

Local Market Update – April 2021

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Lucas and Upper Wood County

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

April was another strong month for home sales. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. With such strong activity, by the time a property sale closes, the market may have already moved higher than that sold price suggests. Such markets can create stress and frustration for prospective homebuyers, who are frequently having to submit offers on multiple properties before they are able to secure a purchase.

In the spirit of the great Wayne Gretzky, buyers, sellers, and their agents are all trying their best to skate to where the puck, or rather, the housing market, is going, not where it has been. While housing affordability remains an area to watch as prices continue to rise, strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer.

Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4 2020	Thru 4 2021	% Change
New Listings	451	712	+57.9%	2,107	2,315	+9.9%
Closed Sales	456	506	+11.0%	1,575	1,799	+14.2%
Days on Market	82	61	-25.6%	88	68	-22.7%
SP\$/SqFt	\$87.75	\$105.29	+20.0%	\$85.73	\$98.30	+14.7%
Median Sales Price*	\$146,800	\$154,000	+4.9%	\$134,900	\$145,900	+8.2%
Average Sales Price*	\$168,914	\$190,396	+12.7%	\$161,399	\$180,385	+11.8%
Percent of List Price Received*	97.2%	100.0%	+2.9%	96.2%	100.0%	+4.0%
Months Supply of Inventory	4	3	-25.0%	---	---	---
Total Volume	\$77,024,841	\$96,150,087	+24.8%	\$254,042,637	\$324,151,836	+27.6%

Condo Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4 2020	Thru 4 2021	% Change
New Listings	41	58	+41.5%	214	192	-10.3%
Closed Sales	29	44	+51.7%	141	159	+12.8%
Days on Market	79	86	+8.9%	79	84	+6.3%
SP\$/SqFt	\$112.72	\$123.90	+9.9%	\$107.80	\$117.56	+9.1%
Median Sales Price*	\$166,500	\$226,750	+36.2%	\$169,000	\$209,900	+24.2%
Average Sales Price*	\$187,168	\$224,597	+20.0%	\$180,505	\$209,668	+16.2%
Percent of List Price Received*	97.9%	100.0%	+2.1%	97.7%	100.0%	+2.4%
Months Supply of Inventory	6	3	-50.0%	---	---	---
Total Volume	\$5,427,885	\$9,882,255	+82.1%	\$24,451,135	\$33,337,231	36.3%

*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.

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	4-2020	4-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		799	1,137	+ 42.3%	3,668	3,828	+ 4.4%
Pending Sales		801	963	+ 20.2%	2,946	3,357	+ 14.0%
Closed Sales		782	897	+ 14.7%	2,859	3,133	+ 9.6%
Days on Market Until Sale		84	66	- 21.4%	90	72	- 20.0%
Median Sales Price		\$142,600	\$155,000	+ 8.7%	\$135,000	\$150,000	+ 11.1%
Average Sales Price		\$163,733	\$190,253	+ 16.2%	\$158,123	\$181,318	+ 14.7%
Percent of List Price Received		97.7%	100.4%	+ 2.8%	97.0%	98.8%	+ 1.9%
Housing Affordability Index		233	219	- 6.0%	246	227	- 7.7%
Inventory of Homes for Sale		2,499	1,866	- 25.3%	—	—	—
Months Supply of Inventory		2.8	1.9	- 32.1%	—	—	—

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Lucas County

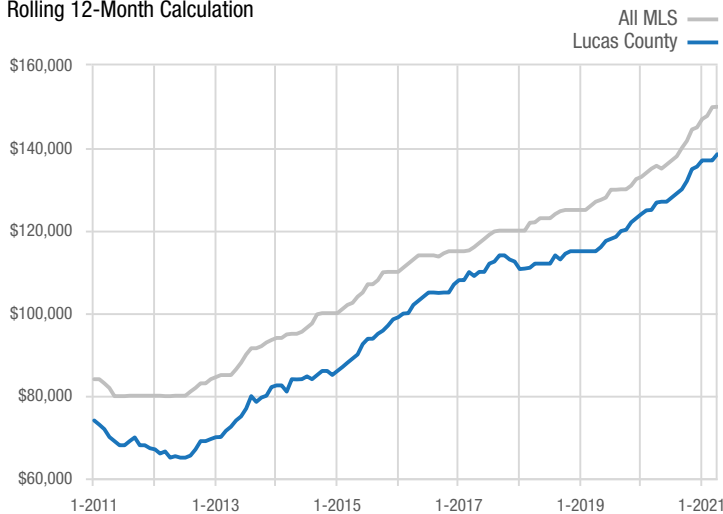
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	375	563	+ 50.1%	1,786	1,936	+ 8.4%
Pending Sales	406	460	+ 13.3%	1,408	1,670	+ 18.6%
Closed Sales	396	418	+ 5.6%	1,349	1,528	+ 13.3%
Days on Market Until Sale	82	60	- 26.8%	87	66	- 24.1%
Median Sales Price*	\$136,000	\$142,000	+ 4.4%	\$125,500	\$131,600	+ 4.9%
Average Sales Price*	\$160,748	\$176,028	+ 9.5%	\$150,729	\$166,257	+ 10.3%
Percent of List Price Received*	97.3%	101.3%	+ 4.1%	96.7%	99.1%	+ 2.5%
Inventory of Homes for Sale	1,157	863	- 25.4%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	39	49	+ 25.6%	176	167	- 5.1%
Pending Sales	26	43	+ 65.4%	120	145	+ 20.8%
Closed Sales	21	38	+ 81.0%	111	134	+ 20.7%
Days on Market Until Sale	85	91	+ 7.1%	81	88	+ 8.6%
Median Sales Price*	\$141,500	\$225,000	+ 59.0%	\$168,000	\$207,450	+ 23.5%
Average Sales Price*	\$170,505	\$223,088	+ 30.8%	\$178,536	\$209,469	+ 17.3%
Percent of List Price Received*	96.7%	99.8%	+ 3.2%	96.8%	98.8%	+ 2.1%
Inventory of Homes for Sale	127	98	- 22.8%	—	—	—
Months Supply of Inventory	3.4	2.4	- 29.4%	—	—	—

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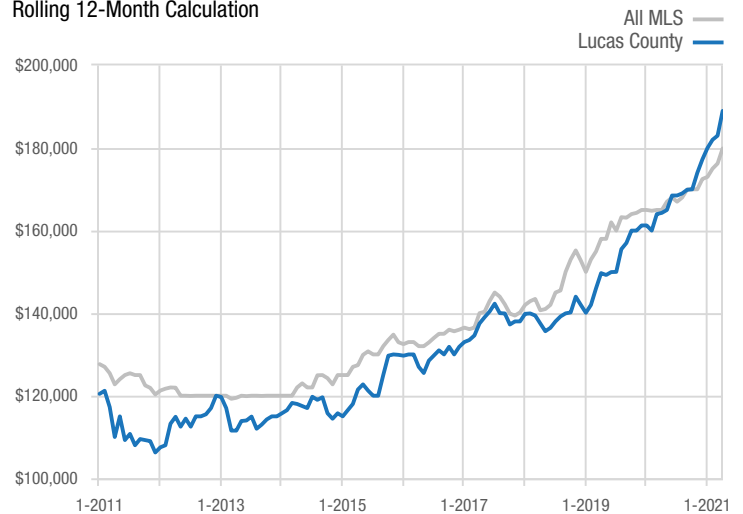
Median Sales Price - Single Family

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

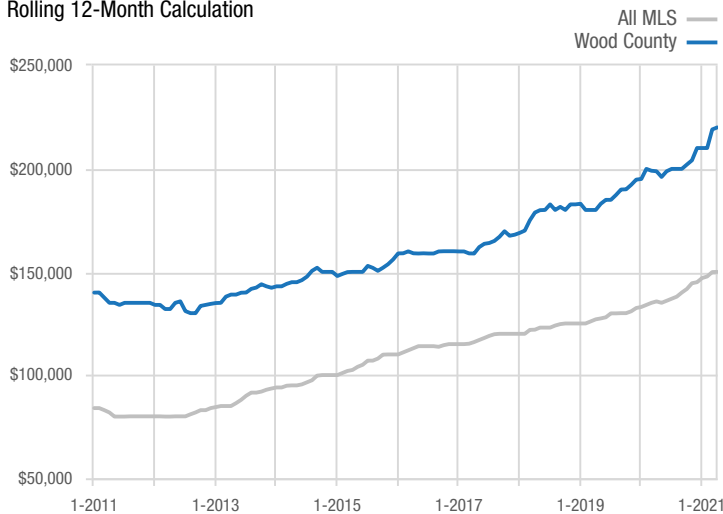
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	96	128	+ 33.3%	446	448	+ 0.4%
Pending Sales	98	131	+ 33.7%	347	410	+ 18.2%
Closed Sales	92	120	+ 30.4%	335	380	+ 13.4%
Days on Market Until Sale	83	65	- 21.7%	92	75	- 18.5%
Median Sales Price*	\$198,000	\$220,000	+ 11.1%	\$194,950	\$227,250	+ 16.6%
Average Sales Price*	\$223,096	\$243,927	+ 9.3%	\$214,584	\$247,933	+ 15.5%
Percent of List Price Received*	98.2%	101.1%	+ 3.0%	98.3%	99.9%	+ 1.6%
Inventory of Homes for Sale	304	200	- 34.2%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	3	8	+ 166.7%	52	30	- 42.3%
Pending Sales	9	10	+ 11.1%	41	35	- 14.6%
Closed Sales	9	10	+ 11.1%	41	35	- 14.6%
Days on Market Until Sale	59	55	- 6.8%	72	57	- 20.8%
Median Sales Price*	\$223,500	\$183,000	- 18.1%	\$170,000	\$170,000	0.0%
Average Sales Price*	\$222,143	\$206,100	- 7.2%	\$186,549	\$197,476	+ 5.9%
Percent of List Price Received*	99.0%	106.1%	+ 7.2%	97.5%	101.0%	+ 3.6%
Inventory of Homes for Sale	32	8	- 75.0%	—	—	—
Months Supply of Inventory	3.7	0.7	- 81.1%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Toledo

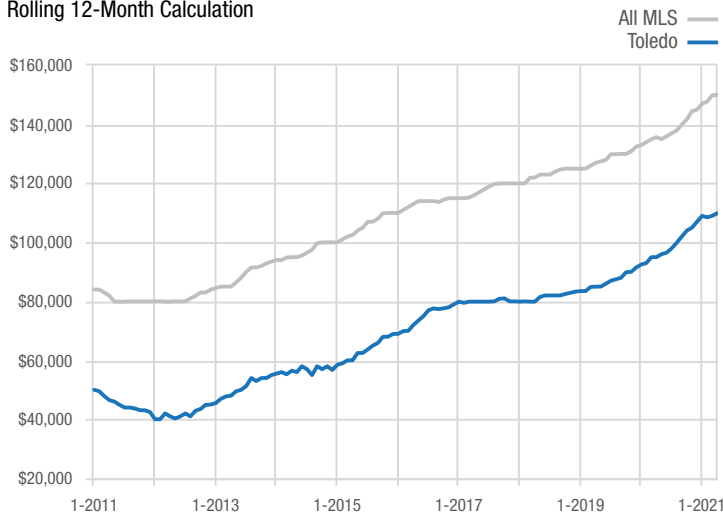
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	235	392	+ 66.8%	1,182	1,354	+ 14.6%
Pending Sales	257	309	+ 20.2%	936	1,145	+ 22.3%
Closed Sales	255	280	+ 9.8%	895	1,056	+ 18.0%
Days on Market Until Sale	84	58	- 31.0%	83	63	- 24.1%
Median Sales Price*	\$97,500	\$109,500	+ 12.3%	\$92,000	\$103,000	+ 12.0%
Average Sales Price*	\$112,531	\$126,823	+ 12.7%	\$108,154	\$117,864	+ 9.0%
Percent of List Price Received*	96.6%	101.3%	+ 4.9%	96.1%	98.7%	+ 2.7%
Inventory of Homes for Sale	757	594	- 21.5%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	15	28	+ 86.7%	79	82	+ 3.8%
Pending Sales	15	19	+ 26.7%	68	69	+ 1.5%
Closed Sales	12	16	+ 33.3%	66	65	- 1.5%
Days on Market Until Sale	69	98	+ 42.0%	65	81	+ 24.6%
Median Sales Price*	\$126,500	\$118,000	- 6.7%	\$150,500	\$135,000	- 10.3%
Average Sales Price*	\$132,200	\$120,456	- 8.9%	\$150,689	\$152,562	+ 1.2%
Percent of List Price Received*	96.9%	99.5%	+ 2.7%	96.3%	98.3%	+ 2.1%
Inventory of Homes for Sale	48	51	+ 6.3%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

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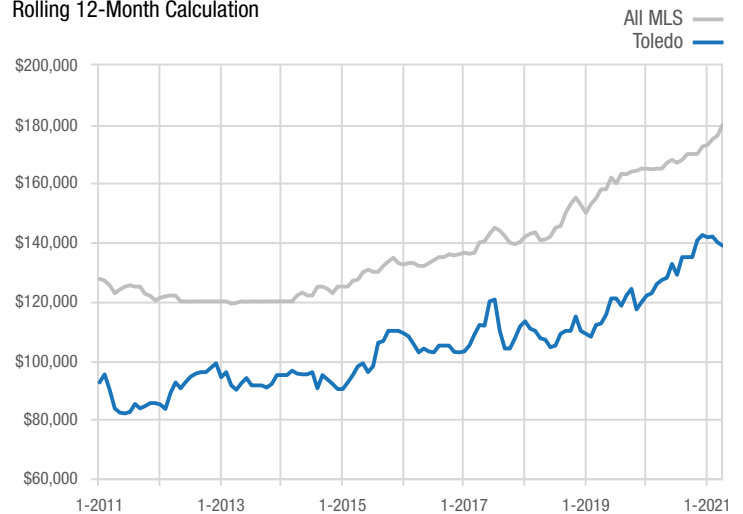
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

