

Local Market Update – May 2024

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Lucas and Wood Counties

U.S. existing-home sales fell for the second month in a row, sliding 1.9% month-over-month and 1.9% year-over-year, according to the National Association of REALTORS® (NAR), with sales down in all four regions of the country. Higher borrowing costs and accelerating home prices continue to weigh on demand, pushing some prospective buyers to the sidelines and causing market activity to slump ahead of summer.

Home prices have continued to climb nationwide, despite an uptick in inventory this year. Nationally, the median existing-home price reached \$407,600 as of last measure, a 5.7% increase from the same period last year and a record high for the month, according to NAR. Meanwhile, total inventory heading into May stood at 1.21 million units, a 9% increase month-over-month and a 16.3% increase year-over-year, for a 3.5 month's supply at the current sales pace.

Single Family Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5 2023	Thru 5 2024	% Change
New Listings	723	630	-12.9%	2776	2,675	-3.6%
Closed Sales	532	546	2.6%	2,048	2,144	4.7%
Days on Market	50	49	-2.0%	61	61	0.0%
SP\$/SqFt	\$119.18	\$131.36	10.2%	\$110.68	\$120.17	8.6%
Median Sales Price*	\$180,000	\$201,688	12.0%	\$159,000	\$175,000	10.1%
Average Sales Price*	\$216,096	\$240,786	11.4%	\$194,125	\$210,234	8.3%
Percent of List Price Received*	104%	104%	0.0%	---	101%	---
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume	\$114,962,272	\$131,469,333	14.4%	\$397,508,019	\$450,606,667	13.4%

Condo/Villa Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5 2023	Thru 5 2024	% Change
New Listings	56	47	-16.1%	243	211	-13.2%
Closed Sales	60	45	-25.0%	198	177	-10.6%
Days on Market	50	51	2.0%	53	62	17.0%
SP\$/SqFt	\$141.95	\$153.05	7.8%	\$134.32	\$144.14	7.3%
Median Sales Price*	\$220,500	\$237,500	7.7%	\$220,000	\$212,000	-3.6%
Average Sales Price*	\$228,718	\$263,705	15.3%	\$223,537	\$230,844	3.3%
Percent of List Price Received*	102%	101%	-1.0%	100%	99%	-1.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume (in 1000's)	\$13,723,093	\$11,866,730	-13.5%	\$44,260,413	\$40,859,456	-1.0%

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

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	5-2023	5-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,135	968	- 14.7%	4,503	4,274	- 5.1%
Pending Sales		892	832	- 6.7%	3,668	3,536	- 3.6%
Closed Sales		885	872	- 1.5%	3,493	3,471	- 0.6%
Days on Market Until Sale		54	53	- 1.9%	64	65	+ 1.6%
Median Sales Price		\$180,000	\$200,000	+ 11.1%	\$165,000	\$179,000	+ 8.5%
Average Sales Price		\$214,688	\$237,972	+ 10.8%	\$195,657	\$210,055	+ 7.4%
Percent of List Price Received		100.7%	101.0%	+ 0.3%	99.1%	99.5%	+ 0.4%
Housing Affordability Index		170	146	- 14.1%	185	163	- 11.9%
Inventory of Homes for Sale		1,835	1,717	- 6.4%	—	—	—
Months Supply of Inventory		2.1	2.2	+ 4.8%	—	—	—

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Lucas County

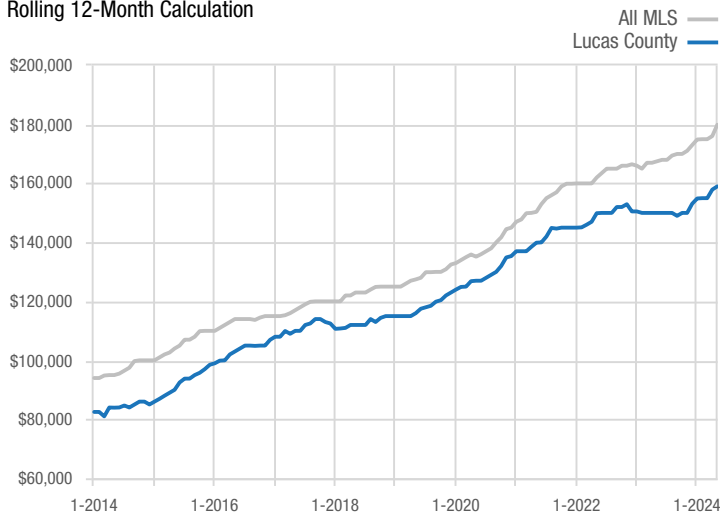
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	586	455	- 22.4%	2,274	2,102	- 7.6%
Pending Sales	442	413	- 6.6%	1,798	1,754	- 2.4%
Closed Sales	437	427	- 2.3%	1,699	1,729	+ 1.8%
Days on Market Until Sale	48	47	- 2.1%	60	60	0.0%
Median Sales Price*	\$160,000	\$170,000	+ 6.3%	\$143,075	\$155,000	+ 8.3%
Average Sales Price*	\$195,762	\$215,019	+ 9.8%	\$176,074	\$187,140	+ 6.3%
Percent of List Price Received*	102.0%	101.8%	- 0.2%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	901	767	- 14.9%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	46	37	- 19.6%	201	173	- 13.9%
Pending Sales	42	30	- 28.6%	175	144	- 17.7%
Closed Sales	48	35	- 27.1%	159	139	- 12.6%
Days on Market Until Sale	40	47	+ 17.5%	51	62	+ 21.6%
Median Sales Price*	\$207,500	\$240,000	+ 15.7%	\$210,000	\$210,000	0.0%
Average Sales Price*	\$216,192	\$260,861	+ 20.7%	\$213,211	\$228,250	+ 7.1%
Percent of List Price Received*	102.3%	100.5%	- 1.8%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	59	62	+ 5.1%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

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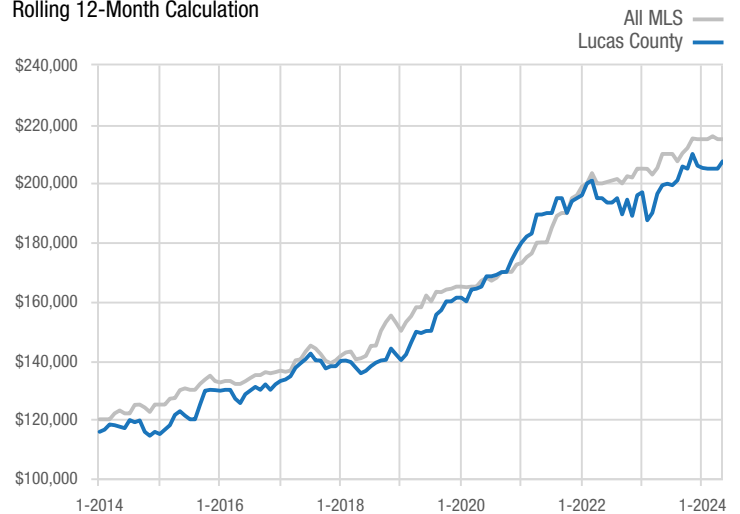
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

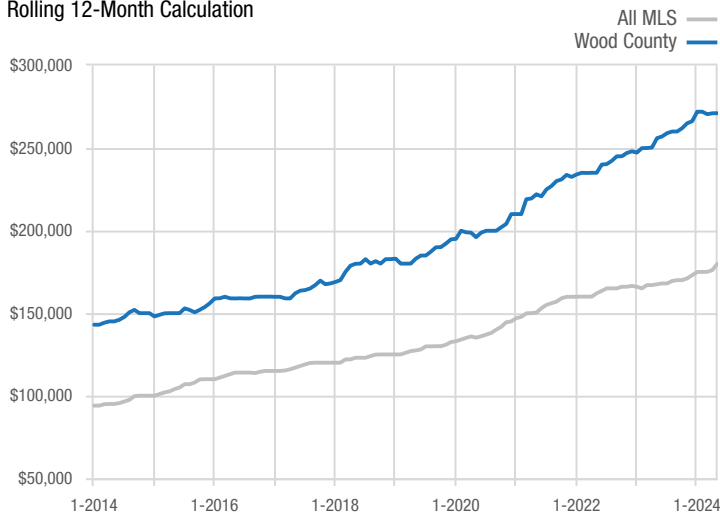
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	137	120	- 12.4%	504	519	+ 3.0%
Pending Sales	105	105	0.0%	372	425	+ 14.2%
Closed Sales	95	114	+ 20.0%	349	414	+ 18.6%
Days on Market Until Sale	59	59	0.0%	65	66	+ 1.5%
Median Sales Price*	\$286,150	\$300,750	+ 5.1%	\$260,000	\$270,000	+ 3.8%
Average Sales Price*	\$326,063	\$337,588	+ 3.5%	\$289,991	\$306,467	+ 5.7%
Percent of List Price Received*	101.9%	101.9%	0.0%	99.7%	100.1%	+ 0.4%
Inventory of Homes for Sale	224	212	- 5.4%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	10	8	- 20.0%	42	37	- 11.9%
Pending Sales	10	10	0.0%	40	39	- 2.5%
Closed Sales	12	9	- 25.0%	39	38	- 2.6%
Days on Market Until Sale	38	67	+ 76.3%	61	63	+ 3.3%
Median Sales Price*	\$279,000	\$230,000	- 17.6%	\$255,000	\$223,450	- 12.4%
Average Sales Price*	\$278,825	\$286,288	+ 2.7%	\$265,636	\$239,940	- 9.7%
Percent of List Price Received*	102.3%	101.5%	- 0.8%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

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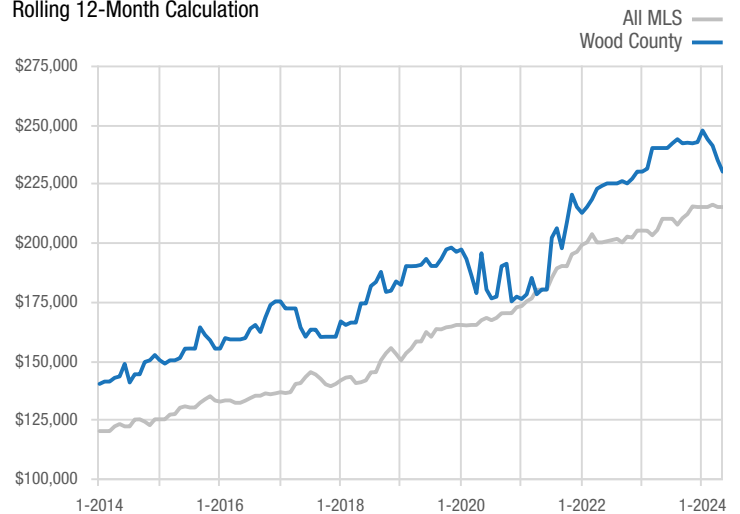
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

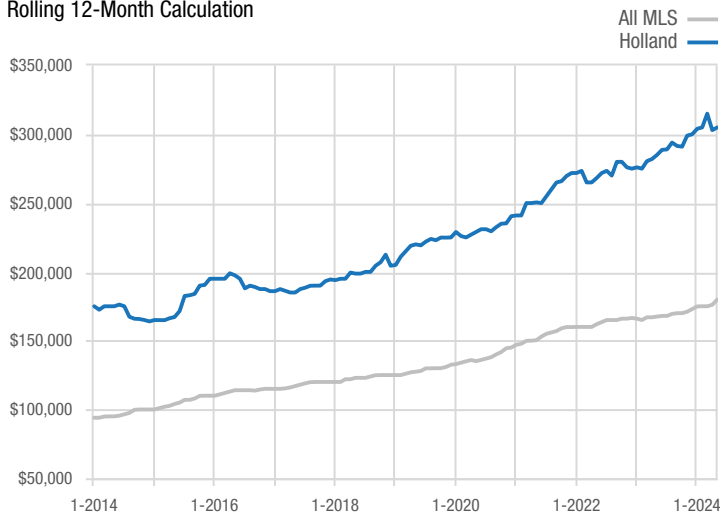
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	13	12	- 7.7%	67	50	- 25.4%
Pending Sales	16	10	- 37.5%	57	41	- 28.1%
Closed Sales	16	15	- 6.3%	52	43	- 17.3%
Days on Market Until Sale	33	49	+ 48.5%	47	59	+ 25.5%
Median Sales Price*	\$309,000	\$352,500	+ 14.1%	\$291,000	\$295,625	+ 1.6%
Average Sales Price*	\$334,000	\$364,925	+ 9.3%	\$287,509	\$325,504	+ 13.2%
Percent of List Price Received*	104.0%	100.0%	- 3.8%	101.5%	99.4%	- 2.1%
Inventory of Homes for Sale	18	21	+ 16.7%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	3	3	0.0%	11	10	- 9.1%
Pending Sales	2	1	- 50.0%	9	5	- 44.4%
Closed Sales	2	1	- 50.0%	9	5	- 44.4%
Days on Market Until Sale	91	215	+ 136.3%	59	114	+ 93.2%
Median Sales Price*	\$335,000	\$429,100	+ 28.1%	\$328,150	\$350,000	+ 6.7%
Average Sales Price*	\$335,000	\$429,100	+ 28.1%	\$315,606	\$331,800	+ 5.1%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	3.1	2.1	- 32.3%	—	—	—

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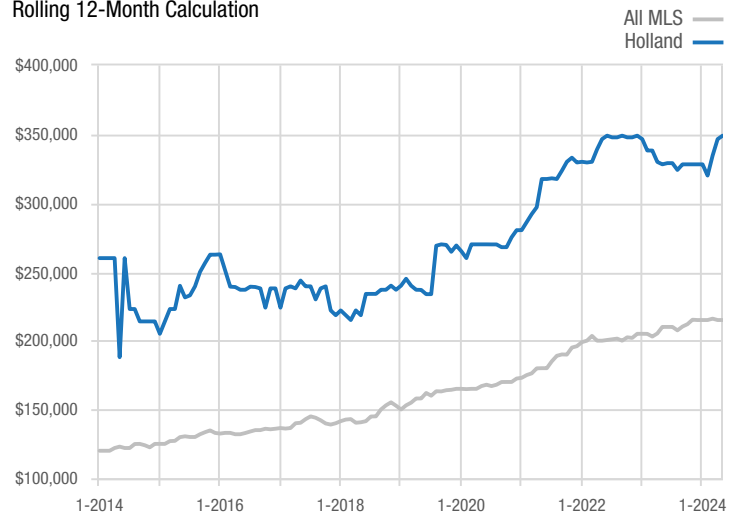
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

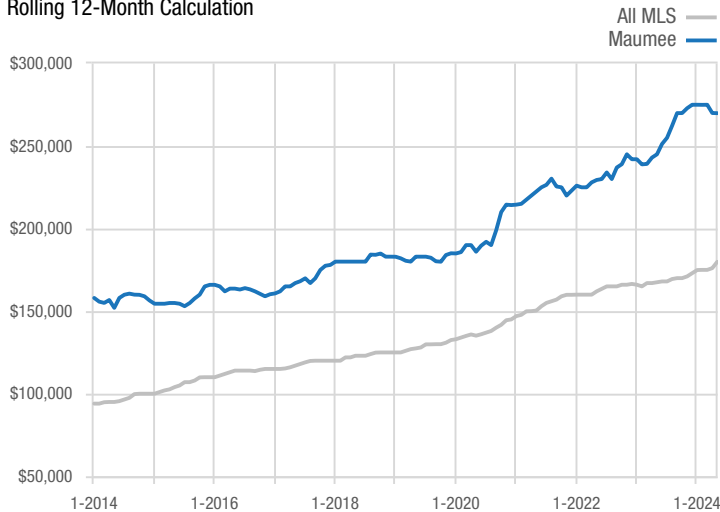
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	40	28	- 30.0%	125	166	+ 32.8%
Pending Sales	25	33	+ 32.0%	99	141	+ 42.4%
Closed Sales	25	37	+ 48.0%	97	139	+ 43.3%
Days on Market Until Sale	42	41	- 2.4%	55	58	+ 5.5%
Median Sales Price*	\$285,000	\$268,000	- 6.0%	\$279,900	\$265,000	- 5.3%
Average Sales Price*	\$299,835	\$282,018	- 5.9%	\$291,172	\$288,628	- 0.9%
Percent of List Price Received*	102.6%	102.8%	+ 0.2%	100.3%	101.0%	+ 0.7%
Inventory of Homes for Sale	51	56	+ 9.8%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	4	4	0.0%	27	28	+ 3.7%
Pending Sales	2	7	+ 250.0%	25	21	- 16.0%
Closed Sales	5	7	+ 40.0%	25	19	- 24.0%
Days on Market Until Sale	51	31	- 39.2%	53	41	- 22.6%
Median Sales Price*	\$295,000	\$362,500	+ 22.9%	\$246,000	\$209,500	- 14.8%
Average Sales Price*	\$270,060	\$408,918	+ 51.4%	\$260,892	\$313,702	+ 20.2%
Percent of List Price Received*	100.6%	99.2%	- 1.4%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

