

Local Market Update – March 2024

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Lucas and Wood Counties

U.S. existing-home sales improved for the second month in a row, jumping 9.5% to a seasonally adjusted annual rate of 4.38 million units, exceeding economists' expectations and marking the largest monthly gain in a year, according to the National Association of REALTORS® (NAR). The rebound in home sales comes amid fluctuating mortgage rates and elevated sales prices, indicating there is plenty of buyer demand heading into the spring selling season.

The recent surge in home sales was likely due to a dip in mortgage rates in December and an increase in housing supply nationwide. According to NAR, total inventory grew 5.9% month-over-month and 10.3% year-over-year to 1.07 million units, for a 2.9 months' supply at the current sales pace. Buyer demand remains robust, and the limited supply of inventory helped push the median existing-home sales price up 5.7% year-over-year to \$384,500, the eighth consecutive month of annual price increases.

Single Family Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	557	516	-7.4%	1390	1,421	2.2%
Closed Sales	407	407	0.0%	1,090	1,150	5.5%
Days on Market	62	60	-3.2%	67	65	-3.0%
SP\$/SqFt	\$110.30	\$113.75	3.1%	\$105.36	\$112.73	7.0%
Median Sales Price*	\$160,000	\$165,500	3.4%	\$147,750	\$161,551	9.3%
Average Sales Price*	\$194,030	\$193,579	-0.2%	\$181,282	\$189,855	4.7%
Percent of List Price Received*	99%	100%	1.0%	---	99%	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$78,970,007	\$78,786,649	-0.2%	\$197,537,085	\$218,197,951	10.5%

Condo/Villa Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	48	36	-25.0%	131	103	-21.4%
Closed Sales	39	44	12.8%	97	93	-4.1%
Days on Market	46	57	23.9%	64	68	6.3%
SP\$/SqFt	\$137.37	\$145.39	5.8%	\$130.31	\$143.23	9.9%
Median Sales Price*	\$215,500	\$217,500	0.9%	\$220,000	\$219,900	0.0%
Average Sales Price*	\$232,854	\$226,873	-2.6%	\$220,318	\$226,690	2.9%
Percent of List Price Received*	100%	99%	-1.0%	98%	99%	1.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume (in 1000's)	\$9,081,320	\$9,982,410	9.9%	\$21,370,820	\$21,082,191	1.0%

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

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Lucas County

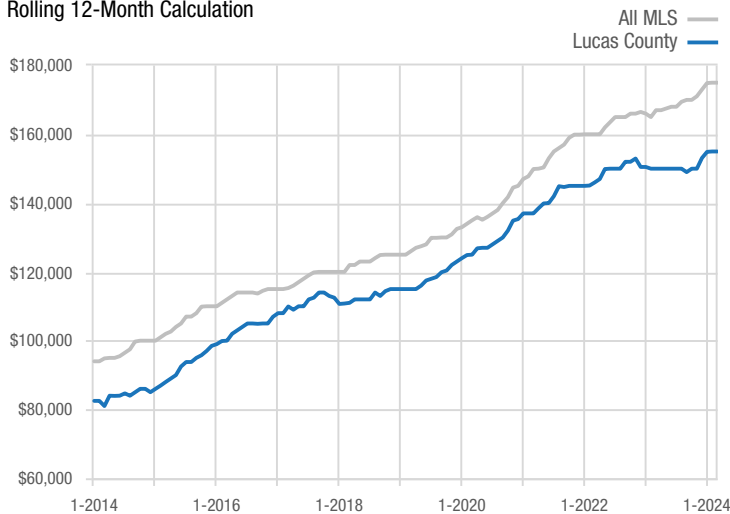
Single Family	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	445	417	- 6.3%	1,142	1,150	+ 0.7%
Pending Sales	371	331	- 10.8%	986	974	- 1.2%
Closed Sales	330	328	- 0.6%	919	935	+ 1.7%
Days on Market Until Sale	63	61	- 3.2%	67	64	- 4.5%
Median Sales Price*	\$137,316	\$150,000	+ 9.2%	\$135,000	\$145,000	+ 7.4%
Average Sales Price*	\$175,052	\$172,969	- 1.2%	\$166,226	\$167,048	+ 0.5%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	98.1%	98.7%	+ 0.6%
Inventory of Homes for Sale	704	731	+ 3.8%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

Condo-Villa	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	39	30	- 23.1%	111	87	- 21.6%
Pending Sales	38	35	- 7.9%	93	79	- 15.1%
Closed Sales	33	35	+ 6.1%	79	75	- 5.1%
Days on Market Until Sale	44	54	+ 22.7%	63	67	+ 6.3%
Median Sales Price*	\$208,000	\$208,000	0.0%	\$215,500	\$208,000	- 3.5%
Average Sales Price*	\$222,013	\$224,940	+ 1.3%	\$210,393	\$218,892	+ 4.0%
Percent of List Price Received*	100.8%	99.7%	- 1.1%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	56	52	- 7.1%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

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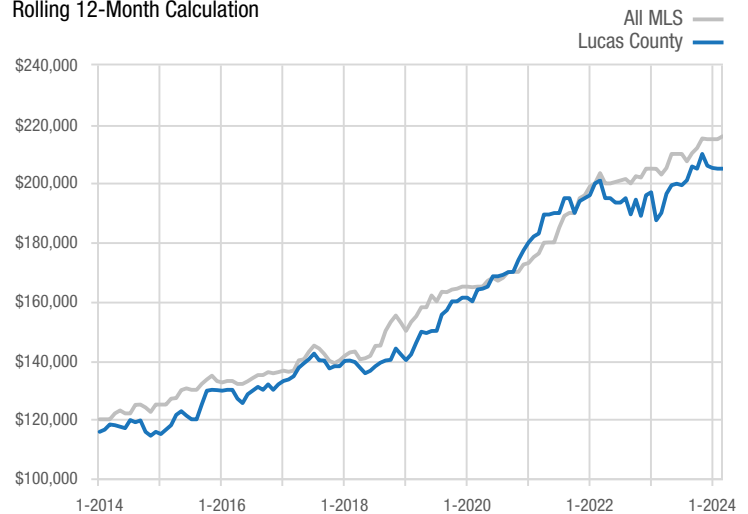
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

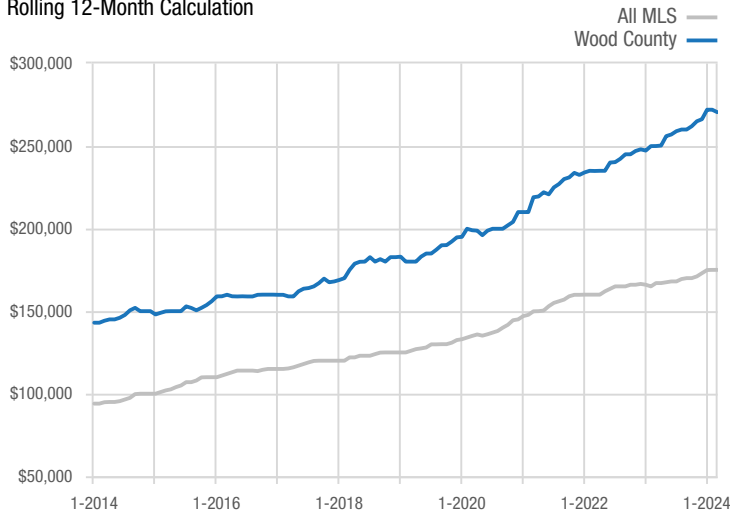
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	112	115	+ 2.7%	250	294	+ 17.6%
Pending Sales	72	98	+ 36.1%	176	238	+ 35.2%
Closed Sales	77	81	+ 5.2%	171	216	+ 26.3%
Days on Market Until Sale	58	56	- 3.4%	68	72	+ 5.9%
Median Sales Price*	\$275,000	\$257,500	- 6.4%	\$240,000	\$260,000	+ 8.3%
Average Sales Price*	\$278,141	\$280,693	+ 0.9%	\$267,993	\$293,043	+ 9.3%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	97.8%	98.7%	+ 0.9%
Inventory of Homes for Sale	183	191	+ 4.4%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	9	8	- 11.1%	20	18	- 10.0%
Pending Sales	10	7	- 30.0%	20	19	- 5.0%
Closed Sales	6	10	+ 66.7%	18	19	+ 5.6%
Days on Market Until Sale	58	66	+ 13.8%	67	71	+ 6.0%
Median Sales Price*	\$262,450	\$225,500	- 14.1%	\$252,450	\$230,000	- 8.9%
Average Sales Price*	\$292,483	\$225,950	- 22.7%	\$263,878	\$253,438	- 4.0%
Percent of List Price Received*	96.5%	98.5%	+ 2.1%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

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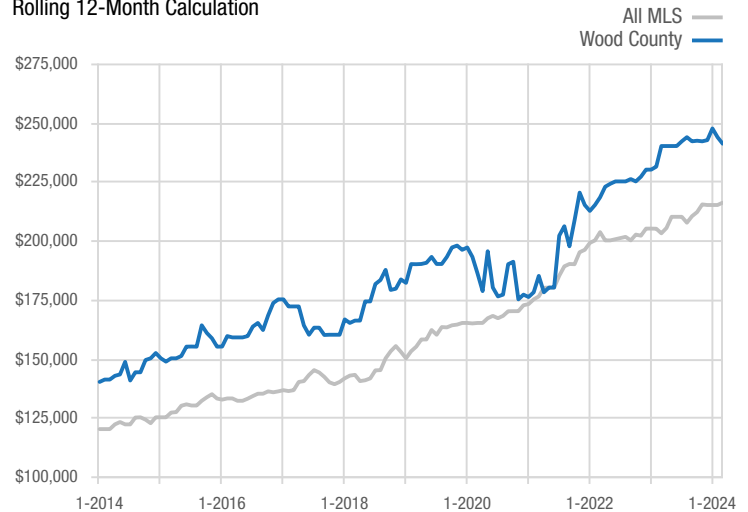
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

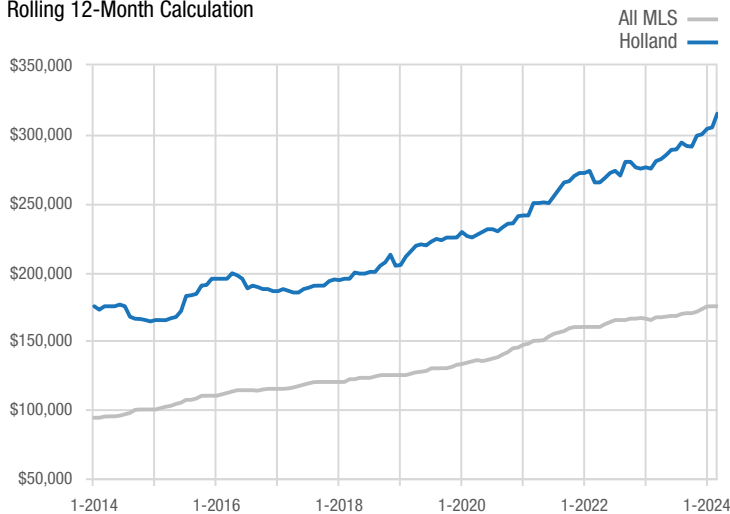
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	13	10	- 23.1%	34	24	- 29.4%
Pending Sales	9	9	0.0%	30	22	- 26.7%
Closed Sales	9	3	- 66.7%	26	17	- 34.6%
Days on Market Until Sale	46	66	+ 43.5%	56	55	- 1.8%
Median Sales Price*	\$290,000	\$449,900	+ 55.1%	\$229,900	\$300,000	+ 30.5%
Average Sales Price*	\$250,019	\$393,300	+ 57.3%	\$234,103	\$306,182	+ 30.8%
Percent of List Price Received*	100.2%	96.9%	- 3.3%	99.7%	97.8%	- 1.9%
Inventory of Homes for Sale	15	17	+ 13.3%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	2	+ 100.0%	5	5	0.0%
Pending Sales	3	0	- 100.0%	6	2	- 66.7%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Days on Market Until Sale	39	47	+ 20.5%	53	43	- 18.9%
Median Sales Price*	\$309,950	\$350,000	+ 12.9%	\$328,150	\$229,000	- 30.2%
Average Sales Price*	\$309,950	\$350,000	+ 12.9%	\$301,590	\$229,000	- 24.1%
Percent of List Price Received*	102.8%	103.0%	+ 0.2%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

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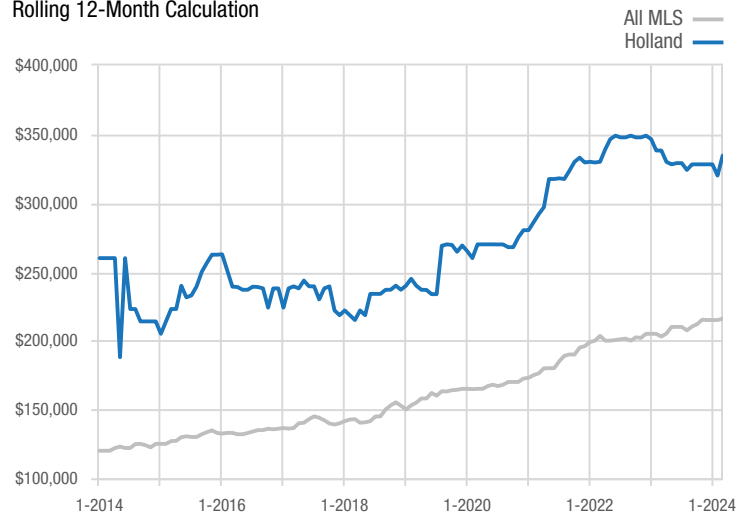
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

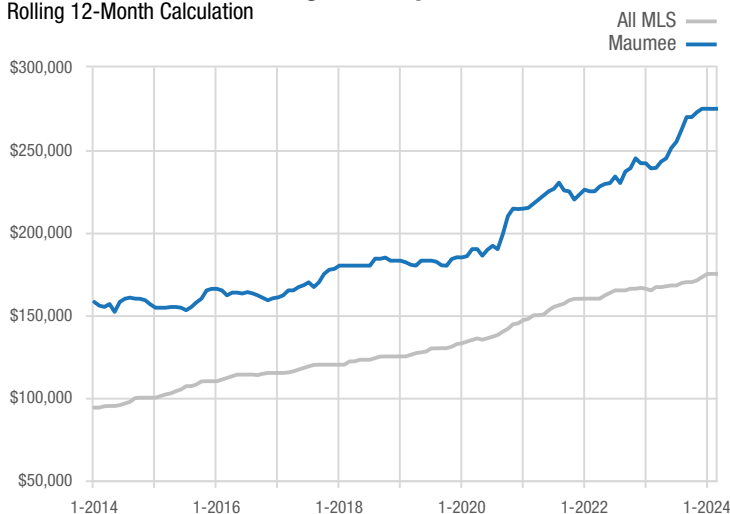
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	27	38	+ 40.7%	61	92	+ 50.8%
Pending Sales	25	21	- 16.0%	52	72	+ 38.5%
Closed Sales	21	20	- 4.8%	51	66	+ 29.4%
Days on Market Until Sale	73	51	- 30.1%	63	63	0.0%
Median Sales Price*	\$276,450	\$285,000	+ 3.1%	\$259,500	\$265,000	+ 2.1%
Average Sales Price*	\$287,447	\$288,191	+ 0.3%	\$273,740	\$283,077	+ 3.4%
Percent of List Price Received*	98.9%	100.8%	+ 1.9%	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	37	58	+ 56.8%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	3	2	- 33.3%	19	12	- 36.8%
Pending Sales	9	6	- 33.3%	18	9	- 50.0%
Closed Sales	6	7	+ 16.7%	14	9	- 35.7%
Days on Market Until Sale	37	30	- 18.9%	57	38	- 33.3%
Median Sales Price*	\$242,000	\$212,000	- 12.4%	\$226,500	\$196,000	- 13.5%
Average Sales Price*	\$244,917	\$309,559	+ 26.4%	\$217,929	\$283,657	+ 30.2%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	98.0%	98.6%	+ 0.6%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

