Local Market Update – May 2026

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Lucas and Wood Counties

The May housing data for Lucas and Wood counties shows a market that remains active and competitive, with home values continuing to rise and sales activity increasing. For sellers, this is encouraging news. Single-family home sales increased more than 10% from a year ago, while median and average sales prices climbed nearly 6%. Homes are still selling at essentially full asking price, and inventory remains below three months of supply, indicating that well-priced homes continue to attract strong buyer interest.

For buyers, while prices remain elevated, there are signs of improving opportunities—especially in the condo and villa market. Inventory has increased significantly, and homes are taking longer to sell, giving buyers more time to evaluate options and potentially negotiate terms. In the single-family market, however, inventory remains tight and demand remains strong, meaning buyers should still be prepared to act quickly on desirable properties.

Overall, the market is becoming more balanced than in recent years, but it still favors sellers in many segments due to limited inventory and continued price appreciation. Buyers have more choices than they did a year ago, while sellers continue to benefit from strong home values and steady demand.

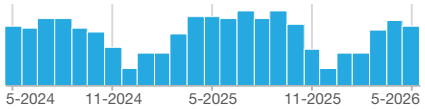
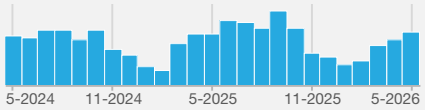
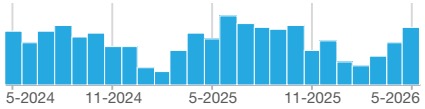
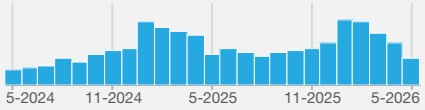
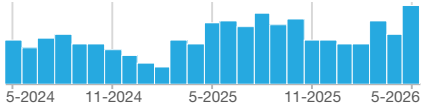
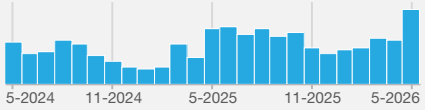
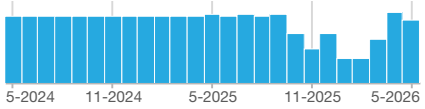
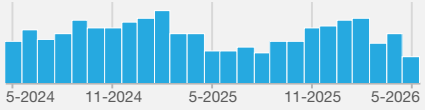
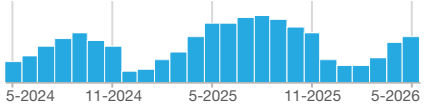
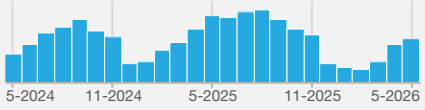
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5 2025**	**Thru 5 2026**	**% Change**
New Listings	693	**716**	3.3%	2,909	**2,906**	-0.1%
Closed Sales	**503**	554	10.1%	**2,043**	2,087	2.2%
Days on Market	56	56	0.0%	62	66	6.5%
SP$/SqFt	**$137**	$146	6.6%	**$130**	$136	4.6%
Median Sales Price*	**$220,000**	$232,805	5.8%	**$190,000**	$202,000	6.3%
Average Sales Price*	**$256,751**	$273,388	6.5%	**$232,199**	$245,307	5.6%
Percent of List Price Received*	100%	100%	0.2%	99%	98%	-0.5%
Months Supply of Inventory	2.95	**2.85**	-3.4%	---	---	---
Total Volume	**$129,145,755**	**$151,457,041**	17.3%	**$474,219,129**	**$511,956,817**	8.0%

Condo/Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5 2025**	**Thru 5 2026**	**% Change**
New Listings	50	**51**	2.0%	222	**272**	22.5%
Closed Sales	43	48	11.6%	180	190	5.6%
Days on Market	59	92	55.9%	58	75	29.3%
SP$/SqFt	$156	$160	2.6%	$144	$151	4.9%
Median Sales Price*	$250,000	$243,500	-2.6%	$223,000	$226,750	1.7%
Average Sales Price*	$266,894	$274,040	2.7%	$233,487	$247,267	5.9%
Percent of List Price Received*	100%	98%	-1.7%	99%	97%	-2.0%
Months Supply of Inventory	2.26	**3.58**	58.4%	---	---	---
Total Volume (in 1000's)	$11,476,477	**$13,153,942**	14.6%	$42,027,780	**$46,980,814**	-2.0%

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

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,171	**1,067**	- 8.9%	4,842	**4,731**	- 2.3%
Pending Sales		852	**870**	+ 2.1%	3,591	**3,625**	+ 0.9%
Closed Sales		807	**908**	+ 12.5%	3,452	**3,527**	+ 2.2%
Days on Market Until Sale		64	**62**	- 3.1%	72	**71**	- 1.4%
Median Sales Price		$214,300	**$229,900**	+ 7.3%	$195,000	**$208,900**	+ 7.1%
Average Sales Price		$248,997	**$265,624**	+ 6.7%	$229,472	**$243,524**	+ 6.1%
Percent of List Price Received		100.0%	**99.8%**	- 0.2%	100.0%	**99.2%**	- 0.8%
Housing Affordability Index		149	**144**	- 3.4%	164	**158**	- 3.7%
Inventory of Homes for Sale		2,249	**2,120**	- 5.7%	—	**—**	—
Months Supply of Inventory		2.9	**2.6**	- 10.3%	—	**—**	—

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Lucas County

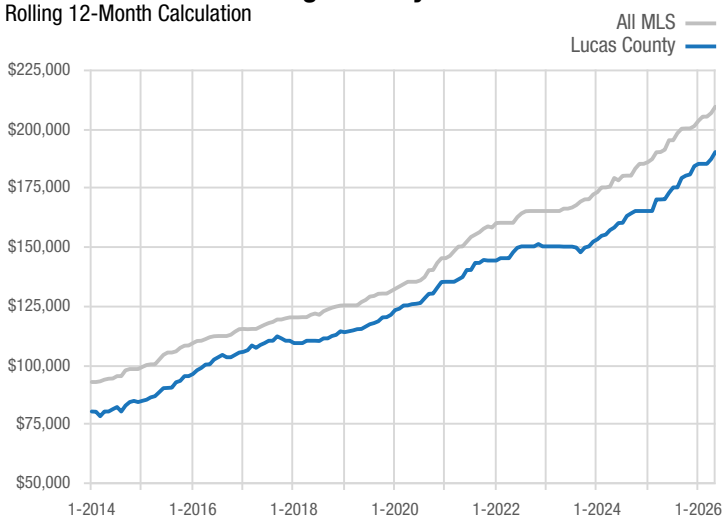
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	554	**570**	+ 2.9%	2,312	**2,340**	+ 1.2%
Pending Sales	423	**443**	+ 4.7%	1,699	**1,740**	+ 2.4%
Closed Sales	392	**443**	+ 13.0%	1,618	**1,665**	+ 2.9%
Days on Market Until Sale	58	**53**	- 8.6%	64	**63**	- 1.6%
Median Sales Price*	$185,000	**$215,750**	+ 16.6%	$165,000	**$182,300**	+ 10.5%
Average Sales Price*	$226,348	**$252,619**	+ 11.6%	$205,758	**$224,591**	+ 9.2%
Percent of List Price Received*	100.1%	**100.1%**	0.0%	100.0%	**99.6%**	- 0.4%
Inventory of Homes for Sale	979	**1,013**	+ 3.5%	—	**—**	—
Months Supply of Inventory	2.6	**2.6**	0.0%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	42	**44**	+ 4.8%	181	**215**	+ 18.8%
Pending Sales	35	**41**	+ 17.1%	144	**160**	+ 11.1%
Closed Sales	34	**37**	+ 8.8%	145	**145**	0.0%
Days on Market Until Sale	59	**69**	+ 16.9%	61	**68**	+ 11.5%
Median Sales Price*	$249,950	**$240,000**	- 4.0%	$218,100	**$200,000**	- 8.3%
Average Sales Price*	$260,803	**$283,501**	+ 8.7%	$228,889	**$244,730**	+ 6.9%
Percent of List Price Received*	100.0%	**98.0%**	- 2.0%	100.0%	**97.9%**	- 2.1%
Inventory of Homes for Sale	66	**92**	+ 39.4%	—	**—**	—
Months Supply of Inventory	2.2	**2.9**	+ 31.8%	—	**—**	—

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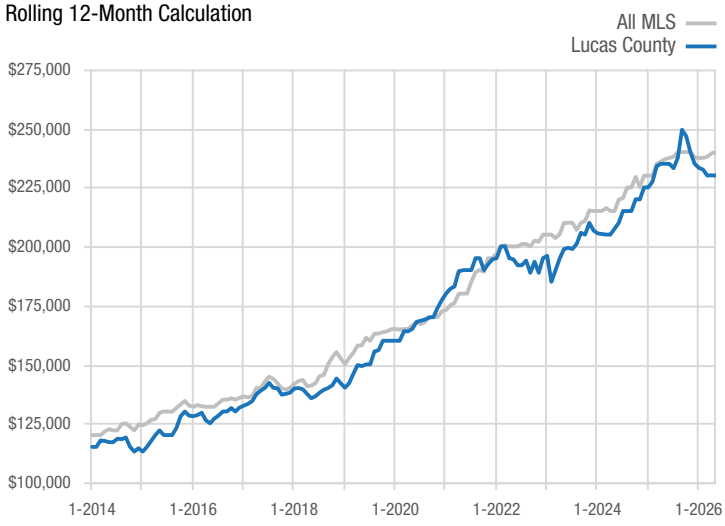
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

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

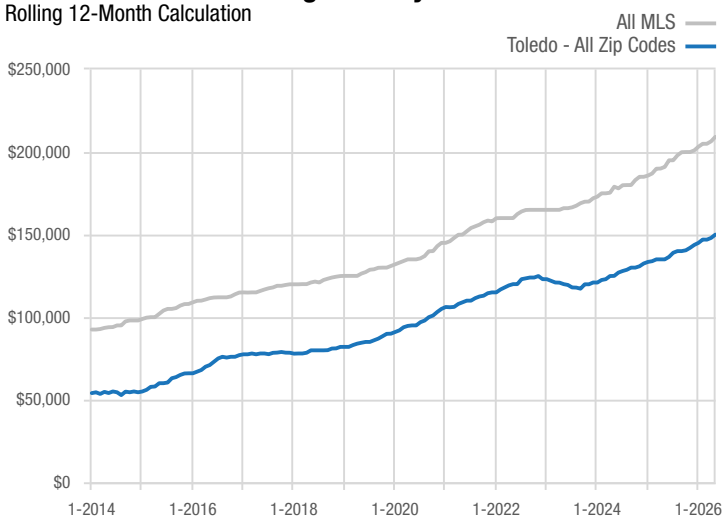
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	367	**370**	+ 0.8%	1,568	**1,565**	- 0.2%
Pending Sales	289	**290**	+ 0.3%	1,202	**1,220**	+ 1.5%
Closed Sales	272	**284**	+ 4.4%	1,160	**1,164**	+ 0.3%
Days on Market Until Sale	54	**54**	0.0%	61	**64**	+ 4.9%
Median Sales Price*	$135,000	**$156,000**	+ 15.6%	$130,000	**$147,000**	+ 13.1%
Average Sales Price*	$154,211	**$175,030**	+ 13.5%	$148,379	**$167,510**	+ 12.9%
Percent of List Price Received*	100.0%	**99.5%**	- 0.5%	100.0%	**99.1%**	- 0.9%
Inventory of Homes for Sale	624	**666**	+ 6.7%	—	**—**	—
Months Supply of Inventory	2.4	**2.5**	+ 4.2%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	20	**22**	+ 10.0%	92	**108**	+ 17.4%
Pending Sales	16	**16**	0.0%	79	**74**	- 6.3%
Closed Sales	16	**13**	- 18.8%	77	**73**	- 5.2%
Days on Market Until Sale	39	**65**	+ 66.7%	56	**63**	+ 12.5%
Median Sales Price*	$247,000	**$142,900**	- 42.1%	$195,500	**$150,000**	- 23.3%
Average Sales Price*	$264,781	**$186,657**	- 29.5%	$205,691	**$175,014**	- 14.9%
Percent of List Price Received*	100.0%	**96.9%**	- 3.1%	99.9%	**97.2%**	- 2.7%
Inventory of Homes for Sale	28	**51**	+ 82.1%	—	**—**	—
Months Supply of Inventory	1.8	**3.7**	+ 105.6%	—	**—**	—

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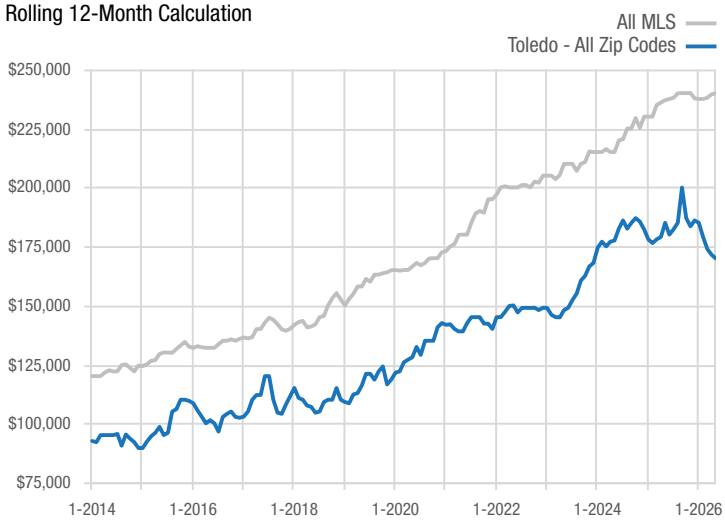
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

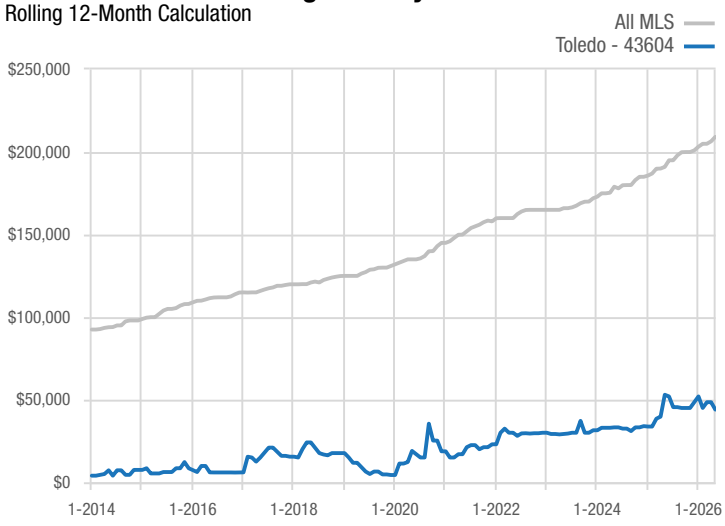
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	3	**2**	- 33.3%	16	**11**	- 31.3%
Pending Sales	7	**2**	- 71.4%	15	**5**	- 66.7%
Closed Sales	5	**1**	- 80.0%	11	**5**	- 54.5%
Days on Market Until Sale	70	**59**	- 15.7%	68	**74**	+ 8.8%
Median Sales Price*	$80,500	**$124,000**	+ 54.0%	$80,500	**$84,700**	+ 5.2%
Average Sales Price*	$88,970	**$124,000**	+ 39.4%	$96,841	**$80,740**	- 16.6%
Percent of List Price Received*	100.0%	**112.8%**	+ 12.8%	100.0%	**109.4%**	+ 9.4%
Inventory of Homes for Sale	5	**7**	+ 40.0%	—	—	—
Months Supply of Inventory	1.8	**4.3**	+ 138.9%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**7**	+ 75.0%
Pending Sales	1	**0**	- 100.0%	4	**4**	0.0%
Closed Sales	1	**0**	- 100.0%	4	**5**	+ 25.0%
Days on Market Until Sale	79	—	—	90	**57**	- 36.7%
Median Sales Price*	$350,000	—	—	$297,500	**$259,900**	- 12.6%
Average Sales Price*	$350,000	—	—	$292,500	**$263,980**	- 9.8%
Percent of List Price Received*	100.0%	—	—	100.0%	**99.6%**	- 0.4%
Inventory of Homes for Sale	1	**4**	+ 300.0%	—	—	—
Months Supply of Inventory	0.9	**2.7**	+ 200.0%	—	—	—

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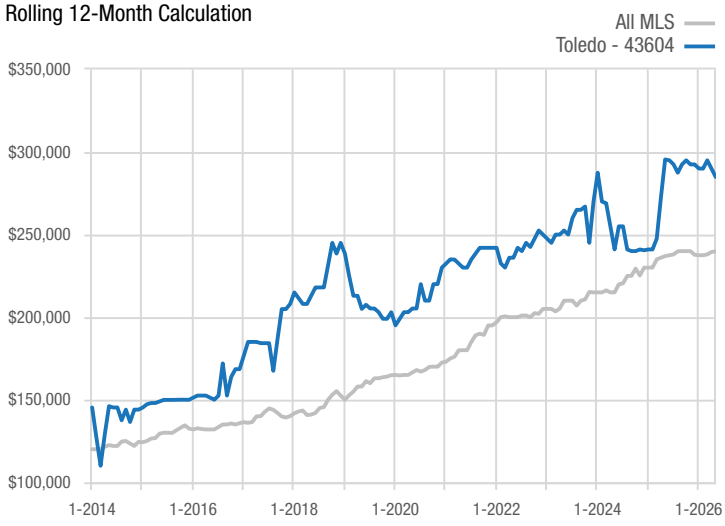
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

