

Local Market Update – November 2025

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Lucas and Wood Counties

In November, the single-family market in Lucas and Wood Counties showed signs of cooling compared to last year, with closed sales down 8.1% and homes spending slightly more time on the market, yet prices continued to rise modestly. Inventory increased sharply to nearly four months of supply, giving buyers more options and reducing sellers’ leverage, as reflected in the drop in the percent of list price received.

Despite the slower month, year-to-date numbers remain strong: both median and average sale prices have increased significantly—up 11.1% and 9.3%—and total sales volume is up 11.6%, showing the market’s overall resilience in 2025.

The condo/villa market tells a different story, with November bringing fewer closed sales and notable price declines, even as inventory rose and days on market fell. However, year-to-date condo prices remain slightly higher than last year, and overall volume is essentially flat, indicating a stable but softer segment compared to single-family homes.

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	505	504	-0.2%	6,420	6,340	-1.2%
Closed Sales	468	430	-8.1%	5,162	5,271	2.1%
Days on Market	64	69	7.8%	61	65	6.6%
SP\$/SqFt	\$129.00	\$132.00	2.3%	\$126.00	\$135.00	7.1%
Median Sales Price*	\$198,000	\$199,000	0.5%	\$187,000	\$207,750	11.1%
Average Sales Price*	\$227,348	\$235,903	3.8%	\$222,902	\$243,620	9.3%
Percent of List Price Received*	99%	97%	-2.3%	100%	99%	-0.6%
Months Supply of Inventory	2.93	3.97	35.5%	---	---	---
Total Volume	\$106,399,182	\$101,202,575	-4.9%	\$1,150,624,710	\$1,283,881,862	11.6%

Condo/Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	34	37	8.8%	490	536	9.4%
Closed Sales	37	32	-13.5%	432	428	-0.9%
Days on Market	75	53	-29.3%	66	60	-9.1%
SP\$/SqFt	\$133.00	\$144.00	8.3%	\$146.00	\$148.00	1.4%
Median Sales Price*	\$225,000	\$199,450	-11.4%	\$230,000	\$239,950	4.3%
Average Sales Price*	\$228,644	\$218,035	-4.6%	\$246,898	\$248,734	0.7%
Percent of List Price Received*	97%	97%	0.5%	99%	99%	-0.4%
Months Supply of Inventory	2.51	4	59.4%	---	---	---
Total Volume (in 1000’s)	\$8,459,847	\$6,977,150	-17.5%	\$106,660,362	\$106,458,387	-0.4%

* 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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		824	771	- 6.4%	10,556	11,434	+ 8.3%
Pending Sales		715	596	- 16.6%	8,554	9,019	+ 5.4%
Closed Sales		743	698	- 6.1%	8,487	8,843	+ 4.2%
Days on Market Until Sale		65	67	+ 3.1%	64	68	+ 6.3%
Median Sales Price		\$190,000	\$199,900	+ 5.2%	\$189,200	\$206,262	+ 9.0%
Average Sales Price		\$221,200	\$233,530	+ 5.6%	\$221,867	\$239,047	+ 7.7%
Percent of List Price Received		100.0%	98.6%	- 1.4%	100.0%	99.8%	- 0.2%
Housing Affordability Index		162	161	- 0.6%	162	156	- 3.7%
Inventory of Homes for Sale		2,004	2,238	+ 11.7%	—	—	—
Months Supply of Inventory		2.6	2.8	+ 7.7%	—	—	—

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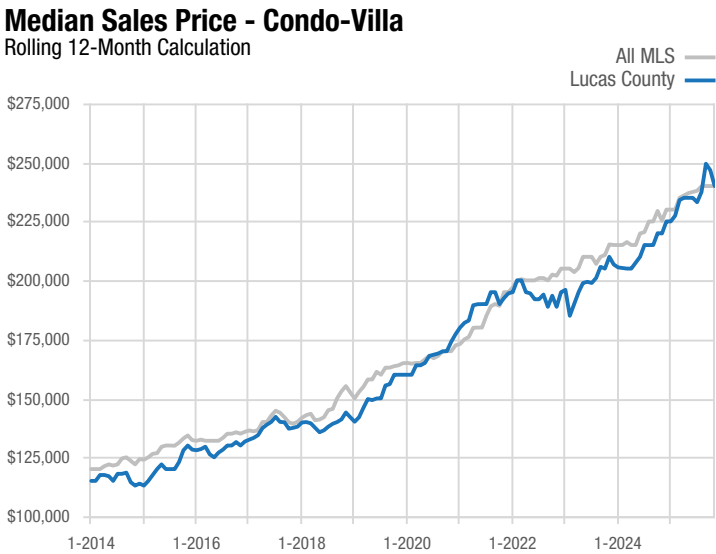
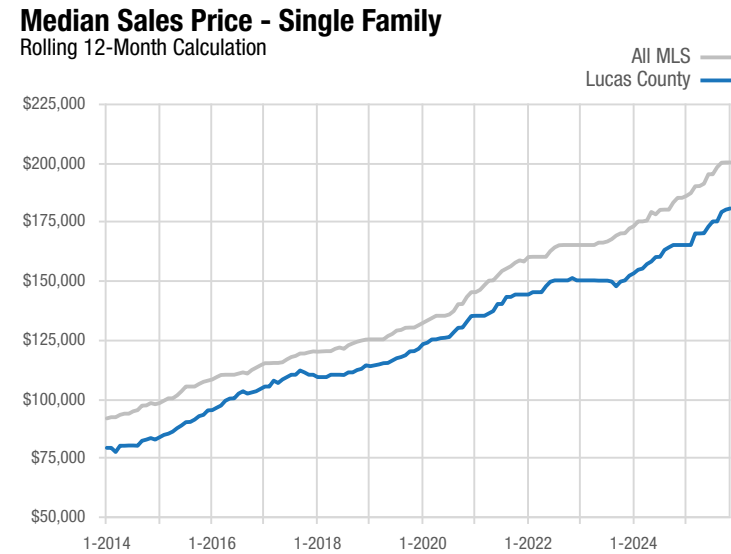


Lucas County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	409	396	- 3.2%	5,172	5,580	+ 7.9%
Pending Sales	352	300	- 14.8%	4,173	4,242	+ 1.7%
Closed Sales	374	336	- 10.2%	4,138	4,158	+ 0.5%
Days on Market Until Sale	61	68	+ 11.5%	60	63	+ 5.0%
Median Sales Price*	\$173,950	\$172,250	- 1.0%	\$165,000	\$185,000	+ 12.1%
Average Sales Price*	\$202,473	\$216,642	+ 7.0%	\$200,948	\$219,868	+ 9.4%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	874	1,097	+ 25.5%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	27	21	- 22.2%	386	426	+ 10.4%
Pending Sales	24	17	- 29.2%	341	339	- 0.6%
Closed Sales	26	25	- 3.8%	340	341	+ 0.3%
Days on Market Until Sale	76	47	- 38.2%	67	60	- 10.4%
Median Sales Price*	\$225,500	\$189,900	- 15.8%	\$225,000	\$239,900	+ 6.6%
Average Sales Price*	\$234,825	\$219,510	- 6.5%	\$244,836	\$247,329	+ 1.0%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	54	83	+ 53.7%	—	—	—
Months Supply of Inventory	1.8	2.8	+ 55.6%	—	—	—

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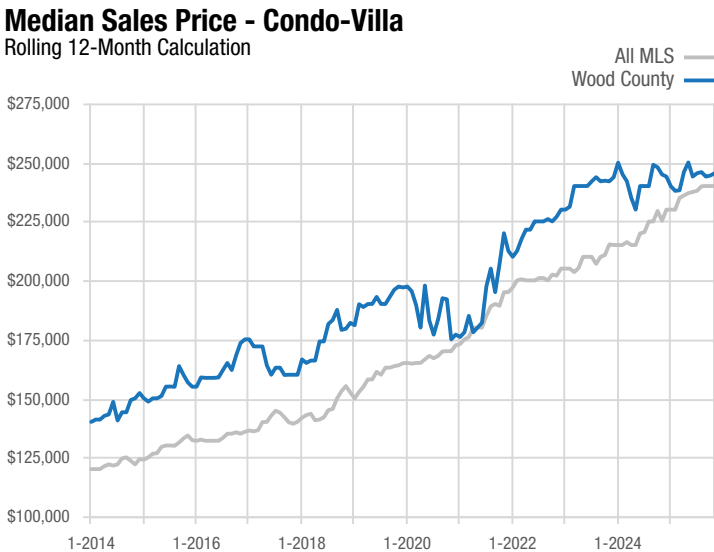
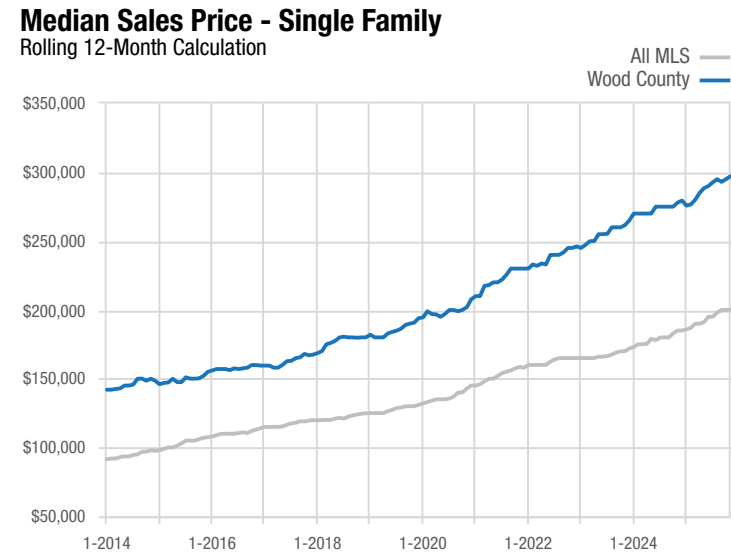


Wood County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	96	103	+ 7.3%	1,248	1,395	+ 11.8%
Pending Sales	83	85	+ 2.4%	1,029	1,134	+ 10.2%
Closed Sales	94	93	- 1.1%	1,024	1,113	+ 8.7%
Days on Market Until Sale	77	76	- 1.3%	68	73	+ 7.4%
Median Sales Price*	\$306,500	\$315,000	+ 2.8%	\$280,000	\$299,900	+ 7.1%
Average Sales Price*	\$326,323	\$320,747	- 1.7%	\$311,621	\$333,841	+ 7.1%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	252	266	+ 5.6%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	7	12	+ 71.4%	104	108	+ 3.8%
Pending Sales	10	5	- 50.0%	90	87	- 3.3%
Closed Sales	11	7	- 36.4%	92	88	- 4.3%
Days on Market Until Sale	74	75	+ 1.4%	63	64	+ 1.6%
Median Sales Price*	\$218,500	\$209,000	- 4.3%	\$242,000	\$244,000	+ 0.8%
Average Sales Price*	\$214,036	\$212,771	- 0.6%	\$254,523	\$254,244	- 0.1%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	17	25	+ 47.1%	—	—	—
Months Supply of Inventory	2.1	3.3	+ 57.1%	—	—	—

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Toledo - All Zip Codes

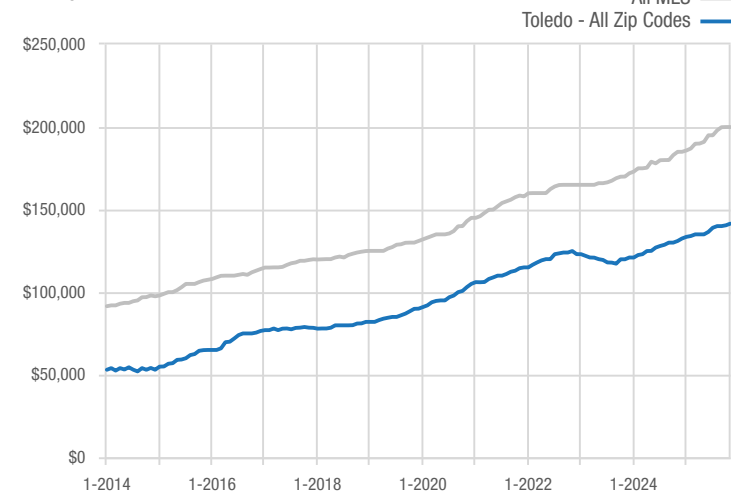
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Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	274	286	+ 4.4%	3,591	3,878	+ 8.0%
Pending Sales	254	219	- 13.8%	2,985	2,942	- 1.4%
Closed Sales	273	247	- 9.5%	2,970	2,886	- 2.8%
Days on Market Until Sale	60	67	+ 11.7%	58	60	+ 3.4%
Median Sales Price*	\$145,000	\$145,000	0.0%	\$133,500	\$145,000	+ 8.6%
Average Sales Price*	\$159,906	\$164,435	+ 2.8%	\$150,964	\$163,045	+ 8.0%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	559	789	+ 41.1%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

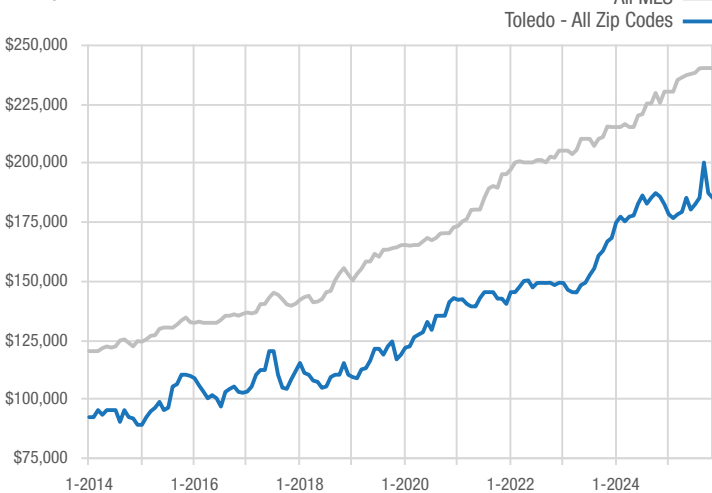
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	15	14	- 6.7%	194	199	+ 2.6%
Pending Sales	16	11	- 31.3%	166	159	- 4.2%
Closed Sales	17	13	- 23.5%	166	155	- 6.6%
Days on Market Until Sale	76	46	- 39.5%	60	55	- 8.3%
Median Sales Price*	\$185,000	\$155,000	- 16.2%	\$185,000	\$187,000	+ 1.1%
Average Sales Price*	\$201,213	\$153,850	- 23.5%	\$195,839	\$204,621	+ 4.5%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	28	42	+ 50.0%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Holland

