

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		
	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		
	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

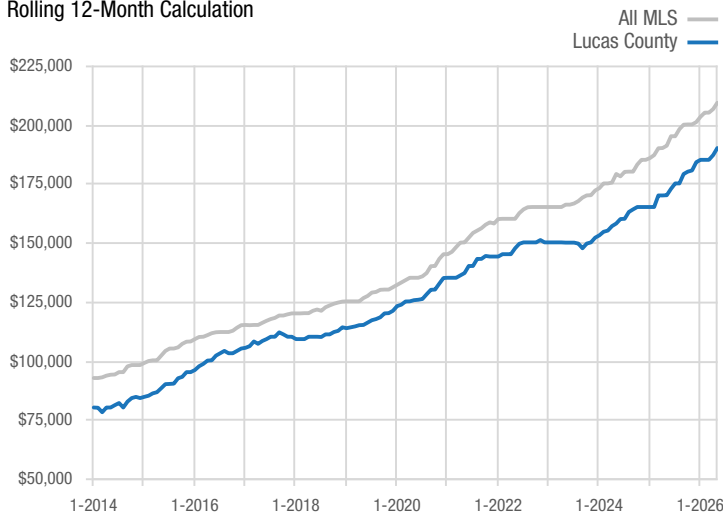
Single Family Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	554	570	+ 2.9%	2,312	2,340	+ 1.2%
Pending Sales	423	443	+ 4.7%	1,699	1,740	+ 2.4%
Closed Sales	392	443	+ 13.0%	1,618	1,665	+ 2.9%
Days on Market Until Sale	58	53	- 8.6%	64	63	- 1.6%
Median 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 Key Metrics	May			Year to Date		
	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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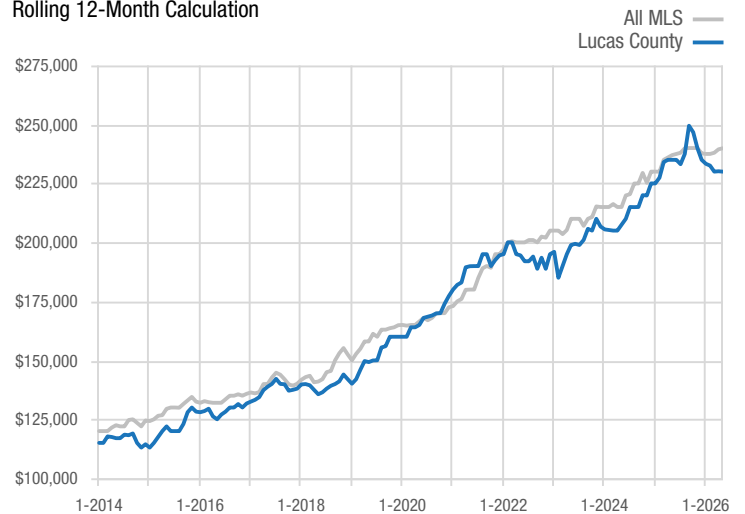
Median Sales Price - Single Family

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

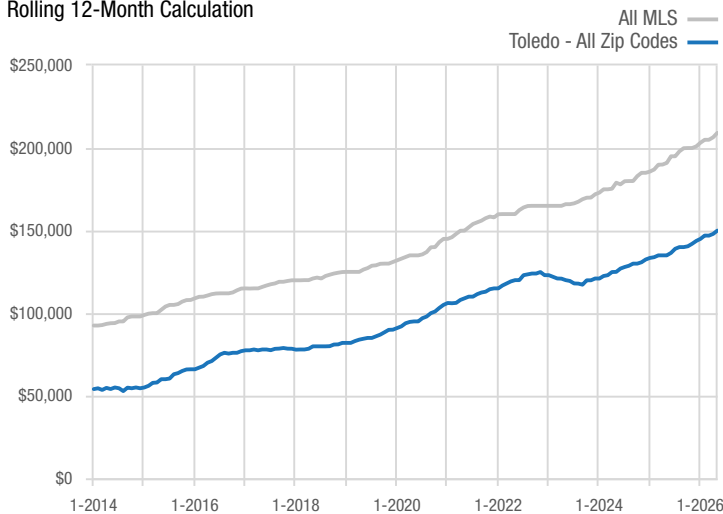
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	367	370	+ 0.8%	1,568	1,565	- 0.2%
Pending Sales	289	290	+ 0.3%	1,202	1,220	+ 1.5%
Closed Sales	272	284	+ 4.4%	1,160	1,164	+ 0.3%
Days on Market Until Sale	54	54	0.0%	61	64	+ 4.9%
Median Sales Price*	\$135,000	\$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		
	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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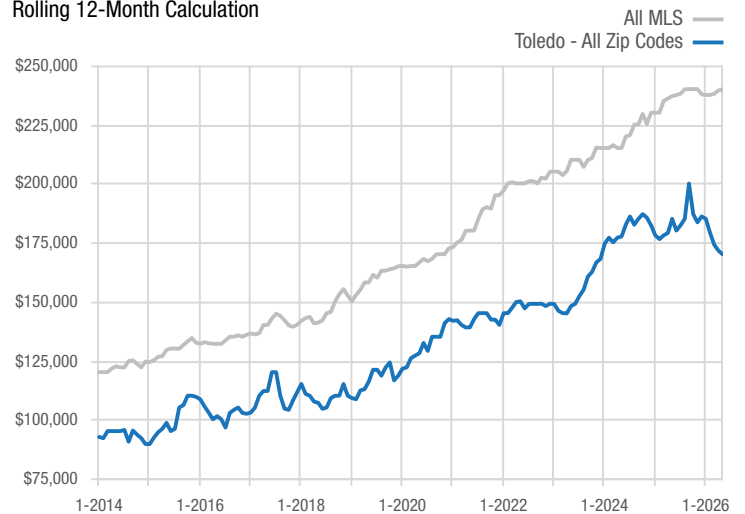
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43604

Zip Code 43604

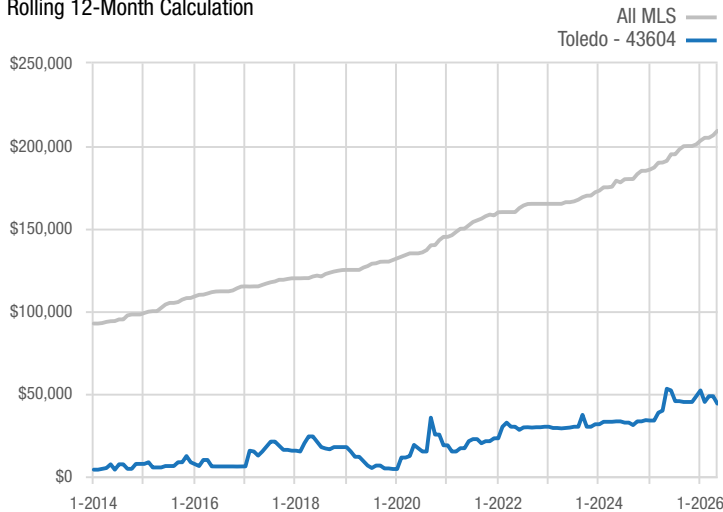
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	3	2	- 33.3%	16	11	- 31.3%
Pending Sales	7	2	- 71.4%	15	5	- 66.7%
Closed Sales	5	1	- 80.0%	11	5	- 54.5%
Days on Market Until Sale	70	59	- 15.7%	68	74	+ 8.8%
Median Sales Price*	\$80,500	\$124,000	+ 54.0%	\$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		
	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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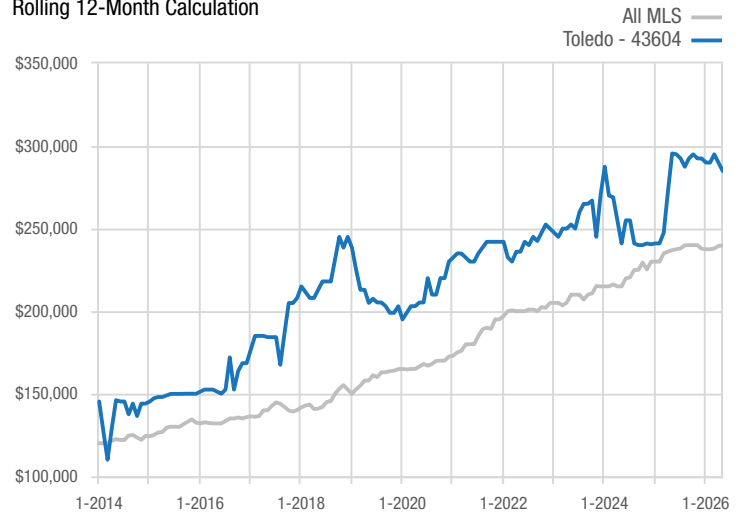
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43605

Zip Code 43605

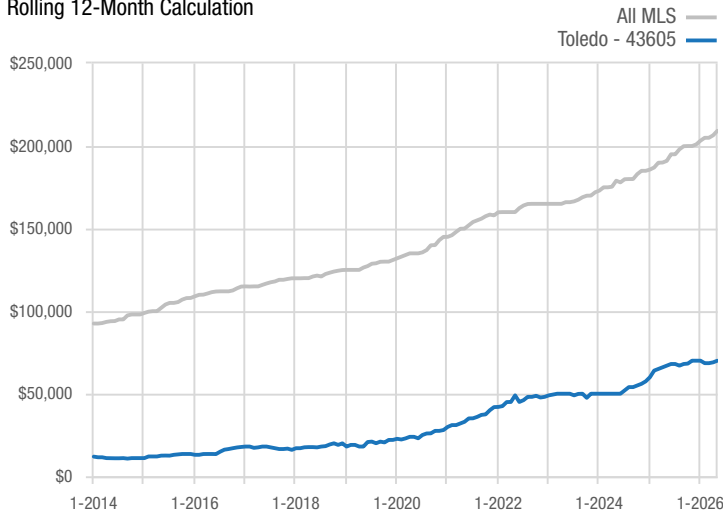
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	32	27	- 15.6%	135	108	- 20.0%
Pending Sales	26	19	- 26.9%	114	82	- 28.1%
Closed Sales	25	18	- 28.0%	112	85	- 24.1%
Days on Market Until Sale	50	52	+ 4.0%	52	67	+ 28.8%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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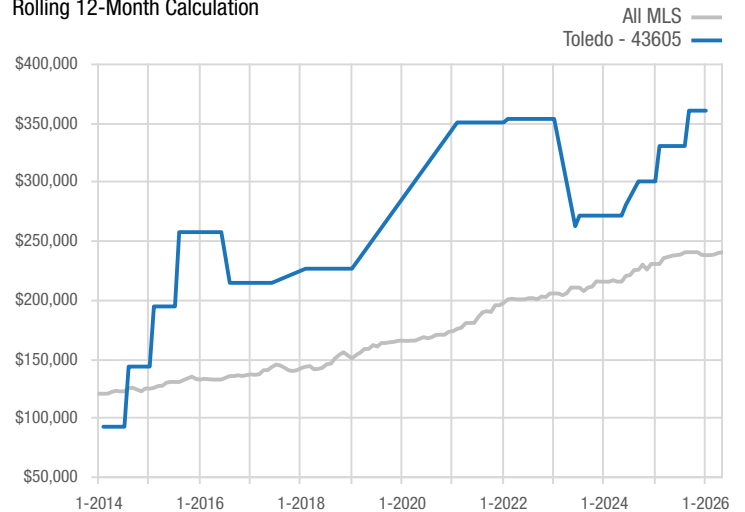
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

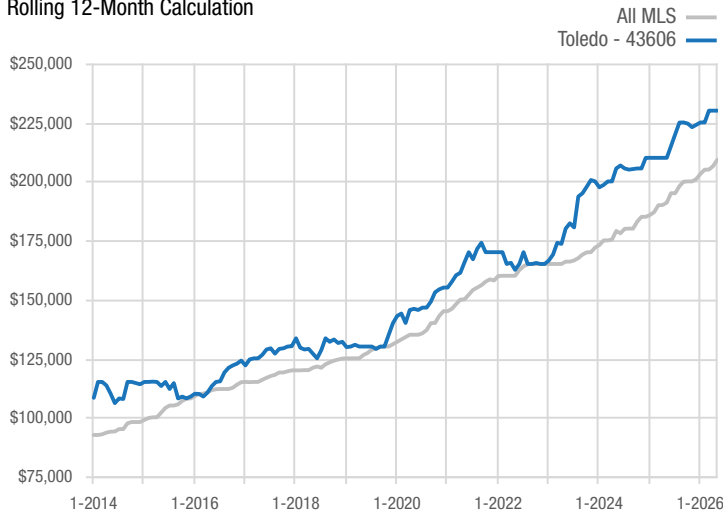
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	37	28	- 24.3%	108	127	+ 17.6%
Pending Sales	18	23	+ 27.8%	82	94	+ 14.6%
Closed Sales	16	32	+ 100.0%	74	89	+ 20.3%
Days on Market Until Sale	43	59	+ 37.2%	63	65	+ 3.2%
Median Sales Price*	\$262,000	\$220,000	- 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		
	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%	—	—	—

