

Local Market Update – May 2025

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Lucas and Wood Counties

The May 2025 housing market data for Lucas and Wood Counties reflects a market that is adjusting but still showing overall strength, particularly in pricing. In the **single-family sector**, new listings increased by 4.0%, offering buyers more options, but closed sales dropped 11.9% year-over-year, and homes stayed on the market longer—up to 58 days, an 18.4% increase. Despite slower sales activity, prices rose sharply: the **median sales price climbed 11.5% to \$225,000**, and the **average sales price grew by 9.4%**, suggesting continued strong demand and property value appreciation. Inventory also rose to 3 months, indicating a gradual shift toward a more balanced market.

Meanwhile, the **condo/villa segment** remained steadier. Listings held flat, closed sales dipped slightly, and time on market rose to 59 days. Price gains were more modest in this category, with the **median price up 8.5%** and average price up just 1.2%. Year-to-date figures reinforce these trends, showing that while sales volume growth is modest, pricing continues to lead the way. Overall, the data points to a market where demand remains resilient, but higher prices and economic factors may be tempering buyer activity.

Single Family	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	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.

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,063	1,076	+ 1.2%	4,381	4,728	+ 7.9%
Pending Sales		840	828	- 1.4%	3,527	3,569	+ 1.2%
Closed Sales		883	777	- 12.0%	3,472	3,413	- 1.7%
Days on Market Until Sale		53	61	+ 15.1%	65	69	+ 6.2%
Median Sales Price		\$200,000	\$218,550	+ 9.3%	\$179,900	\$196,000	+ 8.9%
Average Sales Price		\$238,184	\$255,984	+ 7.5%	\$210,294	\$231,161	+ 9.9%
Percent of List Price Received		101.0%	100.1%	- 0.9%	99.5%	99.4%	- 0.1%
Housing Affordability Index		146	136	- 6.8%	163	151	- 7.4%
Inventory of Homes for Sale		1,838	2,152	+ 17.1%	—	—	—
Months Supply of Inventory		2.4	2.8	+ 16.7%	—	—	—

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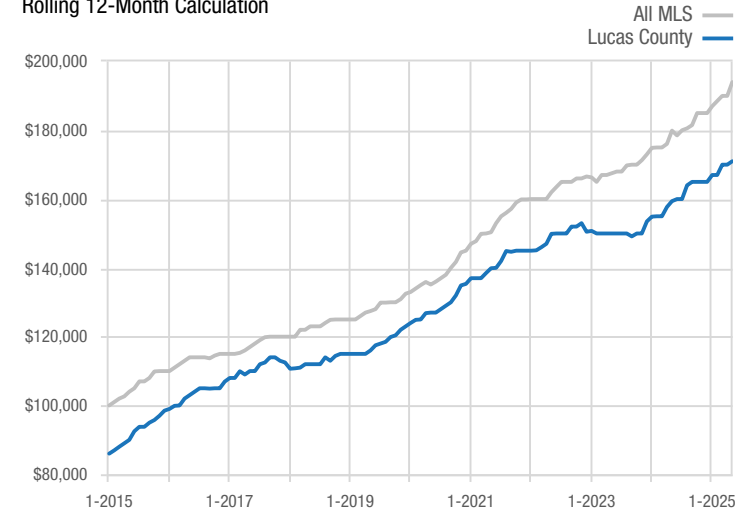
Lucas County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	508	505	- 0.6%	2,164	2,257	+ 4.3%
Pending Sales	422	409	- 3.1%	1,751	1,690	- 3.5%
Closed Sales	432	371	- 14.1%	1,728	1,596	- 7.6%
Days on Market Until Sale	47	55	+ 17.0%	59	60	+ 1.7%
Median Sales Price*	\$170,406	\$196,000	+ 15.0%	\$155,000	\$168,000	+ 8.4%
Average Sales Price*	\$215,317	\$237,924	+ 10.5%	\$187,280	\$208,347	+ 11.2%
Percent of List Price Received*	101.8%	100.7%	- 1.1%	100.1%	100.1%	0.0%
Inventory of Homes for Sale	833	933	+ 12.0%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

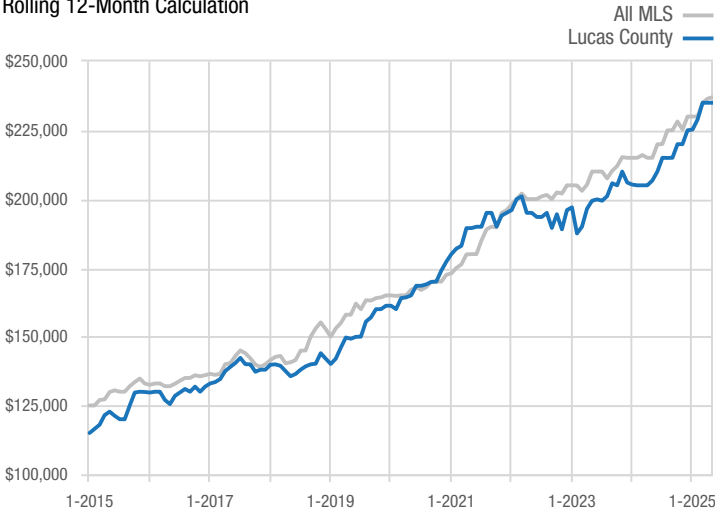
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	41	38	- 7.3%	177	177	0.0%
Pending Sales	28	35	+ 25.0%	142	144	+ 1.4%
Closed Sales	36	34	- 5.6%	140	145	+ 3.6%
Days on Market Until Sale	47	54	+ 14.9%	62	56	- 9.7%
Median Sales Price*	\$238,750	\$249,950	+ 4.7%	\$209,750	\$218,100	+ 4.0%
Average Sales Price*	\$258,059	\$260,803	+ 1.1%	\$227,762	\$228,889	+ 0.5%
Percent of List Price Received*	100.6%	100.5%	- 0.1%	99.2%	100.5%	+ 1.3%
Inventory of Homes for Sale	68	62	- 8.8%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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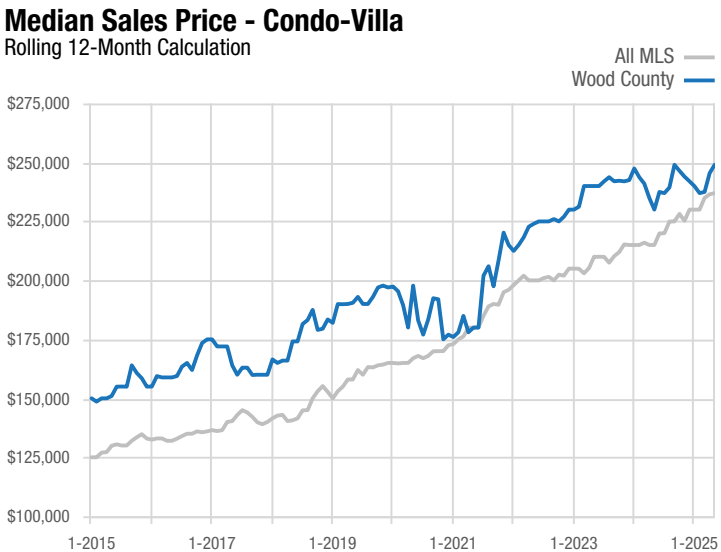
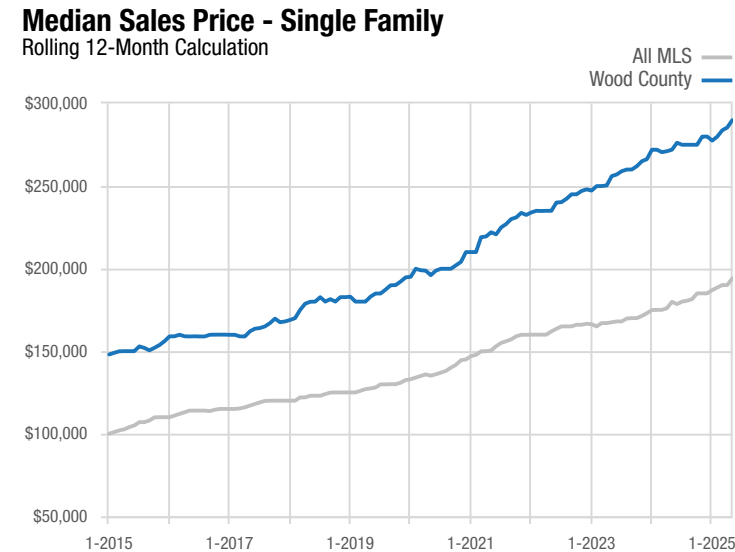


Wood County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	134	129	- 3.7%	535	580	+ 8.4%
Pending Sales	104	100	- 3.8%	425	440	+ 3.5%
Closed Sales	115	108	- 6.1%	416	416	0.0%
Days on Market Until Sale	59	67	+ 13.6%	66	75	+ 13.6%
Median Sales Price*	\$305,000	\$327,500	+ 7.4%	\$270,000	\$297,000	+ 10.0%
Average Sales Price*	\$339,733	\$369,251	+ 8.7%	\$307,202	\$336,489	+ 9.5%
Percent of List Price Received*	101.8%	101.0%	- 0.8%	100.1%	100.0%	- 0.1%
Inventory of Homes for Sale	229	276	+ 20.5%	—	—	—
Months Supply of Inventory	2.5	3.0	+ 20.0%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	9	5	- 44.4%	37	38	+ 2.7%
Pending Sales	10	9	- 10.0%	38	36	- 5.3%
Closed Sales	9	8	- 11.1%	37	34	- 8.1%
Days on Market Until Sale	67	81	+ 20.9%	64	71	+ 10.9%
Median Sales Price*	\$230,000	\$267,000	+ 16.1%	\$225,000	\$231,250	+ 2.8%
Average Sales Price*	\$286,288	\$293,273	+ 2.4%	\$242,506	\$252,231	+ 4.0%
Percent of List Price Received*	101.5%	100.4%	- 1.1%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	15	13	- 13.3%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

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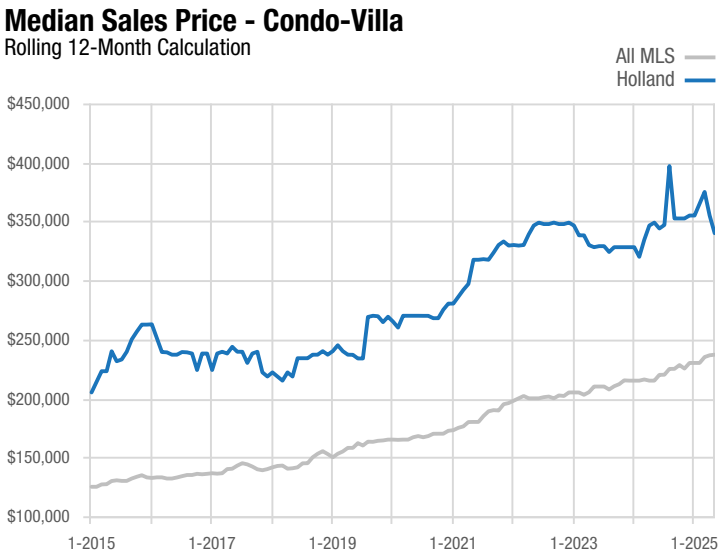
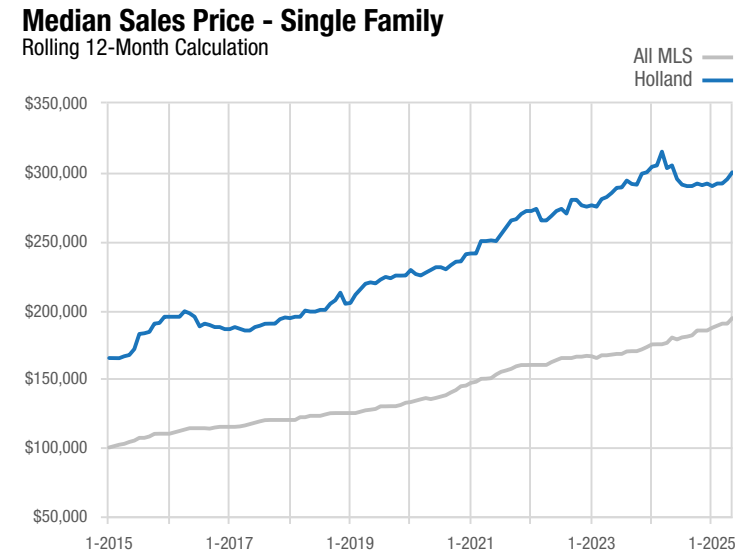
Holland

Zip Code 43528

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	13	- 7.1%	52	72	+ 38.5%
Pending Sales	12	13	+ 8.3%	43	60	+ 39.5%
Closed Sales	17	14	- 17.6%	45	55	+ 22.2%
Days on Market Until Sale	47	70	+ 48.9%	58	59	+ 1.7%
Median Sales Price*	\$352,500	\$408,000	+ 15.7%	\$295,625	\$329,900	+ 11.6%
Average Sales Price*	\$356,622	\$463,992	+ 30.1%	\$324,276	\$331,764	+ 2.3%
Percent of List Price Received*	100.9%	100.9%	0.0%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	21	26	+ 23.8%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	1	- 66.7%	10	13	+ 30.0%
Pending Sales	1	3	+ 200.0%	5	10	+ 100.0%
Closed Sales	1	3	+ 200.0%	5	11	+ 120.0%
Days on Market Until Sale	215	50	- 76.7%	114	48	- 57.9%
Median Sales Price*	\$429,100	\$280,000	- 34.7%	\$350,000	\$317,000	- 9.4%
Average Sales Price*	\$429,100	\$320,000	- 25.4%	\$331,800	\$304,991	- 8.1%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