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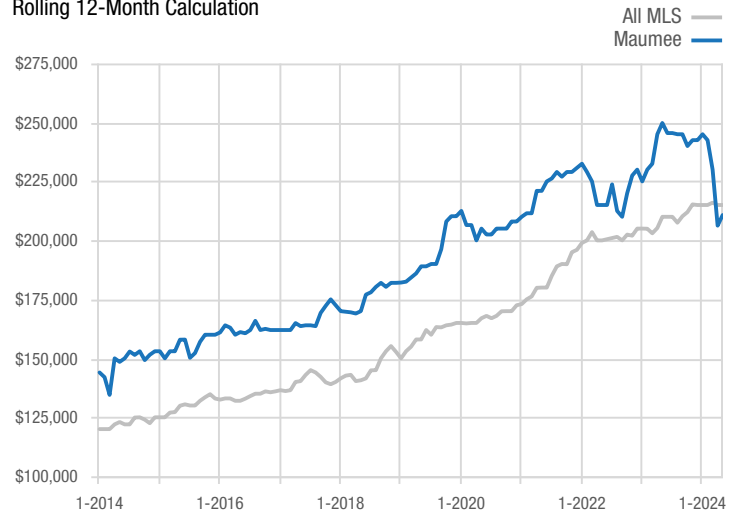
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Monclova

Zip Code 43542

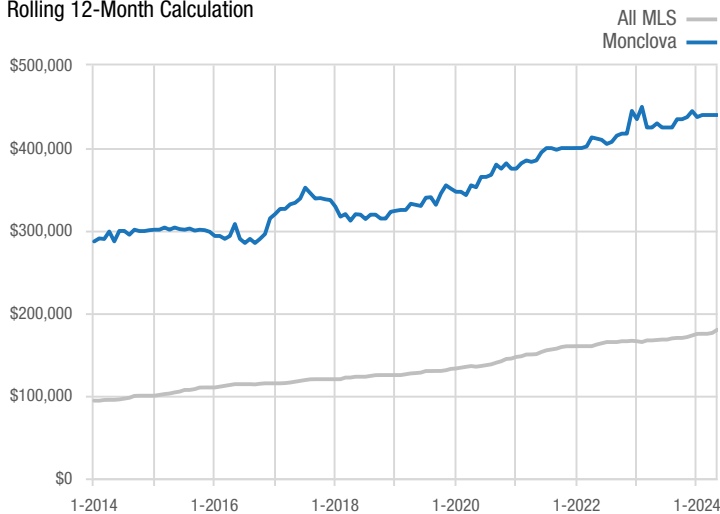
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	9	2	- 77.8%	27	18	- 33.3%
Pending Sales	2	2	0.0%	15	12	- 20.0%
Closed Sales	3	4	+ 33.3%	15	13	- 13.3%
Days on Market Until Sale	46	98	+ 113.0%	85	93	+ 9.4%
Median Sales Price*	\$525,000	\$531,000	+ 1.1%	\$449,900	\$424,800	- 5.6%
Average Sales Price*	\$526,333	\$460,267	- 12.6%	\$476,825	\$432,483	- 9.3%
Percent of List Price Received*	101.5%	96.6%	- 4.8%	99.9%	96.1%	- 3.8%
Inventory of Homes for Sale	19	13	- 31.6%	—	—	—
Months Supply of Inventory	5.3	2.6	- 50.9%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	1	—	13	7	- 46.2%
Pending Sales	0	1	—	11	6	- 45.5%
Closed Sales	3	2	- 33.3%	6	4	- 33.3%
Days on Market Until Sale	83	200	+ 141.0%	124	279	+ 125.0%
Median Sales Price*	\$313,745	\$373,706	+ 19.1%	\$356,685	\$340,930	- 4.4%
Average Sales Price*	\$327,027	\$373,706	+ 14.3%	\$356,483	\$346,910	- 2.7%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	100.1%	100.0%	- 0.1%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

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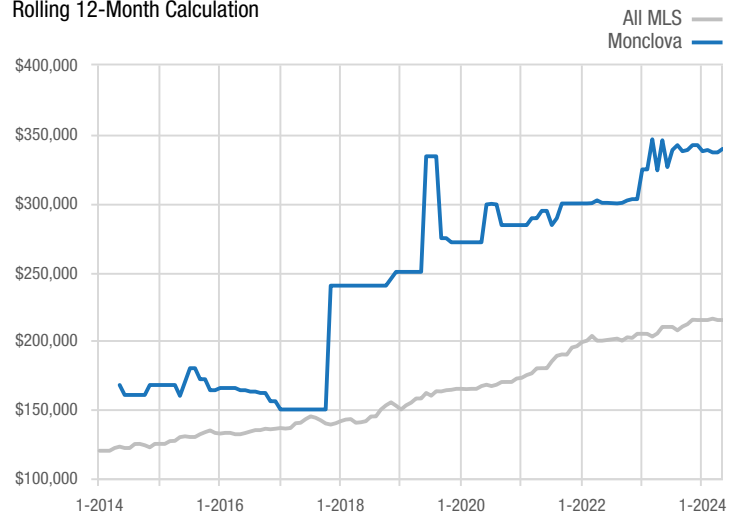
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

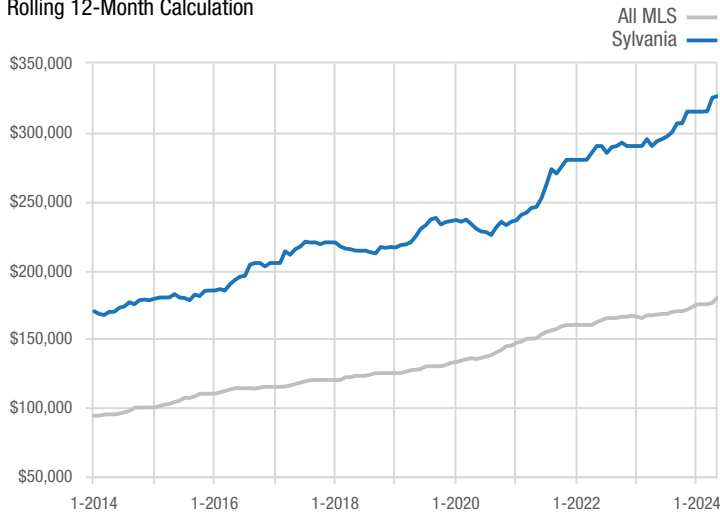
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	54	57	+ 5.6%	180	174	- 3.3%
Pending Sales	37	38	+ 2.7%	139	122	- 12.2%
Closed Sales	34	32	- 5.9%	131	111	- 15.3%
Days on Market Until Sale	53	51	- 3.8%	62	61	- 1.6%
Median Sales Price*	\$338,000	\$375,000	+ 10.9%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$378,904	\$378,500	- 0.1%	\$327,240	\$361,405	+ 10.4%
Percent of List Price Received*	103.6%	103.0%	- 0.6%	100.9%	101.0%	+ 0.1%
Inventory of Homes for Sale	80	73	- 8.8%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	6	10	+ 66.7%	35	30	- 14.3%
Pending Sales	10	7	- 30.0%	41	35	- 14.6%
Closed Sales	7	7	0.0%	34	34	0.0%
Days on Market Until Sale	41	27	- 34.1%	49	49	0.0%
Median Sales Price*	\$239,000	\$226,000	- 5.4%	\$217,750	\$222,950	+ 2.4%
Average Sales Price*	\$240,857	\$215,714	- 10.4%	\$216,047	\$228,146	+ 5.6%
Percent of List Price Received*	101.1%	102.5%	+ 1.4%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.3	+ 160.0%	—	—	—

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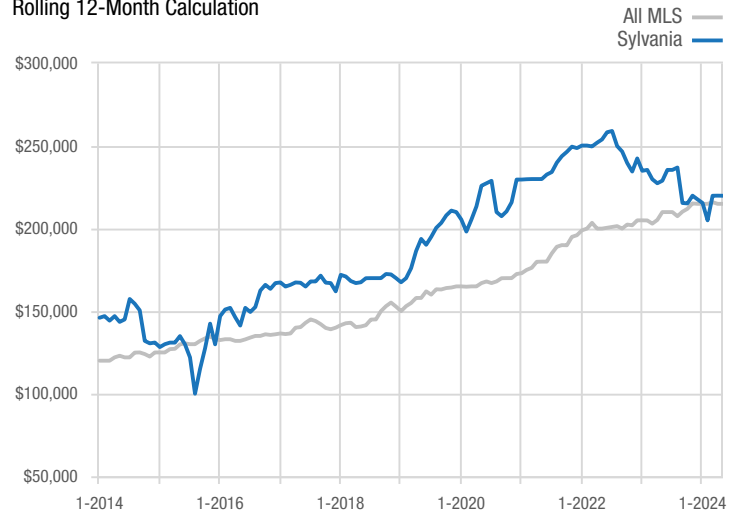
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

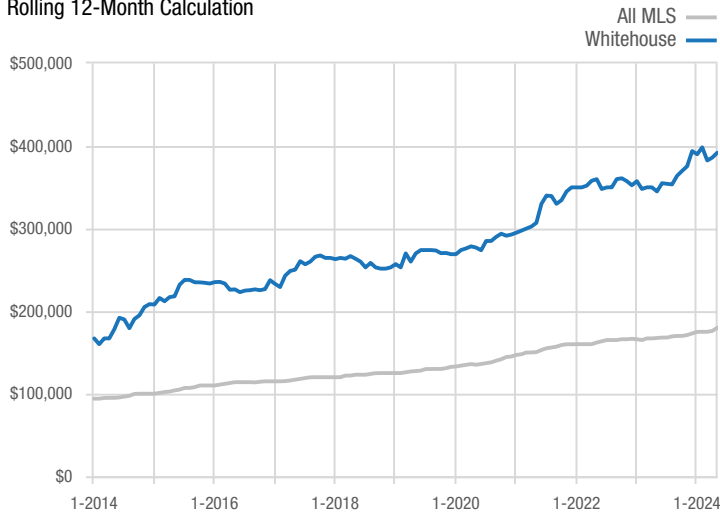
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	12	4	- 66.7%	43	24	- 44.2%
Pending Sales	6	3	- 50.0%	25	20	- 20.0%
Closed Sales	6	3	- 50.0%	25	18	- 28.0%
Days on Market Until Sale	42	59	+ 40.5%	66	54	- 18.2%
Median Sales Price*	\$265,000	\$492,000	+ 85.7%	\$353,500	\$327,500	- 7.4%
Average Sales Price*	\$298,522	\$415,667	+ 39.2%	\$369,341	\$357,778	- 3.1%
Percent of List Price Received*	95.1%	101.3%	+ 6.5%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	22	8	- 63.6%	—	—	—
Months Supply of Inventory	3.5	1.2	- 65.7%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	61	—	35	61	+ 74.3%
Median Sales Price*	—	\$270,000	—	\$290,000	\$270,000	- 6.9%
Average Sales Price*	—	\$270,000	—	\$290,000	\$270,000	- 6.9%
Percent of List Price Received*	—	93.1%	—	97.0%	93.1%	- 4.0%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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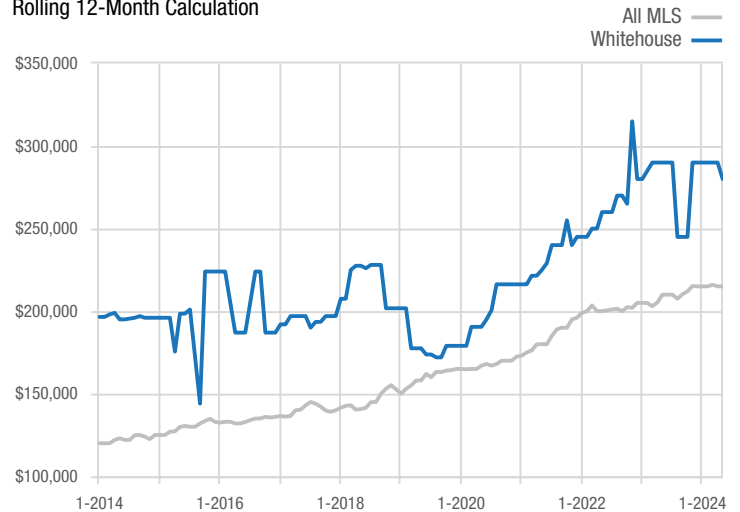
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Waterville

Zip Code 43566

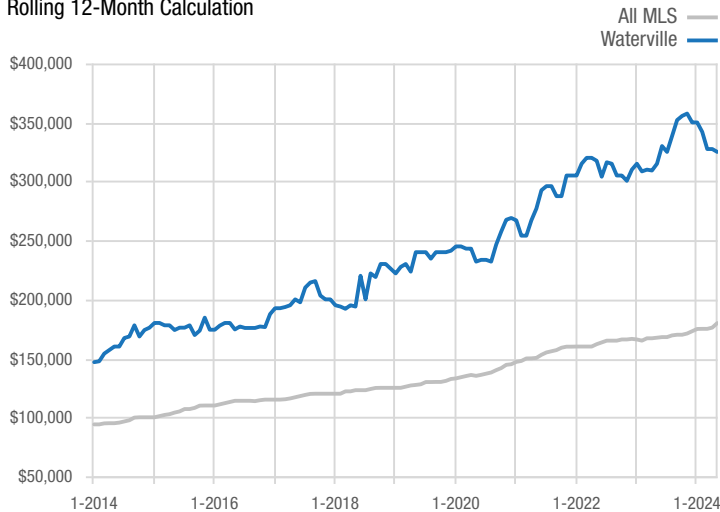
Single Family	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	22	3	- 86.4%	82	12	- 85.4%
Pending Sales	11	1	- 90.9%	47	16	- 66.0%
Closed Sales	9	1	- 88.9%	41	16	- 61.0%
Days on Market Until Sale	42	21	- 50.0%	64	68	+ 6.3%
Median Sales Price*	\$311,750	\$134,000	- 57.0%	\$358,950	\$264,950	- 26.2%
Average Sales Price*	\$335,688	\$134,000	- 60.1%	\$335,575	\$258,438	- 23.0%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	33	6	- 81.8%	—	—	—
Months Supply of Inventory	3.2	0.8	- 75.0%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	3	0	- 100.0%	6	2	- 66.7%
Pending Sales	2	0	- 100.0%	4	2	- 50.0%
Closed Sales	3	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	37	—	—	39	32	- 17.9%
Median Sales Price*	\$210,000	—	—	\$190,000	\$235,750	+ 24.1%
Average Sales Price*	\$203,333	—	—	\$185,000	\$235,750	+ 27.4%
Percent of List Price Received*	100.2%	—	—	99.1%	97.0%	- 2.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

