

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

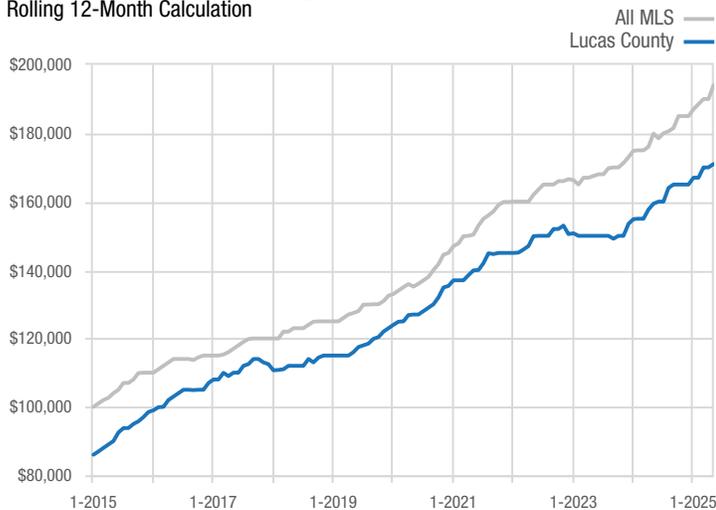
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	508	505	- 0.6%	2,164	2,257	+ 4.3%
Pending Sales	422	409	- 3.1%	1,751	1,690	- 3.5%
Closed Sales	432	371	- 14.1%	1,728	1,596	- 7.6%
Days on Market Until Sale	47	55	+ 17.0%	59	60	+ 1.7%
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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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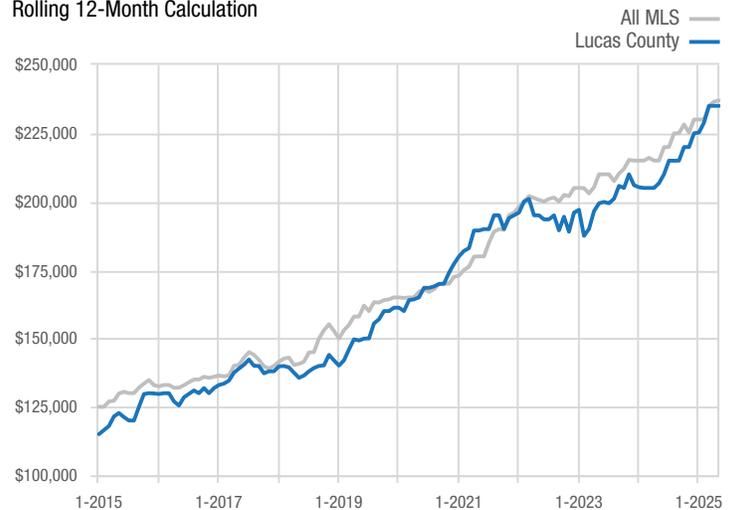
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

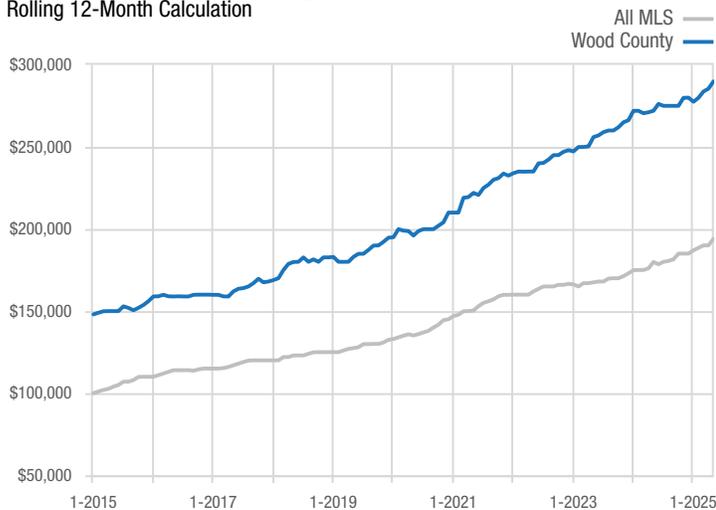
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	134	129	- 3.7%	535	580	+ 8.4%
Pending Sales	104	100	- 3.8%	425	440	+ 3.5%
Closed Sales	115	108	- 6.1%	416	416	0.0%
Days on Market Until Sale	59	67	+ 13.6%	66	75	+ 13.6%
Median Sales Price*	\$305,000	\$327,500	+ 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		
	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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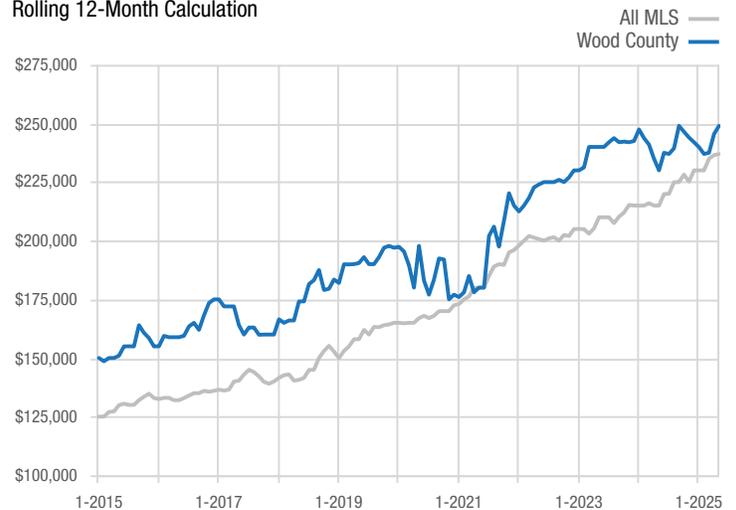
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

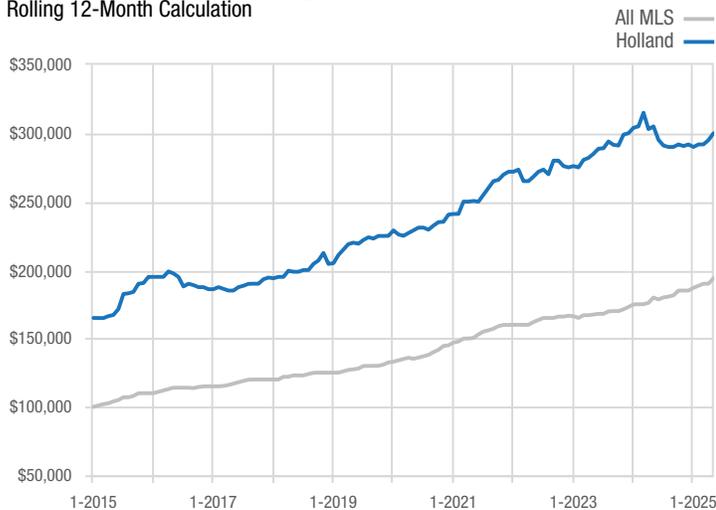
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	13	- 7.1%	52	72	+ 38.5%
Pending Sales	12	13	+ 8.3%	43	60	+ 39.5%
Closed Sales	17	14	- 17.6%	45	55	+ 22.2%
Days on Market Until Sale	47	70	+ 48.9%	58	59	+ 1.7%
Median Sales Price*	\$352,500	\$408,000	+ 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		
	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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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

Zip Code 43537

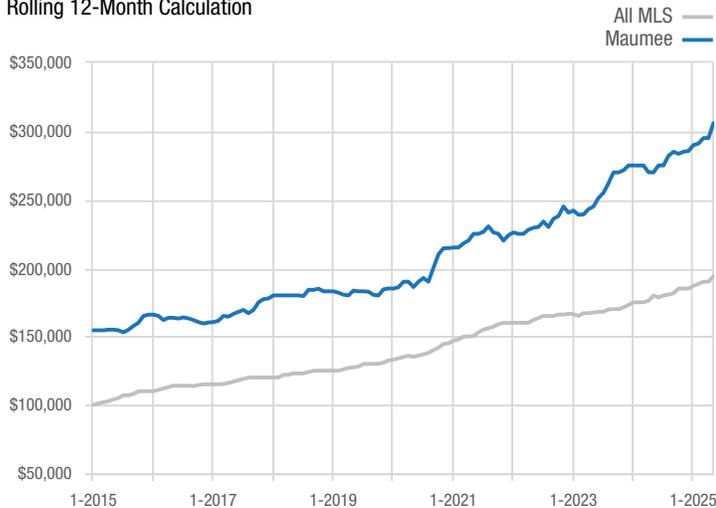
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	32	36	+ 12.5%	169	185	+ 9.5%
Pending Sales	33	42	+ 27.3%	139	129	- 7.2%
Closed Sales	37	41	+ 10.8%	137	120	- 12.4%
Days on Market Until Sale	41	66	+ 61.0%	58	63	+ 8.6%
Median Sales Price*	\$268,000	\$338,000	+ 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		
	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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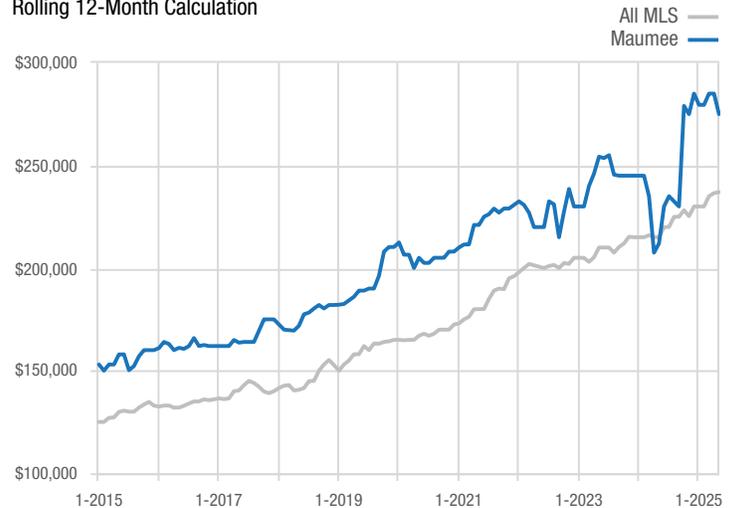
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

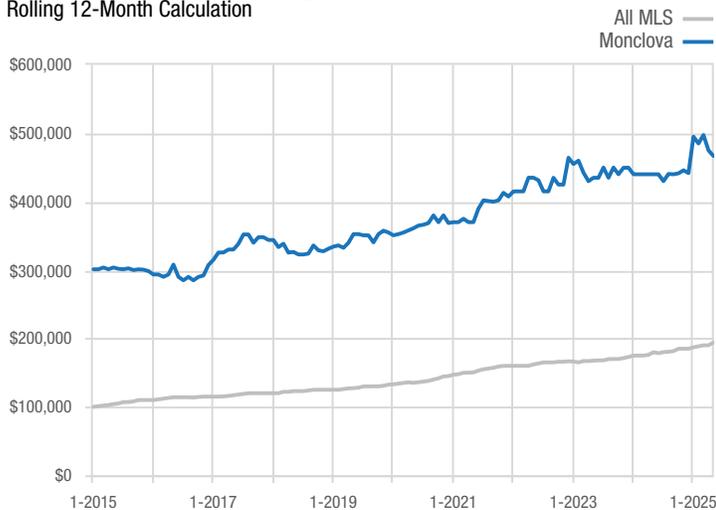
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	3	3	0.0%	18	21	+ 16.7%
Pending Sales	2	8	+ 300.0%	10	12	+ 20.0%
Closed Sales	4	4	0.0%	11	9	- 18.2%
Days on Market Until Sale	98	87	- 11.2%	82	100	+ 22.0%
Median Sales Price*	\$531,000	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