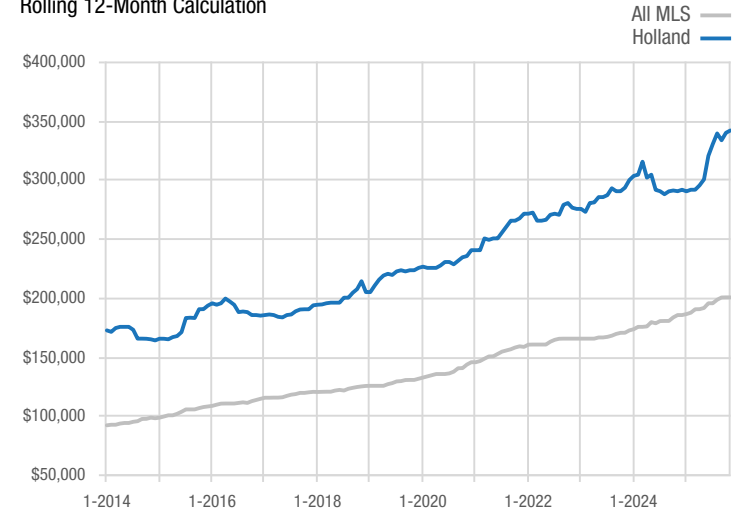
Zip Code 43528

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	18	10	- 44.4%	163	184	+ 12.9%
Pending Sales	13	7	- 46.2%	123	145	+ 17.9%
Closed Sales	14	11	- 21.4%	122	146	+ 19.7%
Days on Market Until Sale	64	111	+ 73.4%	62	66	+ 6.5%
Median Sales Price*	\$250,000	\$340,000	+ 36.0%	\$289,950	\$342,500	+ 18.1%
Average Sales Price*	\$313,746	\$395,238	+ 26.0%	\$311,480	\$341,386	+ 9.6%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	33	33	0.0%	—	—	—
Months Supply of Inventory	3.0	2.5	- 16.7%	—	—	—

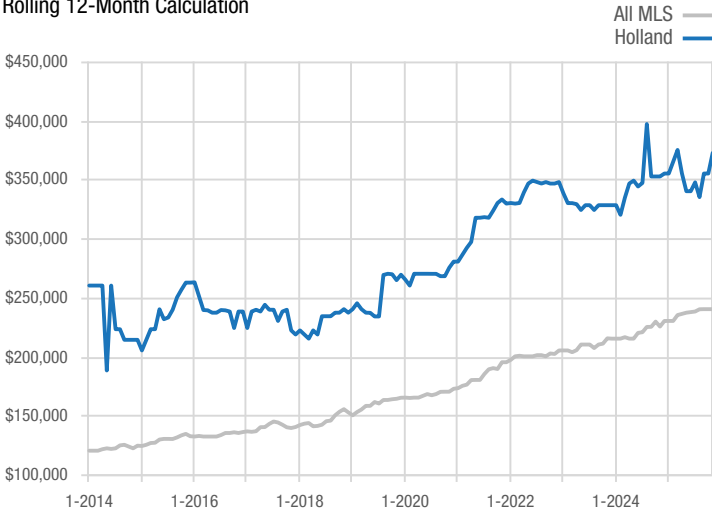
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	2	+ 100.0%	24	25	+ 4.2%
Pending Sales	2	1	- 50.0%	18	17	- 5.6%
Closed Sales	3	1	- 66.7%	18	17	- 5.6%
Days on Market Until Sale	50	70	+ 40.0%	68	65	- 4.4%
Median Sales Price*	\$330,000	\$485,000	+ 47.0%	\$352,500	\$370,000	+ 5.0%
Average Sales Price*	\$368,000	\$485,000	+ 31.8%	\$368,878	\$368,259	- 0.2%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

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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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Maumee

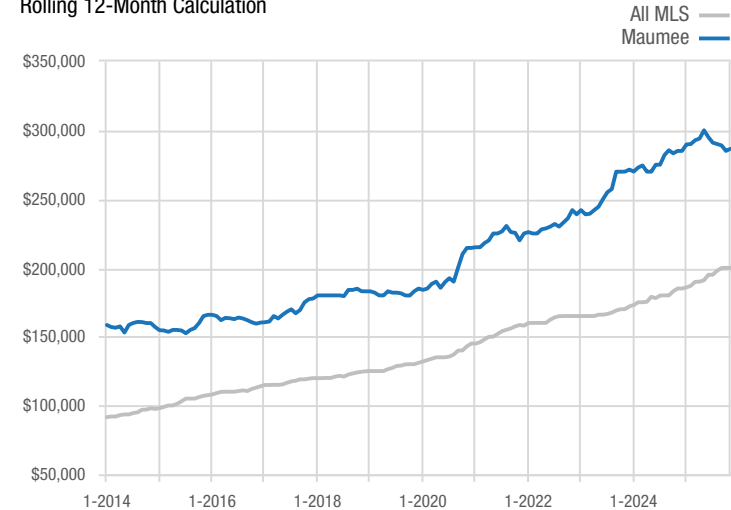
Zip Code 43537

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	30	20	- 33.3%	388	415	+ 7.0%
Pending Sales	21	27	+ 28.6%	311	331	+ 6.4%
Closed Sales	22	30	+ 36.4%	308	323	+ 4.9%
Days on Market Until Sale	72	63	- 12.5%	64	60	- 6.3%
Median Sales Price*	\$265,000	\$298,000	+ 12.5%	\$286,250	\$289,000	+ 1.0%
Average Sales Price*	\$301,991	\$361,978	+ 19.9%	\$316,270	\$339,526	+ 7.4%
Percent of List Price Received*	100.0%	101.1%	+ 1.1%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	64	58	- 9.4%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

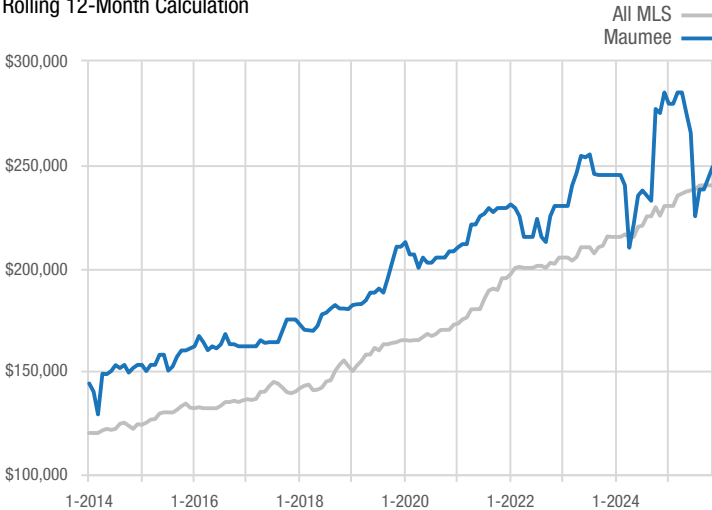
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	2	+ 100.0%	46	57	+ 23.9%
Pending Sales	2	1	- 50.0%	39	41	+ 5.1%
Closed Sales	0	3	—	37	42	+ 13.5%
Days on Market Until Sale	—	39	—	50	49	- 2.0%
Median Sales Price*	—	\$249,000	—	\$279,000	\$235,750	- 15.5%
Average Sales Price*	—	\$228,633	—	\$343,715	\$253,017	- 26.4%
Percent of List Price Received*	—	101.9%	—	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	4	12	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.2	+ 220.0%	—	—	—

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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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Monclova

Zip Code 43542

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	9	6	- 33.3%	55	58	+ 5.5%
Pending Sales	3	4	+ 33.3%	40	37	- 7.5%
Closed Sales	2	5	+ 150.0%	39	37	- 5.1%
Days on Market Until Sale	34	47	+ 38.2%	76	81	+ 6.6%
Median Sales Price*	\$660,450	\$679,900	+ 2.9%	\$475,000	\$455,000	- 4.2%
Average Sales Price*	\$660,450	\$747,980	+ 13.3%	\$505,954	\$531,429	+ 5.0%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	3.5	4.6	+ 31.4%	—	—	—

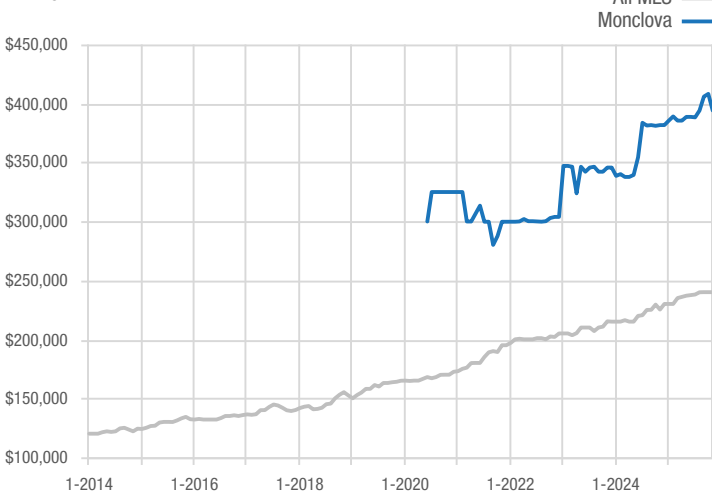
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	0	- 100.0%	15	9	- 40.0%
Pending Sales	2	0	- 100.0%	14	5	- 64.3%
Closed Sales	1	0	- 100.0%	18	11	- 38.9%
Days on Market Until Sale	294	—	—	265	185	- 30.2%
Median Sales Price*	\$458,920	—	—	\$381,643	\$394,000	+ 3.2%
Average Sales Price*	\$458,920	—	—	\$379,516	\$409,137	+ 7.8%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.7	2.9	+ 70.6%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

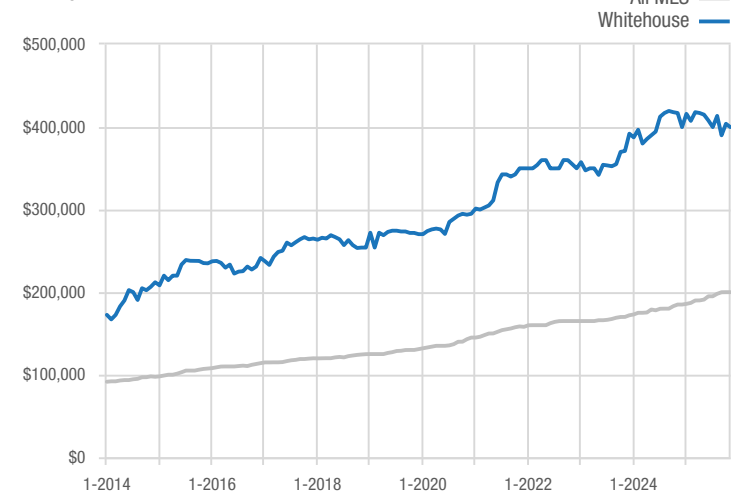
Zip Code 43571

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	10	6	- 40.0%	90	95	+ 5.6%
Pending Sales	6	4	- 33.3%	65	68	+ 4.6%
Closed Sales	8	6	- 25.0%	64	65	+ 1.6%
Days on Market Until Sale	52	53	+ 1.9%	62	69	+ 11.3%
Median Sales Price*	\$379,950	\$349,900	- 7.9%	\$417,000	\$423,875	+ 1.6%
Average Sales Price*	\$415,550	\$303,300	- 27.0%	\$412,626	\$432,659	+ 4.9%
Percent of List Price Received*	100.0%	96.4%	- 3.6%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	21	22	+ 4.8%	—	—	—
Months Supply of Inventory	3.6	3.6	0.0%	—	—	—

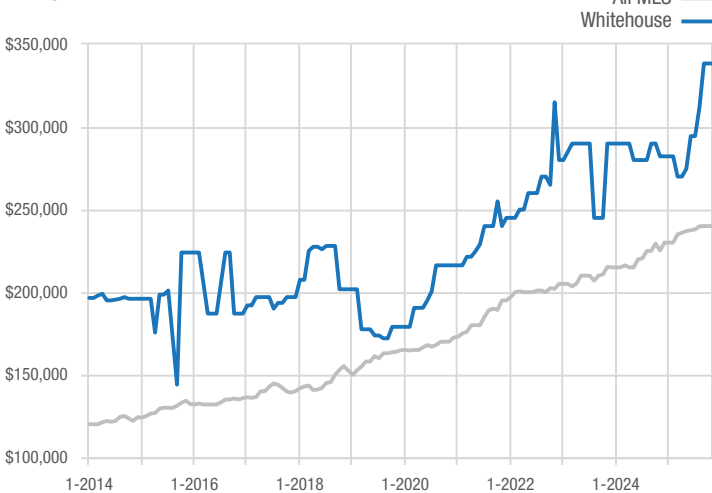
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	49	47	- 4.1%
Median Sales Price*	—	—	—	\$282,250	\$338,500	+ 19.9%
Average Sales Price*	—	—	—	\$282,250	\$344,225	+ 22.0%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Sylvania

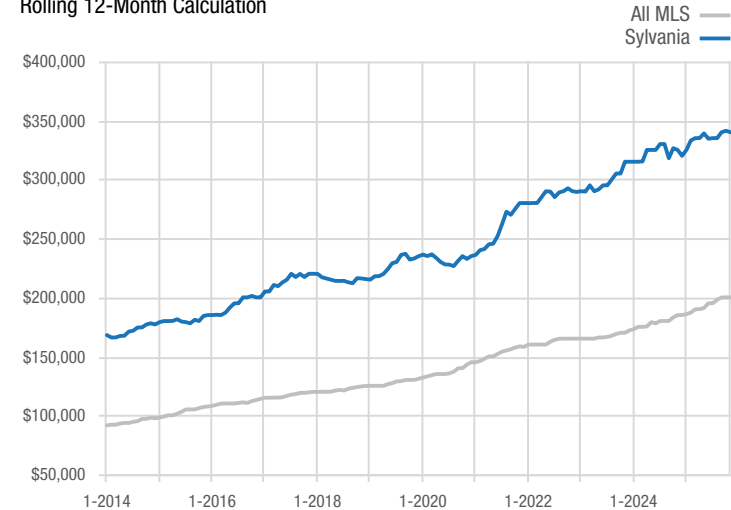
Zip Code 43560

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	25	23	- 8.0%	419	431	+ 2.9%
Pending Sales	22	13	- 40.9%	323	330	+ 2.2%
Closed Sales	23	15	- 34.8%	320	319	- 0.3%
Days on Market Until Sale	62	76	+ 22.6%	62	69	+ 11.3%
Median Sales Price*	\$310,000	\$269,000	- 13.2%	\$319,250	\$340,000	+ 6.5%
Average Sales Price*	\$328,500	\$282,360	- 14.0%	\$357,736	\$359,263	+ 0.4%
Percent of List Price Received*	100.0%	101.7%	+ 1.7%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	83	72	- 13.3%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

