

Local Market Update – September 2025

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Lucas and Wood Counties

The single-family market in Lucas and Wood Counties remained **robust and active** through September 2025. Listing growth has not slowed buyer momentum, suggesting strong confidence and demand. The increase in prices and total volume confirms a competitive but sustainable market, with some early signs of normalization (longer market times).

The **Condo/Villa segment** remains resilient. While sales volume dipped slightly, pricing strength and faster sales times suggest solid underlying demand. The increase in supply helps ease pressure on buyers without undermining values.

Year-to-date performance underscores **steady, long-term appreciation** and consistent buyer engagement. Price growth nearing double digits highlights ongoing demand strength, while increased supply suggests the market is gradually stabilizing.

Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9 2024	Thru 9 2025	% Change
New Listings	629	776	23.4%	5,346	5,814	8.8%
Closed Sales	479	560	16.9%	4,176	4,311	3.2%
Days on Market	54	61	13.0%	56	62	10.7%
SP\$/SqFt	\$130.93	\$139.88	6.8%	\$125.76	\$135.64	7.9%
Median Sales Price*	\$197,689	\$211,500	7.0%	\$185,000	\$207,000	11.9%
Average Sales Price*	\$236,457	\$248,549	5.1%	\$221,996	\$243,746	9.8%
Percent of List Price Received*	101%	102%	1.0%	102%	101%	-1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$113,262,485	\$139,183,832	22.9%	\$926,920,830	\$1,050,783,592	13.4%

Condo/Villa	September			Year to Date		
	2024	2025	% Change	Thru 9 2024	Thru 9 2025	% Change
New Listings	41	48	17.1%	421	438	4.0%
Closed Sales	48	44	-8.3%	364	358	-1.6%
Days on Market	60	52	-13.3%	60	58	-3.3%
SP\$/SqFt	\$154.32	\$165.23	7.1%	\$147.66	\$148.79	0.8%
Median Sales Price*	\$245,000	\$271,000	10.6%	\$230,000	\$246,900	7.3%
Average Sales Price*	\$266,301	\$285,706	7.3%	\$247,701	\$250,066	1.0%
Percent of List Price Received*	99%	99%	0.0%	100%	100%	0.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$12,782,451	\$12,571,082	-1.7%	\$90,162,953	\$89,523,503	0.0%

*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	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,044	1,166	+ 11.7%	8,748	9,516	+ 8.8%
Pending Sales		814	913	+ 12.2%	6,956	7,347	+ 5.6%
Closed Sales		819	899	+ 9.8%	6,911	7,224	+ 4.5%
Days on Market Until Sale		56	65	+ 16.1%	60	66	+ 10.0%
Median Sales Price		\$197,295	\$213,200	+ 8.1%	\$189,000	\$206,500	+ 9.3%
Average Sales Price		\$237,570	\$242,947	+ 2.3%	\$222,308	\$239,409	+ 7.7%
Percent of List Price Received		99.9%	99.7%	- 0.2%	100.1%	99.7%	- 0.4%
Housing Affordability Index		161	146	- 9.3%	168	151	- 10.1%
Inventory of Homes for Sale		2,160	2,438	+ 12.9%	—	—	—
Months Supply of Inventory		2.8	3.0	+ 7.1%	—	—	—

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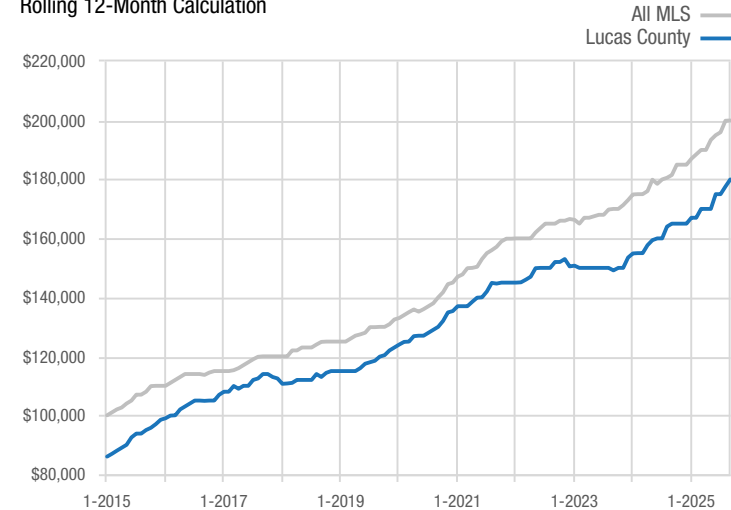
Lucas County

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	507	608	+ 19.9%	4,300	4,613	+ 7.3%
Pending Sales	374	440	+ 17.6%	3,373	3,480	+ 3.2%
Closed Sales	378	447	+ 18.3%	3,344	3,405	+ 1.8%
Days on Market Until Sale	52	58	+ 11.5%	55	60	+ 9.1%
Median Sales Price*	\$170,450	\$192,500	+ 12.9%	\$165,000	\$184,450	+ 11.8%
Average Sales Price*	\$213,045	\$225,723	+ 6.0%	\$200,749	\$219,718	+ 9.4%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	100.9%	100.5%	- 0.4%
Inventory of Homes for Sale	1,000	1,125	+ 12.5%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

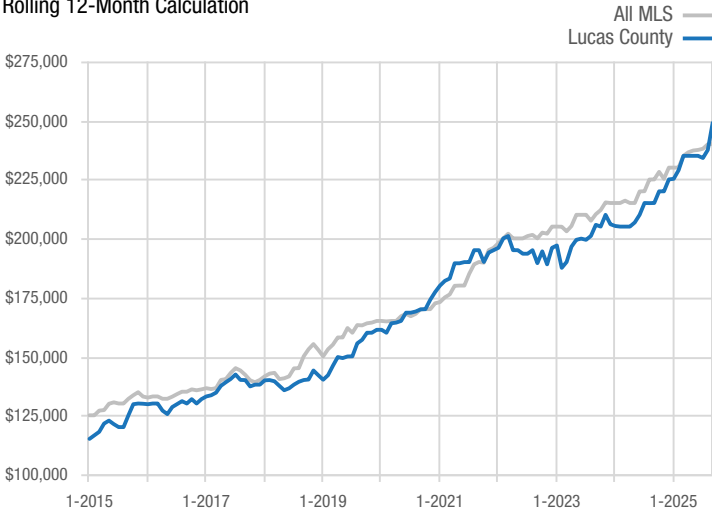
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	31	39	+ 25.8%	334	355	+ 6.3%
Pending Sales	36	37	+ 2.8%	291	288	- 1.0%
Closed Sales	40	37	- 7.5%	290	288	- 0.7%
Days on Market Until Sale	61	52	- 14.8%	60	56	- 6.7%
Median Sales Price*	\$230,000	\$272,500	+ 18.5%	\$220,000	\$247,500	+ 12.5%
Average Sales Price*	\$261,143	\$289,088	+ 10.7%	\$244,854	\$248,643	+ 1.5%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.9%	99.8%	- 0.1%
Inventory of Homes for Sale	58	77	+ 32.8%	—	—	—
Months Supply of Inventory	1.8	2.6	+ 44.4%	—	—	—

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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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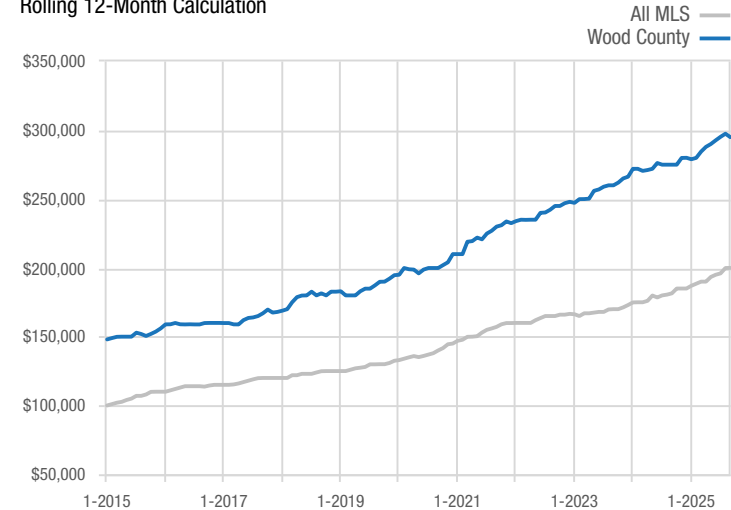
Wood County

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	122	137	+ 12.3%	1,046	1,169	+ 11.8%
Pending Sales	103	113	+ 9.7%	846	910	+ 7.6%
Closed Sales	101	111	+ 9.9%	832	904	+ 8.7%
Days on Market Until Sale	63	75	+ 19.0%	62	71	+ 14.5%
Median Sales Price*	\$299,522	\$276,000	- 7.9%	\$278,500	\$298,500	+ 7.2%
Average Sales Price*	\$331,800	\$343,609	+ 3.6%	\$312,467	\$340,323	+ 8.9%
Percent of List Price Received*	100.2%	100.9%	+ 0.7%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	264	309	+ 17.0%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

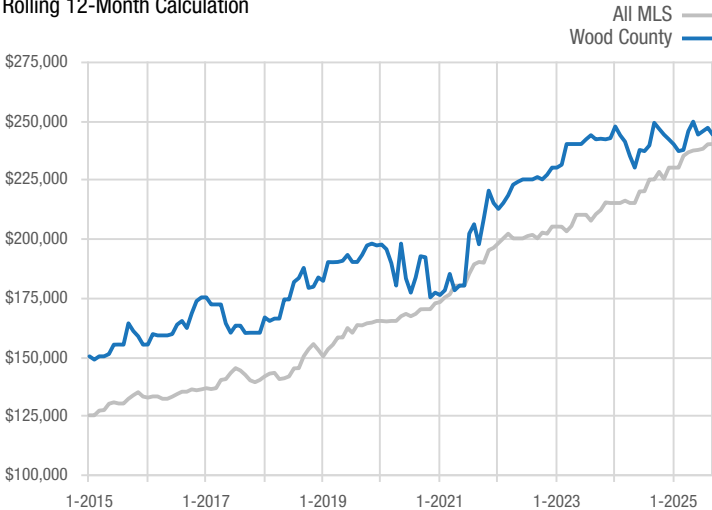
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	10	8	- 20.0%	87	82	- 5.7%
Pending Sales	8	8	0.0%	73	72	- 1.4%
Closed Sales	8	7	- 12.5%	75	70	- 6.7%
Days on Market Until Sale	56	55	- 1.8%	58	65	+ 12.1%
Median Sales Price*	\$290,000	\$244,000	- 15.9%	\$246,000	\$246,900	+ 0.4%
Average Sales Price*	\$292,091	\$271,986	- 6.9%	\$261,029	\$257,009	- 1.5%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	25	16	- 36.0%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

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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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Toledo - All Zip Codes

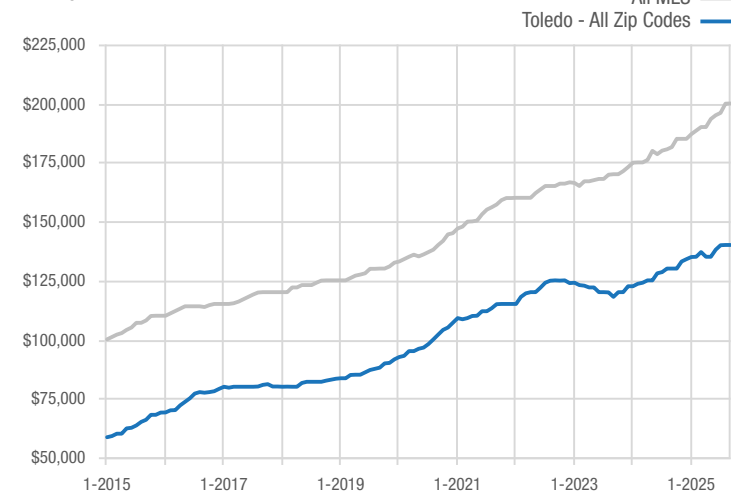
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Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	341	431	+ 26.4%	2,997	3,173	+ 5.9%
Pending Sales	252	300	+ 19.0%	2,420	2,414	- 0.2%
Closed Sales	263	294	+ 11.8%	2,420	2,363	- 2.4%
Days on Market Until Sale	52	55	+ 5.8%	54	58	+ 7.4%
Median Sales Price*	\$142,000	\$140,625	- 1.0%	\$132,250	\$142,250	+ 7.6%
Average Sales Price*	\$158,572	\$164,383	+ 3.7%	\$151,264	\$162,024	+ 7.1%
Percent of List Price Received*	100.3%	100.3%	0.0%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	665	764	+ 14.9%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

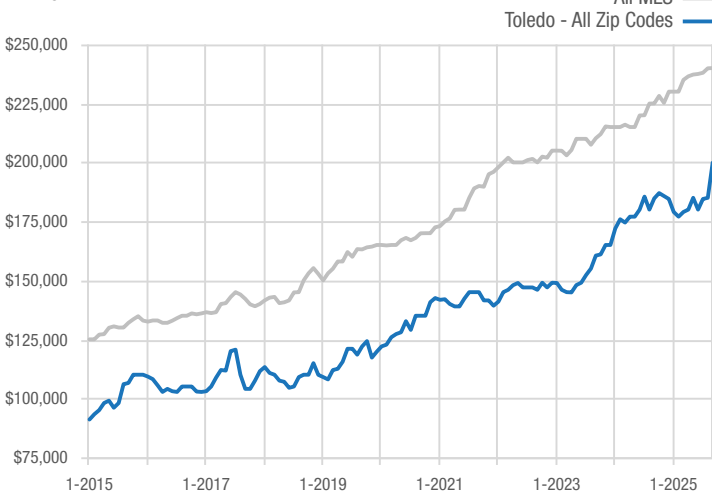
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	15	14	- 6.7%	167	159	- 4.8%
Pending Sales	15	12	- 20.0%	138	133	- 3.6%
Closed Sales	16	13	- 18.8%	138	132	- 4.3%
Days on Market Until Sale	45	61	+ 35.6%	52	52	0.0%
Median Sales Price*	\$185,750	\$274,950	+ 48.0%	\$178,000	\$200,000	+ 12.4%
Average Sales Price*	\$203,719	\$303,792	+ 49.1%	\$191,905	\$211,576	+ 10.3%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	100.6%	100.1%	- 0.5%
Inventory of Homes for Sale	30	34	+ 13.3%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Holland

