2%
Median Sales Price*	\$320,000	\$295,000	- 7.8%	\$291,250	\$339,750	+ 16.7%
Average Sales Price*	\$342,223	\$285,718	- 16.5%	\$315,240	\$337,461	+ 7.0%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	23	31	+ 34.8%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	1	0.0%	25	26	+ 4.0%
Pending Sales	2	1	- 50.0%	20	18	- 10.0%
Closed Sales	1	1	0.0%	19	18	- 5.3%
Days on Market Until Sale	82	74	- 9.8%	69	66	- 4.3%
Median Sales Price*	\$447,595	\$194,000	- 56.7%	\$355,000	\$355,000	0.0%
Average Sales Price*	\$447,595	\$194,000	- 56.7%	\$373,021	\$358,578	- 3.9%
Percent of List Price Received*	100.0%	89.1%	- 10.9%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.0	2.8	+ 180.0%	—	—	—

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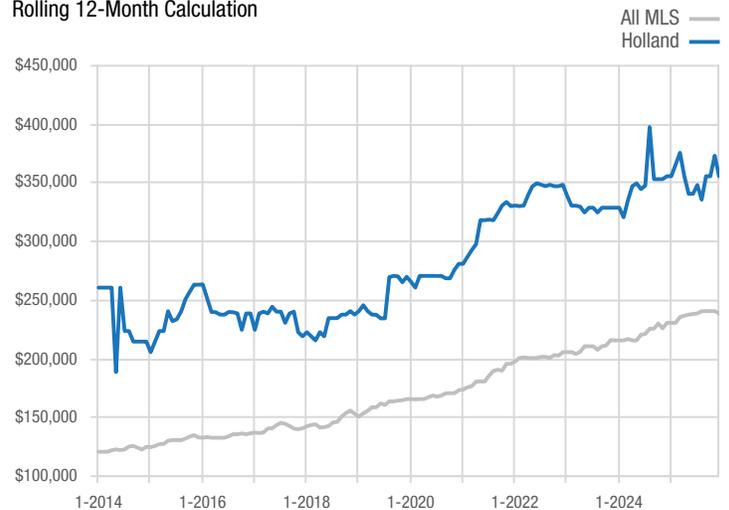
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

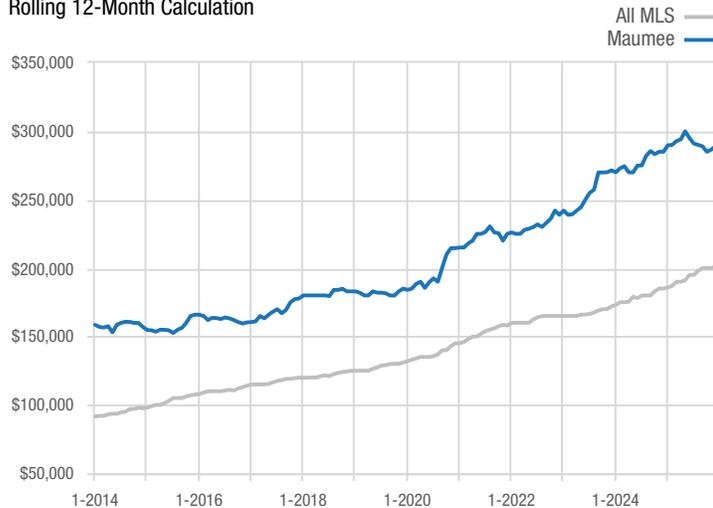
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	10	12	+ 20.0%	398	427	+ 7.3%
Pending Sales	23	20	- 13.0%	334	351	+ 5.1%
Closed Sales	29	24	- 17.2%	337	347	+ 3.0%
Days on Market Until Sale	59	68	+ 15.3%	63	60	- 4.8%
Median Sales Price*	\$231,000	\$284,750	+ 23.3%	\$285,000	\$289,000	+ 1.4%
Average Sales Price*	\$288,569	\$360,271	+ 24.8%	\$313,886	\$340,961	+ 8.6%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	44	40	- 9.1%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	3	+ 50.0%	48	60	+ 25.0%
Pending Sales	4	5	+ 25.0%	43	46	+ 7.0%
Closed Sales	5	5	0.0%	42	47	+ 11.9%
Days on Market Until Sale	73	64	- 12.3%	53	51	- 3.8%
Median Sales Price*	\$312,000	\$230,000	- 26.3%	\$285,000	\$233,500	- 18.1%
Average Sales Price*	\$380,570	\$270,180	- 29.0%	\$348,102	\$254,843	- 26.8%
Percent of List Price Received*	100.0%	102.0%	+ 2.0%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	2.6	+ 420.0%	—	—	—

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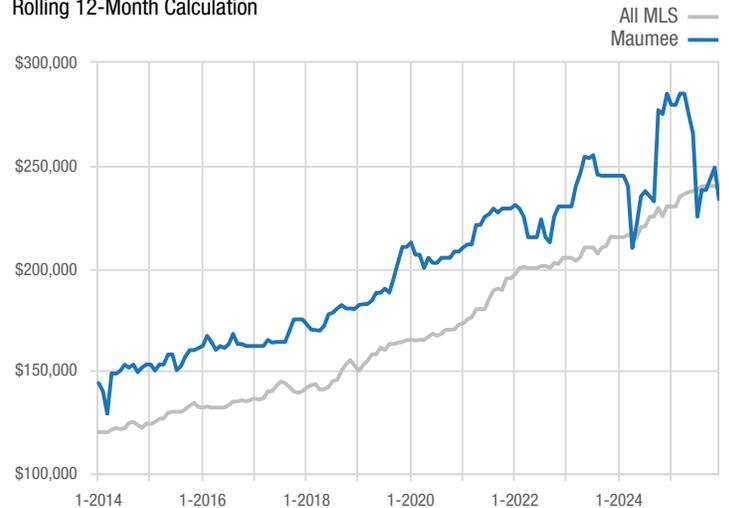
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

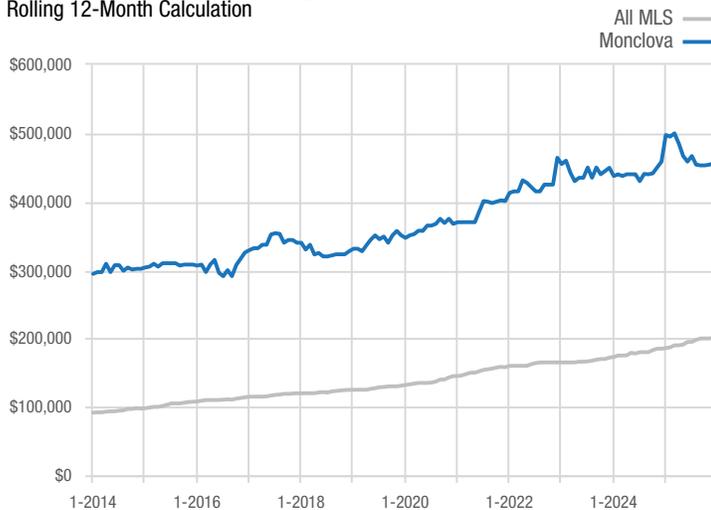
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	3	+ 200.0%	56	61	+ 8.9%
Pending Sales	2	4	+ 100.0%	42	41	- 2.4%
Closed Sales	3	5	+ 66.7%	42	42	0.0%
Days on Market Until Sale	65	39	- 40.0%	75	77	+ 2.7%
Median Sales Price*	\$300,000	\$475,000	+ 58.3%	\$458,350	\$456,000	- 0.5%
Average Sales Price*	\$375,233	\$491,480	+ 31.0%	\$496,617	\$526,673	+ 6.1%
Percent of List Price Received*	100.0%	101.5%	+ 1.5%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	3.4	2.7	- 20.6%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	16	9	- 43.8%
Pending Sales	2	0	- 100.0%	16	5	- 68.8%
Closed Sales	2	0	- 100.0%	20	11	- 45.0%
Days on Market Until Sale	99	—	—	249	185	- 25.7%
Median Sales Price*	\$392,820	—	—	\$381,643	\$394,000	+ 3.2%
Average Sales Price*	\$392,820	—	—	\$380,846	\$409,137	+ 7.4%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	3.2	+ 190.9%	—	—	—

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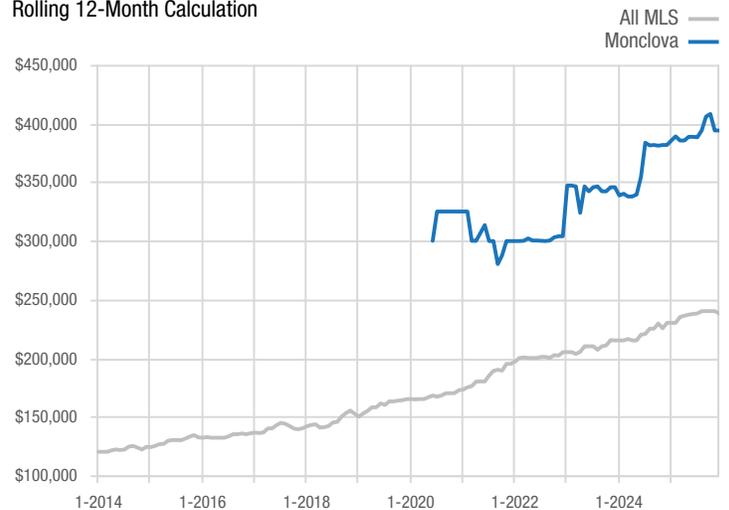
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

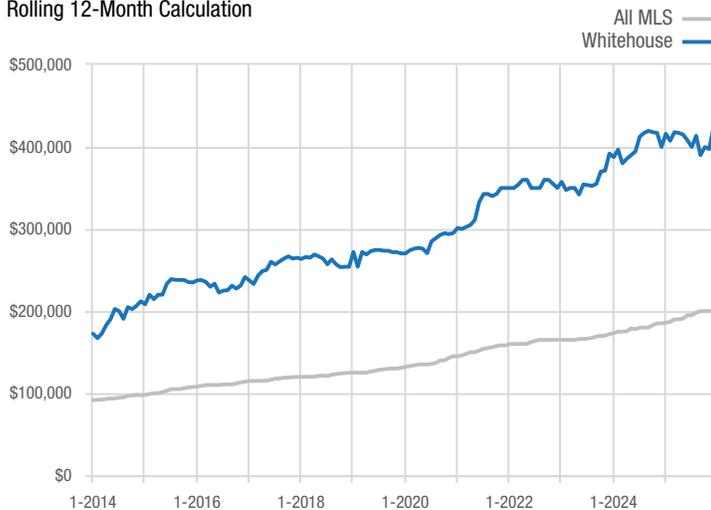
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	7	+ 133.3%	93	102	+ 9.7%
Pending Sales	6	6	0.0%	71	76	+ 7.0%
Closed Sales	7	10	+ 42.9%	71	76	+ 7.0%
Days on Market Until Sale	54	55	+ 1.9%	61	67	+ 9.8%
Median Sales Price*	\$239,000	\$429,900	+ 79.9%	\$399,900	\$423,875	+ 6.0%
Average Sales Price*	\$306,640	\$469,600	+ 53.1%	\$402,177	\$434,683	+ 8.1%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	16	18	+ 12.5%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	49	47	- 4.1%
Median Sales Price*	—	—	—	\$282,250	\$338,500	+ 19.9%
Average Sales Price*	—	—	—	\$282,250	\$344,225	+ 22.0%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

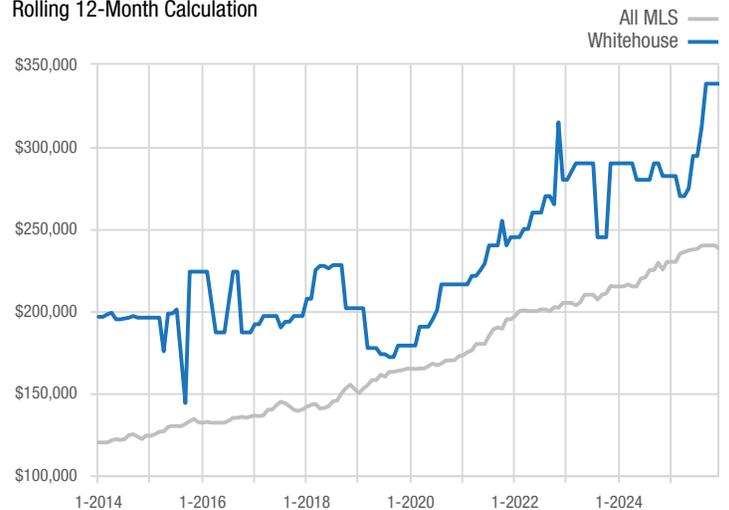
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Sylvania

