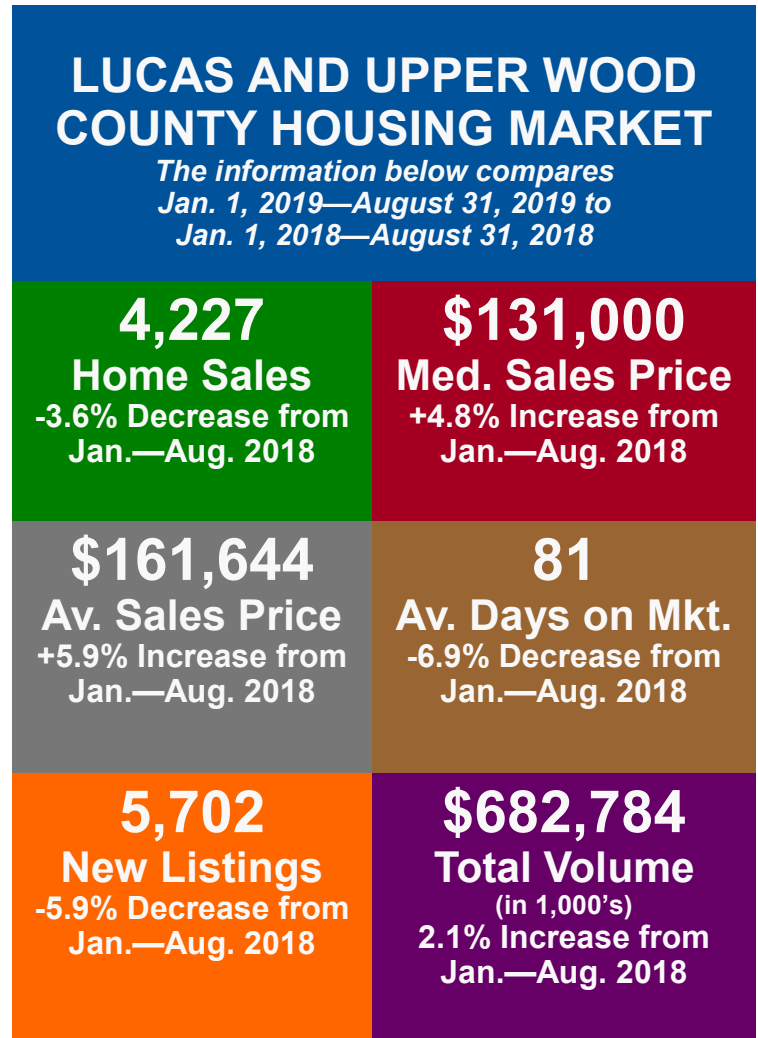
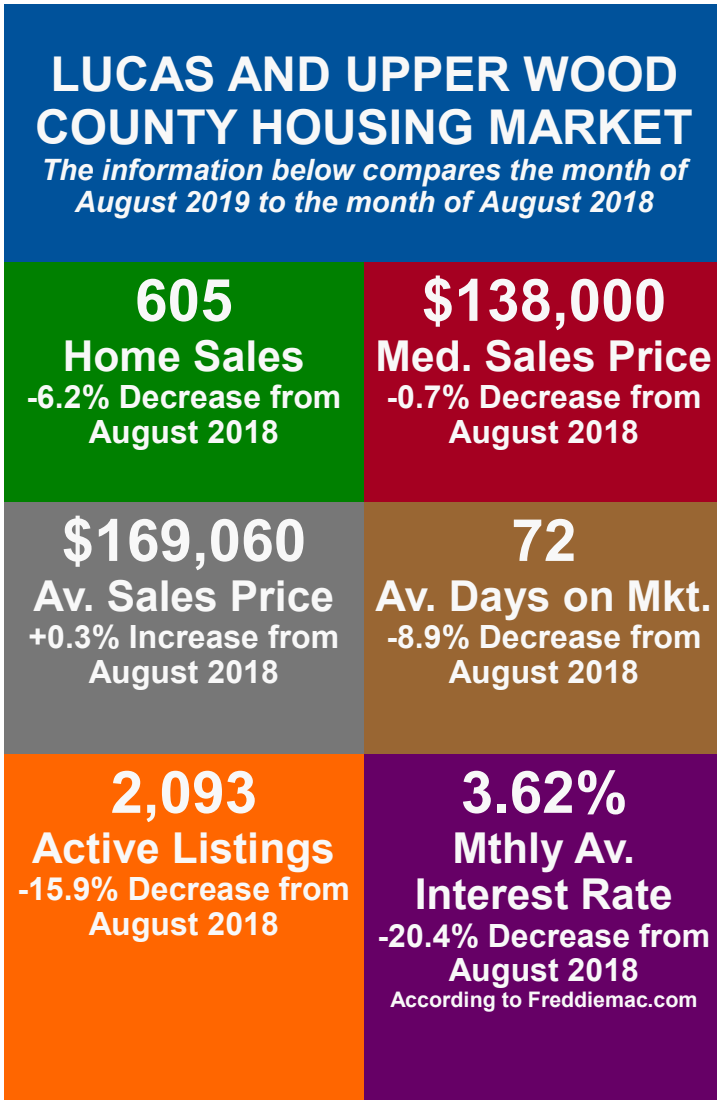


Local Market Update—August 2019

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Monthly Indicators



August 2019

As the summer draws to a close, multiple opposing factors and trends are competing to define the direction of the real estate market. After the Federal Reserve lowered its benchmark interest rate on July 31, 30-year mortgage rates continued to decline, approaching all-time lows last seen in 2016. Yet most experts agree these reductions are unlikely to bring sufficient relief, at least in the short term, for first-time home buyers. The lack of affordable inventory and the persistence of historically high housing prices continue to affect the housing market, leading to lower-than-expected existing home sales at the national level.

New Listings decreased 6.5 percent for Single Family homes and 25.8 percent for Condo-Villa homes. Pending Sales decreased 0.2 percent for Single Family homes and 14.8 percent for Condo-Villa homes. Inventory decreased 11.8 percent for Single Family homes and 11.9 percent for Condo-Villa homes.

Median Sales Price increased 3.2 percent to \$139,900 for Single Family homes and 17.9 percent to \$165,000 for Condo-Villa homes. Days on Market decreased 5.1 percent for Single Family homes and 8.1 percent for Condo-Villa homes. Months Supply of Inventory decreased 12.2 percent for Single Family homes and 14.6 percent for Condo-Villa homes.

As many homeowners refinanced their homes to take advantage of declining interest rates, consumer confidence in housing was reported to be at historically high levels. Even so, real estate professionals will need to monitor the market for signs of continued imbalances. Although the inventory of affordable homes at this point remains largely stable, it is stable at historically low levels, which may continue to push prices higher and affect potential buyers across the U.S.

Quick Facts

- 5.9%

Change in Number of
Closed Sales
All Properties

+ 3.9%

Change in Number of
Median Sales Price
All Properties

- 11.8%

Change in Number of
Homes for Sale
All Properties

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Single Family Market Overview	2
Condo-Villa Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Properties Combined	14



Local Market Update – August 2019

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Northwest Ohio Housing Market

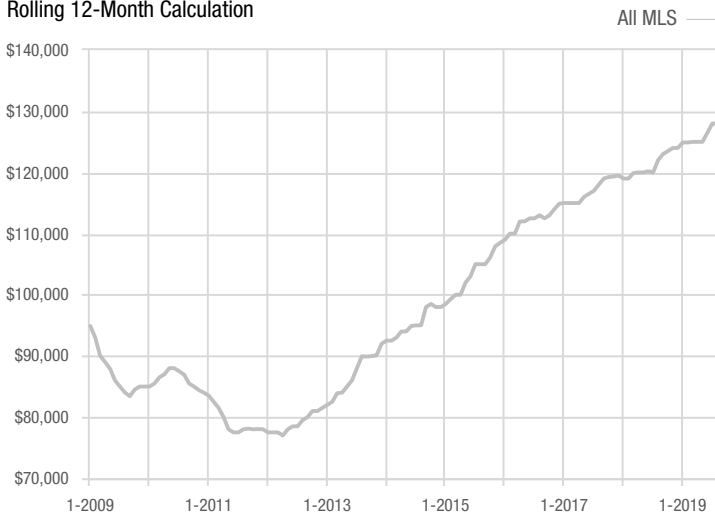
Single Family Key Metrics	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	1,140	1,066	- 6.5%	8,271	7,941	- 4.0%
Pending Sales	844	842	- 0.2%	6,132	6,005	- 2.1%
Closed Sales	890	850	- 4.5%	6,058	5,899	- 2.6%
Days on Market Until Sale	79	75	- 5.1%	89	82	- 7.9%
Median Sales Price*	\$135,500	\$139,900	+ 3.2%	\$125,000	\$130,000	+ 4.0%
Average Sales Price*	\$161,409	\$166,747	+ 3.3%	\$148,702	\$159,026	+ 6.9%
Percent of List Price Received*	96.6%	97.4%	+ 0.8%	96.7%	96.9%	+ 0.2%
Inventory of Homes for Sale	2,988	2,635	- 11.8%	—	—	—
Months Supply of Inventory	4.1	3.6	- 12.2%	—	—	—

Condo-Villa Key Metrics	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	89	66	- 25.8%	650	616	- 5.2%
Pending Sales	81	69	- 14.8%	493	483	- 2.0%
Closed Sales	81	64	- 21.0%	482	469	- 2.7%
Days on Market Until Sale	86	79	- 8.1%	90	84	- 6.7%
Median Sales Price*	\$139,900	\$165,000	+ 17.9%	\$146,000	\$164,000	+ 12.3%
Average Sales Price*	\$170,544	\$169,090	- 0.9%	\$161,070	\$167,069	+ 3.7%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	96.6%	96.7%	+ 0.1%
Inventory of Homes for Sale	226	199	- 11.9%	—	—	—
Months Supply of Inventory	4.1	3.5	- 14.6%	—	—	—

* 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.

