

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 Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
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 Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
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

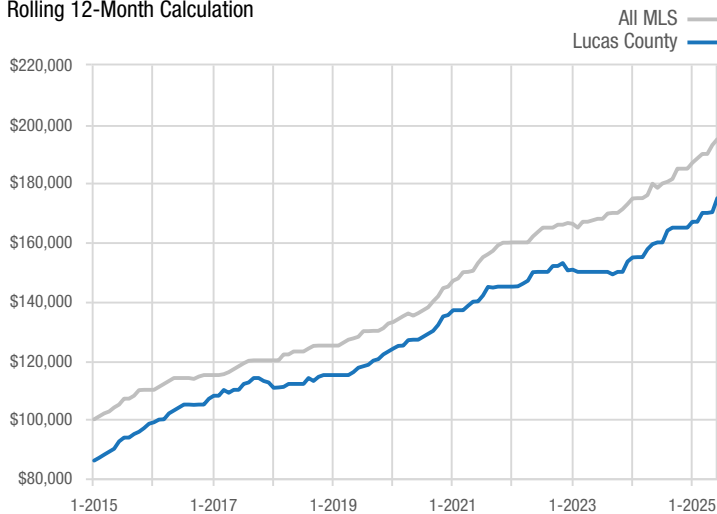
Single Family Key Metrics	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	485	511	+ 5.4%	2,649	2,818	+ 6.4%
Pending Sales	386	463	+ 19.9%	2,137	2,166	+ 1.4%
Closed Sales	372	476	+ 28.0%	2,100	2,092	- 0.4%
Days on Market Until Sale	49	60	+ 22.4%	58	60	+ 3.4%
Median 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 Key Metrics	June			Year to Date		
	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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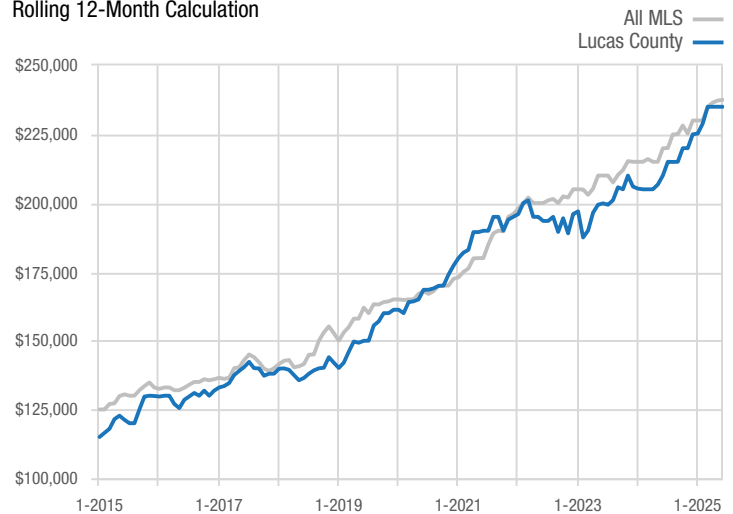
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

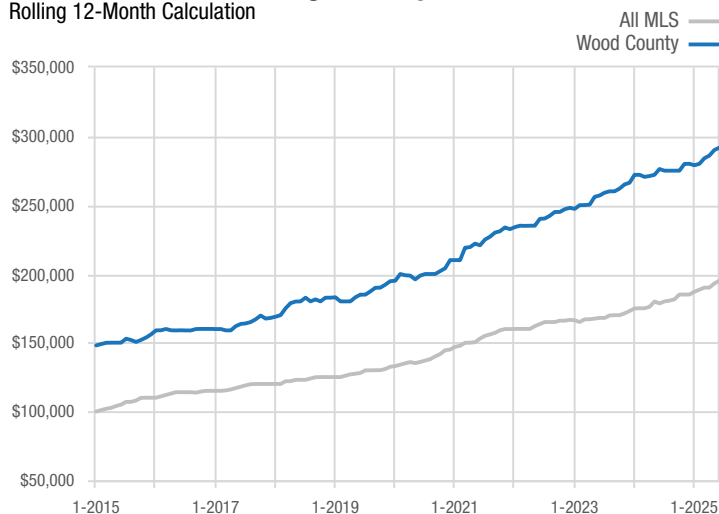
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	113	135	+ 19.5%	648	727	+ 12.2%
Pending Sales	87	122	+ 40.2%	512	566	+ 10.5%
Closed Sales	79	134	+ 69.6%	495	550	+ 11.1%
Days on Market Until Sale	58	72	+ 24.1%	65	75	+ 15.4%
Median Sales Price*	\$300,000	\$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		
	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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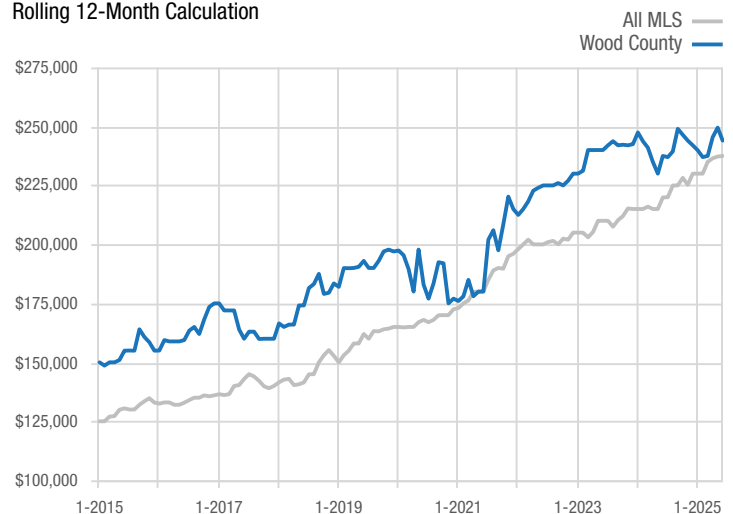
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

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

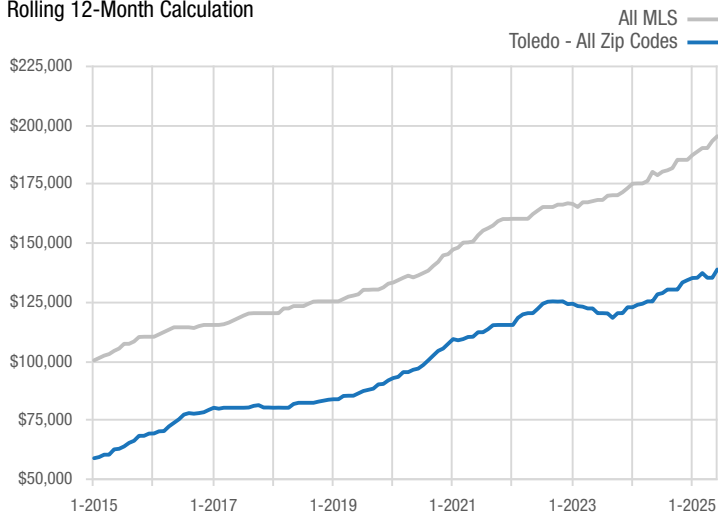
Single Family Key Metrics	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	329	362	+ 10.0%	1,868	1,926	+ 3.1%
Pending Sales	275	319	+ 16.0%	1,576	1,524	- 3.3%
Closed Sales	265	317	+ 19.6%	1,566	1,475	- 5.8%
Days on Market Until Sale	45	57	+ 26.7%	57	57	0.0%
Median 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 Key Metrics	June			Year to Date		
	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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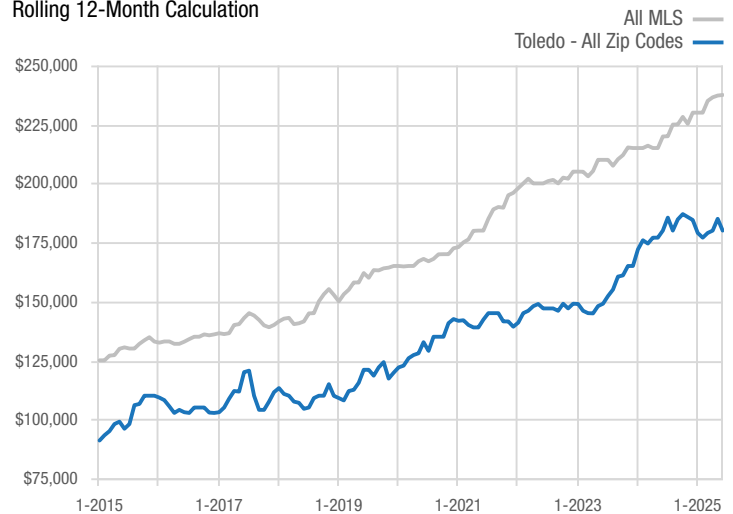
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

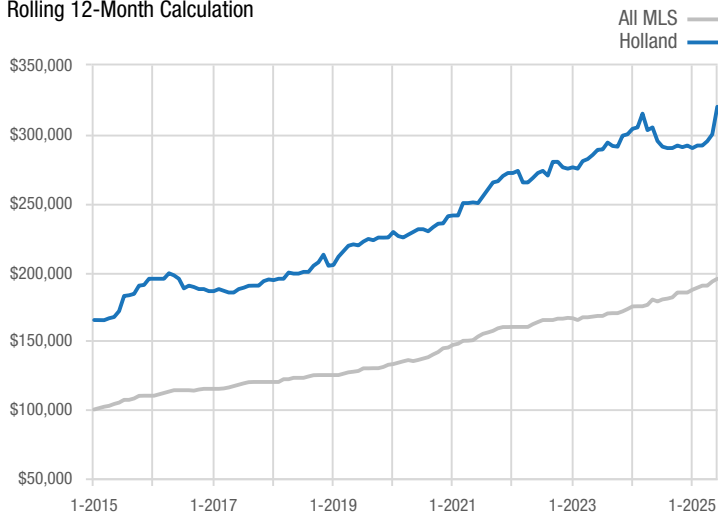
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	15	21	+ 40.0%	67	93	+ 38.8%
Pending Sales	10	13	+ 30.0%	53	72	+ 35.8%
Closed Sales	7	15	+ 114.3%	52	70	+ 34.6%
Days on Market Until Sale	37	59	+ 59.5%	55	59	+ 7.3%
Median Sales Price*	\$209,000	\$370,000	+ 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		
	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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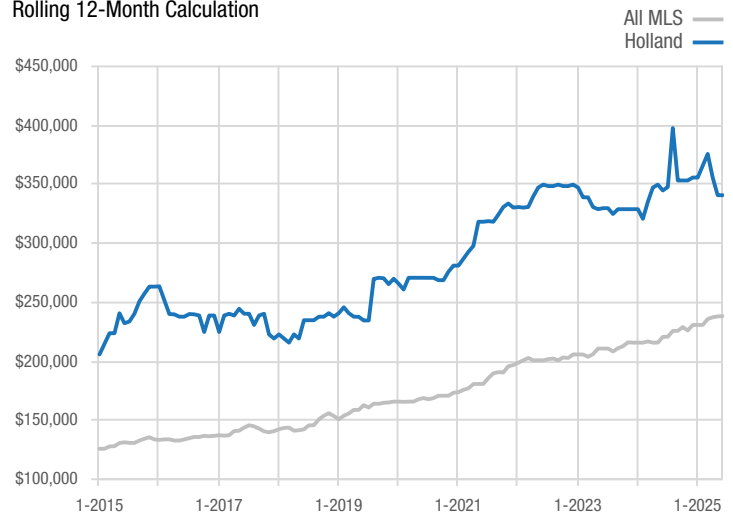
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

