

Local Market Update – July 2025

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Lucas and Wood Counties

In July 2025, the single-family housing market in Lucas and Wood Counties saw modest growth in new listings (up 0.4% from July 2024) and a notable 8.1% increase in closed sales. Homes took longer to sell, with days on market rising 24.5% to 61 days. Prices strengthened, with the median sales price up 6.3% to \$220,000 and the average sales price up 8.1% to \$249,016, while sellers received slightly less of their list price on average (down 1.9%). Year-to-date, new listings are up 8.1%, closed sales have grown 3.2%, and prices have risen sharply—median sales price up 11% and average sales price up 11.4%—even as the pace of sales slowed slightly.

The condo/villa market showed different trends. July 2025 new listings jumped 22.2%, but closed sales dipped 2.1%. Days on market increased by 8.6% to 63 days. The average sales price rose 6.7% to \$295,725, while the median price slipped 1.4% to \$257,000, and the percent of list price received declined 2%. Year-to-date, condo/villa listings are up slightly (2.1%), closed sales are nearly flat (-0.7%), and prices show a mixed pattern—median sales price up 4%, but average sales price down 1.1%. Overall, both markets indicate rising prices with longer selling times, but single-family homes are seeing stronger sales momentum than condos.

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	685	688	0.4%	3,982	4,304	8.1%
Closed Sales	517	559	8.1%	3,113	3,213	3.2%
Days on Market	49	61	24.5%	57	63	10.5%
SP\$/SqFt	\$131.69	\$140.46	6.7%	\$123.65	\$134.21	8.5%
Median Sales Price*	\$207,000	\$220,000	6.3%	\$182,000	\$202,000	11.0%
Average Sales Price*	\$230,300	\$249,016	8.1%	\$216,443	\$241,113	11.4%
Percent of List Price Received*	103%	101%	-1.9%	102%	101%	-1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$119,065,131	\$139,199,755	16.9%	\$673,651,717	\$77,495,248	-88.5%

Condo/Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	54	66	22.2%	328	335	2.1%
Closed Sales	48	47	-2.1%	273	271	-0.7%
Days on Market	58	63	8.6%	61	60	-1.6%
SP\$/SqFt	\$155.20	\$158.63	2.2%	\$147.81	\$146.12	-1.1%
Median Sales Price*	\$260,750	\$257,000	-1.4%	\$226,000	\$235,000	4.0%
Average Sales Price*	\$277,185	\$295,725	6.7%	\$246,360	\$243,638	-1.1%
Percent of List Price Received*	101%	99%	-2.0%	100%	100%	0.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume (in 1000's)	\$13,304,876	\$13,899,060	4.5%	\$67,256,362	\$66,026,008	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	false	false	% Change	false	false	% Change
New Listings		1,137	1,125	- 1.1%	6,548	7,112	+ 8.6%
Pending Sales		886	961	+ 8.5%	5,243	5,544	+ 5.7%
Closed Sales		882	945	+ 7.1%	5,136	5,412	+ 5.4%
Days on Market Until Sale		54	65	+ 20.4%	62	67	+ 8.1%
Median Sales Price		\$202,000	\$214,700	+ 6.3%	\$185,000	\$201,000	+ 8.6%
Average Sales Price		\$230,477	\$246,543	+ 7.0%	\$216,700	\$237,040	+ 9.4%
Percent of List Price Received		100.6%	100.0%	- 0.6%	99.9%	99.7%	- 0.2%
Housing Affordability Index		148	140	- 5.4%	162	149	- 8.0%
Inventory of Homes for Sale		2,011	2,227	+ 10.7%	—	—	—
Months Supply of Inventory		2.7	2.8	+ 3.7%	—	—	—

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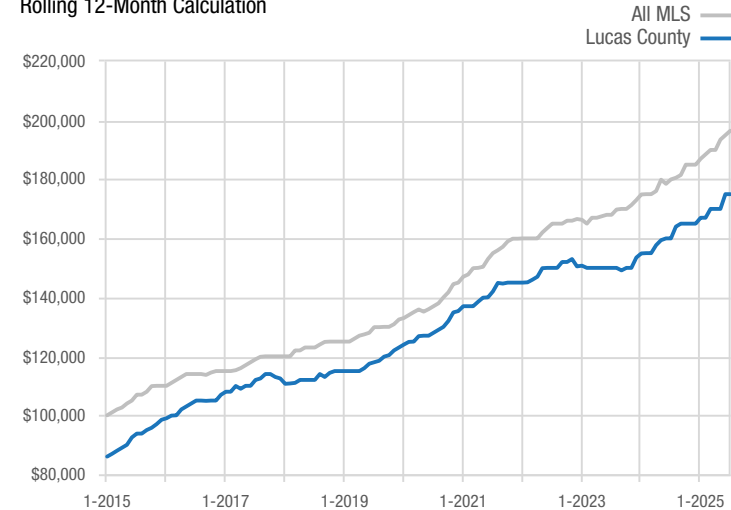
Lucas County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	548	499	- 8.9%	3,197	3,367	+ 5.3%
Pending Sales	426	463	+ 8.7%	2,563	2,633	+ 2.7%
Closed Sales	408	450	+ 10.3%	2,508	2,546	+ 1.5%
Days on Market Until Sale	49	61	+ 24.5%	56	60	+ 7.1%
Median Sales Price*	\$187,000	\$205,000	+ 9.6%	\$161,051	\$179,900	+ 11.7%
Average Sales Price*	\$212,462	\$234,175	+ 10.2%	\$194,910	\$217,110	+ 11.4%
Percent of List Price Received*	101.4%	100.8%	- 0.6%	100.7%	100.4%	- 0.3%
Inventory of Homes for Sale	896	928	+ 3.6%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

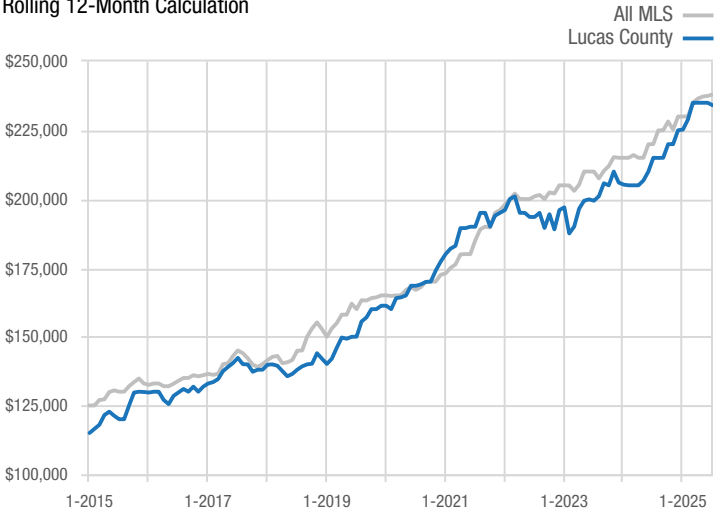
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	43	51	+ 18.6%	266	270	+ 1.5%
Pending Sales	36	39	+ 8.3%	219	218	- 0.5%
Closed Sales	42	36	- 14.3%	216	217	+ 0.5%
Days on Market Until Sale	61	67	+ 9.8%	61	58	- 4.9%
Median Sales Price*	\$268,750	\$250,000	- 7.0%	\$217,450	\$233,000	+ 7.2%
Average Sales Price*	\$284,986	\$303,610	+ 6.5%	\$242,747	\$241,507	- 0.5%
Percent of List Price Received*	101.3%	99.6%	- 1.7%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	69	71	+ 2.9%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

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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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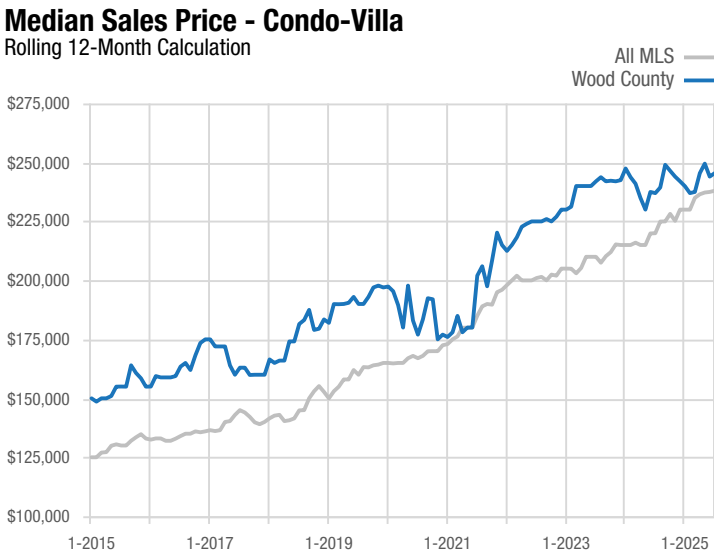
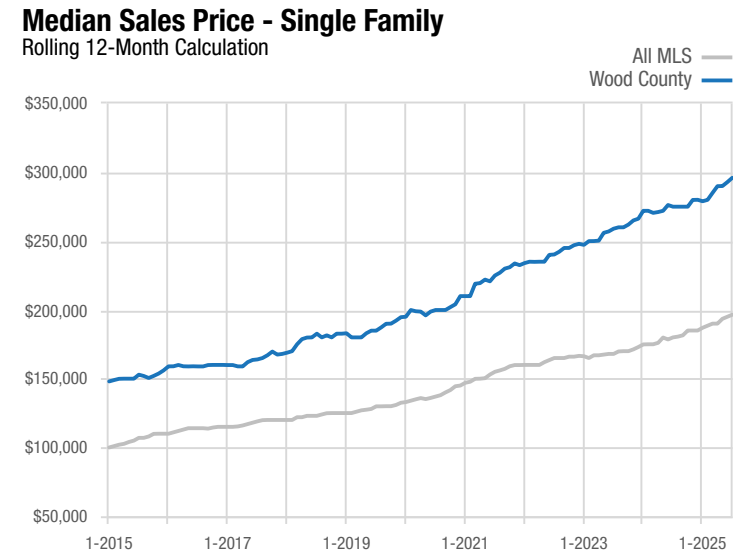


Wood County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	137	129	- 5.8%	785	876	+ 11.6%
Pending Sales	116	104	- 10.3%	628	671	+ 6.8%
Closed Sales	109	106	- 2.8%	604	663	+ 9.8%
Days on Market Until Sale	51	60	+ 17.6%	62	72	+ 16.1%
Median Sales Price*	\$265,000	\$300,000	+ 13.2%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$301,284	\$320,867	+ 6.5%	\$308,925	\$339,882	+ 10.0%
Percent of List Price Received*	102.1%	100.8%	- 1.3%	100.7%	100.4%	- 0.3%
Inventory of Homes for Sale	251	292	+ 16.3%	—	—	—
Months Supply of Inventory	2.8	3.1	+ 10.7%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	11	14	+ 27.3%	62	64	+ 3.2%
Pending Sales	5	13	+ 160.0%	57	56	- 1.8%
Closed Sales	6	11	+ 83.3%	57	54	- 5.3%
Days on Market Until Sale	39	51	+ 30.8%	60	68	+ 13.3%
Median Sales Price*	\$246,000	\$265,100	+ 7.8%	\$238,500	\$247,700	+ 3.9%
Average Sales Price*	\$222,575	\$269,918	+ 21.3%	\$258,535	\$252,202	- 2.4%
Percent of List Price Received*	100.8%	98.4%	- 2.4%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	20	19	- 5.0%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

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Toledo - All Zip Codes

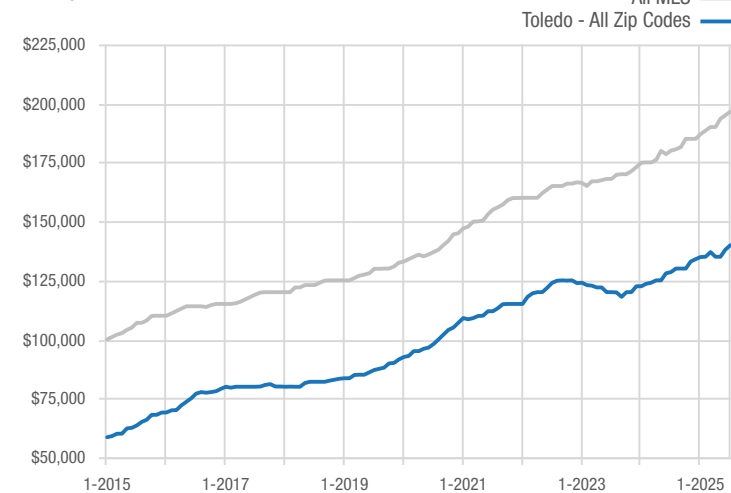
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Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	368	337	- 8.4%	2,236	2,298	+ 2.8%
Pending Sales	292	324	+ 11.0%	1,868	1,849	- 1.0%
Closed Sales	283	303	+ 7.1%	1,849	1,782	- 3.6%
Days on Market Until Sale	50	59	+ 18.0%	56	58	+ 3.6%
Median Sales Price*	\$140,000	\$164,500	+ 17.5%	\$130,000	\$140,000	+ 7.7%
Average Sales Price*	\$156,330	\$179,931	+ 15.1%	\$148,195	\$159,897	+ 7.9%
Percent of List Price Received*	101.0%	101.1%	+ 0.1%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	589	582	- 1.2%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

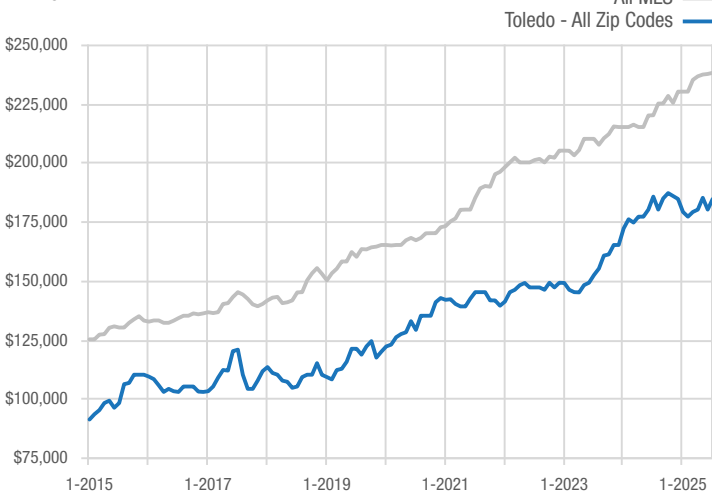
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	24	20	- 16.7%	136	128	- 5.9%
Pending Sales	12	11	- 8.3%	98	111	+ 13.3%
Closed Sales	18	11	- 38.9%	100	110	+ 10.0%
Days on Market Until Sale	49	50	+ 2.0%	57	50	- 12.3%
Median Sales Price*	\$163,841	\$212,000	+ 29.4%	\$181,750	\$182,500	+ 0.4%
Average Sales Price*	\$202,632	\$195,064	- 3.7%	\$190,047	\$199,834	+ 5.1%
Percent of List Price Received*	101.9%	98.9%	- 2.9%	100.6%	100.5%	- 0.1%
Inventory of Homes for Sale	42	28	- 33.3%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Holland