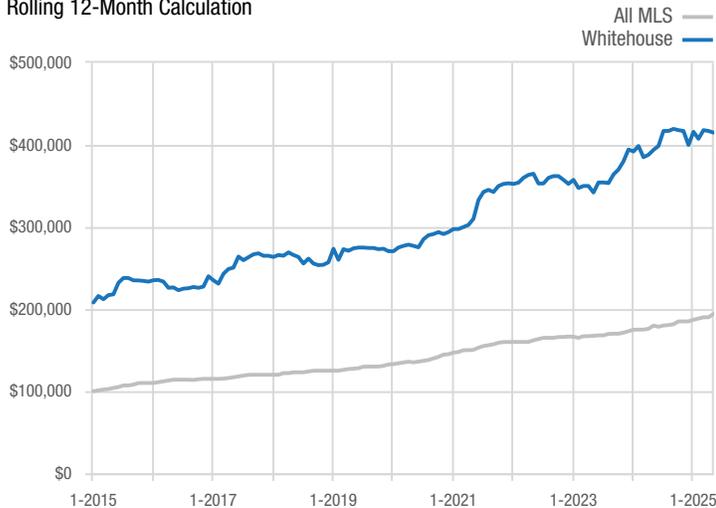
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	5	7	+ 40.0%	25	30	+ 20.0%
Pending Sales	3	5	+ 66.7%	20	26	+ 30.0%
Closed Sales	3	5	+ 66.7%	18	24	+ 33.3%
Days on Market Until Sale	59	52	- 11.9%	54	55	+ 1.9%
Median Sales Price*	\$492,000	\$390,000	- 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		
	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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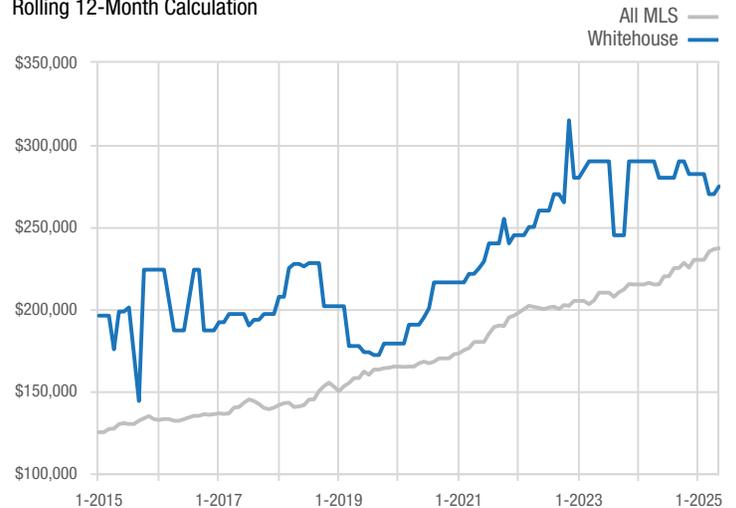
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

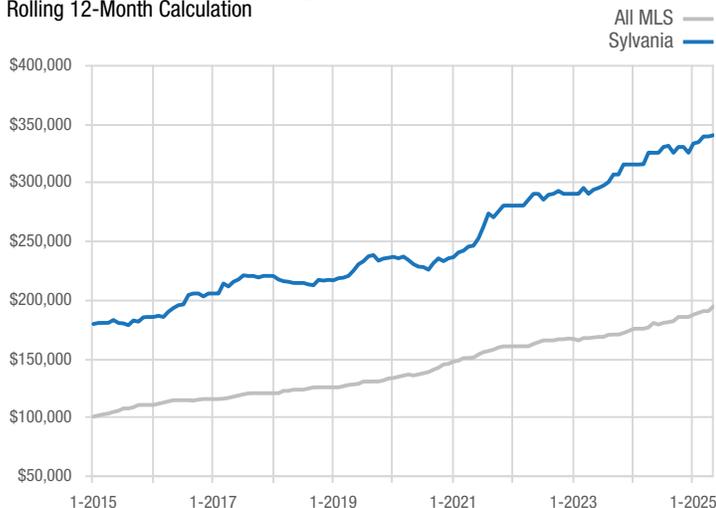
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	66	54	- 18.2%	186	187	+ 0.5%
Pending Sales	40	32	- 20.0%	124	133	+ 7.3%
Closed Sales	33	25	- 24.2%	112	120	+ 7.1%
Days on Market Until Sale	50	60	+ 20.0%	61	72	+ 18.0%
Median Sales Price*	\$363,500	\$417,500	+ 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		
	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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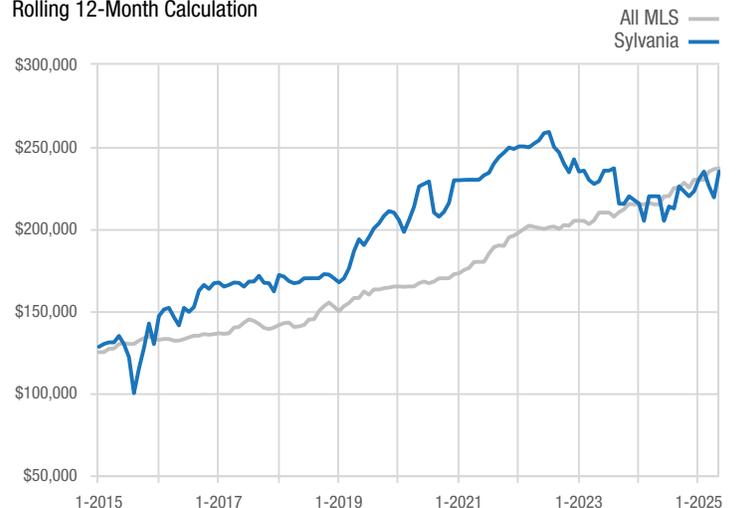
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2025

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Waterville

Zip Code 43566

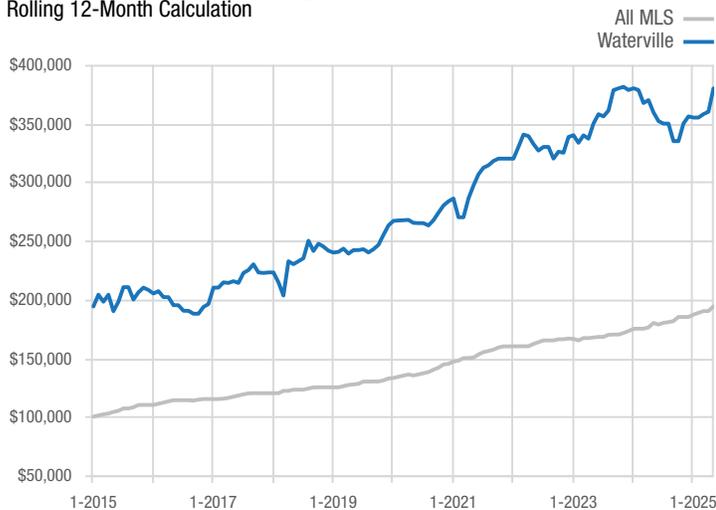
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	17	+ 21.4%	64	83	+ 29.7%
Pending Sales	7	12	+ 71.4%	32	43	+ 34.4%
Closed Sales	8	11	+ 37.5%	30	40	+ 33.3%
Days on Market Until Sale	44	78	+ 77.3%	63	71	+ 12.7%
Median Sales Price*	\$241,000	\$399,900	+ 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		
	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.

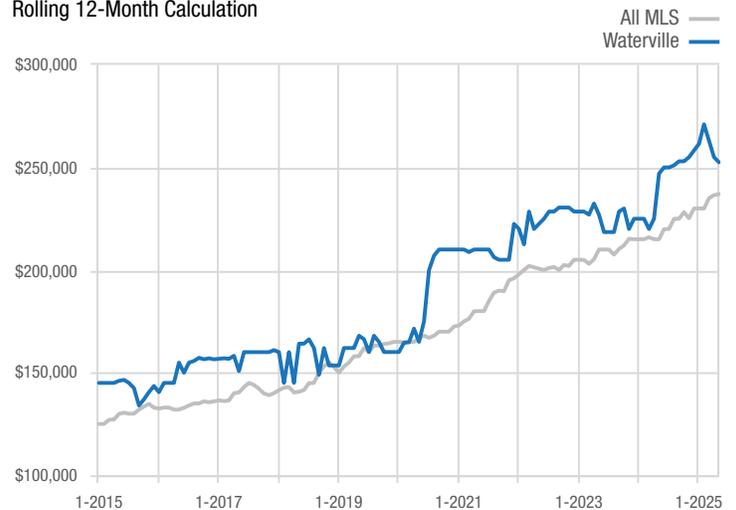
Median Sales Price - Single Family

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 - All Zip Codes

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

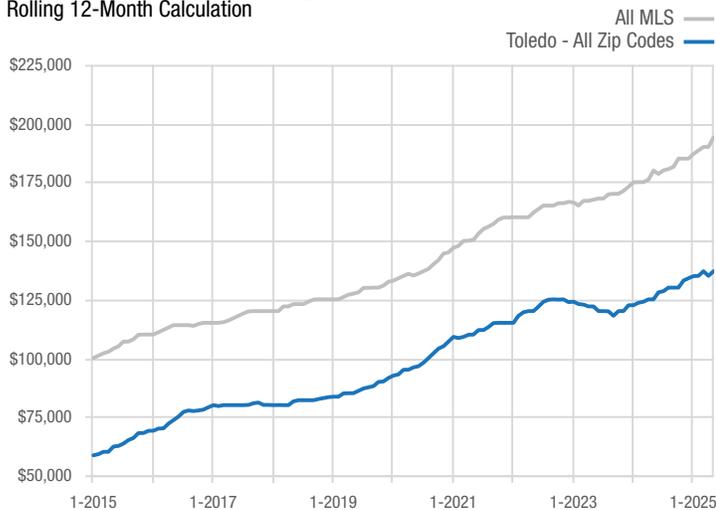
Single Family Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	352	333	- 5.4%	1,539	1,530	- 0.6%
Pending Sales	304	272	- 10.5%	1,301	1,190	- 8.5%
Closed Sales	315	251	- 20.3%	1,301	1,138	- 12.5%
Days on Market Until Sale	47	51	+ 8.5%	59	58	- 1.7%
Median 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 Key Metrics	May			Year to Date		
	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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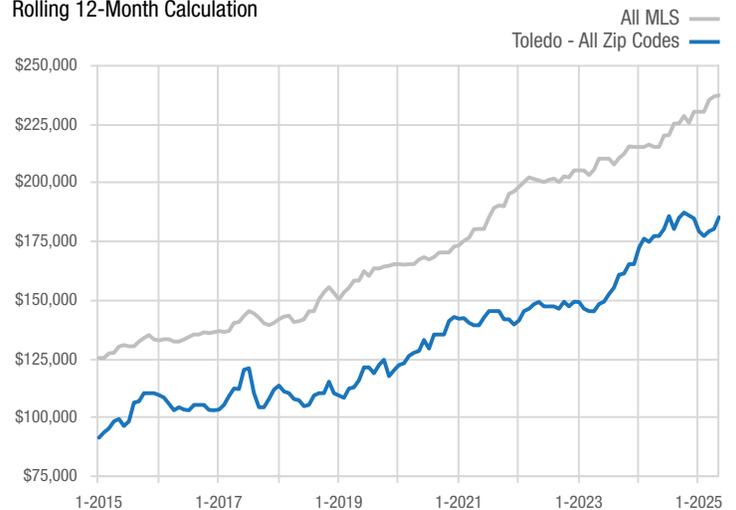
Median Sales Price - Single Family