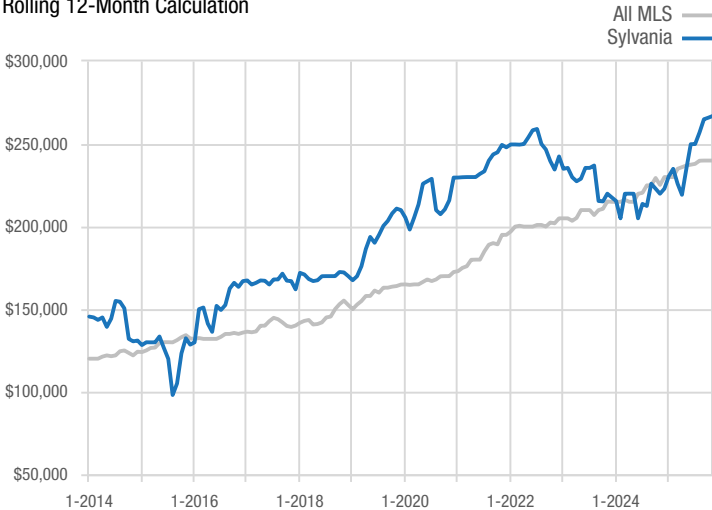
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	6	1	- 83.3%	78	104	+ 33.3%
Pending Sales	2	3	+ 50.0%	75	88	+ 17.3%
Closed Sales	3	5	+ 66.7%	72	88	+ 22.2%
Days on Market Until Sale	51	58	+ 13.7%	51	61	+ 19.6%
Median Sales Price*	\$152,000	\$345,000	+ 127.0%	\$217,450	\$265,950	+ 22.3%
Average Sales Price*	\$198,967	\$318,380	+ 60.0%	\$235,641	\$272,995	+ 15.9%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – November 2025

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Waterville

Zip Code 43566

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	11	12	+ 9.1%	152	174	+ 14.5%
Pending Sales	8	5	- 37.5%	96	119	+ 24.0%
Closed Sales	8	4	- 50.0%	93	118	+ 26.9%
Days on Market Until Sale	64	50	- 21.9%	65	76	+ 16.9%
Median Sales Price*	\$376,500	\$365,000	- 3.1%	\$354,900	\$365,400	+ 3.0%
Average Sales Price*	\$390,988	\$367,250	- 6.1%	\$343,767	\$383,767	+ 11.6%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	33	34	+ 3.0%	—	—	—
Months Supply of Inventory	3.8	3.3	- 13.2%	—	—	—

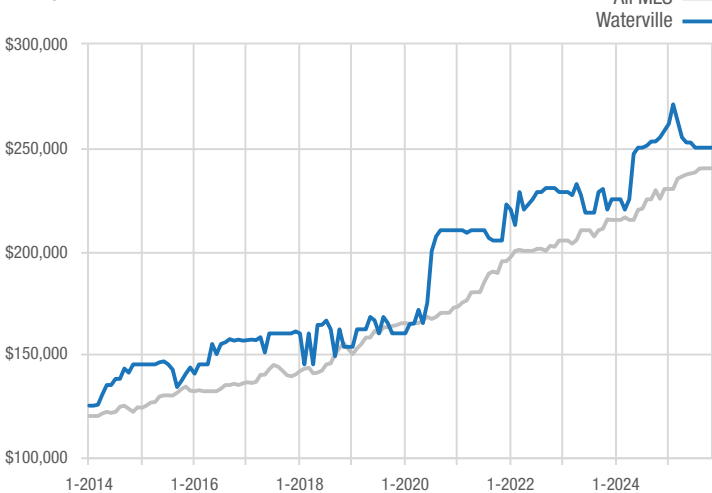
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	17	9	- 47.1%
Pending Sales	0	0	0.0%	18	10	- 44.4%
Closed Sales	1	0	- 100.0%	18	10	- 44.4%
Days on Market Until Sale	28	—	—	45	58	+ 28.9%
Median Sales Price*	\$250,000	—	—	\$258,250	\$250,000	- 3.2%
Average Sales Price*	\$250,000	—	—	\$262,769	\$245,895	- 6.4%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	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 – November 2025

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Toledo - 43604

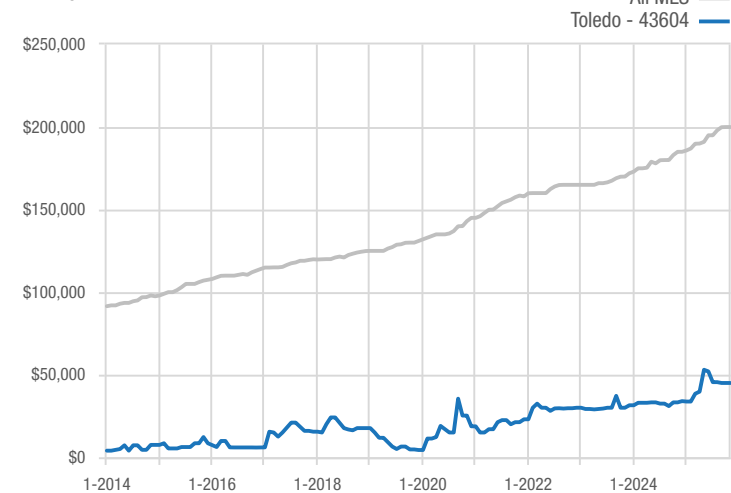
Zip Code 43604

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	1	- 75.0%	34	33	- 2.9%
Pending Sales	3	3	0.0%	24	26	+ 8.3%
Closed Sales	2	1	- 50.0%	22	25	+ 13.6%
Days on Market Until Sale	79	71	- 10.1%	85	71	- 16.5%
Median Sales Price*	\$60,000	\$120,000	+ 100.0%	\$33,750	\$45,000	+ 33.3%
Average Sales Price*	\$60,000	\$120,000	+ 100.0%	\$51,070	\$141,650	+ 177.4%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

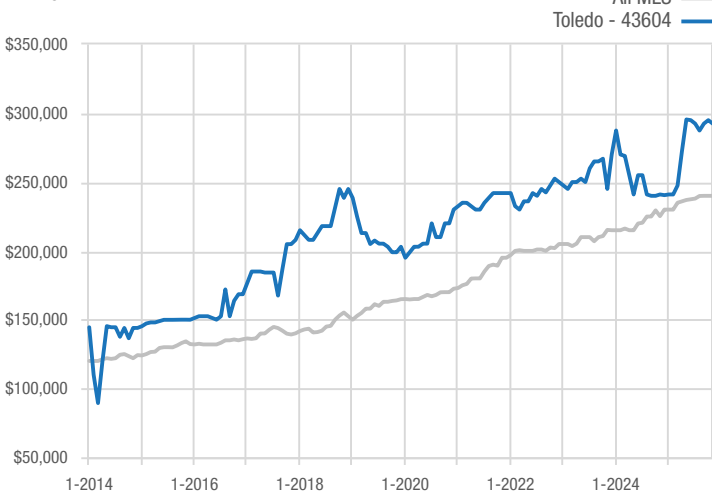
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	13	9	- 30.8%
Pending Sales	1	0	- 100.0%	14	9	- 35.7%
Closed Sales	1	0	- 100.0%	14	8	- 42.9%
Days on Market Until Sale	183	—	—	94	68	- 27.7%
Median Sales Price*	\$310,000	—	—	\$240,500	\$292,500	+ 21.6%
Average Sales Price*	\$310,000	—	—	\$250,986	\$297,488	+ 18.5%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – November 2025

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Toledo - 43605

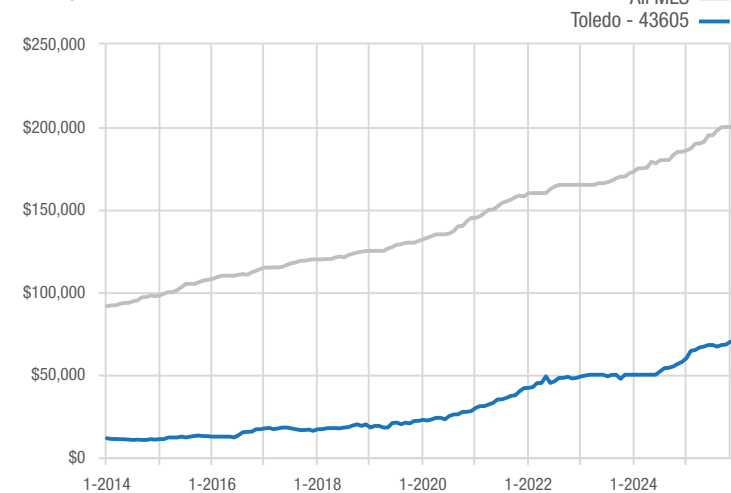
Zip Code 43605

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	33	24	- 27.3%	312	339	+ 8.7%
Pending Sales	24	14	- 41.7%	233	248	+ 6.4%
Closed Sales	19	16	- 15.8%	226	245	+ 8.4%
Days on Market Until Sale	63	49	- 22.2%	59	58	- 1.7%
Median Sales Price*	\$57,000	\$77,000	+ 35.1%	\$57,250	\$70,000	+ 22.3%
Average Sales Price*	\$57,562	\$80,546	+ 39.9%	\$62,529	\$72,810	+ 16.4%
Percent of List Price Received*	100.0%	92.6%	- 7.4%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	45	78	+ 73.3%	—	—	—
Months Supply of Inventory	2.2	3.5	+ 59.1%	—	—	—

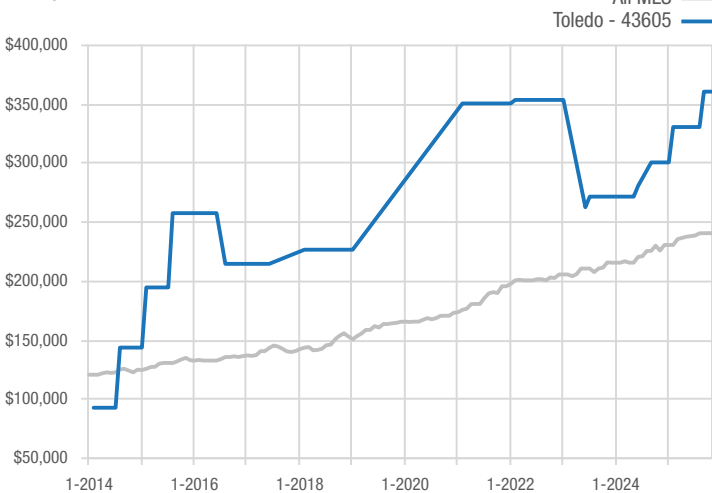
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	67	25	- 62.7%
Median Sales Price*	—	—	—	\$299,999	\$360,000	+ 20.0%
Average Sales Price*	—	—	—	\$299,999	\$360,000	+ 20.0%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	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 – November 2025

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Toledo - 43606

Zip Code 43606

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	20	23	+ 15.0%	275	300	+ 9.1%
Pending Sales	19	17	- 10.5%	234	227	- 3.0%
Closed Sales	21	19	- 9.5%	237	218	- 8.0%
Days on Market Until Sale	60	56	- 6.7%	55	56	+ 1.8%
Median Sales Price*	\$225,000	\$214,000	- 4.9%	\$210,000	\$224,500	+ 6.9%
Average Sales Price*	\$249,050	\$234,189	- 6.0%	\$225,275	\$238,774	+ 6.0%
Percent of List Price Received*	100.0%	101.2%	+ 1.2%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	34	59	+ 73.5%	—	—	—
Months Supply of Inventory	1.6	2.9	+ 81.3%	—	—	—

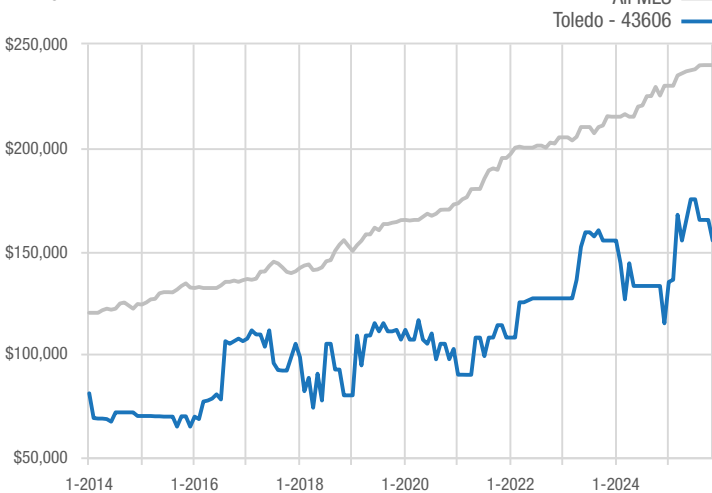
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	1	0.0%	5	11	+ 120.0%
Pending Sales	0	0	0.0%	4	8	+ 100.0%
Closed Sales	0	2	—	5	8	+ 60.0%
Days on Market Until Sale	—	34	—	55	44	- 20.0%
Median Sales Price*	—	\$114,250	—	\$114,900	\$155,000	+ 34.9%
Average Sales Price*	—	\$114,250	—	\$134,380	\$169,278	+ 26.0%
Percent of List Price Received*	—	97.6%	—	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.7	3.5	+ 400.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – November 2025

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Toledo - 43607

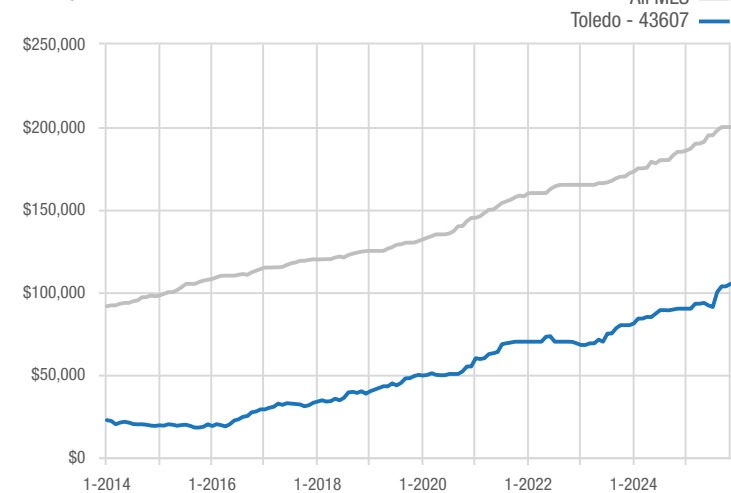
Zip Code 43607

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	15	34	+ 126.7%	235	249	+ 6.0%
Pending Sales	17	11	- 35.3%	192	157	- 18.2%
Closed Sales	12	11	- 8.3%	184	154	- 16.3%
Days on Market Until Sale	51	45	- 11.8%	64	60	- 6.3%
Median Sales Price*	\$92,500	\$149,900	+ 62.1%	\$90,000	\$104,500	+ 16.1%
Average Sales Price*	\$95,500	\$122,534	+ 28.3%	\$96,436	\$105,115	+ 9.0%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	43	68	+ 58.1%	—	—	—
Months Supply of Inventory	2.5	4.8	+ 92.0%	—	—	—

