

Local Market Update – March 2023

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Lucas and Upper Wood County

Lucas County, Perrysburg, Northwood, Rossford & Lake Twp.

Nationally, existing home sales jumped 14.5% month-over-month as of last measure, the first monthly gain in 12 months, and representing the largest monthly increase since July 2020, according to the National Association of REALTORS® (NAR). The sudden uptick in sales activity stems from contracts signed toward the beginning of the year, when mortgage rates dipped to the low 6% range, causing a surge in homebuyer activity. Pending sales have continued to improve heading into spring, increasing for the third consecutive month, according to NAR.

Monthly sales might have been even higher if not for limited inventory nationwide. At the current sales pace, there were just 2.6 months' supply of existing homes at the beginning of March, far below the 4 – 6 months' supply of a balanced market. Inventory remains suppressed in part because of mortgage interest rates, which nearly hit 7% before falling again in recent weeks. Higher rates have continued to put downward pressure on sales prices, and for the first time in more than a decade, national home prices were lower year-over-year, according to NAR, breaking a 131-month streak of annual price increases.

Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3 2022	Thru 3 2023	% Change
New Listings	572	520	-9.1%	1,392	1,323	-5.0%
Closed Sales	473	399	-15.6%	1,232	1,044	-15.3%
Days on Market	62	63	1.6%	67	67	0.0%
SP\$/SqFt	\$106.05	\$111.61	5.2%	\$104.60	\$105.54	0.9%
Median Sales Price*	\$149,900	\$160,000	6.7%	\$147,500	\$147,250	-0.2%
Average Sales Price*	\$190,464	\$194,187	2.0%	\$184,856	\$180,718	-2.2%
Percent of List Price Received*	102%	100%	-2.0%	101%	100%	-1.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume	\$90,189,493	\$77,480,635	-14.1%	\$227,742,527	\$188,609,174	-17.2%

Condo/Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3 2022	Thru 3 2023	% Change
New Listings	78	45	500.0%	150	125	-16.7%
Closed Sales	47	39	-17.0%	116	92	-20.7%
Days on Market	90	46	-48.9%	87	64	-26.4%
SP\$/SqFt	\$135.36	\$137.37	1.5%	\$127.08	\$128.92	1.4%
Median Sales Price*	\$225,000	\$215,500	-4.2%	\$220,000	\$217,750	-1.0%
Average Sales Price*	\$214,114	\$232,854	8.8%	\$216,360	\$217,075	0.3%
Percent of List Price Received*	101%	100%	-1.0%	100%	98%	-2.0%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume (in 1000's)	\$1,006,358	\$9,081,320	802.4%	\$25,097,815	\$19,970,920	-20.4%

*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	3-2022	3-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,094	867	- 20.7%	2,562	2,267	- 11.5%
Pending Sales		854	783	- 8.3%	2,260	2,008	- 11.2%
Closed Sales		849	717	- 15.5%	2,222	1,872	- 15.8%
Days on Market Until Sale		67	67	0.0%	72	71	- 1.4%
Median Sales Price		\$155,000	\$165,000	+ 6.5%	\$159,250	\$159,900	+ 0.4%
Average Sales Price		\$189,241	\$194,942	+ 3.0%	\$189,761	\$186,150	- 1.9%
Percent of List Price Received		100.0%	98.6%	- 1.4%	99.2%	97.8%	- 1.4%
Housing Affordability Index		235	181	- 23.0%	228	186	- 18.4%
Inventory of Homes for Sale		1,620	1,457	- 10.1%	—	—	—
Months Supply of Inventory		1.6	1.7	+ 6.3%	—	—	—

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Lucas County

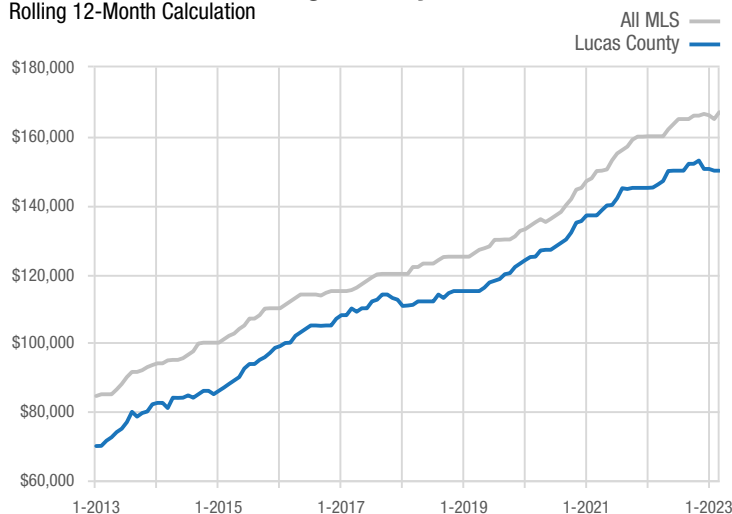
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	493	403	- 18.3%	1,221	1,094	- 10.4%
Pending Sales	426	382	- 10.3%	1,107	997	- 9.9%
Closed Sales	417	328	- 21.3%	1,074	917	- 14.6%
Days on Market Until Sale	60	63	+ 5.0%	65	67	+ 3.1%
Median Sales Price*	\$140,500	\$140,000	- 0.4%	\$140,000	\$135,000	- 3.6%
Average Sales Price*	\$171,328	\$175,695	+ 2.5%	\$171,294	\$166,437	- 2.8%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	99.8%	98.1%	- 1.7%
Inventory of Homes for Sale	689	640	- 7.1%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	68	35	- 48.5%	131	106	- 19.1%
Pending Sales	42	37	- 11.9%	97	92	- 5.2%
Closed Sales	41	33	- 19.5%	103	79	- 23.3%
Days on Market Until Sale	99	44	- 55.6%	91	63	- 30.8%
Median Sales Price*	\$225,000	\$208,000	- 7.6%	\$224,500	\$215,500	- 4.0%
Average Sales Price*	\$217,301	\$222,013	+ 2.2%	\$217,926	\$210,393	- 3.5%
Percent of List Price Received*	101.1%	100.8%	- 0.3%	99.4%	98.1%	- 1.3%
Inventory of Homes for Sale	82	52	- 36.6%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

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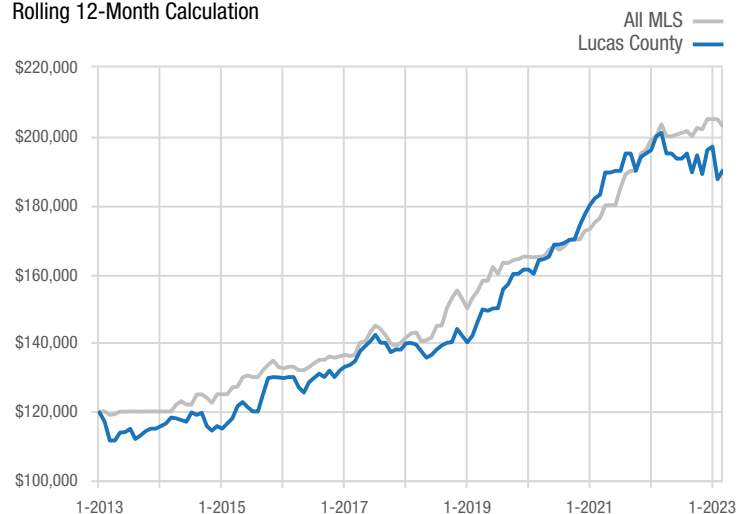
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

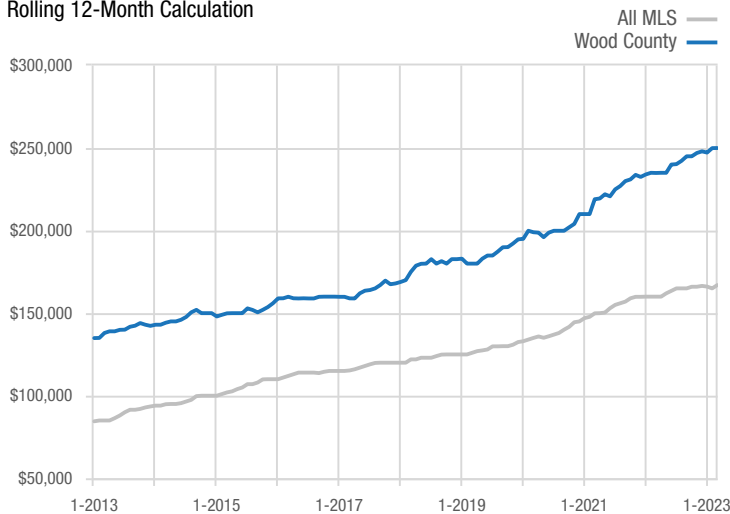
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	134	102	- 23.9%	277	240	- 13.4%
Pending Sales	92	74	- 19.6%	242	178	- 26.4%
Closed Sales	82	77	- 6.1%	235	171	- 27.2%
Days on Market Until Sale	80	58	- 27.5%	75	68	- 9.3%
Median Sales Price*	\$240,000	\$275,000	+ 14.6%	\$236,802	\$240,000	+ 1.4%
Average Sales Price*	\$291,002	\$279,440	- 4.0%	\$264,026	\$268,592	+ 1.7%
Percent of List Price Received*	101.6%	99.3%	- 2.3%	101.1%	98.0%	- 3.1%
Inventory of Homes for Sale	186	169	- 9.1%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	12	9	- 25.0%	25	20	- 20.0%
Pending Sales	10	11	+ 10.0%	19	22	+ 15.8%
Closed Sales	9	6	- 33.3%	18	18	0.0%
Days on Market Until Sale	23	58	+ 152.2%	52	67	+ 28.8%
Median Sales Price*	\$176,000	\$262,450	+ 49.1%	\$192,450	\$252,450	+ 31.2%
Average Sales Price*	\$192,493	\$292,483	+ 51.9%	\$208,658	\$263,878	+ 26.5%
Percent of List Price Received*	102.3%	96.5%	- 5.7%	100.6%	99.2%	- 1.4%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Toledo

