

Local Market Update – April 2022

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Lucas and Upper Wood County

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

The average 30-year fixed rate mortgage exceeded 5% in April, the highest level since 2011, according to Freddie Mac. The recent surge in mortgage rates has reduced the pool of eligible buyers and has caused mortgage applications to decline, with a significant impact on refinance applications, which are down more than 70% compared to this time last year. As the rising costs of homeownership force many Americans to adjust their budgets, an increasing number of buyers are hoping to help offset the costs by moving from bigger, more expensive cities to smaller areas that offer a more affordable cost of living.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4 2021	Thru 4 2022	% Change
New Listings	737	679	-7.9%	2,353	2,058	-12.5%
Closed Sales	511	461	-10.0%	1,805	1,691	-6.3%
Days on Market	61	55	-9.8%	68	64	-5.9%
SP\$/SqFt	\$105.49	\$114.81	+8.8%	\$98.38	\$107.39	+9.2%
Median Sales Price*	\$154,000	\$160,000	+3.9%	\$145,900	\$151,000	+3.5%
Average Sales Price*	\$189,987	\$210,705	+10.9%	\$180,206	\$191,965	+6.5%
Percent of List Price Received*	102%	102%	---	100%	101%	+10.0%
Months Supply of Inventory	3	3	---	---	---	---
Total Volume (in 1000's)	\$97,016,887	\$97,135,139	+0.1%	\$325,203,536	\$324,597,766	-0.2%

Condo Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4 2021	Thru 4 2022	% Change
New Listings	59	58	-1.7%	196	208	+6.1%
Closed Sales	46	54	+17.4%	161	170	+5.6%
Days on Market	84	52	-38.1%	83	76	-8.4%
SP\$/SqFt	\$124.34	\$120.37	-3.2%	\$117.77	\$124.95	+6.1%
Median Sales Price*	\$226,750	\$165,500	-27.1%	\$209,900	\$206,700	+1.5%
Average Sales Price*	\$223,832	\$202,077	-9.7%	\$209,635	\$211,826	+1.0%
Percent of List Price Received*	100%	101%	+10.0%	99%	100%	+1.0%
Months Supply of Inventory	3	2	+33.3%	---	---	---
Total Volume	\$10,296,255	\$10,911,717	+6.0%	\$33,751,231	\$36,009,532	+6.7%

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

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	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,260	1,093	- 13.3%	3,975	3,641	- 8.4%
Pending Sales		985	910	- 7.6%	3,375	3,171	- 6.0%
Closed Sales		913	853	- 6.6%	3,151	3,071	- 2.5%
Days on Market Until Sale		66	59	- 10.6%	72	68	- 5.6%
Median Sales Price		\$155,000	\$165,000	+ 6.5%	\$150,000	\$161,000	+ 7.3%
Average Sales Price		\$190,837	\$212,488	+ 11.3%	\$181,650	\$196,116	+ 8.0%
Percent of List Price Received		100.3%	101.2%	+ 0.9%	98.8%	99.8%	+ 1.0%
Housing Affordability Index		255	187	- 26.7%	263	192	- 27.0%
Inventory of Homes for Sale		2,013	1,701	- 15.5%	—	—	—
Months Supply of Inventory		2.1	1.7	- 19.0%	—	—	—

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Lucas County

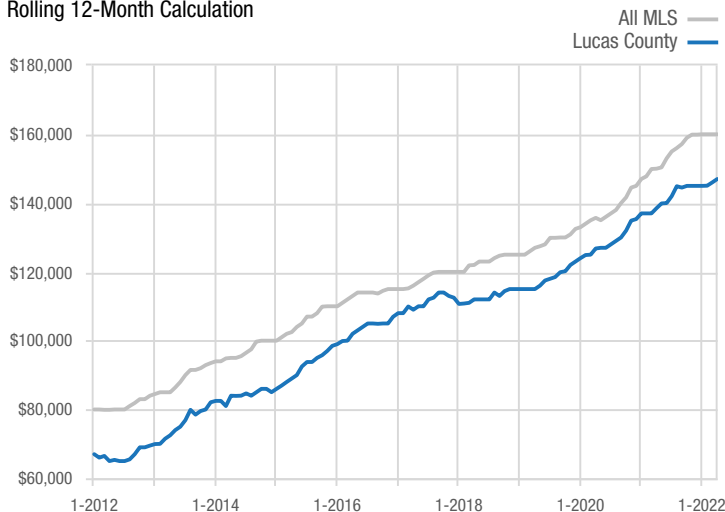
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	623	560	- 10.1%	2,004	1,775	- 11.4%
Pending Sales	464	424	- 8.6%	1,669	1,532	- 8.2%
Closed Sales	421	398	- 5.5%	1,532	1,469	- 4.1%
Days on Market Until Sale	60	55	- 8.3%	66	63	- 4.5%
Median Sales Price*	\$142,500	\$151,000	+ 6.0%	\$132,000	\$142,500	+ 8.0%
Average Sales Price*	\$175,637	\$193,574	+ 10.2%	\$166,190	\$177,396	+ 6.7%
Percent of List Price Received*	101.3%	101.5%	+ 0.2%	99.1%	100.2%	+ 1.1%
Inventory of Homes for Sale	946	762	- 19.5%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	54	48	- 11.1%	175	180	+ 2.9%
Pending Sales	45	45	0.0%	148	142	- 4.1%
Closed Sales	41	48	+ 17.1%	137	151	+ 10.2%
Days on Market Until Sale	87	54	- 37.9%	87	79	- 9.2%
Median Sales Price*	\$225,000	\$165,000	- 26.7%	\$209,900	\$210,000	+ 0.0%
Average Sales Price*	\$223,055	\$188,930	- 15.3%	\$209,757	\$208,779	- 0.5%
Percent of List Price Received*	99.7%	102.9%	+ 3.2%	98.8%	100.5%	+ 1.7%
Inventory of Homes for Sale	103	83	- 19.4%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

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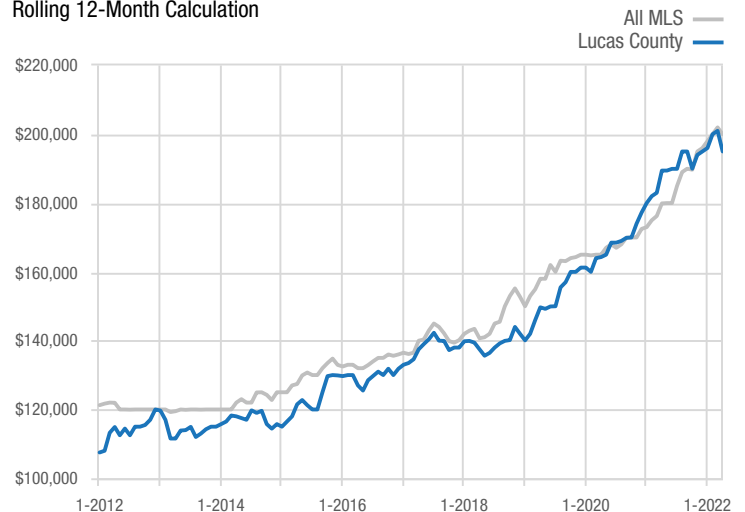
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

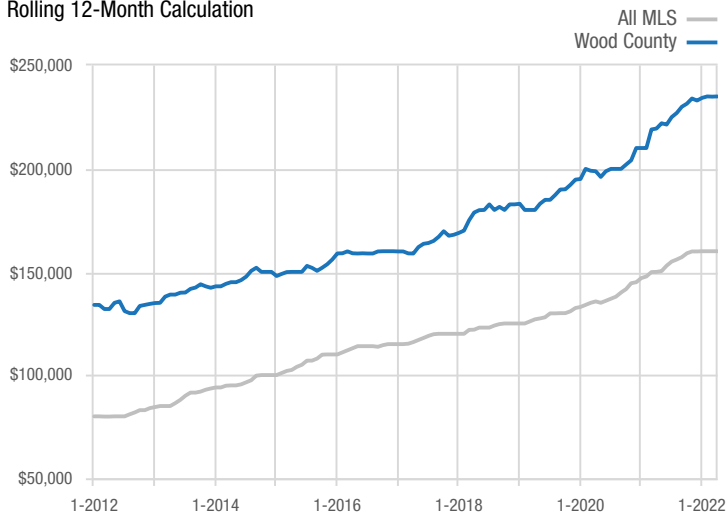
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	161	114	- 29.2%	489	387	- 20.9%
Pending Sales	140	109	- 22.1%	417	352	- 15.6%
Closed Sales	124	104	- 16.1%	384	339	- 11.7%
Days on Market Until Sale	64	58	- 9.4%	74	70	- 5.4%
Median Sales Price*	\$215,106	\$231,000	+ 7.4%	\$226,500	\$236,000	+ 4.2%
Average Sales Price*	\$241,702	\$290,418	+ 20.2%	\$247,173	\$272,128	+ 10.1%
Percent of List Price Received*	101.1%	103.3%	+ 2.2%	99.9%	101.8%	+ 1.9%
Inventory of Homes for Sale	236	177	- 25.0%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	12	12	0.0%	34	37	+ 8.8%
Pending Sales	11	9	- 18.2%	36	28	- 22.2%
Closed Sales	10	8	- 20.0%	35	26	- 25.7%
Days on Market Until Sale	55	38	- 30.9%	57	48	- 15.8%
Median Sales Price*	\$183,000	\$257,000	+ 40.4%	\$170,000	\$201,700	+ 18.6%
Average Sales Price*	\$206,100	\$304,813	+ 47.9%	\$197,476	\$238,244	+ 20.6%
Percent of List Price Received*	106.1%	99.9%	- 5.8%	101.0%	100.4%	- 0.6%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

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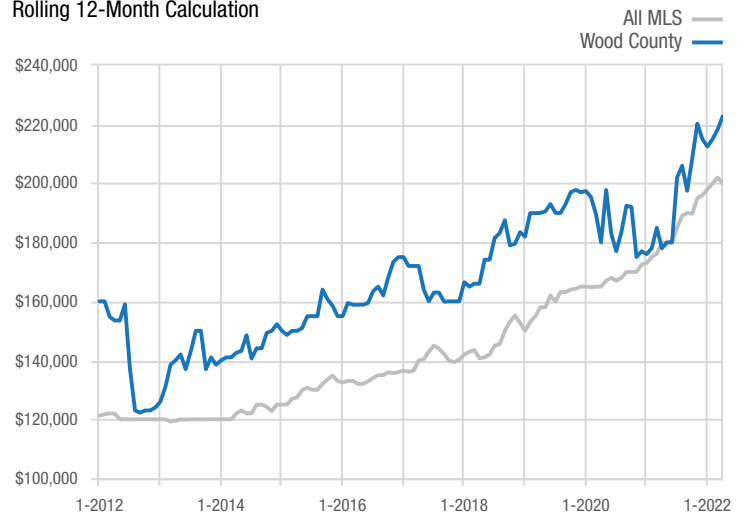
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

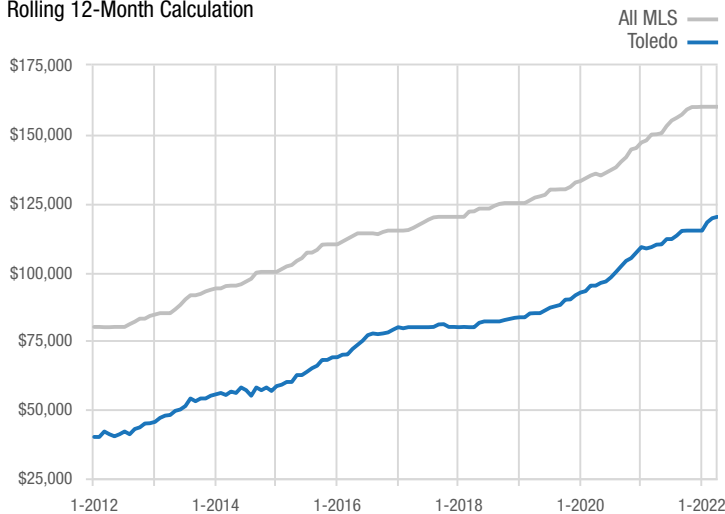
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	422	388	- 8.1%	1,386	1,254	- 9.5%
Pending Sales	308	299	- 2.9%	1,138	1,099	- 3.4%
Closed Sales	282	276	- 2.1%	1,058	1,054	- 0.4%
Days on Market Until Sale	58	55	- 5.2%	63	60	- 4.8%
Median Sales Price*	\$110,000	\$121,000	+ 10.0%	\$103,000	\$117,900	+ 14.5%
Average Sales Price*	\$126,940	\$138,258	+ 8.9%	\$117,921	\$131,062	+ 11.1%
Percent of List Price Received*	101.4%	101.0%	- 0.4%	98.7%	99.6%	+ 0.9%
Inventory of Homes for Sale	646	532	- 17.6%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	30	26	- 13.3%	84	95	+ 13.1%
Pending Sales	20	24	+ 20.0%	70	74	+ 5.7%
Closed Sales	17	25	+ 47.1%	66	75	+ 13.6%
Days on Market Until Sale	94	45	- 52.1%	80	55	- 31.3%
Median Sales Price*	\$120,000	\$127,000	+ 5.8%	\$135,000	\$157,501	+ 16.7%
Average Sales Price*	\$121,900	\$129,872	+ 6.5%	\$152,447	\$166,464	+ 9.2%
Percent of List Price Received*	99.3%	102.9%	+ 3.6%	98.3%	100.7%	+ 2.4%
Inventory of Homes for Sale	52	43	- 17.3%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

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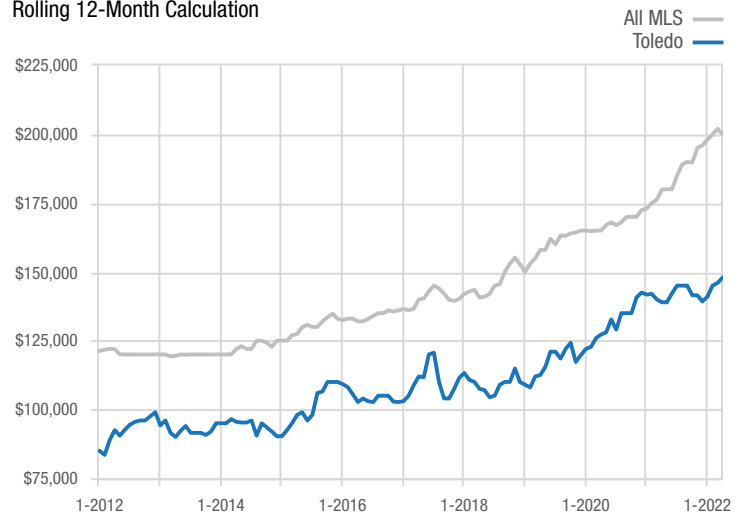
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