Zip Code 43560

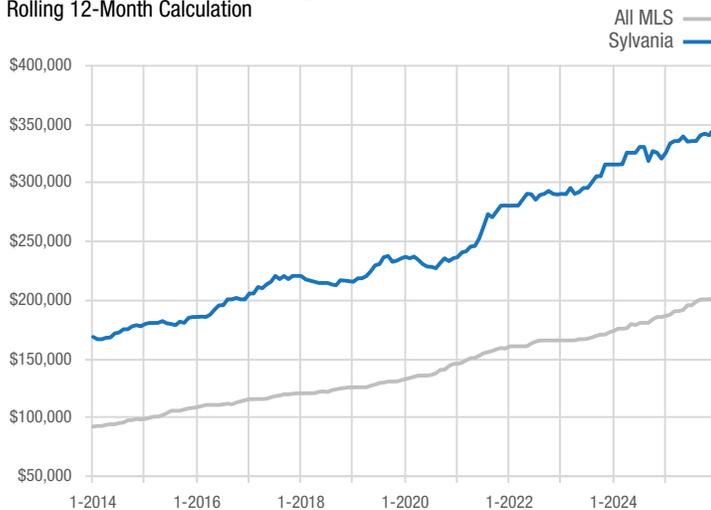
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	19	12	- 36.8%	438	443	+ 1.1%
Pending Sales	22	26	+ 18.2%	345	358	+ 3.8%
Closed Sales	27	34	+ 25.9%	347	353	+ 1.7%
Days on Market Until Sale	67	73	+ 9.0%	62	69	+ 11.3%
Median Sales Price*	\$322,700	\$349,950	+ 8.4%	\$320,000	\$345,000	+ 7.8%
Average Sales Price*	\$367,245	\$385,662	+ 5.0%	\$358,476	\$361,806	+ 0.9%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	70	48	- 31.4%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	7	2	- 71.4%	85	106	+ 24.7%
Pending Sales	4	4	0.0%	79	93	+ 17.7%
Closed Sales	6	5	- 16.7%	78	93	+ 19.2%
Days on Market Until Sale	81	67	- 17.3%	53	62	+ 17.0%
Median Sales Price*	\$315,000	\$173,500	- 44.9%	\$222,950	\$265,900	+ 19.3%
Average Sales Price*	\$300,417	\$200,001	- 33.4%	\$240,624	\$269,070	+ 11.8%
Percent of List Price Received*	100.0%	96.7%	- 3.3%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	10	12	+ 20.0%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

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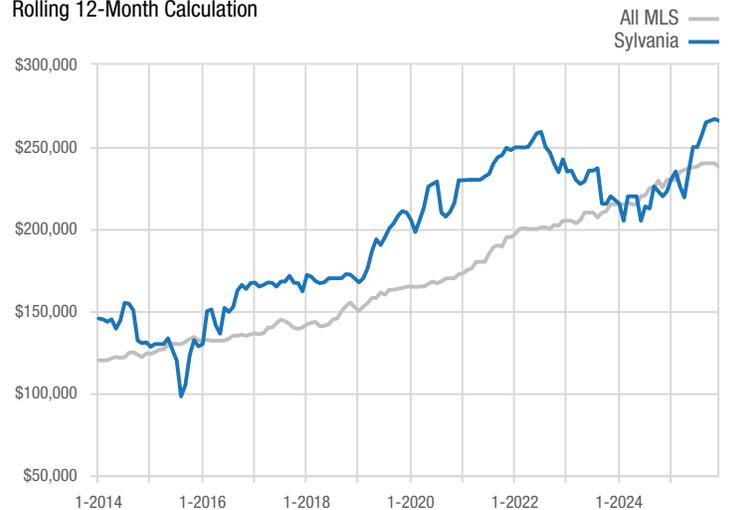
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

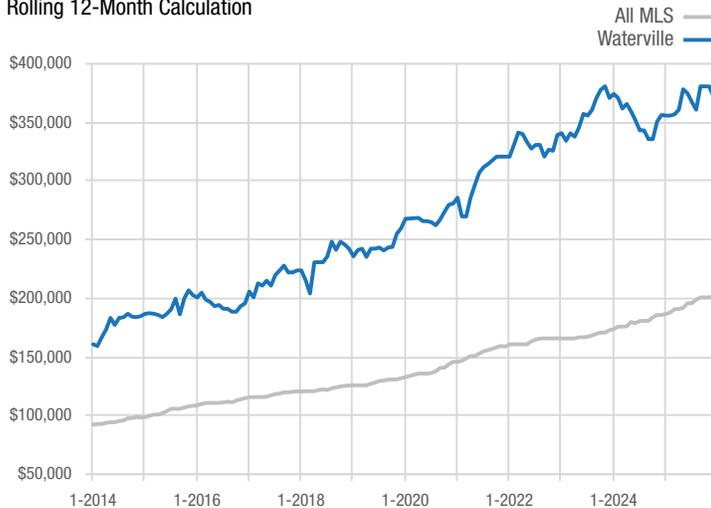
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	5	+ 150.0%	154	179	+ 16.2%
Pending Sales	6	8	+ 33.3%	102	128	+ 25.5%
Closed Sales	9	8	- 11.1%	102	126	+ 23.5%
Days on Market Until Sale	68	77	+ 13.2%	65	76	+ 16.9%
Median Sales Price*	\$419,500	\$384,950	- 8.2%	\$355,500	\$371,200	+ 4.4%
Average Sales Price*	\$400,228	\$350,775	- 12.4%	\$348,749	\$381,672	+ 9.4%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	23	25	+ 8.7%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	0	- 100.0%	19	10	- 47.4%
Pending Sales	0	0	0.0%	18	10	- 44.4%
Closed Sales	0	0	0.0%	18	10	- 44.4%
Days on Market Until Sale	—	—	—	45	58	+ 28.9%
Median Sales Price*	—	—	—	\$258,250	\$250,000	- 3.2%
Average Sales Price*	—	—	—	\$262,769	\$245,895	- 6.4%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

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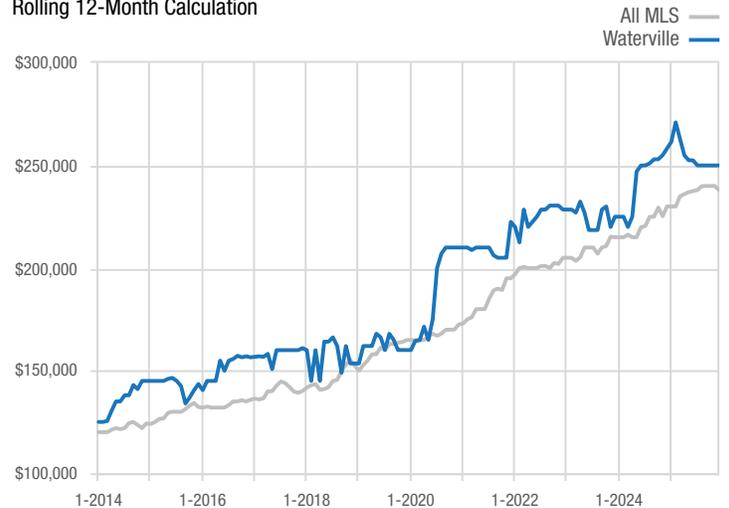
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

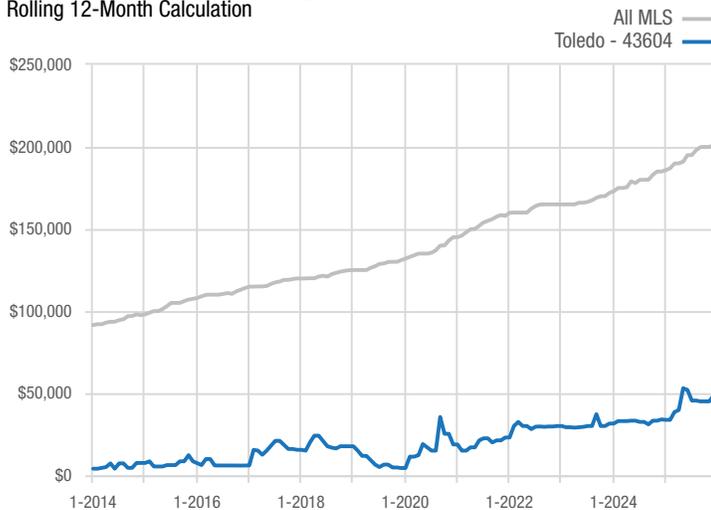
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	0	- 100.0%	37	33	- 10.8%
Pending Sales	3	2	- 33.3%	27	28	+ 3.7%
Closed Sales	5	2	- 60.0%	27	27	0.0%
Days on Market Until Sale	65	60	- 7.7%	81	70	- 13.6%
Median Sales Price*	\$38,500	\$65,000	+ 68.8%	\$34,000	\$48,500	+ 42.6%
Average Sales Price*	\$50,040	\$65,000	+ 29.9%	\$50,880	\$138,702	+ 172.6%
Percent of List Price Received*	100.0%	81.4%	- 18.6%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	13	10	- 23.1%
Pending Sales	0	0	0.0%	14	9	- 35.7%
Closed Sales	0	0	0.0%	14	8	- 42.9%
Days on Market Until Sale	—	—	—	94	68	- 27.7%
Median Sales Price*	—	—	—	\$240,500	\$292,500	+ 21.6%
Average Sales Price*	—	—	—	\$250,986	\$297,488	+ 18.5%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

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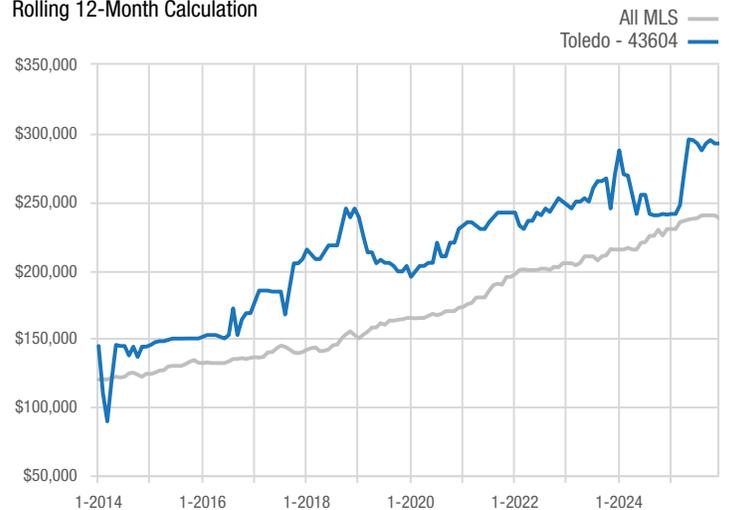
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43605

Zip Code 43605

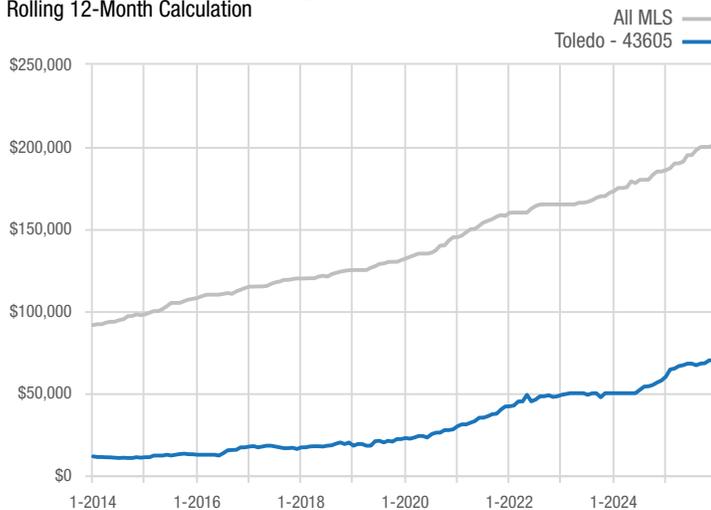
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	38	24	- 36.8%	350	363	+ 3.7%
Pending Sales	16	21	+ 31.3%	249	267	+ 7.2%
Closed Sales	24	18	- 25.0%	250	263	+ 5.2%
Days on Market Until Sale	39	61	+ 56.4%	57	58	+ 1.8%
Median Sales Price*	\$65,000	\$67,000	+ 3.1%	\$57,750	\$70,000	+ 21.2%
Average Sales Price*	\$64,617	\$68,541	+ 6.1%	\$62,729	\$72,530	+ 15.6%
Percent of List Price Received*	100.0%	92.4%	- 7.6%	100.0%	98.8%	- 1.2%
Inventory of Homes for Sale	60	73	+ 21.7%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	67	25	- 62.7%
Median Sales Price*	—	—	—	\$299,999	\$360,000	+ 20.0%
Average Sales Price*	—	—	—	\$299,999	\$360,000	+ 20.0%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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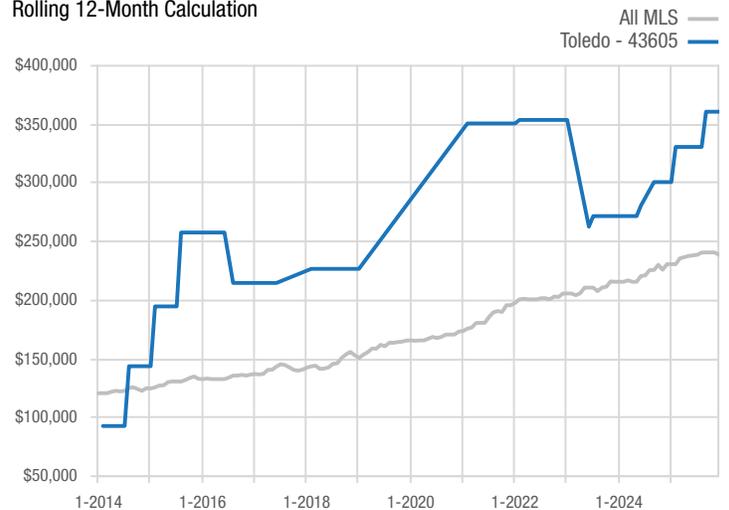
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43606