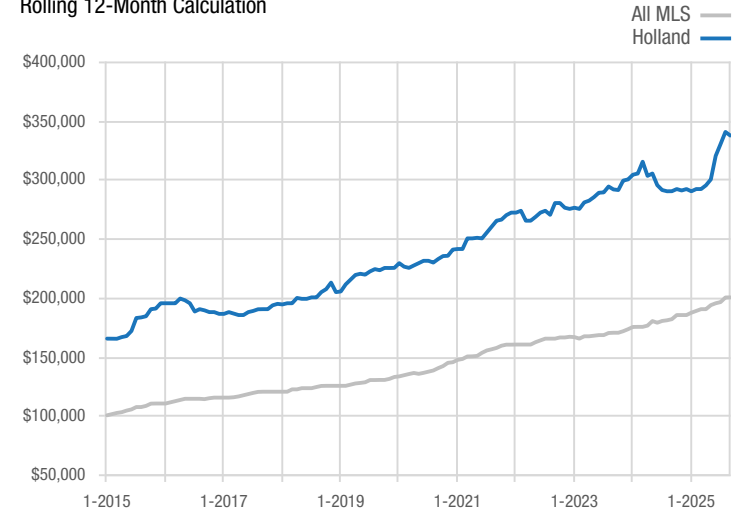
Zip Code 43528

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	21	20	- 4.8%	132	158	+ 19.7%
Pending Sales	11	12	+ 9.1%	96	119	+ 24.0%
Closed Sales	12	12	0.0%	95	120	+ 26.3%
Days on Market Until Sale	71	65	- 8.5%	54	60	+ 11.1%
Median Sales Price*	\$310,000	\$300,500	- 3.1%	\$289,950	\$345,000	+ 19.0%
Average Sales Price*	\$314,833	\$301,909	- 4.1%	\$311,681	\$346,382	+ 11.1%
Percent of List Price Received*	108.4%	98.9%	- 8.8%	101.7%	99.7%	- 2.0%
Inventory of Homes for Sale	37	42	+ 13.5%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

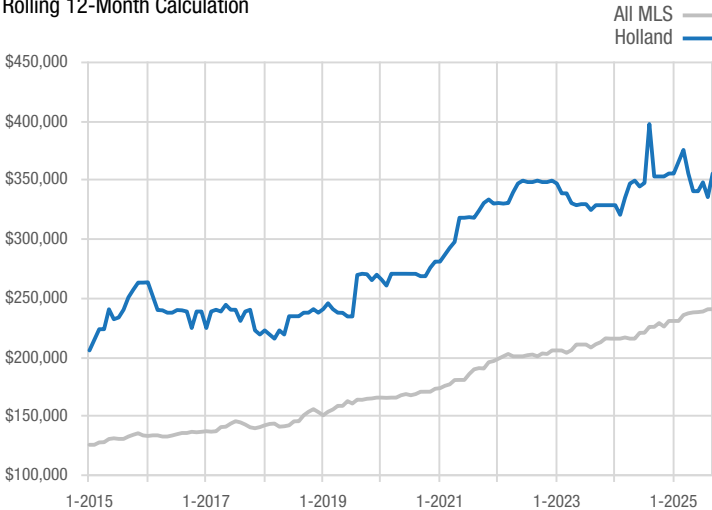
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	3	5	+ 66.7%	20	22	+ 10.0%
Pending Sales	2	2	0.0%	14	14	0.0%
Closed Sales	2	1	- 50.0%	13	14	+ 7.7%
Days on Market Until Sale	42	38	- 9.5%	75	62	- 17.3%
Median Sales Price*	\$264,000	\$508,000	+ 92.4%	\$355,000	\$355,000	0.0%
Average Sales Price*	\$264,000	\$508,000	+ 92.4%	\$361,869	\$348,779	- 3.6%
Percent of List Price Received*	96.1%	96.8%	+ 0.7%	97.8%	98.4%	+ 0.6%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

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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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Maumee

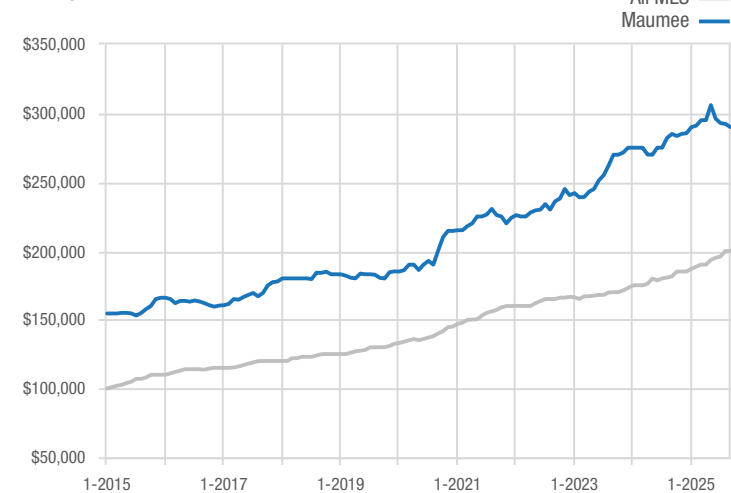
Zip Code 43537

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	48	35	- 27.1%	332	351	+ 5.7%
Pending Sales	27	30	+ 11.1%	253	262	+ 3.6%
Closed Sales	24	33	+ 37.5%	250	255	+ 2.0%
Days on Market Until Sale	42	50	+ 19.0%	56	56	0.0%
Median Sales Price*	\$330,000	\$288,000	- 12.7%	\$290,000	\$295,000	+ 1.7%
Average Sales Price*	\$334,413	\$319,046	- 4.6%	\$318,438	\$347,866	+ 9.2%
Percent of List Price Received*	100.9%	101.5%	+ 0.6%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	81	78	- 3.7%	—	—	—
Months Supply of Inventory	3.0	2.7	- 10.0%	—	—	—

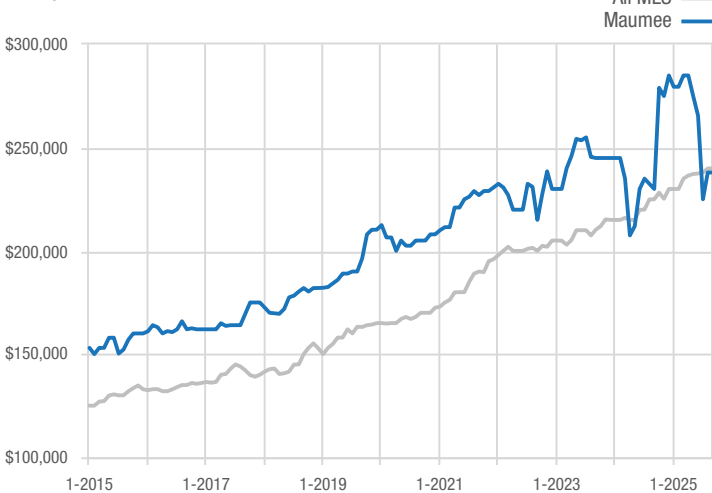
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	4	5	+ 25.0%	43	46	+ 7.0%
Pending Sales	2	4	+ 100.0%	37	38	+ 2.7%
Closed Sales	2	6	+ 200.0%	37	38	+ 2.7%
Days on Market Until Sale	25	41	+ 64.0%	44	48	+ 9.1%
Median Sales Price*	\$601,312	\$276,000	- 54.1%	\$279,000	\$229,250	- 17.8%
Average Sales Price*	\$601,312	\$252,234	- 58.1%	\$343,715	\$251,469	- 26.8%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	99.5%	98.2%	- 1.3%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Monclova

Zip Code 43542

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	5	4	- 20.0%	43	49	+ 14.0%
Pending Sales	6	5	- 16.7%	30	30	0.0%
Closed Sales	6	7	+ 16.7%	30	31	+ 3.3%
Days on Market Until Sale	61	77	+ 26.2%	75	86	+ 14.7%
Median Sales Price*	\$550,000	\$567,210	+ 3.1%	\$441,000	\$456,000	+ 3.4%
Average Sales Price*	\$517,000	\$522,537	+ 1.1%	\$477,306	\$526,660	+ 10.3%
Percent of List Price Received*	100.6%	100.8%	+ 0.2%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	14	21	+ 50.0%	—	—	—
Months Supply of Inventory	3.4	5.0	+ 47.1%	—	—	—

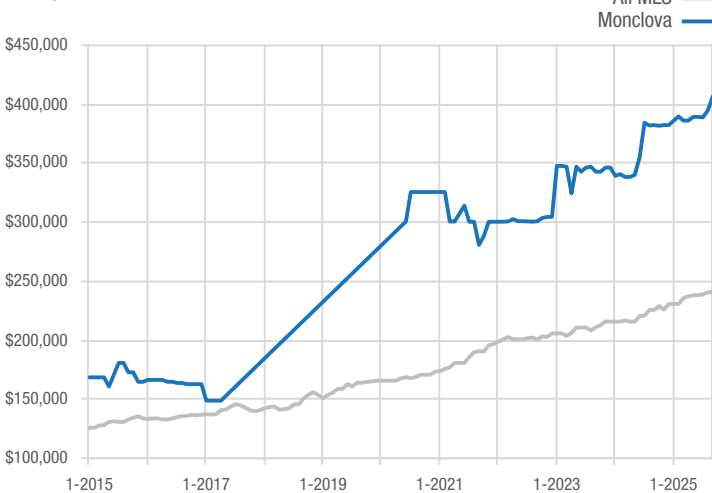
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	1	0	- 100.0%	11	8	- 27.3%
Pending Sales	2	0	- 100.0%	12	5	- 58.3%
Closed Sales	3	0	- 100.0%	14	10	- 28.6%
Days on Market Until Sale	259	—	—	269	169	- 37.2%
Median Sales Price*	\$381,415	—	—	\$381,643	\$408,118	+ 6.9%
Average Sales Price*	\$395,017	—	—	\$380,108	\$410,656	+ 8.0%
Percent of List Price Received*	100.0%	—	—	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

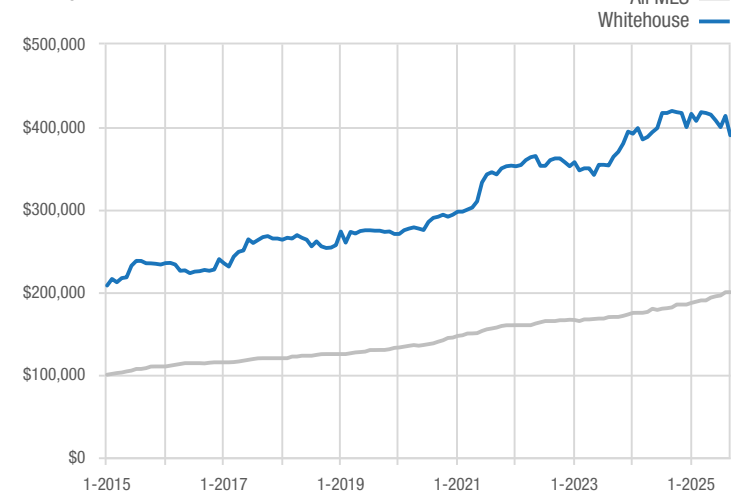
Zip Code 43571

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	4	15	+ 275.0%	69	74	+ 7.2%
Pending Sales	10	8	- 20.0%	52	52	0.0%
Closed Sales	8	7	- 12.5%	48	50	+ 4.2%
Days on Market Until Sale	59	69	+ 16.9%	52	66	+ 26.9%
Median Sales Price*	\$425,750	\$389,900	- 8.4%	\$418,000	\$423,875	+ 1.4%
Average Sales Price*	\$405,813	\$372,214	- 8.3%	\$410,376	\$433,502	+ 5.6%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.7%	99.2%	- 0.5%
Inventory of Homes for Sale	17	24	+ 41.2%	—	—	—
Months Supply of Inventory	2.8	4.1	+ 46.4%	—	—	—

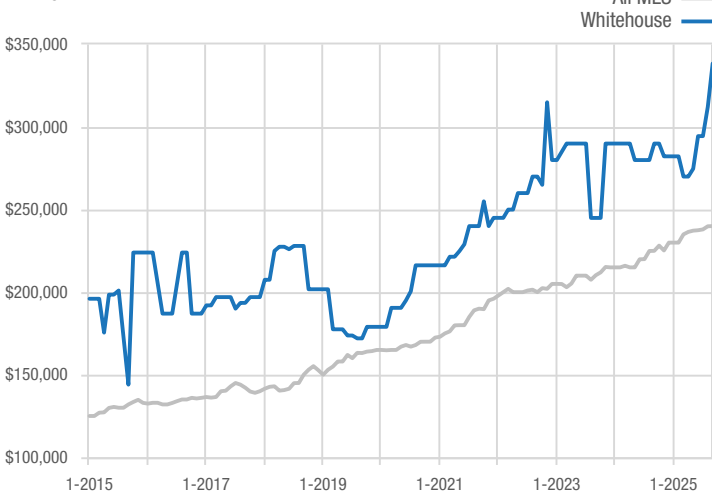
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	2	4	+ 100.0%
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	20	76	+ 280.0%	41	45	+ 9.8%
Median Sales Price*	\$294,500	\$444,900	+ 51.1%	\$282,250	\$338,500	+ 19.9%
Average Sales Price*	\$294,500	\$444,900	+ 51.1%	\$282,250	\$344,225	+ 22.0%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	96.6%	97.7%	+ 1.1%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Sylvania

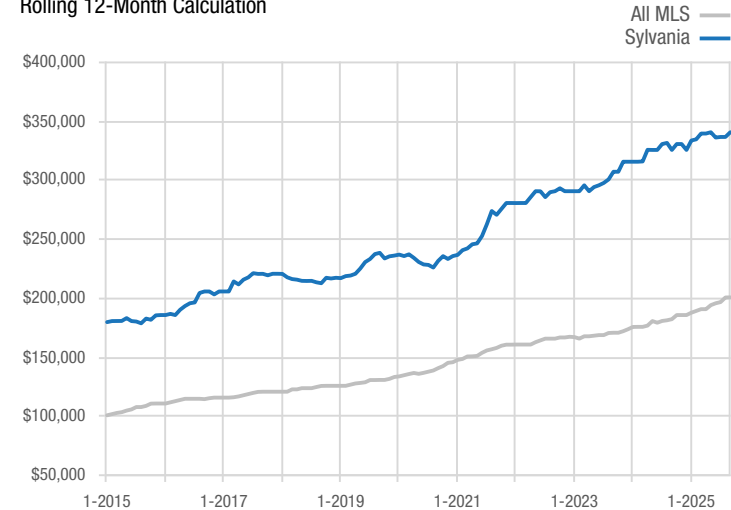
Zip Code 43560

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	37	48	+ 29.7%	351	371	+ 5.7%
Pending Sales	28	45	+ 60.7%	268	276	+ 3.0%
Closed Sales	28	41	+ 46.4%	262	262	0.0%
Days on Market Until Sale	52	52	0.0%	54	64	+ 18.5%
Median Sales Price*	\$274,500	\$340,000	+ 23.9%	\$332,000	\$345,000	+ 3.9%
Average Sales Price*	\$357,343	\$362,640	+ 1.5%	\$363,160	\$363,595	+ 0.1%
Percent of List Price Received*	99.2%	100.2%	+ 1.0%	101.2%	99.9%	- 1.3%
Inventory of Homes for Sale	81	94	+ 16.0%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