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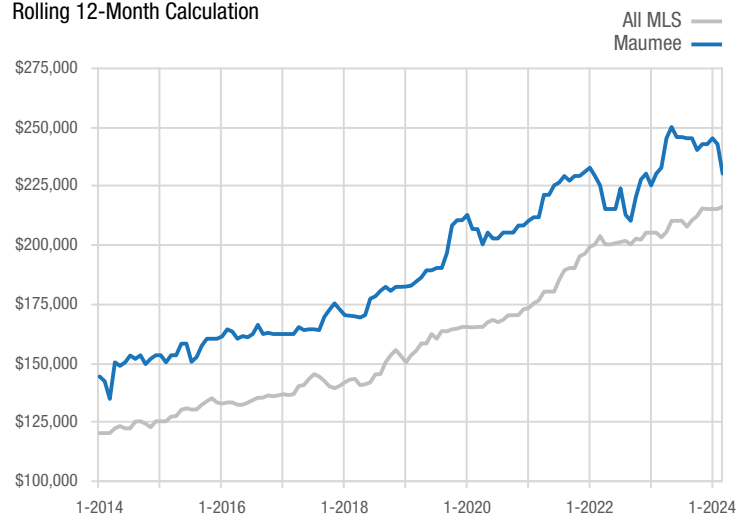
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Monclova

Zip Code 43542

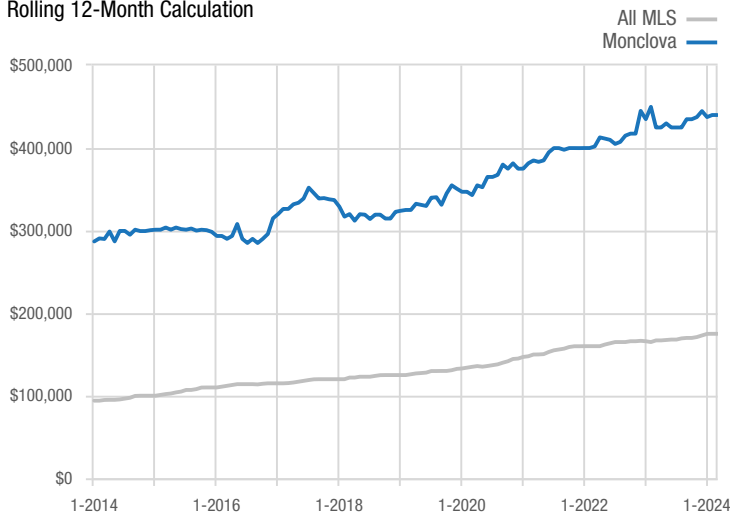
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	6	3	- 50.0%	15	10	- 33.3%
Pending Sales	4	3	- 25.0%	9	8	- 11.1%
Closed Sales	3	2	- 33.3%	8	8	0.0%
Days on Market Until Sale	138	103	- 25.4%	123	95	- 22.8%
Median Sales Price*	\$434,900	\$379,850	- 12.7%	\$442,400	\$384,850	- 13.0%
Average Sales Price*	\$409,933	\$379,850	- 7.3%	\$458,950	\$372,375	- 18.9%
Percent of List Price Received*	99.1%	95.0%	- 4.1%	98.9%	95.7%	- 3.2%
Inventory of Homes for Sale	15	9	- 40.0%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	3	1	- 66.7%	12	4	- 66.7%
Pending Sales	5	2	- 60.0%	10	5	- 50.0%
Closed Sales	2	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	50	—	—	164	359	+ 118.9%
Median Sales Price*	\$356,685	—	—	\$367,720	\$320,115	- 12.9%
Average Sales Price*	\$356,685	—	—	\$385,940	\$320,115	- 17.1%
Percent of List Price Received*	100.7%	—	—	100.5%	100.0%	- 0.5%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

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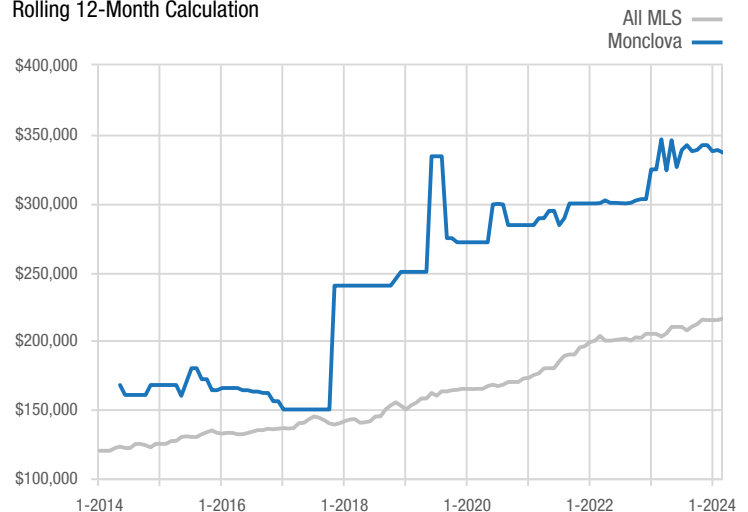
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

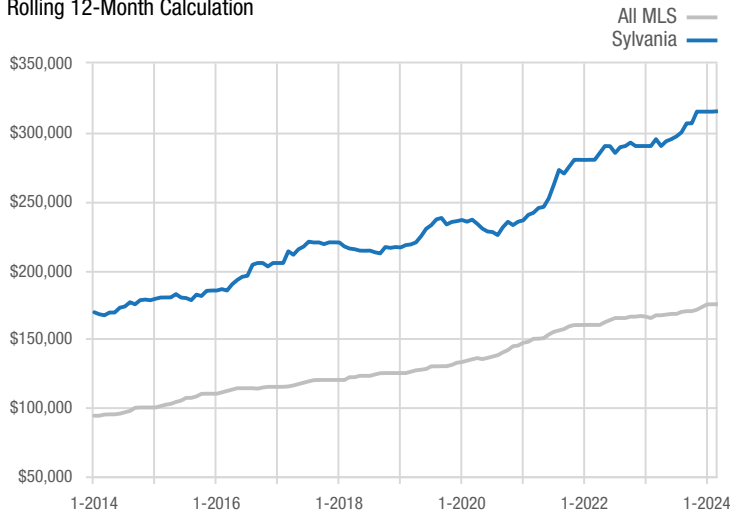
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	31	32	+ 3.2%	84	84	0.0%
Pending Sales	28	25	- 10.7%	79	57	- 27.8%
Closed Sales	29	24	- 17.2%	75	51	- 32.0%
Days on Market Until Sale	53	62	+ 17.0%	67	70	+ 4.5%
Median Sales Price*	\$315,000	\$303,500	- 3.7%	\$292,000	\$289,900	- 0.7%
Average Sales Price*	\$318,103	\$328,113	+ 3.1%	\$314,729	\$331,655	+ 5.4%
Percent of List Price Received*	102.0%	99.9%	- 2.1%	99.8%	100.1%	+ 0.3%
Inventory of Homes for Sale	50	62	+ 24.0%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	11	7	- 36.4%	22	15	- 31.8%
Pending Sales	8	7	- 12.5%	20	23	+ 15.0%
Closed Sales	8	8	0.0%	18	22	+ 22.2%
Days on Market Until Sale	52	45	- 13.5%	59	57	- 3.4%
Median Sales Price*	\$176,750	\$237,500	+ 34.4%	\$214,250	\$217,450	+ 1.5%
Average Sales Price*	\$201,763	\$244,438	+ 21.2%	\$212,672	\$225,088	+ 5.8%
Percent of List Price Received*	100.6%	99.5%	- 1.1%	96.7%	98.8%	+ 2.2%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

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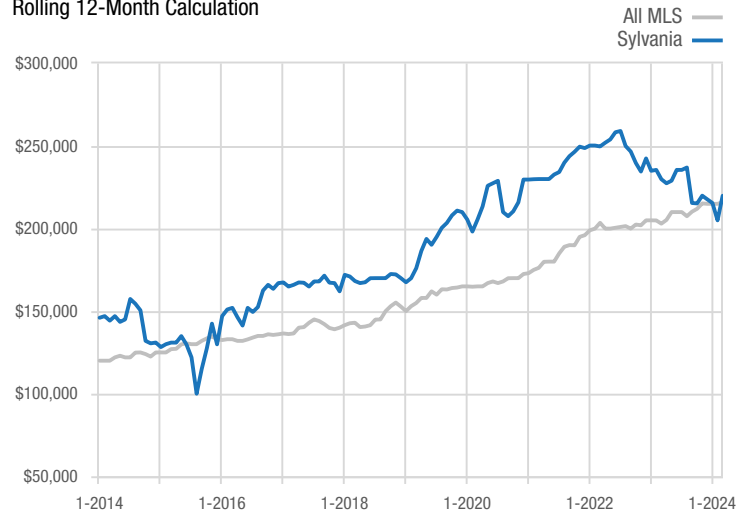
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Waterville

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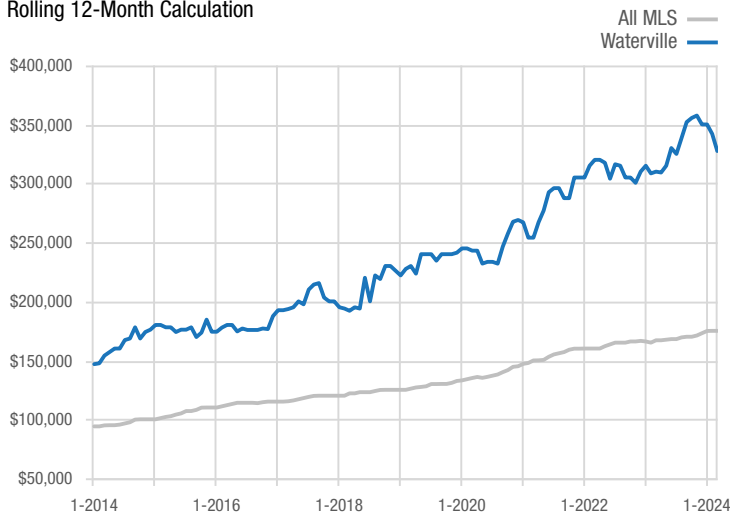
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	17	1	- 94.1%	41	7	- 82.9%
Pending Sales	13	1	- 92.3%	23	15	- 34.8%
Closed Sales	12	1	- 91.7%	23	14	- 39.1%
Days on Market Until Sale	79	19	- 75.9%	78	65	- 16.7%
Median Sales Price*	\$397,450	\$374,900	- 5.7%	\$377,000	\$282,500	- 25.1%
Average Sales Price*	\$376,692	\$374,900	- 0.5%	\$344,026	\$277,571	- 19.3%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	30	3	- 90.0%	—	—	—
Months Supply of Inventory	2.8	0.3	- 89.3%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	44	32	- 27.3%
Median Sales Price*	—	—	—	\$130,000	\$235,750	+ 81.3%
Average Sales Price*	—	—	—	\$130,000	\$235,750	+ 81.3%
Percent of List Price Received*	—	—	—	95.6%	97.0%	+ 1.5%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.1	—	—	—	—	—

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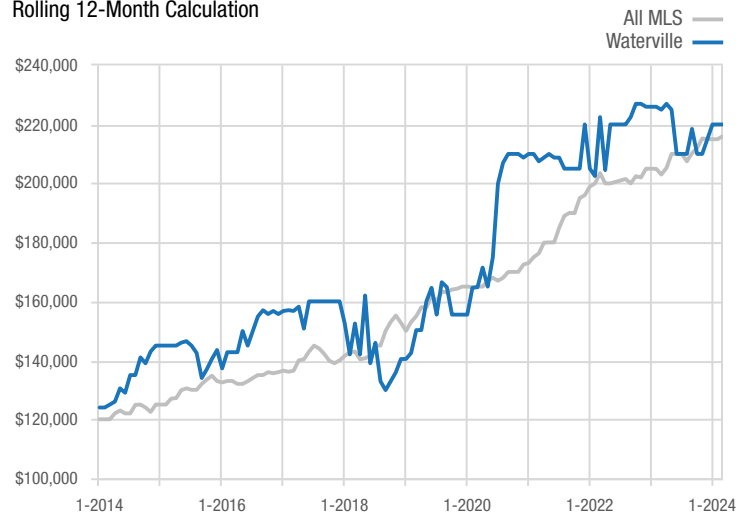
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

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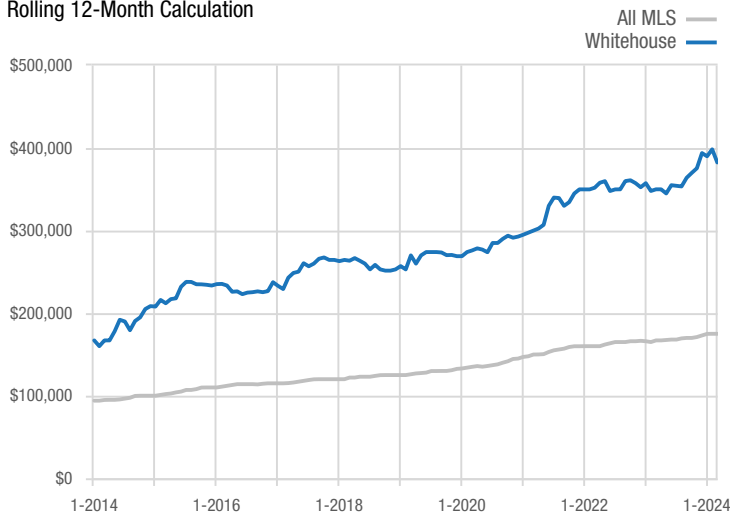
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	12	3	- 75.0%	22	13	- 40.9%
Pending Sales	3	7	+ 133.3%	12	12	0.0%
Closed Sales	3	6	+ 100.0%	11	10	- 9.1%
Days on Market Until Sale	124	53	- 57.3%	89	47	- 47.2%
Median Sales Price*	\$479,500	\$217,500	- 54.6%	\$420,000	\$223,000	- 46.9%
Average Sales Price*	\$509,500	\$216,000	- 57.6%	\$380,045	\$314,500	- 17.2%
Percent of List Price Received*	100.4%	99.3%	- 1.1%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	16	7	- 56.3%	—	—	—
Months Supply of Inventory	2.4	1.0	- 58.3%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	35	—	—
Median Sales Price*	—	—	—	\$290,000	—	—
Average Sales Price*	—	—	—	\$290,000	—	—
Percent of List Price Received*	—	—	—	97.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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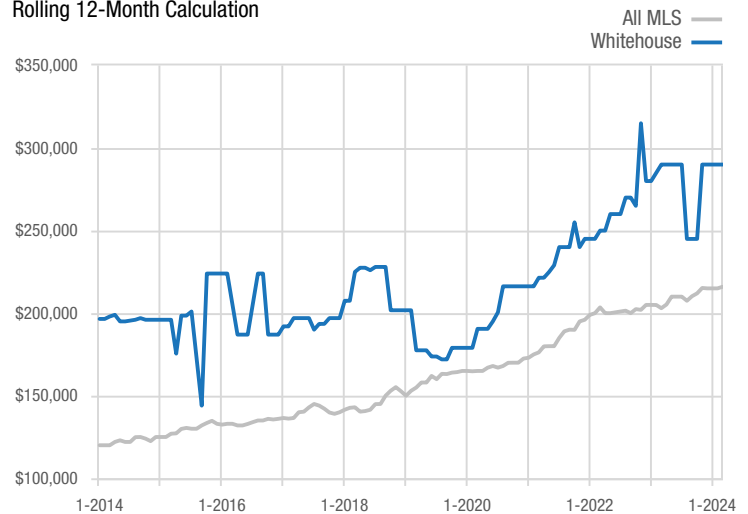
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - All Zip Codes