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Maumee

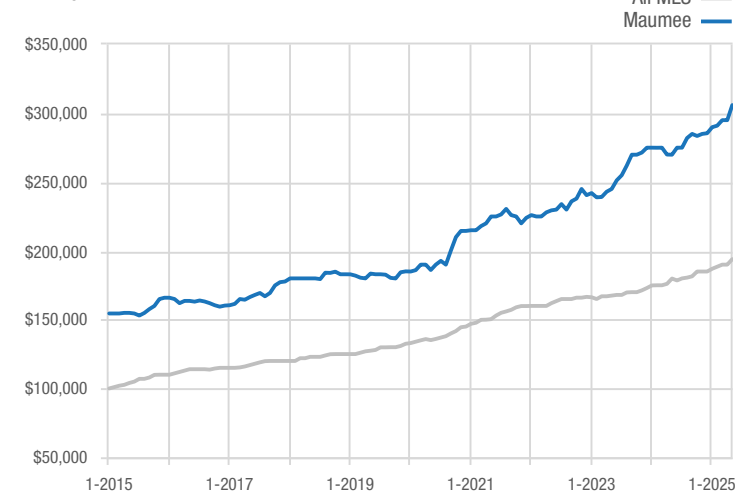
Zip Code 43537

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	32	36	+ 12.5%	169	185	+ 9.5%
Pending Sales	33	42	+ 27.3%	139	129	- 7.2%
Closed Sales	37	41	+ 10.8%	137	120	- 12.4%
Days on Market Until Sale	41	66	+ 61.0%	58	63	+ 8.6%
Median Sales Price*	\$268,000	\$338,000	+ 26.1%	\$266,500	\$295,000	+ 10.7%
Average Sales Price*	\$282,018	\$386,389	+ 37.0%	\$289,906	\$347,329	+ 19.8%
Percent of List Price Received*	102.8%	101.0%	- 1.8%	100.9%	100.7%	- 0.2%
Inventory of Homes for Sale	60	71	+ 18.3%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

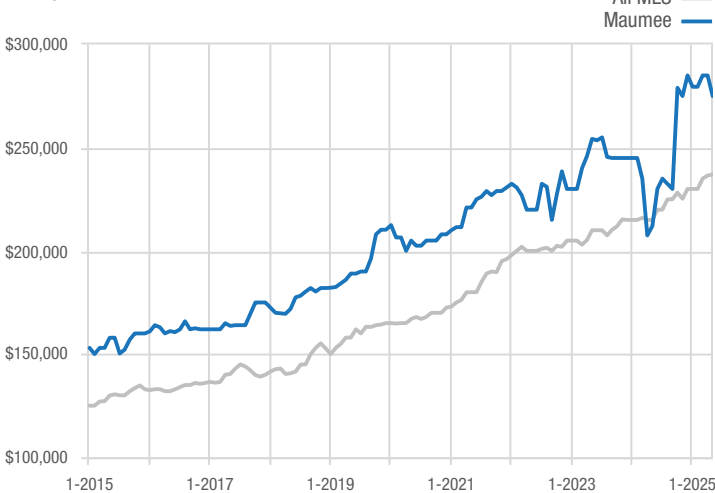
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	5	5	0.0%	29	20	- 31.0%
Pending Sales	6	5	- 16.7%	20	15	- 25.0%
Closed Sales	7	4	- 42.9%	19	14	- 26.3%
Days on Market Until Sale	31	43	+ 38.7%	41	46	+ 12.2%
Median Sales Price*	\$362,500	\$169,000	- 53.4%	\$209,500	\$185,000	- 11.7%
Average Sales Price*	\$408,918	\$170,750	- 58.2%	\$313,702	\$211,857	- 32.5%
Percent of List Price Received*	99.2%	101.3%	+ 2.1%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Monclova

Zip Code 43542

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	3	0.0%	18	21	+ 16.7%
Pending Sales	2	8	+ 300.0%	10	12	+ 20.0%
Closed Sales	4	4	0.0%	11	9	- 18.2%
Days on Market Until Sale	98	87	- 11.2%	82	100	+ 22.0%
Median Sales Price*	\$531,000	\$554,178	+ 4.4%	\$384,850	\$458,455	+ 19.1%
Average Sales Price*	\$460,267	\$600,589	+ 30.5%	\$427,500	\$540,317	+ 26.4%
Percent of List Price Received*	96.6%	100.2%	+ 3.7%	95.3%	97.9%	+ 2.7%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	3.4	3.6	+ 5.9%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	1	0.0%	7	3	- 57.1%
Pending Sales	1	1	0.0%	6	2	- 66.7%
Closed Sales	2	2	0.0%	4	6	+ 50.0%
Days on Market Until Sale	200	310	+ 55.0%	279	228	- 18.3%
Median Sales Price*	\$373,706	\$434,095	+ 16.2%	\$340,930	\$405,228	+ 18.9%
Average Sales Price*	\$373,706	\$434,095	+ 16.2%	\$346,910	\$397,222	+ 14.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

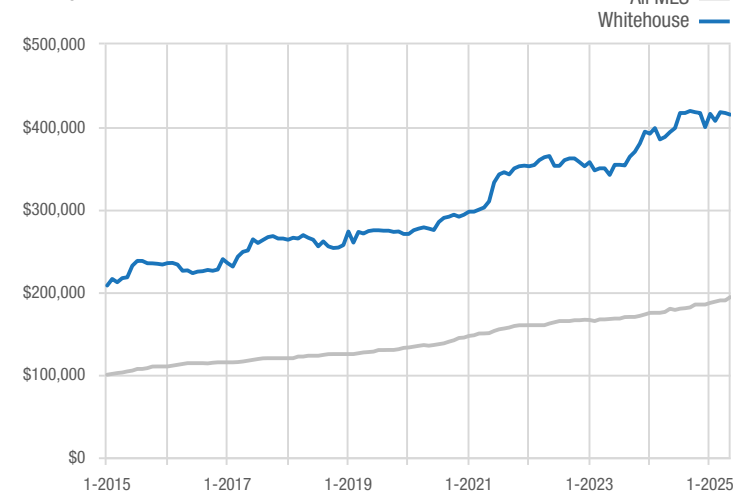
Zip Code 43571

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	5	7	+ 40.0%	25	30	+ 20.0%
Pending Sales	3	5	+ 66.7%	20	26	+ 30.0%
Closed Sales	3	5	+ 66.7%	18	24	+ 33.3%
Days on Market Until Sale	59	52	- 11.9%	54	55	+ 1.9%
Median Sales Price*	\$492,000	\$390,000	- 20.7%	\$327,500	\$399,000	+ 21.8%
Average Sales Price*	\$415,667	\$432,580	+ 4.1%	\$357,778	\$441,461	+ 23.4%
Percent of List Price Received*	101.3%	98.5%	- 2.8%	99.3%	99.6%	+ 0.3%
Inventory of Homes for Sale	9	17	+ 88.9%	—	—	—
Months Supply of Inventory	1.4	2.6	+ 85.7%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	61	—	—	61	17	- 72.1%
Median Sales Price*	\$270,000	—	—	\$270,000	\$255,000	- 5.6%
Average Sales Price*	\$270,000	—	—	\$270,000	\$255,000	- 5.6%
Percent of List Price Received*	93.1%	—	—	93.1%	98.1%	+ 5.4%
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

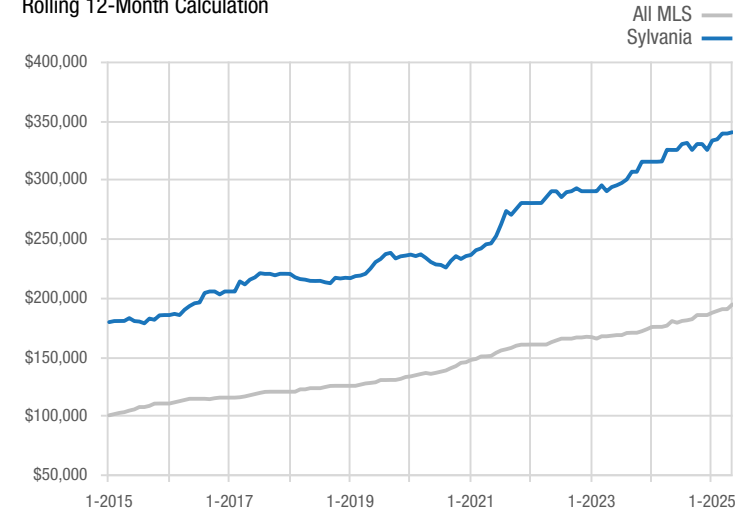
Zip Code 43560

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	66	54	- 18.2%	186	187	+ 0.5%
Pending Sales	40	32	- 20.0%	124	133	+ 7.3%
Closed Sales	33	25	- 24.2%	112	120	+ 7.1%
Days on Market Until Sale	50	60	+ 20.0%	61	72	+ 18.0%
Median Sales Price*	\$363,500	\$417,500	+ 14.9%	\$322,500	\$367,450	+ 13.9%
Average Sales Price*	\$376,047	\$417,592	+ 11.0%	\$360,846	\$372,500	+ 3.2%
Percent of List Price Received*	102.9%	99.2%	- 3.6%	101.0%	99.2%	- 1.8%
Inventory of Homes for Sale	83	81	- 2.4%	—	—	—
Months Supply of Inventory	3.0	2.7	- 10.0%	—	—	—

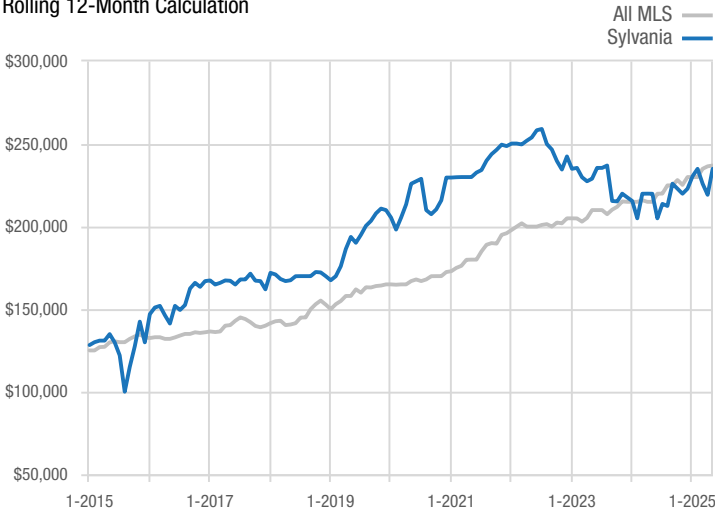
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	12	9	- 25.0%	32	40	+ 25.0%
Pending Sales	7	7	0.0%	35	28	- 20.0%
Closed Sales	7	6	- 14.3%	34	27	- 20.6%
Days on Market Until Sale	27	48	+ 77.8%	49	47	- 4.1%
Median Sales Price*	\$226,000	\$249,950	+ 10.6%	\$222,950	\$249,900	+ 12.1%
Average Sales Price*	\$215,714	\$249,433	+ 15.6%	\$228,146	\$237,550	+ 4.1%
Percent of List Price Received*	102.5%	100.2%	- 2.2%	99.4%	100.2%	+ 0.8%
Inventory of Homes for Sale	10	19	+ 90.0%	—	—	—
Months Supply of Inventory	1.6	3.2	+ 100.0%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Waterville

Zip Code 43566

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	17	+ 21.4%	64	83	+ 29.7%
Pending Sales	7	12	+ 71.4%	32	43	+ 34.4%
Closed Sales	8	11	+ 37.5%	30	40	+ 33.3%
Days on Market Until Sale	44	78	+ 77.3%	63	71	+ 12.7%
Median Sales Price*	\$241,000	\$399,900	+ 65.9%	\$327,450	\$399,950	+ 22.1%
Average Sales Price*	\$274,275	\$396,077	+ 44.4%	\$332,166	\$393,739	+ 18.5%
Percent of List Price Received*	98.9%	100.6%	+ 1.7%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	35	42	+ 20.0%	—	—	—
Months Supply of Inventory	4.6	4.5	- 2.2%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	0	- 100.0%	7	3	- 57.1%
Pending Sales	2	1	- 50.0%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	6	4	- 33.3%
Days on Market Until Sale	37	32	- 13.5%	44	52	+ 18.2%
Median Sales Price*	\$293,700	\$250,000	- 14.9%	\$249,500	\$241,575	- 3.2%
Average Sales Price*	\$293,700	\$250,000	- 14.9%	\$263,400	\$236,038	- 10.4%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	98.5%	99.9%	+ 1.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.5	- 58.3%	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – May 2025

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Toledo - All Zip Codes

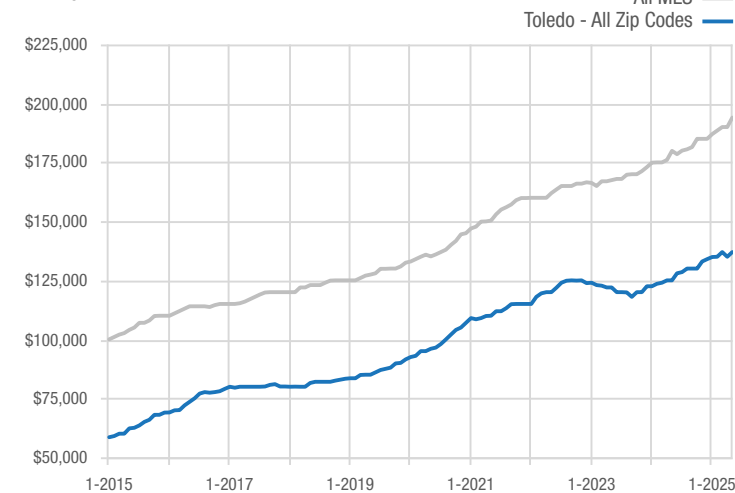
Zip Code: 43604, 43605, 43606, 43607, 43608, 43609, 43610, 43611, 43612, 43613, 43614, 43615, 43617, 43620, 43623

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	352	333	- 5.4%	1,539	1,530	- 0.6%
Pending Sales	304	272	- 10.5%	1,301	1,190	- 8.5%
Closed Sales	315	251	- 20.3%	1,301	1,138	- 12.5%
Days on Market Until Sale	47	51	+ 8.5%	59	58	- 1.7%
Median Sales Price*	\$138,250	\$145,000	+ 4.9%	\$125,000	\$131,000	+ 4.8%
Average Sales Price*	\$174,695	\$163,381	- 6.5%	\$145,350	\$150,470	+ 3.5%
Percent of List Price Received*	101.7%	100.9%	- 0.8%	100.1%	100.3%	+ 0.2%
Inventory of Homes for Sale	562	599	+ 6.6%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