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 - 43604

Zip Code 43604

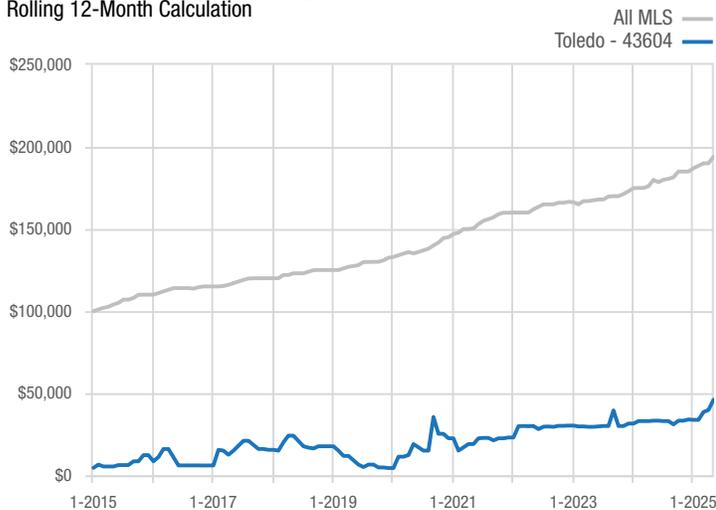
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	14	16	+ 14.3%
Pending Sales	2	6	+ 200.0%	11	14	+ 27.3%
Closed Sales	2	4	+ 100.0%	11	10	- 9.1%
Days on Market Until Sale	37	70	+ 89.2%	86	68	- 20.9%
Median Sales Price*	\$54,500	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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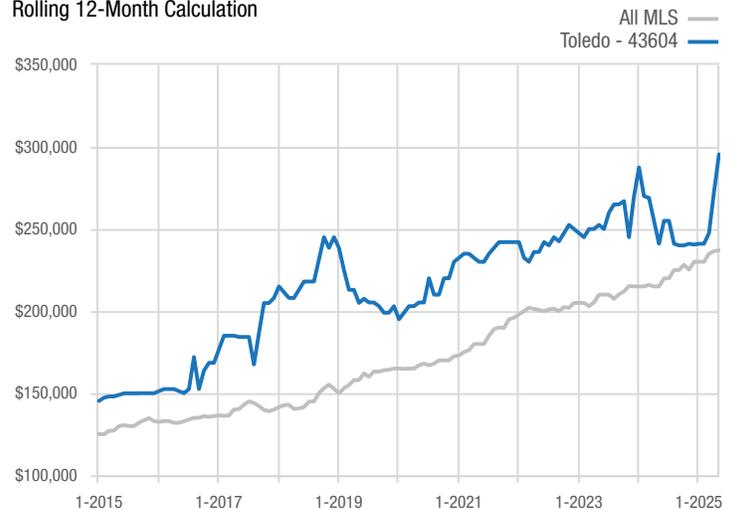
Median Sales Price - Single Family

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 - 43605

Zip Code 43605

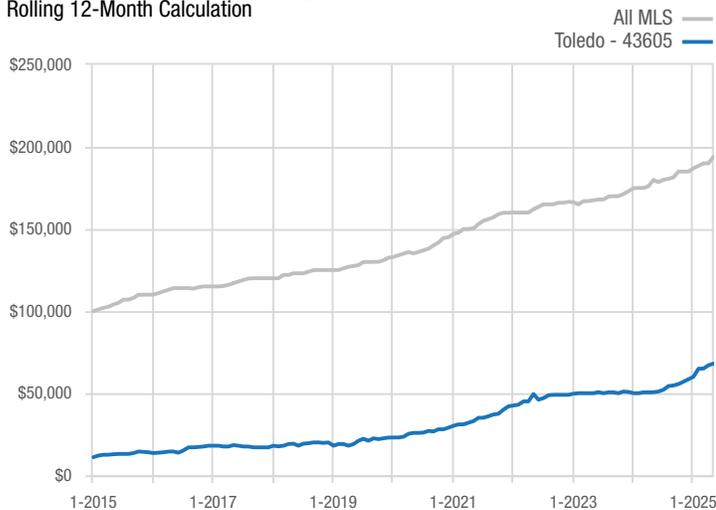
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	23	26	+ 13.0%	150	129	- 14.0%
Pending Sales	19	26	+ 36.8%	109	114	+ 4.6%
Closed Sales	17	19	+ 11.8%	108	106	- 1.9%
Days on Market Until Sale	59	62	+ 5.1%	60	53	- 11.7%
Median Sales Price*	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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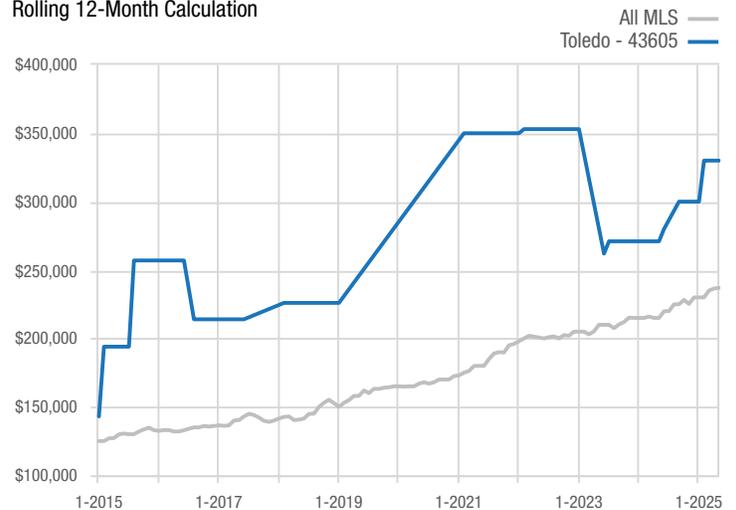
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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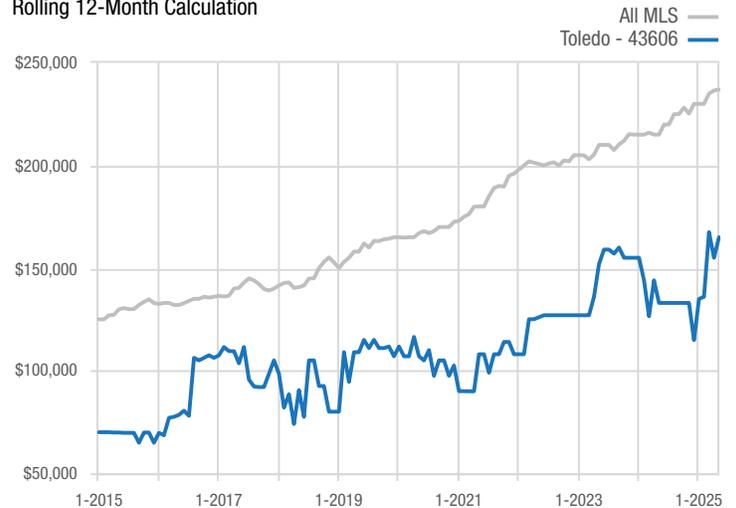
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

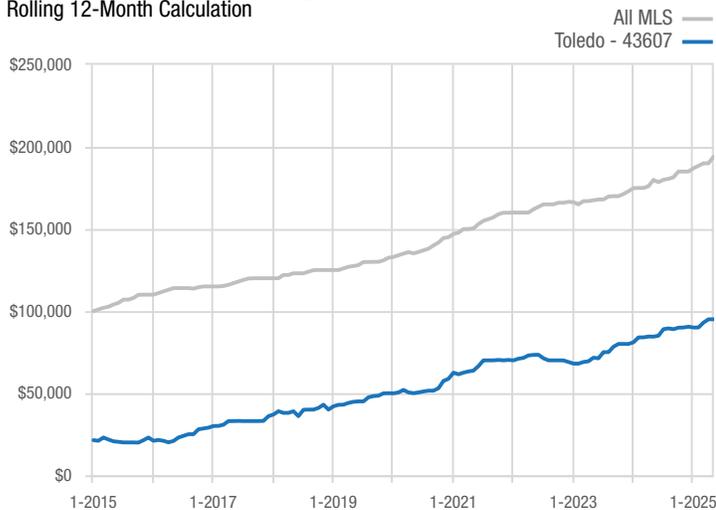
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	24	19	- 20.8%	97	99	+ 2.1%
Pending Sales	20	18	- 10.0%	87	68	- 21.8%
Closed Sales	20	14	- 30.0%	87	65	- 25.3%
Days on Market Until Sale	63	57	- 9.5%	70	62	- 11.4%
Median Sales Price*	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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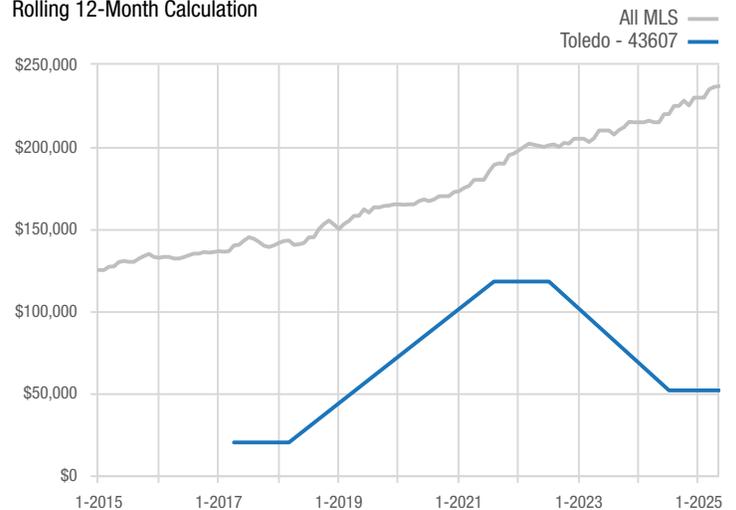
Median Sales Price - Single Family