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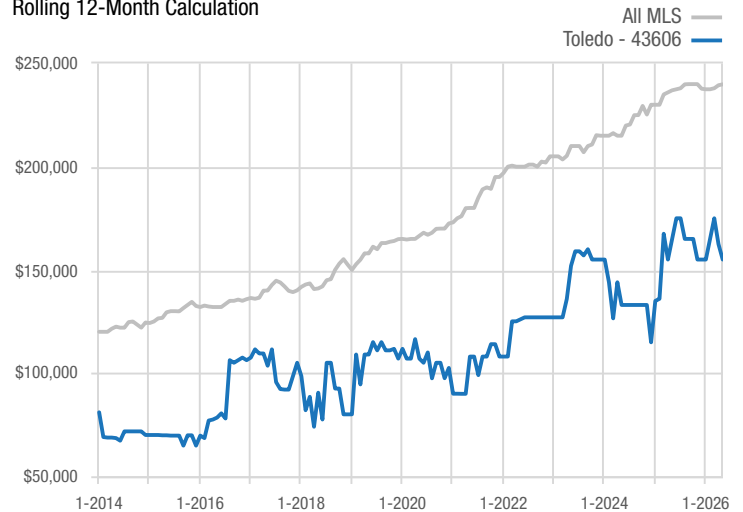
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

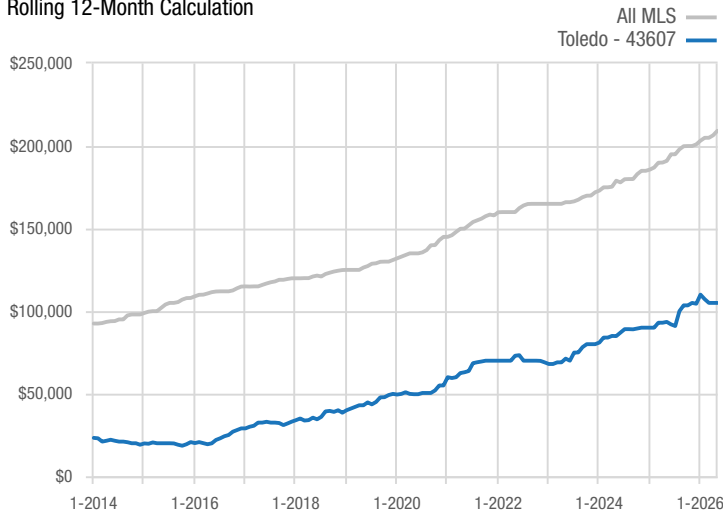
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	21	23	+ 9.5%	102	120	+ 17.6%
Pending Sales	17	22	+ 29.4%	67	95	+ 41.8%
Closed Sales	15	15	0.0%	66	87	+ 31.8%
Days on Market Until Sale	58	77	+ 32.8%	64	74	+ 15.6%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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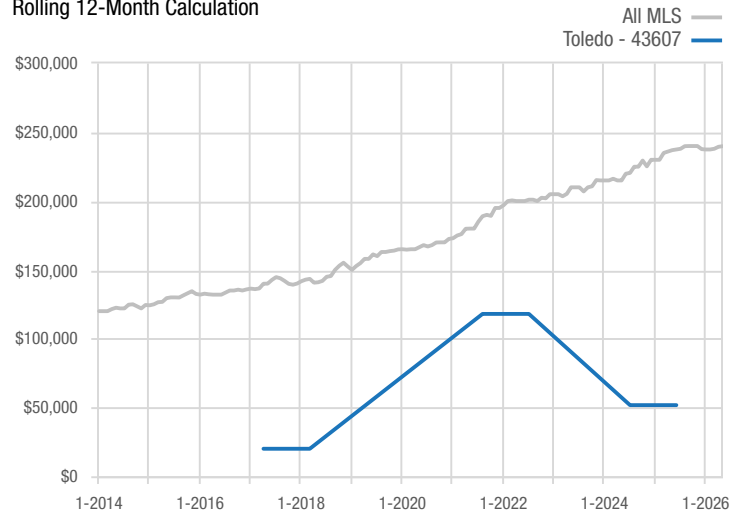
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Toledo - 43608

Zip Code 43608

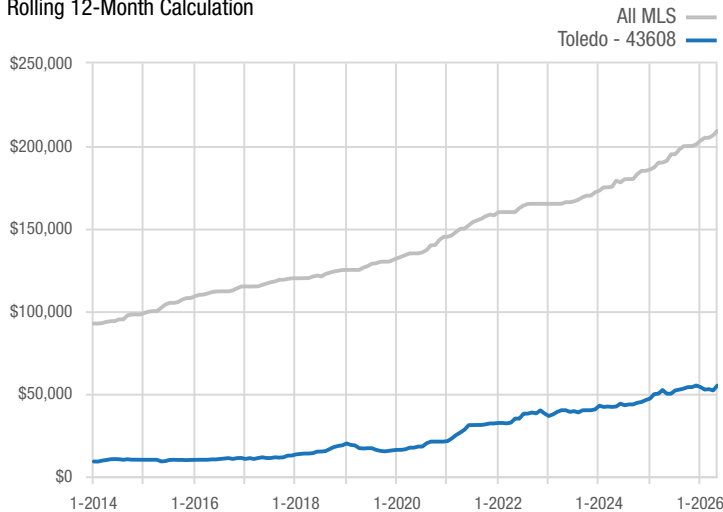
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	26	19	- 26.9%	100	87	- 13.0%
Pending Sales	22	11	- 50.0%	82	64	- 22.0%
Closed Sales	29	12	- 58.6%	83	67	- 19.3%
Days on Market Until Sale	50	40	- 20.0%	57	72	+ 26.3%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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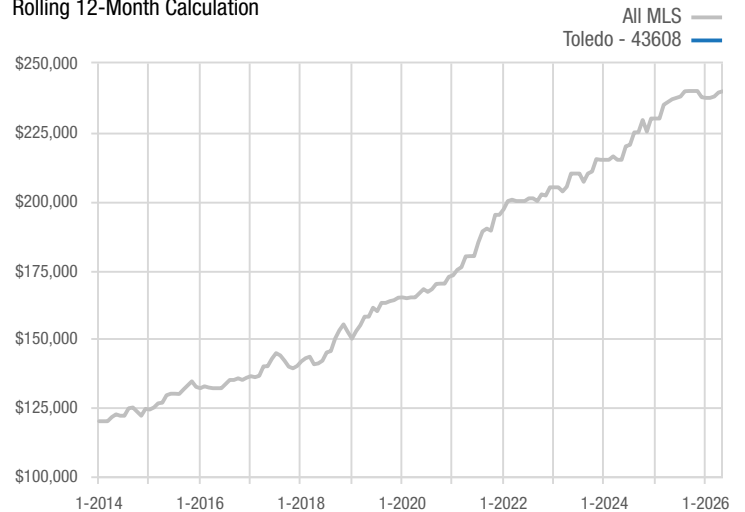
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Toledo - 43609

Zip Code 43609

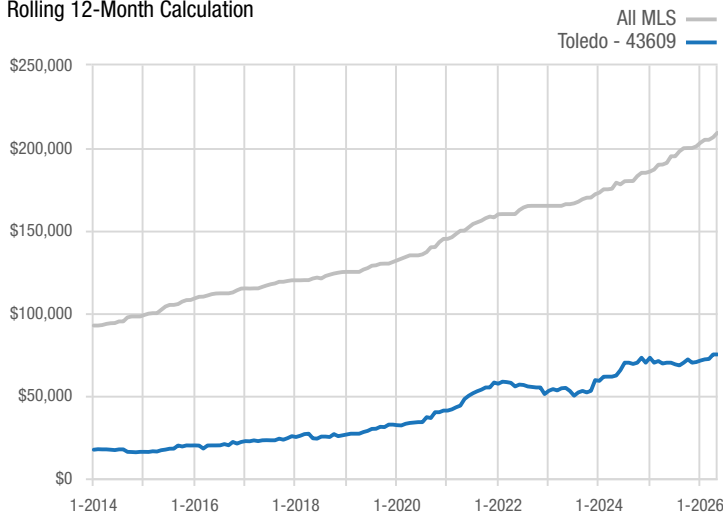
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	30	31	+ 3.3%	121	140	+ 15.7%
Pending Sales	23	19	- 17.4%	88	95	+ 8.0%
Closed Sales	18	19	+ 5.6%	81	87	+ 7.4%
Days on Market Until Sale	36	42	+ 16.7%	64	54	- 15.6%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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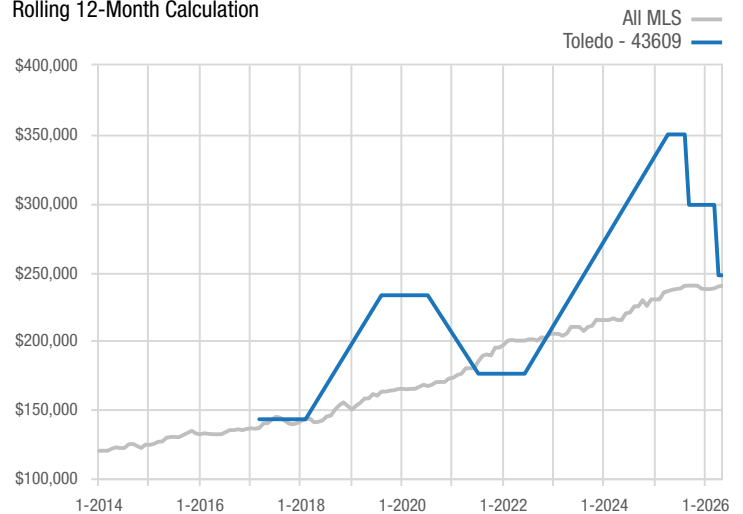
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Toledo-43610

Zip Code 43610

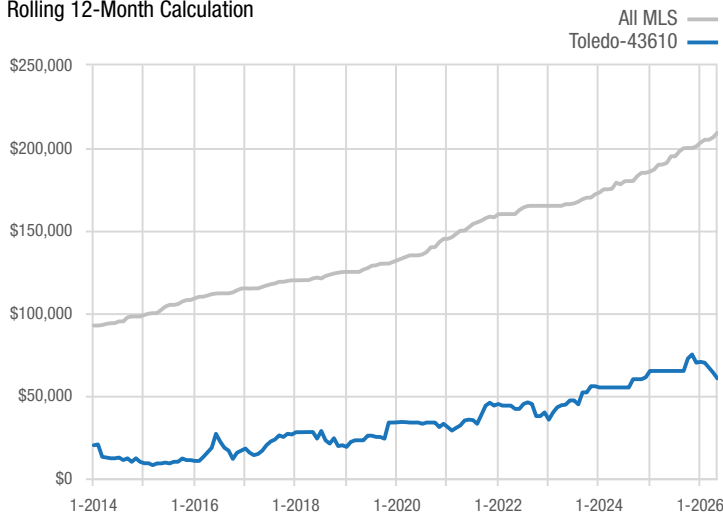
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	9	9	0.0%	27	26	- 3.7%
Pending Sales	5	6	+ 20.0%	16	17	+ 6.3%
Closed Sales	4	6	+ 50.0%	15	15	0.0%
Days on Market Until Sale	46	46	0.0%	52	69	+ 32.7%
Median Sales Price*	\$64,500	\$67,500	+ 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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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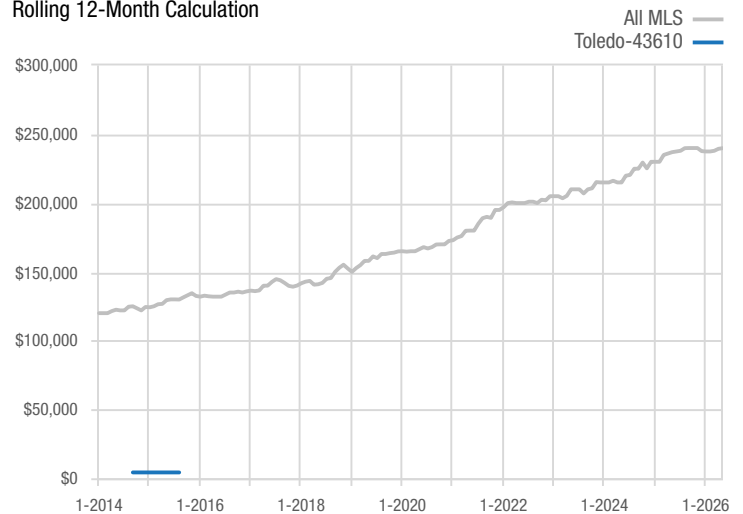
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43611

