

Local Market Update – June 2025

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Lucas and Wood Counties

Single Family Homes: Growth Across the Board

In June 2025, the Single Family market experienced strong growth compared to June 2024. New listings rose 17.2%, from 598 to 701, while closed sales surged 35.9%, from 451 to 613. Homes took longer to sell, with the average days on market increasing by 23.5% to 63 days. Prices also climbed significantly: the median sales price jumped 19.8% to \$230,000 and the average sales price increased 15.2% to \$263,883. Dollar volume skyrocketed by 56% to over \$161 million. Year-to-date (through June), the market showed consistent strength with 9.3% more listings, a modest 1.9% increase in closed sales, and a 14.2% rise in total volume. Price per square foot and both median and average prices were up over 8%, signaling sustained demand and appreciating values.

Condo/Villa Homes: Slower Pace and Lower Prices

Conversely, the Condo/Villa segment showed signs of cooling in June 2025. New listings dropped 23.3% and closed sales declined 8.3% compared to June 2024. Price trends were also down: the median sales price fell 10.6% to \$232,500 and the average sales price declined by 15.8% to \$229,527. Notably, price per square foot plummeted by 31.8%. The total volume for June dropped nearly 23% to just over \$10 million. Year-to-date figures remained relatively flat, with only minor decreases in new listings (-2.2%) and closed sales (-0.4%). However, prices remained relatively stable compared to the prior year, suggesting the June decline may be part of a short-term fluctuation rather than a long-term trend.

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	642	668	4.0%	2,699	2,875	6.5%
Closed Sales	547	482	-11.9%	2,145	2,015	-6.1%
Days on Market	49	58	18.4%	61	63	3.3%
SP\$/SqFt	\$131.24	\$139.60	6.4%	\$120.14	\$130.44	8.6%
Median Sales Price*	\$201,875	\$225,000	11.5%	\$175,000	\$190,000	8.6%
Average Sales Price*	\$240,885	\$263,490	9.4%	\$210,274	\$233,302	11.0%
Percent of List Price Received*	104%	101%	-2.9%	101%	101%	0.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume	\$131,764,333	\$126,899,006	-3.7%	\$450,901,667	\$470,103,129	4.3%

Condo/Villa	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	50	50	0.0%	214	222	3.7%
Closed Sales	45	42	-6.7%	177	179	1.1%
Days on Market	51	59	15.7%	62	59	-4.8%
SP\$/SqFt	\$153.05	\$156.41	2.2%	\$144.14	\$143.94	-0.1%
Median Sales Price*	\$23,500	\$250,000	963.8%	\$212,000	\$221,000	4.2%
Average Sales Price*	\$263,705	\$266,988	1.2%	\$230,844	\$233,323	1.1%
Percent of List Price Received*	101%	101%	0.0%	99%	100%	1.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume (in 1000's)	\$11,866,730	\$11,213,478	-5.5%	\$40,859,456	\$41,764,781	1.0%

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

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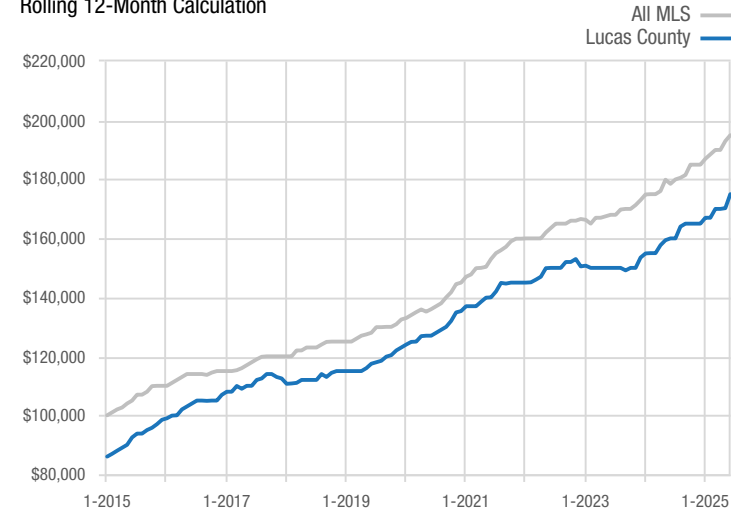
Lucas County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	485	511	+ 5.4%	2,649	2,818	+ 6.4%
Pending Sales	386	463	+ 19.9%	2,137	2,166	+ 1.4%
Closed Sales	372	476	+ 28.0%	2,100	2,092	- 0.4%
Days on Market Until Sale	49	60	+ 22.4%	58	60	+ 3.4%
Median Sales Price*	\$175,000	\$200,000	+ 14.3%	\$159,000	\$175,000	+ 10.1%
Average Sales Price*	\$211,191	\$237,702	+ 12.6%	\$191,505	\$213,664	+ 11.6%
Percent of List Price Received*	102.4%	101.0%	- 1.4%	100.5%	100.3%	- 0.2%
Inventory of Homes for Sale	852	935	+ 9.7%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

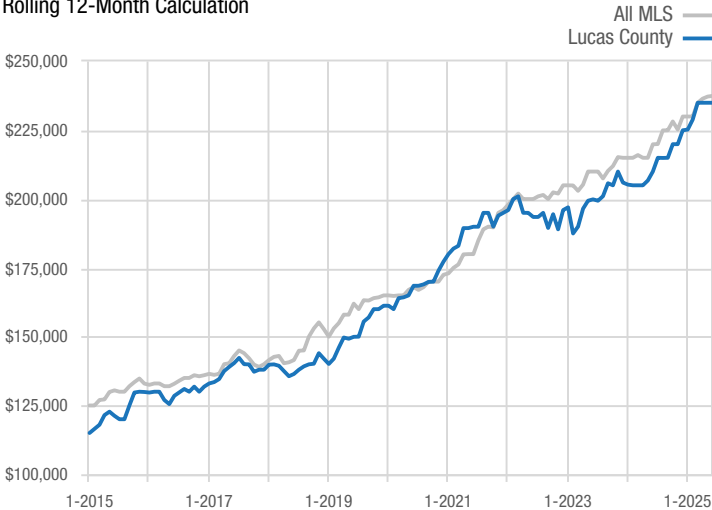
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	46	38	- 17.4%	223	219	- 1.8%
Pending Sales	41	35	- 14.6%	183	179	- 2.2%
Closed Sales	34	36	+ 5.9%	174	181	+ 4.0%
Days on Market Until Sale	59	55	- 6.8%	62	56	- 9.7%
Median Sales Price*	\$227,950	\$232,500	+ 2.0%	\$210,000	\$225,000	+ 7.1%
Average Sales Price*	\$252,271	\$230,227	- 8.7%	\$232,552	\$229,155	- 1.5%
Percent of List Price Received*	101.5%	98.7%	- 2.8%	99.7%	100.1%	+ 0.4%
Inventory of Homes for Sale	67	66	- 1.5%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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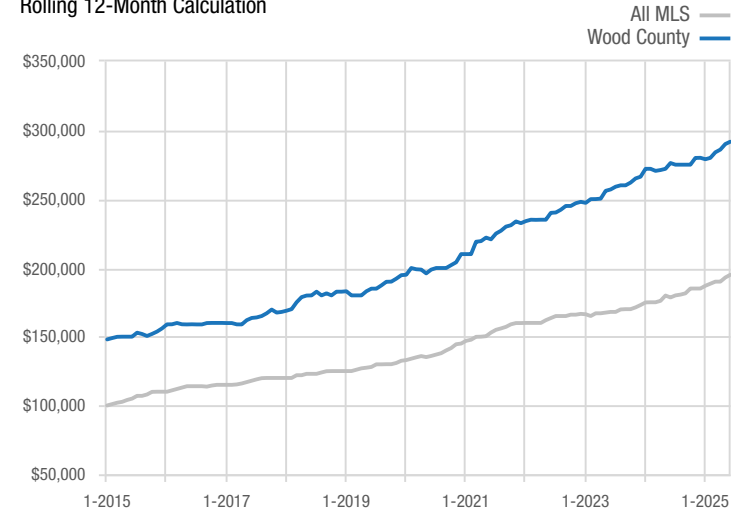
Wood County

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	113	135	+ 19.5%	648	727	+ 12.2%
Pending Sales	87	122	+ 40.2%	512	566	+ 10.5%
Closed Sales	79	134	+ 69.6%	495	550	+ 11.1%
Days on Market Until Sale	58	72	+ 24.1%	65	75	+ 15.4%
Median Sales Price*	\$300,000	\$317,000	+ 5.7%	\$276,205	\$300,000	+ 8.6%
Average Sales Price*	\$328,587	\$365,879	+ 11.3%	\$310,613	\$343,687	+ 10.6%
Percent of List Price Received*	102.1%	101.5%	- 0.6%	100.4%	100.3%	- 0.1%
Inventory of Homes for Sale	242	268	+ 10.7%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

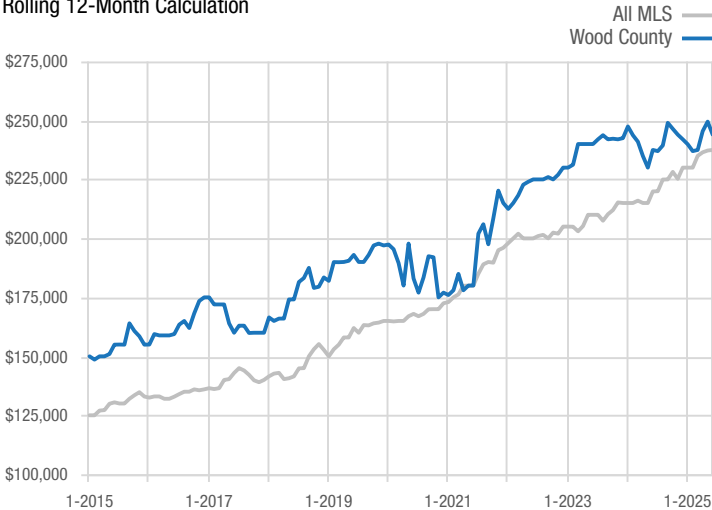
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	14	8	- 42.9%	51	49	- 3.9%
Pending Sales	14	6	- 57.1%	52	42	- 19.2%
Closed Sales	14	8	- 42.9%	51	43	- 15.7%
Days on Market Until Sale	58	81	+ 39.7%	63	72	+ 14.3%
Median Sales Price*	\$310,000	\$235,900	- 23.9%	\$235,000	\$237,500	+ 1.1%
Average Sales Price*	\$320,754	\$226,373	- 29.4%	\$262,850	\$247,670	- 5.8%
Percent of List Price Received*	99.3%	100.4%	+ 1.1%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
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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Toledo - All Zip Codes

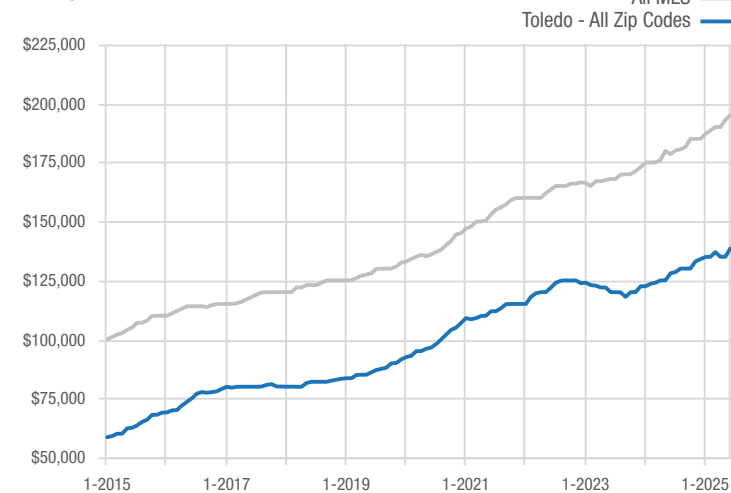
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Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	329	362	+ 10.0%	1,868	1,926	+ 3.1%
Pending Sales	275	319	+ 16.0%	1,576	1,524	- 3.3%
Closed Sales	265	317	+ 19.6%	1,566	1,475	- 5.8%
Days on Market Until Sale	45	57	+ 26.7%	57	57	0.0%
Median Sales Price*	\$150,000	\$164,000	+ 9.3%	\$130,000	\$136,000	+ 4.6%
Average Sales Price*	\$153,538	\$180,989	+ 17.9%	\$146,730	\$155,893	+ 6.2%
Percent of List Price Received*	102.5%	101.1%	- 1.4%	100.5%	100.5%	0.0%
Inventory of Homes for Sale	559	602	+ 7.7%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

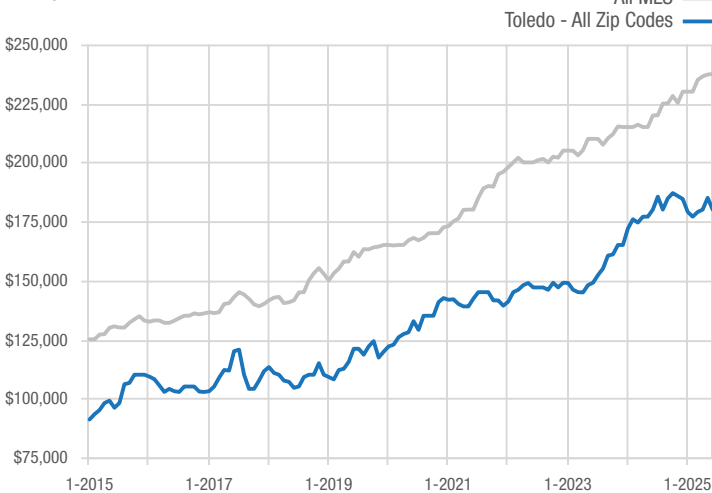
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	28	16	- 42.9%	112	108	- 3.6%
Pending Sales	22	21	- 4.5%	86	100	+ 16.3%
Closed Sales	16	22	+ 37.5%	82	99	+ 20.7%
Days on Market Until Sale	53	47	- 11.3%	59	50	- 15.3%
Median Sales Price*	\$210,000	\$170,700	- 18.7%	\$188,750	\$180,000	- 4.6%
Average Sales Price*	\$200,869	\$181,719	- 9.5%	\$187,284	\$200,364	+ 7.0%
Percent of List Price Received*	103.5%	99.6%	- 3.8%	100.3%	100.7%	+ 0.4%
Inventory of Homes for Sale	34	23	- 32.4%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Holland