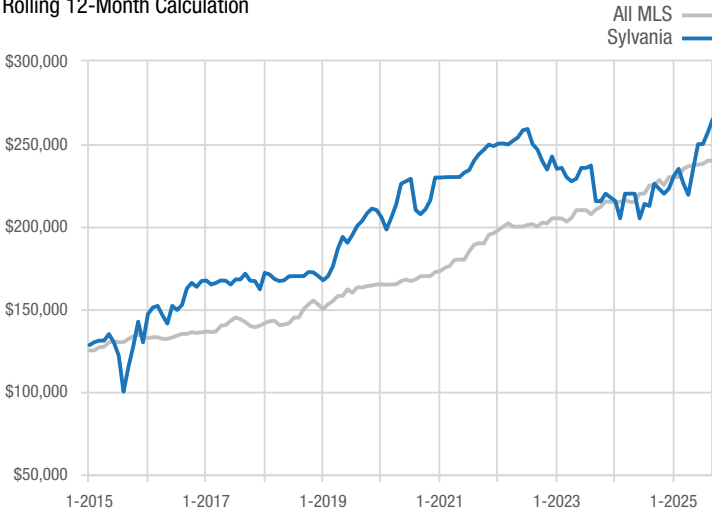
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	7	10	+ 42.9%	66	93	+ 40.9%
Pending Sales	10	14	+ 40.0%	63	75	+ 19.0%
Closed Sales	11	12	+ 9.1%	61	72	+ 18.0%
Days on Market Until Sale	52	46	- 11.5%	47	56	+ 19.1%
Median Sales Price*	\$235,000	\$266,950	+ 13.6%	\$226,000	\$265,950	+ 17.7%
Average Sales Price*	\$244,809	\$271,906	+ 11.1%	\$240,545	\$270,233	+ 12.3%
Percent of List Price Received*	99.6%	100.3%	+ 0.7%	99.6%	99.9%	+ 0.3%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	2.2	2.8	+ 27.3%	—	—	—

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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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Local Market Update – September 2025

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Waterville

Zip Code 43566

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	15	19	+ 26.7%	124	153	+ 23.4%
Pending Sales	13	14	+ 7.7%	75	102	+ 36.0%
Closed Sales	13	14	+ 7.7%	71	99	+ 39.4%
Days on Market Until Sale	56	53	- 5.4%	60	73	+ 21.7%
Median Sales Price*	\$329,200	\$388,250	+ 17.9%	\$342,400	\$372,500	+ 8.8%
Average Sales Price*	\$348,360	\$379,457	+ 8.9%	\$341,722	\$392,151	+ 14.8%
Percent of List Price Received*	99.8%	99.8%	0.0%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	35	35	0.0%	—	—	—
Months Supply of Inventory	4.2	3.3	- 21.4%	—	—	—

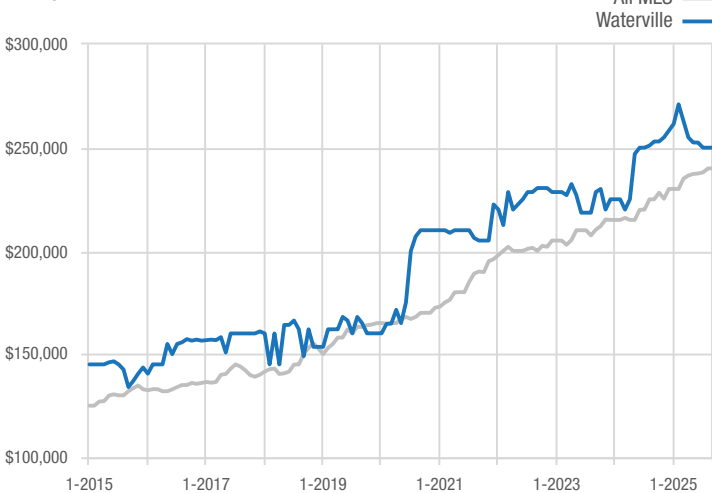
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	16	9	- 43.8%
Pending Sales	4	3	- 25.0%	17	8	- 52.9%
Closed Sales	5	3	- 40.0%	17	8	- 52.9%
Days on Market Until Sale	38	58	+ 52.6%	41	59	+ 43.9%
Median Sales Price*	\$271,250	\$272,000	+ 0.3%	\$261,500	\$250,000	- 4.4%
Average Sales Price*	\$256,630	\$248,333	- 3.2%	\$263,521	\$242,394	- 8.0%
Percent of List Price Received*	96.3%	100.6%	+ 4.5%	98.4%	100.2%	+ 1.8%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43604

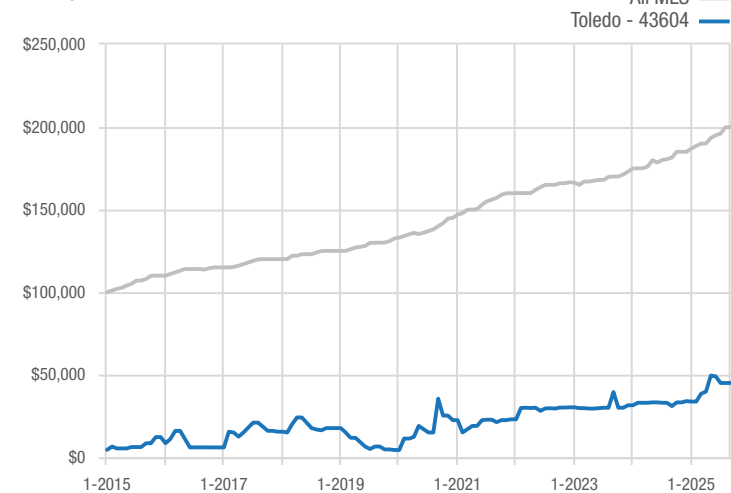
Zip Code 43604

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	2	3	+ 50.0%	28	27	- 3.6%
Pending Sales	4	1	- 75.0%	20	21	+ 5.0%
Closed Sales	3	3	0.0%	19	22	+ 15.8%
Days on Market Until Sale	45	37	- 17.8%	85	69	- 18.8%
Median Sales Price*	\$25,000	\$35,000	+ 40.0%	\$33,500	\$45,000	+ 34.3%
Average Sales Price*	\$35,667	\$33,000	- 7.5%	\$50,397	\$66,043	+ 31.0%
Percent of List Price Received*	90.8%	89.6%	- 1.3%	89.7%	86.9%	- 3.1%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	3.0	2.6	- 13.3%	—	—	—

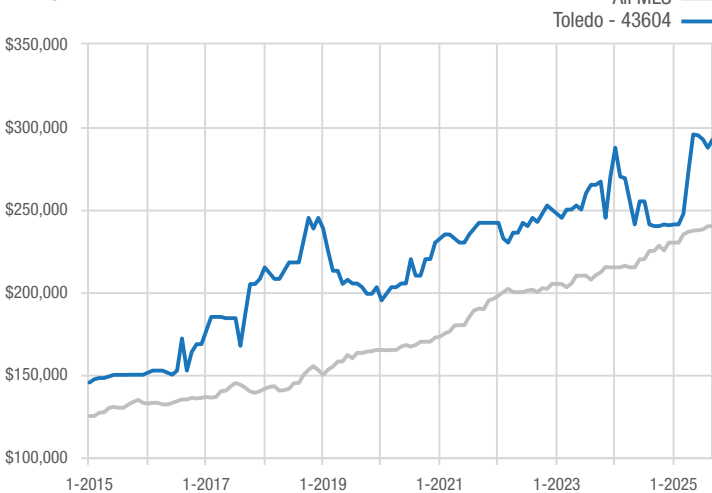
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	13	7	- 46.2%
Pending Sales	1	1	0.0%	12	8	- 33.3%
Closed Sales	2	2	0.0%	12	8	- 33.3%
Days on Market Until Sale	65	43	- 33.8%	77	67	- 13.0%
Median Sales Price*	\$197,500	\$315,000	+ 59.5%	\$240,000	\$292,500	+ 21.9%
Average Sales Price*	\$197,500	\$315,000	+ 59.5%	\$245,733	\$297,488	+ 21.1%
Percent of List Price Received*	98.0%	94.6%	- 3.5%	100.4%	97.2%	- 3.2%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43605

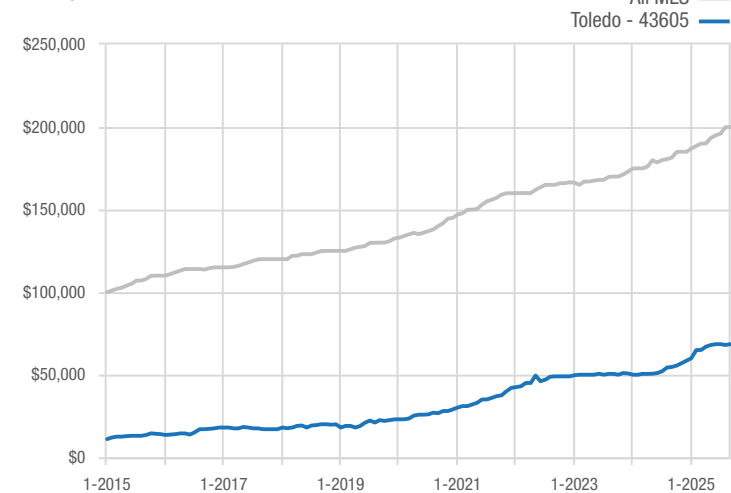
Zip Code 43605

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	24	39	+ 62.5%	252	284	+ 12.7%
Pending Sales	17	28	+ 64.7%	187	212	+ 13.4%
Closed Sales	19	26	+ 36.8%	186	208	+ 11.8%
Days on Market Until Sale	57	54	- 5.3%	57	57	0.0%
Median Sales Price*	\$75,000	\$87,450	+ 16.6%	\$56,000	\$70,000	+ 25.0%
Average Sales Price*	\$73,275	\$89,135	+ 21.6%	\$61,795	\$73,497	+ 18.9%
Percent of List Price Received*	93.6%	100.3%	+ 7.2%	97.4%	98.2%	+ 0.8%
Inventory of Homes for Sale	47	71	+ 51.1%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

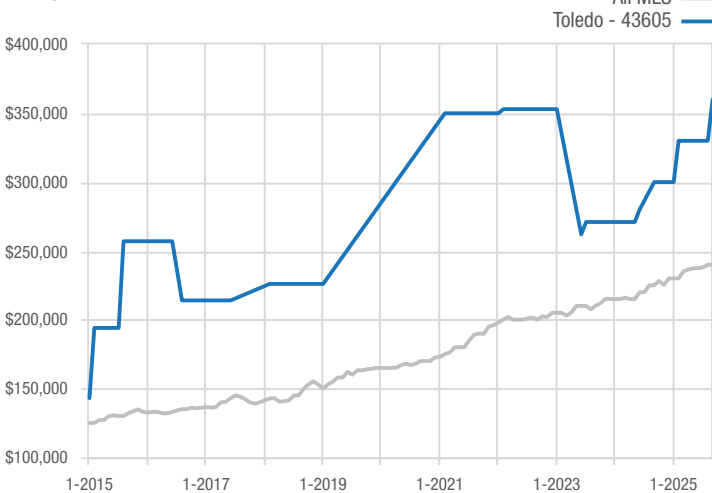
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	46	—	—	46	20	- 56.5%
Median Sales Price*	\$299,999	—	—	\$299,999	\$360,000	+ 20.0%
Average Sales Price*	\$299,999	—	—	\$299,999	\$360,000	+ 20.0%
Percent of List Price Received*	100.0%	—	—	100.0%	97.3%	- 2.7%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43606

Zip Code 43606

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	26	25	- 3.8%	238	233	- 2.1%
Pending Sales	20	17	- 15.0%	199	183	- 8.0%
Closed Sales	25	22	- 12.0%	203	181	- 10.8%
Days on Market Until Sale	51	52	+ 2.0%	50	54	+ 8.0%
Median Sales Price*	\$217,000	\$222,500	+ 2.5%	\$210,000	\$235,000	+ 11.9%
Average Sales Price*	\$243,460	\$233,745	- 4.0%	\$228,267	\$248,417	+ 8.8%
Percent of List Price Received*	104.6%	102.9%	- 1.6%	102.3%	101.6%	- 0.7%
Inventory of Homes for Sale	44	52	+ 18.2%	—	—	—
Months Supply of Inventory	2.0	2.6	+ 30.0%	—	—	—

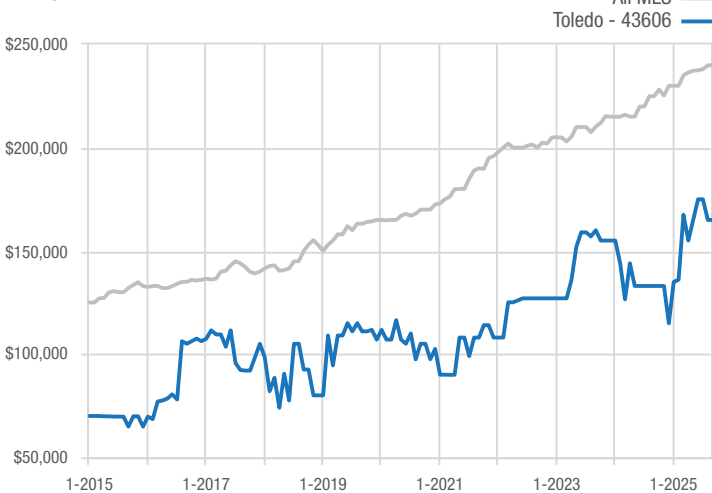
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	1	—	4	6	+ 50.0%
Pending Sales	0	0	—	4	6	+ 50.0%
Closed Sales	0	0	—	5	6	+ 20.0%
Days on Market Until Sale	—	—	—	54	43	- 20.4%
Median Sales Price*	—	—	—	\$114,900	\$165,000	+ 43.6%
Average Sales Price*	—	—	—	\$134,380	\$187,621	+ 39.6%
Percent of List Price Received*	—	—	—	97.3%	95.1%	- 2.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43607