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 - 43608

Zip Code 43608

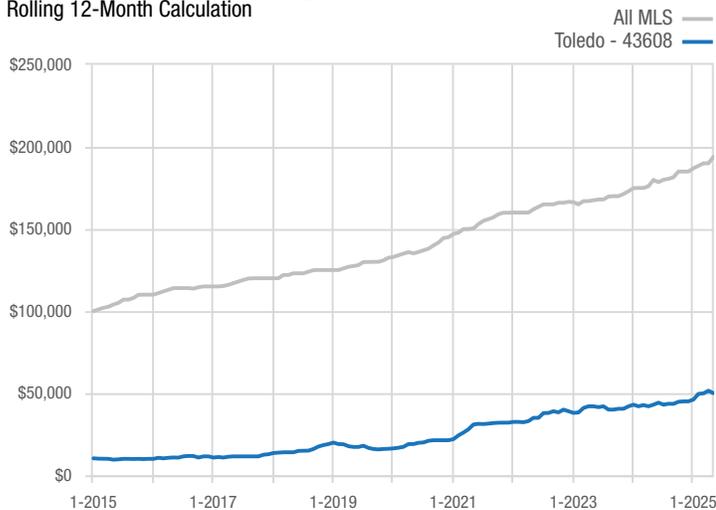
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	14	21	+ 50.0%	97	94	- 3.1%
Pending Sales	11	16	+ 45.5%	71	76	+ 7.0%
Closed Sales	9	24	+ 166.7%	70	78	+ 11.4%
Days on Market Until Sale	68	60	- 11.8%	62	60	- 3.2%
Median Sales Price*	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% 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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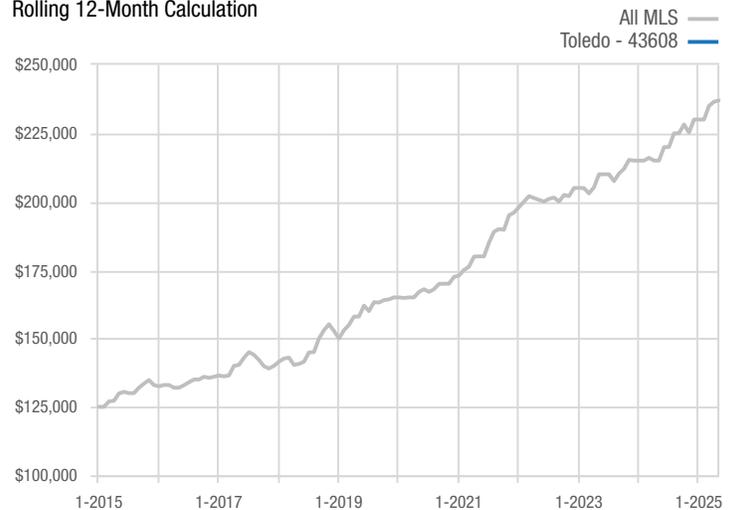
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

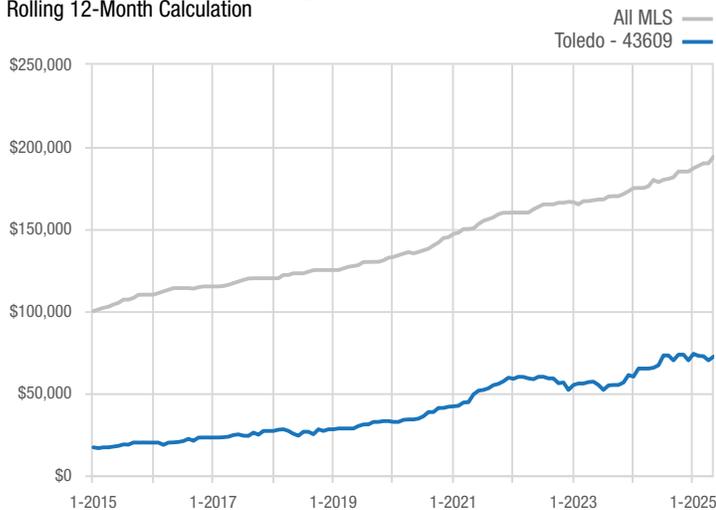
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	17	26	+ 52.9%	94	117	+ 24.5%
Pending Sales	16	19	+ 18.8%	83	86	+ 3.6%
Closed Sales	22	14	- 36.4%	83	77	- 7.2%
Days on Market Until Sale	57	42	- 26.3%	69	65	- 5.8%
Median Sales Price*	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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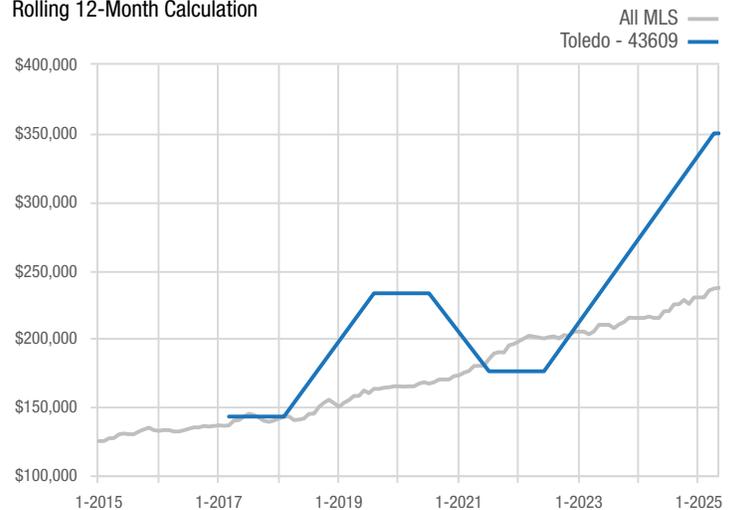
Median Sales Price - Single Family

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-43610

Zip Code 43610

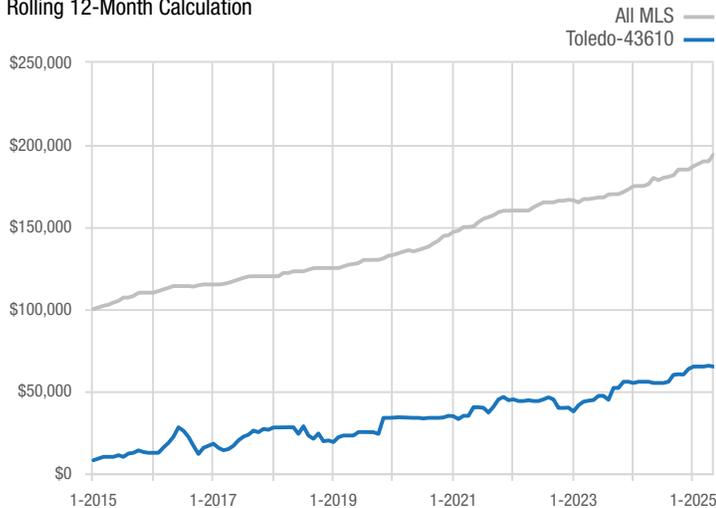
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	3	7	+ 133.3%	22	24	+ 9.1%
Pending Sales	2	2	0.0%	19	14	- 26.3%
Closed Sales	2	1	- 50.0%	18	12	- 33.3%
Days on Market Until Sale	53	113	+ 113.2%	61	58	- 4.9%
Median Sales Price*	\$59,000	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% 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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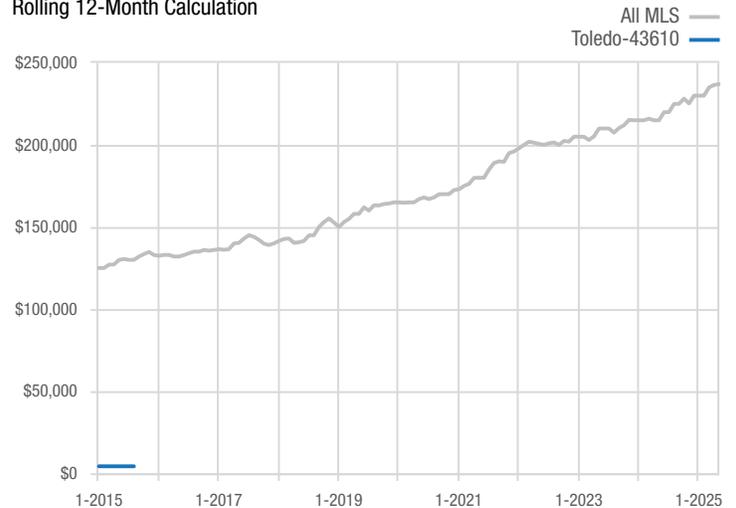
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2025

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Toledo - 43611

Zip Code 43611

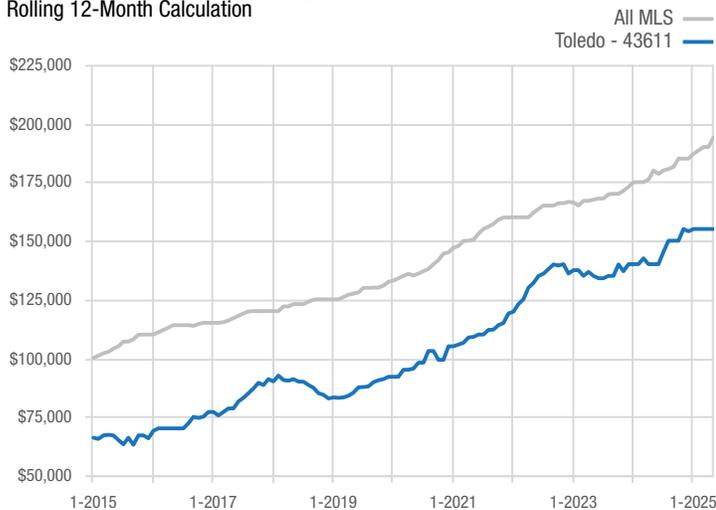
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	27	19	- 29.6%	114	103	- 9.6%
Pending Sales	32	21	- 34.4%	90	86	- 4.4%
Closed Sales	33	20	- 39.4%	89	80	- 10.1%
Days on Market Until Sale	44	77	+ 75.0%	61	66	+ 8.2%
Median Sales Price*	\$149,500	\$157,500	+ 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		
	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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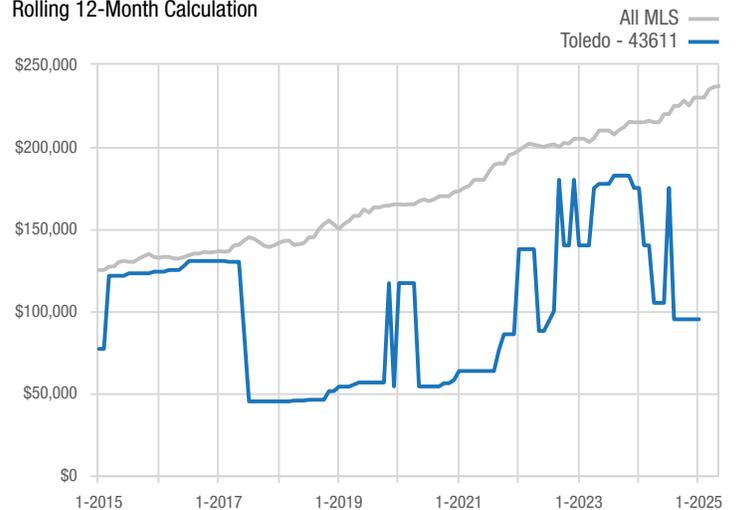
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