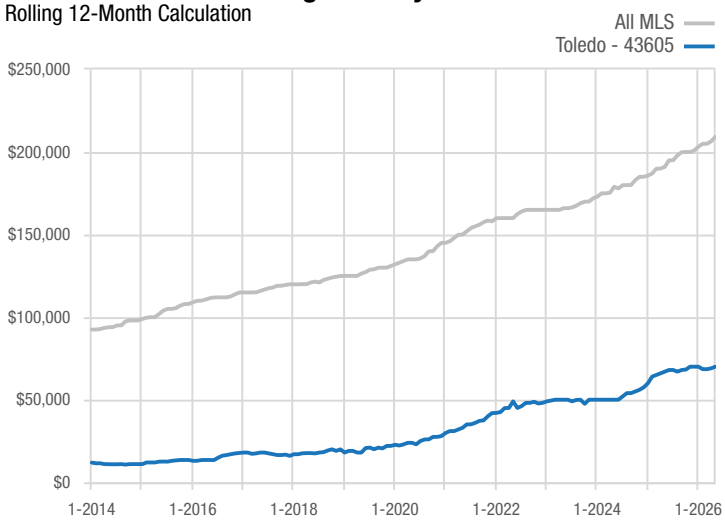
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	32	**27**	- 15.6%	135	**108**	- 20.0%
Pending Sales	26	**19**	- 26.9%	114	**82**	- 28.1%
Closed Sales	25	**18**	- 28.0%	112	**85**	- 24.1%
Days on Market Until Sale	50	**52**	+ 4.0%	52	**67**	+ 28.8%
Median Sales Price*	$62,000	**$57,000**	- 8.1%	$68,250	**$66,950**	- 1.9%
Average Sales Price*	$65,474	**$64,569**	- 1.4%	$70,441	**$75,735**	+ 7.5%
Percent of List Price Received*	100.0%	**99.0%**	- 1.0%	100.0%	**99.0%**	- 1.0%
Inventory of Homes for Sale	55	**61**	+ 10.9%	—	—	—
Months Supply of Inventory	2.6	**3.1**	+ 19.2%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	—	—	25	—	—
Median Sales Price*	—	—	—	$360,000	—	—
Average Sales Price*	—	—	—	$360,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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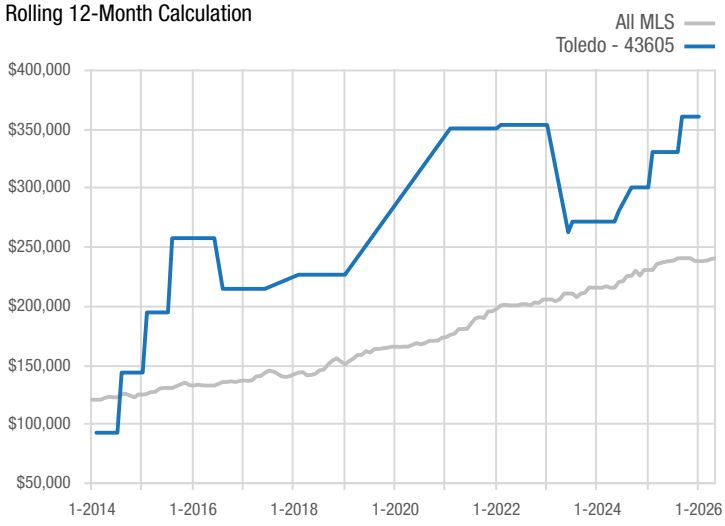
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

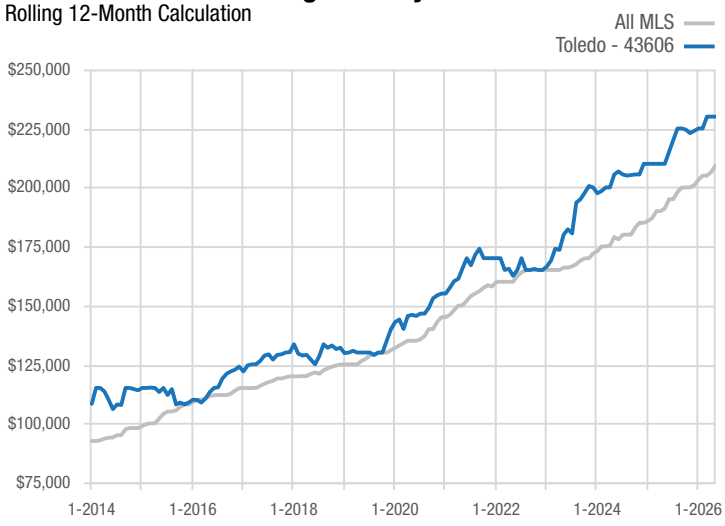
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	37	**28**	- 24.3%	108	**127**	+ 17.6%
Pending Sales	18	**23**	+ 27.8%	82	**94**	+ 14.6%
Closed Sales	16	**32**	+ 100.0%	74	**89**	+ 20.3%
Days on Market Until Sale	43	**59**	+ 37.2%	63	**65**	+ 3.2%
Median Sales Price*	$262,000	**$220,000**	- 16.0%	$212,013	**$220,000**	+ 3.8%
Average Sales Price*	$284,904	**$249,258**	- 12.5%	$216,874	**$236,455**	+ 9.0%
Percent of List Price Received*	100.0%	**98.0%**	- 2.0%	100.0%	**97.9%**	- 2.1%
Inventory of Homes for Sale	50	**54**	+ 8.0%	—	**—**	—
Months Supply of Inventory	2.7	**2.5**	- 7.4%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**3**	—	4	**7**	+ 75.0%
Pending Sales	1	**0**	- 100.0%	5	**5**	0.0%
Closed Sales	1	**0**	- 100.0%	5	**6**	+ 20.0%
Days on Market Until Sale	80	**—**	—	47	**76**	+ 61.7%
Median Sales Price*	$285,000	**—**	—	$155,000	**$152,200**	- 1.8%
Average Sales Price*	$285,000	**—**	—	$174,145	**$155,150**	- 10.9%
Percent of List Price Received*	100.0%	**—**	—	100.0%	**92.7%**	- 7.3%
Inventory of Homes for Sale	1	**5**	+ 400.0%	—	**—**	—
Months Supply of Inventory	1.0	**3.3**	+ 230.0%	—	**—**	—

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

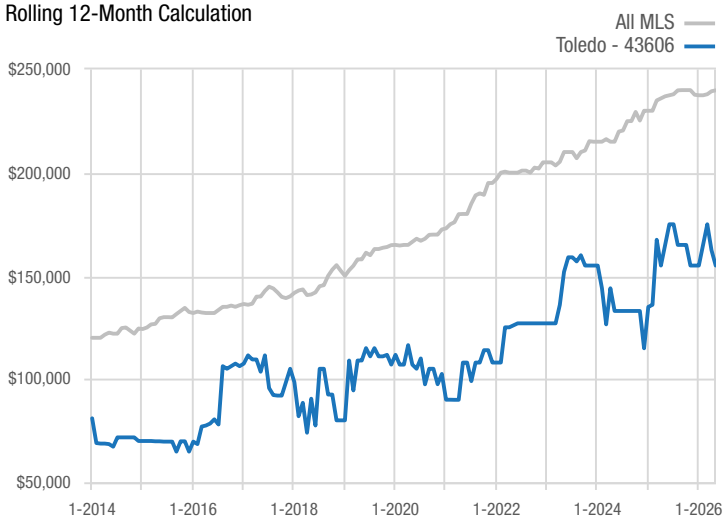
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Current as of June 6, 2026. All data from the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.

Local Market Update – May 2026

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Toledo - 43607

Zip Code 43607

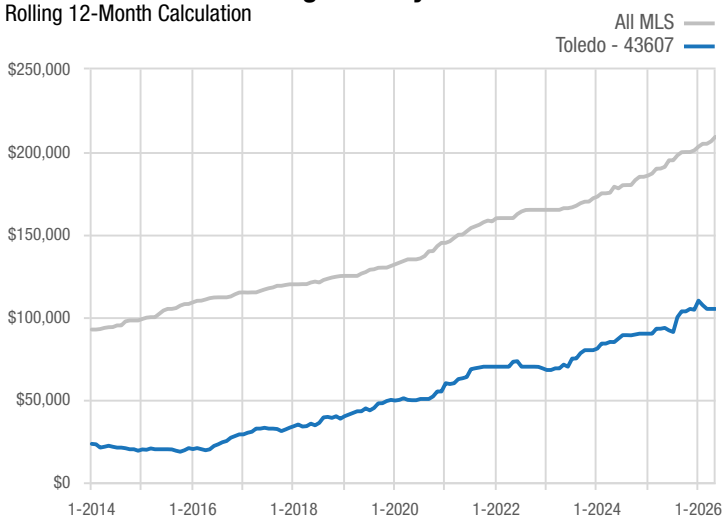
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	21	**23**	+ 9.5%	102	**120**	+ 17.6%
Pending Sales	17	**22**	+ 29.4%	67	**95**	+ 41.8%
Closed Sales	15	**15**	0.0%	66	**87**	+ 31.8%
Days on Market Until Sale	58	**77**	+ 32.8%	64	**74**	+ 15.6%
Median Sales Price*	$94,000	**$101,500**	+ 8.0%	$98,750	**$101,500**	+ 2.8%
Average Sales Price*	$91,432	**$116,580**	+ 27.5%	$101,556	**$102,344**	+ 0.8%
Percent of List Price Received*	100.0%	**90.9%**	- 9.1%	100.0%	**93.1%**	- 6.9%
Inventory of Homes for Sale	43	**53**	+ 23.3%	—	**—**	—
Months Supply of Inventory	2.8	**3.1**	+ 10.7%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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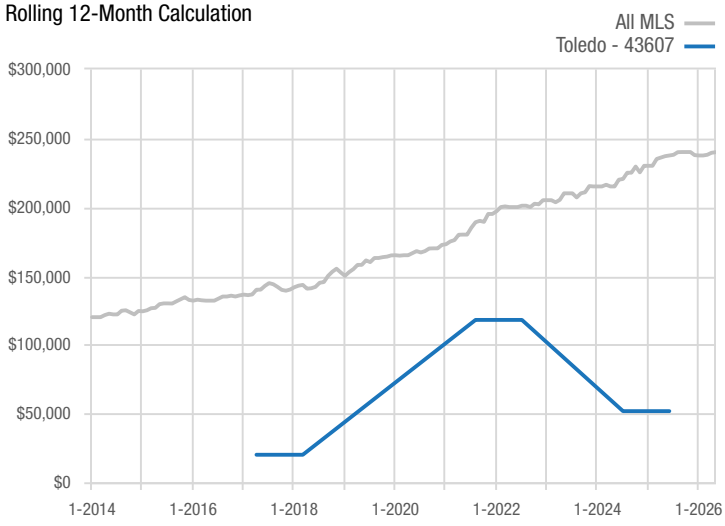
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Toledo - 43608

Zip Code 43608

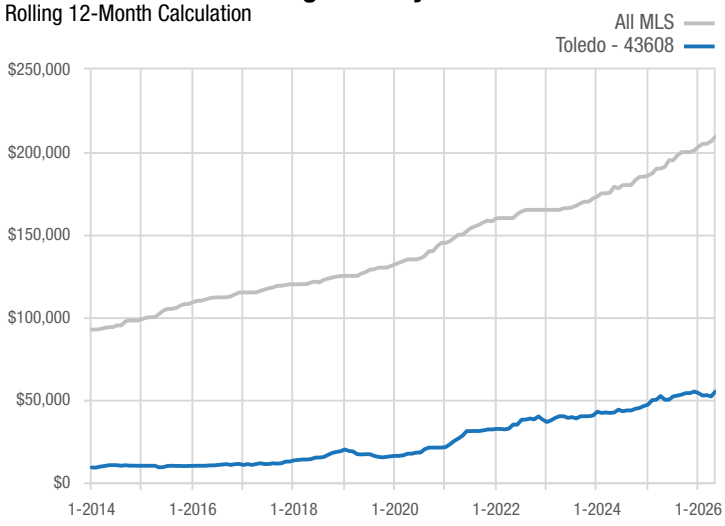
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	26	**19**	- 26.9%	100	**87**	- 13.0%
Pending Sales	22	**11**	- 50.0%	82	**64**	- 22.0%
Closed Sales	29	**12**	- 58.6%	83	**67**	- 19.3%
Days on Market Until Sale	50	**40**	- 20.0%	57	**72**	+ 26.3%
Median Sales Price*	$50,000	**$59,500**	+ 19.0%	$54,000	**$53,500**	- 0.9%
Average Sales Price*	$51,872	**$67,950**	+ 31.0%	$57,283	**$59,116**	+ 3.2%
Percent of List Price Received*	100.0%	**95.7%**	- 4.3%	100.0%	**92.2%**	- 7.8%
Inventory of Homes for Sale	31	**48**	+ 54.8%	—	—	—
Months Supply of Inventory	1.9	**3.6**	+ 89.5%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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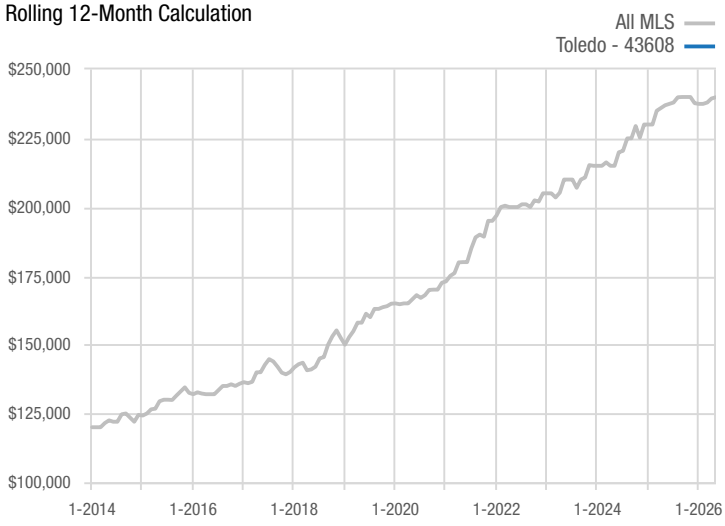
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

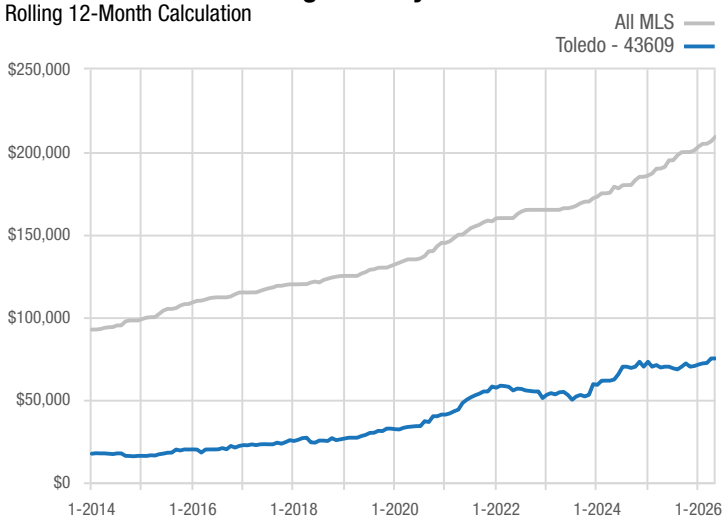
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	30	**31**	+ 3.3%	121	**140**	+ 15.7%
Pending Sales	23	**19**	- 17.4%	88	**95**	+ 8.0%
Closed Sales	18	**19**	+ 5.6%	81	**87**	+ 7.4%
Days on Market Until Sale	36	**42**	+ 16.7%	64	**54**	- 15.6%
Median Sales Price*	$72,500	**$65,000**	- 10.3%	$68,200	**$76,150**	+ 11.7%
Average Sales Price*	$77,492	**$70,332**	- 9.2%	$70,449	**$82,526**	+ 17.1%
Percent of List Price Received*	100.0%	**93.6%**	- 6.4%	100.0%	**97.3%**	- 2.7%
Inventory of Homes for Sale	53	**68**	+ 28.3%	—	**—**	—
Months Supply of Inventory	3.2	**3.6**	+ 12.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	72	**—**	—
Median Sales Price*	—	**—**	—	$349,900	**—**	—
Average Sales Price*	—	**—**	—	$349,900	**—**	—
Percent of List Price Received*	—	**—**	—	100.0%	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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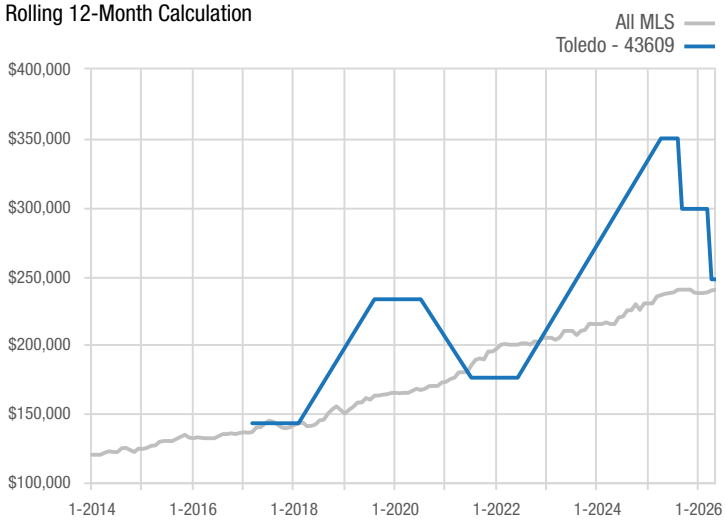
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