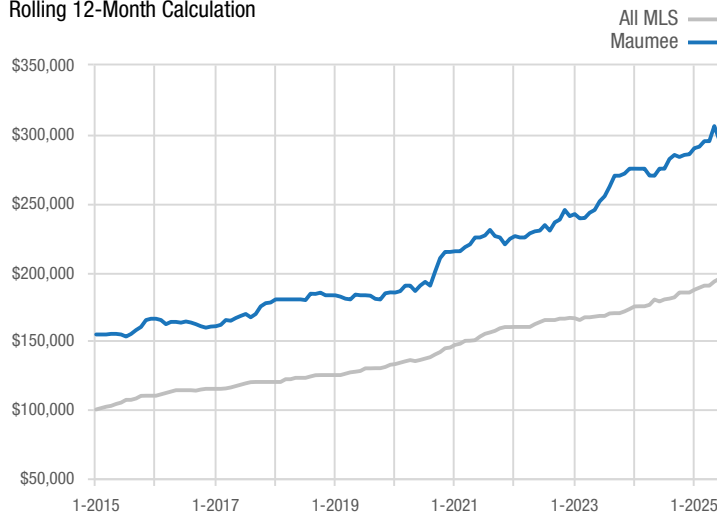
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	38	27	- 28.9%	207	217	+ 4.8%
Pending Sales	30	35	+ 16.7%	169	163	- 3.6%
Closed Sales	28	40	+ 42.9%	165	160	- 3.0%
Days on Market Until Sale	70	45	- 35.7%	60	59	- 1.7%
Median Sales Price*	\$363,500	\$300,500	- 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		
	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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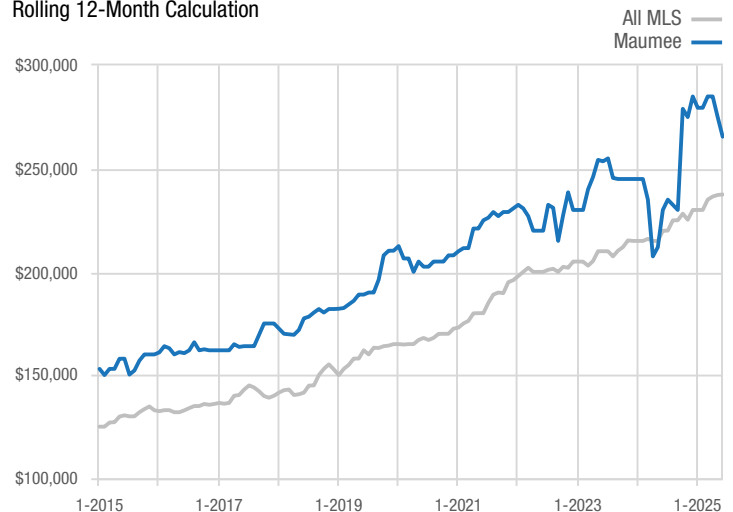
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

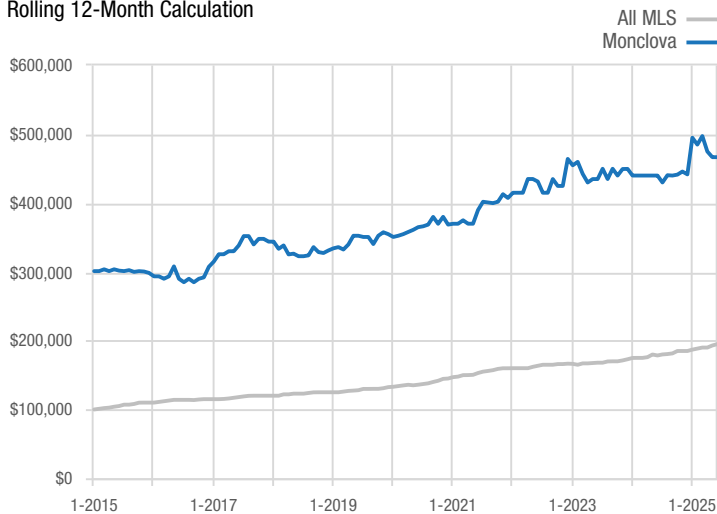
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	5	+ 25.0%	22	26	+ 18.2%
Pending Sales	4	5	+ 25.0%	14	17	+ 21.4%
Closed Sales	3	8	+ 166.7%	14	17	+ 21.4%
Days on Market Until Sale	126	84	- 33.3%	92	92	0.0%
Median Sales Price*	\$441,000	\$453,000	+ 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		
	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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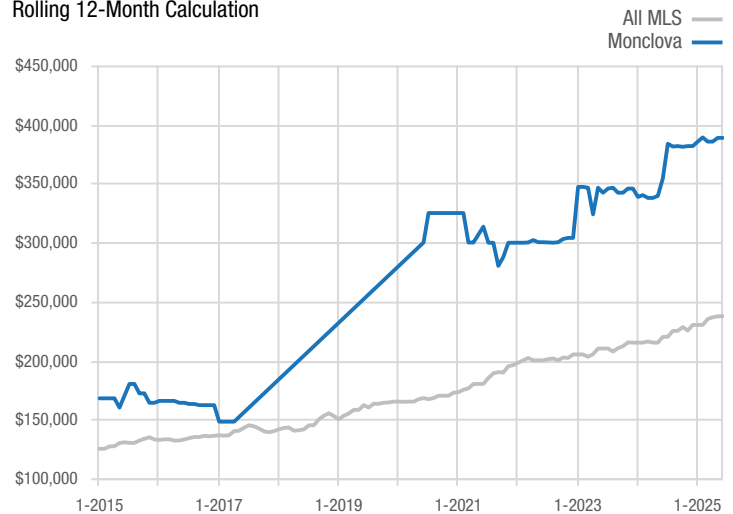
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

Zip Code 43571

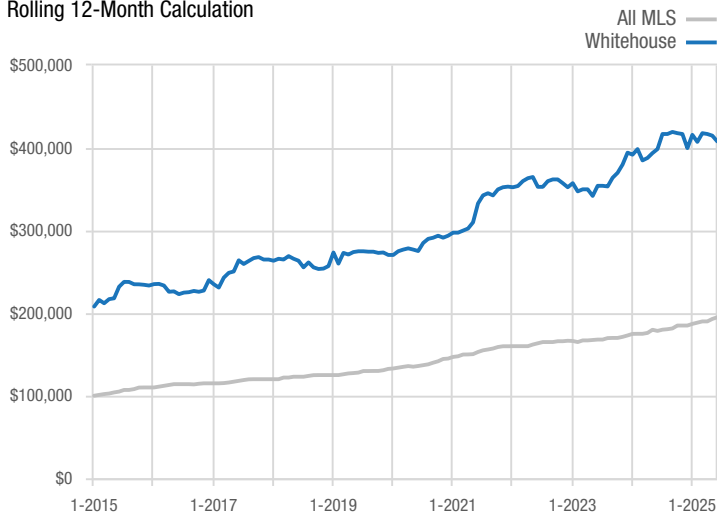
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	6	- 40.0%	35	40	+ 14.3%
Pending Sales	3	4	+ 33.3%	23	30	+ 30.4%
Closed Sales	5	5	0.0%	23	29	+ 26.1%
Days on Market Until Sale	56	81	+ 44.6%	54	60	+ 11.1%
Median Sales Price*	\$566,500	\$435,000	- 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		
	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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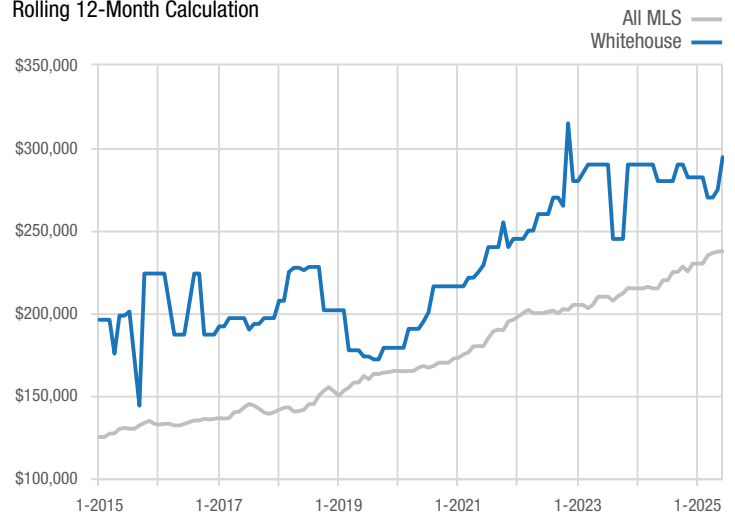
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Sylvania

Zip Code 43560

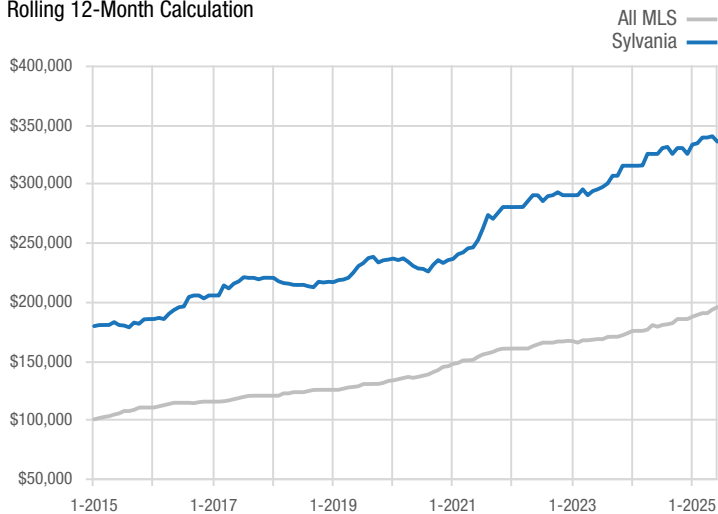
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	47	45	- 4.3%	233	233	0.0%
Pending Sales	37	34	- 8.1%	161	166	+ 3.1%
Closed Sales	40	37	- 7.5%	152	157	+ 3.3%
Days on Market Until Sale	54	59	+ 9.3%	59	69	+ 16.9%
Median Sales Price*	\$354,950	\$305,615	- 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		
	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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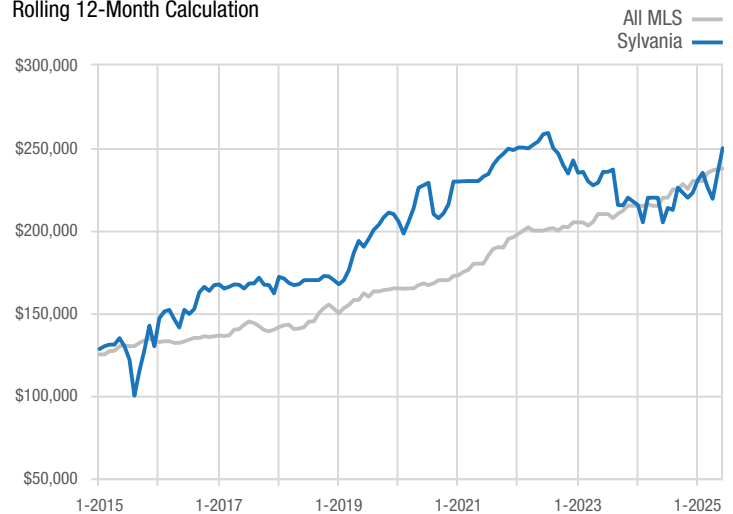
Median Sales Price - Single Family

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

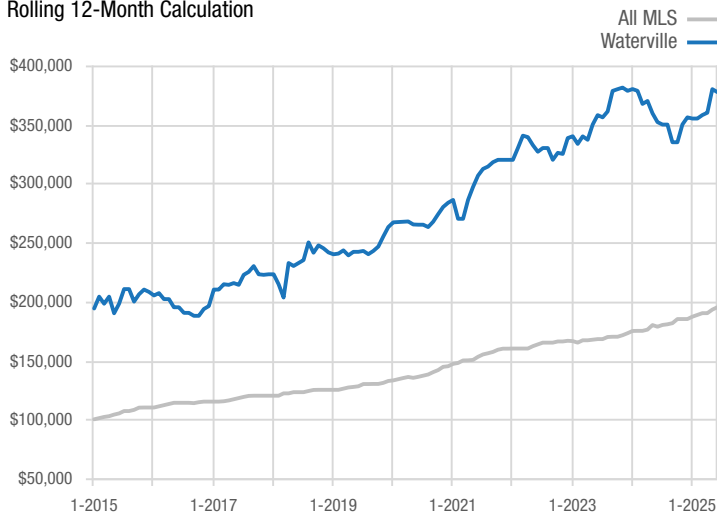
Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	13	14	+ 7.7%	77	98	+ 27.3%
Pending Sales	13	16	+ 23.1%	45	59	+ 31.1%
Closed Sales	10	16	+ 60.0%	40	56	+ 40.0%
Days on Market Until Sale	55	104	+ 89.1%	61	80	+ 31.1%
Median Sales Price*	\$291,000	\$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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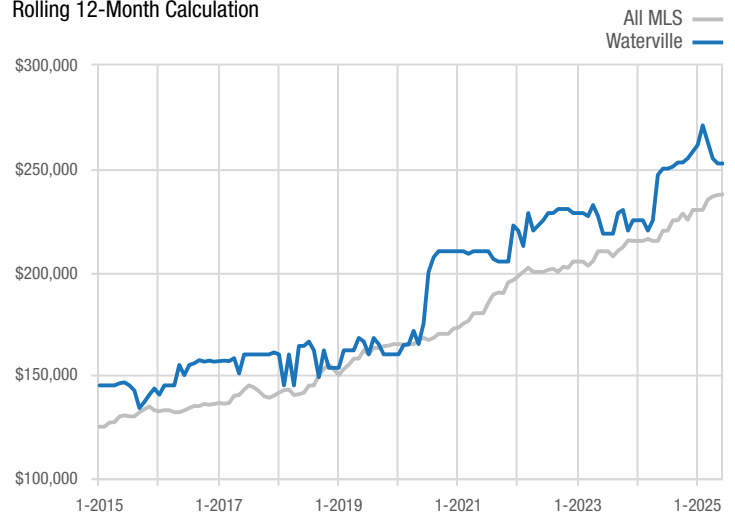
Median Sales Price - Single Family