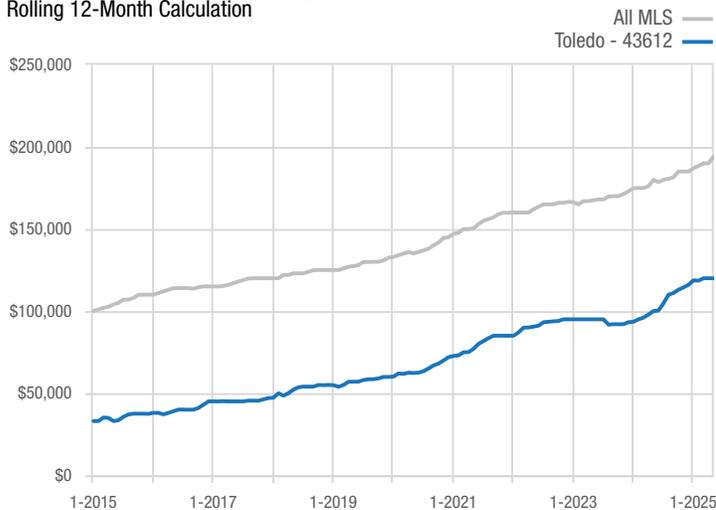
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	56	34	- 39.3%	178	167	- 6.2%
Pending Sales	36	24	- 33.3%	145	135	- 6.9%
Closed Sales	32	25	- 21.9%	145	137	- 5.5%
Days on Market Until Sale	46	44	- 4.3%	74	60	- 18.9%
Median Sales Price*	\$113,000	\$120,000	+ 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		
	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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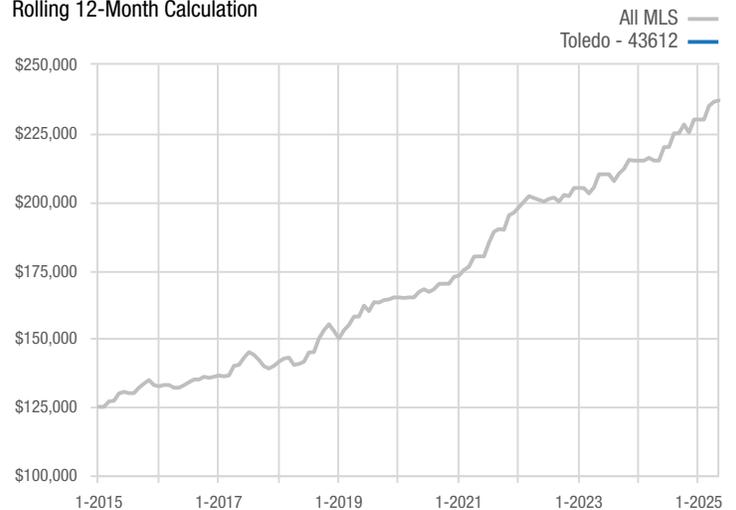
Median Sales Price - Single Family

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 - 43613

Zip Code 43613

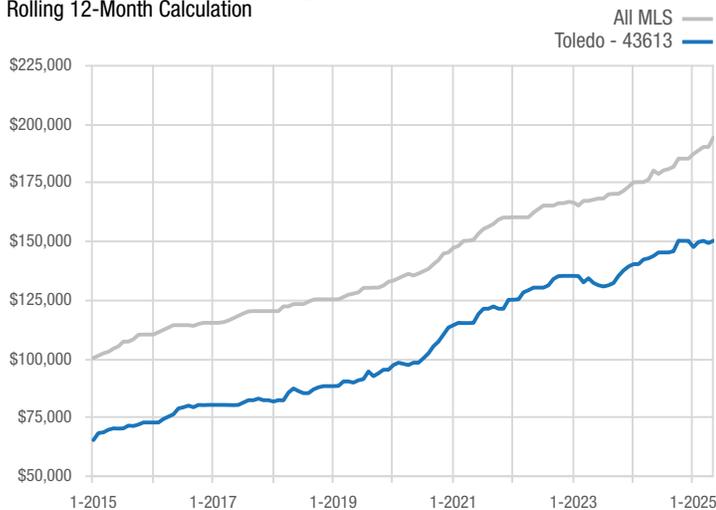
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	56	35	- 37.5%	218	180	- 17.4%
Pending Sales	42	33	- 21.4%	195	153	- 21.5%
Closed Sales	44	28	- 36.4%	195	147	- 24.6%
Days on Market Until Sale	38	48	+ 26.3%	52	57	+ 9.6%
Median Sales Price*	\$151,200	\$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		
	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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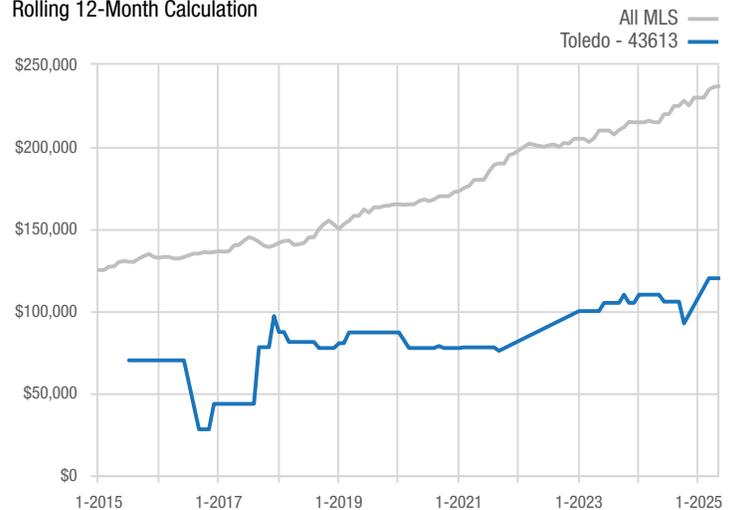
Median Sales Price - Single Family

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-43614

Zip Code 43614

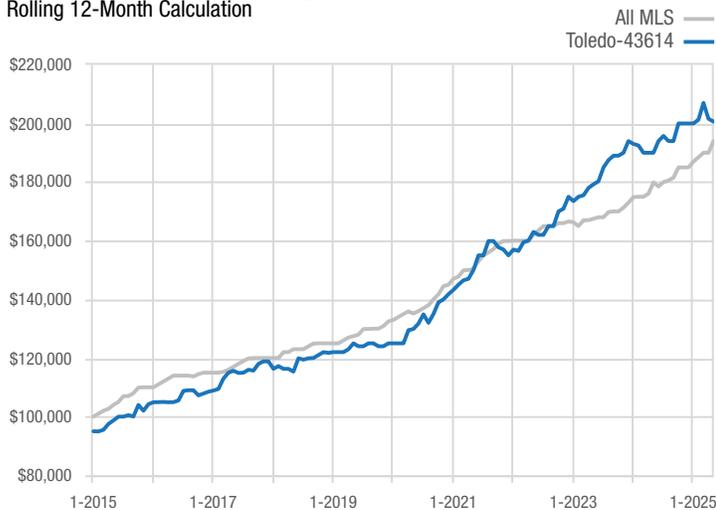
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	34	31	- 8.8%	134	148	+ 10.4%
Pending Sales	31	33	+ 6.5%	131	119	- 9.2%
Closed Sales	30	32	+ 6.7%	133	119	- 10.5%
Days on Market Until Sale	37	44	+ 18.9%	51	51	0.0%
Median Sales Price*	\$226,000	\$209,500	- 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		
	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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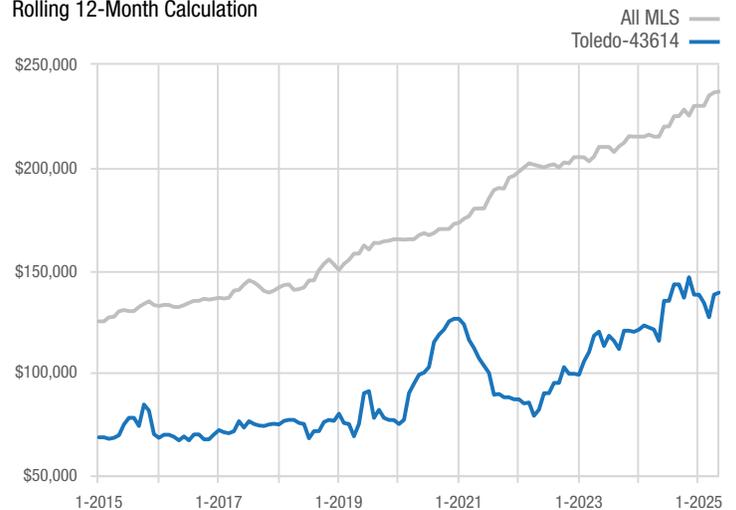
Median Sales Price - Single Family

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

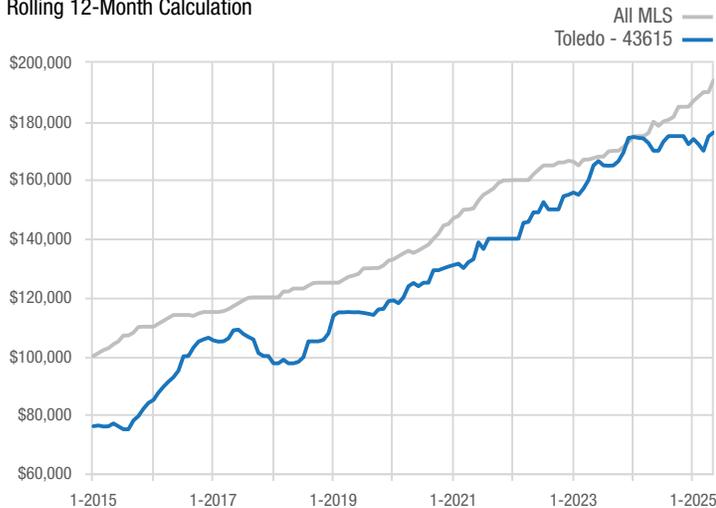
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	44	34	- 22.7%	161	169	+ 5.0%
Pending Sales	38	28	- 26.3%	131	124	- 5.3%
Closed Sales	38	29	- 23.7%	129	123	- 4.7%
Days on Market Until Sale	58	43	- 25.9%	56	57	+ 1.8%
Median Sales Price*	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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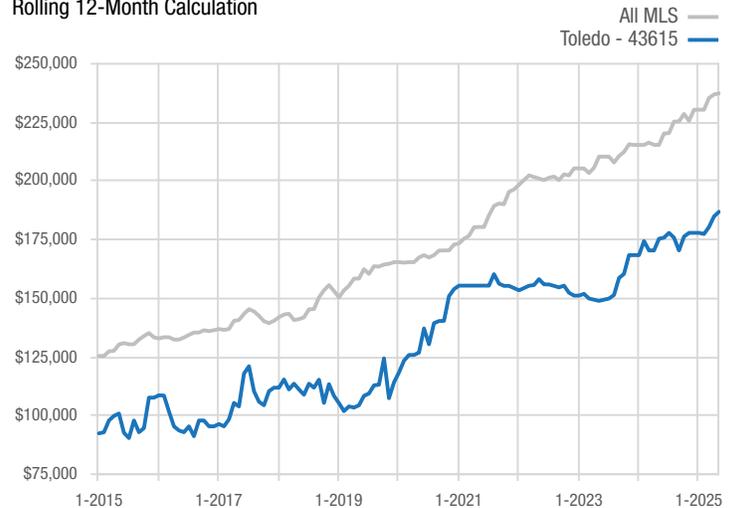
Median Sales Price - Single Family