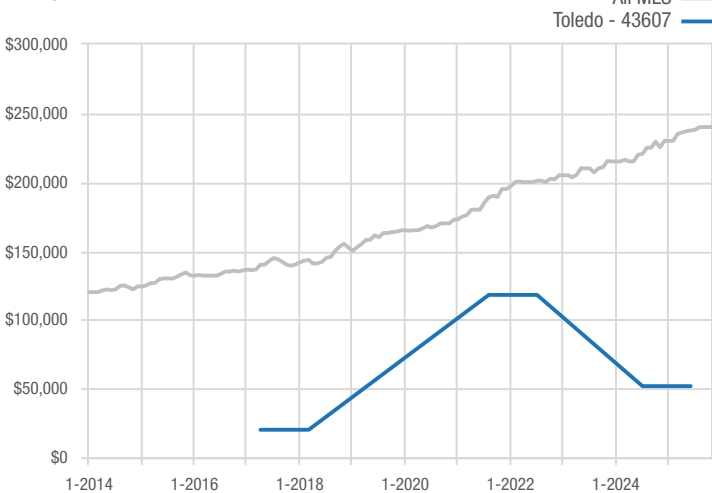
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	71	—	—
Median Sales Price*	—	—	—	\$51,700	—	—
Average Sales Price*	—	—	—	\$51,700	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	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 – November 2025

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Toledo - 43608

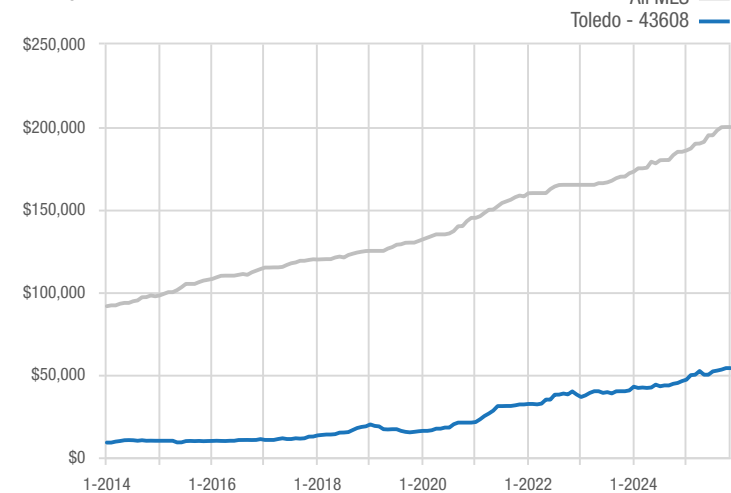
Zip Code 43608

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	23	25	+ 8.7%	230	260	+ 13.0%
Pending Sales	19	7	- 63.2%	172	160	- 7.0%
Closed Sales	21	15	- 28.6%	169	160	- 5.3%
Days on Market Until Sale	67	89	+ 32.8%	62	63	+ 1.6%
Median Sales Price*	\$59,900	\$56,500	- 5.7%	\$45,000	\$54,000	+ 20.0%
Average Sales Price*	\$64,694	\$63,325	- 2.1%	\$50,984	\$57,105	+ 12.0%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	35	80	+ 128.6%	—	—	—
Months Supply of Inventory	2.3	5.7	+ 147.8%	—	—	—

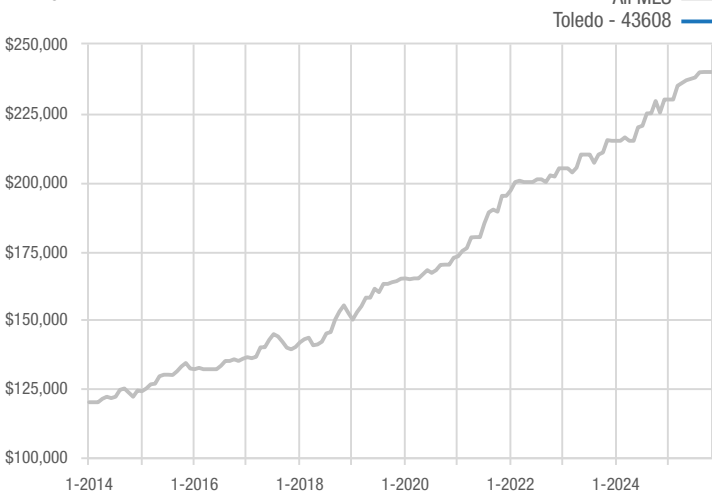
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
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 – November 2025

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Toledo - 43609

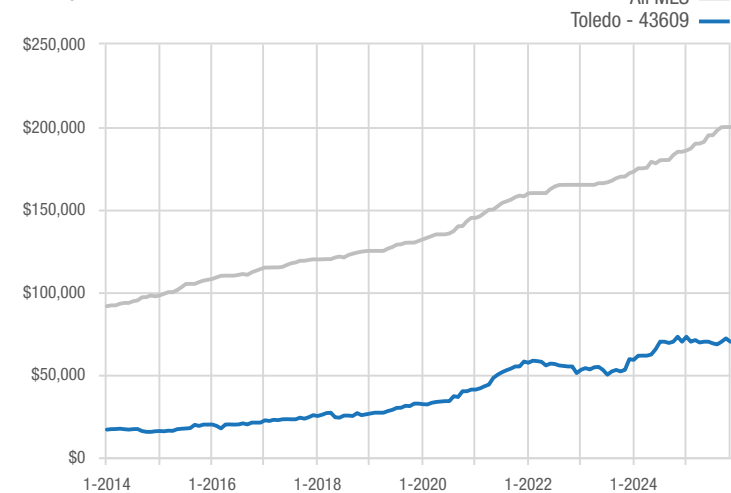
Zip Code 43609

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	19	18	- 5.3%	233	297	+ 27.5%
Pending Sales	9	18	+ 100.0%	178	206	+ 15.7%
Closed Sales	12	16	+ 33.3%	179	198	+ 10.6%
Days on Market Until Sale	71	74	+ 4.2%	63	65	+ 3.2%
Median Sales Price*	\$78,500	\$75,000	- 4.5%	\$73,000	\$72,000	- 1.4%
Average Sales Price*	\$78,133	\$72,680	- 7.0%	\$74,180	\$73,829	- 0.5%
Percent of List Price Received*	100.0%	96.3%	- 3.7%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	47	77	+ 63.8%	—	—	—
Months Supply of Inventory	2.9	4.2	+ 44.8%	—	—	—

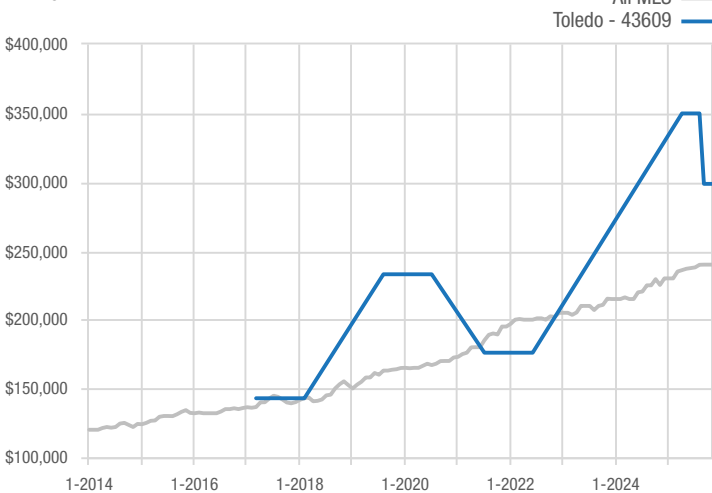
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	95	—
Median Sales Price*	—	—	—	—	\$298,700	—
Average Sales Price*	—	—	—	—	\$298,700	—
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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Local Market Update – November 2025

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Toledo-43610

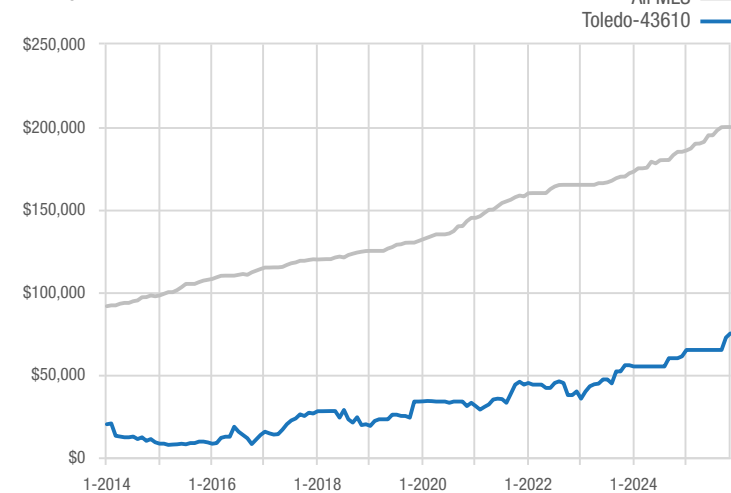
Zip Code 43610

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	6	6	0.0%	53	60	+ 13.2%
Pending Sales	0	0	0.0%	36	29	- 19.4%
Closed Sales	1	0	- 100.0%	37	28	- 24.3%
Days on Market Until Sale	38	—	—	58	48	- 17.2%
Median Sales Price*	\$55,000	—	—	\$60,000	\$72,500	+ 20.8%
Average Sales Price*	\$55,000	—	—	\$63,643	\$85,595	+ 34.5%
Percent of List Price Received*	100.0%	—	—	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	2.8	5.5	+ 96.4%	—	—	—

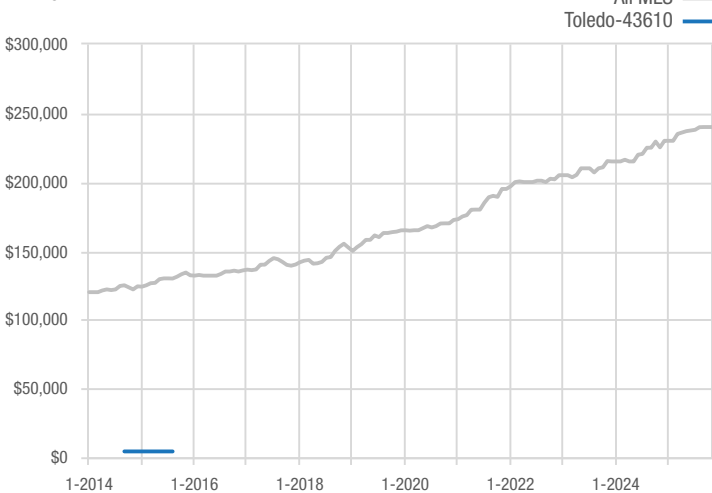
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	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 – November 2025

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Toledo - 43611

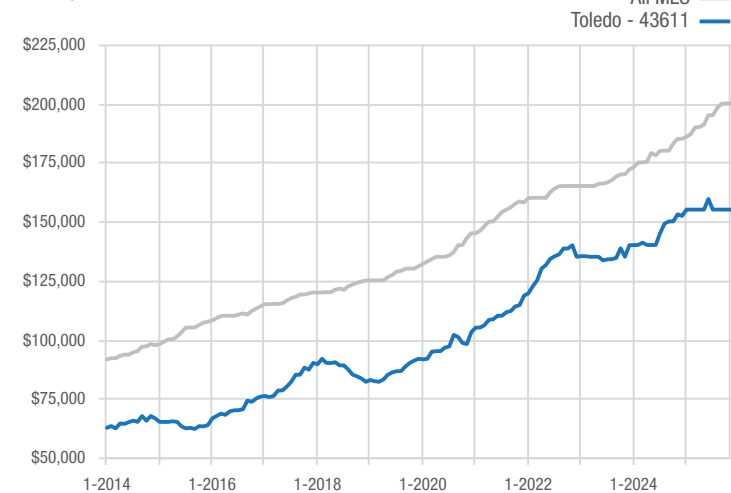
Zip Code 43611

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	17	14	- 17.6%	254	266	+ 4.7%
Pending Sales	17	13	- 23.5%	215	214	- 0.5%
Closed Sales	22	15	- 31.8%	215	210	- 2.3%
Days on Market Until Sale	44	53	+ 20.5%	58	62	+ 6.9%
Median Sales Price*	\$169,000	\$153,500	- 9.2%	\$155,000	\$155,000	0.0%
Average Sales Price*	\$170,518	\$172,067	+ 0.9%	\$157,339	\$157,080	- 0.2%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	39	49	+ 25.6%	—	—	—
Months Supply of Inventory	2.0	2.6	+ 30.0%	—	—	—

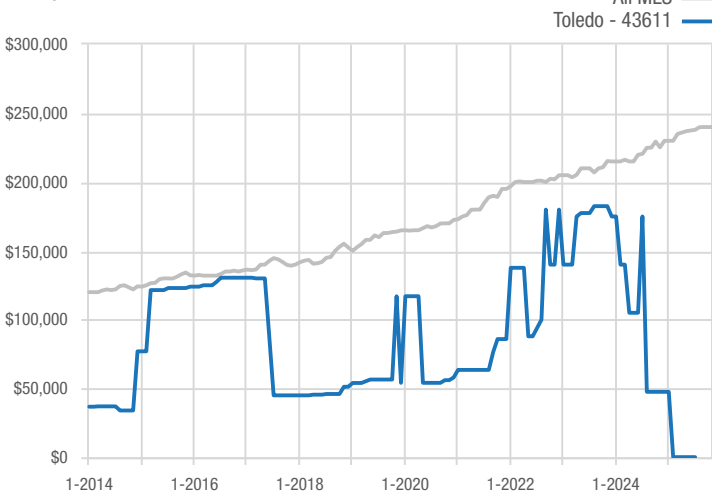
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	37	—	—
Median Sales Price*	—	—	—	\$47,556	—	—
Average Sales Price*	—	—	—	\$47,556	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	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 - 43612

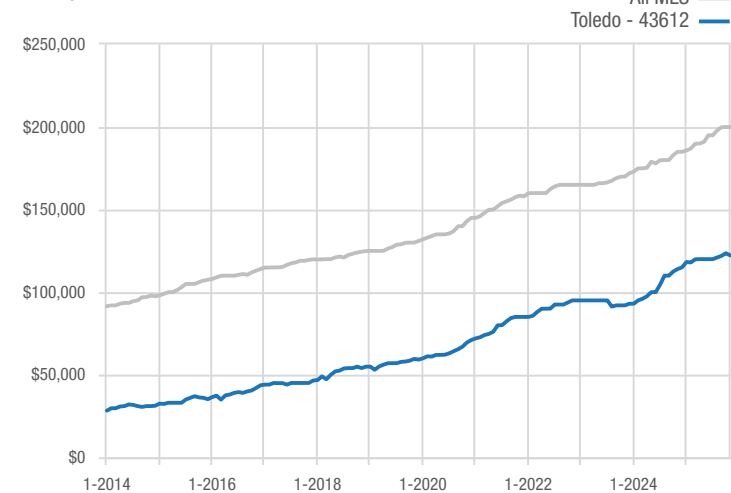
Zip Code 43612

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	37	33	- 10.8%	431	435	+ 0.9%
Pending Sales	25	28	+ 12.0%	361	345	- 4.4%
Closed Sales	31	51	+ 64.5%	365	343	- 6.0%
Days on Market Until Sale	66	84	+ 27.3%	65	65	0.0%
Median Sales Price*	\$120,000	\$111,000	- 7.5%	\$114,900	\$123,000	+ 7.0%
Average Sales Price*	\$121,491	\$119,805	- 1.4%	\$117,380	\$125,589	+ 7.0%
Percent of List Price Received*	100.0%	93.6%	- 6.4%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	75	86	+ 14.7%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