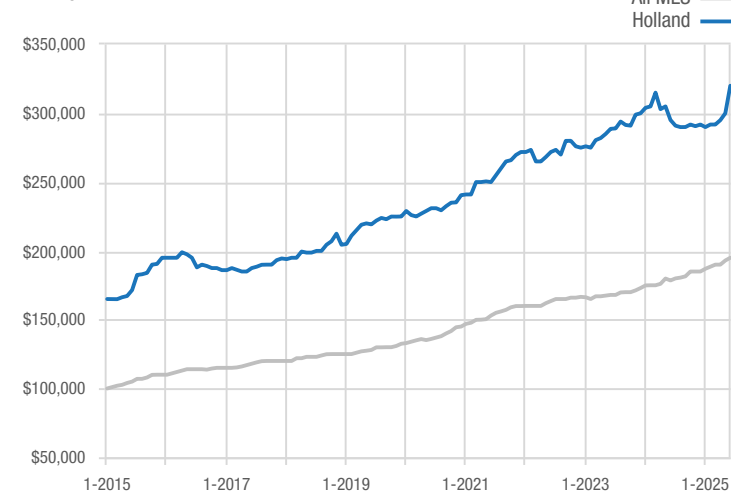
Zip Code 43528

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	15	21	+ 40.0%	67	93	+ 38.8%
Pending Sales	10	13	+ 30.0%	53	72	+ 35.8%
Closed Sales	7	15	+ 114.3%	52	70	+ 34.6%
Days on Market Until Sale	37	59	+ 59.5%	55	59	+ 7.3%
Median Sales Price*	\$209,000	\$370,000	+ 77.0%	\$279,900	\$343,750	+ 22.8%
Average Sales Price*	\$217,571	\$403,779	+ 85.6%	\$309,630	\$347,196	+ 12.1%
Percent of List Price Received*	99.4%	102.2%	+ 2.8%	99.7%	100.1%	+ 0.4%
Inventory of Homes for Sale	24	34	+ 41.7%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	1	- 75.0%	14	14	0.0%
Pending Sales	1	0	- 100.0%	6	10	+ 66.7%
Closed Sales	0	0	—	5	11	+ 120.0%
Days on Market Until Sale	—	—	—	114	48	- 57.9%
Median Sales Price*	—	—	—	\$350,000	\$317,000	- 9.4%
Average Sales Price*	—	—	—	\$331,800	\$304,991	- 8.1%
Percent of List Price Received*	—	—	—	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
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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Maumee

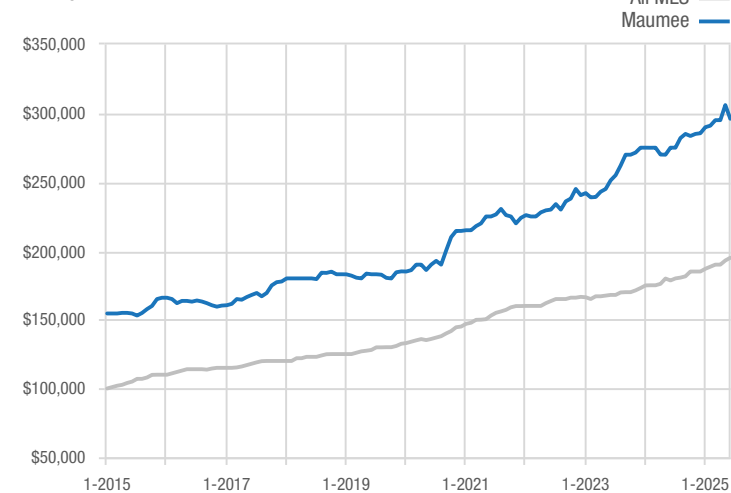
Zip Code 43537

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	38	27	- 28.9%	207	217	+ 4.8%
Pending Sales	30	35	+ 16.7%	169	163	- 3.6%
Closed Sales	28	40	+ 42.9%	165	160	- 3.0%
Days on Market Until Sale	70	45	- 35.7%	60	59	- 1.7%
Median Sales Price*	\$363,500	\$300,500	- 17.3%	\$279,450	\$295,000	+ 5.6%
Average Sales Price*	\$372,514	\$367,804	- 1.3%	\$304,010	\$352,513	+ 16.0%
Percent of List Price Received*	102.2%	100.8%	- 1.4%	101.1%	100.7%	- 0.4%
Inventory of Homes for Sale	62	62	0.0%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

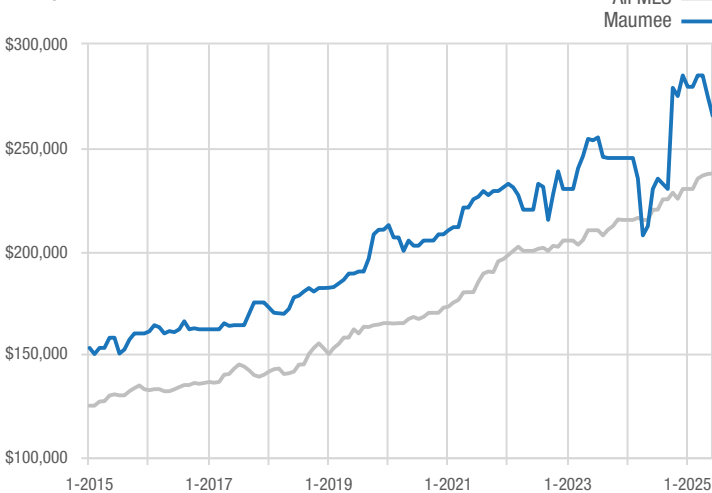
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	5	+ 25.0%	33	26	- 21.2%
Pending Sales	8	2	- 75.0%	28	17	- 39.3%
Closed Sales	7	4	- 42.9%	26	18	- 30.8%
Days on Market Until Sale	59	68	+ 15.3%	46	51	+ 10.9%
Median Sales Price*	\$279,000	\$247,450	- 11.3%	\$221,000	\$212,500	- 3.8%
Average Sales Price*	\$312,500	\$247,475	- 20.8%	\$313,378	\$219,772	- 29.9%
Percent of List Price Received*	98.3%	94.5%	- 3.9%	98.5%	97.5%	- 1.0%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.3	3.1	+ 138.5%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Monclova

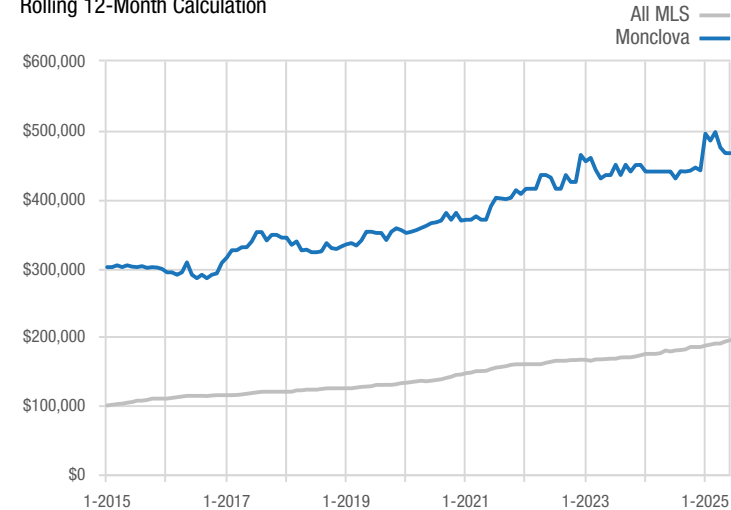
Zip Code 43542

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	5	+ 25.0%	22	26	+ 18.2%
Pending Sales	4	5	+ 25.0%	14	17	+ 21.4%
Closed Sales	3	8	+ 166.7%	14	17	+ 21.4%
Days on Market Until Sale	126	84	- 33.3%	92	92	0.0%
Median Sales Price*	\$441,000	\$453,000	+ 2.7%	\$399,700	\$456,728	+ 14.3%
Average Sales Price*	\$390,967	\$623,986	+ 59.6%	\$419,069	\$576,923	+ 37.7%
Percent of List Price Received*	98.7%	100.1%	+ 1.4%	96.1%	98.9%	+ 2.9%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	3.2	3.3	+ 3.1%	—	—	—

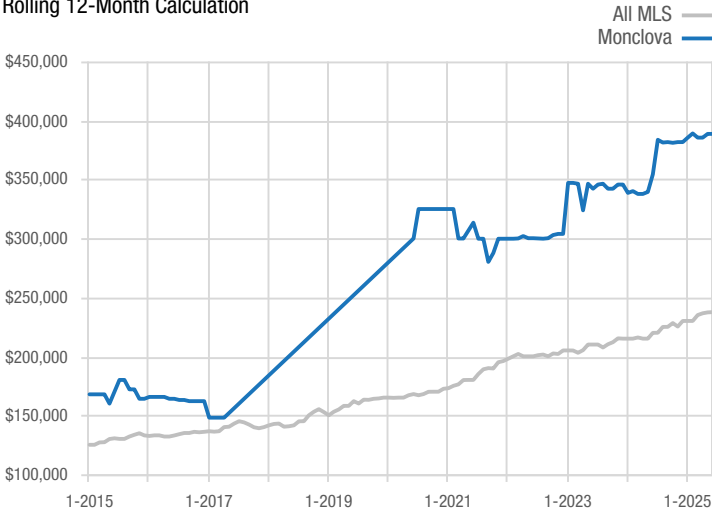
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	3	—	7	6	- 14.3%
Pending Sales	1	0	- 100.0%	7	2	- 71.4%
Closed Sales	2	0	- 100.0%	6	6	0.0%
Days on Market Until Sale	237	—	—	265	228	- 14.0%
Median Sales Price*	\$397,665	—	—	\$354,298	\$405,228	+ 14.4%
Average Sales Price*	\$397,665	—	—	\$363,829	\$397,222	+ 9.2%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

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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

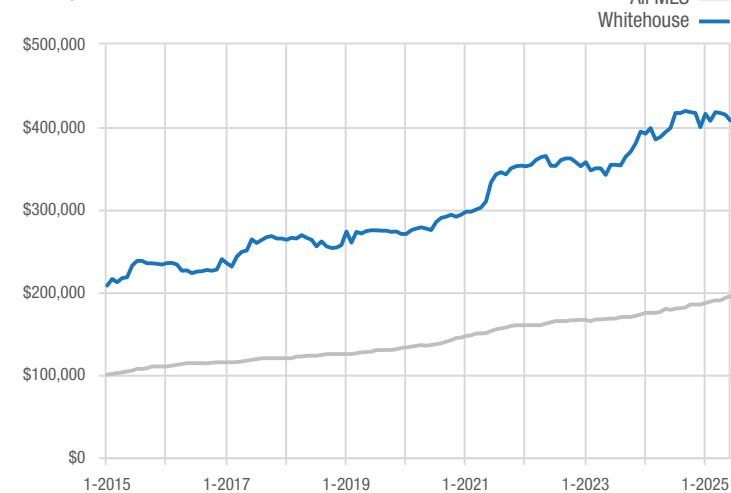
Zip Code 43571

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	6	- 40.0%	35	40	+ 14.3%
Pending Sales	3	4	+ 33.3%	23	30	+ 30.4%
Closed Sales	5	5	0.0%	23	29	+ 26.1%
Days on Market Until Sale	56	81	+ 44.6%	54	60	+ 11.1%
Median Sales Price*	\$566,500	\$435,000	- 23.2%	\$390,500	\$408,000	+ 4.5%
Average Sales Price*	\$551,800	\$407,000	- 26.2%	\$399,957	\$435,519	+ 8.9%
Percent of List Price Received*	100.2%	98.0%	- 2.2%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	16	21	+ 31.3%	—	—	—
Months Supply of Inventory	3.0	3.2	+ 6.7%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	40	—	61	29	- 52.5%
Median Sales Price*	—	\$330,000	—	\$270,000	\$292,500	+ 8.3%
Average Sales Price*	—	\$330,000	—	\$270,000	\$292,500	+ 8.3%
Percent of List Price Received*	—	94.6%	—	93.1%	96.3%	+ 3.4%
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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Sylvania

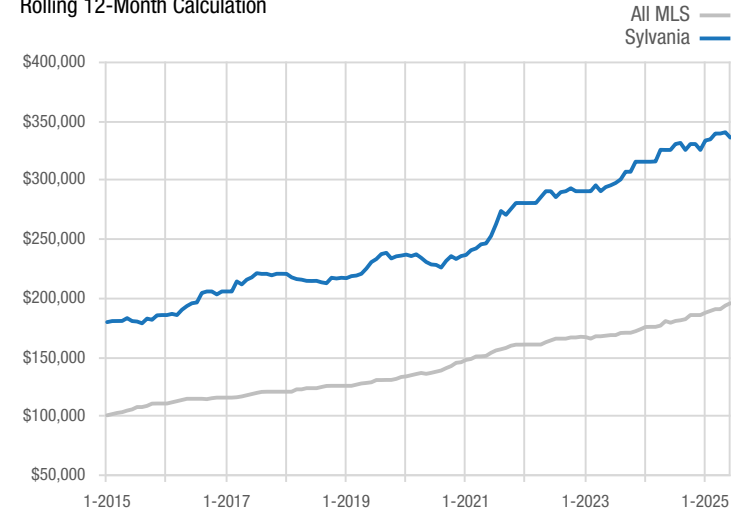
Zip Code 43560

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	47	45	- 4.3%	233	233	0.0%
Pending Sales	37	34	- 8.1%	161	166	+ 3.1%
Closed Sales	40	37	- 7.5%	152	157	+ 3.3%
Days on Market Until Sale	54	59	+ 9.3%	59	69	+ 16.9%
Median Sales Price*	\$354,950	\$305,615	- 13.9%	\$337,500	\$349,900	+ 3.7%
Average Sales Price*	\$370,761	\$326,237	- 12.0%	\$363,490	\$361,457	- 0.6%
Percent of List Price Received*	103.2%	101.1%	- 2.0%	101.6%	99.7%	- 1.9%
Inventory of Homes for Sale	87	90	+ 3.4%	—	—	—
Months Supply of Inventory	3.2	3.1	- 3.1%	—	—	—