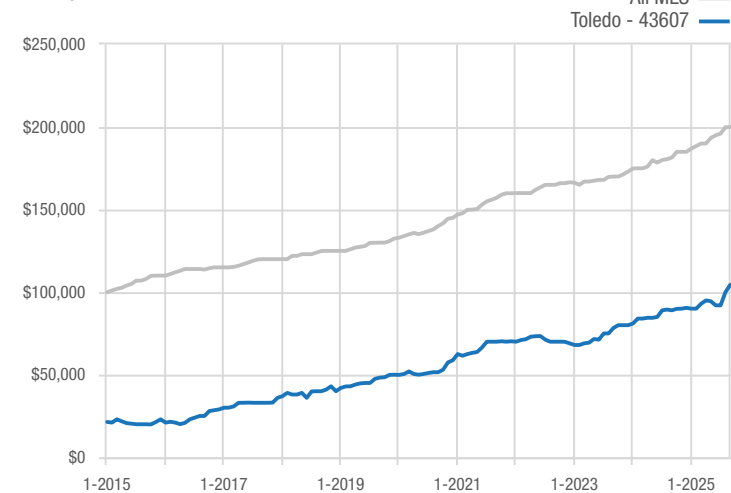
Zip Code 43607

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	30	25	- 16.7%	199	194	- 2.5%
Pending Sales	16	20	+ 25.0%	156	136	- 12.8%
Closed Sales	15	19	+ 26.7%	153	132	- 13.7%
Days on Market Until Sale	52	51	- 1.9%	61	62	+ 1.6%
Median Sales Price*	\$90,000	\$105,000	+ 16.7%	\$89,900	\$104,000	+ 15.7%
Average Sales Price*	\$87,893	\$103,561	+ 17.8%	\$94,003	\$103,366	+ 10.0%
Percent of List Price Received*	96.3%	99.3%	+ 3.1%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	55	46	- 16.4%	—	—	—
Months Supply of Inventory	3.3	3.0	- 9.1%	—	—	—

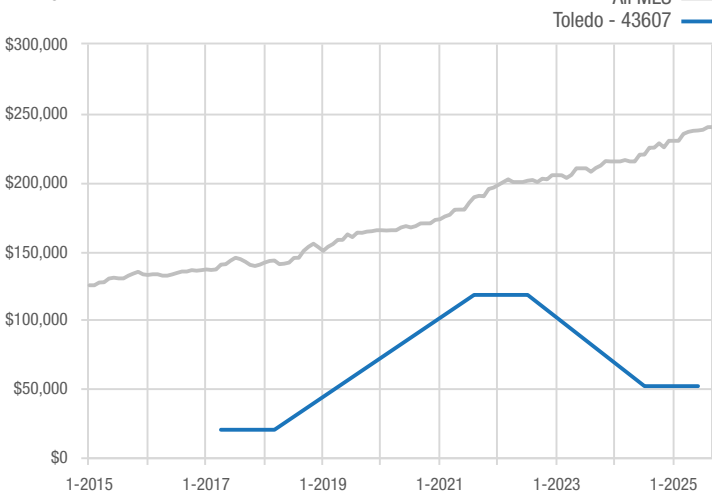
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	71	—	—
Median Sales Price*	—	—	—	\$51,700	—	—
Average Sales Price*	—	—	—	\$51,700	—	—
Percent of List Price Received*	—	—	—	86.2%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43608

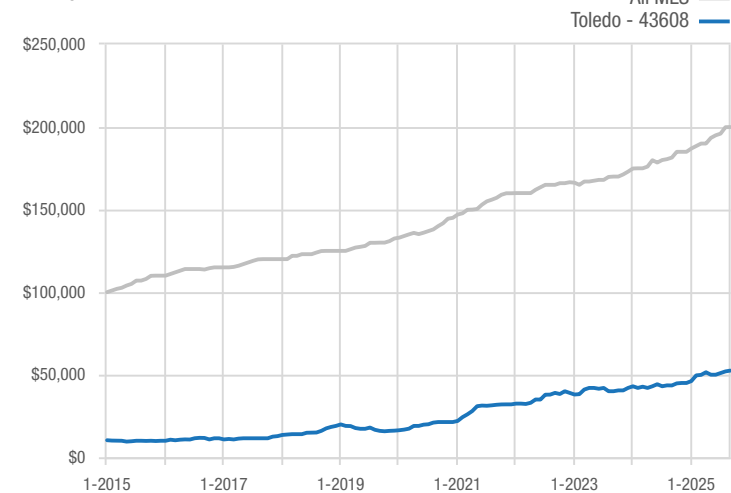
Zip Code 43608

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	19	42	+ 121.1%	185	211	+ 14.1%
Pending Sales	14	17	+ 21.4%	127	136	+ 7.1%
Closed Sales	14	13	- 7.1%	126	130	+ 3.2%
Days on Market Until Sale	54	67	+ 24.1%	62	61	- 1.6%
Median Sales Price*	\$37,250	\$46,750	+ 25.5%	\$44,250	\$54,000	+ 22.0%
Average Sales Price*	\$42,271	\$50,006	+ 18.3%	\$49,092	\$56,625	+ 15.3%
Percent of List Price Received*	93.7%	97.2%	+ 3.7%	95.4%	95.7%	+ 0.3%
Inventory of Homes for Sale	51	74	+ 45.1%	—	—	—
Months Supply of Inventory	3.8	4.7	+ 23.7%	—	—	—

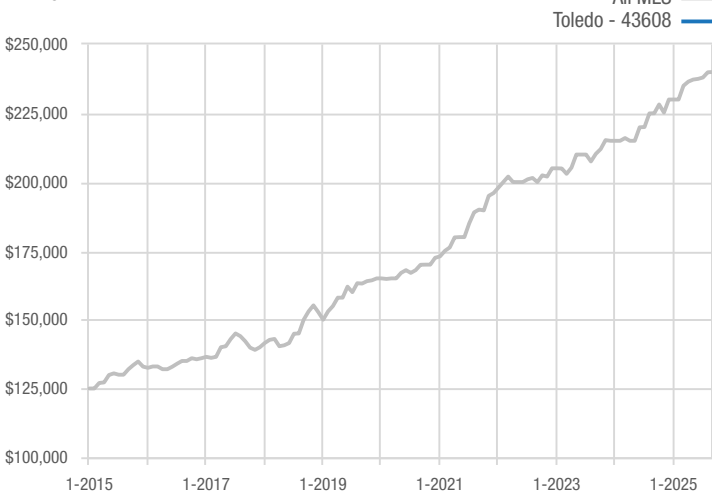
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43609

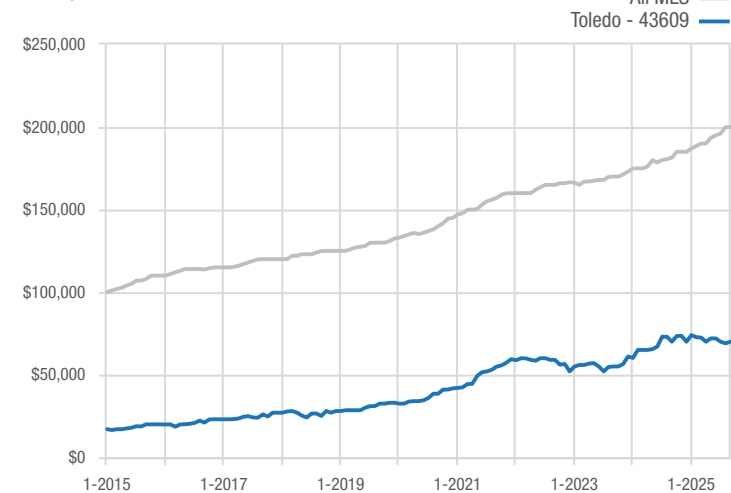
Zip Code 43609

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	29	60	+ 106.9%	195	250	+ 28.2%
Pending Sales	16	15	- 6.3%	151	165	+ 9.3%
Closed Sales	17	20	+ 17.6%	150	165	+ 10.0%
Days on Market Until Sale	55	56	+ 1.8%	63	62	- 1.6%
Median Sales Price*	\$53,350	\$77,500	+ 45.3%	\$69,450	\$69,475	+ 0.0%
Average Sales Price*	\$58,525	\$75,898	+ 29.7%	\$72,428	\$72,700	+ 0.4%
Percent of List Price Received*	98.3%	98.0%	- 0.3%	96.8%	98.4%	+ 1.7%
Inventory of Homes for Sale	48	82	+ 70.8%	—	—	—
Months Supply of Inventory	2.8	4.7	+ 67.9%	—	—	—

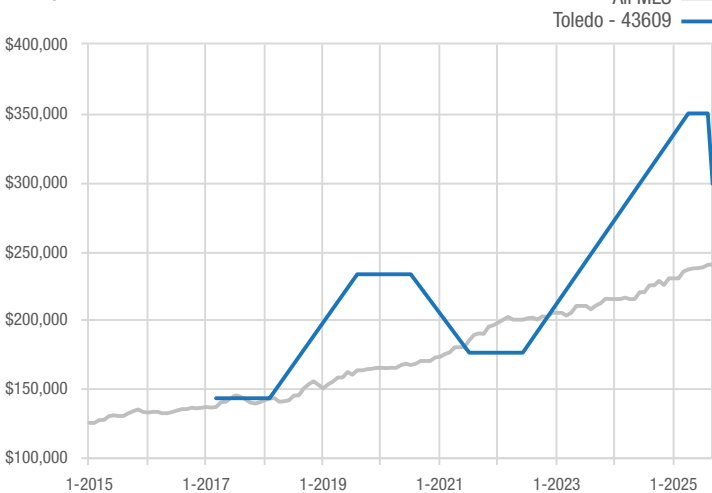
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	2	2	0.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	117	—	—	95	—
Median Sales Price*	—	\$247,500	—	—	\$298,700	—
Average Sales Price*	—	\$247,500	—	—	\$298,700	—
Percent of List Price Received*	—	95.2%	—	—	97.6%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43610

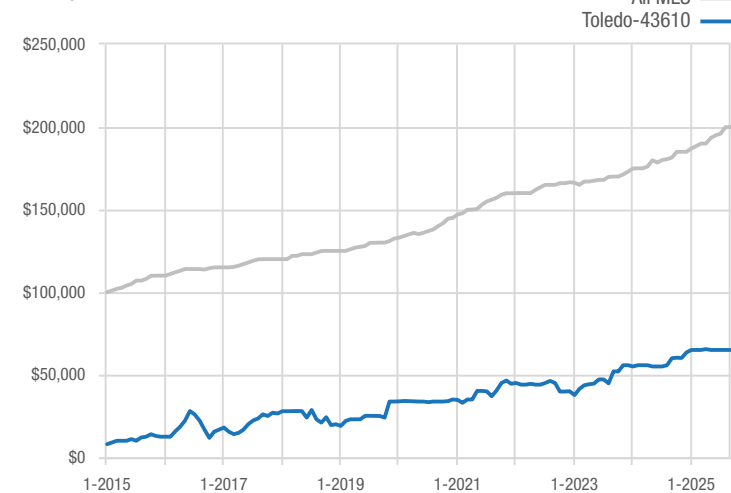
Zip Code 43610

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	3	2	- 33.3%	43	51	+ 18.6%
Pending Sales	3	2	- 33.3%	30	29	- 3.3%
Closed Sales	4	1	- 75.0%	31	26	- 16.1%
Days on Market Until Sale	58	108	+ 86.2%	57	45	- 21.1%
Median Sales Price*	\$90,000	\$125,000	+ 38.9%	\$65,000	\$67,500	+ 3.8%
Average Sales Price*	\$89,225	\$125,000	+ 40.1%	\$66,117	\$82,276	+ 24.4%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	97.2%	95.6%	- 1.6%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	3.1	3.8	+ 22.6%	—	—	—

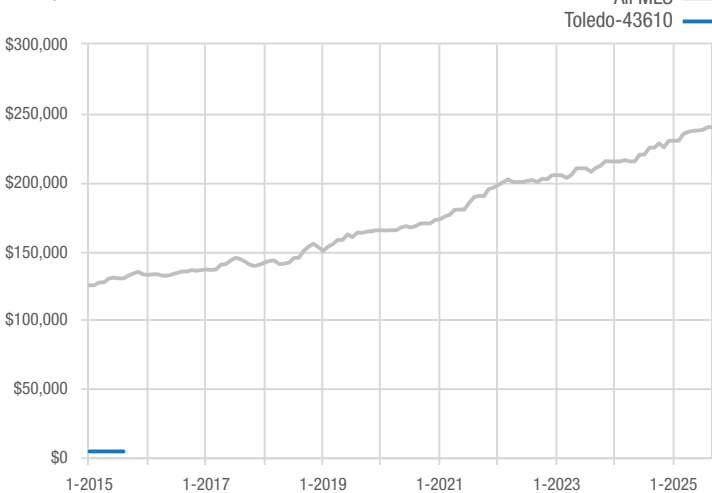
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – September 2025

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Toledo - 43611

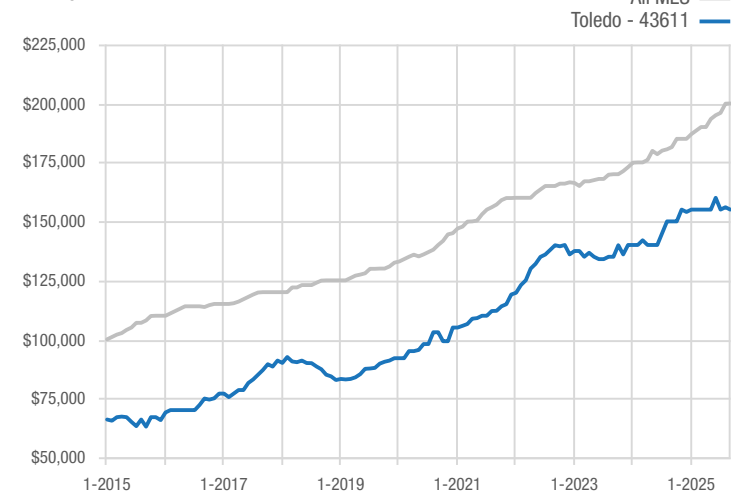
Zip Code 43611

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	25	31	+ 24.0%	210	221	+ 5.2%
Pending Sales	16	23	+ 43.8%	173	170	- 1.7%
Closed Sales	18	22	+ 22.2%	173	164	- 5.2%
Days on Market Until Sale	46	55	+ 19.6%	57	61	+ 7.0%
Median Sales Price*	\$151,000	\$141,500	- 6.3%	\$155,000	\$158,000	+ 1.9%
Average Sales Price*	\$154,694	\$142,300	- 8.0%	\$158,155	\$157,540	- 0.4%
Percent of List Price Received*	104.8%	99.9%	- 4.7%	102.0%	100.8%	- 1.2%
Inventory of Homes for Sale	44	58	+ 31.8%	—	—	—
Months Supply of Inventory	2.4	3.1	+ 29.2%	—	—	—