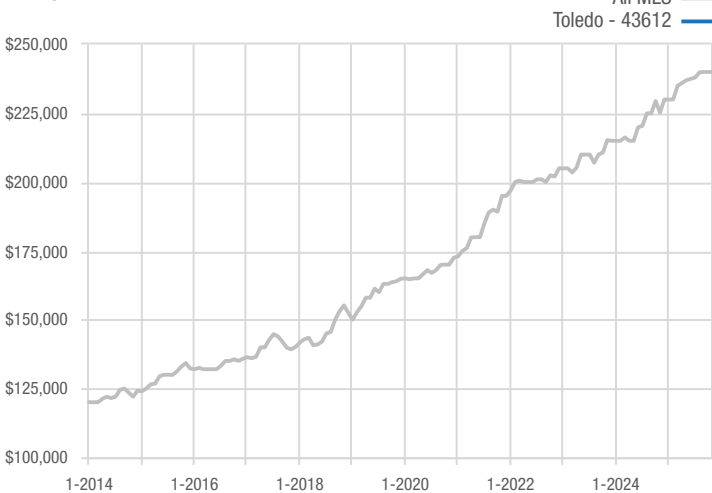
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	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

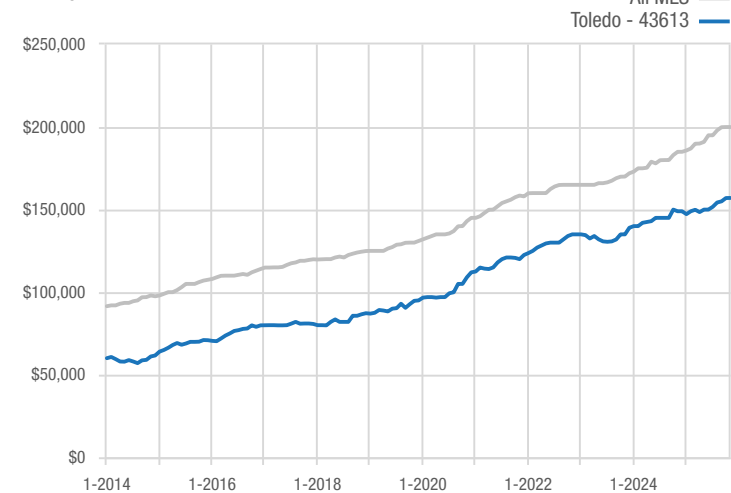
Zip Code 43613

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	28	44	+ 57.1%	485	480	- 1.0%
Pending Sales	38	34	- 10.5%	443	372	- 16.0%
Closed Sales	44	30	- 31.8%	441	362	- 17.9%
Days on Market Until Sale	58	67	+ 15.5%	54	60	+ 11.1%
Median Sales Price*	\$146,700	\$142,000	- 3.2%	\$150,000	\$159,000	+ 6.0%
Average Sales Price*	\$146,123	\$147,909	+ 1.2%	\$144,113	\$154,431	+ 7.2%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	62	100	+ 61.3%	—	—	—
Months Supply of Inventory	1.6	3.0	+ 87.5%	—	—	—

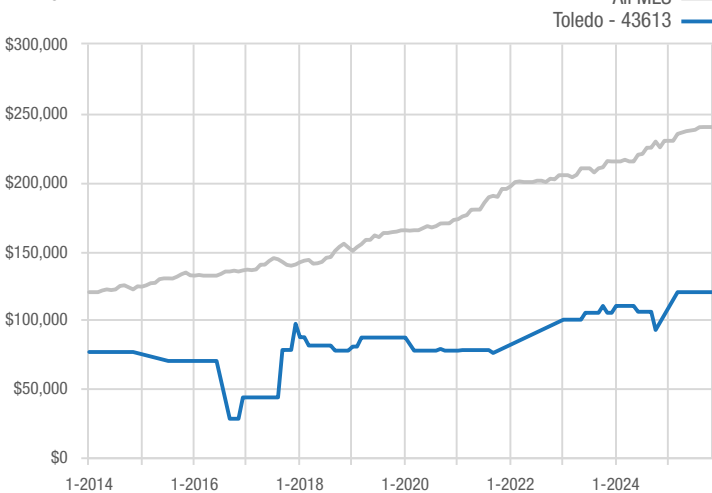
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	112	—
Median Sales Price*	—	—	—	—	\$120,000	—
Average Sales Price*	—	—	—	—	\$120,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43614

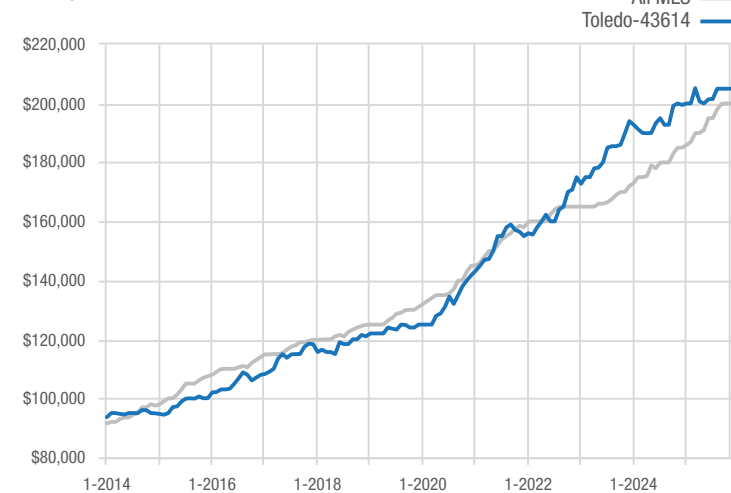
Zip Code 43614

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	26	21	- 19.2%	318	367	+ 15.4%
Pending Sales	30	22	- 26.7%	291	320	+ 10.0%
Closed Sales	31	26	- 16.1%	288	317	+ 10.1%
Days on Market Until Sale	52	63	+ 21.2%	51	56	+ 9.8%
Median Sales Price*	\$208,500	\$194,000	- 7.0%	\$200,000	\$205,000	+ 2.5%
Average Sales Price*	\$216,126	\$205,514	- 4.9%	\$204,190	\$212,591	+ 4.1%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	50	50	0.0%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

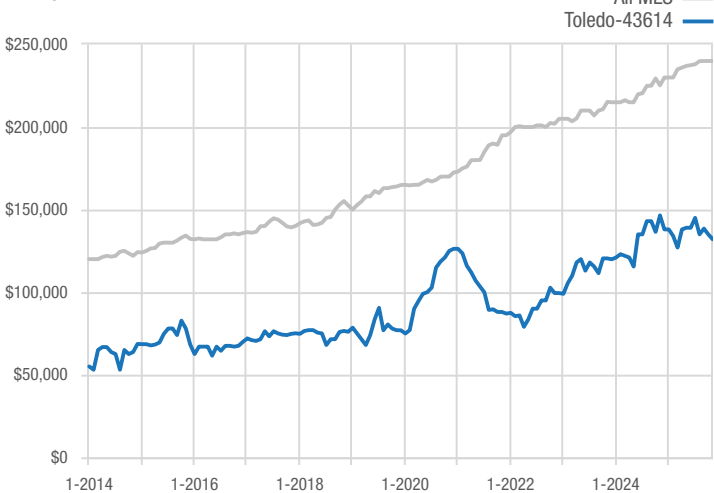
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	7	+ 133.3%	37	45	+ 21.6%
Pending Sales	6	1	- 83.3%	37	36	- 2.7%
Closed Sales	5	0	- 100.0%	37	35	- 5.4%
Days on Market Until Sale	97	—	—	58	45	- 22.4%
Median Sales Price*	\$225,000	—	—	\$150,000	\$139,000	- 7.3%
Average Sales Price*	\$188,590	—	—	\$167,905	\$154,581	- 7.9%
Percent of List Price Received*	100.0%	—	—	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	0.9	3.4	+ 277.8%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43615

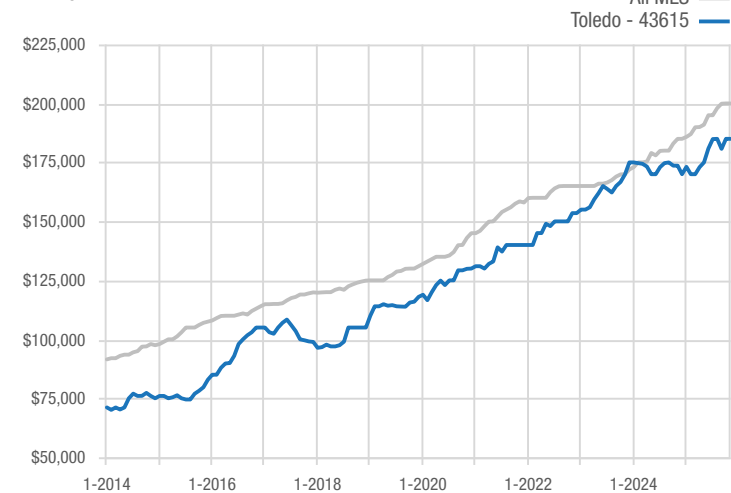
Zip Code 43615

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	27	23	- 14.8%	382	392	+ 2.6%
Pending Sales	27	24	- 11.1%	321	320	- 0.3%
Closed Sales	27	21	- 22.2%	318	319	+ 0.3%
Days on Market Until Sale	67	65	- 3.0%	59	65	+ 10.2%
Median Sales Price*	\$192,400	\$230,000	+ 19.5%	\$173,625	\$190,000	+ 9.4%
Average Sales Price*	\$225,109	\$243,824	+ 8.3%	\$221,910	\$227,076	+ 2.3%
Percent of List Price Received*	100.0%	101.6%	+ 1.6%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	57	57	0.0%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

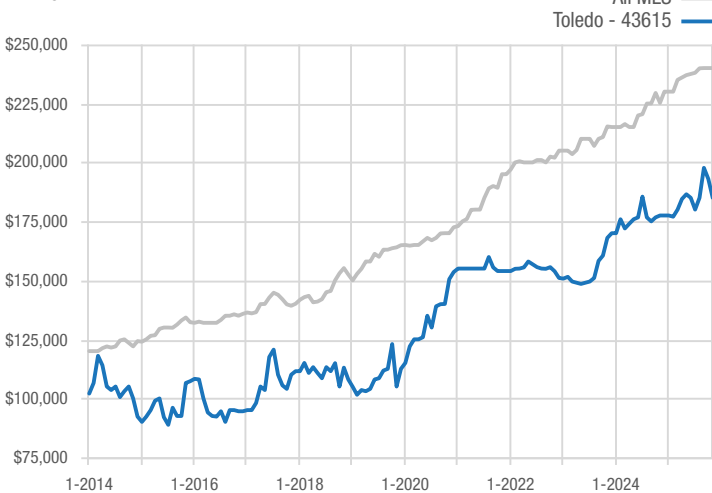
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	7	3	- 57.1%	91	89	- 2.2%
Pending Sales	6	7	+ 16.7%	71	72	+ 1.4%
Closed Sales	8	8	0.0%	70	70	0.0%
Days on Market Until Sale	62	54	- 12.9%	58	65	+ 12.1%
Median Sales Price*	\$192,450	\$153,750	- 20.1%	\$176,250	\$183,500	+ 4.1%
Average Sales Price*	\$230,675	\$157,500	- 31.7%	\$202,594	\$216,798	+ 7.0%
Percent of List Price Received*	100.0%	96.4%	- 3.6%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43617

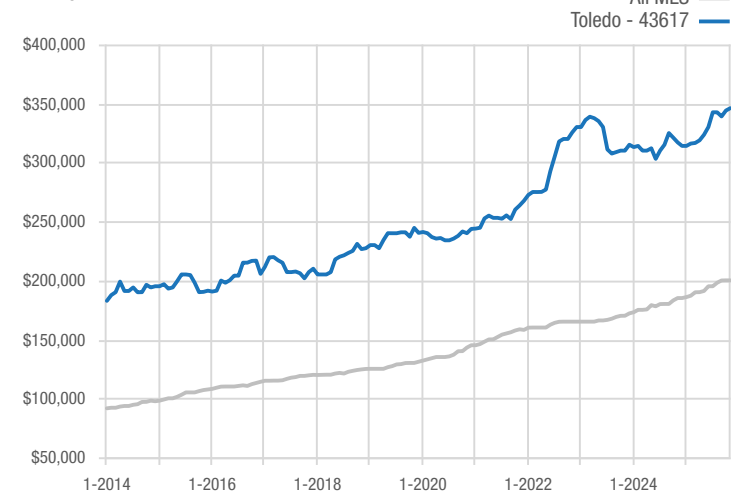
Zip Code 43617

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	7	3	- 57.1%	90	90	0.0%
Pending Sales	4	6	+ 50.0%	70	77	+ 10.0%
Closed Sales	4	8	+ 100.0%	71	78	+ 9.9%
Days on Market Until Sale	44	60	+ 36.4%	57	59	+ 3.5%
Median Sales Price*	\$316,750	\$325,000	+ 2.6%	\$316,000	\$348,450	+ 10.3%
Average Sales Price*	\$313,375	\$398,688	+ 27.2%	\$316,570	\$345,146	+ 9.0%
Percent of List Price Received*	100.0%	95.5%	- 4.5%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	2	1	- 50.0%	21	25	+ 19.0%
Pending Sales	1	1	0.0%	18	23	+ 27.8%
Closed Sales	0	1	—	18	23	+ 27.8%
Days on Market Until Sale	—	43	—	50	39	- 22.0%
Median Sales Price*	—	\$216,000	—	\$262,000	\$250,000	- 4.6%
Average Sales Price*	—	\$216,000	—	\$255,482	\$243,821	- 4.6%
Percent of List Price Received*	—	94.0%	—	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43620