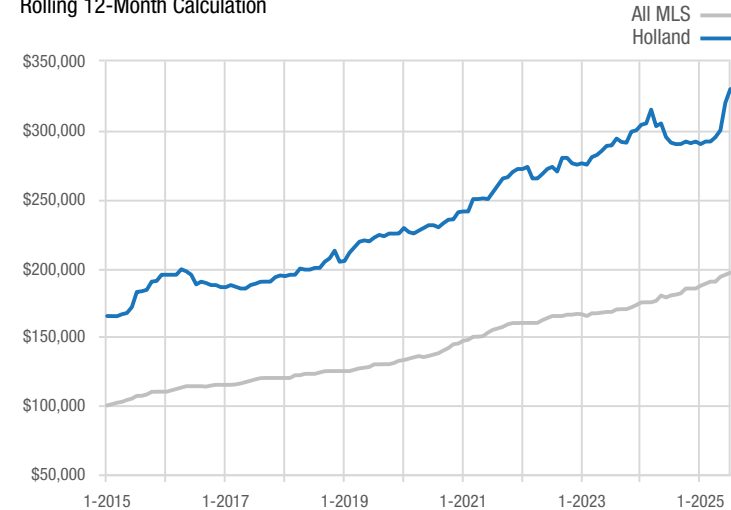
Zip Code 43528

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	20	23	+ 15.0%	87	116	+ 33.3%
Pending Sales	12	13	+ 8.3%	65	85	+ 30.8%
Closed Sales	13	15	+ 15.4%	65	85	+ 30.8%
Days on Market Until Sale	43	46	+ 7.0%	53	57	+ 7.5%
Median Sales Price*	\$265,000	\$356,000	+ 34.3%	\$275,950	\$345,000	+ 25.0%
Average Sales Price*	\$279,877	\$343,987	+ 22.9%	\$303,587	\$346,661	+ 14.2%
Percent of List Price Received*	101.3%	101.5%	+ 0.2%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	30	42	+ 40.0%	—	—	—
Months Supply of Inventory	3.0	3.2	+ 6.7%	—	—	—

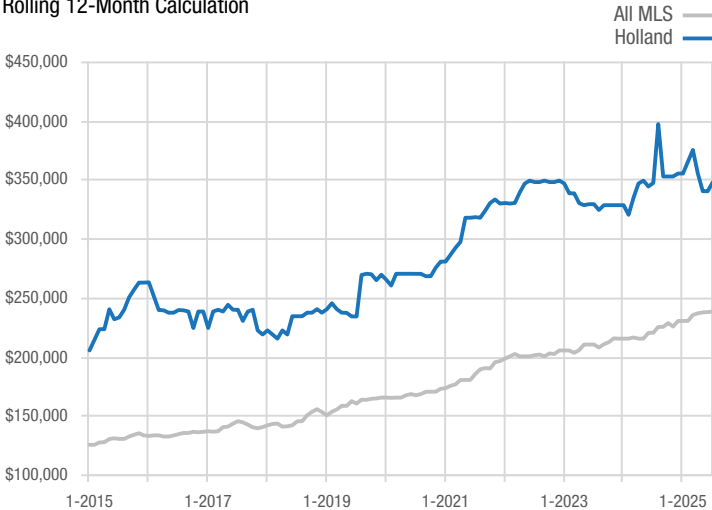
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	1	0.0%	15	15	0.0%
Pending Sales	3	2	- 33.3%	9	12	+ 33.3%
Closed Sales	3	2	- 33.3%	8	13	+ 62.5%
Days on Market Until Sale	54	148	+ 174.1%	92	63	- 31.5%
Median Sales Price*	\$429,900	\$510,000	+ 18.6%	\$388,950	\$340,000	- 12.6%
Average Sales Price*	\$444,133	\$510,000	+ 14.8%	\$373,925	\$336,531	- 10.0%
Percent of List Price Received*	97.1%	92.9%	- 4.3%	99.2%	98.5%	- 0.7%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.2	1.4	- 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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Maumee

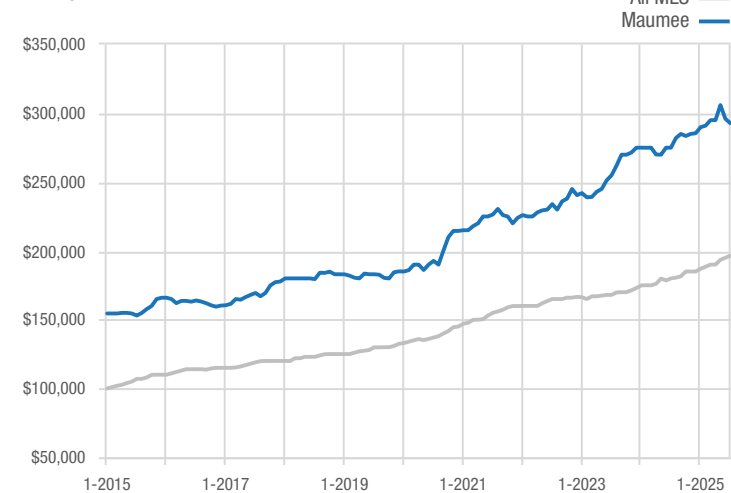
Zip Code 43537

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	34	46	+ 35.3%	241	271	+ 12.4%
Pending Sales	28	34	+ 21.4%	197	197	0.0%
Closed Sales	26	33	+ 26.9%	191	193	+ 1.0%
Days on Market Until Sale	48	56	+ 16.7%	58	58	0.0%
Median Sales Price*	\$325,000	\$285,000	- 12.3%	\$284,000	\$295,000	+ 3.9%
Average Sales Price*	\$350,804	\$377,187	+ 7.5%	\$310,199	\$356,776	+ 15.0%
Percent of List Price Received*	103.2%	99.3%	- 3.8%	101.4%	100.5%	- 0.9%
Inventory of Homes for Sale	65	76	+ 16.9%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

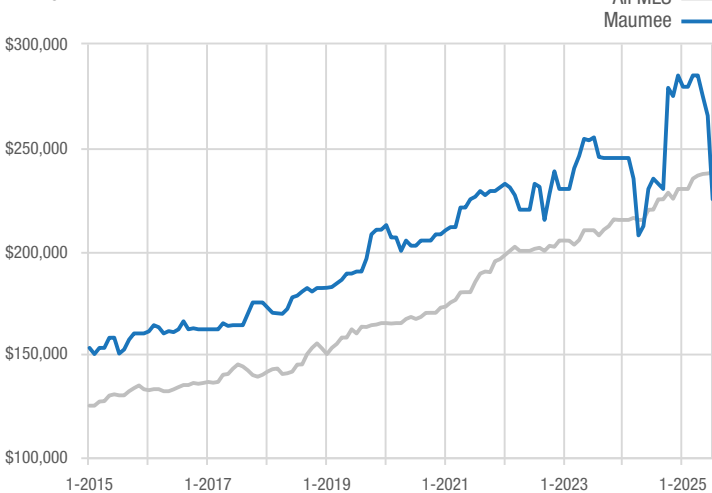
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	2	7	+ 250.0%	35	33	- 5.7%
Pending Sales	7	11	+ 57.1%	35	28	- 20.0%
Closed Sales	8	9	+ 12.5%	34	27	- 20.6%
Days on Market Until Sale	45	44	- 2.2%	46	48	+ 4.3%
Median Sales Price*	\$375,000	\$238,000	- 36.5%	\$277,000	\$217,500	- 21.5%
Average Sales Price*	\$395,874	\$329,889	- 16.7%	\$332,789	\$256,478	- 22.9%
Percent of List Price Received*	101.8%	100.7%	- 1.1%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.2	1.7	+ 750.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Monclova

Zip Code 43542

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	7	7	0.0%	29	33	+ 13.8%
Pending Sales	4	6	+ 50.0%	18	23	+ 27.8%
Closed Sales	4	5	+ 25.0%	18	22	+ 22.2%
Days on Market Until Sale	55	74	+ 34.5%	84	88	+ 4.8%
Median Sales Price*	\$408,850	\$406,200	- 0.6%	\$399,700	\$454,000	+ 13.6%
Average Sales Price*	\$406,494	\$388,375	- 4.5%	\$416,110	\$539,213	+ 29.6%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	97.0%	98.9%	+ 2.0%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	3.6	3.4	- 5.6%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	3	0	- 100.0%	10	6	- 40.0%
Pending Sales	3	2	- 33.3%	10	4	- 60.0%
Closed Sales	3	2	- 33.3%	9	8	- 11.1%
Days on Market Until Sale	269	79	- 70.6%	266	191	- 28.2%
Median Sales Price*	\$393,005	\$438,275	+ 11.5%	\$389,000	\$408,118	+ 4.9%
Average Sales Price*	\$396,985	\$438,275	+ 10.4%	\$374,881	\$407,485	+ 8.7%
Percent of List Price Received*	100.4%	101.9%	+ 1.5%	100.1%	100.5%	+ 0.4%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

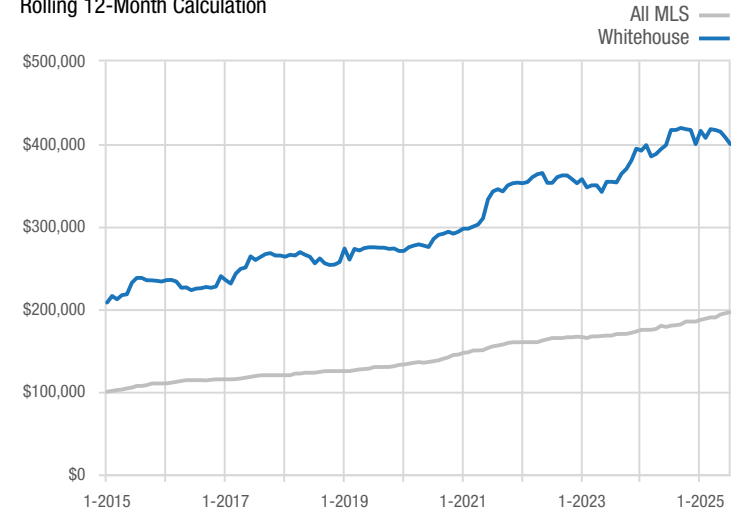
Zip Code 43571

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	18	5	- 72.2%	53	45	- 15.1%
Pending Sales	10	11	+ 10.0%	33	41	+ 24.2%
Closed Sales	7	11	+ 57.1%	30	40	+ 33.3%
Days on Market Until Sale	47	72	+ 53.2%	52	63	+ 21.2%
Median Sales Price*	\$468,000	\$427,750	- 8.6%	\$417,000	\$417,875	+ 0.2%
Average Sales Price*	\$429,557	\$414,968	- 3.4%	\$406,863	\$429,868	+ 5.7%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	22	11	- 50.0%	—	—	—
Months Supply of Inventory	4.0	1.7	- 57.5%	—	—	—

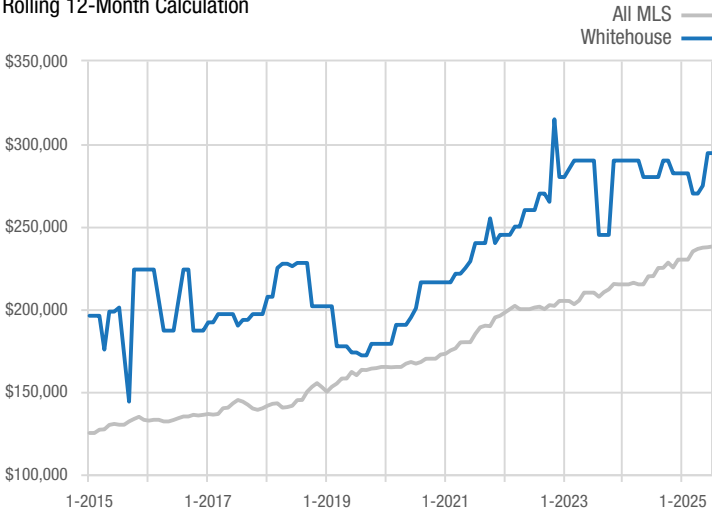
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	1	—	1	4	+ 300.0%
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	61	29	- 52.5%
Median Sales Price*	—	—	—	\$270,000	\$292,500	+ 8.3%
Average Sales Price*	—	—	—	\$270,000	\$292,500	+ 8.3%
Percent of List Price Received*	—	—	—	93.1%	96.3%	+ 3.4%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
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Sylvania

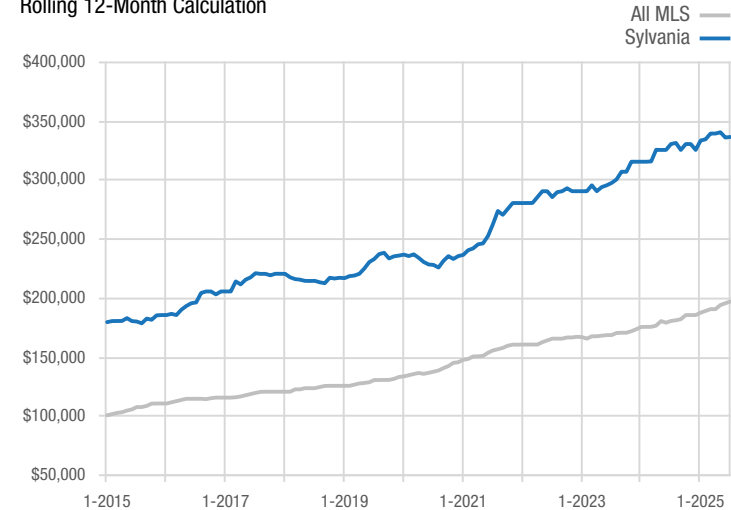
Zip Code 43560

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	48	39	- 18.8%	281	276	- 1.8%
Pending Sales	48	29	- 39.6%	209	197	- 5.7%
Closed Sales	49	32	- 34.7%	201	189	- 6.0%
Days on Market Until Sale	43	58	+ 34.9%	55	67	+ 21.8%
Median Sales Price*	\$344,000	\$342,500	- 0.4%	\$340,000	\$347,500	+ 2.2%
Average Sales Price*	\$362,169	\$371,089	+ 2.5%	\$363,165	\$363,105	- 0.0%
Percent of List Price Received*	101.8%	100.7%	- 1.1%	101.6%	99.8%	- 1.8%
Inventory of Homes for Sale	81	96	+ 18.5%	—	—	—
Months Supply of Inventory	2.8	3.4	+ 21.4%	—	—	—