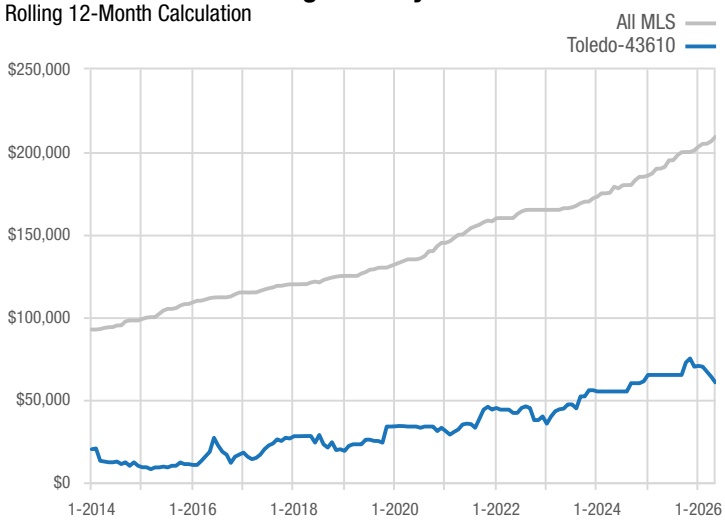
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	9	**9**	0.0%	27	**26**	- 3.7%
Pending Sales	5	**6**	+ 20.0%	16	**17**	+ 6.3%
Closed Sales	4	**6**	+ 50.0%	15	**15**	0.0%
Days on Market Until Sale	46	**46**	0.0%	52	**69**	+ 32.7%
Median Sales Price*	$64,500	**$67,500**	+ 4.7%	$70,000	**$60,000**	- 14.3%
Average Sales Price*	$56,555	**$87,650**	+ 55.0%	$79,348	**$89,797**	+ 13.2%
Percent of List Price Received*	100.0%	**106.3%**	+ 6.3%	100.0%	**96.7%**	- 3.3%
Inventory of Homes for Sale	12	**18**	+ 50.0%	—	**—**	—
Months Supply of Inventory	3.7	**6.0**	+ 62.2%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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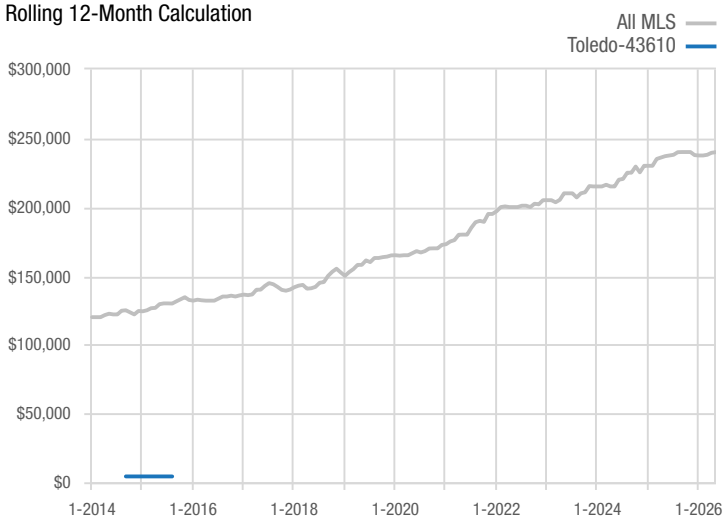
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43611

Zip Code 43611

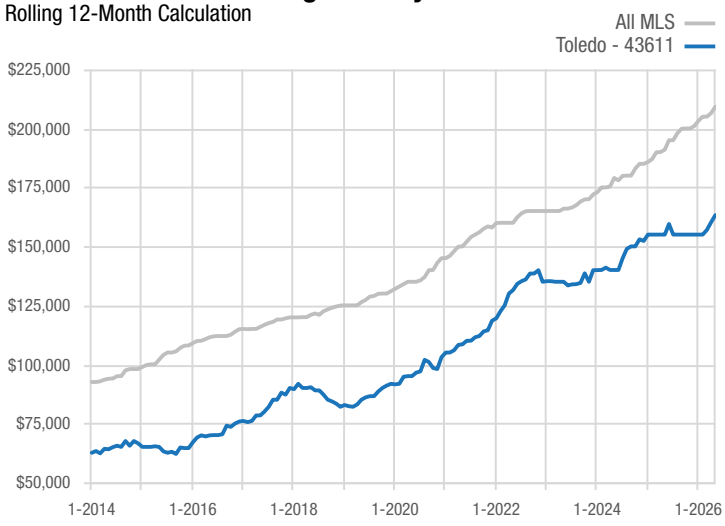
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	20	**27**	+ 35.0%	104	**108**	+ 3.8%
Pending Sales	23	**19**	- 17.4%	88	**86**	- 2.3%
Closed Sales	20	**20**	0.0%	80	**85**	+ 6.3%
Days on Market Until Sale	81	**46**	- 43.2%	72	**57**	- 20.8%
Median Sales Price*	$157,500	**$168,000**	+ 6.7%	$155,000	**$176,600**	+ 13.9%
Average Sales Price*	$162,950	**$175,545**	+ 7.7%	$154,798	**$187,886**	+ 21.4%
Percent of List Price Received*	100.1%	**101.7%**	+ 1.6%	100.0%	**98.9%**	- 1.1%
Inventory of Homes for Sale	35	**39**	+ 11.4%	—	—	—
Months Supply of Inventory	1.8	**2.0**	+ 11.1%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**0**	- 100.0%	2	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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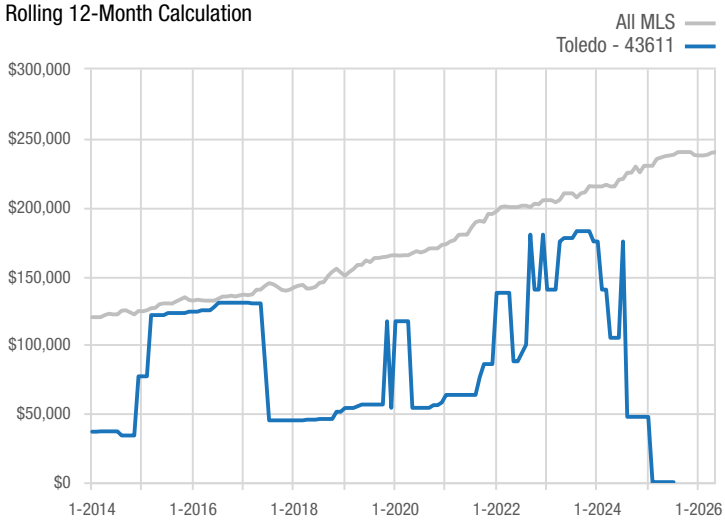
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

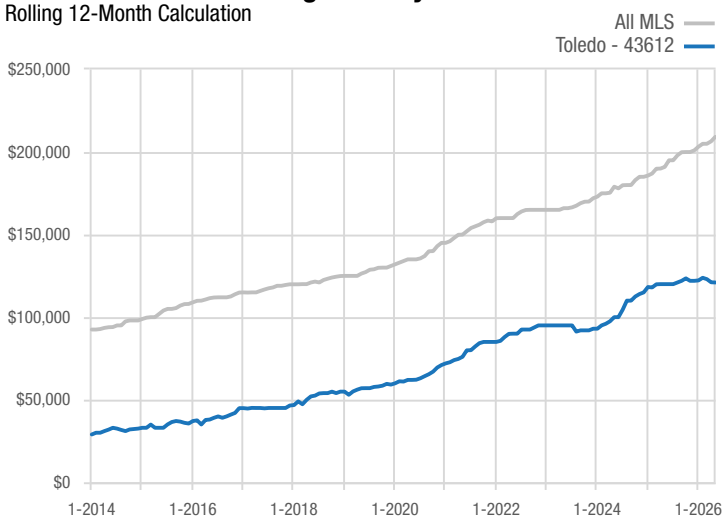
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	37	**48**	+ 29.7%	170	**183**	+ 7.6%
Pending Sales	24	**32**	+ 33.3%	135	**156**	+ 15.6%
Closed Sales	25	**32**	+ 28.0%	137	**150**	+ 9.5%
Days on Market Until Sale	47	**62**	+ 31.9%	63	**74**	+ 17.5%
Median Sales Price*	$120,000	**$120,000**	0.0%	$120,000	**$119,000**	- 0.8%
Average Sales Price*	$119,239	**$126,558**	+ 6.1%	$119,830	**$123,841**	+ 3.3%
Percent of List Price Received*	100.0%	**98.7%**	- 1.3%	100.0%	**100.0%**	0.0%
Inventory of Homes for Sale	72	**78**	+ 8.3%	—	—	—
Months Supply of Inventory	2.3	**2.4**	+ 4.3%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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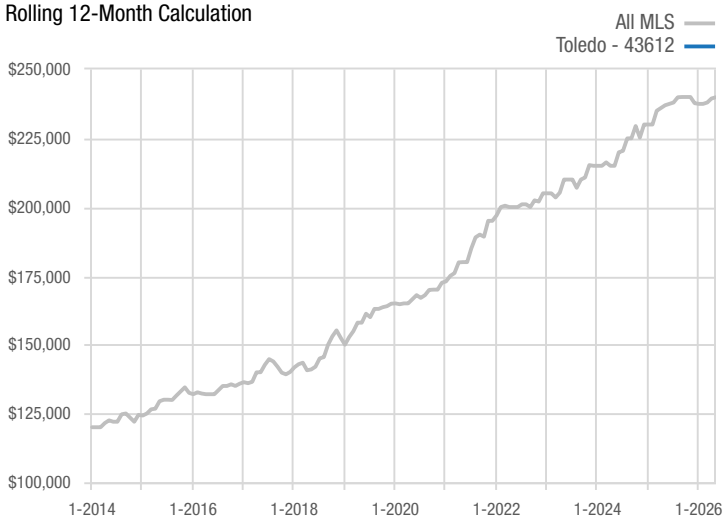
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

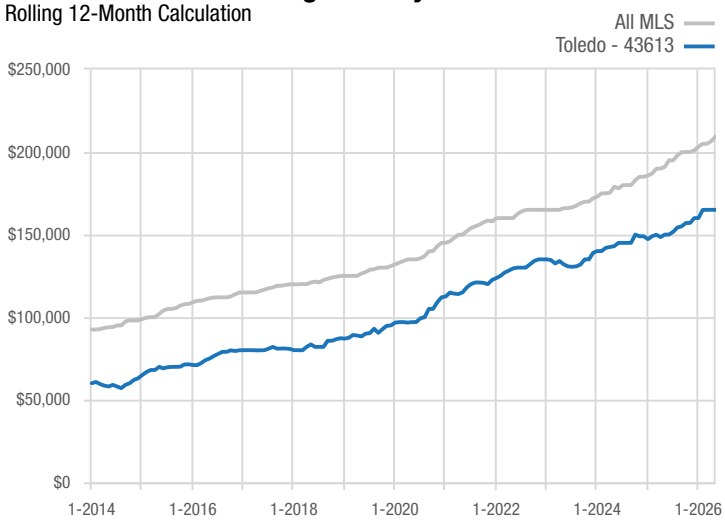
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	37	**49**	+ 32.4%	182	**230**	+ 26.4%
Pending Sales	33	**44**	+ 33.3%	153	**182**	+ 19.0%
Closed Sales	29	**43**	+ 48.3%	148	**173**	+ 16.9%
Days on Market Until Sale	54	**49**	- 9.3%	61	**55**	- 9.8%
Median Sales Price*	$167,500	**$153,000**	- 8.7%	$153,450	**$165,000**	+ 7.5%
Average Sales Price*	$168,866	**$151,323**	- 10.4%	$149,600	**$160,503**	+ 7.3%
Percent of List Price Received*	100.0%	**101.0%**	+ 1.0%	100.0%	**100.9%**	+ 0.9%
Inventory of Homes for Sale	64	**80**	+ 25.0%	—	**—**	—
Months Supply of Inventory	1.8	**2.1**	+ 16.7%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**1**	0.0%
Days on Market Until Sale	—	**—**	—	112	**135**	+ 20.5%
Median Sales Price*	—	**—**	—	$120,000	**$104,900**	- 12.6%
Average Sales Price*	—	**—**	—	$120,000	**$104,900**	- 12.6%
Percent of List Price Received*	—	**—**	—	100.0%	**95.5%**	- 4.5%
Inventory of Homes for Sale	0	**0**	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.

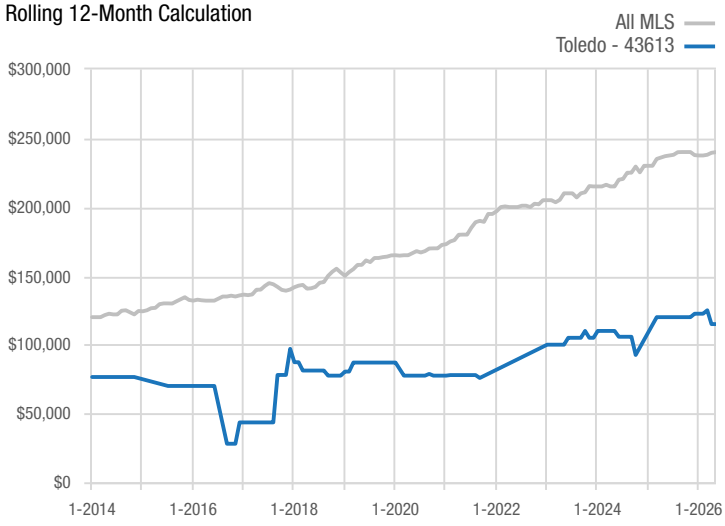
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Toledo-43614

Zip Code 43614

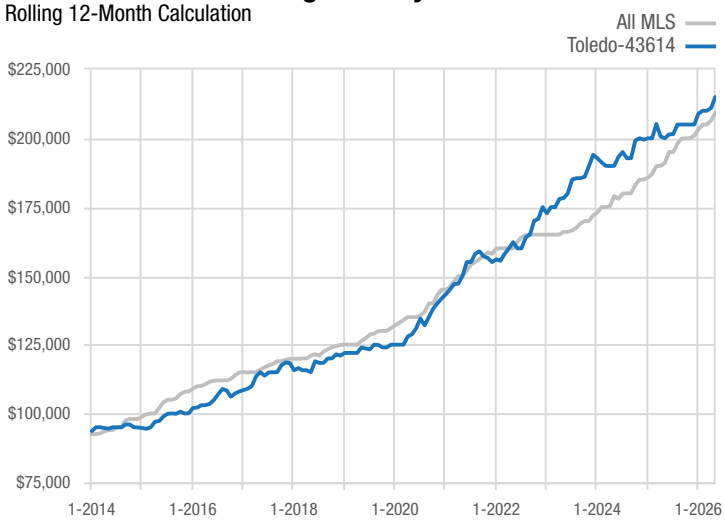
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	31	**31**	0.0%	148	**144**	- 2.7%
Pending Sales	33	**36**	+ 9.1%	119	**121**	+ 1.7%
Closed Sales	32	**35**	+ 9.4%	119	**111**	- 6.7%
Days on Market Until Sale	63	**40**	- 36.5%	61	**57**	- 6.6%
Median Sales Price*	$209,500	**$237,450**	+ 13.3%	$199,100	**$227,000**	+ 14.0%
Average Sales Price*	$227,829	**$239,147**	+ 5.0%	$207,189	**$223,961**	+ 8.1%
Percent of List Price Received*	100.0%	**101.9%**	+ 1.9%	100.0%	**102.4%**	+ 2.4%
Inventory of Homes for Sale	53	**44**	- 17.0%	—	**—**	—
Months Supply of Inventory	2.1	**1.5**	- 28.6%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	7	**5**	- 28.6%	23	**24**	+ 4.3%
Pending Sales	3	**5**	+ 66.7%	20	**18**	- 10.0%
Closed Sales	3	**2**	- 33.3%	19	**16**	- 15.8%
Days on Market Until Sale	30	**30**	0.0%	41	**49**	+ 19.5%
Median Sales Price*	$158,000	**$97,500**	- 38.3%	$139,000	**$125,000**	- 10.1%
Average Sales Price*	$177,500	**$97,500**	- 45.1%	$128,732	**$125,228**	- 2.7%
Percent of List Price Received*	100.0%	**97.1%**	- 2.9%	100.0%	**98.7%**	- 1.3%
Inventory of Homes for Sale	7	**11**	+ 57.1%	—	**—**	—
Months Supply of Inventory	1.8	**3.8**	+ 111.1%	—	**—**	—

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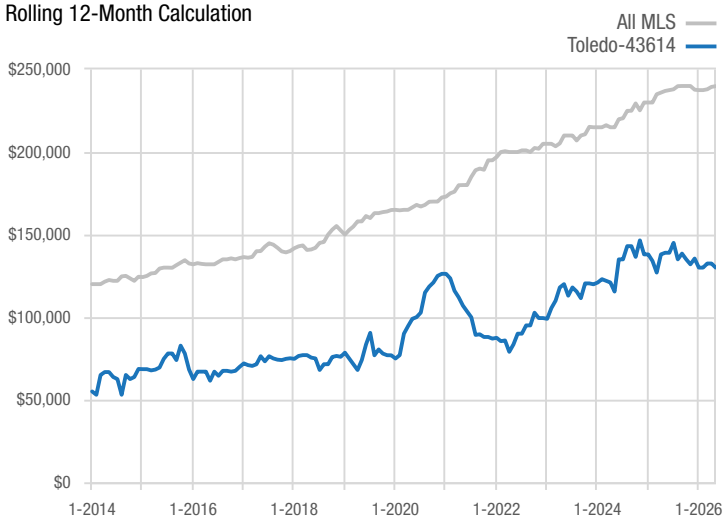
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Toledo - 43615

Zip Code 43615

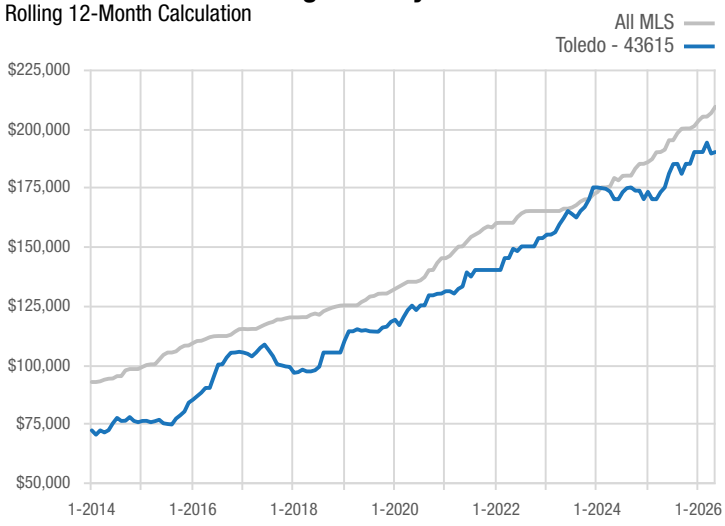
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	40	**36**	- 10.0%	175	**137**	- 21.7%
Pending Sales	29	**29**	0.0%	124	**112**	- 9.7%
Closed Sales	29	**26**	- 10.3%	123	**108**	- 12.2%
Days on Market Until Sale	50	**79**	+ 58.0%	64	**68**	+ 6.3%
Median Sales Price*	$186,000	**$245,500**	+ 32.0%	$175,000	**$175,500**	+ 0.3%
Average Sales Price*	$219,750	**$270,937**	+ 23.3%	$206,581	**$247,646**	+ 19.9%
Percent of List Price Received*	100.0%	**103.8%**	+ 3.8%	100.0%	**101.9%**	+ 1.9%
Inventory of Homes for Sale	75	**57**	- 24.0%	—	**—**	—
Months Supply of Inventory	2.6	**2.1**	- 19.2%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	8	**7**	- 12.5%	38	**45**	+ 18.4%
Pending Sales	10	**6**	- 40.0%	34	**33**	- 2.9%
Closed Sales	9	**5**	- 44.4%	33	**32**	- 3.0%
Days on Market Until Sale	37	**94**	+ 154.1%	69	**71**	+ 2.9%
Median Sales Price*	$265,000	**$135,000**	- 49.1%	$200,000	**$150,000**	- 25.0%
Average Sales Price*	$290,956	**$153,967**	- 47.1%	$230,277	**$172,952**	- 24.9%
Percent of List Price Received*	100.0%	**92.8%**	- 7.2%	99.8%	**96.1%**	- 3.7%
Inventory of Homes for Sale	13	**20**	+ 53.8%	—	**—**	—
Months Supply of Inventory	1.9	**3.1**	+ 63.2%	—	**—**	—