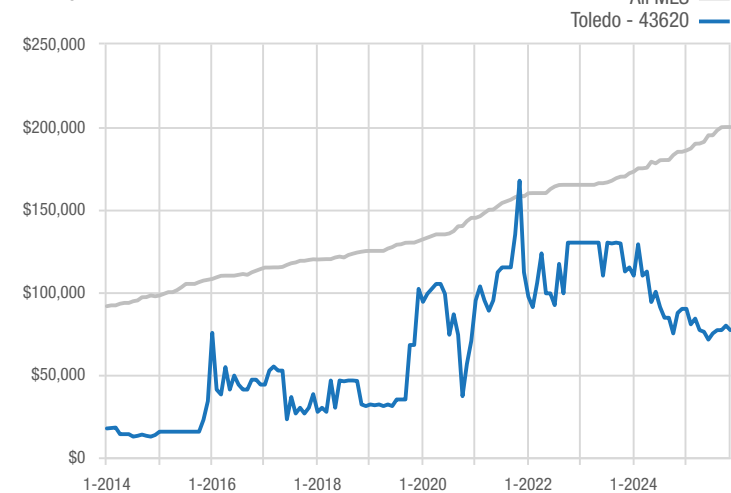
Zip Code 43620

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	3	+ 200.0%	31	31	0.0%
Pending Sales	0	3	—	26	21	- 19.2%
Closed Sales	1	1	0.0%	27	20	- 25.9%
Days on Market Until Sale	25	29	+ 16.0%	72	70	- 2.8%
Median Sales Price*	\$140,000	\$43,000	- 69.3%	\$89,900	\$77,000	- 14.3%
Average Sales Price*	\$140,000	\$43,000	- 69.3%	\$101,321	\$138,291	+ 36.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	2.1	3.7	+ 76.2%	—	—	—

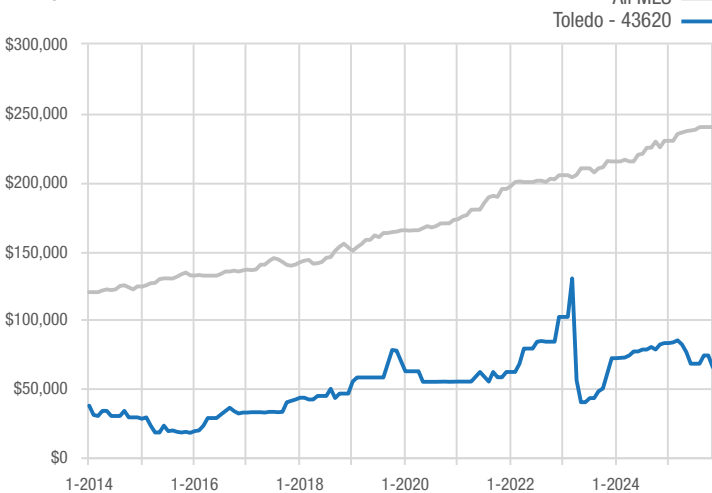
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	1	0.0%	7	7	0.0%
Pending Sales	1	1	0.0%	6	5	- 16.7%
Closed Sales	1	1	0.0%	6	5	- 16.7%
Days on Market Until Sale	17	24	+ 41.2%	50	50	0.0%
Median Sales Price*	\$89,777	\$63,000	- 29.8%	\$82,500	\$63,000	- 23.6%
Average Sales Price*	\$89,777	\$63,000	- 29.8%	\$80,180	\$58,619	- 26.9%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43623

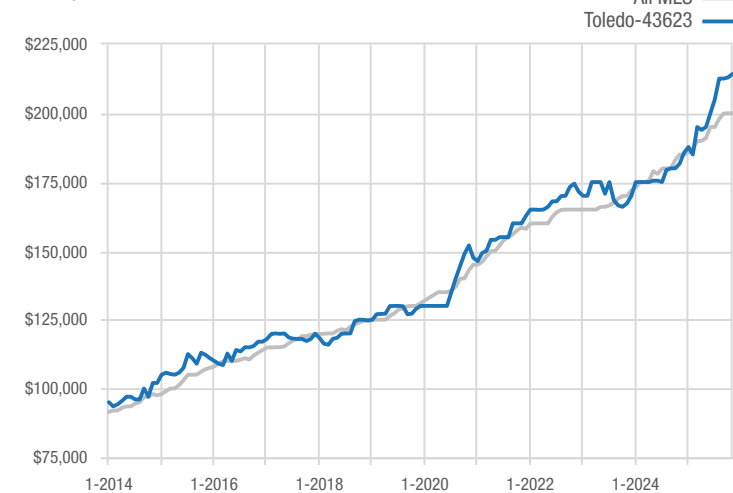
Zip Code 43623

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	11	14	+ 27.3%	228	279	+ 22.4%
Pending Sales	22	19	- 13.6%	189	220	+ 16.4%
Closed Sales	25	17	- 32.0%	191	209	+ 9.4%
Days on Market Until Sale	63	60	- 4.8%	51	54	+ 5.9%
Median Sales Price*	\$215,000	\$235,000	+ 9.3%	\$185,000	\$216,500	+ 17.0%
Average Sales Price*	\$223,800	\$235,938	+ 5.4%	\$224,665	\$252,927	+ 12.6%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	33	43	+ 30.3%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	13	5	- 61.5%
Pending Sales	1	1	0.0%	12	2	- 83.3%
Closed Sales	2	1	- 50.0%	12	2	- 83.3%
Days on Market Until Sale	58	32	- 44.8%	59	33	- 44.1%
Median Sales Price*	\$116,250	\$232,550	+ 100.0%	\$145,000	\$208,775	+ 44.0%
Average Sales Price*	\$116,250	\$232,550	+ 100.0%	\$200,242	\$208,775	+ 4.3%
Percent of List Price Received*	100.0%	105.8%	+ 5.8%	100.0%	102.9%	+ 2.9%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	2.0	+ 185.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Oregon

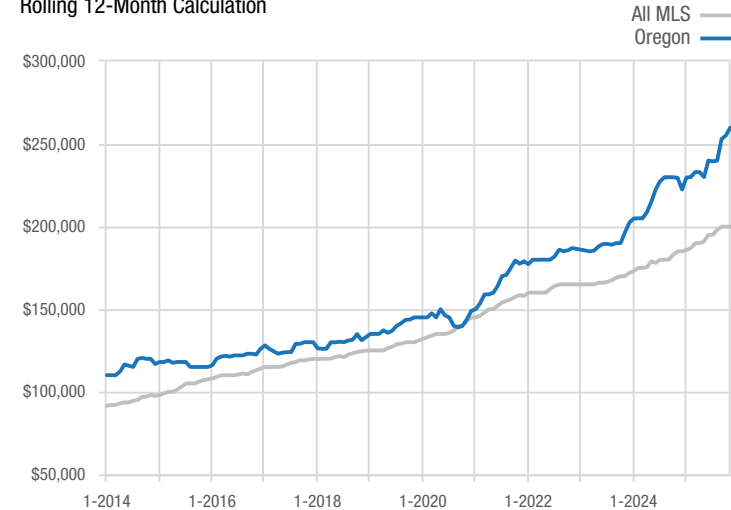
Zip Code 43616

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	28	22	- 21.4%	246	259	+ 5.3%
Pending Sales	20	14	- 30.0%	168	206	+ 22.6%
Closed Sales	18	13	- 27.8%	162	199	+ 22.8%
Days on Market Until Sale	81	72	- 11.1%	59	80	+ 35.6%
Median Sales Price*	\$200,450	\$207,500	+ 3.5%	\$229,750	\$268,750	+ 17.0%
Average Sales Price*	\$230,978	\$242,783	+ 5.1%	\$238,859	\$280,747	+ 17.5%
Percent of List Price Received*	100.0%	107.6%	+ 7.6%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	59	46	- 22.0%	—	—	—
Months Supply of Inventory	4.0	2.4	- 40.0%	—	—	—

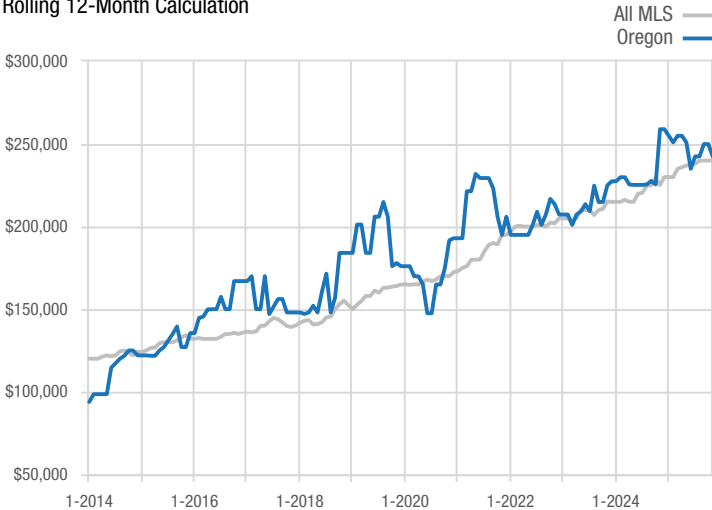
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	2	+ 100.0%	10	16	+ 60.0%
Pending Sales	0	1	—	9	15	+ 66.7%
Closed Sales	1	3	+ 200.0%	9	14	+ 55.6%
Days on Market Until Sale	46	34	- 26.1%	48	32	- 33.3%
Median Sales Price*	\$275,000	\$235,000	- 14.5%	\$259,000	\$242,500	- 6.4%
Average Sales Price*	\$275,000	\$241,633	- 12.1%	\$254,000	\$241,136	- 5.1%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – November 2025

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Bowling Green

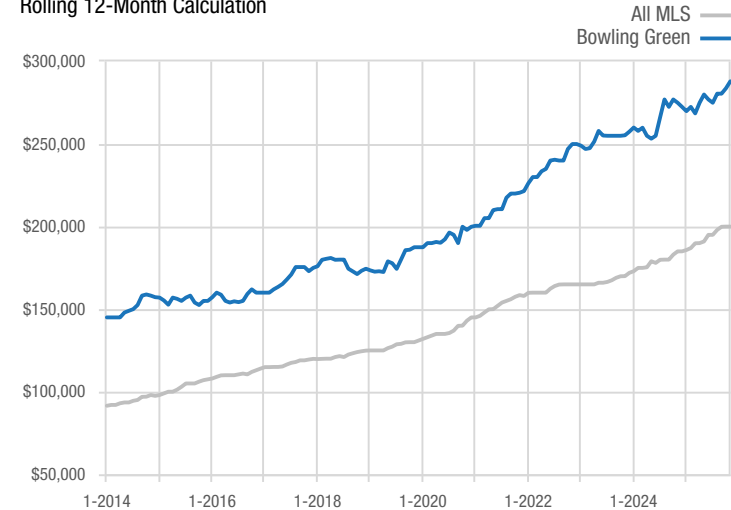
Zip Code 43402

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	17	18	+ 5.9%	217	248	+ 14.3%
Pending Sales	16	14	- 12.5%	176	209	+ 18.8%
Closed Sales	17	15	- 11.8%	175	205	+ 17.1%
Days on Market Until Sale	78	41	- 47.4%	56	62	+ 10.7%
Median Sales Price*	\$265,500	\$328,500	+ 23.7%	\$275,000	\$290,000	+ 5.5%
Average Sales Price*	\$269,141	\$310,993	+ 15.6%	\$296,948	\$323,781	+ 9.0%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	42	39	- 7.1%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

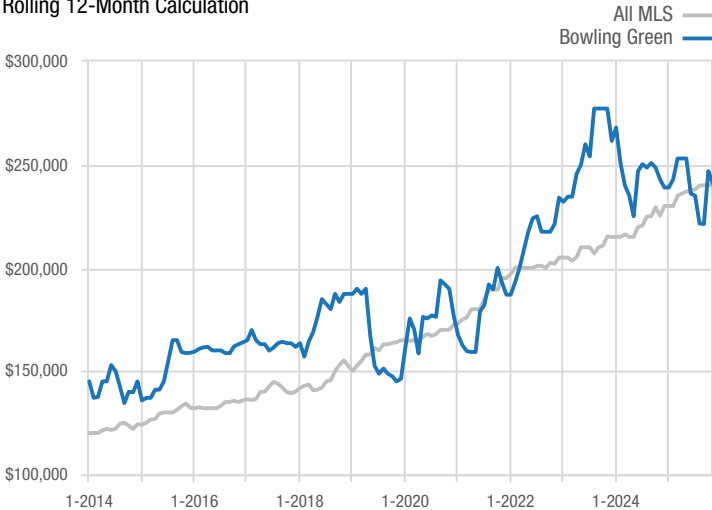
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	3	+ 200.0%	29	19	- 34.5%
Pending Sales	2	1	- 50.0%	29	15	- 48.3%
Closed Sales	3	2	- 33.3%	30	15	- 50.0%
Days on Market Until Sale	72	67	- 6.9%	56	44	- 21.4%
Median Sales Price*	\$176,000	\$175,750	- 0.1%	\$237,450	\$235,000	- 1.0%
Average Sales Price*	\$263,667	\$175,750	- 33.3%	\$273,364	\$243,108	- 11.1%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.4	2.3	+ 475.0%	—	—	—

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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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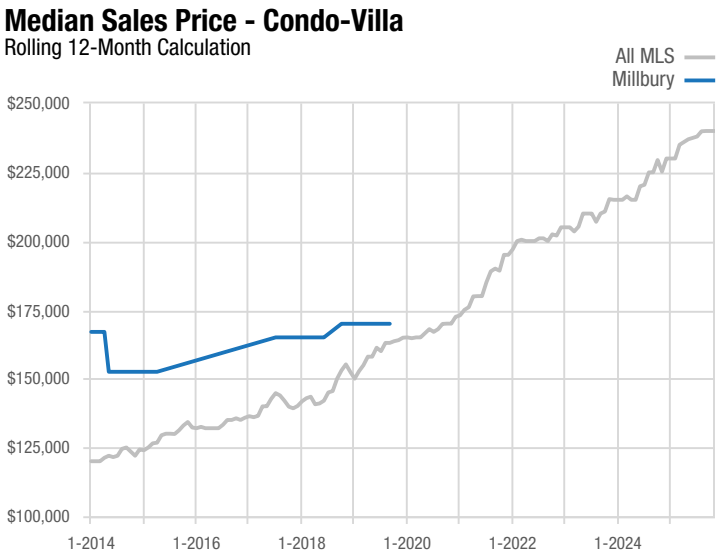
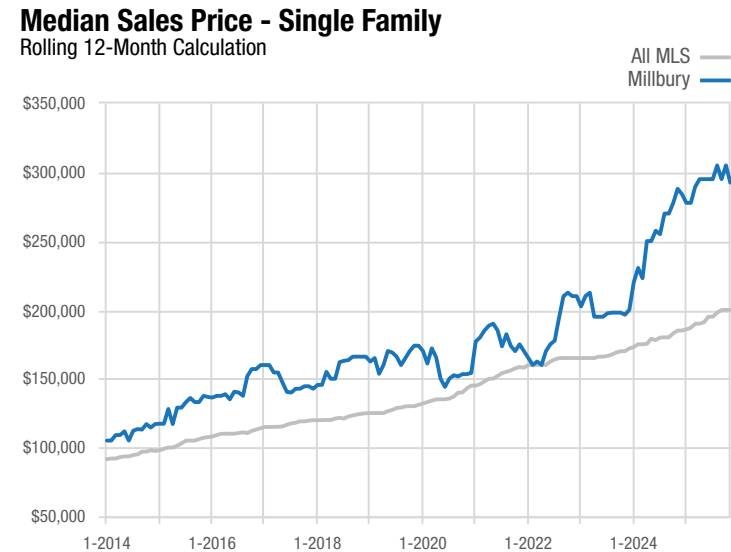
Millbury