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

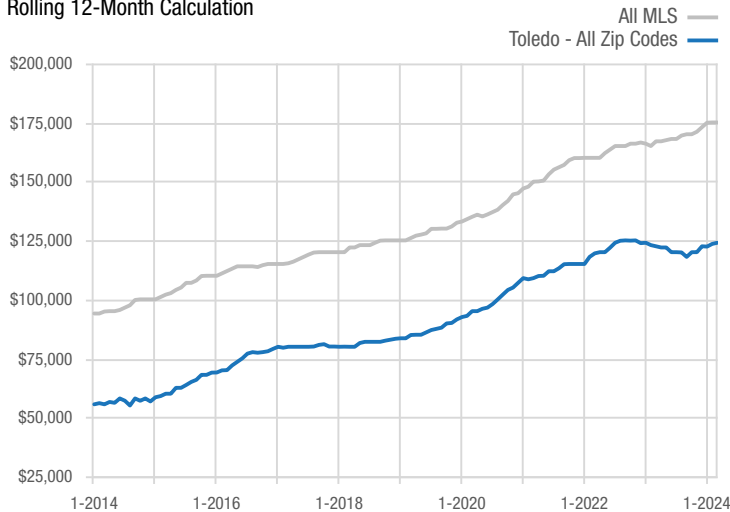
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	320	305	- 4.7%	845	838	- 0.8%
Pending Sales	280	242	- 13.6%	753	742	- 1.5%
Closed Sales	244	254	+ 4.1%	695	730	+ 5.0%
Days on Market Until Sale	63	63	0.0%	67	64	- 4.5%
Median Sales Price*	\$110,625	\$115,000	+ 4.0%	\$108,000	\$113,000	+ 4.6%
Average Sales Price*	\$127,906	\$134,879	+ 5.5%	\$125,927	\$130,103	+ 3.3%
Percent of List Price Received*	99.2%	100.1%	+ 0.9%	97.8%	98.5%	+ 0.7%
Inventory of Homes for Sale	510	519	+ 1.8%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	16	18	+ 12.5%	48	44	- 8.3%
Pending Sales	11	17	+ 54.5%	36	33	- 8.3%
Closed Sales	14	17	+ 21.4%	37	34	- 8.1%
Days on Market Until Sale	44	69	+ 56.8%	63	71	+ 12.7%
Median Sales Price*	\$197,950	\$169,900	- 14.2%	\$148,000	\$195,250	+ 31.9%
Average Sales Price*	\$193,539	\$176,088	- 9.0%	\$176,355	\$188,538	+ 6.9%
Percent of List Price Received*	100.9%	99.5%	- 1.4%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	29	27	- 6.9%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

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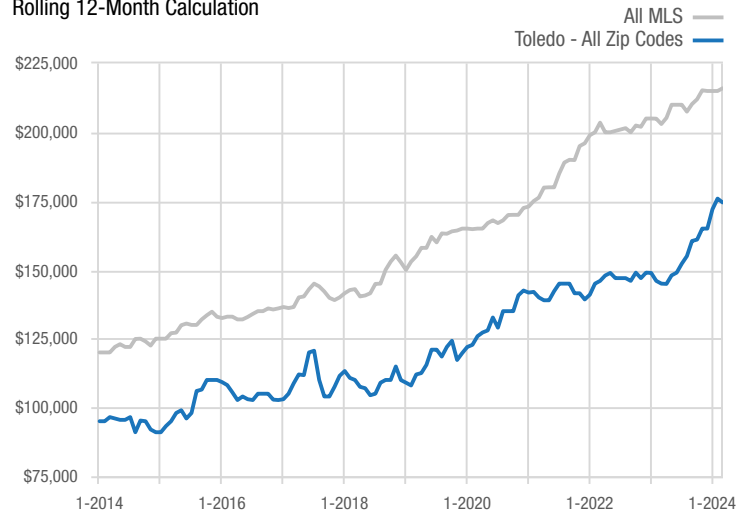
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43604

Zip Code 43604

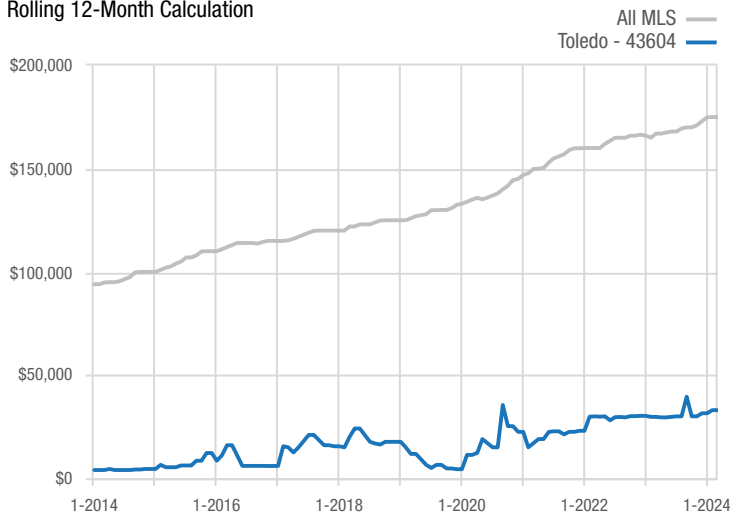
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	4	5	+ 25.0%	8	10	+ 25.0%
Pending Sales	1	4	+ 300.0%	3	6	+ 100.0%
Closed Sales	0	4	—	3	6	+ 100.0%
Days on Market Until Sale	—	68	—	31	99	+ 219.4%
Median Sales Price*	—	\$30,750	—	\$17,200	\$32,750	+ 90.4%
Average Sales Price*	—	\$31,575	—	\$22,567	\$45,550	+ 101.8%
Percent of List Price Received*	—	92.3%	—	93.3%	92.0%	- 1.4%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	4.1	3.2	- 22.0%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	3	—	1	6	+ 500.0%
Pending Sales	0	2	—	2	6	+ 200.0%
Closed Sales	0	4	—	2	6	+ 200.0%
Days on Market Until Sale	—	105	—	110	82	- 25.5%
Median Sales Price*	—	\$240,500	—	\$231,500	\$240,500	+ 3.9%
Average Sales Price*	—	\$248,475	—	\$231,500	\$247,967	+ 7.1%
Percent of List Price Received*	—	98.2%	—	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

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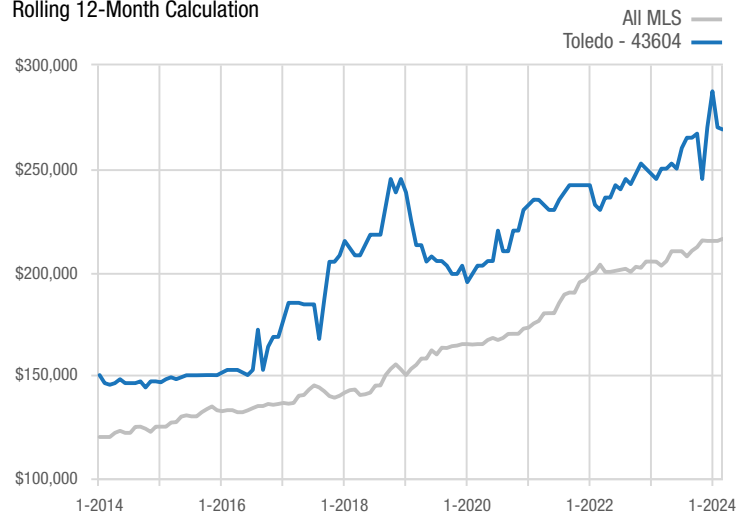
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43605

Zip Code 43605

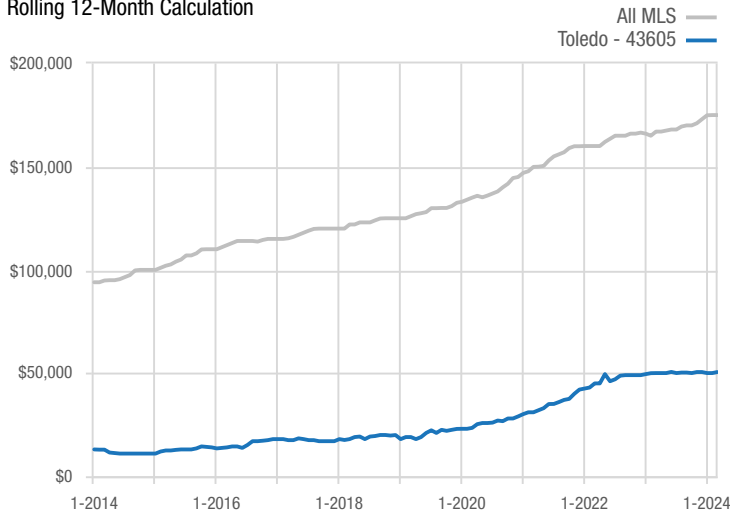
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	23	19	- 17.4%	69	91	+ 31.9%
Pending Sales	29	18	- 37.9%	56	70	+ 25.0%
Closed Sales	20	23	+ 15.0%	44	69	+ 56.8%
Days on Market Until Sale	76	68	- 10.5%	75	60	- 20.0%
Median Sales Price*	\$56,750	\$57,000	+ 0.4%	\$50,950	\$50,300	- 1.3%
Average Sales Price*	\$56,033	\$63,452	+ 13.2%	\$52,223	\$54,854	+ 5.0%
Percent of List Price Received*	94.2%	105.2%	+ 11.7%	94.7%	100.9%	+ 6.5%
Inventory of Homes for Sale	47	49	+ 4.3%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
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	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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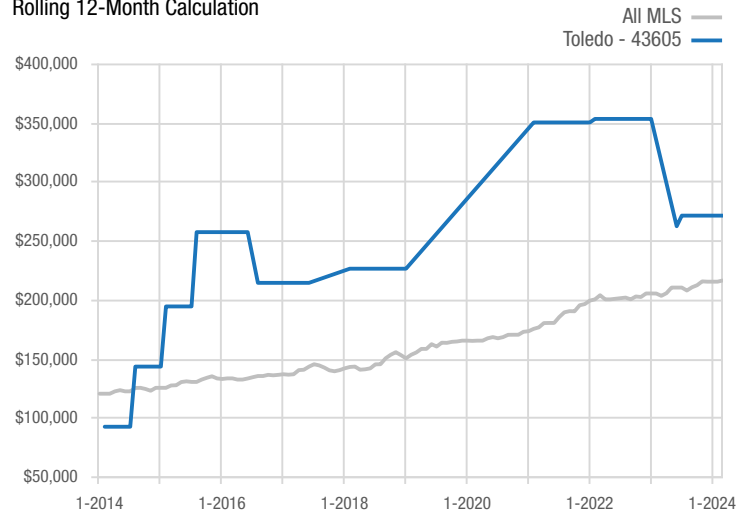
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43606

Zip Code 43606

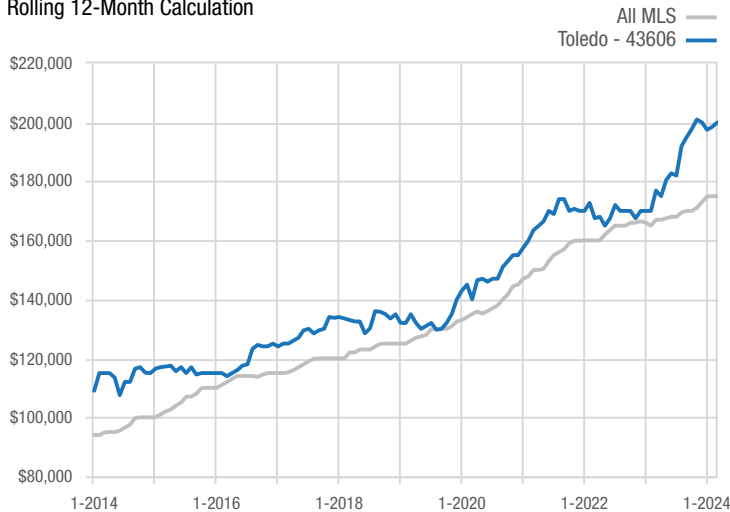
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	27	31	+ 14.8%	60	69	+ 15.0%
Pending Sales	16	19	+ 18.8%	46	53	+ 15.2%
Closed Sales	19	20	+ 5.3%	44	54	+ 22.7%
Days on Market Until Sale	40	70	+ 75.0%	61	64	+ 4.9%
Median Sales Price*	\$182,000	\$215,000	+ 18.1%	\$184,250	\$182,500	- 0.9%
Average Sales Price*	\$178,049	\$227,694	+ 27.9%	\$184,337	\$196,701	+ 6.7%
Percent of List Price Received*	101.6%	101.0%	- 0.6%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	42	43	+ 2.4%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	0	2	—	0	2	—
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	46	—	—	61	—
Median Sales Price*	—	\$99,950	—	—	\$100,000	—
Average Sales Price*	—	\$99,950	—	—	\$99,967	—
Percent of List Price Received*	—	95.5%	—	—	97.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.4	0.7	+ 75.0%	—	—	—

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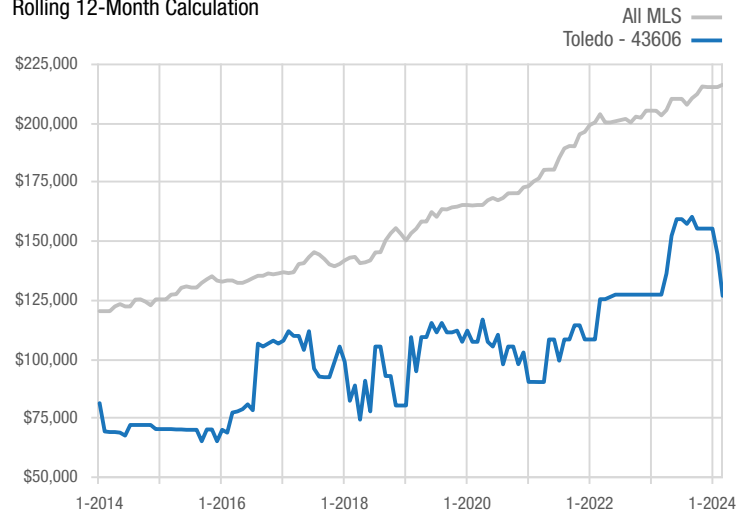
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43607