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 - 43617

Zip Code 43617

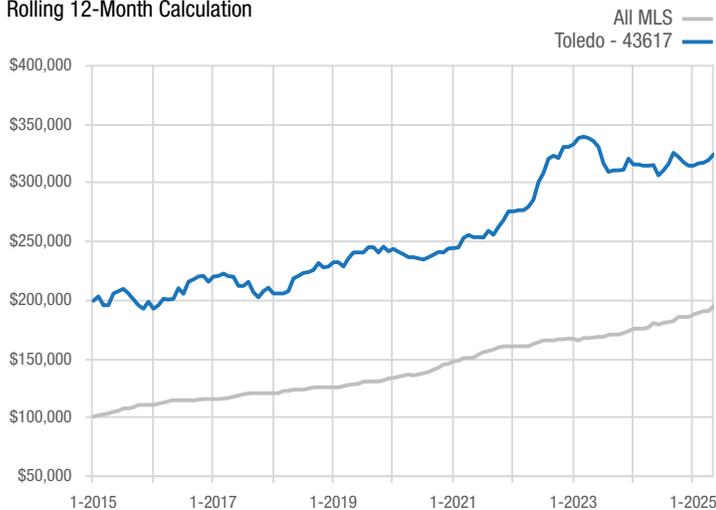
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	11	10	- 9.1%	40	39	- 2.5%
Pending Sales	7	6	- 14.3%	26	25	- 3.8%
Closed Sales	7	3	- 57.1%	26	23	- 11.5%
Days on Market Until Sale	43	28	- 34.9%	51	55	+ 7.8%
Median Sales Price*	\$301,000	\$343,000	+ 14.0%	\$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		
	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

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

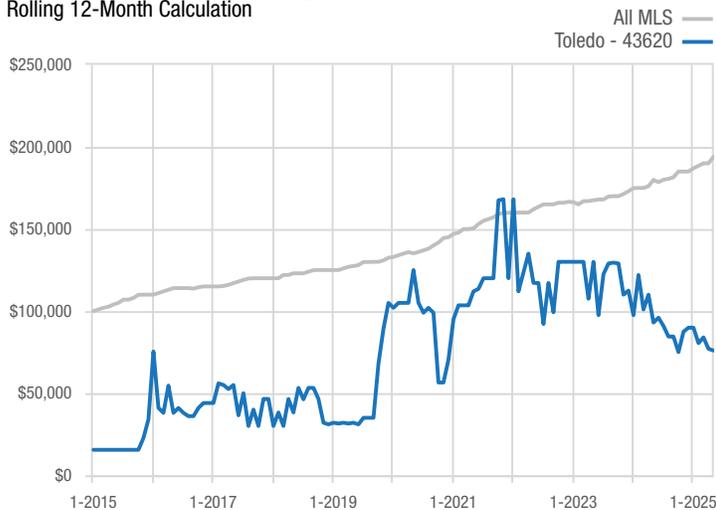
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	3	2	- 33.3%	17	9	- 47.1%
Pending Sales	1	1	0.0%	18	9	- 50.0%
Closed Sales	3	0	- 100.0%	19	8	- 57.9%
Days on Market Until Sale	35	—	—	65	66	+ 1.5%
Median Sales Price*	\$94,000	—	—	\$92,000	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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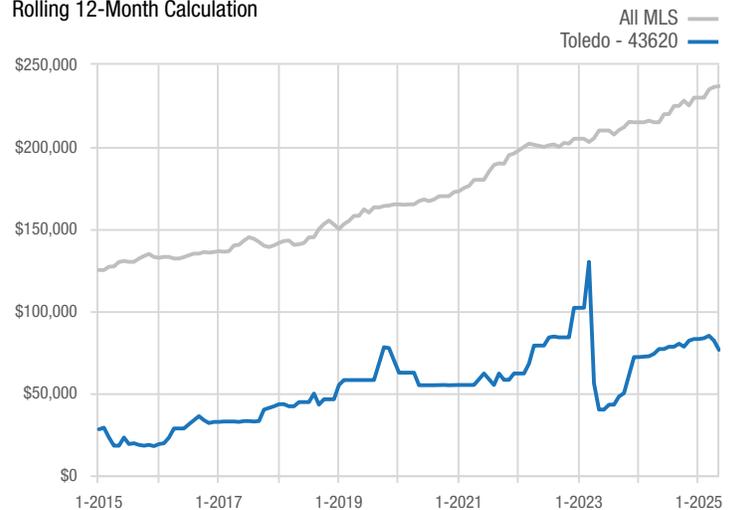
Median Sales Price - Single Family

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-43623

Zip Code 43623

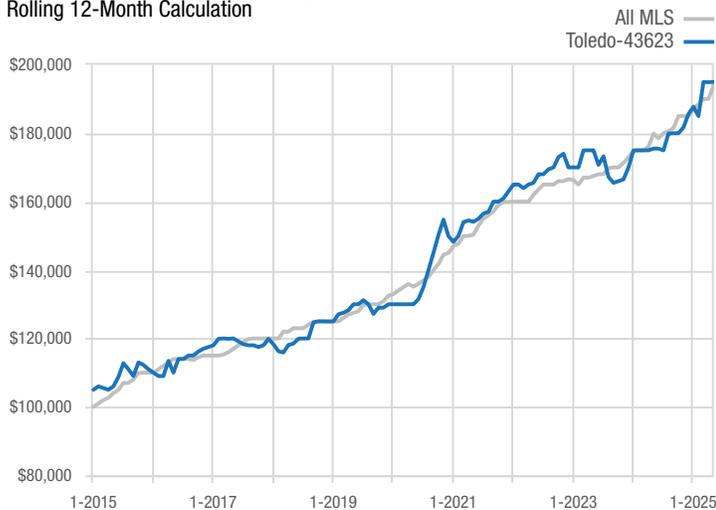
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	11	30	+ 172.7%	75	129	+ 72.0%
Pending Sales	14	21	+ 50.0%	72	85	+ 18.1%
Closed Sales	16	22	+ 37.5%	73	79	+ 8.2%
Days on Market Until Sale	34	50	+ 47.1%	46	55	+ 19.6%
Median Sales Price*	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

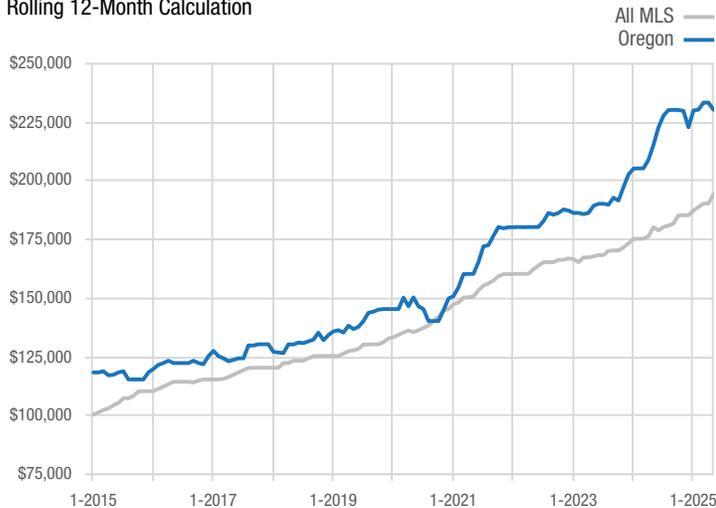
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	15	31	+ 106.7%	82	116	+ 41.5%
Pending Sales	15	20	+ 33.3%	57	77	+ 35.1%
Closed Sales	12	13	+ 8.3%	54	69	+ 27.8%
Days on Market Until Sale	42	52	+ 23.8%	54	60	+ 11.1%
Median Sales Price*	\$279,000	\$260,000	- 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		
	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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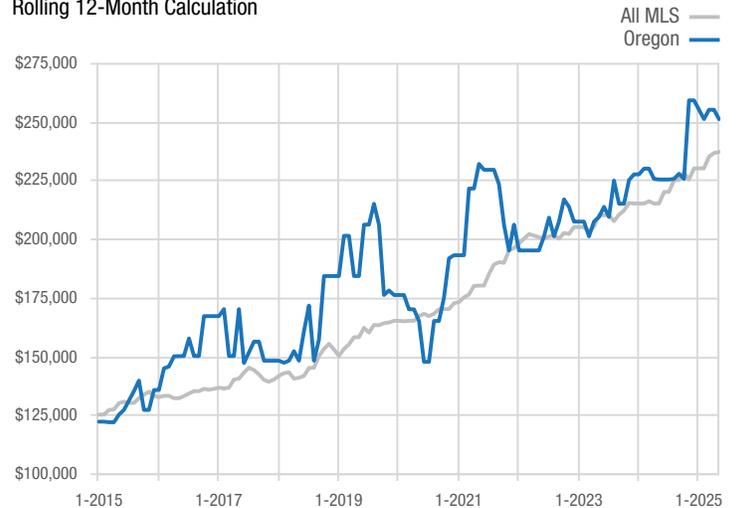
Median Sales Price - Single Family

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

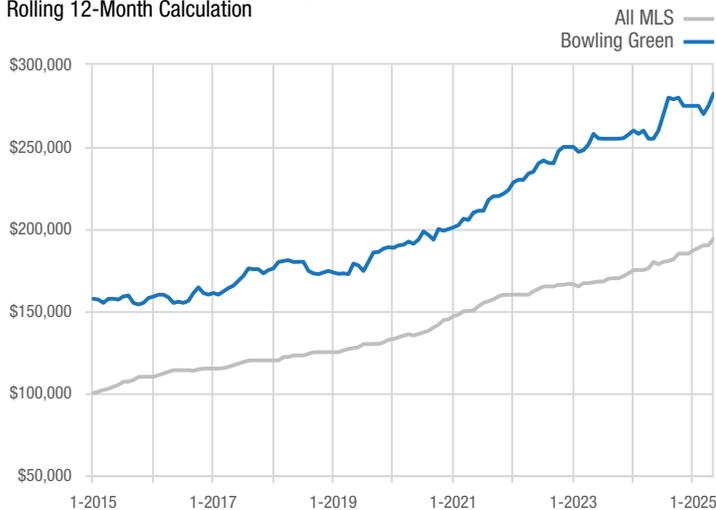
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	23	21	- 8.7%	88	94	+ 6.8%
Pending Sales	22	21	- 4.5%	70	80	+ 14.3%
Closed Sales	26	20	- 23.1%	71	74	+ 4.2%
Days on Market Until Sale	46	43	- 6.5%	48	58	+ 20.8%
Median Sales Price*	\$248,750	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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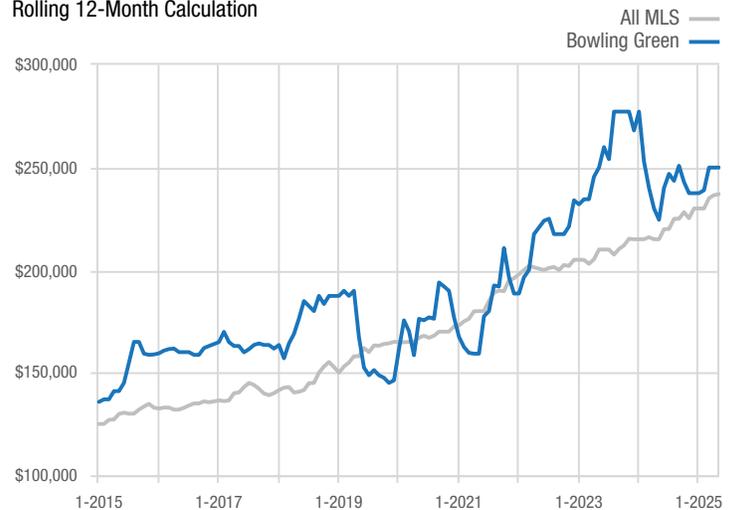
Median Sales Price - Single Family