Zip Code 43447

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	5	4	- 20.0%	36	36	0.0%
Pending Sales	1	2	+ 100.0%	30	33	+ 10.0%
Closed Sales	3	2	- 33.3%	30	32	+ 6.7%
Days on Market Until Sale	41	56	+ 36.6%	55	79	+ 43.6%
Median Sales Price*	\$359,900	\$301,125	- 16.3%	\$284,000	\$297,450	+ 4.7%
Average Sales Price*	\$372,300	\$301,125	- 19.1%	\$280,277	\$271,224	- 3.2%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	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	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Northwood

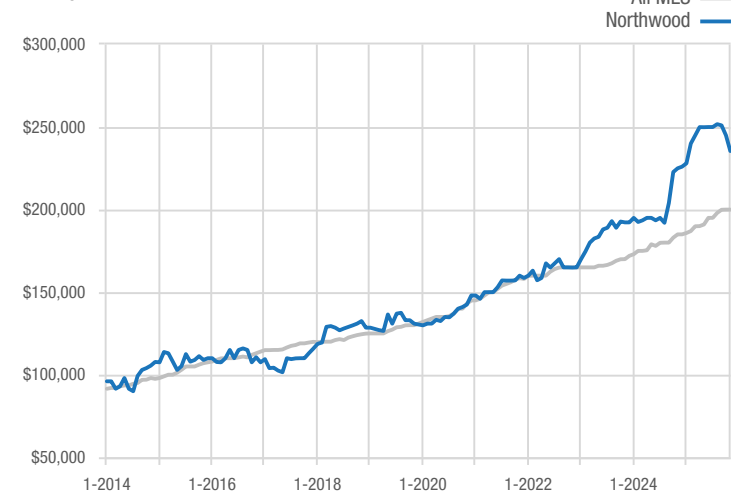
Zip Code 43619

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	10	+ 150.0%	122	109	- 10.7%
Pending Sales	5	9	+ 80.0%	89	90	+ 1.1%
Closed Sales	6	9	+ 50.0%	89	87	- 2.2%
Days on Market Until Sale	159	74	- 53.5%	74	82	+ 10.8%
Median Sales Price*	\$281,250	\$216,000	- 23.2%	\$228,000	\$240,000	+ 5.3%
Average Sales Price*	\$255,651	\$215,767	- 15.6%	\$238,055	\$246,570	+ 3.6%
Percent of List Price Received*	100.0%	101.9%	+ 1.9%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	38	22	- 42.1%	—	—	—
Months Supply of Inventory	4.7	2.8	- 40.4%	—	—	—

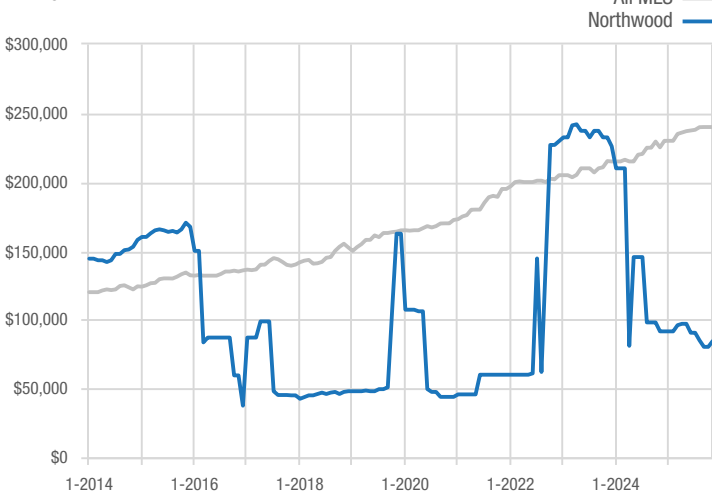
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	6	+ 500.0%	9	12	+ 33.3%
Pending Sales	3	0	- 100.0%	8	3	- 62.5%
Closed Sales	3	0	- 100.0%	8	3	- 62.5%
Days on Market Until Sale	52	—	—	54	68	+ 25.9%
Median Sales Price*	\$76,000	—	—	\$91,500	\$84,500	- 7.7%
Average Sales Price*	\$126,967	—	—	\$129,738	\$85,233	- 34.3%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.5	8.0	+ 1,500.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Walbridge

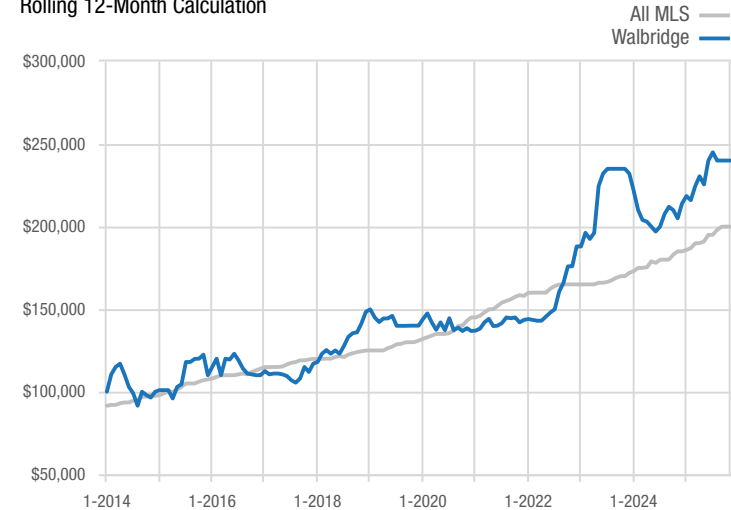
Zip Code 43465

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	3	5	+ 66.7%	46	54	+ 17.4%
Pending Sales	2	10	+ 400.0%	41	47	+ 14.6%
Closed Sales	2	12	+ 500.0%	43	44	+ 2.3%
Days on Market Until Sale	93	60	- 35.5%	60	51	- 15.0%
Median Sales Price*	\$232,500	\$220,000	- 5.4%	\$214,000	\$240,000	+ 12.1%
Average Sales Price*	\$232,500	\$218,200	- 6.2%	\$214,281	\$232,551	+ 8.5%
Percent of List Price Received*	100.0%	95.3%	- 4.7%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

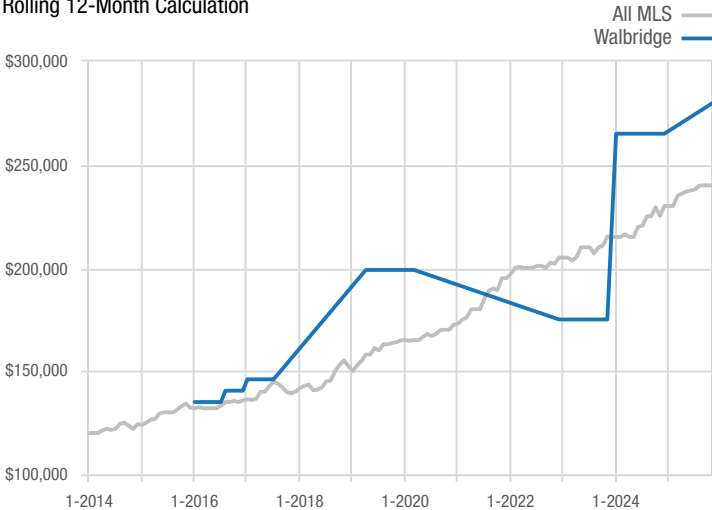
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	64	—	126	64	- 49.2%
Median Sales Price*	—	\$279,900	—	\$265,000	\$279,900	+ 5.6%
Average Sales Price*	—	\$279,900	—	\$265,000	\$279,900	+ 5.6%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	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	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	7	7	0.0%	74	85	+ 14.9%
Pending Sales	10	7	- 30.0%	64	63	- 1.6%
Closed Sales	12	6	- 50.0%	64	60	- 6.3%
Days on Market Until Sale	54	56	+ 3.7%	54	64	+ 18.5%
Median Sales Price*	\$229,563	\$212,500	- 7.4%	\$216,500	\$232,050	+ 7.2%
Average Sales Price*	\$248,085	\$249,083	+ 0.4%	\$240,728	\$252,637	+ 4.9%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	11	18	+ 63.6%	—	—	—
Months Supply of Inventory	2.0	3.3	+ 65.0%	—	—	—

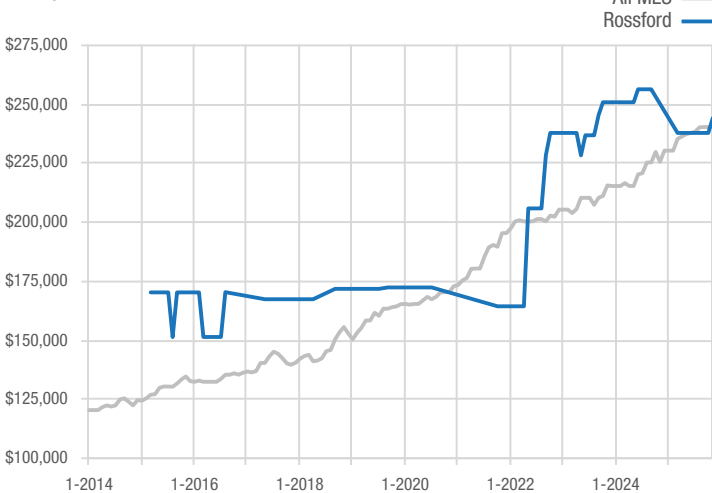
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	0	3	—
Pending Sales	0	1	—	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	40	—	—	51	—
Median Sales Price*	—	\$250,000	—	—	\$243,750	—
Average Sales Price*	—	\$250,000	—	—	\$243,750	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Perrysburg and Perrysburg Twp

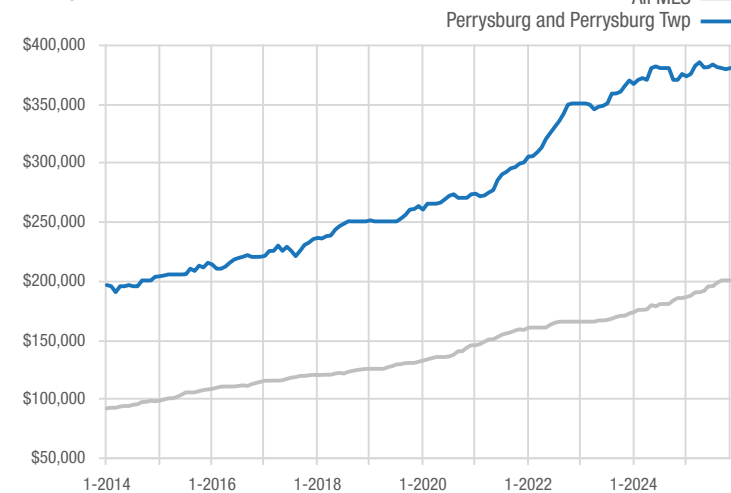
Zip Code 43551 and 43552

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	42	34	- 19.0%	502	607	+ 20.9%
Pending Sales	31	30	- 3.2%	420	471	+ 12.1%
Closed Sales	37	35	- 5.4%	419	476	+ 13.6%
Days on Market Until Sale	79	106	+ 34.2%	77	82	+ 6.5%
Median Sales Price*	\$395,000	\$405,000	+ 2.5%	\$379,900	\$380,000	+ 0.0%
Average Sales Price*	\$429,165	\$433,508	+ 1.0%	\$404,545	\$428,464	+ 5.9%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	106	127	+ 19.8%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

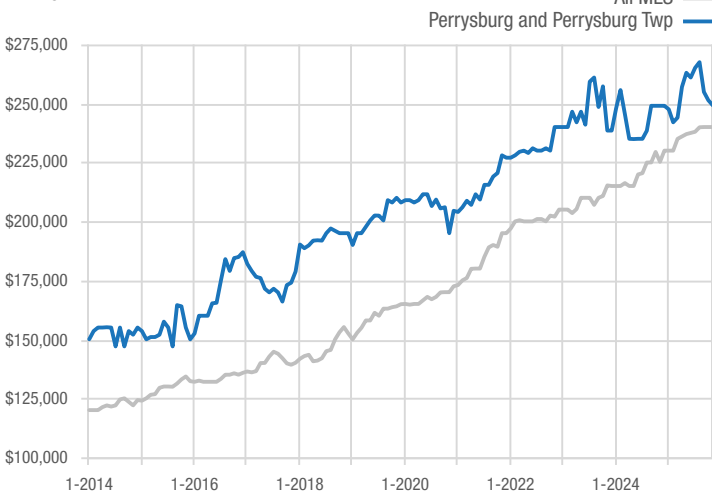
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	5	3	- 40.0%	63	64	+ 1.6%
Pending Sales	4	2	- 50.0%	51	59	+ 15.7%
Closed Sales	4	2	- 50.0%	52	60	+ 15.4%
Days on Market Until Sale	69	90	+ 30.4%	65	70	+ 7.7%
Median Sales Price*	\$272,000	\$216,500	- 20.4%	\$249,000	\$249,250	+ 0.1%
Average Sales Price*	\$266,500	\$216,500	- 18.8%	\$265,303	\$270,084	+ 1.8%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Genoa

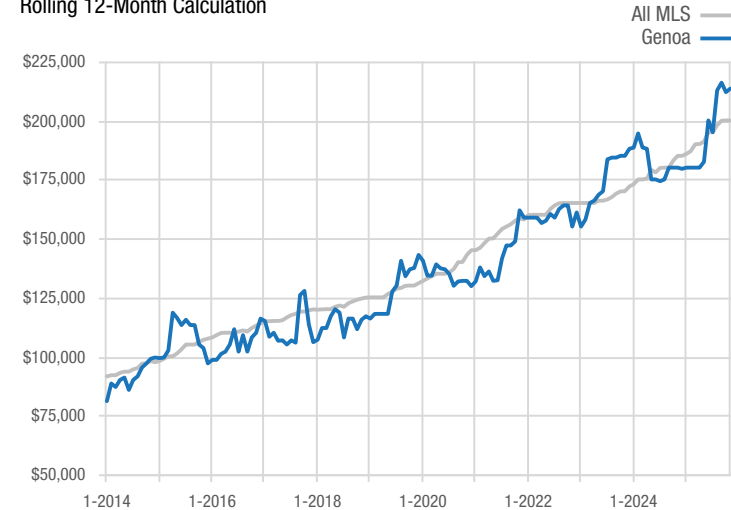
Zip Code 43430

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	5	3	- 40.0%	44	48	+ 9.1%
Pending Sales	2	6	+ 200.0%	39	41	+ 5.1%
Closed Sales	3	5	+ 66.7%	40	37	- 7.5%
Days on Market Until Sale	46	71	+ 54.3%	59	67	+ 13.6%
Median Sales Price*	\$170,000	\$216,000	+ 27.1%	\$180,000	\$216,000	+ 20.0%
Average Sales Price*	\$214,833	\$251,800	+ 17.2%	\$210,208	\$225,441	+ 7.2%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