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

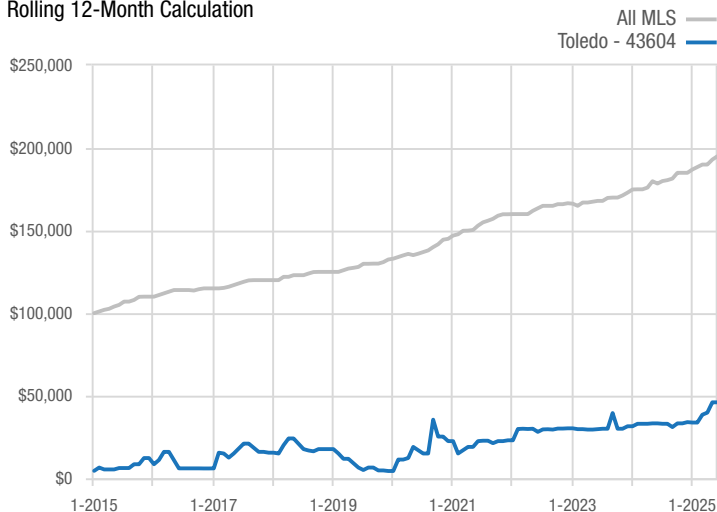
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	3	+ 50.0%	16	19	+ 18.8%
Pending Sales	3	2	- 33.3%	14	16	+ 14.3%
Closed Sales	3	5	+ 66.7%	14	15	+ 7.1%
Days on Market Until Sale	109	77	- 29.4%	91	71	- 22.0%
Median Sales Price*	\$41,000	\$36,000	- 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		
	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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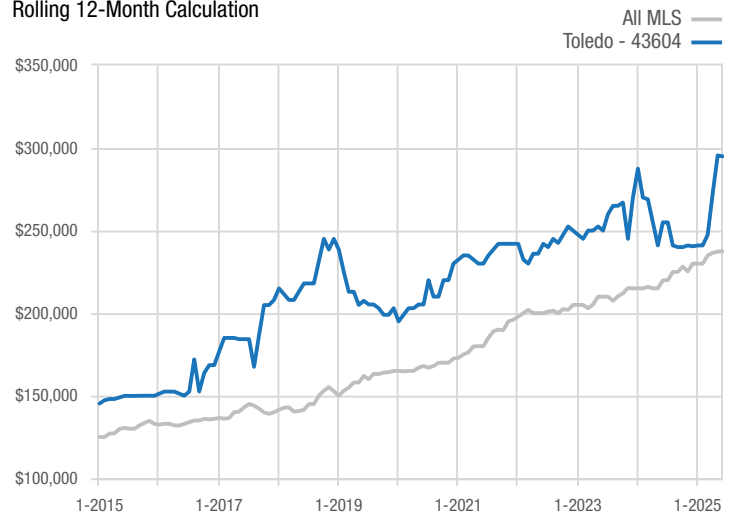
Median Sales Price - Single Family

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 - 43605

Zip Code 43605

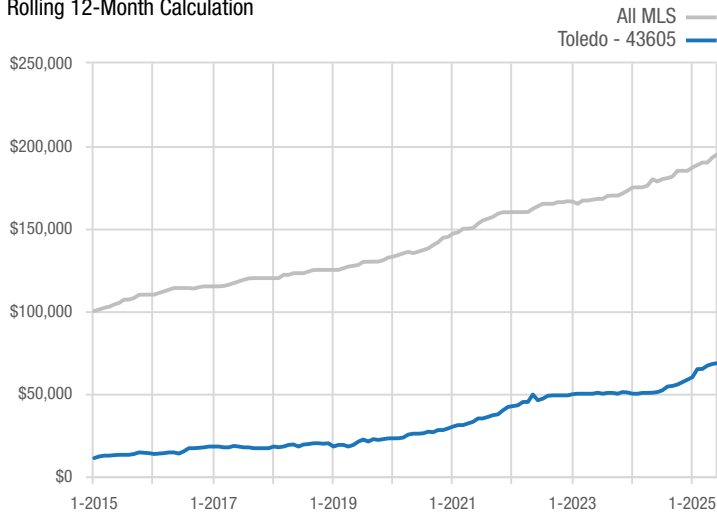
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	21	38	+ 81.0%	171	173	+ 1.2%
Pending Sales	23	26	+ 13.0%	132	140	+ 6.1%
Closed Sales	25	22	- 12.0%	133	134	+ 0.8%
Days on Market Until Sale	50	65	+ 30.0%	58	53	- 8.6%
Median Sales Price*	\$65,500	\$80,540	+ 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		
	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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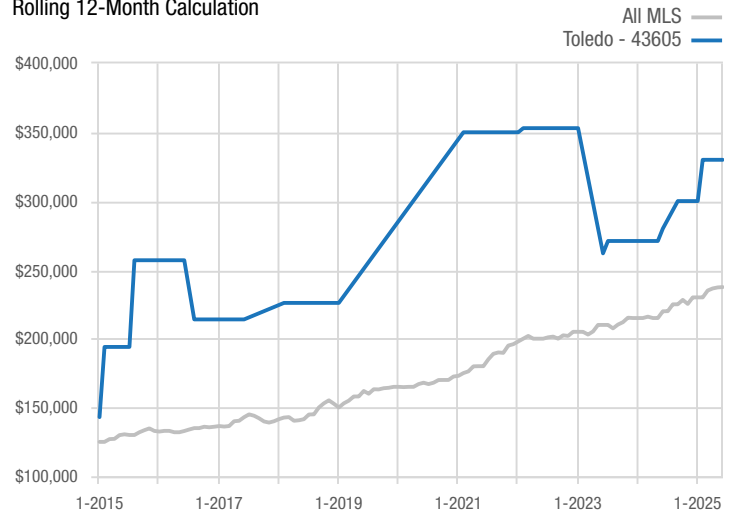
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

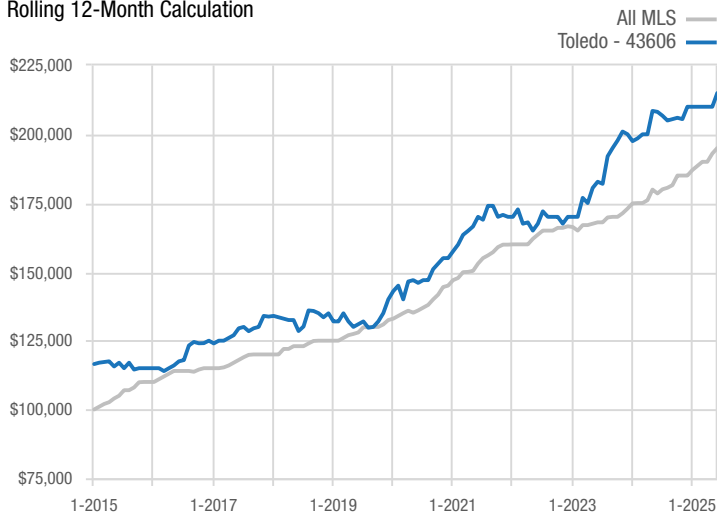
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	23	32	+ 39.1%	151	140	- 7.3%
Pending Sales	22	27	+ 22.7%	135	109	- 19.3%
Closed Sales	20	29	+ 45.0%	135	103	- 23.7%
Days on Market Until Sale	34	55	+ 61.8%	51	57	+ 11.8%
Median Sales Price*	\$229,000	\$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		
	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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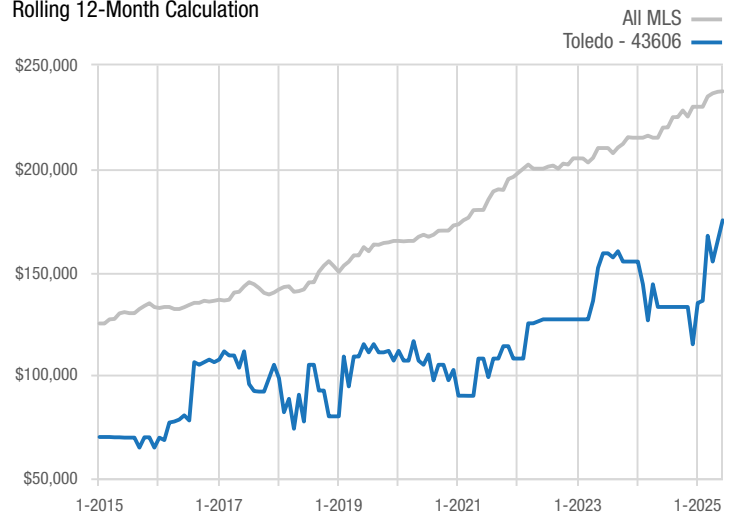
Median Sales Price - Single Family

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 - 43607

Zip Code 43607

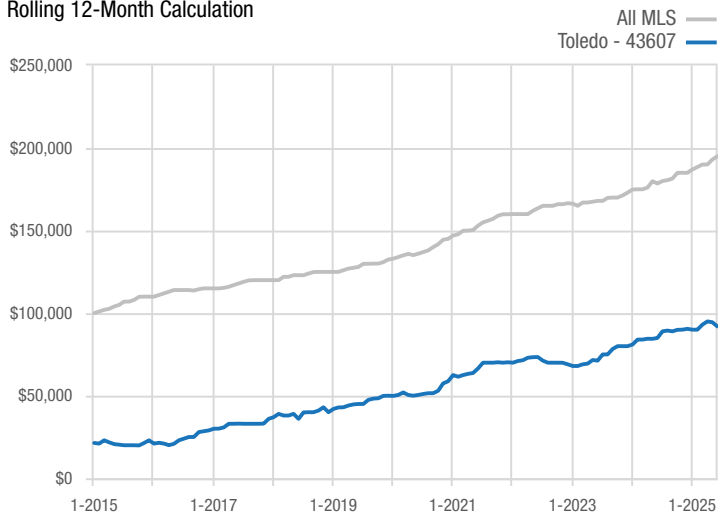
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	22	22	0.0%	119	124	+ 4.2%
Pending Sales	16	13	- 18.8%	103	82	- 20.4%
Closed Sales	14	13	- 7.1%	101	79	- 21.8%
Days on Market Until Sale	36	98	+ 172.2%	65	68	+ 4.6%
Median Sales Price*	\$134,250	\$75,000	- 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		
	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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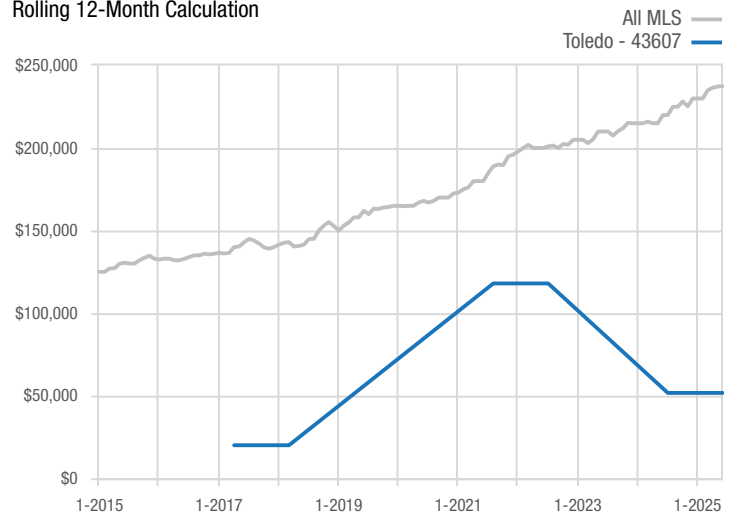
Median Sales Price - Single Family