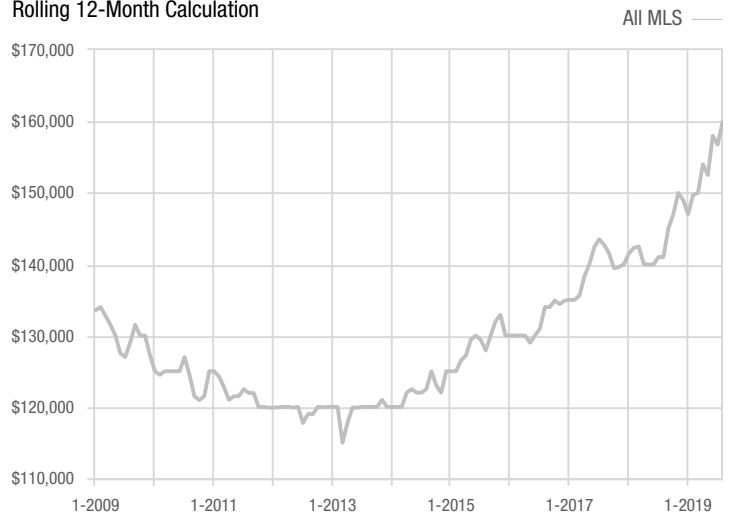
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Lucas County

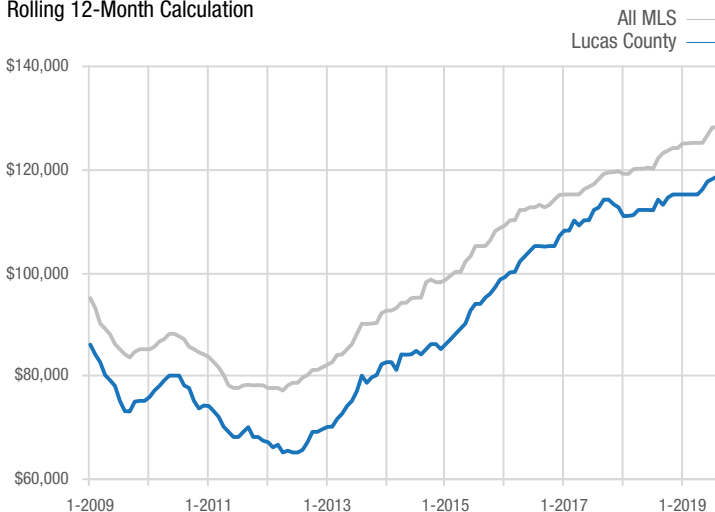
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	710	626	- 11.8%	5,254	4,852	- 7.7%
Pending Sales	515	517	+ 0.4%	3,804	3,681	- 3.2%
Closed Sales	557	518	- 7.0%	3,766	3,600	- 4.4%
Days on Market Until Sale	78	71	- 9.0%	86	79	- 8.1%
Median Sales Price*	\$131,750	\$126,000	- 4.4%	\$117,000	\$122,000	+ 4.3%
Average Sales Price*	\$162,763	\$154,953	- 4.8%	\$141,339	\$148,625	+ 5.2%
Percent of List Price Received*	96.2%	97.6%	+ 1.5%	96.5%	96.7%	+ 0.2%
Inventory of Homes for Sale	1,844	1,509	- 18.2%	—	—	—
Months Supply of Inventory	4.1	3.4	- 17.1%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	65	46	- 29.2%	480	416	- 13.3%
Pending Sales	56	53	- 5.4%	343	338	- 1.5%
Closed Sales	55	49	- 10.9%	338	326	- 3.6%
Days on Market Until Sale	66	70	+ 6.1%	85	88	+ 3.5%
Median Sales Price*	\$139,500	\$171,000	+ 22.6%	\$140,000	\$164,300	+ 17.4%
Average Sales Price*	\$153,945	\$174,864	+ 13.6%	\$151,574	\$165,919	+ 9.5%
Percent of List Price Received*	98.7%	96.5%	- 2.2%	96.4%	96.7%	+ 0.3%
Inventory of Homes for Sale	165	122	- 26.1%	—	—	—
Months Supply of Inventory	4.2	3.0	- 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

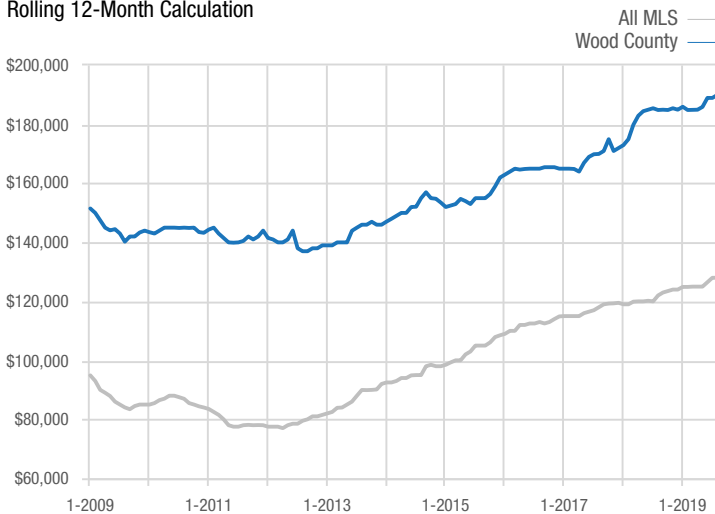
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	155	144	- 7.1%	1,169	1,150	- 1.6%
Pending Sales	132	119	- 9.8%	895	901	+ 0.7%
Closed Sales	123	126	+ 2.4%	879	889	+ 1.1%
Days on Market Until Sale	81	75	- 7.4%	90	83	- 7.8%
Median Sales Price*	\$178,250	\$202,000	+ 13.3%	\$190,000	\$196,000	+ 3.2%
Average Sales Price*	\$202,180	\$231,977	+ 14.7%	\$216,196	\$224,296	+ 3.7%
Percent of List Price Received*	98.7%	97.7%	- 1.0%	98.2%	98.1%	- 0.1%
Inventory of Homes for Sale	393	362	- 7.9%	—	—	—
Months Supply of Inventory	3.6	3.3	- 8.3%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	13	10	- 23.1%	93	96	+ 3.2%
Pending Sales	8	5	- 37.5%	83	74	- 10.8%
Closed Sales	7	3	- 57.1%	79	73	- 7.6%
Days on Market Until Sale	57	138	+ 142.1%	73	68	- 6.8%
Median Sales Price*	\$160,000	\$186,000	+ 16.3%	\$184,900	\$193,000	+ 4.4%
Average Sales Price*	\$183,486	\$210,167	+ 14.5%	\$192,524	\$196,626	+ 2.1%
Percent of List Price Received*	97.3%	98.4%	+ 1.1%	97.9%	96.9%	- 1.0%
Inventory of Homes for Sale	27	30	+ 11.1%	—	—	—
Months Supply of Inventory	3.0	3.4	+ 13.3%	—	—	—

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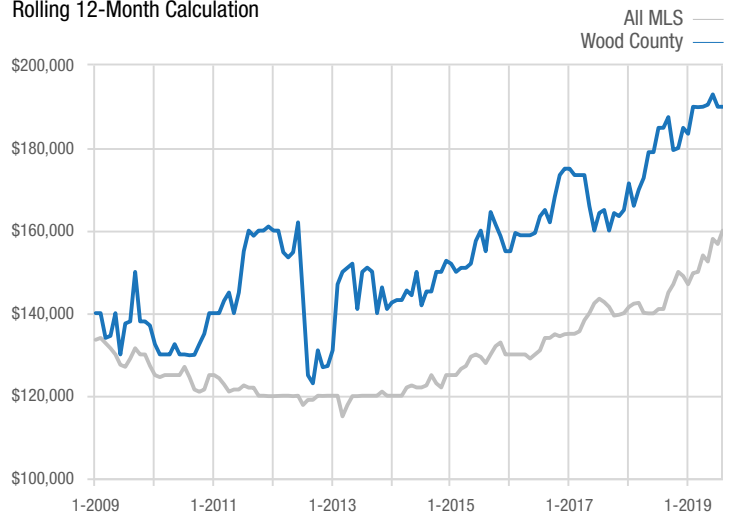
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