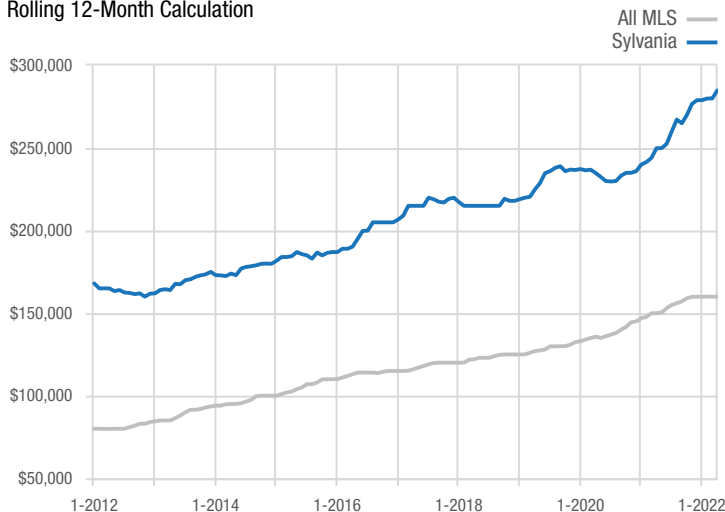
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	81	51	- 37.0%	239	171	- 28.5%
Pending Sales	58	38	- 34.5%	179	146	- 18.4%
Closed Sales	50	37	- 26.0%	157	136	- 13.4%
Days on Market Until Sale	61	49	- 19.7%	72	72	0.0%
Median Sales Price*	\$259,950	\$335,000	+ 28.9%	\$266,000	\$285,250	+ 7.2%
Average Sales Price*	\$268,942	\$336,490	+ 25.1%	\$278,544	\$307,683	+ 10.5%
Percent of List Price Received*	100.7%	104.5%	+ 3.8%	100.5%	102.2%	+ 1.7%
Inventory of Homes for Sale	126	74	- 41.3%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	19	15	- 21.1%	48	58	+ 20.8%
Pending Sales	9	14	+ 55.6%	37	50	+ 35.1%
Closed Sales	6	15	+ 150.0%	37	55	+ 48.6%
Days on Market Until Sale	76	45	- 40.8%	107	72	- 32.7%
Median Sales Price*	\$229,200	\$285,000	+ 24.3%	\$233,500	\$241,000	+ 3.2%
Average Sales Price*	\$212,593	\$237,793	+ 11.9%	\$234,759	\$237,364	+ 1.1%
Percent of List Price Received*	100.3%	103.1%	+ 2.8%	98.7%	100.6%	+ 1.9%
Inventory of Homes for Sale	30	26	- 13.3%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

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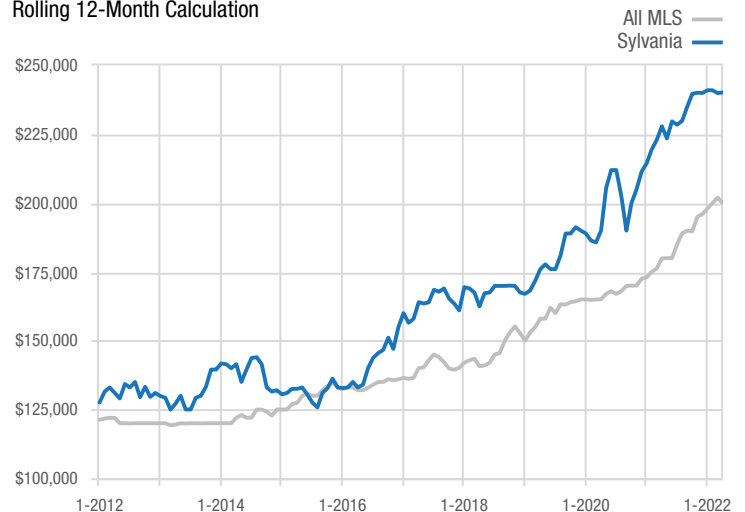
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

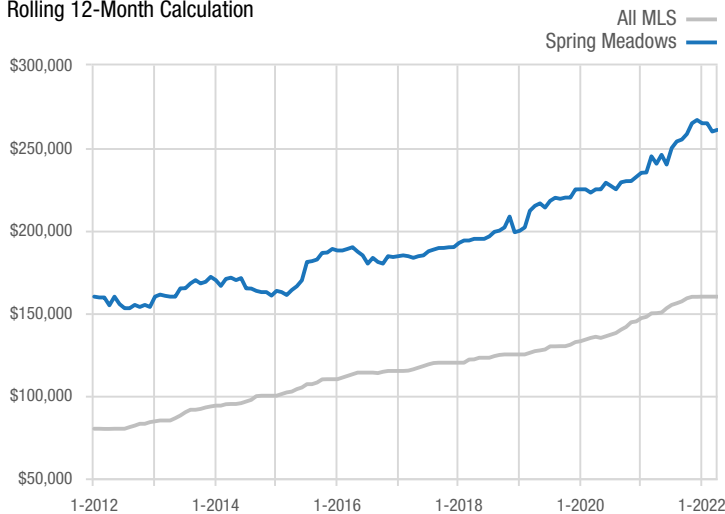
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	29	31	+ 6.9%	90	86	- 4.4%
Pending Sales	17	18	+ 5.9%	73	55	- 24.7%
Closed Sales	13	15	+ 15.4%	62	52	- 16.1%
Days on Market Until Sale	45	41	- 8.9%	71	49	- 31.0%
Median Sales Price*	\$229,900	\$322,000	+ 40.1%	\$263,250	\$233,750	- 11.2%
Average Sales Price*	\$257,398	\$288,700	+ 12.2%	\$259,778	\$236,630	- 8.9%
Percent of List Price Received*	101.9%	103.0%	+ 1.1%	99.4%	103.0%	+ 3.6%
Inventory of Homes for Sale	38	47	+ 23.7%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	3	5	+ 66.7%	18	12	- 33.3%
Pending Sales	8	2	- 75.0%	18	11	- 38.9%
Closed Sales	7	1	- 85.7%	15	12	- 20.0%
Days on Market Until Sale	71	238	+ 235.2%	64	129	+ 101.6%
Median Sales Price*	\$315,000	—	—	\$309,000	\$250,214	- 19.0%
Average Sales Price*	\$321,857	—	—	\$291,753	\$284,398	- 2.5%
Percent of List Price Received*	99.3%	—	—	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

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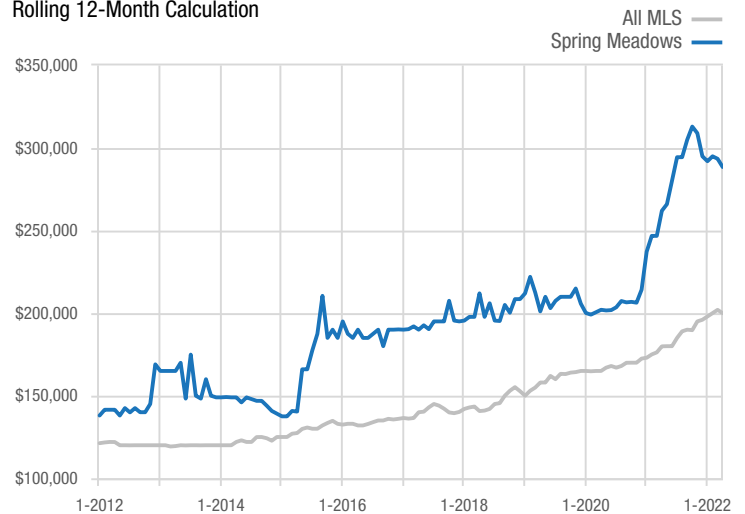
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

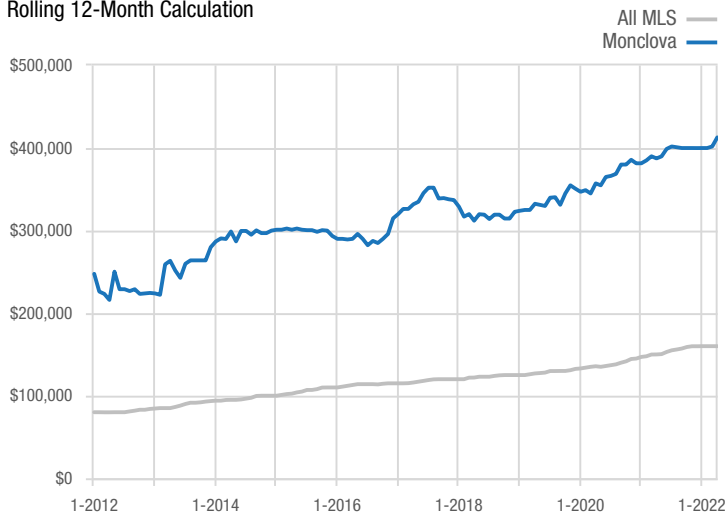
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	11	10	- 9.1%	27	22	- 18.5%
Pending Sales	10	5	- 50.0%	27	14	- 48.1%
Closed Sales	8	4	- 50.0%	24	13	- 45.8%
Days on Market Until Sale	46	29	- 37.0%	77	61	- 20.8%
Median Sales Price*	\$373,850	\$467,450	+ 25.0%	\$387,450	\$468,500	+ 20.9%
Average Sales Price*	\$398,264	\$455,225	+ 14.3%	\$425,113	\$479,092	+ 12.7%
Percent of List Price Received*	101.3%	105.4%	+ 4.0%	99.5%	105.6%	+ 6.1%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	1.8	2.6	+ 44.4%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	3	1	- 66.7%	7	4	- 42.9%
Pending Sales	2	1	- 50.0%	7	4	- 42.9%
Closed Sales	0	2	—	1	7	+ 600.0%
Days on Market Until Sale	—	195	—	96	258	+ 168.8%
Median Sales Price*	—	\$379,459	—	\$299,700	\$348,480	+ 16.3%
Average Sales Price*	—	\$379,459	—	\$299,700	\$329,241	+ 9.9%
Percent of List Price Received*	—	100.2%	—	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	4.0	1.9	- 52.5%	—	—	—

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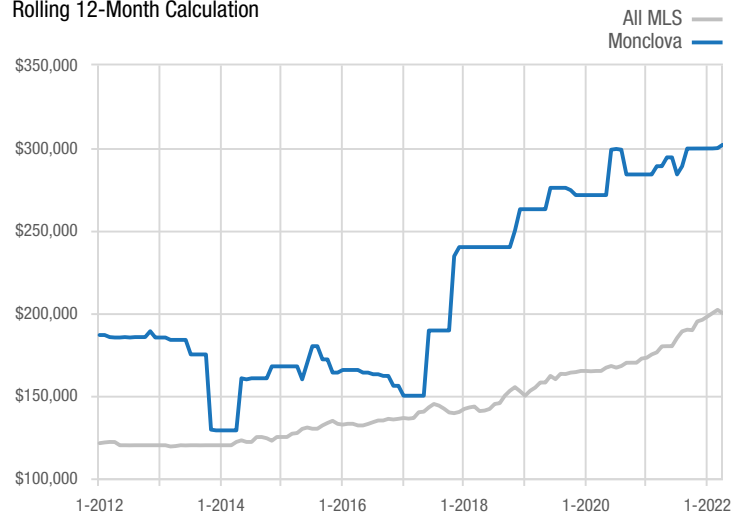
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

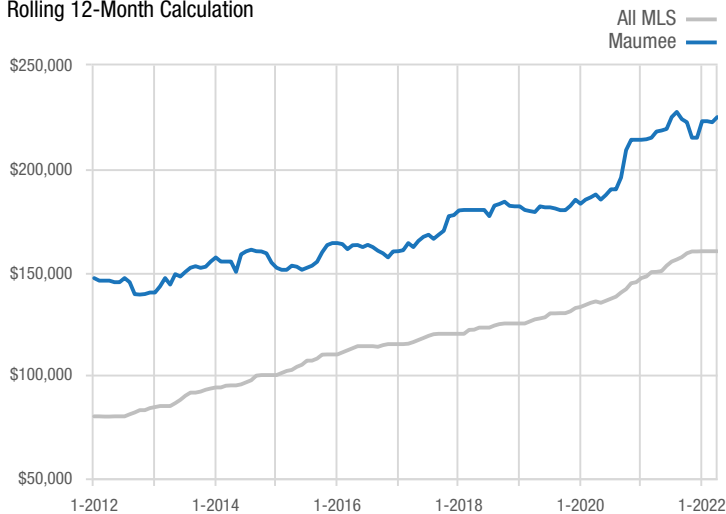
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	41	40	- 2.4%	134	106	- 20.9%
Pending Sales	35	24	- 31.4%	116	91	- 21.6%
Closed Sales	33	22	- 33.3%	110	87	- 20.9%
Days on Market Until Sale	48	58	+ 20.8%	67	61	- 9.0%
Median Sales Price*	\$192,250	\$264,500	+ 37.6%	\$211,000	\$252,500	+ 19.7%
Average Sales Price*	\$247,912	\$342,352	+ 38.1%	\$245,731	\$302,541	+ 23.1%
Percent of List Price Received*	102.2%	104.7%	+ 2.4%	100.4%	102.5%	+ 2.1%
Inventory of Homes for Sale	58	41	- 29.3%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	8	3	- 62.5%	31	10	- 67.7%
Pending Sales	7	4	- 42.9%	23	11	- 52.2%
Closed Sales	11	5	- 54.5%	23	12	- 47.8%
Days on Market Until Sale	73	32	- 56.2%	67	101	+ 50.7%
Median Sales Price*	\$233,500	\$247,100	+ 5.8%	\$233,500	\$185,500	- 20.6%
Average Sales Price*	\$295,655	\$259,620	- 12.2%	\$275,477	\$190,025	- 31.0%
Percent of List Price Received*	100.1%	104.9%	+ 4.8%	99.9%	102.1%	+ 2.2%
Inventory of Homes for Sale	13	3	- 76.9%	—	—	—
Months Supply of Inventory	2.5	0.7	- 72.0%	—	—	—