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 - 43608

Zip Code 43608

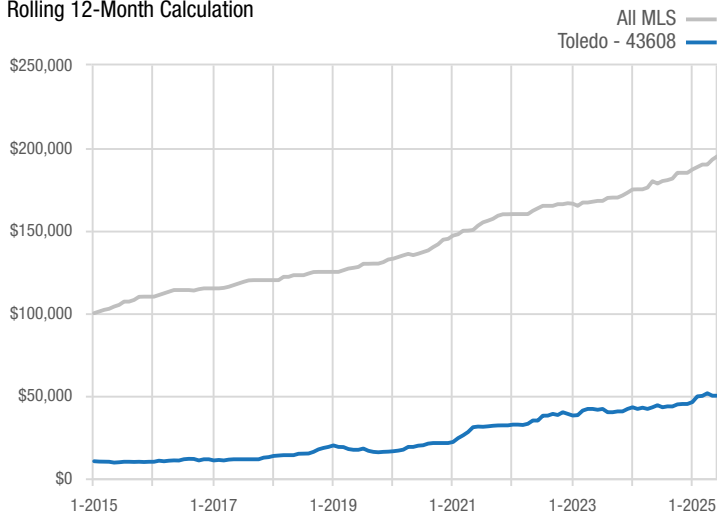
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
Key Metrics						
New Listings	15	19	+ 26.7%	112	118	+ 5.4%
Pending Sales	13	11	- 15.4%	84	92	+ 9.5%
Closed Sales	14	6	- 57.1%	84	89	+ 6.0%
Days on Market Until Sale	55	65	+ 18.2%	61	57	- 6.6%
Median Sales Price*	\$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		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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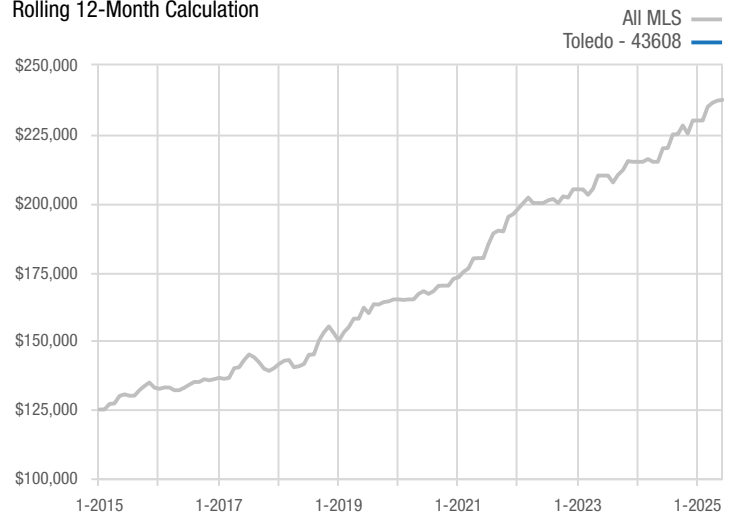
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

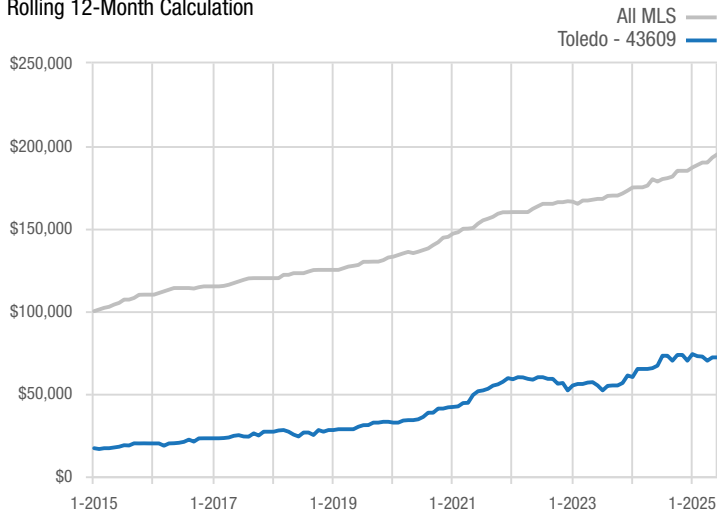
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	18	21	+ 16.7%	112	142	+ 26.8%
Pending Sales	11	23	+ 109.1%	94	113	+ 20.2%
Closed Sales	9	23	+ 155.6%	92	104	+ 13.0%
Days on Market Until Sale	65	55	- 15.4%	69	60	- 13.0%
Median Sales Price*	\$90,900	\$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		
	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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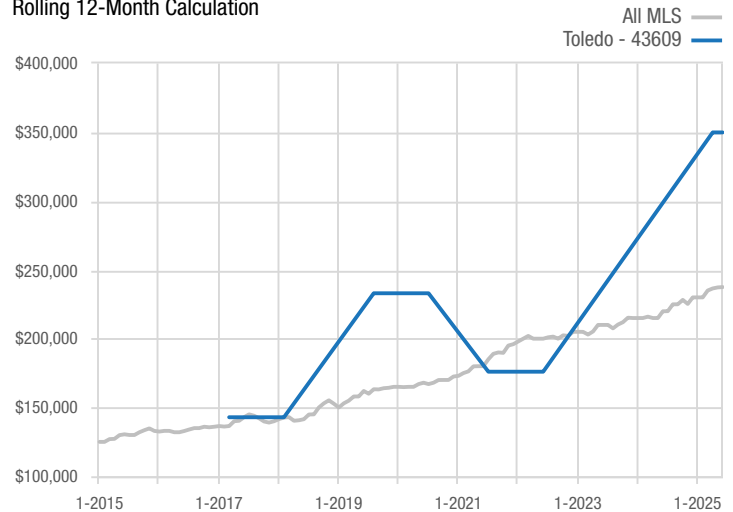
Median Sales Price - Single Family

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-43610

Zip Code 43610

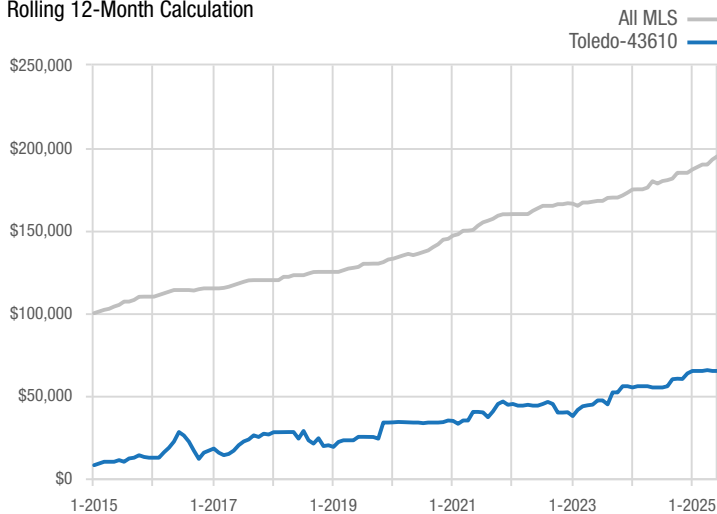
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	5	15	+ 200.0%	27	42	+ 55.6%
Pending Sales	2	5	+ 150.0%	21	22	+ 4.8%
Closed Sales	3	5	+ 66.7%	21	20	- 4.8%
Days on Market Until Sale	74	32	- 56.8%	62	45	- 27.4%
Median Sales Price*	\$39,900	\$78,000	+ 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		
	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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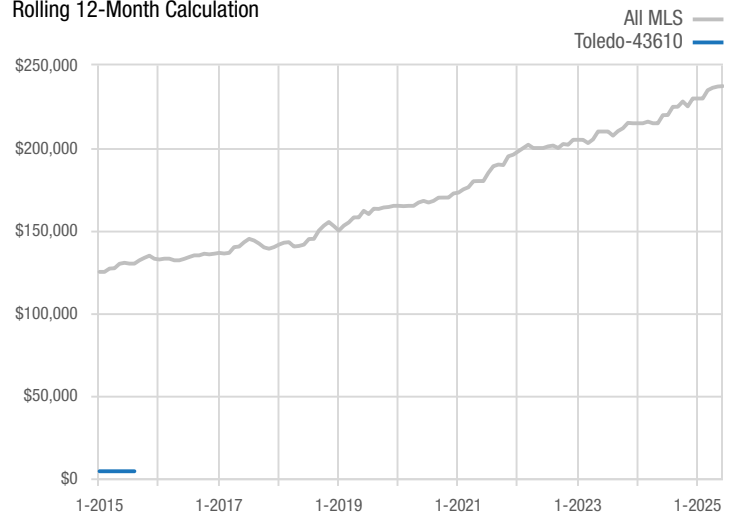
Median Sales Price - Single Family

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 - 43611

Zip Code 43611

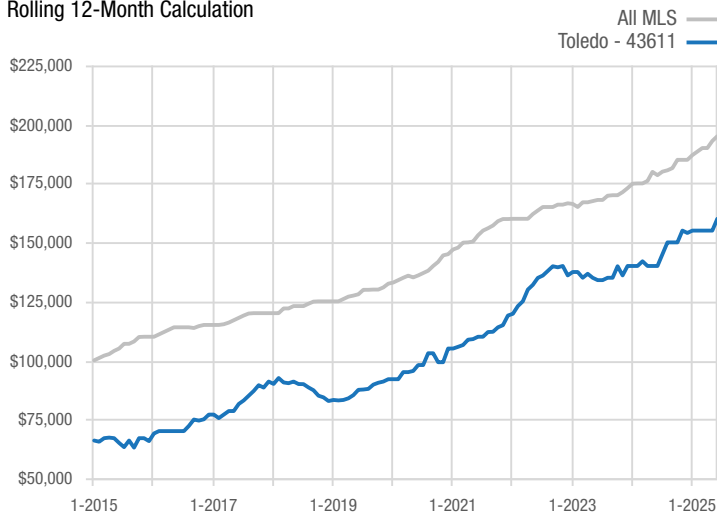
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	21	31	+ 47.6%	135	135	0.0%
Pending Sales	26	22	- 15.4%	116	110	- 5.2%
Closed Sales	26	21	- 19.2%	115	101	- 12.2%
Days on Market Until Sale	51	46	- 9.8%	59	62	+ 5.1%
Median Sales Price*	\$154,000	\$175,000	+ 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		
	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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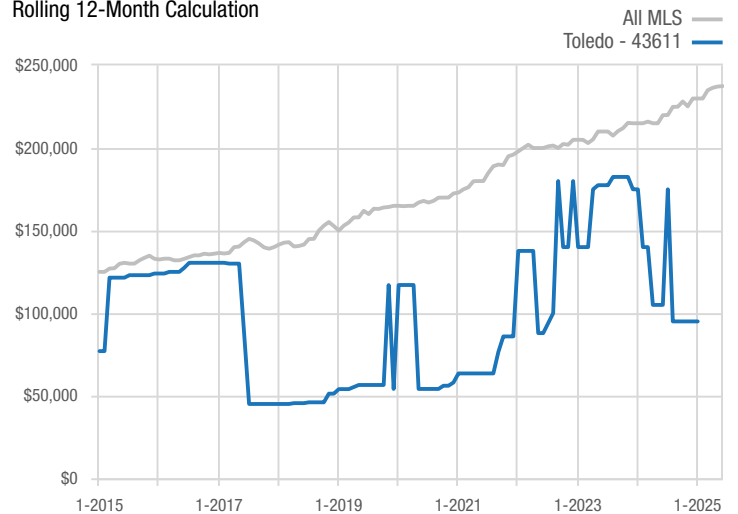
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

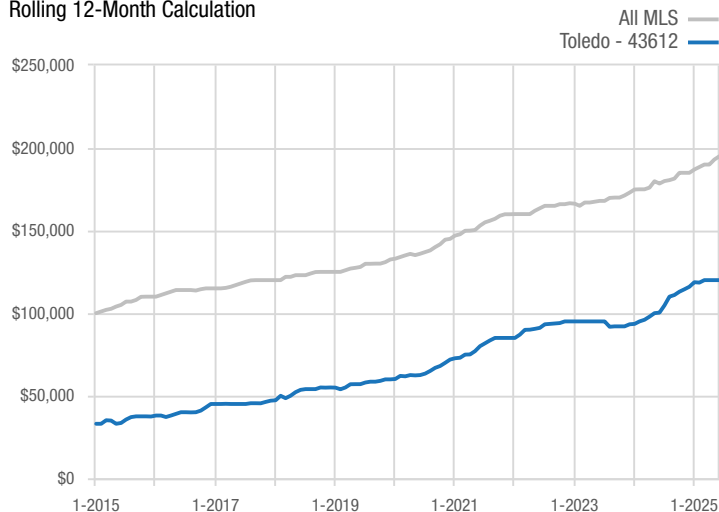
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	50	39	- 22.0%	228	209	- 8.3%
Pending Sales	46	39	- 15.2%	191	174	- 8.9%
Closed Sales	42	40	- 4.8%	187	177	- 5.3%
Days on Market Until Sale	44	64	+ 45.5%	67	61	- 9.0%
Median Sales Price*	\$129,500	\$128,000	- 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		
	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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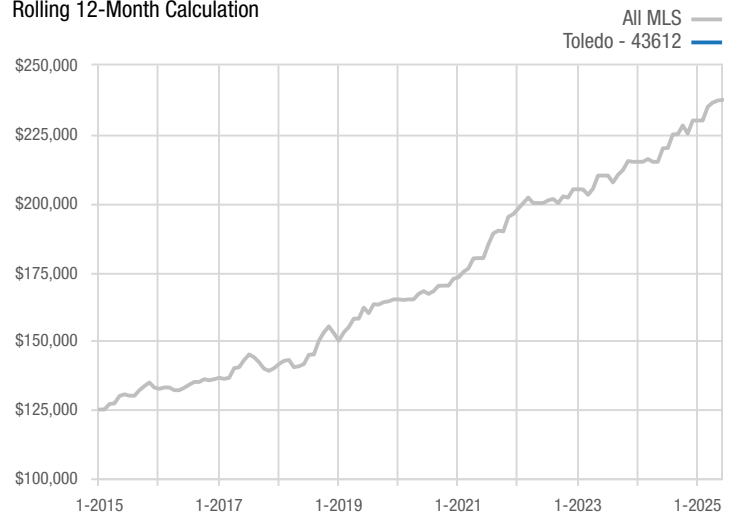
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