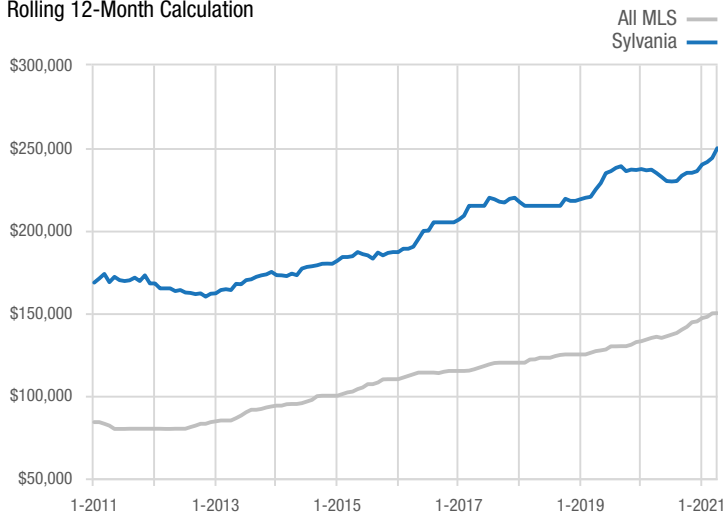
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	50	64	+ 28.0%	217	220	+ 1.4%
Pending Sales	60	56	- 6.7%	175	176	+ 0.6%
Closed Sales	59	49	- 16.9%	165	156	- 5.5%
Days on Market Until Sale	87	62	- 28.7%	97	72	- 25.8%
Median Sales Price*	\$217,000	\$260,000	+ 19.8%	\$225,285	\$267,000	+ 18.5%
Average Sales Price*	\$241,752	\$271,579	+ 12.3%	\$243,961	\$279,417	+ 14.5%
Percent of List Price Received*	98.5%	100.9%	+ 2.4%	98.0%	100.5%	+ 2.6%
Inventory of Homes for Sale	140	110	- 21.4%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	14	16	+ 14.3%	59	42	- 28.8%
Pending Sales	8	8	0.0%	36	35	- 2.8%
Closed Sales	7	5	- 28.6%	32	36	+ 12.5%
Days on Market Until Sale	84	91	+ 8.3%	117	110	- 6.0%
Median Sales Price*	\$220,000	\$228,500	+ 3.9%	\$210,000	\$232,000	+ 10.5%
Average Sales Price*	\$228,029	\$204,331	- 10.4%	\$207,183	\$234,227	+ 13.1%
Percent of List Price Received*	98.8%	100.4%	+ 1.6%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	43	26	- 39.5%	—	—	—
Months Supply of Inventory	3.9	2.1	- 46.2%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

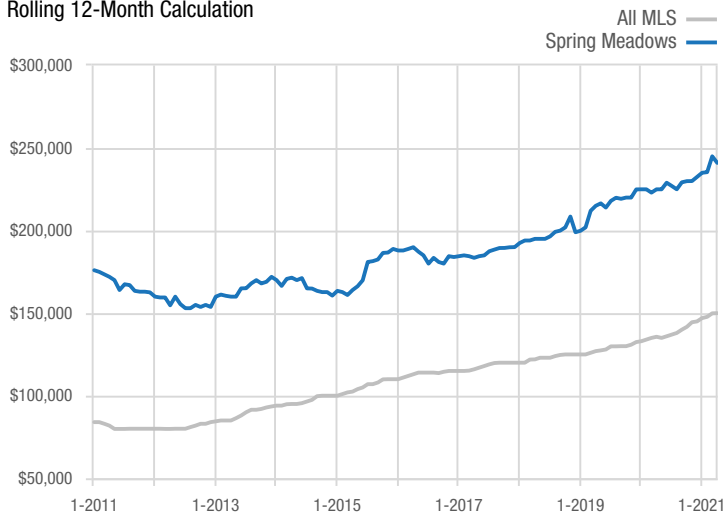
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	18	28	+ 55.6%	79	89	+ 12.7%
Pending Sales	16	17	+ 6.3%	58	73	+ 25.9%
Closed Sales	16	13	- 18.8%	58	61	+ 5.2%
Days on Market Until Sale	61	45	- 26.2%	88	71	- 19.3%
Median Sales Price*	\$263,750	\$229,900	- 12.8%	\$224,000	\$266,500	+ 19.0%
Average Sales Price*	\$269,375	\$257,398	- 4.4%	\$225,630	\$260,973	+ 15.7%
Percent of List Price Received*	98.0%	101.9%	+ 4.0%	96.9%	99.4%	+ 2.6%
Inventory of Homes for Sale	53	36	- 32.1%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	6	2	- 66.7%	22	17	- 22.7%
Pending Sales	2	8	+ 300.0%	14	18	+ 28.6%
Closed Sales	1	7	+ 600.0%	13	15	+ 15.4%
Days on Market Until Sale	83	71	- 14.5%	70	64	- 8.6%
Median Sales Price*	\$245,000	\$315,000	+ 28.6%	\$202,038	\$309,000	+ 52.9%
Average Sales Price*	\$245,000	\$321,857	+ 31.4%	\$222,815	\$291,753	+ 30.9%
Percent of List Price Received*	88.1%	99.3%	+ 12.7%	97.1%	99.0%	+ 2.0%
Inventory of Homes for Sale	15	7	- 53.3%	—	—	—
Months Supply of Inventory	3.8	1.6	- 57.9%	—	—	—

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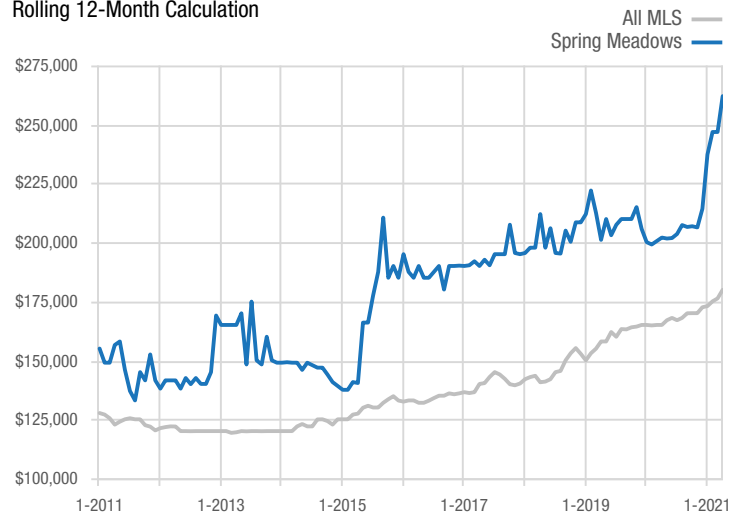
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

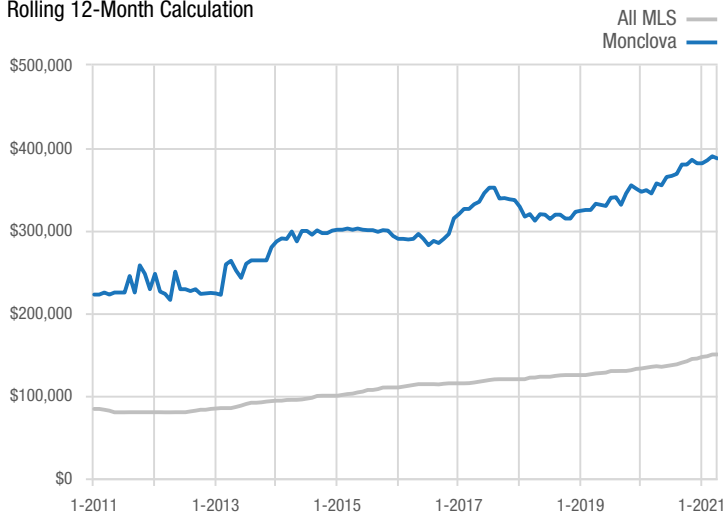
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	4	7	+ 75.0%	26	23	- 11.5%
Pending Sales	10	10	0.0%	21	27	+ 28.6%
Closed Sales	9	8	- 11.1%	21	24	+ 14.3%
Days on Market Until Sale	70	46	- 34.3%	137	77	- 43.8%
Median Sales Price*	\$390,000	\$373,850	- 4.1%	\$365,000	\$387,450	+ 6.2%
Average Sales Price*	\$417,056	\$398,264	- 4.5%	\$362,263	\$425,113	+ 17.3%
Percent of List Price Received*	101.6%	101.3%	- 0.3%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	27	7	- 74.1%	—	—	—
Months Supply of Inventory	4.5	1.2	- 73.3%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	4	7	+ 75.0%
Pending Sales	0	2	—	0	7	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	96	—
Median Sales Price*	—	—	—	—	\$299,700	—
Average Sales Price*	—	—	—	—	\$299,700	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	2.0	4.0	+ 100.0%	—	—	—

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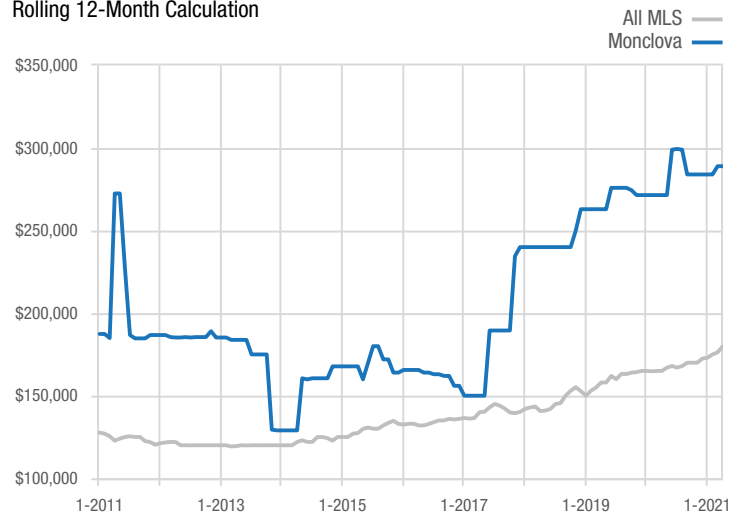
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

MLS Area 07: 43537

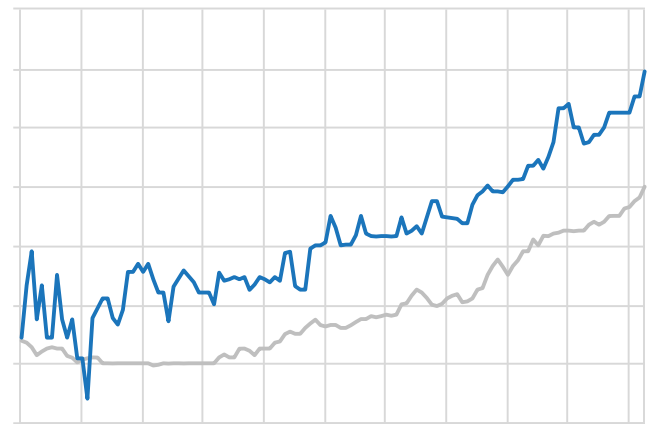
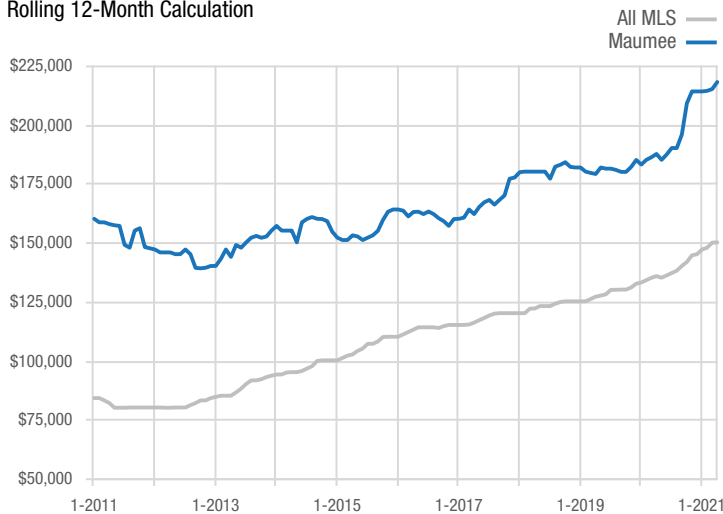
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	33	36	+ 9.1%	146	128	- 12.3%
Pending Sales	34	32	- 5.9%	99	113	+ 14.1%
Closed Sales	33	33	0.0%	98	110	+ 12.2%
Days on Market Until Sale	74	48	- 35.1%	81	67	- 17.3%
Median Sales Price*	\$186,000	\$192,250	+ 3.4%	\$182,400	\$211,000	+ 15.7%
Average Sales Price*	\$211,617	\$247,912	+ 17.2%	\$218,424	\$245,731	+ 12.5%
Percent of List Price Received*	98.4%	102.2%	+ 3.9%	98.3%	100.4%	+ 2.1%
Inventory of Homes for Sale	84	55	- 34.5%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	4	8	+ 100.0%	22	31	+ 40.9%
Pending Sales	2	7	+ 250.0%	13	23	+ 76.9%
Closed Sales	1	11	+ 1,000.0%	12	23	+ 91.7%
Days on Market Until Sale	223	73	- 67.3%	67	67	0.0%
Median Sales Price*	\$83,000	\$233,500	+ 181.3%	\$140,750	\$233,500	+ 65.9%
Average Sales Price*	\$83,000	\$295,655	+ 256.2%	\$203,610	\$275,477	+ 35.3%
Percent of List Price Received*	92.3%	100.1%	+ 8.5%	96.1%	99.9%	+ 4.0%
Inventory of Homes for Sale	20	13	- 35.0%	—	—	—
Months Supply of Inventory	4.5	2.5	- 44.4%	—	—	—

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Median Sales Price - Single Family