Zip Code 43606

Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	15	10	- 33.3%	290	312	+ 7.6%
Pending Sales	18	19	+ 5.6%	252	247	- 2.0%
Closed Sales	20	25	+ 25.0%	257	243	- 5.4%
Days on Market Until Sale	50	68	+ 36.0%	54	57	+ 5.6%
Median Sales Price*	\$167,450	\$210,000	+ 25.4%	\$210,000	\$222,000	+ 5.7%
Average Sales Price*	\$188,718	\$201,276	+ 6.7%	\$222,430	\$234,916	+ 5.6%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	30	47	+ 56.7%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	6	11	+ 83.3%
Pending Sales	0	1	—	4	9	+ 125.0%
Closed Sales	0	0	0.0%	5	8	+ 60.0%
Days on Market Until Sale	—	—	—	55	44	- 20.0%
Median Sales Price*	—	—	—	\$114,900	\$155,000	+ 34.9%
Average Sales Price*	—	—	—	\$134,380	\$169,278	+ 26.0%
Percent of List Price Received*	—	—	—	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	2.7	+ 80.0%	—	—	—

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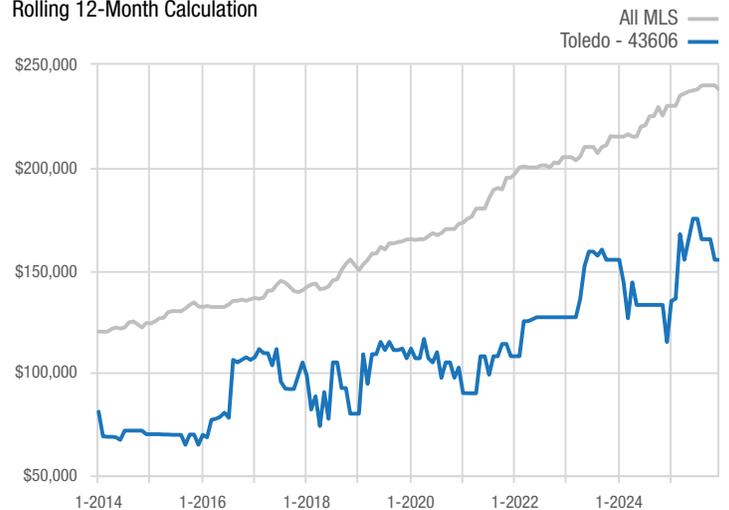
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43607

Zip Code 43607

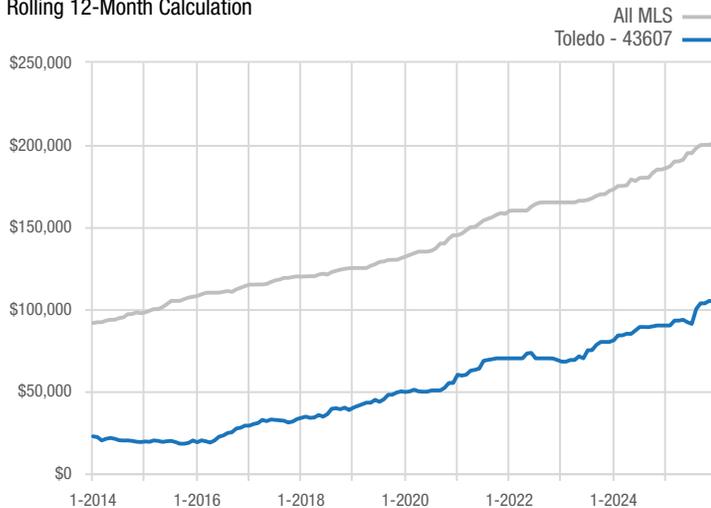
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	13	19	+ 46.2%	248	268	+ 8.1%
Pending Sales	13	14	+ 7.7%	205	176	- 14.1%
Closed Sales	21	19	- 9.5%	205	173	- 15.6%
Days on Market Until Sale	64	68	+ 6.3%	64	61	- 4.7%
Median Sales Price*	\$115,000	\$100,500	- 12.6%	\$90,000	\$104,500	+ 16.1%
Average Sales Price*	\$125,486	\$89,651	- 28.6%	\$99,412	\$103,497	+ 4.1%
Percent of List Price Received*	100.0%	96.4%	- 3.6%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	33	61	+ 84.8%	—	—	—
Months Supply of Inventory	1.9	4.2	+ 121.1%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	71	—	—
Median Sales Price*	—	—	—	\$51,700	—	—
Average Sales Price*	—	—	—	\$51,700	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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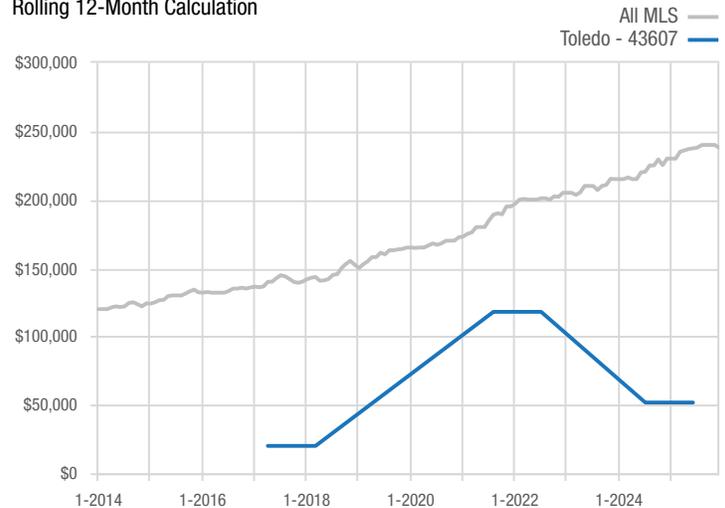
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

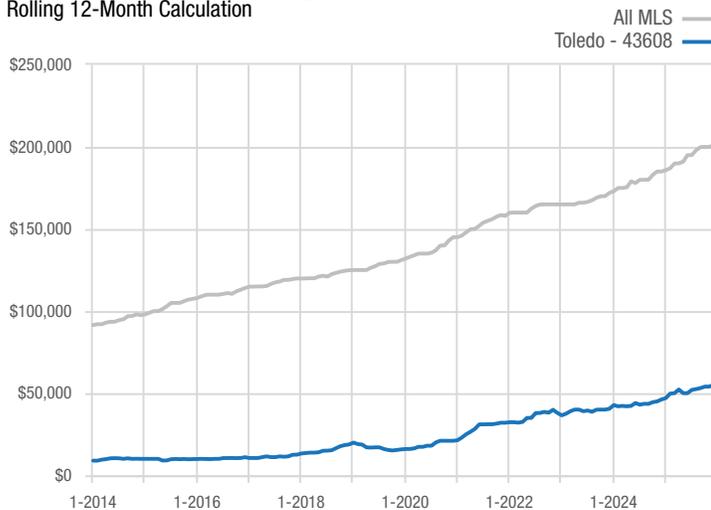
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	12	15	+ 25.0%	242	276	+ 14.0%
Pending Sales	9	17	+ 88.9%	181	180	- 0.6%
Closed Sales	12	16	+ 33.3%	181	176	- 2.8%
Days on Market Until Sale	60	66	+ 10.0%	62	63	+ 1.6%
Median Sales Price*	\$55,700	\$60,500	+ 8.6%	\$46,150	\$55,000	+ 19.2%
Average Sales Price*	\$54,699	\$60,294	+ 10.2%	\$51,231	\$57,397	+ 12.0%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	37	66	+ 78.4%	—	—	—
Months Supply of Inventory	2.5	4.4	+ 76.0%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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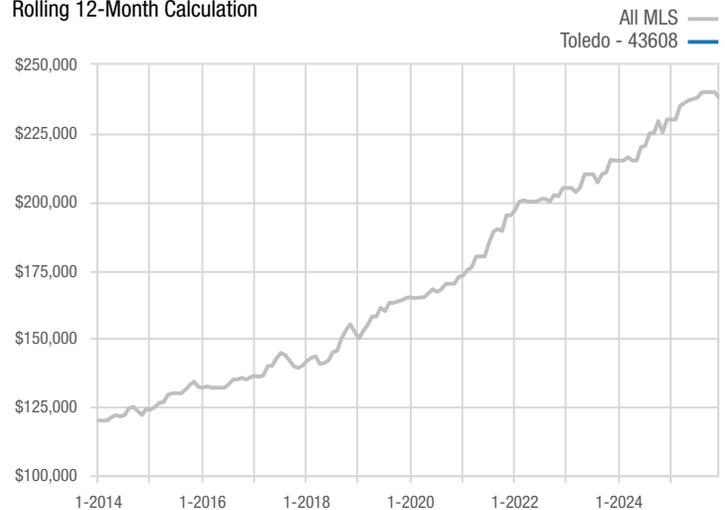
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

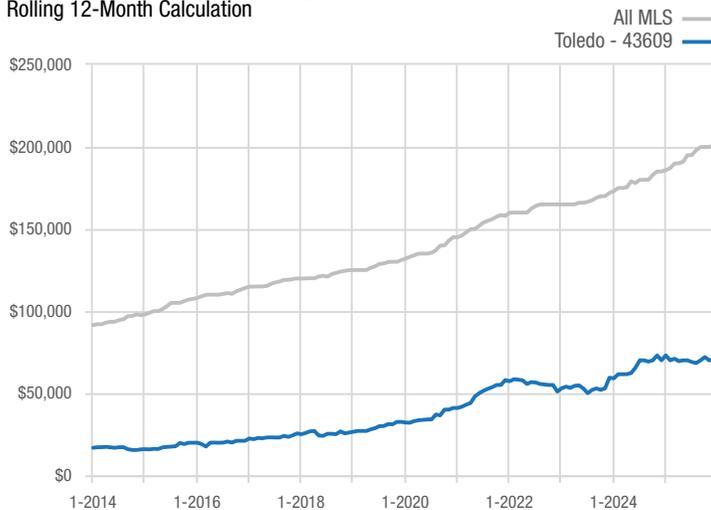
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	17	13	- 23.5%	250	311	+ 24.4%
Pending Sales	16	15	- 6.3%	194	220	+ 13.4%
Closed Sales	17	18	+ 5.9%	196	216	+ 10.2%
Days on Market Until Sale	58	73	+ 25.9%	62	66	+ 6.5%
Median Sales Price*	\$65,900	\$66,000	+ 0.2%	\$70,000	\$70,400	+ 0.6%
Average Sales Price*	\$68,094	\$75,811	+ 11.3%	\$73,652	\$73,995	+ 0.5%
Percent of List Price Received*	100.0%	94.1%	- 5.9%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	42	69	+ 64.3%	—	—	—
Months Supply of Inventory	2.6	3.8	+ 46.2%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	95	—
Median Sales Price*	—	—	—	—	\$298,700	—
Average Sales Price*	—	—	—	—	\$298,700	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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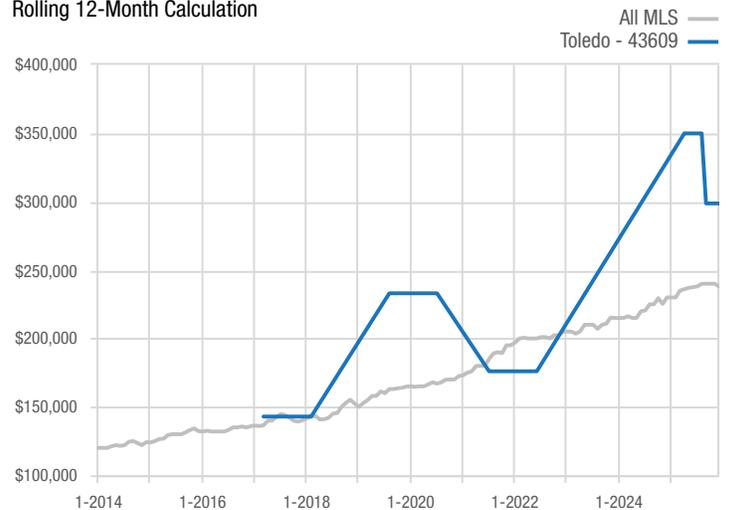
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo-43610