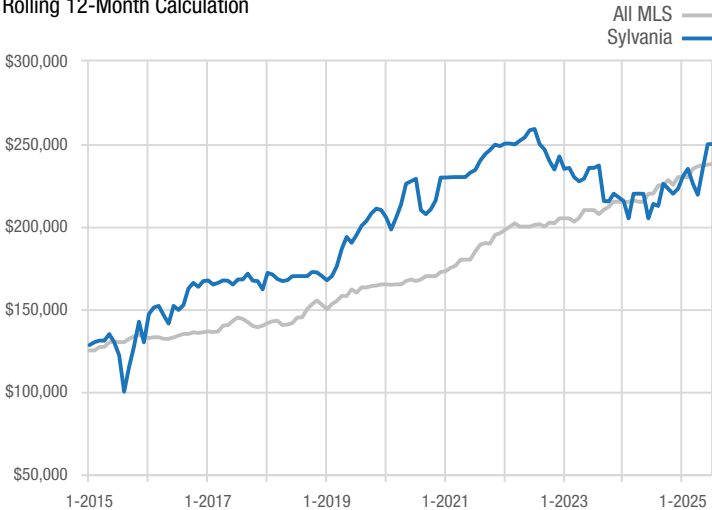
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	18	+ 125.0%	48	69	+ 43.8%
Pending Sales	7	10	+ 42.9%	49	48	- 2.0%
Closed Sales	6	10	+ 66.7%	48	45	- 6.3%
Days on Market Until Sale	35	87	+ 148.6%	44	61	+ 38.6%
Median Sales Price*	\$283,750	\$387,700	+ 36.6%	\$222,950	\$275,000	+ 23.3%
Average Sales Price*	\$268,400	\$341,871	+ 27.4%	\$239,351	\$279,289	+ 16.7%
Percent of List Price Received*	101.7%	99.7%	- 2.0%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	10	26	+ 160.0%	—	—	—
Months Supply of Inventory	1.6	4.0	+ 150.0%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Waterville

Zip Code 43566

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	18	20	+ 11.1%	95	118	+ 24.2%
Pending Sales	8	17	+ 112.5%	53	77	+ 45.3%
Closed Sales	8	16	+ 100.0%	48	72	+ 50.0%
Days on Market Until Sale	46	53	+ 15.2%	59	74	+ 25.4%
Median Sales Price*	\$372,450	\$300,000	- 19.5%	\$327,450	\$366,700	+ 12.0%
Average Sales Price*	\$355,100	\$351,610	- 1.0%	\$332,802	\$377,468	+ 13.4%
Percent of List Price Received*	101.8%	100.7%	- 1.1%	100.2%	99.7%	- 0.5%
Inventory of Homes for Sale	33	37	+ 12.1%	—	—	—
Months Supply of Inventory	4.4	3.5	- 20.5%	—	—	—

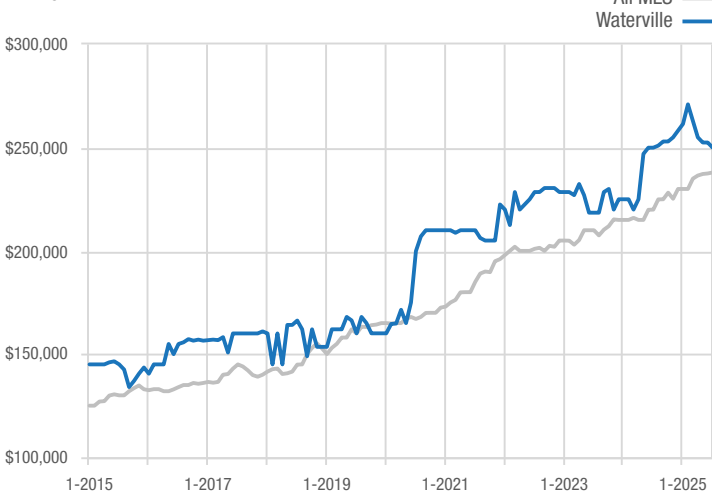
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	4	2	- 50.0%	13	6	- 53.8%
Pending Sales	4	1	- 75.0%	11	5	- 54.5%
Closed Sales	4	1	- 75.0%	10	5	- 50.0%
Days on Market Until Sale	39	91	+ 133.3%	42	59	+ 40.5%
Median Sales Price*	\$255,000	\$250,000	- 2.0%	\$249,500	\$250,000	+ 0.2%
Average Sales Price*	\$255,325	\$250,000	- 2.1%	\$260,170	\$238,830	- 8.2%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43604

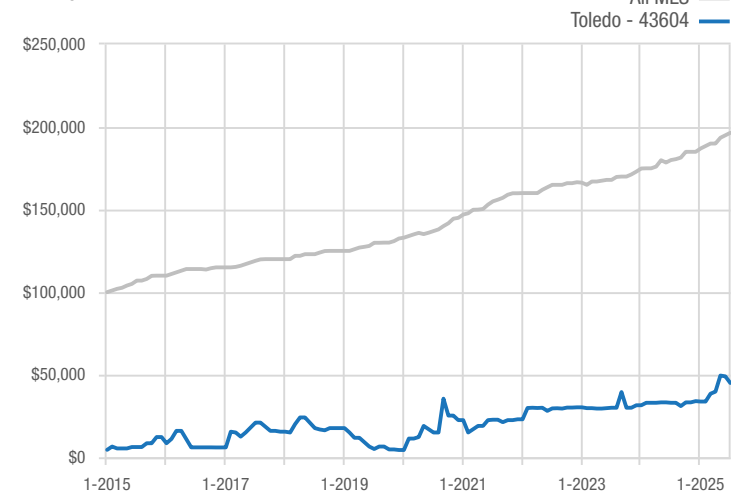
Zip Code 43604

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	5	3	- 40.0%	21	22	+ 4.8%
Pending Sales	0	1	—	14	18	+ 28.6%
Closed Sales	0	3	—	14	19	+ 35.7%
Days on Market Until Sale	—	94	—	91	74	- 18.7%
Median Sales Price*	—	\$45,000	—	\$33,750	\$48,500	+ 43.7%
Average Sales Price*	—	\$39,000	—	\$53,325	\$71,550	+ 34.2%
Percent of List Price Received*	—	90.0%	—	91.9%	86.5%	- 5.9%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

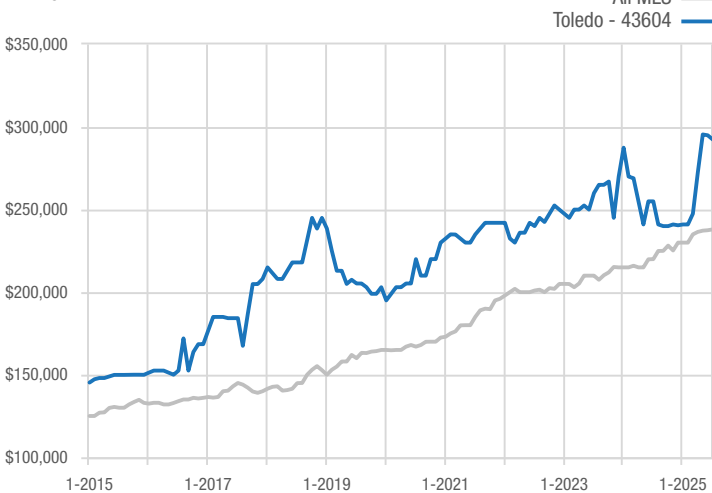
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	2	+ 100.0%	12	6	- 50.0%
Pending Sales	2	0	- 100.0%	10	5	- 50.0%
Closed Sales	1	0	- 100.0%	9	5	- 44.4%
Days on Market Until Sale	206	—	—	84	83	- 1.2%
Median Sales Price*	\$315,000	—	—	\$240,000	\$295,000	+ 22.9%
Average Sales Price*	\$315,000	—	—	\$250,311	\$293,000	+ 17.1%
Percent of List Price Received*	95.5%	—	—	100.3%	97.3%	- 3.0%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43605

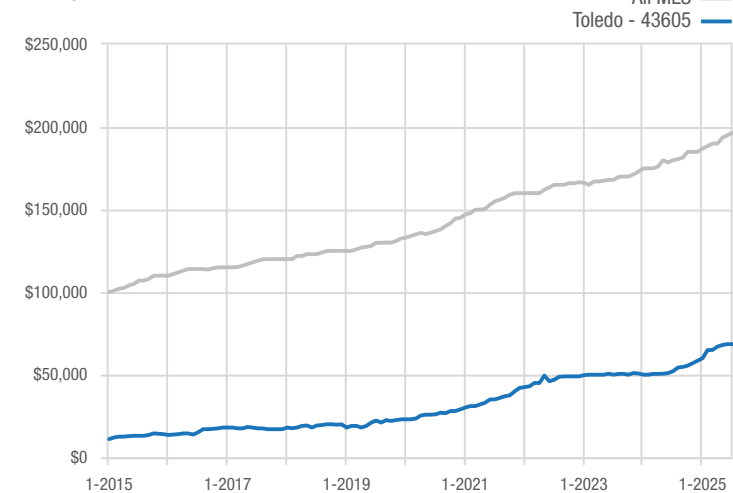
Zip Code 43605

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	28	28	0.0%	199	202	+ 1.5%
Pending Sales	15	26	+ 73.3%	147	166	+ 12.9%
Closed Sales	17	28	+ 64.7%	150	162	+ 8.0%
Days on Market Until Sale	54	51	- 5.6%	58	53	- 8.6%
Median Sales Price*	\$63,500	\$59,000	- 7.1%	\$53,500	\$69,500	+ 29.9%
Average Sales Price*	\$69,933	\$73,115	+ 4.6%	\$59,319	\$72,125	+ 21.6%
Percent of List Price Received*	96.3%	94.8%	- 1.6%	97.5%	98.1%	+ 0.6%
Inventory of Homes for Sale	57	49	- 14.0%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

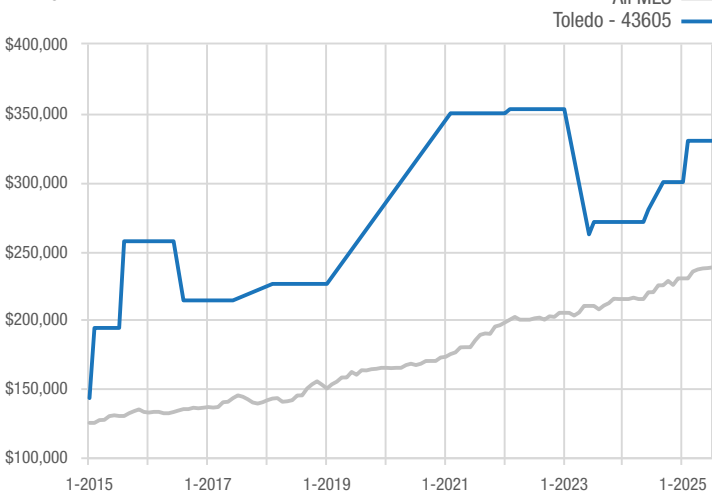
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	20	—
Median Sales Price*	—	—	—	—	\$360,000	—
Average Sales Price*	—	—	—	—	\$360,000	—
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



Median Sales Price - Condo-Villa



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Toledo - 43606

Zip Code 43606

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	33	32	- 3.0%	184	174	- 5.4%
Pending Sales	19	31	+ 63.2%	154	140	- 9.1%
Closed Sales	21	32	+ 52.4%	156	135	- 13.5%
Days on Market Until Sale	37	51	+ 37.8%	49	55	+ 12.2%
Median Sales Price*	\$210,000	\$262,500	+ 25.0%	\$210,000	\$230,000	+ 9.5%
Average Sales Price*	\$185,955	\$306,267	+ 64.7%	\$223,695	\$248,806	+ 11.2%
Percent of List Price Received*	102.2%	103.2%	+ 1.0%	101.8%	101.8%	0.0%
Inventory of Homes for Sale	44	47	+ 6.8%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

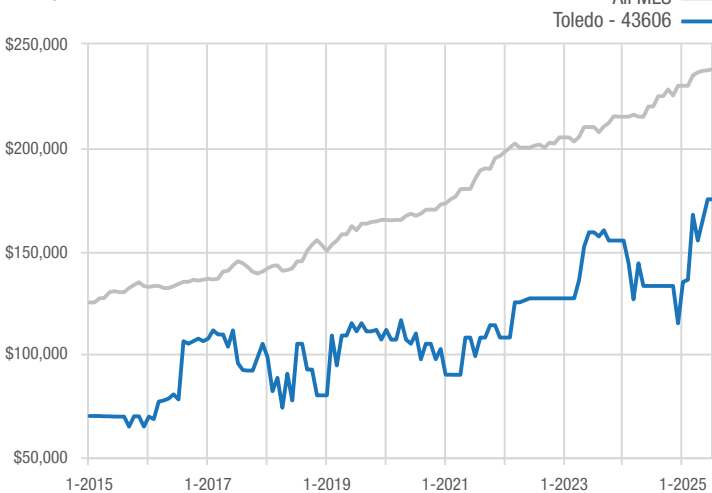
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Pending Sales	1	0	- 100.0%	4	6	+ 50.0%
Closed Sales	0	0	—	4	6	+ 50.0%
Days on Market Until Sale	—	—	—	60	43	- 28.3%
Median Sales Price*	—	—	—	\$107,450	\$165,000	+ 53.6%
Average Sales Price*	—	—	—	\$122,975	\$187,621	+ 52.6%
Percent of List Price Received*	—	—	—	97.3%	95.1%	- 2.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43607