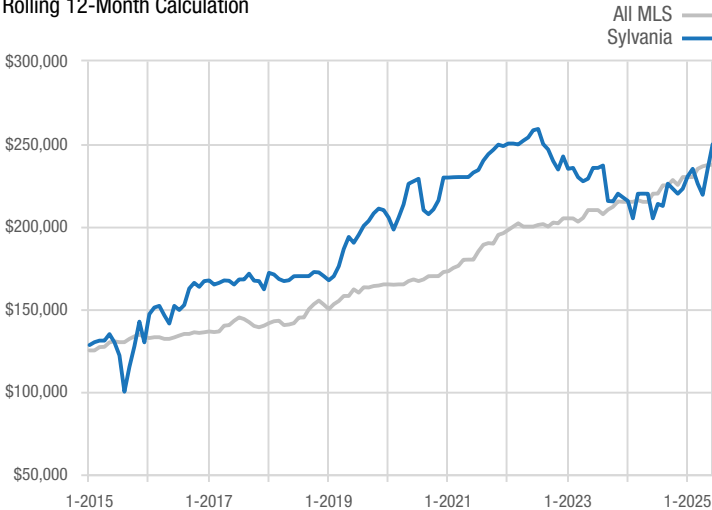
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	8	9	+ 12.5%	40	51	+ 27.5%
Pending Sales	7	10	+ 42.9%	42	38	- 9.5%
Closed Sales	8	8	0.0%	42	35	- 16.7%
Days on Market Until Sale	31	78	+ 151.6%	46	54	+ 17.4%
Median Sales Price*	\$231,250	\$357,350	+ 54.5%	\$222,950	\$260,000	+ 16.6%
Average Sales Price*	\$265,188	\$341,933	+ 28.9%	\$235,202	\$261,409	+ 11.1%
Percent of List Price Received*	101.0%	99.2%	- 1.8%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	10	19	+ 90.0%	—	—	—
Months Supply of Inventory	1.6	3.0	+ 87.5%	—	—	—

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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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Local Market Update – June 2025

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Waterville

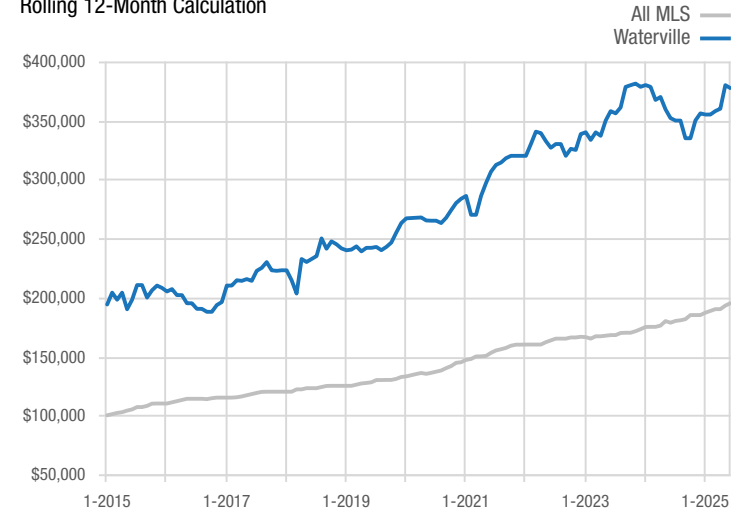
Zip Code 43566

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	13	14	+ 7.7%	77	98	+ 27.3%
Pending Sales	13	16	+ 23.1%	45	59	+ 31.1%
Closed Sales	10	16	+ 60.0%	40	56	+ 40.0%
Days on Market Until Sale	55	104	+ 89.1%	61	80	+ 31.1%
Median Sales Price*	\$291,000	\$345,000	+ 18.6%	\$320,000	\$379,900	+ 18.7%
Average Sales Price*	\$316,870	\$359,938	+ 13.6%	\$328,342	\$384,520	+ 17.1%
Percent of List Price Received*	100.6%	97.9%	- 2.7%	99.9%	99.4%	- 0.5%
Inventory of Homes for Sale	32	37	+ 15.6%	—	—	—
Months Supply of Inventory	4.0	3.8	- 5.0%	—	—	—

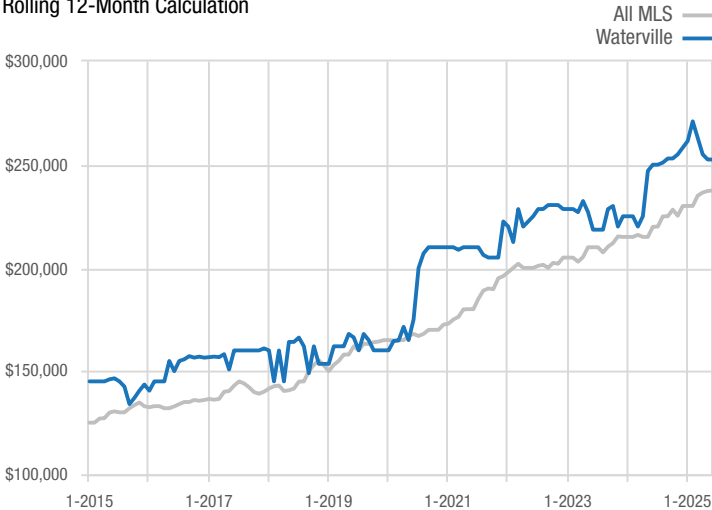
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	1	- 50.0%	9	4	- 55.6%
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	0	0	—	6	4	- 33.3%
Days on Market Until Sale	—	—	—	44	52	+ 18.2%
Median Sales Price*	—	—	—	\$249,500	\$241,575	- 3.2%
Average Sales Price*	—	—	—	\$263,400	\$236,038	- 10.4%
Percent of List Price Received*	—	—	—	98.5%	99.9%	+ 1.4%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
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 – June 2025

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Toledo - 43604

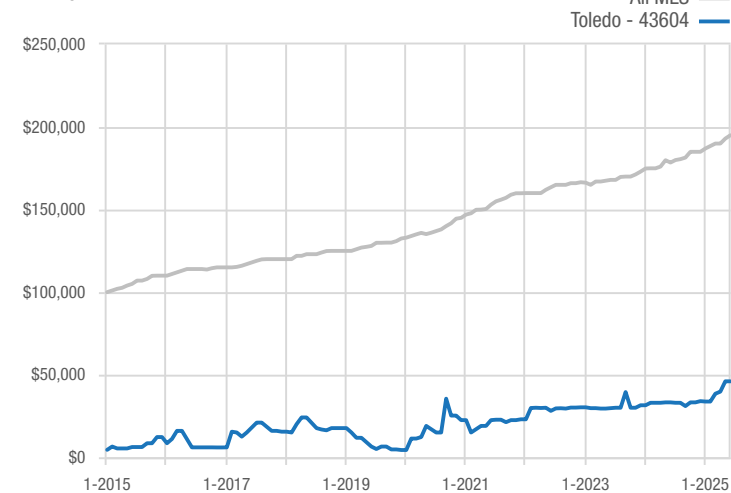
Zip Code 43604

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	3	+ 50.0%	16	19	+ 18.8%
Pending Sales	3	2	- 33.3%	14	16	+ 14.3%
Closed Sales	3	5	+ 66.7%	14	15	+ 7.1%
Days on Market Until Sale	109	77	- 29.4%	91	71	- 22.0%
Median Sales Price*	\$41,000	\$36,000	- 12.2%	\$33,750	\$53,500	+ 58.5%
Average Sales Price*	\$44,917	\$39,400	- 12.3%	\$53,325	\$79,850	+ 49.7%
Percent of List Price Received*	101.8%	81.0%	- 20.4%	91.9%	86.1%	- 6.3%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

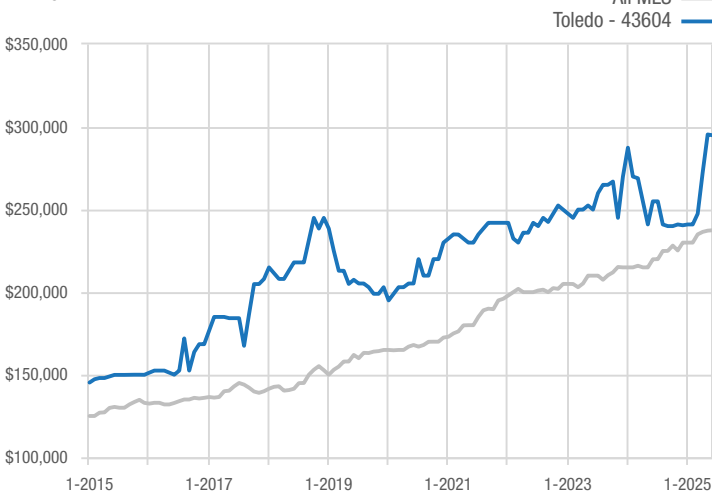
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	3	0	- 100.0%	11	4	- 63.6%
Pending Sales	0	1	—	8	5	- 37.5%
Closed Sales	0	1	—	8	5	- 37.5%
Days on Market Until Sale	—	65	—	69	83	+ 20.3%
Median Sales Price*	—	\$295,000	—	\$240,000	\$295,000	+ 22.9%
Average Sales Price*	—	\$295,000	—	\$242,225	\$293,000	+ 21.0%
Percent of List Price Received*	—	98.4%	—	100.9%	97.3%	- 3.6%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	3.1	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2025

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Toledo - 43605

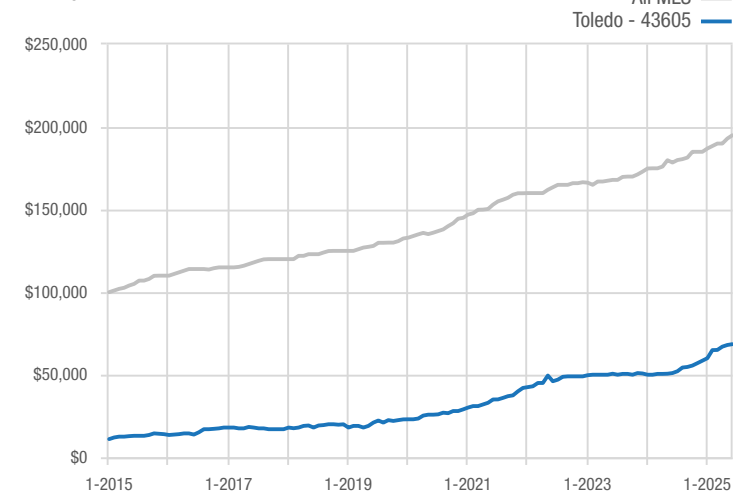
Zip Code 43605

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	21	38	+ 81.0%	171	173	+ 1.2%
Pending Sales	23	26	+ 13.0%	132	140	+ 6.1%
Closed Sales	25	22	- 12.0%	133	134	+ 0.8%
Days on Market Until Sale	50	65	+ 30.0%	58	53	- 8.6%
Median Sales Price*	\$65,500	\$80,540	+ 23.0%	\$52,000	\$70,000	+ 34.6%
Average Sales Price*	\$62,219	\$77,956	+ 25.3%	\$57,942	\$71,924	+ 24.1%
Percent of List Price Received*	98.6%	96.5%	- 2.1%	97.6%	98.7%	+ 1.1%
Inventory of Homes for Sale	48	62	+ 29.2%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

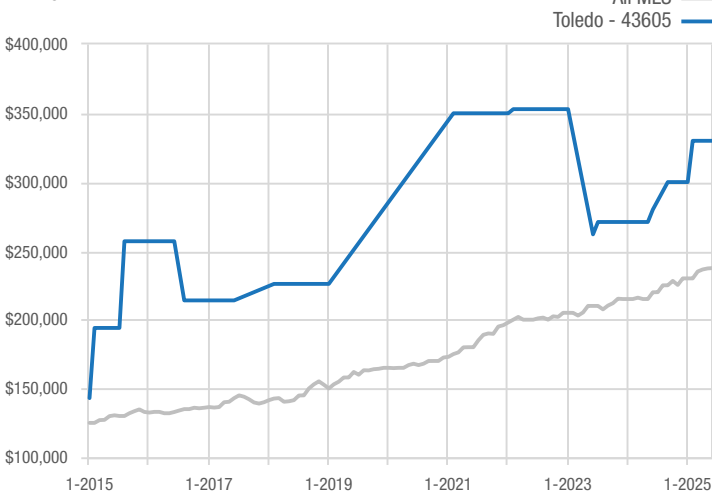
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	20	—
Median Sales Price*	—	—	—	—	\$360,000	—
Average Sales Price*	—	—	—	—	\$360,000	—
Percent of List Price Received*	—	—	—	—	97.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43606

Zip Code 43606

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	23	32	+ 39.1%	151	140	- 7.3%
Pending Sales	22	27	+ 22.7%	135	109	- 19.3%
Closed Sales	20	29	+ 45.0%	135	103	- 23.7%
Days on Market Until Sale	34	55	+ 61.8%	51	57	+ 11.8%
Median Sales Price*	\$229,000	\$237,000	+ 3.5%	\$210,000	\$222,000	+ 5.7%
Average Sales Price*	\$248,859	\$266,879	+ 7.2%	\$229,654	\$230,953	+ 0.6%
Percent of List Price Received*	103.6%	100.4%	- 3.1%	101.7%	101.4%	- 0.3%
Inventory of Homes for Sale	36	50	+ 38.9%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

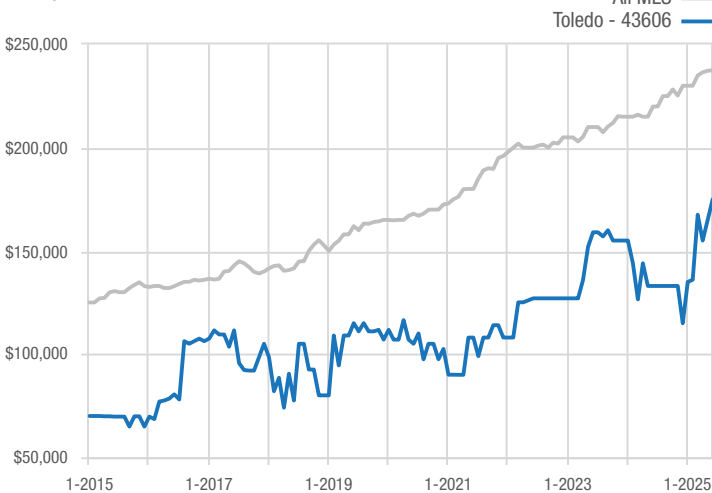
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	1	—	3	5	+ 66.7%
Pending Sales	0	1	—	3	6	+ 100.0%
Closed Sales	0	1	—	4	6	+ 50.0%
Days on Market Until Sale	—	51	—	60	43	- 28.3%
Median Sales Price*	—	\$255,000	—	\$107,450	\$165,000	+ 53.6%
Average Sales Price*	—	\$255,000	—	\$122,975	\$187,621	+ 52.6%
Percent of List Price Received*	—	85.0%	—	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