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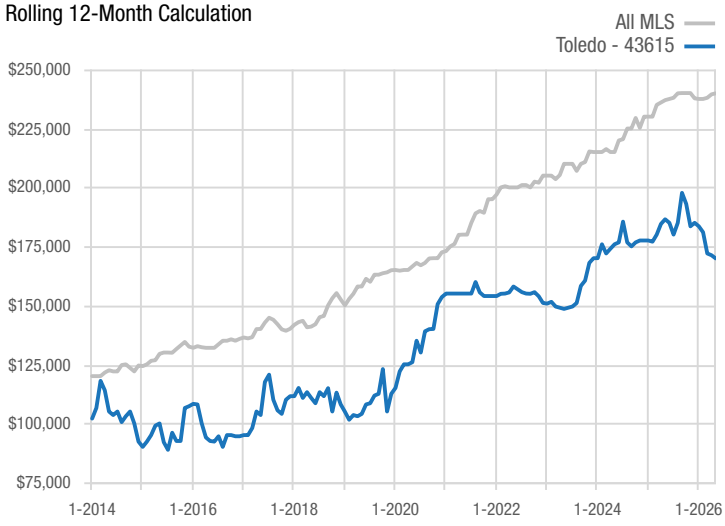
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43617

Zip Code 43617

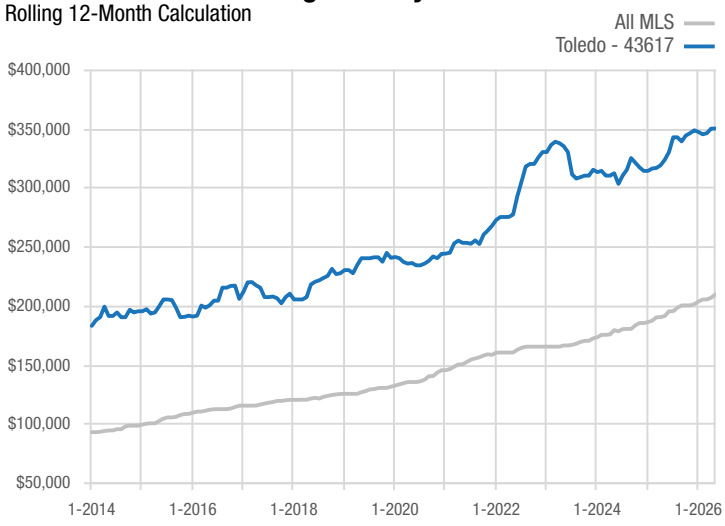
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	10	**9**	- 10.0%	39	**26**	- 33.3%
Pending Sales	6	**4**	- 33.3%	25	**24**	- 4.0%
Closed Sales	3	**5**	+ 66.7%	23	**22**	- 4.3%
Days on Market Until Sale	38	**47**	+ 23.7%	60	**86**	+ 43.3%
Median Sales Price*	$343,000	**$330,000**	- 3.8%	$345,000	**$354,500**	+ 2.8%
Average Sales Price*	$343,617	**$369,393**	+ 7.5%	$340,604	**$429,023**	+ 26.0%
Percent of List Price Received*	100.0%	**103.3%**	+ 3.3%	100.0%	**100.3%**	+ 0.3%
Inventory of Homes for Sale	15	**11**	- 26.7%	—	—	—
Months Supply of Inventory	2.3	**1.7**	- 26.1%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	13	**12**	- 7.7%
Pending Sales	1	**4**	+ 300.0%	12	**7**	- 41.7%
Closed Sales	2	**3**	+ 50.0%	12	**6**	- 50.0%
Days on Market Until Sale	15	**27**	+ 80.0%	37	**43**	+ 16.2%
Median Sales Price*	$225,200	**$359,900**	+ 59.8%	$250,000	**$263,500**	+ 5.4%
Average Sales Price*	$225,200	**$357,300**	+ 58.7%	$240,481	**$304,317**	+ 26.5%
Percent of List Price Received*	100.0%	**102.5%**	+ 2.5%	100.0%	**101.1%**	+ 1.1%
Inventory of Homes for Sale	2	**4**	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	**2.3**	+ 187.5%	—	—	—

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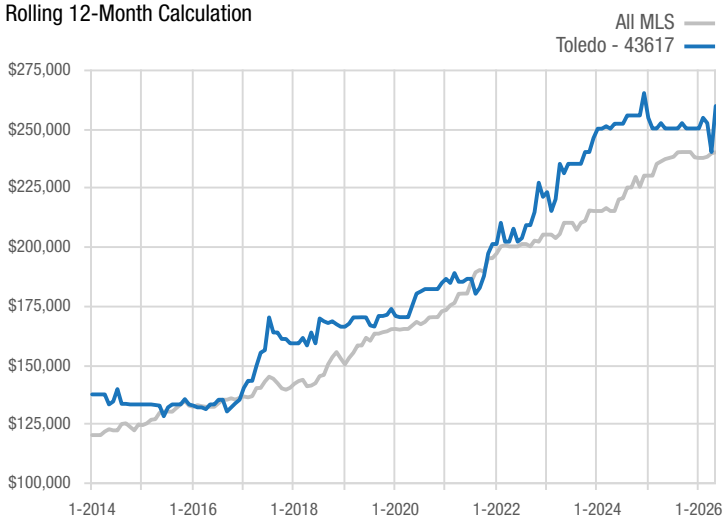
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43620

Zip Code 43620

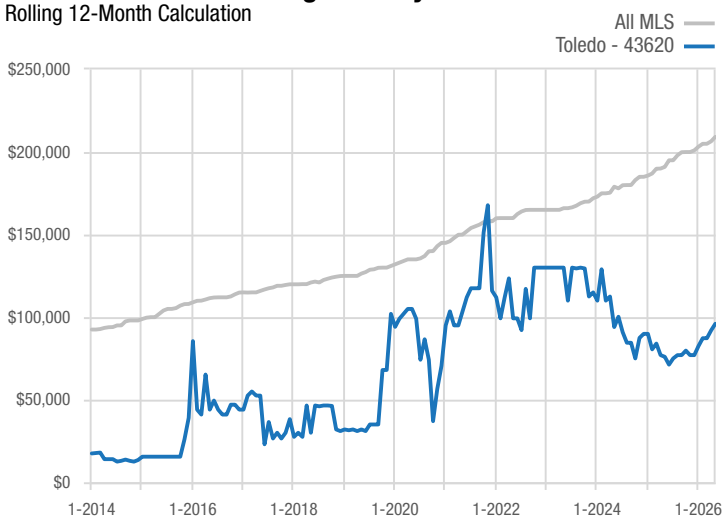
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	2	**2**	0.0%	9	**18**	+ 100.0%
Pending Sales	1	**2**	+ 100.0%	8	**8**	0.0%
Closed Sales	0	**3**	—	8	**7**	- 12.5%
Days on Market Until Sale	—	**57**	—	70	**86**	+ 22.9%
Median Sales Price*	—	**$100,000**	—	$74,750	**$100,000**	+ 33.8%
Average Sales Price*	—	**$116,667**	—	$106,500	**$104,786**	- 1.6%
Percent of List Price Received*	—	**102.2%**	—	100.0%	**97.4%**	- 2.6%
Inventory of Homes for Sale	8	**10**	+ 25.0%	—	—	—
Months Supply of Inventory	3.8	**5.5**	+ 44.7%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**0**	- 100.0%	4	**2**	- 50.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**1**	—	1	**2**	+ 100.0%
Days on Market Until Sale	—	**77**	—	25	**63**	+ 152.0%
Median Sales Price*	—	**$54,900**	—	$36,777	**$76,200**	+ 107.2%
Average Sales Price*	—	**$54,900**	—	$36,777	**$76,200**	+ 107.2%
Percent of List Price Received*	—	**100.0%**	—	100.0%	**94.3%**	- 5.7%
Inventory of Homes for Sale	3	**1**	- 66.7%	—	—	—
Months Supply of Inventory	3.0	**0.7**	- 76.7%	—	—	—

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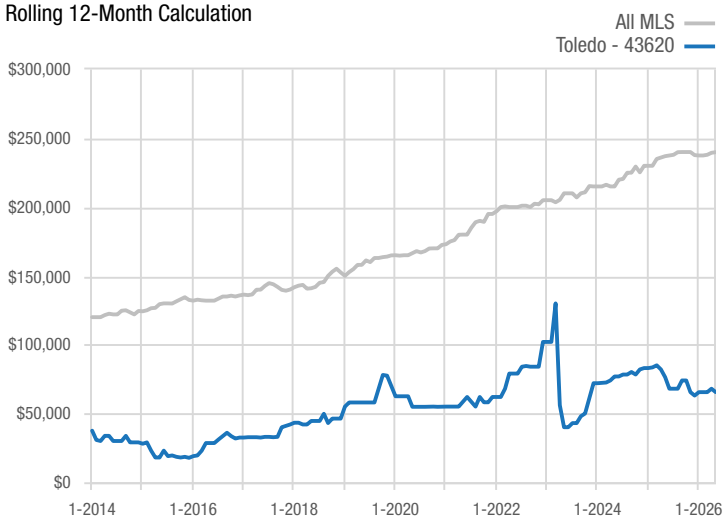
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43623

Zip Code 43623

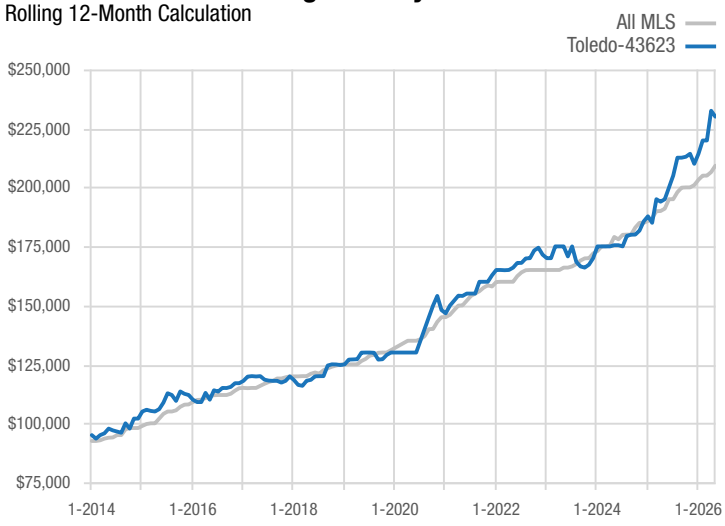
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	32	**29**	- 9.4%	132	**100**	- 24.2%
Pending Sales	22	**22**	0.0%	86	**79**	- 8.1%
Closed Sales	22	**17**	- 22.7%	80	**73**	- 8.8%
Days on Market Until Sale	54	**52**	- 3.7%	60	**62**	+ 3.3%
Median Sales Price*	$208,950	**$218,000**	+ 4.3%	$194,950	**$235,500**	+ 20.8%
Average Sales Price*	$226,240	**$252,612**	+ 11.7%	$238,371	**$287,413**	+ 20.6%
Percent of List Price Received*	100.3%	**98.6%**	- 1.7%	100.1%	**99.9%**	- 0.2%
Inventory of Homes for Sale	53	**38**	- 28.3%	—	**—**	—
Months Supply of Inventory	3.0	**2.0**	- 33.3%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	2	**11**	+ 450.0%
Pending Sales	0	**1**	—	0	**5**	—
Closed Sales	0	**2**	—	0	**5**	—
Days on Market Until Sale	—	**78**	—	—	**53**	—
Median Sales Price*	—	**$167,450**	—	—	**$159,900**	—
Average Sales Price*	—	**$167,450**	—	—	**$180,780**	—
Percent of List Price Received*	—	**97.1%**	—	—	**99.8%**	—
Inventory of Homes for Sale	1	**6**	+ 500.0%	—	**—**	—
Months Supply of Inventory	0.8	**5.3**	+ 562.5%	—	**—**	—

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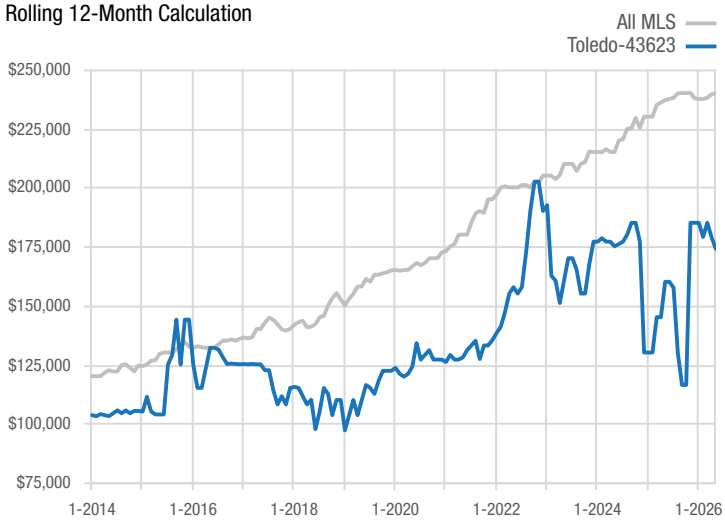
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo City School District

Toledo

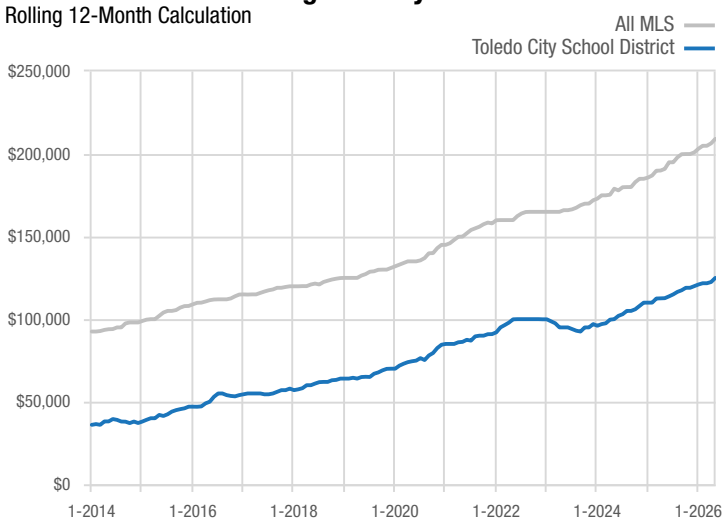
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	266	**263**	- 1.1%	1,159	**1,177**	+ 1.6%
Pending Sales	218	**212**	- 2.8%	902	**902**	0.0%
Closed Sales	209	**208**	- 0.5%	880	**864**	- 1.8%
Days on Market Until Sale	54	**57**	+ 5.6%	61	**65**	+ 6.6%
Median Sales Price*	$110,000	**$135,900**	+ 23.5%	$108,000	**$119,325**	+ 10.5%
Average Sales Price*	$126,174	**$143,320**	+ 13.6%	$120,720	**$130,666**	+ 8.2%
Percent of List Price Received*	100.0%	**99.0%**	- 1.0%	100.0%	**98.6%**	- 1.4%
Inventory of Homes for Sale	454	**517**	+ 13.9%	—	**—**	—
Months Supply of Inventory	2.4	**2.7**	+ 12.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	9	**5**	- 44.4%	37	**42**	+ 13.5%
Pending Sales	7	**8**	+ 14.3%	34	**32**	- 5.9%
Closed Sales	6	**4**	- 33.3%	32	**30**	- 6.3%
Days on Market Until Sale	40	**44**	+ 10.0%	54	**58**	+ 7.4%
Median Sales Price*	$239,550	**$84,750**	- 64.6%	$161,500	**$125,000**	- 22.6%
Average Sales Price*	$227,600	**$84,850**	- 62.7%	$174,256	**$148,248**	- 14.9%
Percent of List Price Received*	100.0%	**97.1%**	- 2.9%	100.0%	**97.3%**	- 2.7%
Inventory of Homes for Sale	11	**19**	+ 72.7%	—	**—**	—
Months Supply of Inventory	1.8	**3.5**	+ 94.4%	—	**—**	—

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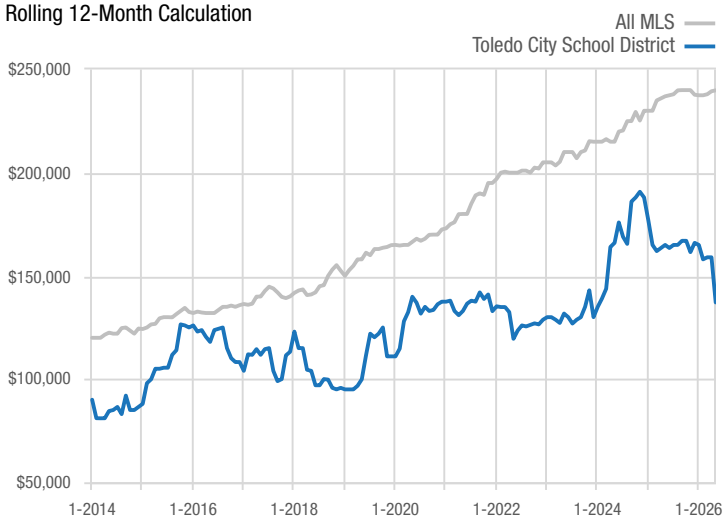
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Sylvania