Zip Code 43611

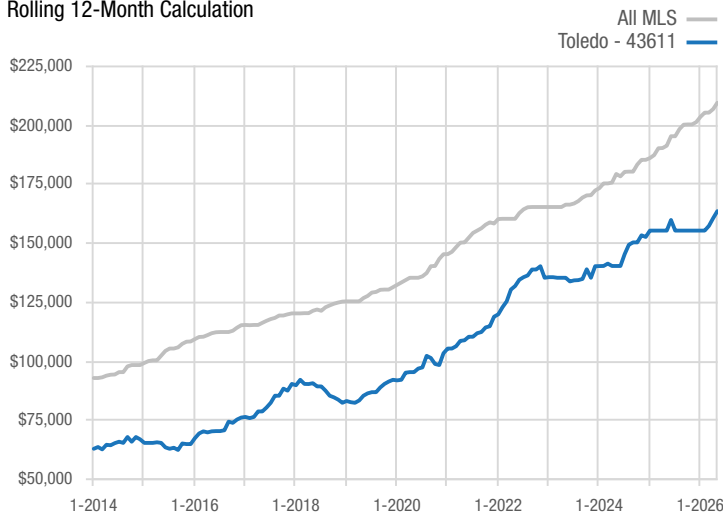
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	20	27	+ 35.0%	104	108	+ 3.8%
Pending Sales	23	19	- 17.4%	88	86	- 2.3%
Closed Sales	20	20	0.0%	80	85	+ 6.3%
Days on Market Until Sale	81	46	- 43.2%	72	57	- 20.8%
Median Sales Price*	\$157,500	\$168,000	+ 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		
	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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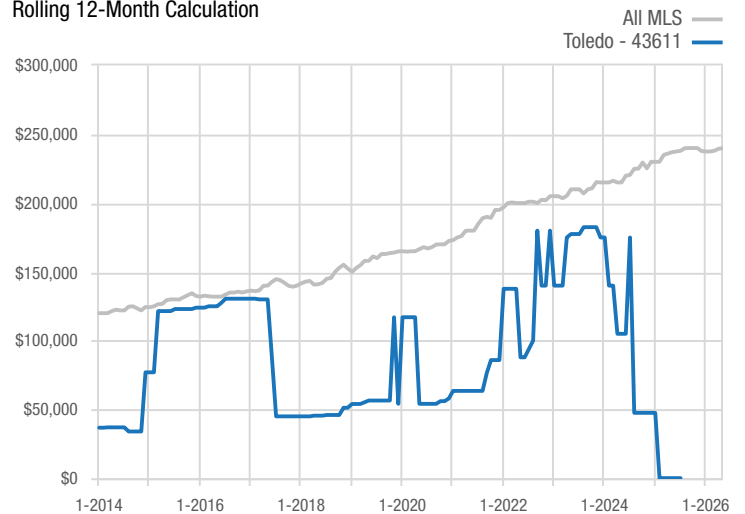
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

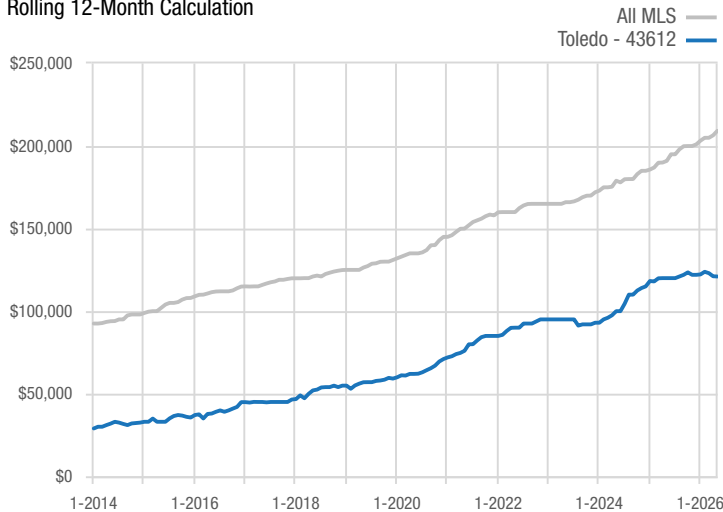
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	37	48	+ 29.7%	170	183	+ 7.6%
Pending Sales	24	32	+ 33.3%	135	156	+ 15.6%
Closed Sales	25	32	+ 28.0%	137	150	+ 9.5%
Days on Market Until Sale	47	62	+ 31.9%	63	74	+ 17.5%
Median Sales 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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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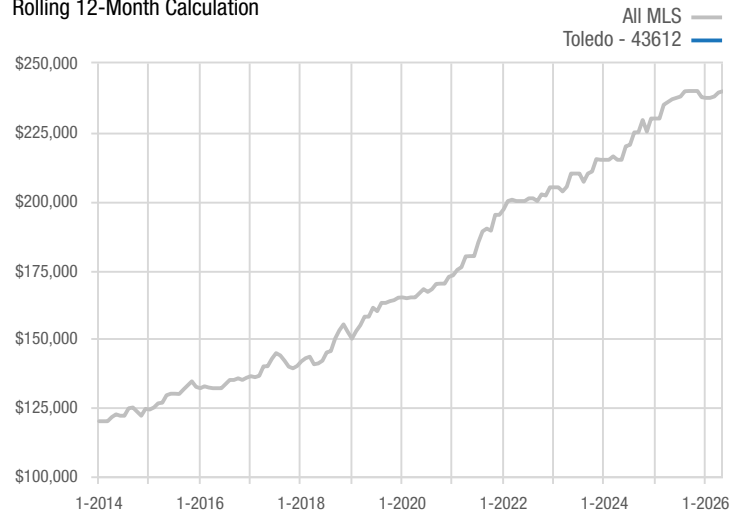
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

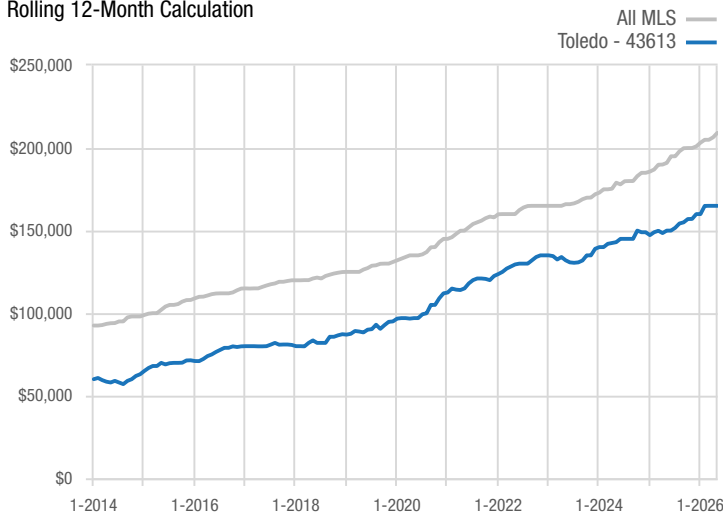
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	37	49	+ 32.4%	182	230	+ 26.4%
Pending Sales	33	44	+ 33.3%	153	182	+ 19.0%
Closed Sales	29	43	+ 48.3%	148	173	+ 16.9%
Days on Market Until Sale	54	49	- 9.3%	61	55	- 9.8%
Median Sales 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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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	—	—	—	—	—	—

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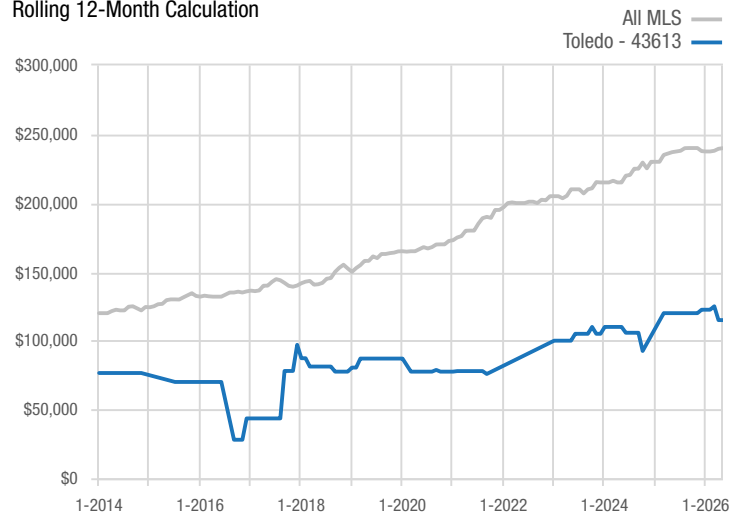
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43614

Zip Code 43614

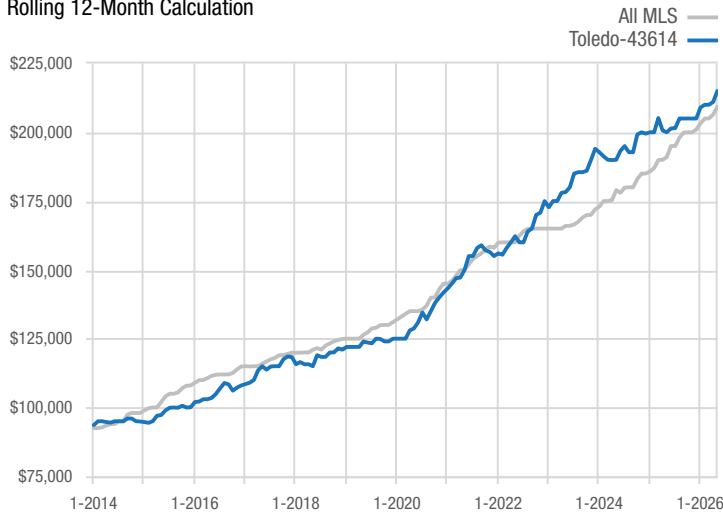
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	31	31	0.0%	148	144	- 2.7%
Pending Sales	33	36	+ 9.1%	119	121	+ 1.7%
Closed Sales	32	35	+ 9.4%	119	111	- 6.7%
Days on Market Until Sale	63	40	- 36.5%	61	57	- 6.6%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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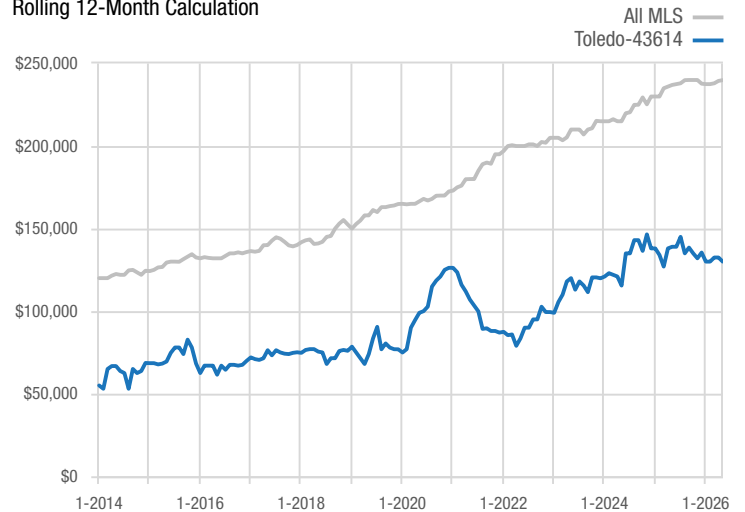
Median Sales Price - Single Family

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

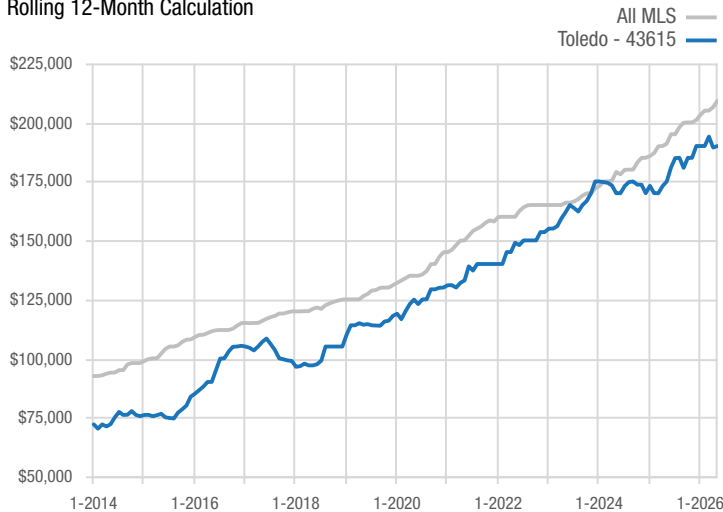
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	40	36	- 10.0%	175	137	- 21.7%
Pending Sales	29	29	0.0%	124	112	- 9.7%
Closed Sales	29	26	- 10.3%	123	108	- 12.2%
Days on Market Until Sale	50	79	+ 58.0%	64	68	+ 6.3%
Median Sales Price*	\$186,000	\$245,500	+ 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		
	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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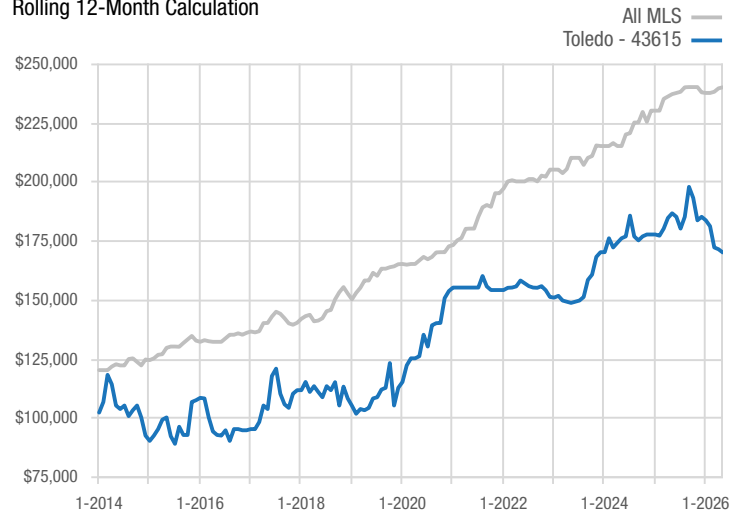
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43617