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Whitehouse

MLS Area 08: 43571

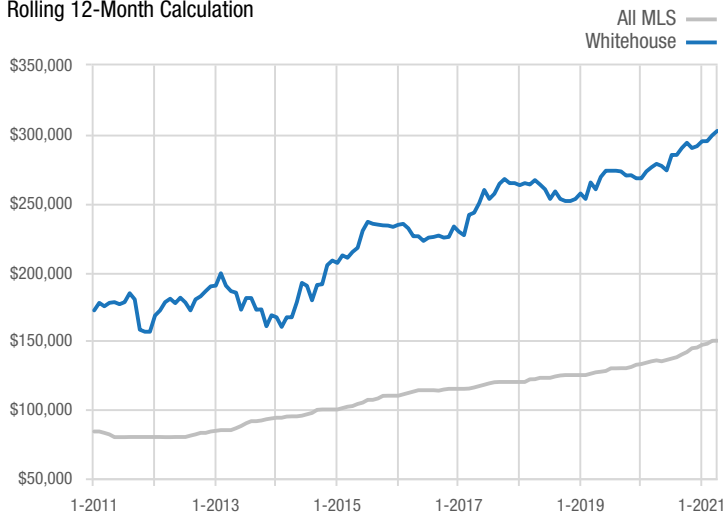
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	10	10	0.0%	42	32	- 23.8%
Pending Sales	10	9	- 10.0%	27	33	+ 22.2%
Closed Sales	7	9	+ 28.6%	27	29	+ 7.4%
Days on Market Until Sale	64	148	+ 131.3%	106	108	+ 1.9%
Median Sales Price*	\$363,500	\$371,000	+ 2.1%	\$302,500	\$352,500	+ 16.5%
Average Sales Price*	\$337,714	\$403,111	+ 19.4%	\$307,893	\$395,862	+ 28.6%
Percent of List Price Received*	96.7%	98.4%	+ 1.8%	96.7%	97.6%	+ 0.9%
Inventory of Homes for Sale	34	17	- 50.0%	—	—	—
Months Supply of Inventory	3.5	1.7	- 51.4%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	39	—	—
Median Sales Price*	—	—	—	\$200,500	—	—
Average Sales Price*	—	—	—	\$200,500	—	—
Percent of List Price Received*	—	—	—	101.7%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.

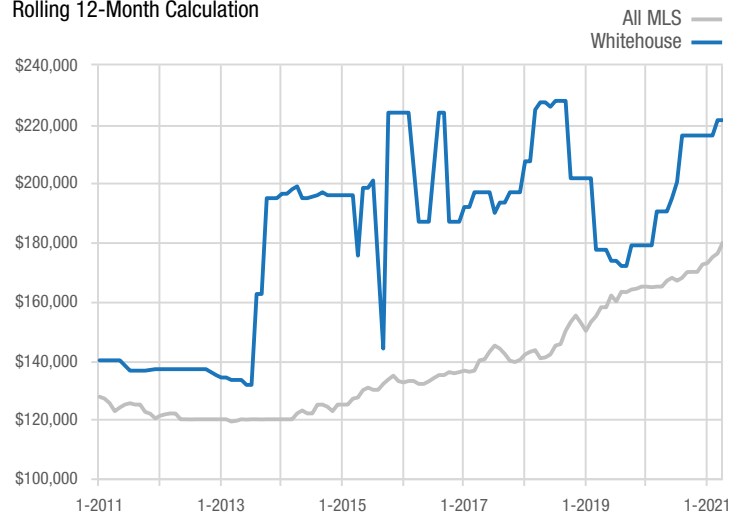
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Waterville

MLS Area 10: 43566

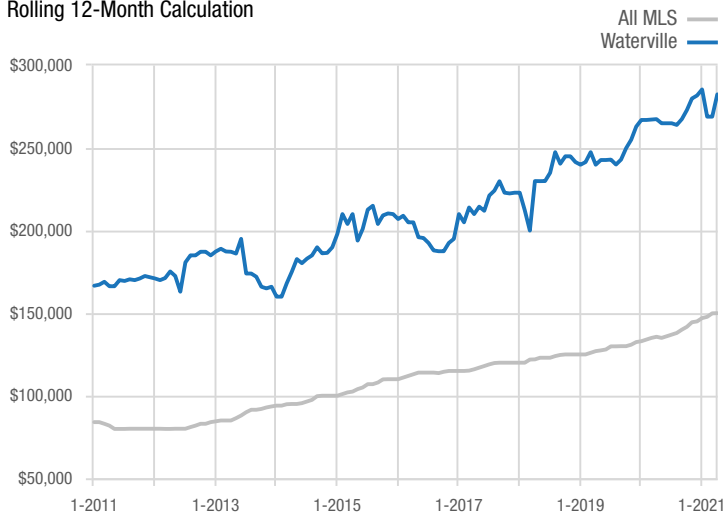
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	9	12	+ 33.3%	39	40	+ 2.6%
Pending Sales	9	10	+ 11.1%	28	43	+ 53.6%
Closed Sales	6	11	+ 83.3%	26	34	+ 30.8%
Days on Market Until Sale	110	76	- 30.9%	101	78	- 22.8%
Median Sales Price*	\$222,500	\$369,900	+ 66.2%	\$281,800	\$290,000	+ 2.9%
Average Sales Price*	\$231,067	\$333,248	+ 44.2%	\$274,962	\$281,731	+ 2.5%
Percent of List Price Received*	95.7%	101.0%	+ 5.5%	97.2%	98.9%	+ 1.7%
Inventory of Homes for Sale	32	25	- 21.9%	—	—	—
Months Supply of Inventory	3.1	2.1	- 32.3%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	2	2	0.0%	6	7	+ 16.7%
Pending Sales	1	3	+ 200.0%	4	8	+ 100.0%
Closed Sales	1	1	0.0%	3	6	+ 100.0%
Days on Market Until Sale	98	221	+ 125.5%	106	146	+ 37.7%
Median Sales Price*	\$290,000	\$335,600	+ 15.7%	\$290,000	\$238,750	- 17.7%
Average Sales Price*	\$290,000	\$335,600	+ 15.7%	\$264,967	\$247,043	- 6.8%
Percent of List Price Received*	95.1%	104.9%	+ 10.3%	96.8%	99.5%	+ 2.8%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	3.7	1.1	- 70.3%	—	—	—

* 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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Franklin Park / Trilby

MLS Area 11: 43623

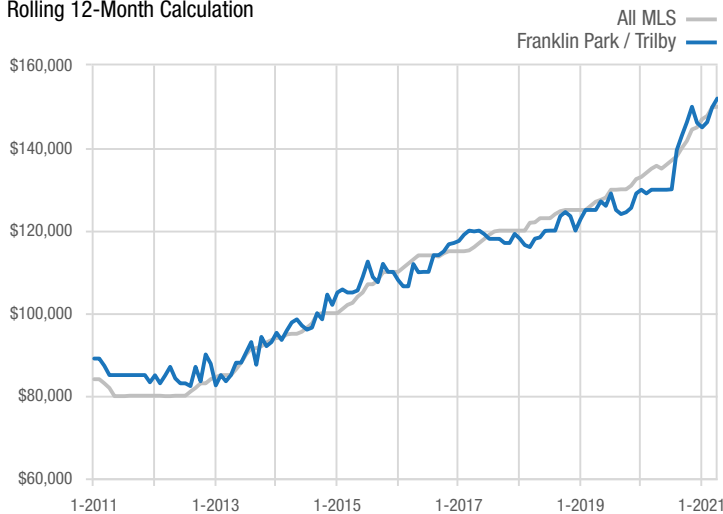
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	13	25	+ 92.3%	79	86	+ 8.9%
Pending Sales	22	29	+ 31.8%	77	76	- 1.3%
Closed Sales	25	25	0.0%	70	70	0.0%
Days on Market Until Sale	103	52	- 49.5%	91	54	- 40.7%
Median Sales Price*	\$123,000	\$145,000	+ 17.9%	\$133,950	\$154,050	+ 15.0%
Average Sales Price*	\$143,123	\$159,840	+ 11.7%	\$153,162	\$174,665	+ 14.0%
Percent of List Price Received*	97.4%	102.5%	+ 5.2%	96.5%	100.5%	+ 4.1%
Inventory of Homes for Sale	37	37	0.0%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	3	+ 200.0%	6	8	+ 33.3%
Pending Sales	2	0	- 100.0%	5	5	0.0%
Closed Sales	0	1	—	3	5	+ 66.7%
Days on Market Until Sale	—	269	—	38	94	+ 147.4%
Median Sales Price*	—	\$45,000	—	\$80,000	\$75,000	- 6.3%
Average Sales Price*	—	\$45,000	—	\$89,000	\$103,200	+ 16.0%
Percent of List Price Received*	—	90.9%	—	86.3%	98.4%	+ 14.0%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

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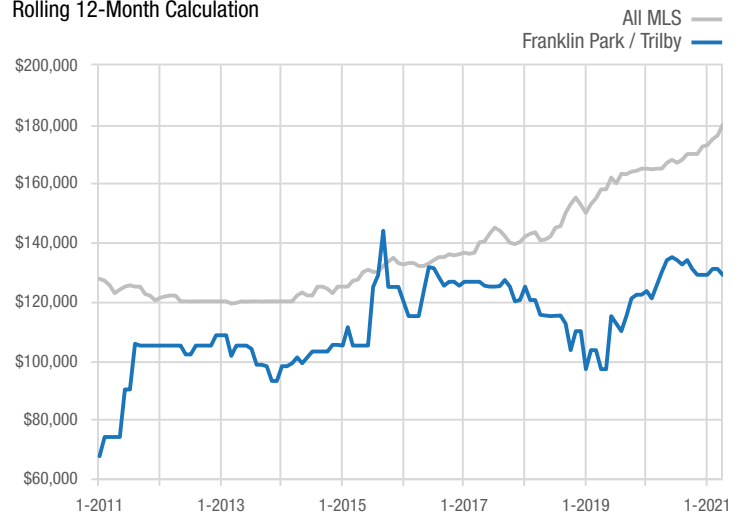
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

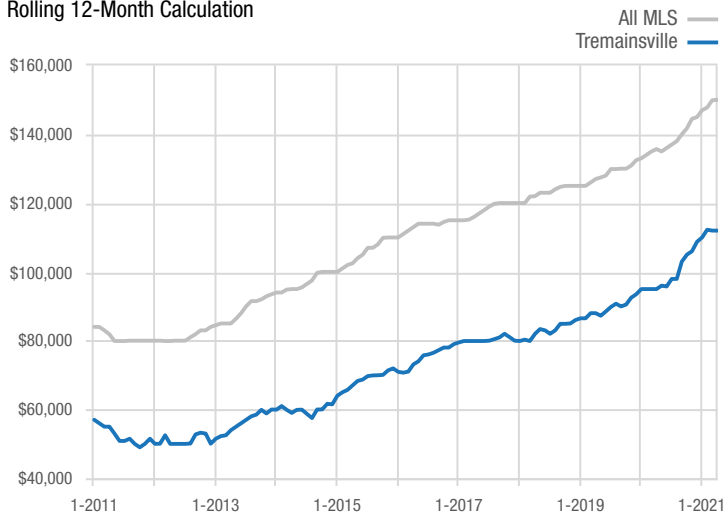
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	39	60	+ 53.8%	176	199	+ 13.1%
Pending Sales	35	50	+ 42.9%	142	194	+ 36.6%
Closed Sales	38	48	+ 26.3%	132	186	+ 40.9%
Days on Market Until Sale	85	57	- 32.9%	73	68	- 6.8%
Median Sales Price*	\$94,500	\$104,000	+ 10.1%	\$92,000	\$109,000	+ 18.5%
Average Sales Price*	\$95,208	\$108,884	+ 14.4%	\$92,582	\$109,748	+ 18.5%
Percent of List Price Received*	95.4%	101.9%	+ 6.8%	96.7%	99.3%	+ 2.7%
Inventory of Homes for Sale	99	77	- 22.2%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	62	—	—
Median Sales Price*	—	—	—	\$77,500	—	—
Average Sales Price*	—	—	—	\$77,500	—	—
Percent of List Price Received*	—	—	—	91.3%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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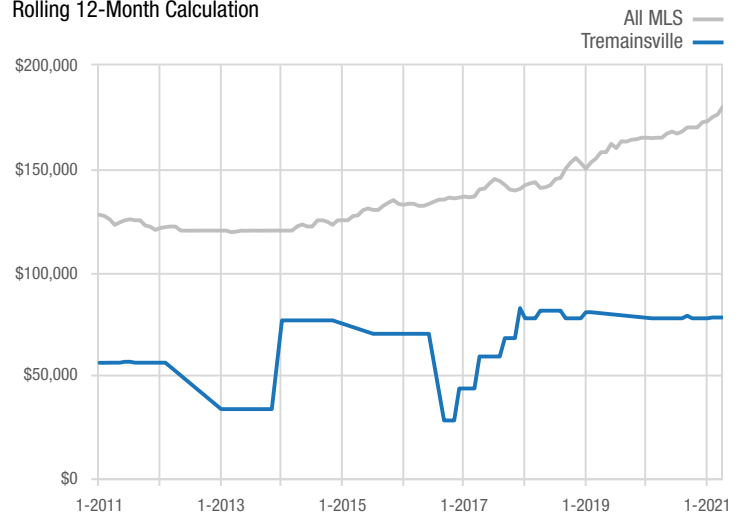
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