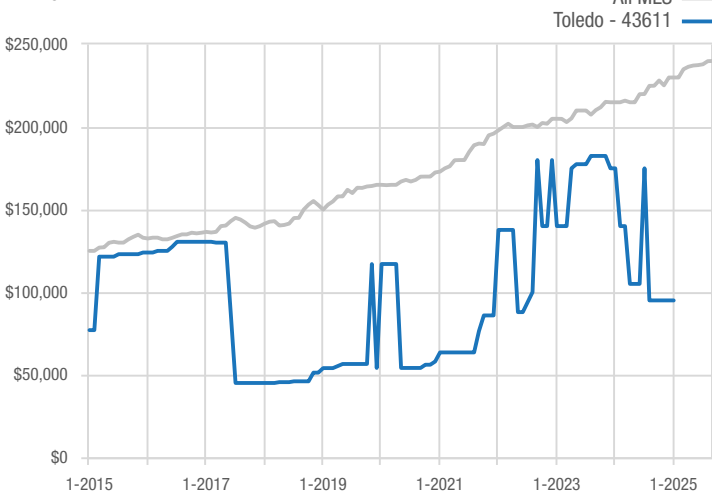
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	2	3	+ 50.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	33	—	—
Median Sales Price*	—	—	—	\$95,000	—	—
Average Sales Price*	—	—	—	\$95,000	—	—
Percent of List Price Received*	—	—	—	82.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – September 2025

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Toledo - 43612

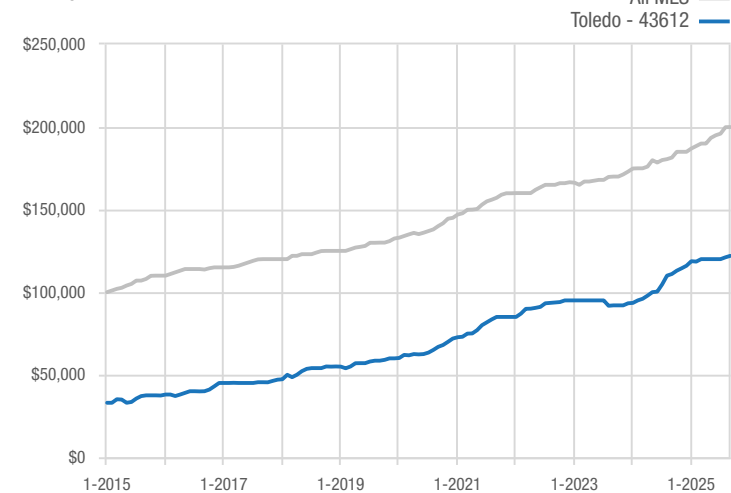
Zip Code 43612

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	45	39	- 13.3%	361	359	- 0.6%
Pending Sales	25	38	+ 52.0%	302	282	- 6.6%
Closed Sales	28	34	+ 21.4%	303	272	- 10.2%
Days on Market Until Sale	56	64	+ 14.3%	62	59	- 4.8%
Median Sales Price*	\$118,250	\$126,000	+ 6.6%	\$113,000	\$123,350	+ 9.2%
Average Sales Price*	\$118,679	\$128,096	+ 7.9%	\$116,599	\$125,383	+ 7.5%
Percent of List Price Received*	101.3%	98.3%	- 3.0%	100.5%	102.4%	+ 1.9%
Inventory of Homes for Sale	78	90	+ 15.4%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

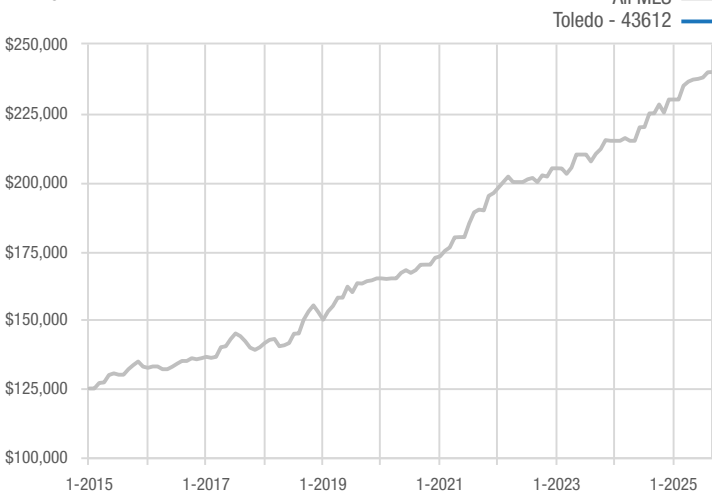
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43613

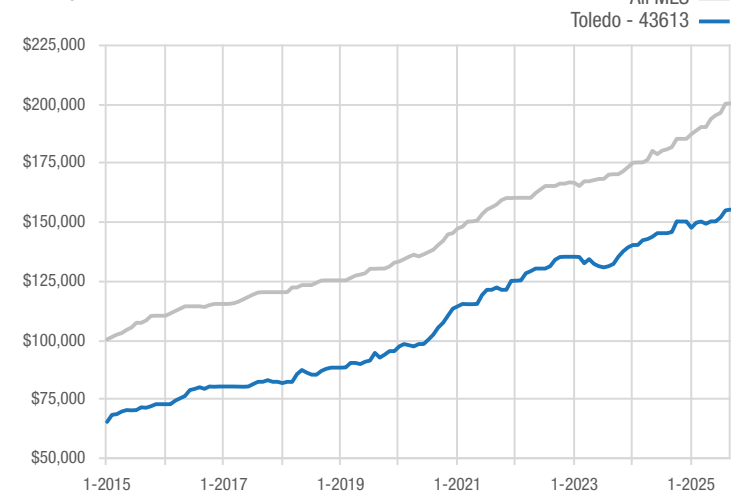
Zip Code 43613

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	54	56	+ 3.7%	417	374	- 10.3%
Pending Sales	41	48	+ 17.1%	352	305	- 13.4%
Closed Sales	33	41	+ 24.2%	350	292	- 16.6%
Days on Market Until Sale	50	53	+ 6.0%	49	58	+ 18.4%
Median Sales Price*	\$145,000	\$174,900	+ 20.6%	\$149,000	\$158,500	+ 6.4%
Average Sales Price*	\$145,730	\$164,521	+ 12.9%	\$142,984	\$154,169	+ 7.8%
Percent of List Price Received*	99.7%	101.9%	+ 2.2%	102.4%	102.3%	- 0.1%
Inventory of Homes for Sale	96	79	- 17.7%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

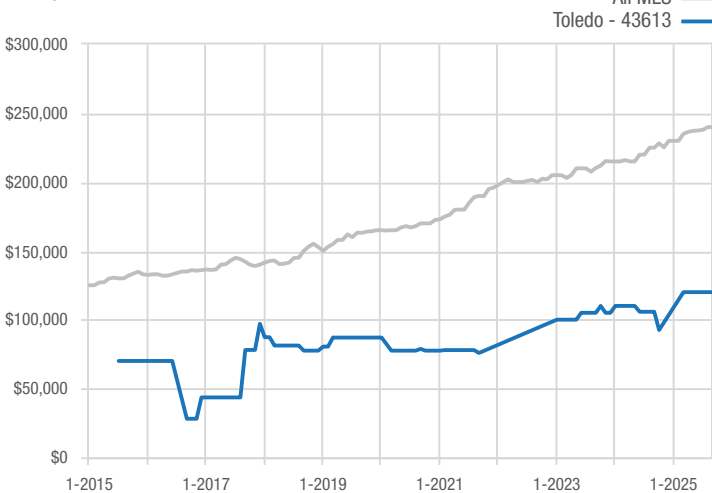
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	96	—
Median Sales Price*	—	—	—	—	\$120,000	—
Average Sales Price*	—	—	—	—	\$120,000	—
Percent of List Price Received*	—	—	—	—	104.3%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43614

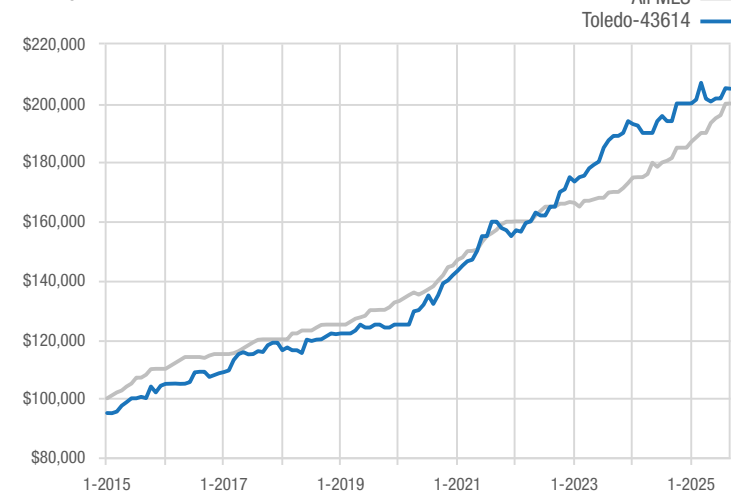
Zip Code 43614

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	23	40	+ 73.9%	253	312	+ 23.3%
Pending Sales	25	31	+ 24.0%	235	255	+ 8.5%
Closed Sales	26	29	+ 11.5%	237	254	+ 7.2%
Days on Market Until Sale	45	55	+ 22.2%	45	50	+ 11.1%
Median Sales Price*	\$194,950	\$184,450	- 5.4%	\$197,700	\$205,000	+ 3.7%
Average Sales Price*	\$198,100	\$190,625	- 3.8%	\$201,660	\$211,653	+ 5.0%
Percent of List Price Received*	101.7%	101.2%	- 0.5%	102.4%	103.1%	+ 0.7%
Inventory of Homes for Sale	49	64	+ 30.6%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	3	1	- 66.7%	32	35	+ 9.4%
Pending Sales	1	1	0.0%	29	33	+ 13.8%
Closed Sales	1	1	0.0%	30	33	+ 10.0%
Days on Market Until Sale	67	52	- 22.4%	49	41	- 16.3%
Median Sales Price*	\$103,000	\$240,000	+ 133.0%	\$146,500	\$145,000	- 1.0%
Average Sales Price*	\$103,000	\$240,000	+ 133.0%	\$165,702	\$157,662	- 4.9%
Percent of List Price Received*	105.6%	96.0%	- 9.1%	101.4%	99.6%	- 1.8%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43615

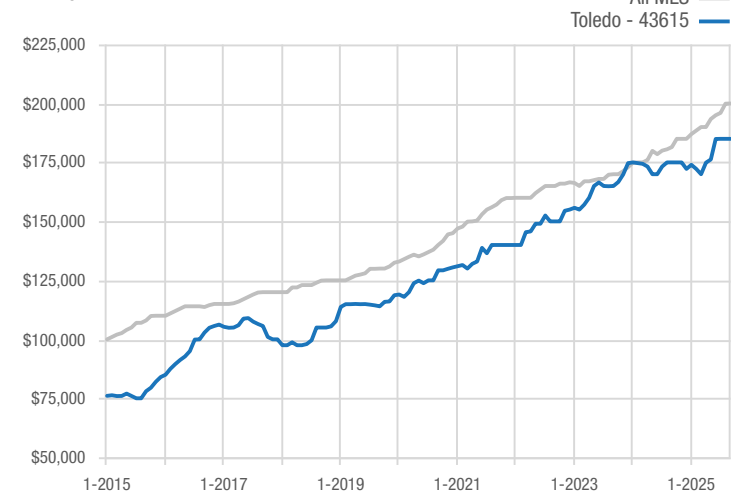
Zip Code 43615

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	26	30	+ 15.4%	323	328	+ 1.5%
Pending Sales	28	27	- 3.6%	261	266	+ 1.9%
Closed Sales	30	32	+ 6.7%	261	269	+ 3.1%
Days on Market Until Sale	53	51	- 3.8%	52	62	+ 19.2%
Median Sales Price*	\$204,000	\$177,500	- 13.0%	\$174,500	\$188,000	+ 7.7%
Average Sales Price*	\$209,956	\$259,729	+ 23.7%	\$225,605	\$225,092	- 0.2%
Percent of List Price Received*	101.1%	103.8%	+ 2.7%	103.4%	101.3%	- 2.0%
Inventory of Homes for Sale	66	57	- 13.6%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

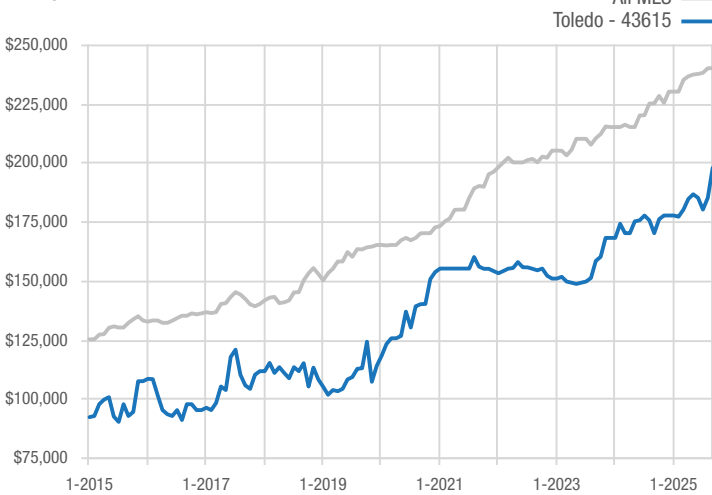
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	9	8	- 11.1%	77	74	- 3.9%
Pending Sales	7	7	0.0%	60	57	- 5.0%
Closed Sales	7	6	- 14.3%	57	56	- 1.8%
Days on Market Until Sale	33	72	+ 118.2%	51	61	+ 19.6%
Median Sales Price*	\$160,000	\$334,950	+ 109.3%	\$169,900	\$197,750	+ 16.4%
Average Sales Price*	\$177,071	\$335,483	+ 89.5%	\$190,811	\$228,762	+ 19.9%
Percent of List Price Received*	99.0%	97.8%	- 1.2%	100.9%	101.2%	+ 0.3%
Inventory of Homes for Sale	15	24	+ 60.0%	—	—	—
Months Supply of Inventory	2.2	3.9	+ 77.3%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43617