Zip Code 43617

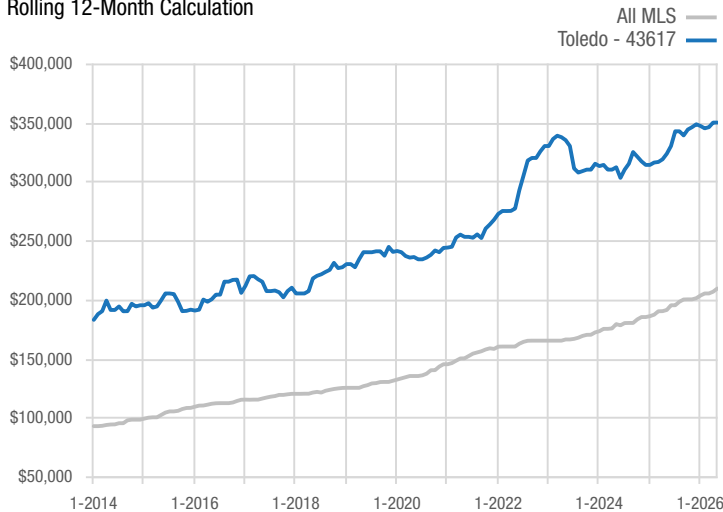
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	10	9	- 10.0%	39	26	- 33.3%
Pending Sales	6	4	- 33.3%	25	24	- 4.0%
Closed Sales	3	5	+ 66.7%	23	22	- 4.3%
Days on Market Until Sale	38	47	+ 23.7%	60	86	+ 43.3%
Median Sales Price*	\$343,000	\$330,000	- 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		
	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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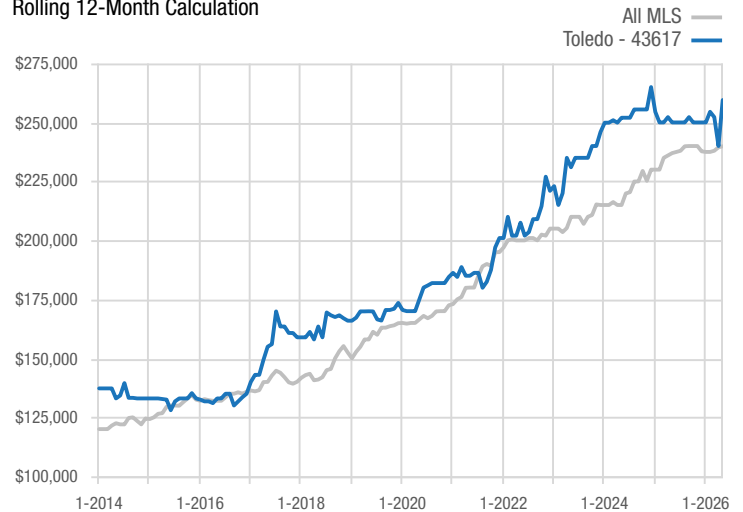
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Toledo - 43620

Zip Code 43620

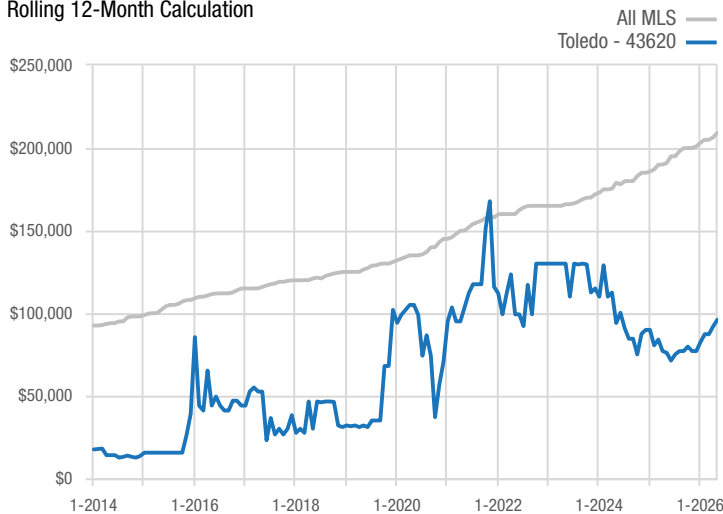
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	2	2	0.0%	9	18	+ 100.0%
Pending Sales	1	2	+ 100.0%	8	8	0.0%
Closed Sales	0	3	—	8	7	- 12.5%
Days on Market Until Sale	—	57	—	70	86	+ 22.9%
Median Sales Price*	—	\$100,000	—	\$74,750	\$100,000	+ 33.8%
Average 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		
	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%	—	—	—

* 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.

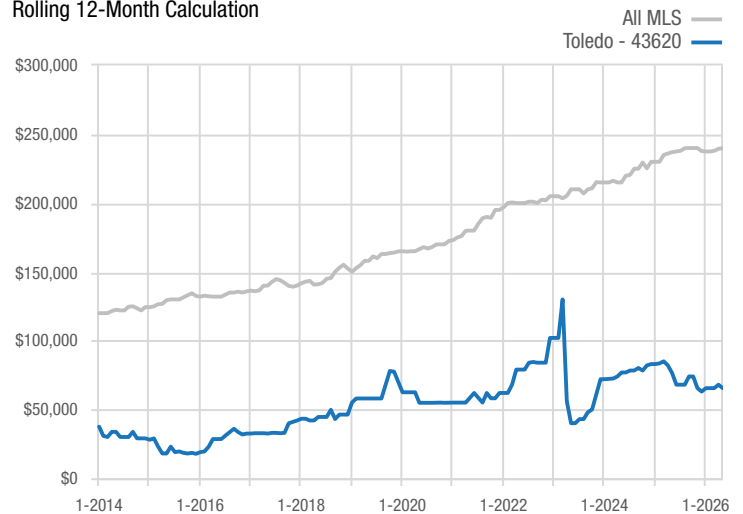
Median Sales Price - Single Family

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-43623

Zip Code 43623

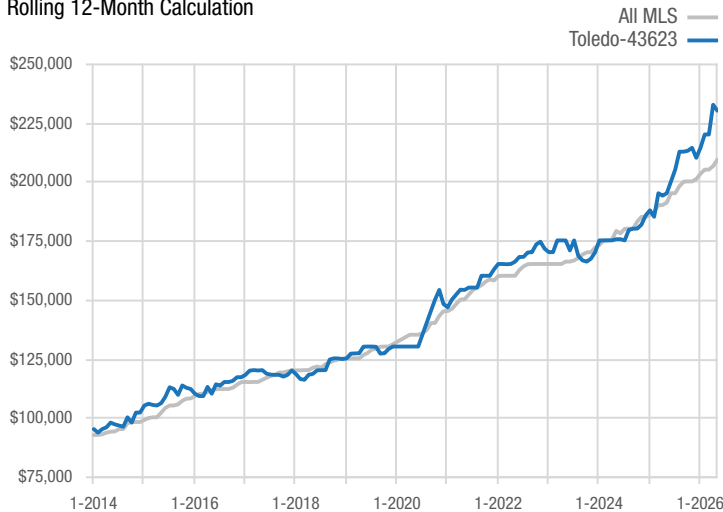
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	32	29	- 9.4%	132	100	- 24.2%
Pending Sales	22	22	0.0%	86	79	- 8.1%
Closed Sales	22	17	- 22.7%	80	73	- 8.8%
Days on Market Until Sale	54	52	- 3.7%	60	62	+ 3.3%
Median Sales Price*	\$208,950	\$218,000	+ 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		
	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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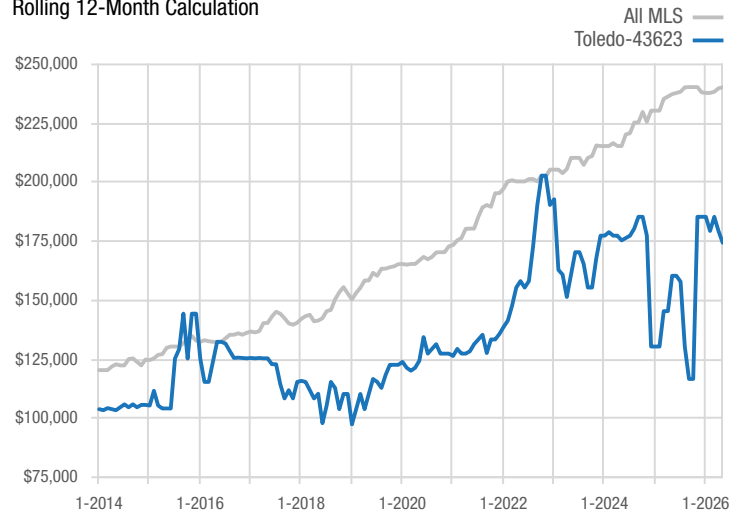
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo City School District

Toledo

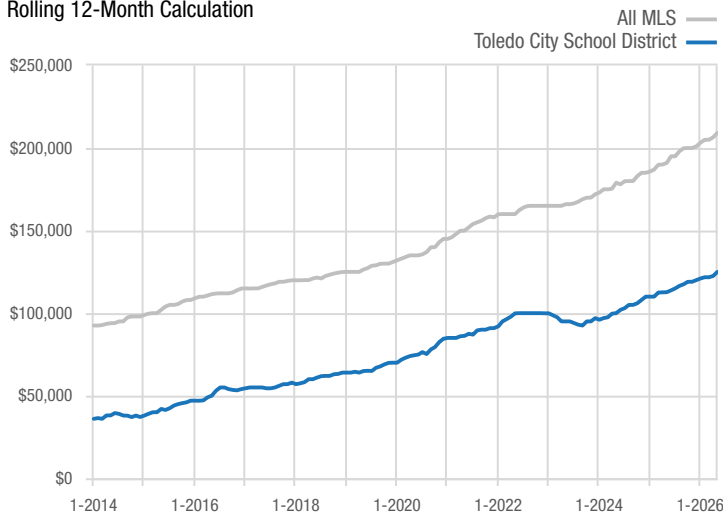
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	266	263	- 1.1%	1,159	1,177	+ 1.6%
Pending Sales	218	212	- 2.8%	902	902	0.0%
Closed Sales	209	208	- 0.5%	880	864	- 1.8%
Days on Market Until Sale	54	57	+ 5.6%	61	65	+ 6.6%
Median Sales Price*	\$110,000	\$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		
	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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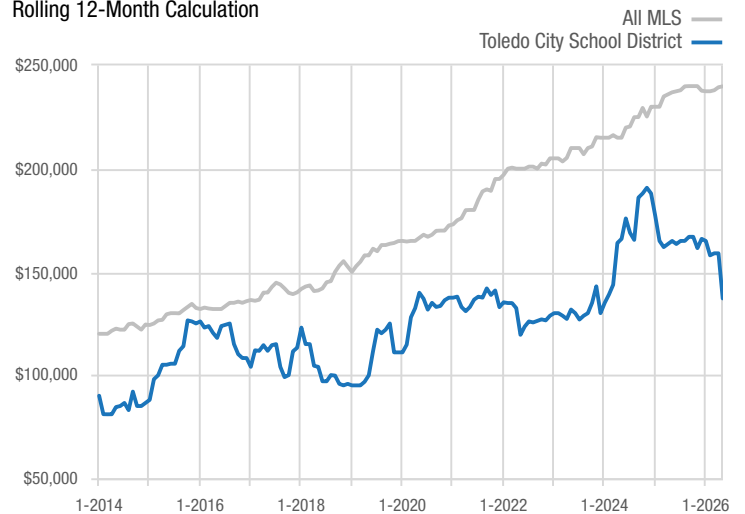
Median Sales Price - Single Family

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

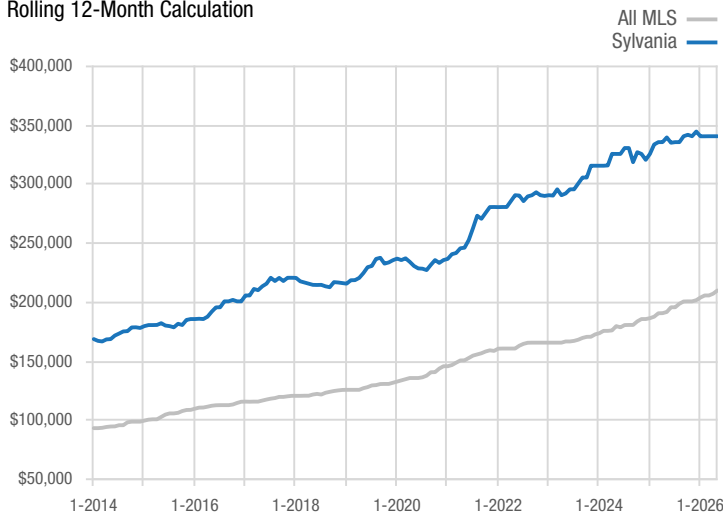
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	55	59	+ 7.3%	188	235	+ 25.0%
Pending Sales	30	44	+ 46.7%	131	151	+ 15.3%
Closed Sales	25	50	+ 100.0%	120	151	+ 25.8%
Days on Market Until Sale	65	50	- 23.1%	77	54	- 29.9%
Median Sales Price*	\$415,000	\$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		
	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%	—	—	—