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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Millbury

Zip Code 43447

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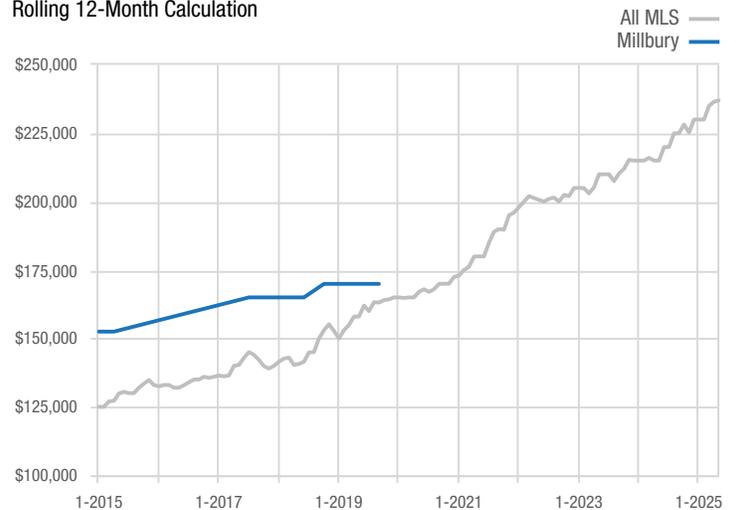
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

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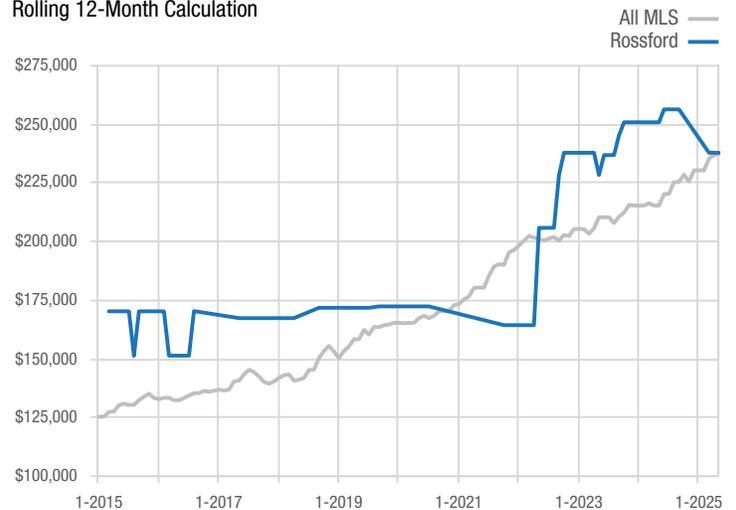
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

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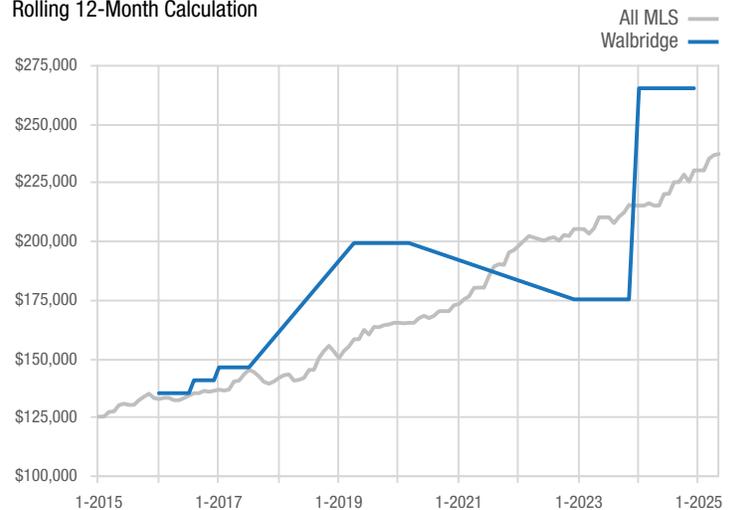
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

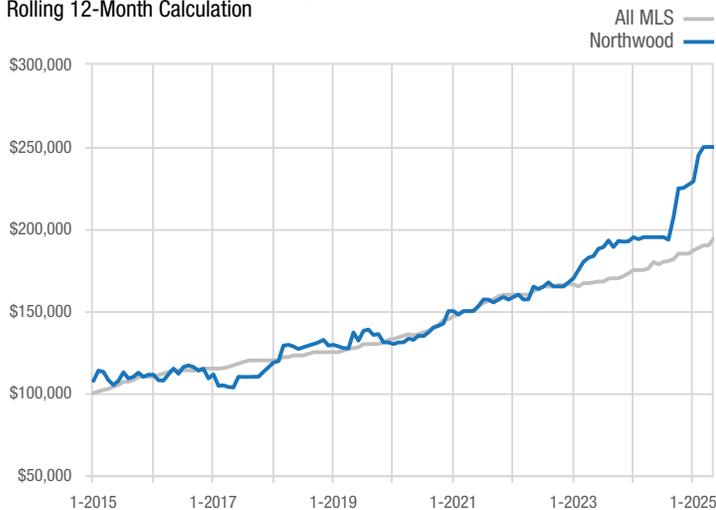
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	10	10	0.0%	54	42	- 22.2%
Pending Sales	8	7	- 12.5%	38	33	- 13.2%
Closed Sales	8	7	- 12.5%	38	31	- 18.4%
Days on Market Until Sale	66	79	+ 19.7%	61	89	+ 45.9%
Median Sales Price*	\$266,954	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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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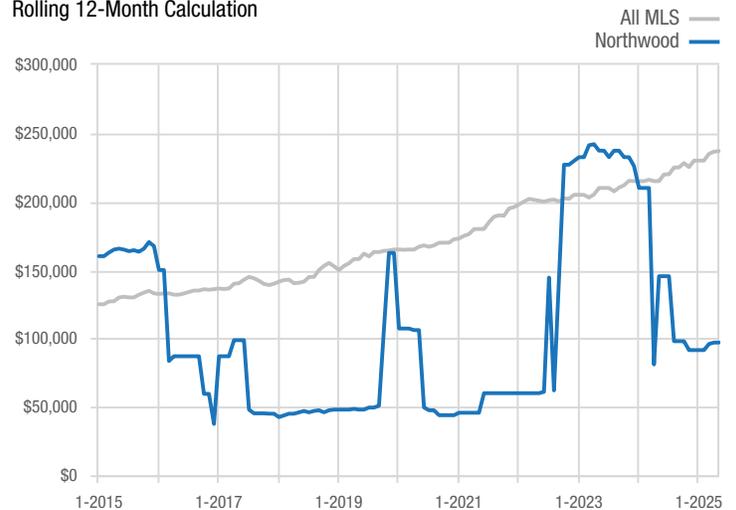
Median Sales Price - Single Family

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

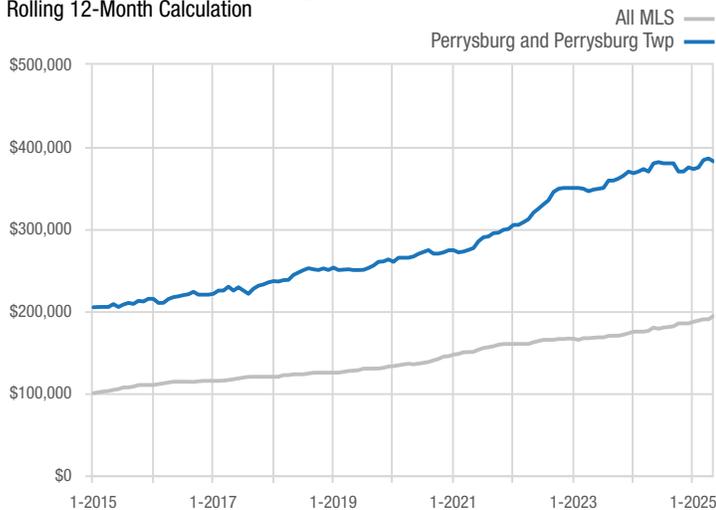
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	55	64	+ 16.4%	228	280	+ 22.8%
Pending Sales	38	53	+ 39.5%	179	188	+ 5.0%
Closed Sales	46	54	+ 17.4%	171	181	+ 5.8%
Days on Market Until Sale	78	81	+ 3.8%	76	86	+ 13.2%
Median Sales Price*	\$430,000	\$420,000	- 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		
	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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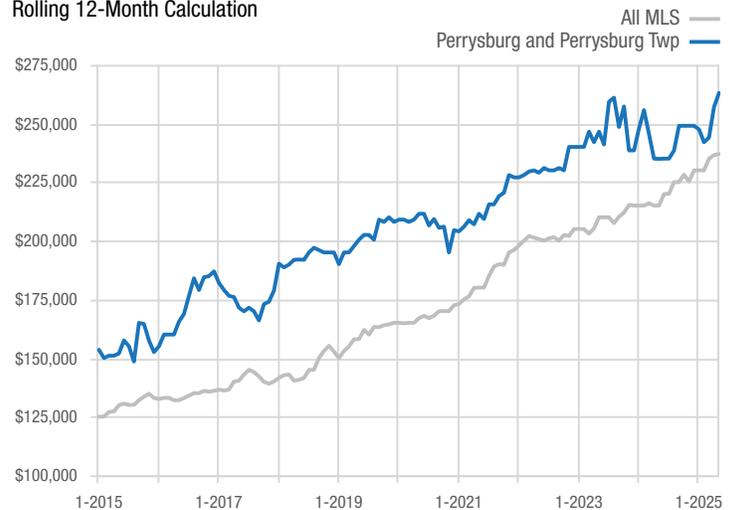
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

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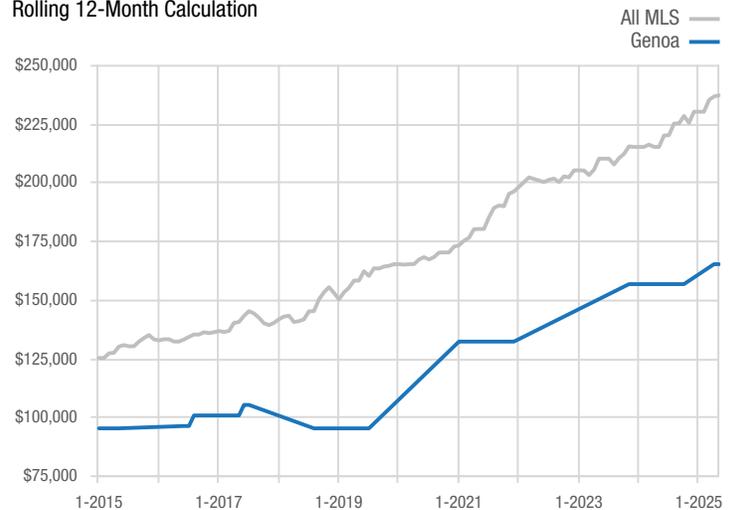
Median Sales Price - Single Family