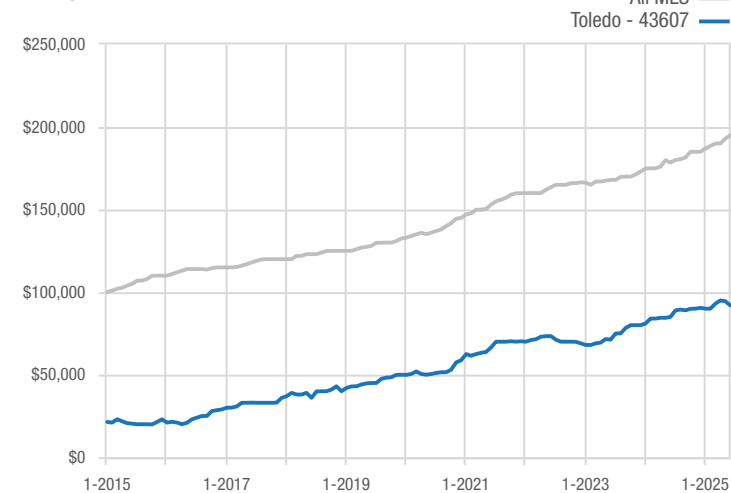
Zip Code 43607

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	22	22	0.0%	119	124	+ 4.2%
Pending Sales	16	13	- 18.8%	103	82	- 20.4%
Closed Sales	14	13	- 7.1%	101	79	- 21.8%
Days on Market Until Sale	36	98	+ 172.2%	65	68	+ 4.6%
Median Sales Price*	\$134,250	\$75,000	- 44.1%	\$87,000	\$94,000	+ 8.0%
Average Sales Price*	\$134,529	\$90,462	- 32.8%	\$95,970	\$99,730	+ 3.9%
Percent of List Price Received*	99.8%	91.5%	- 8.3%	96.8%	97.0%	+ 0.2%
Inventory of Homes for Sale	41	48	+ 17.1%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

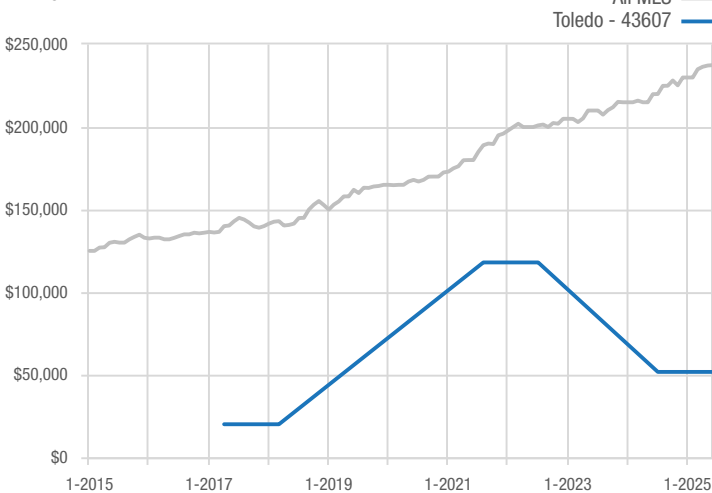
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of 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 – June 2025

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Toledo - 43608

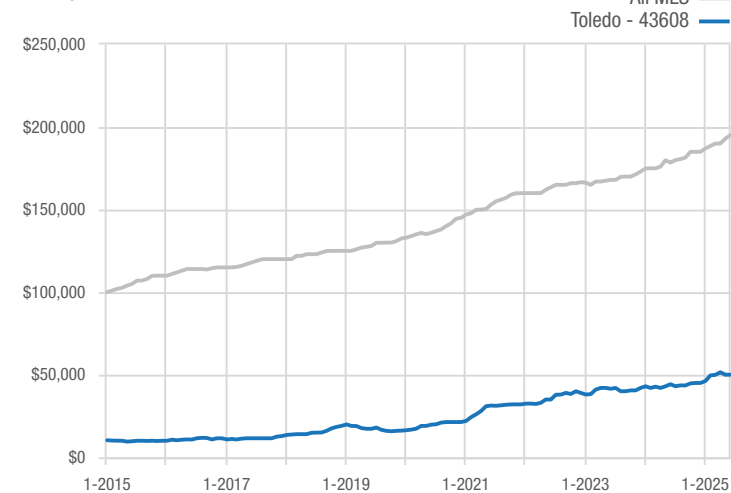
Zip Code 43608

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	15	19	+ 26.7%	112	118	+ 5.4%
Pending Sales	13	11	- 15.4%	84	92	+ 9.5%
Closed Sales	14	6	- 57.1%	84	89	+ 6.0%
Days on Market Until Sale	55	65	+ 18.2%	61	57	- 6.6%
Median Sales Price*	\$57,000	\$46,500	- 18.4%	\$46,000	\$54,000	+ 17.4%
Average Sales Price*	\$57,167	\$49,067	- 14.2%	\$51,491	\$56,729	+ 10.2%
Percent of List Price Received*	96.5%	99.9%	+ 3.5%	95.5%	96.4%	+ 0.9%
Inventory of Homes for Sale	38	33	- 13.2%	—	—	—
Months Supply of Inventory	2.9	2.1	- 27.6%	—	—	—

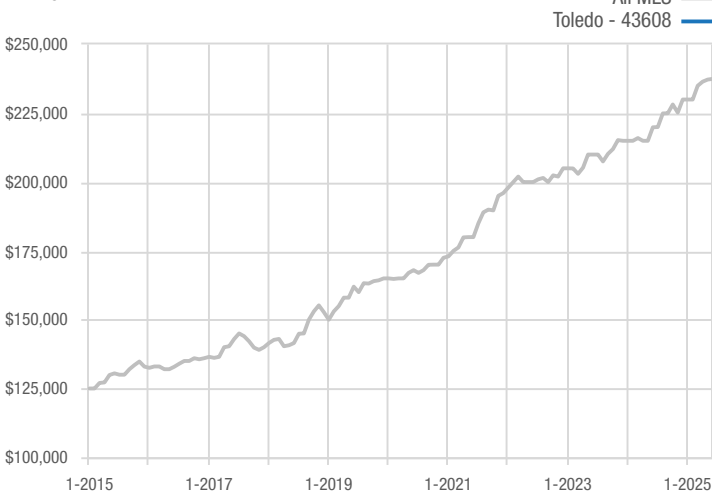
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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

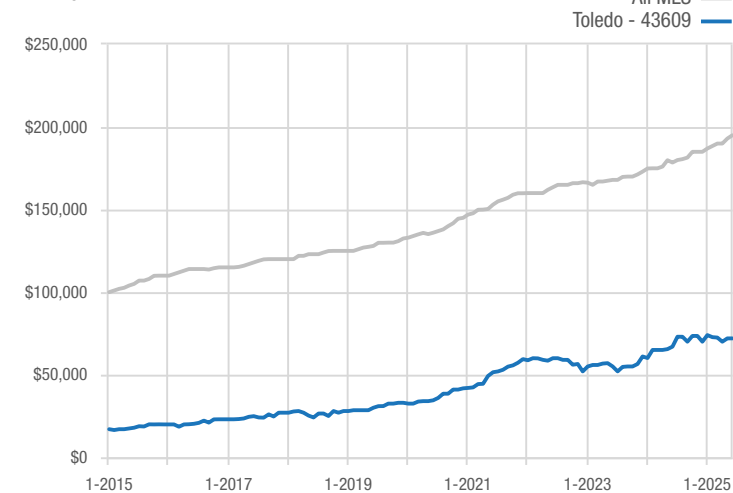
Zip Code 43609

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	18	21	+ 16.7%	112	142	+ 26.8%
Pending Sales	11	23	+ 109.1%	94	113	+ 20.2%
Closed Sales	9	23	+ 155.6%	92	104	+ 13.0%
Days on Market Until Sale	65	55	- 15.4%	69	60	- 13.0%
Median Sales Price*	\$90,900	\$75,000	- 17.5%	\$67,250	\$69,000	+ 2.6%
Average Sales Price*	\$104,700	\$78,030	- 25.5%	\$70,629	\$72,273	+ 2.3%
Percent of List Price Received*	96.6%	98.4%	+ 1.9%	95.6%	97.7%	+ 2.2%
Inventory of Homes for Sale	41	44	+ 7.3%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

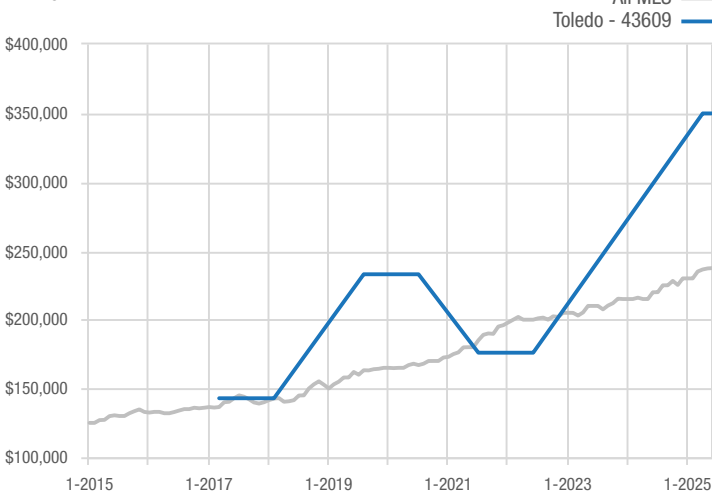
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	72	—
Median Sales Price*	—	—	—	—	\$349,900	—
Average Sales Price*	—	—	—	—	\$349,900	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2025

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Toledo-43610

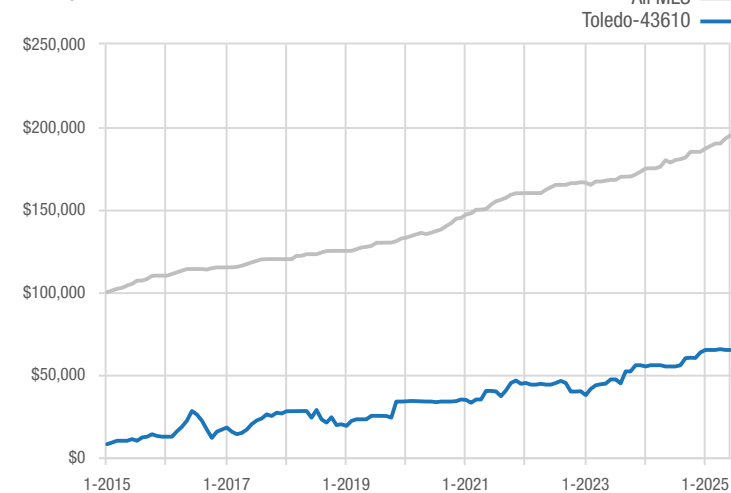
Zip Code 43610

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	5	15	+ 200.0%	27	42	+ 55.6%
Pending Sales	2	5	+ 150.0%	21	22	+ 4.8%
Closed Sales	3	5	+ 66.7%	21	20	- 4.8%
Days on Market Until Sale	74	32	- 56.8%	62	45	- 27.4%
Median Sales Price*	\$39,900	\$78,000	+ 95.5%	\$55,000	\$72,500	+ 31.8%
Average Sales Price*	\$47,967	\$114,600	+ 138.9%	\$62,331	\$88,161	+ 41.4%
Percent of List Price Received*	100.0%	93.9%	- 6.1%	98.2%	95.8%	- 2.4%
Inventory of Homes for Sale	9	18	+ 100.0%	—	—	—
Months Supply of Inventory	2.4	5.0	+ 108.3%	—	—	—

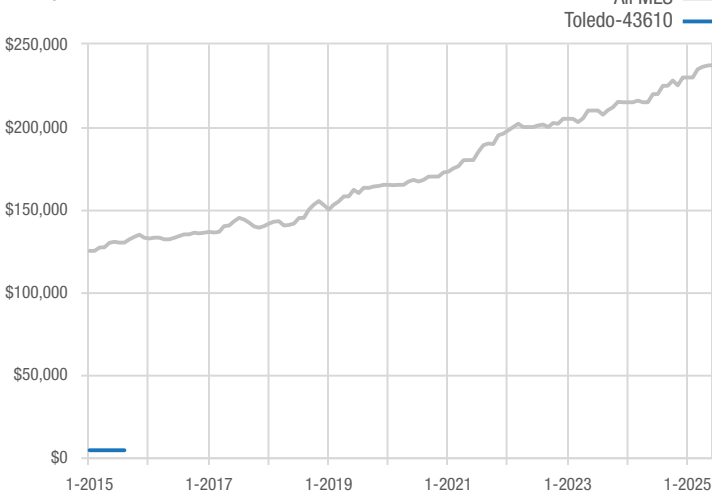
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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 – June 2025

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Toledo - 43611

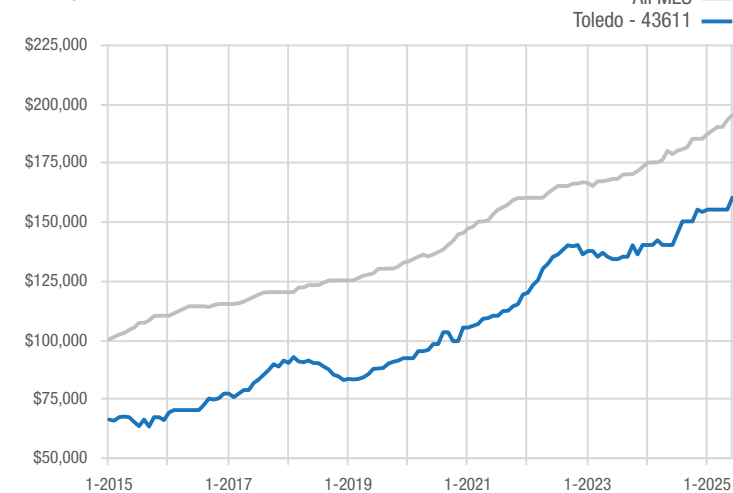
Zip Code 43611

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	21	31	+ 47.6%	135	135	0.0%
Pending Sales	26	22	- 15.4%	116	110	- 5.2%
Closed Sales	26	21	- 19.2%	115	101	- 12.2%
Days on Market Until Sale	51	46	- 9.8%	59	62	+ 5.1%
Median Sales Price*	\$154,000	\$175,000	+ 13.6%	\$150,000	\$160,000	+ 6.7%
Average Sales Price*	\$154,769	\$171,469	+ 10.8%	\$152,658	\$159,547	+ 4.5%
Percent of List Price Received*	101.7%	100.6%	- 1.1%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	36	39	+ 8.3%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