Zip Code 43560

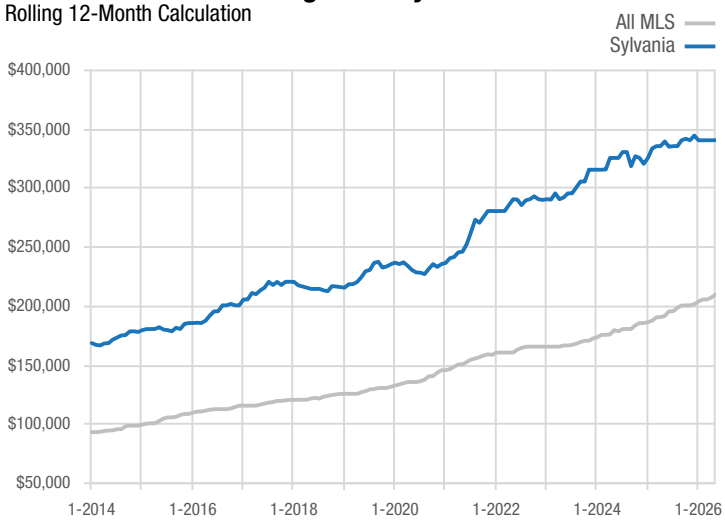
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	55	**59**	+ 7.3%	188	**235**	+ 25.0%
Pending Sales	30	**44**	+ 46.7%	131	**151**	+ 15.3%
Closed Sales	25	**50**	+ 100.0%	120	**151**	+ 25.8%
Days on Market Until Sale	65	**50**	- 23.1%	77	**54**	- 29.9%
Median Sales Price*	$415,000	**$352,500**	- 15.1%	$363,000	**$346,000**	- 4.7%
Average Sales Price*	$412,688	**$409,535**	- 0.8%	$370,501	**$378,317**	+ 2.1%
Percent of List Price Received*	100.4%	**100.7%**	+ 0.3%	100.1%	**100.2%**	+ 0.1%
Inventory of Homes for Sale	84	**103**	+ 22.6%	—	**—**	—
Months Supply of Inventory	2.9	**3.2**	+ 10.3%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	11	**10**	- 9.1%	42	**53**	+ 26.2%
Pending Sales	7	**8**	+ 14.3%	28	**33**	+ 17.9%
Closed Sales	6	**9**	+ 50.0%	27	**30**	+ 11.1%
Days on Market Until Sale	56	**39**	- 30.4%	52	**61**	+ 17.3%
Median Sales Price*	$249,950	**$247,000**	- 1.2%	$249,900	**$248,450**	- 0.6%
Average Sales Price*	$249,433	**$249,184**	- 0.1%	$237,550	**$249,189**	+ 4.9%
Percent of List Price Received*	100.0%	**98.4%**	- 1.6%	100.0%	**97.9%**	- 2.1%
Inventory of Homes for Sale	21	**20**	- 4.8%	—	**—**	—
Months Supply of Inventory	3.5	**2.4**	- 31.4%	—	**—**	—

* 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.

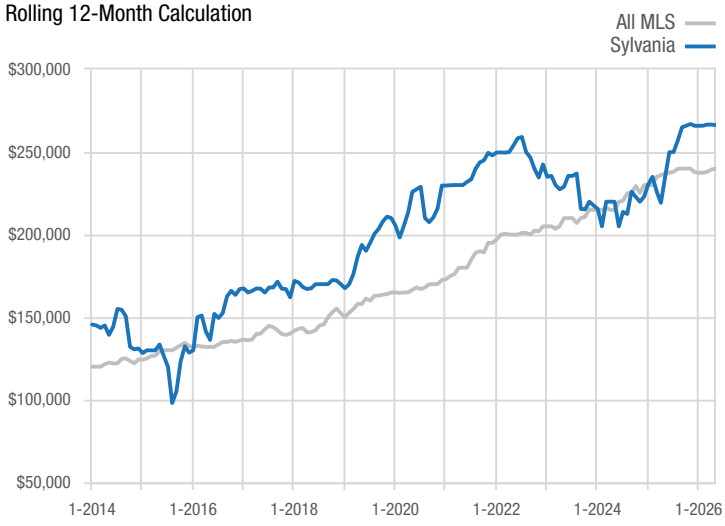
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

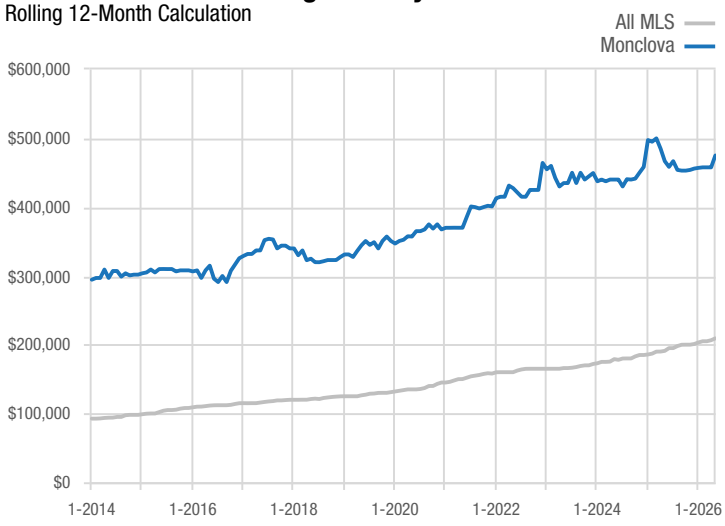
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	3	**4**	+ 33.3%	21	**42**	+ 100.0%
Pending Sales	8	**10**	+ 25.0%	12	**27**	+ 125.0%
Closed Sales	4	**13**	+ 225.0%	9	**27**	+ 200.0%
Days on Market Until Sale	93	**49**	- 47.3%	105	**49**	- 53.3%
Median Sales Price*	$554,178	**$502,500**	- 9.3%	$458,455	**$505,000**	+ 10.2%
Average Sales Price*	$600,589	**$481,067**	- 19.9%	$540,317	**$498,012**	- 7.8%
Percent of List Price Received*	100.0%	**99.3%**	- 0.7%	100.0%	**100.0%**	0.0%
Inventory of Homes for Sale	16	**17**	+ 6.3%	—	—	—
Months Supply of Inventory	3.6	**3.6**	0.0%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	3	**14**	+ 366.7%
Pending Sales	1	**4**	+ 300.0%	2	**15**	+ 650.0%
Closed Sales	2	**4**	+ 100.0%	6	**11**	+ 83.3%
Days on Market Until Sale	310	**80**	- 74.2%	228	**107**	- 53.1%
Median Sales Price*	$434,095	**$554,575**	+ 27.8%	$405,228	**$538,085**	+ 32.8%
Average Sales Price*	$434,095	**$535,855**	+ 23.4%	$397,222	**$523,836**	+ 31.9%
Percent of List Price Received*	100.0%	**96.2%**	- 3.8%	100.0%	**98.2%**	- 1.8%
Inventory of Homes for Sale	1	**4**	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	**1.3**	+ 116.7%	—	—	—

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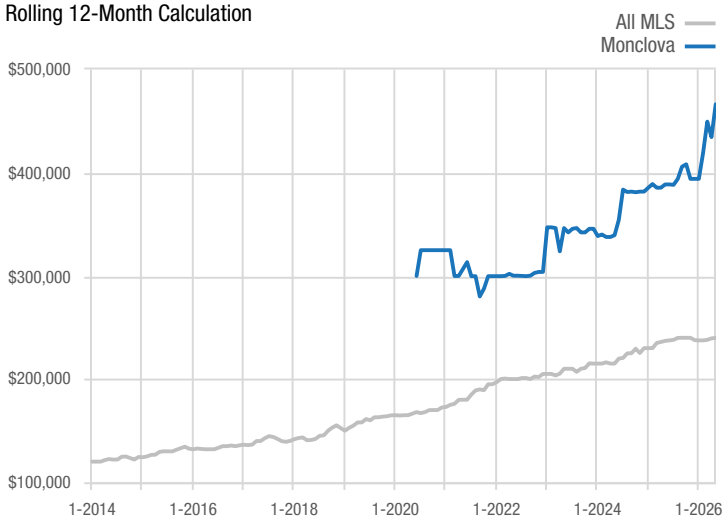
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

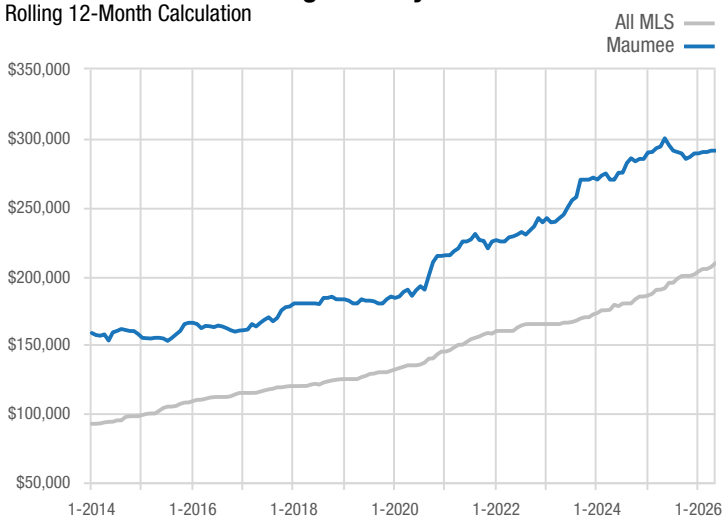
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	41	**50**	+ 22.0%	190	**168**	- 11.6%
Pending Sales	41	**37**	- 9.8%	128	**115**	- 10.2%
Closed Sales	41	**33**	- 19.5%	120	**105**	- 12.5%
Days on Market Until Sale	71	**39**	- 45.1%	68	**59**	- 13.2%
Median Sales Price*	$330,000	**$310,000**	- 6.1%	$295,000	**$312,000**	+ 5.8%
Average Sales Price*	$375,133	**$358,622**	- 4.4%	$344,135	**$352,940**	+ 2.6%
Percent of List Price Received*	100.0%	**101.0%**	+ 1.0%	100.0%	**101.5%**	+ 1.5%
Inventory of Homes for Sale	77	**74**	- 3.9%	—	**—**	—
Months Supply of Inventory	2.9	**2.6**	- 10.3%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	6	**6**	0.0%	21	**19**	- 9.5%
Pending Sales	5	**6**	+ 20.0%	15	**21**	+ 40.0%
Closed Sales	4	**6**	+ 50.0%	14	**18**	+ 28.6%
Days on Market Until Sale	43	**86**	+ 100.0%	50	**81**	+ 62.0%
Median Sales Price*	$169,000	**$187,500**	+ 10.9%	$185,000	**$223,250**	+ 20.7%
Average Sales Price*	$170,750	**$367,588**	+ 115.3%	$211,857	**$300,601**	+ 41.9%
Percent of List Price Received*	100.0%	**99.9%**	- 0.1%	100.0%	**99.2%**	- 0.8%
Inventory of Homes for Sale	8	**5**	- 37.5%	—	**—**	—
Months Supply of Inventory	2.1	**1.1**	- 47.6%	—	**—**	—

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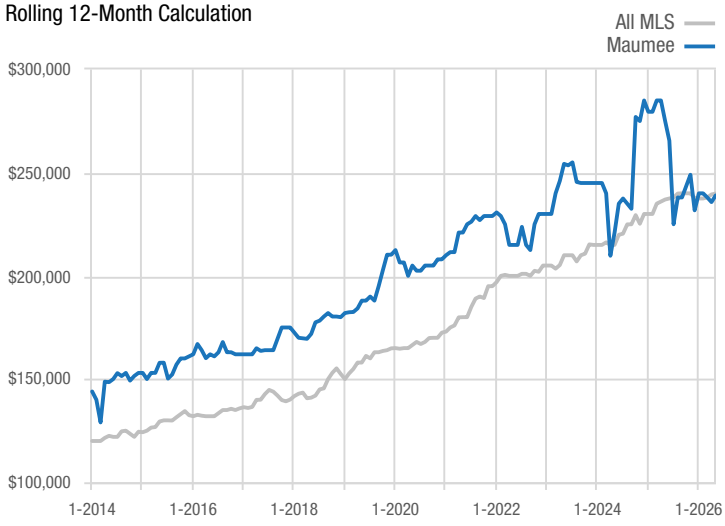
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

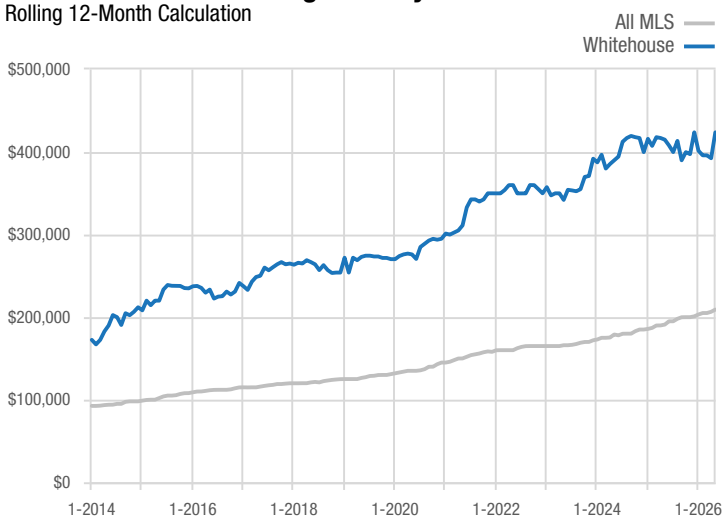
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	11	**11**	0.0%	34	**40**	+ 17.6%
Pending Sales	5	**12**	+ 140.0%	26	**28**	+ 7.7%
Closed Sales	5	**15**	+ 200.0%	24	**26**	+ 8.3%
Days on Market Until Sale	56	**67**	+ 19.6%	61	**63**	+ 3.3%
Median Sales Price*	$390,000	**$476,075**	+ 22.1%	$399,000	**$391,000**	- 2.0%
Average Sales Price*	$432,580	**$486,438**	+ 12.5%	$441,461	**$429,534**	- 2.7%
Percent of List Price Received*	100.0%	**98.3%**	- 1.7%	100.0%	**99.2%**	- 0.8%
Inventory of Homes for Sale	21	**19**	- 9.5%	—	—	—
Months Supply of Inventory	3.3	**2.9**	- 12.1%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**0**	- 100.0%	2	**1**	- 50.0%
Pending Sales	0	**1**	—	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	—	—	24	—	—
Median Sales Price*	—	—	—	$255,000	—	—
Average Sales Price*	—	—	—	$255,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	1	**0**	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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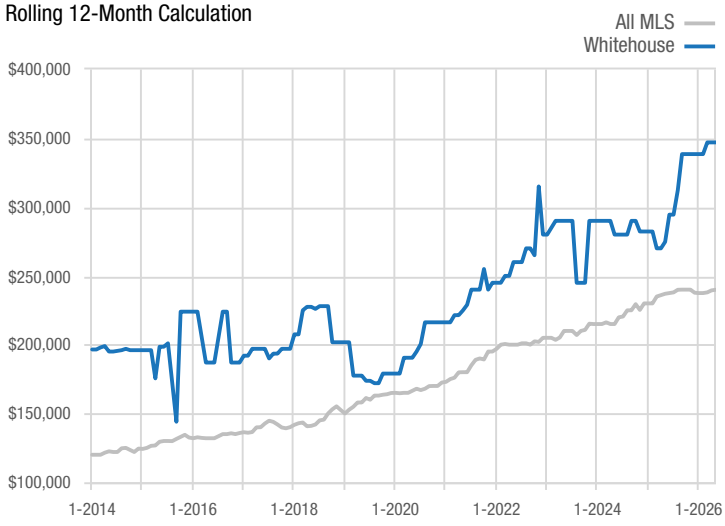
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

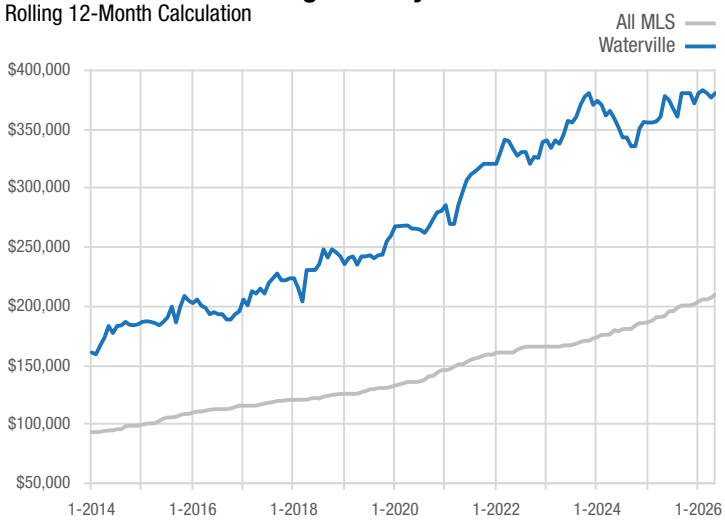
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	18	**16**	- 11.1%	84	**73**	- 13.1%
Pending Sales	12	**13**	+ 8.3%	43	**51**	+ 18.6%
Closed Sales	11	**13**	+ 18.2%	40	**46**	+ 15.0%
Days on Market Until Sale	82	**56**	- 31.7%	77	**65**	- 15.6%
Median Sales Price*	$399,900	**$415,000**	+ 3.8%	$399,950	**$415,000**	+ 3.8%
Average Sales Price*	$396,077	**$379,045**	- 4.3%	$393,739	**$400,634**	+ 1.8%
Percent of List Price Received*	100.0%	**100.9%**	+ 0.9%	100.0%	**100.0%**	0.0%
Inventory of Homes for Sale	43	**26**	- 39.5%	—	**—**	—
Months Supply of Inventory	4.6	**2.3**	- 50.0%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	3	**5**	+ 66.7%
Pending Sales	1	**0**	- 100.0%	4	**6**	+ 50.0%
Closed Sales	1	**0**	- 100.0%	4	**6**	+ 50.0%
Days on Market Until Sale	32	**—**	—	53	**44**	- 17.0%
Median Sales Price*	$250,000	**—**	—	$241,575	**$270,000**	+ 11.8%
Average Sales Price*	$250,000	**—**	—	$236,038	**$273,300**	+ 15.8%
Percent of List Price Received*	100.0%	**—**	—	100.0%	**100.6%**	+ 0.6%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.5	**—**	—	—	**—**	—