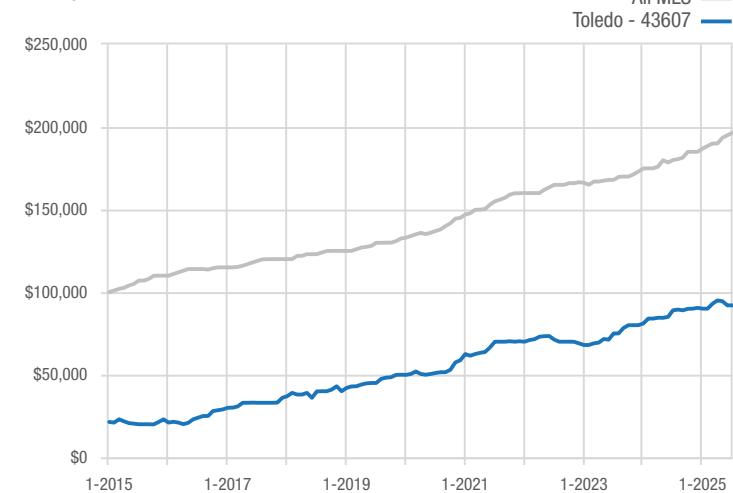
Zip Code 43607

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	25	23	- 8.0%	144	148	+ 2.8%
Pending Sales	23	15	- 34.8%	126	96	- 23.8%
Closed Sales	17	12	- 29.4%	118	91	- 22.9%
Days on Market Until Sale	49	58	+ 18.4%	63	67	+ 6.3%
Median Sales Price*	\$102,200	\$77,450	- 24.2%	\$91,000	\$93,000	+ 2.2%
Average Sales Price*	\$111,812	\$89,982	- 19.5%	\$98,272	\$98,445	+ 0.2%
Percent of List Price Received*	99.4%	94.6%	- 4.8%	97.2%	96.7%	- 0.5%
Inventory of Homes for Sale	40	53	+ 32.5%	—	—	—
Months Supply of Inventory	2.4	3.6	+ 50.0%	—	—	—

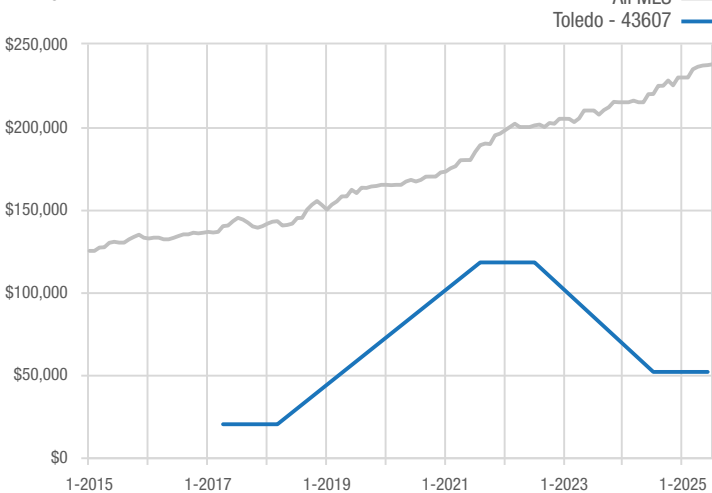
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	71	—	—	71	—	—
Median Sales Price*	\$51,700	—	—	\$51,700	—	—
Average Sales Price*	\$51,700	—	—	\$51,700	—	—
Percent of List Price Received*	86.2%	—	—	86.2%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43608

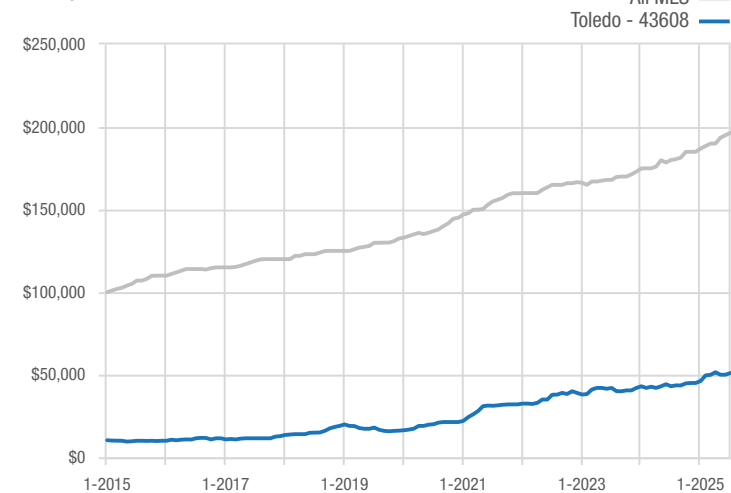
Zip Code 43608

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	21	21	0.0%	133	141	+ 6.0%
Pending Sales	14	11	- 21.4%	98	103	+ 5.1%
Closed Sales	13	12	- 7.7%	97	102	+ 5.2%
Days on Market Until Sale	85	61	- 28.2%	65	59	- 9.2%
Median Sales Price*	\$39,300	\$56,000	+ 42.5%	\$45,000	\$54,500	+ 21.1%
Average Sales Price*	\$44,585	\$53,750	+ 20.6%	\$50,609	\$56,636	+ 11.9%
Percent of List Price Received*	92.5%	89.5%	- 3.2%	95.1%	95.5%	+ 0.4%
Inventory of Homes for Sale	42	44	+ 4.8%	—	—	—
Months Supply of Inventory	3.3	2.8	- 15.2%	—	—	—

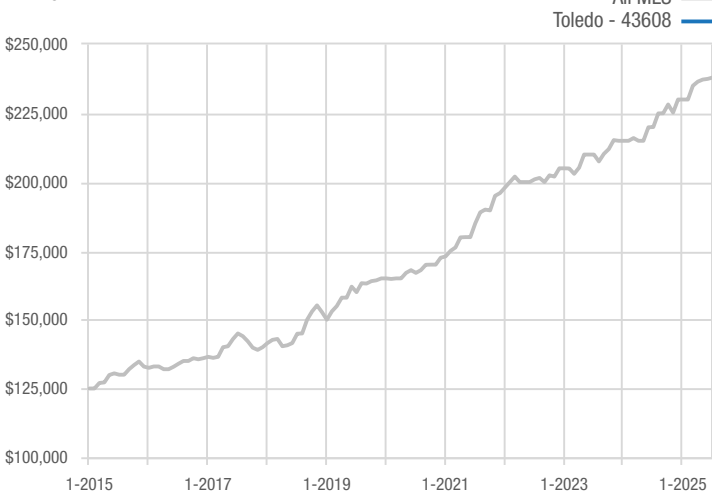
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43609

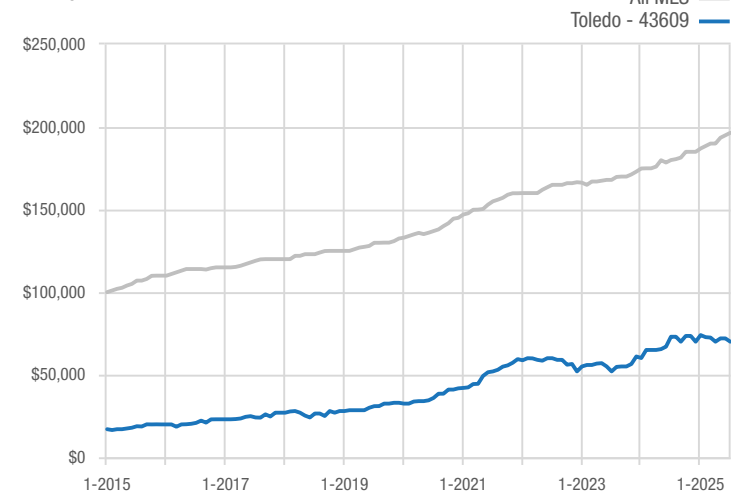
Zip Code 43609

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	29	19	- 34.5%	141	163	+ 15.6%
Pending Sales	16	22	+ 37.5%	110	135	+ 22.7%
Closed Sales	17	17	0.0%	109	122	+ 11.9%
Days on Market Until Sale	67	68	+ 1.5%	68	61	- 10.3%
Median Sales Price*	\$74,000	\$65,000	- 12.2%	\$69,000	\$68,750	- 0.4%
Average Sales Price*	\$77,664	\$67,950	- 12.5%	\$71,747	\$71,433	- 0.4%
Percent of List Price Received*	101.0%	108.9%	+ 7.8%	96.4%	99.2%	+ 2.9%
Inventory of Homes for Sale	50	37	- 26.0%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

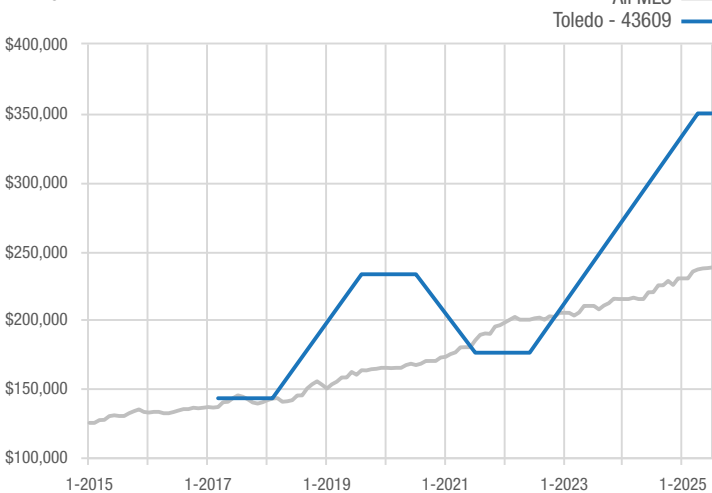
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	72	—
Median Sales Price*	—	—	—	—	\$349,900	—
Average Sales Price*	—	—	—	—	\$349,900	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43610

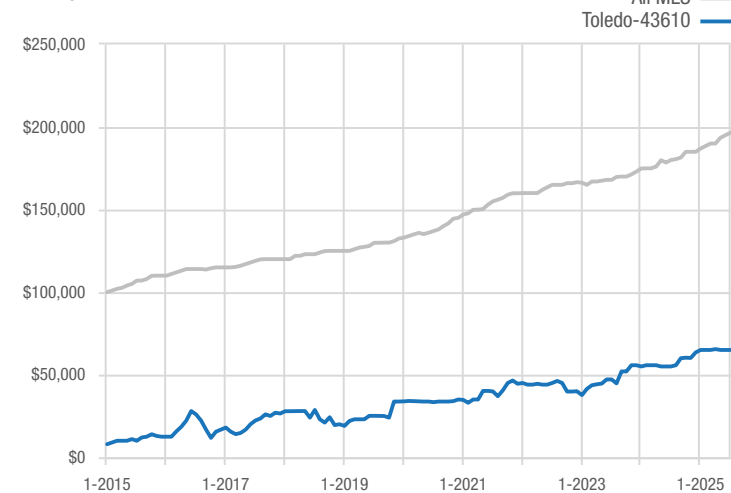
Zip Code 43610

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	7	4	- 42.9%	34	46	+ 35.3%
Pending Sales	4	2	- 50.0%	25	24	- 4.0%
Closed Sales	4	2	- 50.0%	25	22	- 12.0%
Days on Market Until Sale	47	17	- 63.8%	60	42	- 30.0%
Median Sales Price*	\$67,500	\$25,000	- 63.0%	\$60,000	\$67,500	+ 12.5%
Average Sales Price*	\$63,465	\$25,000	- 60.6%	\$62,520	\$82,419	+ 31.8%
Percent of List Price Received*	90.0%	78.5%	- 12.8%	96.8%	94.2%	- 2.7%
Inventory of Homes for Sale	9	16	+ 77.8%	—	—	—
Months Supply of Inventory	2.5	4.6	+ 84.0%	—	—	—

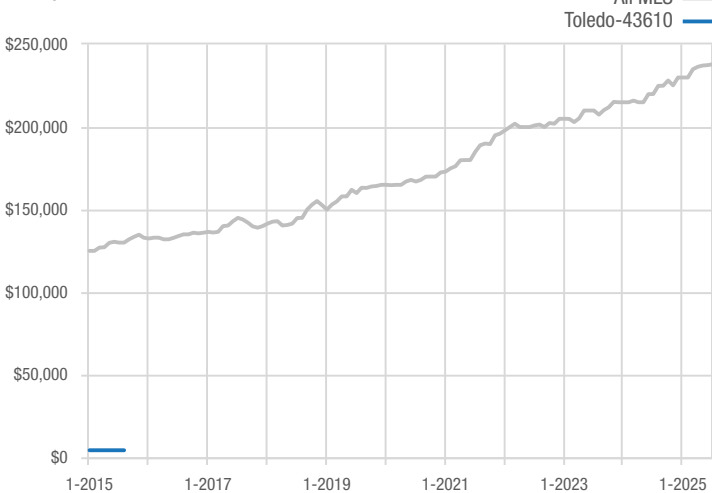
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Toledo - 43611

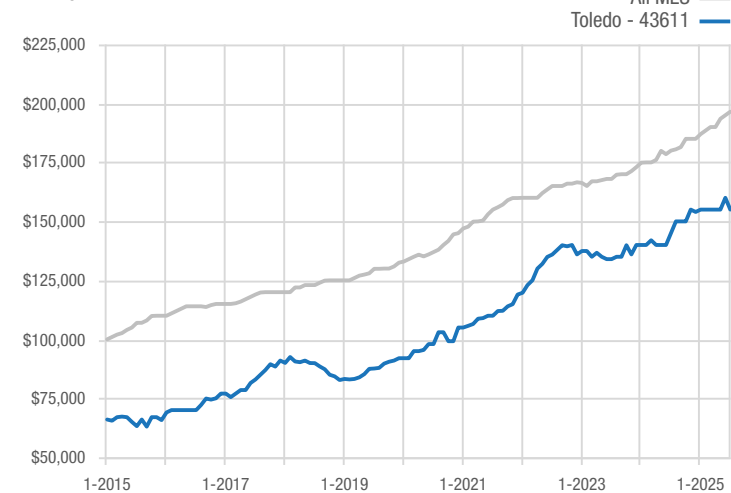
Zip Code 43611

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	25	15	- 40.0%	160	152	- 5.0%
Pending Sales	23	21	- 8.7%	139	131	- 5.8%
Closed Sales	24	23	- 4.2%	139	124	- 10.8%
Days on Market Until Sale	47	63	+ 34.0%	57	62	+ 8.8%
Median Sales Price*	\$171,250	\$133,900	- 21.8%	\$152,300	\$155,000	+ 1.8%
Average Sales Price*	\$180,875	\$137,206	- 24.1%	\$157,565	\$155,369	- 1.4%
Percent of List Price Received*	103.3%	103.7%	+ 0.4%	101.3%	100.7%	- 0.6%
Inventory of Homes for Sale	35	36	+ 2.9%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