Zip Code 43610

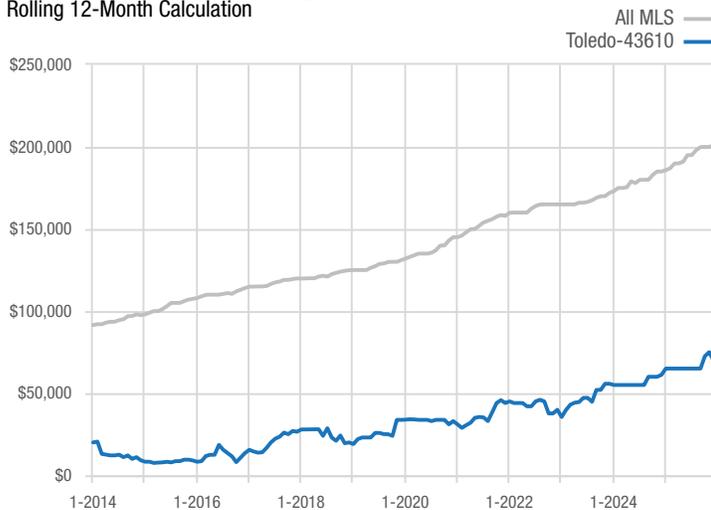
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	6	6	0.0%	59	66	+ 11.9%
Pending Sales	3	3	0.0%	39	32	- 17.9%
Closed Sales	3	3	0.0%	40	31	- 22.5%
Days on Market Until Sale	35	49	+ 40.0%	57	48	- 15.8%
Median Sales Price*	\$90,000	\$69,000	- 23.3%	\$61,150	\$70,000	+ 14.5%
Average Sales Price*	\$89,033	\$55,274	- 37.9%	\$65,547	\$82,661	+ 26.1%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	3.1	5.5	+ 77.4%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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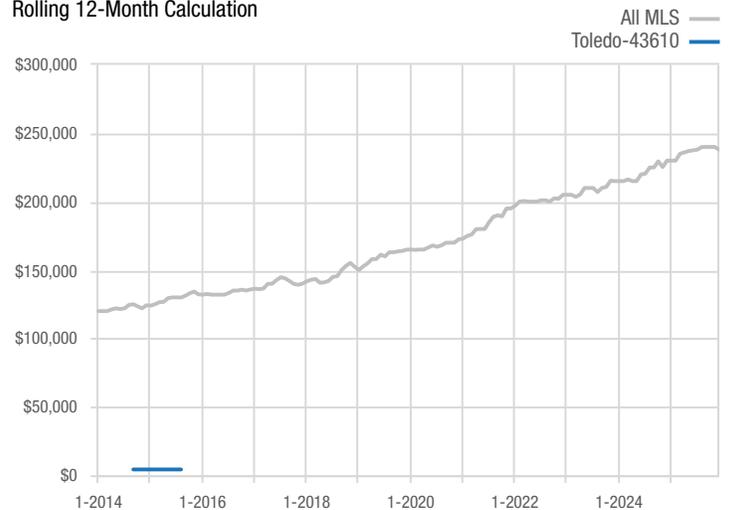
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43611

Zip Code 43611

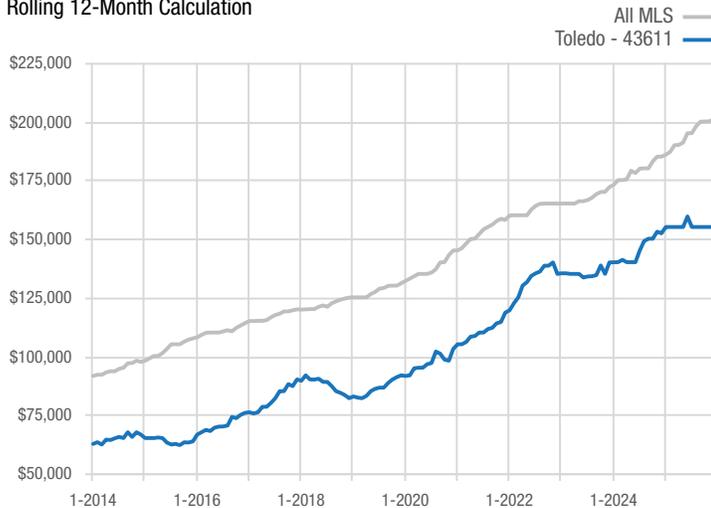
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	14	13	- 7.1%	268	280	+ 4.5%
Pending Sales	15	25	+ 66.7%	230	241	+ 4.8%
Closed Sales	17	25	+ 47.1%	232	235	+ 1.3%
Days on Market Until Sale	62	70	+ 12.9%	59	63	+ 6.8%
Median Sales Price*	\$144,000	\$143,000	- 0.7%	\$152,300	\$155,000	+ 1.8%
Average Sales Price*	\$145,540	\$147,734	+ 1.5%	\$156,475	\$156,082	- 0.3%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	34	27	- 20.6%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	37	—	—
Median Sales Price*	—	—	—	\$47,556	—	—
Average Sales Price*	—	—	—	\$47,556	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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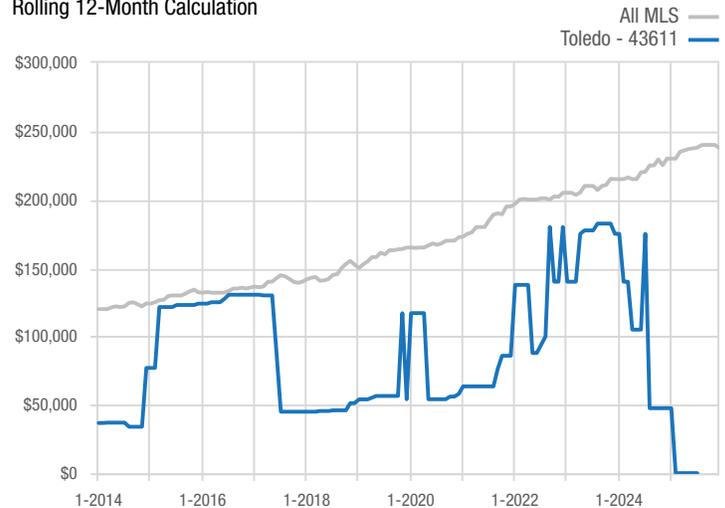
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43612

Zip Code 43612

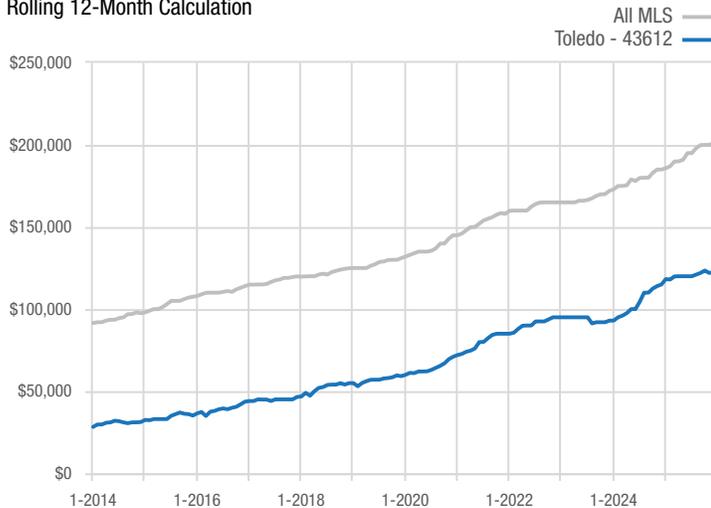
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	28	34	+ 21.4%	459	469	+ 2.2%
Pending Sales	31	19	- 38.7%	392	369	- 5.9%
Closed Sales	27	21	- 22.2%	392	365	- 6.9%
Days on Market Until Sale	58	53	- 8.6%	65	64	- 1.5%
Median Sales Price*	\$120,000	\$120,000	0.0%	\$115,000	\$122,500	+ 6.5%
Average Sales Price*	\$123,211	\$114,141	- 7.4%	\$117,781	\$124,904	+ 6.0%
Percent of List Price Received*	100.0%	108.2%	+ 8.2%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	66	84	+ 27.3%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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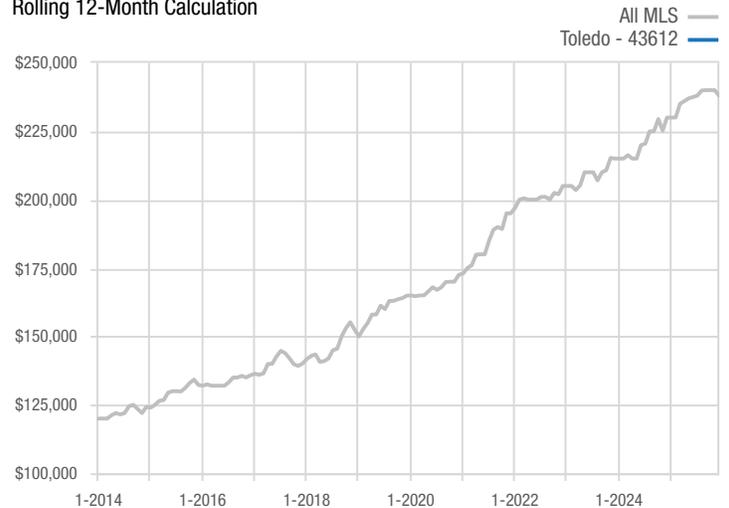
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43613

Zip Code 43613

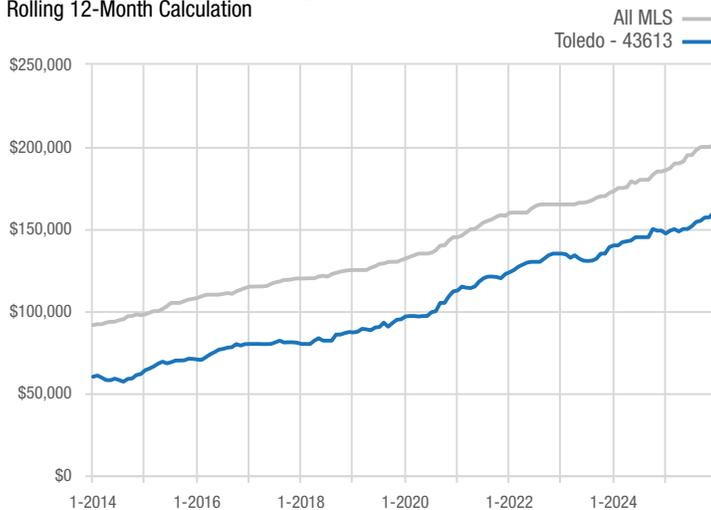
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	36	30	- 16.7%	521	511	- 1.9%
Pending Sales	30	39	+ 30.0%	473	417	- 11.8%
Closed Sales	36	49	+ 36.1%	477	411	- 13.8%
Days on Market Until Sale	55	55	0.0%	54	59	+ 9.3%
Median Sales Price*	\$120,000	\$169,000	+ 40.8%	\$149,000	\$160,000	+ 7.4%
Average Sales Price*	\$120,519	\$171,820	+ 42.6%	\$142,333	\$156,434	+ 9.9%
Percent of List Price Received*	100.0%	101.5%	+ 1.5%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	61	79	+ 29.5%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	103	—	—	108	—
Median Sales Price*	—	\$125,000	—	—	\$122,500	—
Average Sales Price*	—	\$125,000	—	—	\$122,500	—
Percent of List Price Received*	—	104.2%	—	—	102.1%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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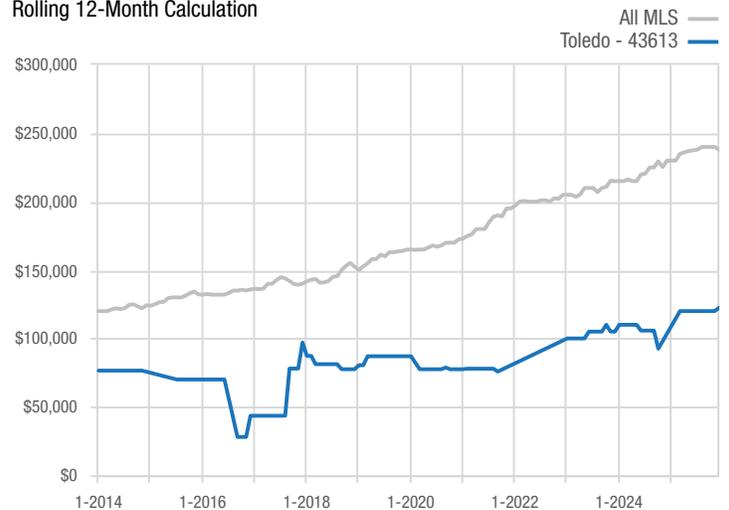
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo-43614