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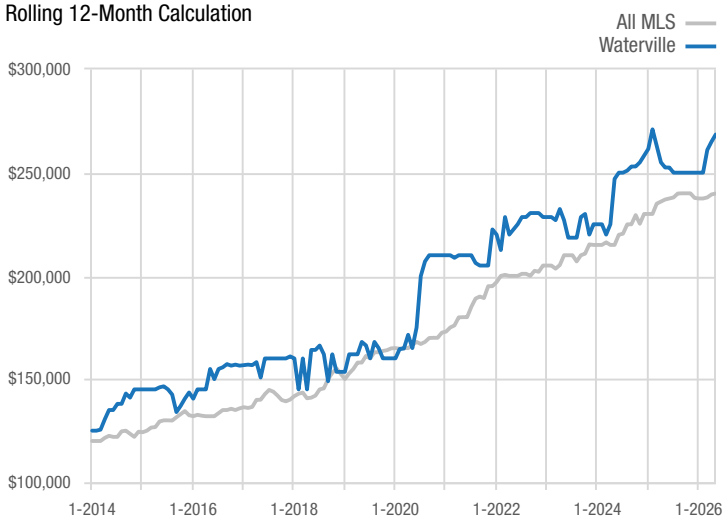
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

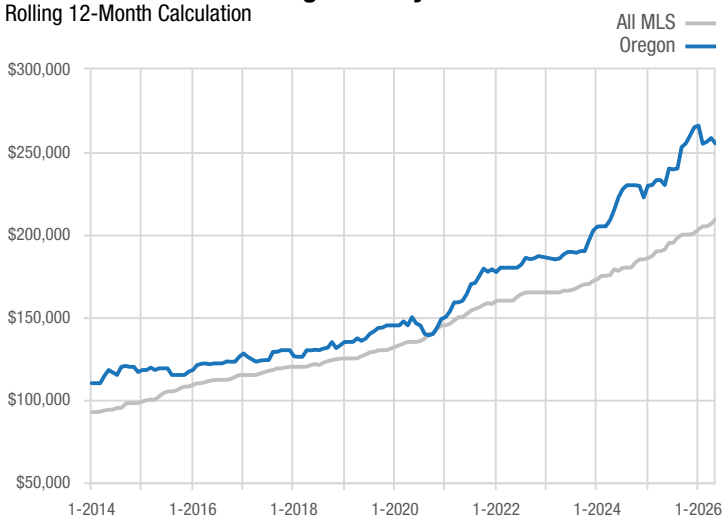
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	33	**25**	- 24.2%	118	**107**	- 9.3%
Pending Sales	20	**20**	0.0%	76	**76**	0.0%
Closed Sales	13	**17**	+ 30.8%	69	**75**	+ 8.7%
Days on Market Until Sale	57	**32**	- 43.9%	69	**59**	- 14.5%
Median Sales Price*	$260,000	**$220,000**	- 15.4%	$269,500	**$250,050**	- 7.2%
Average Sales Price*	$256,250	**$248,547**	- 3.0%	$285,643	**$249,760**	- 12.6%
Percent of List Price Received*	100.0%	**106.7%**	+ 6.7%	100.0%	**103.0%**	+ 3.0%
Inventory of Homes for Sale	63	**46**	- 27.0%	—	**—**	—
Months Supply of Inventory	3.6	**2.5**	- 30.6%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	2	**0**	- 100.0%	5	**2**	- 60.0%
Pending Sales	2	**2**	0.0%	5	**3**	- 40.0%
Closed Sales	2	**2**	0.0%	5	**2**	- 60.0%
Days on Market Until Sale	30	**144**	+ 380.0%	35	**144**	+ 311.4%
Median Sales Price*	$186,500	**$188,250**	+ 0.9%	$200,000	**$188,250**	- 5.9%
Average Sales Price*	$186,500	**$188,250**	+ 0.9%	$206,700	**$188,250**	- 8.9%
Percent of List Price Received*	100.0%	**96.4%**	- 3.6%	100.0%	**96.4%**	- 3.6%
Inventory of Homes for Sale	2	**1**	- 50.0%	—	**—**	—
Months Supply of Inventory	1.3	**0.6**	- 53.8%	—	**—**	—

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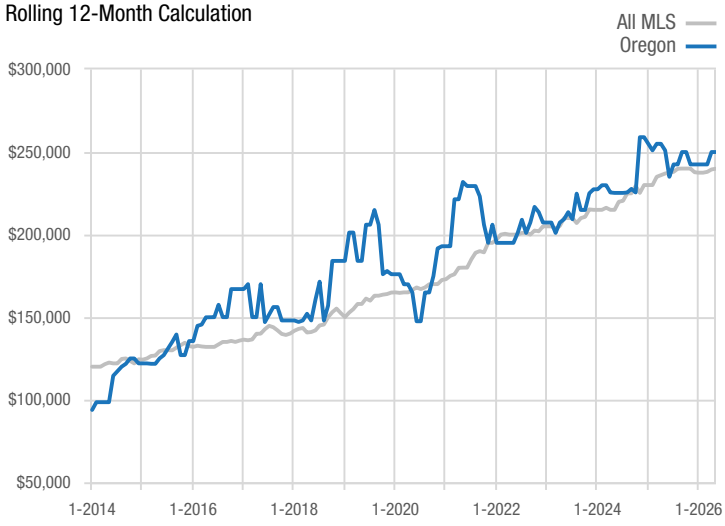
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

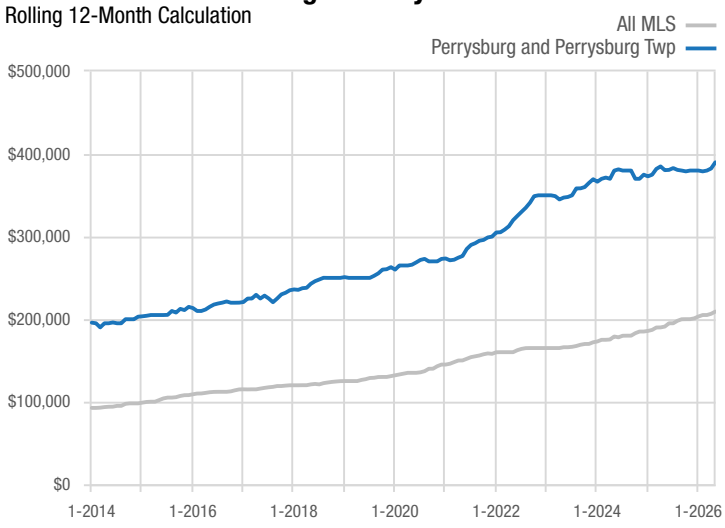
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	67	**45**	- 32.8%	286	**240**	- 16.1%
Pending Sales	55	**40**	- 27.3%	190	**181**	- 4.7%
Closed Sales	54	**44**	- 18.5%	181	**171**	- 5.5%
Days on Market Until Sale	86	**96**	+ 11.6%	90	**92**	+ 2.2%
Median Sales Price*	$416,500	**$473,500**	+ 13.7%	$395,000	**$429,900**	+ 8.8%
Average Sales Price*	$466,327	**$513,737**	+ 10.2%	$446,817	**$450,679**	+ 0.9%
Percent of List Price Received*	100.5%	**100.1%**	- 0.4%	100.1%	**100.0%**	- 0.1%
Inventory of Homes for Sale	149	**126**	- 15.4%	—	**—**	—
Months Supply of Inventory	3.8	**3.0**	- 21.1%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	6	**2**	- 66.7%	26	**35**	+ 34.6%
Pending Sales	6	**5**	- 16.7%	22	**27**	+ 22.7%
Closed Sales	6	**6**	0.0%	22	**25**	+ 13.6%
Days on Market Until Sale	96	**41**	- 57.3%	85	**52**	- 38.8%
Median Sales Price*	$299,494	**$326,250**	+ 8.9%	$259,875	**$273,000**	+ 5.1%
Average Sales Price*	$321,615	**$291,417**	- 9.4%	$278,811	**$268,972**	- 3.5%
Percent of List Price Received*	100.0%	**100.3%**	+ 0.3%	100.0%	**100.0%**	0.0%
Inventory of Homes for Sale	13	**10**	- 23.1%	—	**—**	—
Months Supply of Inventory	2.8	**1.7**	- 39.3%	—	**—**	—

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

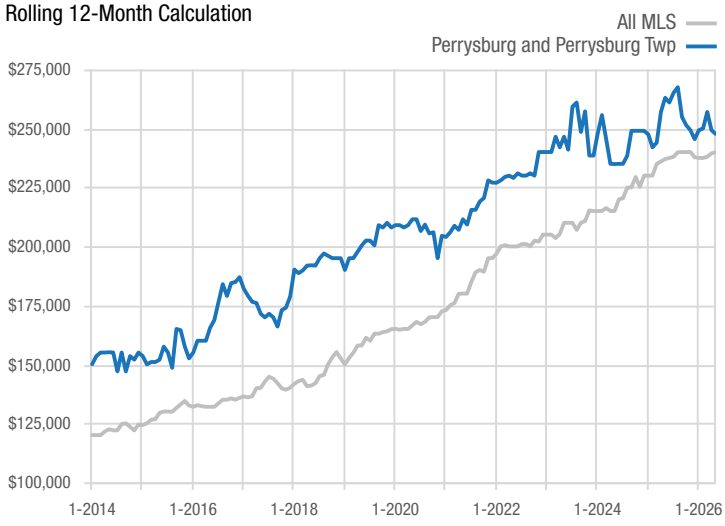
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Bowling Green

Zip Code 43402

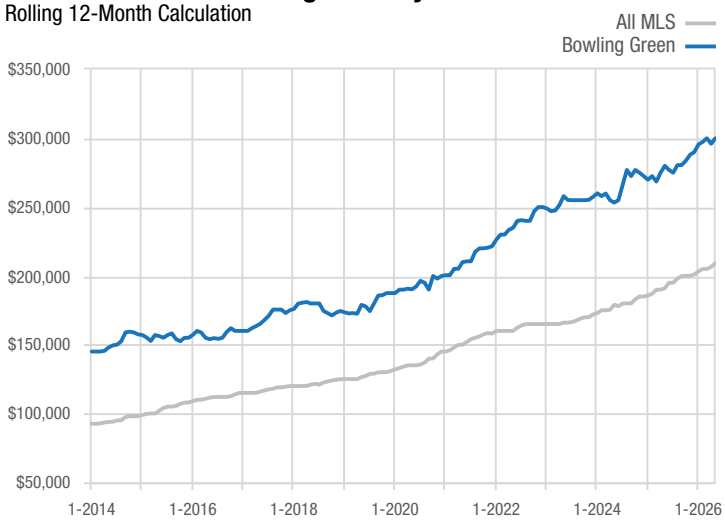
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	25	**21**	- 16.0%	101	**109**	+ 7.9%
Pending Sales	23	**22**	- 4.3%	83	**78**	- 6.0%
Closed Sales	20	**20**	0.0%	74	**80**	+ 8.1%
Days on Market Until Sale	47	**55**	+ 17.0%	64	**65**	+ 1.6%
Median Sales Price*	$291,350	**$300,500**	+ 3.1%	$276,033	**$300,500**	+ 8.9%
Average Sales Price*	$336,054	**$320,669**	- 4.6%	$300,426	**$317,722**	+ 5.8%
Percent of List Price Received*	100.0%	**102.2%**	+ 2.2%	100.0%	**101.5%**	+ 1.5%
Inventory of Homes for Sale	38	**40**	+ 5.3%	—	**—**	—
Months Supply of Inventory	2.2	**2.1**	- 4.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	7	**8**	+ 14.3%
Pending Sales	0	**2**	—	7	**8**	+ 14.3%
Closed Sales	0	**0**	0.0%	7	**7**	0.0%
Days on Market Until Sale	—	**—**	—	44	**55**	+ 25.0%
Median Sales Price*	—	**—**	—	$214,900	**$235,000**	+ 9.4%
Average Sales Price*	—	**—**	—	$211,000	**$267,357**	+ 26.7%
Percent of List Price Received*	—	**—**	—	100.0%	**101.3%**	+ 1.3%
Inventory of Homes for Sale	1	**3**	+ 200.0%	—	**—**	—
Months Supply of Inventory	0.5	**1.6**	+ 220.0%	—	**—**	—

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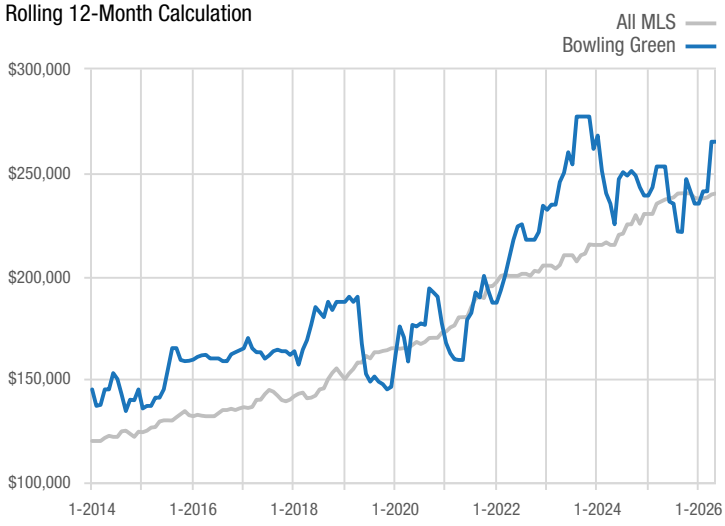
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

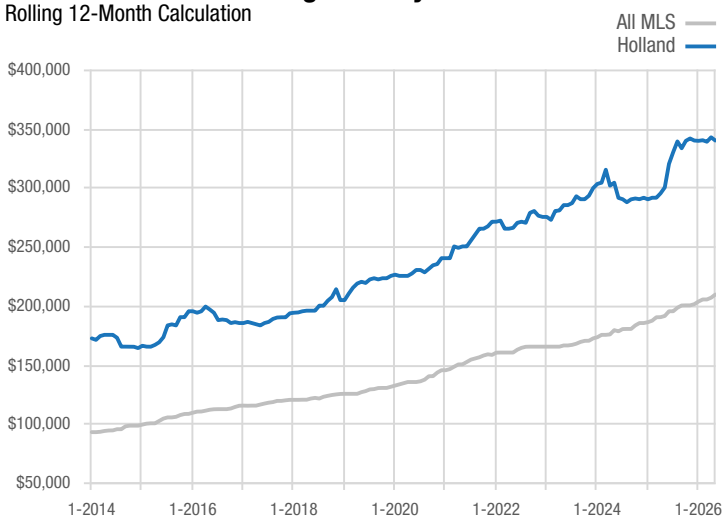
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	13	**24**	+ 84.6%	72	**82**	+ 13.9%
Pending Sales	12	**10**	- 16.7%	59	**57**	- 3.4%
Closed Sales	14	**12**	- 14.3%	55	**53**	- 3.6%
Days on Market Until Sale	75	**87**	+ 16.0%	65	**68**	+ 4.6%
Median Sales Price*	$408,000	**$385,000**	- 5.6%	$329,900	**$324,000**	- 1.8%
Average Sales Price*	$463,992	**$368,800**	- 20.5%	$331,764	**$315,542**	- 4.9%
Percent of List Price Received*	100.0%	**100.0%**	0.0%	100.0%	**99.8%**	- 0.2%
Inventory of Homes for Sale	28	**44**	+ 57.1%	—	**—**	—
Months Supply of Inventory	2.2	**3.4**	+ 54.5%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	13	**13**	0.0%
Pending Sales	3	**4**	+ 33.3%	10	**7**	- 30.0%
Closed Sales	3	**3**	0.0%	11	**6**	- 45.5%
Days on Market Until Sale	57	**81**	+ 42.1%	53	**78**	+ 47.2%
Median Sales Price*	$280,000	**$375,000**	+ 33.9%	$317,000	**$396,250**	+ 25.0%
Average Sales Price*	$320,000	**$364,967**	+ 14.1%	$304,991	**$390,817**	+ 28.1%
Percent of List Price Received*	100.0%	**101.8%**	+ 1.8%	100.0%	**99.0%**	- 1.0%
Inventory of Homes for Sale	4	**9**	+ 125.0%	—	**—**	—
Months Supply of Inventory	1.9	**5.4**	+ 184.2%	—	**—**	—

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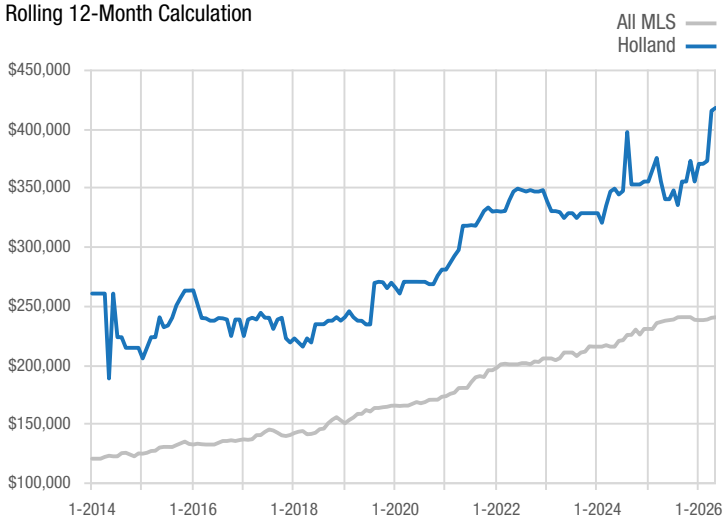
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