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

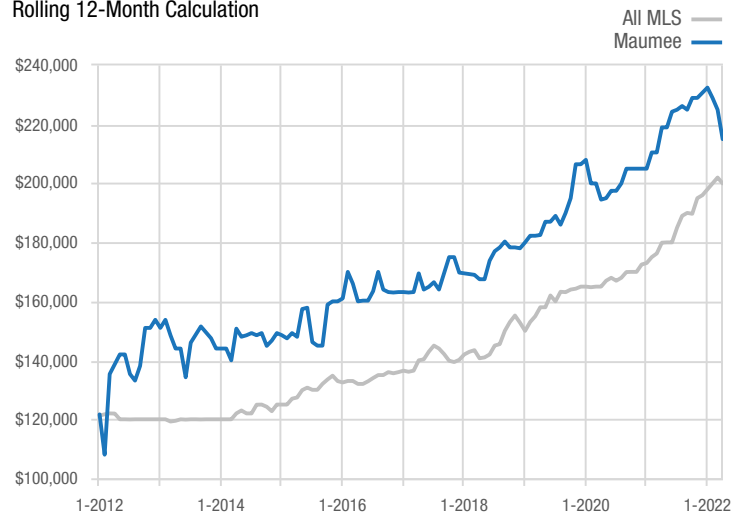
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Whitehouse

MLS Area 08: 43571

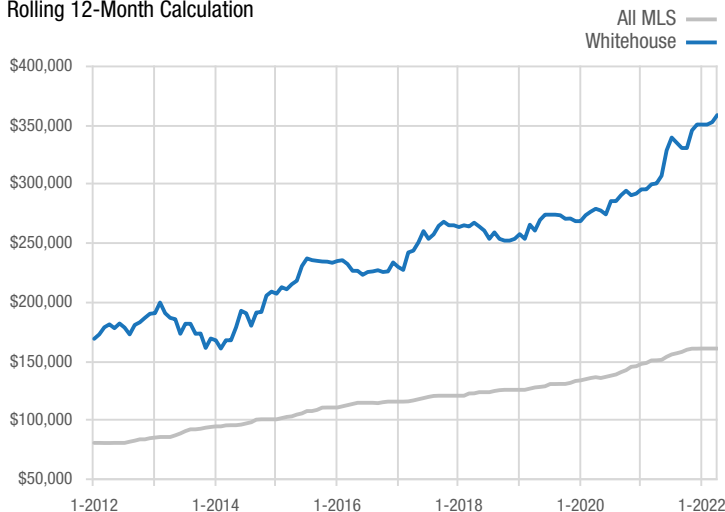
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	11	9	- 18.2%	35	33	- 5.7%
Pending Sales	9	5	- 44.4%	34	29	- 14.7%
Closed Sales	10	8	- 20.0%	30	31	+ 3.3%
Days on Market Until Sale	137	29	- 78.8%	106	66	- 37.7%
Median Sales Price*	\$362,500	\$388,750	+ 7.2%	\$351,250	\$364,951	+ 3.9%
Average Sales Price*	\$377,300	\$397,069	+ 5.2%	\$387,500	\$356,185	- 8.1%
Percent of List Price Received*	98.6%	105.1%	+ 6.6%	97.7%	100.7%	+ 3.1%
Inventory of Homes for Sale	19	13	- 31.6%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	39	—
Median Sales Price*	—	—	—	—	\$280,000	—
Average Sales Price*	—	—	—	—	\$280,000	—
Percent of List Price Received*	—	—	—	—	105.3%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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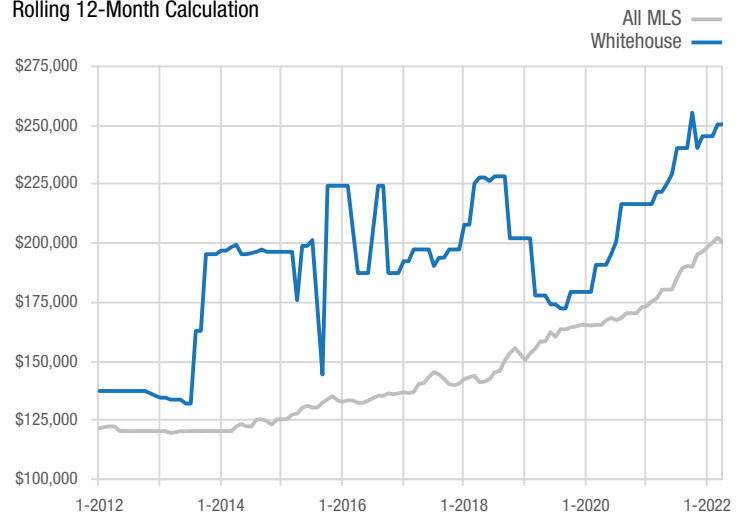
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

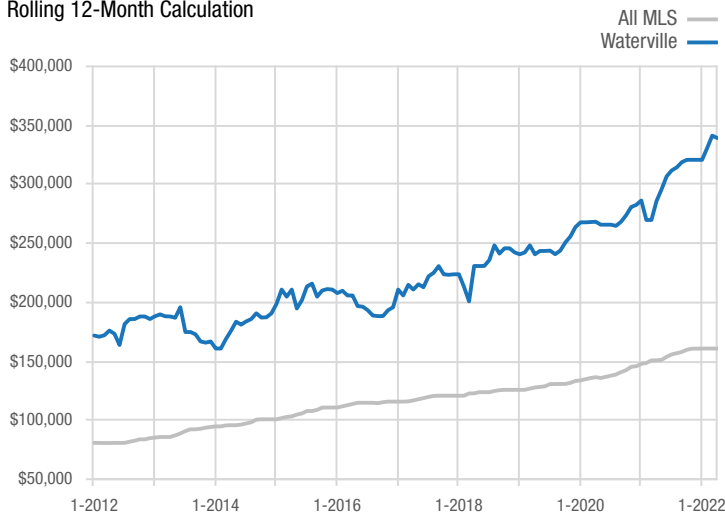
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	12	13	+ 8.3%	39	47	+ 20.5%
Pending Sales	10	14	+ 40.0%	41	50	+ 22.0%
Closed Sales	10	9	- 10.0%	33	37	+ 12.1%
Days on Market Until Sale	79	76	- 3.8%	79	84	+ 6.3%
Median Sales Price*	\$372,450	\$350,000	- 6.0%	\$306,000	\$358,915	+ 17.3%
Average Sales Price*	\$352,073	\$334,868	- 4.9%	\$285,875	\$339,206	+ 18.7%
Percent of List Price Received*	101.0%	101.2%	+ 0.2%	98.9%	101.0%	+ 2.1%
Inventory of Homes for Sale	26	15	- 42.3%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	1	- 66.7%	8	8	0.0%
Pending Sales	3	3	0.0%	8	4	- 50.0%
Closed Sales	2	2	0.0%	7	3	- 57.1%
Days on Market Until Sale	151	31	- 79.5%	137	32	- 76.6%
Median Sales Price*	\$302,300	\$182,500	- 39.6%	\$269,000	\$220,000	- 18.2%
Average Sales Price*	\$302,300	\$182,500	- 39.6%	\$250,179	\$200,000	- 20.1%
Percent of List Price Received*	102.3%	103.4%	+ 1.1%	99.6%	101.6%	+ 2.0%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

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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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Franklin Park / Trilby

MLS Area 11: 43623

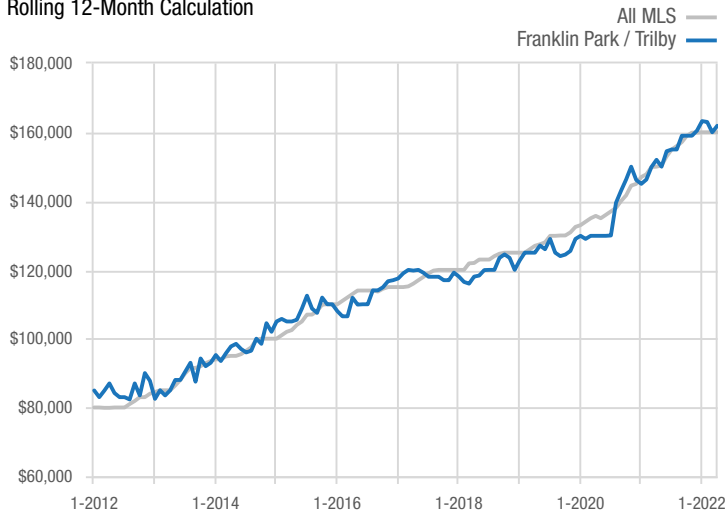
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	27	30	+ 11.1%	88	80	- 9.1%
Pending Sales	30	17	- 43.3%	77	69	- 10.4%
Closed Sales	25	12	- 52.0%	70	66	- 5.7%
Days on Market Until Sale	52	32	- 38.5%	54	58	+ 7.4%
Median Sales Price*	\$145,000	\$177,500	+ 22.4%	\$154,050	\$154,000	- 0.0%
Average Sales Price*	\$159,840	\$220,429	+ 37.9%	\$174,665	\$185,275	+ 6.1%
Percent of List Price Received*	102.5%	105.3%	+ 2.7%	100.5%	103.8%	+ 3.3%
Inventory of Homes for Sale	39	33	- 15.4%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	1	- 66.7%	8	4	- 50.0%
Pending Sales	1	0	- 100.0%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	6	4	- 33.3%
Days on Market Until Sale	148	63	- 57.4%	83	52	- 37.3%
Median Sales Price*	\$95,000	\$215,000	+ 126.3%	\$110,000	\$202,500	+ 84.1%
Average Sales Price*	\$95,000	\$215,000	+ 126.3%	\$110,167	\$206,250	+ 87.2%
Percent of List Price Received*	93.8%	97.8%	+ 4.3%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

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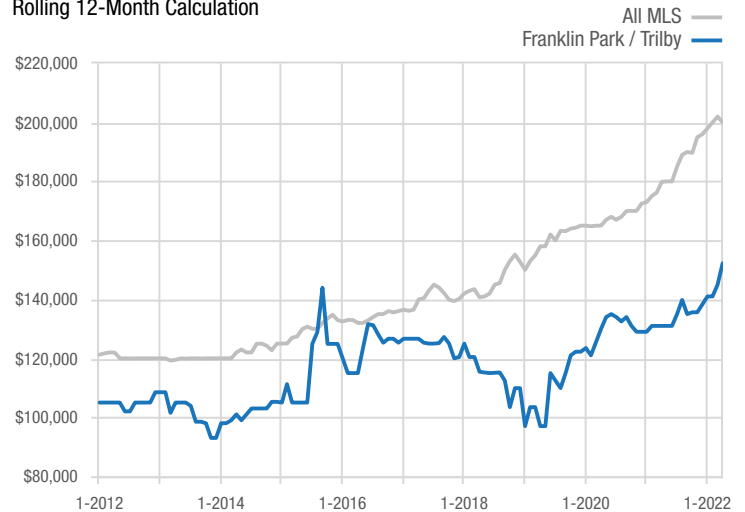
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

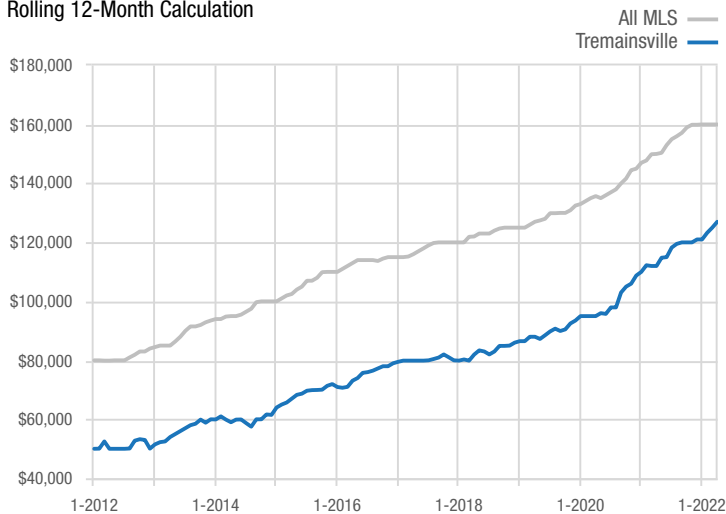
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	65	53	- 18.5%	205	176	- 14.1%
Pending Sales	49	53	+ 8.2%	194	177	- 8.8%
Closed Sales	49	53	+ 8.2%	187	178	- 4.8%
Days on Market Until Sale	56	54	- 3.6%	68	59	- 13.2%
Median Sales Price*	\$103,000	\$135,000	+ 31.1%	\$109,000	\$125,250	+ 14.9%
Average Sales Price*	\$107,519	\$126,427	+ 17.6%	\$109,383	\$121,069	+ 10.7%
Percent of List Price Received*	101.7%	103.2%	+ 1.5%	99.3%	101.1%	+ 1.8%
Inventory of Homes for Sale	85	59	- 30.6%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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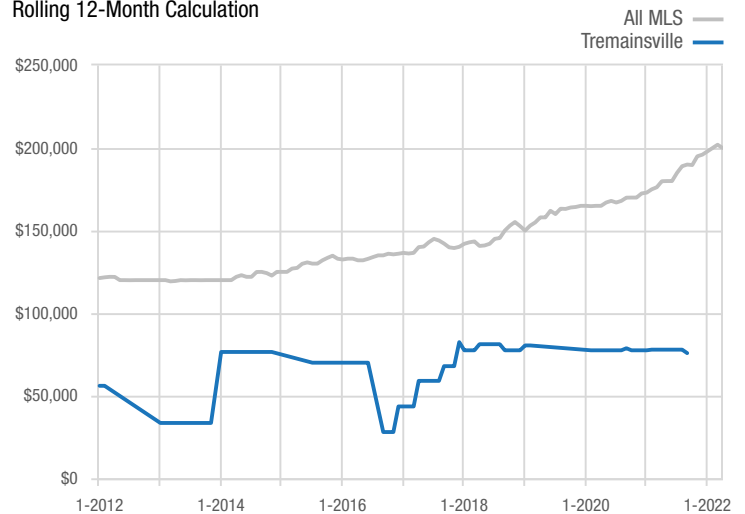
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