Zip Code 43614

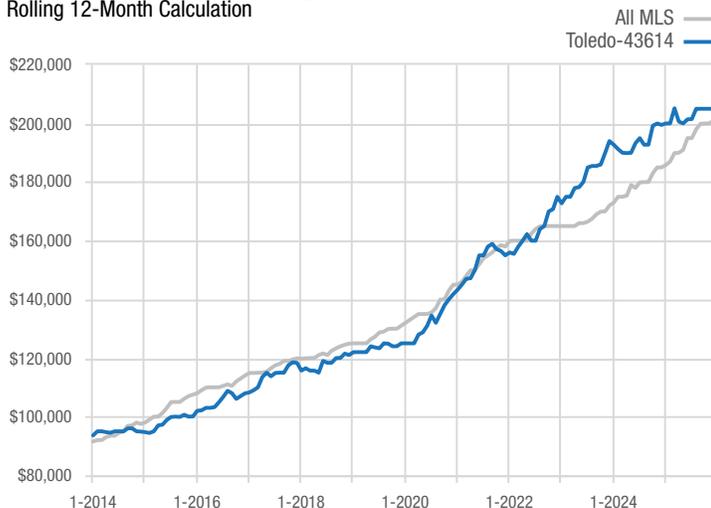
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	12	13	+ 8.3%	330	383	+ 16.1%
Pending Sales	25	22	- 12.0%	316	346	+ 9.5%
Closed Sales	26	32	+ 23.1%	314	350	+ 11.5%
Days on Market Until Sale	71	54	- 23.9%	53	56	+ 5.7%
Median Sales Price*	\$188,250	\$218,450	+ 16.0%	\$199,500	\$205,000	+ 2.8%
Average Sales Price*	\$201,093	\$208,313	+ 3.6%	\$203,933	\$212,071	+ 4.0%
Percent of List Price Received*	100.0%	103.3%	+ 3.3%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	34	36	+ 5.9%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	7	4	- 42.9%	44	49	+ 11.4%
Pending Sales	3	1	- 66.7%	40	37	- 7.5%
Closed Sales	4	1	- 75.0%	41	36	- 12.2%
Days on Market Until Sale	42	41	- 2.4%	56	45	- 19.6%
Median Sales Price*	\$79,750	\$104,000	+ 30.4%	\$138,000	\$135,500	- 1.8%
Average Sales Price*	\$91,850	\$104,000	+ 13.2%	\$160,485	\$153,176	- 4.6%
Percent of List Price Received*	100.0%	104.1%	+ 4.1%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

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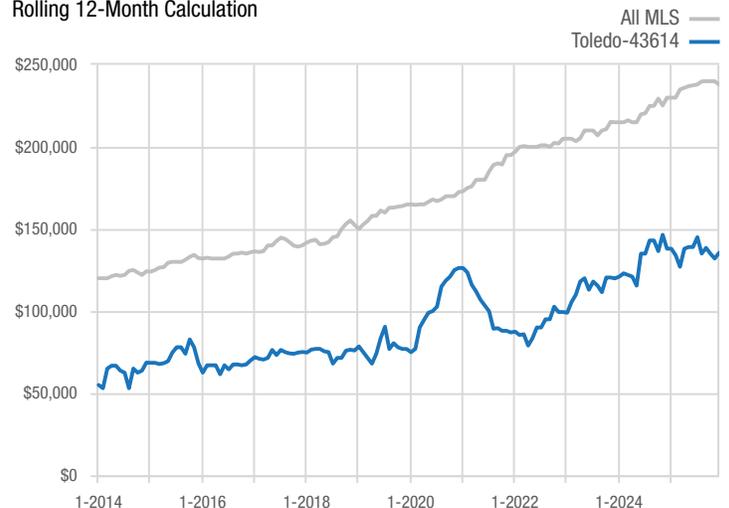
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43615

Zip Code 43615

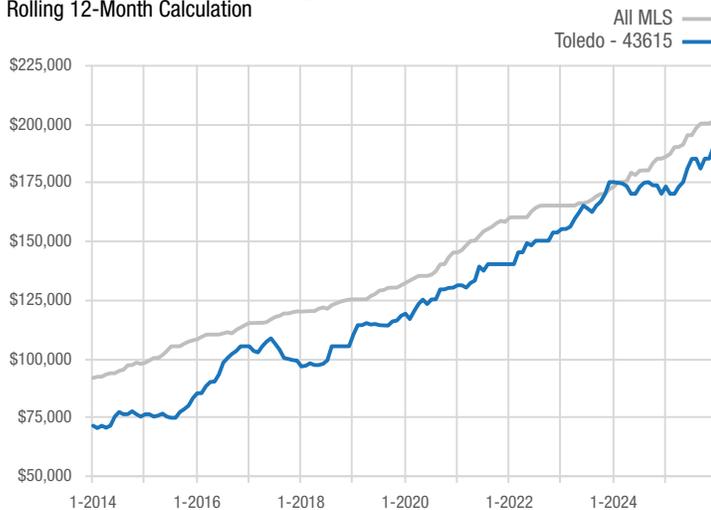
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	22	19	- 13.6%	404	411	+ 1.7%
Pending Sales	29	16	- 44.8%	350	336	- 4.0%
Closed Sales	32	22	- 31.3%	350	341	- 2.6%
Days on Market Until Sale	60	49	- 18.3%	59	64	+ 8.5%
Median Sales Price*	\$166,200	\$191,000	+ 14.9%	\$170,000	\$190,000	+ 11.8%
Average Sales Price*	\$167,388	\$226,030	+ 35.0%	\$216,925	\$227,011	+ 4.6%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	47	50	+ 6.4%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	7	+ 250.0%	93	97	+ 4.3%
Pending Sales	5	4	- 20.0%	76	78	+ 2.6%
Closed Sales	5	8	+ 60.0%	75	78	+ 4.0%
Days on Market Until Sale	46	113	+ 145.7%	58	70	+ 20.7%
Median Sales Price*	\$193,000	\$212,500	+ 10.1%	\$177,500	\$186,000	+ 4.8%
Average Sales Price*	\$208,100	\$209,725	+ 0.8%	\$202,961	\$216,072	+ 6.5%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	12	18	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

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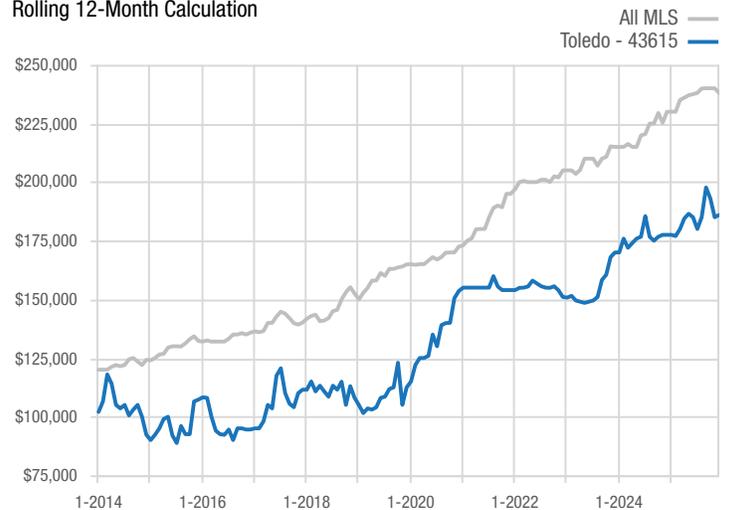
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43617

Zip Code 43617

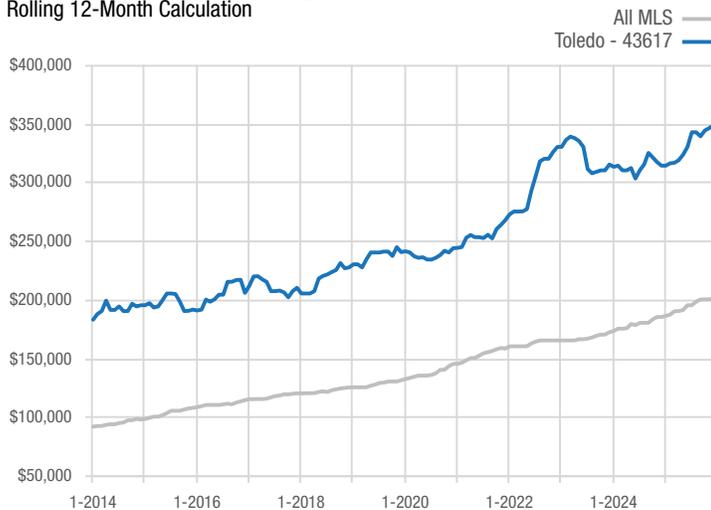
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	2	- 50.0%	94	93	- 1.1%
Pending Sales	8	1	- 87.5%	78	78	0.0%
Closed Sales	6	2	- 66.7%	77	80	+ 3.9%
Days on Market Until Sale	57	74	+ 29.8%	57	59	+ 3.5%
Median Sales Price*	\$305,000	\$409,950	+ 34.4%	\$314,000	\$348,450	+ 11.0%
Average Sales Price*	\$393,500	\$409,950	+ 4.2%	\$322,565	\$346,766	+ 7.5%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	0	- 100.0%	23	25	+ 8.7%
Pending Sales	0	1	—	18	24	+ 33.3%
Closed Sales	1	1	0.0%	19	24	+ 26.3%
Days on Market Until Sale	17	21	+ 23.5%	48	38	- 20.8%
Median Sales Price*	\$286,500	\$265,500	- 7.3%	\$265,000	\$250,000	- 5.7%
Average Sales Price*	\$286,500	\$265,500	- 7.3%	\$257,115	\$244,724	- 4.8%
Percent of List Price Received*	100.0%	102.1%	+ 2.1%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

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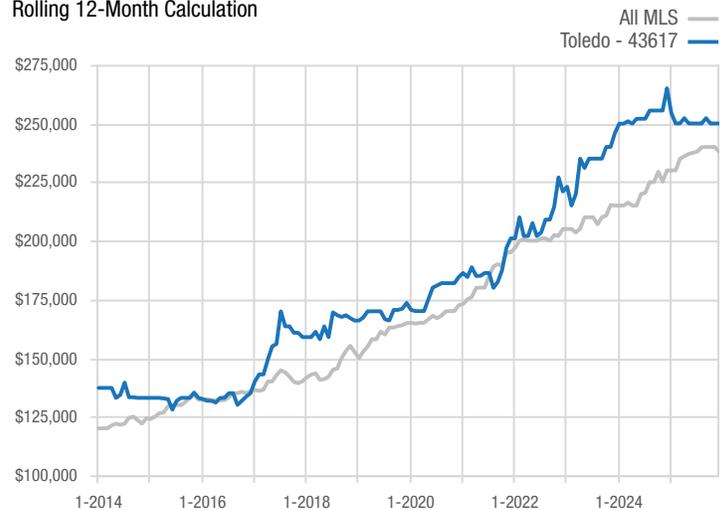
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo - 43620

Zip Code 43620

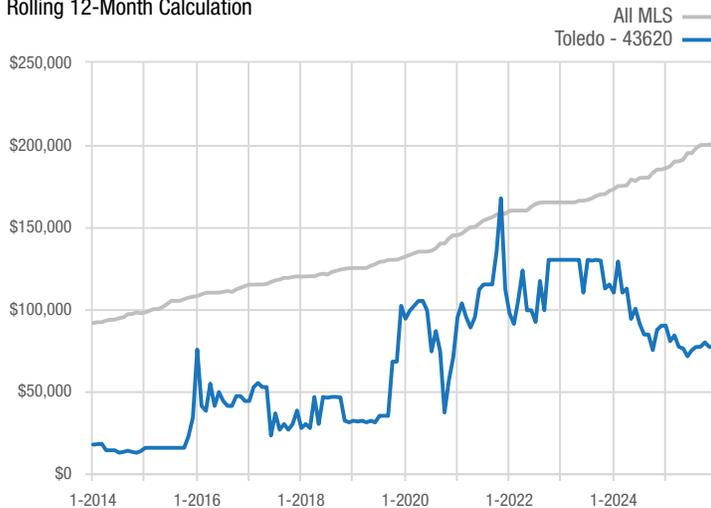
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	6	1	- 83.3%	37	32	- 13.5%
Pending Sales	3	1	- 66.7%	29	22	- 24.1%
Closed Sales	2	3	+ 50.0%	29	23	- 20.7%
Days on Market Until Sale	32	61	+ 90.6%	69	68	- 1.4%
Median Sales Price*	\$177,450	\$92,000	- 48.2%	\$89,900	\$77,000	- 14.3%
Average Sales Price*	\$177,450	\$111,333	- 37.3%	\$106,572	\$134,775	+ 26.5%
Percent of List Price Received*	100.0%	89.4%	- 10.6%	100.0%	98.1%	- 1.9%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	7	7	0.0%
Pending Sales	1	1	0.0%	7	6	- 14.3%
Closed Sales	1	0	- 100.0%	7	5	- 28.6%
Days on Market Until Sale	77	—	—	54	50	- 7.4%
Median Sales Price*	\$101,547	—	—	\$83,000	\$63,000	- 24.1%
Average Sales Price*	\$101,547	—	—	\$83,232	\$58,619	- 29.6%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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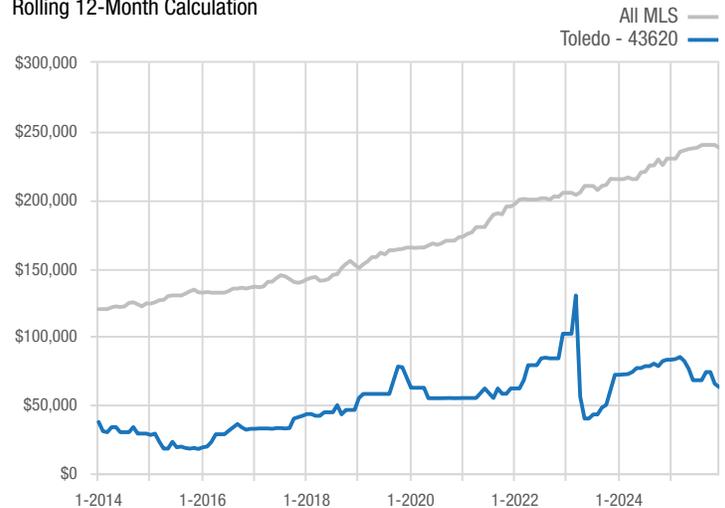
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Toledo-43623