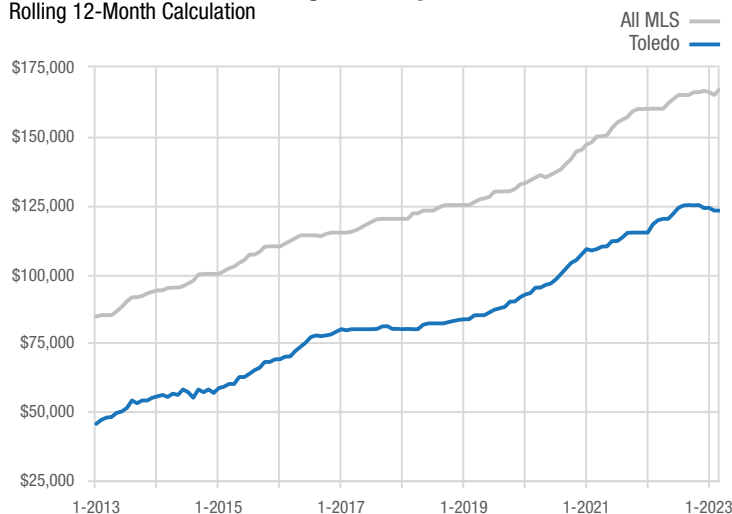
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	346	296	- 14.5%	866	815	- 5.9%
Pending Sales	308	289	- 6.2%	797	762	- 4.4%
Closed Sales	309	242	- 21.7%	780	693	- 11.2%
Days on Market Until Sale	58	63	+ 8.6%	62	68	+ 9.7%
Median Sales Price*	\$116,250	\$111,050	- 4.5%	\$115,000	\$108,000	- 6.1%
Average Sales Price*	\$127,385	\$128,384	+ 0.8%	\$128,539	\$126,088	- 1.9%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	99.1%	97.8%	- 1.3%
Inventory of Homes for Sale	490	465	- 5.1%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	37	13	- 64.9%	68	45	- 33.8%
Pending Sales	21	11	- 47.6%	50	36	- 28.0%
Closed Sales	18	14	- 22.2%	50	37	- 26.0%
Days on Market Until Sale	73	44	- 39.7%	61	63	+ 3.3%
Median Sales Price*	\$221,500	\$197,950	- 10.6%	\$186,000	\$148,000	- 20.4%
Average Sales Price*	\$199,651	\$193,539	- 3.1%	\$185,133	\$176,355	- 4.7%
Percent of List Price Received*	102.2%	100.9%	- 1.3%	99.6%	98.2%	- 1.4%
Inventory of Homes for Sale	41	26	- 36.6%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

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Median Sales Price - Single Family

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Sylvania

43560 and 43617

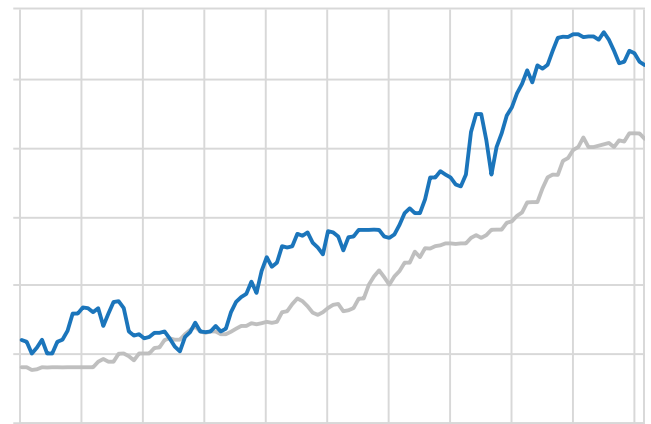
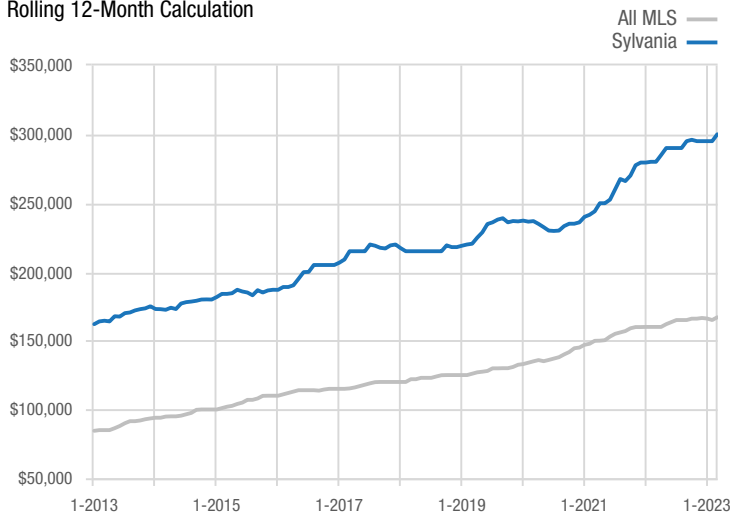
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	51	29	- 43.1%	122	82	- 32.8%
Pending Sales	39	32	- 17.9%	108	90	- 16.7%
Closed Sales	31	31	0.0%	99	86	- 13.1%
Days on Market Until Sale	56	59	+ 5.4%	80	70	- 12.5%
Median Sales Price*	\$277,000	\$315,000	+ 13.7%	\$277,500	\$299,500	+ 7.9%
Average Sales Price*	\$303,802	\$318,677	+ 4.9%	\$296,695	\$311,755	+ 5.1%
Percent of List Price Received*	101.0%	101.7%	+ 0.7%	101.3%	99.7%	- 1.6%
Inventory of Homes for Sale	66	49	- 25.8%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	19	11	- 42.1%	43	28	- 34.9%
Pending Sales	17	11	- 35.3%	36	24	- 33.3%
Closed Sales	19	11	- 42.1%	40	22	- 45.0%
Days on Market Until Sale	103	59	- 42.7%	83	66	- 20.5%
Median Sales Price*	\$235,000	\$215,500	- 8.3%	\$238,000	\$217,750	- 8.5%
Average Sales Price*	\$245,924	\$227,405	- 7.5%	\$237,203	\$222,520	- 6.2%
Percent of List Price Received*	99.8%	100.3%	+ 0.5%	99.6%	97.1%	- 2.5%
Inventory of Homes for Sale	25	17	- 32.0%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

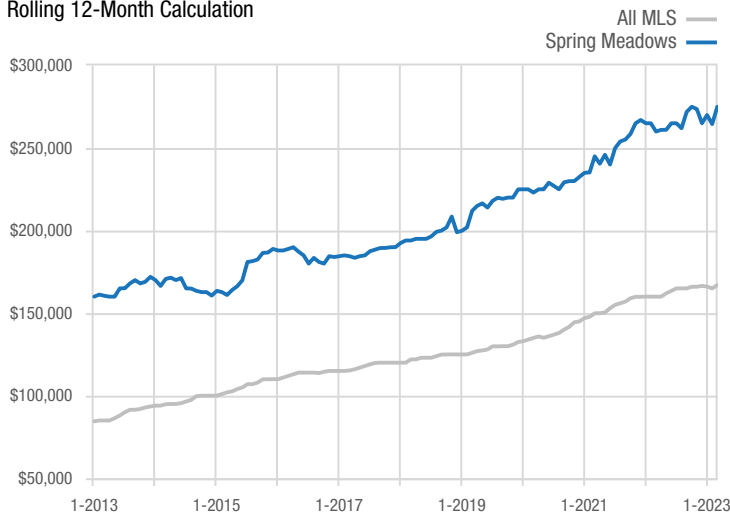
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	24	15	- 37.5%	55	44	- 20.0%
Pending Sales	11	11	0.0%	37	36	- 2.7%
Closed Sales	11	10	- 9.1%	37	31	- 16.2%
Days on Market Until Sale	50	43	- 14.0%	52	52	0.0%
Median Sales Price*	\$185,000	\$295,000	+ 59.5%	\$216,000	\$220,000	+ 1.9%
Average Sales Price*	\$198,010	\$255,540	+ 29.1%	\$215,520	\$224,827	+ 4.3%
Percent of List Price Received*	107.2%	100.2%	- 6.5%	103.1%	99.6%	- 3.4%
Inventory of Homes for Sale	36	21	- 41.7%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	2	2	0.0%	7	8	+ 14.3%
Pending Sales	2	3	+ 50.0%	9	7	- 22.2%
Closed Sales	3	2	- 33.3%	11	6	- 45.5%
Days on Market Until Sale	164	39	- 76.2%	119	52	- 56.3%
Median Sales Price*	\$250,214	\$309,950	+ 23.9%	\$250,214	\$298,325	+ 19.2%
Average Sales Price*	\$277,055	\$309,950	+ 11.9%	\$284,398	\$296,075	+ 4.1%
Percent of List Price Received*	99.4%	102.8%	+ 3.4%	98.3%	100.0%	+ 1.7%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

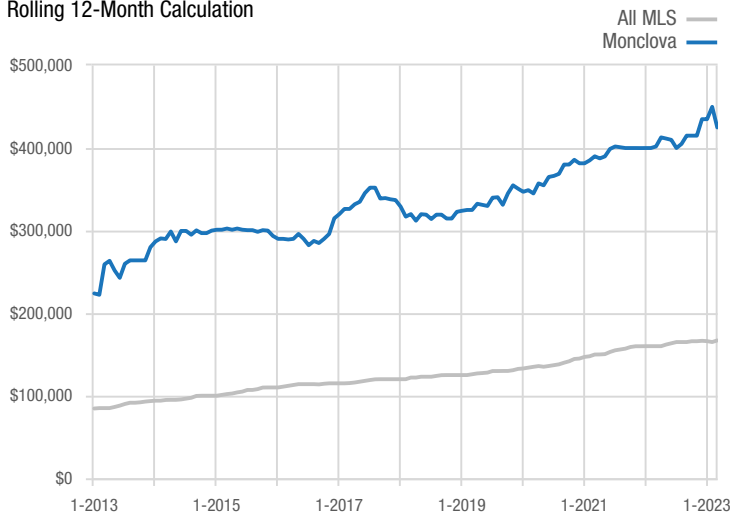
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	9	6	- 33.3%	12	15	+ 25.0%
Pending Sales	1	4	+ 300.0%	9	9	0.0%
Closed Sales	3	3	0.0%	9	8	- 11.1%
Days on Market Until Sale	103	138	+ 34.0%	75	123	+ 64.0%
Median Sales Price*	\$581,000	\$434,900	- 25.1%	\$468,500	\$442,400	- 5.6%
Average Sales Price*	\$668,300	\$409,933	- 38.7%	\$489,700	\$458,950	- 6.3%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	105.6%	98.9%	- 6.3%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	1.8	3.8	+ 111.1%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	2	3	+ 50.0%	3	12	+ 300.0%
Pending Sales	1	5	+ 400.0%	3	10	+ 233.3%
Closed Sales	2	2	0.0%	5	3	- 40.0%
Days on Market Until Sale	74	50	- 32.4%	284	164	- 42.3%
Median Sales Price*	\$301,691	\$356,685	+ 18.2%	\$303,805	\$367,720	+ 21.0%
Average Sales Price*	\$301,691	\$356,685	+ 18.2%	\$309,154	\$385,940	+ 24.8%
Percent of List Price Received*	101.0%	100.7%	- 0.3%	100.4%	100.5%	+ 0.1%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

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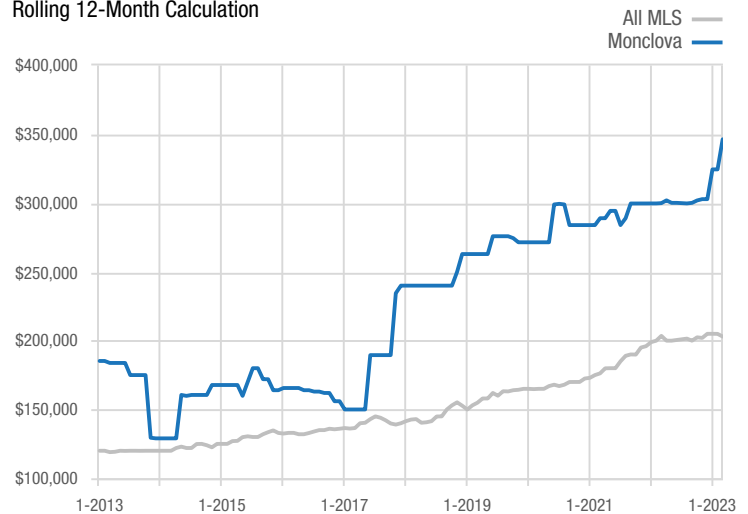
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