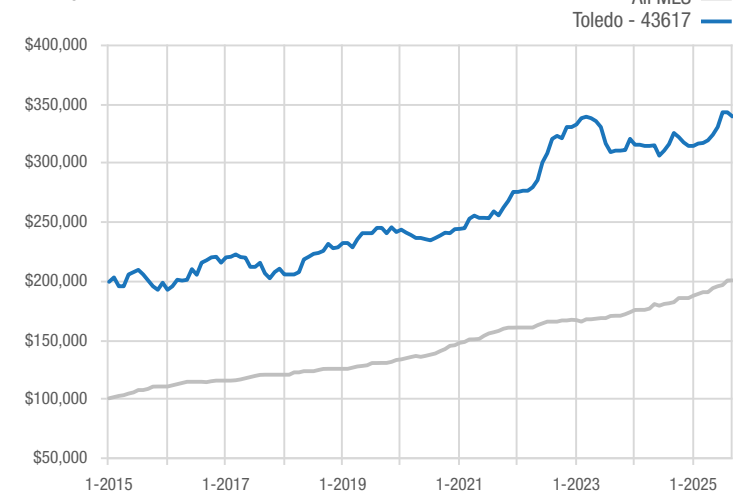
Zip Code 43617

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	12	11	- 8.3%	79	82	+ 3.8%
Pending Sales	8	9	+ 12.5%	58	60	+ 3.4%
Closed Sales	8	11	+ 37.5%	58	60	+ 3.4%
Days on Market Until Sale	89	74	- 16.9%	52	58	+ 11.5%
Median Sales Price*	\$387,500	\$265,000	- 31.6%	\$315,000	\$365,000	+ 15.9%
Average Sales Price*	\$399,550	\$295,718	- 26.0%	\$318,862	\$344,359	+ 8.0%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	102.0%	100.8%	- 1.2%
Inventory of Homes for Sale	19	22	+ 15.8%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

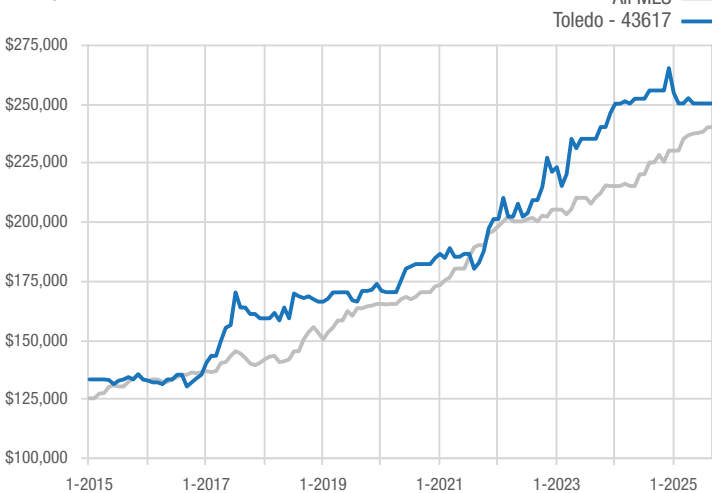
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	1	1	0.0%	19	21	+ 10.5%
Pending Sales	1	2	+ 100.0%	14	20	+ 42.9%
Closed Sales	1	3	+ 200.0%	15	20	+ 33.3%
Days on Market Until Sale	74	37	- 50.0%	39	35	- 10.3%
Median Sales Price*	\$242,000	\$257,550	+ 6.4%	\$259,000	\$250,000	- 3.5%
Average Sales Price*	\$242,000	\$257,550	+ 6.4%	\$254,305	\$247,620	- 2.6%
Percent of List Price Received*	93.1%	107.0%	+ 14.9%	102.3%	101.3%	- 1.0%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.7	0.9	- 47.1%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – September 2025

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Toledo - 43620

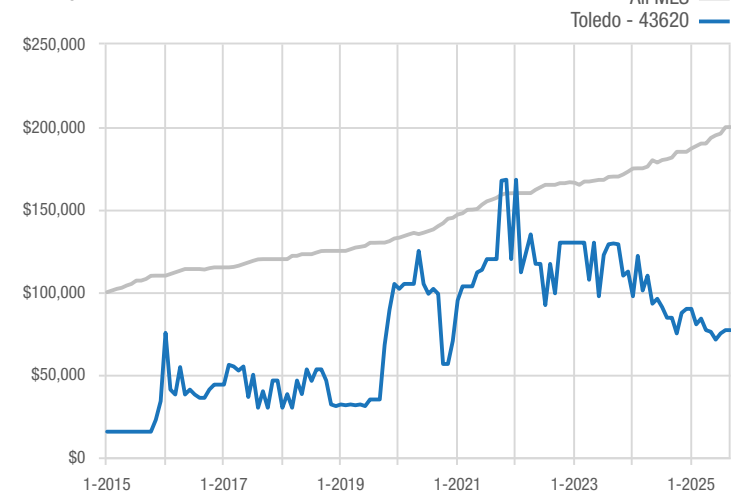
Zip Code 43620

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	1	3	+ 200.0%	25	21	- 16.0%
Pending Sales	2	0	- 100.0%	24	16	- 33.3%
Closed Sales	2	0	- 100.0%	25	17	- 32.0%
Days on Market Until Sale	70	—	—	72	68	- 5.6%
Median Sales Price*	\$72,450	—	—	\$89,900	\$77,000	- 14.3%
Average Sales Price*	\$72,450	—	—	\$102,827	\$133,128	+ 29.5%
Percent of List Price Received*	102.3%	—	—	99.8%	104.1%	+ 4.3%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.7	3.0	+ 76.5%	—	—	—

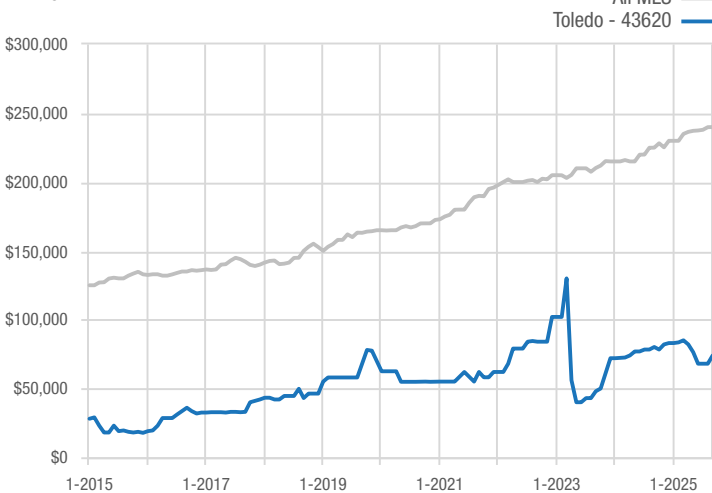
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	5	5	0.0%
Pending Sales	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	76	—	—	52	57	+ 9.6%
Median Sales Price*	\$63,000	—	—	\$82,000	\$56,660	- 30.9%
Average Sales Price*	\$63,000	—	—	\$78,260	\$57,524	- 26.5%
Percent of List Price Received*	96.2%	—	—	95.0%	96.9%	+ 2.0%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43623

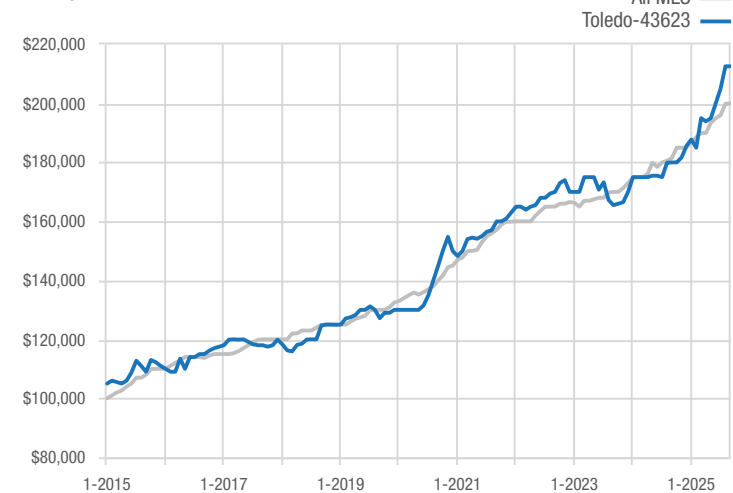
Zip Code 43623

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	22	25	+ 13.6%	189	226	+ 19.6%
Pending Sales	17	24	+ 41.2%	145	178	+ 22.8%
Closed Sales	21	21	0.0%	145	171	+ 17.9%
Days on Market Until Sale	37	45	+ 21.6%	43	52	+ 20.9%
Median Sales Price*	\$230,000	\$245,000	+ 6.5%	\$180,000	\$216,500	+ 20.3%
Average Sales Price*	\$224,467	\$249,338	+ 11.1%	\$222,304	\$253,823	+ 14.2%
Percent of List Price Received*	103.2%	100.0%	- 3.1%	103.9%	101.7%	- 2.1%
Inventory of Homes for Sale	44	43	- 2.3%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	2	2	0.0%	11	4	- 63.6%
Pending Sales	3	0	- 100.0%	10	1	- 90.0%
Closed Sales	3	0	- 100.0%	10	1	- 90.0%
Days on Market Until Sale	34	—	—	55	34	- 38.2%
Median Sales Price*	\$187,000	—	—	\$173,500	\$185,000	+ 6.6%
Average Sales Price*	\$305,666	—	—	\$217,040	\$185,000	- 14.8%
Percent of List Price Received*	102.3%	—	—	102.4%	108.8%	+ 6.3%
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

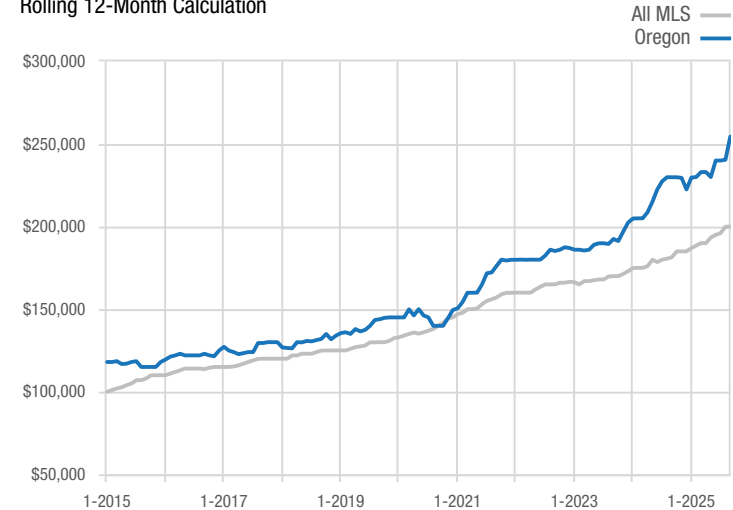
Zip Code 43616

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	29	28	- 3.4%	193	218	+ 13.0%
Pending Sales	22	21	- 4.5%	127	172	+ 35.4%
Closed Sales	19	31	+ 63.2%	120	170	+ 41.7%
Days on Market Until Sale	47	96	+ 104.3%	52	75	+ 44.2%
Median Sales Price*	\$192,848	\$332,925	+ 72.6%	\$230,535	\$269,750	+ 17.0%
Average Sales Price*	\$222,903	\$304,941	+ 36.8%	\$241,980	\$281,876	+ 16.5%
Percent of List Price Received*	105.3%	100.0%	- 5.0%	102.9%	100.5%	- 2.3%
Inventory of Homes for Sale	57	48	- 15.8%	—	—	—
Months Supply of Inventory	4.0	2.5	- 37.5%	—	—	—

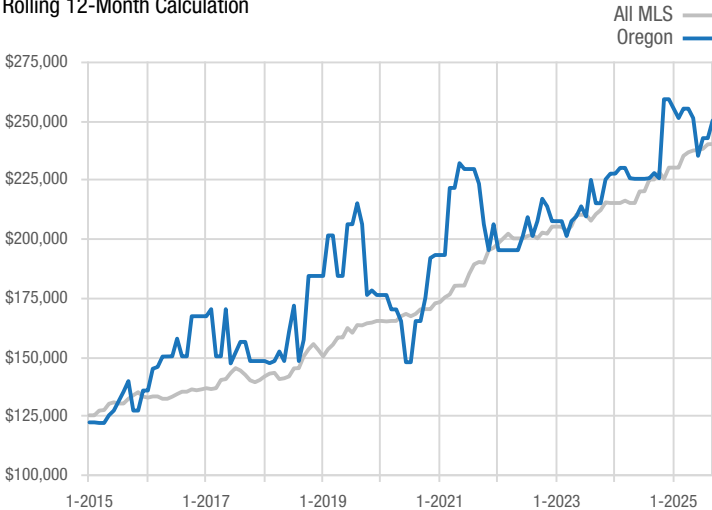
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	1	3	+ 200.0%	9	12	+ 33.3%
Pending Sales	0	2	—	8	11	+ 37.5%
Closed Sales	0	1	—	8	10	+ 25.0%
Days on Market Until Sale	—	39	—	43	32	- 25.6%
Median Sales Price*	—	\$287,500	—	\$242,250	\$242,500	+ 0.1%
Average Sales Price*	—	\$287,500	—	\$251,375	\$232,600	- 7.5%
Percent of List Price Received*	—	100.0%	—	97.4%	102.8%	+ 5.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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Local Market Update – September 2025

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Bowling Green

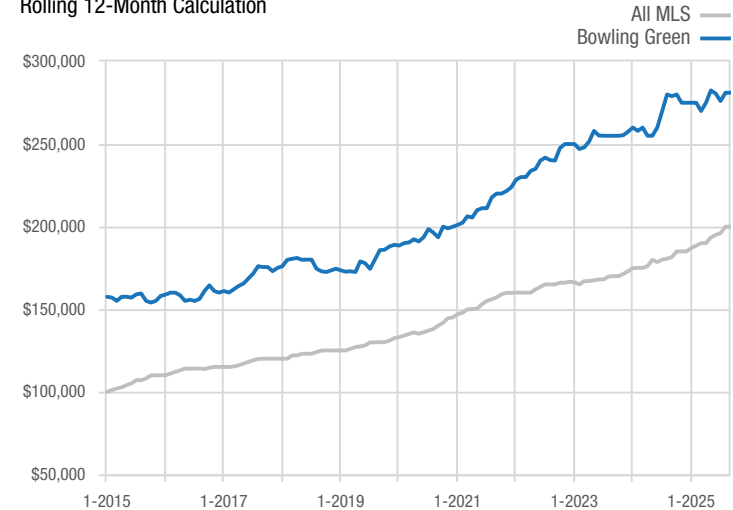
Zip Code 43402

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	14	25	+ 78.6%	177	203	+ 14.7%
Pending Sales	14	19	+ 35.7%	147	169	+ 15.0%
Closed Sales	17	19	+ 11.8%	148	166	+ 12.2%
Days on Market Until Sale	54	79	+ 46.3%	48	61	+ 27.1%
Median Sales Price*	\$262,000	\$277,000	+ 5.7%	\$280,000	\$285,000	+ 1.8%
Average Sales Price*	\$281,029	\$309,175	+ 10.0%	\$301,207	\$327,214	+ 8.6%
Percent of List Price Received*	100.4%	99.0%	- 1.4%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	36	44	+ 22.2%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