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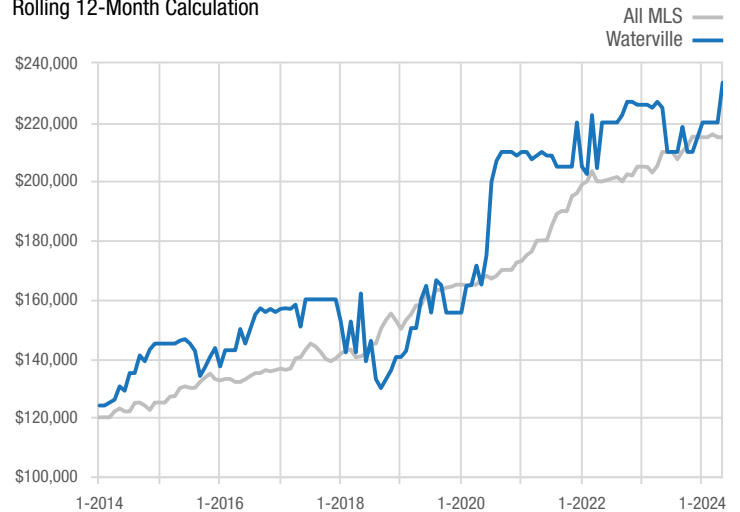
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - All Zip Codes

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

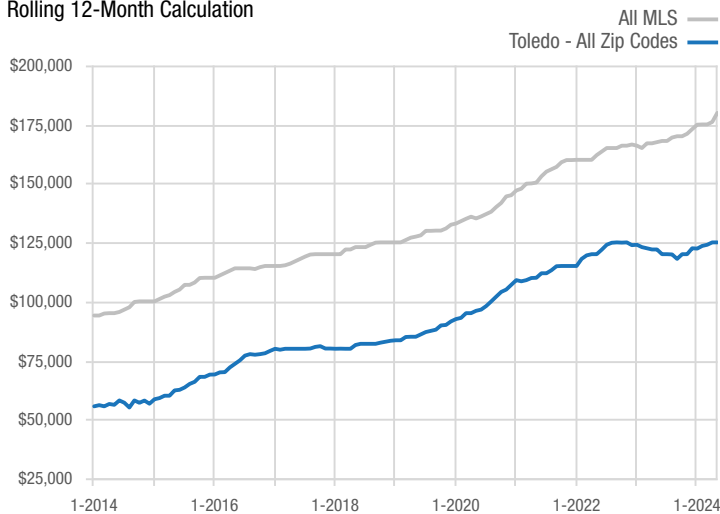
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	412	322	- 21.8%	1,651	1,500	- 9.1%
Pending Sales	315	300	- 4.8%	1,345	1,306	- 2.9%
Closed Sales	319	313	- 1.9%	1,273	1,302	+ 2.3%
Days on Market Until Sale	49	47	- 4.1%	61	60	- 1.6%
Median Sales Price*	\$130,000	\$138,250	+ 6.3%	\$115,000	\$125,000	+ 8.7%
Average Sales Price*	\$150,437	\$174,838	+ 16.2%	\$133,553	\$145,246	+ 8.8%
Percent of List Price Received*	101.8%	101.8%	0.0%	99.5%	100.1%	+ 0.6%
Inventory of Homes for Sale	640	518	- 19.1%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	30	16	- 46.7%	106	83	- 21.7%
Pending Sales	24	12	- 50.0%	82	65	- 20.7%
Closed Sales	27	14	- 48.1%	78	65	- 16.7%
Days on Market Until Sale	31	31	0.0%	47	61	+ 29.8%
Median Sales Price*	\$165,000	\$169,000	+ 2.4%	\$150,000	\$177,500	+ 18.3%
Average Sales Price*	\$180,163	\$179,557	- 0.3%	\$171,999	\$184,360	+ 7.2%
Percent of List Price Received*	103.6%	101.2%	- 2.3%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	37	29	- 21.6%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

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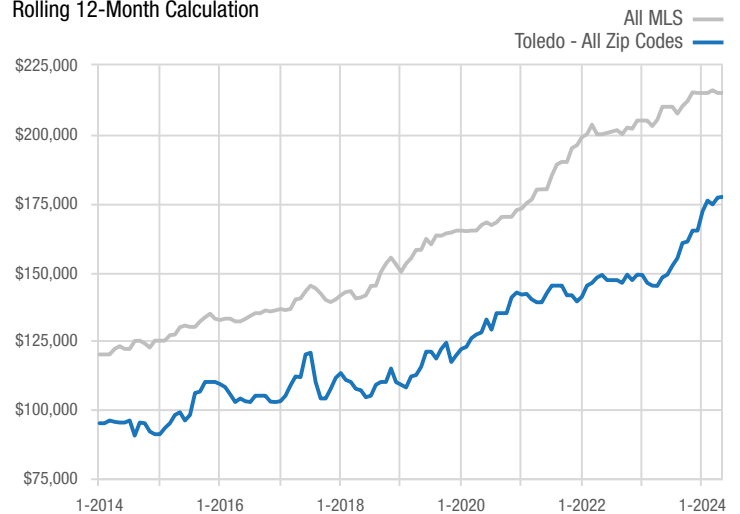
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43604

Zip Code 43604

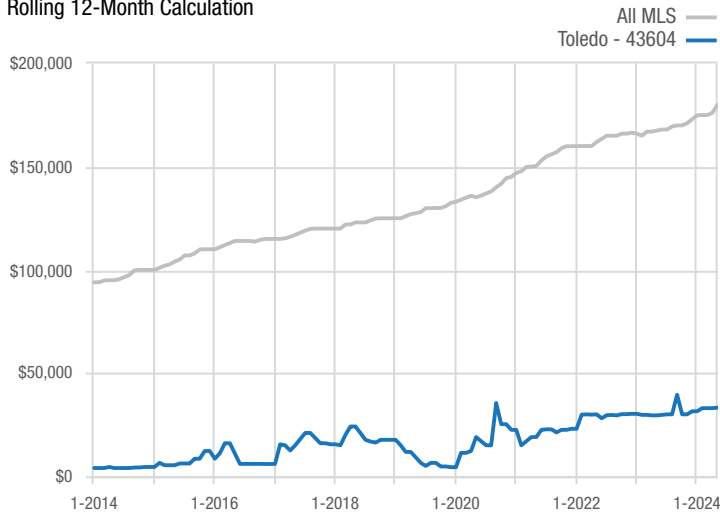
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	2	—	14	14	0.0%
Pending Sales	3	2	- 33.3%	7	11	+ 57.1%
Closed Sales	3	2	- 33.3%	7	11	+ 57.1%
Days on Market Until Sale	49	37	- 24.5%	37	86	+ 132.4%
Median Sales Price*	\$90,000	\$54,500	- 39.4%	\$27,500	\$33,500	+ 21.8%
Average Sales Price*	\$92,167	\$54,500	- 40.9%	\$51,443	\$55,618	+ 8.1%
Percent of List Price Received*	96.5%	92.6%	- 4.0%	90.5%	89.2%	- 1.4%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	3.7	2.4	- 35.1%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	2	1	- 50.0%	6	8	+ 33.3%
Pending Sales	0	1	—	2	8	+ 300.0%
Closed Sales	0	1	—	2	8	+ 300.0%
Days on Market Until Sale	—	32	—	110	69	- 37.3%
Median Sales Price*	—	\$240,000	—	\$231,500	\$240,000	+ 3.7%
Average Sales Price*	—	\$240,000	—	\$231,500	\$242,225	+ 4.6%
Percent of List Price Received*	—	100.9%	—	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	3.5	1.2	- 65.7%	—	—	—

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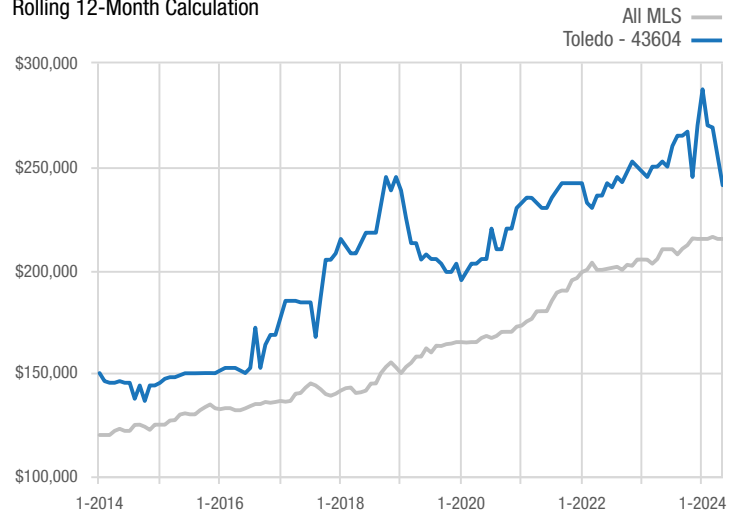
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43605

Zip Code 43605

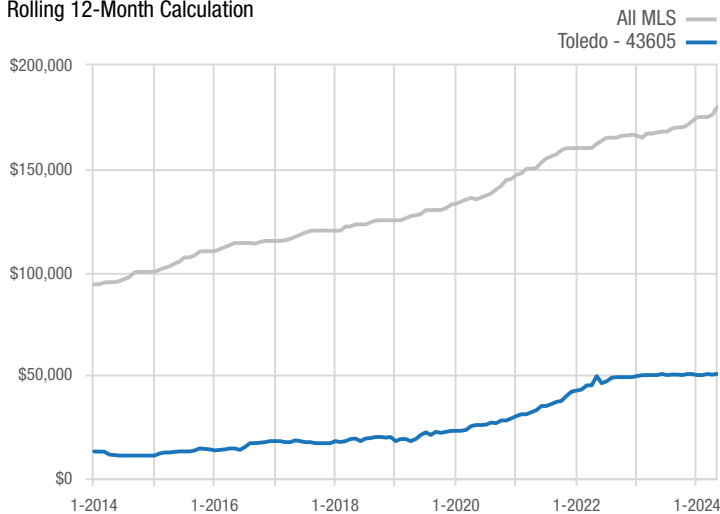
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	28	21	- 25.0%	118	143	+ 21.2%
Pending Sales	22	16	- 27.3%	97	107	+ 10.3%
Closed Sales	23	17	- 26.1%	83	109	+ 31.3%
Days on Market Until Sale	61	59	- 3.3%	69	60	- 13.0%
Median Sales Price*	\$46,900	\$57,000	+ 21.5%	\$52,000	\$51,000	- 1.9%
Average Sales Price*	\$49,702	\$56,800	+ 14.3%	\$53,345	\$56,871	+ 6.6%
Percent of List Price Received*	98.3%	92.6%	- 5.8%	95.6%	97.4%	+ 1.9%
Inventory of Homes for Sale	45	52	+ 15.6%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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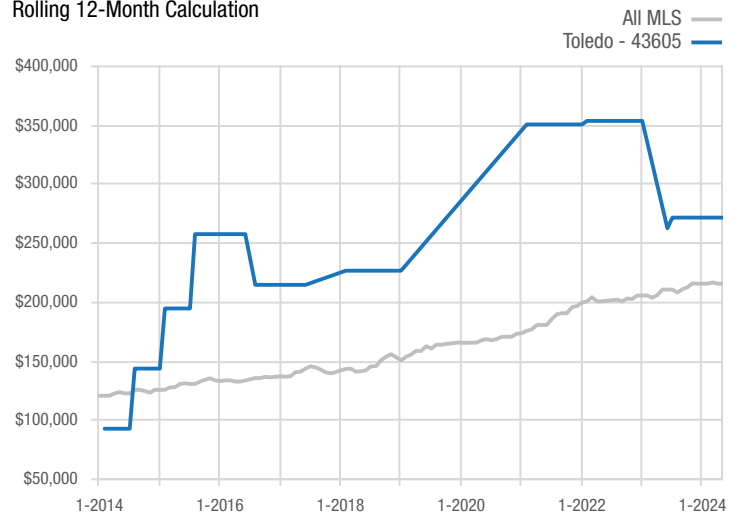
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43606

Zip Code 43606

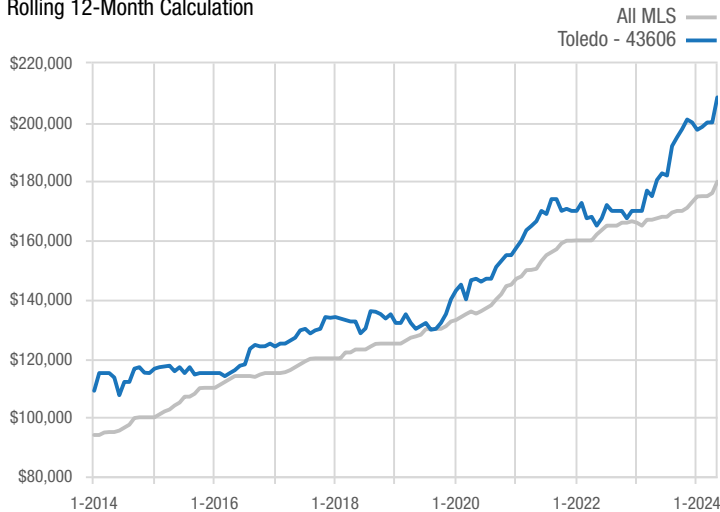
Single Family	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	35	24	- 31.4%	126	124	- 1.6%
Pending Sales	30	32	+ 6.7%	102	112	+ 9.8%
Closed Sales	30	40	+ 33.3%	94	115	+ 22.3%
Days on Market Until Sale	37	38	+ 2.7%	53	54	+ 1.9%
Median Sales Price*	\$201,000	\$243,500	+ 21.1%	\$190,000	\$208,000	+ 9.5%
Average Sales Price*	\$218,690	\$278,001	+ 27.1%	\$192,348	\$226,299	+ 17.7%
Percent of List Price Received*	101.9%	103.8%	+ 1.9%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	46	36	- 21.7%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	1	0	- 100.0%	2	3	+ 50.0%
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	14	—	—	16	60	+ 275.0%
Median Sales Price*	\$165,000	—	—	\$142,500	\$107,450	- 24.6%
Average Sales Price*	\$165,000	—	—	\$142,500	\$122,975	- 13.7%
Percent of List Price Received*	110.1%	—	—	105.0%	97.3%	- 7.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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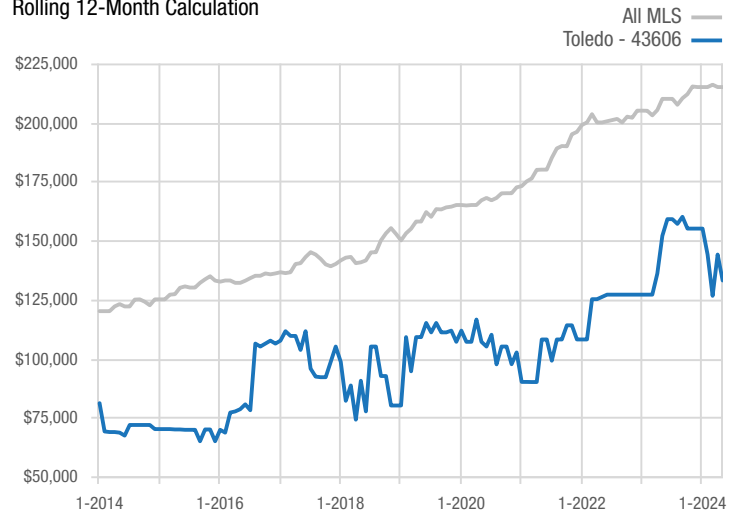
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43607