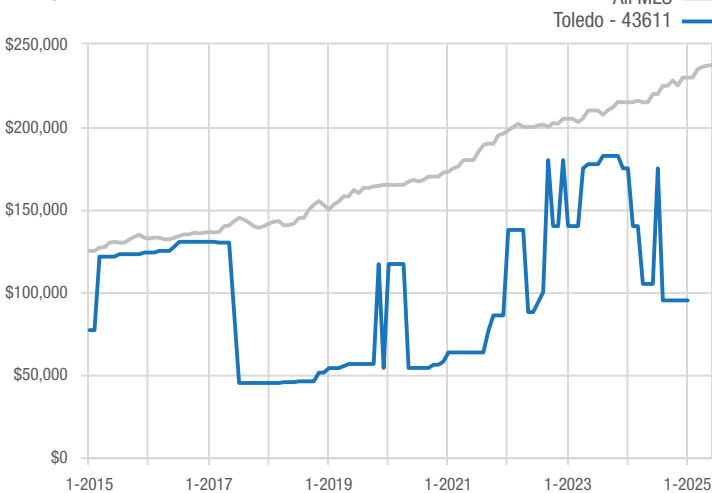
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	44	—	—
Median Sales Price*	—	—	—	\$95,000	—	—
Average Sales Price*	—	—	—	\$95,000	—	—
Percent of List Price Received*	—	—	—	82.0%	—	—
Inventory of Homes for Sale	0	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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Local Market Update – June 2025

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Toledo - 43612

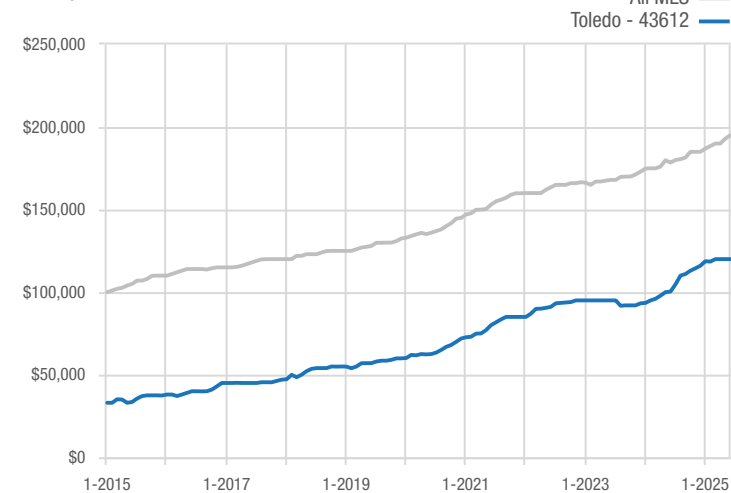
Zip Code 43612

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	50	39	- 22.0%	228	209	- 8.3%
Pending Sales	46	39	- 15.2%	191	174	- 8.9%
Closed Sales	42	40	- 4.8%	187	177	- 5.3%
Days on Market Until Sale	44	64	+ 45.5%	67	61	- 9.0%
Median Sales Price*	\$129,500	\$128,000	- 1.2%	\$112,000	\$121,000	+ 8.0%
Average Sales Price*	\$122,640	\$129,293	+ 5.4%	\$113,924	\$121,892	+ 7.0%
Percent of List Price Received*	104.2%	105.2%	+ 1.0%	100.4%	102.8%	+ 2.4%
Inventory of Homes for Sale	76	64	- 15.8%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

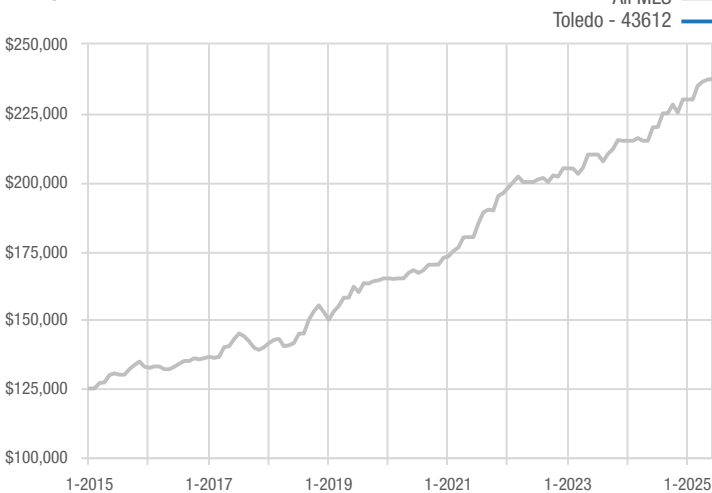
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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 – June 2025

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Toledo - 43613

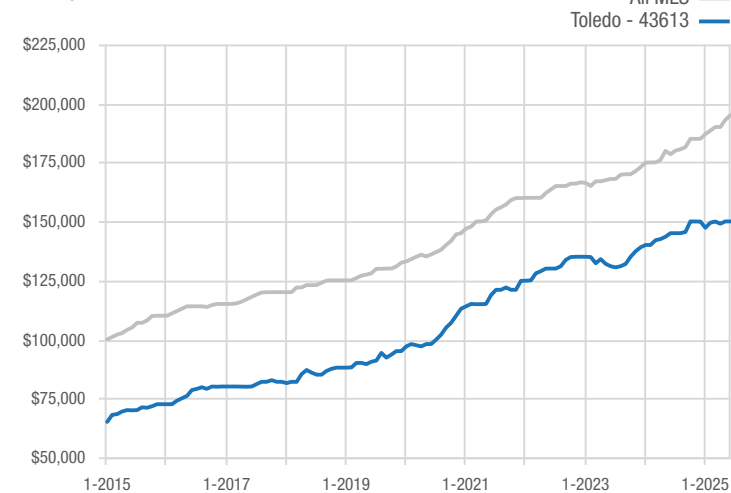
Zip Code 43613

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	38	31	- 18.4%	256	213	- 16.8%
Pending Sales	41	38	- 7.3%	236	192	- 18.6%
Closed Sales	44	34	- 22.7%	239	181	- 24.3%
Days on Market Until Sale	44	59	+ 34.1%	50	57	+ 14.0%
Median Sales Price*	\$159,900	\$169,250	+ 5.8%	\$150,000	\$155,000	+ 3.3%
Average Sales Price*	\$152,663	\$158,565	+ 3.9%	\$142,562	\$151,260	+ 6.1%
Percent of List Price Received*	105.5%	102.4%	- 2.9%	102.9%	102.3%	- 0.6%
Inventory of Homes for Sale	60	51	- 15.0%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

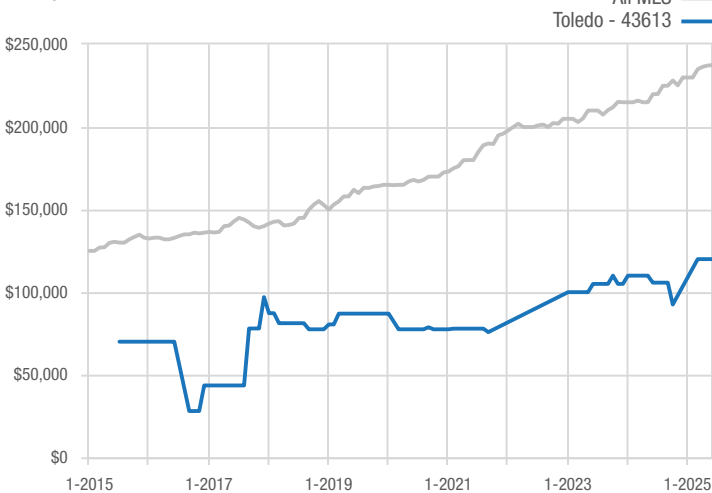
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	96	—
Median Sales Price*	—	—	—	—	\$120,000	—
Average Sales Price*	—	—	—	—	\$120,000	—
Percent 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 – June 2025

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Toledo-43614

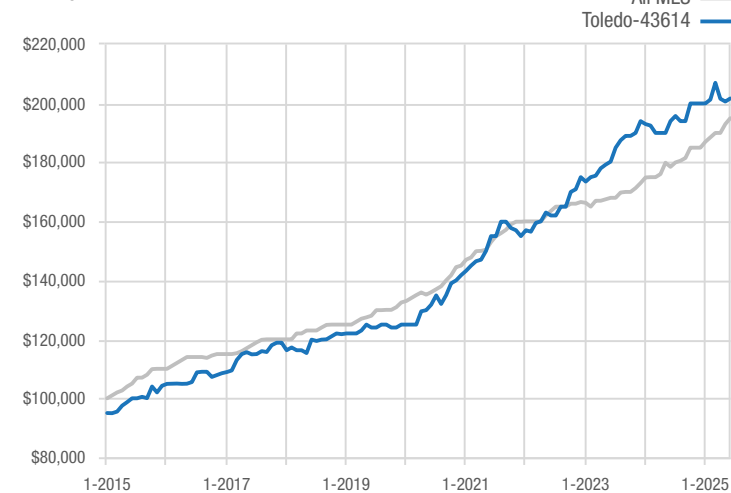
Zip Code 43614

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	29	31	+ 6.9%	163	179	+ 9.8%
Pending Sales	25	37	+ 48.0%	156	156	0.0%
Closed Sales	23	39	+ 69.6%	156	158	+ 1.3%
Days on Market Until Sale	36	45	+ 25.0%	49	50	+ 2.0%
Median Sales Price*	\$220,000	\$220,000	0.0%	\$197,200	\$204,900	+ 3.9%
Average Sales Price*	\$218,987	\$221,107	+ 1.0%	\$201,439	\$211,184	+ 4.8%
Percent of List Price Received*	102.7%	105.8%	+ 3.0%	101.8%	103.7%	+ 1.9%
Inventory of Homes for Sale	44	46	+ 4.5%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	5	5	0.0%	22	28	+ 27.3%
Pending Sales	7	6	- 14.3%	20	26	+ 30.0%
Closed Sales	6	6	0.0%	19	25	+ 31.6%
Days on Market Until Sale	36	45	+ 25.0%	55	39	- 29.1%
Median Sales Price*	\$176,500	\$166,000	- 5.9%	\$143,000	\$145,000	+ 1.4%
Average Sales Price*	\$164,317	\$170,050	+ 3.5%	\$175,082	\$138,648	- 20.8%
Percent of List Price Received*	102.9%	100.4%	- 2.4%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43615

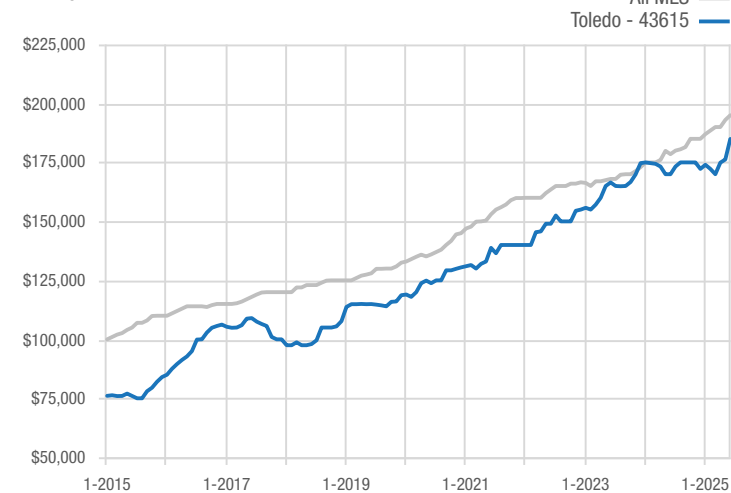
Zip Code 43615

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	42	45	+ 7.1%	203	219	+ 7.9%
Pending Sales	22	38	+ 72.7%	153	161	+ 5.2%
Closed Sales	24	36	+ 50.0%	153	159	+ 3.9%
Days on Market Until Sale	42	60	+ 42.9%	54	58	+ 7.4%
Median Sales Price*	\$170,000	\$209,000	+ 22.9%	\$165,500	\$185,000	+ 11.8%
Average Sales Price*	\$198,755	\$222,728	+ 12.1%	\$226,938	\$211,760	- 6.7%
Percent of List Price Received*	103.7%	98.9%	- 4.6%	103.4%	100.1%	- 3.2%
Inventory of Homes for Sale	71	72	+ 1.4%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

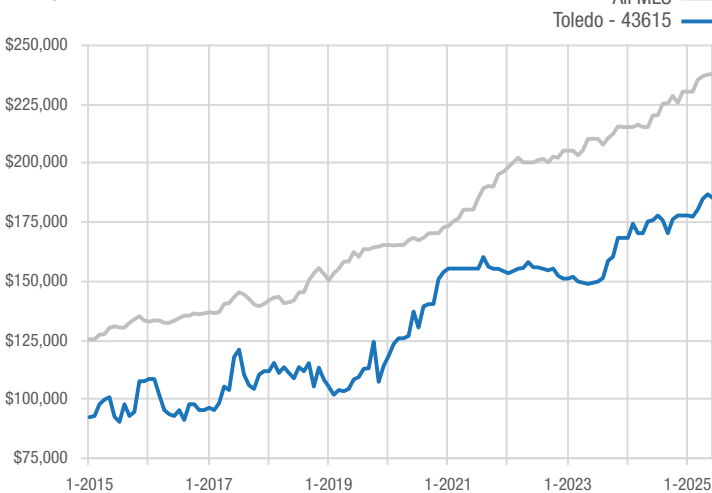
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	5	- 50.0%	47	43	- 8.5%
Pending Sales	9	7	- 22.2%	36	41	+ 13.9%
Closed Sales	6	9	+ 50.0%	34	42	+ 23.5%
Days on Market Until Sale	64	43	- 32.8%	63	59	- 6.3%
Median Sales Price*	\$185,000	\$171,500	- 7.3%	\$172,500	\$197,750	+ 14.6%
Average Sales Price*	\$198,500	\$191,244	- 3.7%	\$191,396	\$221,913	+ 15.9%
Percent of List Price Received*	102.9%	100.7%	- 2.1%	101.0%	102.0%	+ 1.0%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2025