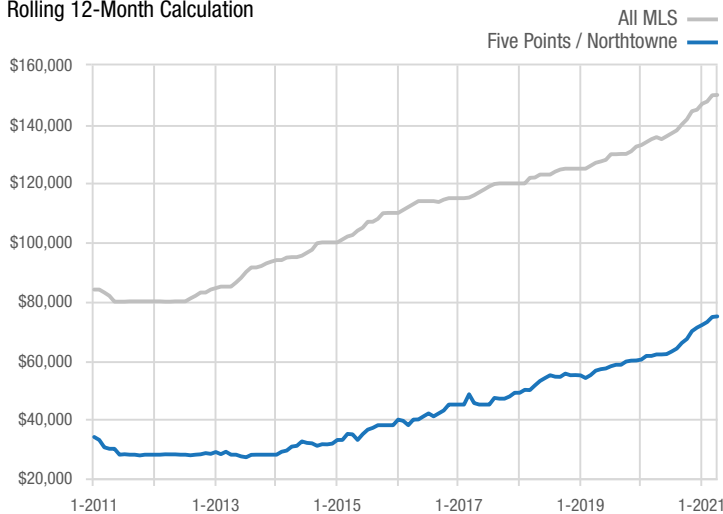
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	27	32	+ 18.5%	144	141	- 2.1%
Pending Sales	35	40	+ 14.3%	124	137	+ 10.5%
Closed Sales	32	34	+ 6.3%	123	125	+ 1.6%
Days on Market Until Sale	82	66	- 19.5%	80	73	- 8.8%
Median Sales Price*	\$73,000	\$79,950	+ 9.5%	\$60,250	\$75,500	+ 25.3%
Average Sales Price*	\$73,068	\$83,478	+ 14.2%	\$65,968	\$80,865	+ 22.6%
Percent of List Price Received*	99.1%	100.6%	+ 1.5%	97.1%	99.0%	+ 2.0%
Inventory of Homes for Sale	86	46	- 46.5%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% 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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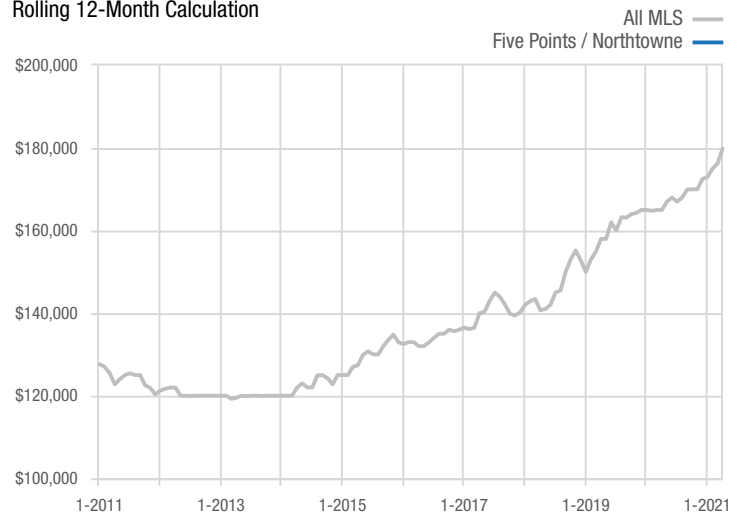
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

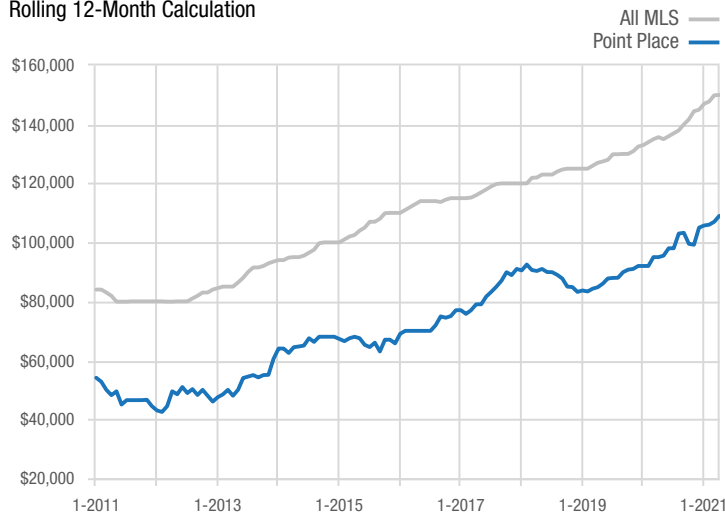
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	15	35	+ 133.3%	89	86	- 3.4%
Pending Sales	25	21	- 16.0%	79	80	+ 1.3%
Closed Sales	20	22	+ 10.0%	77	78	+ 1.3%
Days on Market Until Sale	59	58	- 1.7%	81	66	- 18.5%
Median Sales Price*	\$102,250	\$113,500	+ 11.0%	\$95,000	\$111,000	+ 16.8%
Average Sales Price*	\$98,937	\$109,941	+ 11.1%	\$95,387	\$118,704	+ 24.4%
Percent of List Price Received*	94.7%	104.5%	+ 10.3%	95.8%	100.0%	+ 4.4%
Inventory of Homes for Sale	56	45	- 19.6%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	68	—
Median Sales Price*	—	—	—	—	\$69,000	—
Average Sales Price*	—	—	—	—	\$69,000	—
Percent of List Price Received*	—	—	—	—	98.7%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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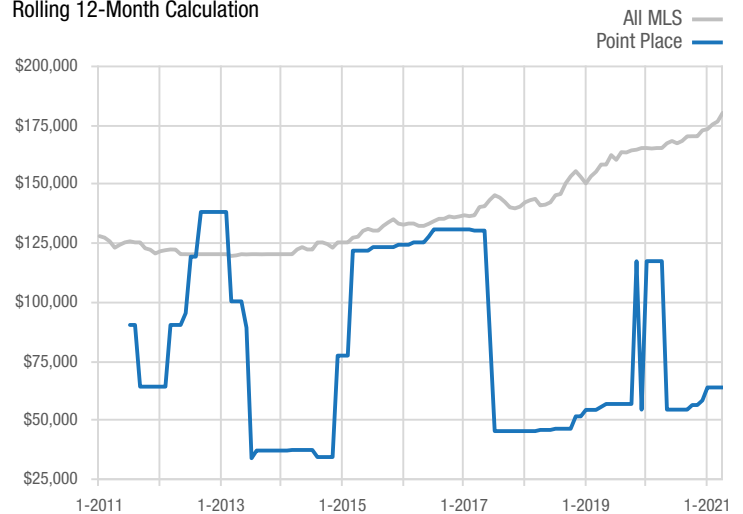
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

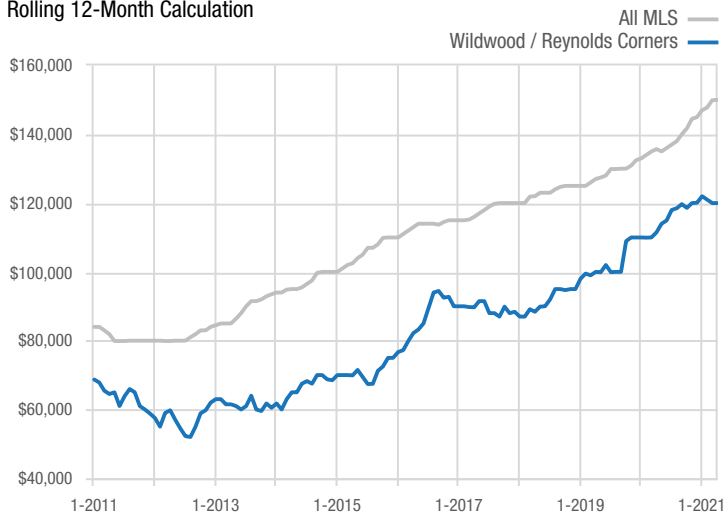
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	24	36	+ 50.0%	124	133	+ 7.3%
Pending Sales	25	36	+ 44.0%	84	118	+ 40.5%
Closed Sales	24	32	+ 33.3%	81	119	+ 46.9%
Days on Market Until Sale	68	74	+ 8.8%	75	74	- 1.3%
Median Sales Price*	\$120,450	\$140,000	+ 16.2%	\$115,000	\$118,250	+ 2.8%
Average Sales Price*	\$157,963	\$138,920	- 12.1%	\$129,607	\$135,131	+ 4.3%
Percent of List Price Received*	97.2%	102.0%	+ 4.9%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	72	64	- 11.1%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	7	3	- 57.1%	26	22	- 15.4%
Pending Sales	4	5	+ 25.0%	19	17	- 10.5%
Closed Sales	5	4	- 20.0%	19	16	- 15.8%
Days on Market Until Sale	48	142	+ 195.8%	64	67	+ 4.7%
Median Sales Price*	\$140,000	\$118,000	- 15.7%	\$110,000	\$135,250	+ 23.0%
Average Sales Price*	\$129,500	\$124,625	- 3.8%	\$115,908	\$137,906	+ 19.0%
Percent of List Price Received*	96.5%	98.4%	+ 2.0%	97.1%	99.6%	+ 2.6%
Inventory of Homes for Sale	17	8	- 52.9%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

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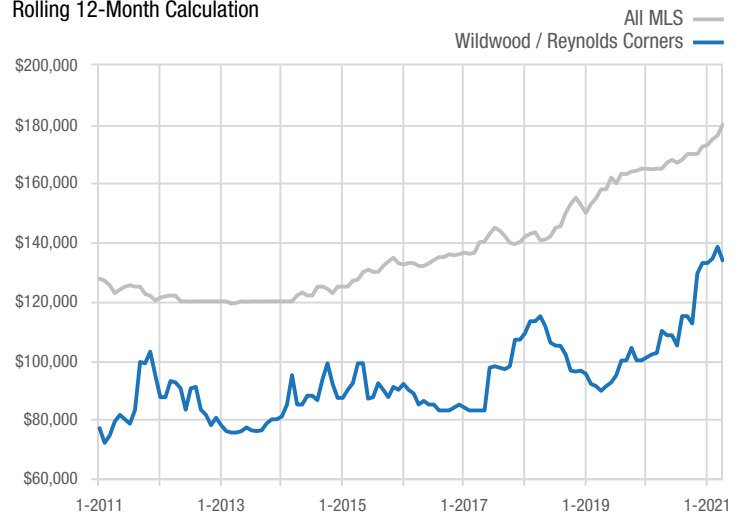
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

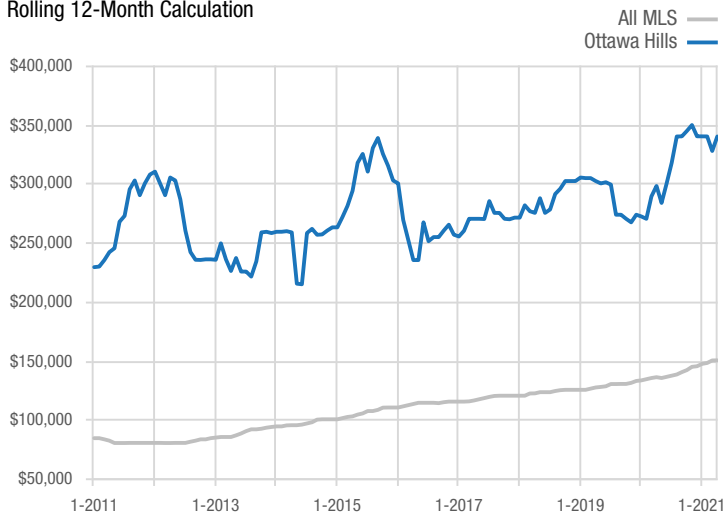
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	10	17	+ 70.0%	51	39	- 23.5%
Pending Sales	4	6	+ 50.0%	23	20	- 13.0%
Closed Sales	5	6	+ 20.0%	22	19	- 13.6%
Days on Market Until Sale	92	94	+ 2.2%	97	82	- 15.5%
Median Sales Price*	\$415,000	\$432,500	+ 4.2%	\$387,500	\$375,000	- 3.2%
Average Sales Price*	\$332,580	\$575,833	+ 73.1%	\$407,968	\$419,713	+ 2.9%
Percent of List Price Received*	98.5%	96.5%	- 2.0%	95.0%	96.9%	+ 2.0%
Inventory of Homes for Sale	46	30	- 34.8%	—	—	—
Months Supply of Inventory	6.3	3.9	- 38.1%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	3	+ 200.0%	6	5	- 16.7%
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	170	—	—	96	68	- 29.2%
Median Sales Price*	\$95,500	—	—	\$260,500	\$82,700	- 68.3%
Average Sales Price*	\$95,500	—	—	\$241,625	\$82,700	- 65.8%
Percent of List Price Received*	95.6%	—	—	93.4%	97.2%	+ 4.1%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	2.9	4.0	+ 37.9%	—	—	—

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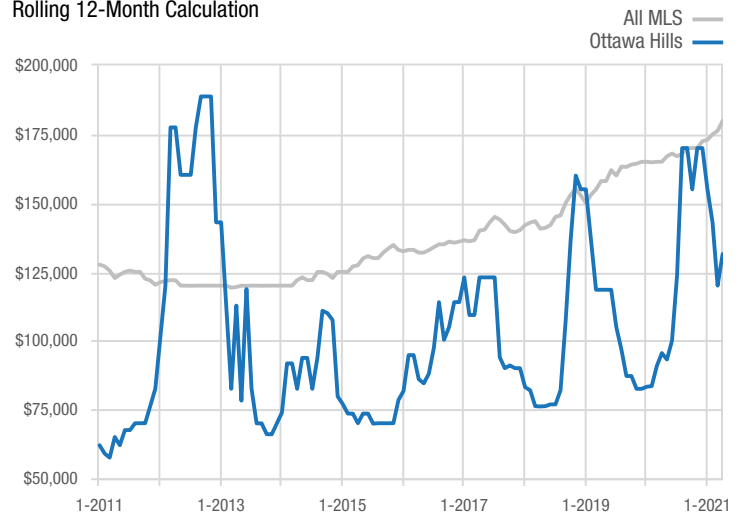
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