Zip Code 43607

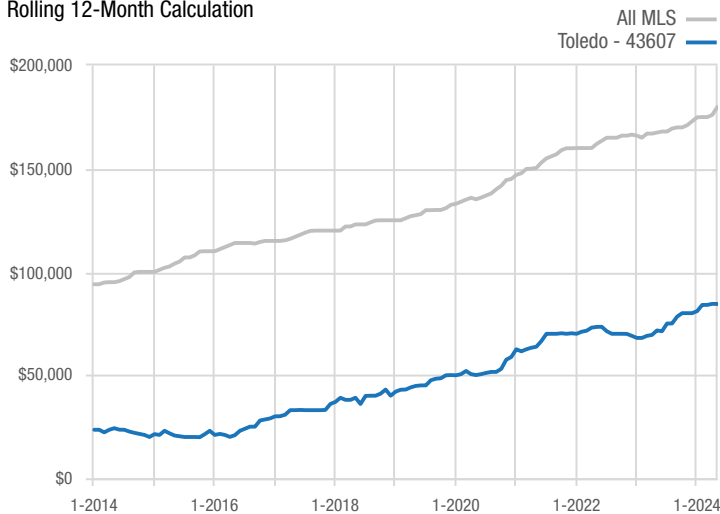
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	25	21	- 16.0%	110	93	- 15.5%
Pending Sales	20	20	0.0%	94	87	- 7.4%
Closed Sales	20	20	0.0%	101	87	- 13.9%
Days on Market Until Sale	48	63	+ 31.3%	63	70	+ 11.1%
Median Sales Price*	\$107,950	\$99,547	- 7.8%	\$78,300	\$84,950	+ 8.5%
Average Sales Price*	\$109,935	\$87,022	- 20.8%	\$80,855	\$89,693	+ 10.9%
Percent of List Price Received*	97.4%	99.3%	+ 2.0%	95.8%	96.3%	+ 0.5%
Inventory of Homes for Sale	41	36	- 12.2%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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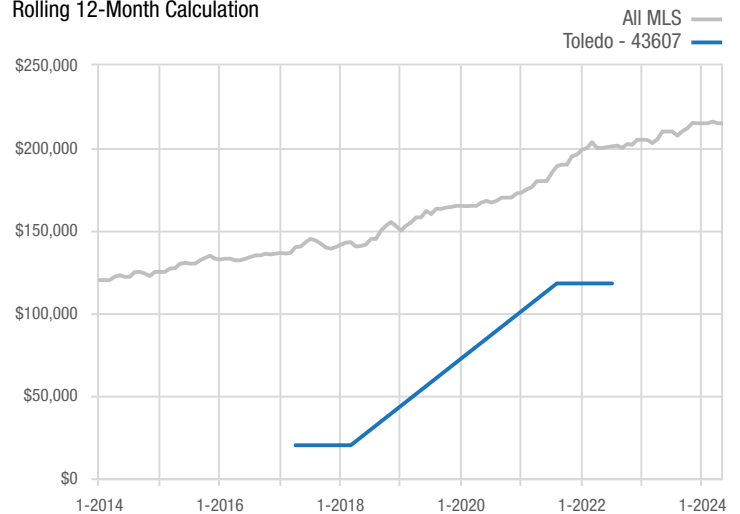
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43608

Zip Code 43608

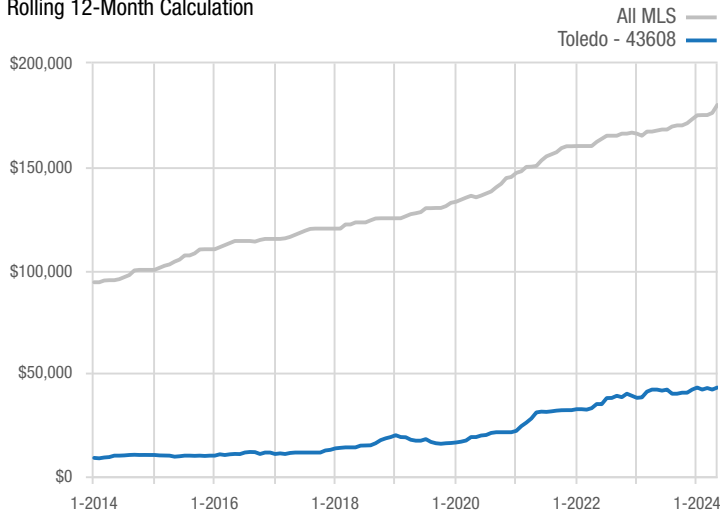
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	19	13	- 31.6%	99	96	- 3.0%
Pending Sales	19	10	- 47.4%	77	71	- 7.8%
Closed Sales	13	9	- 30.8%	67	70	+ 4.5%
Days on Market Until Sale	49	68	+ 38.8%	68	62	- 8.8%
Median Sales Price*	\$40,100	\$57,000	+ 42.1%	\$42,000	\$45,000	+ 7.1%
Average Sales Price*	\$41,390	\$51,333	+ 24.0%	\$43,863	\$50,518	+ 15.2%
Percent of List Price Received*	95.2%	87.1%	- 8.5%	96.6%	95.4%	- 1.2%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	3.1	2.9	- 6.5%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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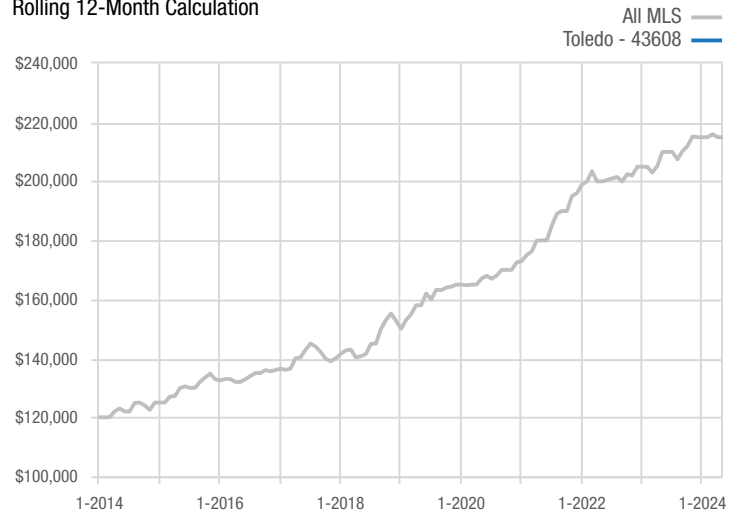
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43609

Zip Code 43609

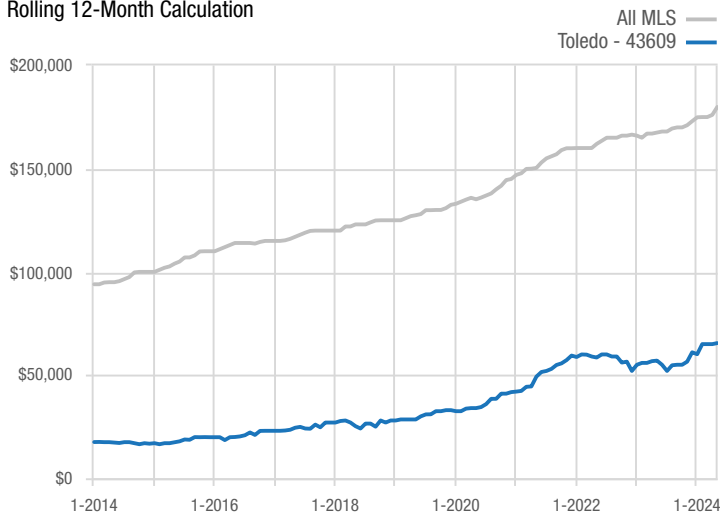
Single Family	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	25	17	- 32.0%	127	94	- 26.0%
Pending Sales	22	16	- 27.3%	100	83	- 17.0%
Closed Sales	24	22	- 8.3%	89	83	- 6.7%
Days on Market Until Sale	47	57	+ 21.3%	59	69	+ 16.9%
Median Sales Price*	\$60,000	\$69,000	+ 15.0%	\$57,000	\$66,000	+ 15.8%
Average Sales Price*	\$58,910	\$68,302	+ 15.9%	\$59,370	\$66,843	+ 12.6%
Percent of List Price Received*	99.1%	93.4%	- 5.8%	97.1%	95.4%	- 1.8%
Inventory of Homes for Sale	50	37	- 26.0%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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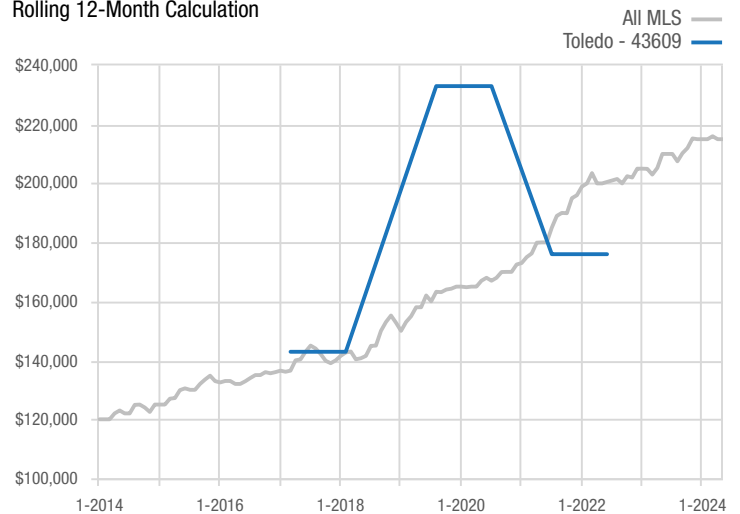
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo-43610

Zip Code 43610

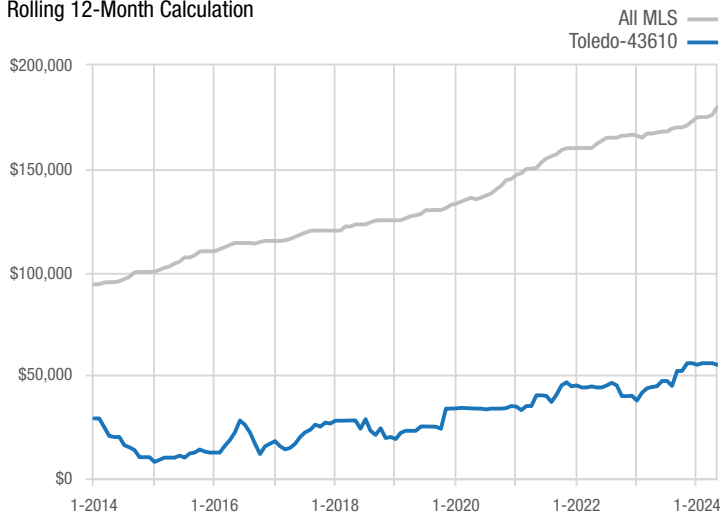
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	4	2	- 50.0%	15	21	+ 40.0%
Pending Sales	3	3	0.0%	9	20	+ 122.2%
Closed Sales	2	2	0.0%	9	18	+ 100.0%
Days on Market Until Sale	53	53	0.0%	112	61	- 45.5%
Median Sales Price*	\$142,500	\$59,000	- 58.6%	\$66,000	\$55,000	- 16.7%
Average Sales Price*	\$142,500	\$59,000	- 58.6%	\$78,938	\$64,866	- 17.8%
Percent of List Price Received*	95.2%	135.7%	+ 42.5%	89.9%	97.9%	+ 8.9%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	5.0	1.3	- 74.0%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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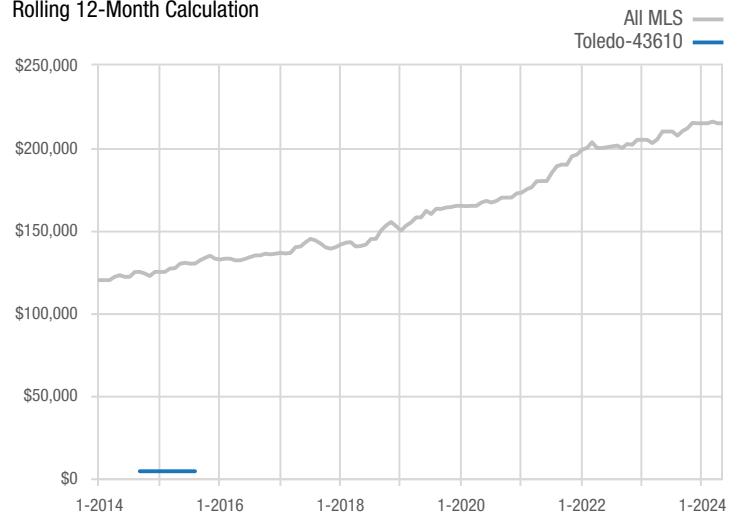
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43611

Zip Code 43611

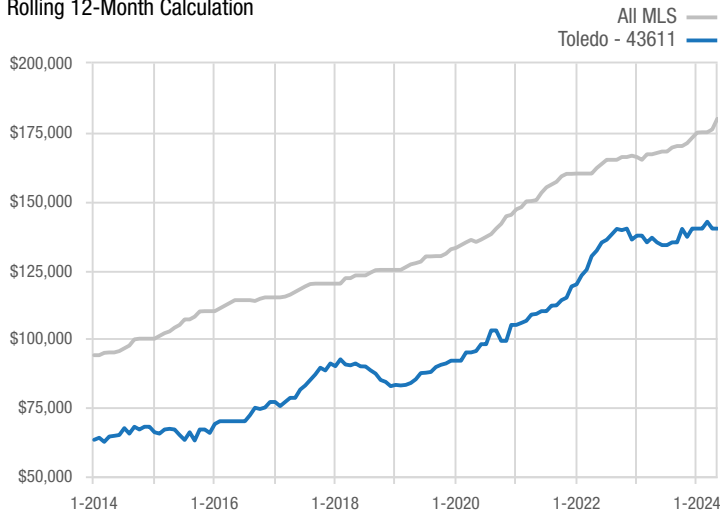
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	30	25	- 16.7%	99	112	+ 13.1%
Pending Sales	16	33	+ 106.3%	87	92	+ 5.7%
Closed Sales	21	32	+ 52.4%	90	88	- 2.2%
Days on Market Until Sale	50	45	- 10.0%	66	62	- 6.1%
Median Sales Price*	\$141,000	\$161,000	+ 14.2%	\$141,000	\$150,000	+ 6.4%
Average Sales Price*	\$142,056	\$165,256	+ 16.3%	\$145,507	\$153,207	+ 5.3%
Percent of List Price Received*	104.5%	102.7%	- 1.7%	101.7%	100.7%	- 1.0%
Inventory of Homes for Sale	40	44	+ 10.0%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	80	44	- 45.0%
Median Sales Price*	—	—	—	\$175,000	\$95,000	- 45.7%
Average Sales Price*	—	—	—	\$175,000	\$95,000	- 45.7%
Percent of List Price Received*	—	—	—	94.6%	82.0%	- 13.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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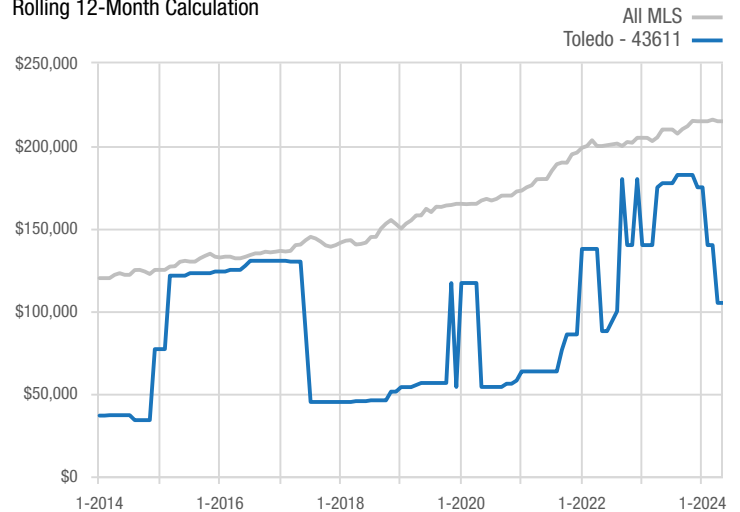
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43612