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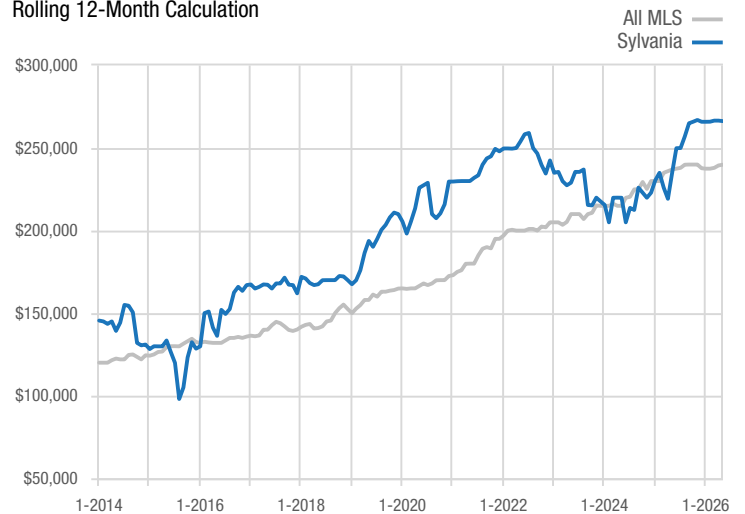
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

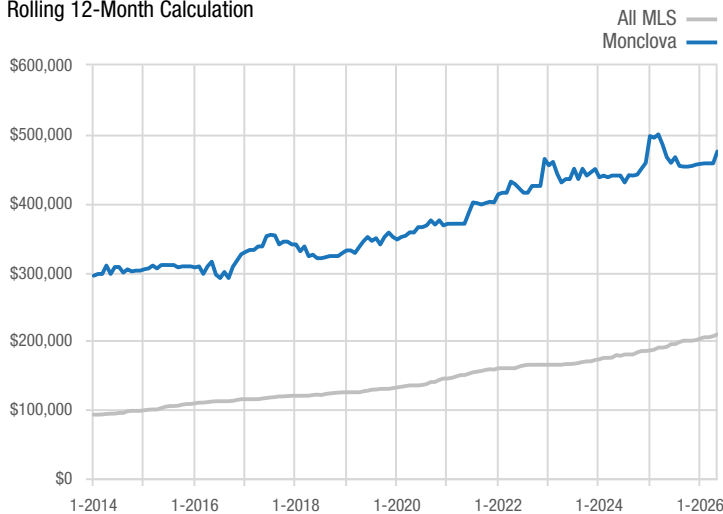
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	21	42	+ 100.0%
Pending Sales	8	10	+ 25.0%	12	27	+ 125.0%
Closed Sales	4	13	+ 225.0%	9	27	+ 200.0%
Days on Market Until Sale	93	49	- 47.3%	105	49	- 53.3%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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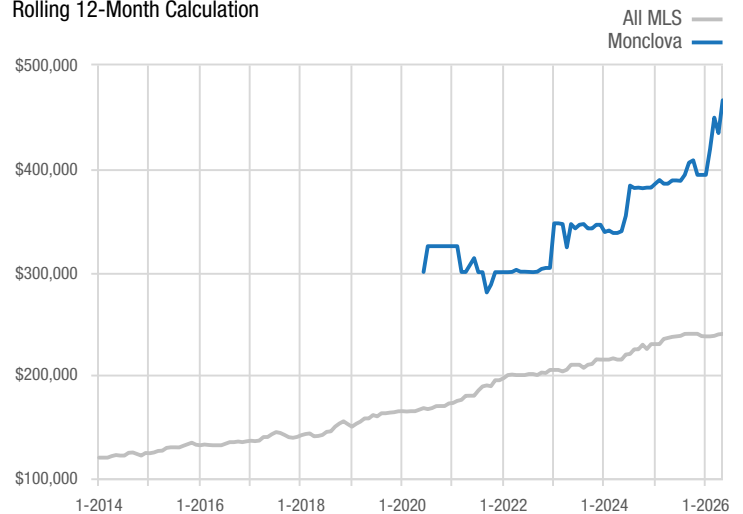
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

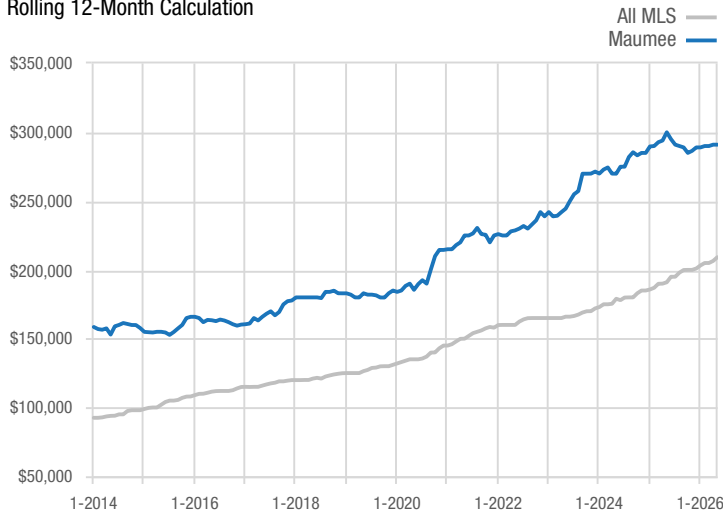
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	41	50	+ 22.0%	190	168	- 11.6%
Pending Sales	41	37	- 9.8%	128	115	- 10.2%
Closed Sales	41	33	- 19.5%	120	105	- 12.5%
Days on Market Until Sale	71	39	- 45.1%	68	59	- 13.2%
Median Sales Price*	\$330,000	\$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		
	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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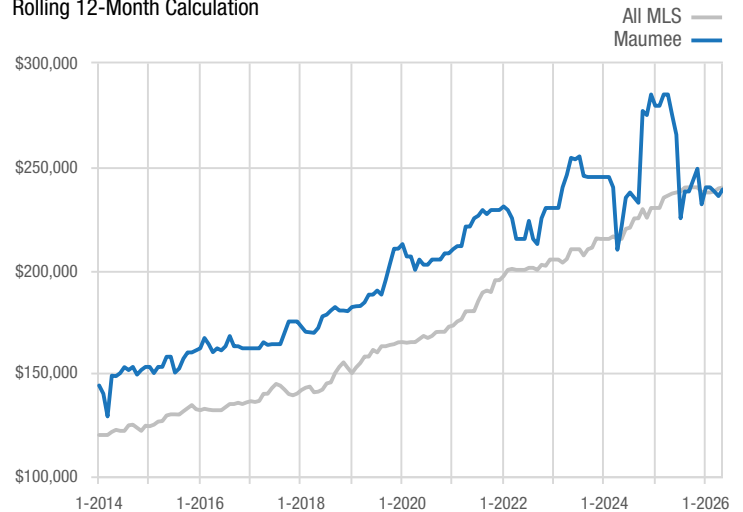
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

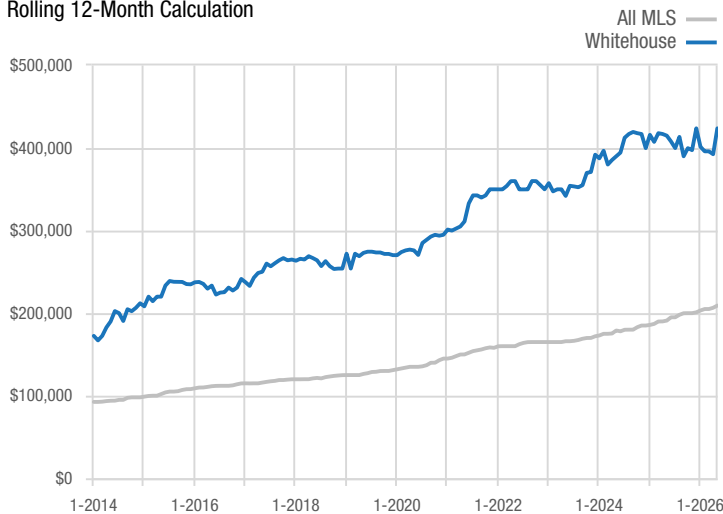
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	11	11	0.0%	34	40	+ 17.6%
Pending Sales	5	12	+ 140.0%	26	28	+ 7.7%
Closed Sales	5	15	+ 200.0%	24	26	+ 8.3%
Days on Market Until Sale	56	67	+ 19.6%	61	63	+ 3.3%
Median Sales Price*	\$390,000	\$476,075	+ 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		
	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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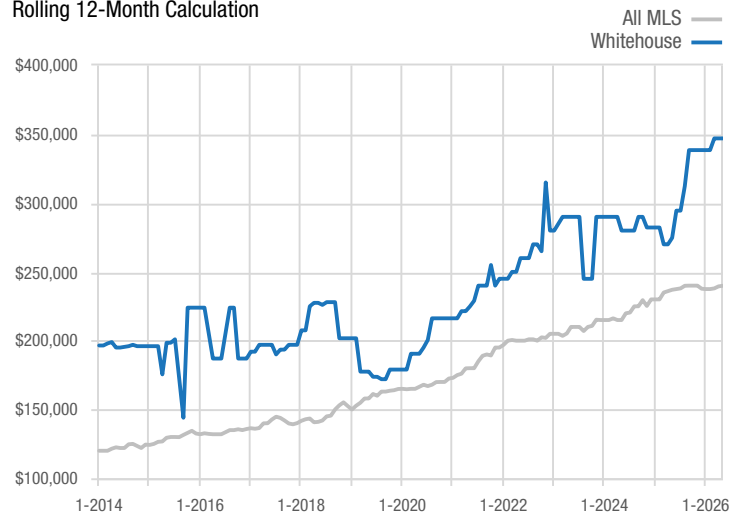
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

Zip Code 43566

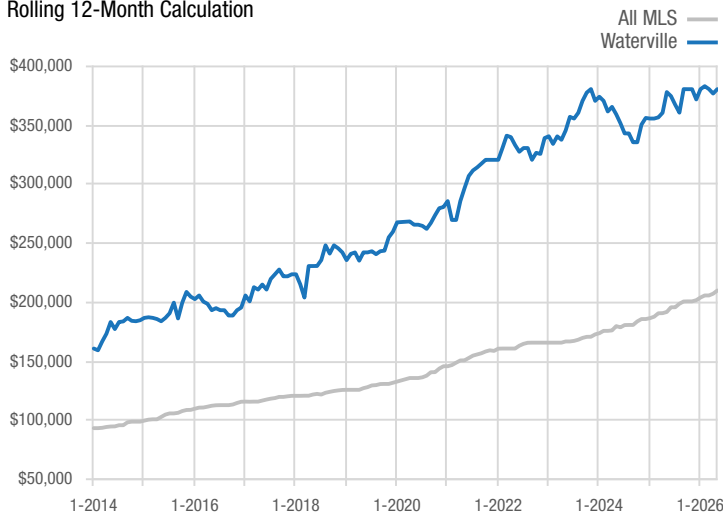
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	18	16	- 11.1%	84	73	- 13.1%
Pending Sales	12	13	+ 8.3%	43	51	+ 18.6%
Closed Sales	11	13	+ 18.2%	40	46	+ 15.0%
Days on Market Until Sale	82	56	- 31.7%	77	65	- 15.6%
Median Sales Price*	\$399,900	\$415,000	+ 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		
	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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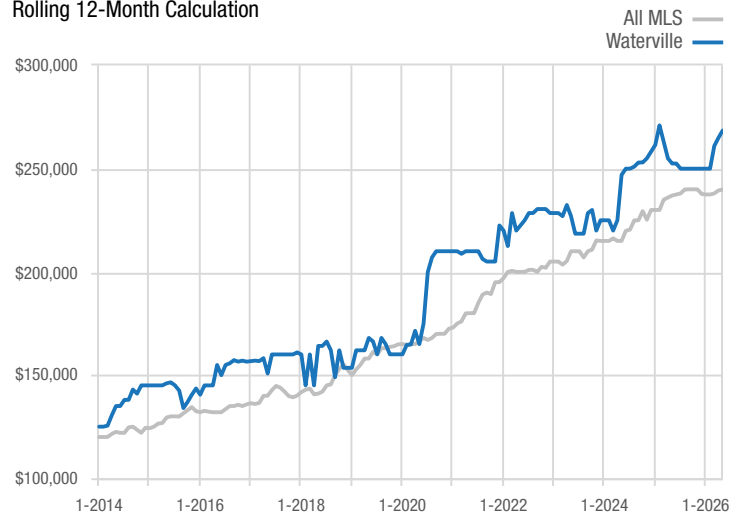
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