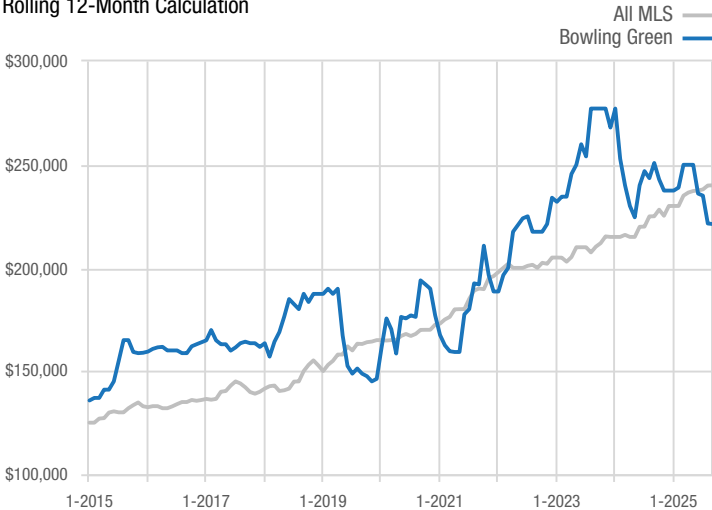
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	2	2	0.0%	26	14	- 46.2%
Pending Sales	2	2	0.0%	24	11	- 54.2%
Closed Sales	2	1	- 50.0%	25	10	- 60.0%
Days on Market Until Sale	47	27	- 42.6%	53	38	- 28.3%
Median Sales Price*	\$480,615	\$285,000	- 40.7%	\$242,900	\$228,000	- 6.1%
Average Sales Price*	\$480,615	\$285,000	- 40.7%	\$276,747	\$230,200	- 16.8%
Percent of List Price Received*	94.9%	114.0%	+ 20.1%	100.8%	101.2%	+ 0.4%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



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



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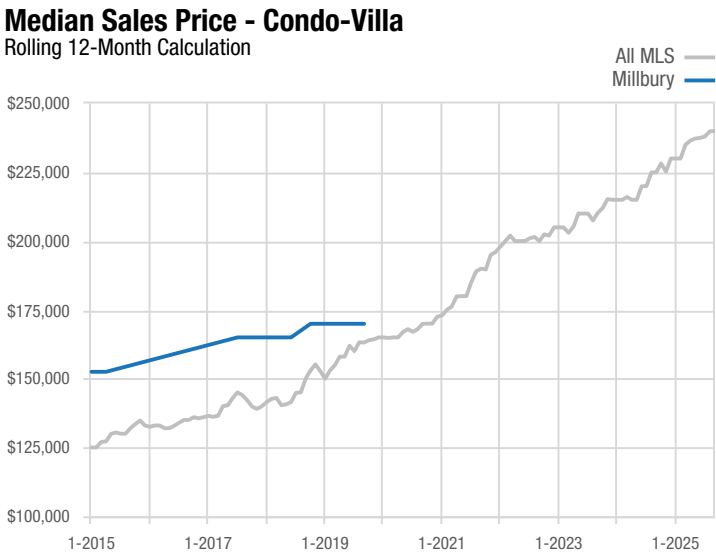
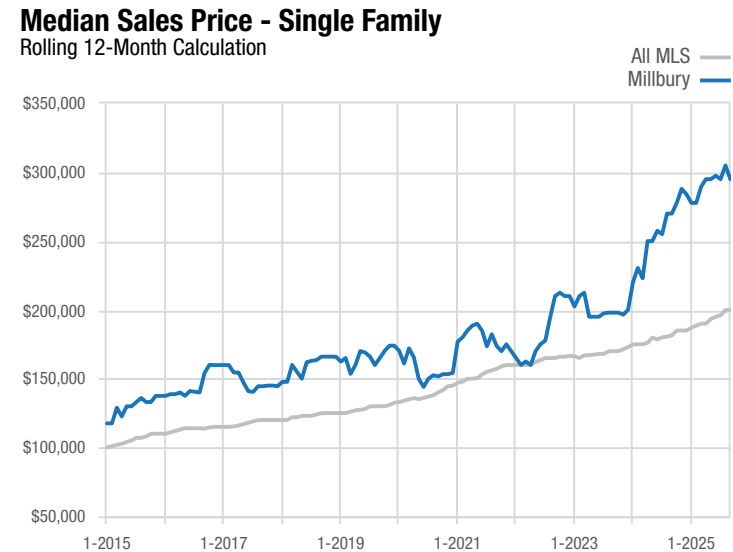
Millbury

Zip Code 43447

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	4	9	+ 125.0%	28	33	+ 17.9%
Pending Sales	4	2	- 50.0%	24	25	+ 4.2%
Closed Sales	5	3	- 40.0%	24	26	+ 8.3%
Days on Market Until Sale	54	57	+ 5.6%	50	86	+ 72.0%
Median Sales Price*	\$300,000	\$181,500	- 39.5%	\$275,000	\$265,000	- 3.6%
Average Sales Price*	\$313,800	\$185,558	- 40.9%	\$268,263	\$271,957	+ 1.4%
Percent of List Price Received*	107.5%	130.4%	+ 21.3%	105.6%	103.3%	- 2.2%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	2.5	4.2	+ 68.0%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% 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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Northwood

Zip Code 43619

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	7	8	+ 14.3%	107	89	- 16.8%
Pending Sales	10	7	- 30.0%	76	69	- 9.2%
Closed Sales	12	7	- 41.7%	75	70	- 6.7%
Days on Market Until Sale	35	44	+ 25.7%	55	76	+ 38.2%
Median Sales Price*	\$274,900	\$255,000	- 7.2%	\$224,750	\$249,900	+ 11.2%
Average Sales Price*	\$284,567	\$235,686	- 17.2%	\$230,363	\$250,578	+ 8.8%
Percent of List Price Received*	100.6%	101.0%	+ 0.4%	101.6%	102.6%	+ 1.0%
Inventory of Homes for Sale	38	26	- 31.6%	—	—	—
Months Supply of Inventory	4.7	3.6	- 23.4%	—	—	—

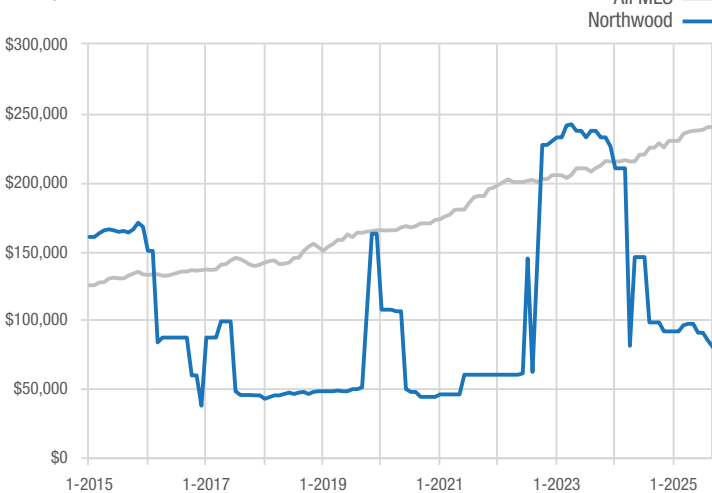
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	1	—	6	5	- 16.7%
Pending Sales	2	0	- 100.0%	5	3	- 40.0%
Closed Sales	3	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	75	—	—	53	62	+ 17.0%
Median Sales Price*	\$98,000	—	—	\$98,000	\$84,500	- 13.8%
Average Sales Price*	\$159,333	—	—	\$131,400	\$85,233	- 35.1%
Percent of List Price Received*	101.1%	—	—	103.5%	102.7%	- 0.8%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Walbridge

Zip Code 43465

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	2	9	+ 350.0%	42	45	+ 7.1%
Pending Sales	4	3	- 25.0%	35	31	- 11.4%
Closed Sales	4	3	- 25.0%	37	30	- 18.9%
Days on Market Until Sale	57	38	- 33.3%	53	43	- 18.9%
Median Sales Price*	\$167,500	\$185,000	+ 10.4%	\$214,000	\$242,500	+ 13.3%
Average Sales Price*	\$202,750	\$163,167	- 19.5%	\$214,424	\$244,227	+ 13.9%
Percent of List Price Received*	99.6%	126.7%	+ 27.2%	100.5%	102.7%	+ 2.2%
Inventory of Homes for Sale	7	15	+ 114.3%	—	—	—
Months Supply of Inventory	1.7	4.5	+ 164.7%	—	—	—

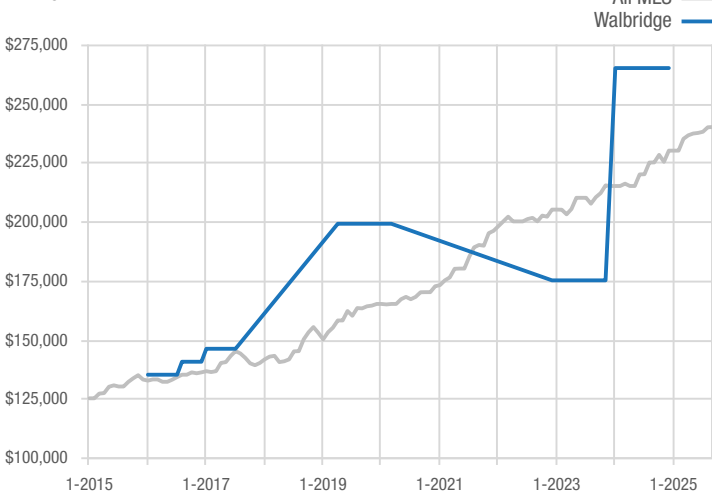
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	2	—	0	2	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	105	—	—
Median Sales Price*	—	—	—	\$265,000	—	—
Average Sales Price*	—	—	—	\$265,000	—	—
Percent of List Price Received*	—	—	—	98.1%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Rossford

Zip Code 43460

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	11	8	- 27.3%	62	67	+ 8.1%
Pending Sales	7	6	- 14.3%	50	50	0.0%
Closed Sales	4	6	+ 50.0%	47	47	0.0%
Days on Market Until Sale	42	40	- 4.8%	46	59	+ 28.3%
Median Sales Price*	\$230,750	\$284,750	+ 23.4%	\$216,500	\$239,550	+ 10.6%
Average Sales Price*	\$212,375	\$429,250	+ 102.1%	\$238,847	\$253,440	+ 6.1%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	101.6%	101.2%	- 0.4%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

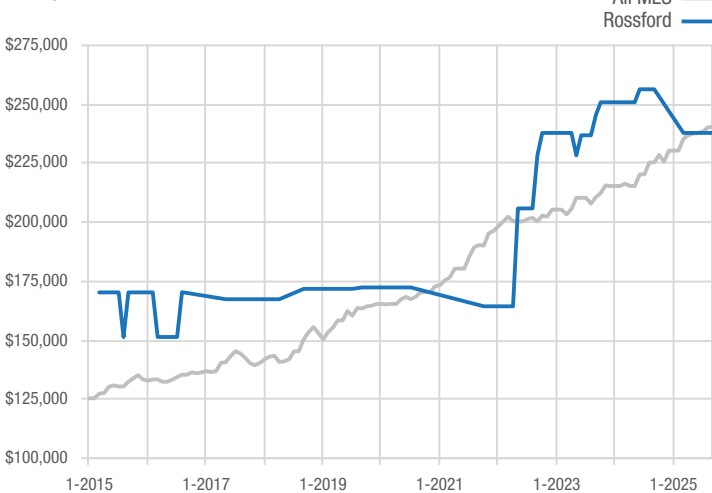
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	61	—
Median Sales Price*	—	—	—	—	\$237,500	—
Average Sales Price*	—	—	—	—	\$237,500	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Perrysburg and Perrysburg Twp

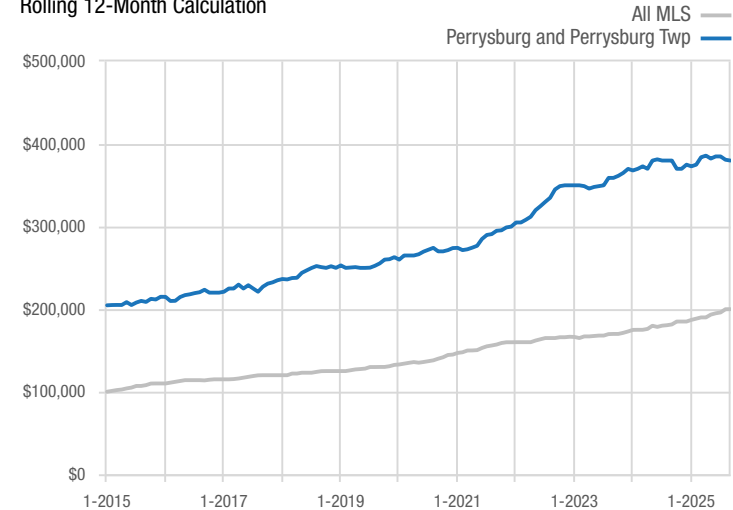
Zip Code 43551 and 43552

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	50	56	+ 12.0%	421	529	+ 25.7%
Pending Sales	47	48	+ 2.1%	351	391	+ 11.4%
Closed Sales	45	46	+ 2.2%	341	396	+ 16.1%
Days on Market Until Sale	78	88	+ 12.8%	73	79	+ 8.2%
Median Sales Price*	\$387,000	\$377,225	- 2.5%	\$380,000	\$385,000	+ 1.3%
Average Sales Price*	\$431,743	\$453,131	+ 5.0%	\$407,354	\$435,086	+ 6.8%
Percent of List Price Received*	101.2%	99.1%	- 2.1%	100.8%	100.3%	- 0.5%
Inventory of Homes for Sale	102	149	+ 46.1%	—	—	—
Months Supply of Inventory	2.8	3.6	+ 28.6%	—	—	—