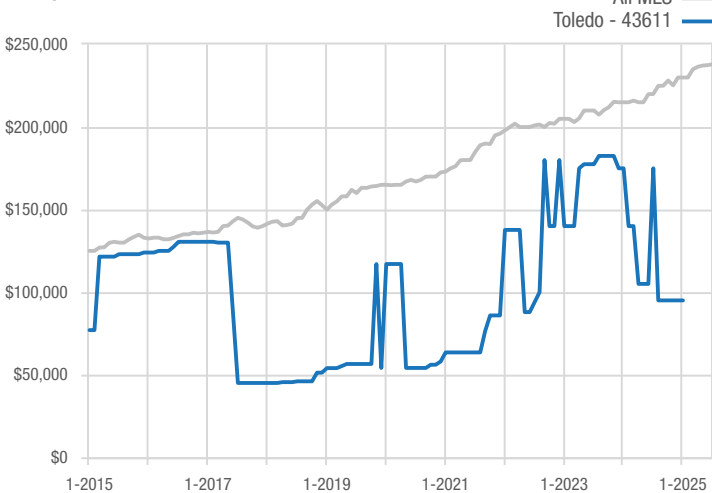
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	44	—	—
Median Sales Price*	—	—	—	\$95,000	—	—
Average Sales Price*	—	—	—	\$95,000	—	—
Percent of List Price Received*	—	—	—	82.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Toledo - 43612

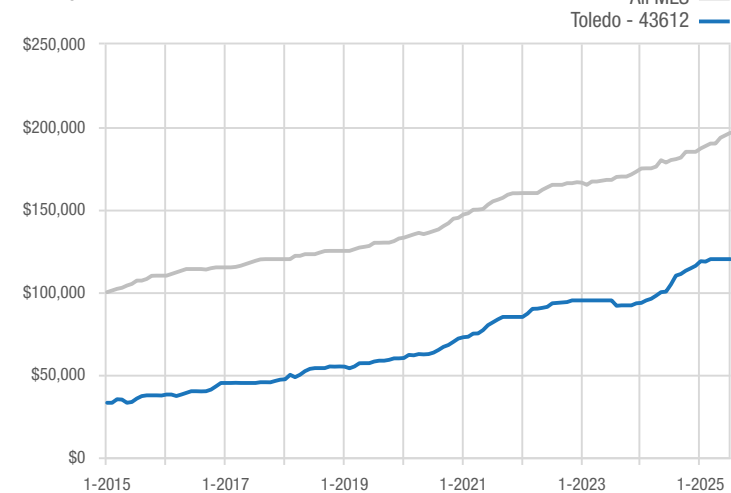
Zip Code 43612

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	44	42	- 4.5%	272	253	- 7.0%
Pending Sales	50	41	- 18.0%	241	214	- 11.2%
Closed Sales	50	29	- 42.0%	237	206	- 13.1%
Days on Market Until Sale	57	50	- 12.3%	65	59	- 9.2%
Median Sales Price*	\$121,900	\$125,000	+ 2.5%	\$112,875	\$122,250	+ 8.3%
Average Sales Price*	\$125,796	\$137,862	+ 9.6%	\$116,439	\$124,162	+ 6.6%
Percent of List Price Received*	99.9%	102.6%	+ 2.7%	100.3%	102.8%	+ 2.5%
Inventory of Homes for Sale	64	63	- 1.6%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

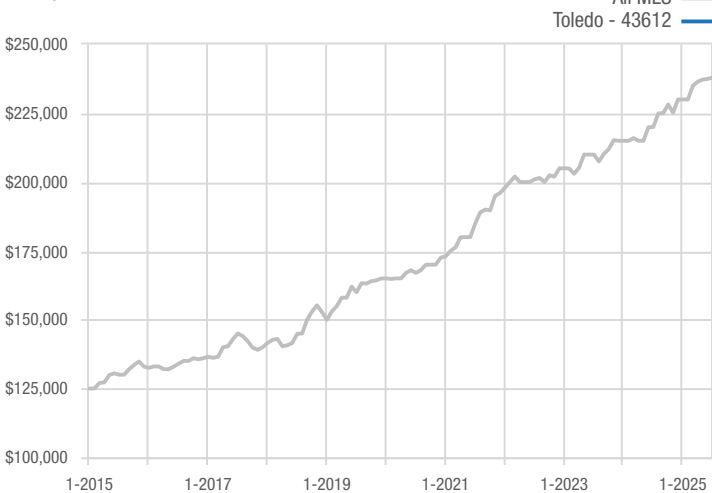
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Toledo - 43613

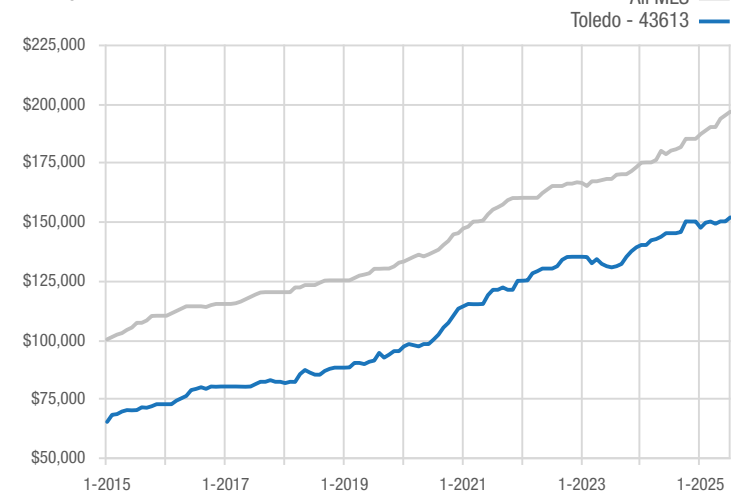
Zip Code 43613

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	40	46	+ 15.0%	296	267	- 9.8%
Pending Sales	43	39	- 9.3%	279	231	- 17.2%
Closed Sales	41	36	- 12.2%	280	217	- 22.5%
Days on Market Until Sale	44	63	+ 43.2%	50	58	+ 16.0%
Median Sales Price*	\$142,500	\$158,750	+ 11.4%	\$150,000	\$155,000	+ 3.3%
Average Sales Price*	\$151,274	\$150,436	- 0.6%	\$143,816	\$151,124	+ 5.1%
Percent of List Price Received*	102.1%	100.8%	- 1.3%	102.8%	102.1%	- 0.7%
Inventory of Homes for Sale	55	62	+ 12.7%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

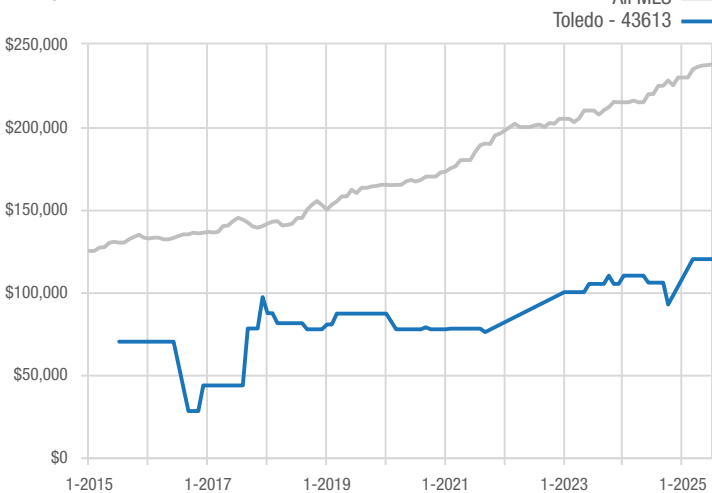
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	96	—
Median Sales Price*	—	—	—	—	\$120,000	—
Average Sales Price*	—	—	—	—	\$120,000	—
Percent of List Price Received*	—	—	—	—	104.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Toledo-43614

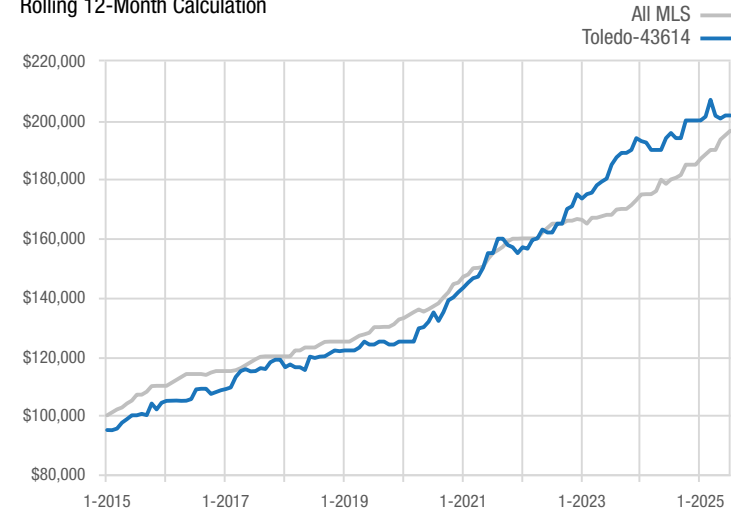
Zip Code 43614

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	35	43	+ 22.9%	198	228	+ 15.2%
Pending Sales	28	34	+ 21.4%	184	190	+ 3.3%
Closed Sales	27	32	+ 18.5%	183	190	+ 3.8%
Days on Market Until Sale	37	54	+ 45.9%	47	50	+ 6.4%
Median Sales Price*	\$208,500	\$219,750	+ 5.4%	\$200,000	\$205,000	+ 2.5%
Average Sales Price*	\$208,671	\$215,373	+ 3.2%	\$202,483	\$211,893	+ 4.6%
Percent of List Price Received*	104.1%	101.8%	- 2.2%	102.1%	103.3%	+ 1.2%
Inventory of Homes for Sale	48	57	+ 18.8%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

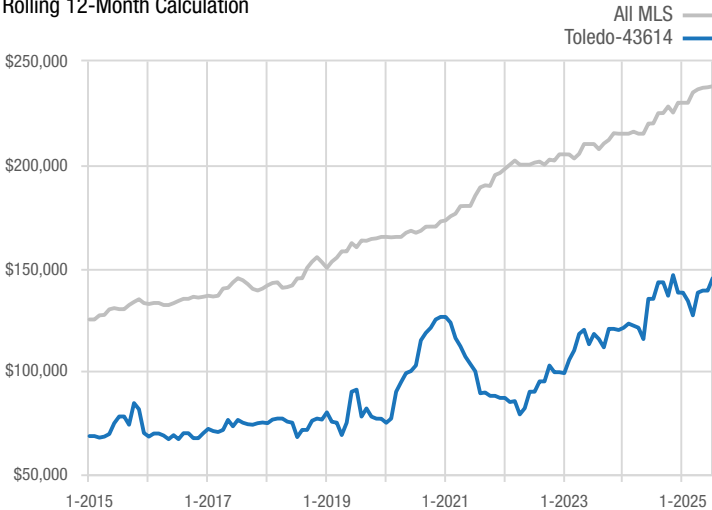
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	6	3	- 50.0%	28	31	+ 10.7%
Pending Sales	3	2	- 33.3%	23	28	+ 21.7%
Closed Sales	5	3	- 40.0%	24	28	+ 16.7%
Days on Market Until Sale	42	39	- 7.1%	53	39	- 26.4%
Median Sales Price*	\$127,000	\$212,000	+ 66.9%	\$136,500	\$149,950	+ 9.9%
Average Sales Price*	\$136,300	\$196,633	+ 44.3%	\$167,002	\$144,861	- 13.3%
Percent of List Price Received*	106.3%	102.5%	- 3.6%	101.1%	100.6%	- 0.5%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

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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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Local Market Update – July 2025

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Toledo - 43615

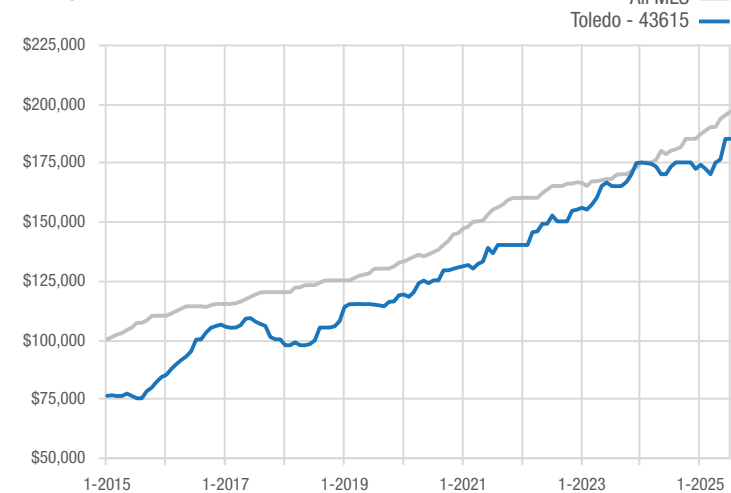
Zip Code 43615

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	32	31	- 3.1%	235	252	+ 7.2%
Pending Sales	34	45	+ 32.4%	187	207	+ 10.7%
Closed Sales	28	42	+ 50.0%	181	201	+ 11.0%
Days on Market Until Sale	45	75	+ 66.7%	53	61	+ 15.1%
Median Sales Price*	\$200,000	\$200,000	0.0%	\$171,500	\$188,000	+ 9.6%
Average Sales Price*	\$229,515	\$246,592	+ 7.4%	\$227,329	\$219,111	- 3.6%
Percent of List Price Received*	105.0%	103.0%	- 1.9%	103.7%	100.7%	- 2.9%
Inventory of Homes for Sale	64	48	- 25.0%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