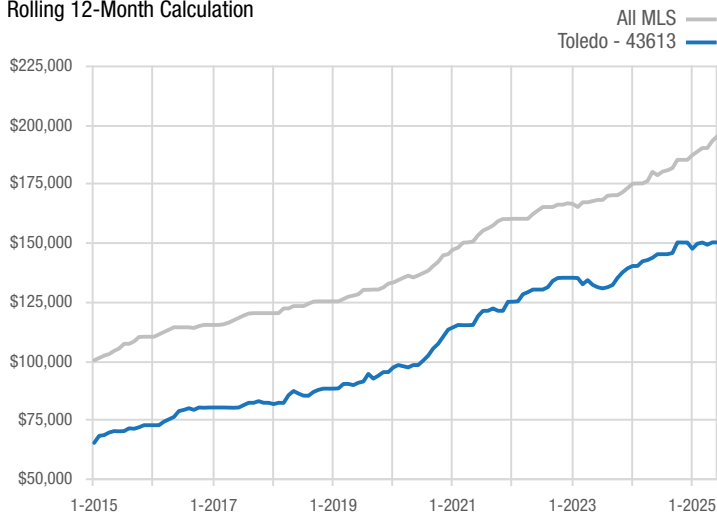
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	38	31	- 18.4%	256	213	- 16.8%
Pending Sales	41	38	- 7.3%	236	192	- 18.6%
Closed Sales	44	34	- 22.7%	239	181	- 24.3%
Days on Market Until Sale	44	59	+ 34.1%	50	57	+ 14.0%
Median Sales Price*	\$159,900	\$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		
	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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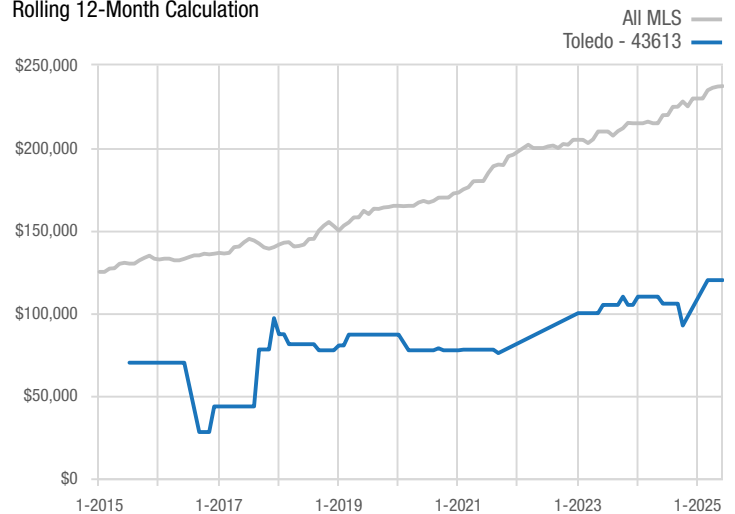
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43614

Zip Code 43614

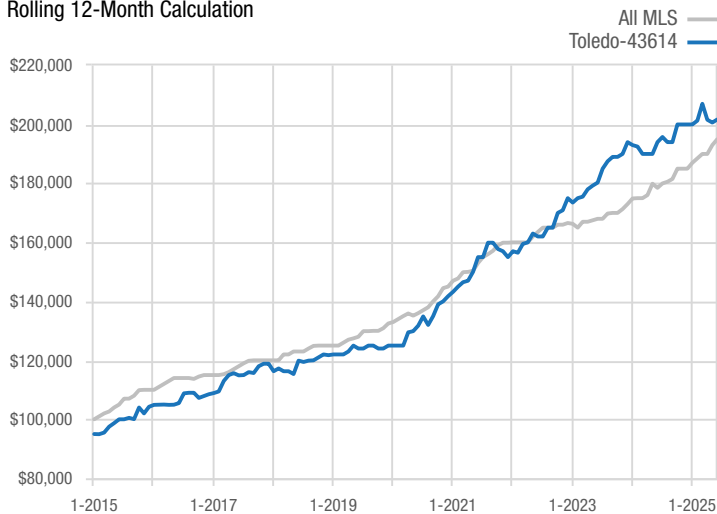
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	29	31	+ 6.9%	163	179	+ 9.8%
Pending Sales	25	37	+ 48.0%	156	156	0.0%
Closed Sales	23	39	+ 69.6%	156	158	+ 1.3%
Days on Market Until Sale	36	45	+ 25.0%	49	50	+ 2.0%
Median Sales Price*	\$220,000	\$220,000	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		
	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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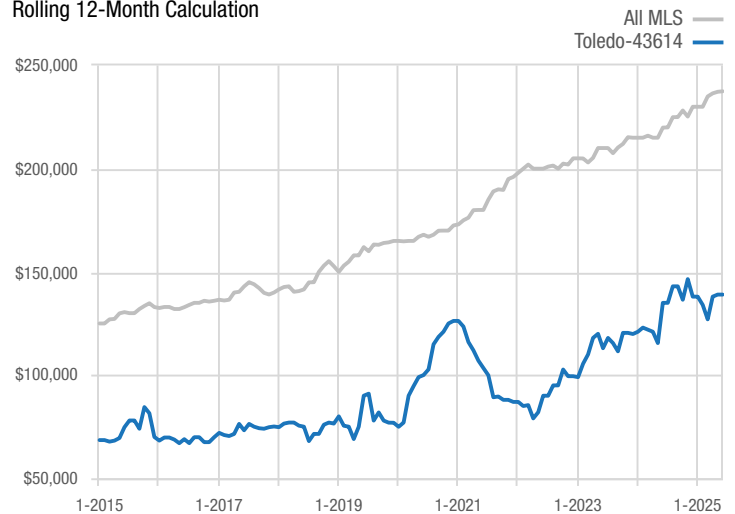
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43615

Zip Code 43615

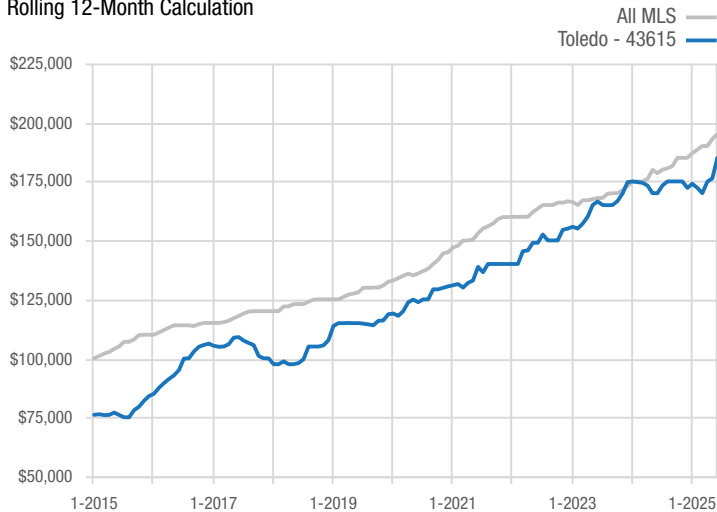
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	42	45	+ 7.1%	203	219	+ 7.9%
Pending Sales	22	38	+ 72.7%	153	161	+ 5.2%
Closed Sales	24	36	+ 50.0%	153	159	+ 3.9%
Days on Market Until Sale	42	60	+ 42.9%	54	58	+ 7.4%
Median Sales Price*	\$170,000	\$209,000	+ 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		
	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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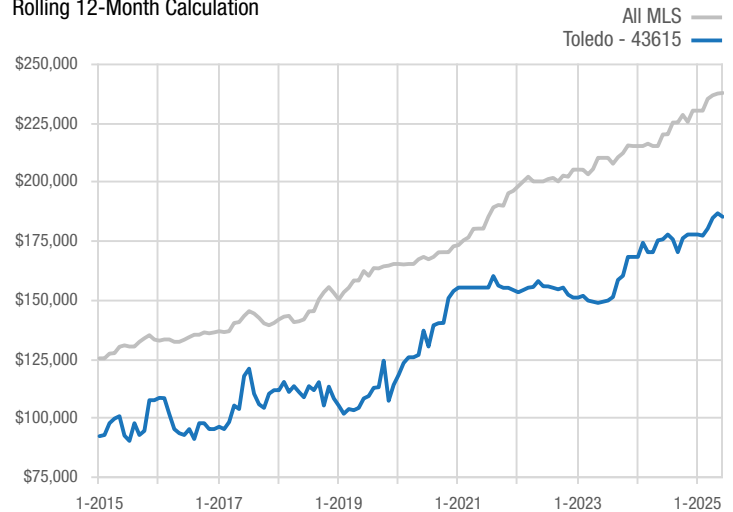
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43617

Zip Code 43617

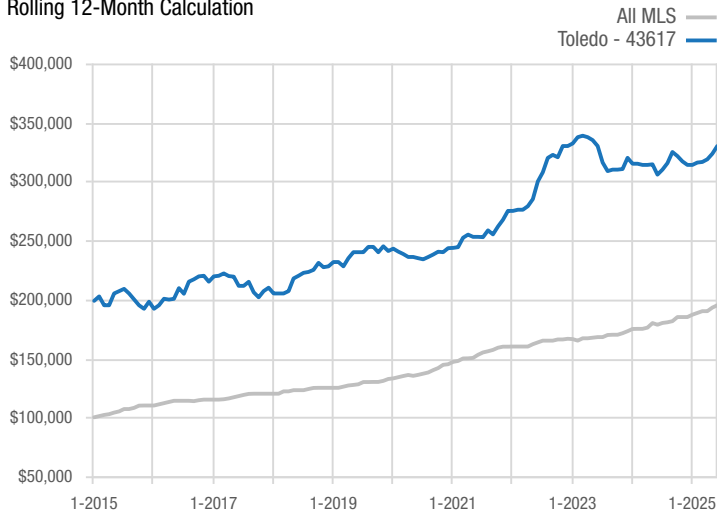
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	12	9	- 25.0%	52	48	- 7.7%
Pending Sales	7	7	0.0%	33	32	- 3.0%
Closed Sales	5	9	+ 80.0%	31	32	+ 3.2%
Days on Market Until Sale	41	57	+ 39.0%	50	56	+ 12.0%
Median Sales Price*	\$285,000	\$424,900	+ 49.1%	\$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		
	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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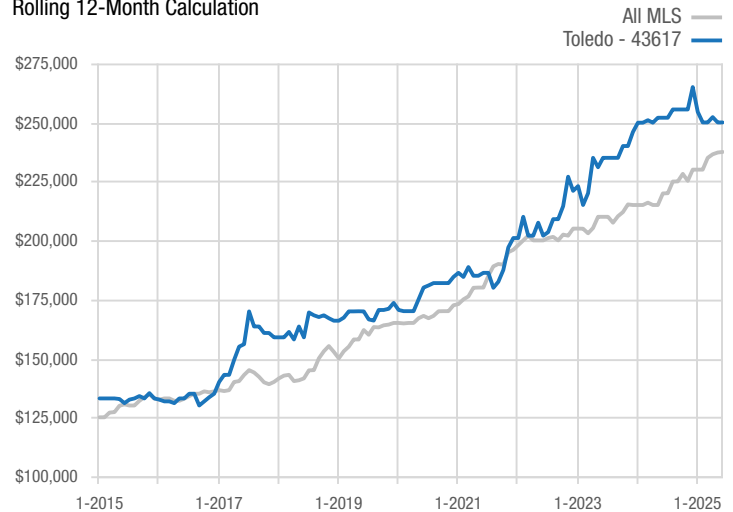
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