Zip Code 43612

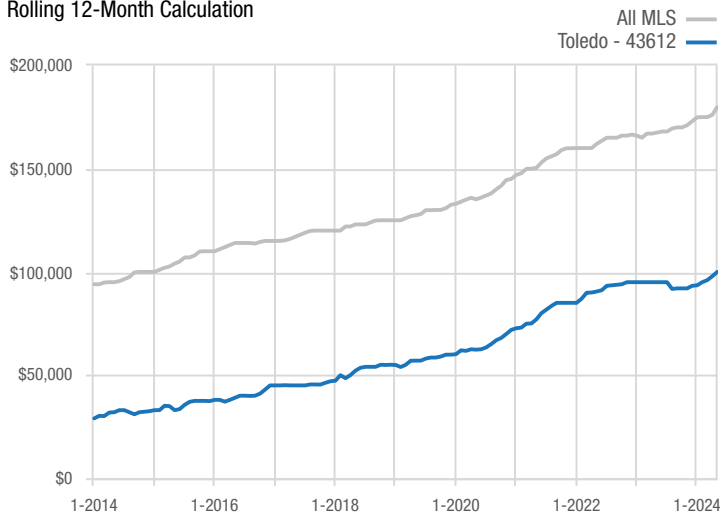
Single Family	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	49	51	+ 4.1%	267	172	- 35.6%
Pending Sales	47	36	- 23.4%	206	146	- 29.1%
Closed Sales	44	32	- 27.3%	189	145	- 23.3%
Days on Market Until Sale	68	46	- 32.4%	67	74	+ 10.4%
Median Sales Price*	\$96,500	\$113,000	+ 17.1%	\$92,000	\$110,500	+ 20.1%
Average Sales Price*	\$107,143	\$109,623	+ 2.3%	\$96,315	\$111,382	+ 15.6%
Percent of List Price Received*	99.8%	101.1%	+ 1.3%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	118	74	- 37.3%	—	—	—
Months Supply of Inventory	3.0	2.1	- 30.0%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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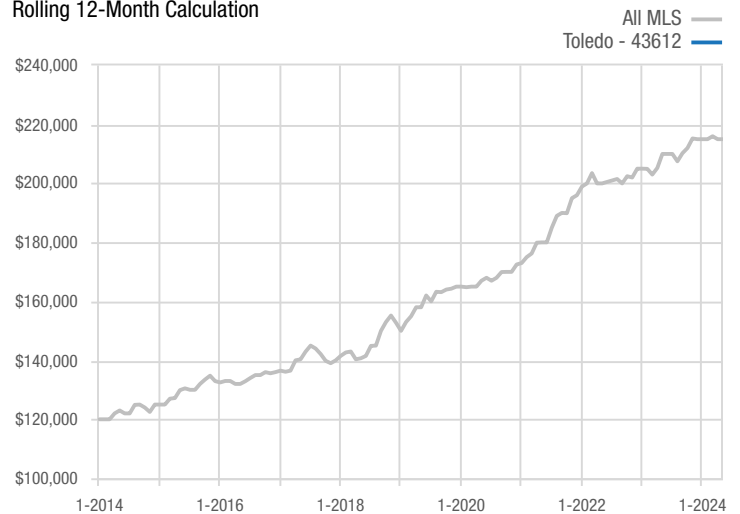
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43613

Zip Code 43613

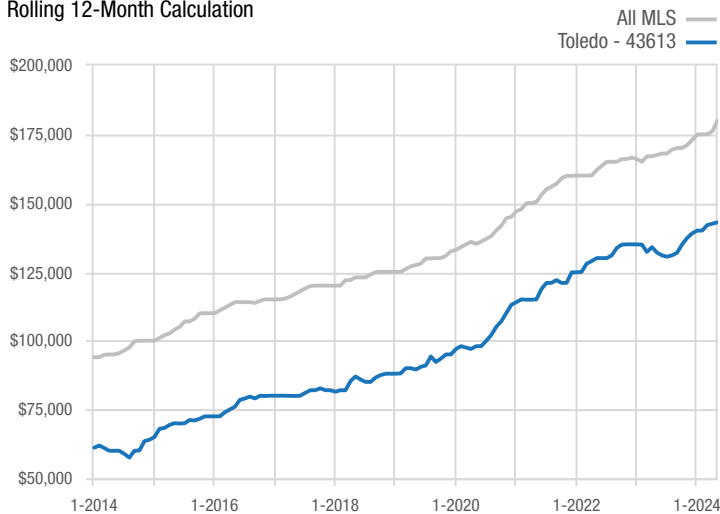
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	53	54	+ 1.9%	210	216	+ 2.9%
Pending Sales	49	43	- 12.2%	192	198	+ 3.1%
Closed Sales	41	44	+ 7.3%	186	196	+ 5.4%
Days on Market Until Sale	39	38	- 2.6%	55	53	- 3.6%
Median Sales Price*	\$145,000	\$151,200	+ 4.3%	\$128,500	\$150,000	+ 16.7%
Average Sales Price*	\$144,626	\$147,634	+ 2.1%	\$127,408	\$140,188	+ 10.0%
Percent of List Price Received*	106.4%	103.3%	- 2.9%	100.4%	102.3%	+ 1.9%
Inventory of Homes for Sale	58	62	+ 6.9%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	159	—	—
Median Sales Price*	—	—	—	\$100,000	—	—
Average Sales Price*	—	—	—	\$100,000	—	—
Percent of List Price Received*	—	—	—	90.9%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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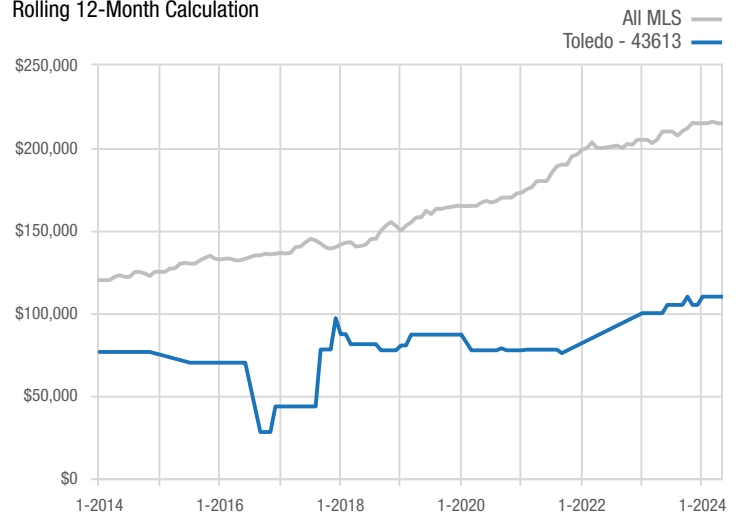
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo-43614

Zip Code 43614

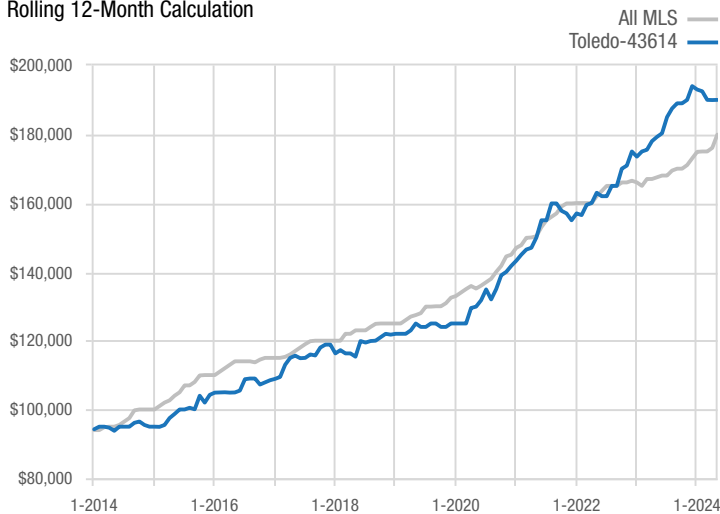
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	46	29	- 37.0%	153	128	- 16.3%
Pending Sales	25	30	+ 20.0%	126	131	+ 4.0%
Closed Sales	28	30	+ 7.1%	124	134	+ 8.1%
Days on Market Until Sale	36	37	+ 2.8%	57	52	- 8.8%
Median Sales Price*	\$202,500	\$226,000	+ 11.6%	\$196,000	\$192,000	- 2.0%
Average Sales Price*	\$196,935	\$225,350	+ 14.4%	\$194,505	\$198,060	+ 1.8%
Percent of List Price Received*	105.7%	104.2%	- 1.4%	102.6%	101.6%	- 1.0%
Inventory of Homes for Sale	60	36	- 40.0%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	5	6	+ 20.0%	27	17	- 37.0%
Pending Sales	7	2	- 71.4%	27	13	- 51.9%
Closed Sales	6	1	- 83.3%	26	13	- 50.0%
Days on Market Until Sale	25	12	- 52.0%	49	64	+ 30.6%
Median Sales Price*	\$153,500	\$105,000	- 31.6%	\$121,450	\$130,000	+ 7.0%
Average Sales Price*	\$169,333	\$105,000	- 38.0%	\$147,812	\$180,050	+ 21.8%
Percent of List Price Received*	109.6%	105.1%	- 4.1%	101.4%	98.3%	- 3.1%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

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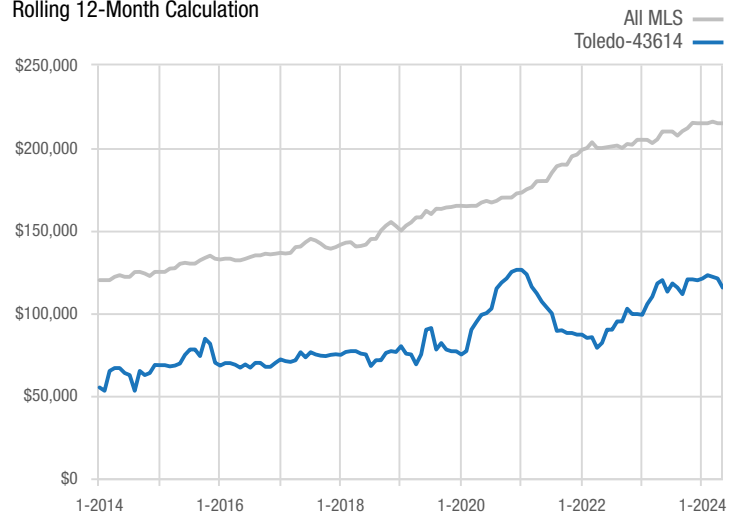
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43615

Zip Code 43615

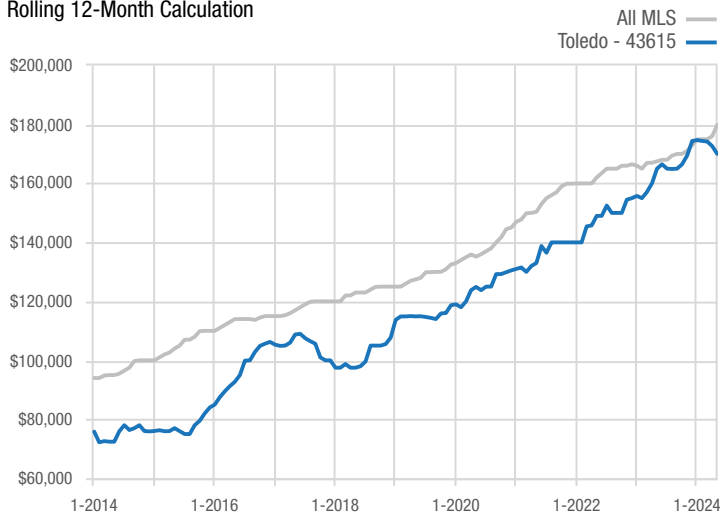
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	42	41	- 2.4%	163	158	- 3.1%
Pending Sales	33	37	+ 12.1%	128	131	+ 2.3%
Closed Sales	38	37	- 2.6%	119	128	+ 7.6%
Days on Market Until Sale	43	58	+ 34.9%	51	57	+ 11.8%
Median Sales Price*	\$179,000	\$160,250	- 10.5%	\$173,750	\$161,000	- 7.3%
Average Sales Price*	\$243,132	\$279,238	+ 14.9%	\$226,266	\$232,044	+ 2.6%
Percent of List Price Received*	101.2%	101.5%	+ 0.3%	101.5%	103.4%	+ 1.9%
Inventory of Homes for Sale	60	54	- 10.0%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	13	6	- 53.8%	39	36	- 7.7%
Pending Sales	10	6	- 40.0%	27	28	+ 3.7%
Closed Sales	10	9	- 10.0%	24	27	+ 12.5%
Days on Market Until Sale	29	34	+ 17.2%	38	63	+ 65.8%
Median Sales Price*	\$147,500	\$175,000	+ 18.6%	\$144,950	\$175,000	+ 20.7%
Average Sales Price*	\$163,800	\$188,333	+ 15.0%	\$175,696	\$190,980	+ 8.7%
Percent of List Price Received*	102.8%	101.6%	- 1.2%	99.8%	100.4%	+ 0.6%
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

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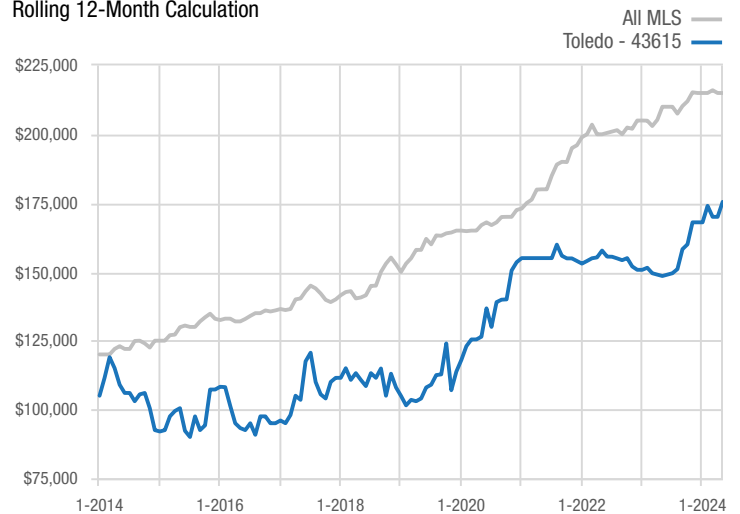
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43617

Zip Code 43617

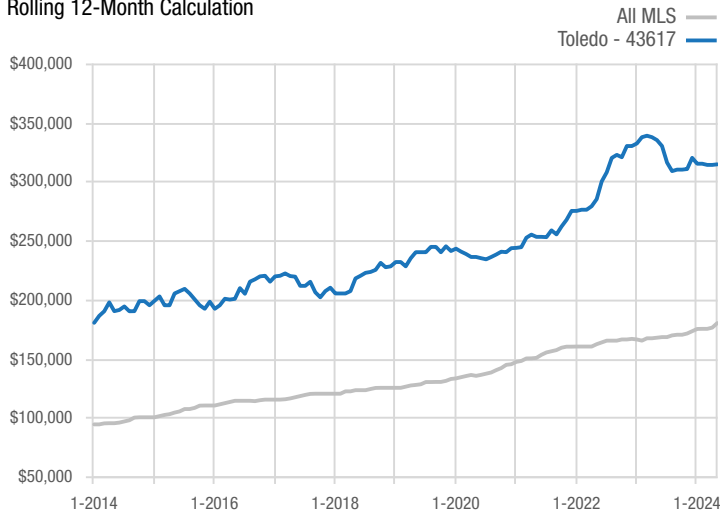
Single Family	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	14	8	- 42.9%	34	37	+ 8.8%
Pending Sales	9	7	- 22.2%	24	26	+ 8.3%
Closed Sales	12	7	- 41.7%	26	26	0.0%
Days on Market Until Sale	61	43	- 29.5%	69	51	- 26.1%
Median Sales Price*	\$281,250	\$301,000	+ 7.0%	\$303,750	\$295,500	- 2.7%
Average Sales Price*	\$260,408	\$254,571	- 2.2%	\$279,155	\$279,654	+ 0.2%
Percent of List Price Received*	102.9%	110.3%	+ 7.2%	101.4%	103.2%	+ 1.8%
Inventory of Homes for Sale	19	13	- 31.6%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	5	2	- 60.0%	16	8	- 50.0%
Pending Sales	4	1	- 75.0%	14	3	- 78.6%
Closed Sales	8	1	- 87.5%	14	4	- 71.4%
Days on Market Until Sale	43	20	- 53.5%	58	28	- 51.7%
Median Sales Price*	\$231,500	\$271,900	+ 17.5%	\$239,675	\$268,450	+ 12.0%
Average Sales Price*	\$228,175	\$271,900	+ 19.2%	\$248,589	\$259,975	+ 4.6%
Percent of List Price Received*	101.0%	102.6%	+ 1.6%	100.4%	102.6%	+ 2.2%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