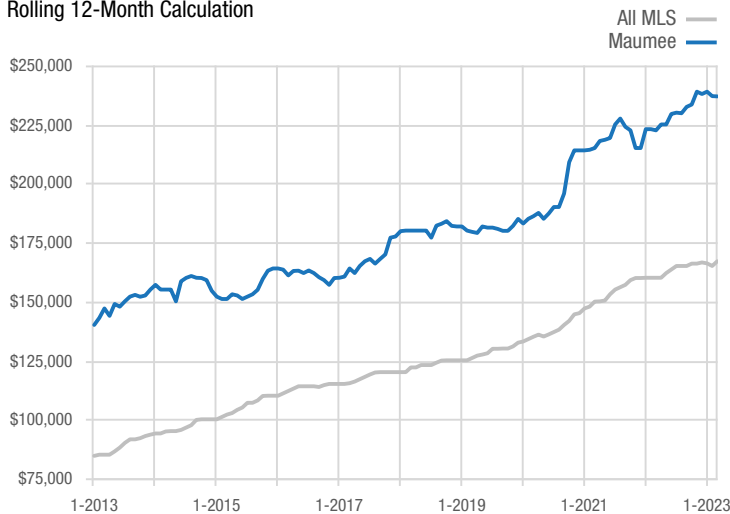
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	23	20	- 13.0%	66	52	- 21.2%
Pending Sales	25	23	- 8.0%	68	50	- 26.5%
Closed Sales	26	20	- 23.1%	65	50	- 23.1%
Days on Market Until Sale	49	73	+ 49.0%	62	63	+ 1.6%
Median Sales Price*	\$252,500	\$272,900	+ 8.1%	\$252,500	\$257,250	+ 1.9%
Average Sales Price*	\$294,780	\$287,575	- 2.4%	\$288,856	\$273,505	- 5.3%
Percent of List Price Received*	103.6%	99.1%	- 4.3%	101.7%	99.4%	- 2.3%
Inventory of Homes for Sale	26	30	+ 15.4%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	5	3	- 40.0%	7	18	+ 157.1%
Pending Sales	3	8	+ 166.7%	7	17	+ 142.9%
Closed Sales	3	6	+ 100.0%	7	14	+ 100.0%
Days on Market Until Sale	230	37	- 83.9%	150	57	- 62.0%
Median Sales Price*	\$59,900	\$242,000	+ 304.0%	\$107,000	\$226,500	+ 111.7%
Average Sales Price*	\$73,233	\$244,917	+ 234.4%	\$140,314	\$217,929	+ 55.3%
Percent of List Price Received*	104.4%	99.9%	- 4.3%	100.2%	98.0%	- 2.2%
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

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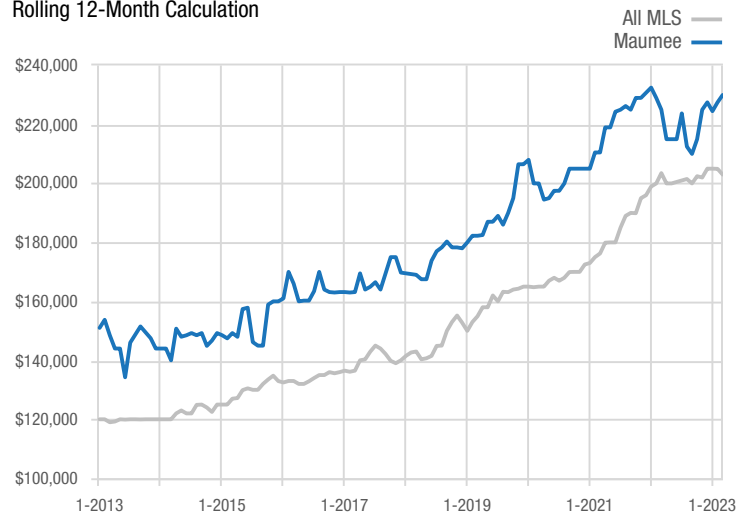
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

MLS Area 08: 43571

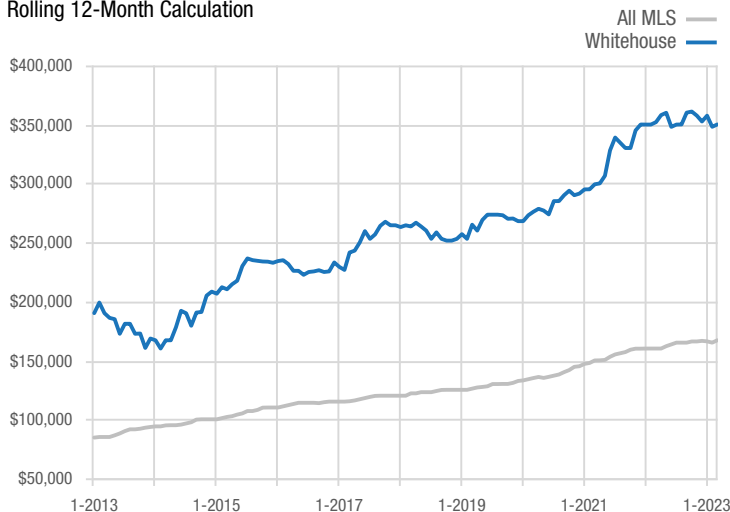
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	7	12	+ 71.4%	25	22	- 12.0%
Pending Sales	10	3	- 70.0%	24	12	- 50.0%
Closed Sales	8	3	- 62.5%	23	11	- 52.2%
Days on Market Until Sale	69	124	+ 79.7%	78	89	+ 14.1%
Median Sales Price*	\$372,401	\$479,500	+ 28.8%	\$360,950	\$420,000	+ 16.4%
Average Sales Price*	\$364,807	\$509,500	+ 39.7%	\$341,318	\$380,045	+ 11.3%
Percent of List Price Received*	99.8%	100.4%	+ 0.6%	99.1%	98.4%	- 0.7%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	1.3	2.4	+ 84.6%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	1	0	- 100.0%
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	39	—	—	39	35	- 10.3%
Median Sales Price*	\$280,000	—	—	\$280,000	\$290,000	+ 3.6%
Average Sales Price*	\$280,000	—	—	\$280,000	\$290,000	+ 3.6%
Percent of List Price Received*	105.3%	—	—	105.3%	97.0%	- 7.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

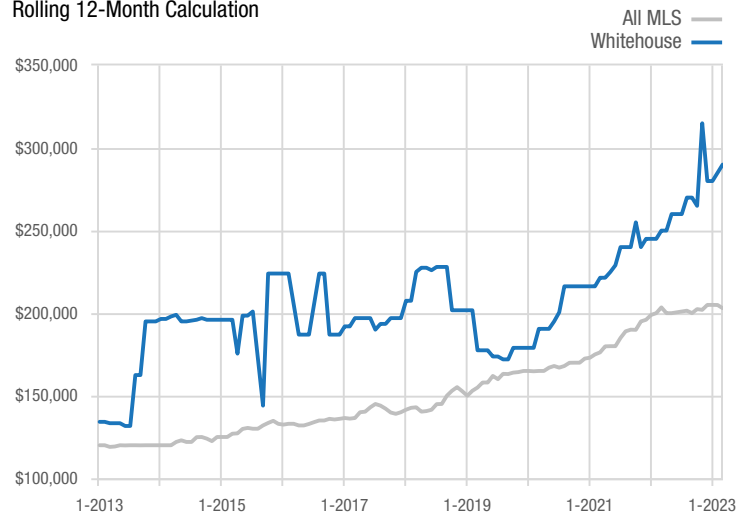
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2023

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Waterville

MLS Area 10: 43566

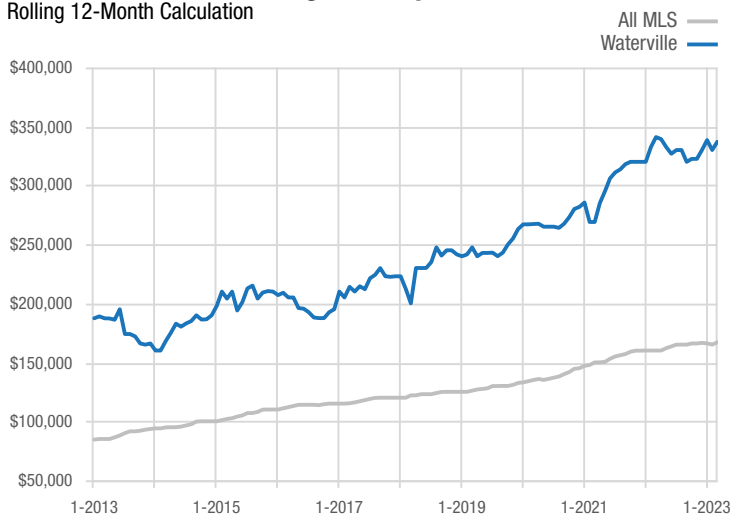
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	18	14	- 22.2%	34	35	+ 2.9%
Pending Sales	14	11	- 21.4%	35	19	- 45.7%
Closed Sales	10	11	+ 10.0%	28	20	- 28.6%
Days on Market Until Sale	70	82	+ 17.1%	87	79	- 9.2%
Median Sales Price*	\$369,900	\$405,000	+ 9.5%	\$362,950	\$387,650	+ 6.8%
Average Sales Price*	\$406,161	\$397,937	- 2.0%	\$340,600	\$371,230	+ 9.0%
Percent of List Price Received*	102.5%	99.3%	- 3.1%	100.9%	98.9%	- 2.0%
Inventory of Homes for Sale	18	24	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	2.6	+ 73.3%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	4	1	- 75.0%	7	1	- 85.7%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	33	—	—	33	—	—
Median Sales Price*	\$235,000	—	—	\$235,000	—	—
Average Sales Price*	\$235,000	—	—	\$235,000	—	—
Percent of List Price Received*	98.0%	—	—	98.0%	—	—
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	2.8	0.6	- 78.6%	—	—	—

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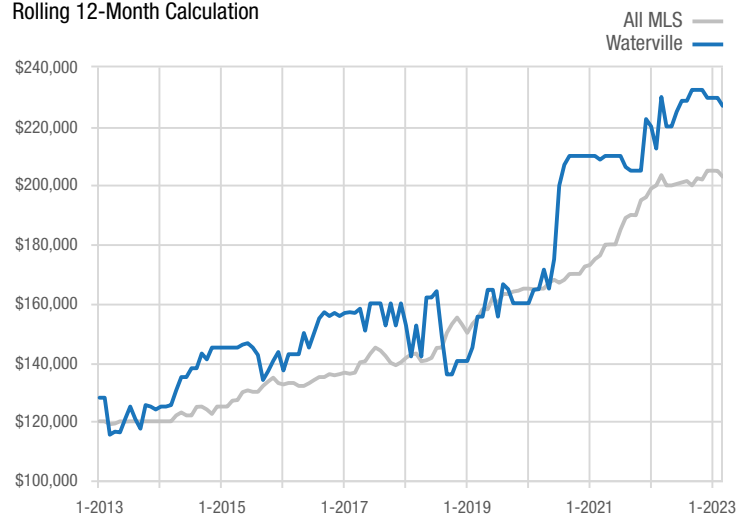
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2023