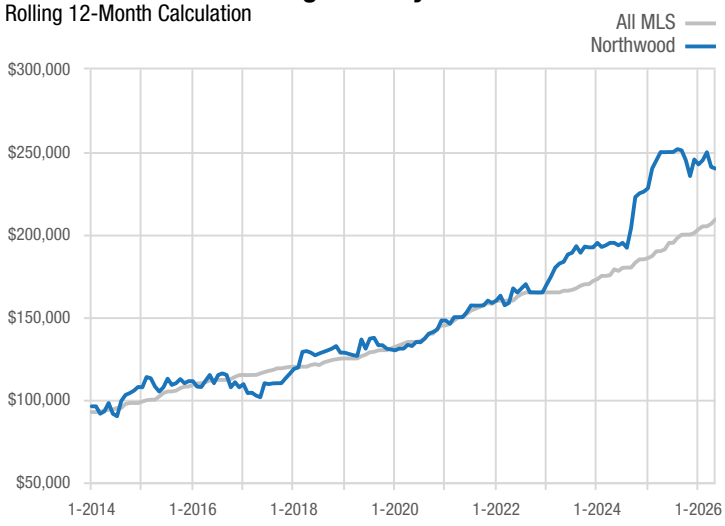
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	10	**4**	- 60.0%	42	**29**	- 31.0%
Pending Sales	7	**5**	- 28.6%	33	**23**	- 30.3%
Closed Sales	7	**6**	- 14.3%	31	**25**	- 19.4%
Days on Market Until Sale	81	**72**	- 11.1%	93	**61**	- 34.4%
Median Sales Price*	$249,900	**$201,200**	- 19.5%	$246,000	**$237,500**	- 3.5%
Average Sales Price*	$257,884	**$215,567**	- 16.4%	$244,272	**$232,630**	- 4.8%
Percent of List Price Received*	100.0%	**99.4%**	- 0.6%	100.0%	**100.4%**	+ 0.4%
Inventory of Homes for Sale	33	**12**	- 63.6%	—	**—**	—
Months Supply of Inventory	4.5	**1.7**	- 62.2%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**0**	- 100.0%	3	**5**	+ 66.7%
Pending Sales	1	**1**	0.0%	2	**8**	+ 300.0%
Closed Sales	0	**1**	—	1	**5**	+ 400.0%
Days on Market Until Sale	—	**29**	—	69	**180**	+ 160.9%
Median Sales Price*	—	**$267,000**	—	$96,000	**$299,900**	+ 212.4%
Average Sales Price*	—	**$267,000**	—	$96,000	**$287,840**	+ 199.8%
Percent of List Price Received*	—	**102.7%**	—	100.0%	**106.5%**	+ 6.5%
Inventory of Homes for Sale	1	**12**	+ 1,100.0%	—	**—**	—
Months Supply of Inventory	0.6	**6.7**	+ 1,016.7%	—	**—**	—

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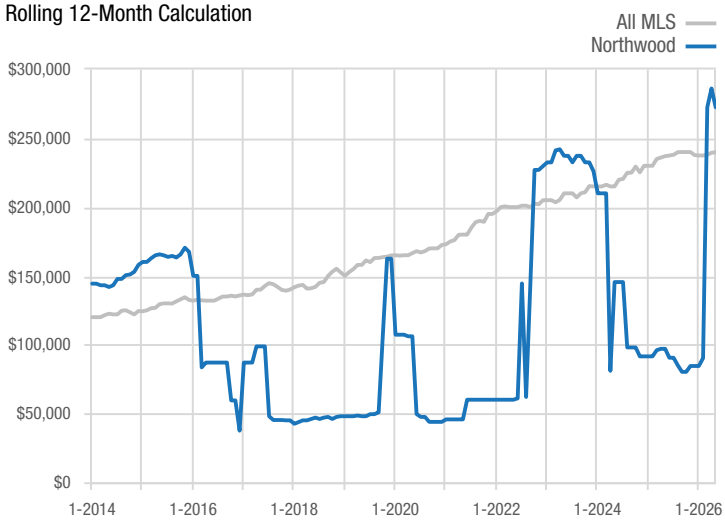
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

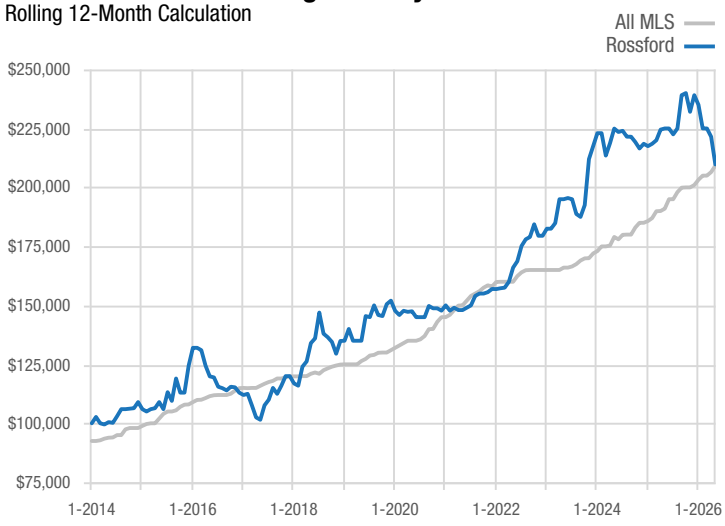
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	10	**6**	- 40.0%	31	**21**	- 32.3%
Pending Sales	6	**2**	- 66.7%	21	**17**	- 19.0%
Closed Sales	7	**5**	- 28.6%	20	**19**	- 5.0%
Days on Market Until Sale	70	**78**	+ 11.4%	78	**85**	+ 9.0%
Median Sales Price*	$267,500	**$230,000**	- 14.0%	$251,500	**$175,000**	- 30.4%
Average Sales Price*	$263,343	**$245,980**	- 6.6%	$257,145	**$213,947**	- 16.8%
Percent of List Price Received*	100.0%	**101.7%**	+ 1.7%	100.0%	**101.6%**	+ 1.6%
Inventory of Homes for Sale	15	**12**	- 20.0%	—	**—**	—
Months Supply of Inventory	3.0	**2.2**	- 26.7%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**1**	0.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	**—**	—	61	**—**	—
Median Sales Price*	—	**—**	—	$237,500	**—**	—
Average Sales Price*	—	**—**	—	$237,500	**—**	—
Percent of List Price Received*	—	**—**	—	100.0%	**—**	—
Inventory of Homes for Sale	0	**1**	—	—	**—**	—
Months Supply of Inventory	—	**0.5**	—	—	**—**	—

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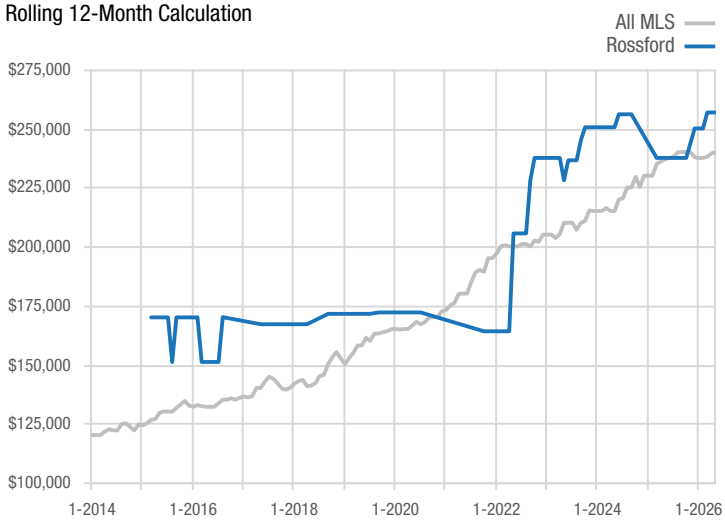
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

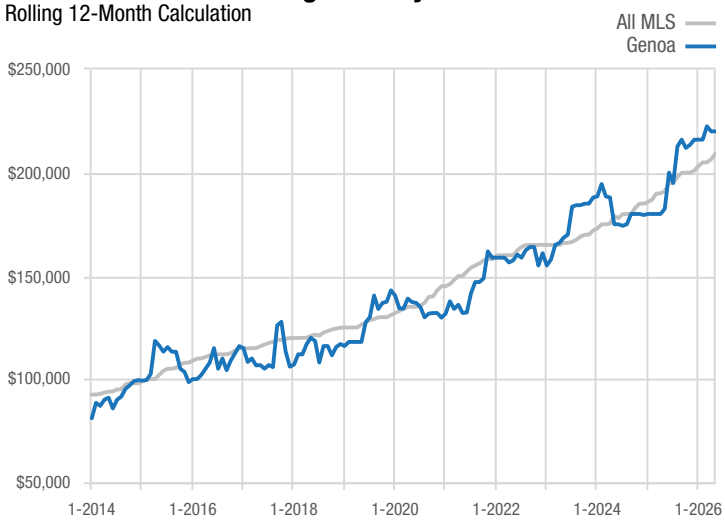
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	5	**7**	+ 40.0%	22	**19**	- 13.6%
Pending Sales	2	**7**	+ 250.0%	9	**17**	+ 88.9%
Closed Sales	1	**5**	+ 400.0%	8	**17**	+ 112.5%
Days on Market Until Sale	36	**117**	+ 225.0%	52	**89**	+ 71.2%
Median Sales Price*	$213,500	**$237,500**	+ 11.2%	$159,950	**$210,000**	+ 31.3%
Average Sales Price*	$213,500	**$259,500**	+ 21.5%	$141,650	**$219,845**	+ 55.2%
Percent of List Price Received*	100.0%	**98.6%**	- 1.4%	100.0%	**102.3%**	+ 2.3%
Inventory of Homes for Sale	15	**5**	- 66.7%	—	—	—
Months Supply of Inventory	4.7	**1.1**	- 76.6%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	1	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	—	—	57	—	—
Median Sales Price*	—	—	—	$165,000	—	—
Average Sales Price*	—	—	—	$165,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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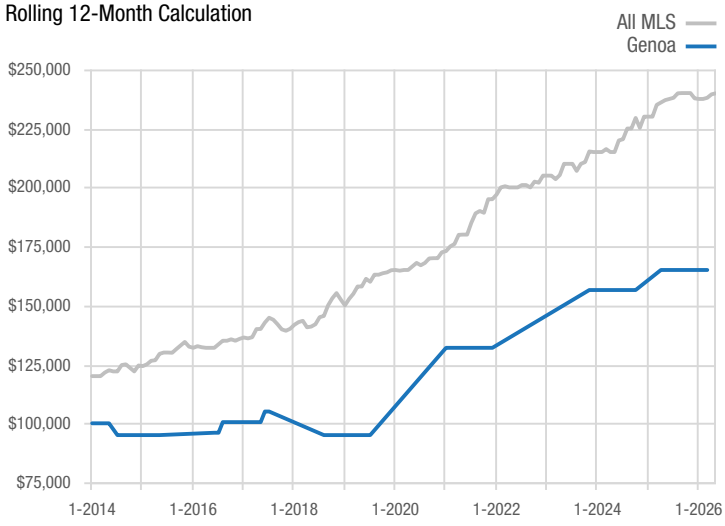
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

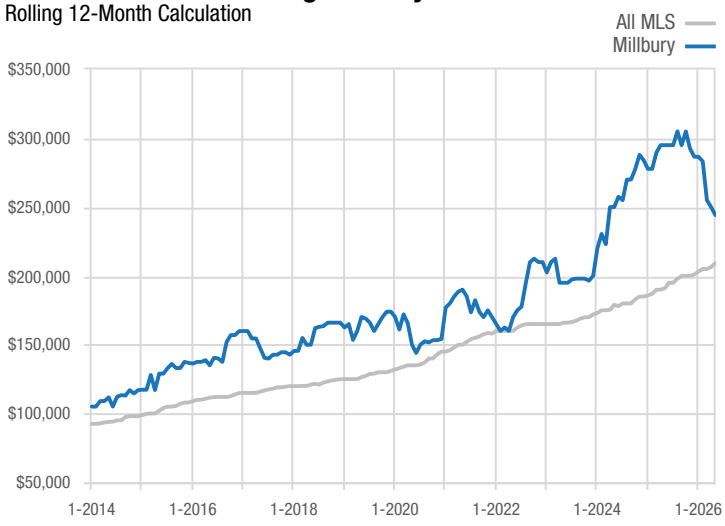
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	14	**16**	+ 14.3%
Pending Sales	1	**4**	+ 300.0%	16	**12**	- 25.0%
Closed Sales	5	**3**	- 40.0%	17	**11**	- 35.3%
Days on Market Until Sale	137	**45**	- 67.2%	108	**72**	- 33.3%
Median Sales Price*	$320,050	**$130,000**	- 59.4%	$325,050	**$220,000**	- 32.3%
Average Sales Price*	$294,370	**$175,567**	- 40.4%	$275,762	**$224,055**	- 18.8%
Percent of List Price Received*	100.0%	**108.0%**	+ 8.0%	100.0%	**99.7%**	- 0.3%
Inventory of Homes for Sale	2	**7**	+ 250.0%	—	—	—
Months Supply of Inventory	0.6	**2.6**	+ 333.3%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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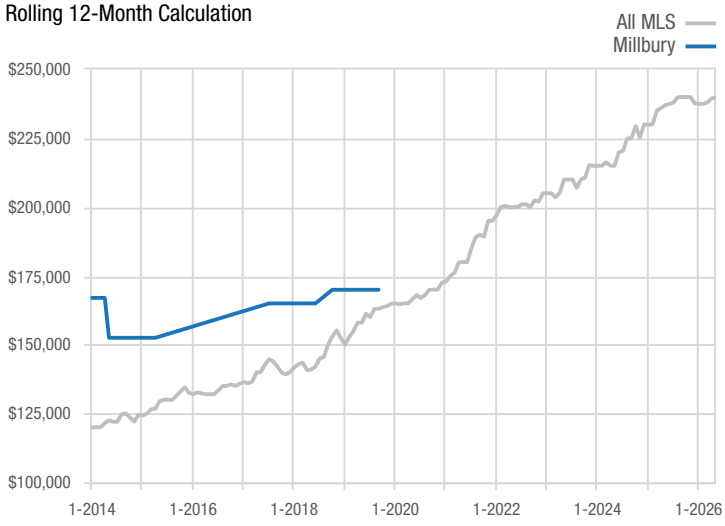
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

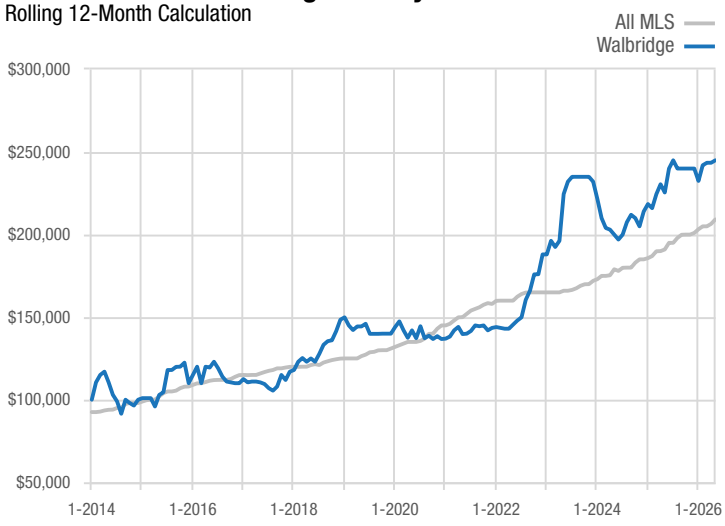
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	6	**6**	0.0%	20	**21**	+ 5.0%
Pending Sales	4	**7**	+ 75.0%	16	**22**	+ 37.5%
Closed Sales	3	**9**	+ 200.0%	15	**26**	+ 73.3%
Days on Market Until Sale	56	**61**	+ 8.9%	48	**70**	+ 45.8%
Median Sales Price*	$171,000	**$260,000**	+ 52.0%	$240,000	**$255,000**	+ 6.3%
Average Sales Price*	$209,333	**$262,556**	+ 25.4%	$248,867	**$257,453**	+ 3.5%
Percent of List Price Received*	100.0%	**101.0%**	+ 1.0%	100.0%	**101.2%**	+ 1.2%
Inventory of Homes for Sale	8	**6**	- 25.0%	—	**—**	—
Months Supply of Inventory	2.2	**1.3**	- 40.9%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
Pending Sales	0	**1**	—	0	**1**	—
Closed Sales	0	**1**	—	0	**1**	—
Days on Market Until Sale	—	**38**	—	—	**38**	—
Median Sales Price*	—	**$279,900**	—	—	**$279,900**	—
Average Sales Price*	—	**$279,900**	—	—	**$279,900**	—
Percent of List Price Received*	—	**100.0%**	—	—	**100.0%**	—
Inventory of Homes for Sale	0	**0**	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.