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

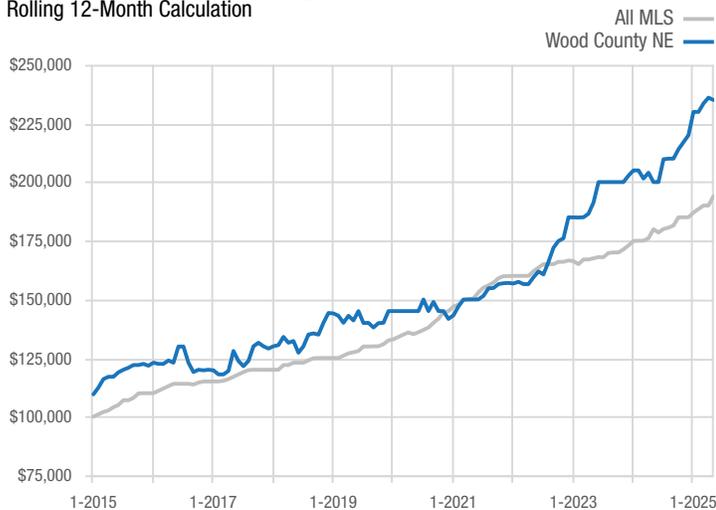
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	18	13	- 27.8%	59	59	0.0%
Pending Sales	10	7	- 30.0%	54	41	- 24.1%
Closed Sales	14	6	- 57.1%	57	37	- 35.1%
Days on Market Until Sale	43	42	- 2.3%	62	50	- 19.4%
Median Sales Price*	\$237,500	\$192,250	- 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		
	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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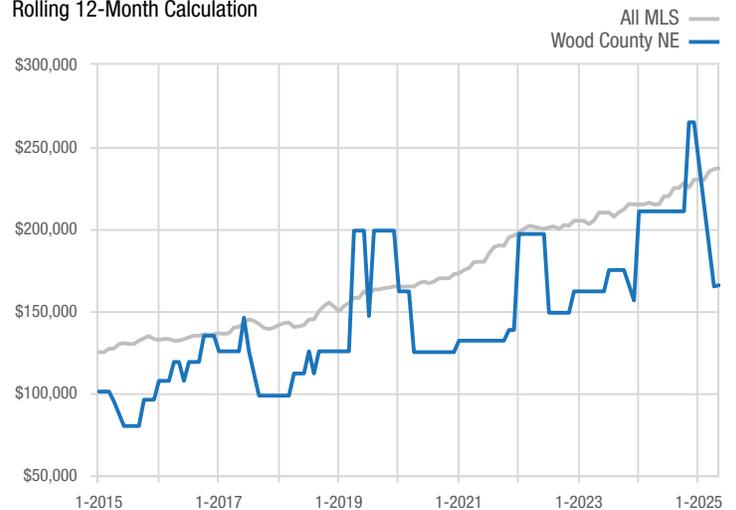
Median Sales Price - Single Family

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

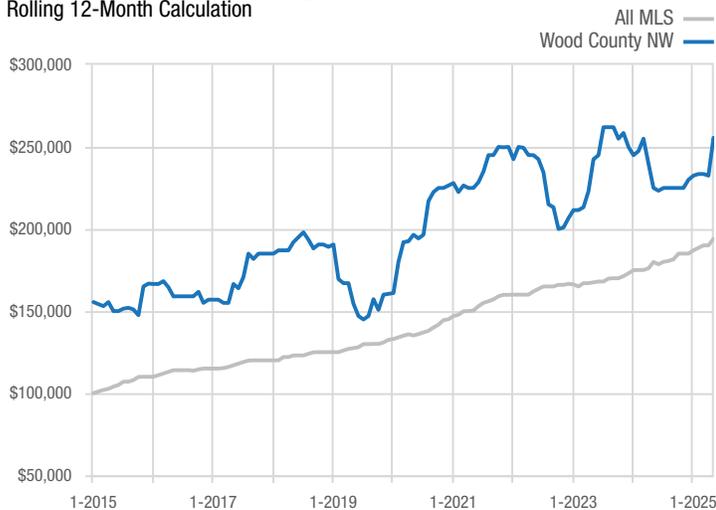
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	6	3	- 50.0%	20	18	- 10.0%
Pending Sales	4	4	0.0%	16	19	+ 18.8%
Closed Sales	4	4	0.0%	15	20	+ 33.3%
Days on Market Until Sale	50	40	- 20.0%	60	64	+ 6.7%
Median Sales Price*	\$196,500	\$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		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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	—	—	—	—	—	—

* 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.

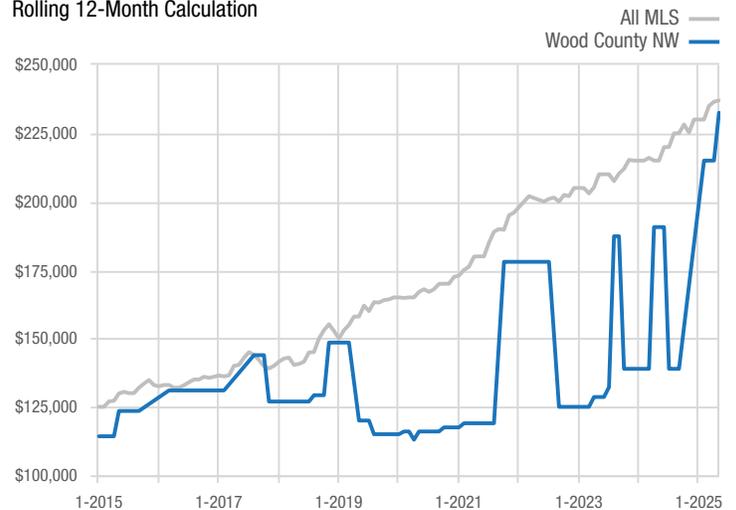
Median Sales Price - Single Family

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 – May 2025

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Wood County SE

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

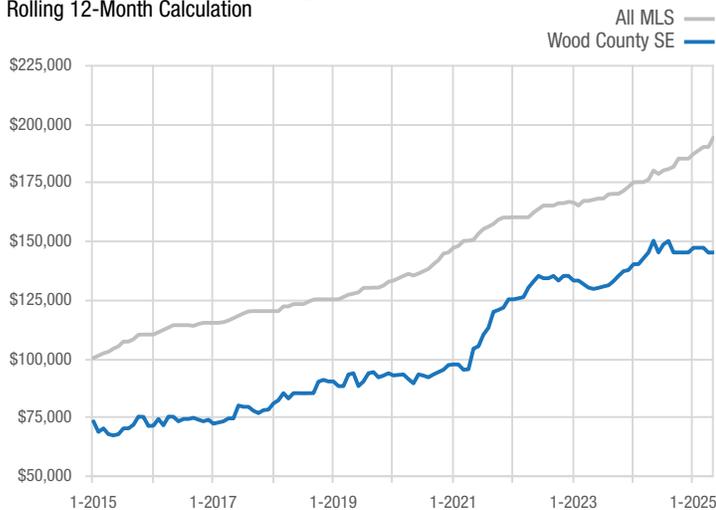
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	12	15	+ 25.0%	82	96	+ 17.1%
Pending Sales	19	8	- 57.9%	81	80	- 1.2%
Closed Sales	23	13	- 43.5%	81	81	0.0%
Days on Market Until Sale	81	49	- 39.5%	78	67	- 14.1%
Median Sales Price*	\$133,000	\$172,500	+ 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		
	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%	—	—	—

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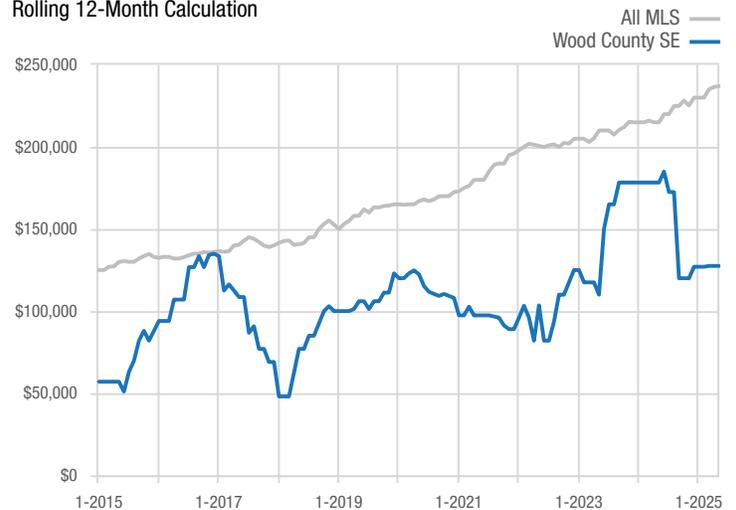
Median Sales Price - Single Family

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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Wood County SW

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

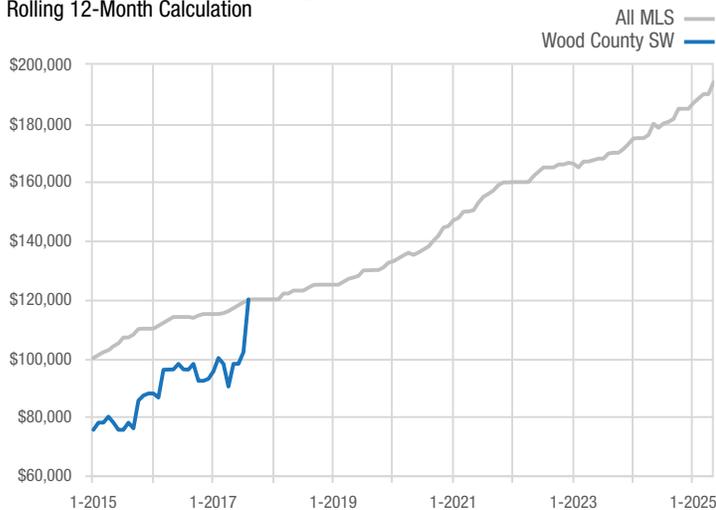
Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—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

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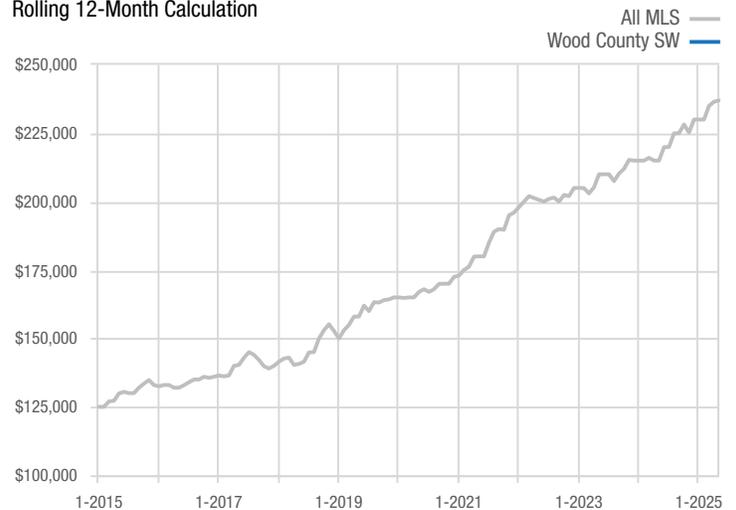
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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