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Franklin Park / Trilby

MLS Area 11: 43623

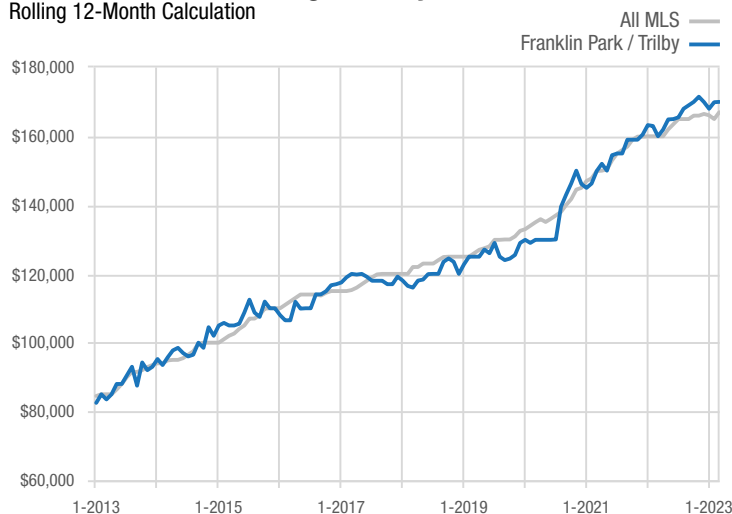
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	16	21	+ 31.3%	50	46	- 8.0%
Pending Sales	23	21	- 8.7%	53	57	+ 7.5%
Closed Sales	27	16	- 40.7%	55	47	- 14.5%
Days on Market Until Sale	59	48	- 18.6%	63	71	+ 12.7%
Median Sales Price*	\$152,400	\$164,052	+ 7.6%	\$151,250	\$145,900	- 3.5%
Average Sales Price*	\$176,710	\$190,471	+ 7.8%	\$177,271	\$176,424	- 0.5%
Percent of List Price Received*	99.4%	101.9%	+ 2.5%	103.4%	98.8%	- 4.4%
Inventory of Homes for Sale	21	18	- 14.3%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	3	2	- 33.3%
Pending Sales	2	1	- 50.0%	4	2	- 50.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Days on Market Until Sale	57	31	- 45.6%	48	22	- 54.2%
Median Sales Price*	\$210,001	\$148,000	- 29.5%	\$190,000	\$146,500	- 22.9%
Average Sales Price*	\$210,001	\$148,000	- 29.5%	\$203,334	\$146,500	- 28.0%
Percent of List Price Received*	104.0%	98.7%	- 5.1%	98.8%	101.2%	+ 2.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

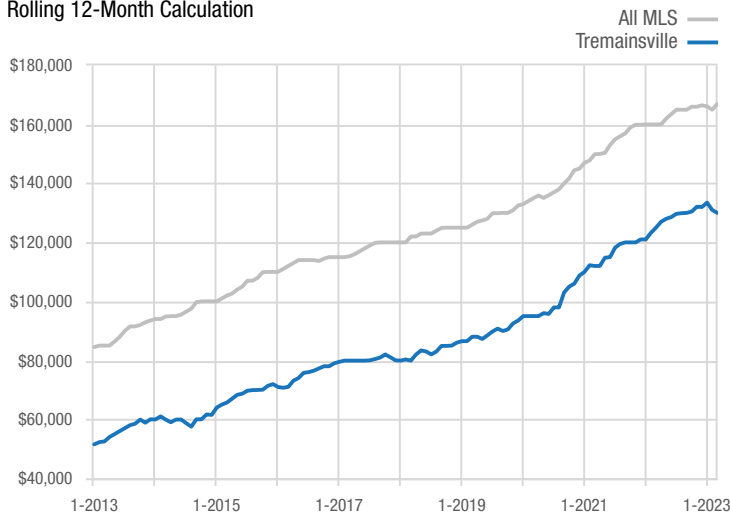
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	43	41	- 4.7%	123	129	+ 4.9%
Pending Sales	43	44	+ 2.3%	124	117	- 5.6%
Closed Sales	41	31	- 24.4%	125	109	- 12.8%
Days on Market Until Sale	57	55	- 3.5%	61	64	+ 4.9%
Median Sales Price*	\$130,000	\$121,000	- 6.9%	\$124,000	\$119,000	- 4.0%
Average Sales Price*	\$122,368	\$117,870	- 3.7%	\$118,798	\$116,859	- 1.6%
Percent of List Price Received*	103.5%	99.8%	- 3.6%	100.3%	98.2%	- 2.1%
Inventory of Homes for Sale	63	62	- 1.6%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	159	—
Median Sales Price*	—	—	—	—	\$100,000	—
Average Sales Price*	—	—	—	—	\$100,000	—
Percent of List Price Received*	—	—	—	—	90.9%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

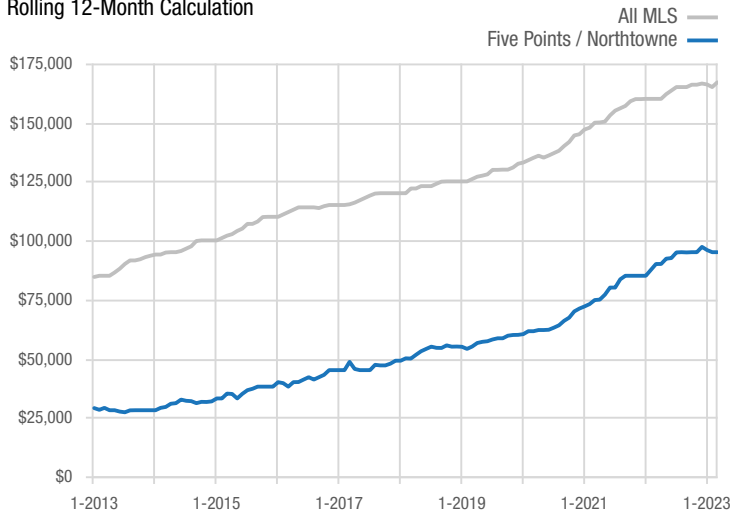
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	49	45	- 8.2%	108	121	+ 12.0%
Pending Sales	42	51	+ 21.4%	107	119	+ 11.2%
Closed Sales	35	49	+ 40.0%	94	104	+ 10.6%
Days on Market Until Sale	57	66	+ 15.8%	57	70	+ 22.8%
Median Sales Price*	\$94,000	\$85,000	- 9.6%	\$99,000	\$86,750	- 12.4%
Average Sales Price*	\$102,266	\$91,479	- 10.5%	\$97,720	\$91,366	- 6.5%
Percent of List Price Received*	101.3%	97.2%	- 4.0%	100.8%	97.6%	- 3.2%
Inventory of Homes for Sale	57	65	+ 14.0%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

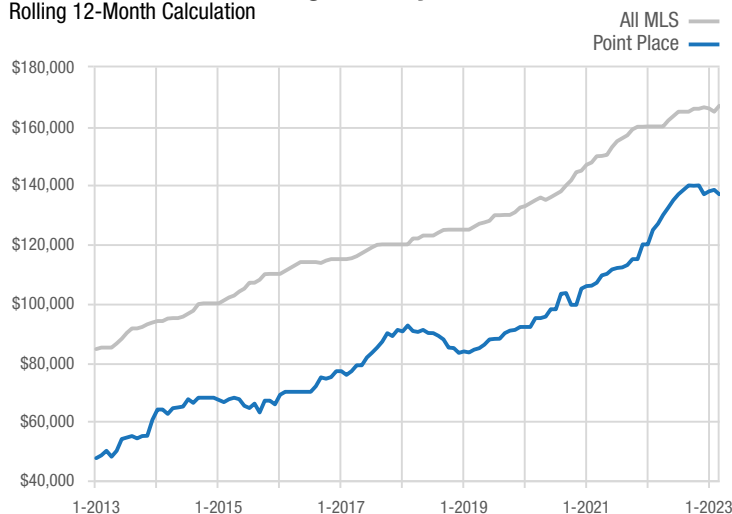
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	28	11	- 60.7%	65	41	- 36.9%
Pending Sales	31	13	- 58.1%	58	47	- 19.0%
Closed Sales	25	13	- 48.0%	52	47	- 9.6%
Days on Market Until Sale	60	88	+ 46.7%	71	72	+ 1.4%
Median Sales Price*	\$144,000	\$139,000	- 3.5%	\$135,500	\$135,000	- 0.4%
Average Sales Price*	\$148,896	\$139,708	- 6.2%	\$155,689	\$141,680	- 9.0%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	36	27	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	72	—	—
Median Sales Price*	—	—	—	\$202,000	—	—
Average Sales Price*	—	—	—	\$202,000	—	—
Percent of List Price Received*	—	—	—	90.6%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

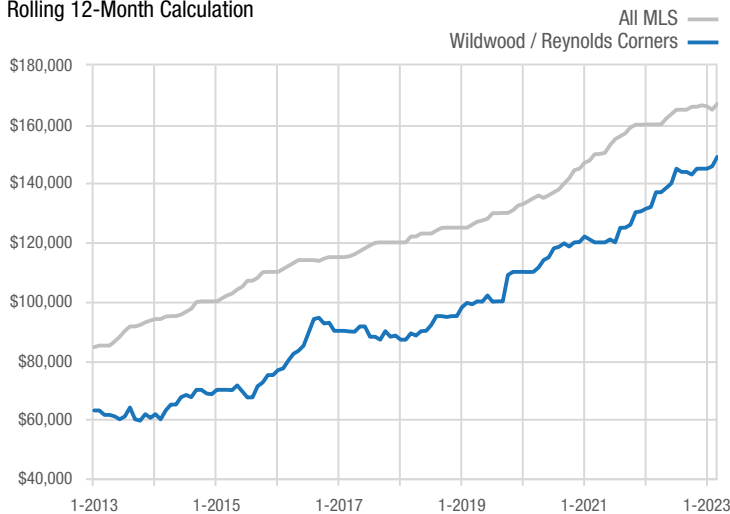
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	28	26	- 7.1%	75	65	- 13.3%
Pending Sales	26	26	0.0%	68	59	- 13.2%
Closed Sales	26	23	- 11.5%	65	54	- 16.9%
Days on Market Until Sale	68	48	- 29.4%	61	57	- 6.6%
Median Sales Price*	\$145,800	\$160,000	+ 9.7%	\$141,000	\$151,000	+ 7.1%
Average Sales Price*	\$188,000	\$166,230	- 11.6%	\$171,411	\$165,758	- 3.3%
Percent of List Price Received*	99.8%	105.1%	+ 5.3%	100.0%	102.3%	+ 2.3%
Inventory of Homes for Sale	34	33	- 2.9%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	9	5	- 44.4%	20	9	- 55.0%
Pending Sales	7	4	- 42.9%	14	6	- 57.1%
Closed Sales	5	4	- 20.0%	13	7	- 46.2%
Days on Market Until Sale	41	46	+ 12.2%	44	53	+ 20.5%
Median Sales Price*	\$174,000	\$167,750	- 3.6%	\$170,000	\$127,500	- 25.0%
Average Sales Price*	\$176,696	\$165,125	- 6.5%	\$160,606	\$142,186	- 11.5%
Percent of List Price Received*	107.1%	90.9%	- 15.1%	100.4%	94.3%	- 6.1%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	2.3	0.9	- 60.9%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Ottawa Hills