Zip Code 43623

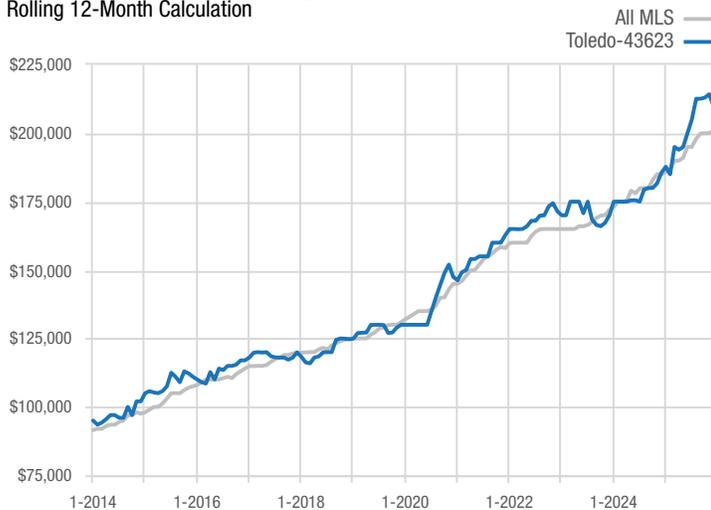
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	11	10	- 9.1%	239	292	+ 22.2%
Pending Sales	11	12	+ 9.1%	200	234	+ 17.0%
Closed Sales	12	22	+ 83.3%	203	231	+ 13.8%
Days on Market Until Sale	63	75	+ 19.0%	52	56	+ 7.7%
Median Sales Price*	\$199,000	\$190,750	- 4.1%	\$185,617	\$210,000	+ 13.1%
Average Sales Price*	\$262,806	\$242,383	- 7.8%	\$226,920	\$251,923	+ 11.0%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	30	35	+ 16.7%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	0	0.0%	13	6	- 53.8%
Pending Sales	1	1	0.0%	13	3	- 76.9%
Closed Sales	1	1	0.0%	13	3	- 76.9%
Days on Market Until Sale	45	86	+ 91.1%	58	51	- 12.1%
Median Sales Price*	\$89,500	\$173,000	+ 93.3%	\$130,000	\$185,000	+ 42.3%
Average Sales Price*	\$89,500	\$173,000	+ 93.3%	\$191,723	\$196,850	+ 2.7%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	100.0%	101.5%	+ 1.5%
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.

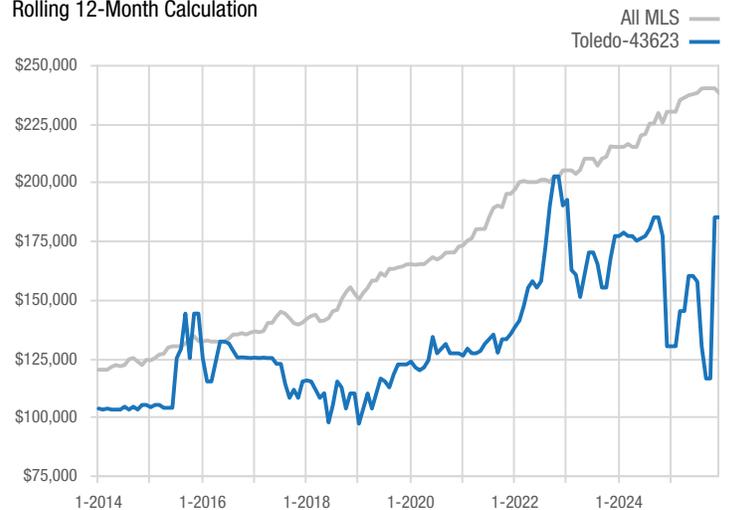
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Oregon

Zip Code 43616

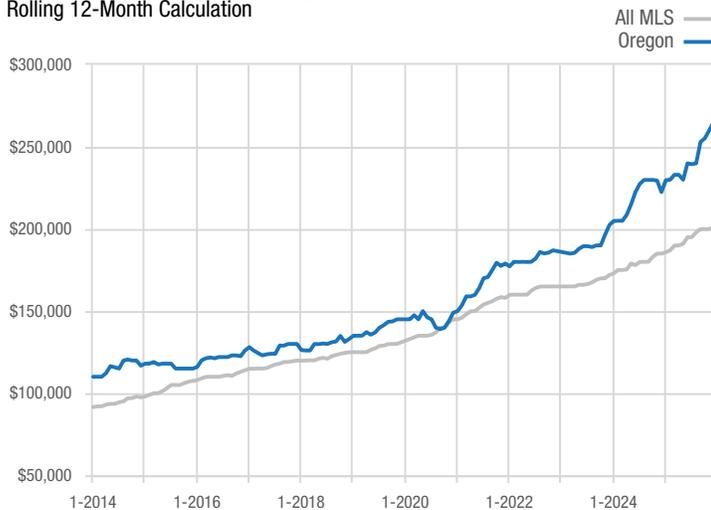
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	13	14	+ 7.7%	259	273	+ 5.4%
Pending Sales	21	15	- 28.6%	189	224	+ 18.5%
Closed Sales	22	20	- 9.1%	184	219	+ 19.0%
Days on Market Until Sale	80	57	- 28.8%	61	78	+ 27.9%
Median Sales Price*	\$175,250	\$229,500	+ 31.0%	\$222,500	\$265,000	+ 19.1%
Average Sales Price*	\$221,283	\$278,317	+ 25.8%	\$236,758	\$280,524	+ 18.5%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	45	37	- 17.8%	—	—	—
Months Supply of Inventory	2.9	2.0	- 31.0%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	11	16	+ 45.5%
Pending Sales	0	1	—	9	16	+ 77.8%
Closed Sales	0	2	—	9	16	+ 77.8%
Days on Market Until Sale	—	20	—	48	31	- 35.4%
Median Sales Price*	—	\$266,000	—	\$259,000	\$242,500	- 6.4%
Average Sales Price*	—	\$266,000	—	\$254,000	\$244,244	- 3.8%
Percent of List Price Received*	—	97.8%	—	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.6	- 53.8%	—	—	—

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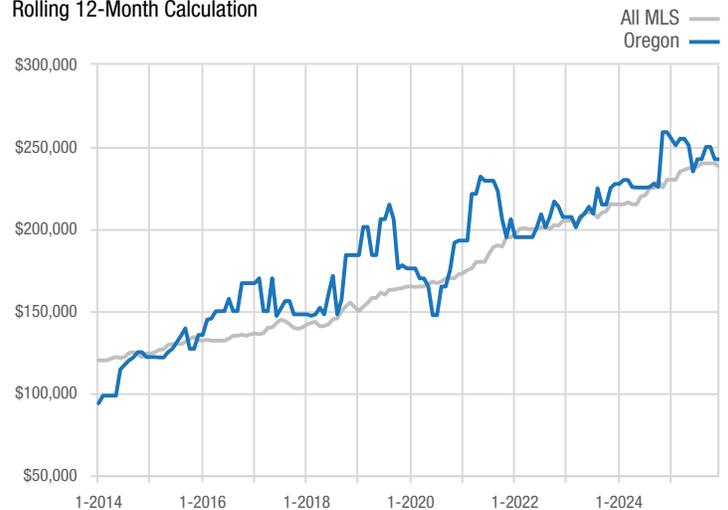
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

Zip Code 43402

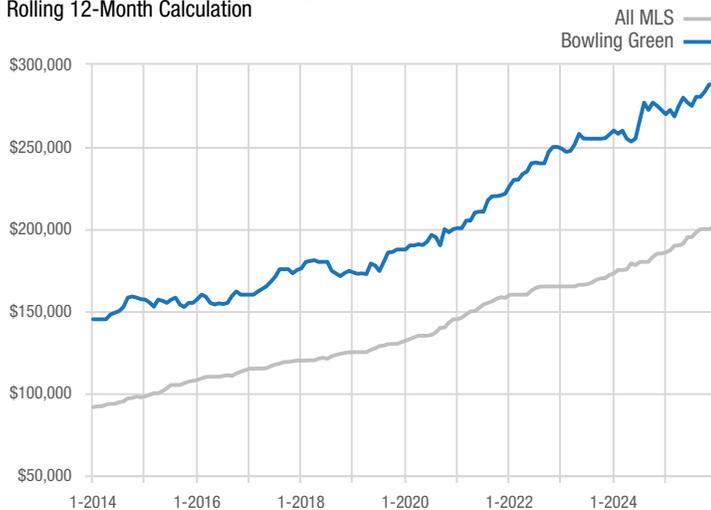
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	6	12	+ 100.0%	223	260	+ 16.6%
Pending Sales	17	16	- 5.9%	193	228	+ 18.1%
Closed Sales	19	15	- 21.1%	194	220	+ 13.4%
Days on Market Until Sale	58	44	- 24.1%	56	61	+ 8.9%
Median Sales Price*	\$245,000	\$268,000	+ 9.4%	\$272,500	\$288,000	+ 5.7%
Average Sales Price*	\$284,295	\$261,909	- 7.9%	\$295,708	\$319,524	+ 8.1%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	28	30	+ 7.1%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	30	19	- 36.7%
Pending Sales	1	0	- 100.0%	30	15	- 50.0%
Closed Sales	1	0	- 100.0%	31	15	- 51.6%
Days on Market Until Sale	34	—	—	55	44	- 20.0%
Median Sales Price*	\$266,950	—	—	\$238,900	\$235,000	- 1.6%
Average Sales Price*	\$266,950	—	—	\$273,157	\$243,108	- 11.0%
Percent of List Price Received*	100.0%	—	—	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.4	2.1	+ 425.0%	—	—	—

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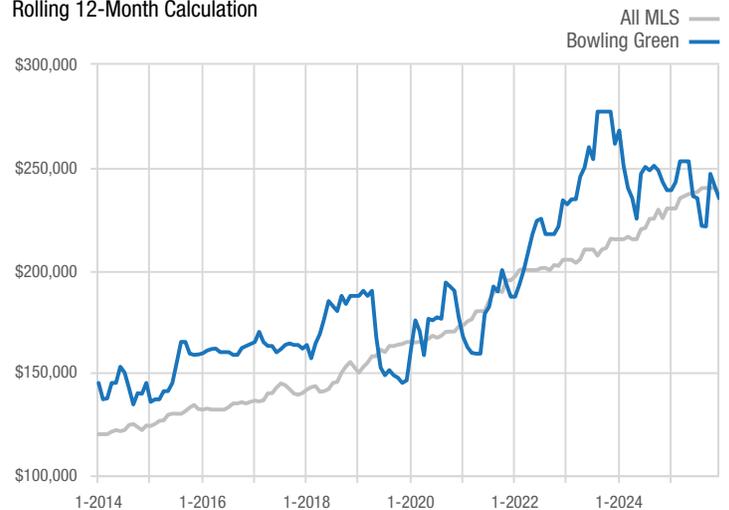
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