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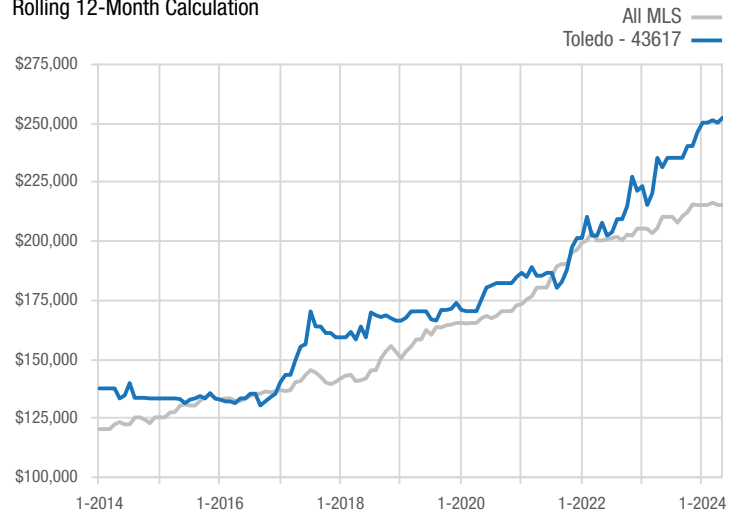
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo - 43620

Zip Code 43620

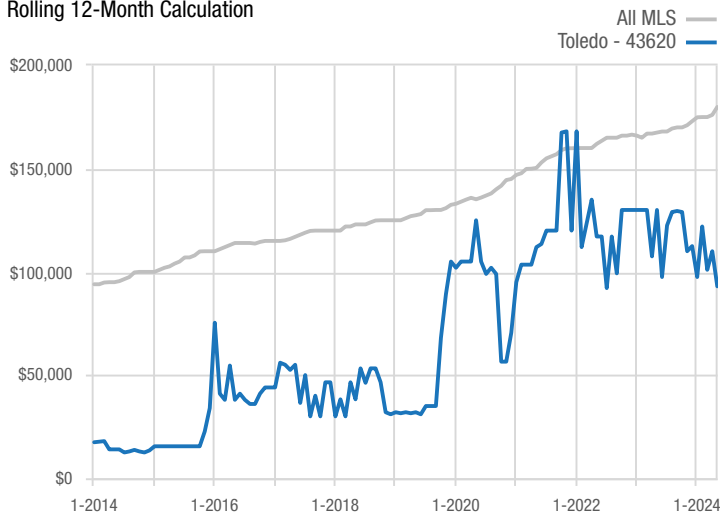
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	5	3	- 40.0%	14	17	+ 21.4%
Pending Sales	1	1	0.0%	5	19	+ 280.0%
Closed Sales	2	3	+ 50.0%	5	19	+ 280.0%
Days on Market Until Sale	86	35	- 59.3%	107	65	- 39.3%
Median Sales Price*	\$137,500	\$94,000	- 31.6%	\$110,000	\$92,000	- 16.4%
Average Sales Price*	\$137,500	\$94,167	- 31.5%	\$103,155	\$113,152	+ 9.7%
Percent of List Price Received*	98.6%	123.8%	+ 25.6%	95.5%	100.6%	+ 5.3%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	3.9	1.3	- 66.7%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	2	0	- 100.0%	5	4	- 20.0%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	8	35	+ 337.5%	26	46	+ 76.9%
Median Sales Price*	\$40,000	\$82,000	+ 105.0%	\$40,000	\$82,500	+ 106.3%
Average Sales Price*	\$40,000	\$82,000	+ 105.0%	\$48,000	\$82,075	+ 71.0%
Percent of List Price Received*	80.2%	94.4%	+ 17.7%	85.8%	94.7%	+ 10.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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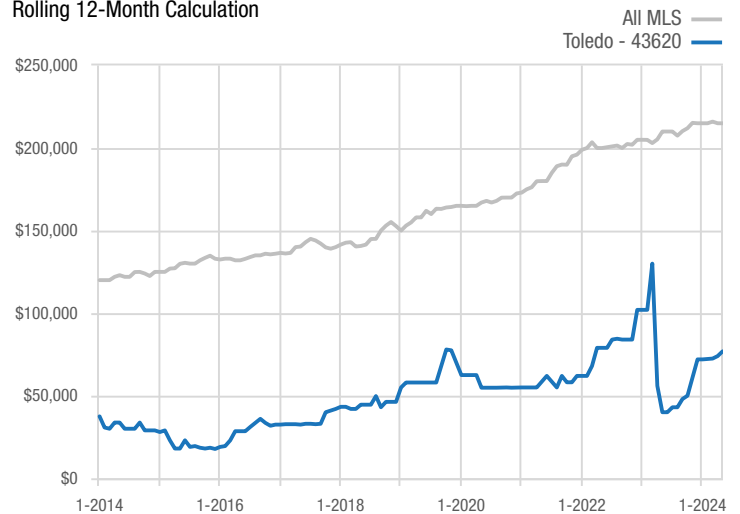
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Toledo-43623

Zip Code 43623

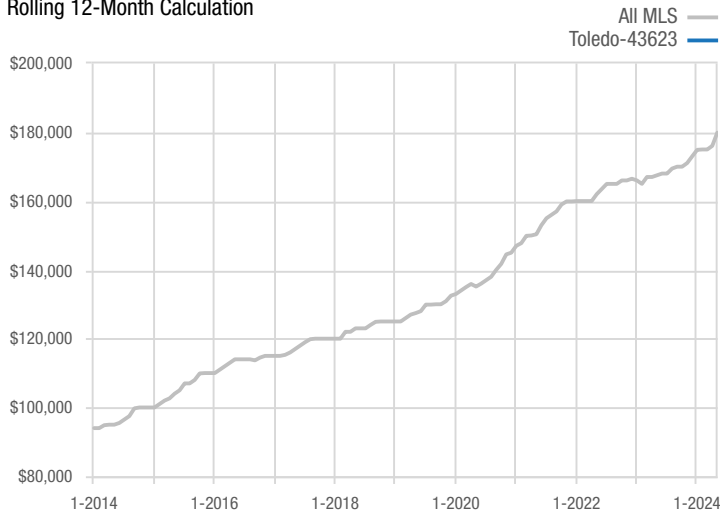
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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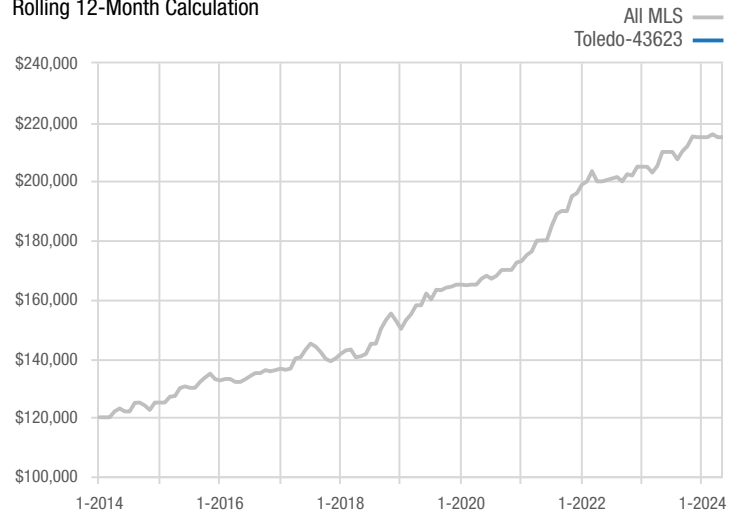
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Oregon

Zip Code 43616

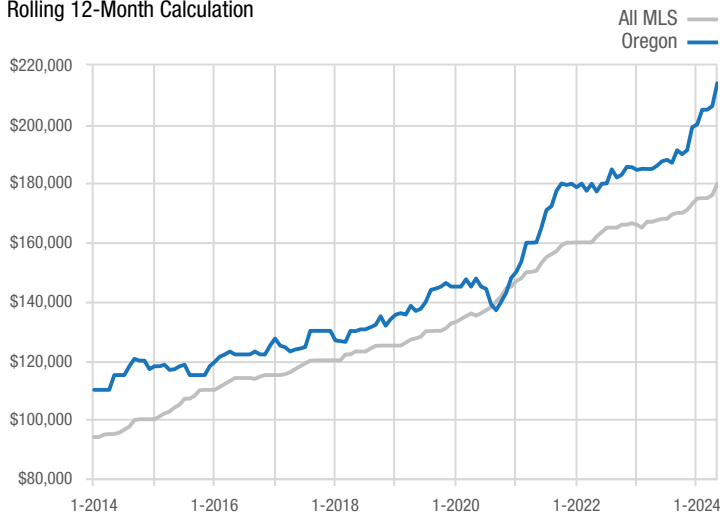
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	24	13	- 45.8%	80	82	+ 2.5%
Pending Sales	21	15	- 28.6%	59	58	- 1.7%
Closed Sales	16	12	- 25.0%	54	55	+ 1.9%
Days on Market Until Sale	45	42	- 6.7%	45	53	+ 17.8%
Median Sales Price*	\$202,400	\$279,000	+ 37.8%	\$181,450	\$239,000	+ 31.7%
Average Sales Price*	\$205,870	\$261,289	+ 26.9%	\$199,513	\$251,729	+ 26.2%
Percent of List Price Received*	103.9%	102.7%	- 1.2%	102.1%	100.9%	- 1.2%
Inventory of Homes for Sale	32	33	+ 3.1%	—	—	—
Months Supply of Inventory	1.8	2.6	+ 44.4%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	1	—	5	7	+ 40.0%
Pending Sales	2	0	- 100.0%	5	5	0.0%
Closed Sales	2	1	- 50.0%	5	5	0.0%
Days on Market Until Sale	27	71	+ 163.0%	26	39	+ 50.0%
Median Sales Price*	\$255,207	\$210,000	- 17.7%	\$205,000	\$210,000	+ 2.4%
Average Sales Price*	\$255,207	\$210,000	- 17.7%	\$233,883	\$225,800	- 3.5%
Percent of List Price Received*	99.7%	95.5%	- 4.2%	101.9%	95.3%	- 6.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.4	+ 133.3%	—	—	—

* 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.

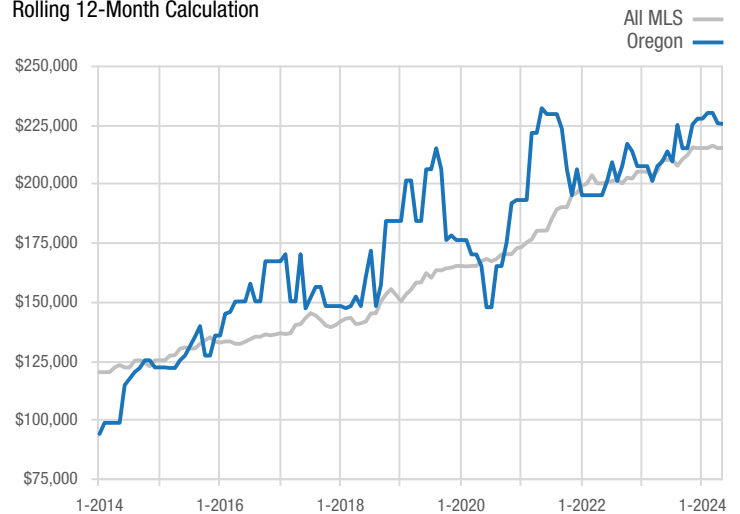
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Bowling Green

Zip Code 43402

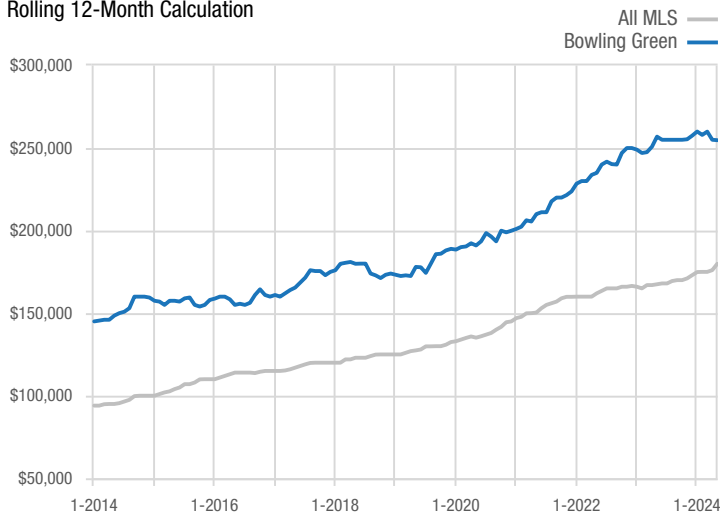
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	28	19	- 32.1%	85	84	- 1.2%
Pending Sales	16	22	+ 37.5%	67	70	+ 4.5%
Closed Sales	22	25	+ 13.6%	67	70	+ 4.5%
Days on Market Until Sale	45	45	0.0%	49	47	- 4.1%
Median Sales Price*	\$266,500	\$247,500	- 7.1%	\$267,000	\$255,000	- 4.5%
Average Sales Price*	\$335,298	\$258,518	- 22.9%	\$304,797	\$285,077	- 6.5%
Percent of List Price Received*	102.4%	100.8%	- 1.6%	100.4%	99.4%	- 1.0%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	2	1	- 50.0%	9	15	+ 66.7%
Pending Sales	3	6	+ 100.0%	12	16	+ 33.3%
Closed Sales	5	4	- 20.0%	12	14	+ 16.7%
Days on Market Until Sale	30	68	+ 126.7%	59	54	- 8.5%
Median Sales Price*	\$268,000	\$245,750	- 8.3%	\$309,950	\$184,250	- 40.6%
Average Sales Price*	\$298,580	\$276,875	- 7.3%	\$301,400	\$210,421	- 30.2%
Percent of List Price Received*	104.2%	104.1%	- 0.1%	100.4%	101.3%	+ 0.9%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	0.8	+ 100.0%	—	—	—

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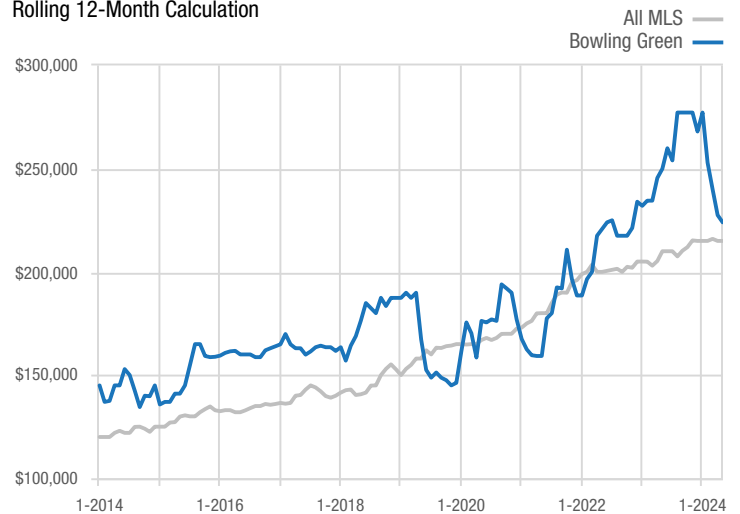
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Millbury