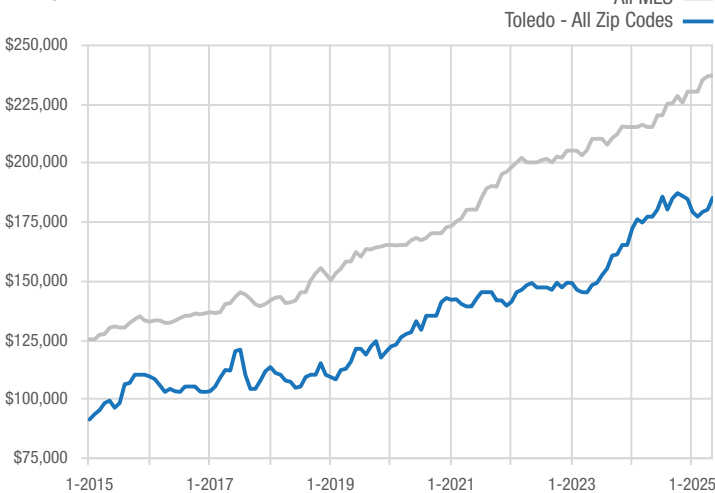
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	17	19	+ 11.8%	84	91	+ 8.3%
Pending Sales	11	16	+ 45.5%	64	79	+ 23.4%
Closed Sales	15	16	+ 6.7%	66	77	+ 16.7%
Days on Market Until Sale	32	34	+ 6.3%	61	51	- 16.4%
Median Sales Price*	\$163,000	\$247,000	+ 51.5%	\$176,250	\$195,500	+ 10.9%
Average Sales Price*	\$178,253	\$264,781	+ 48.5%	\$183,991	\$205,691	+ 11.8%
Percent of List Price Received*	101.5%	100.8%	- 0.7%	99.6%	101.0%	+ 1.4%
Inventory of Homes for Sale	31	27	- 12.9%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – May 2025

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Toledo - 43604

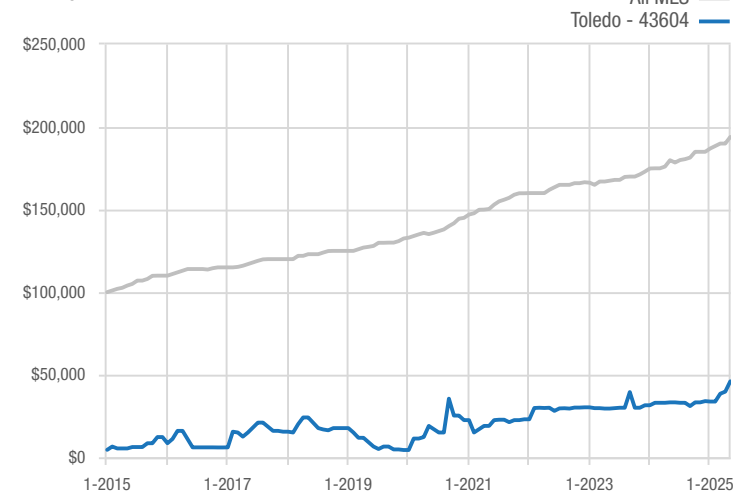
Zip Code 43604

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	3	+ 50.0%	14	16	+ 14.3%
Pending Sales	2	6	+ 200.0%	11	14	+ 27.3%
Closed Sales	2	4	+ 100.0%	11	10	- 9.1%
Days on Market Until Sale	37	70	+ 89.2%	86	68	- 20.9%
Median Sales Price*	\$54,500	\$80,500	+ 47.7%	\$33,500	\$80,500	+ 140.3%
Average Sales Price*	\$54,500	\$100,167	+ 83.8%	\$55,618	\$102,322	+ 84.0%
Percent of List Price Received*	92.6%	97.0%	+ 4.8%	89.2%	88.9%	- 0.3%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

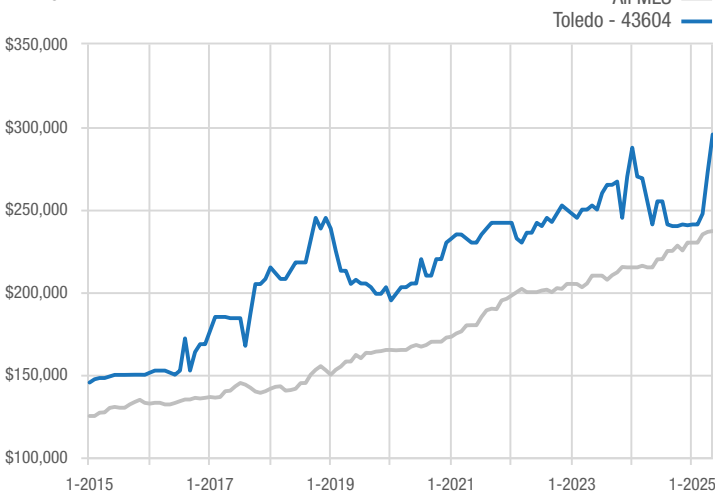
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	0	- 100.0%	8	4	- 50.0%
Pending Sales	1	1	0.0%	8	4	- 50.0%
Closed Sales	1	1	0.0%	8	4	- 50.0%
Days on Market Until Sale	32	75	+ 134.4%	69	87	+ 26.1%
Median Sales Price*	\$240,000	\$350,000	+ 45.8%	\$240,000	\$297,500	+ 24.0%
Average Sales Price*	\$240,000	\$350,000	+ 45.8%	\$242,225	\$292,500	+ 20.8%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	100.9%	97.1%	- 3.8%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – May 2025

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Toledo - 43605

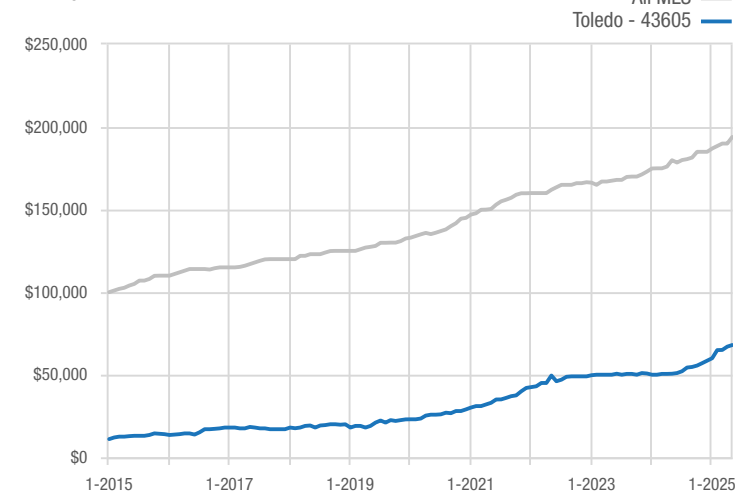
Zip Code 43605

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	23	26	+ 13.0%	150	129	- 14.0%
Pending Sales	19	26	+ 36.8%	109	114	+ 4.6%
Closed Sales	17	19	+ 11.8%	108	106	- 1.9%
Days on Market Until Sale	59	62	+ 5.1%	60	53	- 11.7%
Median Sales Price*	\$57,000	\$61,925	+ 8.6%	\$51,000	\$70,000	+ 37.3%
Average Sales Price*	\$56,800	\$67,631	+ 19.1%	\$56,982	\$71,142	+ 24.8%
Percent of List Price Received*	92.6%	98.5%	+ 6.4%	97.4%	99.1%	+ 1.7%
Inventory of Homes for Sale	57	49	- 14.0%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

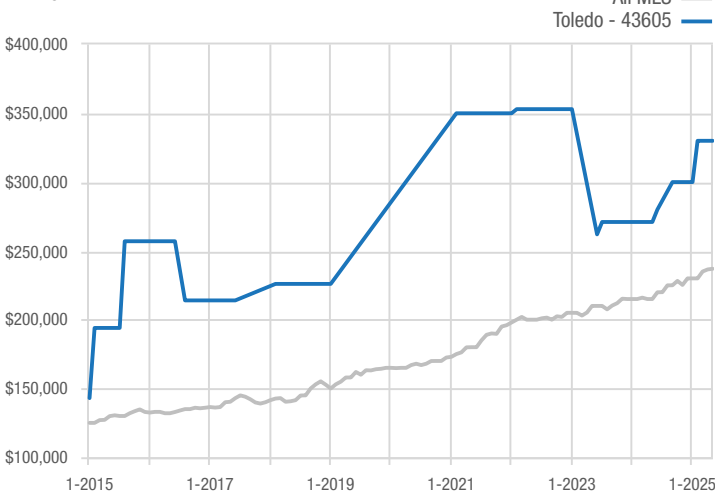
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	20	—
Median Sales Price*	—	—	—	—	\$360,000	—
Average Sales Price*	—	—	—	—	\$360,000	—
Percent 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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Local Market Update – May 2025

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Toledo - 43606

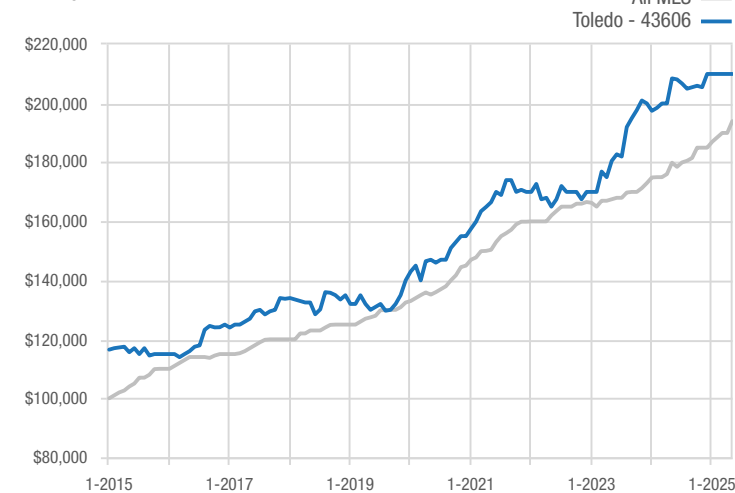
Zip Code 43606

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	27	36	+ 33.3%	128	107	- 16.4%
Pending Sales	33	18	- 45.5%	113	82	- 27.4%
Closed Sales	40	16	- 60.0%	115	74	- 35.7%
Days on Market Until Sale	38	35	- 7.9%	54	58	+ 7.4%
Median Sales Price*	\$243,500	\$262,000	+ 7.6%	\$208,000	\$212,013	+ 1.9%
Average Sales Price*	\$277,876	\$284,904	+ 2.5%	\$226,255	\$216,874	- 4.1%
Percent of List Price Received*	103.8%	108.2%	+ 4.2%	101.3%	101.8%	+ 0.5%
Inventory of Homes for Sale	39	49	+ 25.6%	—	—	—
Months Supply of Inventory	1.7	2.7	+ 58.8%	—	—	—

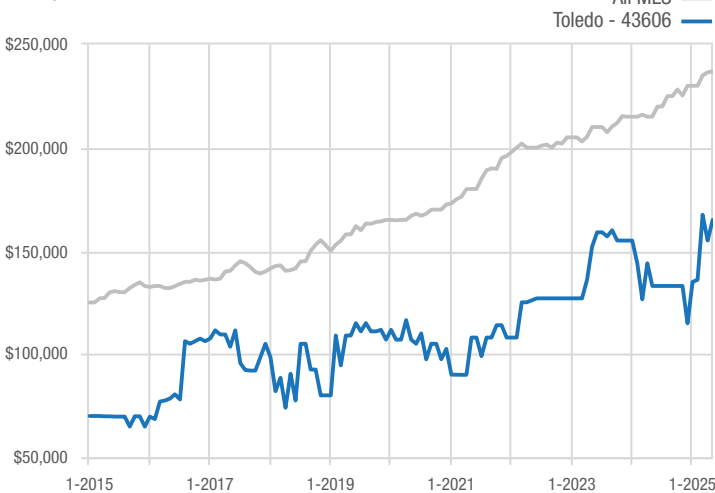
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	3	4	+ 33.3%
Pending Sales	0	1	—	3	5	+ 66.7%
Closed Sales	0	1	—	4	5	+ 25.0%
Days on Market Until Sale	—	73	—	60	41	- 31.7%
Median Sales Price*	—	\$285,000	—	\$107,450	\$155,000	+ 44.3%
Average Sales Price*	—	\$285,000	—	\$122,975	\$174,145	+ 41.6%
Percent of List Price Received*	—	95.0%	—	97.3%	97.2%	- 0.1%
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 – May 2025

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Toledo - 43607

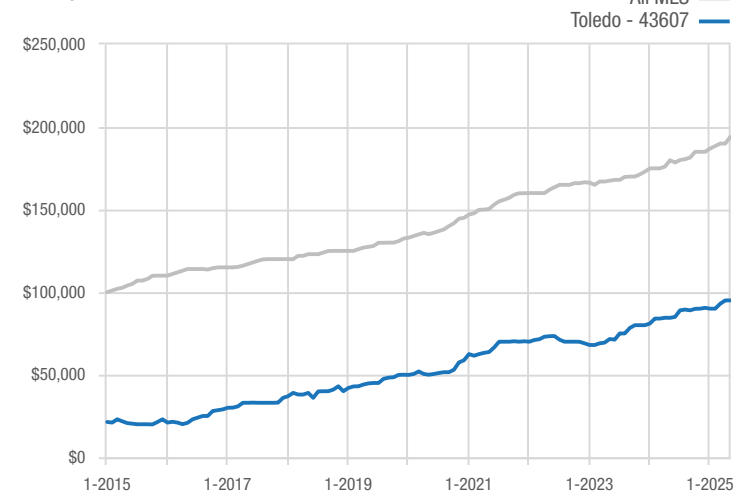
Zip Code 43607

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	24	19	- 20.8%	97	99	+ 2.1%
Pending Sales	20	18	- 10.0%	87	68	- 21.8%
Closed Sales	20	14	- 30.0%	87	65	- 25.3%
Days on Market Until Sale	63	57	- 9.5%	70	62	- 11.4%
Median Sales Price*	\$99,547	\$105,000	+ 5.5%	\$84,950	\$100,000	+ 17.7%
Average Sales Price*	\$87,022	\$96,250	+ 10.6%	\$89,693	\$102,749	+ 14.6%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	96.3%	98.1%	+ 1.9%
Inventory of Homes for Sale	40	39	- 2.5%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