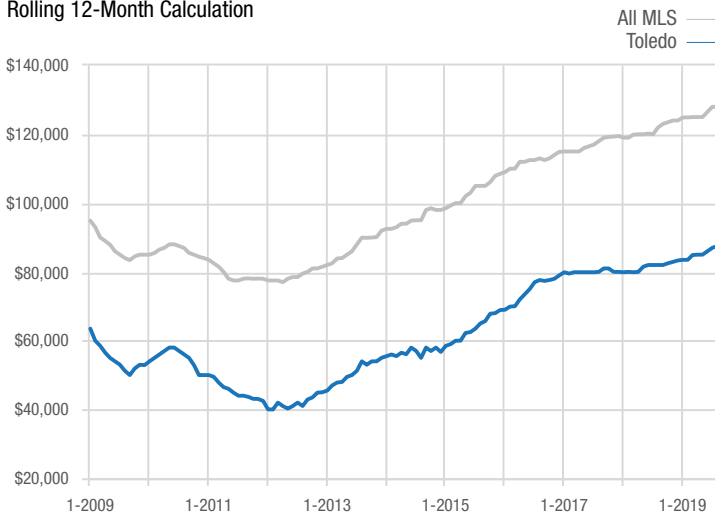
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	475	407	- 14.3%	3,465	3,116	- 10.1%
Pending Sales	346	330	- 4.6%	2,534	2,418	- 4.6%
Closed Sales	362	337	- 6.9%	2,514	2,384	- 5.2%
Days on Market Until Sale	75	70	- 6.7%	84	79	- 6.0%
Median Sales Price*	\$89,900	\$99,900	+ 11.1%	\$84,950	\$90,000	+ 5.9%
Average Sales Price*	\$120,327	\$108,086	- 10.2%	\$102,805	\$105,128	+ 2.3%
Percent of List Price Received*	95.3%	97.0%	+ 1.8%	95.7%	95.9%	+ 0.2%
Inventory of Homes for Sale	1,206	944	- 21.7%	—	—	—
Months Supply of Inventory	4.0	3.2	- 20.0%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	37	24	- 35.1%	251	233	- 7.2%
Pending Sales	28	26	- 7.1%	193	192	- 0.5%
Closed Sales	29	26	- 10.3%	194	187	- 3.6%
Days on Market Until Sale	71	71	0.0%	87	85	- 2.3%
Median Sales Price*	\$112,000	\$104,500	- 6.7%	\$108,000	\$118,500	+ 9.7%
Average Sales Price*	\$123,764	\$117,667	- 4.9%	\$122,098	\$127,944	+ 4.8%
Percent of List Price Received*	100.0%	95.5%	- 4.5%	96.2%	95.9%	- 0.3%
Inventory of Homes for Sale	87	65	- 25.3%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

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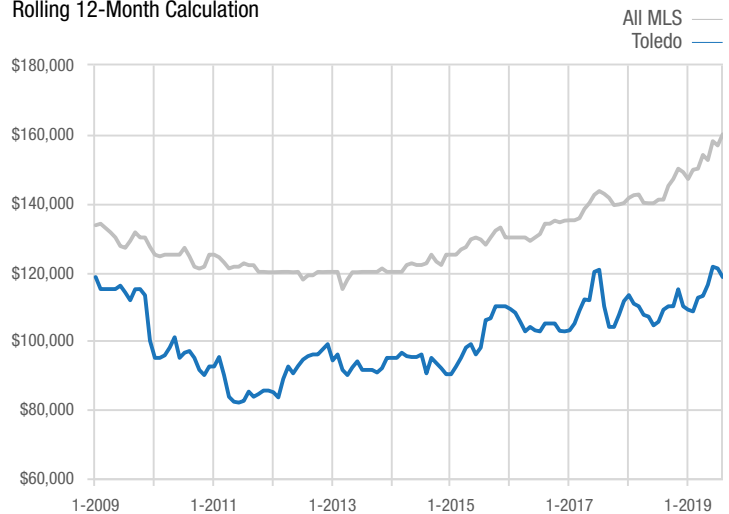
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

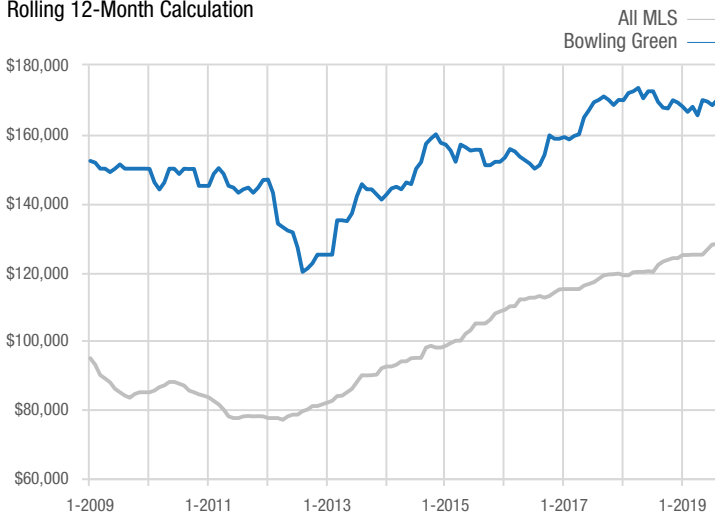
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	21	22	+ 4.8%	202	161	- 20.3%
Pending Sales	17	14	- 17.6%	159	136	- 14.5%
Closed Sales	17	16	- 5.9%	158	137	- 13.3%
Days on Market Until Sale	56	57	+ 1.8%	77	73	- 5.2%
Median Sales Price*	\$159,900	\$216,000	+ 35.1%	\$172,950	\$179,900	+ 4.0%
Average Sales Price*	\$187,276	\$215,033	+ 14.8%	\$192,940	\$195,319	+ 1.2%
Percent of List Price Received*	96.2%	97.8%	+ 1.7%	97.4%	98.1%	+ 0.7%
Inventory of Homes for Sale	64	48	- 25.0%	—	—	—
Months Supply of Inventory	3.5	2.7	- 22.9%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	3	3	0.0%	16	16	0.0%
Pending Sales	1	1	0.0%	14	10	- 28.6%
Closed Sales	1	1	0.0%	14	10	- 28.6%
Days on Market Until Sale	11	141	+ 1,181.8%	49	43	- 12.2%
Median Sales Price*	\$109,000	\$272,500	+ 150.0%	\$187,450	\$141,250	- 24.6%
Average Sales Price*	\$109,000	\$272,500	+ 150.0%	\$205,962	\$169,860	- 17.5%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	2.6	3.3	+ 26.9%	—	—	—

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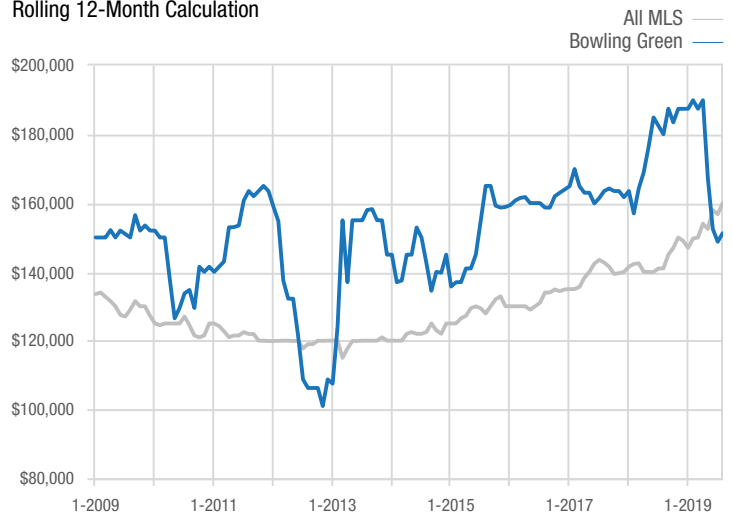
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