MLS Area 16: Village Limits (TD 88, 89 and 90)

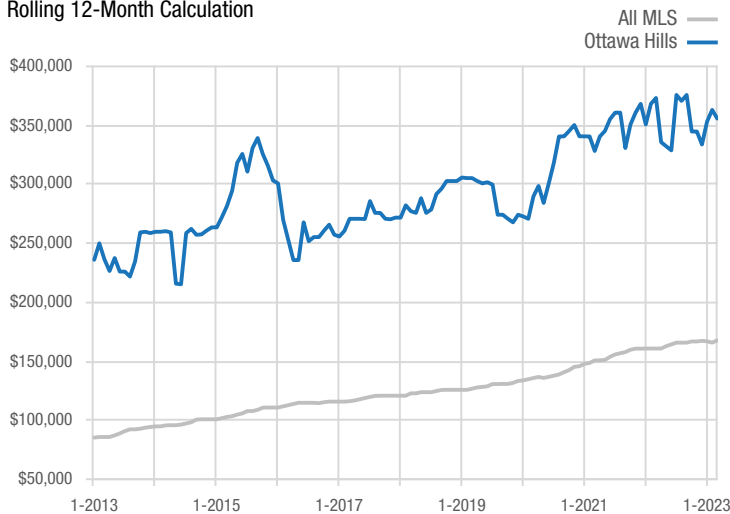
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	5	10	+ 100.0%	18	17	- 5.6%
Pending Sales	2	2	0.0%	13	11	- 15.4%
Closed Sales	3	3	0.0%	13	10	- 23.1%
Days on Market Until Sale	104	40	- 61.5%	57	71	+ 24.6%
Median Sales Price*	\$475,000	\$278,000	- 41.5%	\$310,000	\$475,750	+ 53.5%
Average Sales Price*	\$408,817	\$319,000	- 22.0%	\$355,796	\$493,100	+ 38.6%
Percent of List Price Received*	95.6%	101.0%	+ 5.6%	97.1%	95.0%	- 2.2%
Inventory of Homes for Sale	12	14	+ 16.7%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	87	—	—
Median Sales Price*	—	—	—	\$116,500	—	—
Average Sales Price*	—	—	—	\$116,500	—	—
Percent of List Price Received*	—	—	—	105.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

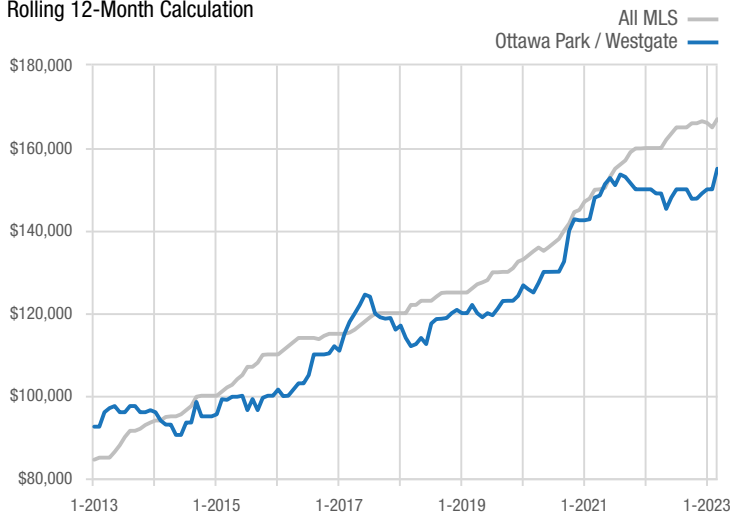
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	25	19	- 24.0%	65	42	- 35.4%
Pending Sales	29	12	- 58.6%	63	36	- 42.9%
Closed Sales	31	14	- 54.8%	61	35	- 42.6%
Days on Market Until Sale	62	42	- 32.3%	61	61	0.0%
Median Sales Price*	\$110,000	\$186,000	+ 69.1%	\$123,000	\$182,000	+ 48.0%
Average Sales Price*	\$123,921	\$174,966	+ 41.2%	\$140,039	\$172,955	+ 23.5%
Percent of List Price Received*	98.3%	101.9%	+ 3.7%	98.3%	100.1%	+ 1.8%
Inventory of Homes for Sale	29	28	- 3.4%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	3	1	- 66.7%	5	1	- 80.0%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	29	—	—	29	—	—
Median Sales Price*	\$125,075	—	—	\$125,075	—	—
Average Sales Price*	\$125,075	—	—	\$125,075	—	—
Percent of List Price Received*	96.3%	—	—	96.3%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.6	0.4	- 75.0%	—	—	—

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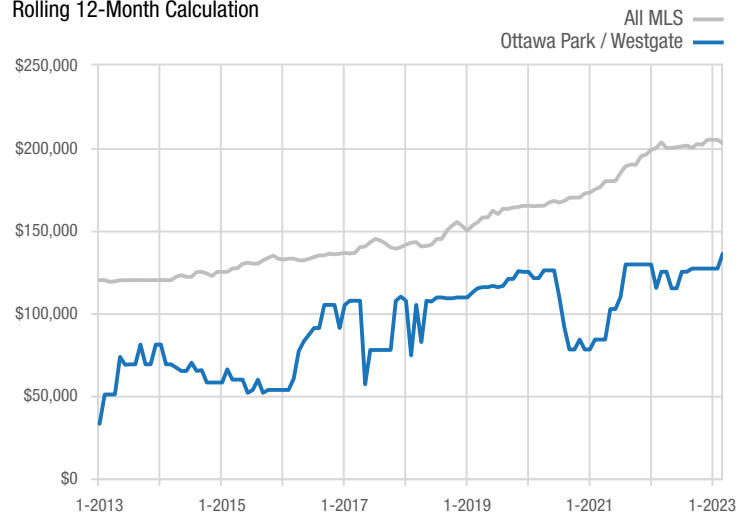
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde West End

MLS Area 18: 43610 and 43620

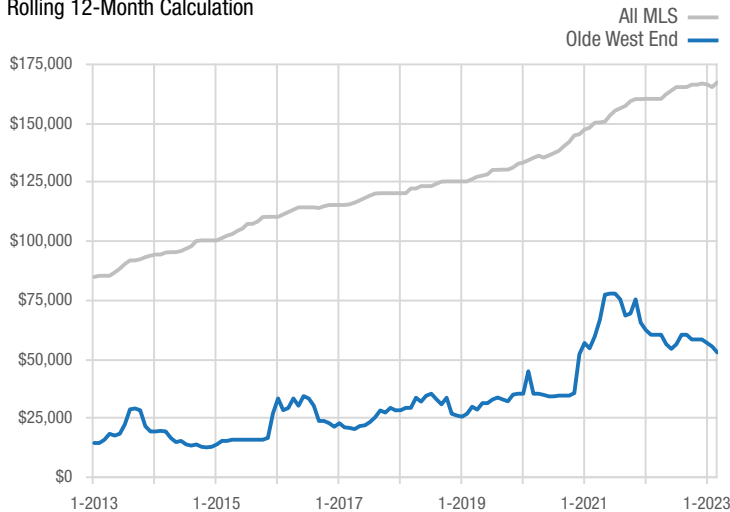
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	13	4	- 69.2%	27	14	- 48.1%
Pending Sales	5	2	- 60.0%	24	7	- 70.8%
Closed Sales	6	3	- 50.0%	23	9	- 60.9%
Days on Market Until Sale	115	145	+ 26.1%	80	105	+ 31.3%
Median Sales Price*	\$64,000	\$122,000	+ 90.6%	\$53,000	\$44,208	- 16.6%
Average Sales Price*	\$88,750	\$116,995	+ 31.8%	\$79,120	\$59,969	- 24.2%
Percent of List Price Received*	97.6%	94.0%	- 3.7%	97.0%	89.0%	- 8.2%
Inventory of Homes for Sale	22	15	- 31.8%	—	—	—
Months Supply of Inventory	3.6	3.0	- 16.7%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	270	—	—	270	—	—
Median Sales Price*	\$74,000	—	—	\$74,000	—	—
Average Sales Price*	\$74,000	—	—	\$74,000	—	—
Percent of List Price Received*	93.7%	—	—	93.7%	—	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	2.0	+ 122.2%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Local Market Update – March 2023

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Olde North End

MLS Area 19: 43608

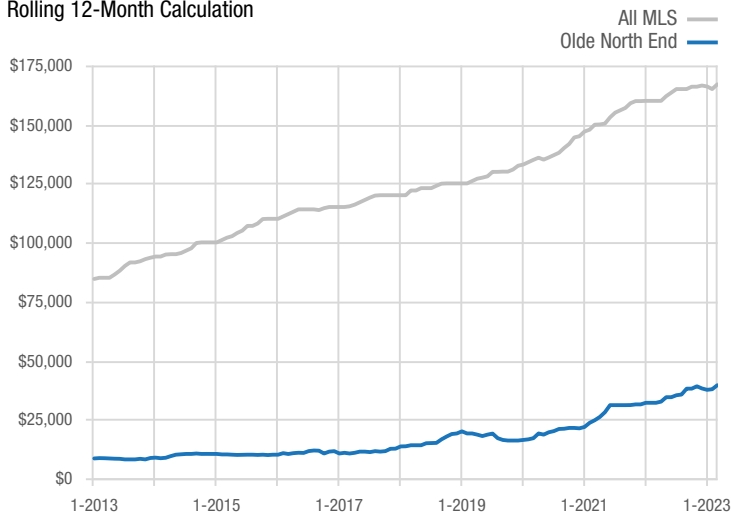
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	13	19	+ 46.2%	45	57	+ 26.7%
Pending Sales	11	16	+ 45.5%	32	43	+ 34.4%
Closed Sales	16	8	- 50.0%	31	36	+ 16.1%
Days on Market Until Sale	58	53	- 8.6%	70	66	- 5.7%
Median Sales Price*	\$27,694	\$32,450	+ 17.2%	\$30,500	\$33,000	+ 8.2%
Average Sales Price*	\$31,074	\$40,144	+ 29.2%	\$36,061	\$37,234	+ 3.3%
Percent of List Price Received*	98.0%	96.8%	- 1.2%	93.8%	97.0%	+ 3.4%
Inventory of Homes for Sale	30	39	+ 30.0%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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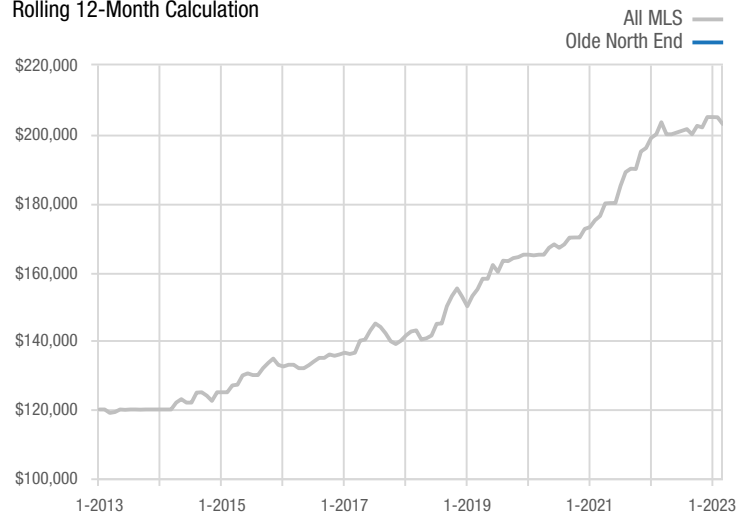
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