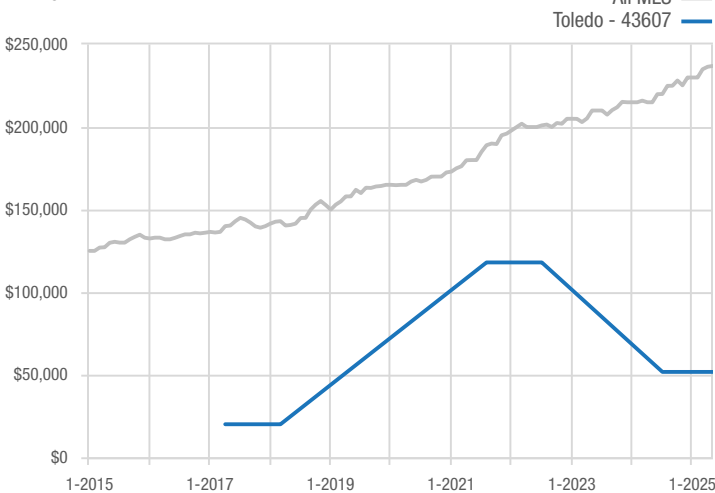
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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 – May 2025

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Toledo - 43608

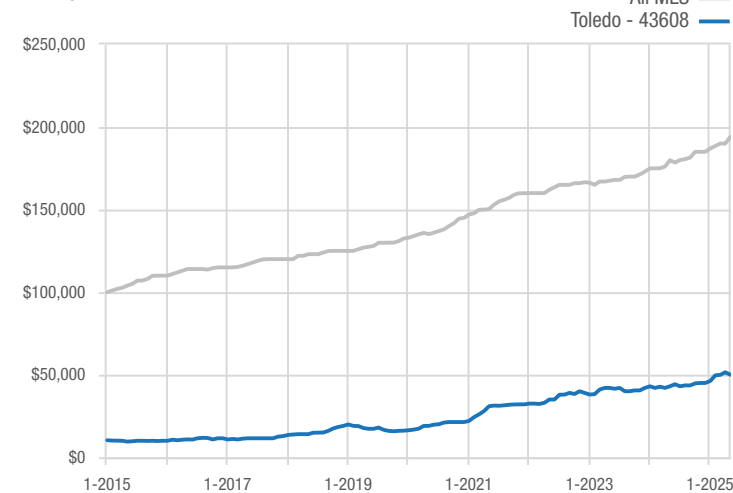
Zip Code 43608

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	21	+ 50.0%	97	94	- 3.1%
Pending Sales	11	16	+ 45.5%	71	76	+ 7.0%
Closed Sales	9	24	+ 166.7%	70	78	+ 11.4%
Days on Market Until Sale	68	60	- 11.8%	62	60	- 3.2%
Median Sales Price*	\$57,000	\$43,500	- 23.7%	\$45,000	\$53,250	+ 18.3%
Average Sales Price*	\$51,333	\$50,554	- 1.5%	\$50,518	\$57,224	+ 13.3%
Percent of List Price Received*	87.1%	93.9%	+ 7.8%	95.4%	95.9%	+ 0.5%
Inventory of Homes for Sale	42	31	- 26.2%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

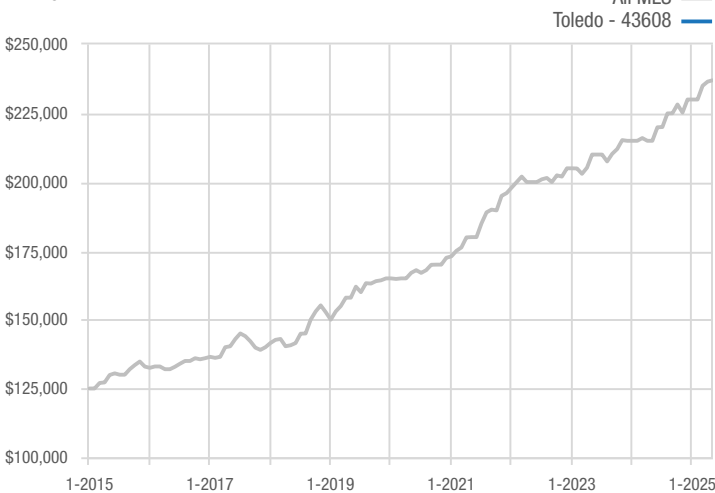
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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 – May 2025

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Toledo - 43609

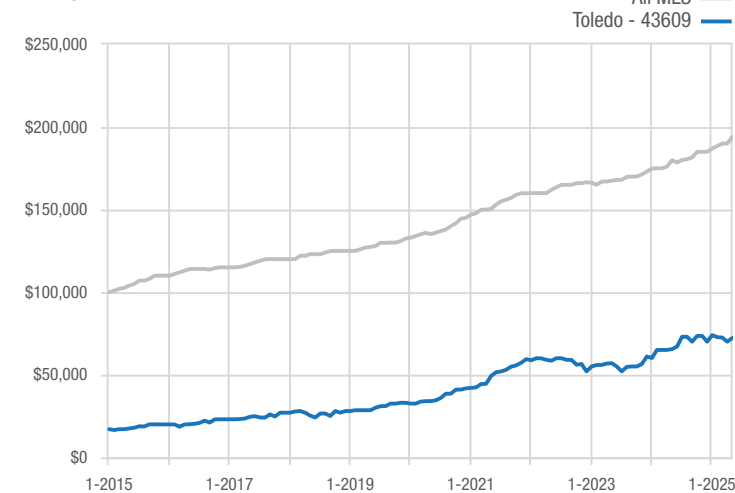
Zip Code 43609

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	17	26	+ 52.9%	94	117	+ 24.5%
Pending Sales	16	19	+ 18.8%	83	86	+ 3.6%
Closed Sales	22	14	- 36.4%	83	77	- 7.2%
Days on Market Until Sale	57	42	- 26.3%	69	65	- 5.8%
Median Sales Price*	\$69,000	\$86,500	+ 25.4%	\$66,000	\$67,000	+ 1.5%
Average Sales Price*	\$68,302	\$82,677	+ 21.0%	\$66,843	\$70,909	+ 6.1%
Percent of List Price Received*	93.4%	99.1%	+ 6.1%	95.4%	97.5%	+ 2.2%
Inventory of Homes for Sale	38	52	+ 36.8%	—	—	—
Months Supply of Inventory	2.3	3.2	+ 39.1%	—	—	—

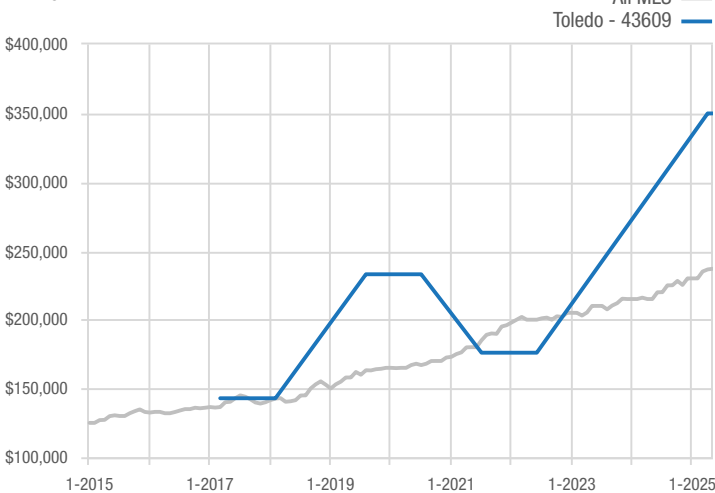
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	72	—
Median Sales Price*	—	—	—	—	\$349,900	—
Average Sales Price*	—	—	—	—	\$349,900	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43610

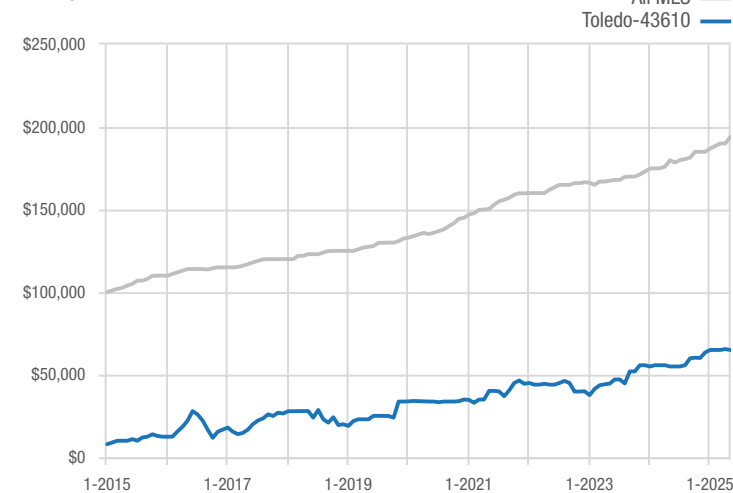
Zip Code 43610

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	7	+ 133.3%	22	24	+ 9.1%
Pending Sales	2	2	0.0%	19	14	- 26.3%
Closed Sales	2	1	- 50.0%	18	12	- 33.3%
Days on Market Until Sale	53	113	+ 113.2%	61	58	- 4.9%
Median Sales Price*	\$59,000	\$64,000	+ 8.5%	\$55,000	\$77,500	+ 40.9%
Average Sales Price*	\$59,000	\$64,000	+ 8.5%	\$64,866	\$85,667	+ 32.1%
Percent of List Price Received*	135.7%	91.6%	- 32.5%	97.9%	95.5%	- 2.5%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.8	3.9	+ 116.7%	—	—	—

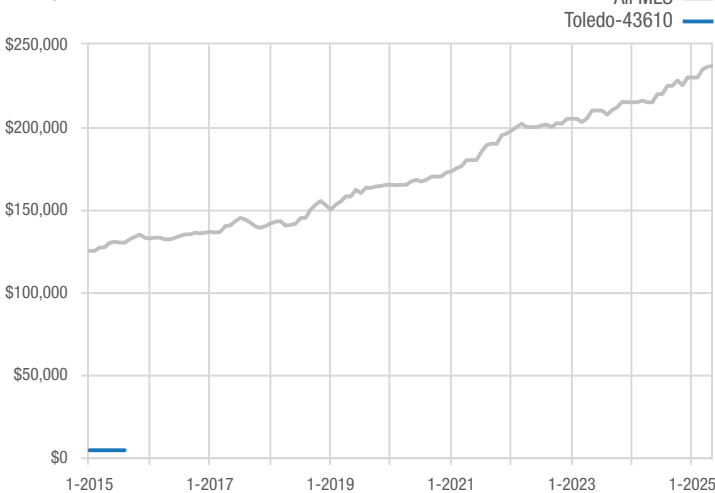
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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 – May 2025

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Toledo - 43611

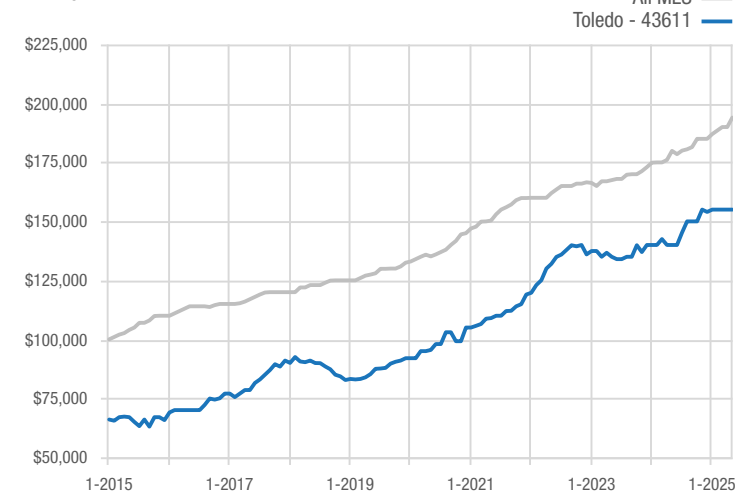
Zip Code 43611

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	27	19	- 29.6%	114	103	- 9.6%
Pending Sales	32	21	- 34.4%	90	86	- 4.4%
Closed Sales	33	20	- 39.4%	89	80	- 10.1%
Days on Market Until Sale	44	77	+ 75.0%	61	66	+ 8.2%
Median Sales Price*	\$149,500	\$157,500	+ 5.4%	\$150,000	\$155,000	+ 3.3%
Average Sales Price*	\$161,654	\$162,950	+ 0.8%	\$152,034	\$156,378	+ 2.9%
Percent of List Price Received*	102.7%	100.9%	- 1.8%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	48	36	- 25.0%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

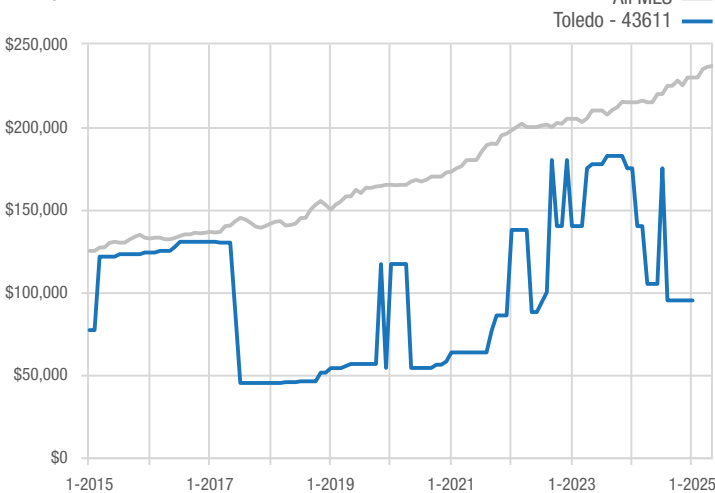
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	44	—	—
Median Sales Price*	—	—	—	\$95,000	—	—
Average Sales Price*	—	—	—	\$95,000	—	—
Percent of List Price Received*	—	—	—	82.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – May 2025