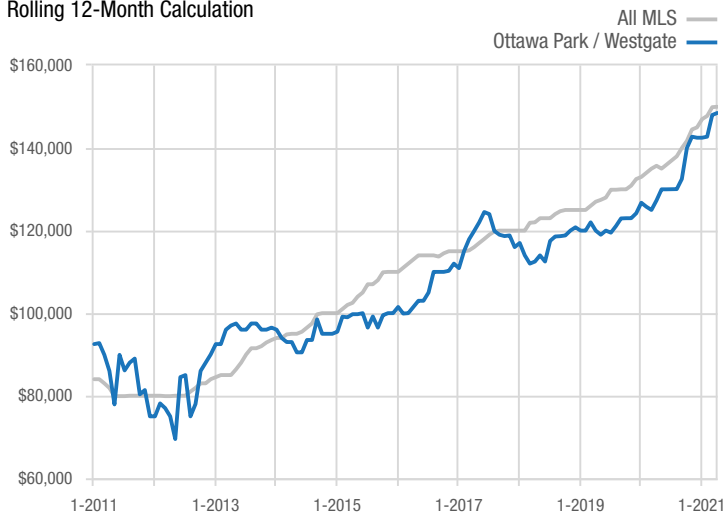
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	21	22	+ 4.8%	94	84	- 10.6%
Pending Sales	21	21	0.0%	69	71	+ 2.9%
Closed Sales	15	14	- 6.7%	65	63	- 3.1%
Days on Market Until Sale	90	37	- 58.9%	90	51	- 43.3%
Median Sales Price*	\$150,500	\$152,950	+ 1.6%	\$124,700	\$142,000	+ 13.9%
Average Sales Price*	\$156,775	\$173,029	+ 10.4%	\$120,529	\$147,327	+ 22.2%
Percent of List Price Received*	97.2%	103.7%	+ 6.7%	97.7%	99.0%	+ 1.3%
Inventory of Homes for Sale	54	38	- 29.6%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	57	—
Median Sales Price*	—	—	—	—	\$129,500	—
Average Sales Price*	—	—	—	—	\$129,500	—
Percent of List Price Received*	—	—	—	—	100.7%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.9	—	—	—	—

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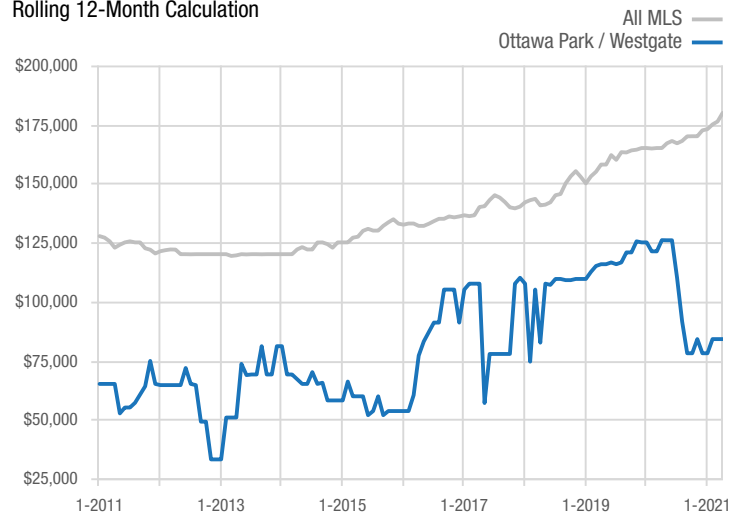
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Olde West End

MLS Area 18: 43610 and 43620

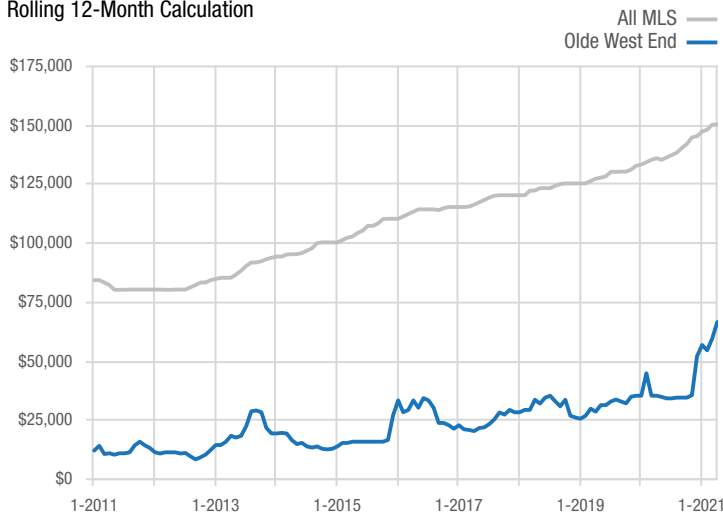
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	5	9	+ 80.0%	22	27	+ 22.7%
Pending Sales	5	5	0.0%	14	16	+ 14.3%
Closed Sales	3	4	+ 33.3%	12	17	+ 41.7%
Days on Market Until Sale	97	140	+ 44.3%	74	89	+ 20.3%
Median Sales Price*	\$11,500	\$82,500	+ 617.4%	\$28,500	\$88,750	+ 211.4%
Average Sales Price*	\$18,833	\$165,800	+ 780.4%	\$44,781	\$99,847	+ 123.0%
Percent of List Price Received*	86.7%	95.2%	+ 9.8%	91.3%	99.6%	+ 9.1%
Inventory of Homes for Sale	28	20	- 28.6%	—	—	—
Months Supply of Inventory	5.6	3.9	- 30.4%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	1	—	2	3	+ 50.0%
Pending Sales	1	2	+ 100.0%	2	2	0.0%
Closed Sales	0	2	—	1	2	+ 100.0%
Days on Market Until Sale	—	74	—	0	74	—
Median Sales Price*	—	\$53,500	—	\$54,850	\$53,500	- 2.5%
Average Sales Price*	—	\$53,500	—	\$54,850	\$53,500	- 2.5%
Percent of List Price Received*	—	101.9%	—	100.0%	101.9%	+ 1.9%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

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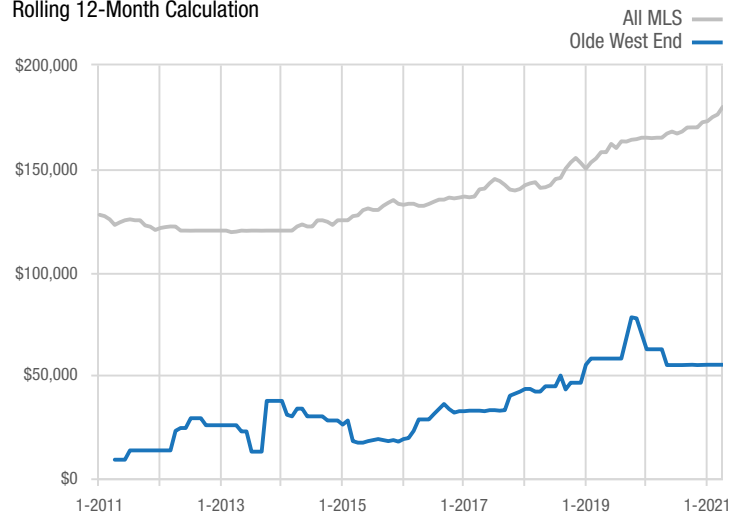
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

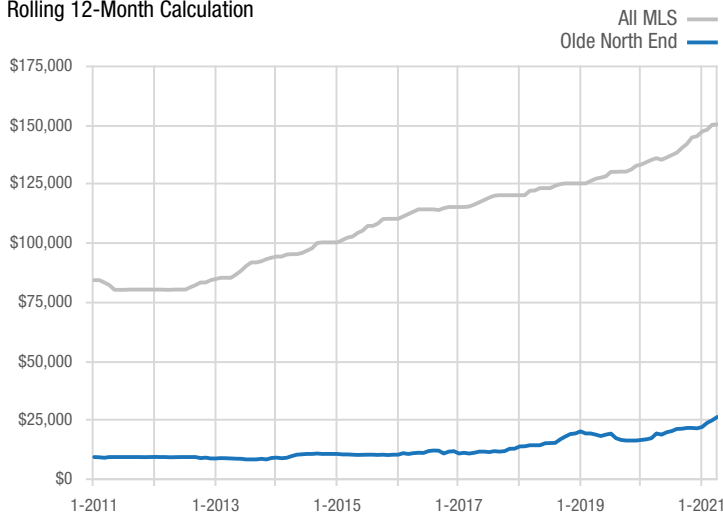
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	7	12	+ 71.4%	39	103	+ 164.1%
Pending Sales	8	15	+ 87.5%	27	84	+ 211.1%
Closed Sales	9	16	+ 77.8%	25	61	+ 144.0%
Days on Market Until Sale	78	51	- 34.6%	94	41	- 56.4%
Median Sales Price*	\$21,340	\$38,875	+ 82.2%	\$21,000	\$31,000	+ 47.6%
Average Sales Price*	\$20,563	\$41,520	+ 101.9%	\$22,294	\$35,465	+ 59.1%
Percent of List Price Received*	102.7%	94.2%	- 8.3%	94.1%	95.2%	+ 1.2%
Inventory of Homes for Sale	30	23	- 23.3%	—	—	—
Months Supply of Inventory	4.2	1.8	- 57.1%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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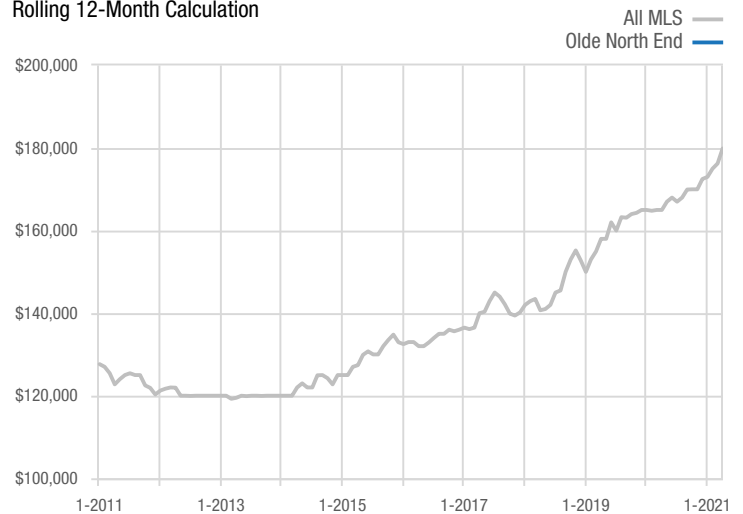
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

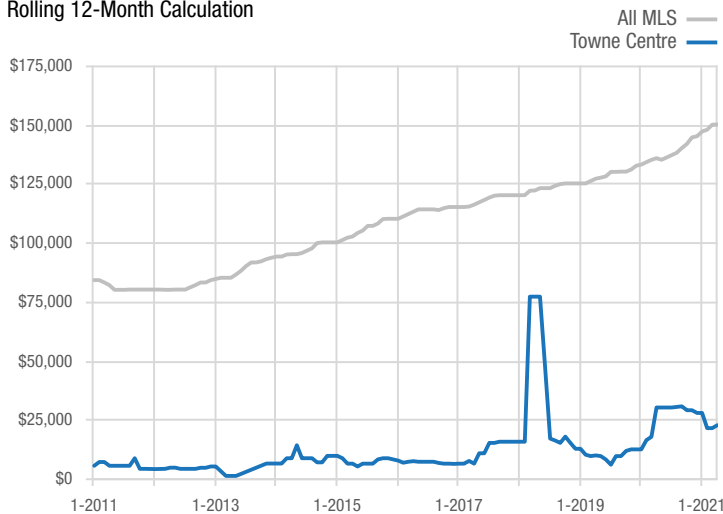
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	1	0.0%	6	6	0.0%
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	6	5	- 16.7%
Days on Market Until Sale	22	35	+ 59.1%	62	115	+ 85.5%
Median Sales Price*	\$20,625	\$248,000	+ 1,102.4%	\$35,250	\$23,000	- 34.8%
Average Sales Price*	\$20,625	\$248,000	+ 1,102.4%	\$50,375	\$65,500	+ 30.0%
Percent of List Price Received*	85.7%	101.2%	+ 18.1%	88.0%	82.1%	- 6.7%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	3.8	2.0	- 47.4%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	1	—	2	3	+ 50.0%
Pending Sales	0	1	—	2	3	+ 50.0%
Closed Sales	0	1	—	3	4	+ 33.3%
Days on Market Until Sale	—	227	—	57	129	+ 126.3%
Median Sales Price*	—	\$223,000	—	\$190,000	\$239,400	+ 26.0%
Average Sales Price*	—	\$223,000	—	\$209,333	\$252,200	+ 20.5%
Percent of List Price Received*	—	97.4%	—	93.0%	97.9%	+ 5.3%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	3.8	+ 322.2%	—	—	—

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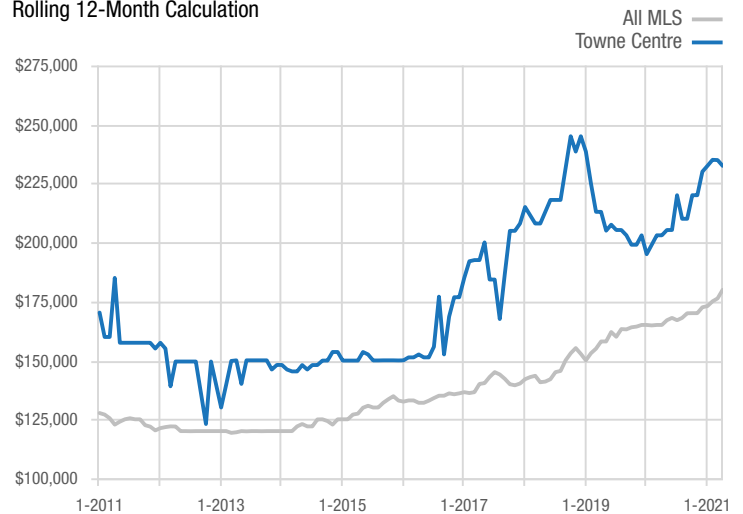
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