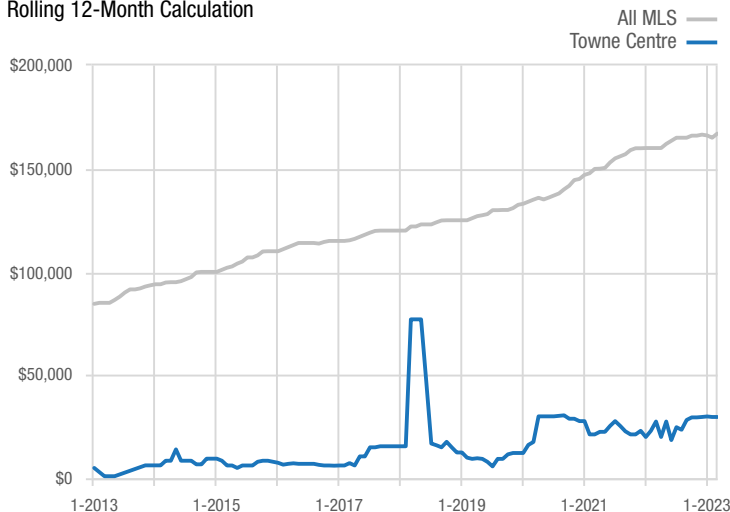
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	3	+ 200.0%	2	4	+ 100.0%
Pending Sales	0	1	—	0	3	—
Closed Sales	0	0	—	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	79	41	- 48.1%
Median Sales Price*	—	—	—	\$9,000	\$20,000	+ 122.2%
Average Sales Price*	—	—	—	\$9,000	\$26,500	+ 194.4%
Percent of List Price Received*	—	—	—	90.9%	86.7%	- 4.6%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	2	0	- 100.0%	3	2	- 33.3%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	32	—	—	49	110	+ 124.5%
Median Sales Price*	\$224,000	—	—	\$225,000	\$231,500	+ 2.9%
Average Sales Price*	\$224,000	—	—	\$239,500	\$231,500	- 3.3%
Percent of List Price Received*	100.7%	—	—	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

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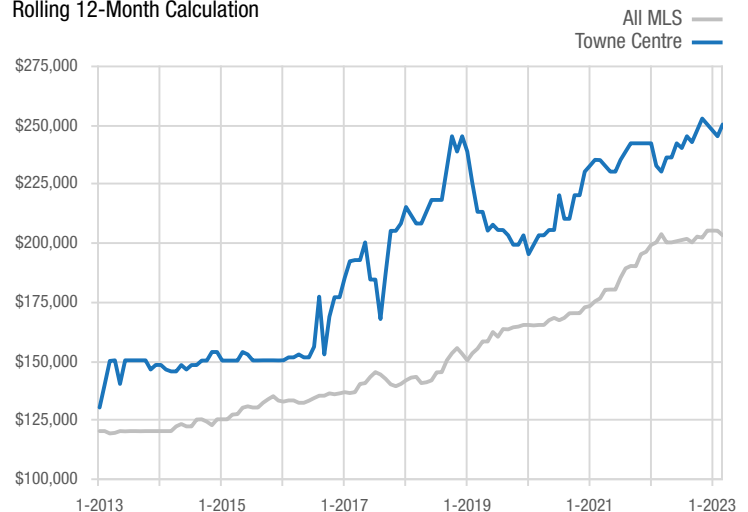
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

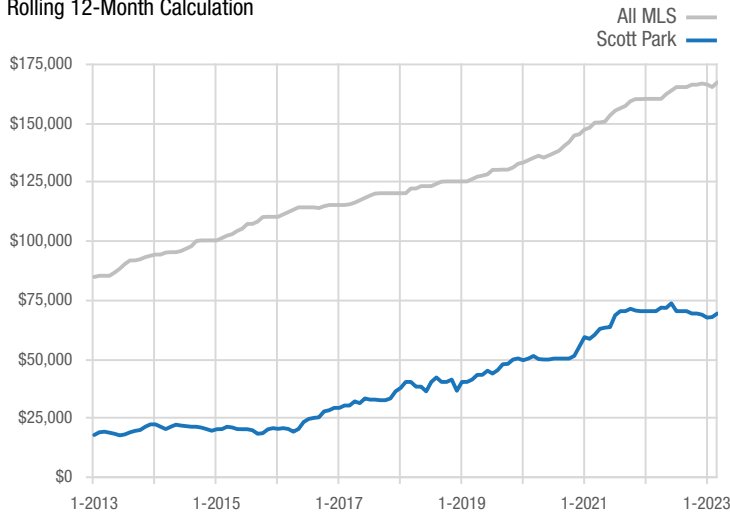
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	21	19	- 9.5%	44	57	+ 29.5%
Pending Sales	18	18	0.0%	37	53	+ 43.2%
Closed Sales	14	21	+ 50.0%	34	58	+ 70.6%
Days on Market Until Sale	62	65	+ 4.8%	57	68	+ 19.3%
Median Sales Price*	\$77,000	\$83,251	+ 8.1%	\$68,000	\$70,000	+ 2.9%
Average Sales Price*	\$91,379	\$79,543	- 13.0%	\$77,109	\$74,037	- 4.0%
Percent of List Price Received*	95.5%	96.3%	+ 0.8%	94.9%	95.8%	+ 0.9%
Inventory of Homes for Sale	33	36	+ 9.1%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

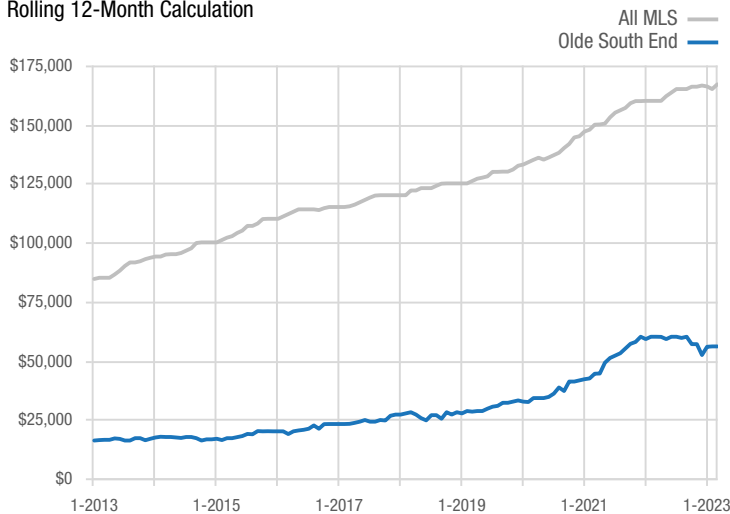
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
Key Metrics						
New Listings	22	28	+ 27.3%	58	73	+ 25.9%
Pending Sales	14	21	+ 50.0%	55	57	+ 3.6%
Closed Sales	20	12	- 40.0%	57	45	- 21.1%
Days on Market Until Sale	54	61	+ 13.0%	68	65	- 4.4%
Median Sales Price*	\$52,500	\$46,450	- 11.5%	\$43,500	\$55,900	+ 28.5%
Average Sales Price*	\$57,966	\$62,075	+ 7.1%	\$53,371	\$57,890	+ 8.5%
Percent of List Price Received*	95.3%	94.5%	- 0.8%	93.2%	92.1%	- 1.2%
Inventory of Homes for Sale	42	44	+ 4.8%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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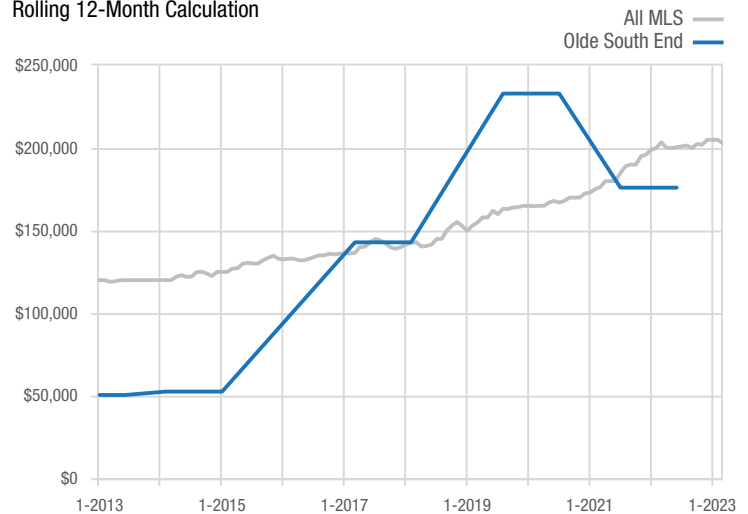
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