Zip Code 43447

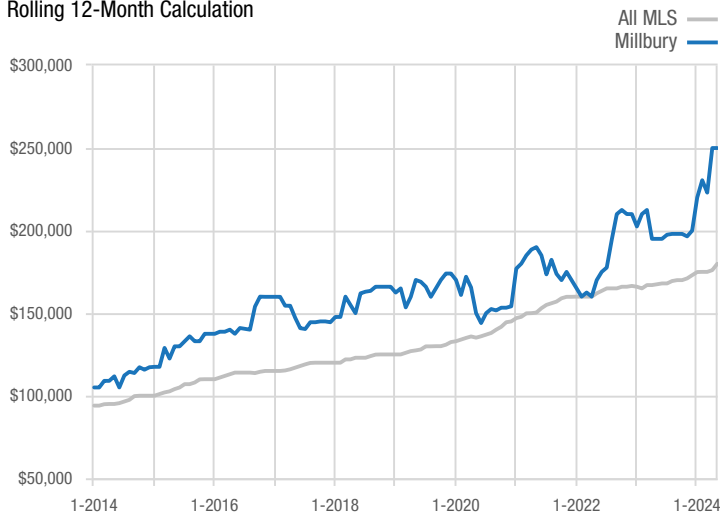
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	11	11	0.0%
Pending Sales	4	2	- 50.0%	17	9	- 47.1%
Closed Sales	3	2	- 33.3%	16	9	- 43.8%
Days on Market Until Sale	148	44	- 70.3%	92	51	- 44.6%
Median Sales Price*	\$255,000	\$290,500	+ 13.9%	\$173,000	\$260,000	+ 50.3%
Average Sales Price*	\$294,667	\$290,500	- 1.4%	\$216,313	\$248,500	+ 14.9%
Percent of List Price Received*	106.4%	103.2%	- 3.0%	99.5%	101.3%	+ 1.8%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	3.1	+ 181.8%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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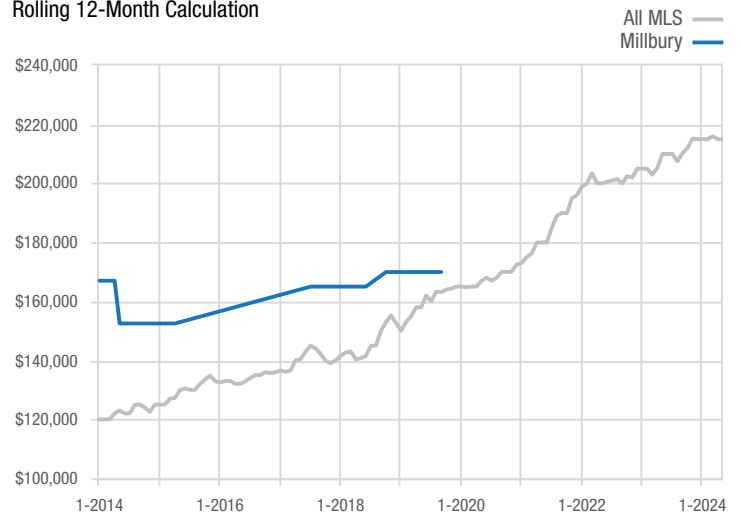
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

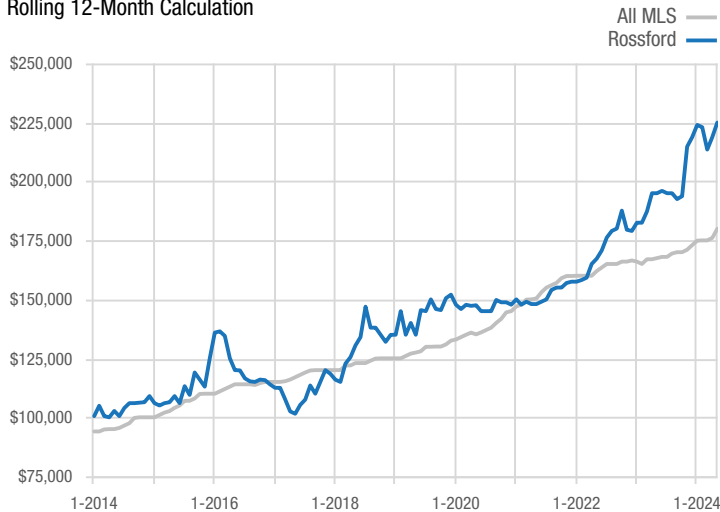
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	6	4	- 33.3%	34	31	- 8.8%
Pending Sales	7	8	+ 14.3%	27	27	0.0%
Closed Sales	5	7	+ 40.0%	24	25	+ 4.2%
Days on Market Until Sale	35	34	- 2.9%	59	51	- 13.6%
Median Sales Price*	\$149,400	\$252,000	+ 68.7%	\$195,000	\$216,500	+ 11.0%
Average Sales Price*	\$186,780	\$230,200	+ 23.2%	\$213,452	\$223,892	+ 4.9%
Percent of List Price Received*	100.2%	102.7%	+ 2.5%	99.2%	100.1%	+ 0.9%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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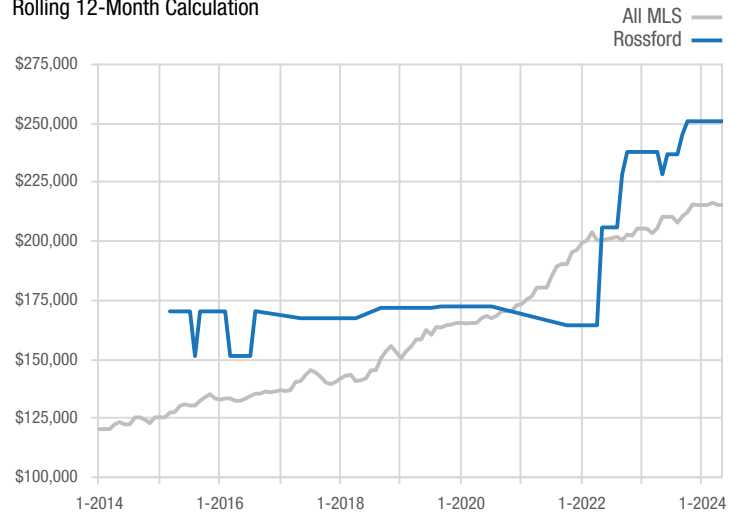
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

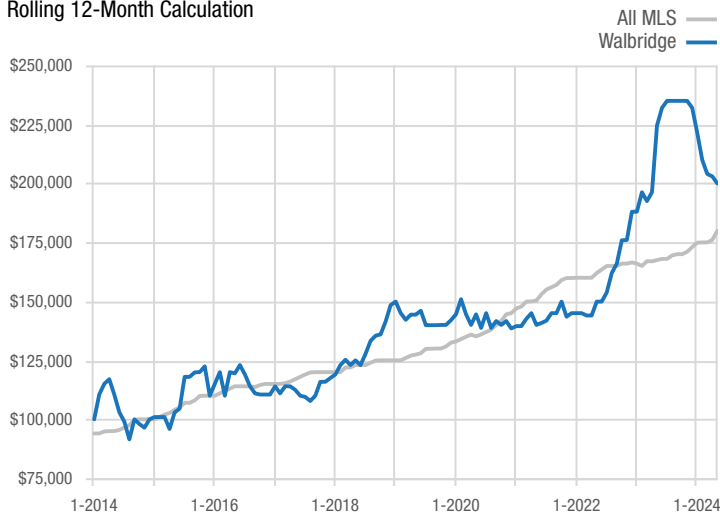
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	4	7	+ 75.0%	23	23	0.0%
Pending Sales	5	4	- 20.0%	19	17	- 10.5%
Closed Sales	8	3	- 62.5%	18	18	0.0%
Days on Market Until Sale	62	35	- 43.5%	45	60	+ 33.3%
Median Sales Price*	\$299,950	\$235,000	- 21.7%	\$238,300	\$197,000	- 17.3%
Average Sales Price*	\$288,794	\$213,333	- 26.1%	\$252,520	\$200,356	- 20.7%
Percent of List Price Received*	102.2%	97.6%	- 4.5%	103.8%	98.8%	- 4.8%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	1.1	2.2	+ 100.0%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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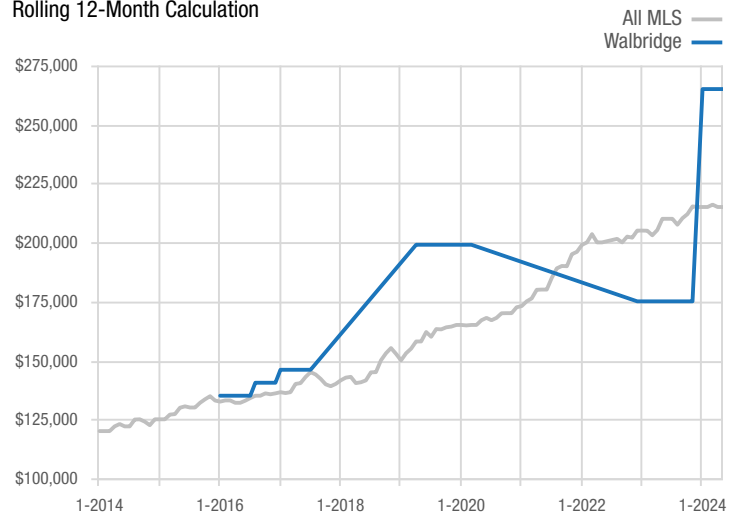
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

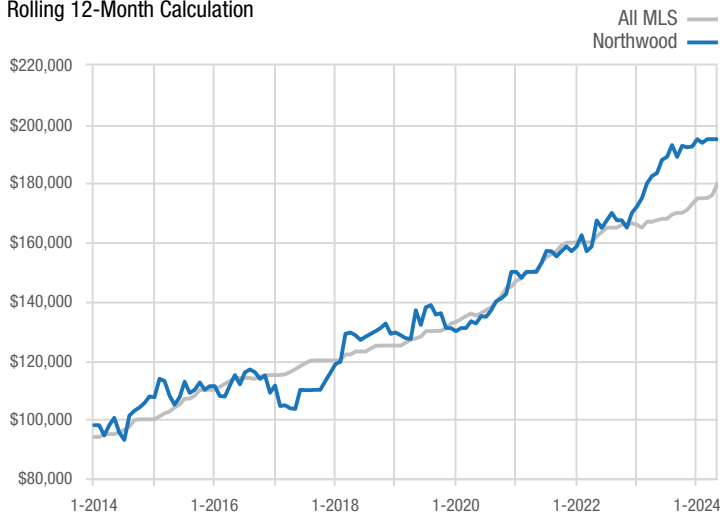
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	9	9	0.0%	38	53	+ 39.5%
Pending Sales	8	8	0.0%	35	38	+ 8.6%
Closed Sales	7	8	+ 14.3%	32	38	+ 18.8%
Days on Market Until Sale	34	66	+ 94.1%	44	61	+ 38.6%
Median Sales Price*	\$221,500	\$266,954	+ 20.5%	\$190,750	\$203,500	+ 6.7%
Average Sales Price*	\$256,000	\$259,157	+ 1.2%	\$215,600	\$218,694	+ 1.4%
Percent of List Price Received*	95.3%	100.8%	+ 5.8%	101.6%	100.5%	- 1.1%
Inventory of Homes for Sale	12	28	+ 133.3%	—	—	—
Months Supply of Inventory	1.9	3.7	+ 94.7%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	28	—	—	114	9	- 92.1%
Median Sales Price*	\$53,000	—	—	\$242,000	\$81,000	- 66.5%
Average Sales Price*	\$53,000	—	—	\$171,980	\$81,000	- 52.9%
Percent of List Price Received*	96.4%	—	—	97.2%	101.4%	+ 4.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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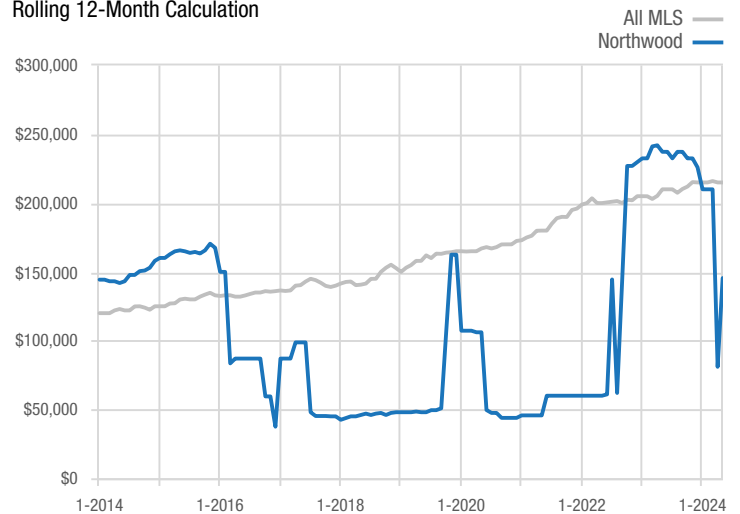
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

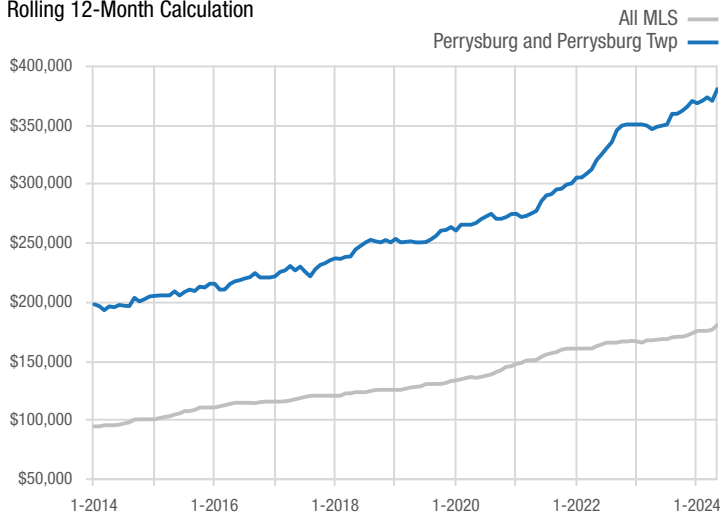
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	63	50	- 20.6%	228	222	- 2.6%
Pending Sales	47	38	- 19.1%	147	179	+ 21.8%
Closed Sales	33	46	+ 39.4%	134	171	+ 27.6%
Days on Market Until Sale	66	78	+ 18.2%	71	76	+ 7.0%
Median Sales Price*	\$386,400	\$430,000	+ 11.3%	\$350,000	\$381,095	+ 8.9%
Average Sales Price*	\$426,961	\$469,397	+ 9.9%	\$377,547	\$401,977	+ 6.5%
Percent of List Price Received*	102.6%	102.3%	- 0.3%	100.1%	100.7%	+ 0.6%
Inventory of Homes for Sale	111	96	- 13.5%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	28	21	- 25.0%
Pending Sales	5	4	- 20.0%	22	21	- 4.5%
Closed Sales	6	5	- 16.7%	21	22	+ 4.8%
Days on Market Until Sale	47	66	+ 40.4%	51	70	+ 37.3%
Median Sales Price*	\$315,000	\$230,000	- 27.0%	\$255,000	\$230,000	- 9.8%
Average Sales Price*	\$300,000	\$293,819	- 2.1%	\$273,852	\$264,809	- 3.3%
Percent of List Price Received*	101.7%	99.4%	- 2.3%	100.4%	98.2%	- 2.2%
Inventory of Homes for Sale	10	11	+ 10.0%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

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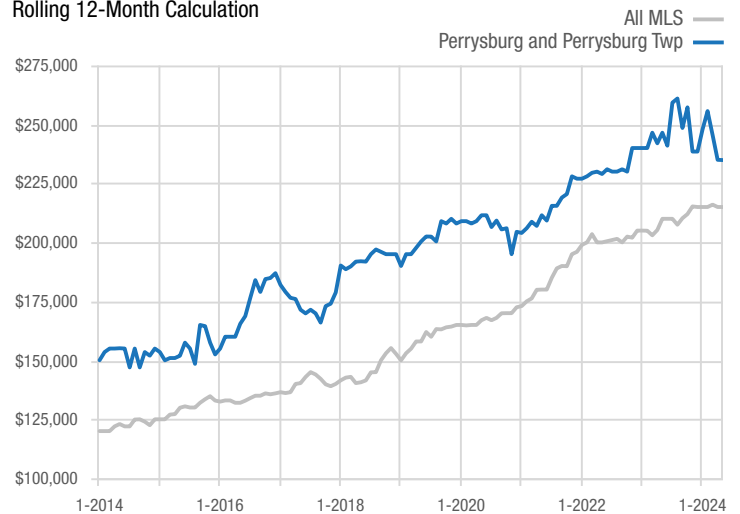
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