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Toledo - 43612

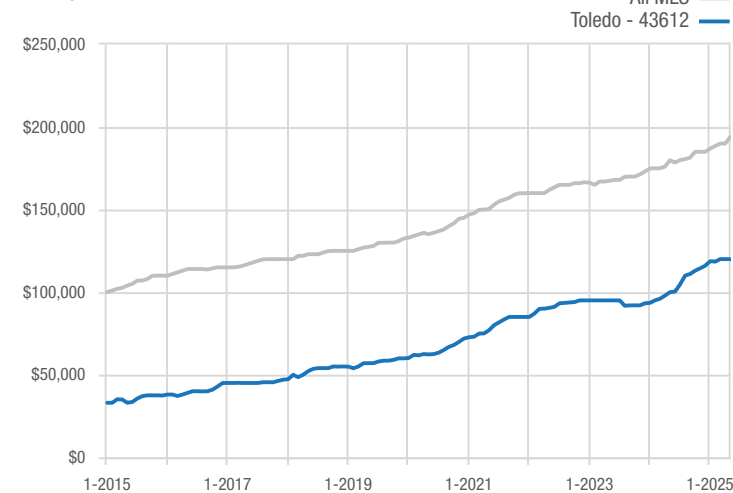
Zip Code 43612

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	56	34	- 39.3%	178	167	- 6.2%
Pending Sales	36	24	- 33.3%	145	135	- 6.9%
Closed Sales	32	25	- 21.9%	145	137	- 5.5%
Days on Market Until Sale	46	44	- 4.3%	74	60	- 18.9%
Median Sales Price*	\$113,000	\$120,000	+ 6.2%	\$110,500	\$120,000	+ 8.6%
Average Sales Price*	\$109,623	\$119,239	+ 8.8%	\$111,382	\$119,769	+ 7.5%
Percent of List Price Received*	101.1%	102.7%	+ 1.6%	99.2%	102.1%	+ 2.9%
Inventory of Homes for Sale	81	68	- 16.0%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

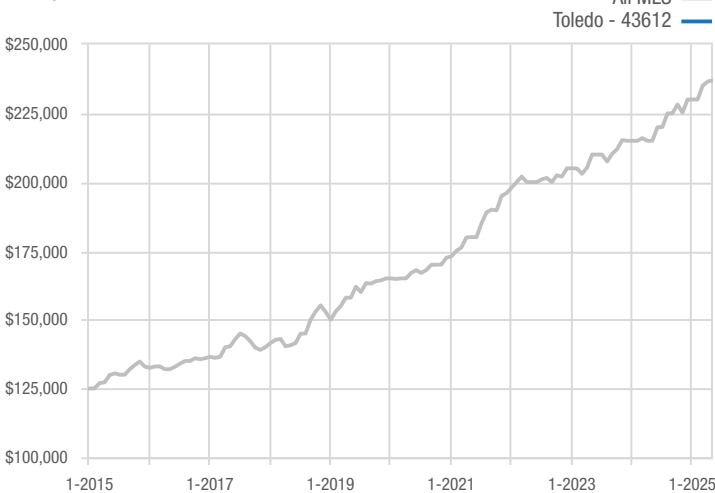
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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 - 43613

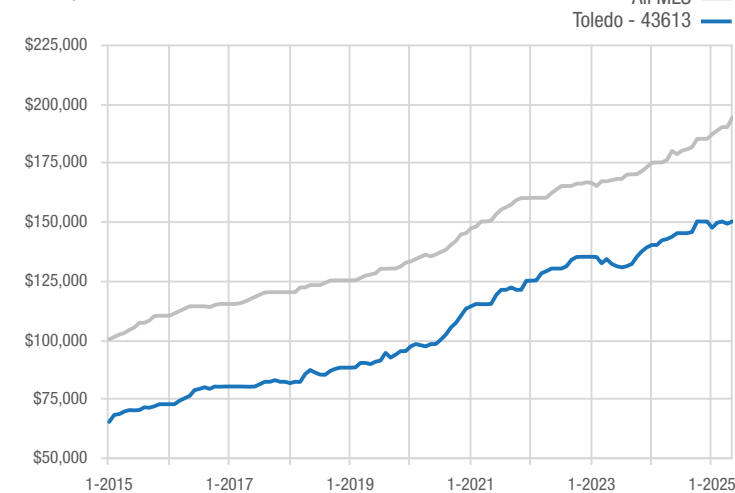
Zip Code 43613

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	56	35	- 37.5%	218	180	- 17.4%
Pending Sales	42	33	- 21.4%	195	153	- 21.5%
Closed Sales	44	28	- 36.4%	195	147	- 24.6%
Days on Market Until Sale	38	48	+ 26.3%	52	57	+ 9.6%
Median Sales Price*	\$151,200	\$168,000	+ 11.1%	\$150,000	\$154,000	+ 2.7%
Average Sales Price*	\$147,634	\$169,436	+ 14.8%	\$140,335	\$149,571	+ 6.6%
Percent of List Price Received*	103.3%	103.3%	0.0%	102.3%	102.3%	0.0%
Inventory of Homes for Sale	66	62	- 6.1%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

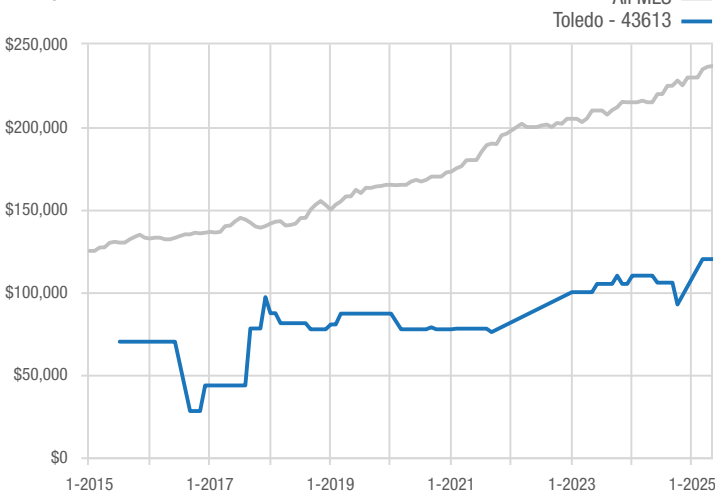
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	96	—
Median Sales Price*	—	—	—	—	\$120,000	—
Average Sales Price*	—	—	—	—	\$120,000	—
Percent 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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Toledo-43614

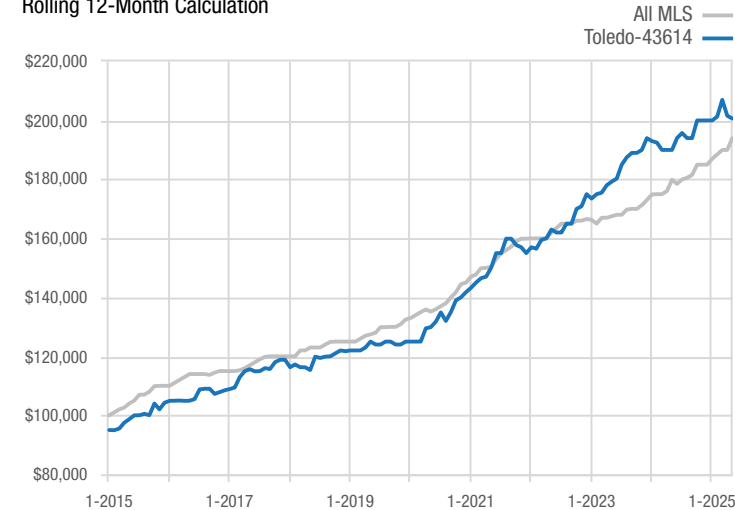
Zip Code 43614

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	34	31	- 8.8%	134	148	+ 10.4%
Pending Sales	31	33	+ 6.5%	131	119	- 9.2%
Closed Sales	30	32	+ 6.7%	133	119	- 10.5%
Days on Market Until Sale	37	44	+ 18.9%	51	51	0.0%
Median Sales Price*	\$226,000	\$209,500	- 7.3%	\$194,000	\$199,550	+ 2.9%
Average Sales Price*	\$225,350	\$227,829	+ 1.1%	\$198,358	\$207,904	+ 4.8%
Percent of List Price Received*	104.2%	102.3%	- 1.8%	101.6%	103.0%	+ 1.4%
Inventory of Homes for Sale	41	53	+ 29.3%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

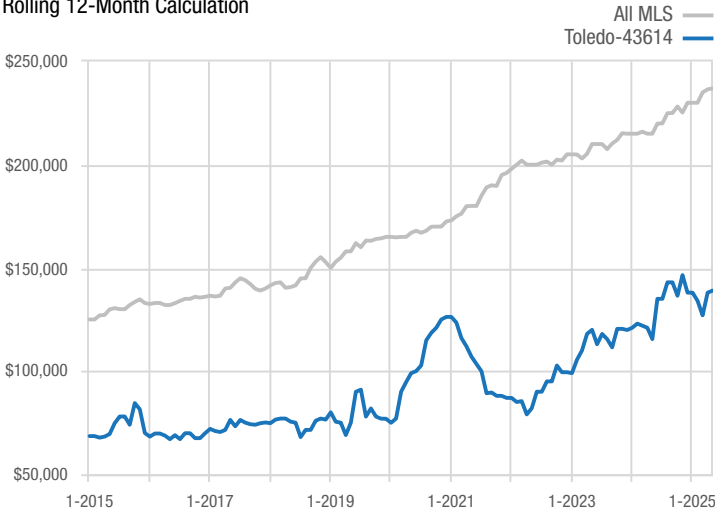
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	6	7	+ 16.7%	17	23	+ 35.3%
Pending Sales	2	3	+ 50.0%	13	20	+ 53.8%
Closed Sales	1	3	+ 200.0%	13	19	+ 46.2%
Days on Market Until Sale	12	28	+ 133.3%	64	37	- 42.2%
Median Sales Price*	\$105,000	\$158,000	+ 50.5%	\$130,000	\$139,000	+ 6.9%
Average Sales Price*	\$105,000	\$177,500	+ 69.0%	\$180,050	\$128,732	- 28.5%
Percent of List Price Received*	105.1%	102.9%	- 2.1%	98.3%	100.3%	+ 2.0%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	2.0	1.8	- 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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Local Market Update – May 2025

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Toledo - 43615

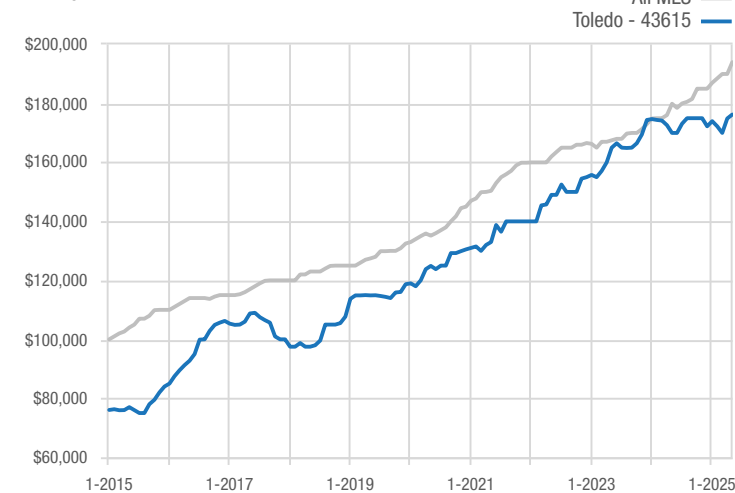
Zip Code 43615

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	44	34	- 22.7%	161	169	+ 5.0%
Pending Sales	38	28	- 26.3%	131	124	- 5.3%
Closed Sales	38	29	- 23.7%	129	123	- 4.7%
Days on Market Until Sale	58	43	- 25.9%	56	57	+ 1.8%
Median Sales Price*	\$165,500	\$192,250	+ 16.2%	\$162,000	\$176,000	+ 8.6%
Average Sales Price*	\$278,718	\$224,868	- 19.3%	\$232,264	\$208,496	- 10.2%
Percent of List Price Received*	101.4%	102.3%	+ 0.9%	103.4%	100.4%	- 2.9%
Inventory of Homes for Sale	57	69	+ 21.1%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

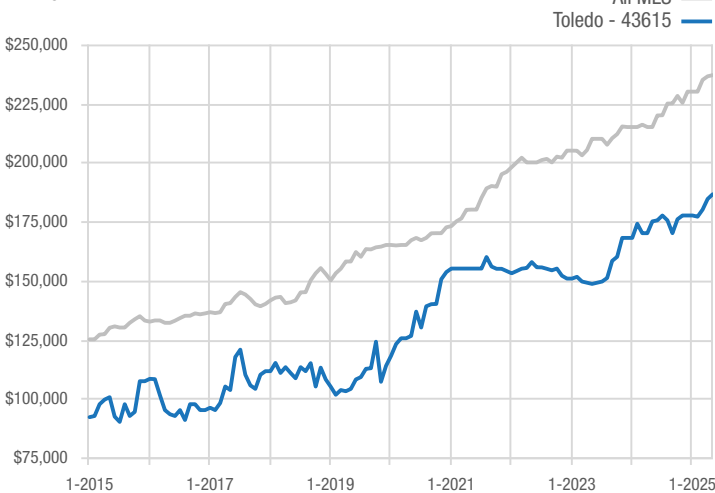
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	7	7	0.0%	37	37	0.0%
Pending Sales	5	10	+ 100.0%	27	34	+ 25.9%
Closed Sales	10	9	- 10.0%	28	33	+ 17.9%
Days on Market Until Sale	36	31	- 13.9%	63	64	+ 1.6%
Median Sales Price*	\$169,000	\$265,000	+ 56.8%	\$172,500	\$200,000	+ 15.9%
Average Sales Price*	\$185,500	\$290,956	+ 56.8%	\$189,873	\$230,277	+ 21.3%
Percent of List Price Received*	101.9%	100.5%	- 1.4%	100.6%	102.3%	+ 1.7%
Inventory of Homes for Sale	15	12	- 20.0%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – May 2025