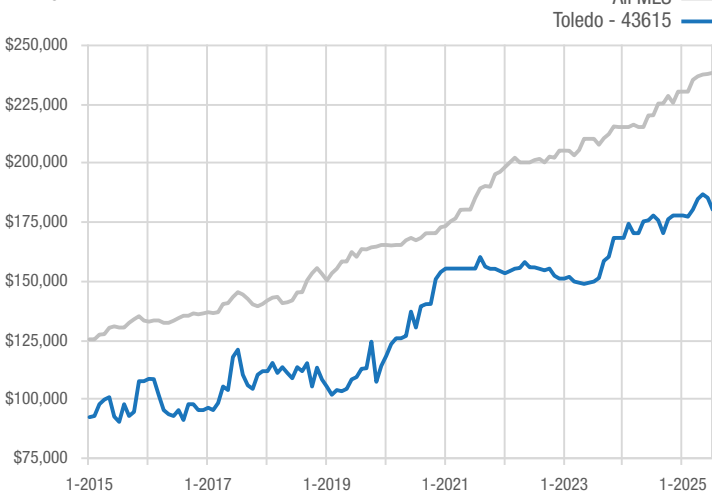
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	10	12	+ 20.0%	57	55	- 3.5%
Pending Sales	3	6	+ 100.0%	39	47	+ 20.5%
Closed Sales	6	4	- 33.3%	40	46	+ 15.0%
Days on Market Until Sale	40	59	+ 47.5%	60	59	- 1.7%
Median Sales Price*	\$226,250	\$157,500	- 30.4%	\$176,250	\$180,000	+ 2.1%
Average Sales Price*	\$232,917	\$144,975	- 37.8%	\$197,624	\$215,223	+ 8.9%
Percent of List Price Received*	101.2%	98.0%	- 3.2%	101.0%	101.6%	+ 0.6%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Toledo - 43617

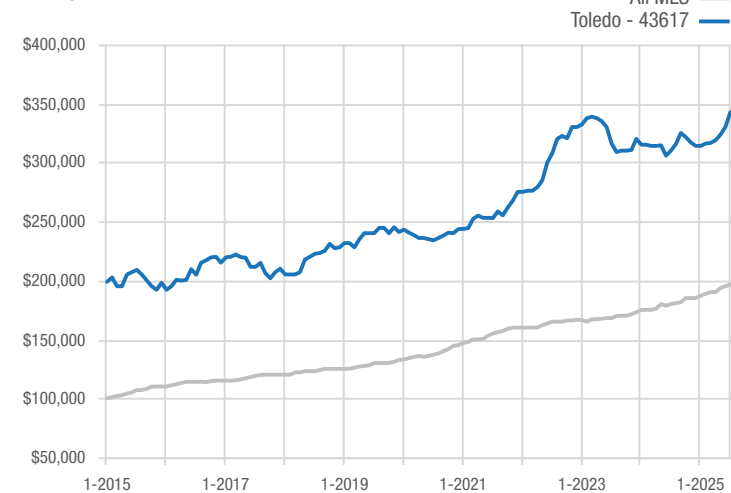
Zip Code 43617

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	9	8	- 11.1%	61	59	- 3.3%
Pending Sales	5	12	+ 140.0%	38	44	+ 15.8%
Closed Sales	8	10	+ 25.0%	39	42	+ 7.7%
Days on Market Until Sale	28	47	+ 67.9%	45	54	+ 20.0%
Median Sales Price*	\$320,950	\$382,501	+ 19.2%	\$301,000	\$377,501	+ 25.4%
Average Sales Price*	\$321,225	\$366,457	+ 14.1%	\$290,210	\$360,363	+ 24.2%
Percent of List Price Received*	102.2%	103.0%	+ 0.8%	102.8%	101.9%	- 0.9%
Inventory of Homes for Sale	23	16	- 30.4%	—	—	—
Months Supply of Inventory	3.6	2.3	- 36.1%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	3	2	- 33.3%	18	18	0.0%
Pending Sales	2	3	+ 50.0%	10	17	+ 70.0%
Closed Sales	4	4	0.0%	11	17	+ 54.5%
Days on Market Until Sale	27	50	+ 85.2%	35	34	- 2.9%
Median Sales Price*	\$252,000	\$240,500	- 4.6%	\$265,000	\$250,000	- 5.7%
Average Sales Price*	\$260,420	\$243,975	- 6.3%	\$262,144	\$246,451	- 6.0%
Percent of List Price Received*	102.0%	97.2%	- 4.7%	103.4%	100.6%	- 2.7%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	2.9	0.9	- 69.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Toledo - 43620

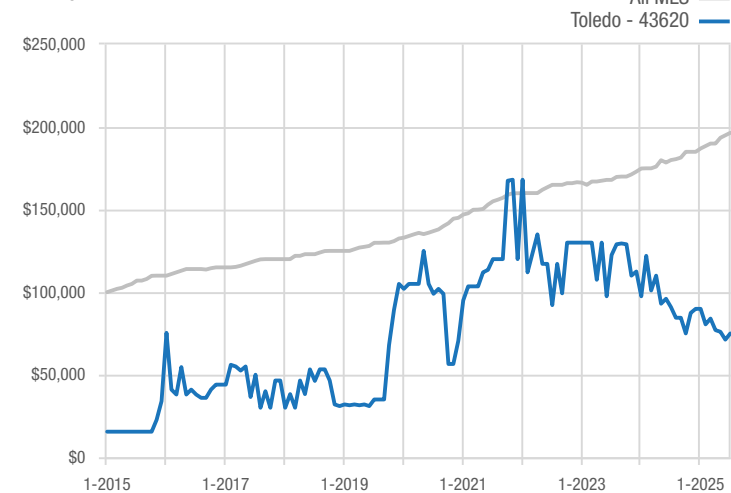
Zip Code 43620

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	4	3	- 25.0%	22	17	- 22.7%
Pending Sales	0	4	—	20	14	- 30.0%
Closed Sales	1	4	+ 300.0%	21	15	- 28.6%
Days on Market Until Sale	317	94	- 70.3%	76	67	- 11.8%
Median Sales Price*	\$89,900	\$105,750	+ 17.6%	\$92,000	\$75,500	- 17.9%
Average Sales Price*	\$89,900	\$131,850	+ 46.7%	\$111,228	\$98,360	- 11.6%
Percent of List Price Received*	75.0%	102.1%	+ 36.1%	99.4%	104.7%	+ 5.3%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	2.4	3.5	+ 45.8%	—	—	—

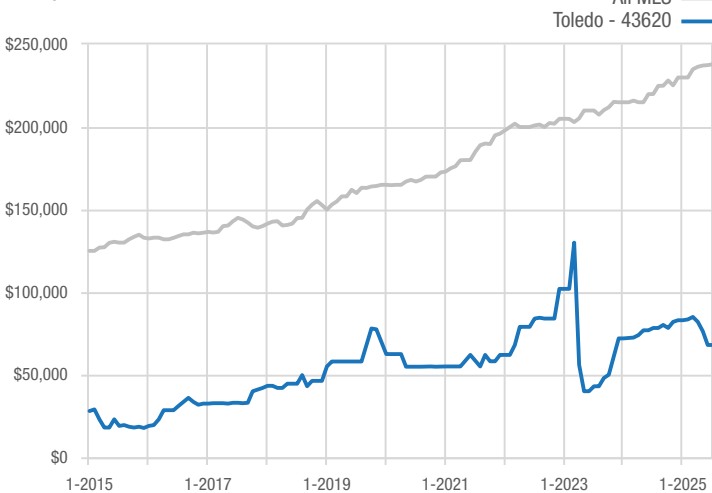
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	1	—	5	5	0.0%
Pending Sales	0	0	—	4	4	0.0%
Closed Sales	0	0	—	4	4	0.0%
Days on Market Until Sale	—	—	—	46	57	+ 23.9%
Median Sales Price*	—	—	—	\$82,500	\$56,660	- 31.3%
Average Sales Price*	—	—	—	\$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



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Toledo-43623

Zip Code 43623

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	31	19	- 38.7%	136	174	+ 27.9%
Pending Sales	18	20	+ 11.1%	106	136	+ 28.3%
Closed Sales	15	21	+ 40.0%	100	134	+ 34.0%
Days on Market Until Sale	41	52	+ 26.8%	44	54	+ 22.7%
Median Sales Price*	\$184,500	\$225,000	+ 22.0%	\$180,000	\$208,250	+ 15.7%
Average Sales Price*	\$236,553	\$262,257	+ 10.9%	\$217,232	\$254,822	+ 17.3%
Percent of List Price Received*	102.1%	103.3%	+ 1.2%	103.6%	101.9%	- 1.6%
Inventory of Homes for Sale	43	40	- 7.0%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	2	0	- 100.0%	8	2	- 75.0%
Pending Sales	1	0	- 100.0%	6	1	- 83.3%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	41	—	—	70	34	- 51.4%
Median Sales Price*	\$160,000	—	—	\$143,500	\$185,000	+ 28.9%
Average Sales Price*	\$160,000	—	—	\$164,733	\$185,000	+ 12.3%
Percent of List Price Received*	106.7%	—	—	102.9%	108.8%	+ 5.7%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – July 2025

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Oregon

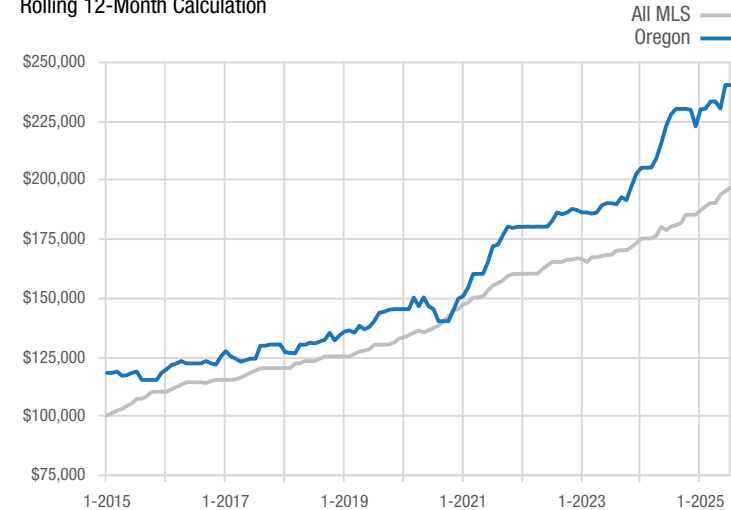
Zip Code 43616

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	25	17	- 32.0%	131	162	+ 23.7%
Pending Sales	15	18	+ 20.0%	81	124	+ 53.1%
Closed Sales	13	21	+ 61.5%	76	122	+ 60.5%
Days on Market Until Sale	39	92	+ 135.9%	49	70	+ 42.9%
Median Sales Price*	\$245,000	\$240,000	- 2.0%	\$242,000	\$268,750	+ 11.1%
Average Sales Price*	\$251,954	\$269,362	+ 6.9%	\$253,631	\$282,604	+ 11.4%
Percent of List Price Received*	104.0%	101.7%	- 2.2%	101.8%	100.6%	- 1.2%
Inventory of Homes for Sale	49	52	+ 6.1%	—	—	—
Months Supply of Inventory	4.0	2.7	- 32.5%	—	—	—

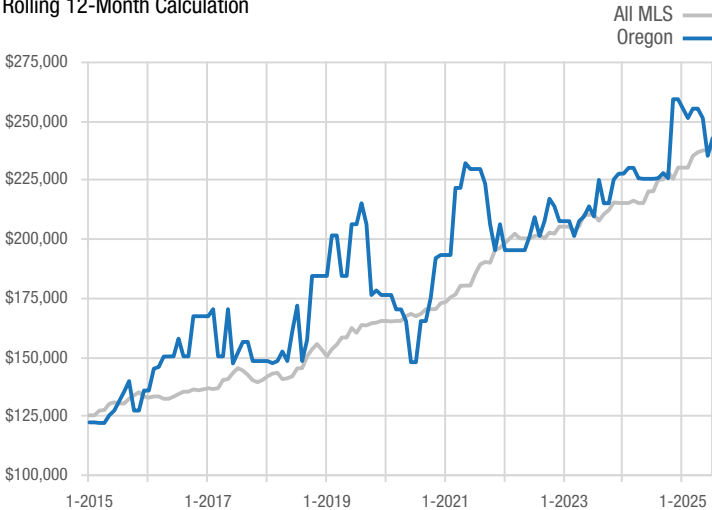
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	2	+ 100.0%	8	9	+ 12.5%
Pending Sales	0	2	—	6	8	+ 33.3%
Closed Sales	0	1	—	6	7	+ 16.7%
Days on Market Until Sale	—	38	—	40	33	- 17.5%
Median Sales Price*	—	\$250,000	—	\$217,750	\$209,500	- 3.8%
Average Sales Price*	—	\$250,000	—	\$231,333	\$216,929	- 6.2%
Percent of List Price Received*	—	104.2%	—	96.1%	103.3%	+ 7.5%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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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 – July 2025

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Bowling Green

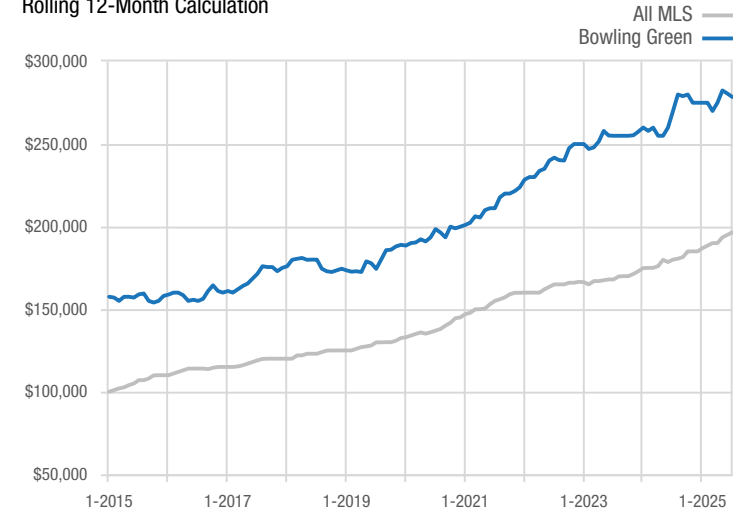
Zip Code 43402

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	27	20	- 25.9%	140	152	+ 8.6%
Pending Sales	23	21	- 8.7%	109	122	+ 11.9%
Closed Sales	25	23	- 8.0%	109	118	+ 8.3%
Days on Market Until Sale	44	63	+ 43.2%	48	59	+ 22.9%
Median Sales Price*	\$302,000	\$265,000	- 12.3%	\$275,000	\$282,453	+ 2.7%
Average Sales Price*	\$311,335	\$305,443	- 1.9%	\$303,315	\$309,896	+ 2.2%
Percent of List Price Received*	102.8%	100.3%	- 2.4%	100.5%	101.1%	+ 0.6%
Inventory of Homes for Sale	43	45	+ 4.7%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