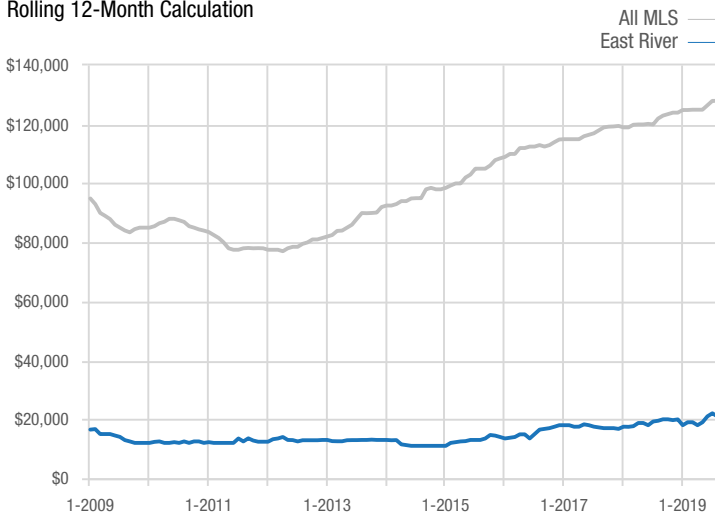
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	28	14	- 50.0%	203	143	- 29.6%
Pending Sales	14	12	- 14.3%	144	105	- 27.1%
Closed Sales	15	11	- 26.7%	143	109	- 23.8%
Days on Market Until Sale	124	96	- 22.6%	81	79	- 2.5%
Median Sales Price*	\$33,000	\$25,800	- 21.8%	\$19,976	\$22,040	+ 10.3%
Average Sales Price*	\$32,485	\$29,065	- 10.5%	\$25,099	\$26,675	+ 6.3%
Percent of List Price Received*	86.1%	96.6%	+ 12.2%	90.7%	90.7%	0.0%
Inventory of Homes for Sale	66	52	- 21.2%	—	—	—
Months Supply of Inventory	3.8	3.5	- 7.9%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$226,000	—	—
Average Sales Price*	—	—	—	\$226,000	—	—
Percent of List Price Received*	—	—	—	97.5%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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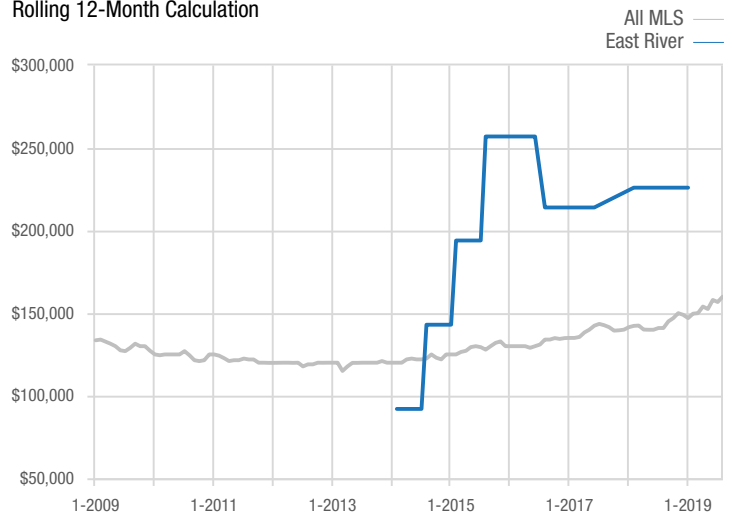
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	2	6	+ 200.0%	22	15	- 31.8%
Pending Sales	5	2	- 60.0%	23	11	- 52.2%
Closed Sales	5	2	- 60.0%	22	11	- 50.0%
Days on Market Until Sale	78	56	- 28.2%	135	79	- 41.5%
Median Sales Price*	\$265,750	\$190,750	- 28.2%	\$50,000	\$175,000	+ 250.0%
Average Sales Price*	\$242,525	\$190,750	- 21.3%	\$111,971	\$169,082	+ 51.0%
Percent of List Price Received*	84.6%	96.6%	+ 14.2%	87.7%	93.2%	+ 6.3%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	3.6	4.0	+ 11.1%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% 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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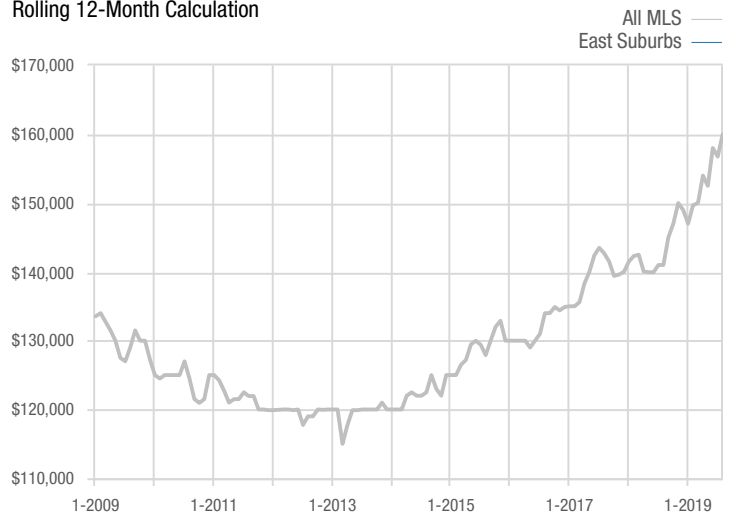
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

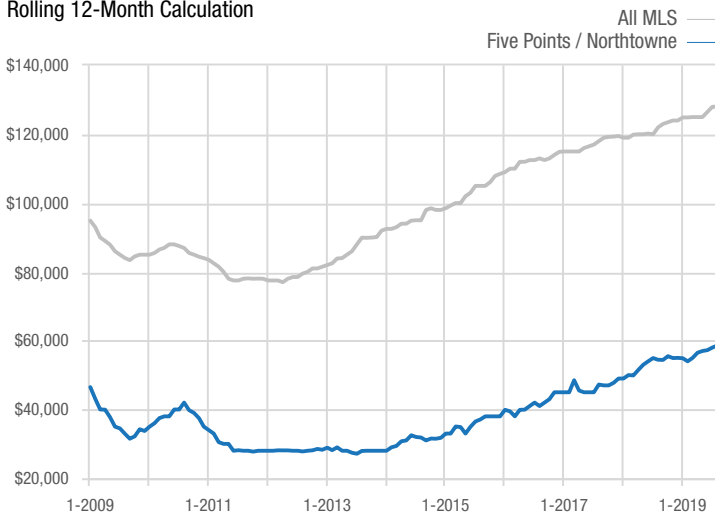
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	57	44	- 22.8%	382	336	- 12.0%
Pending Sales	35	37	+ 5.7%	277	291	+ 5.1%
Closed Sales	38	39	+ 2.6%	277	286	+ 3.2%
Days on Market Until Sale	80	76	- 5.0%	88	81	- 8.0%
Median Sales Price*	\$53,000	\$63,000	+ 18.9%	\$56,000	\$59,900	+ 7.0%
Average Sales Price*	\$60,168	\$66,373	+ 10.3%	\$57,468	\$62,644	+ 9.0%
Percent of List Price Received*	92.3%	96.4%	+ 4.4%	95.5%	95.2%	- 0.3%
Inventory of Homes for Sale	144	90	- 37.5%	—	—	—
Months Supply of Inventory	4.2	2.6	- 38.1%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% 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.

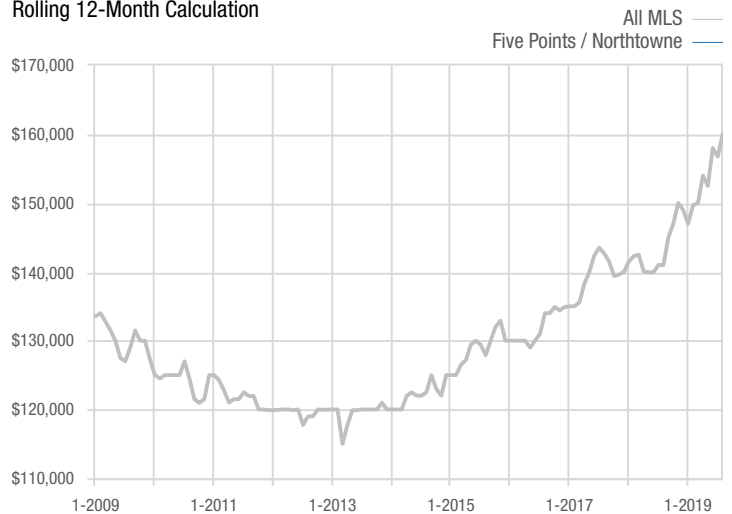
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2019

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Franklin Park / Trilby

MLS Area 11: 43623

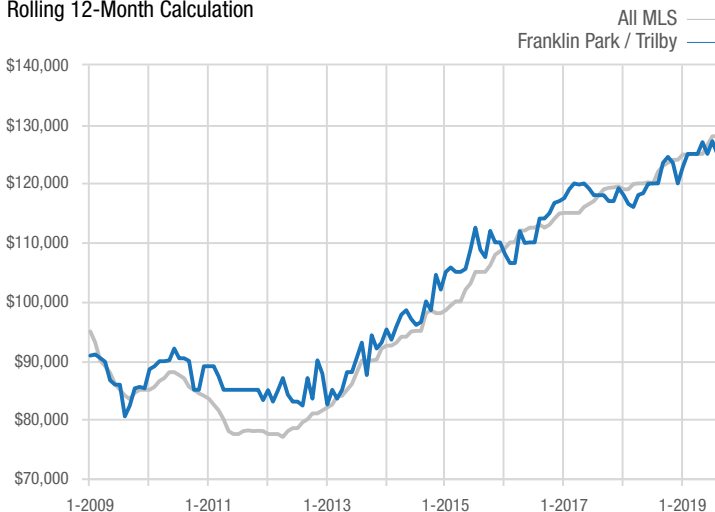
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	41	30	- 26.8%	270	215	- 20.4%
Pending Sales	25	23	- 8.0%	194	164	- 15.5%
Closed Sales	21	18	- 14.3%	187	157	- 16.0%
Days on Market Until Sale	67	65	- 3.0%	82	80	- 2.4%
Median Sales Price*	\$124,500	\$100,000	- 19.7%	\$121,750	\$127,000	+ 4.3%
Average Sales Price*	\$133,025	\$108,820	- 18.2%	\$142,633	\$153,549	+ 7.7%
Percent of List Price Received*	99.4%	104.2%	+ 4.8%	96.6%	98.4%	+ 1.9%
Inventory of Homes for Sale	95	63	- 33.7%	—	—	—
Months Supply of Inventory	4.5	3.1	- 31.1%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	1	2	+ 100.0%	13	17	+ 30.8%
Pending Sales	0	1	—	9	12	+ 33.3%
Closed Sales	1	2	+ 100.0%	9	13	+ 44.4%
Days on Market Until Sale	62	53	- 14.5%	32	55	+ 71.9%
Median Sales Price*	\$139,500	\$111,000	- 20.4%	\$115,200	\$115,000	- 0.2%
Average Sales Price*	\$139,500	\$111,000	- 20.4%	\$118,711	\$123,185	+ 3.8%
Percent of List Price Received*	96.3%	94.9%	- 1.5%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	2.0	2.9	+ 45.0%	—	—	—