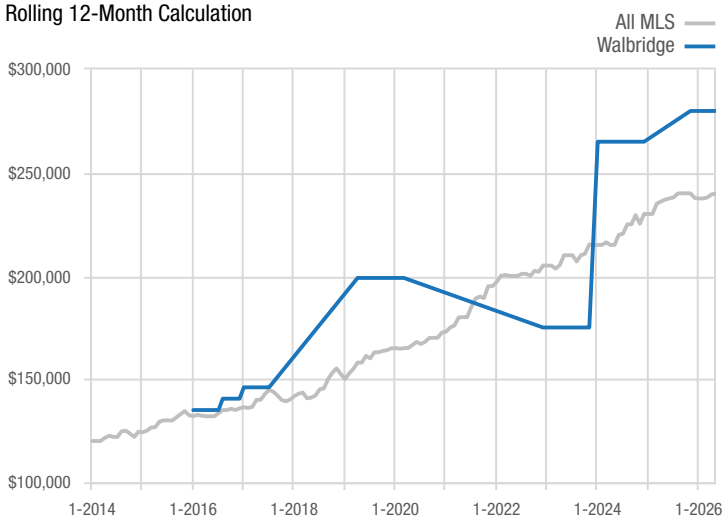
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Wood County

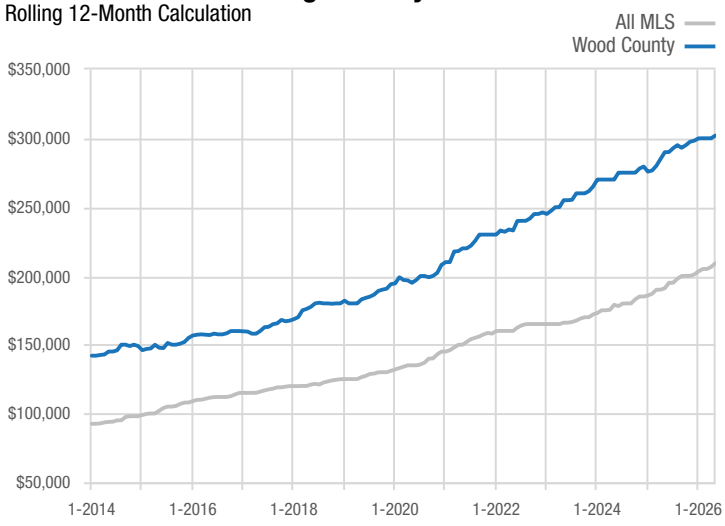
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	139	**109**	- 21.6%	597	**526**	- 11.9%
Pending Sales	105	**94**	- 10.5%	447	**409**	- 8.5%
Closed Sales	111	**108**	- 2.7%	425	**417**	- 1.9%
Days on Market Until Sale	74	**72**	- 2.7%	80	**80**	0.0%
Median Sales Price*	$325,000	**$331,000**	+ 1.8%	$297,000	**$315,750**	+ 6.3%
Average Sales Price*	$364,121	**$366,661**	+ 0.7%	$332,478	**$335,751**	+ 1.0%
Percent of List Price Received*	100.2%	**102.1%**	+ 1.9%	100.1%	**100.9%**	+ 0.8%
Inventory of Homes for Sale	287	**240**	- 16.4%	—	**—**	—
Months Supply of Inventory	3.1	**2.4**	- 22.6%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	8	**4**	- 50.0%	41	**54**	+ 31.7%
Pending Sales	9	**12**	+ 33.3%	36	**50**	+ 38.9%
Closed Sales	9	**11**	+ 22.2%	35	**44**	+ 25.7%
Days on Market Until Sale	79	**69**	- 12.7%	74	**73**	- 1.4%
Median Sales Price*	$263,000	**$267,000**	+ 1.5%	$237,500	**$272,000**	+ 14.5%
Average Sales Price*	$289,910	**$242,218**	- 16.5%	$252,538	**$256,859**	+ 1.7%
Percent of List Price Received*	100.0%	**99.0%**	- 1.0%	100.0%	**100.4%**	+ 0.4%
Inventory of Homes for Sale	17	**26**	+ 52.9%	—	**—**	—
Months Supply of Inventory	2.2	**2.8**	+ 27.3%	—	**—**	—

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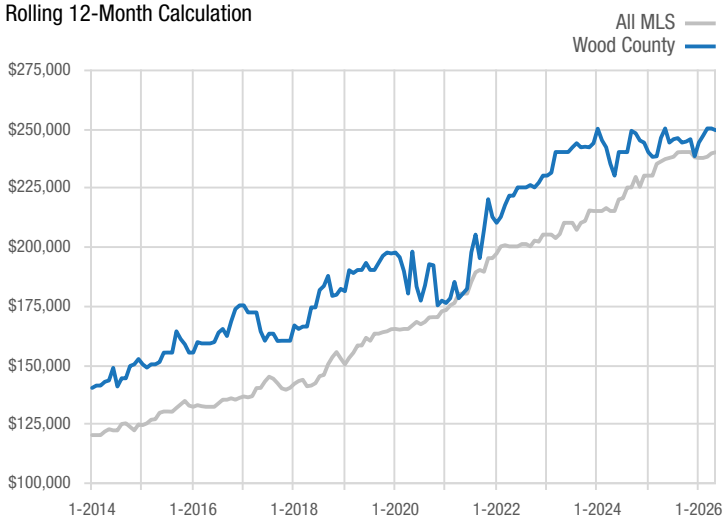
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

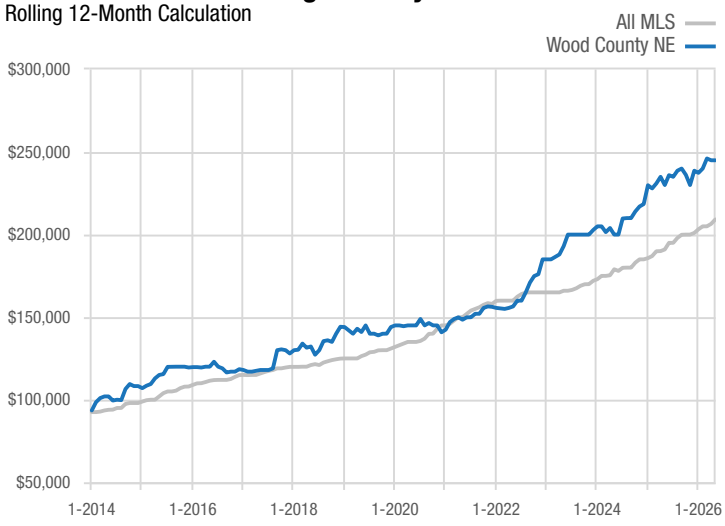
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	13	**20**	+ 53.8%	59	**58**	- 1.7%
Pending Sales	7	**17**	+ 142.9%	41	**50**	+ 22.0%
Closed Sales	6	**19**	+ 216.7%	38	**55**	+ 44.7%
Days on Market Until Sale	46	**78**	+ 69.6%	55	**75**	+ 36.4%
Median Sales Price*	$192,250	**$237,500**	+ 23.5%	$212,750	**$242,000**	+ 13.7%
Average Sales Price*	$226,583	**$263,547**	+ 16.3%	$235,203	**$248,024**	+ 5.5%
Percent of List Price Received*	100.0%	**99.9%**	- 0.1%	100.0%	**101.0%**	+ 1.0%
Inventory of Homes for Sale	28	**22**	- 21.4%	—	**—**	—
Months Supply of Inventory	2.8	**1.7**	- 39.3%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**2**	0.0%
Pending Sales	1	**1**	0.0%	2	**2**	0.0%
Closed Sales	1	**1**	0.0%	2	**2**	0.0%
Days on Market Until Sale	55	**38**	- 30.9%	56	**66**	+ 17.9%
Median Sales Price*	$166,500	**$279,900**	+ 68.1%	$165,750	**$217,450**	+ 31.2%
Average Sales Price*	$166,500	**$279,900**	+ 68.1%	$165,750	**$217,450**	+ 31.2%
Percent of List Price Received*	100.0%	**100.0%**	0.0%	100.0%	**95.6%**	- 4.4%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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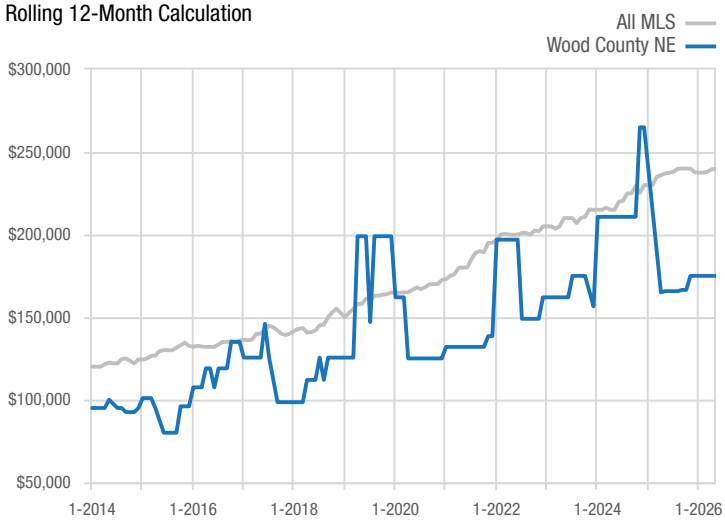
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

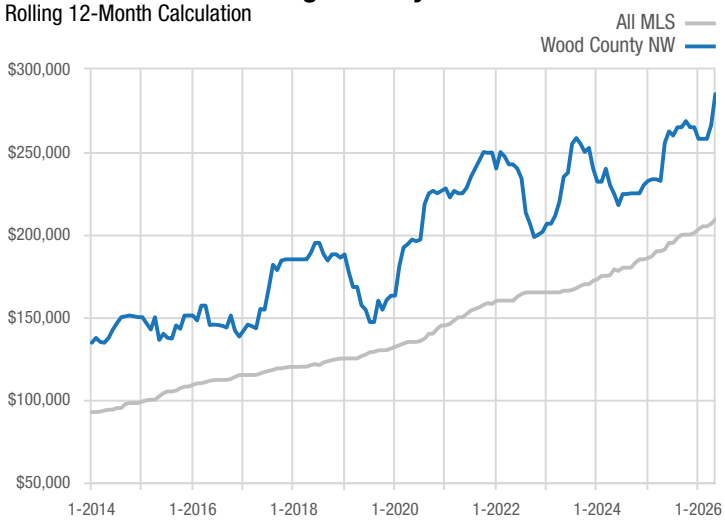
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	20	**25**	+ 25.0%
Pending Sales	4	**6**	+ 50.0%	19	**17**	- 10.5%
Closed Sales	4	**7**	+ 75.0%	20	**21**	+ 5.0%
Days on Market Until Sale	47	**64**	+ 36.2%	71	**139**	+ 95.8%
Median Sales Price*	$307,450	**$395,000**	+ 28.5%	$297,500	**$324,990**	+ 9.2%
Average Sales Price*	$354,225	**$401,167**	+ 13.3%	$299,224	**$327,025**	+ 9.3%
Percent of List Price Received*	100.0%	**101.3%**	+ 1.3%	100.0%	**101.0%**	+ 1.0%
Inventory of Homes for Sale	8	**8**	0.0%	—	**—**	—
Months Supply of Inventory	2.5	**2.2**	- 12.0%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**1**	- 50.0%
Pending Sales	1	**0**	- 100.0%	3	**1**	- 66.7%
Closed Sales	2	**0**	- 100.0%	3	**2**	- 33.3%
Days on Market Until Sale	42	**—**	—	70	**35**	- 50.0%
Median Sales Price*	$256,500	**—**	—	$250,000	**$237,500**	- 5.0%
Average Sales Price*	$256,500	**—**	—	$242,667	**$237,500**	- 2.1%
Percent of List Price Received*	100.0%	**—**	—	100.0%	**100.0%**	0.0%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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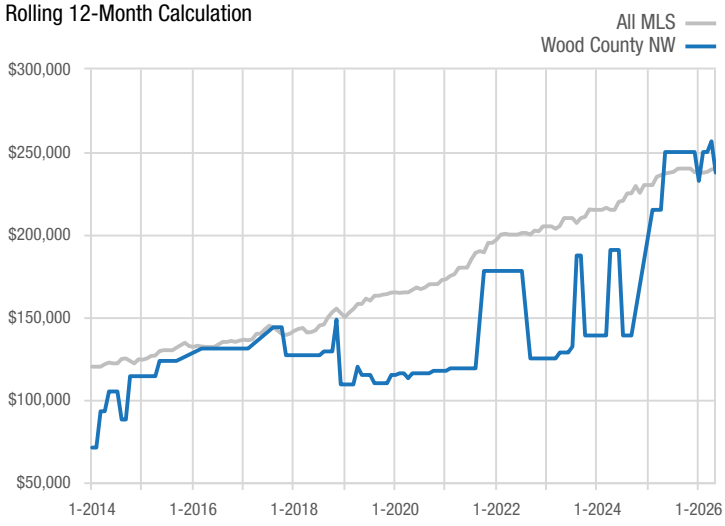
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

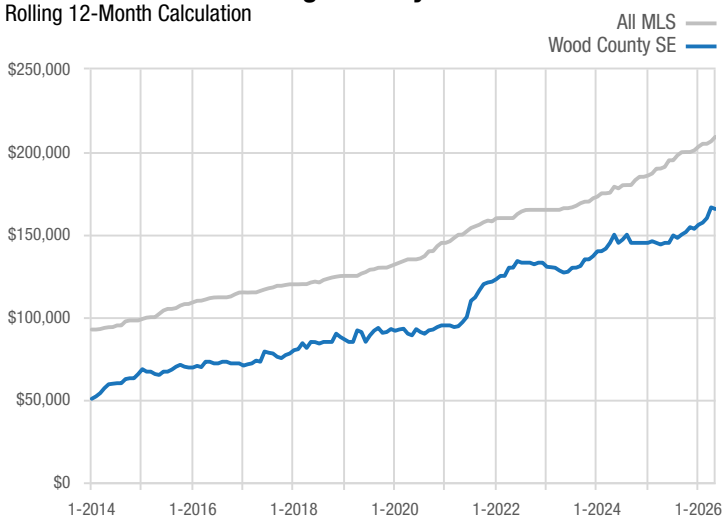
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	17	**21**	+ 23.5%	98	**81**	- 17.3%
Pending Sales	8	**14**	+ 75.0%	80	**72**	- 10.0%
Closed Sales	13	**20**	+ 53.8%	81	**75**	- 7.4%
Days on Market Until Sale	52	**75**	+ 44.2%	69	**75**	+ 8.7%
Median Sales Price*	$170,000	**$165,000**	- 2.9%	$143,500	**$167,000**	+ 16.4%
Average Sales Price*	$152,554	**$197,558**	+ 29.5%	$137,798	**$179,457**	+ 30.2%
Percent of List Price Received*	99.9%	**101.4%**	+ 1.5%	100.0%	**101.3%**	+ 1.3%
Inventory of Homes for Sale	47	**28**	- 40.4%	—	**—**	—
Months Supply of Inventory	3.0	**1.8**	- 40.0%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**1**	—	5	**4**	- 20.0%
Pending Sales	0	**4**	—	2	**5**	+ 150.0%
Closed Sales	0	**3**	—	2	**5**	+ 150.0%
Days on Market Until Sale	—	**149**	—	100	**125**	+ 25.0%
Median Sales Price*	—	**$116,000**	—	$137,250	**$135,000**	- 1.6%
Average Sales Price*	—	**$123,000**	—	$137,250	**$130,500**	- 4.9%
Percent of List Price Received*	—	**94.9%**	—	100.0%	**97.1%**	- 2.9%
Inventory of Homes for Sale	5	**1**	- 80.0%	—	**—**	—
Months Supply of Inventory	5.0	**0.6**	- 88.0%	—	**—**	—

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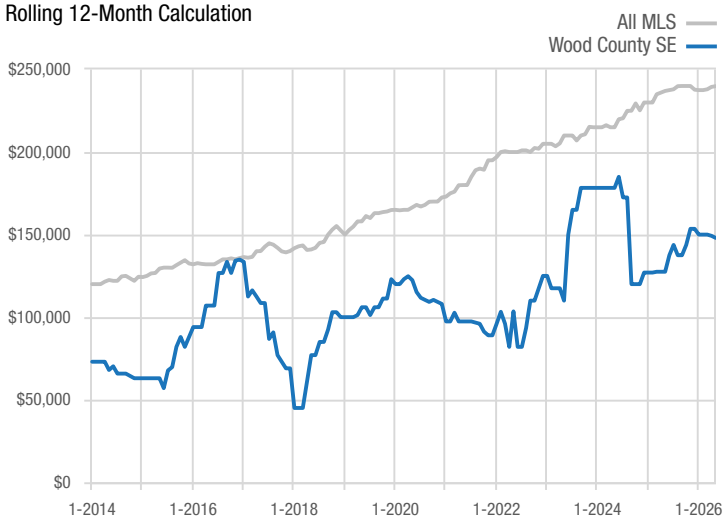
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wood County SW

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

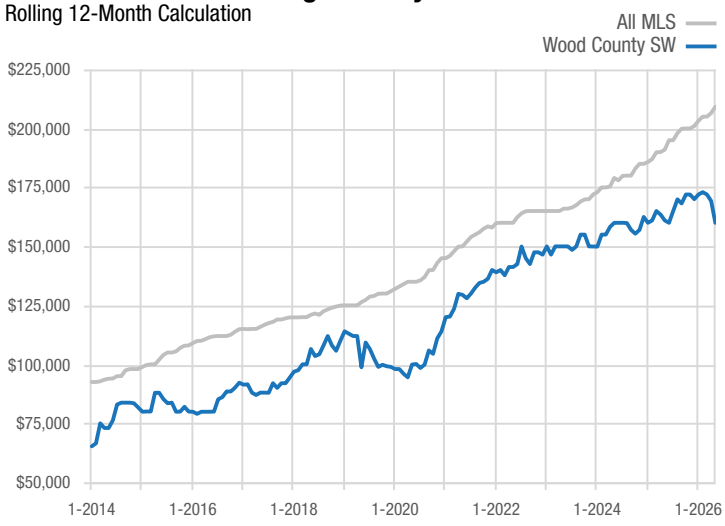
Single Family	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	15	**4**	- 73.3%	45	**34**	- 24.4%
Pending Sales	2	**3**	+ 50.0%	34	**36**	+ 5.9%
Closed Sales	4	**5**	+ 25.0%	33	**39**	+ 18.2%
Days on Market Until Sale	59	**65**	+ 10.2%	75	**76**	+ 1.3%
Median Sales Price*	$194,044	**$151,000**	- 22.2%	$170,000	**$153,000**	- 10.0%
Average Sales Price*	$260,647	**$166,160**	- 36.3%	$170,407	**$169,033**	- 0.8%
Percent of List Price Received*	100.0%	**106.4%**	+ 6.4%	100.0%	**100.2%**	+ 0.2%
Inventory of Homes for Sale	27	**15**	- 44.4%	—	**—**	—
Months Supply of Inventory	3.5	**1.6**	- 54.3%	—	**—**	—

Condo-Villa	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

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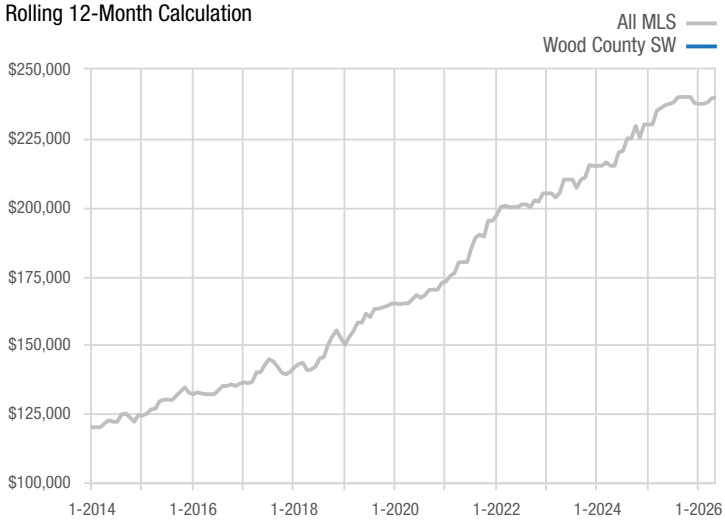
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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