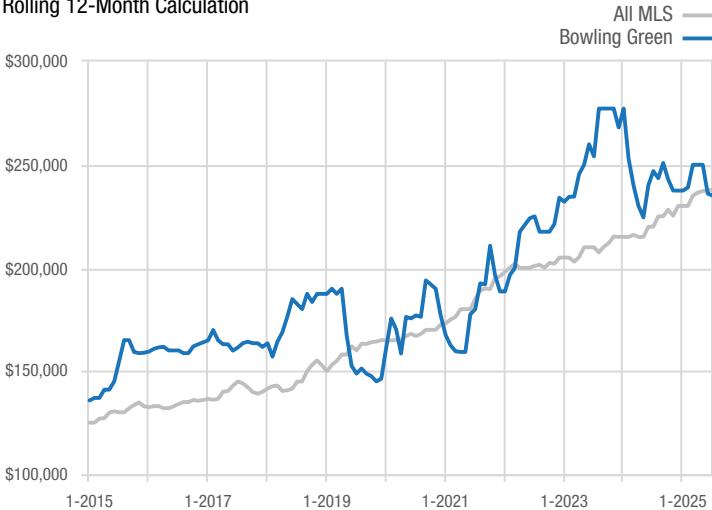
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	4	2	- 50.0%	21	10	- 52.4%
Pending Sales	1	2	+ 100.0%	21	9	- 57.1%
Closed Sales	2	2	0.0%	21	9	- 57.1%
Days on Market Until Sale	28	42	+ 50.0%	56	39	- 30.4%
Median Sales Price*	\$245,500	\$270,000	+ 10.0%	\$233,000	\$221,000	- 5.2%
Average Sales Price*	\$245,500	\$270,000	+ 10.0%	\$248,585	\$224,111	- 9.8%
Percent of List Price Received*	102.0%	96.9%	- 5.0%	101.5%	99.7%	- 1.8%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

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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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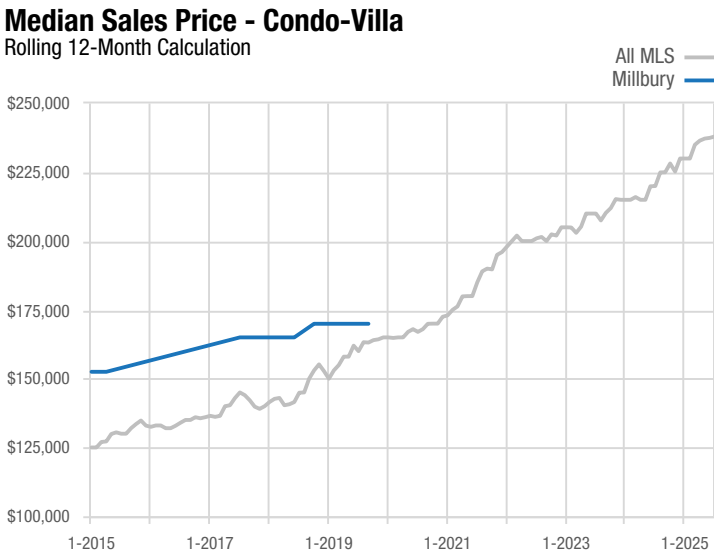
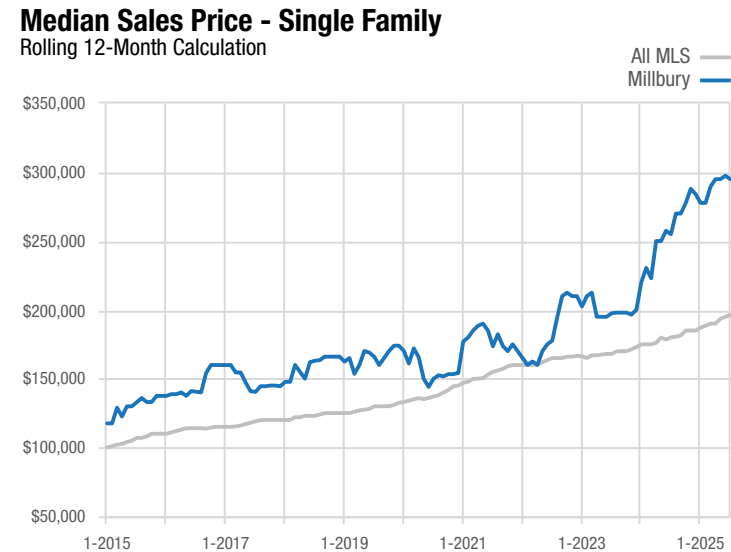
Millbury

Zip Code 43447

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	5	5	0.0%	21	21	0.0%
Pending Sales	3	3	0.0%	15	21	+ 40.0%
Closed Sales	3	4	+ 33.3%	14	22	+ 57.1%
Days on Market Until Sale	48	42	- 12.5%	49	92	+ 87.8%
Median Sales Price*	\$189,200	\$208,750	+ 10.3%	\$274,000	\$320,050	+ 16.8%
Average Sales Price*	\$264,233	\$224,400	- 15.1%	\$258,443	\$284,869	+ 10.2%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	101.4%	99.4%	- 2.0%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	4.3	1.2	- 72.1%	—	—	—

Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Rossford

Zip Code 43460

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	8	0.0%	47	47	0.0%
Pending Sales	6	4	- 33.3%	39	32	- 17.9%
Closed Sales	6	3	- 50.0%	37	30	- 18.9%
Days on Market Until Sale	30	48	+ 60.0%	46	69	+ 50.0%
Median Sales Price*	\$220,000	\$170,000	- 22.7%	\$216,500	\$240,000	+ 10.9%
Average Sales Price*	\$268,417	\$167,333	- 37.7%	\$248,562	\$239,634	- 3.6%
Percent of List Price Received*	105.9%	110.2%	+ 4.1%	102.1%	100.3%	- 1.8%
Inventory of Homes for Sale	11	17	+ 54.5%	—	—	—
Months Supply of Inventory	2.2	3.4	+ 54.5%	—	—	—

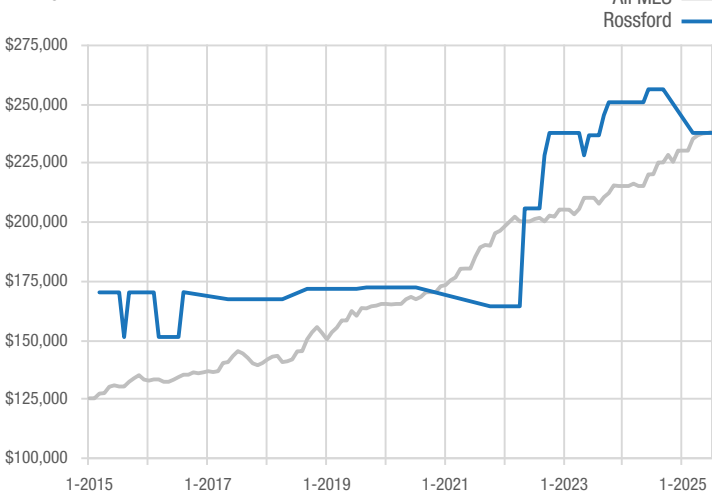
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	61	—
Median Sales Price*	—	—	—	—	\$237,500	—
Average Sales Price*	—	—	—	—	\$237,500	—
Percent 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



Median Sales Price - Condo-Villa



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Walbridge

Zip Code 43465

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	7	6	- 14.3%	33	28	- 15.2%
Pending Sales	5	3	- 40.0%	24	23	- 4.2%
Closed Sales	5	3	- 40.0%	26	22	- 15.4%
Days on Market Until Sale	53	45	- 15.1%	55	43	- 21.8%
Median Sales Price*	\$217,000	\$292,000	+ 34.6%	\$200,000	\$271,250	+ 35.6%
Average Sales Price*	\$181,680	\$236,400	+ 30.1%	\$200,835	\$253,291	+ 26.1%
Percent of List Price Received*	103.4%	100.3%	- 3.0%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

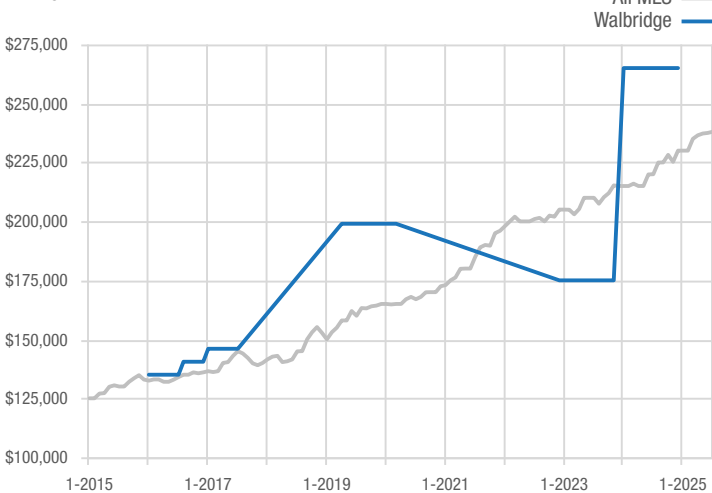
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	105	—	—
Median Sales Price*	—	—	—	\$265,000	—	—
Average Sales Price*	—	—	—	\$265,000	—	—
Percent of List Price Received*	—	—	—	98.1%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Northwood

Zip Code 43619

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	14	8	- 42.9%	79	71	- 10.1%
Pending Sales	8	11	+ 37.5%	52	54	+ 3.8%
Closed Sales	5	9	+ 80.0%	49	51	+ 4.1%
Days on Market Until Sale	46	47	+ 2.2%	58	85	+ 46.6%
Median Sales Price*	\$228,000	\$231,050	+ 1.3%	\$210,000	\$240,950	+ 14.7%
Average Sales Price*	\$273,900	\$263,338	- 3.9%	\$220,942	\$249,074	+ 12.7%
Percent of List Price Received*	106.6%	101.8%	- 4.5%	101.7%	103.0%	+ 1.3%
Inventory of Homes for Sale	37	25	- 32.4%	—	—	—
Months Supply of Inventory	4.6	3.2	- 30.4%	—	—	—

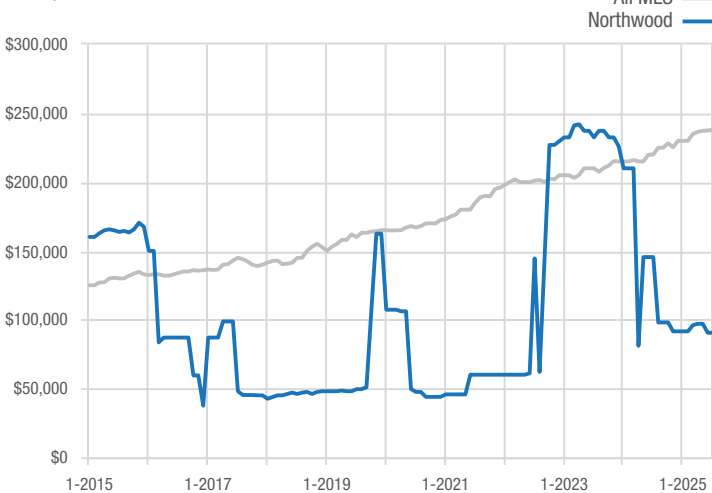
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	0	- 100.0%	4	3	- 25.0%
Pending Sales	0	0	—	1	3	+ 200.0%
Closed Sales	0	0	—	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	9	62	+ 588.9%
Median Sales Price*	—	—	—	\$81,000	\$84,500	+ 4.3%
Average Sales Price*	—	—	—	\$81,000	\$85,233	+ 5.2%
Percent of List Price Received*	—	—	—	101.4%	102.7%	+ 1.3%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Perrysburg and Perrysburg Twp

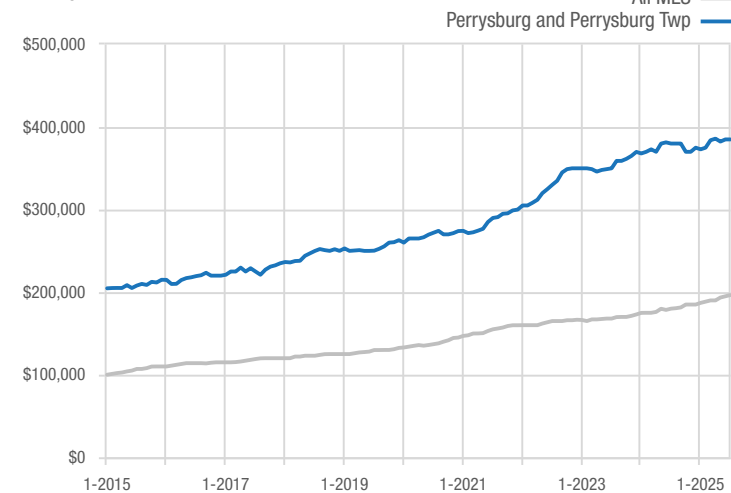
Zip Code 43551 and 43552

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	45	57	+ 26.7%	317	405	+ 27.8%
Pending Sales	46	46	0.0%	266	299	+ 12.4%
Closed Sales	42	45	+ 7.1%	249	300	+ 20.5%
Days on Market Until Sale	51	71	+ 39.2%	70	80	+ 14.3%
Median Sales Price*	\$356,307	\$375,000	+ 5.2%	\$373,000	\$389,900	+ 4.5%
Average Sales Price*	\$378,239	\$398,447	+ 5.3%	\$397,621	\$436,224	+ 9.7%
Percent of List Price Received*	100.7%	101.2%	+ 0.5%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	93	138	+ 48.4%	—	—	—
Months Supply of Inventory	2.5	3.4	+ 36.0%	—	—	—