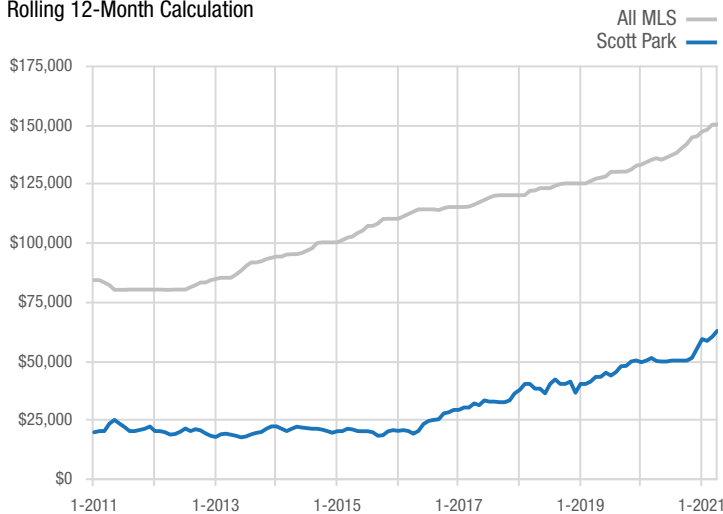
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	7	23	+ 228.6%	42	70	+ 66.7%
Pending Sales	8	10	+ 25.0%	36	57	+ 58.3%
Closed Sales	9	8	- 11.1%	36	53	+ 47.2%
Days on Market Until Sale	70	44	- 37.1%	69	56	- 18.8%
Median Sales Price*	\$25,000	\$75,750	+ 203.0%	\$43,000	\$69,550	+ 61.7%
Average Sales Price*	\$29,200	\$64,925	+ 122.3%	\$57,221	\$68,389	+ 19.5%
Percent of List Price Received*	86.4%	106.4%	+ 23.1%	89.7%	98.6%	+ 9.9%
Inventory of Homes for Sale	24	33	+ 37.5%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% 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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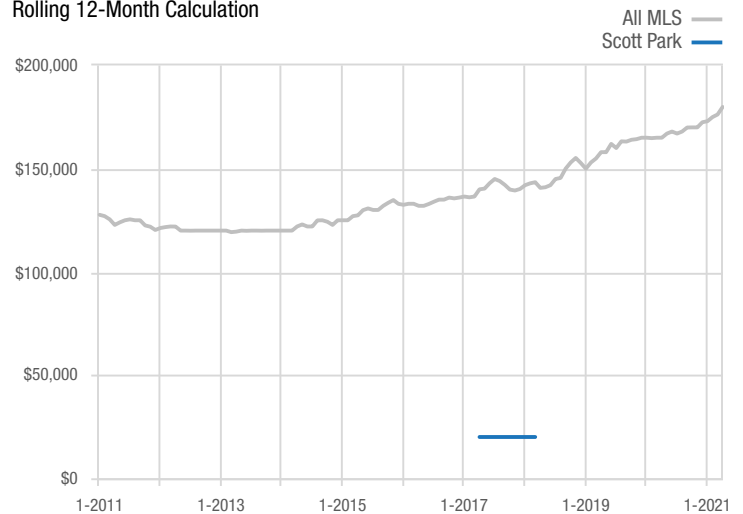
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

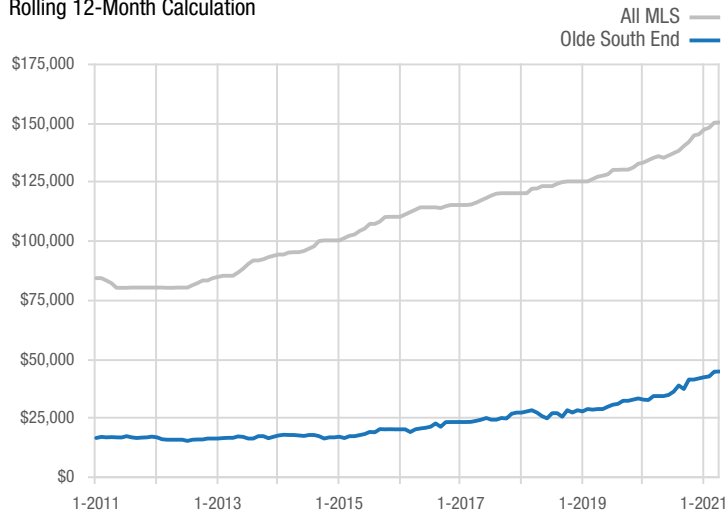
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	11	23	+ 109.1%	72	81	+ 12.5%
Pending Sales	11	14	+ 27.3%	56	63	+ 12.5%
Closed Sales	13	14	+ 7.7%	57	63	+ 10.5%
Days on Market Until Sale	58	44	- 24.1%	78	51	- 34.6%
Median Sales Price*	\$45,000	\$54,750	+ 21.7%	\$32,000	\$51,350	+ 60.5%
Average Sales Price*	\$51,183	\$50,995	- 0.4%	\$38,505	\$48,809	+ 26.8%
Percent of List Price Received*	94.4%	97.0%	+ 2.8%	92.1%	97.0%	+ 5.3%
Inventory of Homes for Sale	48	33	- 31.3%	—	—	—
Months Supply of Inventory	3.3	1.8	- 45.5%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
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	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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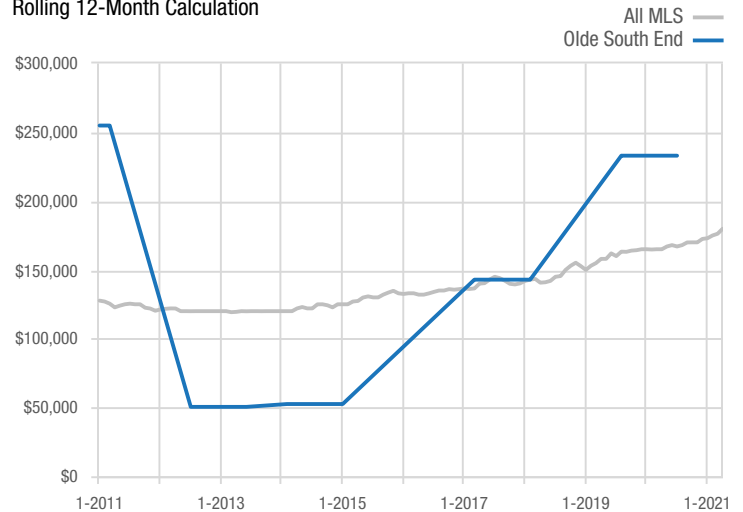
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

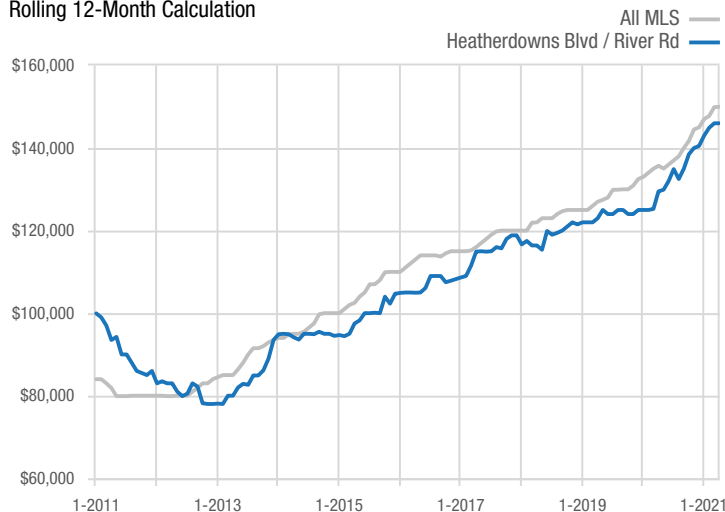
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	33	51	+ 54.5%	139	141	+ 1.4%
Pending Sales	32	32	0.0%	120	110	- 8.3%
Closed Sales	32	30	- 6.3%	113	102	- 9.7%
Days on Market Until Sale	106	50	- 52.8%	94	58	- 38.3%
Median Sales Price*	\$148,500	\$155,000	+ 4.4%	\$138,000	\$155,000	+ 12.3%
Average Sales Price*	\$151,186	\$152,640	+ 1.0%	\$138,926	\$158,016	+ 13.7%
Percent of List Price Received*	97.4%	103.7%	+ 6.5%	96.9%	101.1%	+ 4.3%
Inventory of Homes for Sale	83	65	- 21.7%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	12	13	+ 8.3%
Pending Sales	3	4	+ 33.3%	12	15	+ 25.0%
Closed Sales	4	4	0.0%	13	15	+ 15.4%
Days on Market Until Sale	84	37	- 56.0%	70	84	+ 20.0%
Median Sales Price*	\$126,500	\$108,450	- 14.3%	\$132,400	\$107,000	- 19.2%
Average Sales Price*	\$133,475	\$117,850	- 11.7%	\$138,642	\$108,148	- 22.0%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	97.7%	96.3%	- 1.4%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

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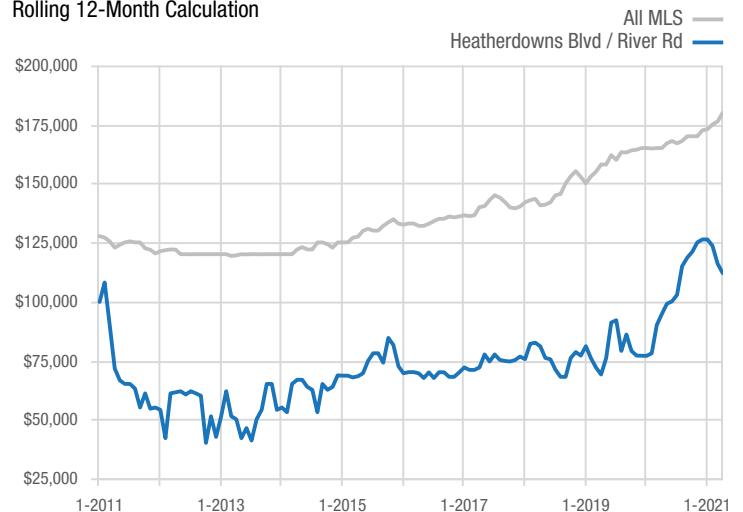
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

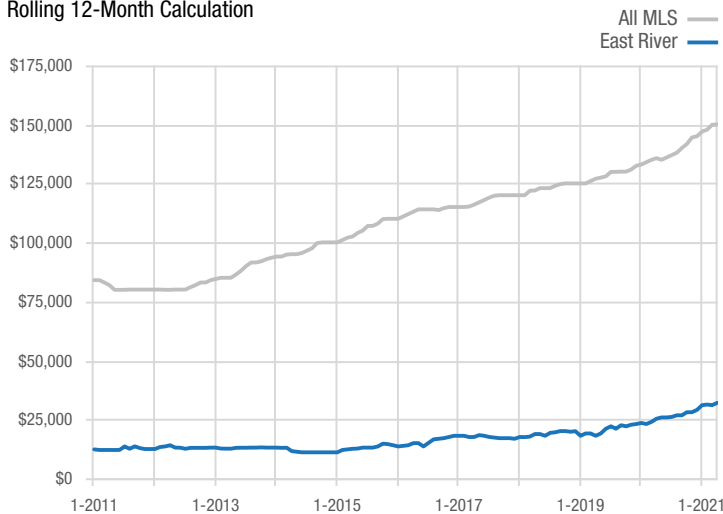
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	10	23	+ 130.0%	46	92	+ 100.0%
Pending Sales	11	14	+ 27.3%	36	65	+ 80.6%
Closed Sales	14	13	- 7.1%	36	54	+ 50.0%
Days on Market Until Sale	90	42	- 53.3%	94	48	- 48.9%
Median Sales Price*	\$21,340	\$58,500	+ 174.1%	\$21,340	\$37,250	+ 74.6%
Average Sales Price*	\$31,416	\$48,692	+ 55.0%	\$25,993	\$40,843	+ 57.1%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	94.5%	93.4%	- 1.2%
Inventory of Homes for Sale	43	45	+ 4.7%	—	—	—
Months Supply of Inventory	3.4	2.7	- 20.6%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	154	—
Median Sales Price*	—	—	—	—	\$350,000	—
Average Sales Price*	—	—	—	—	\$350,000	—
Percent of List Price Received*	—	—	—	—	98.6%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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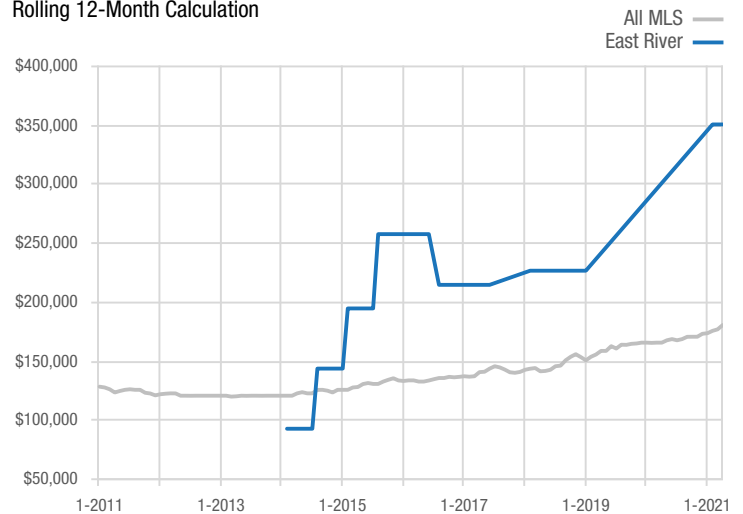
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