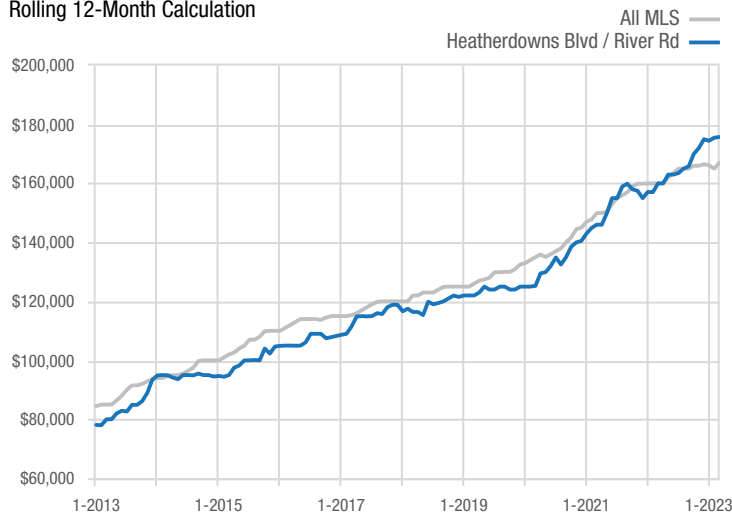
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	39	23	- 41.0%	91	63	- 30.8%
Pending Sales	35	20	- 42.9%	89	69	- 22.5%
Closed Sales	36	24	- 33.3%	92	71	- 22.8%
Days on Market Until Sale	45	72	+ 60.0%	56	70	+ 25.0%
Median Sales Price*	\$173,500	\$172,750	- 0.4%	\$173,750	\$175,500	+ 1.0%
Average Sales Price*	\$177,264	\$199,128	+ 12.3%	\$177,227	\$191,457	+ 8.0%
Percent of List Price Received*	103.8%	103.7%	- 0.1%	101.3%	100.5%	- 0.8%
Inventory of Homes for Sale	45	29	- 35.6%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	15	3	- 80.0%	19	13	- 31.6%
Pending Sales	3	2	- 33.3%	8	14	+ 75.0%
Closed Sales	1	5	+ 400.0%	6	15	+ 150.0%
Days on Market Until Sale	28	32	+ 14.3%	47	63	+ 34.0%
Median Sales Price*	\$117,000	\$126,900	+ 8.5%	\$92,450	\$119,900	+ 29.7%
Average Sales Price*	\$117,000	\$165,160	+ 41.2%	\$94,333	\$149,080	+ 58.0%
Percent of List Price Received*	97.6%	109.3%	+ 12.0%	96.9%	98.7%	+ 1.9%
Inventory of Homes for Sale	15	5	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.9	- 70.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

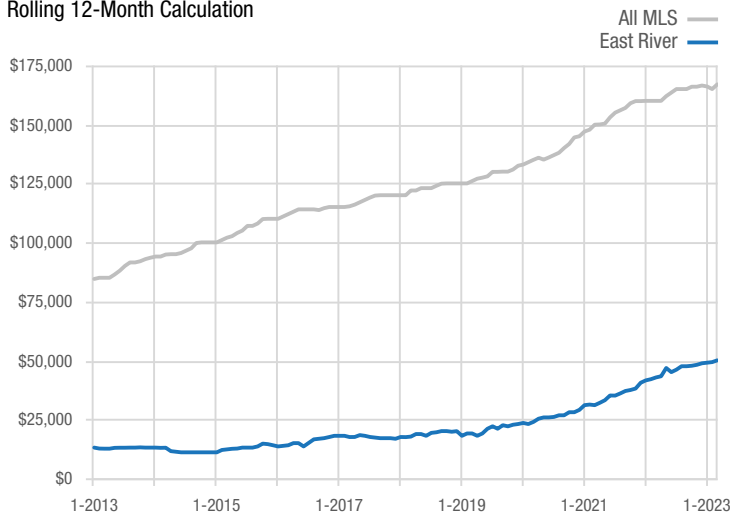
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	25	22	- 12.0%	59	66	+ 11.9%
Pending Sales	21	32	+ 52.4%	45	60	+ 33.3%
Closed Sales	21	19	- 9.5%	46	43	- 6.5%
Days on Market Until Sale	45	78	+ 73.3%	63	77	+ 22.2%
Median Sales Price*	\$42,000	\$58,500	+ 39.3%	\$42,000	\$49,900	+ 18.8%
Average Sales Price*	\$46,126	\$57,955	+ 25.6%	\$46,497	\$51,985	+ 11.8%
Percent of List Price Received*	96.9%	94.1%	- 2.9%	94.3%	94.5%	+ 0.2%
Inventory of Homes for Sale	42	41	- 2.4%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	1	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	31	—	—
Median Sales Price*	—	—	—	\$353,000	—	—
Average Sales Price*	—	—	—	\$353,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

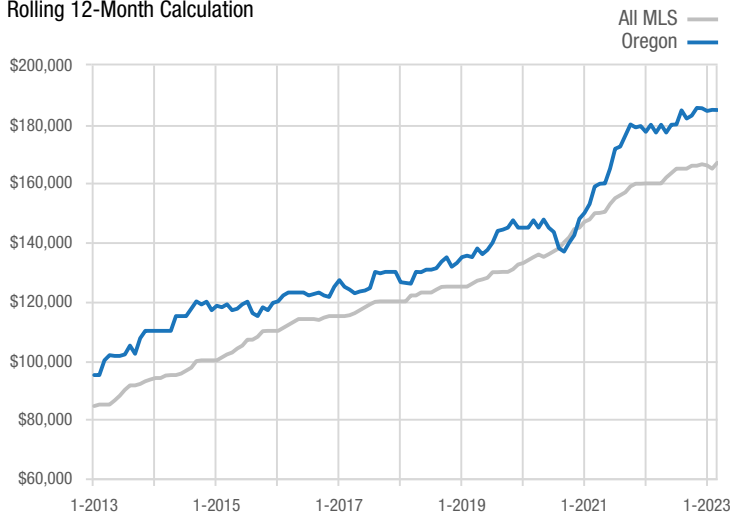
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	20	12	- 40.0%	52	31	- 40.4%
Pending Sales	17	10	- 41.2%	45	30	- 33.3%
Closed Sales	20	9	- 55.0%	51	28	- 45.1%
Days on Market Until Sale	100	38	- 62.0%	85	45	- 47.1%
Median Sales Price*	\$189,950	\$175,000	- 7.9%	\$189,900	\$175,600	- 7.5%
Average Sales Price*	\$198,679	\$196,000	- 1.3%	\$194,167	\$188,478	- 2.9%
Percent of List Price Received*	99.6%	101.3%	+ 1.7%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	34	18	- 47.1%	—	—	—
Months Supply of Inventory	1.5	0.9	- 40.0%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	4	2	- 50.0%	7	3	- 57.1%
Pending Sales	0	2	—	2	3	+ 50.0%
Closed Sales	0	1	—	3	2	- 33.3%
Days on Market Until Sale	—	7	—	80	21	- 73.8%
Median Sales Price*	—	\$200,000	—	\$190,000	\$199,000	+ 4.7%
Average Sales Price*	—	\$200,000	—	\$210,000	\$199,000	- 5.2%
Percent of List Price Received*	—	102.6%	—	100.3%	102.9%	+ 2.6%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.5	0.6	- 76.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

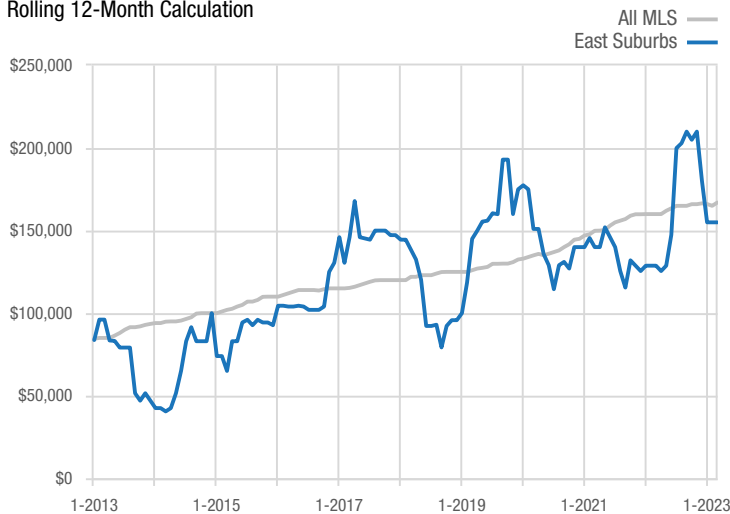
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	45	155	+ 244.4%
Median Sales Price*	—	—	—	\$450,600	\$143,150	- 68.2%
Average Sales Price*	—	—	—	\$450,600	\$143,150	- 68.2%
Percent of List Price Received*	—	—	—	112.7%	95.5%	- 15.3%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Local Market Update – March 2023

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

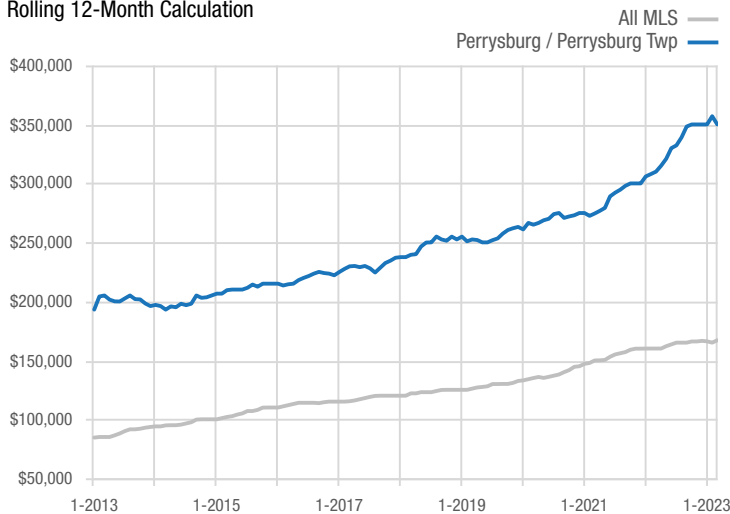
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	47	45	- 4.3%	97	112	+ 15.5%
Pending Sales	33	36	+ 9.1%	82	69	- 15.9%
Closed Sales	29	36	+ 24.1%	77	67	- 13.0%
Days on Market Until Sale	114	66	- 42.1%	93	71	- 23.7%
Median Sales Price*	\$385,000	\$331,400	- 13.9%	\$369,900	\$339,400	- 8.2%
Average Sales Price*	\$405,191	\$343,403	- 15.2%	\$370,959	\$362,786	- 2.2%
Percent of List Price Received*	102.3%	99.8%	- 2.4%	101.7%	98.9%	- 2.8%
Inventory of Homes for Sale	78	82	+ 5.1%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	7	6	- 14.3%	14	14	0.0%
Pending Sales	7	6	- 14.3%	13	12	- 7.7%
Closed Sales	5	4	- 20.0%	12	10	- 16.7%
Days on Market Until Sale	26	26	0.0%	62	51	- 17.7%
Median Sales Price*	\$174,000	\$372,500	+ 114.1%	\$189,750	\$235,000	+ 23.8%
Average Sales Price*	\$185,400	\$362,500	+ 95.5%	\$207,033	\$278,500	+ 34.5%
Percent of List Price Received*	104.0%	96.9%	- 6.8%	101.3%	100.4%	- 0.9%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

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Median Sales Price - Single Family

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Local Market Update – March 2023

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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