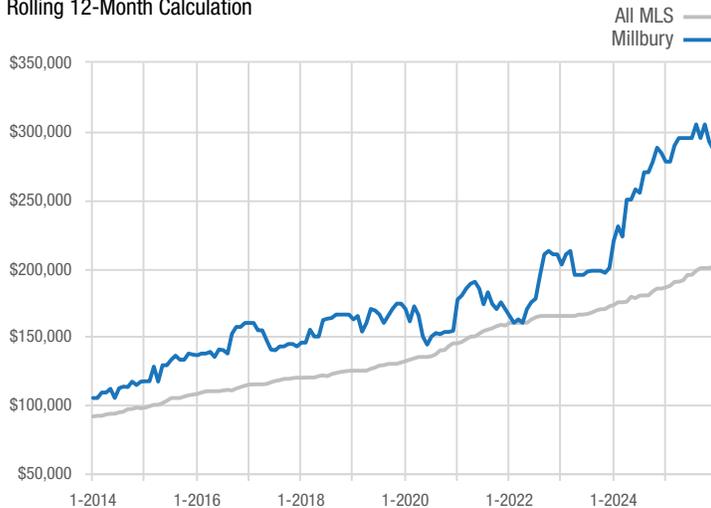
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	36	37	+ 2.8%
Pending Sales	3	3	0.0%	33	36	+ 9.1%
Closed Sales	2	3	+ 50.0%	32	35	+ 9.4%
Days on Market Until Sale	52	62	+ 19.2%	55	78	+ 41.8%
Median Sales Price*	\$264,500	\$191,250	- 27.7%	\$284,000	\$286,575	+ 0.9%
Average Sales Price*	\$264,500	\$191,250	- 27.7%	\$279,291	\$266,520	- 4.6%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	1.8	1.0	- 44.4%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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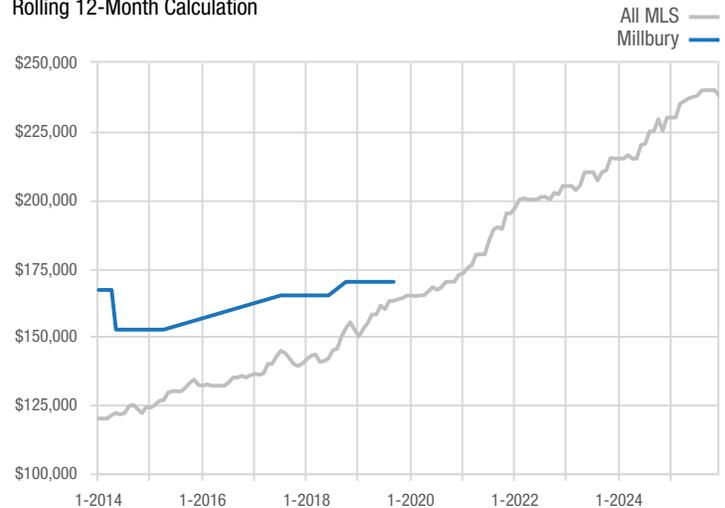
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

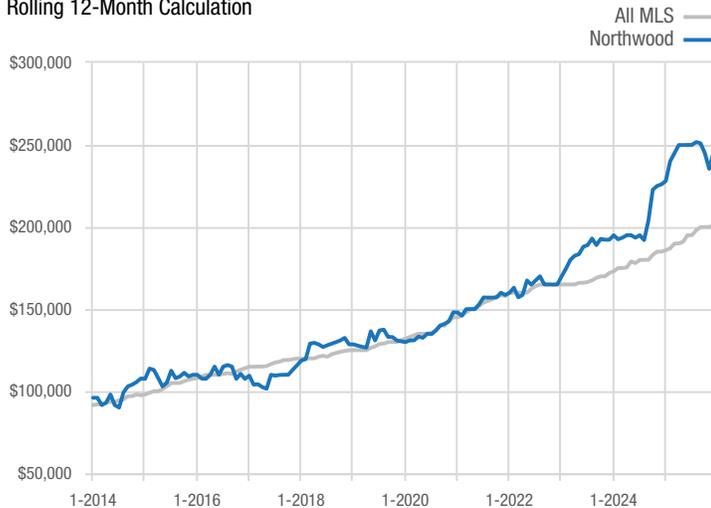
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	2	+ 100.0%	123	111	- 9.8%
Pending Sales	4	4	0.0%	93	95	+ 2.2%
Closed Sales	5	7	+ 40.0%	94	94	0.0%
Days on Market Until Sale	84	46	- 45.2%	74	79	+ 6.8%
Median Sales Price*	\$175,000	\$285,000	+ 62.9%	\$226,000	\$245,500	+ 8.6%
Average Sales Price*	\$175,820	\$299,145	+ 70.1%	\$234,745	\$250,485	+ 6.7%
Percent of List Price Received*	100.0%	113.6%	+ 13.6%	100.0%	101.2%	+ 1.2%
Inventory of Homes for Sale	33	17	- 48.5%	—	—	—
Months Supply of Inventory	4.3	2.1	- 51.2%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	9	12	+ 33.3%
Pending Sales	0	0	0.0%	8	3	- 62.5%
Closed Sales	0	0	0.0%	8	3	- 62.5%
Days on Market Until Sale	—	—	—	54	68	+ 25.9%
Median Sales Price*	—	—	—	\$91,500	\$84,500	- 7.7%
Average Sales Price*	—	—	—	\$129,738	\$85,233	- 34.3%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.5	8.0	+ 1,500.0%	—	—	—

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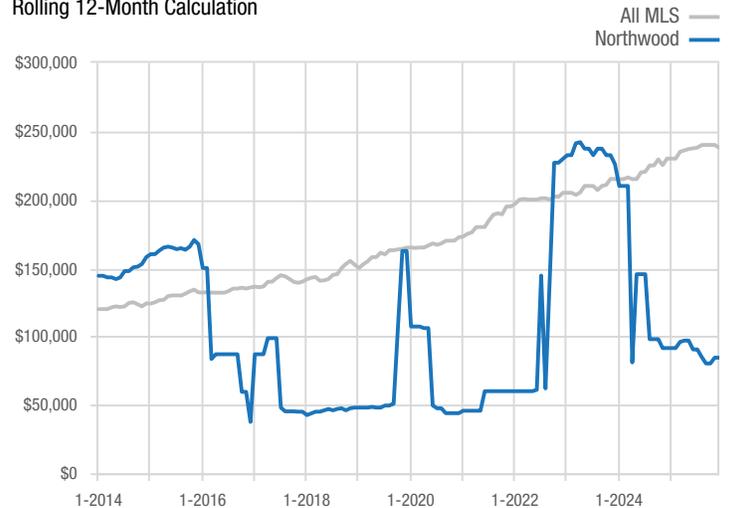
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	3	5	+ 66.7%	49	59	+ 20.4%
Pending Sales	0	3	—	41	50	+ 22.0%
Closed Sales	0	2	—	43	46	+ 7.0%
Days on Market Until Sale	—	46	—	60	51	- 15.0%
Median Sales Price*	—	\$242,700	—	\$214,000	\$240,000	+ 12.1%
Average Sales Price*	—	\$242,700	—	\$214,281	\$233,002	+ 8.7%
Percent of List Price Received*	—	127.0%	—	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	126	64	- 49.2%
Median Sales Price*	—	—	—	\$265,000	\$279,900	+ 5.6%
Average Sales Price*	—	—	—	\$265,000	\$279,900	+ 5.6%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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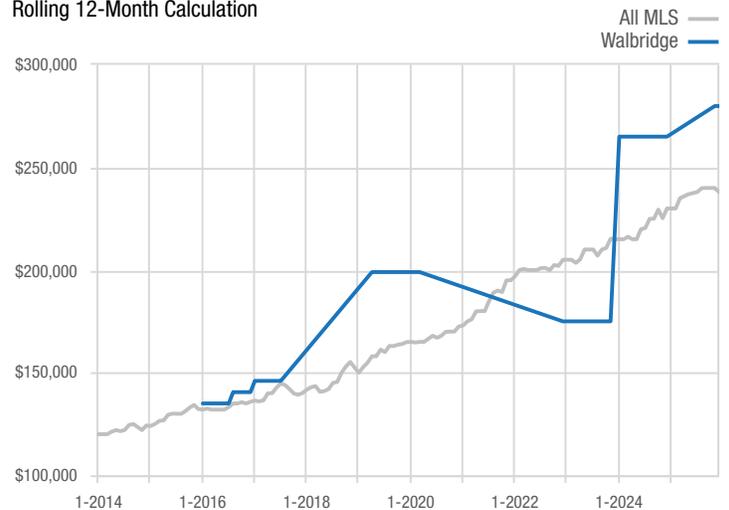
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	4	+ 300.0%	75	89	+ 18.7%
Pending Sales	3	6	+ 100.0%	67	69	+ 3.0%
Closed Sales	3	6	+ 100.0%	67	66	- 1.5%
Days on Market Until Sale	49	63	+ 28.6%	53	64	+ 20.8%
Median Sales Price*	\$240,000	\$249,000	+ 3.8%	\$218,500	\$239,550	+ 9.6%
Average Sales Price*	\$238,333	\$236,817	- 0.6%	\$240,621	\$251,198	+ 4.4%
Percent of List Price Received*	100.0%	107.1%	+ 7.1%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	8	14	+ 75.0%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	3	—
Pending Sales	0	0	0.0%	0	3	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	64	—	—	55	—
Median Sales Price*	—	\$263,555	—	—	\$250,000	—
Average Sales Price*	—	\$263,555	—	—	\$250,352	—
Percent of List Price Received*	—	95.8%	—	—	98.6%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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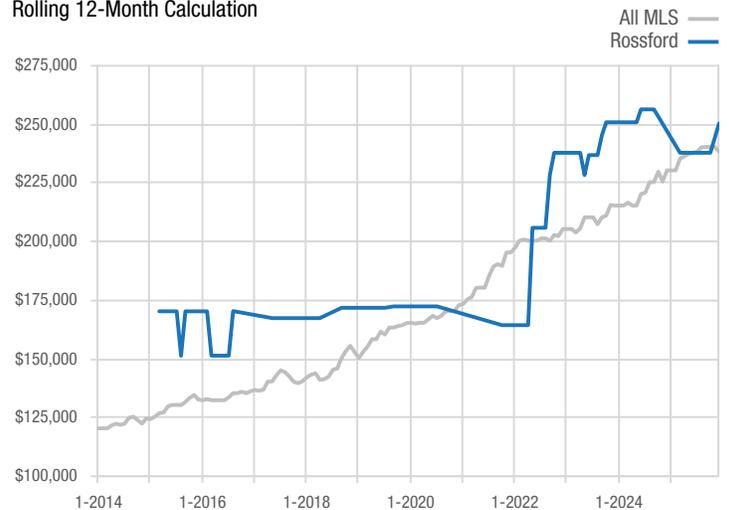
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

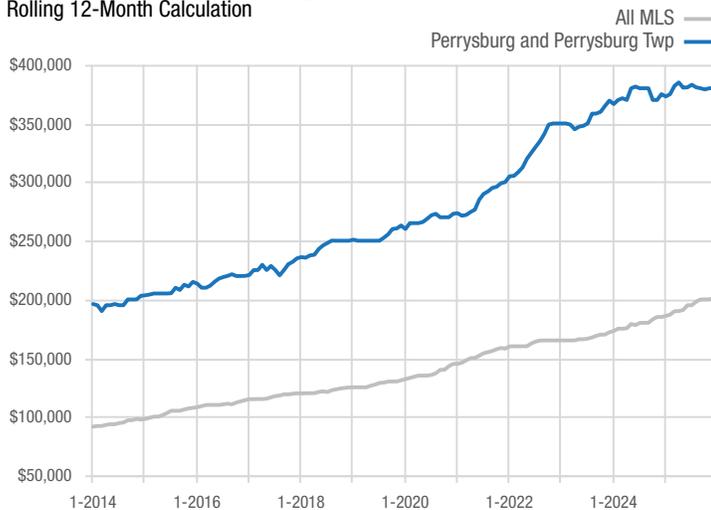
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	24	16	- 33.3%	526	624	+ 18.6%
Pending Sales	34	32	- 5.9%	454	505	+ 11.2%
Closed Sales	26	35	+ 34.6%	445	511	+ 14.8%
Days on Market Until Sale	71	100	+ 40.8%	77	83	+ 7.8%
Median Sales Price*	\$363,236	\$375,000	+ 3.2%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$390,406	\$401,754	+ 2.9%	\$403,719	\$426,631	+ 5.7%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	82	101	+ 23.2%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	4	3	- 25.0%	67	68	+ 1.5%
Pending Sales	4	7	+ 75.0%	55	66	+ 20.0%
Closed Sales	4	6	+ 50.0%	56	66	+ 17.9%
Days on Market Until Sale	99	58	- 41.4%	67	69	+ 3.0%
Median Sales Price*	\$239,750	\$163,250	- 31.9%	\$249,000	\$245,450	- 1.4%
Average Sales Price*	\$229,625	\$190,233	- 17.2%	\$262,755	\$262,825	+ 0.0%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	2.6	1.3	- 50.0%	—	—	—