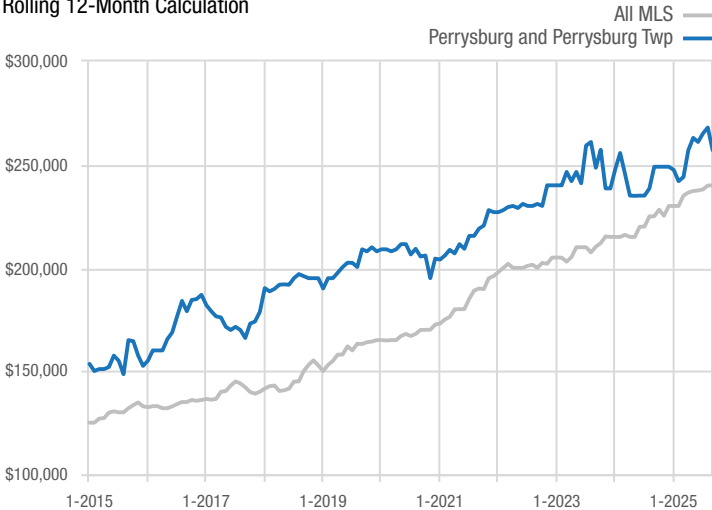
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	8	3	- 62.5%	54	54	0.0%
Pending Sales	4	5	+ 25.0%	42	52	+ 23.8%
Closed Sales	3	5	+ 66.7%	43	51	+ 18.6%
Days on Market Until Sale	43	59	+ 37.2%	59	70	+ 18.6%
Median Sales Price*	\$285,000	\$244,000	- 14.4%	\$249,000	\$254,875	+ 2.4%
Average Sales Price*	\$299,167	\$288,780	- 3.5%	\$267,236	\$277,378	+ 3.8%
Percent of List Price Received*	99.6%	97.9%	- 1.7%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	19	8	- 57.9%	—	—	—
Months Supply of Inventory	3.8	1.5	- 60.5%	—	—	—

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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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Genoa

Zip Code 43430

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	6	4	- 33.3%	39	38	- 2.6%
Pending Sales	5	4	- 20.0%	34	28	- 17.6%
Closed Sales	6	5	- 16.7%	35	26	- 25.7%
Days on Market Until Sale	53	112	+ 111.3%	54	66	+ 22.2%
Median Sales Price*	\$216,000	\$323,000	+ 49.5%	\$180,000	\$222,500	+ 23.6%
Average Sales Price*	\$233,333	\$313,200	+ 34.2%	\$206,394	\$226,742	+ 9.9%
Percent of List Price Received*	96.3%	100.3%	+ 4.2%	98.3%	101.8%	+ 3.6%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

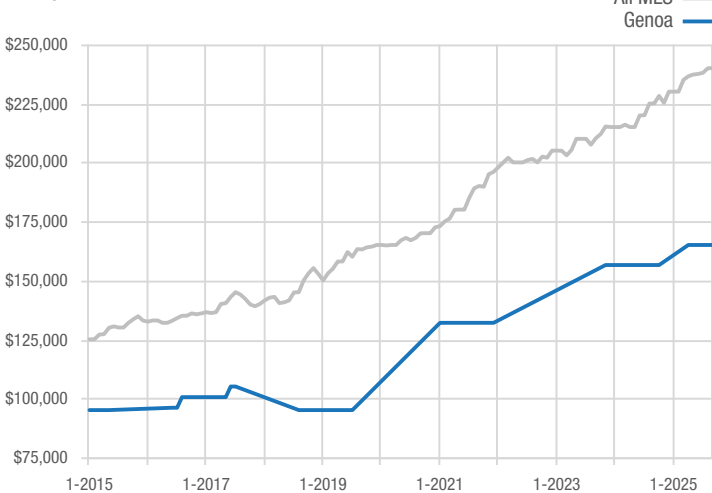
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$165,000	—
Average Sales Price*	—	—	—	—	\$165,000	—
Percent of List Price Received*	—	—	—	—	101.9%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NE

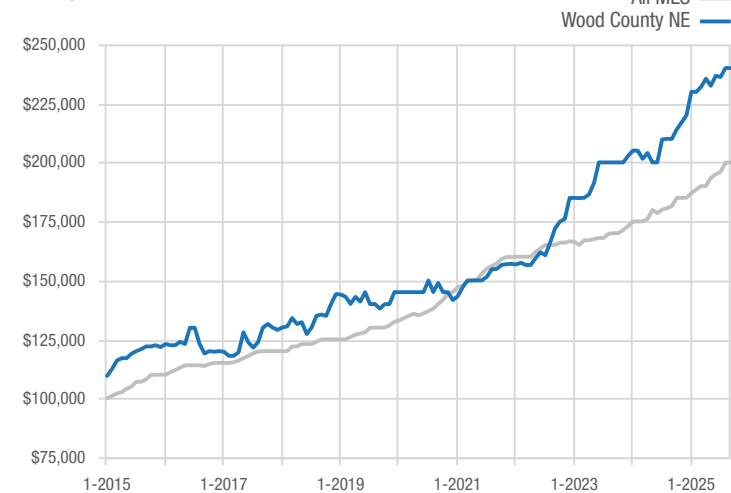
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	14	19	+ 35.7%	120	127	+ 5.8%
Pending Sales	13	19	+ 46.2%	105	98	- 6.7%
Closed Sales	13	19	+ 46.2%	107	91	- 15.0%
Days on Market Until Sale	52	74	+ 42.3%	58	58	0.0%
Median Sales Price*	\$226,000	\$220,000	- 2.7%	\$214,900	\$236,200	+ 9.9%
Average Sales Price*	\$225,615	\$264,033	+ 17.0%	\$232,541	\$259,190	+ 11.5%
Percent of List Price Received*	98.1%	104.8%	+ 6.8%	99.1%	101.6%	+ 2.5%
Inventory of Homes for Sale	28	31	+ 10.7%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

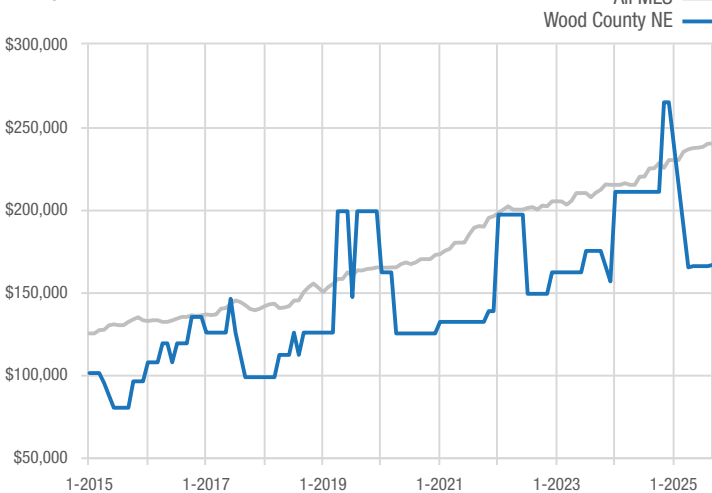
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	2	—	0	6	—
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	66	—	105	57	- 45.7%
Median Sales Price*	—	\$175,000	—	\$265,000	\$166,500	- 37.2%
Average Sales Price*	—	\$175,000	—	\$265,000	\$168,833	- 36.3%
Percent of List Price Received*	—	94.6%	—	98.1%	100.4%	+ 2.3%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NW

Zip Codes 43522 and 43525

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	8	5	- 37.5%	38	39	+ 2.6%
Pending Sales	4	2	- 50.0%	30	35	+ 16.7%
Closed Sales	4	2	- 50.0%	30	36	+ 20.0%
Days on Market Until Sale	40	120	+ 200.0%	51	60	+ 17.6%
Median Sales Price*	\$295,750	\$283,500	- 4.1%	\$230,750	\$268,750	+ 16.5%
Average Sales Price*	\$357,272	\$283,500	- 20.6%	\$263,125	\$282,995	+ 7.6%
Percent of List Price Received*	96.6%	90.5%	- 6.3%	99.7%	100.4%	+ 0.7%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.9	2.9	0.0%	—	—	—

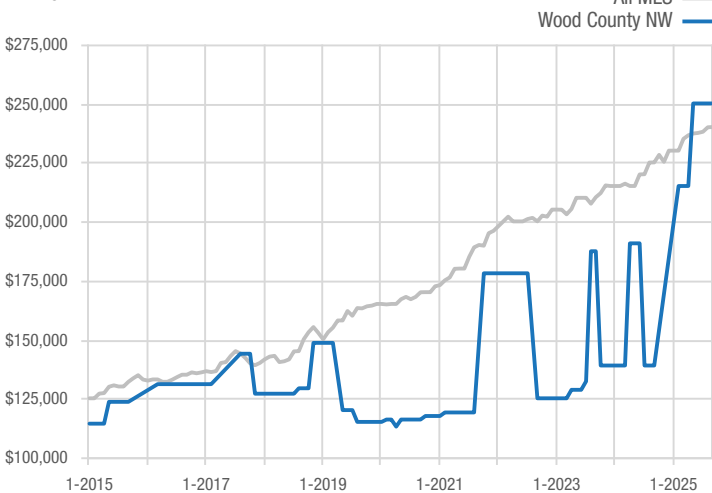
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	3	—
Closed Sales	0	0	—	0	3	—
Days on Market Until Sale	—	—	—	—	68	—
Median Sales Price*	—	—	—	—	\$250,000	—
Average Sales Price*	—	—	—	—	\$242,667	—
Percent of List Price Received*	—	—	—	—	98.5%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County SE

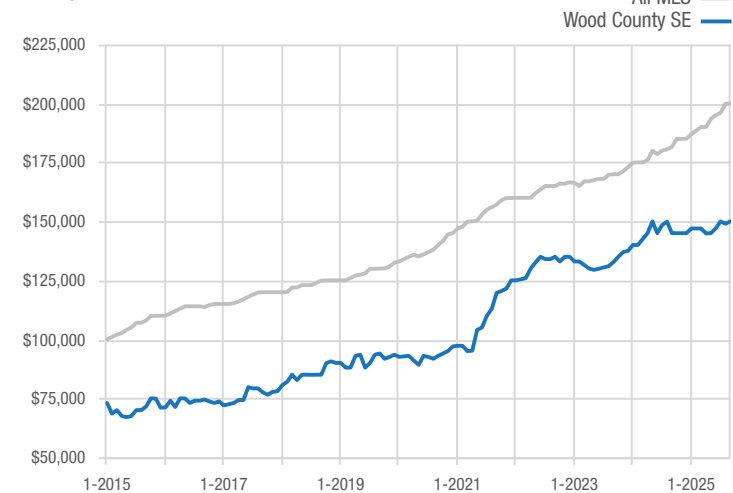
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	18	14	- 22.2%	167	167	0.0%
Pending Sales	20	10	- 50.0%	153	150	- 2.0%
Closed Sales	20	14	- 30.0%	152	150	- 1.3%
Days on Market Until Sale	55	67	+ 21.8%	69	71	+ 2.9%
Median Sales Price*	\$145,000	\$184,700	+ 27.4%	\$145,000	\$150,000	+ 3.4%
Average Sales Price*	\$144,921	\$180,764	+ 24.7%	\$156,332	\$156,059	- 0.2%
Percent of List Price Received*	97.2%	96.7%	- 0.5%	99.4%	98.0%	- 1.4%
Inventory of Homes for Sale	35	35	0.0%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

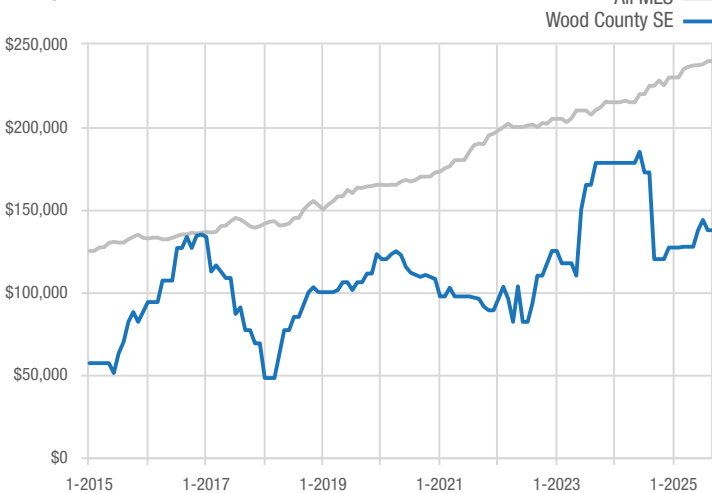
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	1	8	+ 700.0%
Pending Sales	0	1	—	1	6	+ 500.0%
Closed Sales	0	0	—	1	5	+ 400.0%
Days on Market Until Sale	—	—	—	169	83	- 50.9%
Median Sales Price*	—	—	—	—	\$150,000	—
Average Sales Price*	—	—	—	—	\$148,900	—
Percent of List Price Received*	—	—	—	—	96.7%	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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

Local Market Update – September 2025

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Wood County SW

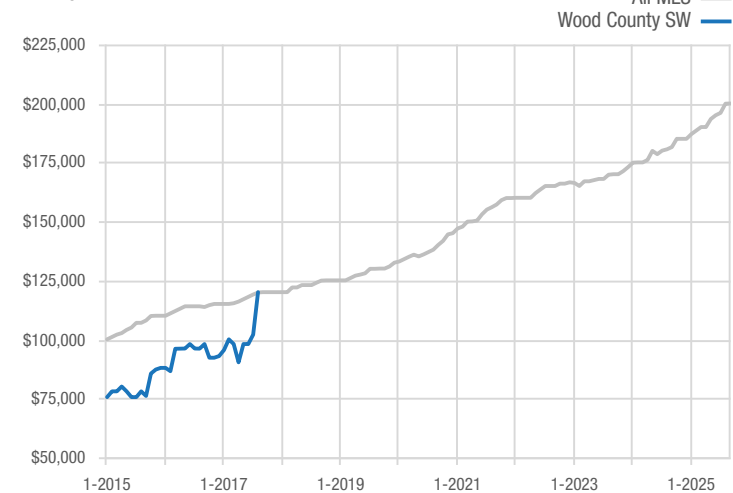
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% 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	—	—	—	—	—	—

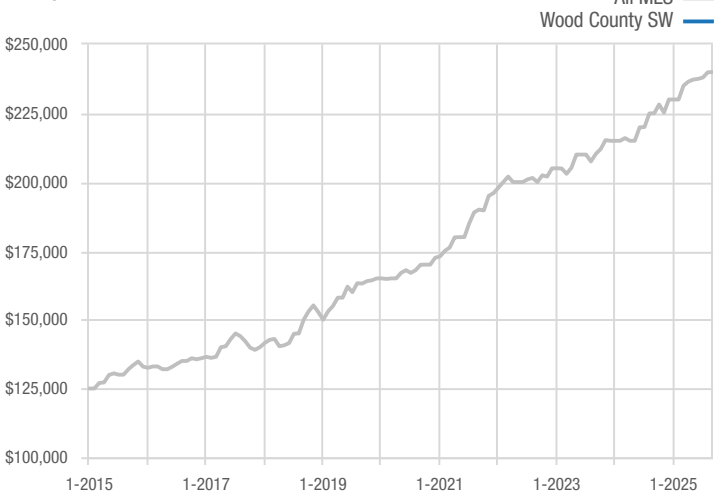
Condo-Villa	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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