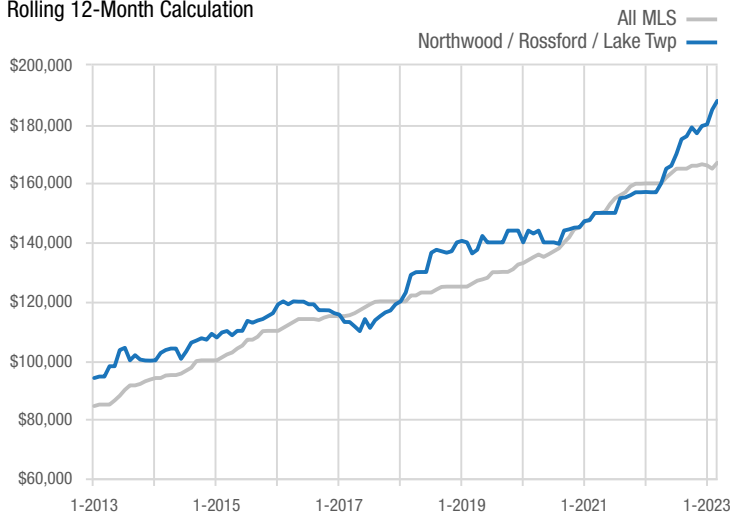
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	25	26	+ 4.0%	54	55	+ 1.9%
Pending Sales	19	20	+ 5.3%	55	42	- 23.6%
Closed Sales	22	20	- 9.1%	60	39	- 35.0%
Days on Market Until Sale	60	48	- 20.0%	75	66	- 12.0%
Median Sales Price*	\$172,000	\$198,000	+ 15.1%	\$149,900	\$187,500	+ 25.1%
Average Sales Price*	\$248,043	\$211,320	- 14.8%	\$197,835	\$206,132	+ 4.2%
Percent of List Price Received*	105.0%	100.5%	- 4.3%	103.5%	99.7%	- 3.7%
Inventory of Homes for Sale	29	33	+ 13.8%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	3	0	- 100.0%	5	1	- 80.0%
Pending Sales	0	3	—	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Days on Market Until Sale	22	123	+ 459.1%	22	117	+ 431.8%
Median Sales Price*	\$227,000	\$152,450	- 32.8%	\$227,000	\$249,900	+ 10.1%
Average Sales Price*	\$227,000	\$152,450	- 32.8%	\$227,000	\$188,300	- 17.0%
Percent of List Price Received*	103.2%	95.8%	- 7.2%	103.2%	97.6%	- 5.4%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	3.3	—	—	—	—	—

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

Median Sales Price - Single Family

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

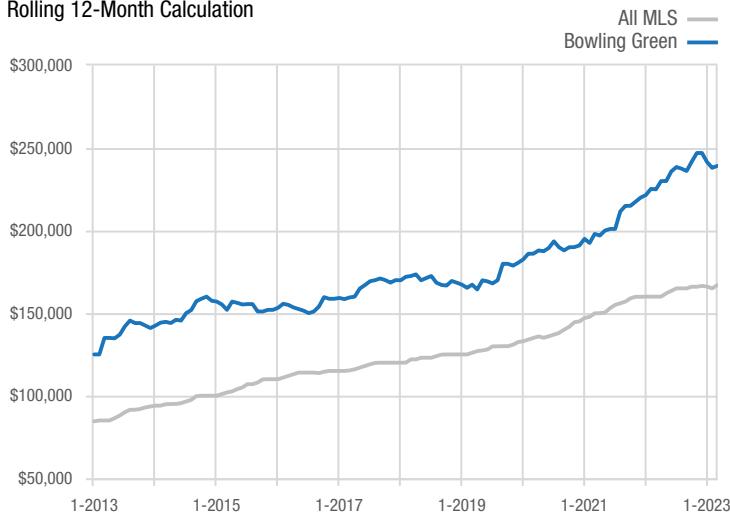
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	19	11	- 42.1%	46	28	- 39.1%
Pending Sales	19	10	- 47.4%	46	29	- 37.0%
Closed Sales	12	10	- 16.7%	40	28	- 30.0%
Days on Market Until Sale	59	46	- 22.0%	57	44	- 22.8%
Median Sales Price*	\$265,000	\$303,514	+ 14.5%	\$255,000	\$233,000	- 8.6%
Average Sales Price*	\$282,664	\$267,503	- 5.4%	\$269,168	\$245,666	- 8.7%
Percent of List Price Received*	100.7%	101.7%	+ 1.0%	100.9%	100.3%	- 0.6%
Inventory of Homes for Sale	18	12	- 33.3%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	2	+ 100.0%	5	4	- 20.0%
Pending Sales	2	1	- 50.0%	4	6	+ 50.0%
Closed Sales	2	0	- 100.0%	4	5	+ 25.0%
Days on Market Until Sale	20	—	—	39	69	+ 76.9%
Median Sales Price*	\$269,720	—	—	\$252,250	\$300,000	+ 18.9%
Average Sales Price*	\$269,720	—	—	\$251,360	\$279,980	+ 11.4%
Percent of List Price Received*	98.8%	—	—	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	0.9	0.9	0.0%	—	—	—

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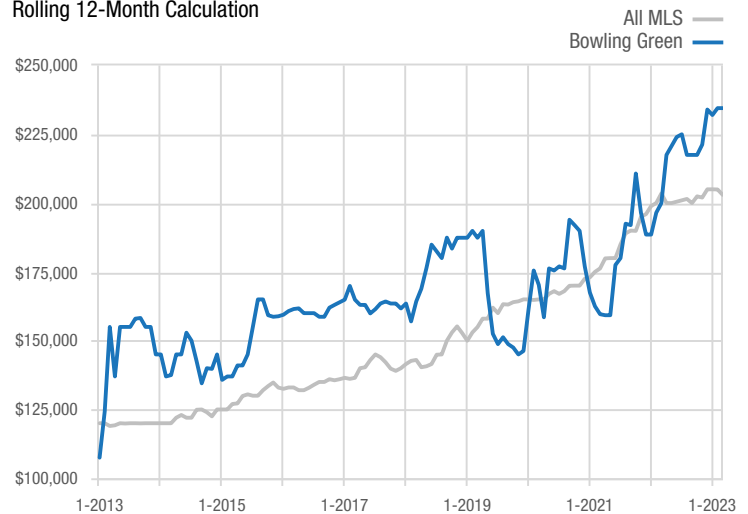
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

MLS Area 56: North of US 6, East of SR 25, excluding MLS Areas 53, 54 and 55

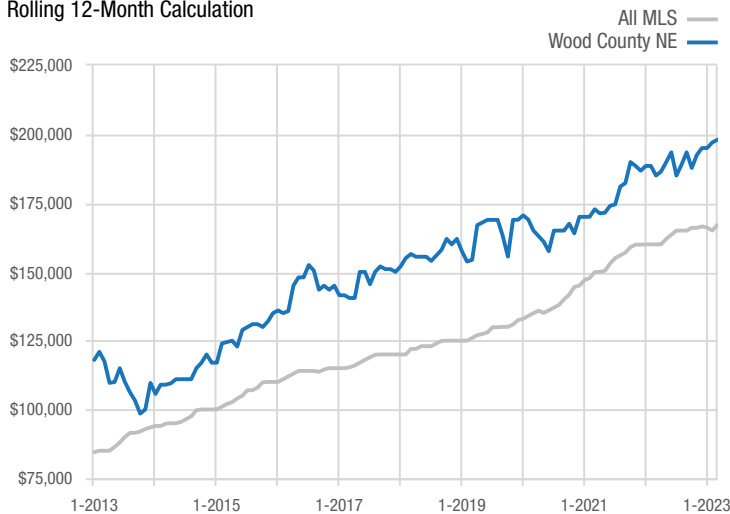
Single Family Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	8	7	- 12.5%	14	14	0.0%
Pending Sales	3	2	- 33.3%	11	8	- 27.3%
Closed Sales	3	2	- 33.3%	11	8	- 27.3%
Days on Market Until Sale	77	14	- 81.8%	78	62	- 20.5%
Median Sales Price*	\$157,450	\$160,000	+ 1.6%	\$160,000	\$137,000	- 14.4%
Average Sales Price*	\$157,450	\$160,000	+ 1.6%	\$173,511	\$150,714	- 13.1%
Percent of List Price Received*	96.7%	95.0%	- 1.8%	97.7%	93.3%	- 4.5%
Inventory of Homes for Sale	12	14	+ 16.7%	—	—	—
Months Supply of Inventory	1.9	3.1	+ 63.2%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Wood County SW

MLS Area 52: South of US 6, West of SR 25

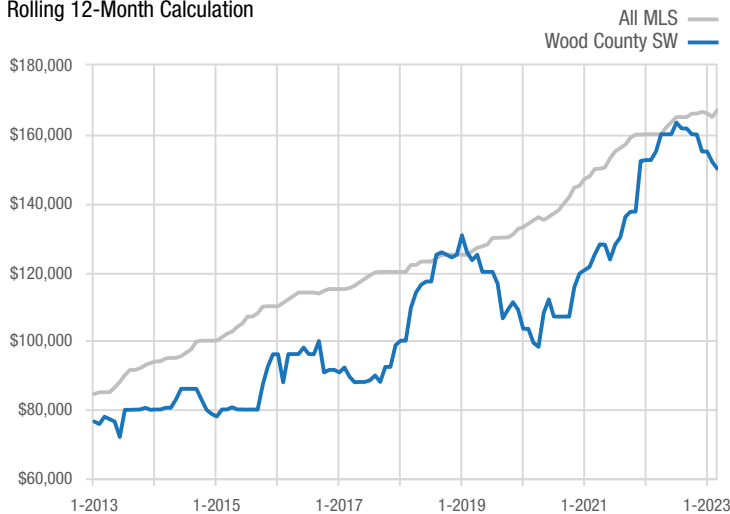
Single Family	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	11	6	- 45.5%	24	11	- 54.2%
Pending Sales	7	1	- 85.7%	20	9	- 55.0%
Closed Sales	7	1	- 85.7%	20	7	- 65.0%
Days on Market Until Sale	50	93	+ 86.0%	54	95	+ 75.9%
Median Sales Price*	\$160,000	\$150,000	- 6.3%	\$160,000	\$130,000	- 18.8%
Average Sales Price*	\$151,829	\$150,000	- 1.2%	\$170,658	\$119,600	- 29.9%
Percent of List Price Received*	101.1%	85.5%	- 15.4%	98.5%	89.4%	- 9.2%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Condo-Villa	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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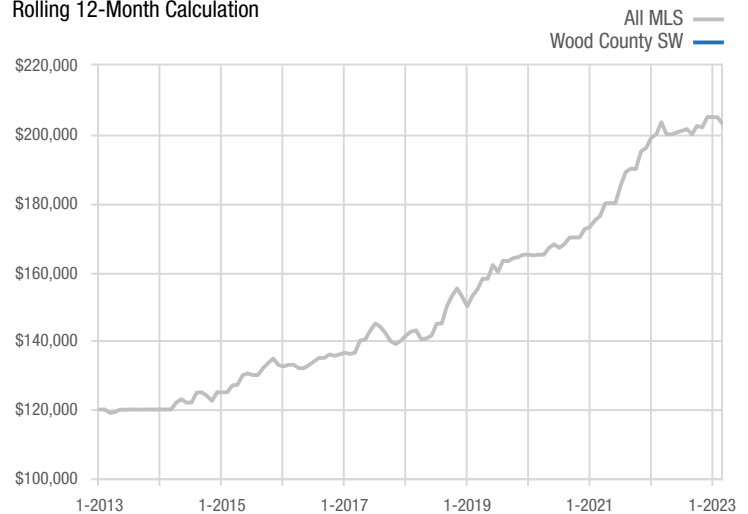
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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