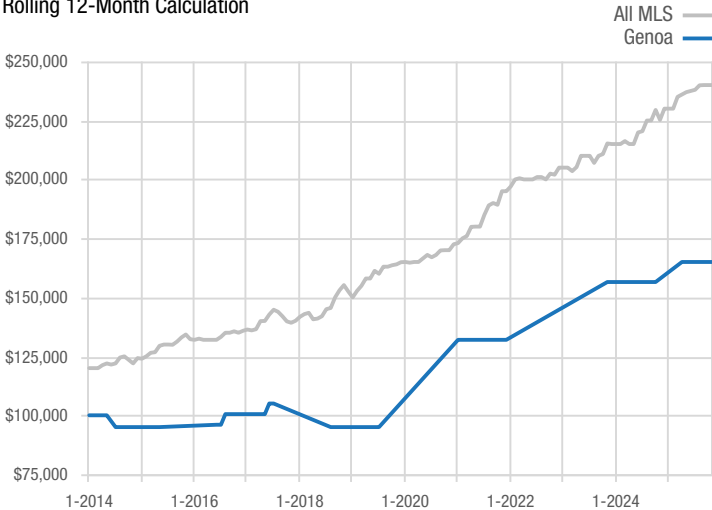
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	57	—
Median Sales Price*	—	—	—	—	\$165,000	—
Average Sales Price*	—	—	—	—	\$165,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	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

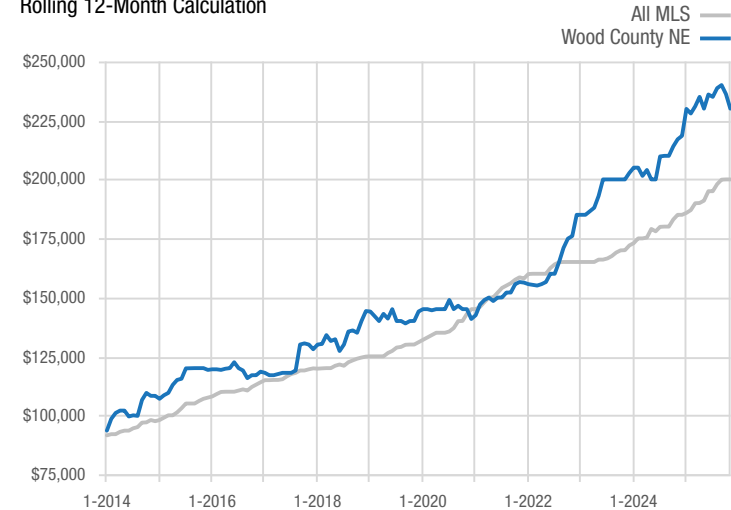
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	13	13	0.0%	139	154	+ 10.8%
Pending Sales	9	20	+ 122.2%	127	135	+ 6.3%
Closed Sales	10	20	+ 100.0%	129	124	- 3.9%
Days on Market Until Sale	62	62	0.0%	64	61	- 4.7%
Median Sales Price*	\$262,000	\$240,000	- 8.4%	\$224,000	\$236,200	+ 5.4%
Average Sales Price*	\$283,150	\$247,379	- 12.6%	\$240,382	\$253,301	+ 5.4%
Percent of List Price Received*	100.0%	96.5%	- 3.5%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	19	21	+ 10.5%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

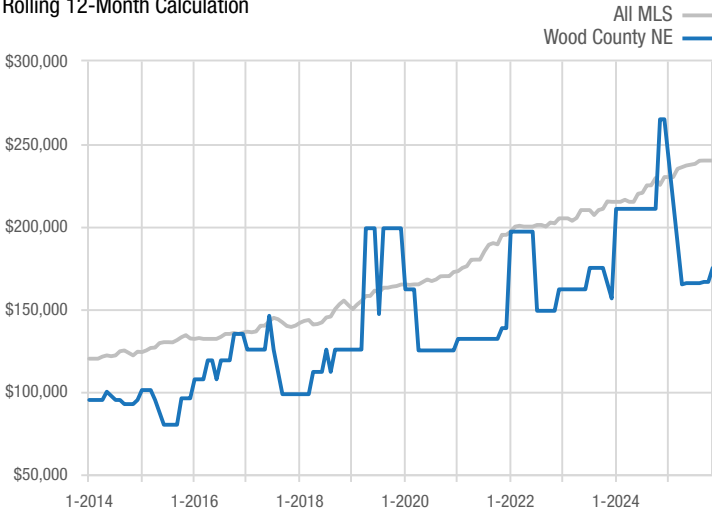
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	0	6	—
Pending Sales	0	1	—	1	5	+ 400.0%
Closed Sales	0	2	—	1	5	+ 400.0%
Days on Market Until Sale	—	87	—	126	70	- 44.4%
Median Sales Price*	—	\$227,450	—	\$265,000	\$175,000	- 34.0%
Average Sales Price*	—	\$227,450	—	\$265,000	\$192,280	- 27.4%
Percent of List Price Received*	—	97.3%	—	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	0	0	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

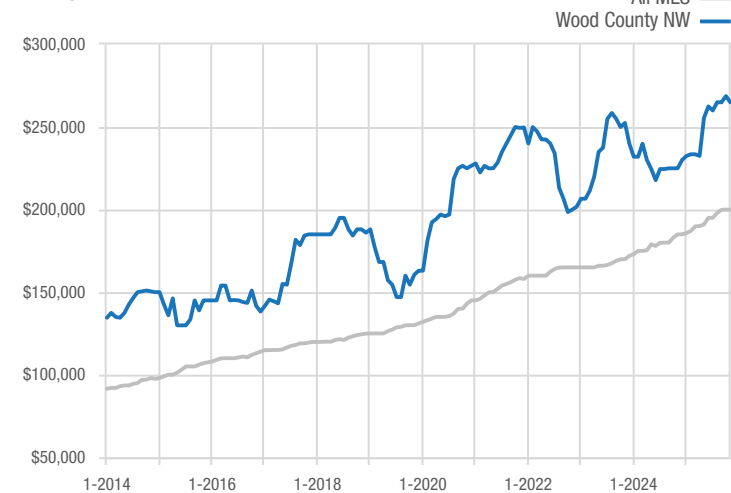
Zip Codes 43522 and 43525

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	6	+ 50.0%	43	48	+ 11.6%
Pending Sales	3	1	- 66.7%	35	41	+ 17.1%
Closed Sales	2	1	- 50.0%	33	41	+ 24.2%
Days on Market Until Sale	50	46	- 8.0%	56	62	+ 10.7%
Median Sales Price*	\$268,000	\$215,000	- 19.8%	\$230,000	\$265,000	+ 15.2%
Average Sales Price*	\$268,000	\$215,000	- 19.8%	\$259,254	\$279,300	+ 7.7%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

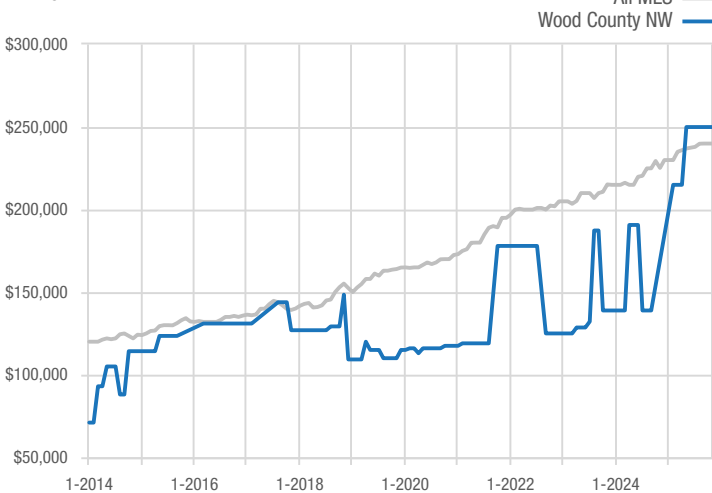
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	0	3	—
Closed Sales	0	0	0.0%	0	3	—
Days on Market Until Sale	—	—	—	—	70	—
Median Sales Price*	—	—	—	—	\$250,000	—
Average Sales Price*	—	—	—	—	\$242,667	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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

Local Market Update – November 2025

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Wood County SE

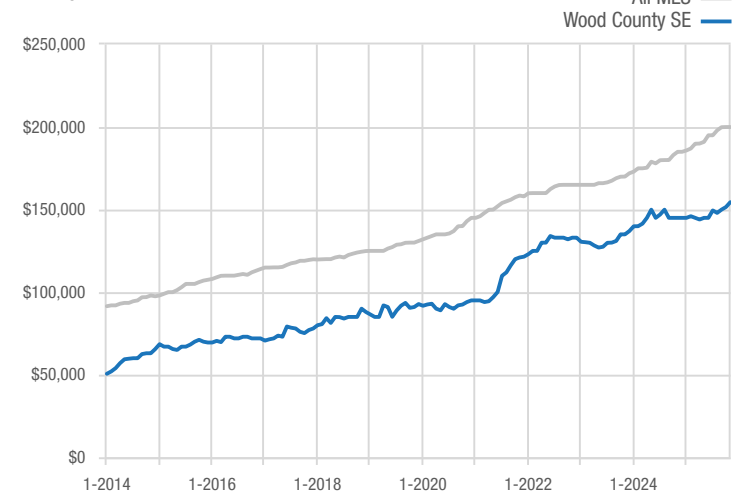
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	13	13	0.0%	198	201	+ 1.5%
Pending Sales	16	8	- 50.0%	184	182	- 1.1%
Closed Sales	15	11	- 26.7%	182	181	- 0.5%
Days on Market Until Sale	97	53	- 45.4%	72	69	- 4.2%
Median Sales Price*	\$143,550	\$160,000	+ 11.5%	\$145,000	\$153,500	+ 5.9%
Average Sales Price*	\$148,823	\$194,764	+ 30.9%	\$157,656	\$165,023	+ 4.7%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	35	38	+ 8.6%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

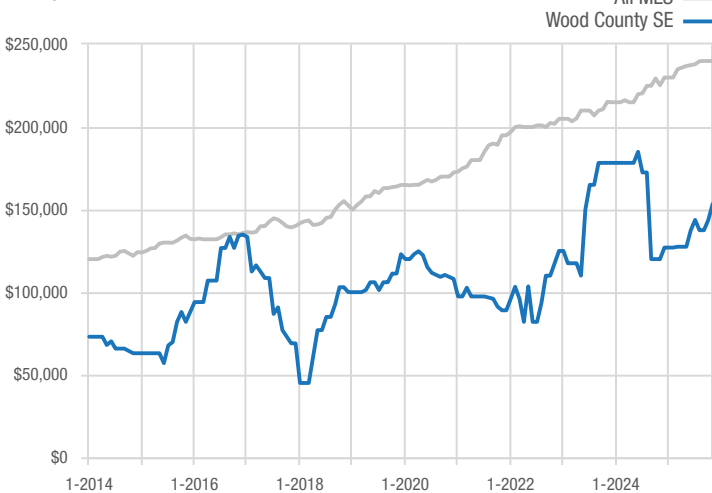
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	1	—	3	11	+ 266.7%
Pending Sales	1	0	- 100.0%	2	8	+ 300.0%
Closed Sales	2	0	- 100.0%	2	7	+ 250.0%
Days on Market Until Sale	99	—	—	99	70	- 29.3%
Median Sales Price*	\$127,000	—	—	\$127,000	\$153,500	+ 20.9%
Average Sales Price*	\$127,000	—	—	\$127,000	\$150,733	+ 18.7%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	2.0	3.5	+ 75.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County SW

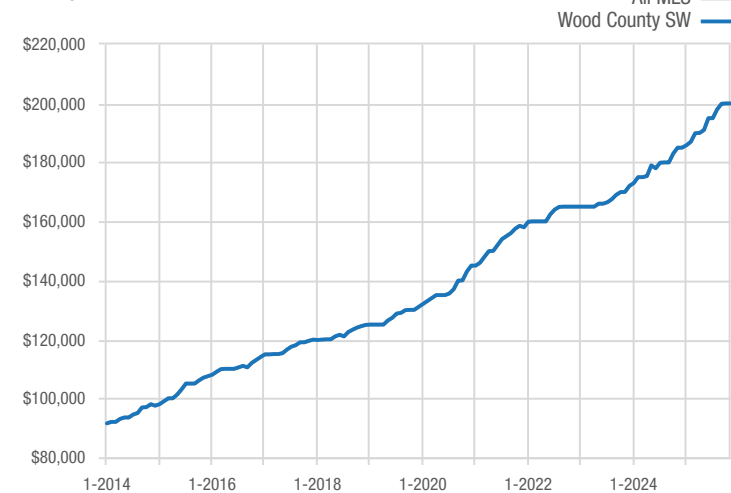
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	778	720	- 7.5%	9,884	10,658	+ 7.8%
Pending Sales	670	563	- 16.0%	7,996	8,389	+ 4.9%
Closed Sales	693	650	- 6.2%	7,921	8,215	+ 3.7%
Days on Market Until Sale	65	68	+ 4.6%	64	68	+ 6.3%
Median Sales Price*	\$190,000	\$199,450	+ 5.0%	\$185,000	\$201,800	+ 9.1%
Average Sales Price*	\$221,518	\$232,866	+ 5.1%	\$220,129	\$238,181	+ 8.2%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	1,884	2,085	+ 10.7%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

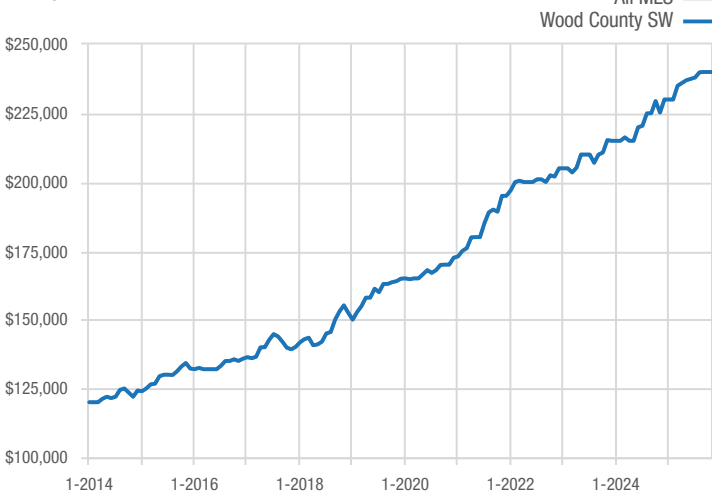
Condo-Villa	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	46	51	+ 10.9%	672	776	+ 15.5%
Pending Sales	45	33	- 26.7%	558	630	+ 12.9%
Closed Sales	50	48	- 4.0%	566	628	+ 11.0%
Days on Market Until Sale	71	57	- 19.7%	69	67	- 2.9%
Median Sales Price*	\$204,900	\$220,000	+ 7.4%	\$230,000	\$240,000	+ 4.3%
Average Sales Price*	\$216,782	\$242,459	+ 11.8%	\$246,183	\$250,346	+ 1.7%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	120	153	+ 27.5%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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