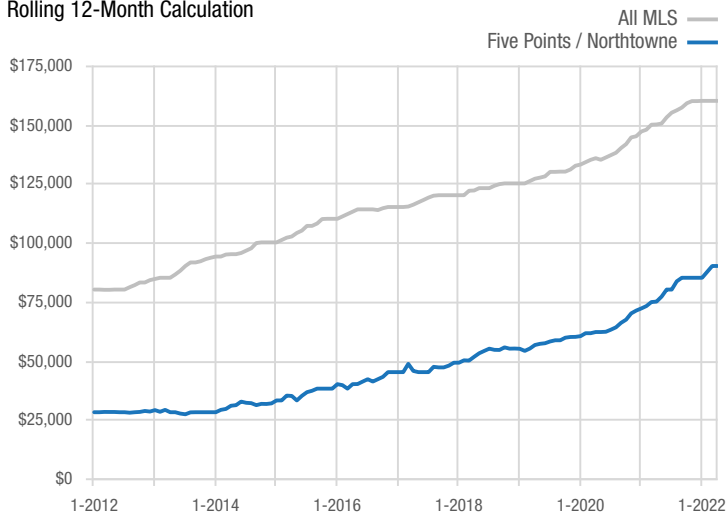
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	35	43	+ 22.9%	145	151	+ 4.1%
Pending Sales	40	42	+ 5.0%	135	150	+ 11.1%
Closed Sales	34	35	+ 2.9%	125	129	+ 3.2%
Days on Market Until Sale	66	83	+ 25.8%	73	64	- 12.3%
Median Sales Price*	\$79,950	\$87,000	+ 8.8%	\$75,500	\$95,000	+ 25.8%
Average Sales Price*	\$83,478	\$95,463	+ 14.4%	\$80,865	\$97,103	+ 20.1%
Percent of List Price Received*	100.6%	99.8%	- 0.8%	99.0%	100.5%	+ 1.5%
Inventory of Homes for Sale	56	54	- 3.6%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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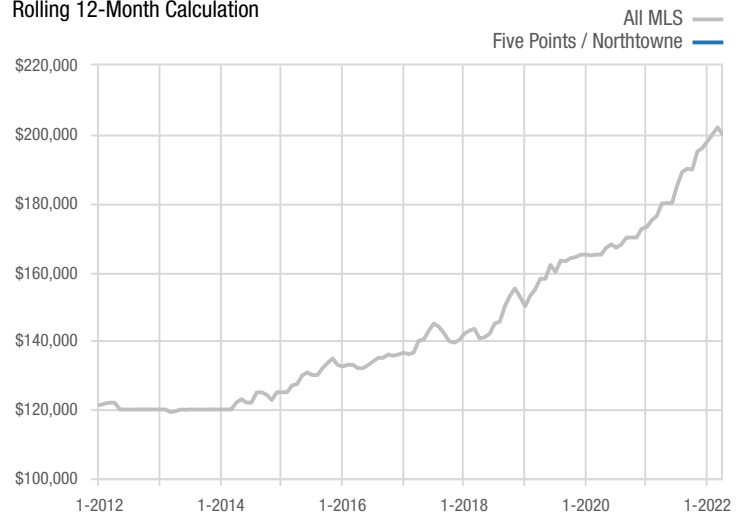
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

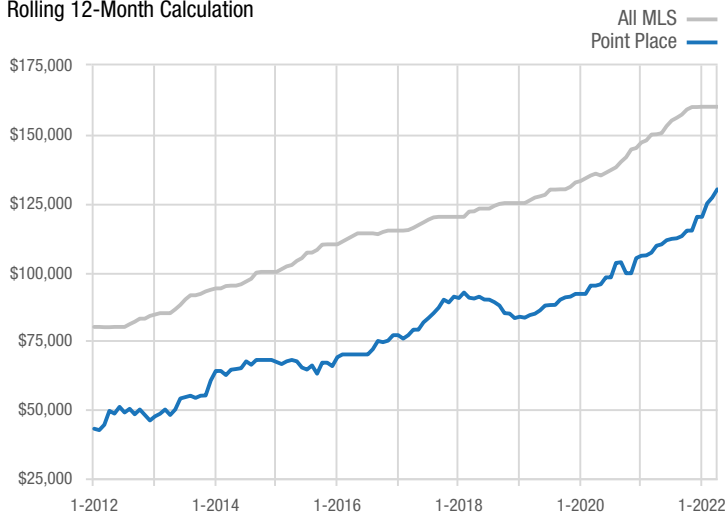
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	35	26	- 25.7%	87	91	+ 4.6%
Pending Sales	21	23	+ 9.5%	81	81	0.0%
Closed Sales	22	25	+ 13.6%	78	77	- 1.3%
Days on Market Until Sale	58	49	- 15.5%	66	64	- 3.0%
Median Sales Price*	\$113,500	\$140,000	+ 23.3%	\$111,000	\$138,500	+ 24.8%
Average Sales Price*	\$109,941	\$143,627	+ 30.6%	\$118,704	\$151,880	+ 27.9%
Percent of List Price Received*	104.5%	100.6%	- 3.7%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	45	37	- 17.8%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	68	72	+ 5.9%
Median Sales Price*	—	—	—	\$69,000	\$202,000	+ 192.8%
Average Sales Price*	—	—	—	\$69,000	\$202,000	+ 192.8%
Percent of List Price Received*	—	—	—	98.7%	90.6%	- 8.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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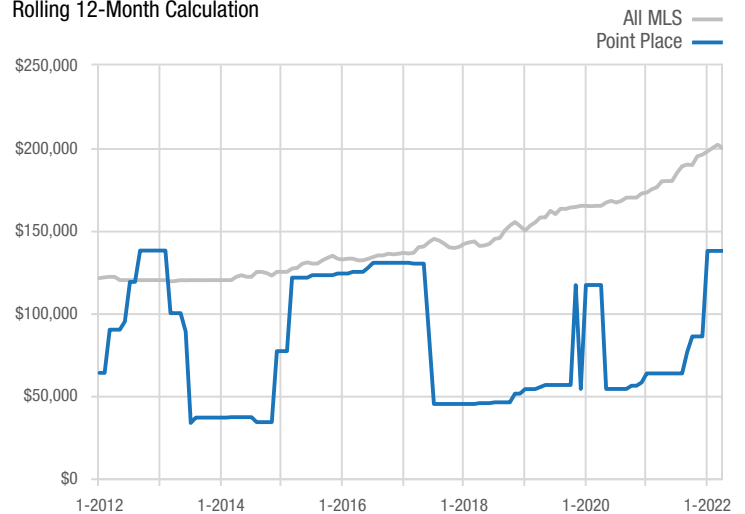
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

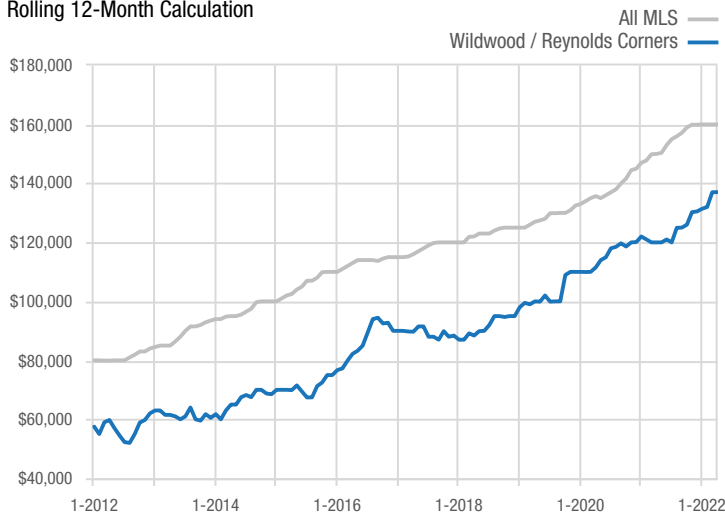
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	40	36	- 10.0%	137	109	- 20.4%
Pending Sales	36	24	- 33.3%	118	91	- 22.9%
Closed Sales	32	26	- 18.8%	119	90	- 24.4%
Days on Market Until Sale	74	48	- 35.1%	74	58	- 21.6%
Median Sales Price*	\$140,000	\$143,801	+ 2.7%	\$118,250	\$142,500	+ 20.5%
Average Sales Price*	\$138,920	\$140,712	+ 1.3%	\$135,131	\$163,189	+ 20.8%
Percent of List Price Received*	102.0%	104.0%	+ 2.0%	98.9%	101.1%	+ 2.2%
Inventory of Homes for Sale	68	44	- 35.3%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	7	+ 133.3%	22	28	+ 27.3%
Pending Sales	5	10	+ 100.0%	17	24	+ 41.2%
Closed Sales	4	10	+ 150.0%	16	23	+ 43.8%
Days on Market Until Sale	142	53	- 62.7%	67	48	- 28.4%
Median Sales Price*	\$118,000	\$150,625	+ 27.6%	\$135,250	\$154,250	+ 14.0%
Average Sales Price*	\$124,625	\$151,185	+ 21.3%	\$137,906	\$156,510	+ 13.5%
Percent of List Price Received*	98.4%	101.4%	+ 3.0%	99.6%	100.8%	+ 1.2%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

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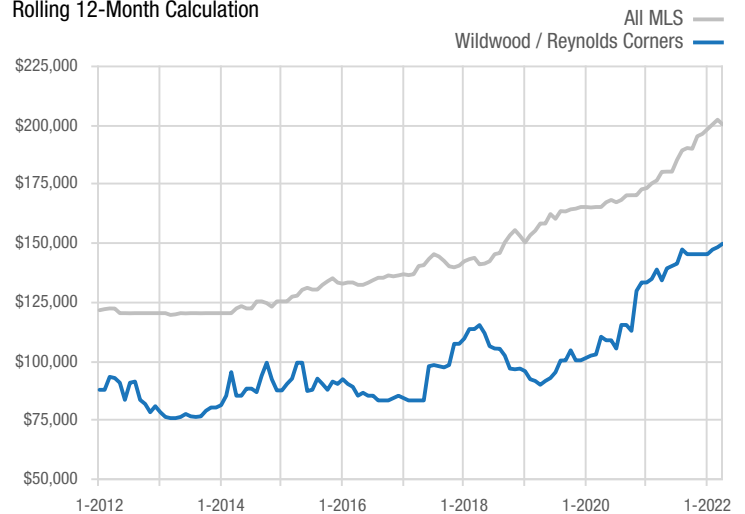
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

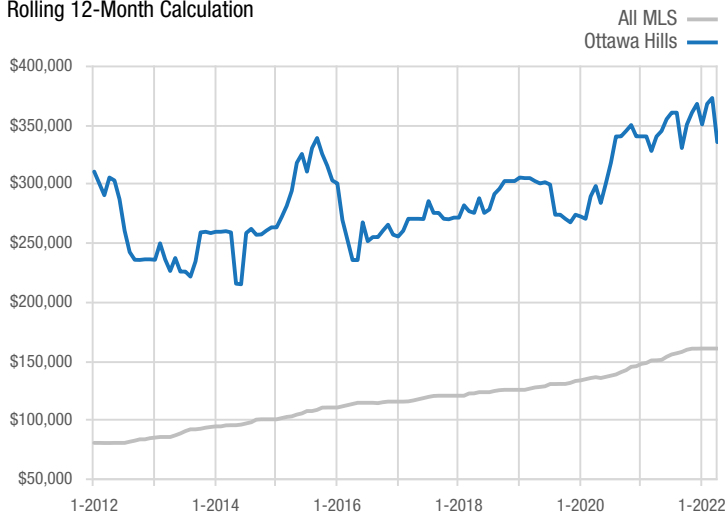
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	18	12	- 33.3%	40	30	- 25.0%
Pending Sales	6	8	+ 33.3%	20	21	+ 5.0%
Closed Sales	6	7	+ 16.7%	19	20	+ 5.3%
Days on Market Until Sale	94	69	- 26.6%	82	61	- 25.6%
Median Sales Price*	\$432,500	\$375,000	- 13.3%	\$375,000	\$312,500	- 16.7%
Average Sales Price*	\$575,833	\$492,500	- 14.5%	\$419,713	\$403,643	- 3.8%
Percent of List Price Received*	96.5%	101.6%	+ 5.3%	96.9%	98.7%	+ 1.9%
Inventory of Homes for Sale	31	16	- 48.4%	—	—	—
Months Supply of Inventory	4.0	2.0	- 50.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	1	- 66.7%	5	2	- 60.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	68	87	+ 27.9%
Median Sales Price*	—	—	—	\$82,700	\$116,500	+ 40.9%
Average Sales Price*	—	—	—	\$82,700	\$116,500	+ 40.9%
Percent of List Price Received*	—	—	—	97.2%	105.0%	+ 8.0%
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	4.0	0.4	- 90.0%	—	—	—

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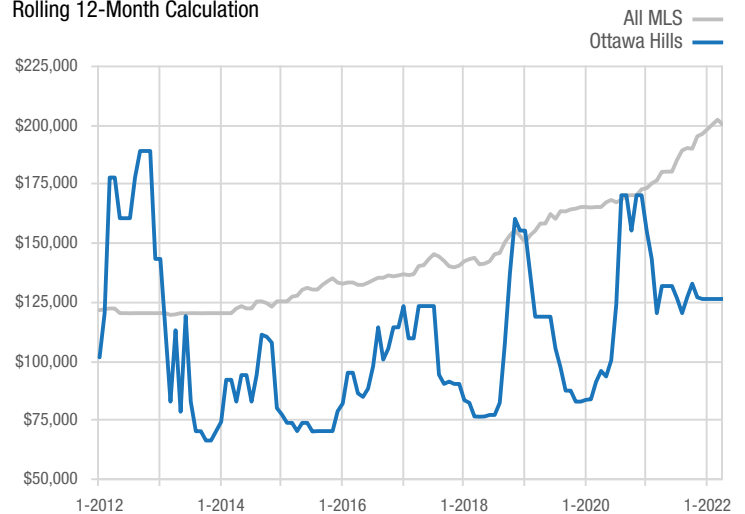
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