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Toledo - 43617

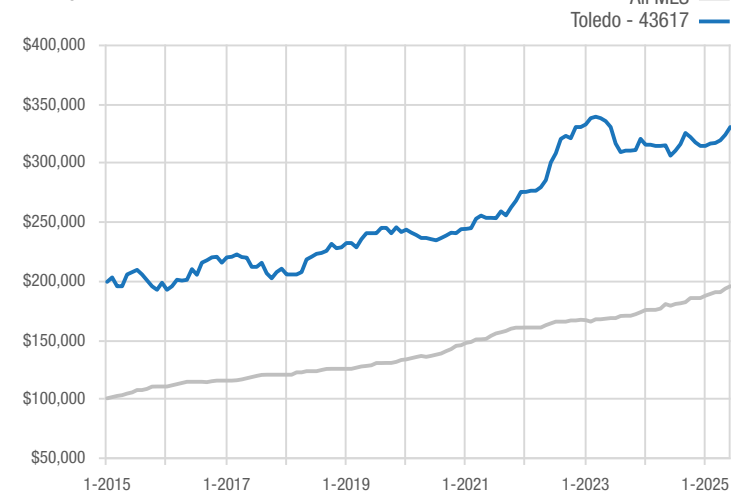
Zip Code 43617

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	12	9	- 25.0%	52	48	- 7.7%
Pending Sales	7	7	0.0%	33	32	- 3.0%
Closed Sales	5	9	+ 80.0%	31	32	+ 3.2%
Days on Market Until Sale	41	57	+ 39.0%	50	56	+ 12.0%
Median Sales Price*	\$285,000	\$424,900	+ 49.1%	\$290,000	\$371,000	+ 27.9%
Average Sales Price*	\$295,480	\$404,089	+ 36.8%	\$282,206	\$358,459	+ 27.0%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	102.9%	101.6%	- 1.3%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	3.0	2.6	- 13.3%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	7	3	- 57.1%	15	16	+ 6.7%
Pending Sales	5	2	- 60.0%	8	14	+ 75.0%
Closed Sales	3	1	- 66.7%	7	13	+ 85.7%
Days on Market Until Sale	54	20	- 63.0%	39	29	- 25.6%
Median Sales Price*	\$280,000	\$328,000	+ 17.1%	\$271,900	\$250,000	- 8.1%
Average Sales Price*	\$267,333	\$328,000	+ 22.7%	\$263,129	\$247,213	- 6.0%
Percent of List Price Received*	106.3%	100.0%	- 5.9%	104.2%	101.7%	- 2.4%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2025

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Toledo - 43620

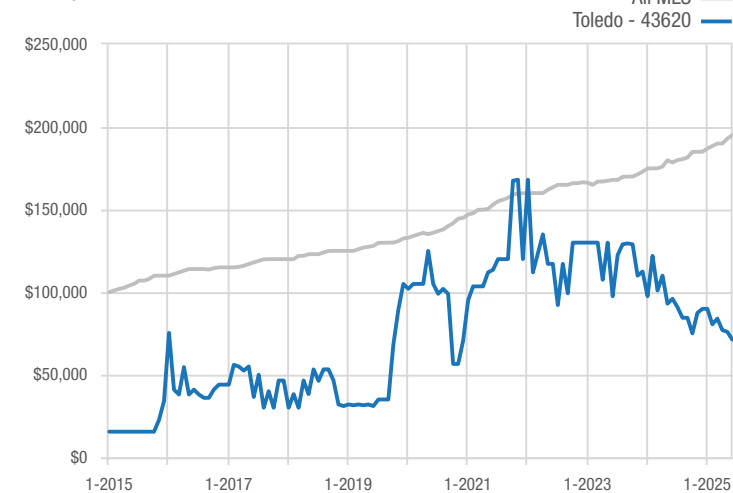
Zip Code 43620

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	5	+ 400.0%	18	14	- 22.2%
Pending Sales	2	2	0.0%	20	11	- 45.0%
Closed Sales	1	3	+ 200.0%	20	11	- 45.0%
Days on Market Until Sale	28	32	+ 14.3%	64	57	- 10.9%
Median Sales Price*	\$96,000	\$33,000	- 65.6%	\$93,000	\$70,000	- 24.7%
Average Sales Price*	\$96,000	\$32,000	- 66.7%	\$112,294	\$86,182	- 23.3%
Percent of List Price Received*	101.3%	134.1%	+ 32.4%	100.6%	105.6%	+ 5.0%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	1.4	4.5	+ 221.4%	—	—	—

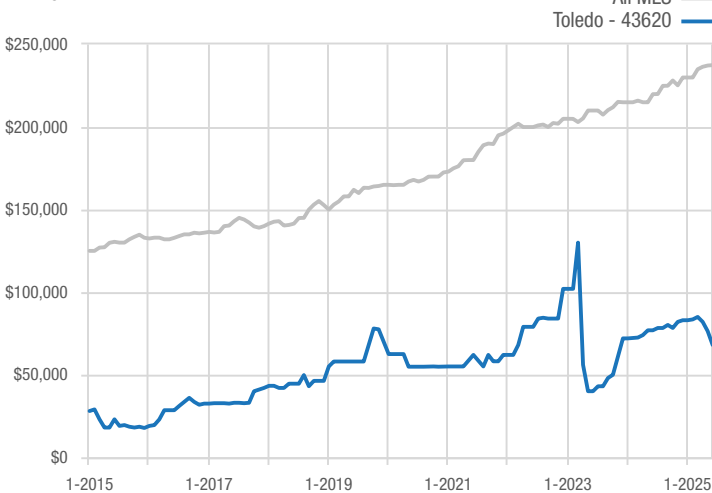
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	0	- 100.0%	5	4	- 20.0%
Pending Sales	0	3	—	4	4	0.0%
Closed Sales	0	3	—	4	4	0.0%
Days on Market Until Sale	—	67	—	46	57	+ 23.9%
Median Sales Price*	—	\$68,000	—	\$82,500	\$56,660	- 31.3%
Average Sales Price*	—	\$64,440	—	\$82,075	\$57,524	- 29.9%
Percent of List Price Received*	—	96.7%	—	94.7%	96.9%	+ 2.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2025

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Toledo-43623

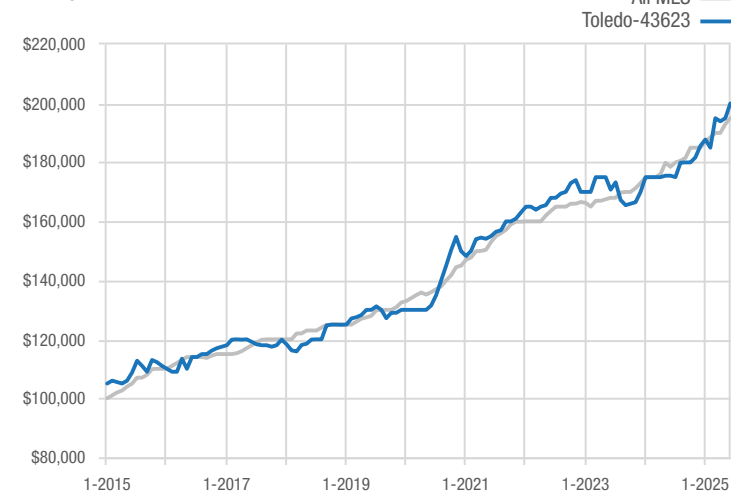
Zip Code 43623

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	30	21	- 30.0%	105	151	+ 43.8%
Pending Sales	16	29	+ 81.3%	88	114	+ 29.5%
Closed Sales	12	32	+ 166.7%	85	112	+ 31.8%
Days on Market Until Sale	40	52	+ 30.0%	45	54	+ 20.0%
Median Sales Price*	\$194,500	\$252,500	+ 29.8%	\$175,500	\$205,000	+ 16.8%
Average Sales Price*	\$224,417	\$290,440	+ 29.4%	\$213,823	\$253,248	+ 18.4%
Percent of List Price Received*	105.0%	103.3%	- 1.6%	103.8%	101.7%	- 2.0%
Inventory of Homes for Sale	31	42	+ 35.5%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	0	- 100.0%	6	2	- 66.7%
Pending Sales	1	1	0.0%	5	1	- 80.0%
Closed Sales	1	1	0.0%	5	1	- 80.0%
Days on Market Until Sale	83	34	- 59.0%	76	34	- 55.3%
Median Sales Price*	\$235,000	\$185,000	- 21.3%	\$127,000	\$185,000	+ 45.7%
Average Sales Price*	\$235,000	\$185,000	- 21.3%	\$165,680	\$185,000	+ 11.7%
Percent of List Price Received*	102.2%	108.8%	+ 6.5%	102.1%	108.8%	+ 6.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Oregon

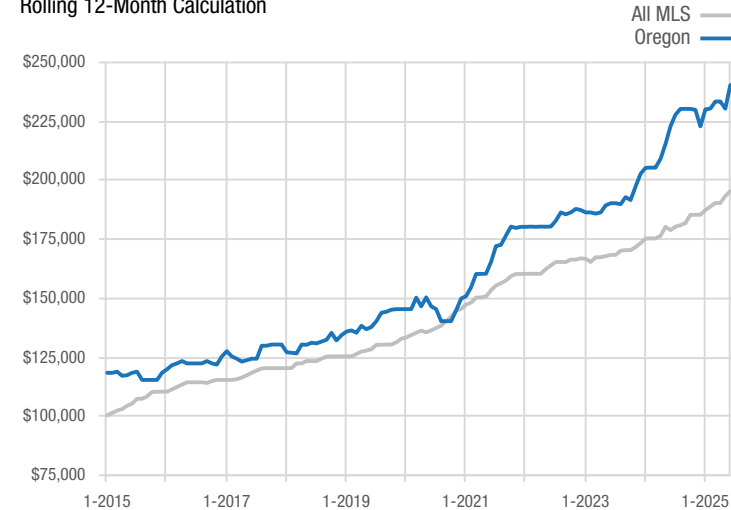
Zip Code 43616

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	24	25	+ 4.2%	106	143	+ 34.9%
Pending Sales	9	30	+ 233.3%	66	106	+ 60.6%
Closed Sales	9	32	+ 255.6%	63	101	+ 60.3%
Days on Market Until Sale	39	78	+ 100.0%	52	65	+ 25.0%
Median Sales Price*	\$285,075	\$270,000	- 5.3%	\$239,000	\$270,000	+ 13.0%
Average Sales Price*	\$274,231	\$283,914	+ 3.5%	\$253,977	\$285,096	+ 12.3%
Percent of List Price Received*	104.7%	100.6%	- 3.9%	101.4%	100.4%	- 1.0%
Inventory of Homes for Sale	46	53	+ 15.2%	—	—	—
Months Supply of Inventory	3.8	2.8	- 26.3%	—	—	—

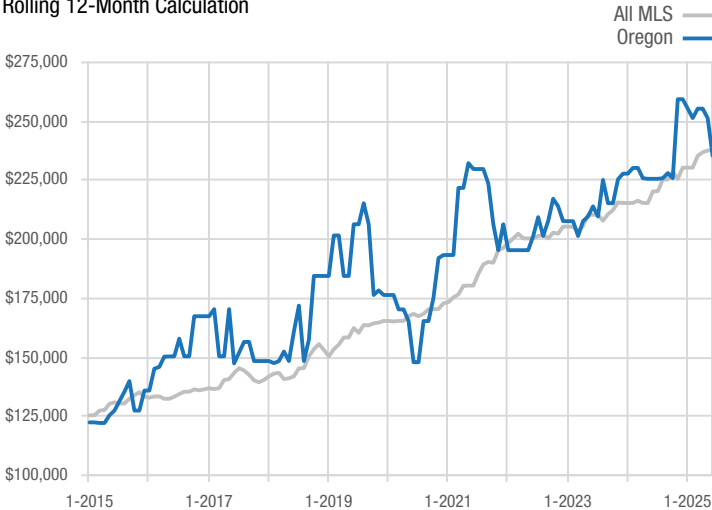
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	2	—	7	7	0.0%
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	1	1	0.0%	6	6	0.0%
Days on Market Until Sale	45	35	- 22.2%	40	33	- 17.5%
Median Sales Price*	\$259,000	\$235,000	- 9.3%	\$217,750	\$204,750	- 6.0%
Average Sales Price*	\$259,000	\$235,000	- 9.3%	\$231,333	\$211,417	- 8.6%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	96.1%	103.1%	+ 7.3%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.7	2.0	+ 185.7%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – June 2025

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Bowling Green

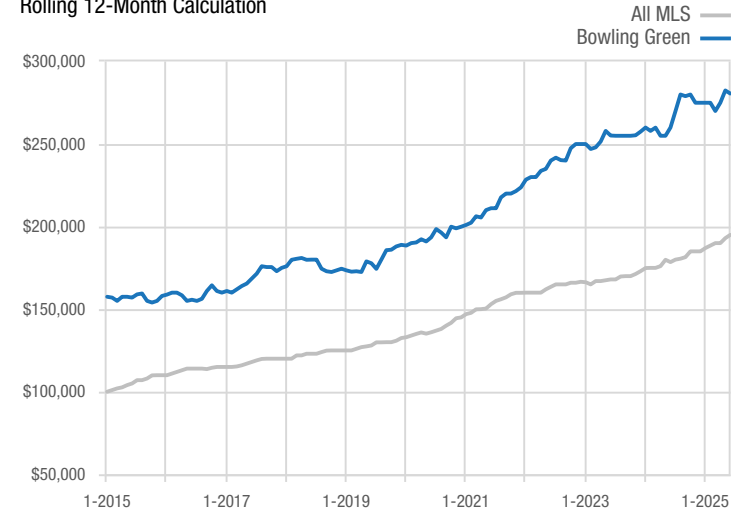
Zip Code 43402

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	25	28	+ 12.0%	113	127	+ 12.4%
Pending Sales	16	18	+ 12.5%	86	101	+ 17.4%
Closed Sales	13	21	+ 61.5%	84	95	+ 13.1%
Days on Market Until Sale	53	59	+ 11.3%	49	59	+ 20.4%
Median Sales Price*	\$335,000	\$296,000	- 11.6%	\$272,450	\$283,750	+ 4.1%
Average Sales Price*	\$359,208	\$346,390	- 3.6%	\$300,810	\$310,997	+ 3.4%
Percent of List Price Received*	102.3%	102.2%	- 0.1%	99.9%	101.4%	+ 1.5%
Inventory of Homes for Sale	42	44	+ 4.8%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