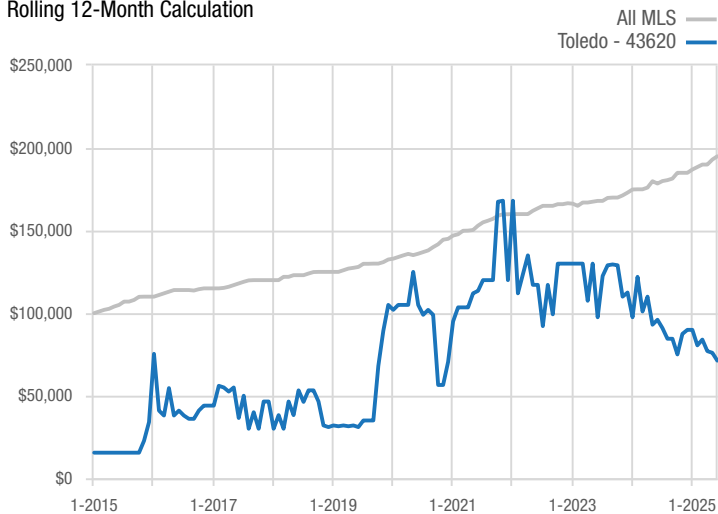
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	5	+ 400.0%	18	14	- 22.2%
Pending Sales	2	2	0.0%	20	11	- 45.0%
Closed Sales	1	3	+ 200.0%	20	11	- 45.0%
Days on Market Until Sale	28	32	+ 14.3%	64	57	- 10.9%
Median Sales Price*	\$96,000	\$33,000	- 65.6%	\$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		
	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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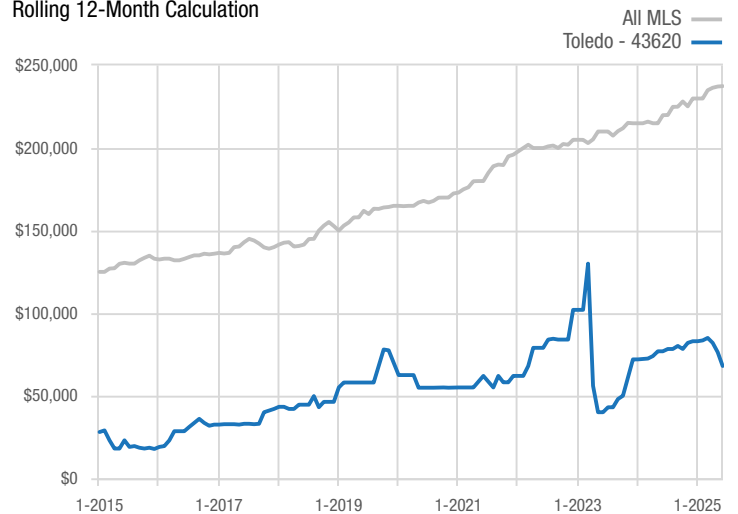
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43623

Zip Code 43623

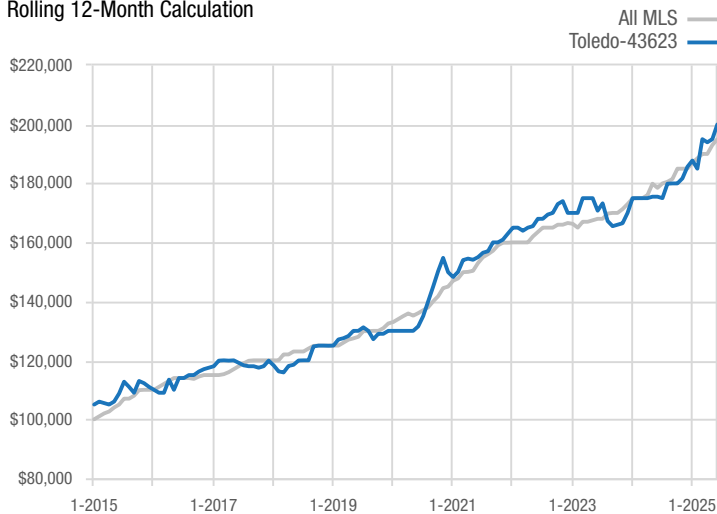
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	30	21	- 30.0%	105	151	+ 43.8%
Pending Sales	16	29	+ 81.3%	88	114	+ 29.5%
Closed Sales	12	32	+ 166.7%	85	112	+ 31.8%
Days on Market Until Sale	40	52	+ 30.0%	45	54	+ 20.0%
Median Sales Price*	\$194,500	\$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		
	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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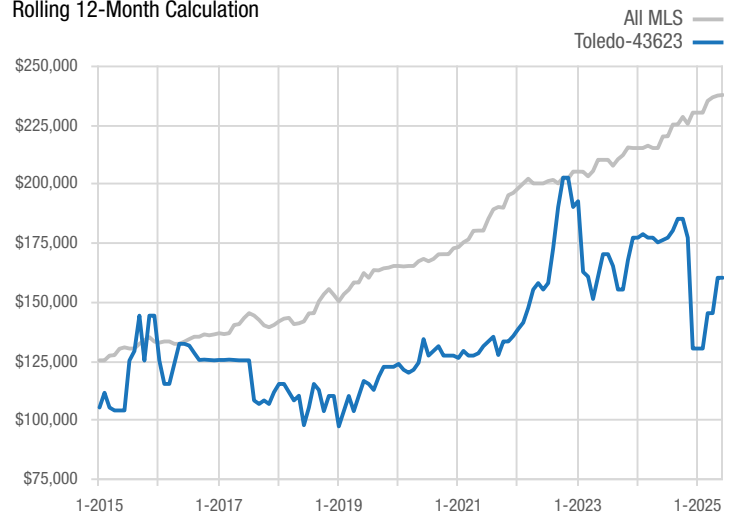
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

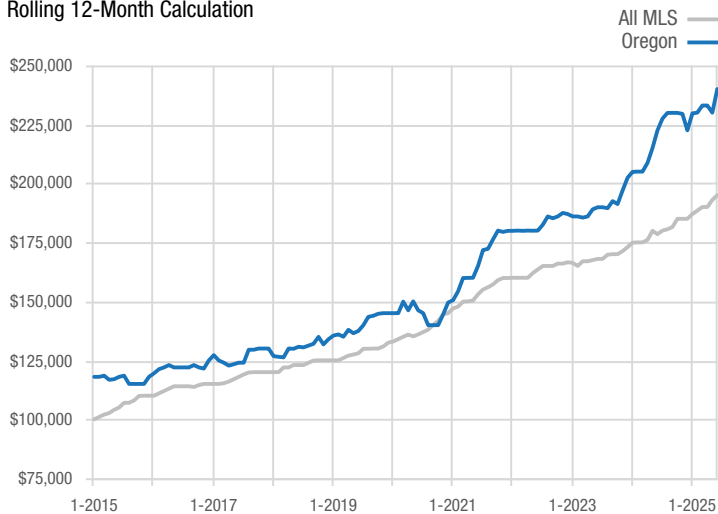
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	24	25	+ 4.2%	106	143	+ 34.9%
Pending Sales	9	30	+ 233.3%	66	106	+ 60.6%
Closed Sales	9	32	+ 255.6%	63	101	+ 60.3%
Days on Market Until Sale	39	78	+ 100.0%	52	65	+ 25.0%
Median Sales Price*	\$285,075	\$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		
	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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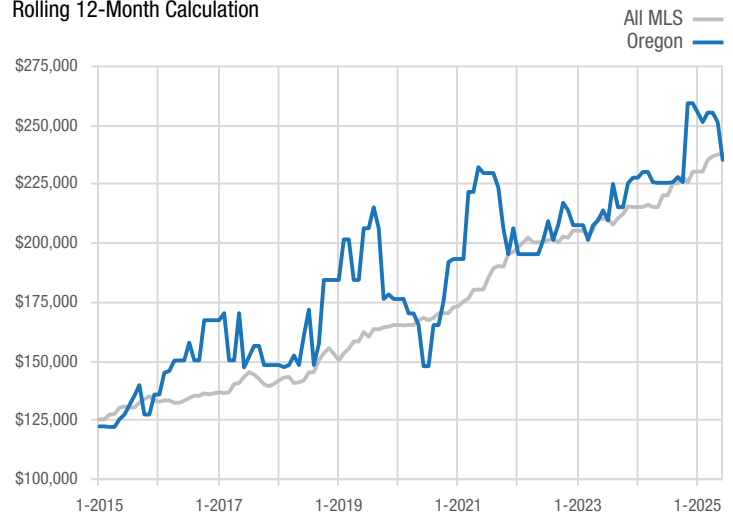
Median Sales Price - Single Family

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

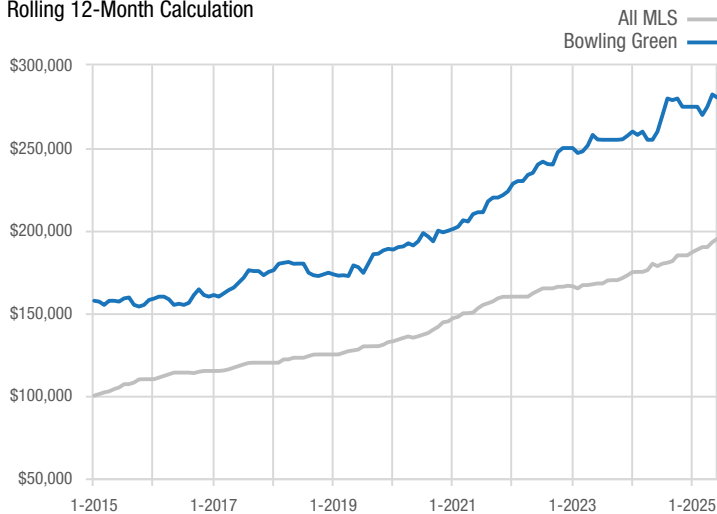
Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	25	28	+ 12.0%	113	127	+ 12.4%
Pending Sales	16	18	+ 12.5%	86	101	+ 17.4%
Closed Sales	13	21	+ 61.5%	84	95	+ 13.1%
Days on Market Until Sale	53	59	+ 11.3%	49	59	+ 20.4%
Median Sales Price*	\$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	—	—	—	—

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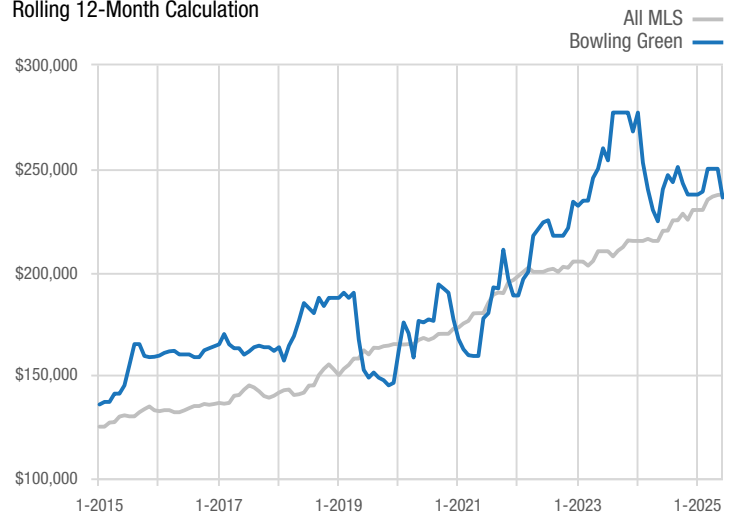
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