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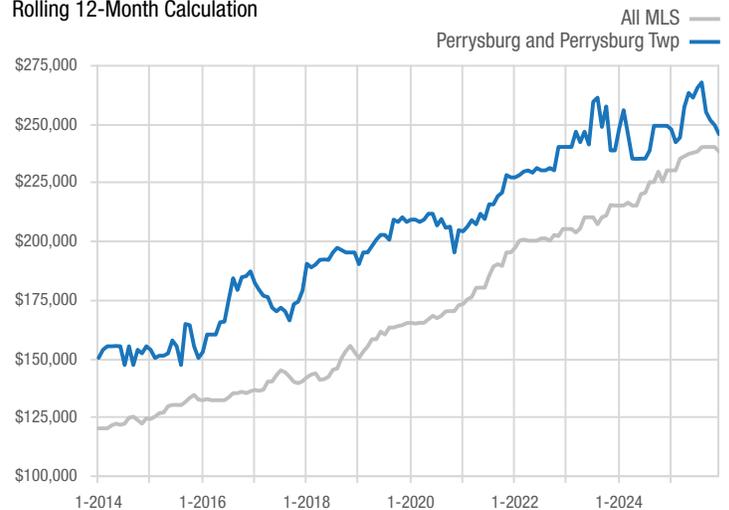
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	3	+ 50.0%	46	51	+ 10.9%
Pending Sales	4	3	- 25.0%	43	45	+ 4.7%
Closed Sales	4	5	+ 25.0%	44	42	- 4.5%
Days on Market Until Sale	57	50	- 12.3%	59	65	+ 10.2%
Median Sales Price*	\$164,750	\$146,000	- 11.4%	\$179,500	\$216,000	+ 20.3%
Average Sales Price*	\$163,625	\$207,000	+ 26.5%	\$205,973	\$223,245	+ 8.4%
Percent of List Price Received*	100.0%	102.2%	+ 2.2%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	57	—
Median Sales Price*	—	—	—	—	\$165,000	—
Average Sales Price*	—	—	—	—	\$165,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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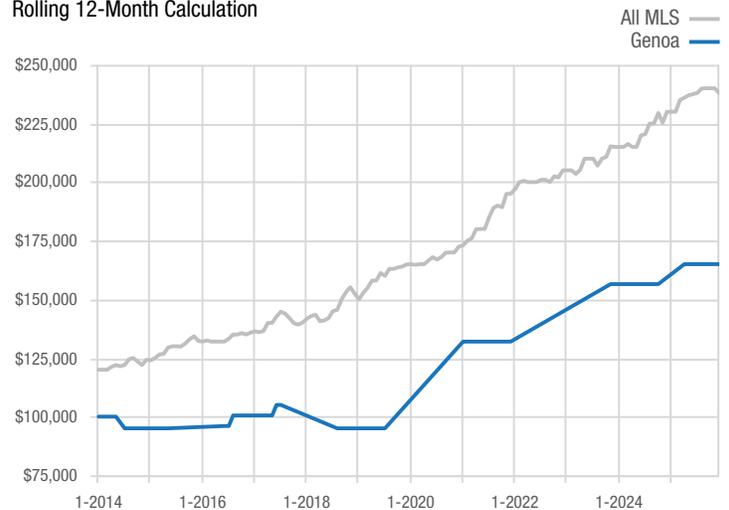
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wood County NE

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

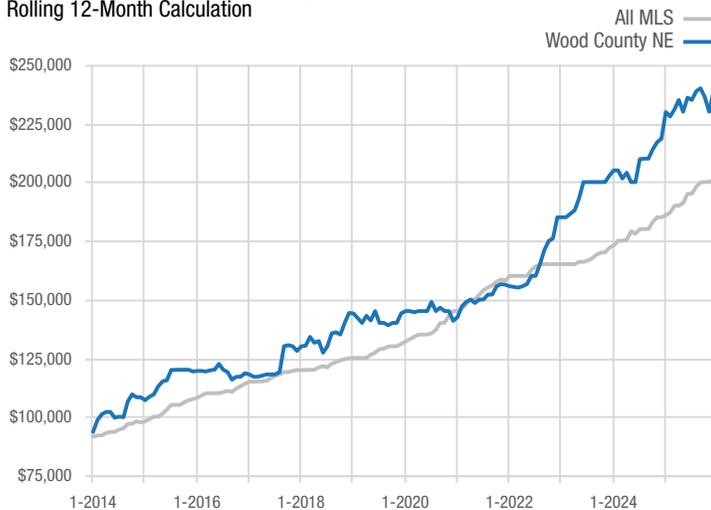
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	6	9	+ 50.0%	145	164	+ 13.1%
Pending Sales	5	10	+ 100.0%	132	146	+ 10.6%
Closed Sales	7	11	+ 57.1%	136	135	- 0.7%
Days on Market Until Sale	68	51	- 25.0%	64	60	- 6.3%
Median Sales Price*	\$175,000	\$289,673	+ 65.5%	\$218,500	\$238,700	+ 9.2%
Average Sales Price*	\$195,100	\$253,075	+ 29.7%	\$238,051	\$253,284	+ 6.4%
Percent of List Price Received*	100.0%	106.2%	+ 6.2%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	18	18	0.0%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	6	—
Pending Sales	0	0	0.0%	1	5	+ 400.0%
Closed Sales	0	0	0.0%	1	5	+ 400.0%
Days on Market Until Sale	—	—	—	126	70	- 44.4%
Median Sales Price*	—	—	—	\$265,000	\$175,000	- 34.0%
Average Sales Price*	—	—	—	\$265,000	\$192,280	- 27.4%
Percent of List Price Received*	—	—	—	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

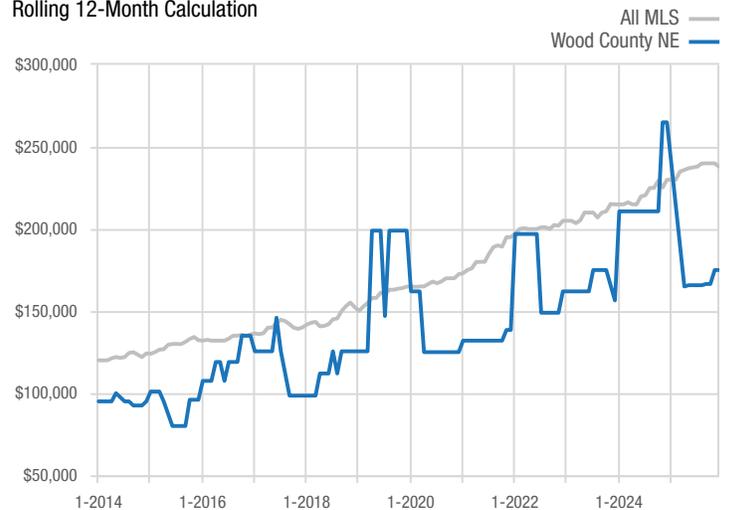
Median Sales Price - Single Family

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 – December 2025

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Wood County NW

Zip Codes 43522 and 43525

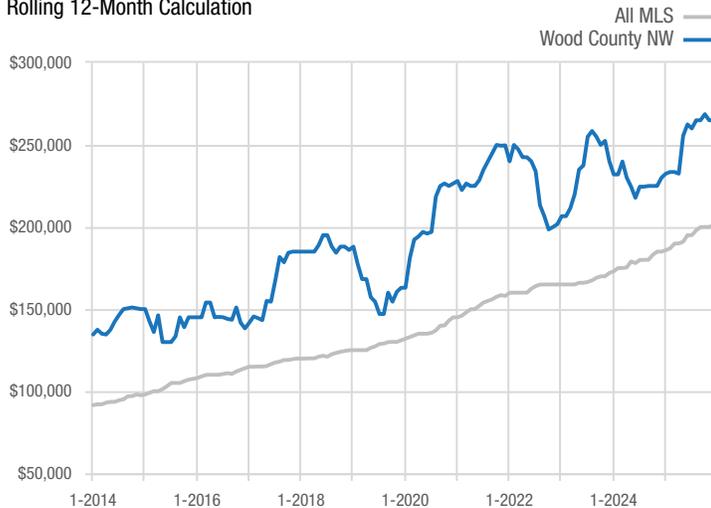
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	44	49	+ 11.4%
Pending Sales	1	3	+ 200.0%	36	46	+ 27.8%
Closed Sales	0	4	—	33	45	+ 36.4%
Days on Market Until Sale	—	42	—	56	60	+ 7.1%
Median Sales Price*	—	\$266,102	—	\$230,000	\$265,000	+ 15.2%
Average Sales Price*	—	\$254,301	—	\$259,254	\$277,078	+ 6.9%
Percent of List Price Received*	—	108.1%	—	100.0%	100.7%	+ 0.7%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	0	1	—	2	3	+ 50.0%
Pending Sales	0	1	—	0	4	—
Closed Sales	0	0	0.0%	0	3	—
Days on Market Until Sale	—	—	—	—	70	—
Median Sales Price*	—	—	—	—	\$250,000	—
Average Sales Price*	—	—	—	—	\$242,667	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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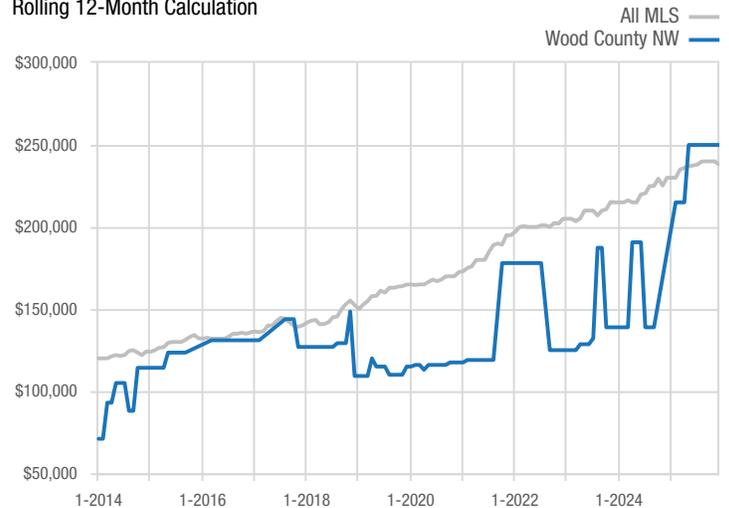
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2025

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Wood County SE

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

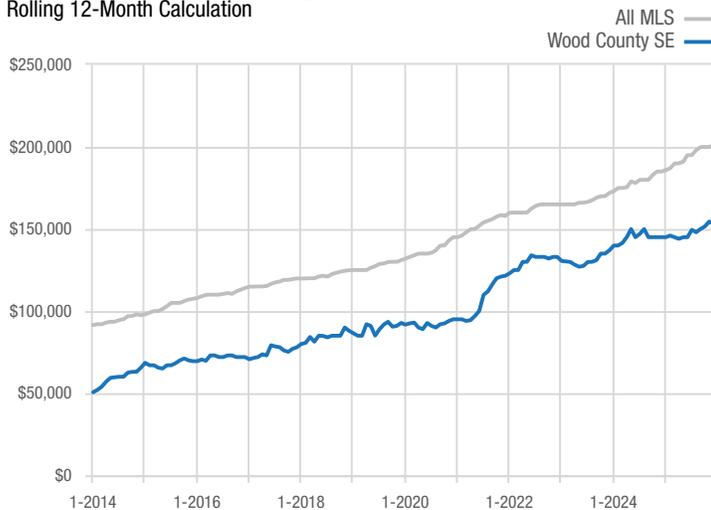
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	18	16	- 11.1%	216	217	+ 0.5%
Pending Sales	8	8	0.0%	192	193	+ 0.5%
Closed Sales	9	12	+ 33.3%	191	193	+ 1.0%
Days on Market Until Sale	78	58	- 25.6%	72	68	- 5.6%
Median Sales Price*	\$160,000	\$153,500	- 4.1%	\$145,000	\$153,500	+ 5.9%
Average Sales Price*	\$167,122	\$165,158	- 1.2%	\$158,102	\$165,032	+ 4.4%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	44	40	- 9.1%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

Condo-Villa	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	3	11	+ 266.7%
Pending Sales	0	0	0.0%	2	8	+ 300.0%
Closed Sales	0	0	0.0%	2	7	+ 250.0%
Days on Market Until Sale	—	—	—	99	70	- 29.3%
Median Sales Price*	—	—	—	\$127,000	\$153,500	+ 20.9%
Average Sales Price*	—	—	—	\$127,000	\$150,733	+ 18.7%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	2.0	3.5	+ 75.0%	—	—	—

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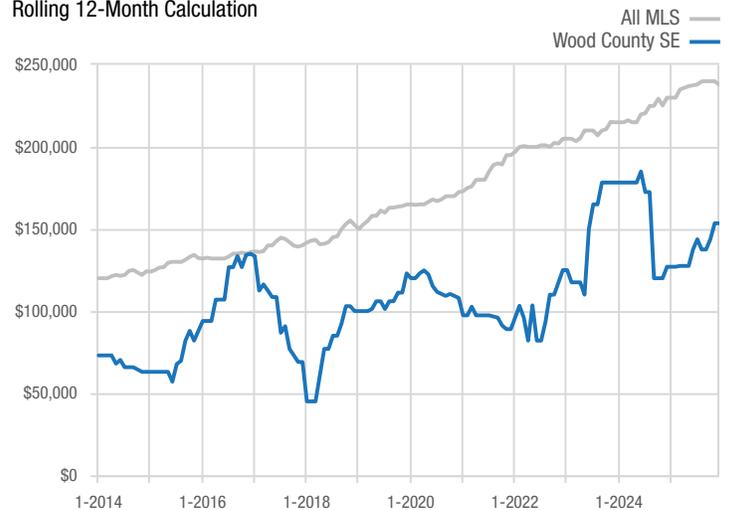
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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