Zip Code 43607

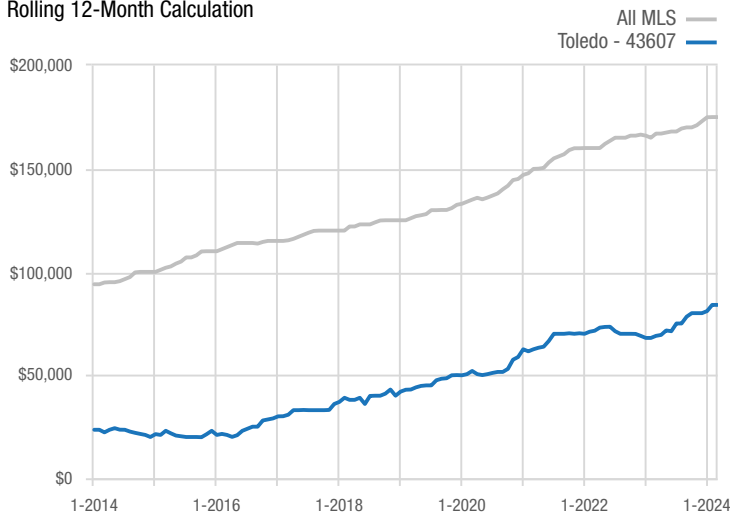
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	21	19	- 9.5%	63	58	- 7.9%
Pending Sales	16	22	+ 37.5%	56	57	+ 1.8%
Closed Sales	22	22	0.0%	63	53	- 15.9%
Days on Market Until Sale	62	78	+ 25.8%	66	69	+ 4.5%
Median Sales Price*	\$85,001	\$74,000	- 12.9%	\$65,115	\$79,000	+ 21.3%
Average Sales Price*	\$79,132	\$85,963	+ 8.6%	\$72,312	\$86,178	+ 19.2%
Percent of List Price Received*	95.4%	97.3%	+ 2.0%	94.8%	95.1%	+ 0.3%
Inventory of Homes for Sale	39	43	+ 10.3%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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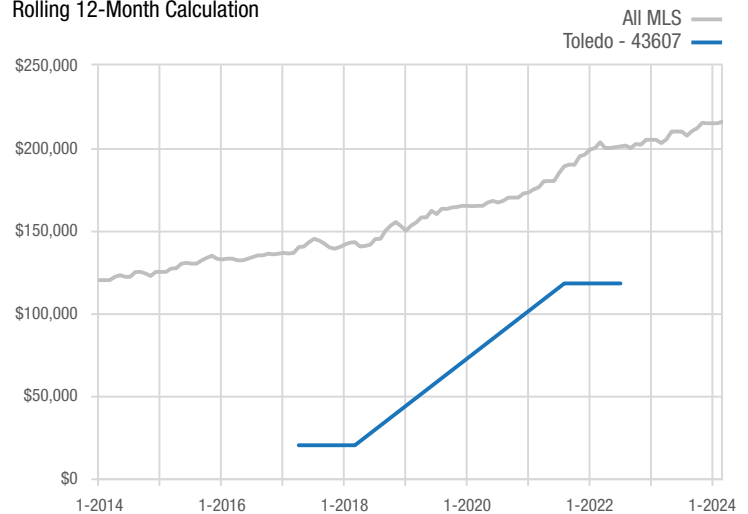
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43608

Zip Code 43608

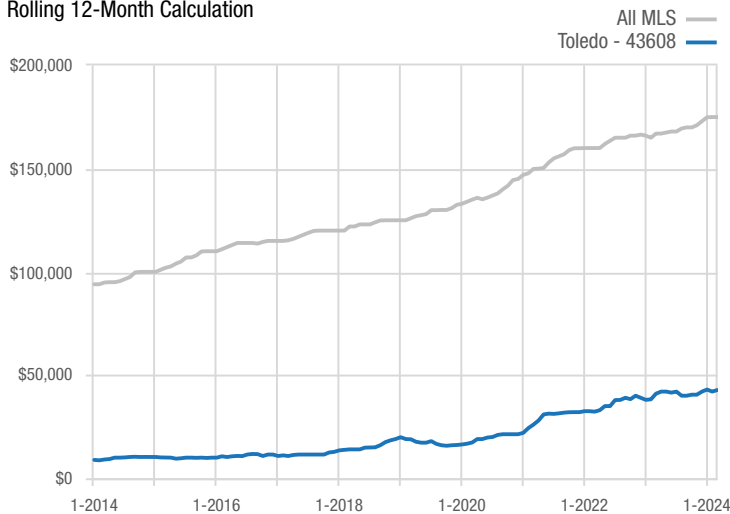
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	18	20	+ 11.1%	52	63	+ 21.2%
Pending Sales	14	12	- 14.3%	39	47	+ 20.5%
Closed Sales	8	17	+ 112.5%	33	50	+ 51.5%
Days on Market Until Sale	53	43	- 18.9%	64	58	- 9.4%
Median Sales Price*	\$32,450	\$35,000	+ 7.9%	\$33,500	\$41,500	+ 23.9%
Average Sales Price*	\$40,144	\$52,176	+ 30.0%	\$38,358	\$49,135	+ 28.1%
Percent of List Price Received*	96.8%	97.6%	+ 0.8%	95.1%	98.0%	+ 3.0%
Inventory of Homes for Sale	39	42	+ 7.7%	—	—	—
Months Supply of Inventory	3.3	2.8	- 15.2%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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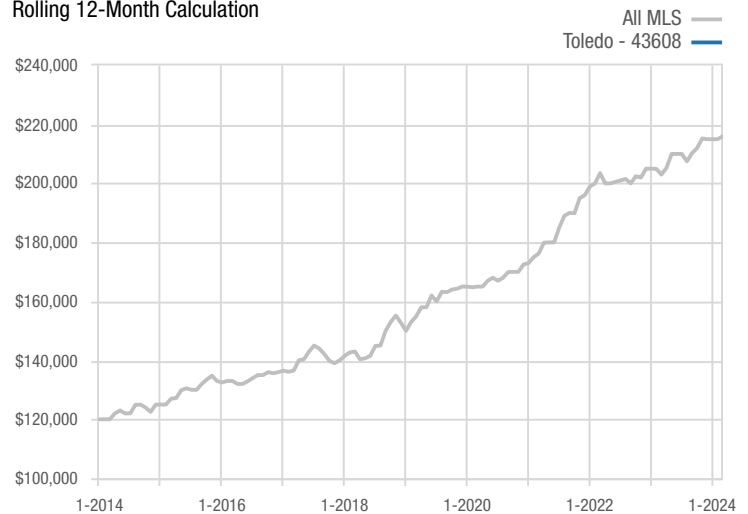
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43609

Zip Code 43609

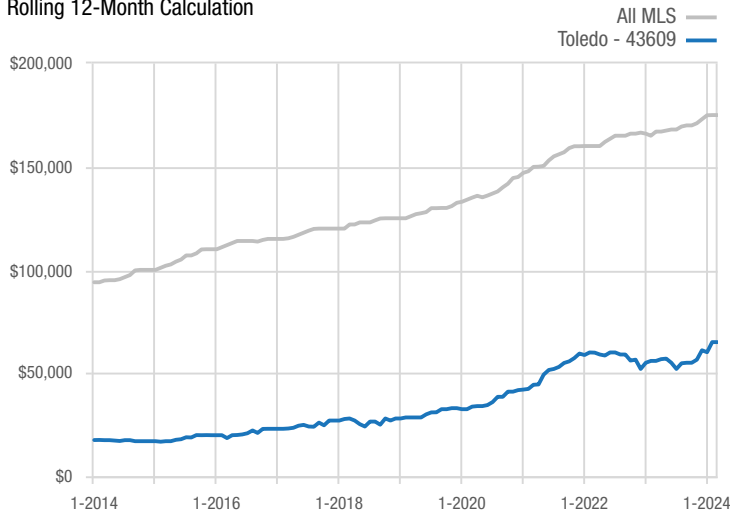
Single Family	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	28	18	- 35.7%	74	49	- 33.8%
Pending Sales	22	13	- 40.9%	59	47	- 20.3%
Closed Sales	14	11	- 21.4%	48	44	- 8.3%
Days on Market Until Sale	59	70	+ 18.6%	64	71	+ 10.9%
Median Sales Price*	\$46,450	\$50,000	+ 7.6%	\$57,450	\$67,000	+ 16.6%
Average Sales Price*	\$62,079	\$59,545	- 4.1%	\$59,022	\$66,964	+ 13.5%
Percent of List Price Received*	98.6%	92.5%	- 6.2%	93.4%	94.6%	+ 1.3%
Inventory of Homes for Sale	47	37	- 21.3%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Condo-Villa	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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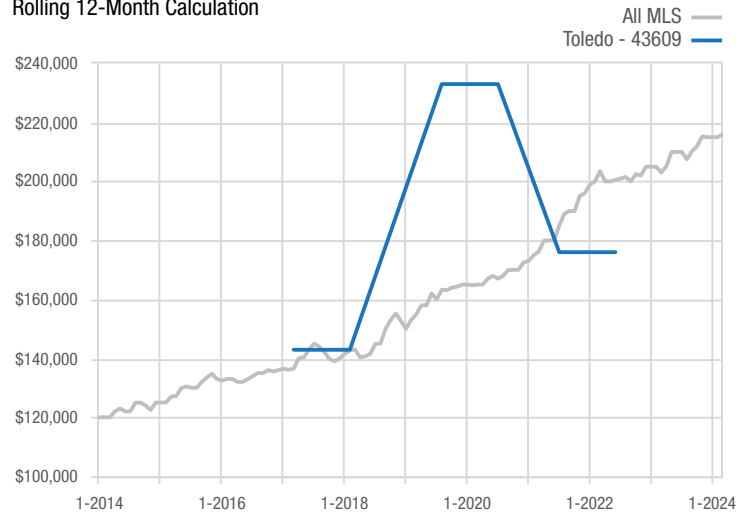
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo-43610

Zip Code 43610

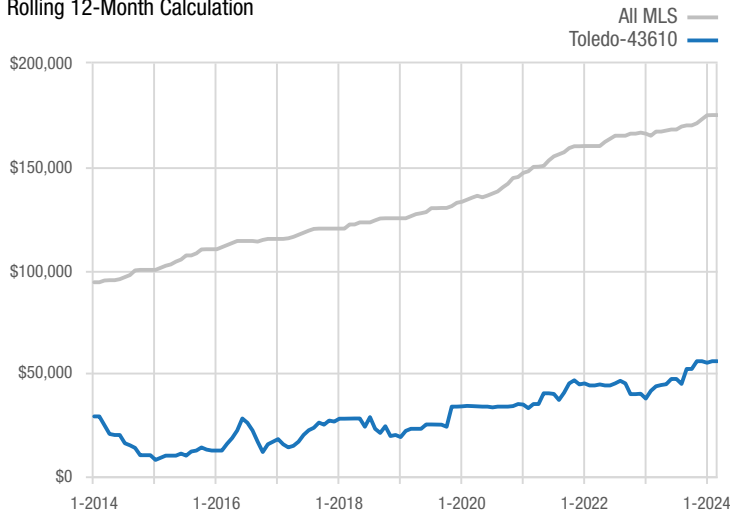
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	7	15	+ 114.3%
Pending Sales	1	4	+ 300.0%	4	14	+ 250.0%
Closed Sales	2	8	+ 300.0%	6	15	+ 150.0%
Days on Market Until Sale	102	49	- 52.0%	97	64	- 34.0%
Median Sales Price*	\$83,104	\$61,200	- 26.4%	\$38,771	\$55,000	+ 41.9%
Average Sales Price*	\$83,104	\$67,522	- 18.8%	\$49,824	\$64,623	+ 29.7%
Percent of List Price Received*	91.0%	92.9%	+ 2.1%	86.7%	92.8%	+ 7.0%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	3.5	2.0	- 42.9%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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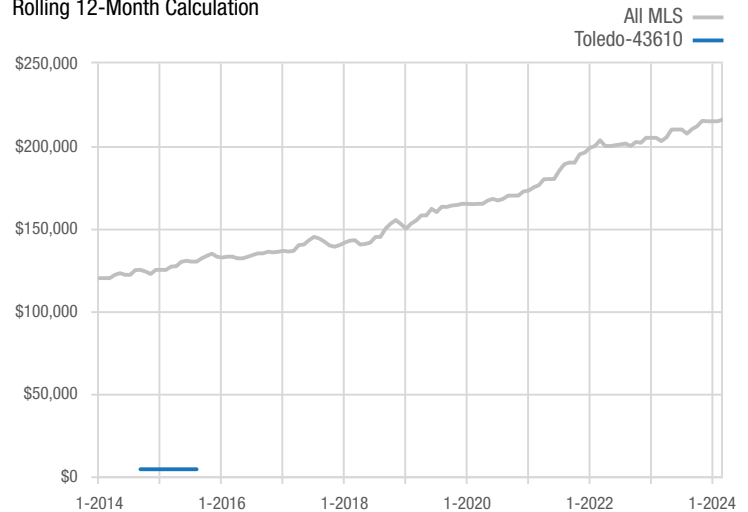
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43611

Zip Code 43611

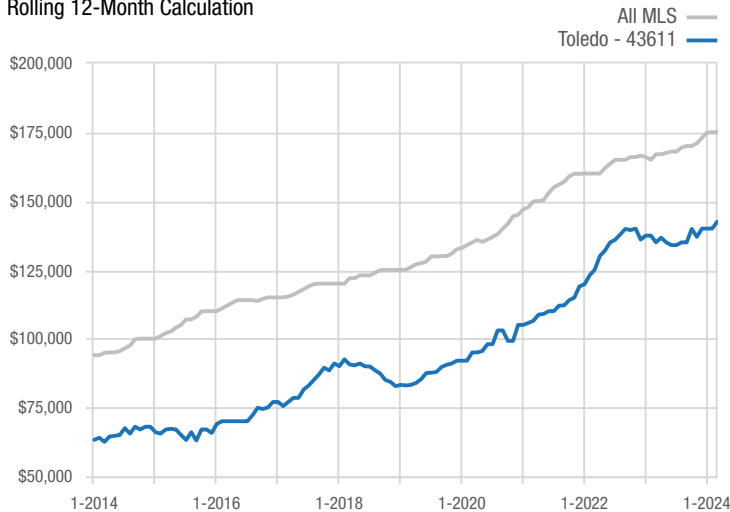
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	12	27	+ 125.0%	43	54	+ 25.6%
Pending Sales	14	16	+ 14.3%	49	47	- 4.1%
Closed Sales	13	17	+ 30.8%	49	44	- 10.2%
Days on Market Until Sale	88	85	- 3.4%	75	74	- 1.3%
Median Sales Price*	\$139,000	\$155,000	+ 11.5%	\$134,450	\$150,000	+ 11.6%
Average Sales Price*	\$139,708	\$148,294	+ 6.1%	\$137,726	\$147,121	+ 6.8%
Percent of List Price Received*	99.0%	99.0%	0.0%	100.5%	98.5%	- 2.0%
Inventory of Homes for Sale	28	36	+ 28.6%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	44	—
Median Sales Price*	—	—	—	—	\$95,000	—
Average Sales Price*	—	—	—	—	\$95,000	—
Percent of List Price Received*	—	—	—	—	82.0%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

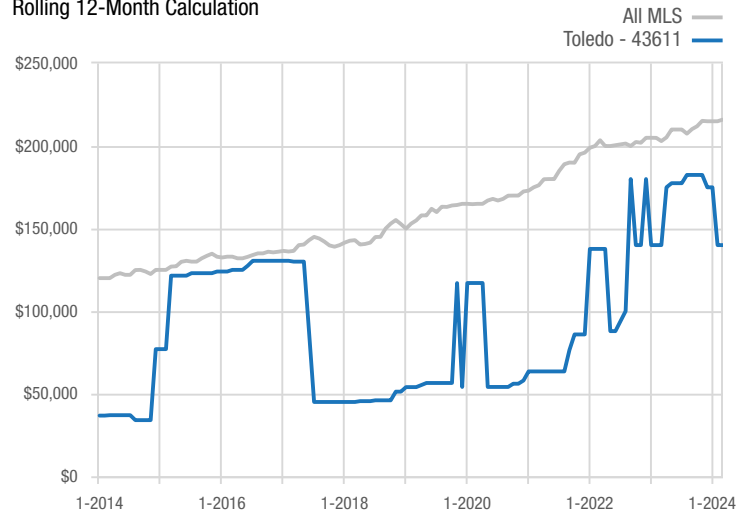
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43612