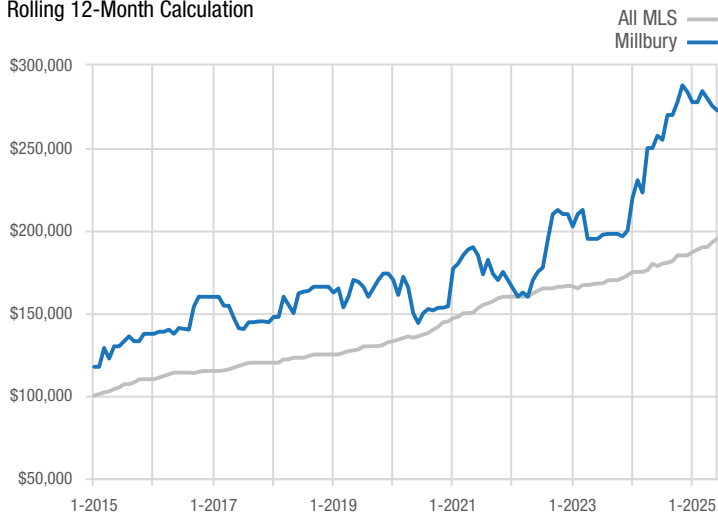
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	2	- 50.0%	16	16	0.0%
Pending Sales	3	2	- 33.3%	12	18	+ 50.0%
Closed Sales	2	1	- 50.0%	11	10	- 9.1%
Days on Market Until Sale	44	44	0.0%	49	105	+ 114.3%
Median Sales Price*	\$294,500	\$455,000	+ 54.5%	\$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		
	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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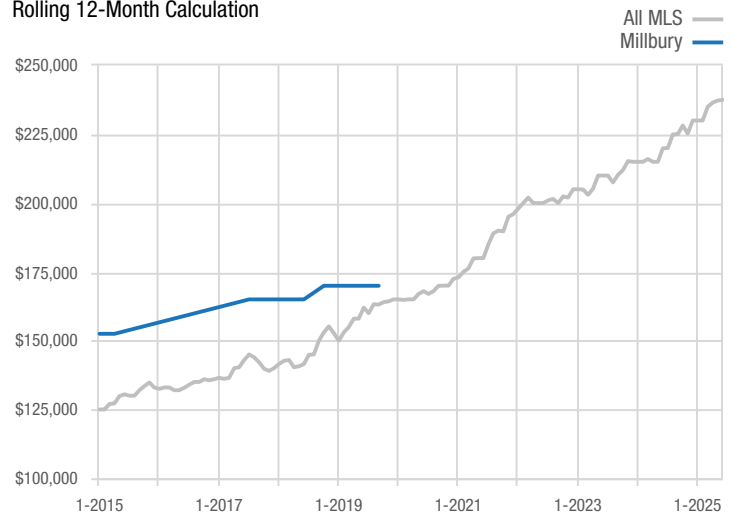
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

Single Family	June			Year to Date		
	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		
	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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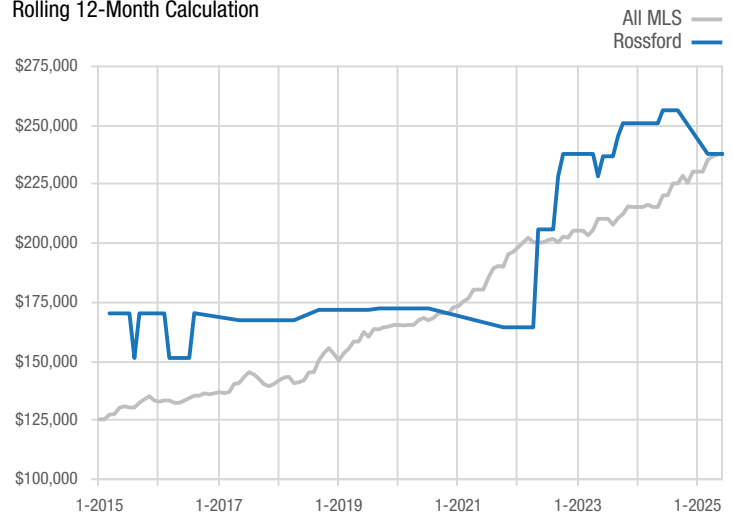
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

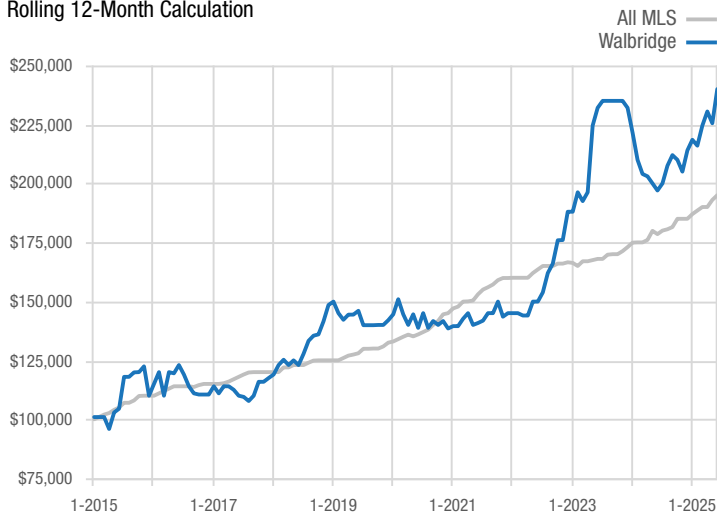
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	3	1	- 66.7%	26	21	- 19.2%
Pending Sales	2	4	+ 100.0%	19	20	+ 5.3%
Closed Sales	3	4	+ 33.3%	21	19	- 9.5%
Days on Market Until Sale	33	45	+ 36.4%	56	42	- 25.0%
Median Sales Price*	\$319,900	\$271,250	- 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		
	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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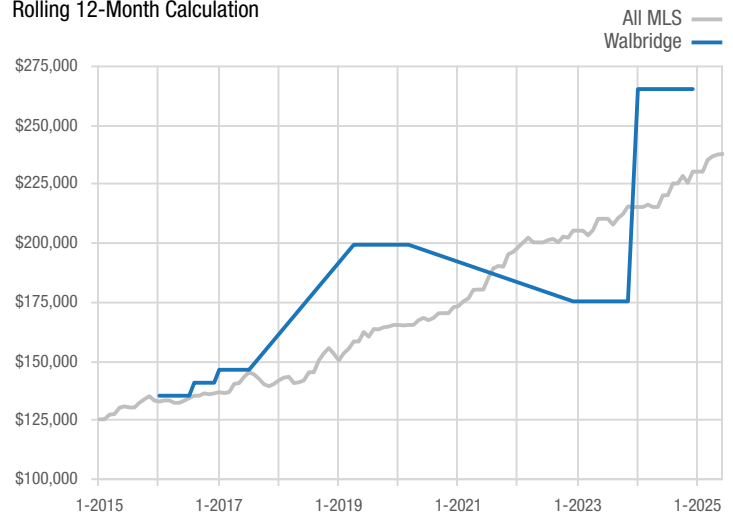
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

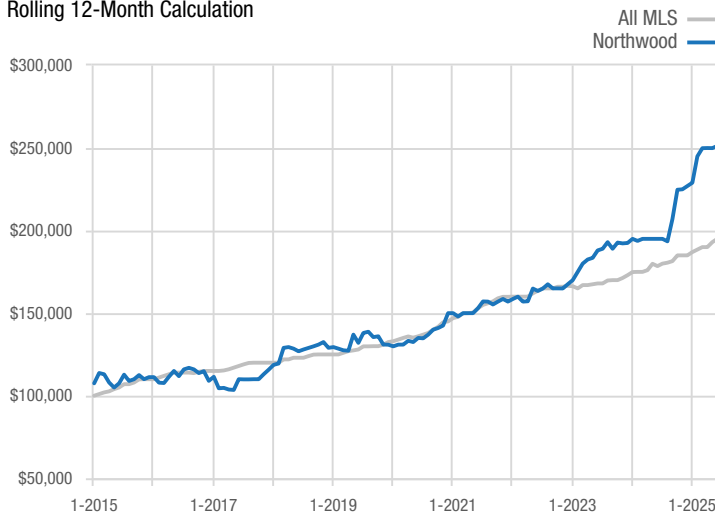
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	11	21	+ 90.9%	65	63	- 3.1%
Pending Sales	6	10	+ 66.7%	44	43	- 2.3%
Closed Sales	6	11	+ 83.3%	44	42	- 4.5%
Days on Market Until Sale	47	105	+ 123.4%	59	93	+ 57.6%
Median Sales Price*	\$182,500	\$248,350	+ 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		
	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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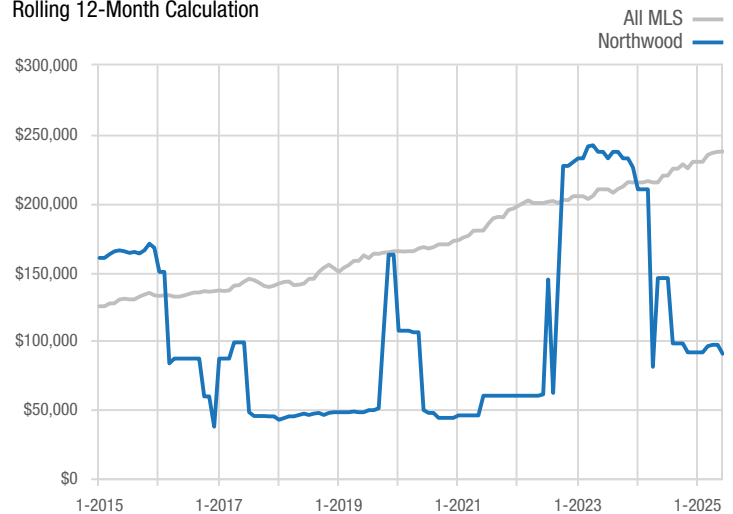
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

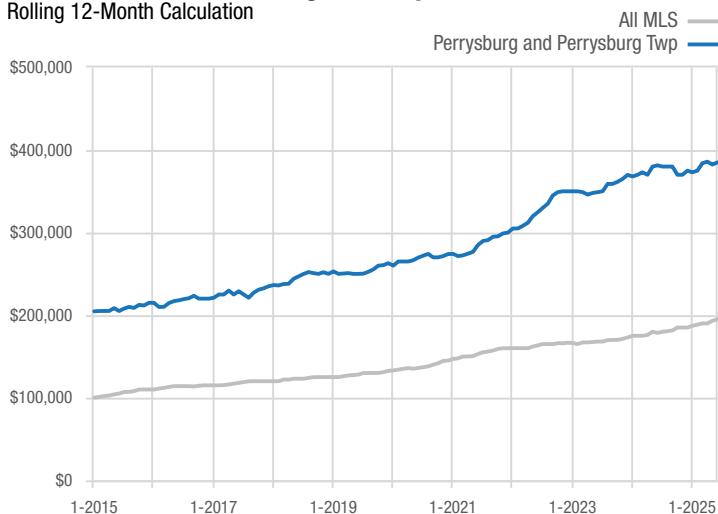
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	44	55	+ 25.0%	272	340	+ 25.0%
Pending Sales	41	64	+ 56.1%	220	252	+ 14.5%
Closed Sales	36	74	+ 105.6%	207	255	+ 23.2%
Days on Market Until Sale	66	73	+ 10.6%	74	82	+ 10.8%
Median Sales Price*	\$372,500	\$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		
	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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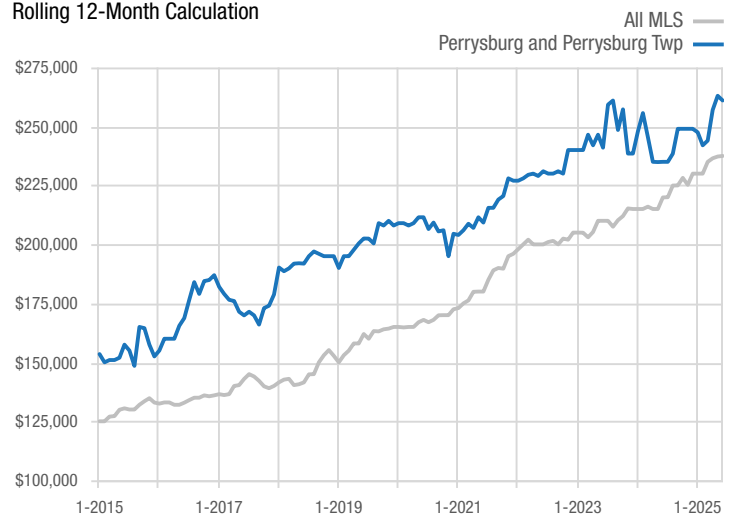
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