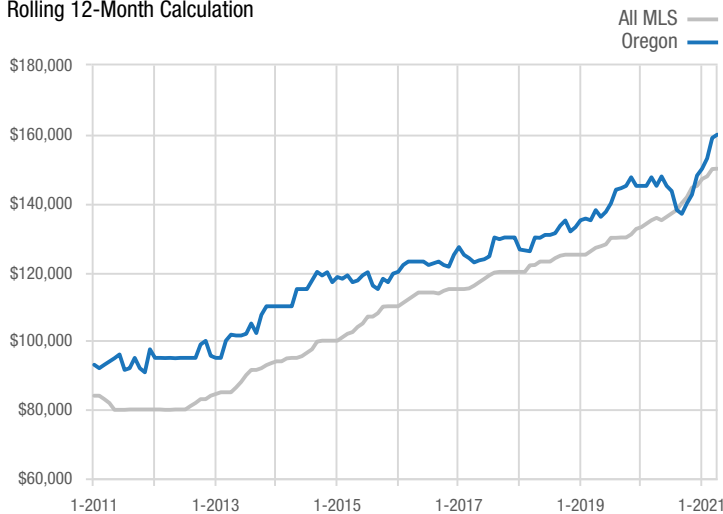
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	23	25	+ 8.7%	85	83	- 2.4%
Pending Sales	19	25	+ 31.6%	79	84	+ 6.3%
Closed Sales	19	19	0.0%	73	74	+ 1.4%
Days on Market Until Sale	77	70	- 9.1%	94	77	- 18.1%
Median Sales Price*	\$141,000	\$158,000	+ 12.1%	\$139,950	\$180,000	+ 28.6%
Average Sales Price*	\$145,985	\$191,454	+ 31.1%	\$159,575	\$192,151	+ 20.4%
Percent of List Price Received*	98.5%	101.6%	+ 3.1%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	54	36	- 33.3%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	1	—	2	1	- 50.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	76	—	—
Median Sales Price*	—	—	—	\$147,450	—	—
Average Sales Price*	—	—	—	\$147,450	—	—
Percent of List Price Received*	—	—	—	96.7%	—	—
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

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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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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

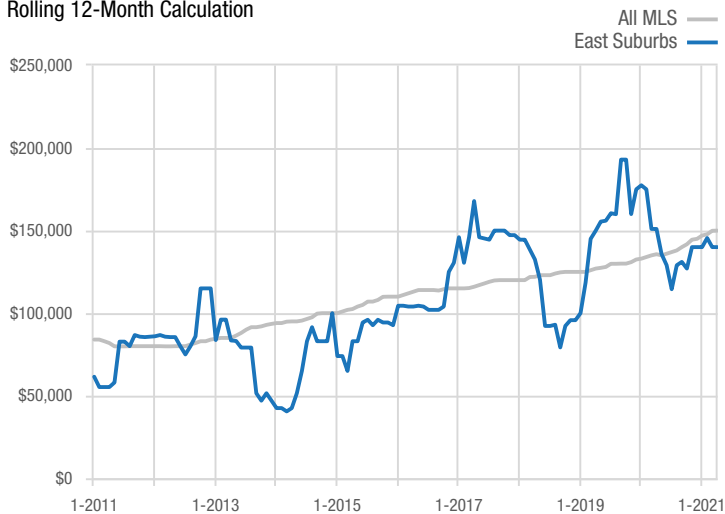
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	2	4	+ 100.0%	8	6	- 25.0%
Pending Sales	1	0	- 100.0%	5	0	- 100.0%
Closed Sales	2	0	- 100.0%	4	0	- 100.0%
Days on Market Until Sale	53	—	—	111	—	—
Median Sales Price*	\$180,500	—	—	\$113,000	—	—
Average Sales Price*	\$180,500	—	—	\$146,750	—	—
Percent of List Price Received*	104.1%	—	—	101.4%	—	—
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	3.0	3.1	+ 3.3%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% 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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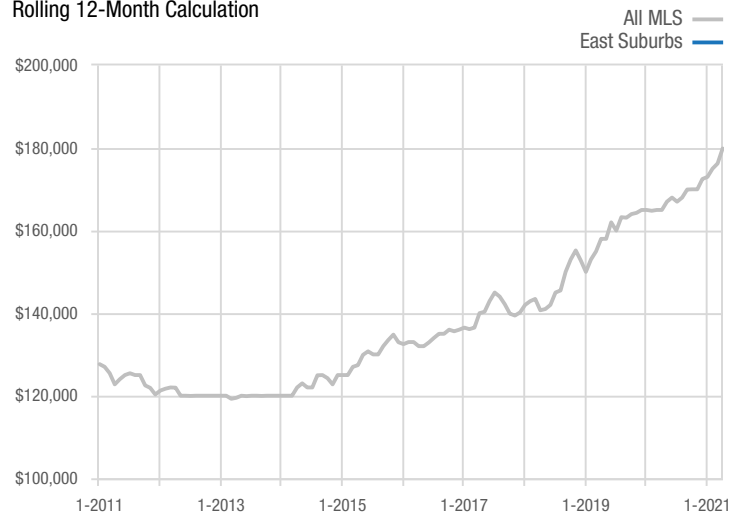
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

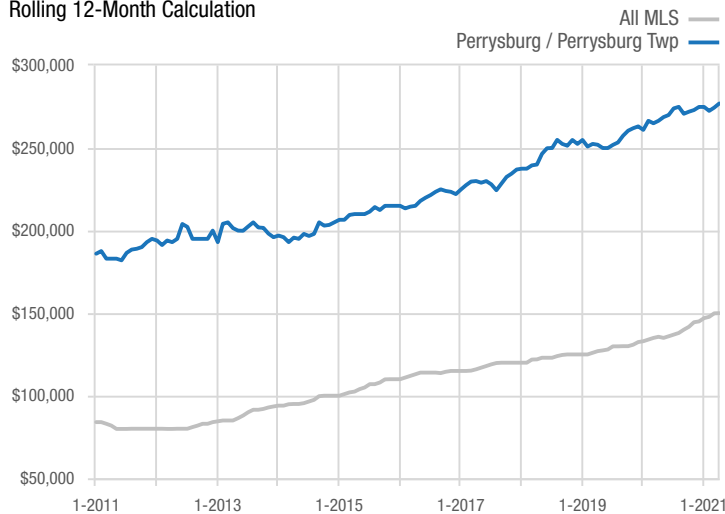
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	43	51	+ 18.6%	206	196	- 4.9%
Pending Sales	33	66	+ 100.0%	138	187	+ 35.5%
Closed Sales	37	58	+ 56.8%	138	173	+ 25.4%
Days on Market Until Sale	77	71	- 7.8%	98	84	- 14.3%
Median Sales Price*	\$268,000	\$308,250	+ 15.0%	\$270,000	\$285,000	+ 5.6%
Average Sales Price*	\$294,127	\$323,747	+ 10.1%	\$290,258	\$319,857	+ 10.2%
Percent of List Price Received*	98.7%	101.6%	+ 2.9%	98.4%	99.7%	+ 1.3%
Inventory of Homes for Sale	157	84	- 46.5%	—	—	—
Months Supply of Inventory	3.5	1.6	- 54.3%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	40	20	- 50.0%
Pending Sales	8	6	- 25.0%	28	25	- 10.7%
Closed Sales	8	5	- 37.5%	29	24	- 17.2%
Days on Market Until Sale	61	65	+ 6.6%	69	62	- 10.1%
Median Sales Price*	\$231,750	\$240,000	+ 3.6%	\$173,000	\$211,000	+ 22.0%
Average Sales Price*	\$230,911	\$230,200	- 0.3%	\$192,952	\$208,938	+ 8.3%
Percent of List Price Received*	99.2%	100.5%	+ 1.3%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	23	5	- 78.3%	—	—	—
Months Supply of Inventory	3.9	0.7	- 82.1%	—	—	—

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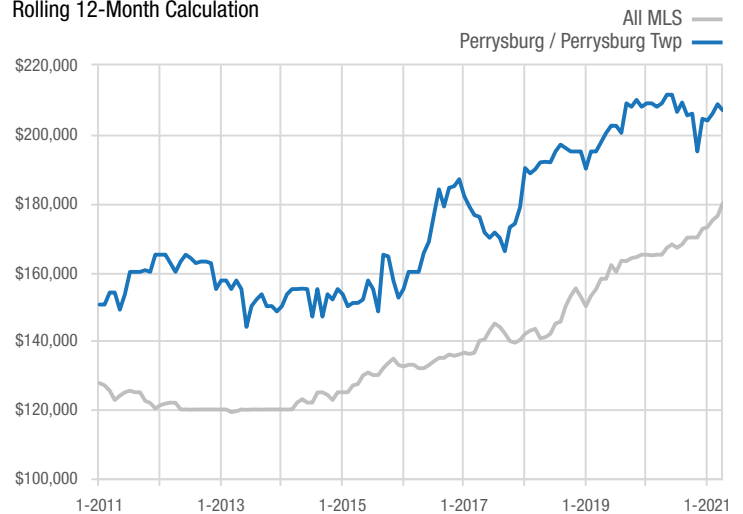
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

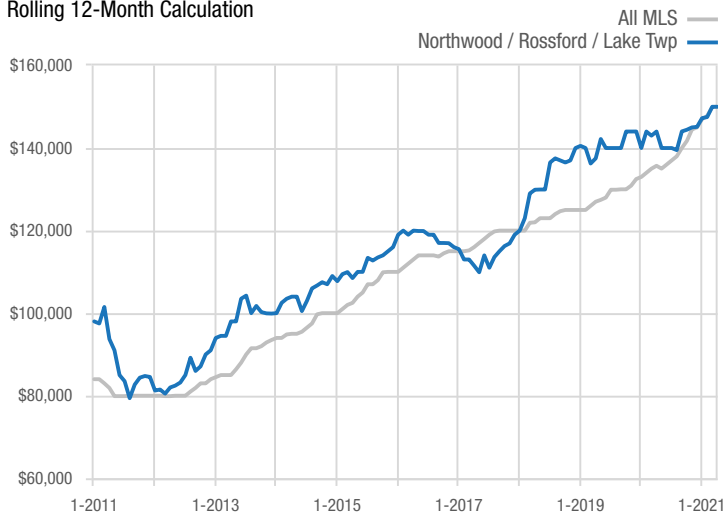
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	26	28	+ 7.7%	92	98	+ 6.5%
Pending Sales	18	26	+ 44.4%	68	83	+ 22.1%
Closed Sales	16	28	+ 75.0%	68	73	+ 7.4%
Days on Market Until Sale	90	65	- 27.8%	89	67	- 24.7%
Median Sales Price*	\$148,000	\$145,000	- 2.0%	\$137,500	\$149,000	+ 8.4%
Average Sales Price*	\$167,505	\$145,636	- 13.1%	\$143,117	\$164,888	+ 15.2%
Percent of List Price Received*	98.2%	100.1%	+ 1.9%	99.4%	100.7%	+ 1.3%
Inventory of Homes for Sale	60	46	- 23.3%	—	—	—
Months Supply of Inventory	2.8	2.0	- 28.6%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	66	—	—
Median Sales Price*	—	—	—	\$38,000	—	—
Average Sales Price*	—	—	—	\$38,000	—	—
Percent of List Price Received*	—	—	—	84.4%	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

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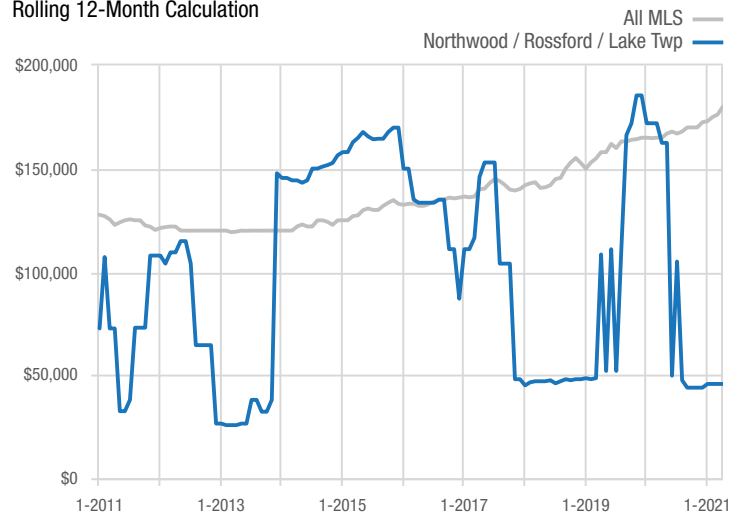
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

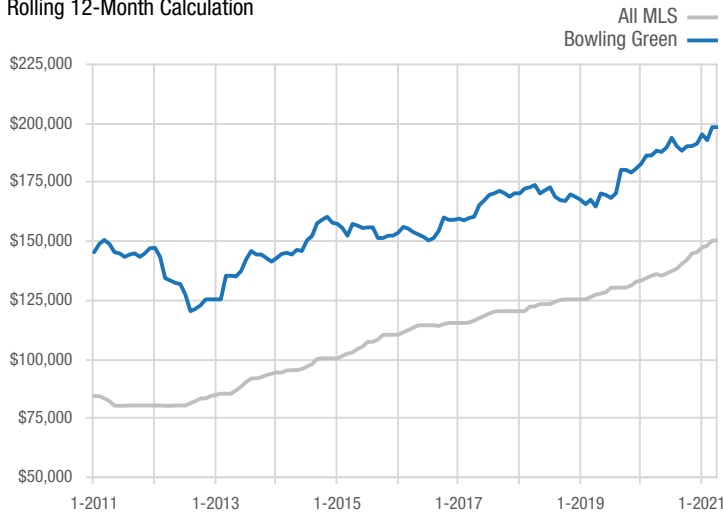
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	10	23	+ 130.0%	48	66	+ 37.5%
Pending Sales	18	20	+ 11.1%	57	59	+ 3.5%
Closed Sales	18	15	- 16.7%	52	53	+ 1.9%
Days on Market Until Sale	83	62	- 25.3%	77	67	- 13.0%
Median Sales Price*	\$193,000	\$196,000	+ 1.6%	\$193,000	\$220,000	+ 14.0%
Average Sales Price*	\$204,995	\$222,920	+ 8.7%	\$201,420	\$233,866	+ 16.1%
Percent of List Price Received*	98.8%	101.7%	+ 2.9%	98.2%	99.9%	+ 1.7%
Inventory of Homes for Sale	19	29	+ 52.6%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	2	—	11	7	- 36.4%
Pending Sales	1	3	+ 200.0%	10	8	- 20.0%
Closed Sales	1	4	+ 300.0%	9	9	0.0%
Days on Market Until Sale	38	56	+ 47.4%	78	55	- 29.5%
Median Sales Price*	\$152,000	\$154,500	+ 1.6%	\$177,000	\$155,000	- 12.4%
Average Sales Price*	\$152,000	\$203,500	+ 33.9%	\$197,100	\$194,583	- 1.3%
Percent of List Price Received*	98.1%	114.7%	+ 16.9%	98.2%	106.6%	+ 8.6%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	3.2	0.4	- 87.5%	—	—	—