Zip Code 43612

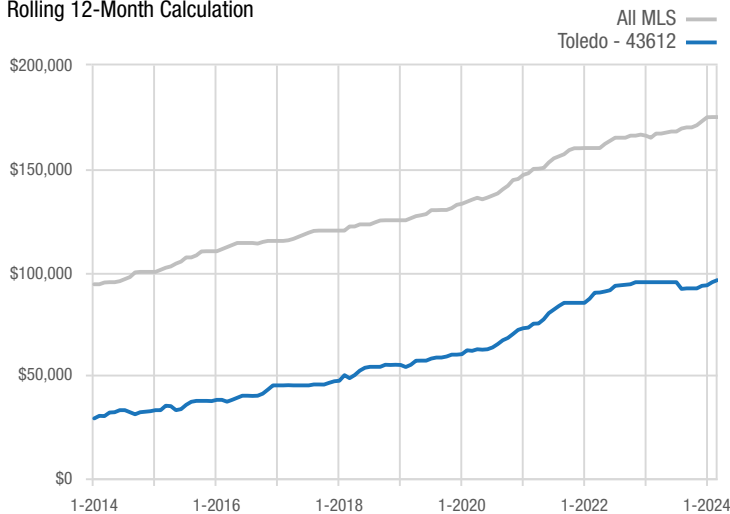
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	49	30	- 38.8%	130	79	- 39.2%
Pending Sales	54	26	- 51.9%	125	83	- 33.6%
Closed Sales	48	26	- 45.8%	106	84	- 20.8%
Days on Market Until Sale	66	88	+ 33.3%	70	87	+ 24.3%
Median Sales Price*	\$85,001	\$105,500	+ 24.1%	\$87,910	\$103,000	+ 17.2%
Average Sales Price*	\$90,552	\$108,094	+ 19.4%	\$92,113	\$106,655	+ 15.8%
Percent of List Price Received*	97.3%	96.1%	- 1.2%	97.6%	96.1%	- 1.5%
Inventory of Homes for Sale	72	61	- 15.3%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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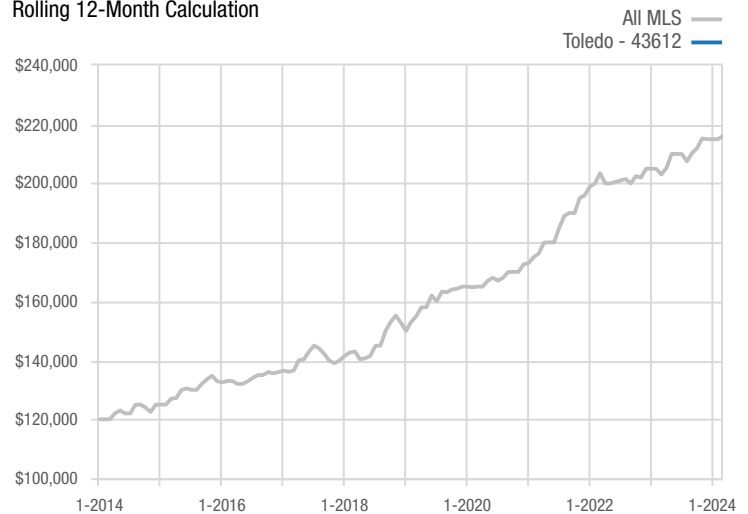
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43613

Zip Code 43613

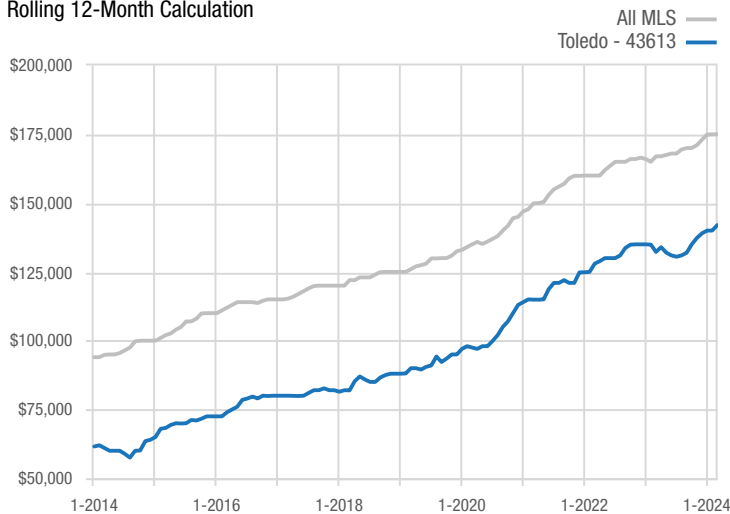
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	42	46	+ 9.5%	126	117	- 7.1%
Pending Sales	39	40	+ 2.6%	109	104	- 4.6%
Closed Sales	32	36	+ 12.5%	107	99	- 7.5%
Days on Market Until Sale	56	49	- 12.5%	63	53	- 15.9%
Median Sales Price*	\$122,950	\$150,000	+ 22.0%	\$119,000	\$144,000	+ 21.0%
Average Sales Price*	\$116,077	\$135,239	+ 16.5%	\$116,778	\$132,280	+ 13.3%
Percent of List Price Received*	99.6%	101.7%	+ 2.1%	98.3%	99.4%	+ 1.1%
Inventory of Homes for Sale	63	68	+ 7.9%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	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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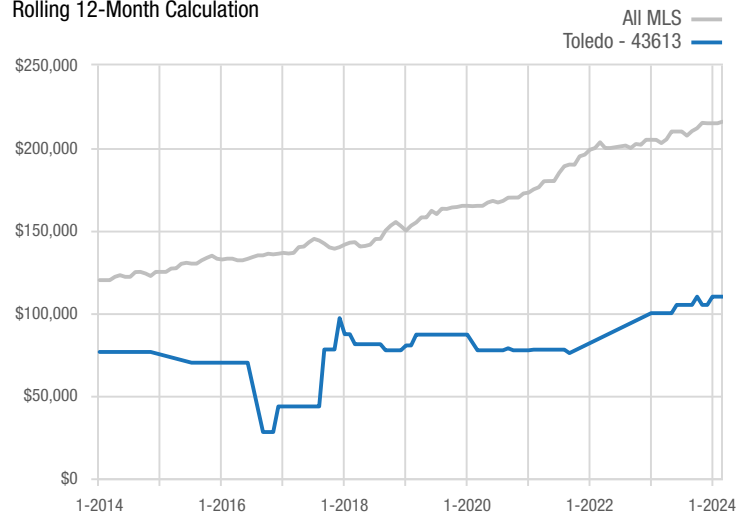
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo-43614

Zip Code 43614

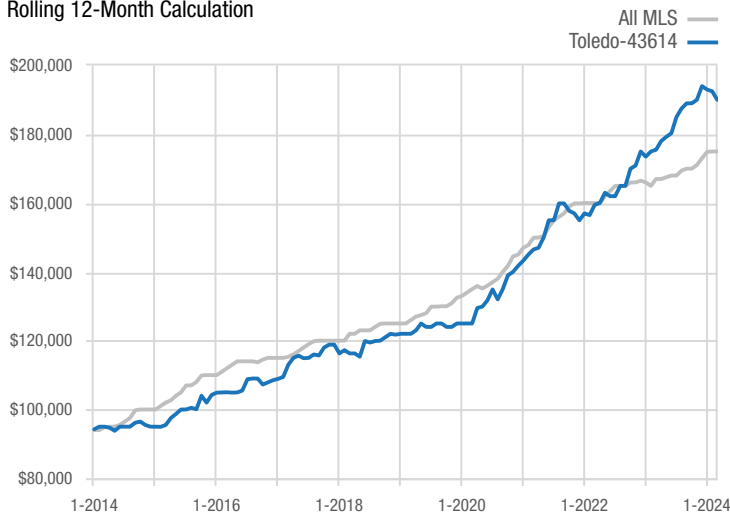
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	28	25	- 10.7%	68	71	+ 4.4%
Pending Sales	21	24	+ 14.3%	70	80	+ 14.3%
Closed Sales	24	21	- 12.5%	71	78	+ 9.9%
Days on Market Until Sale	72	58	- 19.4%	70	57	- 18.6%
Median Sales Price*	\$172,750	\$157,000	- 9.1%	\$175,500	\$169,000	- 3.7%
Average Sales Price*	\$199,128	\$172,481	- 13.4%	\$191,457	\$179,384	- 6.3%
Percent of List Price Received*	103.7%	101.0%	- 2.6%	100.5%	100.1%	- 0.4%
Inventory of Homes for Sale	33	33	0.0%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	3	3	0.0%	14	9	- 35.7%
Pending Sales	2	3	+ 50.0%	15	6	- 60.0%
Closed Sales	5	2	- 60.0%	16	5	- 68.8%
Days on Market Until Sale	32	22	- 31.3%	61	58	- 4.9%
Median Sales Price*	\$126,900	\$141,500	+ 11.5%	\$123,400	\$199,000	+ 61.3%
Average Sales Price*	\$165,160	\$141,500	- 14.3%	\$148,325	\$186,700	+ 25.9%
Percent of List Price Received*	109.3%	101.8%	- 6.9%	98.6%	100.1%	+ 1.5%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

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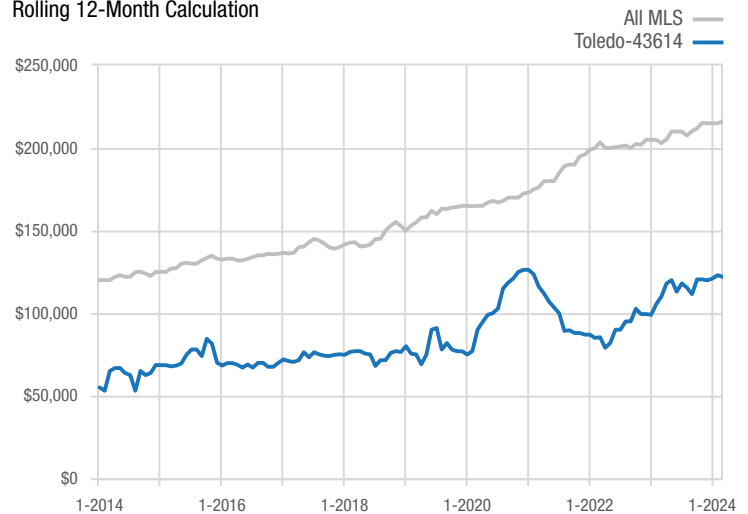
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43615

Zip Code 43615

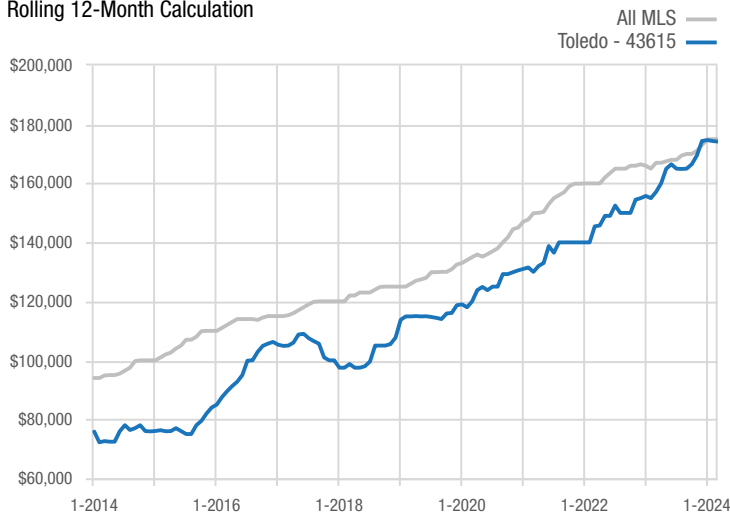
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	36	34	- 5.6%	83	88	+ 6.0%
Pending Sales	25	20	- 20.0%	66	67	+ 1.5%
Closed Sales	23	20	- 13.0%	61	65	+ 6.6%
Days on Market Until Sale	47	45	- 4.3%	56	57	+ 1.8%
Median Sales Price*	\$175,000	\$178,250	+ 1.9%	\$165,000	\$163,750	- 0.8%
Average Sales Price*	\$191,632	\$227,636	+ 18.8%	\$213,568	\$205,626	- 3.7%
Percent of List Price Received*	104.0%	106.4%	+ 2.3%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	50	52	+ 4.0%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	9	8	- 11.1%	17	18	+ 5.9%
Pending Sales	4	8	+ 100.0%	10	12	+ 20.0%
Closed Sales	4	7	+ 75.0%	11	12	+ 9.1%
Days on Market Until Sale	46	64	+ 39.1%	49	79	+ 61.2%
Median Sales Price*	\$167,750	\$169,900	+ 1.3%	\$152,000	\$180,750	+ 18.9%
Average Sales Price*	\$165,125	\$187,343	+ 13.5%	\$185,518	\$201,358	+ 8.5%
Percent of List Price Received*	90.9%	102.1%	+ 12.3%	96.5%	100.1%	+ 3.7%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

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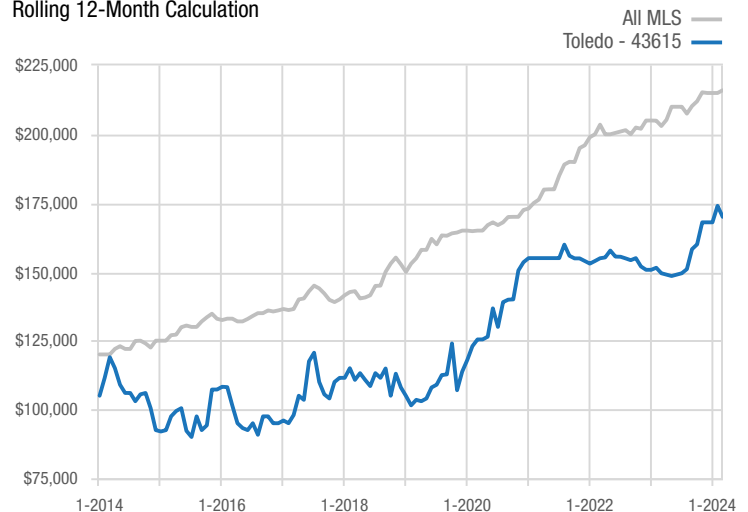
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43617