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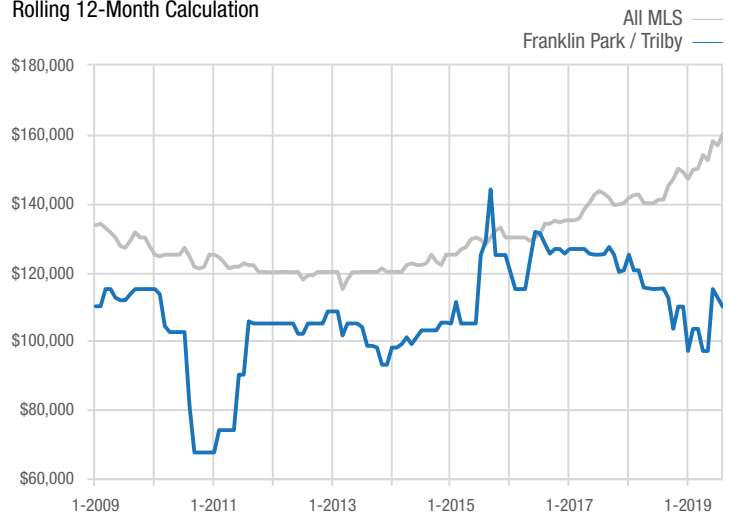
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

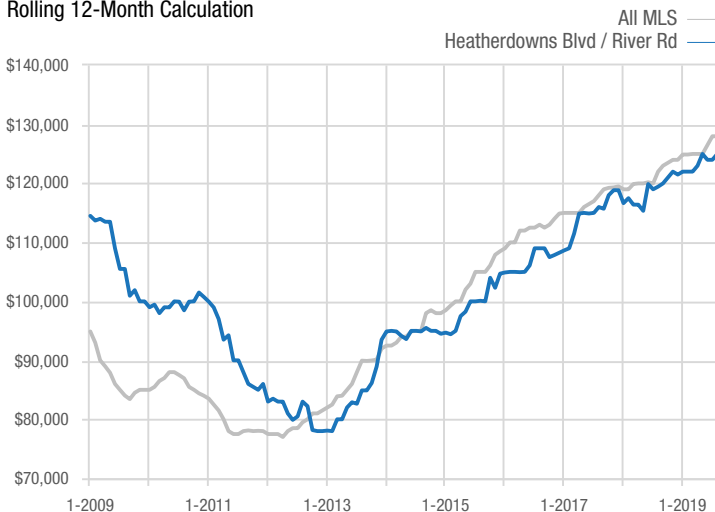
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	53	51	- 3.8%	437	370	- 15.3%
Pending Sales	44	49	+ 11.4%	344	293	- 14.8%
Closed Sales	53	46	- 13.2%	337	280	- 16.9%
Days on Market Until Sale	72	59	- 18.1%	80	75	- 6.3%
Median Sales Price*	\$128,000	\$135,000	+ 5.5%	\$120,000	\$125,350	+ 4.5%
Average Sales Price*	\$144,790	\$140,700	- 2.8%	\$127,704	\$129,068	+ 1.1%
Percent of List Price Received*	95.8%	100.2%	+ 4.6%	97.3%	98.5%	+ 1.2%
Inventory of Homes for Sale	135	116	- 14.1%	—	—	—
Months Supply of Inventory	3.4	3.3	- 2.9%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	5	2	- 60.0%	49	51	+ 4.1%
Pending Sales	5	8	+ 60.0%	40	41	+ 2.5%
Closed Sales	6	8	+ 33.3%	40	39	- 2.5%
Days on Market Until Sale	102	53	- 48.0%	68	84	+ 23.5%
Median Sales Price*	\$124,500	\$53,000	- 57.4%	\$76,500	\$79,000	+ 3.3%
Average Sales Price*	\$115,798	\$62,413	- 46.1%	\$90,131	\$87,546	- 2.9%
Percent of List Price Received*	111.3%	92.1%	- 17.3%	96.3%	93.4%	- 3.0%
Inventory of Homes for Sale	16	14	- 12.5%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

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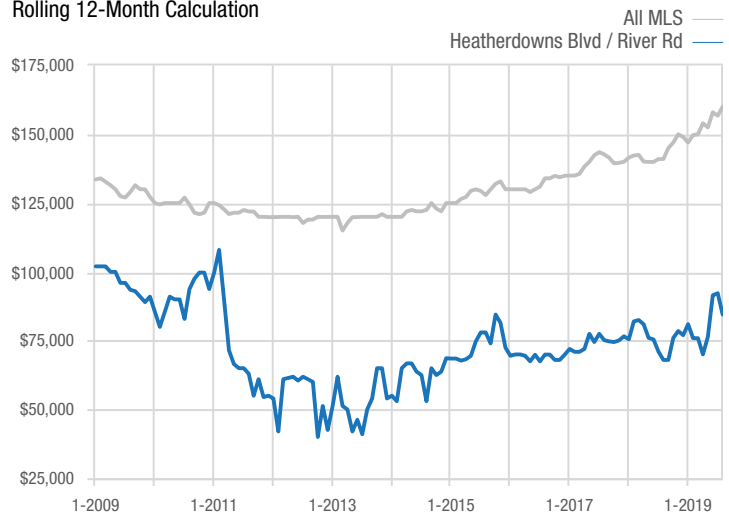
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

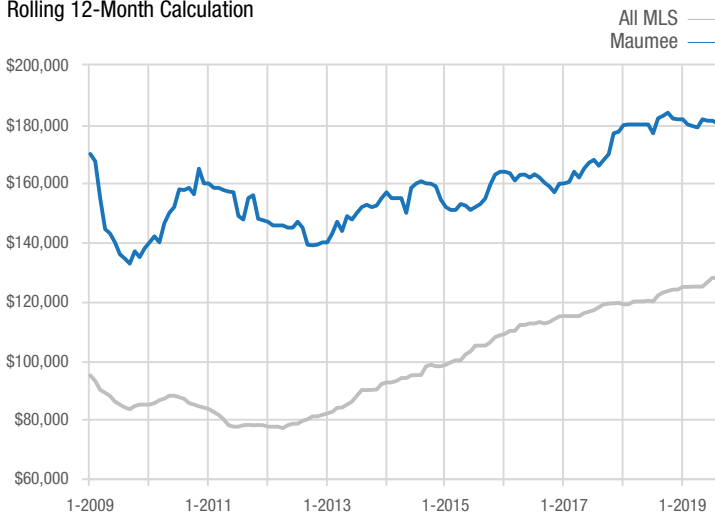
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	41	46	+ 12.2%	371	387	+ 4.3%
Pending Sales	34	39	+ 14.7%	283	297	+ 4.9%
Closed Sales	44	44	0.0%	279	291	+ 4.3%
Days on Market Until Sale	72	65	- 9.7%	80	71	- 11.3%
Median Sales Price*	\$200,000	\$202,600	+ 1.3%	\$182,500	\$180,400	- 1.2%
Average Sales Price*	\$266,835	\$226,333	- 15.2%	\$218,604	\$216,211	- 1.1%
Percent of List Price Received*	97.7%	98.1%	+ 0.4%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	118	106	- 10.2%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	9	7	- 22.2%	62	48	- 22.6%
Pending Sales	7	8	+ 14.3%	36	40	+ 11.1%
Closed Sales	5	6	+ 20.0%	33	37	+ 12.1%
Days on Market Until Sale	40	39	- 2.5%	60	56	- 6.7%
Median Sales Price*	\$191,000	\$190,000	- 0.5%	\$182,250	\$195,000	+ 7.0%
Average Sales Price*	\$231,700	\$208,333	- 10.1%	\$220,327	\$225,470	+ 2.3%
Percent of List Price Received*	96.4%	99.1%	+ 2.8%	97.5%	98.4%	+ 0.9%
Inventory of Homes for Sale	24	13	- 45.8%	—	—	—
Months Supply of Inventory	5.3	2.7	- 49.1%	—	—	—

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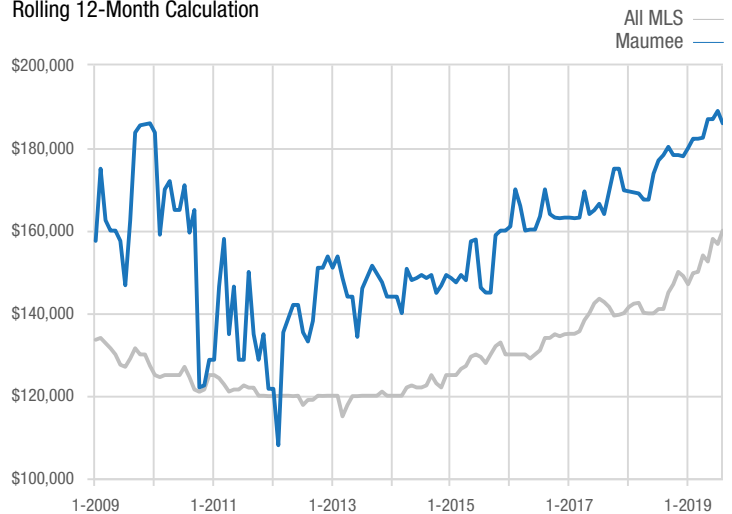
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