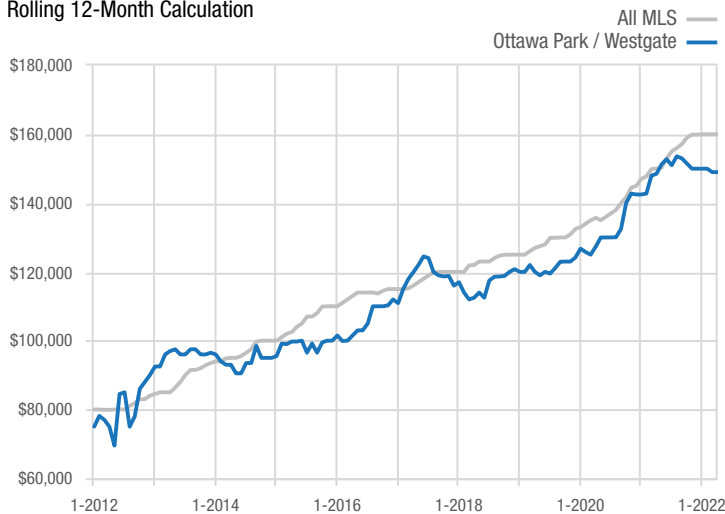
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	25	25	0.0%	87	90	+ 3.4%
Pending Sales	21	14	- 33.3%	70	77	+ 10.0%
Closed Sales	14	18	+ 28.6%	63	79	+ 25.4%
Days on Market Until Sale	37	45	+ 21.6%	51	57	+ 11.8%
Median Sales Price*	\$152,950	\$169,000	+ 10.5%	\$142,000	\$135,700	- 4.4%
Average Sales Price*	\$173,029	\$167,463	- 3.2%	\$147,327	\$145,969	- 0.9%
Percent of List Price Received*	103.7%	101.2%	- 2.4%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	42	38	- 9.5%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	3	—	1	8	+ 700.0%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	0	2	—	1	3	+ 200.0%
Days on Market Until Sale	—	28	—	57	28	- 50.9%
Median Sales Price*	—	\$110,250	—	\$129,500	\$125,075	- 3.4%
Average Sales Price*	—	\$110,250	—	\$129,500	\$115,192	- 11.0%
Percent of List Price Received*	—	94.5%	—	100.7%	95.1%	- 5.6%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.9	3.3	+ 266.7%	—	—	—

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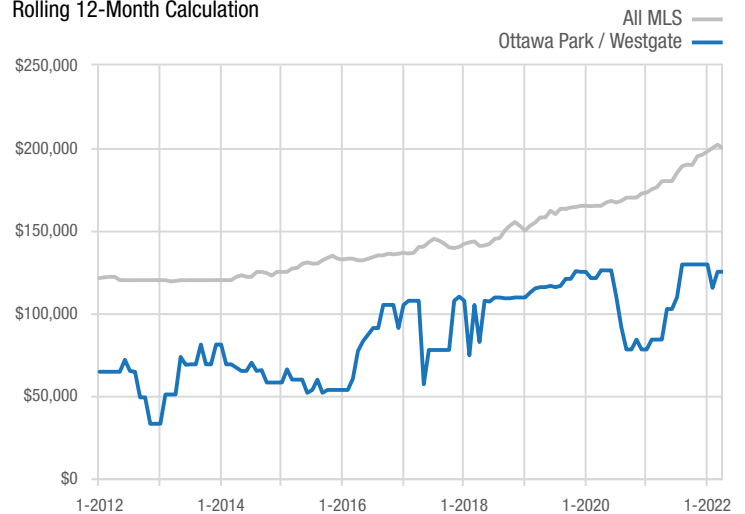
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Olde West End

MLS Area 18: 43610 and 43620

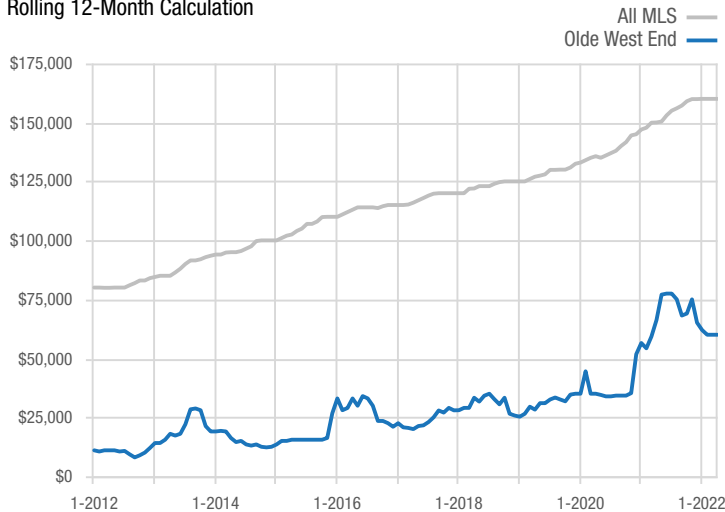
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	12	10	- 16.7%	30	39	+ 30.0%
Pending Sales	5	15	+ 200.0%	16	39	+ 143.8%
Closed Sales	4	12	+ 200.0%	17	35	+ 105.9%
Days on Market Until Sale	140	48	- 65.7%	89	69	- 22.5%
Median Sales Price*	\$82,500	\$50,000	- 39.4%	\$88,750	\$50,000	- 43.7%
Average Sales Price*	\$165,800	\$101,164	- 39.0%	\$99,847	\$86,468	- 13.4%
Percent of List Price Received*	95.2%	99.0%	+ 4.0%	99.6%	97.7%	- 1.9%
Inventory of Homes for Sale	23	13	- 43.5%	—	—	—
Months Supply of Inventory	4.5	1.9	- 57.8%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	74	—	—	74	270	+ 264.9%
Median Sales Price*	\$53,500	—	—	\$53,500	\$74,000	+ 38.3%
Average Sales Price*	\$53,500	—	—	\$53,500	\$74,000	+ 38.3%
Percent of List Price Received*	101.9%	—	—	101.9%	93.7%	- 8.0%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

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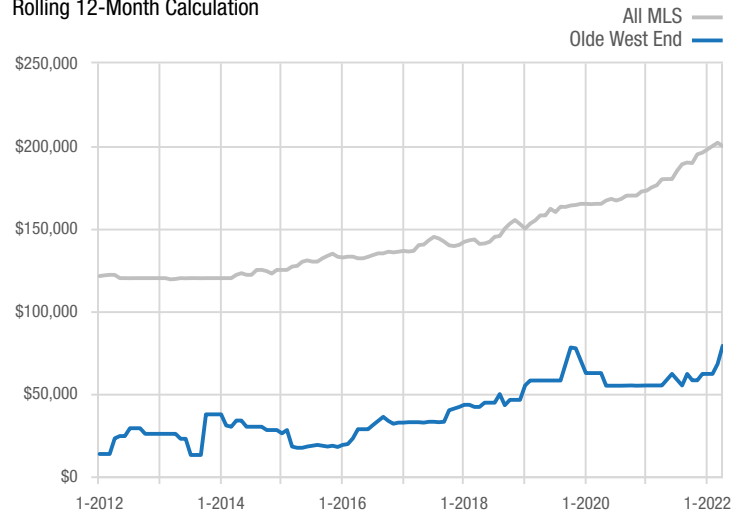
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

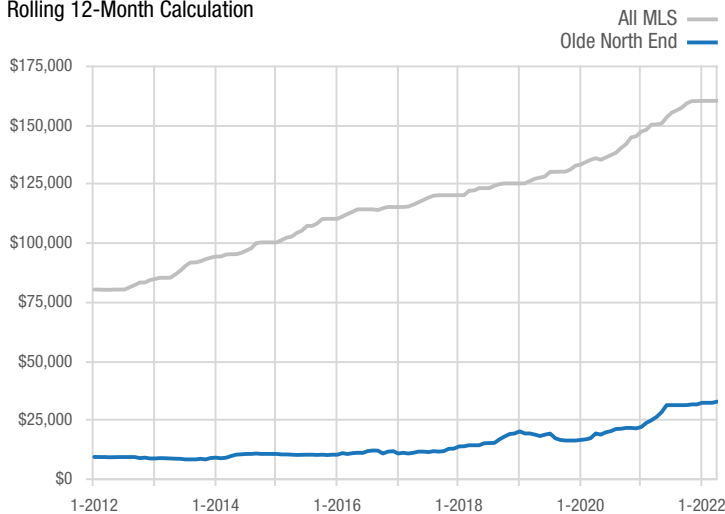
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	12	16	+ 33.3%	103	61	- 40.8%
Pending Sales	13	14	+ 7.7%	81	46	- 43.2%
Closed Sales	16	12	- 25.0%	61	43	- 29.5%
Days on Market Until Sale	51	70	+ 37.3%	41	70	+ 70.7%
Median Sales Price*	\$38,875	\$50,000	+ 28.6%	\$31,000	\$34,875	+ 12.5%
Average Sales Price*	\$41,520	\$58,979	+ 42.0%	\$35,465	\$42,609	+ 20.1%
Percent of List Price Received*	94.2%	91.8%	- 2.5%	95.2%	93.3%	- 2.0%
Inventory of Homes for Sale	26	29	+ 11.5%	—	—	—
Months Supply of Inventory	2.1	2.5	+ 19.0%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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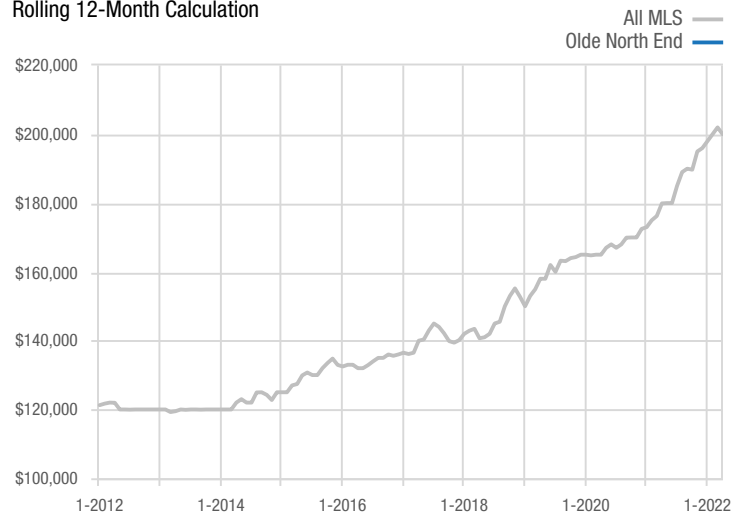
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

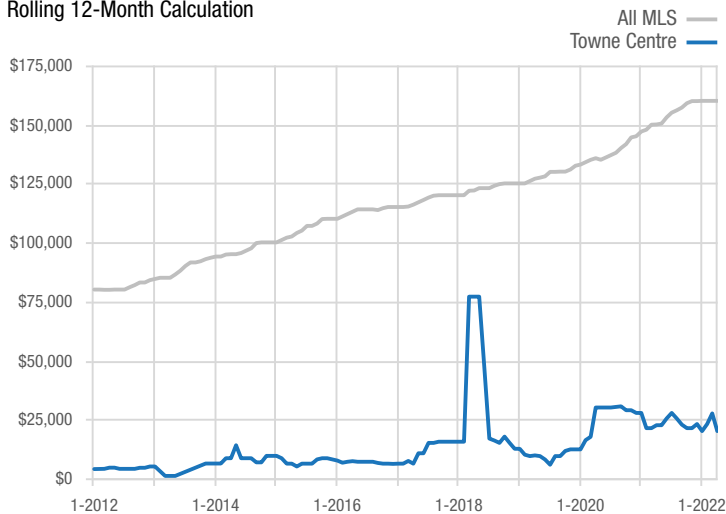
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	1	0.0%	5	3	- 40.0%
Pending Sales	0	0	—	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	35	—	—	115	79	- 31.3%
Median Sales Price*	\$248,000	—	—	\$23,000	\$9,000	- 60.9%
Average Sales Price*	\$248,000	—	—	\$65,500	\$9,000	- 86.3%
Percent of List Price Received*	101.2%	—	—	82.1%	90.9%	+ 10.7%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	2.5	+ 92.3%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	3	+ 200.0%	3	5	+ 66.7%
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	227	—	—	129	49	- 62.0%
Median Sales Price*	\$223,000	—	—	\$239,400	\$225,000	- 6.0%
Average Sales Price*	\$223,000	—	—	\$252,200	\$239,500	- 5.0%
Percent of List Price Received*	97.4%	—	—	97.9%	98.8%	+ 0.9%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	3.8	2.3	- 39.5%	—	—	—

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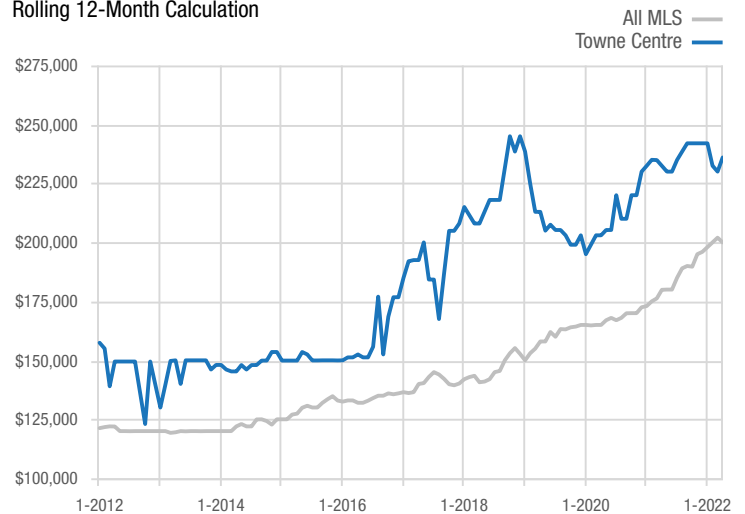
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