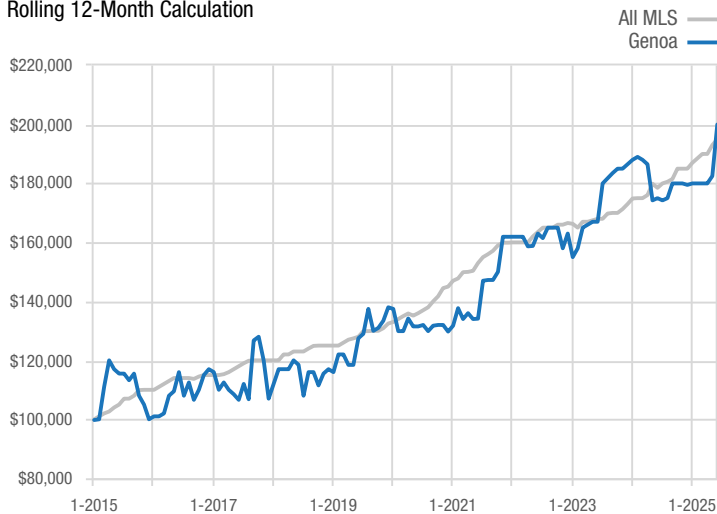
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	2	- 50.0%	19	24	+ 26.3%
Pending Sales	2	7	+ 250.0%	19	16	- 15.8%
Closed Sales	2	7	+ 250.0%	20	15	- 25.0%
Days on Market Until Sale	72	53	- 26.4%	58	51	- 12.1%
Median Sales Price*	\$292,000	\$250,000	- 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		
	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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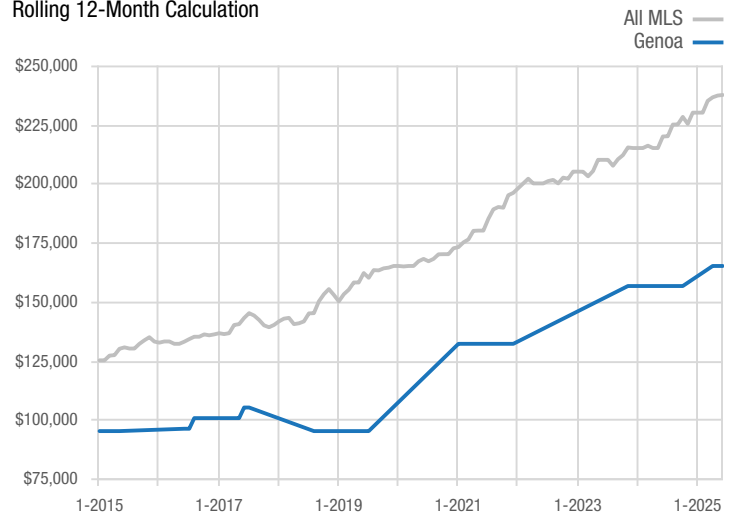
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

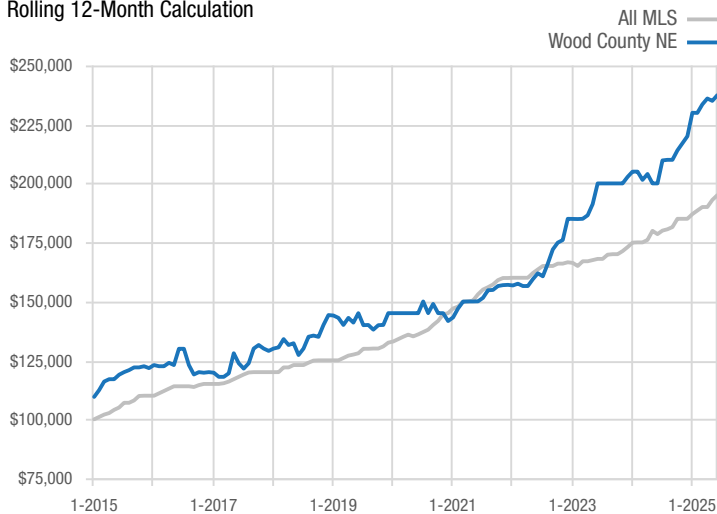
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	7	4	- 42.9%	66	63	- 4.5%
Pending Sales	6	12	+ 100.0%	60	53	- 11.7%
Closed Sales	6	12	+ 100.0%	63	49	- 22.2%
Days on Market Until Sale	51	51	0.0%	61	51	- 16.4%
Median Sales Price*	\$327,450	\$258,750	- 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		
	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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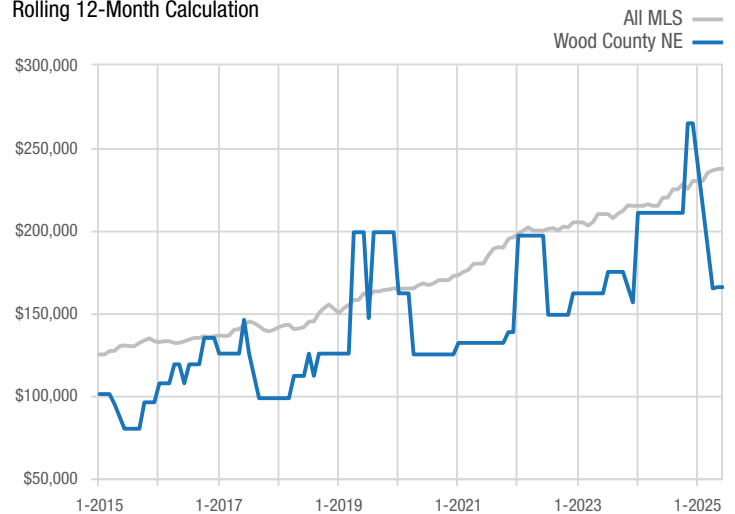
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

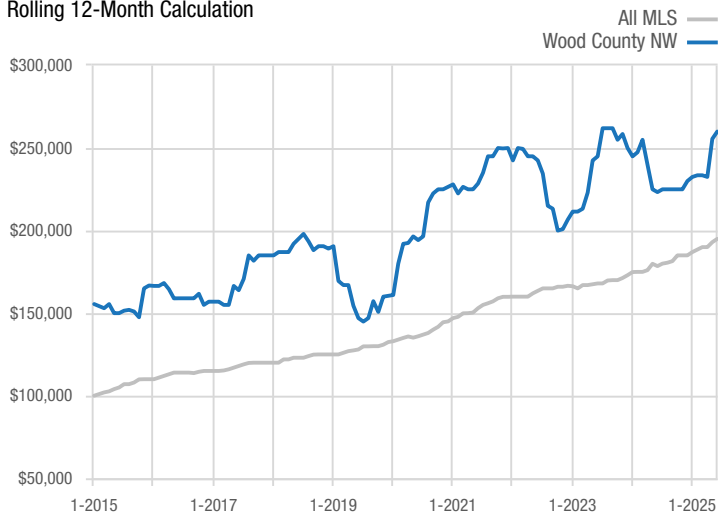
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	5	+ 25.0%	24	24	0.0%
Pending Sales	2	4	+ 100.0%	18	23	+ 27.8%
Closed Sales	3	3	0.0%	18	23	+ 27.8%
Days on Market Until Sale	41	39	- 4.9%	57	61	+ 7.0%
Median Sales Price*	\$179,050	\$260,000	+ 45.2%	\$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		
	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	—	—	—	—	—	—

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

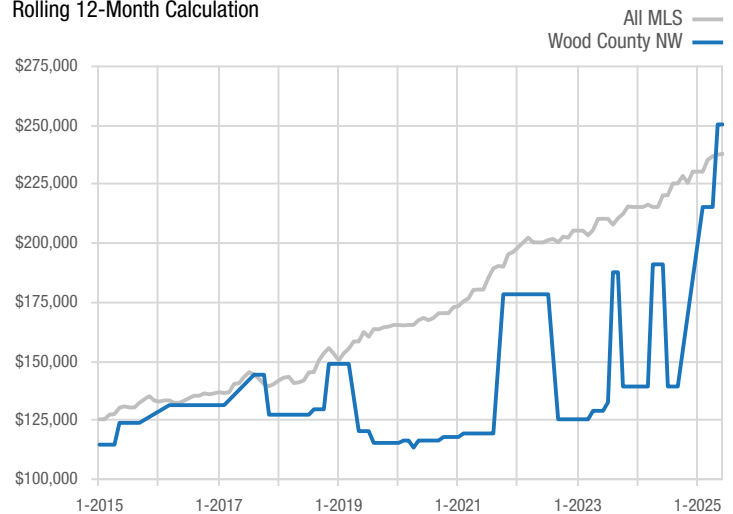
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – June 2025

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Wood County SE

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

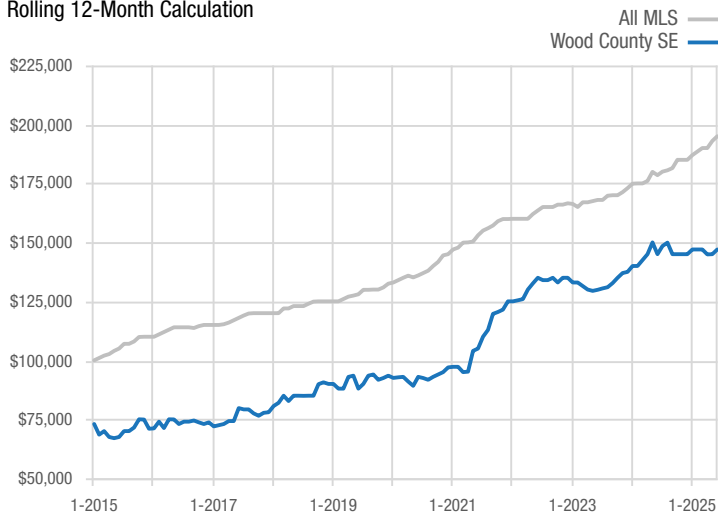
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	20	17	- 15.0%	102	114	+ 11.8%
Pending Sales	15	14	- 6.7%	96	94	- 2.1%
Closed Sales	13	13	0.0%	94	94	0.0%
Days on Market Until Sale	75	89	+ 18.7%	78	70	- 10.3%
Median Sales Price*	\$125,845	\$175,000	+ 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		
	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%	—	—	—

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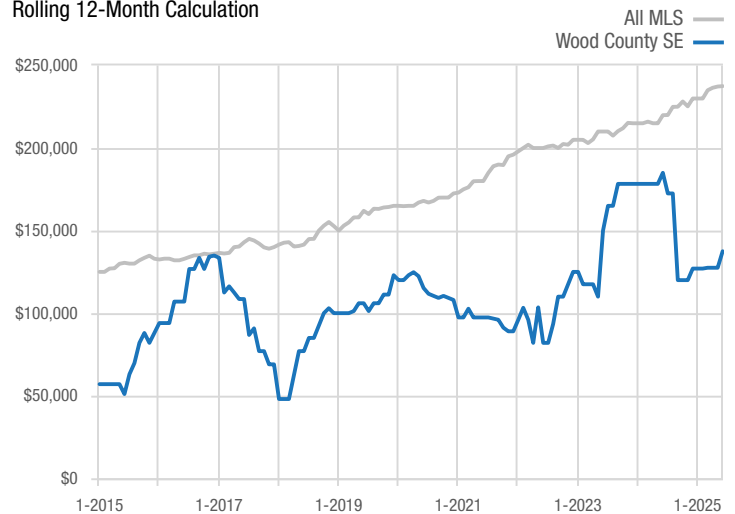
Median Sales Price - Single Family

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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Wood County SW

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

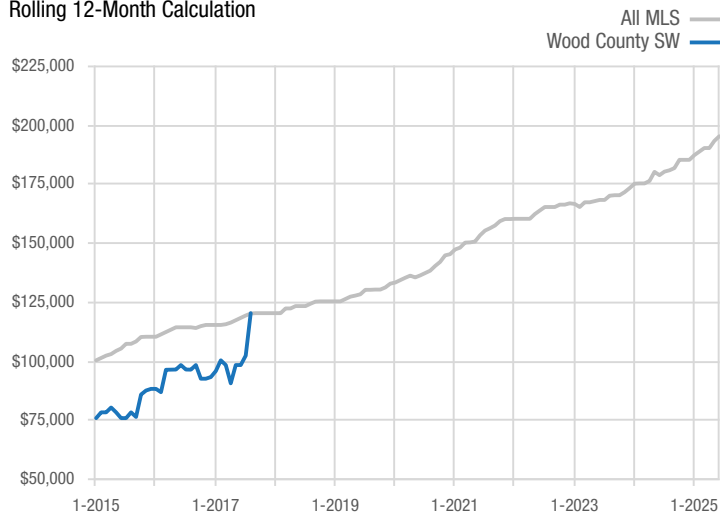
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—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

Condo-Villa	June			Year to Date		
	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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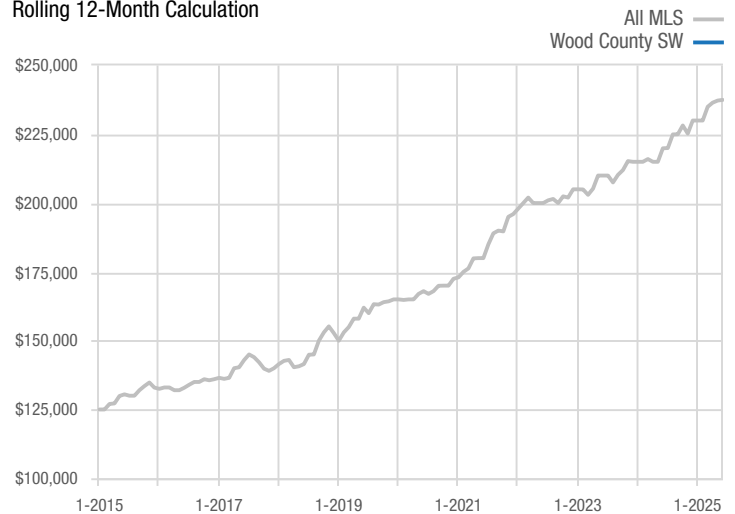
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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