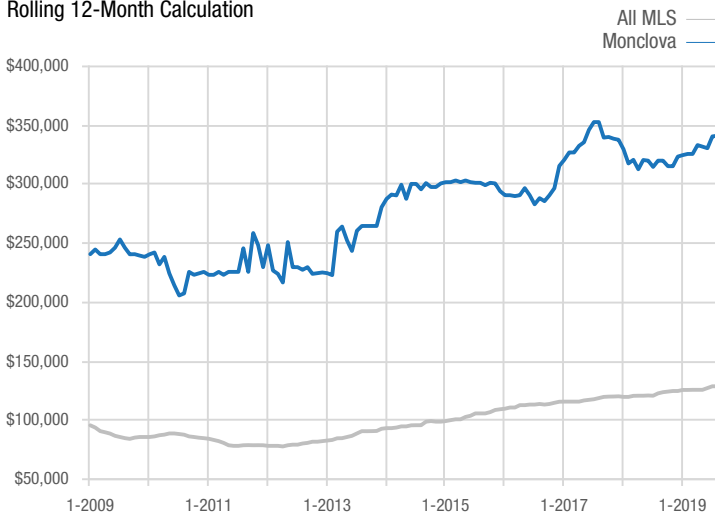
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	7	10	+ 42.9%	77	71	- 7.8%
Pending Sales	9	11	+ 22.2%	50	54	+ 8.0%
Closed Sales	8	10	+ 25.0%	47	50	+ 6.4%
Days on Market Until Sale	112	105	- 6.3%	111	107	- 3.6%
Median Sales Price*	\$283,000	\$296,500	+ 4.8%	\$319,300	\$350,750	+ 9.8%
Average Sales Price*	\$313,557	\$268,840	- 14.3%	\$329,725	\$354,443	+ 7.5%
Percent of List Price Received*	97.3%	96.2%	- 1.1%	97.5%	97.4%	- 0.1%
Inventory of Homes for Sale	33	26	- 21.2%	—	—	—
Months Supply of Inventory	5.7	4.3	- 24.6%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	124	—	—
Median Sales Price*	—	—	—	\$222,500	—	—
Average Sales Price*	—	—	—	\$222,500	—	—
Percent of List Price Received*	—	—	—	98.9%	—	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

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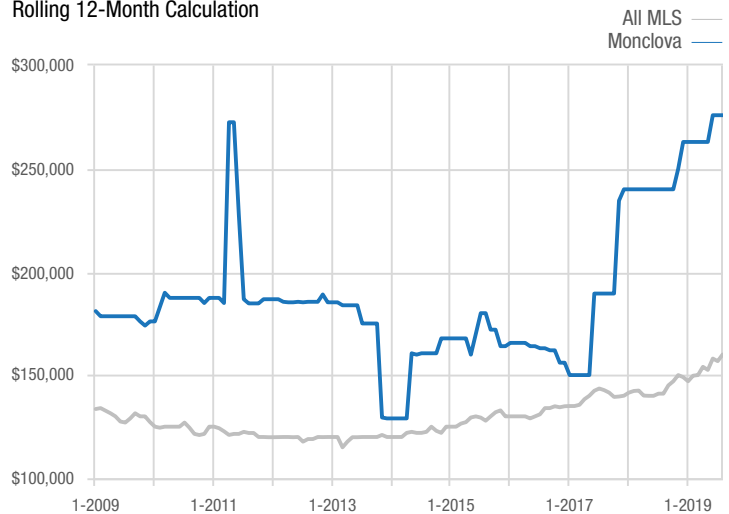
Median Sales Price - Single Family

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

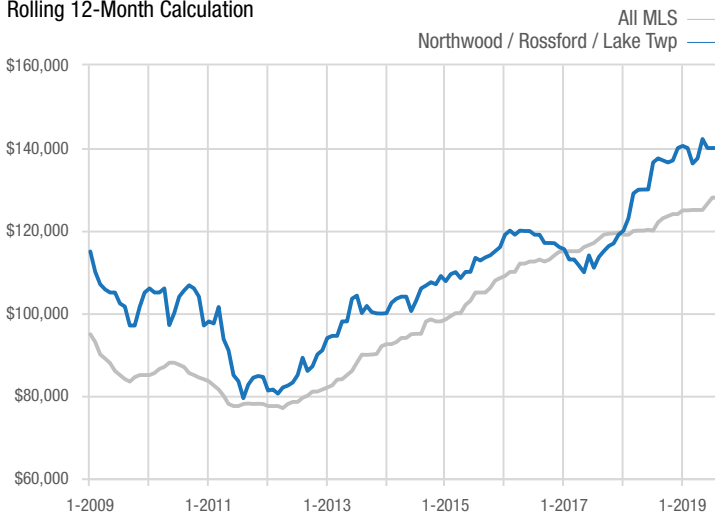
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	43	31	- 27.9%	237	220	- 7.2%
Pending Sales	31	24	- 22.6%	178	191	+ 7.3%
Closed Sales	31	25	- 19.4%	180	192	+ 6.7%
Days on Market Until Sale	99	55	- 44.4%	92	81	- 12.0%
Median Sales Price*	\$136,000	\$147,500	+ 8.5%	\$145,111	\$147,000	+ 1.3%
Average Sales Price*	\$145,888	\$140,928	- 3.4%	\$145,462	\$155,196	+ 6.7%
Percent of List Price Received*	100.1%	97.7%	- 2.4%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	84	61	- 27.4%	—	—	—
Months Supply of Inventory	3.7	2.5	- 32.4%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	2	0	- 100.0%	8	10	+ 25.0%
Pending Sales	1	1	0.0%	6	8	+ 33.3%
Closed Sales	0	1	—	5	8	+ 60.0%
Days on Market Until Sale	—	213	—	101	89	- 11.9%
Median Sales Price*	—	\$172,000	—	\$49,000	\$185,500	+ 278.6%
Average Sales Price*	—	\$172,000	—	\$69,980	\$151,338	+ 116.3%
Percent of List Price Received*	—	97.2%	—	95.1%	98.1%	+ 3.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.5	0.5	- 85.7%	—	—	—

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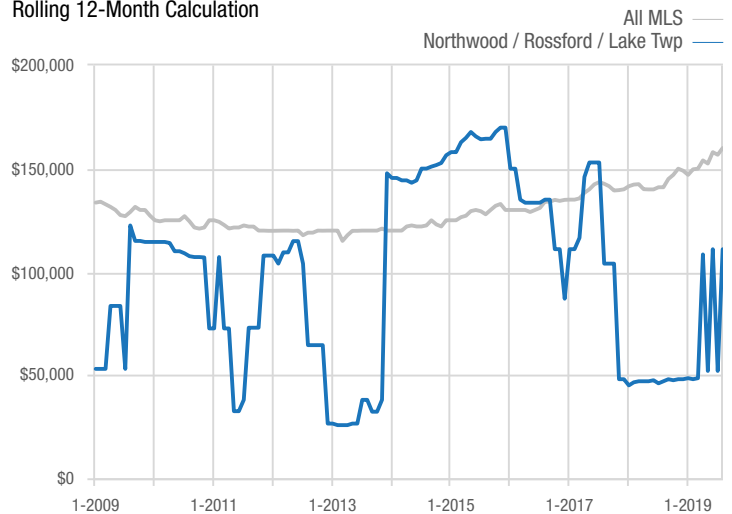
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

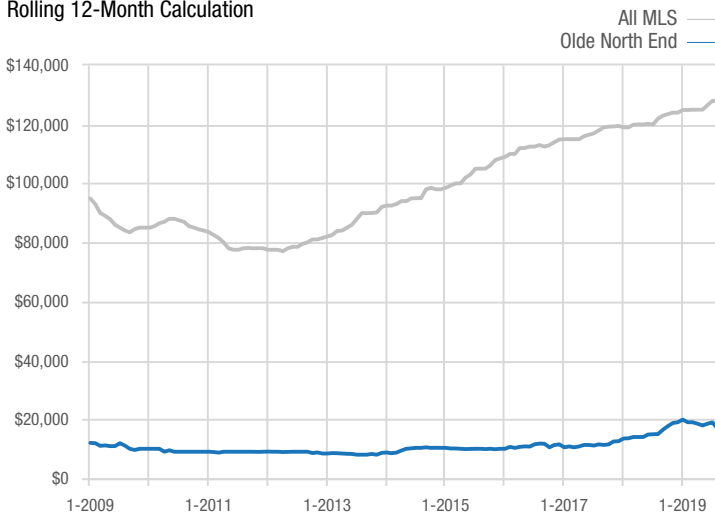
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	16	8	- 50.0%	86	112	+ 30.2%
Pending Sales	11	7	- 36.4%	58	70	+ 20.7%
Closed Sales	12	8	- 33.3%	59	71	+ 20.3%
Days on Market Until Sale	75	112	+ 49.3%	84	76	- 9.5%
Median Sales Price*	\$36,000	\$10,000	- 72.2%	\$19,000	\$16,000	- 15.8%
Average Sales Price*	\$34,308	\$11,193	- 67.4%	\$26,853	\$18,591	- 30.8%
Percent of List Price Received*	88.1%	83.8%	- 4.9%	91.6%	85.5%	- 6.7%
Inventory of Homes for Sale	31	31	0.0%	—	—	—
Months Supply of Inventory	3.5	3.5	0.0%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% 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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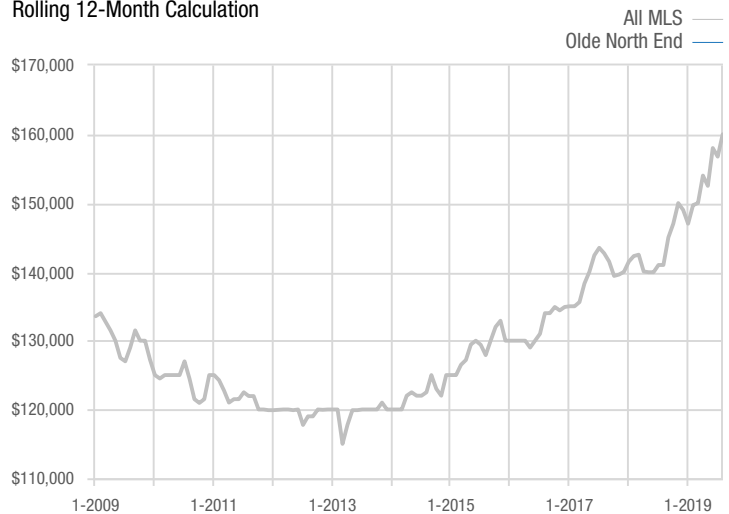
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