Zip Code 43617

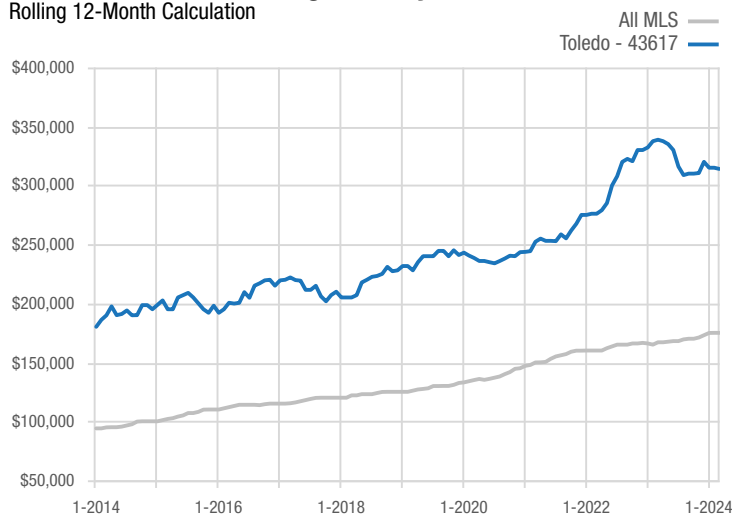
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	7	4	- 42.9%	8	17	+ 112.5%
Pending Sales	4	6	+ 50.0%	11	13	+ 18.2%
Closed Sales	2	6	+ 200.0%	11	12	+ 9.1%
Days on Market Until Sale	155	49	- 68.4%	90	43	- 52.2%
Median Sales Price*	\$327,000	\$272,250	- 16.7%	\$343,000	\$289,750	- 15.5%
Average Sales Price*	\$327,000	\$276,583	- 15.4%	\$291,476	\$284,542	- 2.4%
Percent of List Price Received*	96.9%	110.2%	+ 13.7%	99.2%	101.9%	+ 2.7%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	0	- 100.0%	7	2	- 71.4%
Pending Sales	3	0	- 100.0%	4	1	- 75.0%
Closed Sales	3	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	79	—	—	100	29	- 71.0%
Median Sales Price*	\$237,350	—	—	\$228,675	\$271,500	+ 18.7%
Average Sales Price*	\$295,783	—	—	\$266,838	\$271,500	+ 1.7%
Percent of List Price Received*	99.7%	—	—	99.1%	101.6%	+ 2.5%
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	2.4	0.3	- 87.5%	—	—	—

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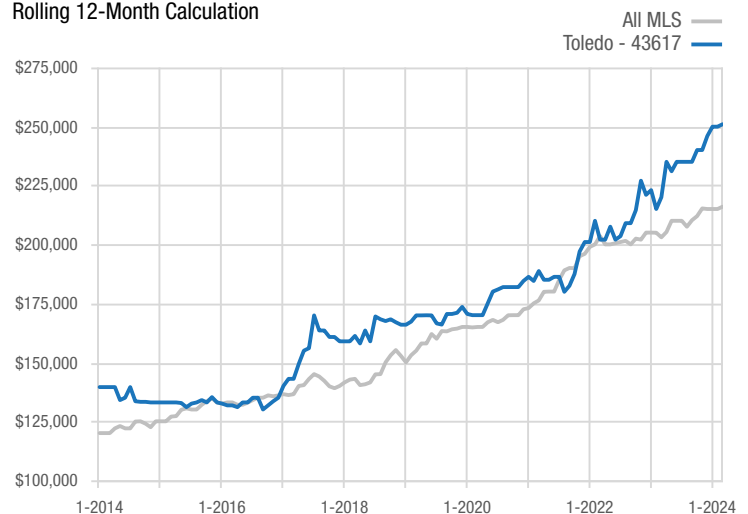
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo - 43620

Zip Code 43620

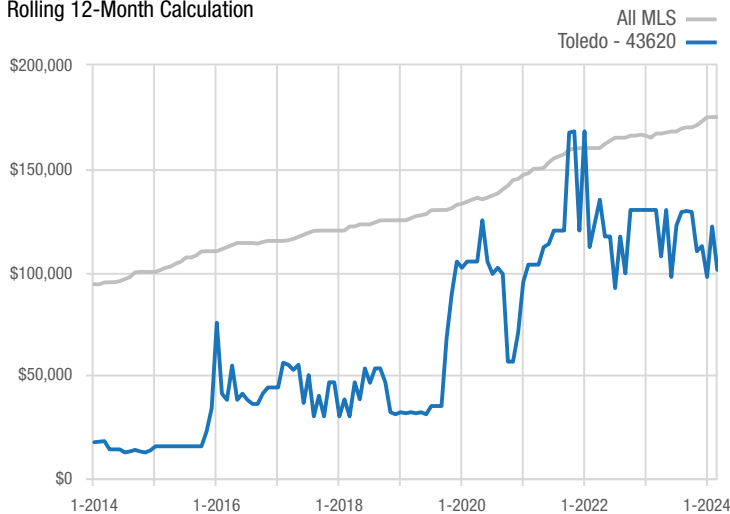
Single Family	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	5	+ 400.0%	7	11	+ 57.1%
Pending Sales	1	6	+ 500.0%	3	12	+ 300.0%
Closed Sales	1	7	+ 600.0%	3	11	+ 266.7%
Days on Market Until Sale	232	69	- 70.3%	121	84	- 30.6%
Median Sales Price*	\$184,777	\$51,500	- 72.1%	\$50,000	\$85,000	+ 70.0%
Average Sales Price*	\$184,777	\$93,254	- 49.5%	\$80,259	\$121,889	+ 51.9%
Percent of List Price Received*	100.0%	90.9%	- 9.1%	93.5%	94.1%	+ 0.6%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo-Villa	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	2	+ 100.0%	2	3	+ 50.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	56	—	—	61	—
Median Sales Price*	—	\$78,300	—	—	\$80,650	—
Average Sales Price*	—	\$78,300	—	—	\$80,650	—
Percent of List Price Received*	—	92.2%	—	—	94.9%	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

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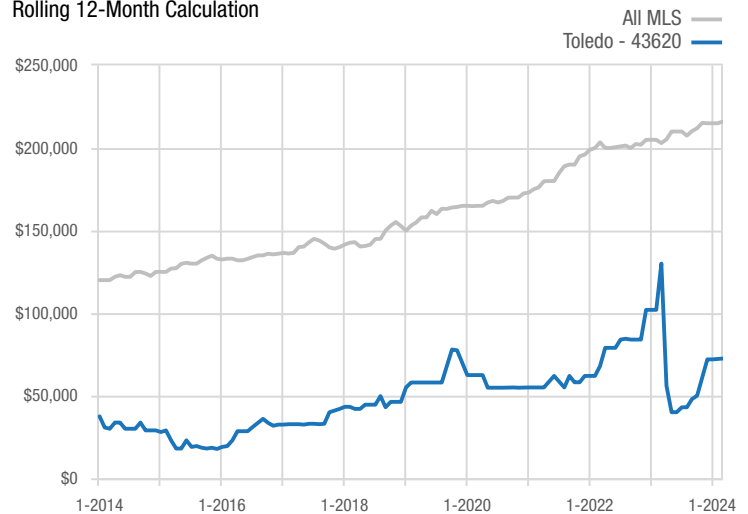
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Toledo-43623

Zip Code 43623

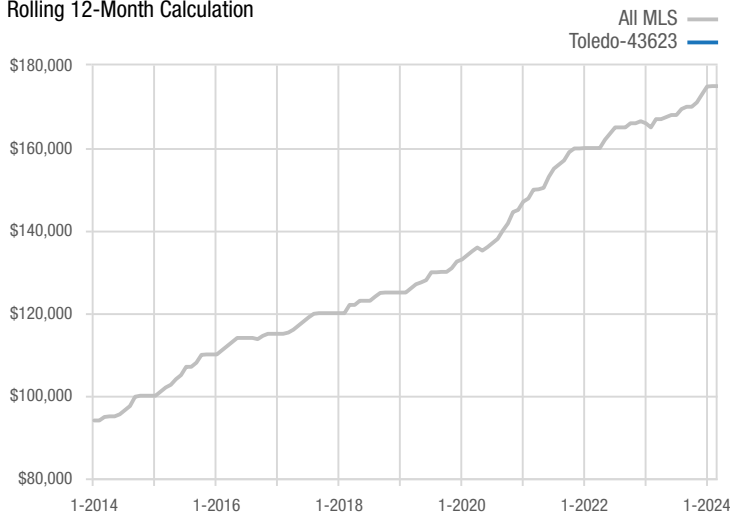
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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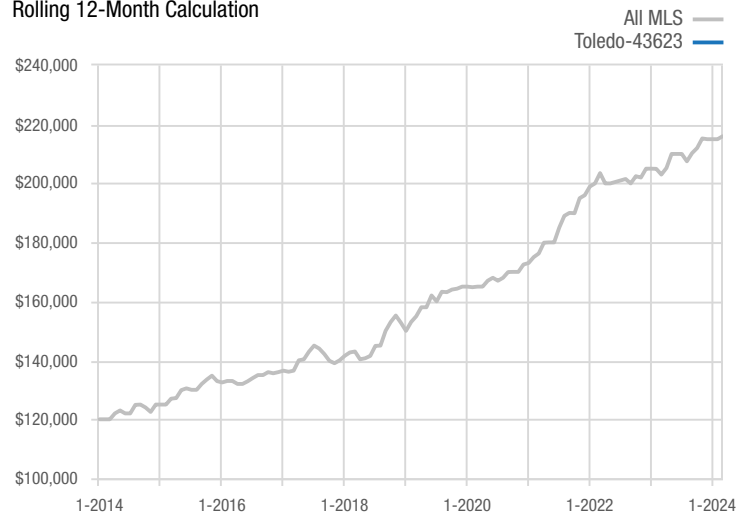
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Oregon

Zip Code 43605 and 43616

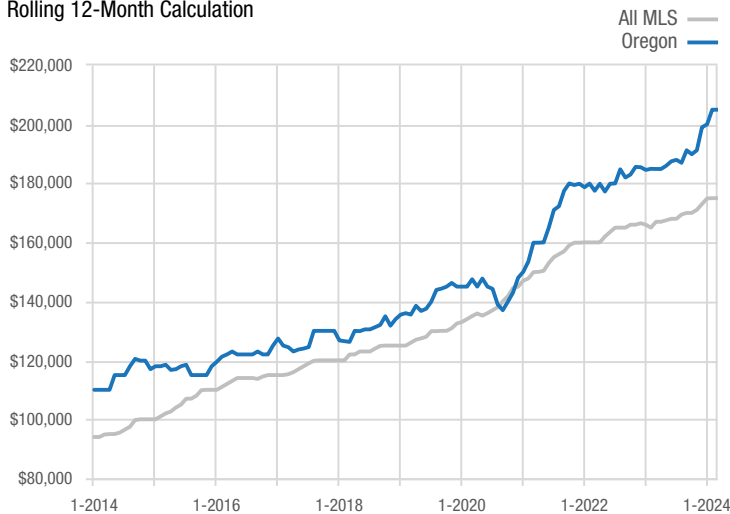
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	16	14	- 12.5%	35	47	+ 34.3%
Pending Sales	9	12	+ 33.3%	29	30	+ 3.4%
Closed Sales	9	8	- 11.1%	28	29	+ 3.6%
Days on Market Until Sale	38	47	+ 23.7%	45	54	+ 20.0%
Median Sales Price*	\$175,000	\$207,000	+ 18.3%	\$175,600	\$215,000	+ 22.4%
Average Sales Price*	\$196,000	\$251,583	+ 28.4%	\$188,478	\$238,917	+ 26.8%
Percent of List Price Received*	101.3%	100.1%	- 1.2%	100.1%	100.8%	+ 0.7%
Inventory of Homes for Sale	23	29	+ 26.1%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	2	0	- 100.0%	3	3	0.0%
Pending Sales	2	1	- 50.0%	3	3	0.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Days on Market Until Sale	7	38	+ 442.9%	21	36	+ 71.4%
Median Sales Price*	\$200,000	\$225,500	+ 12.8%	\$199,000	\$225,500	+ 13.3%
Average Sales Price*	\$200,000	\$225,500	+ 12.8%	\$199,000	\$250,167	+ 25.7%
Percent of List Price Received*	102.6%	100.3%	- 2.2%	102.9%	94.0%	- 8.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

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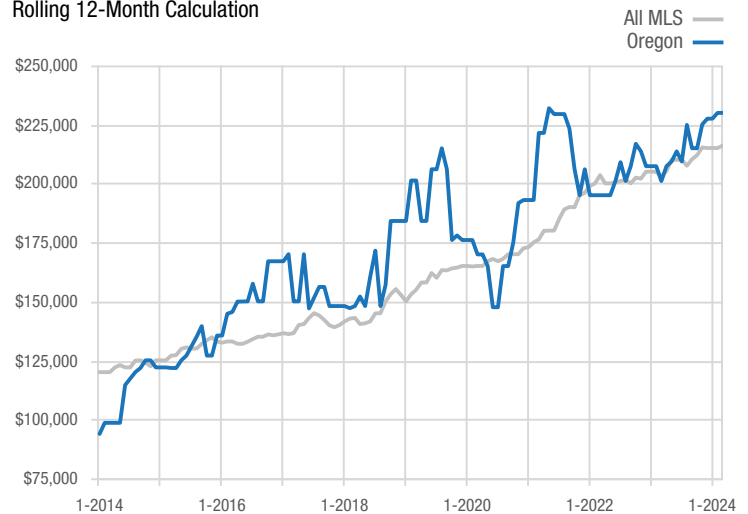
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Bowling Green

Zip Code 43402

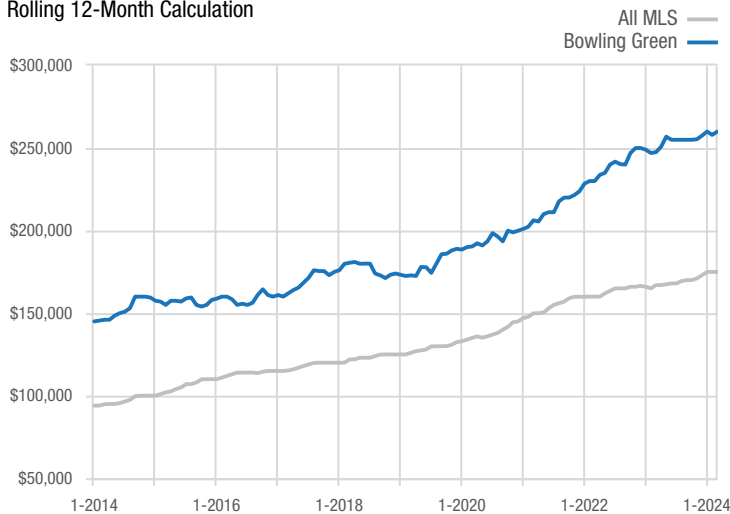
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	14	14	0.0%	36	46	+ 27.8%
Pending Sales	14	15	+ 7.1%	37	39	+ 5.4%
Closed Sales	12	17	+ 41.7%	32	39	+ 21.9%
Days on Market Until Sale	54	46	- 14.8%	50	51	+ 2.0%
Median Sales Price*	\$303,514	\$290,000	- 4.5%	\$249,000	\$277,000	+ 11.2%
Average Sales Price*	\$282,419	\$292,328	+ 3.5%	\$263,457	\$298,009	+ 13.1%
Percent of List Price Received*	101.0%	100.2%	- 0.8%	100.0%	98.3%	- 1.7%
Inventory of Homes for Sale	16	25	+ 56.3%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	2	5	+ 150.0%	4	10	+ 150.0%
Pending Sales	1	4	+ 300.0%	6	8	+ 33.3%
Closed Sales	0	4	—	5	6	+ 20.0%
Days on Market Until Sale	—	48	—	69	61	- 11.6%
Median Sales Price*	—	\$172,250	—	\$300,000	\$177,250	- 40.9%
Average Sales Price*	—	\$178,875	—	\$279,980	\$186,083	- 33.5%
Percent of List Price Received*	—	98.8%	—	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	2.0	+ 122.2%	—	—	—