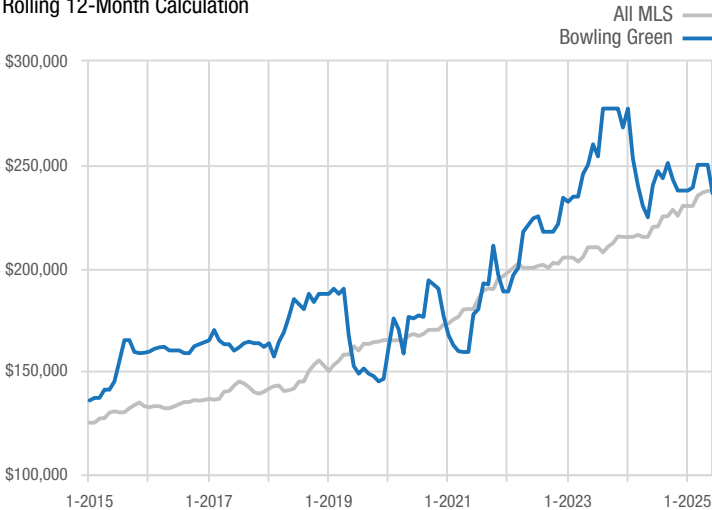
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	3	1	- 66.7%	17	8	- 52.9%
Pending Sales	5	0	- 100.0%	20	7	- 65.0%
Closed Sales	6	0	- 100.0%	19	7	- 63.2%
Days on Market Until Sale	66	—	—	59	38	- 35.6%
Median Sales Price*	\$358,000	—	—	\$225,500	\$214,900	- 4.7%
Average Sales Price*	\$335,960	—	—	\$248,928	\$211,000	- 15.2%
Percent of List Price Received*	101.5%	—	—	101.4%	100.5%	- 0.9%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.2	—	—	—	—

* 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 – June 2025

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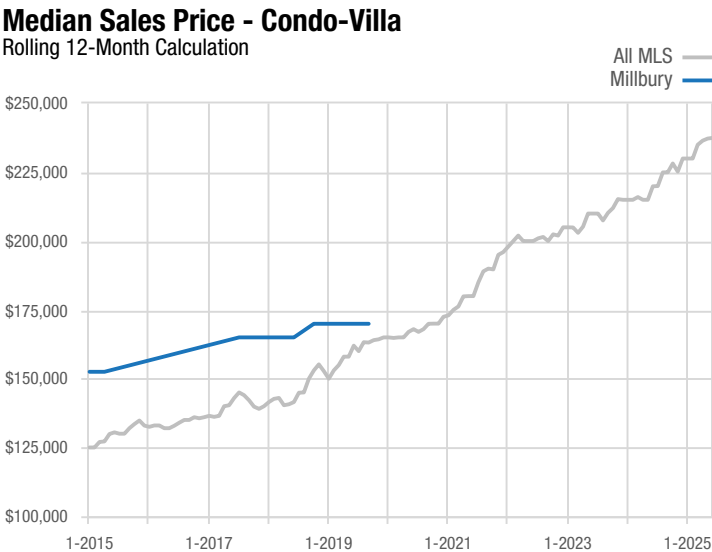
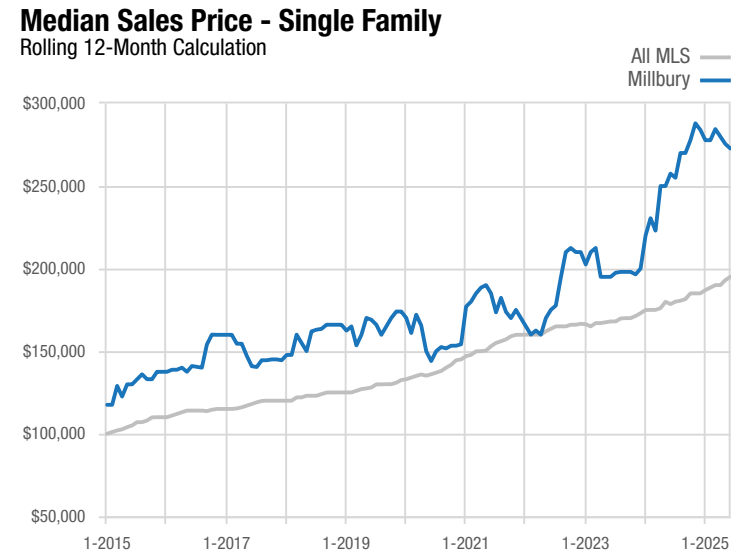
Millbury

Zip Code 43447

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	2	- 50.0%	16	16	0.0%
Pending Sales	3	2	- 33.3%	12	18	+ 50.0%
Closed Sales	2	1	- 50.0%	11	10	- 9.1%
Days on Market Until Sale	44	44	0.0%	49	105	+ 114.3%
Median Sales Price*	\$294,500	\$455,000	+ 54.5%	\$288,000	\$250,000	- 13.2%
Average Sales Price*	\$294,500	\$455,000	+ 54.5%	\$256,864	\$269,950	+ 5.1%
Percent of List Price Received*	106.2%	95.8%	- 9.8%	102.2%	99.3%	- 2.8%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	3.8	0.6	- 84.2%	—	—	—

Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% 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	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	8	7	- 12.5%	39	37	- 5.1%
Pending Sales	6	8	+ 33.3%	33	29	- 12.1%
Closed Sales	6	7	+ 16.7%	31	27	- 12.9%
Days on Market Until Sale	40	68	+ 70.0%	49	71	+ 44.9%
Median Sales Price*	\$205,500	\$188,750	- 8.2%	\$216,500	\$244,000	+ 12.7%
Average Sales Price*	\$331,500	\$217,417	- 34.4%	\$244,719	\$247,977	+ 1.3%
Percent of List Price Received*	106.8%	99.1%	- 7.2%	101.4%	99.1%	- 2.3%
Inventory of Homes for Sale	9	13	+ 44.4%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

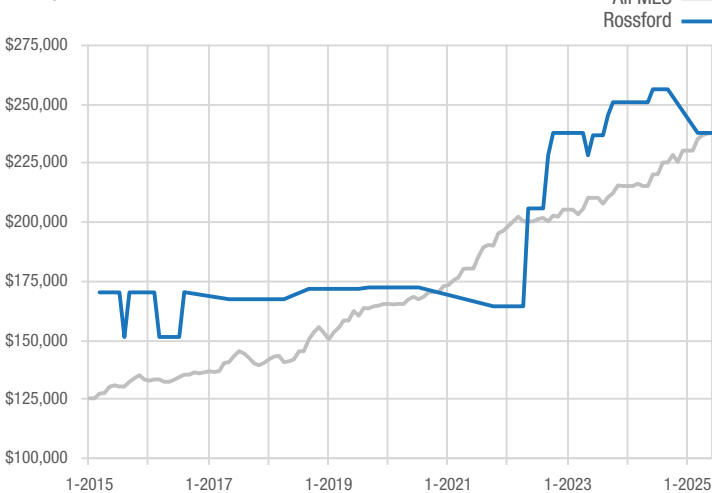
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	61	—
Median Sales Price*	—	—	—	—	\$237,500	—
Average Sales Price*	—	—	—	—	\$237,500	—
Percent 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	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	3	1	- 66.7%	26	21	- 19.2%
Pending Sales	2	4	+ 100.0%	19	20	+ 5.3%
Closed Sales	3	4	+ 33.3%	21	19	- 9.5%
Days on Market Until Sale	33	45	+ 36.4%	56	42	- 25.0%
Median Sales Price*	\$319,900	\$271,250	- 15.2%	\$199,999	\$252,500	+ 26.3%
Average Sales Price*	\$235,633	\$282,550	+ 19.9%	\$205,395	\$255,958	+ 24.6%
Percent of List Price Received*	99.8%	101.9%	+ 2.1%	99.0%	99.5%	+ 0.5%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	2.6	1.0	- 61.5%	—	—	—

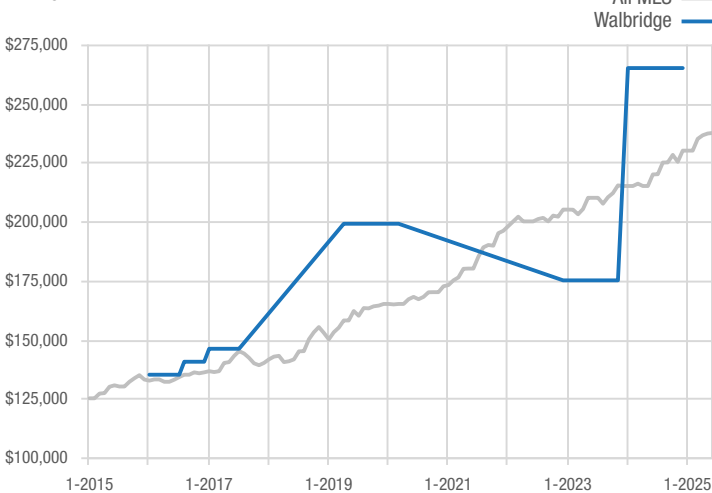
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	105	—	—
Median Sales Price*	—	—	—	\$265,000	—	—
Average Sales Price*	—	—	—	\$265,000	—	—
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	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	11	21	+ 90.9%	65	63	- 3.1%
Pending Sales	6	10	+ 66.7%	44	43	- 2.3%
Closed Sales	6	11	+ 83.3%	44	42	- 4.5%
Days on Market Until Sale	47	105	+ 123.4%	59	93	+ 57.6%
Median Sales Price*	\$182,500	\$248,350	+ 36.1%	\$197,799	\$246,000	+ 24.4%
Average Sales Price*	\$191,042	\$251,123	+ 31.4%	\$214,924	\$245,943	+ 14.4%
Percent of List Price Received*	105.8%	108.8%	+ 2.8%	101.2%	103.3%	+ 2.1%
Inventory of Homes for Sale	34	30	- 11.8%	—	—	—
Months Supply of Inventory	4.3	3.9	- 9.3%	—	—	—

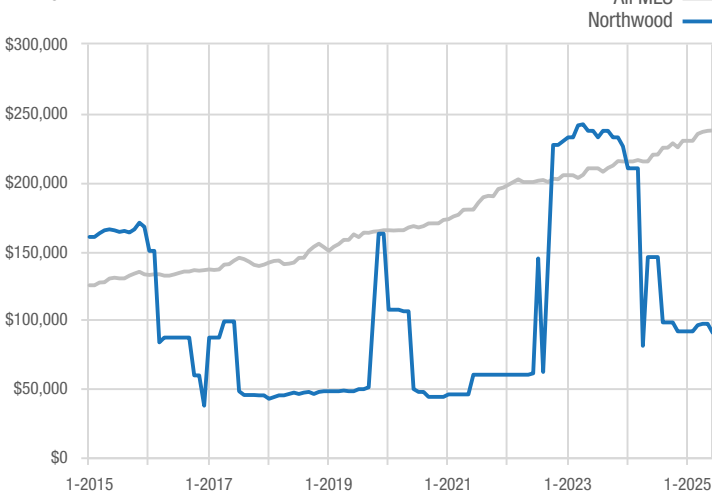
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	0	- 100.0%	3	3	0.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	2	—	1	3	+ 200.0%
Days on Market Until Sale	—	59	—	9	62	+ 588.9%
Median Sales Price*	—	\$79,850	—	\$81,000	\$84,500	+ 4.3%
Average Sales Price*	—	\$79,850	—	\$81,000	\$85,233	+ 5.2%
Percent of List Price Received*	—	101.9%	—	101.4%	102.7%	+ 1.3%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Perrysburg and Perrysburg Twp

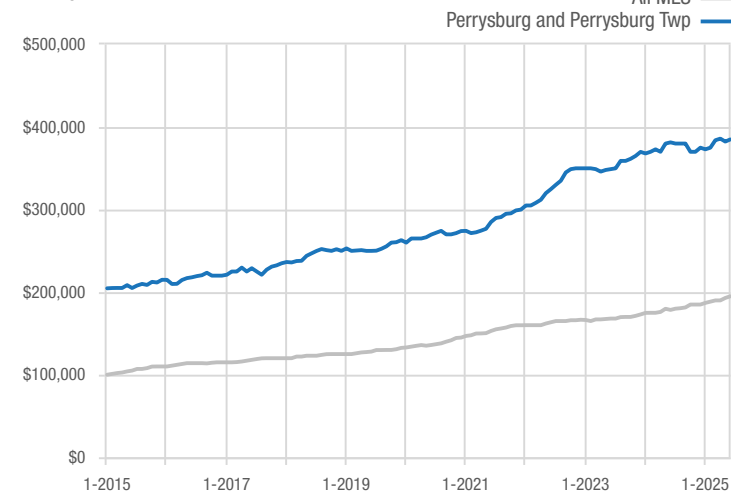
Zip Code 43551 and 43552

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	44	55	+ 25.0%	272	340	+ 25.0%
Pending Sales	41	64	+ 56.1%	220	252	+ 14.5%
Closed Sales	36	74	+ 105.6%	207	255	+ 23.2%
Days on Market Until Sale	66	73	+ 10.6%	74	82	+ 10.8%
Median Sales Price*	\$372,500	\$385,000	+ 3.4%	\$376,500	\$393,000	+ 4.4%
Average Sales Price*	\$399,129	\$428,185	+ 7.3%	\$401,479	\$442,943	+ 10.3%
Percent of List Price Received*	101.3%	100.7%	- 0.6%	100.8%	100.3%	- 0.5%
Inventory of Homes for Sale	97	130	+ 34.0%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