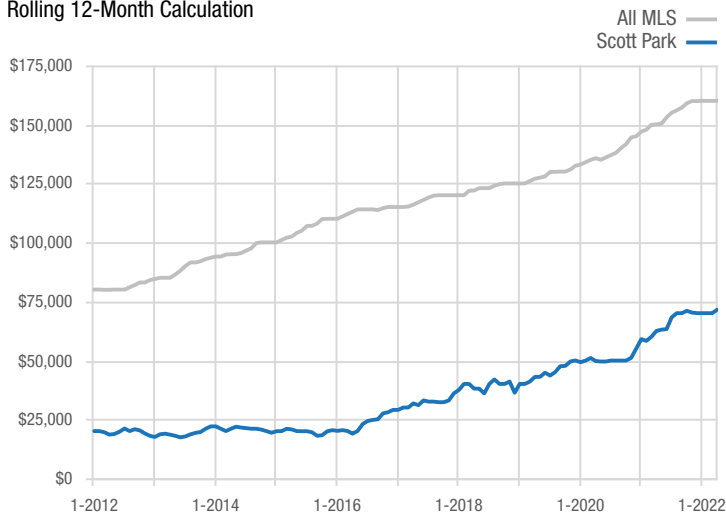
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	26	16	- 38.5%	73	59	- 19.2%
Pending Sales	10	15	+ 50.0%	56	52	- 7.1%
Closed Sales	8	16	+ 100.0%	53	50	- 5.7%
Days on Market Until Sale	44	58	+ 31.8%	56	57	+ 1.8%
Median Sales Price*	\$75,750	\$82,000	+ 8.3%	\$69,550	\$70,000	+ 0.6%
Average Sales Price*	\$64,925	\$107,284	+ 65.2%	\$68,389	\$86,765	+ 26.9%
Percent of List Price Received*	106.4%	99.3%	- 6.7%	98.6%	96.3%	- 2.3%
Inventory of Homes for Sale	38	31	- 18.4%	—	—	—
Months Supply of Inventory	2.9	2.0	- 31.0%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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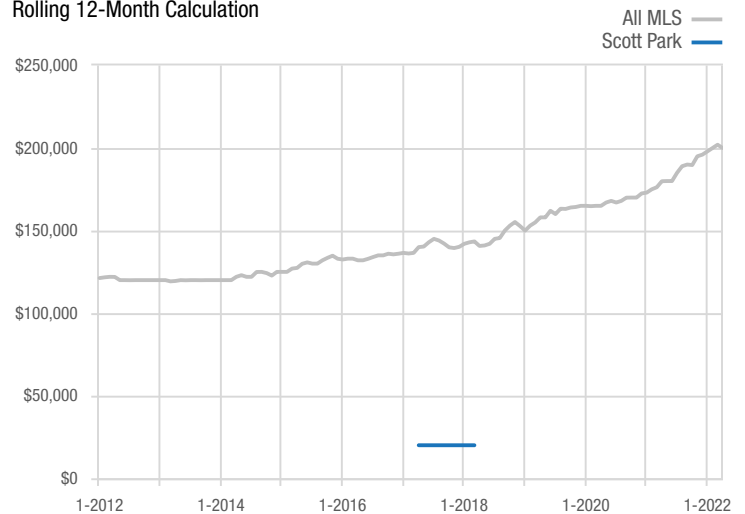
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

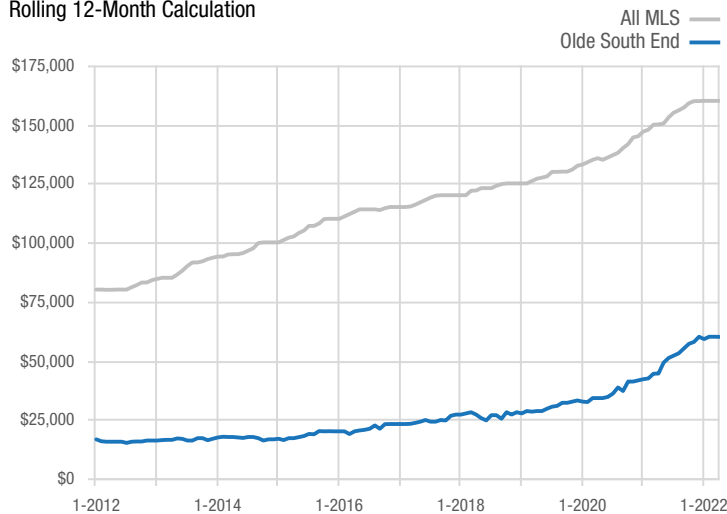
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	25	32	+ 28.0%	83	90	+ 8.4%
Pending Sales	14	17	+ 21.4%	62	73	+ 17.7%
Closed Sales	14	13	- 7.1%	63	70	+ 11.1%
Days on Market Until Sale	44	78	+ 77.3%	51	70	+ 37.3%
Median Sales Price*	\$54,750	\$52,500	- 4.1%	\$51,350	\$48,500	- 5.6%
Average Sales Price*	\$50,995	\$63,768	+ 25.0%	\$48,809	\$55,330	+ 13.4%
Percent of List Price Received*	97.0%	91.1%	- 6.1%	97.0%	92.8%	- 4.3%
Inventory of Homes for Sale	40	46	+ 15.0%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	0	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	—	—	—	—	—	—

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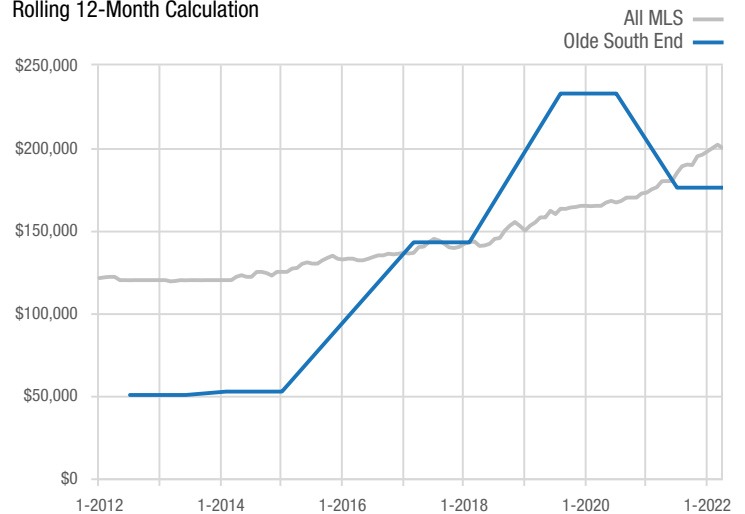
Median Sales Price - Single Family

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

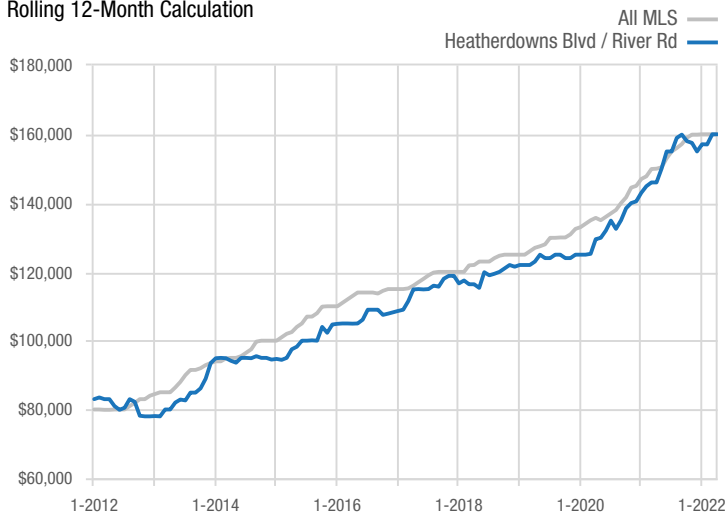
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	52	34	- 34.6%	142	125	- 12.0%
Pending Sales	33	29	- 12.1%	111	119	+ 7.2%
Closed Sales	30	24	- 20.0%	102	116	+ 13.7%
Days on Market Until Sale	50	37	- 26.0%	58	52	- 10.3%
Median Sales Price*	\$156,500	\$176,500	+ 12.8%	\$155,000	\$173,750	+ 12.1%
Average Sales Price*	\$155,085	\$184,000	+ 18.6%	\$158,682	\$178,628	+ 12.6%
Percent of List Price Received*	104.5%	104.6%	+ 0.1%	101.4%	102.0%	+ 0.6%
Inventory of Homes for Sale	65	49	- 24.6%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	5	+ 66.7%	13	24	+ 84.6%
Pending Sales	4	8	+ 100.0%	15	16	+ 6.7%
Closed Sales	4	8	+ 100.0%	15	14	- 6.7%
Days on Market Until Sale	37	39	+ 5.4%	84	43	- 48.8%
Median Sales Price*	\$108,450	\$70,167	- 35.3%	\$107,000	\$76,500	- 28.5%
Average Sales Price*	\$117,850	\$76,375	- 35.2%	\$108,148	\$84,071	- 22.3%
Percent of List Price Received*	100.0%	97.8%	- 2.2%	96.3%	97.4%	+ 1.1%
Inventory of Homes for Sale	10	12	+ 20.0%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

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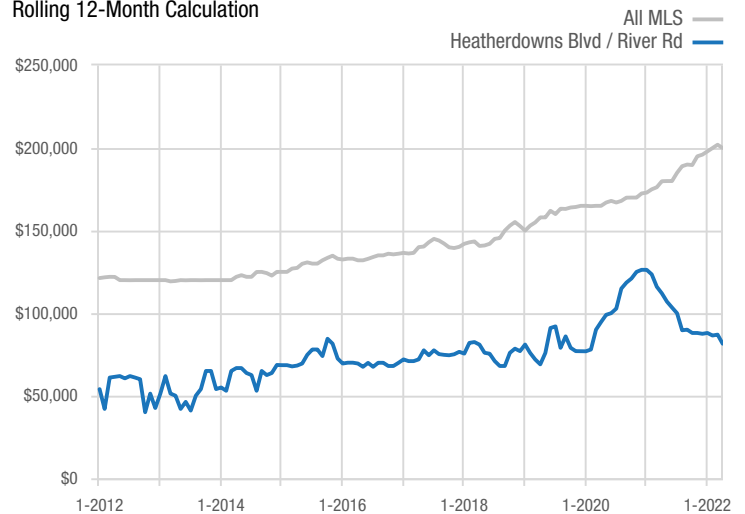
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

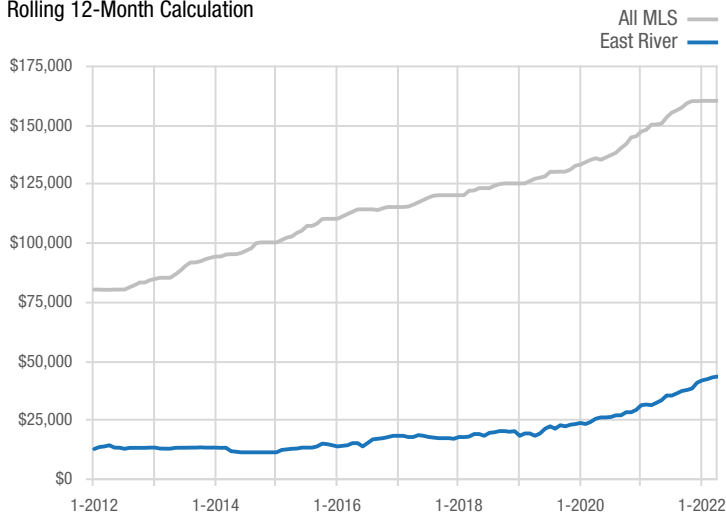
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	23	38	+ 65.2%	91	97	+ 6.6%
Pending Sales	14	19	+ 35.7%	63	65	+ 3.2%
Closed Sales	13	14	+ 7.7%	54	60	+ 11.1%
Days on Market Until Sale	42	49	+ 16.7%	48	60	+ 25.0%
Median Sales Price*	\$58,500	\$59,675	+ 2.0%	\$37,250	\$44,625	+ 19.8%
Average Sales Price*	\$48,692	\$53,827	+ 10.5%	\$40,843	\$48,140	+ 17.9%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	93.4%	95.3%	+ 2.0%
Inventory of Homes for Sale	48	52	+ 8.3%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	154	31	- 79.9%
Median Sales Price*	—	—	—	\$350,000	\$353,000	+ 0.9%
Average Sales Price*	—	—	—	\$350,000	\$353,000	+ 0.9%
Percent of List Price Received*	—	—	—	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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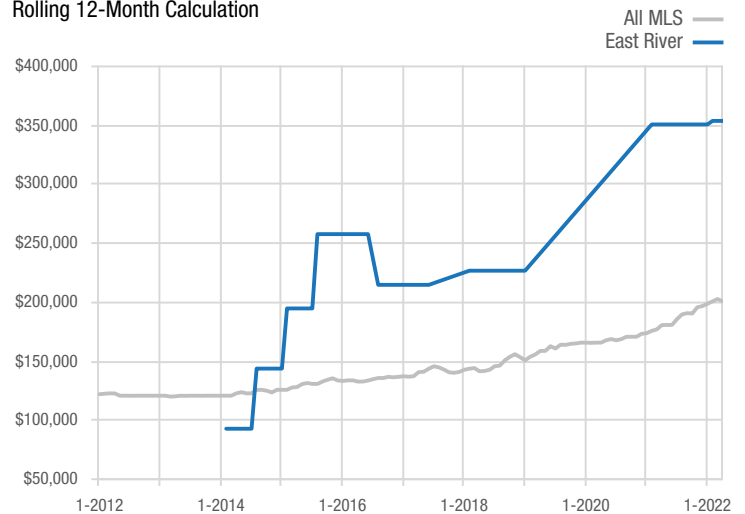
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

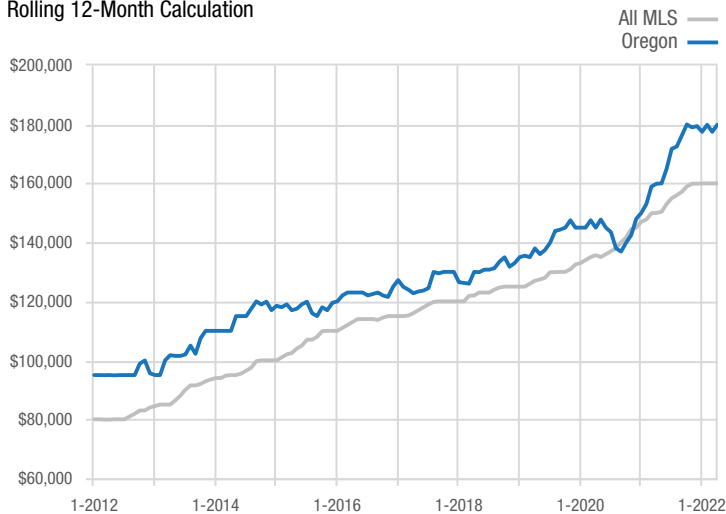
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	29	24	- 17.2%	89	74	- 16.9%
Pending Sales	25	19	- 24.0%	85	63	- 25.9%
Closed Sales	20	23	+ 15.0%	75	73	- 2.7%
Days on Market Until Sale	69	69	0.0%	77	80	+ 3.9%
Median Sales Price*	\$154,000	\$182,500	+ 18.5%	\$180,000	\$185,000	+ 2.8%
Average Sales Price*	\$188,332	\$203,395	+ 8.0%	\$191,309	\$197,600	+ 3.3%
Percent of List Price Received*	101.7%	98.8%	- 2.9%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	41	37	- 9.8%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	1	9	+ 800.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	3	—
Days on Market Until Sale	—	—	—	—	80	—
Median Sales Price*	—	—	—	—	\$190,000	—
Average Sales Price*	—	—	—	—	\$210,000	—
Percent of List Price Received*	—	—	—	—	100.3%	—
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	2.5	3.8	+ 52.0%	—	—	—