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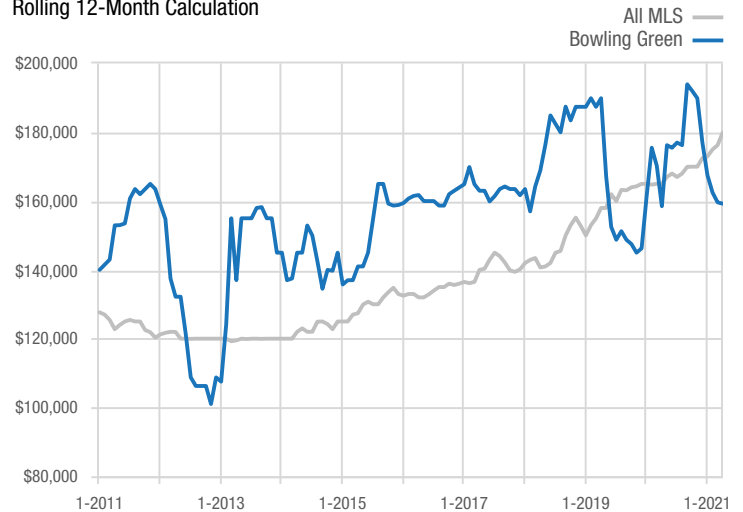
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

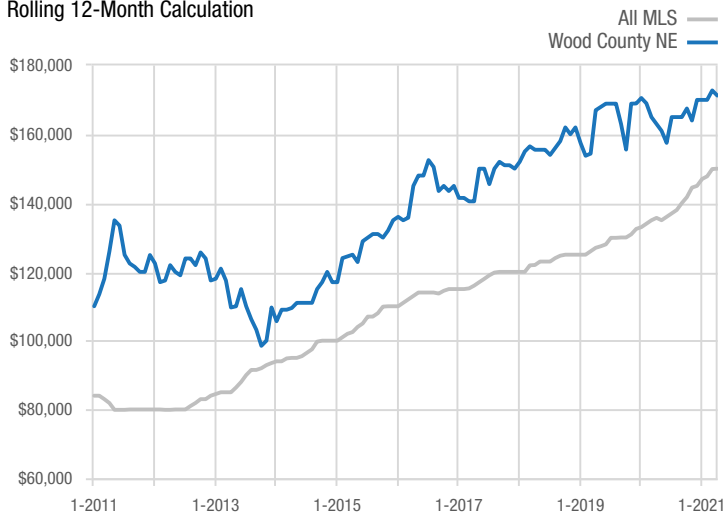
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	4	7	+ 75.0%	18	33	+ 83.3%
Pending Sales	6	6	0.0%	20	24	+ 20.0%
Closed Sales	6	6	0.0%	22	25	+ 13.6%
Days on Market Until Sale	116	43	- 62.9%	117	61	- 47.9%
Median Sales Price*	\$201,000	\$169,450	- 15.7%	\$157,500	\$172,750	+ 9.7%
Average Sales Price*	\$200,792	\$189,950	- 5.4%	\$155,289	\$188,998	+ 21.7%
Percent of List Price Received*	98.9%	100.3%	+ 1.4%	96.7%	100.1%	+ 3.5%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	39	—	—
Median Sales Price*	—	—	—	\$125,000	—	—
Average Sales Price*	—	—	—	\$125,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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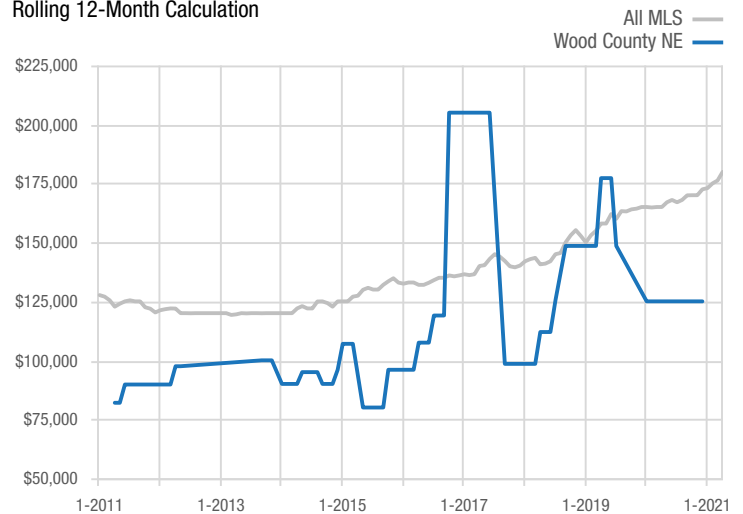
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

MLS Area 51: North of US 6, West of SR 25, excluding MLS Areas 53 and 55

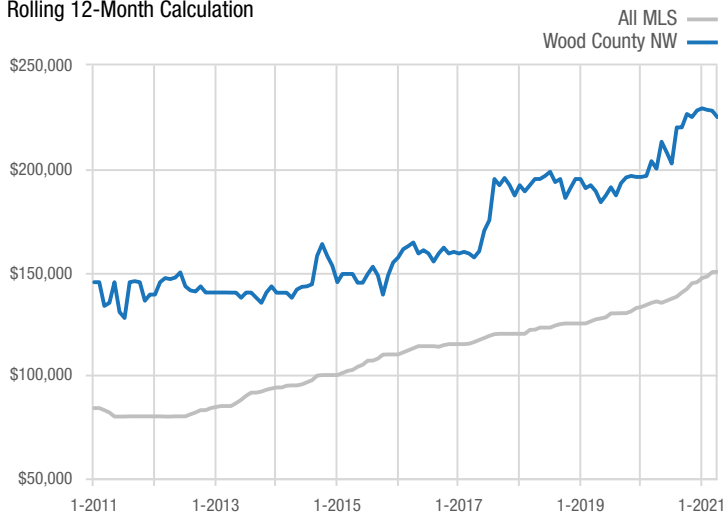
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	5	11	+ 120.0%	28	26	- 7.1%
Pending Sales	8	6	- 25.0%	22	23	+ 4.5%
Closed Sales	2	5	+ 150.0%	16	24	+ 50.0%
Days on Market Until Sale	110	36	- 67.3%	74	72	- 2.7%
Median Sales Price*	\$235,450	\$187,500	- 20.4%	\$208,000	\$183,750	- 11.7%
Average Sales Price*	\$235,450	\$183,880	- 21.9%	\$225,372	\$213,744	- 5.2%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	97.3%	99.8%	+ 2.6%
Inventory of Homes for Sale	18	13	- 27.8%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	125	—	—
Median Sales Price*	—	—	—	\$116,000	—	—
Average Sales Price*	—	—	—	\$116,000	—	—
Percent of List Price Received*	—	—	—	85.9%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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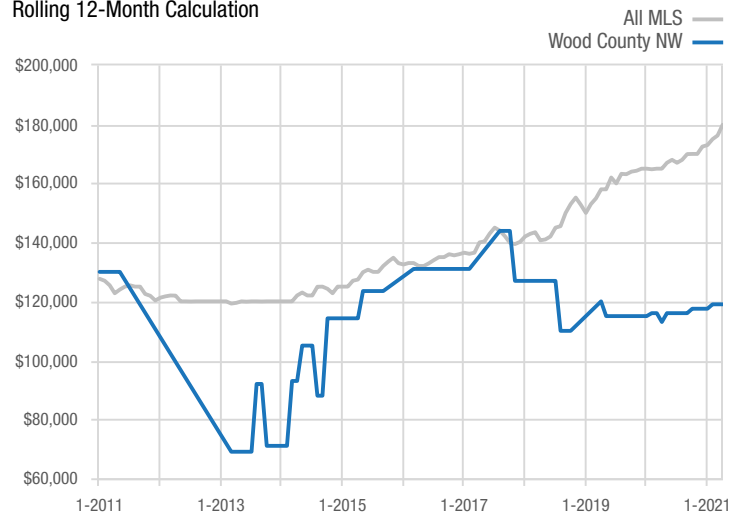
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

MLS Area 57: South of US 6, East of SR 25

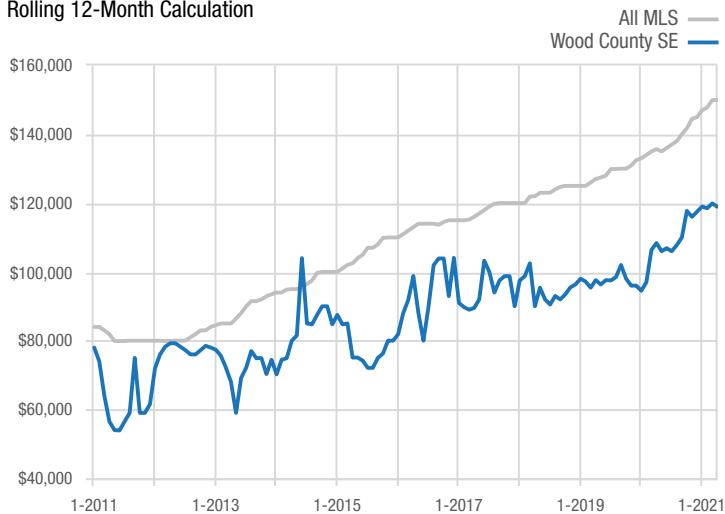
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	4	4	0.0%	21	14	- 33.3%
Pending Sales	8	4	- 50.0%	16	15	- 6.3%
Closed Sales	6	5	- 16.7%	13	14	+ 7.7%
Days on Market Until Sale	77	70	- 9.1%	115	72	- 37.4%
Median Sales Price*	\$165,000	\$105,000	- 36.4%	\$112,250	\$128,000	+ 14.0%
Average Sales Price*	\$185,486	\$103,285	- 44.3%	\$141,410	\$109,142	- 22.8%
Percent of List Price Received*	97.7%	104.2%	+ 6.7%	97.2%	102.0%	+ 4.9%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% 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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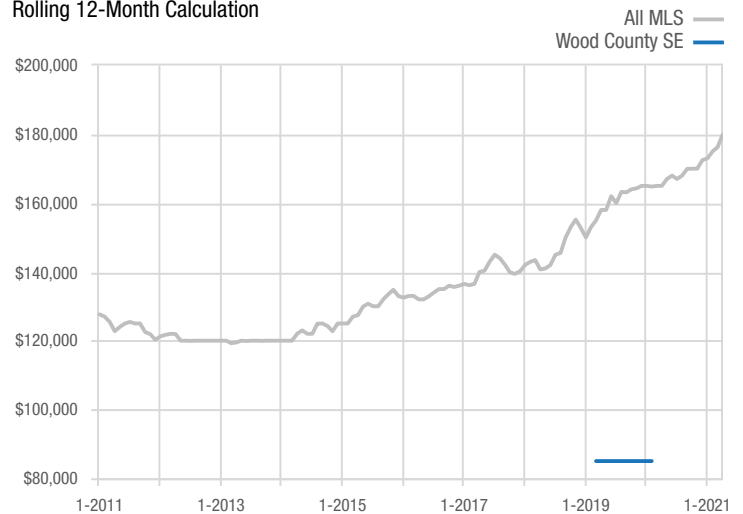
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

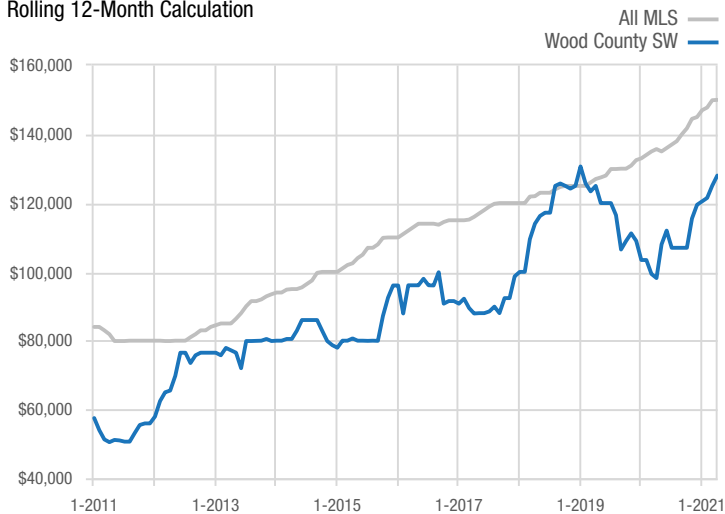
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	4	3	- 25.0%	28	11	- 60.7%
Pending Sales	6	3	- 50.0%	18	16	- 11.1%
Closed Sales	6	3	- 50.0%	18	15	- 16.7%
Days on Market Until Sale	80	45	- 43.8%	80	75	- 6.3%
Median Sales Price*	\$69,000	\$128,000	+ 85.5%	\$40,000	\$137,500	+ 243.8%
Average Sales Price*	\$78,167	\$128,467	+ 64.3%	\$75,682	\$150,047	+ 98.3%
Percent of List Price Received*	93.7%	100.4%	+ 7.2%	98.8%	97.4%	- 1.4%
Inventory of Homes for Sale	17	8	- 52.9%	—	—	—
Months Supply of Inventory	3.3	1.3	- 60.6%	—	—	—

Condo-Villa	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% 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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