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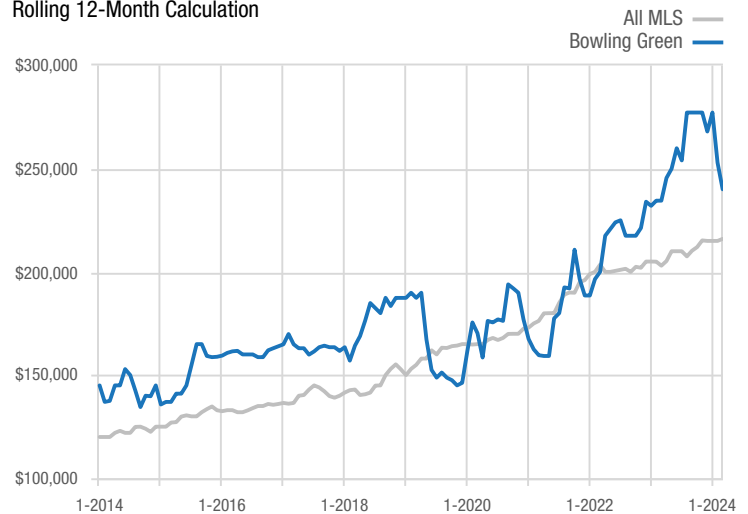
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2024

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Millbury

Zip Code 43447

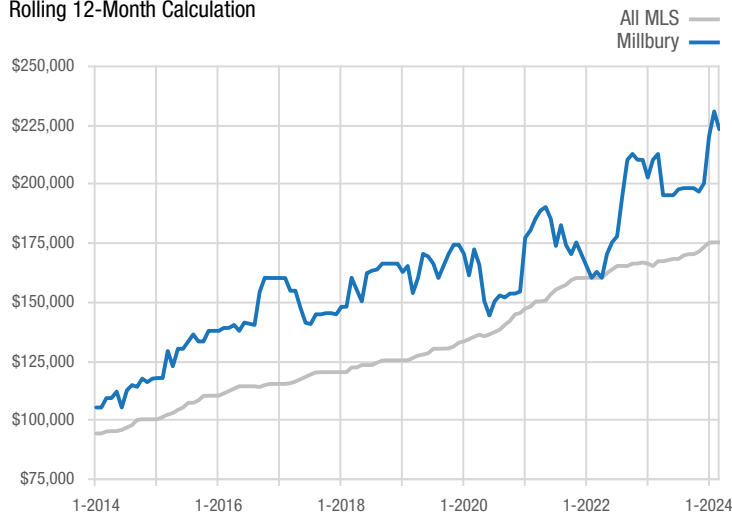
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	2	3	+ 50.0%	6	6	0.0%
Pending Sales	1	3	+ 200.0%	9	6	- 33.3%
Closed Sales	1	3	+ 200.0%	9	6	- 33.3%
Days on Market Until Sale	58	32	- 44.8%	96	39	- 59.4%
Median Sales Price*	\$240,000	\$165,500	- 31.0%	\$174,000	\$235,000	+ 35.1%
Average Sales Price*	\$240,000	\$201,167	- 16.2%	\$216,667	\$227,584	+ 5.0%
Percent of List Price Received*	98.0%	101.2%	+ 3.3%	96.5%	101.1%	+ 4.8%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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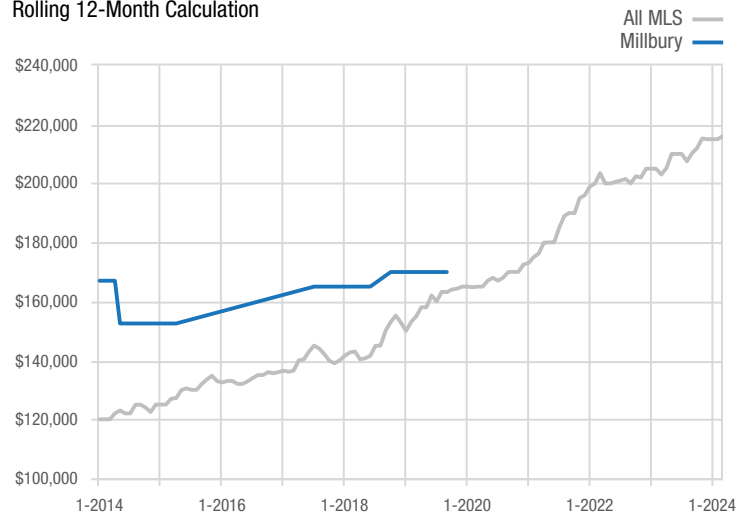
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

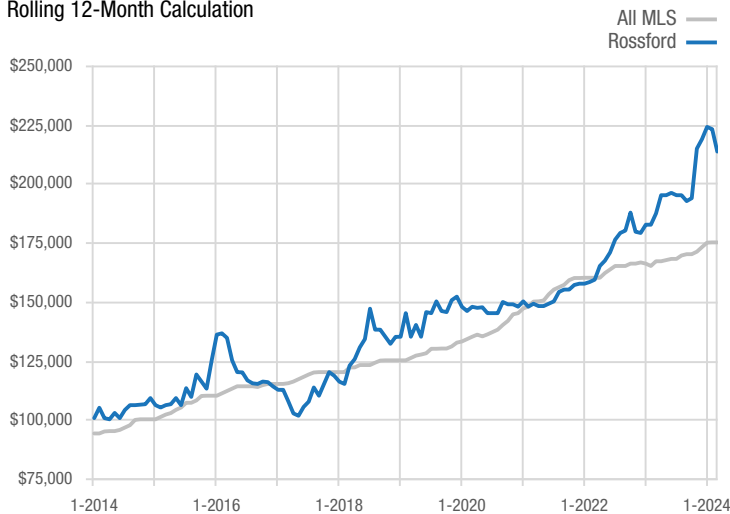
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	6	8	+ 33.3%	17	16	- 5.9%
Pending Sales	5	8	+ 60.0%	12	15	+ 25.0%
Closed Sales	8	4	- 50.0%	13	11	- 15.4%
Days on Market Until Sale	57	73	+ 28.1%	72	74	+ 2.8%
Median Sales Price*	\$264,750	\$180,000	- 32.0%	\$189,250	\$190,000	+ 0.4%
Average Sales Price*	\$256,563	\$171,325	- 33.2%	\$227,292	\$209,809	- 7.7%
Percent of List Price Received*	97.2%	99.5%	+ 2.4%	97.1%	97.1%	0.0%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% 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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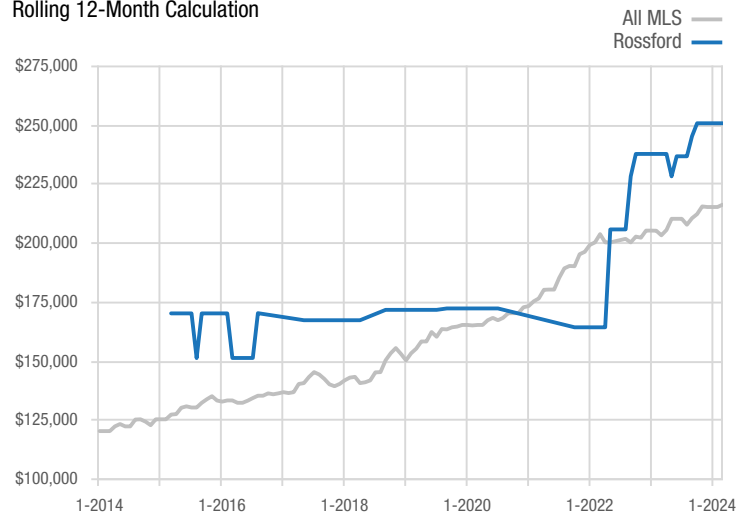
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

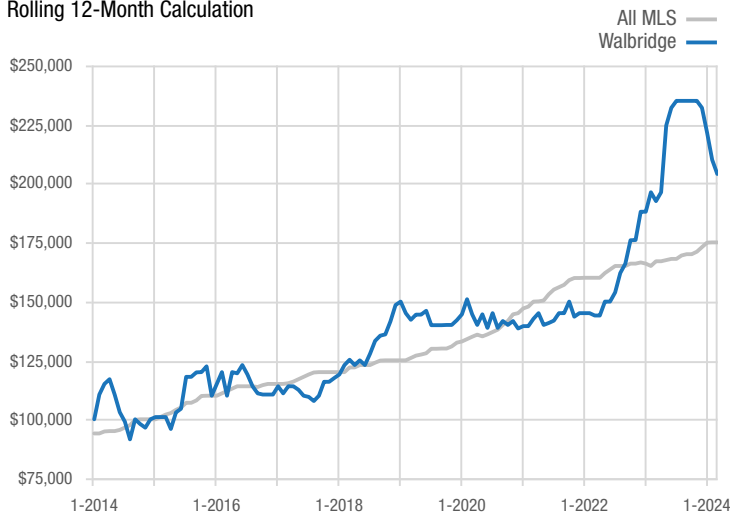
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	9	4	- 55.6%	13	11	- 15.4%
Pending Sales	3	5	+ 66.7%	5	10	+ 100.0%
Closed Sales	1	4	+ 300.0%	3	11	+ 266.7%
Days on Market Until Sale	25	54	+ 116.0%	28	72	+ 157.1%
Median Sales Price*	\$188,000	\$158,750	- 15.6%	\$236,600	\$192,900	- 18.5%
Average Sales Price*	\$188,000	\$157,500	- 16.2%	\$229,867	\$191,536	- 16.7%
Percent of List Price Received*	104.4%	101.1%	- 3.2%	106.8%	97.1%	- 9.1%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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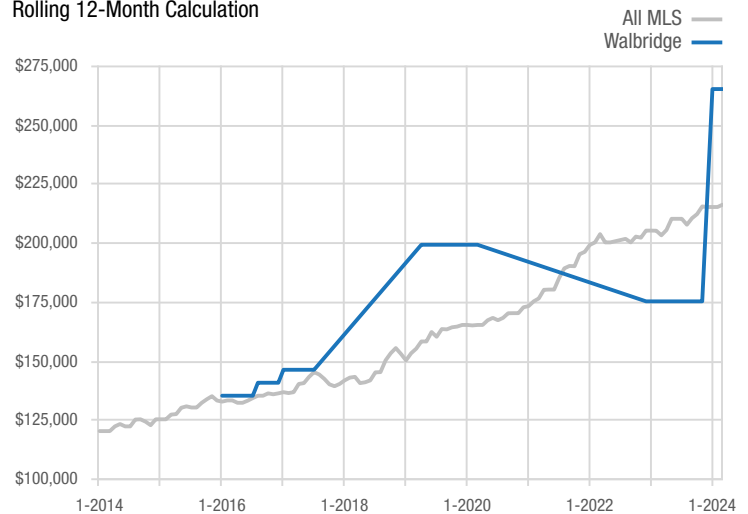
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

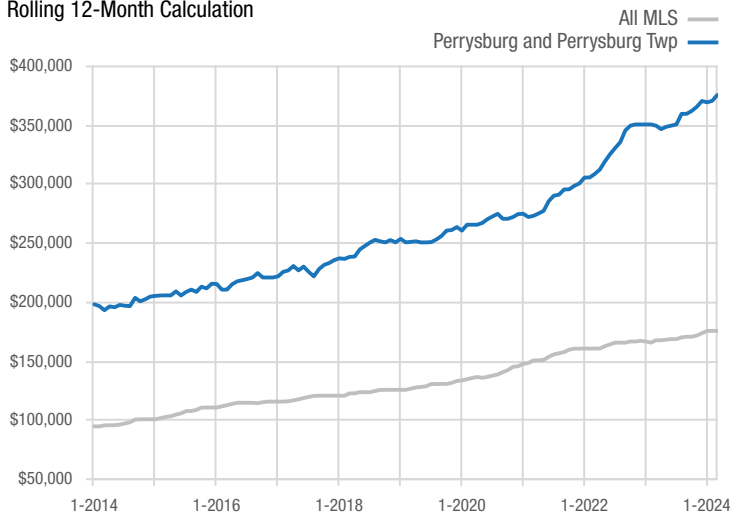
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	50	47	- 6.0%	118	125	+ 5.9%
Pending Sales	35	44	+ 25.7%	70	104	+ 48.6%
Closed Sales	36	36	0.0%	69	92	+ 33.3%
Days on Market Until Sale	66	57	- 13.6%	70	79	+ 12.9%
Median Sales Price*	\$307,000	\$344,750	+ 12.3%	\$315,750	\$363,750	+ 15.2%
Average Sales Price*	\$340,626	\$350,428	+ 2.9%	\$354,072	\$378,028	+ 6.8%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	88	83	- 5.7%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	6	3	- 50.0%	14	8	- 42.9%
Pending Sales	5	3	- 40.0%	10	10	0.0%
Closed Sales	4	6	+ 50.0%	10	12	+ 20.0%
Days on Market Until Sale	26	79	+ 203.8%	51	73	+ 43.1%
Median Sales Price*	\$372,500	\$244,500	- 34.4%	\$235,000	\$253,258	+ 7.8%
Average Sales Price*	\$362,500	\$257,333	- 29.0%	\$278,500	\$286,151	+ 2.7%
Percent of List Price Received*	96.9%	98.3%	+ 1.4%	100.4%	98.1%	- 2.3%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

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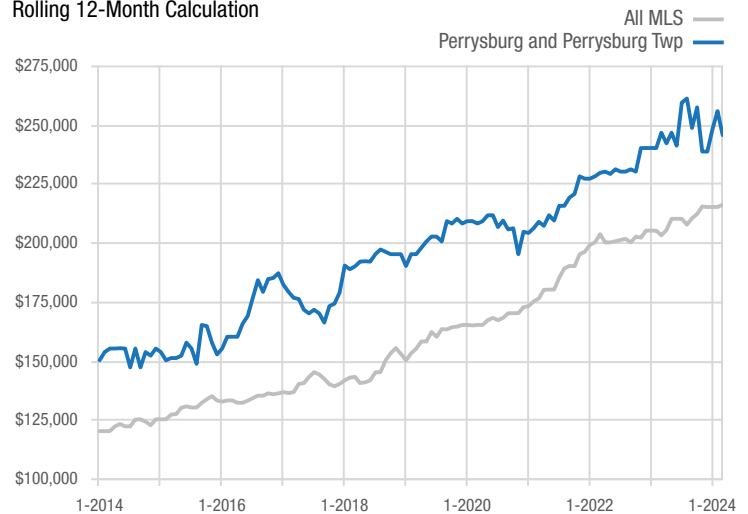
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