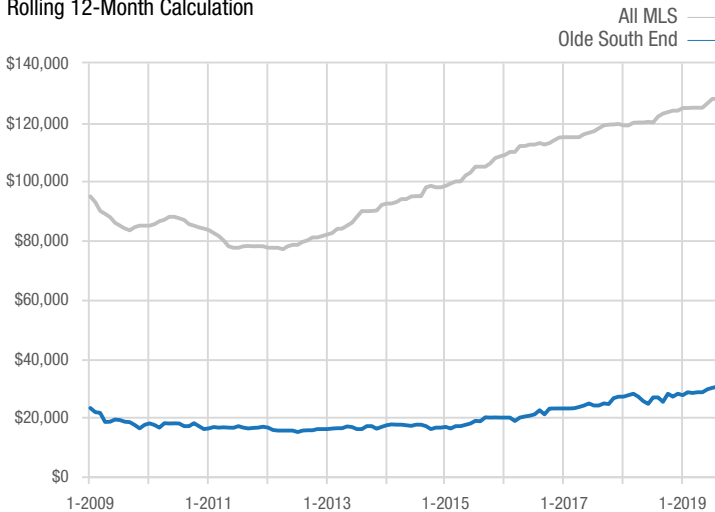
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	29	18	- 37.9%	226	184	- 18.6%
Pending Sales	27	15	- 44.4%	143	132	- 7.7%
Closed Sales	23	14	- 39.1%	136	136	0.0%
Days on Market Until Sale	96	72	- 25.0%	87	66	- 24.1%
Median Sales Price*	\$24,900	\$20,000	- 19.7%	\$25,000	\$31,500	+ 26.0%
Average Sales Price*	\$31,041	\$31,818	+ 2.5%	\$30,690	\$33,513	+ 9.2%
Percent of List Price Received*	90.5%	86.1%	- 4.9%	88.3%	92.0%	+ 4.2%
Inventory of Homes for Sale	81	46	- 43.2%	—	—	—
Months Supply of Inventory	4.7	2.6	- 44.7%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	0	0	—	0	2	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	150	—	—	150	—
Median Sales Price*	—	\$233,000	—	—	\$233,000	—
Average Sales Price*	—	\$233,000	—	—	\$233,000	—
Percent of List Price Received*	—	98.0%	—	—	98.0%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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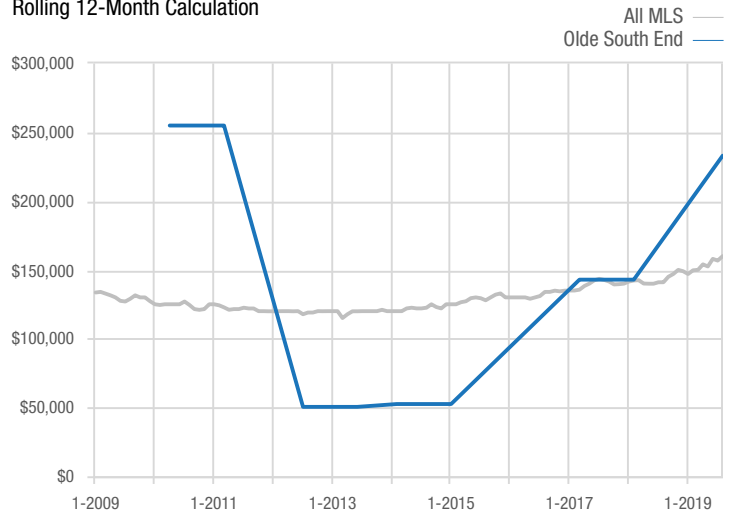
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde West End

MLS Area 18: 43610 and 43620

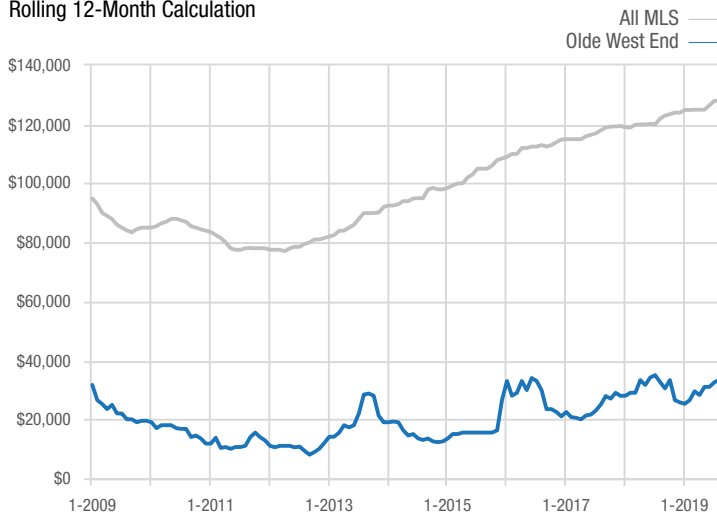
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	4	7	+ 75.0%	42	56	+ 33.3%
Pending Sales	7	8	+ 14.3%	29	34	+ 17.2%
Closed Sales	5	5	0.0%	29	31	+ 6.9%
Days on Market Until Sale	36	86	+ 138.9%	69	105	+ 52.2%
Median Sales Price*	\$22,000	\$22,561	+ 2.6%	\$29,000	\$38,500	+ 32.8%
Average Sales Price*	\$24,700	\$39,031	+ 58.0%	\$59,819	\$72,134	+ 20.6%
Percent of List Price Received*	83.6%	95.3%	+ 14.0%	89.6%	92.2%	+ 2.9%
Inventory of Homes for Sale	16	27	+ 68.8%	—	—	—
Months Supply of Inventory	4.3	6.1	+ 41.9%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	0	0	—	3	1	- 66.7%
Closed Sales	0	0	—	4	3	- 25.0%
Days on Market Until Sale	—	—	—	66	119	+ 80.3%
Median Sales Price*	—	—	—	\$49,784	\$78,000	+ 56.7%
Average Sales Price*	—	—	—	\$51,642	\$72,000	+ 39.4%
Percent of List Price Received*	—	—	—	95.6%	88.3%	- 7.6%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	1.0	- 66.7%	—	—	—

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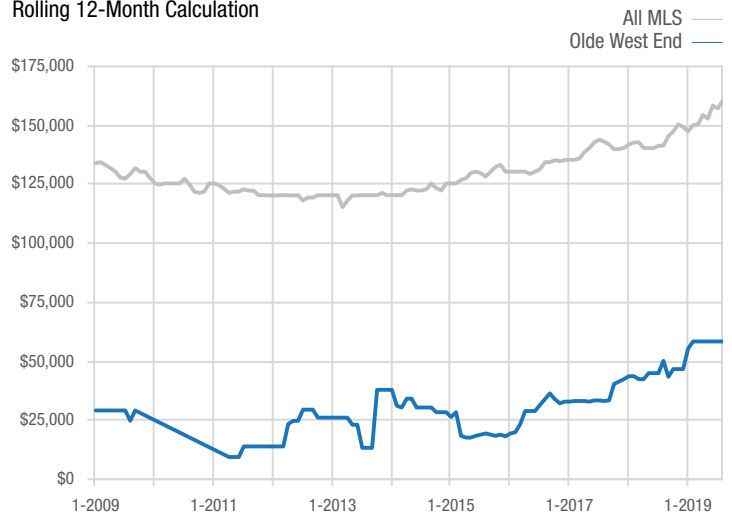
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