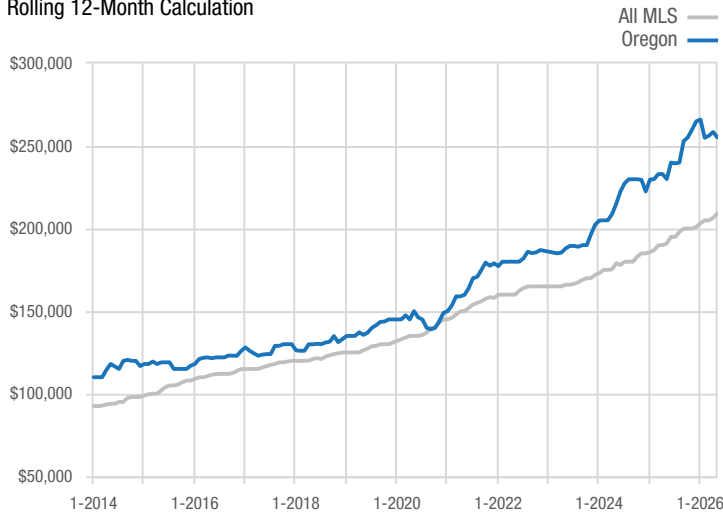
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	33	25	- 24.2%	118	107	- 9.3%
Pending Sales	20	20	0.0%	76	76	0.0%
Closed Sales	13	17	+ 30.8%	69	75	+ 8.7%
Days on Market Until Sale	57	32	- 43.9%	69	59	- 14.5%
Median Sales Price*	\$260,000	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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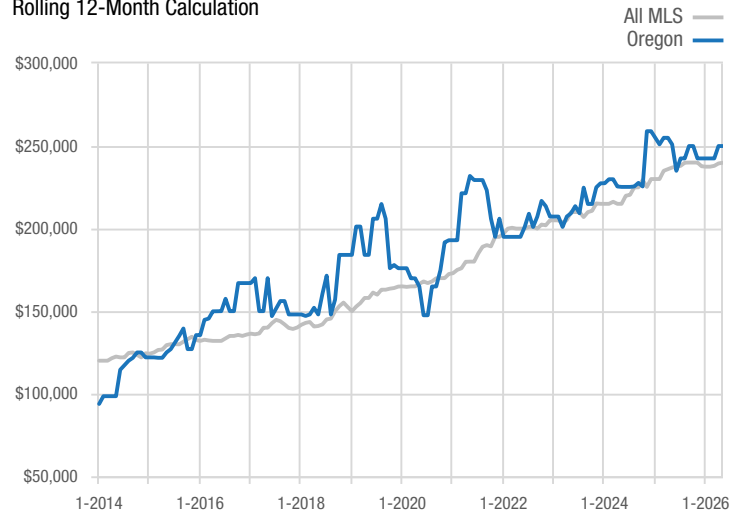
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

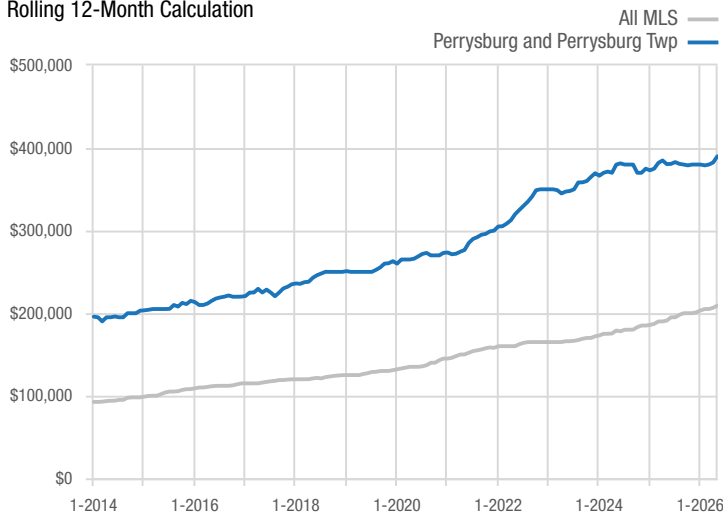
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	67	45	- 32.8%	286	240	- 16.1%
Pending Sales	55	40	- 27.3%	190	181	- 4.7%
Closed Sales	54	44	- 18.5%	181	171	- 5.5%
Days on Market Until Sale	86	96	+ 11.6%	90	92	+ 2.2%
Median Sales Price*	\$416,500	\$473,500	+ 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		
	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%	—	—	—

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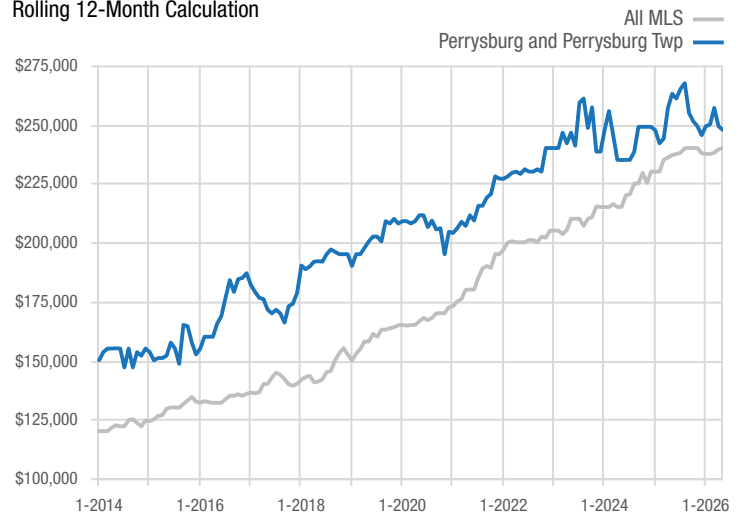
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

Zip Code 43402

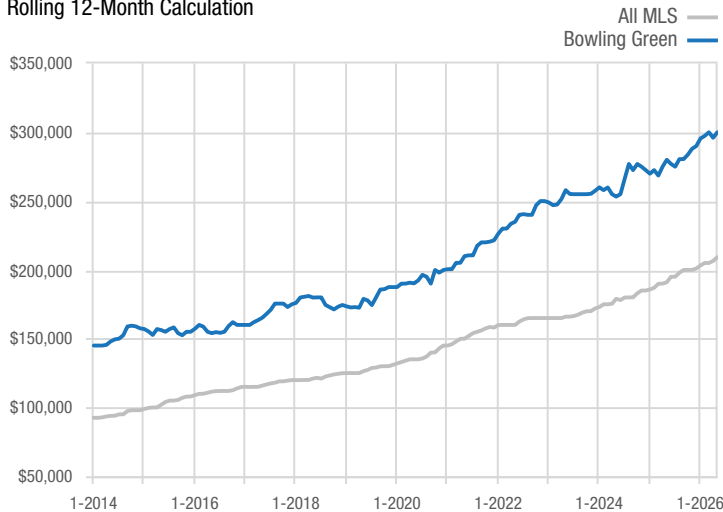
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	25	21	- 16.0%	101	109	+ 7.9%
Pending Sales	23	22	- 4.3%	83	78	- 6.0%
Closed Sales	20	20	0.0%	74	80	+ 8.1%
Days on Market Until Sale	47	55	+ 17.0%	64	65	+ 1.6%
Median Sales Price*	\$291,350	\$300,500	+ 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		
	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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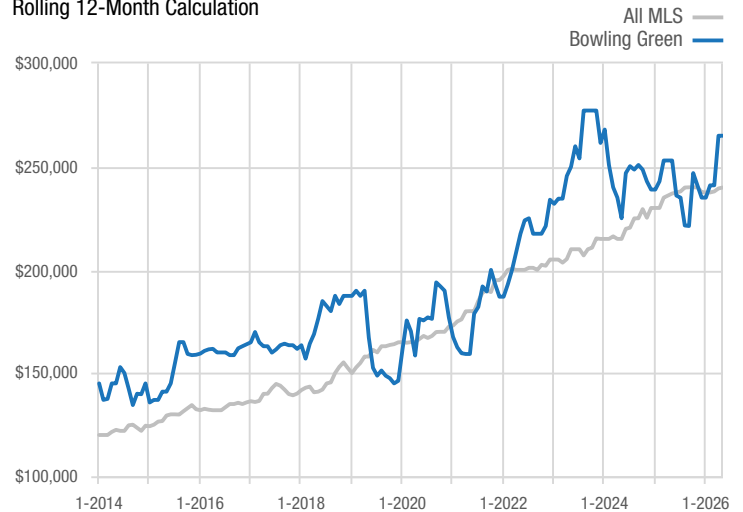
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

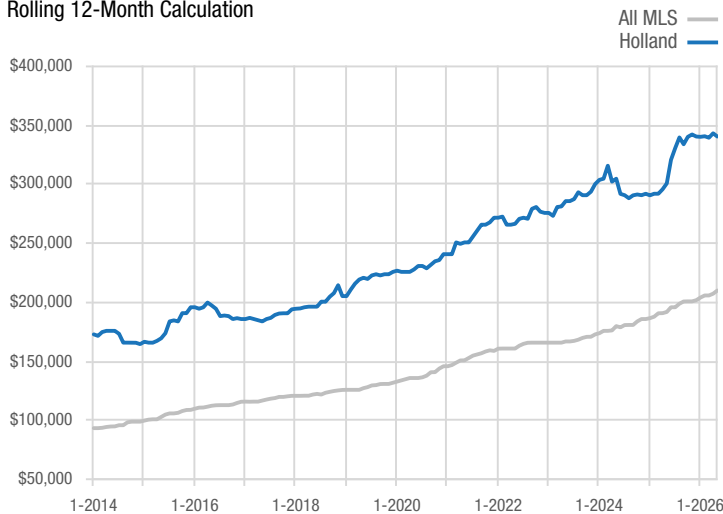
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	13	24	+ 84.6%	72	82	+ 13.9%
Pending Sales	12	10	- 16.7%	59	57	- 3.4%
Closed Sales	14	12	- 14.3%	55	53	- 3.6%
Days on Market Until Sale	75	87	+ 16.0%	65	68	+ 4.6%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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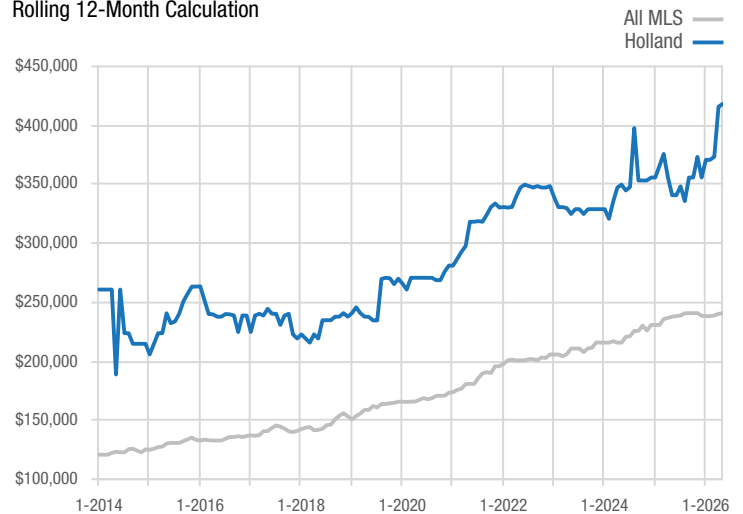
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

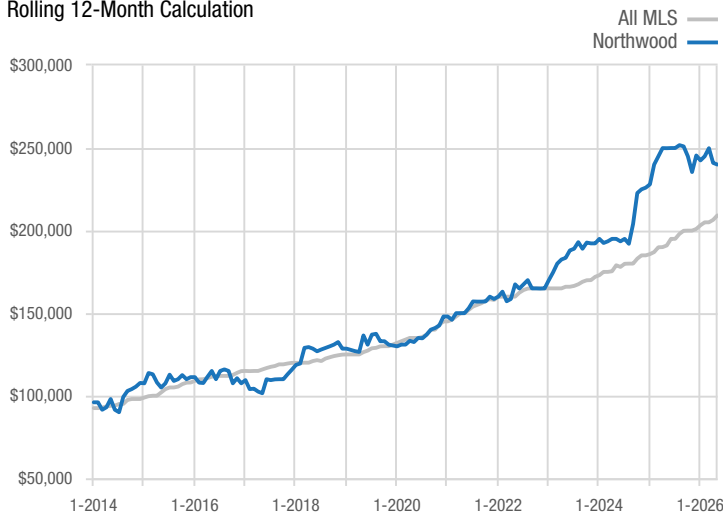
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	10	4	- 60.0%	42	29	- 31.0%
Pending Sales	7	5	- 28.6%	33	23	- 30.3%
Closed Sales	7	6	- 14.3%	31	25	- 19.4%
Days on Market Until Sale	81	72	- 11.1%	93	61	- 34.4%
Median Sales Price*	\$249,900	\$201,200	- 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		
	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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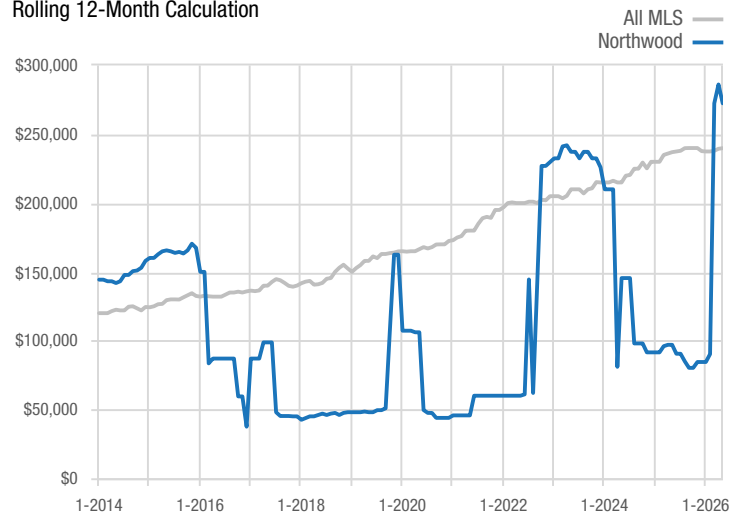
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