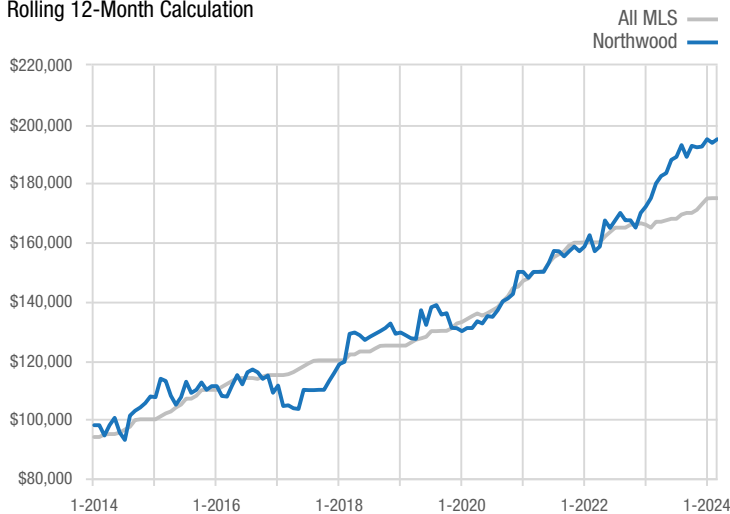
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	12	16	+ 33.3%	23	37	+ 60.9%
Pending Sales	10	7	- 30.0%	18	21	+ 16.7%
Closed Sales	10	7	- 30.0%	17	21	+ 23.5%
Days on Market Until Sale	42	71	+ 69.0%	53	66	+ 24.5%
Median Sales Price*	\$186,250	\$182,000	- 2.3%	\$187,000	\$179,900	- 3.8%
Average Sales Price*	\$174,590	\$200,773	+ 15.0%	\$180,112	\$186,587	+ 3.6%
Percent of List Price Received*	103.1%	101.2%	- 1.8%	101.8%	100.3%	- 1.5%
Inventory of Homes for Sale	15	29	+ 93.3%	—	—	—
Months Supply of Inventory	2.5	3.8	+ 52.0%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	123	—	—	117	—	—
Median Sales Price*	\$152,450	—	—	\$249,900	—	—
Average Sales Price*	\$152,450	—	—	\$188,300	—	—
Percent of List Price Received*	95.8%	—	—	97.6%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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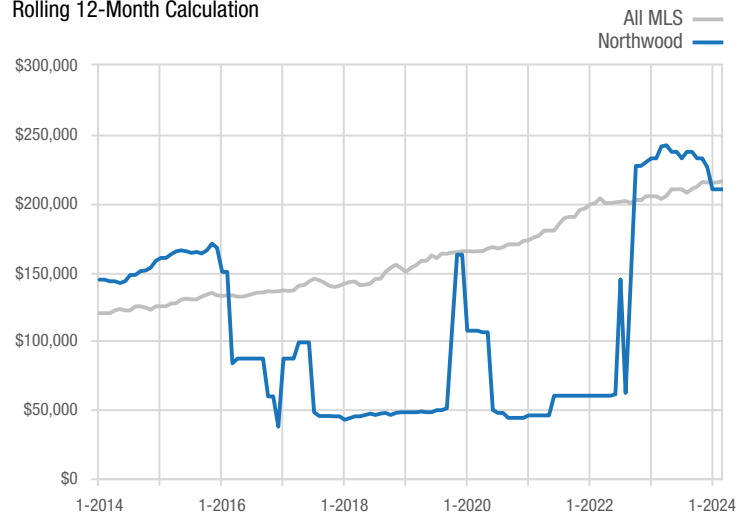
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

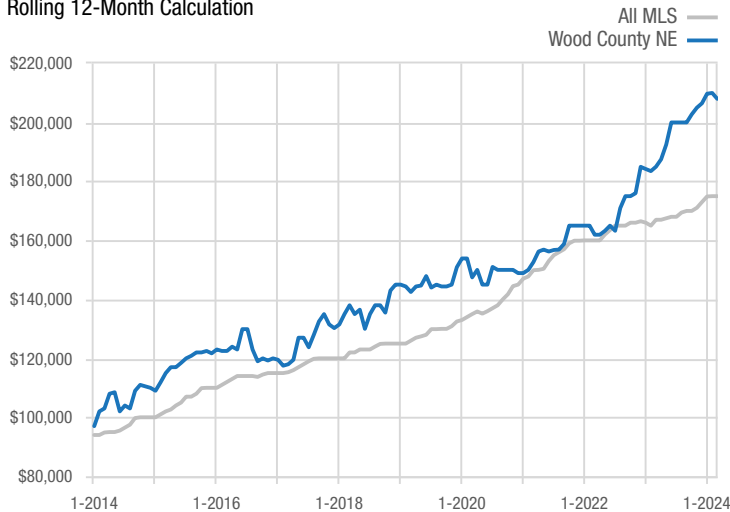
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	19	10	- 47.4%	41	28	- 31.7%
Pending Sales	8	11	+ 37.5%	23	34	+ 47.8%
Closed Sales	6	8	+ 33.3%	22	34	+ 54.5%
Days on Market Until Sale	44	60	+ 36.4%	61	71	+ 16.4%
Median Sales Price*	\$194,000	\$172,500	- 11.1%	\$165,000	\$175,000	+ 6.1%
Average Sales Price*	\$200,500	\$156,250	- 22.1%	\$173,267	\$201,932	+ 16.5%
Percent of List Price Received*	102.1%	97.4%	- 4.6%	99.9%	96.7%	- 3.2%
Inventory of Homes for Sale	31	17	- 45.2%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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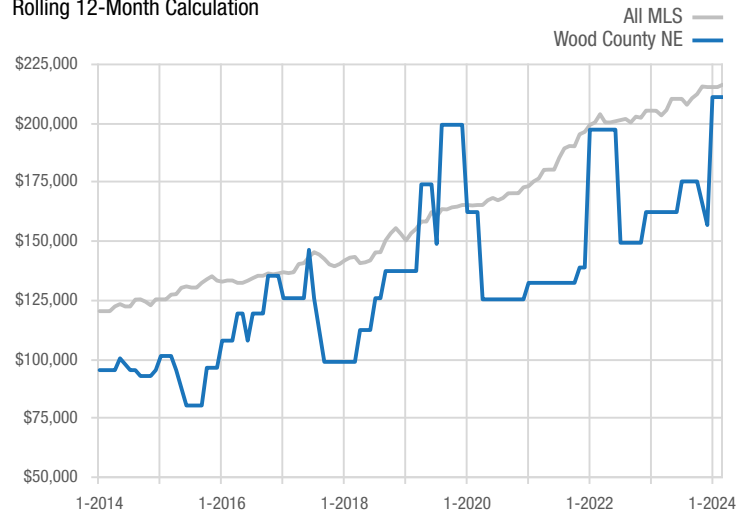
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

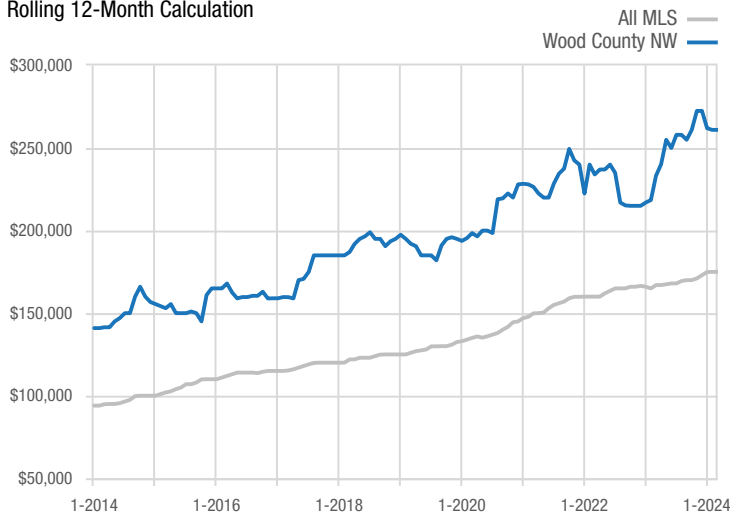
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	9	2	- 77.8%	14	12	- 14.3%
Pending Sales	2	4	+ 100.0%	8	13	+ 62.5%
Closed Sales	4	2	- 50.0%	9	12	+ 33.3%
Days on Market Until Sale	86	47	- 45.3%	106	65	- 38.7%
Median Sales Price*	\$309,950	\$298,103	- 3.8%	\$319,900	\$206,750	- 35.4%
Average Sales Price*	\$333,475	\$298,103	- 10.6%	\$328,544	\$295,392	- 10.1%
Percent of List Price Received*	99.0%	97.6%	- 1.4%	91.6%	92.3%	+ 0.8%
Inventory of Homes for Sale	14	4	- 71.4%	—	—	—
Months Supply of Inventory	2.2	0.7	- 68.2%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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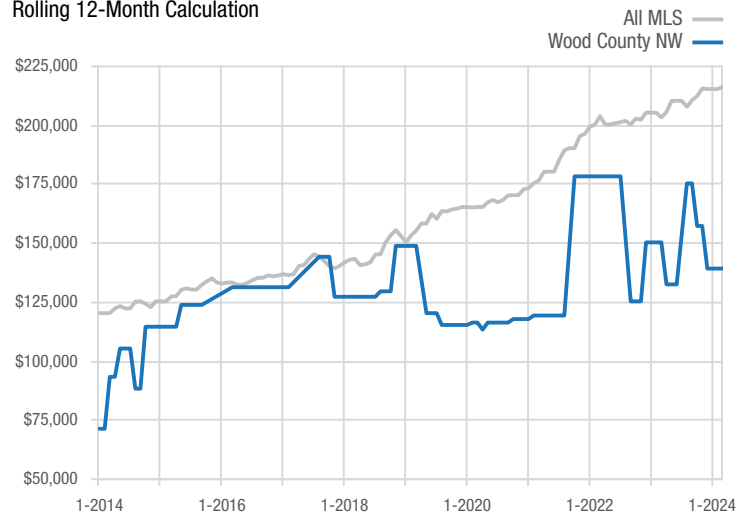
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

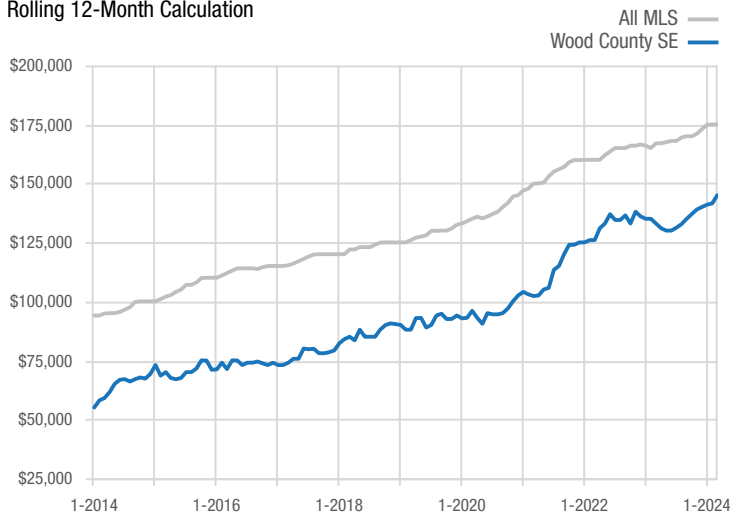
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	20	20	0.0%	39	52	+ 33.3%
Pending Sales	17	20	+ 17.6%	44	48	+ 9.1%
Closed Sales	15	16	+ 6.7%	42	43	+ 2.4%
Days on Market Until Sale	66	63	- 4.5%	83	75	- 9.6%
Median Sales Price*	\$92,000	\$141,000	+ 53.3%	\$122,000	\$135,000	+ 10.7%
Average Sales Price*	\$108,437	\$159,181	+ 46.8%	\$117,596	\$150,476	+ 28.0%
Percent of List Price Received*	94.5%	98.5%	+ 4.2%	94.1%	98.0%	+ 4.1%
Inventory of Homes for Sale	37	37	0.0%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

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

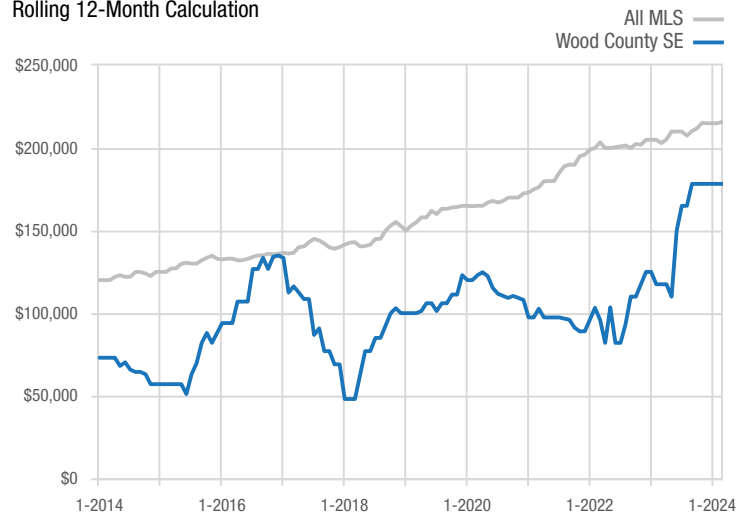
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – March 2024

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

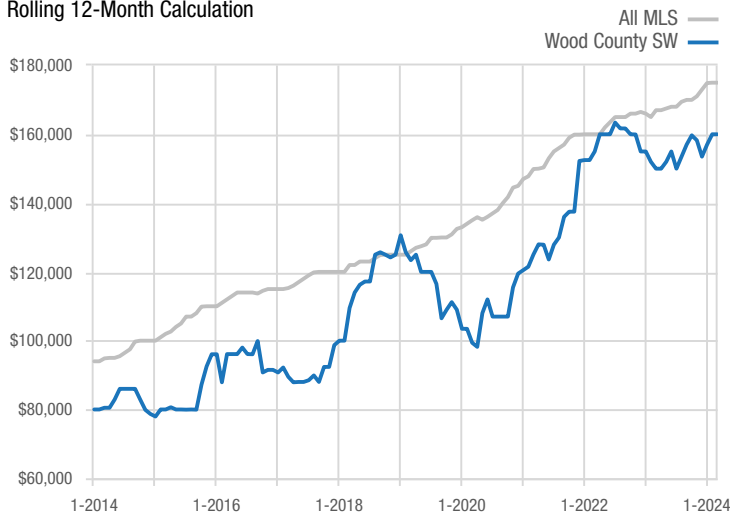
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	6	0	- 100.0%	11	4	- 63.6%
Pending Sales	1	0	- 100.0%	9	9	0.0%
Closed Sales	1	0	- 100.0%	7	11	+ 57.1%
Days on Market Until Sale	93	—	—	95	79	- 16.8%
Median Sales Price*	\$150,000	—	—	\$130,000	\$165,000	+ 26.9%
Average Sales Price*	\$150,000	—	—	\$119,600	\$174,873	+ 46.2%
Percent of List Price Received*	85.5%	—	—	89.4%	100.0%	+ 11.9%
Inventory of Homes for Sale	11	0	- 100.0%	—	—	—
Months Supply of Inventory	1.9	—	—	—	—	—

Condo-Villa	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% 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.

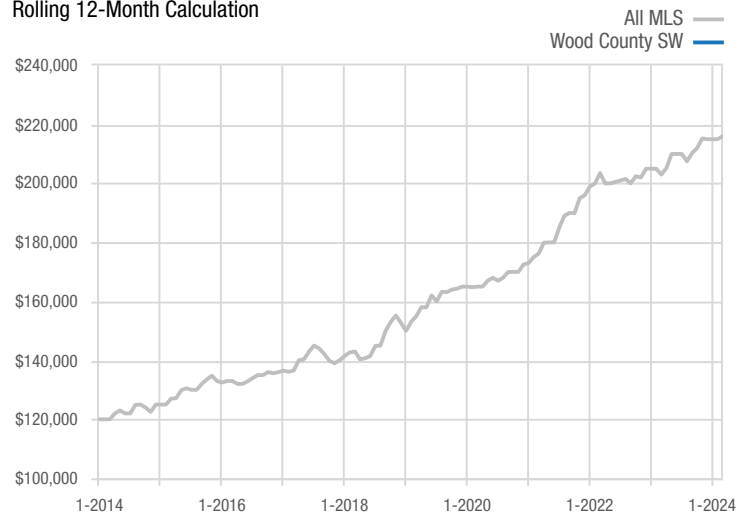
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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