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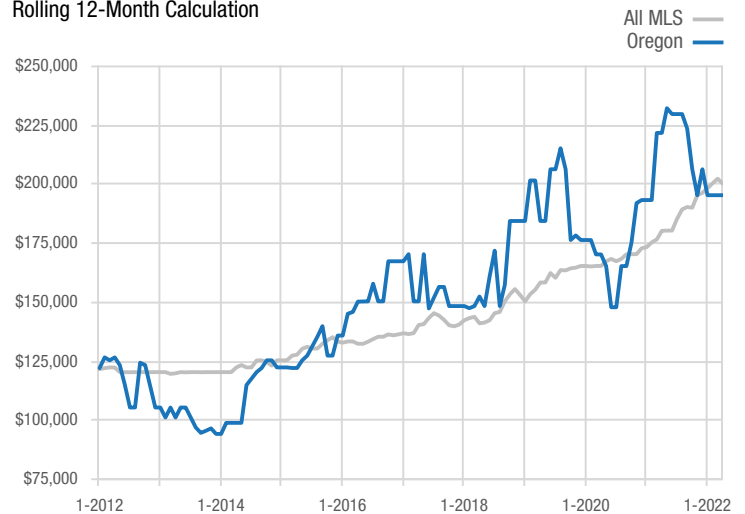
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2022

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

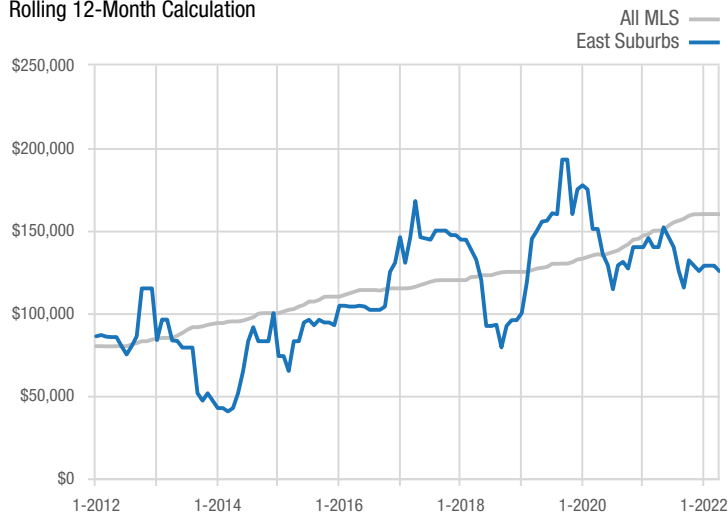
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	3	- 40.0%	7	6	- 14.3%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	91	—	—	68	—
Median Sales Price*	—	\$85,000	—	—	\$267,800	—
Average Sales Price*	—	\$85,000	—	—	\$267,800	—
Percent of List Price Received*	—	95.5%	—	—	104.1%	—
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	3.5	2.6	- 25.7%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

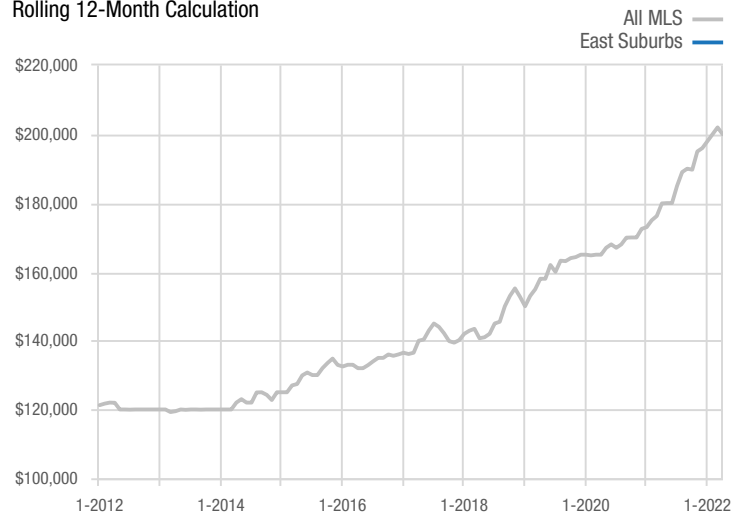
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

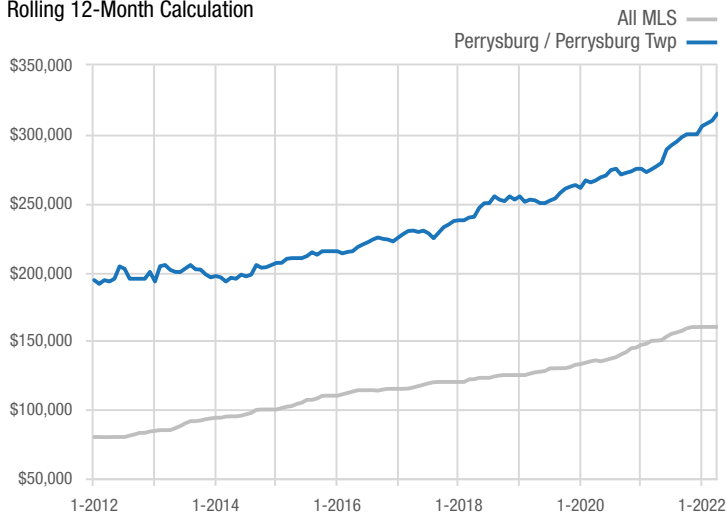
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	66	50	- 24.2%	216	145	- 32.9%
Pending Sales	69	43	- 37.7%	190	125	- 34.2%
Closed Sales	59	40	- 32.2%	174	117	- 32.8%
Days on Market Until Sale	70	66	- 5.7%	83	84	+ 1.2%
Median Sales Price*	\$308,000	\$374,450	+ 21.6%	\$282,800	\$369,900	+ 30.8%
Average Sales Price*	\$321,649	\$398,010	+ 23.7%	\$319,157	\$380,207	+ 19.1%
Percent of List Price Received*	101.6%	102.8%	+ 1.2%	99.7%	102.1%	+ 2.4%
Inventory of Homes for Sale	103	80	- 22.3%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	4	6	+ 50.0%	20	20	0.0%
Pending Sales	6	5	- 16.7%	25	18	- 28.0%
Closed Sales	5	6	+ 20.0%	24	18	- 25.0%
Days on Market Until Sale	65	32	- 50.8%	62	52	- 16.1%
Median Sales Price*	\$240,000	\$259,500	+ 8.1%	\$211,000	\$192,450	- 8.8%
Average Sales Price*	\$230,200	\$338,667	+ 47.1%	\$208,938	\$250,911	+ 20.1%
Percent of List Price Received*	100.5%	100.1%	- 0.4%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

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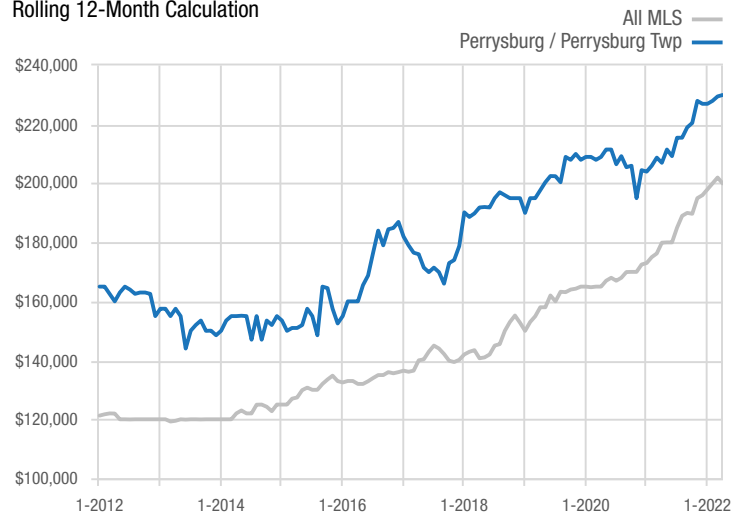
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

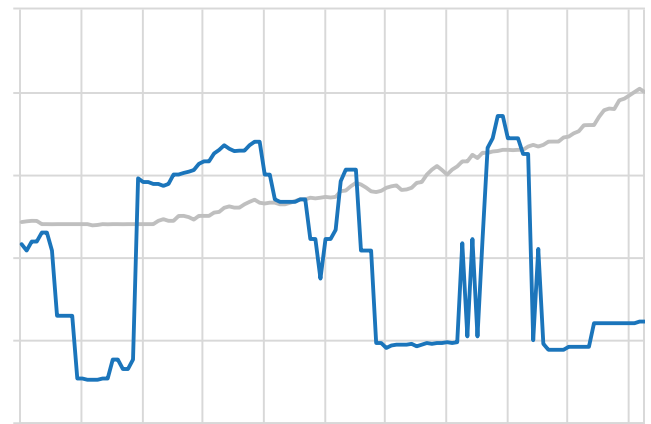
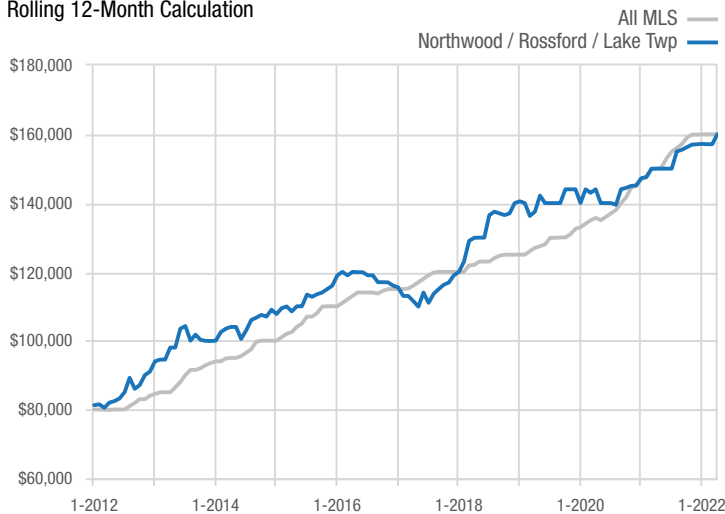
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	37	21	- 43.2%	108	73	- 32.4%
Pending Sales	27	19	- 29.6%	82	74	- 9.8%
Closed Sales	29	17	- 41.4%	74	77	+ 4.1%
Days on Market Until Sale	63	40	- 36.5%	66	68	+ 3.0%
Median Sales Price*	\$147,500	\$177,126	+ 20.1%	\$150,000	\$155,000	+ 3.3%
Average Sales Price*	\$147,400	\$205,728	+ 39.6%	\$165,262	\$199,519	+ 20.7%
Percent of List Price Received*	100.1%	104.1%	+ 4.0%	100.7%	103.6%	+ 2.9%
Inventory of Homes for Sale	57	27	- 52.6%	—	—	—
Months Supply of Inventory	2.5	1.1	- 56.0%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	1	0.0%	1	6	+ 500.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	22	—
Median Sales Price*	—	—	—	—	\$227,000	—
Average Sales Price*	—	—	—	—	\$227,000	—
Percent of List Price Received*	—	—	—	—	103.2%	—
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	3.4	+ 580.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

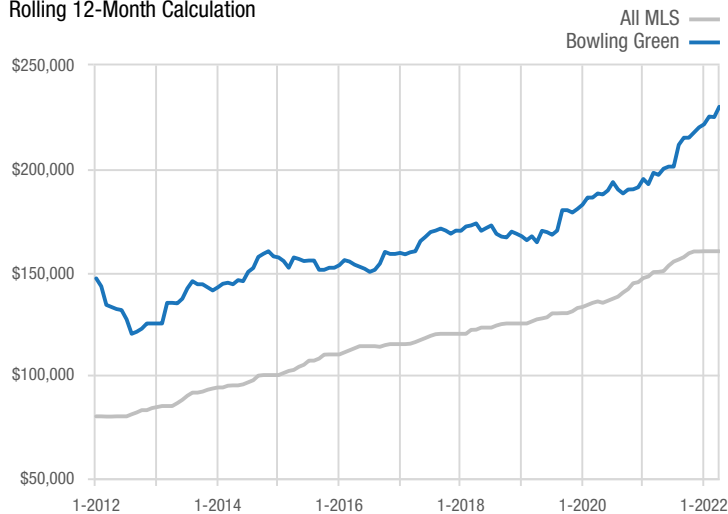
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	24	14	- 41.7%	68	60	- 11.8%
Pending Sales	22	15	- 31.8%	61	61	0.0%
Closed Sales	16	16	0.0%	54	56	+ 3.7%
Days on Market Until Sale	62	34	- 45.2%	66	50	- 24.2%
Median Sales Price*	\$195,500	\$235,000	+ 20.2%	\$220,000	\$251,195	+ 14.2%
Average Sales Price*	\$219,925	\$254,382	+ 15.7%	\$232,755	\$265,061	+ 13.9%
Percent of List Price Received*	101.6%	103.5%	+ 1.9%	99.9%	101.6%	+ 1.7%
Inventory of Homes for Sale	29	17	- 41.4%	—	—	—
Months Supply of Inventory	1.7	0.9	- 47.1%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	6	3	- 50.0%	11	8	- 27.3%
Pending Sales	4	3	- 25.0%	9	7	- 22.2%
Closed Sales	4	2	- 50.0%	9	6	- 33.3%
Days on Market Until Sale	56	55	- 1.8%	55	44	- 20.0%
Median Sales Price*	\$154,500	\$203,250	+ 31.6%	\$155,000	\$236,250	+ 52.4%
Average Sales Price*	\$203,500	\$203,250	- 0.1%	\$194,583	\$235,323	+ 20.9%
Percent of List Price Received*	114.7%	99.2%	- 13.5%	106.6%	98.5%	- 7.6%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