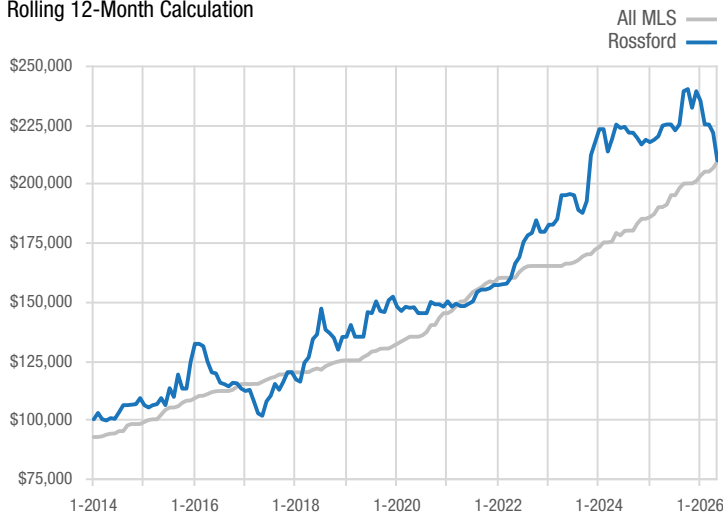
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	10	6	- 40.0%	31	21	- 32.3%
Pending Sales	6	2	- 66.7%	21	17	- 19.0%
Closed Sales	7	5	- 28.6%	20	19	- 5.0%
Days on Market Until Sale	70	78	+ 11.4%	78	85	+ 9.0%
Median Sales Price*	\$267,500	\$230,000	- 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		
	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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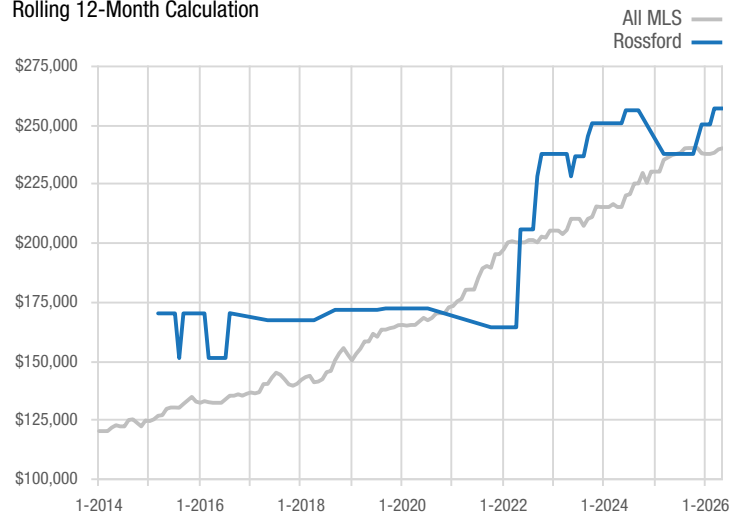
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

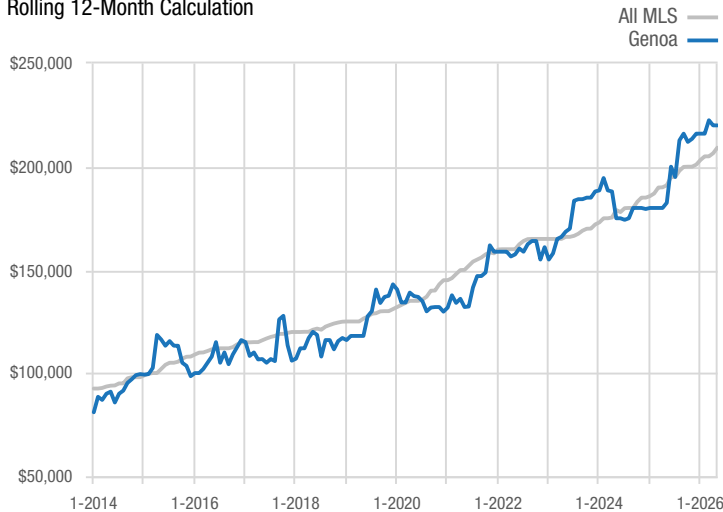
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	5	7	+ 40.0%	22	19	- 13.6%
Pending Sales	2	7	+ 250.0%	9	17	+ 88.9%
Closed Sales	1	5	+ 400.0%	8	17	+ 112.5%
Days on Market Until Sale	36	117	+ 225.0%	52	89	+ 71.2%
Median Sales Price*	\$213,500	\$237,500	+ 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		
	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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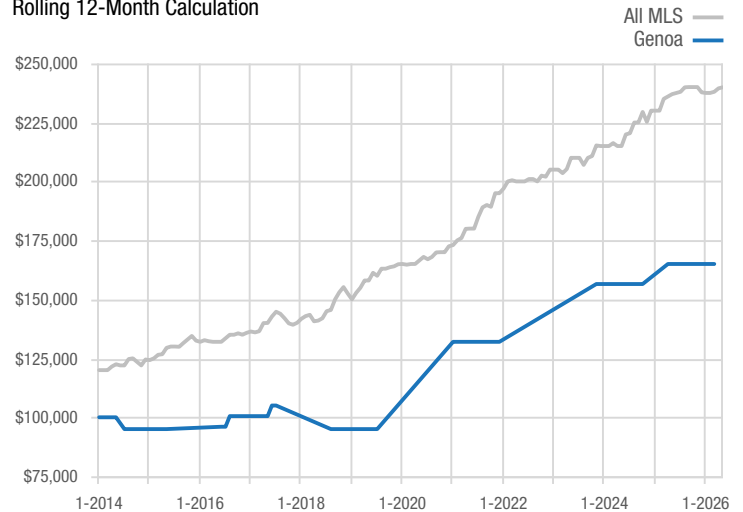
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Millbury

Zip Code 43447

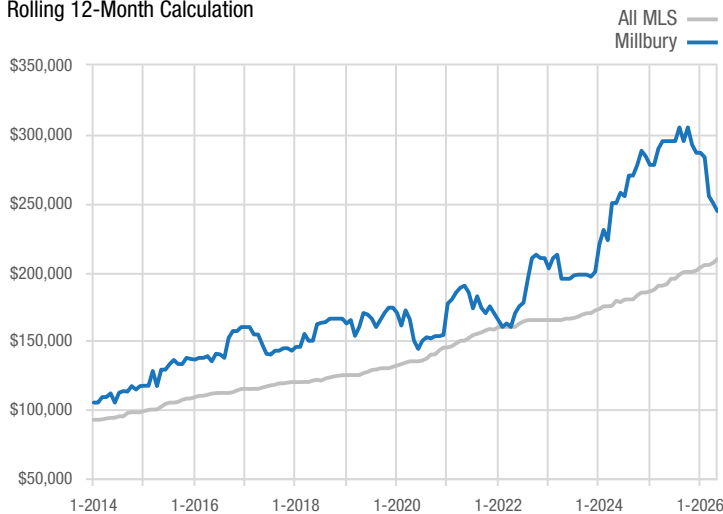
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	4	+ 300.0%	14	16	+ 14.3%
Pending Sales	1	4	+ 300.0%	16	12	- 25.0%
Closed Sales	5	3	- 40.0%	17	11	- 35.3%
Days on Market Until Sale	137	45	- 67.2%	108	72	- 33.3%
Median Sales Price*	\$320,050	\$130,000	- 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		
	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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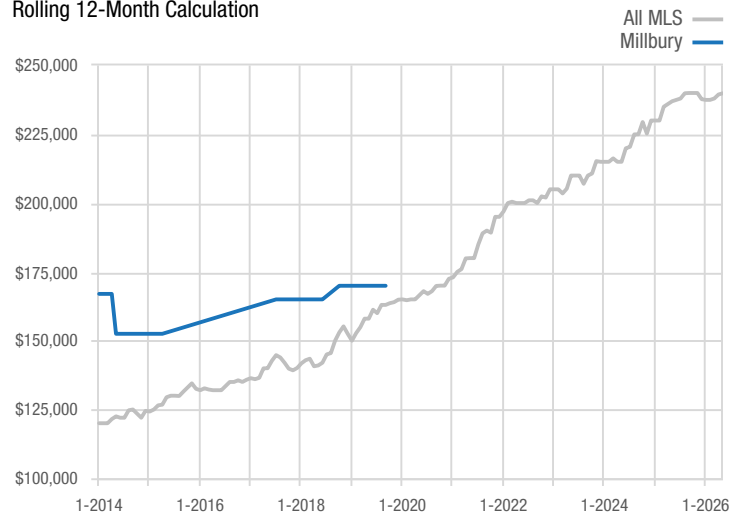
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Walbridge

Zip Code 43465

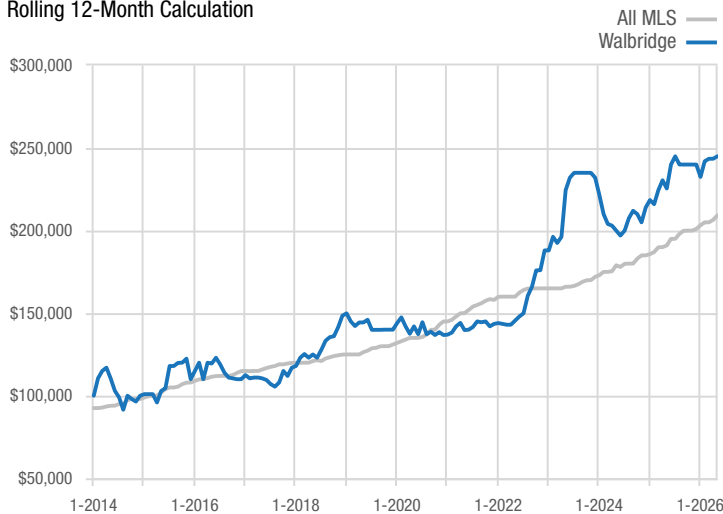
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	6	6	0.0%	20	21	+ 5.0%
Pending Sales	4	7	+ 75.0%	16	22	+ 37.5%
Closed Sales	3	9	+ 200.0%	15	26	+ 73.3%
Days on Market Until Sale	56	61	+ 8.9%	48	70	+ 45.8%
Median Sales Price*	\$171,000	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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	—	—	—	—	—	—

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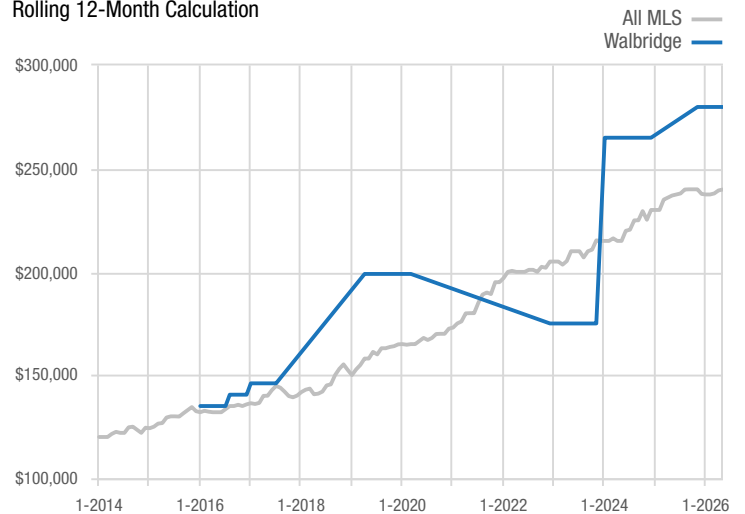
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