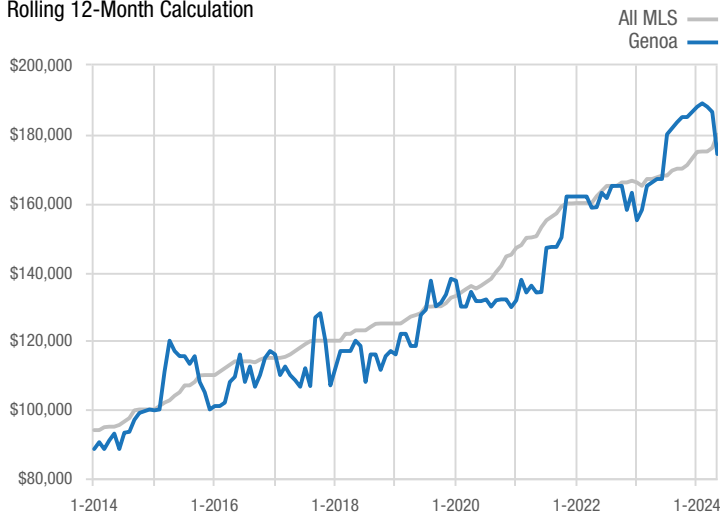
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	9	3	- 66.7%	25	15	- 40.0%
Pending Sales	4	1	- 75.0%	17	17	0.0%
Closed Sales	4	4	0.0%	18	18	0.0%
Days on Market Until Sale	82	42	- 48.8%	66	57	- 13.6%
Median Sales Price*	\$208,750	\$160,000	- 23.4%	\$173,500	\$165,000	- 4.9%
Average Sales Price*	\$201,875	\$159,000	- 21.2%	\$193,417	\$175,017	- 9.5%
Percent of List Price Received*	104.3%	106.4%	+ 2.0%	102.5%	99.8%	- 2.6%
Inventory of Homes for Sale	13	4	- 69.2%	—	—	—
Months Supply of Inventory	3.1	1.0	- 67.7%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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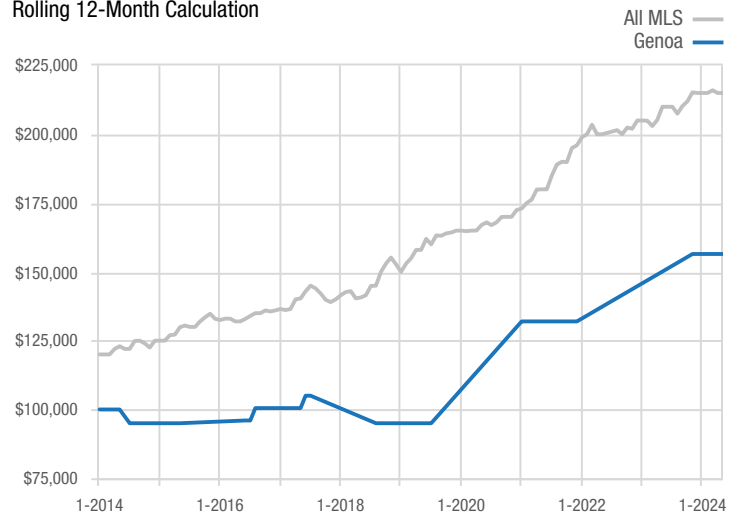
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

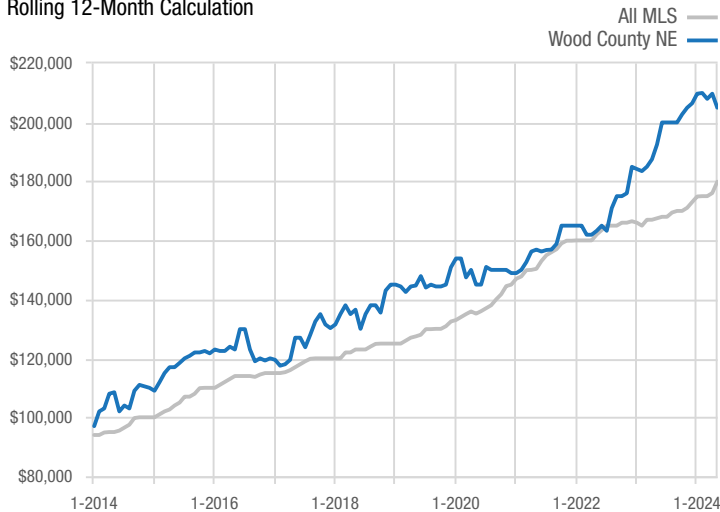
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	21	17	- 19.0%	78	57	- 26.9%
Pending Sales	16	11	- 31.3%	54	57	+ 5.6%
Closed Sales	17	14	- 17.6%	52	59	+ 13.5%
Days on Market Until Sale	59	43	- 27.1%	56	62	+ 10.7%
Median Sales Price*	\$245,000	\$237,500	- 3.1%	\$200,000	\$192,900	- 3.6%
Average Sales Price*	\$260,553	\$245,536	- 5.8%	\$213,724	\$217,780	+ 1.9%
Percent of List Price Received*	103.0%	102.1%	- 0.9%	101.3%	99.0%	- 2.3%
Inventory of Homes for Sale	35	20	- 42.9%	—	—	—
Months Supply of Inventory	2.7	1.5	- 44.4%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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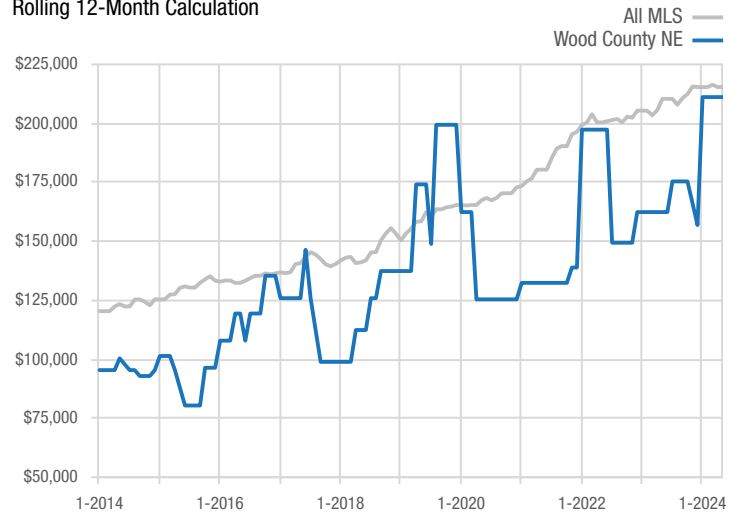
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Wood County NW

Zip Codes 43522 and 43525

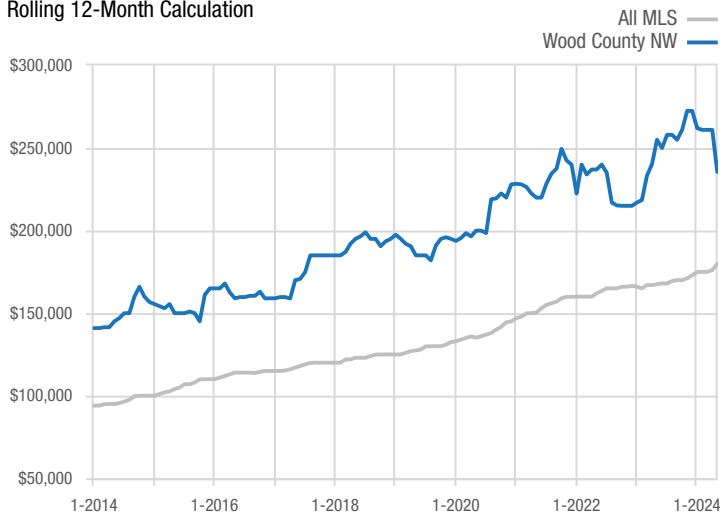
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	12	5	- 58.3%	34	21	- 38.2%
Pending Sales	4	4	0.0%	23	21	- 8.7%
Closed Sales	7	4	- 42.9%	23	21	- 8.7%
Days on Market Until Sale	42	50	+ 19.0%	84	57	- 32.1%
Median Sales Price*	\$284,000	\$196,500	- 30.8%	\$284,000	\$225,000	- 20.8%
Average Sales Price*	\$304,800	\$196,375	- 35.6%	\$304,565	\$280,777	- 7.8%
Percent of List Price Received*	102.8%	103.8%	+ 1.0%	97.8%	96.4%	- 1.4%
Inventory of Homes for Sale	19	5	- 73.7%	—	—	—
Months Supply of Inventory	2.9	0.9	- 69.0%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	35	—	—
Median Sales Price*	—	—	—	\$132,200	—	—
Average Sales Price*	—	—	—	\$132,200	—	—
Percent of List Price Received*	—	—	—	110.3%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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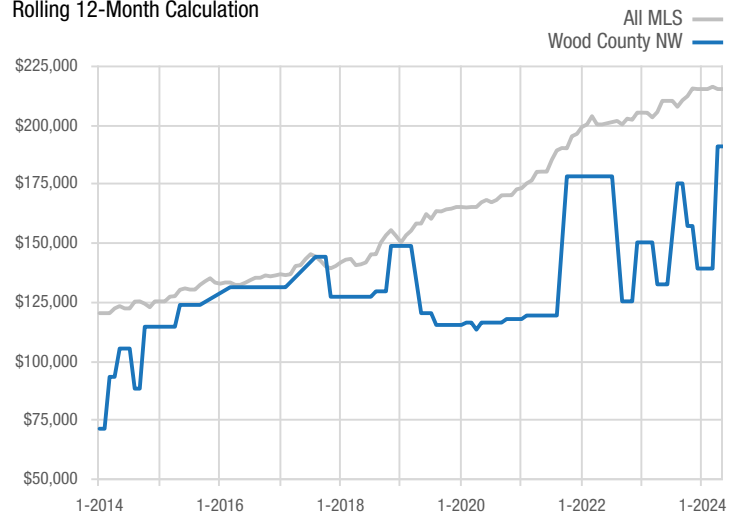
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

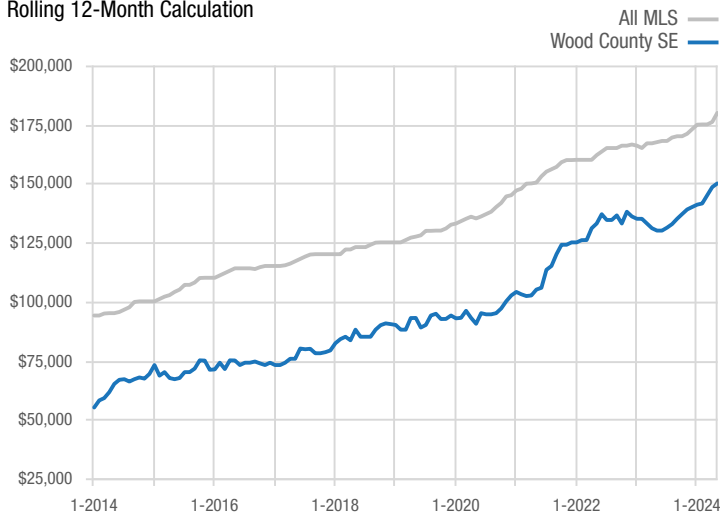
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	21	12	- 42.9%	81	82	+ 1.2%
Pending Sales	20	18	- 10.0%	77	81	+ 5.2%
Closed Sales	22	22	0.0%	79	81	+ 2.5%
Days on Market Until Sale	83	81	- 2.4%	81	78	- 3.7%
Median Sales Price*	\$135,000	\$142,500	+ 5.6%	\$127,000	\$145,000	+ 14.2%
Average Sales Price*	\$140,700	\$149,905	+ 6.5%	\$124,552	\$159,139	+ 27.8%
Percent of List Price Received*	96.9%	99.2%	+ 2.4%	95.0%	98.6%	+ 3.8%
Inventory of Homes for Sale	39	31	- 20.5%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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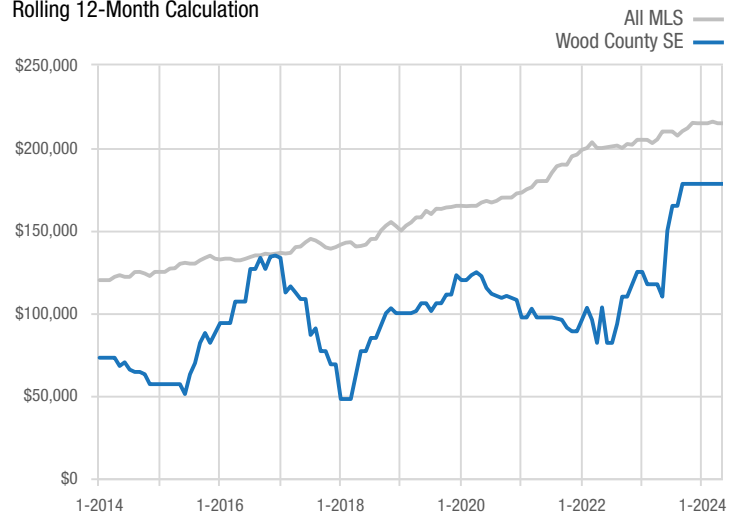
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2024

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Wood County SW

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

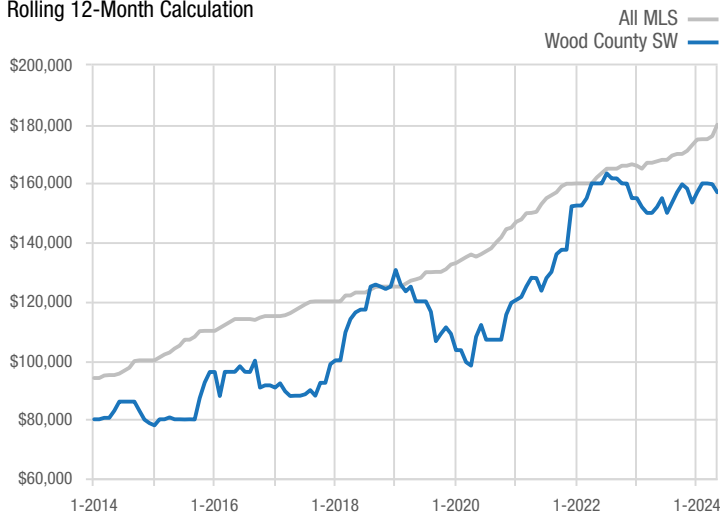
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	5	0	- 100.0%	23	4	- 82.6%
Pending Sales	6	0	- 100.0%	20	9	- 55.0%
Closed Sales	5	0	- 100.0%	19	11	- 42.1%
Days on Market Until Sale	51	—	—	83	79	- 4.8%
Median Sales Price*	\$245,900	—	—	\$154,750	\$165,000	+ 6.6%
Average Sales Price*	\$231,600	—	—	\$186,394	\$174,873	- 6.2%
Percent of List Price Received*	107.1%	—	—	97.5%	100.0%	+ 2.6%
Inventory of Homes for Sale	12	0	- 100.0%	—	—	—
Months Supply of Inventory	2.3	—	—	—	—	—

Condo-Villa	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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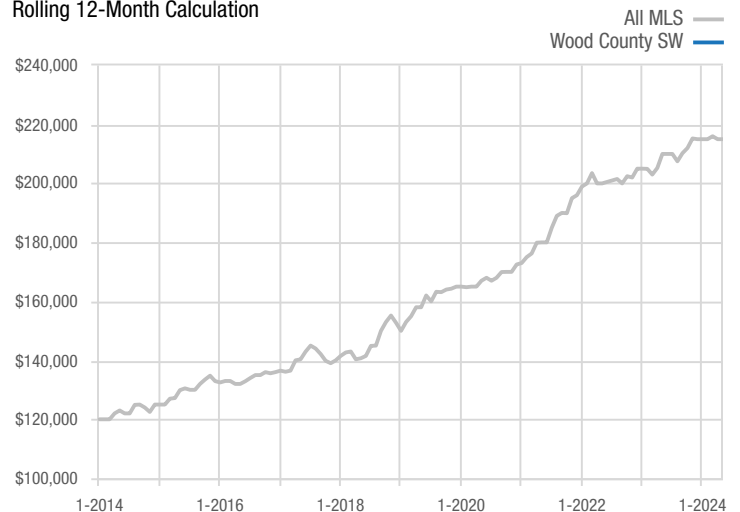
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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