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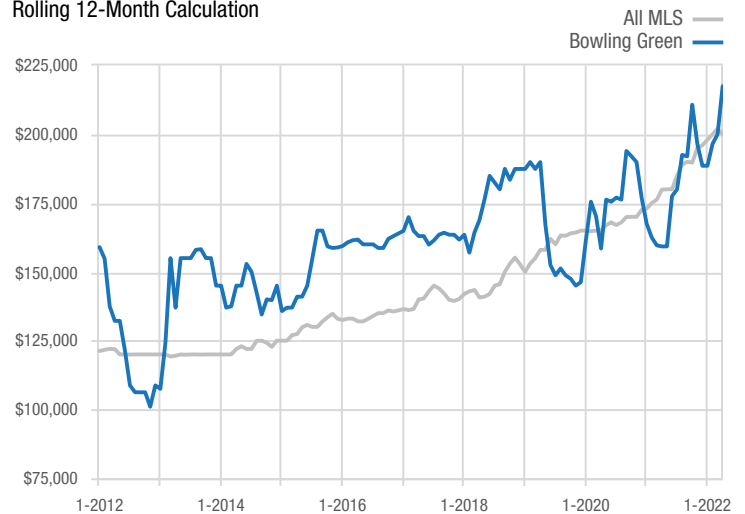
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

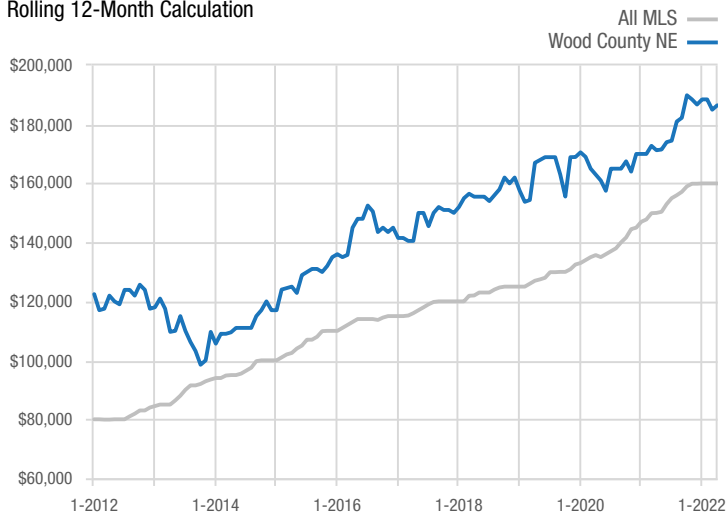
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	10	4	- 60.0%	37	18	- 51.4%
Pending Sales	6	5	- 16.7%	24	16	- 33.3%
Closed Sales	6	6	0.0%	25	17	- 32.0%
Days on Market Until Sale	43	94	+ 118.6%	61	84	+ 37.7%
Median Sales Price*	\$169,450	\$165,000	- 2.6%	\$172,750	\$162,500	- 5.9%
Average Sales Price*	\$189,950	\$194,800	+ 2.6%	\$188,998	\$181,114	- 4.2%
Percent of List Price Received*	100.3%	105.5%	+ 5.2%	100.1%	100.5%	+ 0.4%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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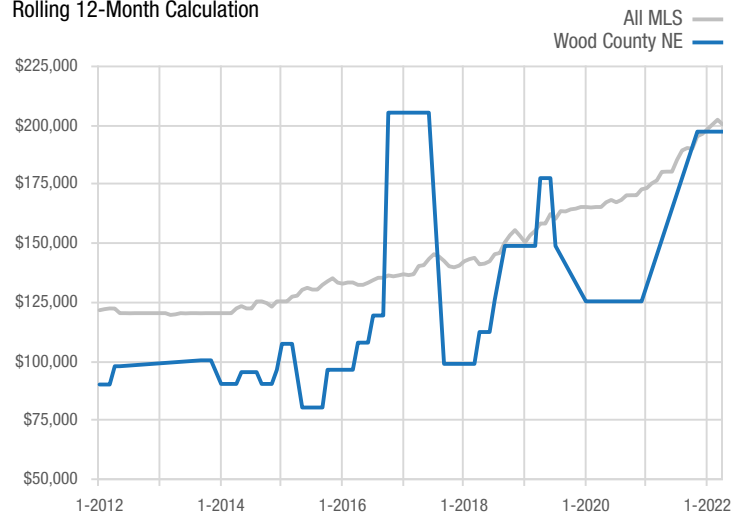
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

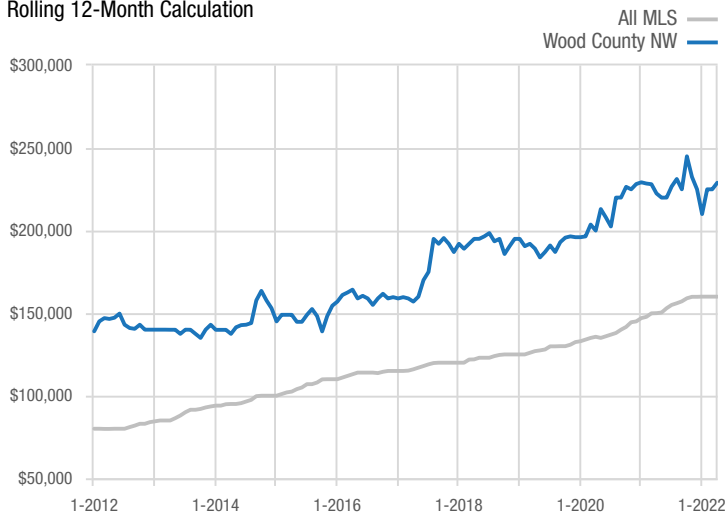
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	14	9	- 35.7%	29	23	- 20.7%
Pending Sales	8	6	- 25.0%	25	19	- 24.0%
Closed Sales	6	6	0.0%	25	19	- 24.0%
Days on Market Until Sale	38	61	+ 60.5%	71	50	- 29.6%
Median Sales Price*	\$167,250	\$197,000	+ 17.8%	\$180,000	\$197,000	+ 9.4%
Average Sales Price*	\$176,567	\$243,500	+ 37.9%	\$210,794	\$238,834	+ 13.3%
Percent of List Price Received*	100.3%	106.1%	+ 5.8%	99.9%	102.0%	+ 2.1%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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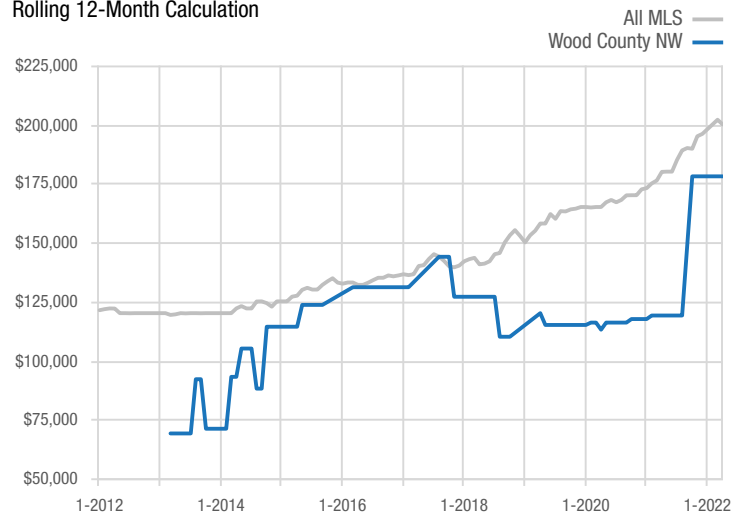
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

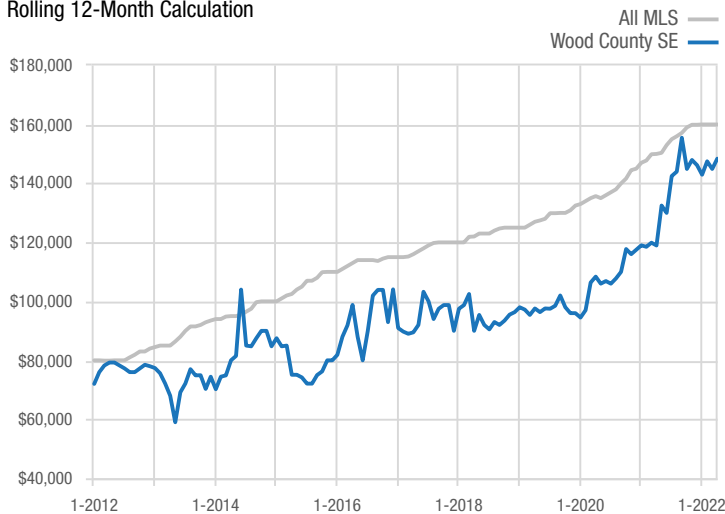
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	5	6	+ 20.0%	15	26	+ 73.3%
Pending Sales	4	9	+ 125.0%	15	18	+ 20.0%
Closed Sales	5	10	+ 100.0%	14	18	+ 28.6%
Days on Market Until Sale	70	56	- 20.0%	72	71	- 1.4%
Median Sales Price*	\$105,000	\$152,250	+ 45.0%	\$128,000	\$132,500	+ 3.5%
Average Sales Price*	\$103,285	\$243,550	+ 135.8%	\$109,142	\$185,905	+ 70.3%
Percent of List Price Received*	104.2%	103.9%	- 0.3%	102.0%	98.7%	- 3.2%
Inventory of Homes for Sale	7	14	+ 100.0%	—	—	—
Months Supply of Inventory	1.4	2.7	+ 92.9%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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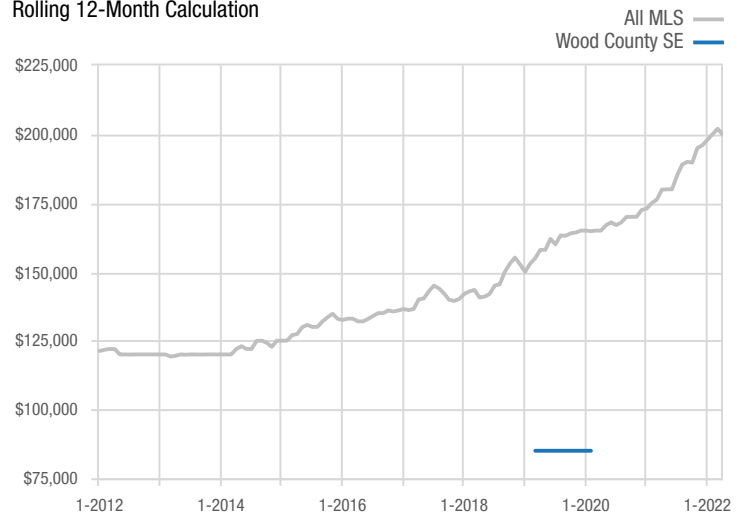
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

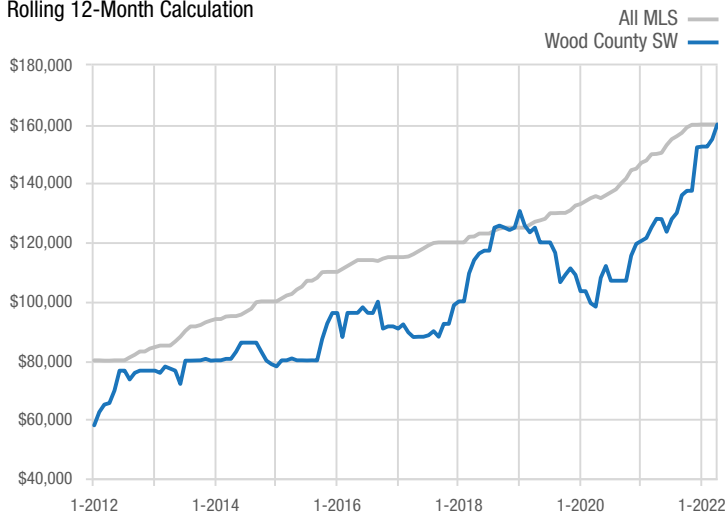
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	4	6	+ 50.0%	12	30	+ 150.0%
Pending Sales	4	10	+ 150.0%	17	30	+ 76.5%
Closed Sales	3	9	+ 200.0%	15	29	+ 93.3%
Days on Market Until Sale	45	74	+ 64.4%	75	60	- 20.0%
Median Sales Price*	\$128,000	\$160,000	+ 25.0%	\$137,500	\$160,000	+ 16.4%
Average Sales Price*	\$128,467	\$159,322	+ 24.0%	\$150,047	\$167,014	+ 11.3%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	97.4%	99.0%	+ 1.6%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Condo-Villa	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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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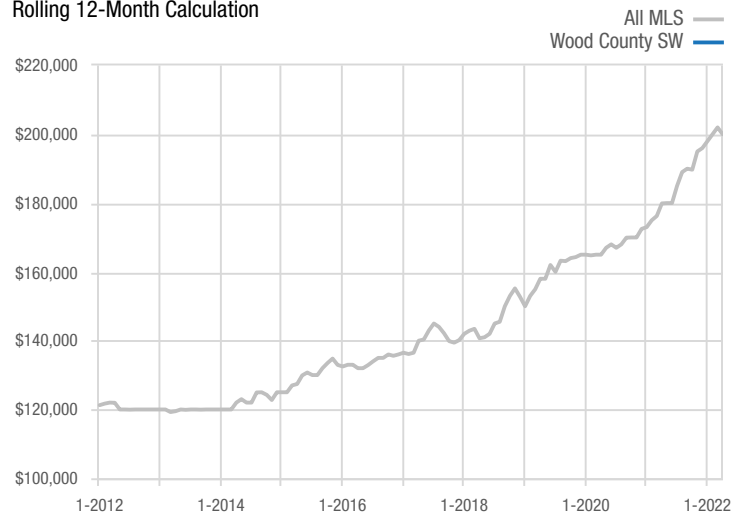
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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