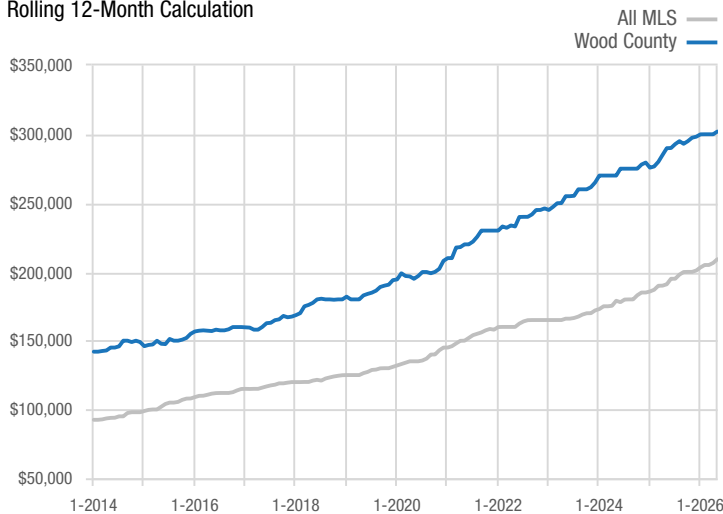
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	139	109	- 21.6%	597	526	- 11.9%
Pending Sales	105	94	- 10.5%	447	409	- 8.5%
Closed Sales	111	108	- 2.7%	425	417	- 1.9%
Days on Market Until Sale	74	72	- 2.7%	80	80	0.0%
Median Sales Price*	\$325,000	\$331,000	+ 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		
	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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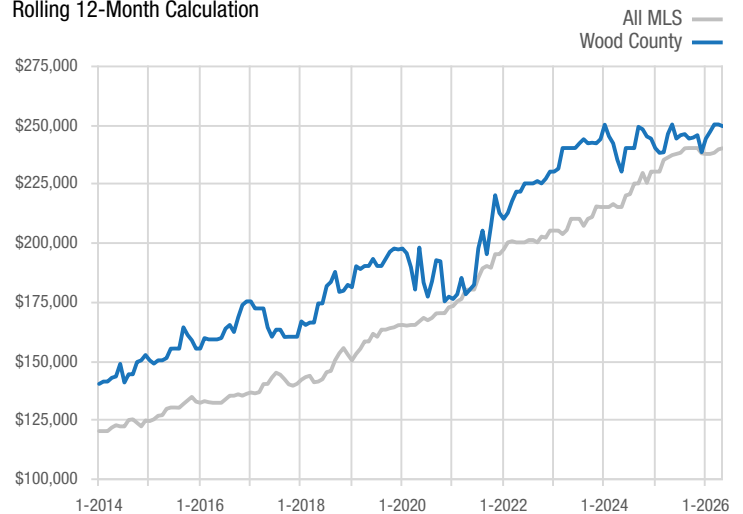
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – May 2026

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Wood County NE

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

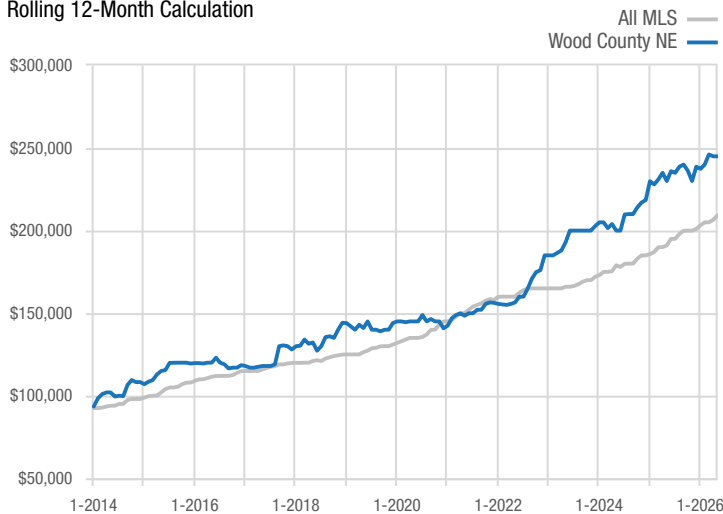
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	13	20	+ 53.8%	59	58	- 1.7%
Pending Sales	7	17	+ 142.9%	41	50	+ 22.0%
Closed Sales	6	19	+ 216.7%	38	55	+ 44.7%
Days on Market Until Sale	46	78	+ 69.6%	55	75	+ 36.4%
Median Sales Price*	\$192,250	\$237,500	+ 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		
	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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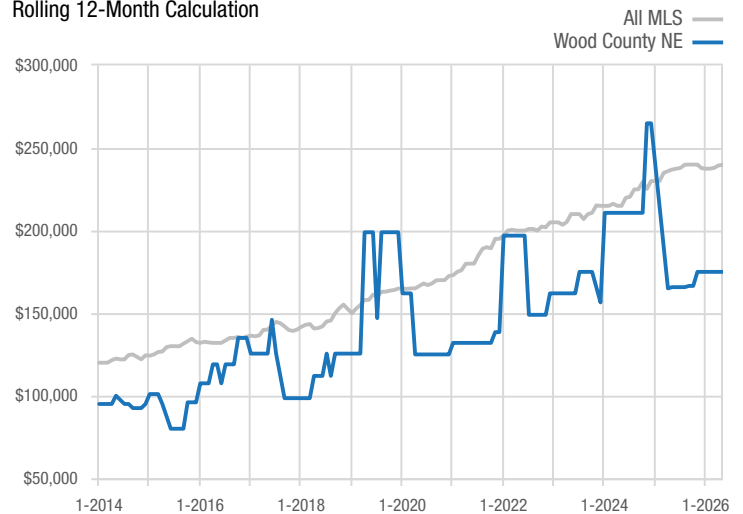
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Wood County NW

Zip Codes 43522 and 43525

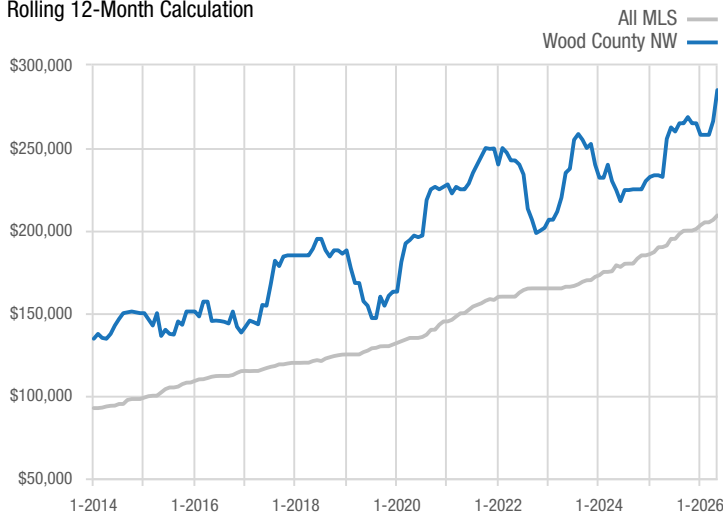
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	5	6	+ 20.0%	20	25	+ 25.0%
Pending Sales	4	6	+ 50.0%	19	17	- 10.5%
Closed Sales	4	7	+ 75.0%	20	21	+ 5.0%
Days on Market Until Sale	47	64	+ 36.2%	71	139	+ 95.8%
Median Sales Price*	\$307,450	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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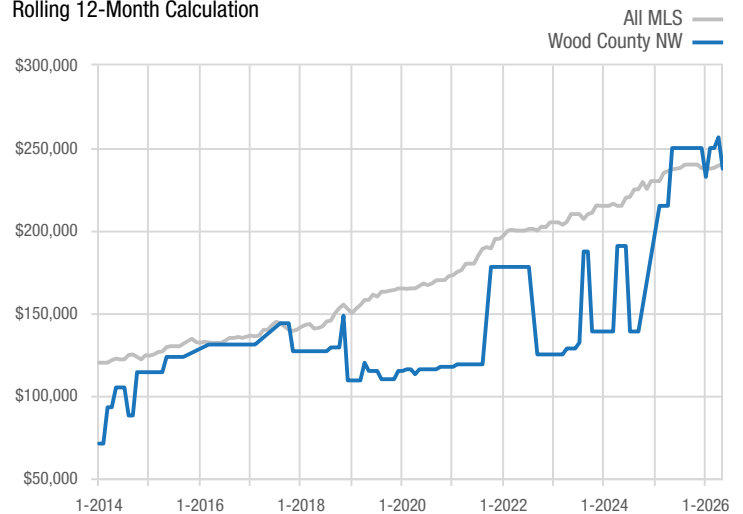
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Wood County SE

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

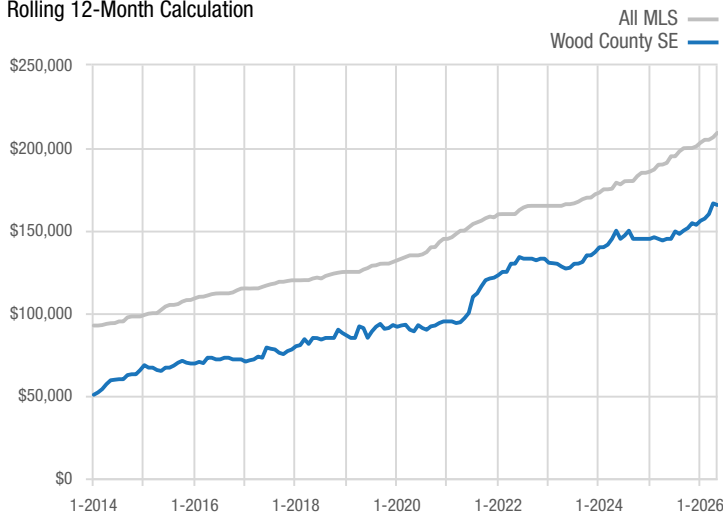
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	17	21	+ 23.5%	98	81	- 17.3%
Pending Sales	8	14	+ 75.0%	80	72	- 10.0%
Closed Sales	13	20	+ 53.8%	81	75	- 7.4%
Days on Market Until Sale	52	75	+ 44.2%	69	75	+ 8.7%
Median Sales Price*	\$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		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
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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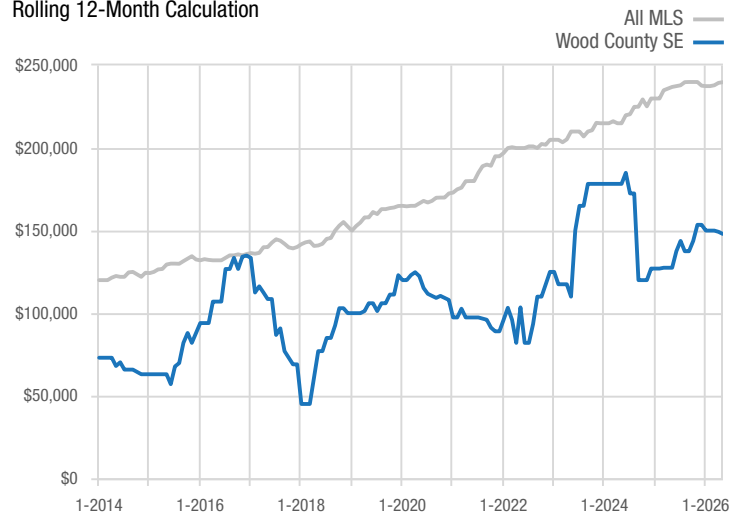
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2026

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Wood County SW

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

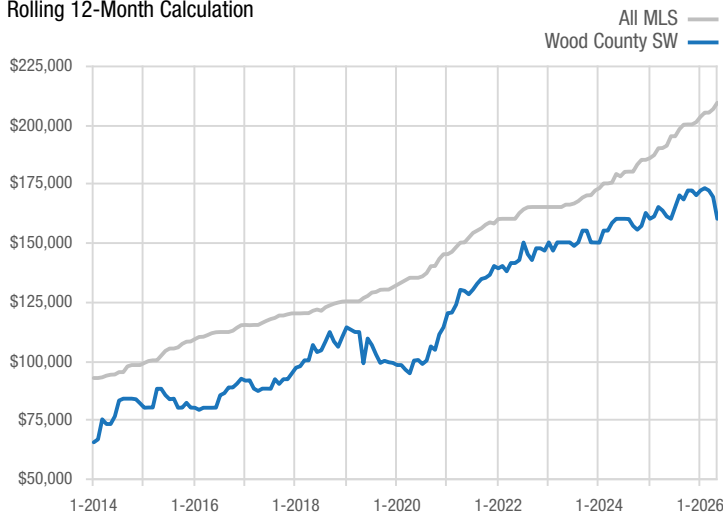
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	15	4	- 73.3%	45	34	- 24.4%
Pending Sales	2	3	+ 50.0%	34	36	+ 5.9%
Closed Sales	4	5	+ 25.0%	33	39	+ 18.2%
Days on Market Until Sale	59	65	+ 10.2%	75	76	+ 1.3%
Median Sales Price*	\$194,044	\$151,000	- 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		
	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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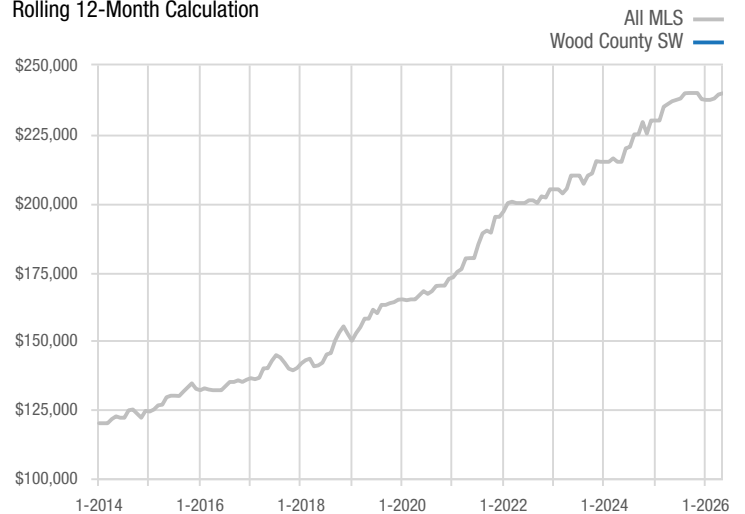
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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