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Toledo - 43617

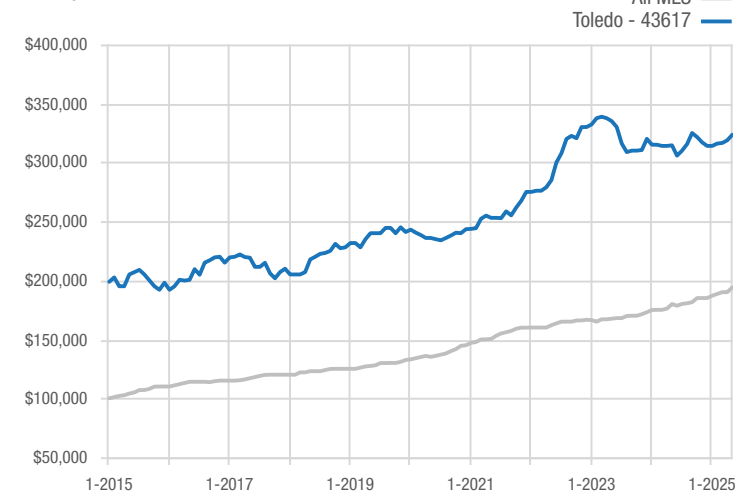
Zip Code 43617

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	11	10	- 9.1%	40	39	- 2.5%
Pending Sales	7	6	- 14.3%	26	25	- 3.8%
Closed Sales	7	3	- 57.1%	26	23	- 11.5%
Days on Market Until Sale	43	28	- 34.9%	51	55	+ 7.8%
Median Sales Price*	\$301,000	\$343,000	+ 14.0%	\$295,500	\$345,000	+ 16.8%
Average Sales Price*	\$254,571	\$343,617	+ 35.0%	\$279,654	\$340,604	+ 21.8%
Percent of List Price Received*	110.3%	106.4%	- 3.5%	103.2%	102.4%	- 0.8%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

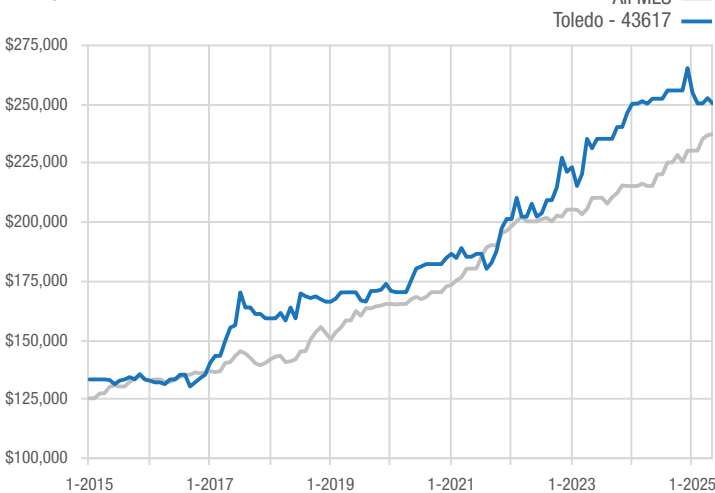
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	2	0.0%	8	13	+ 62.5%
Pending Sales	1	1	0.0%	3	12	+ 300.0%
Closed Sales	1	2	+ 100.0%	4	12	+ 200.0%
Days on Market Until Sale	20	13	- 35.0%	28	30	+ 7.1%
Median Sales Price*	\$271,900	\$225,200	- 17.2%	\$268,450	\$250,000	- 6.9%
Average Sales Price*	\$271,900	\$225,200	- 17.2%	\$259,975	\$240,481	- 7.5%
Percent of List Price Received*	102.6%	102.4%	- 0.2%	102.6%	101.8%	- 0.8%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43620

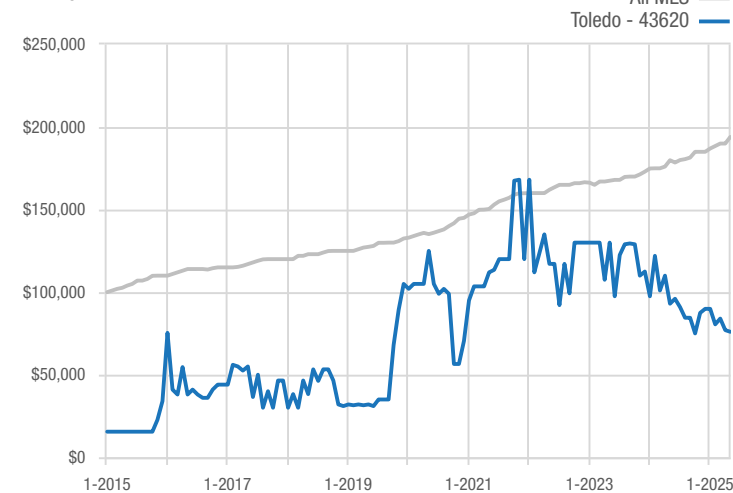
Zip Code 43620

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	2	- 33.3%	17	9	- 47.1%
Pending Sales	1	1	0.0%	18	9	- 50.0%
Closed Sales	3	0	- 100.0%	19	8	- 57.9%
Days on Market Until Sale	35	—	—	65	66	+ 1.5%
Median Sales Price*	\$94,000	—	—	\$92,000	\$74,750	- 18.8%
Average Sales Price*	\$94,167	—	—	\$113,152	\$106,500	- 5.9%
Percent of List Price Received*	123.8%	—	—	100.6%	94.9%	- 5.7%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.6	3.2	+ 100.0%	—	—	—

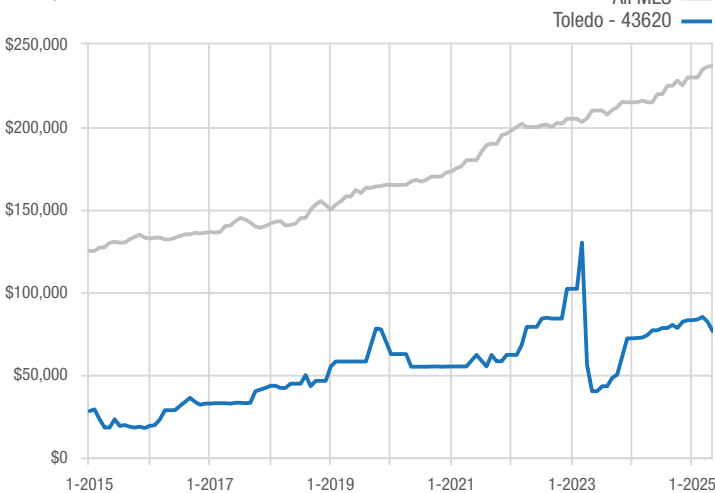
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	1	—	4	4	0.0%
Pending Sales	0	0	—	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	35	—	—	46	25	- 45.7%
Median Sales Price*	\$82,000	—	—	\$82,500	\$36,777	- 55.4%
Average Sales Price*	\$82,000	—	—	\$82,075	\$36,777	- 55.2%
Percent of List Price Received*	94.4%	—	—	94.7%	97.4%	+ 2.9%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – May 2025

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Toledo-43623

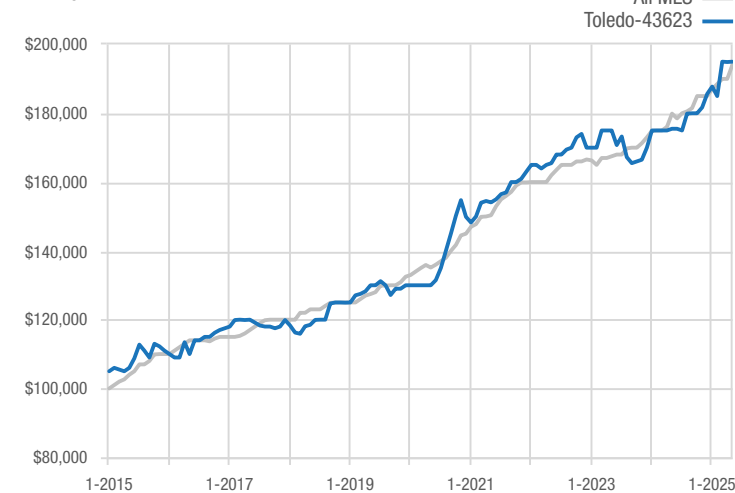
Zip Code 43623

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	11	30	+ 172.7%	75	129	+ 72.0%
Pending Sales	14	21	+ 50.0%	72	85	+ 18.1%
Closed Sales	16	22	+ 37.5%	73	79	+ 8.2%
Days on Market Until Sale	34	50	+ 47.1%	46	55	+ 19.6%
Median Sales Price*	\$182,750	\$208,950	+ 14.3%	\$175,000	\$195,000	+ 11.4%
Average Sales Price*	\$265,375	\$226,240	- 14.7%	\$212,081	\$238,946	+ 12.7%
Percent of List Price Received*	108.7%	99.5%	- 8.5%	103.6%	101.0%	- 2.5%
Inventory of Homes for Sale	18	51	+ 183.3%	—	—	—
Months Supply of Inventory	1.1	2.9	+ 163.6%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	1	0.0%	4	2	- 50.0%
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Days on Market Until Sale	26	—	—	75	—	—
Median Sales Price*	\$119,900	—	—	\$126,750	—	—
Average Sales Price*	\$119,900	—	—	\$148,350	—	—
Percent of List Price Received*	100.0%	—	—	102.1%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – May 2025

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Oregon

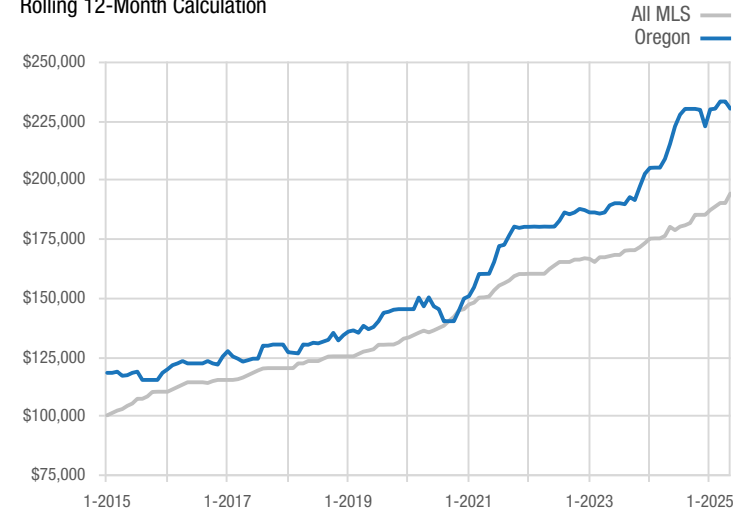
Zip Code 43616

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	15	31	+ 106.7%	82	116	+ 41.5%
Pending Sales	15	20	+ 33.3%	57	77	+ 35.1%
Closed Sales	12	13	+ 8.3%	54	69	+ 27.8%
Days on Market Until Sale	42	52	+ 23.8%	54	60	+ 11.1%
Median Sales Price*	\$279,000	\$260,000	- 6.8%	\$238,960	\$269,500	+ 12.8%
Average Sales Price*	\$261,289	\$256,250	- 1.9%	\$250,601	\$285,643	+ 14.0%
Percent of List Price Received*	102.7%	101.6%	- 1.1%	100.8%	100.3%	- 0.5%
Inventory of Homes for Sale	36	60	+ 66.7%	—	—	—
Months Supply of Inventory	2.9	3.4	+ 17.2%	—	—	—

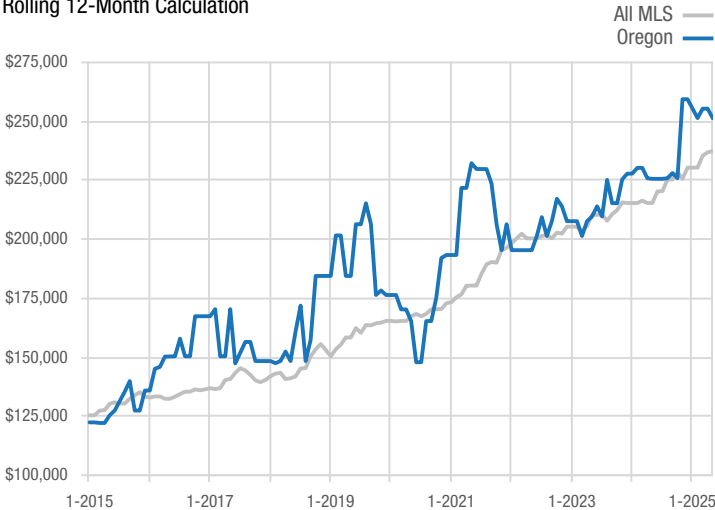
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	2	+ 100.0%	7	5	- 28.6%
Pending Sales	0	2	—	5	5	0.0%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Days on Market Until Sale	71	28	- 60.6%	39	32	- 17.9%
Median Sales Price*	\$210,000	\$186,500	- 11.2%	\$210,000	\$200,000	- 4.8%
Average Sales Price*	\$210,000	\$186,500	- 11.2%	\$225,800	\$206,700	- 8.5%
Percent of List Price Received*	95.5%	103.1%	+ 8.0%	95.3%	104.2%	+ 9.3%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – May 2025

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Bowling Green

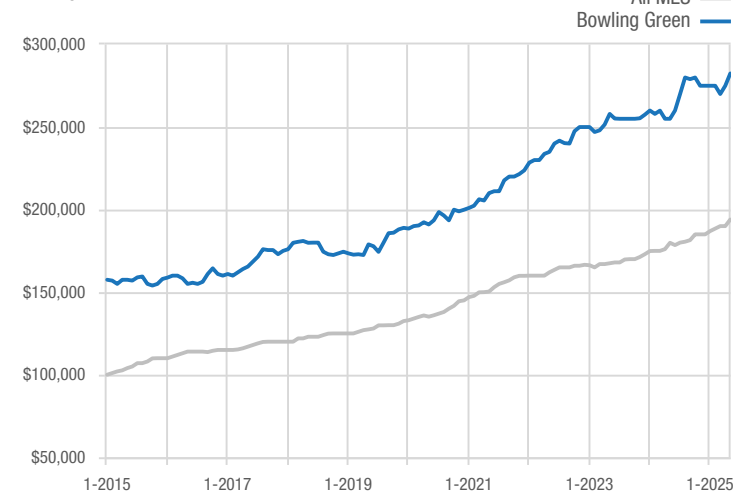
Zip Code 43402

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	23	21	- 8.7%	88	94	+ 6.8%
Pending Sales	22	21	- 4.5%	70	80	+ 14.3%
Closed Sales	26	20	- 23.1%	71	74	+ 4.2%
Days on Market Until Sale	46	43	- 6.5%	48	58	+ 20.8%
Median Sales Price*	\$248,750	\$291,350	+ 17.1%	\$255,000	\$276,033	+ 8.2%
Average Sales Price*	\$271,914	\$336,054	+ 23.6%	\$289,479	\$300,674	+ 3.9%
Percent of List Price Received*	100.7%	102.7%	+ 2.0%	99.4%	101.1%	+ 1.7%
Inventory of Homes for Sale	35	33	- 5.7%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