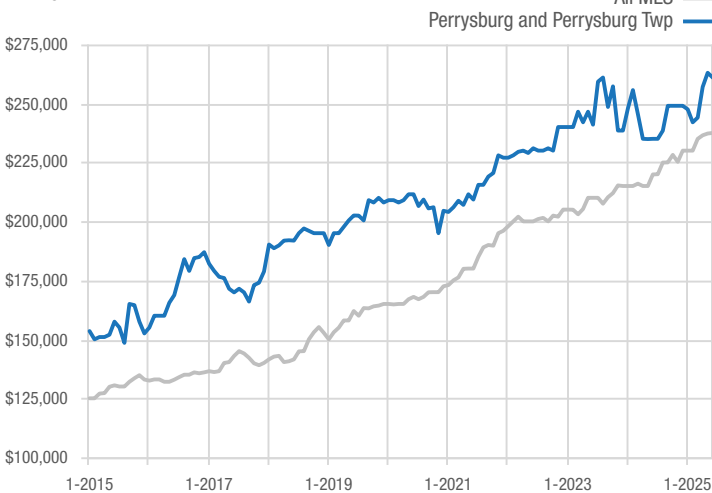
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	8	7	- 12.5%	30	33	+ 10.0%
Pending Sales	9	5	- 44.4%	30	27	- 10.0%
Closed Sales	8	6	- 25.0%	30	28	- 6.7%
Days on Market Until Sale	52	89	+ 71.2%	65	84	+ 29.2%
Median Sales Price*	\$285,500	\$270,750	- 5.2%	\$244,500	\$259,875	+ 6.3%
Average Sales Price*	\$311,250	\$275,215	- 11.6%	\$277,194	\$278,040	+ 0.3%
Percent of List Price Received*	98.0%	99.9%	+ 1.9%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	2.2	3.5	+ 59.1%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – June 2025

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Genoa

Zip Code 43430

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	2	- 50.0%	19	24	+ 26.3%
Pending Sales	2	7	+ 250.0%	19	16	- 15.8%
Closed Sales	2	7	+ 250.0%	20	15	- 25.0%
Days on Market Until Sale	72	53	- 26.4%	58	51	- 12.1%
Median Sales Price*	\$292,000	\$250,000	- 14.4%	\$167,000	\$212,000	+ 26.9%
Average Sales Price*	\$292,000	\$259,143	- 11.3%	\$186,715	\$196,480	+ 5.2%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	99.6%	101.9%	+ 2.3%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.8	2.8	+ 55.6%	—	—	—

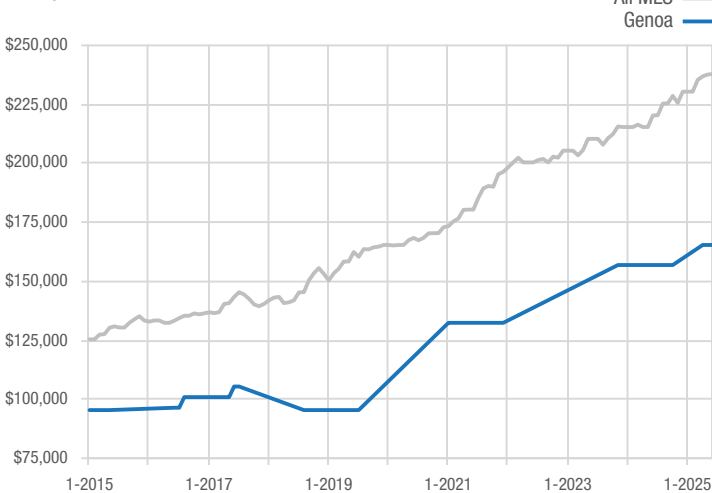
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$165,000	—
Average Sales Price*	—	—	—	—	\$165,000	—
Percent 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

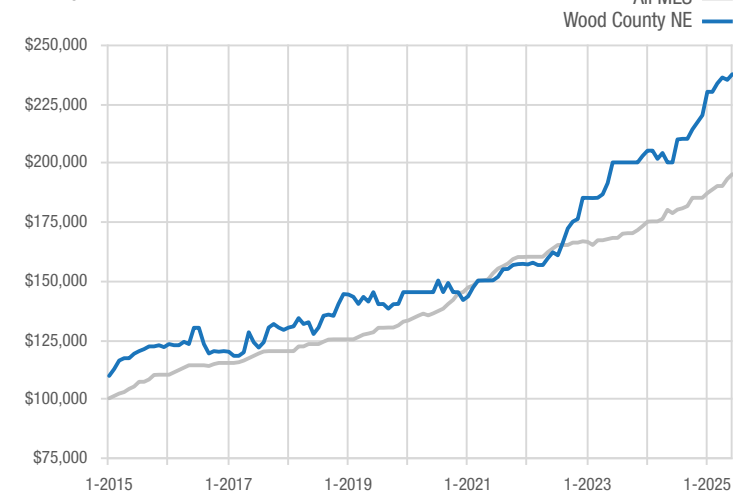
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	7	4	- 42.9%	66	63	- 4.5%
Pending Sales	6	12	+ 100.0%	60	53	- 11.7%
Closed Sales	6	12	+ 100.0%	63	49	- 22.2%
Days on Market Until Sale	51	51	0.0%	61	51	- 16.4%
Median Sales Price*	\$327,450	\$258,750	- 21.0%	\$199,999	\$230,000	+ 15.0%
Average Sales Price*	\$277,650	\$291,258	+ 4.9%	\$225,125	\$251,231	+ 11.6%
Percent of List Price Received*	96.6%	100.3%	+ 3.8%	98.9%	100.6%	+ 1.7%
Inventory of Homes for Sale	23	19	- 17.4%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

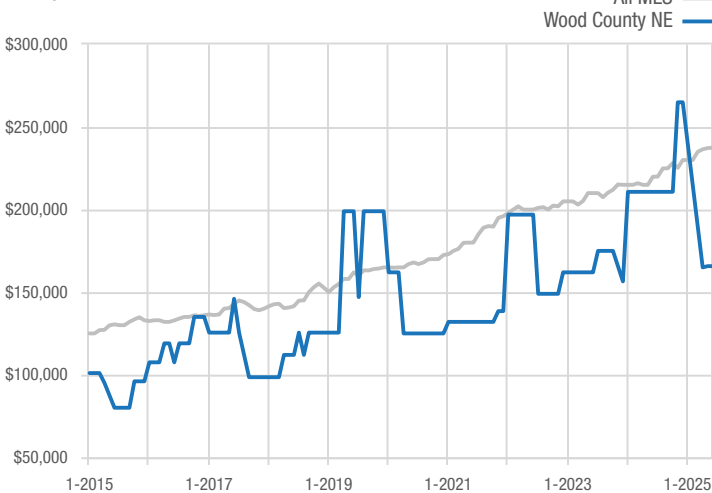
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	105	52	- 50.5%
Median Sales Price*	—	—	—	\$265,000	\$165,750	- 37.5%
Average Sales Price*	—	—	—	\$265,000	\$165,750	- 37.5%
Percent of List Price Received*	—	—	—	98.1%	103.3%	+ 5.3%
Inventory of Homes for Sale	0	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 NW

Zip Codes 43522 and 43525

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	5	+ 25.0%	24	24	0.0%
Pending Sales	2	4	+ 100.0%	18	23	+ 27.8%
Closed Sales	3	3	0.0%	18	23	+ 27.8%
Days on Market Until Sale	41	39	- 4.9%	57	61	+ 7.0%
Median Sales Price*	\$179,050	\$260,000	+ 45.2%	\$225,000	\$289,900	+ 28.8%
Average Sales Price*	\$179,050	\$262,833	+ 46.8%	\$260,054	\$294,477	+ 13.2%
Percent of List Price Received*	100.5%	101.7%	+ 1.2%	98.9%	101.1%	+ 2.2%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

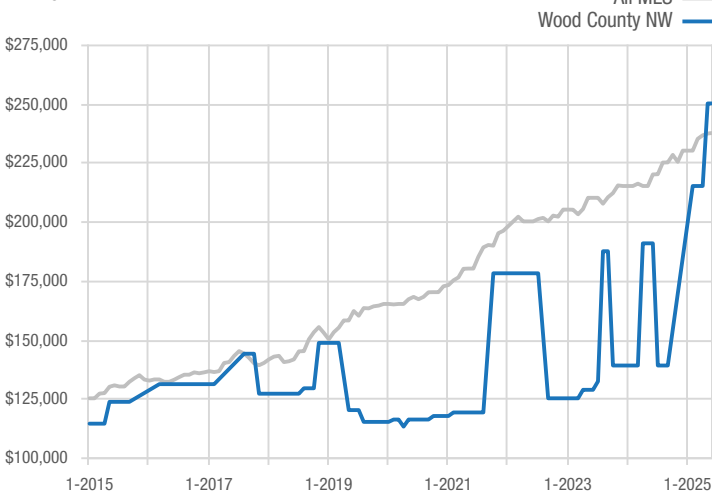
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	3	—
Closed Sales	0	0	—	0	3	—
Days on Market Until Sale	—	—	—	—	68	—
Median Sales Price*	—	—	—	—	\$250,000	—
Average Sales Price*	—	—	—	—	\$242,667	—
Percent 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

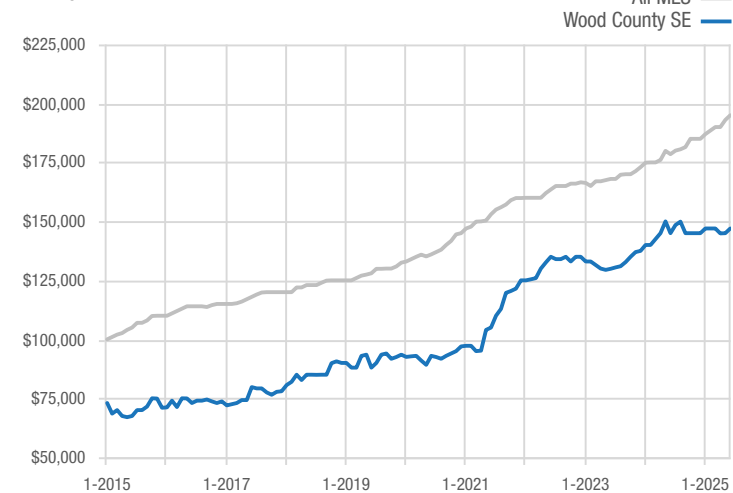
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	20	17	- 15.0%	102	114	+ 11.8%
Pending Sales	15	14	- 6.7%	96	94	- 2.1%
Closed Sales	13	13	0.0%	94	94	0.0%
Days on Market Until Sale	75	89	+ 18.7%	78	70	- 10.3%
Median Sales Price*	\$125,845	\$175,000	+ 39.1%	\$140,000	\$145,000	+ 3.6%
Average Sales Price*	\$127,251	\$174,187	+ 36.9%	\$154,928	\$143,320	- 7.5%
Percent of List Price Received*	101.1%	99.8%	- 1.3%	99.0%	97.3%	- 1.7%
Inventory of Homes for Sale	36	45	+ 25.0%	—	—	—
Months Supply of Inventory	2.3	2.8	+ 21.7%	—	—	—

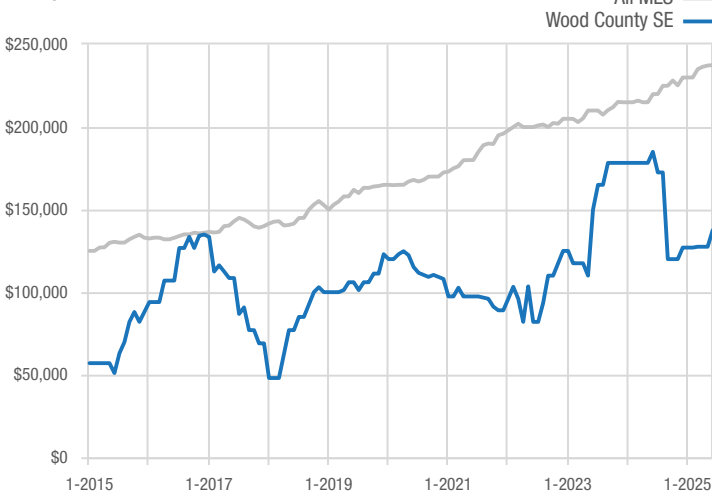
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	0	- 100.0%	1	5	+ 400.0%
Pending Sales	0	1	—	0	3	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	39	—	—	73	—
Median Sales Price*	—	\$267,500	—	—	\$157,000	—
Average Sales Price*	—	\$267,500	—	—	\$180,667	—
Percent of List Price Received*	—	100.9%	—	—	99.7%	—
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 – June 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

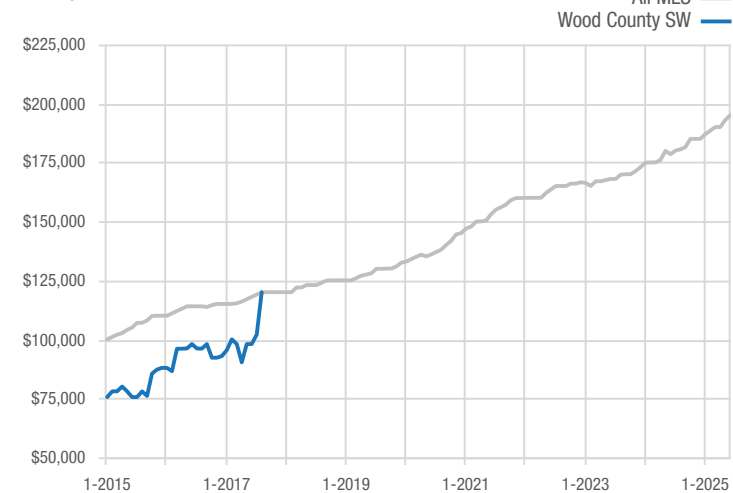
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% 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	—	—	—	—	—	—

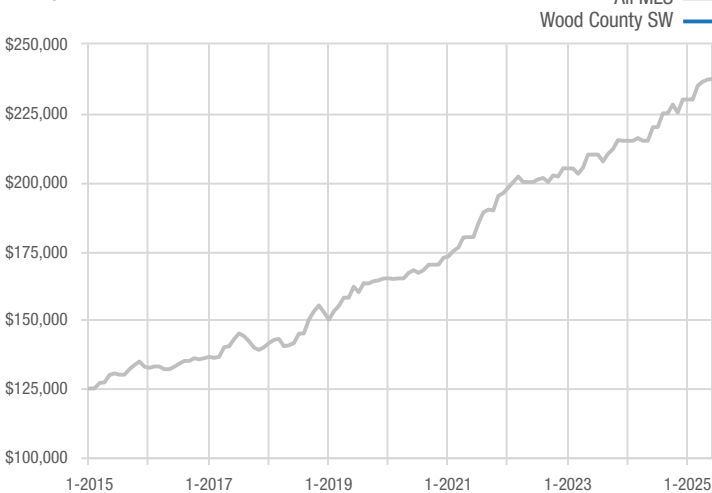
Condo-Villa	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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