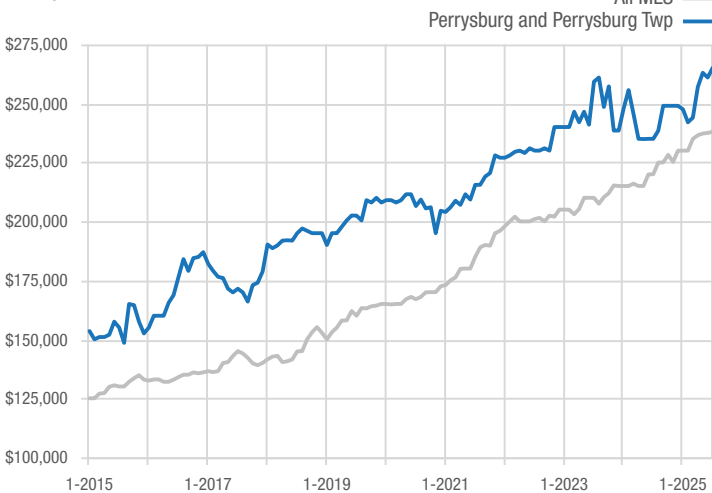
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	6	10	+ 66.7%	36	44	+ 22.2%
Pending Sales	4	11	+ 175.0%	34	39	+ 14.7%
Closed Sales	4	9	+ 125.0%	34	37	+ 8.8%
Days on Market Until Sale	44	53	+ 20.5%	63	76	+ 20.6%
Median Sales Price*	\$251,000	\$265,100	+ 5.6%	\$244,500	\$265,100	+ 8.4%
Average Sales Price*	\$211,113	\$269,900	+ 27.8%	\$269,419	\$276,060	+ 2.5%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Genoa

Zip Code 43430

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	11	6	- 45.5%	30	31	+ 3.3%
Pending Sales	4	4	0.0%	23	20	- 13.0%
Closed Sales	4	3	- 25.0%	24	18	- 25.0%
Days on Market Until Sale	44	82	+ 86.4%	56	56	0.0%
Median Sales Price*	\$223,500	\$230,000	+ 2.9%	\$172,500	\$212,750	+ 23.3%
Average Sales Price*	\$292,000	\$218,333	- 25.2%	\$204,263	\$200,122	- 2.0%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	99.5%	101.5%	+ 2.0%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	3.7	3.3	- 10.8%	—	—	—

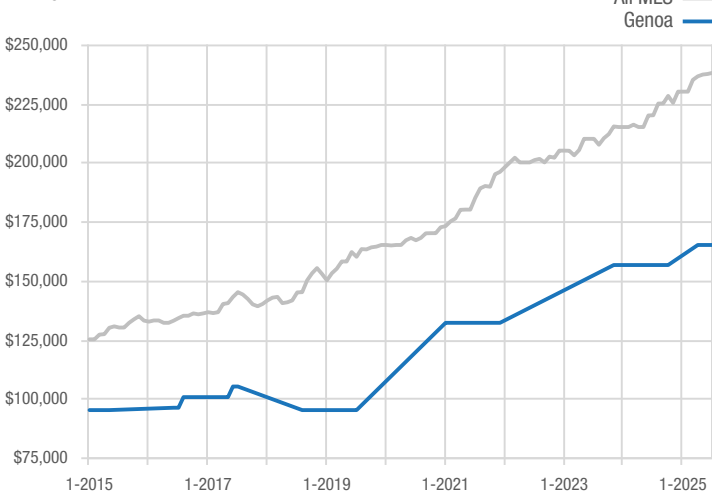
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$165,000	—
Average Sales Price*	—	—	—	—	\$165,000	—
Percent 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



Median Sales Price - Condo-Villa



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Wood County NE

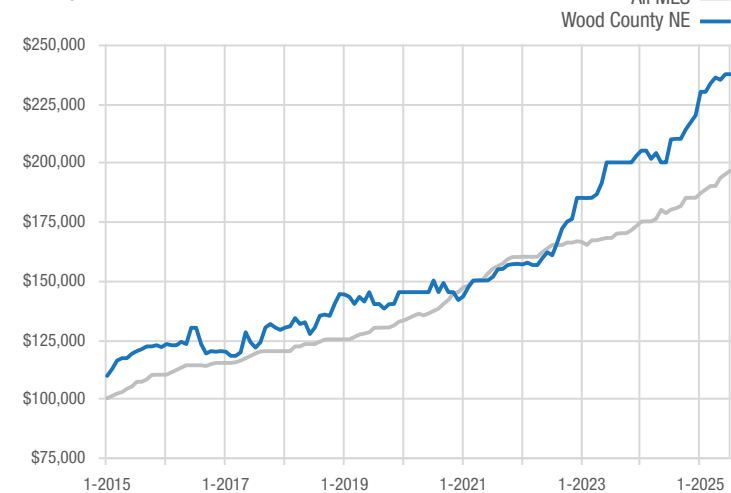
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	25	22	- 12.0%	91	88	- 3.3%
Pending Sales	14	10	- 28.6%	74	64	- 13.5%
Closed Sales	14	10	- 28.6%	77	59	- 23.4%
Days on Market Until Sale	67	54	- 19.4%	62	51	- 17.7%
Median Sales Price*	\$238,000	\$240,000	+ 0.8%	\$210,000	\$235,000	+ 11.9%
Average Sales Price*	\$254,314	\$279,970	+ 10.1%	\$230,432	\$256,102	+ 11.1%
Percent of List Price Received*	100.9%	100.2%	- 0.7%	99.2%	100.5%	+ 1.3%
Inventory of Homes for Sale	33	32	- 3.0%	—	—	—
Months Supply of Inventory	2.9	3.1	+ 6.9%	—	—	—

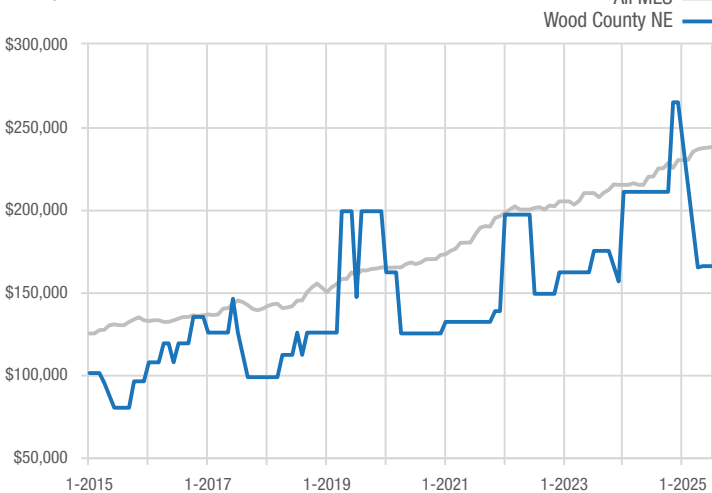
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	2	—	0	4	—
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	105	52	- 50.5%
Median Sales Price*	—	—	—	\$265,000	\$165,750	- 37.5%
Average Sales 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



Median Sales Price - Condo-Villa



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Wood County NW

Zip Codes 43522 and 43525

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	3	5	+ 66.7%	27	30	+ 11.1%
Pending Sales	6	3	- 50.0%	24	26	+ 8.3%
Closed Sales	4	5	+ 25.0%	22	28	+ 27.3%
Days on Market Until Sale	33	50	+ 51.5%	53	59	+ 11.3%
Median Sales Price*	\$242,317	\$240,000	- 1.0%	\$231,500	\$268,750	+ 16.1%
Average Sales Price*	\$254,059	\$237,100	- 6.7%	\$258,912	\$284,231	+ 9.8%
Percent of List Price Received*	105.1%	100.0%	- 4.9%	100.1%	100.9%	+ 0.8%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	1.6	3.5	+ 118.8%	—	—	—

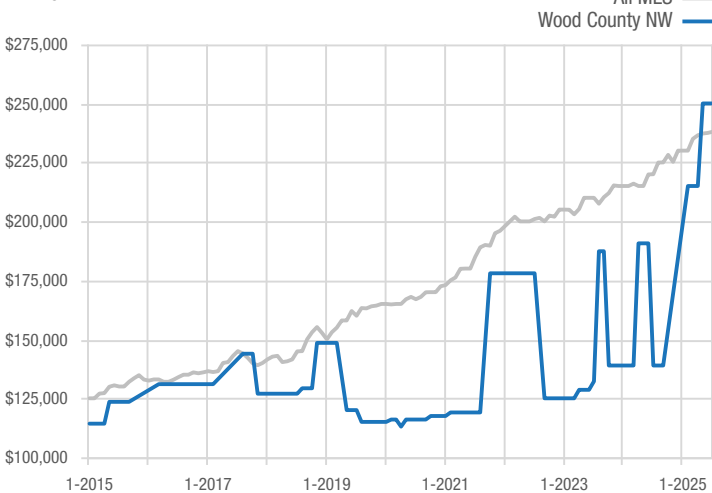
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	3	—
Closed Sales	0	0	—	0	3	—
Days on Market Until Sale	—	—	—	—	68	—
Median Sales Price*	—	—	—	—	\$250,000	—
Average Sales Price*	—	—	—	—	\$242,667	—
Percent 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



Median Sales Price - Condo-Villa



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Wood County SE

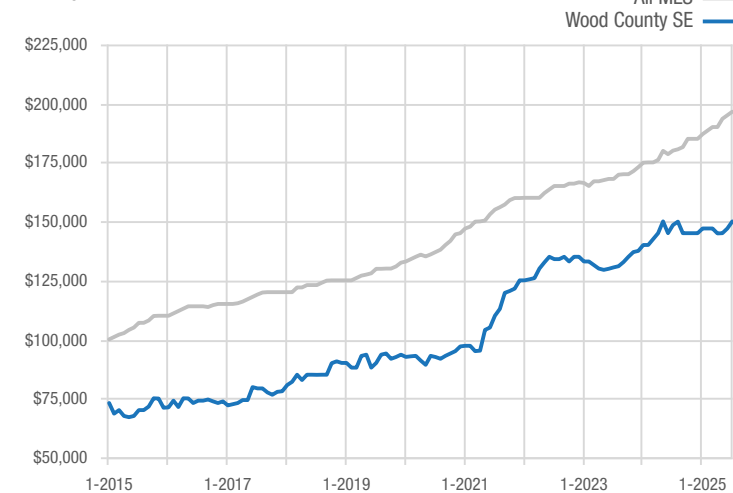
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	24	21	- 12.5%	126	137	+ 8.7%
Pending Sales	15	22	+ 46.7%	111	116	+ 4.5%
Closed Sales	12	21	+ 75.0%	106	115	+ 8.5%
Days on Market Until Sale	51	67	+ 31.4%	75	69	- 8.0%
Median Sales Price*	\$155,000	\$157,000	+ 1.3%	\$140,500	\$147,500	+ 5.0%
Average Sales Price*	\$160,867	\$171,786	+ 6.8%	\$155,606	\$148,657	- 4.5%
Percent of List Price Received*	102.1%	97.6%	- 4.4%	99.3%	97.4%	- 1.9%
Inventory of Homes for Sale	41	41	0.0%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

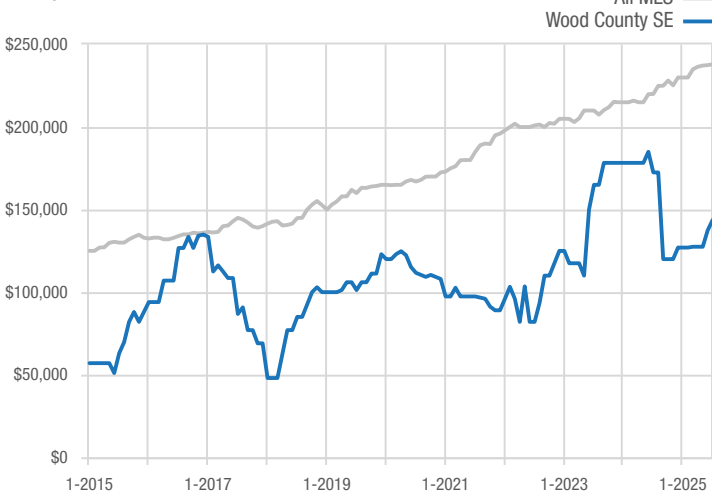
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	1	—	1	6	+ 500.0%
Pending Sales	0	1	—	0	4	—
Closed Sales	0	1	—	0	4	—
Days on Market Until Sale	—	93	—	—	78	—
Median Sales Price*	—	\$150,000	—	—	\$153,500	—
Average Sales Price*	—	\$150,000	—	—	\$173,000	—
Percent of List Price Received*	—	96.8%	—	—	99.0%	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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

Local Market Update – July 2025

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



Wood County SW

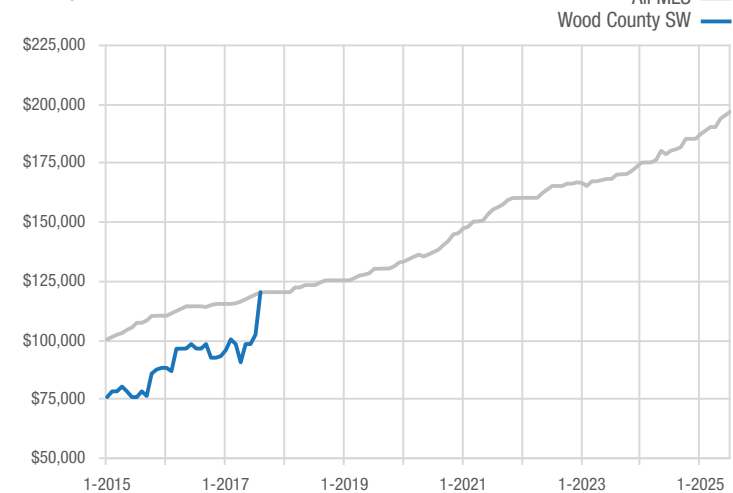
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% 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	—	—	—	—	—	—

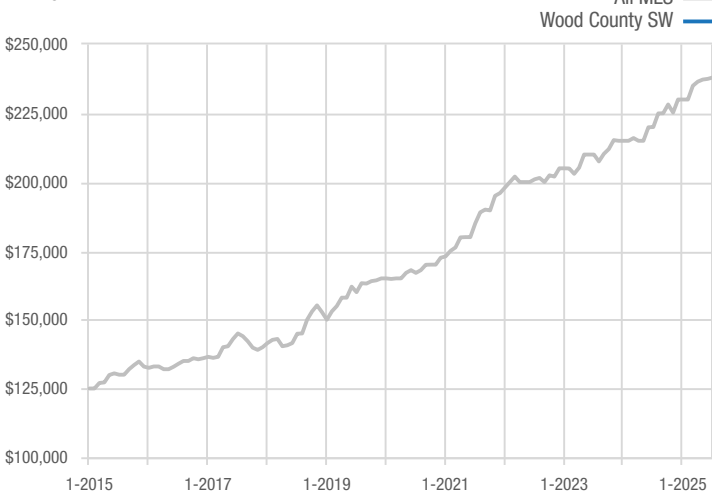
Condo-Villa	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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