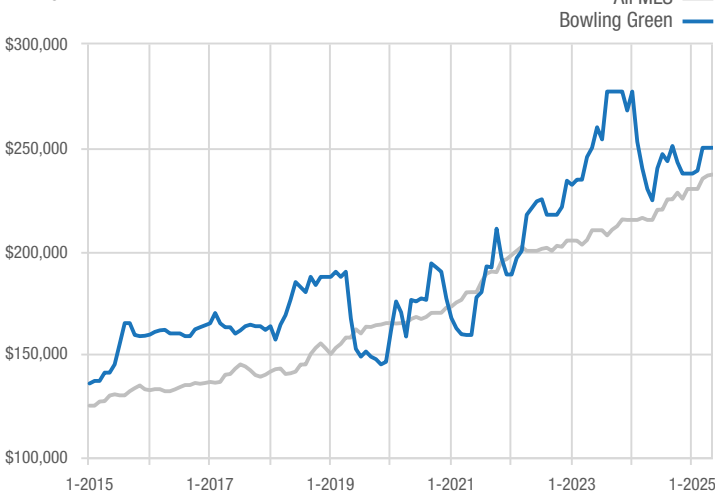
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	0	- 100.0%	14	6	- 57.1%
Pending Sales	6	0	- 100.0%	15	7	- 53.3%
Closed Sales	4	0	- 100.0%	13	7	- 46.2%
Days on Market Until Sale	68	—	—	55	38	- 30.9%
Median Sales Price*	\$245,750	—	—	\$185,000	\$214,900	+ 16.2%
Average Sales Price*	\$276,875	—	—	\$215,454	\$211,000	- 2.1%
Percent of List Price Received*	104.1%	—	—	101.4%	100.5%	- 0.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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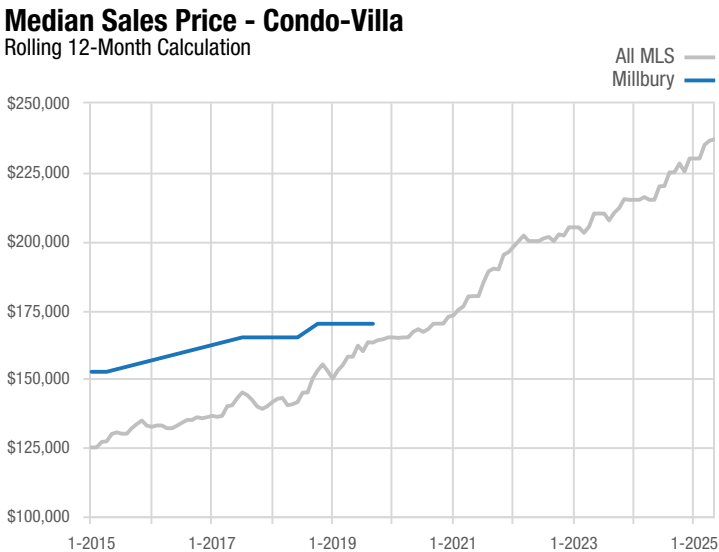
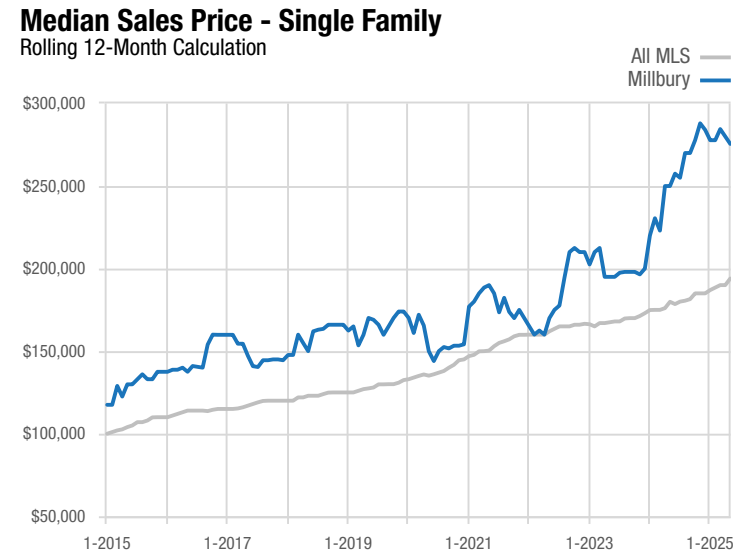
Millbury

Zip Code 43447

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	5	1	- 80.0%	12	14	+ 16.7%
Pending Sales	2	1	- 50.0%	9	16	+ 77.8%
Closed Sales	2	2	0.0%	9	9	0.0%
Days on Market Until Sale	44	133	+ 202.3%	51	112	+ 119.6%
Median Sales Price*	\$290,500	\$246,000	- 15.3%	\$260,000	\$246,000	- 5.4%
Average Sales Price*	\$290,500	\$246,000	- 15.3%	\$248,500	\$246,819	- 0.7%
Percent of List Price Received*	103.2%	96.6%	- 6.4%	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	4.2	0.6	- 85.7%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% 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	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	4	8	+ 100.0%	31	29	- 6.5%
Pending Sales	8	6	- 25.0%	27	21	- 22.2%
Closed Sales	7	7	0.0%	25	20	- 20.0%
Days on Market Until Sale	34	60	+ 76.5%	51	72	+ 41.2%
Median Sales Price*	\$252,000	\$267,500	+ 6.2%	\$216,500	\$251,500	+ 16.2%
Average Sales Price*	\$230,200	\$263,343	+ 14.4%	\$223,892	\$257,145	+ 14.9%
Percent of List Price Received*	102.7%	98.3%	- 4.3%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	7	13	+ 85.7%	—	—	—
Months Supply of Inventory	1.4	2.6	+ 85.7%	—	—	—

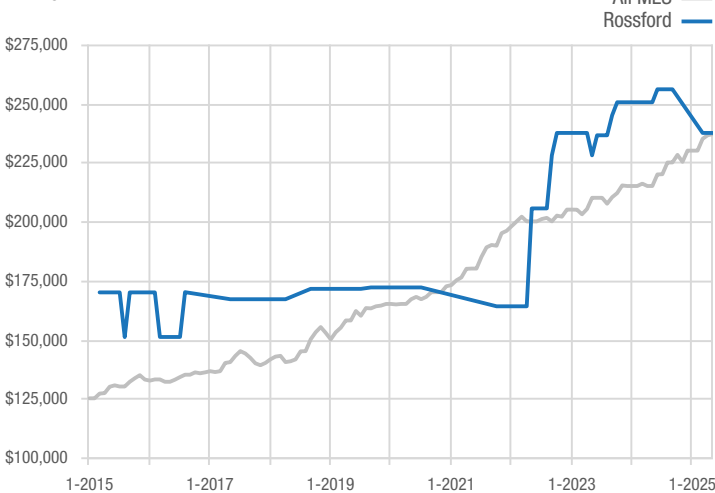
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	61	—
Median Sales Price*	—	—	—	—	\$237,500	—
Average Sales Price*	—	—	—	—	\$237,500	—
Percent 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	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	7	6	- 14.3%	23	20	- 13.0%
Pending Sales	4	4	0.0%	17	16	- 5.9%
Closed Sales	3	3	0.0%	18	15	- 16.7%
Days on Market Until Sale	35	49	+ 40.0%	60	42	- 30.0%
Median Sales Price*	\$235,000	\$171,000	- 27.2%	\$197,000	\$240,000	+ 21.8%
Average Sales Price*	\$213,333	\$209,333	- 1.9%	\$200,356	\$248,867	+ 24.2%
Percent of List Price Received*	97.6%	92.6%	- 5.1%	98.8%	98.8%	0.0%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

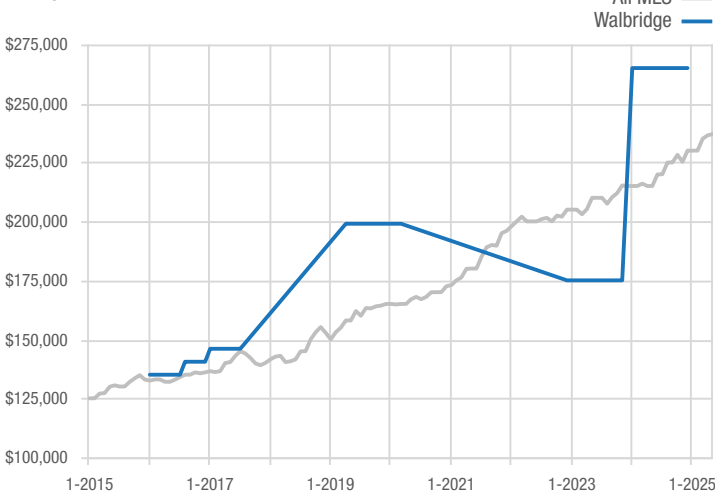
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	105	—	—
Median Sales Price*	—	—	—	\$265,000	—	—
Average Sales Price*	—	—	—	\$265,000	—	—
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	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	10	10	0.0%	54	42	- 22.2%
Pending Sales	8	7	- 12.5%	38	33	- 13.2%
Closed Sales	8	7	- 12.5%	38	31	- 18.4%
Days on Market Until Sale	66	79	+ 19.7%	61	89	+ 45.9%
Median Sales Price*	\$266,954	\$249,900	- 6.4%	\$203,500	\$246,000	+ 20.9%
Average Sales Price*	\$259,157	\$257,884	- 0.5%	\$218,694	\$244,272	+ 11.7%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	100.5%	101.5%	+ 1.0%
Inventory of Homes for Sale	29	33	+ 13.8%	—	—	—
Months Supply of Inventory	3.8	4.5	+ 18.4%	—	—	—

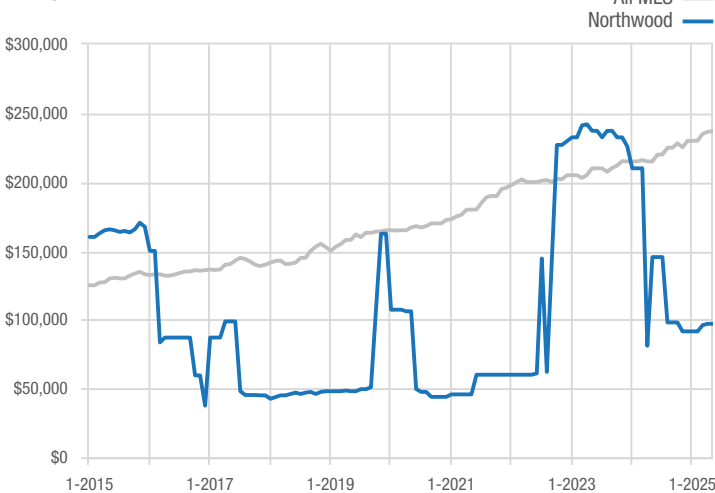
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	9	69	+ 666.7%
Median Sales Price*	—	—	—	\$81,000	\$96,000	+ 18.5%
Average Sales Price*	—	—	—	\$81,000	\$96,000	+ 18.5%
Percent of List Price Received*	—	—	—	101.4%	104.4%	+ 3.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Perrysburg and Perrysburg Twp

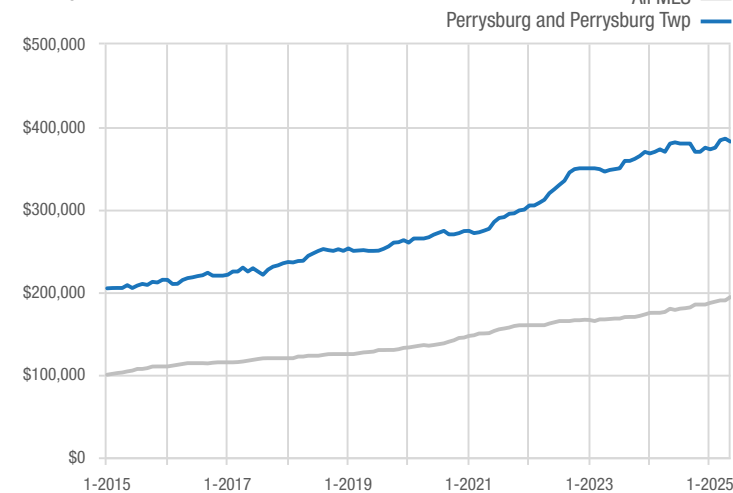
Zip Code 43551 and 43552

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	55	64	+ 16.4%	228	280	+ 22.8%
Pending Sales	38	53	+ 39.5%	179	188	+ 5.0%
Closed Sales	46	54	+ 17.4%	171	181	+ 5.8%
Days on Market Until Sale	78	81	+ 3.8%	76	86	+ 13.2%
Median Sales Price*	\$430,000	\$420,000	- 2.3%	\$381,095	\$396,100	+ 3.9%
Average Sales Price*	\$469,397	\$471,390	+ 0.4%	\$401,977	\$449,044	+ 11.7%
Percent of List Price Received*	102.3%	100.9%	- 1.4%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale	102	145	+ 42.2%	—	—	—
Months Supply of Inventory	2.6	3.8	+ 46.2%	—	—	—

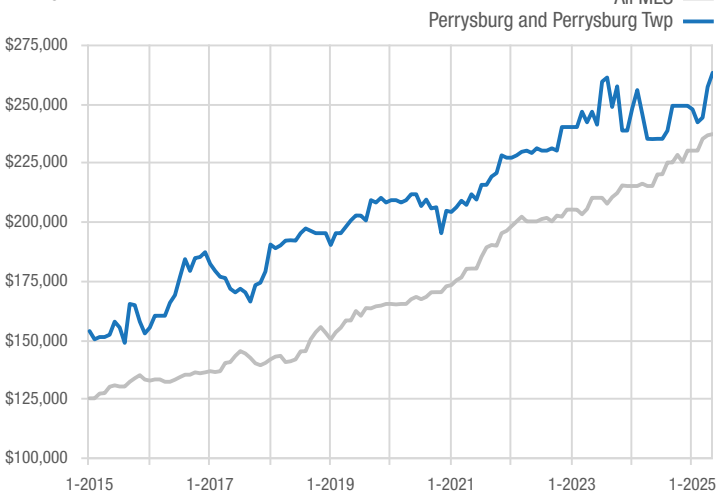
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	8	4	- 50.0%	22	24	+ 9.1%
Pending Sales	4	6	+ 50.0%	21	22	+ 4.8%
Closed Sales	5	6	+ 20.0%	22	22	0.0%
Days on Market Until Sale	66	95	+ 43.9%	70	82	+ 17.1%
Median Sales Price*	\$230,000	\$299,494	+ 30.2%	\$230,000	\$259,875	+ 13.0%
Average Sales Price*	\$293,819	\$321,615	+ 9.5%	\$264,809	\$278,811	+ 5.3%
Percent of List Price Received*	99.4%	99.4%	0.0%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Genoa

Zip Code 43430

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	5	+ 66.7%	15	22	+ 46.7%
Pending Sales	1	2	+ 100.0%	17	9	- 47.1%
Closed Sales	4	1	- 75.0%	18	8	- 55.6%
Days on Market Until Sale	42	36	- 14.3%	57	50	- 12.3%
Median Sales Price*	\$160,000	\$213,500	+ 33.4%	\$165,000	\$159,950	- 3.1%
Average Sales Price*	\$159,000	\$213,500	+ 34.3%	\$175,017	\$141,650	- 19.1%
Percent of List Price Received*	106.4%	97.5%	- 8.4%	99.8%	104.1%	+ 4.3%
Inventory of Homes for Sale	4	15	+ 275.0%	—	—	—
Months Supply of Inventory	1.0	4.7	+ 370.0%	—	—	—

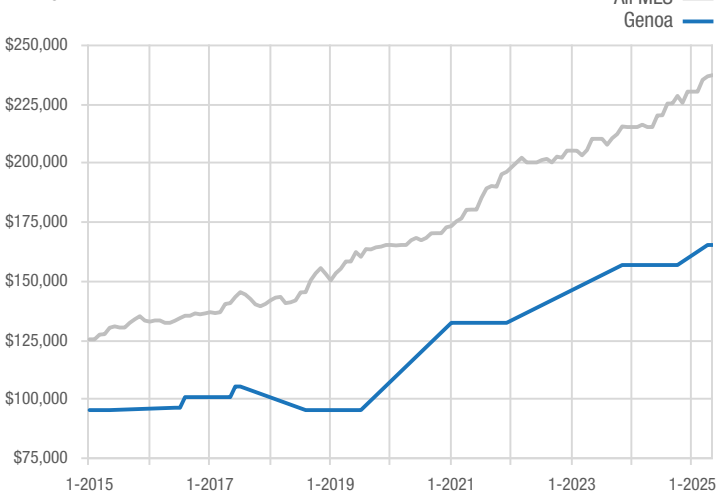
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$165,000	—
Average Sales Price*	—	—	—	—	\$165,000	—
Percent 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

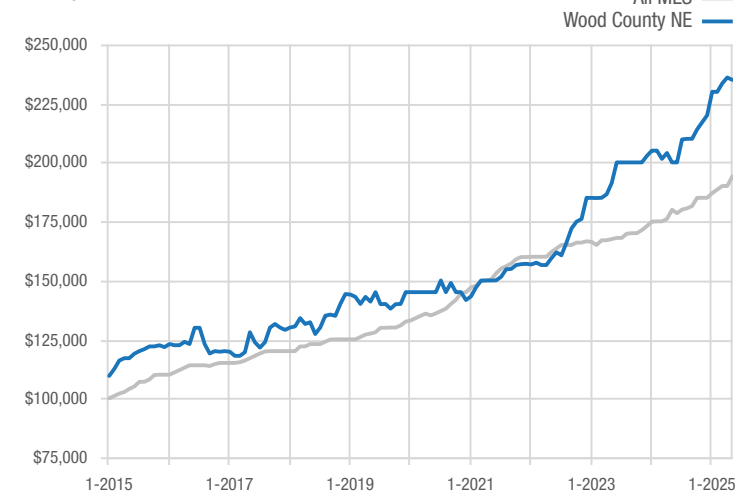
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	18	13	- 27.8%	59	59	0.0%
Pending Sales	10	7	- 30.0%	54	41	- 24.1%
Closed Sales	14	6	- 57.1%	57	37	- 35.1%
Days on Market Until Sale	43	42	- 2.3%	62	50	- 19.4%
Median Sales Price*	\$237,500	\$192,250	- 19.1%	\$194,000	\$213,500	+ 10.1%
Average Sales Price*	\$245,536	\$226,583	- 7.7%	\$219,596	\$238,249	+ 8.5%
Percent of List Price Received*	102.1%	97.3%	- 4.7%	99.1%	100.7%	+ 1.6%
Inventory of Homes for Sale	22	28	+ 27.3%	—	—	—
Months Supply of Inventory	1.8	2.8	+ 55.6%	—	—	—

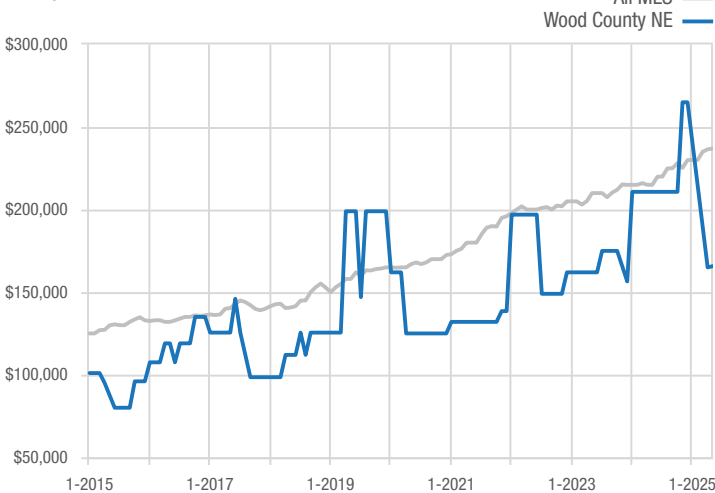
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	55	—	105	52	- 50.5%
Median Sales Price*	—	\$166,500	—	\$265,000	\$165,750	- 37.5%
Average Sales Price*	—	\$166,500	—	\$265,000	\$165,750	- 37.5%
Percent of List Price Received*	—	104.7%	—	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	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	6	3	- 50.0%	20	18	- 10.0%
Pending Sales	4	4	0.0%	16	19	+ 18.8%
Closed Sales	4	4	0.0%	15	20	+ 33.3%
Days on Market Until Sale	50	40	- 20.0%	60	64	+ 6.7%
Median Sales Price*	\$196,500	\$307,450	+ 56.5%	\$230,000	\$297,500	+ 29.3%
Average Sales Price*	\$196,375	\$354,225	+ 80.4%	\$270,854	\$299,224	+ 10.5%
Percent of List Price Received*	103.8%	97.3%	- 6.3%	98.7%	101.1%	+ 2.4%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

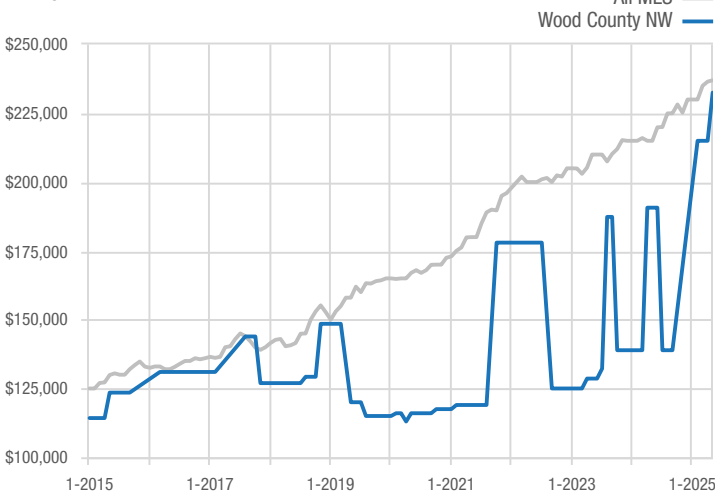
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	1	—	0	3	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	25	—	—	76	—
Median Sales Price*	—	\$250,000	—	—	\$232,500	—
Average Sales Price*	—	\$250,000	—	—	\$232,500	—
Percent of List Price Received*	—	102.0%	—	—	99.9%	—
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 SE

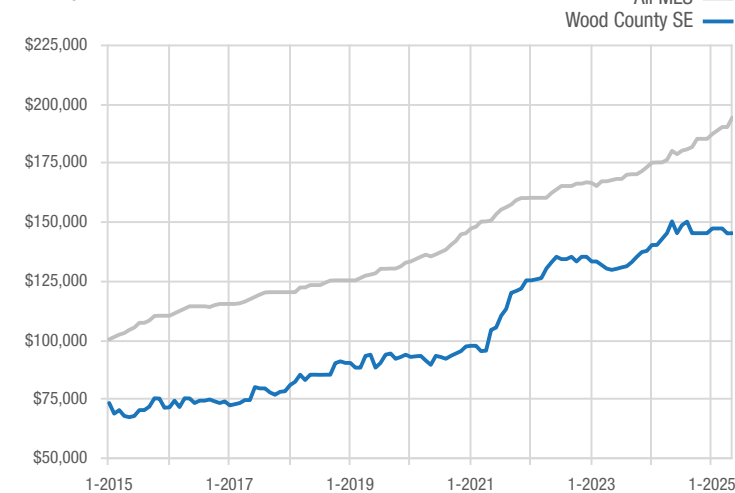
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	12	15	+ 25.0%	82	96	+ 17.1%
Pending Sales	19	8	- 57.9%	81	80	- 1.2%
Closed Sales	23	13	- 43.5%	81	81	0.0%
Days on Market Until Sale	81	49	- 39.5%	78	67	- 14.1%
Median Sales Price*	\$133,000	\$172,500	+ 29.7%	\$145,000	\$143,750	- 0.9%
Average Sales Price*	\$148,865	\$157,017	+ 5.5%	\$159,028	\$138,175	- 13.1%
Percent of List Price Received*	99.2%	97.6%	- 1.6%	98.6%	96.9%	- 1.7%
Inventory of Homes for Sale	31	43	+ 38.7%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

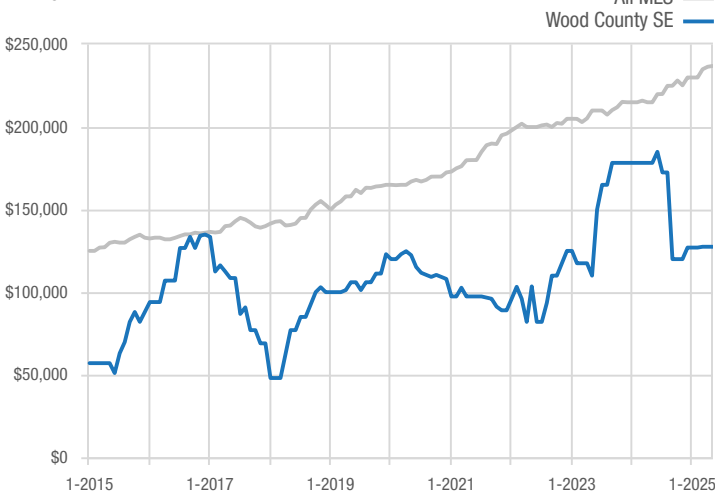
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	5	—
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	90	—
Median Sales Price*	—	—	—	—	\$137,250	—
Average Sales Price*	—	—	—	—	\$137,250	—
Percent of List Price Received*	—	—	—	—	99.1%	—
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	1.0	4.0	+ 300.0%	—	—	—

* 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 – May 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

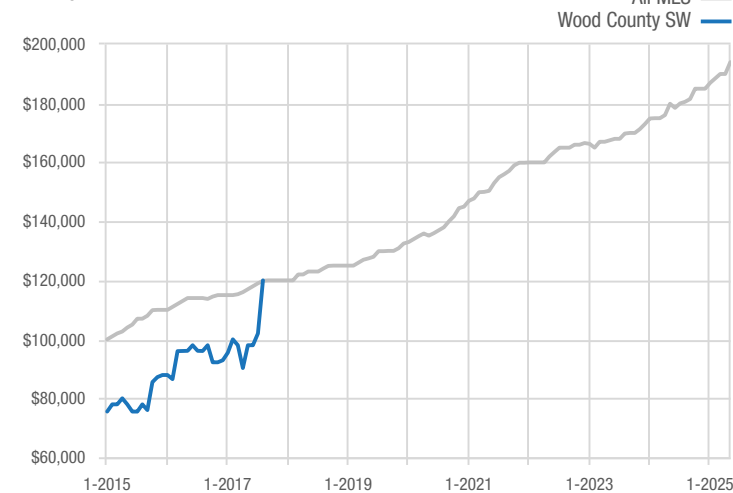
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

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

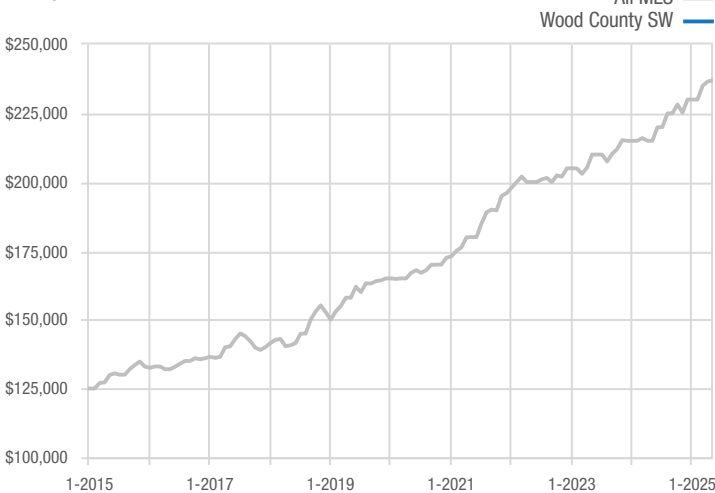
Condo-Villa	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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