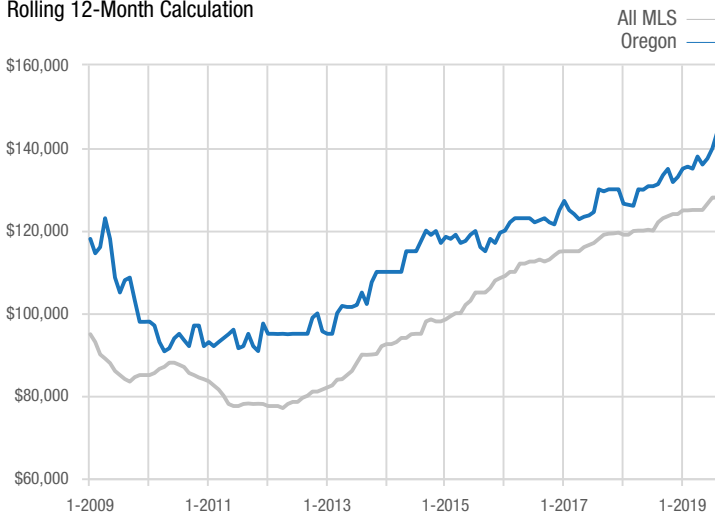
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	35	32	- 8.6%	252	214	- 15.1%
Pending Sales	25	31	+ 24.0%	176	181	+ 2.8%
Closed Sales	25	31	+ 24.0%	174	173	- 0.6%
Days on Market Until Sale	79	76	- 3.8%	87	81	- 6.9%
Median Sales Price*	\$168,750	\$193,000	+ 14.4%	\$135,000	\$156,000	+ 15.6%
Average Sales Price*	\$179,894	\$184,239	+ 2.4%	\$148,927	\$164,031	+ 10.1%
Percent of List Price Received*	96.5%	99.1%	+ 2.7%	97.2%	98.4%	+ 1.2%
Inventory of Homes for Sale	88	68	- 22.7%	—	—	—
Months Supply of Inventory	4.3	3.2	- 25.6%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	0	2	—	6	6	0.0%
Pending Sales	1	2	+ 100.0%	5	4	- 20.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	92	—	—	66	32	- 51.5%
Median Sales Price*	\$129,700	—	—	\$166,900	\$227,950	+ 36.6%
Average Sales Price*	\$129,700	—	—	\$160,330	\$227,950	+ 42.2%
Percent of List Price Received*	100.6%	—	—	98.4%	99.4%	+ 1.0%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

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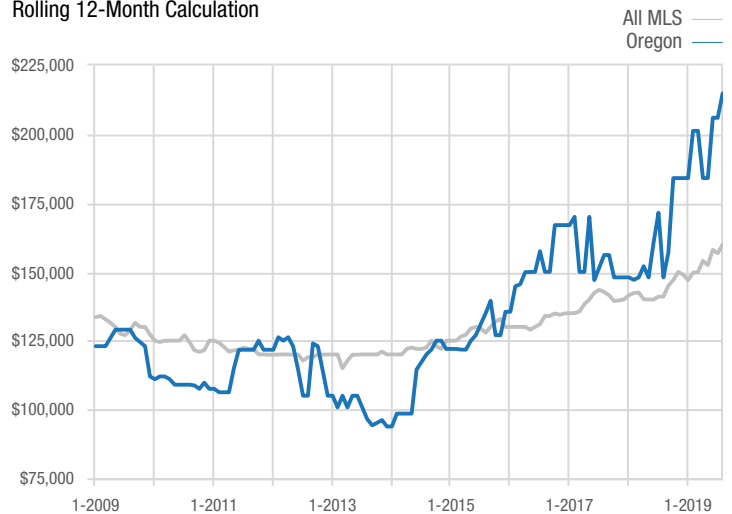
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2019

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Ottawa Hills

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

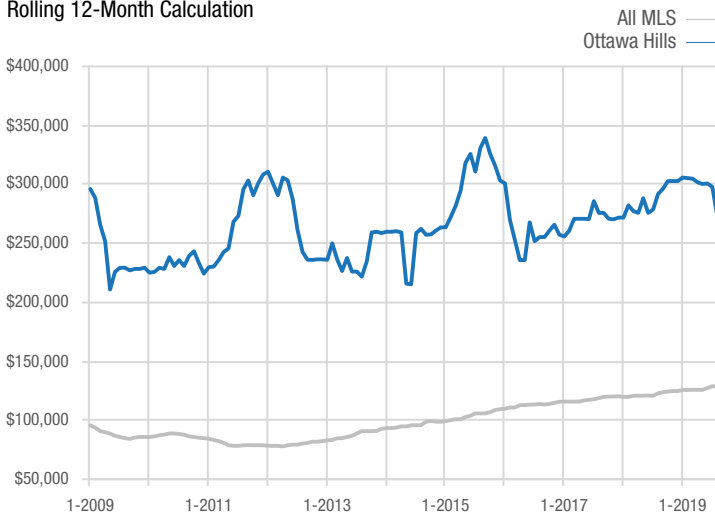
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	15	10	- 33.3%	136	106	- 22.1%
Pending Sales	23	7	- 69.6%	87	70	- 19.5%
Closed Sales	25	10	- 60.0%	88	70	- 20.5%
Days on Market Until Sale	86	107	+ 24.4%	84	108	+ 28.6%
Median Sales Price*	\$310,000	\$280,500	- 9.5%	\$304,500	\$271,000	- 11.0%
Average Sales Price*	\$385,896	\$281,963	- 26.9%	\$340,335	\$318,804	- 6.3%
Percent of List Price Received*	96.2%	95.0%	- 1.2%	97.0%	97.0%	0.0%
Inventory of Homes for Sale	54	50	- 7.4%	—	—	—
Months Supply of Inventory	5.9	7.0	+ 18.6%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	2	3	+ 50.0%	16	17	+ 6.3%
Pending Sales	2	3	+ 50.0%	10	15	+ 50.0%
Closed Sales	2	3	+ 50.0%	10	14	+ 40.0%
Days on Market Until Sale	62	95	+ 53.2%	127	130	+ 2.4%
Median Sales Price*	\$195,075	\$90,803	- 53.5%	\$118,500	\$82,000	- 30.8%
Average Sales Price*	\$195,075	\$90,101	- 53.8%	\$148,515	\$86,312	- 41.9%
Percent of List Price Received*	96.3%	96.7%	+ 0.4%	93.6%	96.6%	+ 3.2%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	5.7	2.7	- 52.6%	—	—	—

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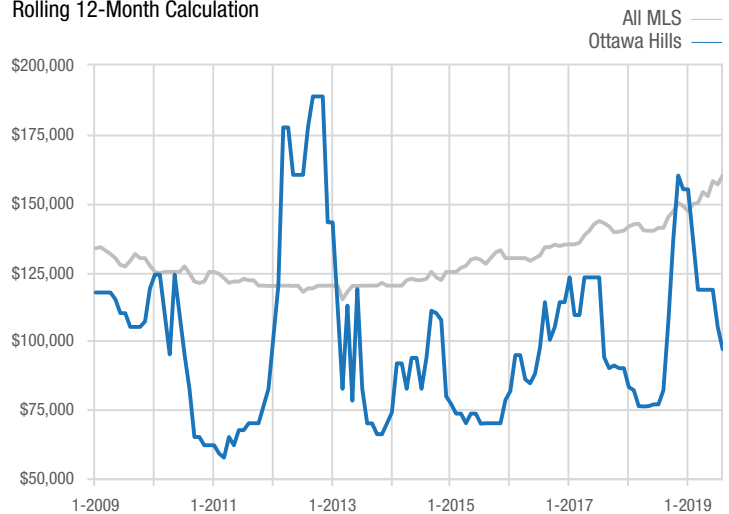
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

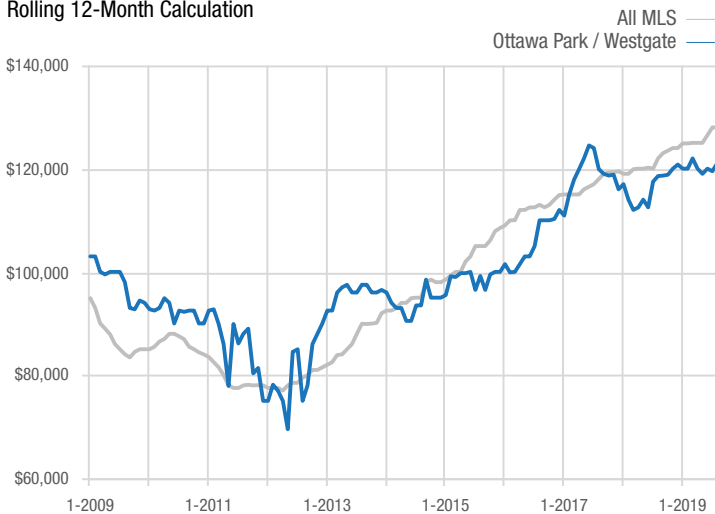
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	32	35	+ 9.4%	228	230	+ 0.9%
Pending Sales	13	23	+ 76.9%	167	183	+ 9.6%
Closed Sales	16	25	+ 56.3%	166	182	+ 9.6%
Days on Market Until Sale	61	57	- 6.6%	71	74	+ 4.2%
Median Sales Price*	\$131,500	\$125,000	- 4.9%	\$120,300	\$121,000	+ 0.6%
Average Sales Price*	\$120,225	\$136,602	+ 13.6%	\$118,101	\$126,008	+ 6.7%
Percent of List Price Received*	94.7%	96.1%	+ 1.5%	97.1%	96.7%	- 0.4%
Inventory of Homes for Sale	80	75	- 6.3%	—	—	—
Months Supply of Inventory	3.9	3.2	- 17.9%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	1	0	- 100.0%	7	5	- 28.6%
Pending Sales	0	1	—	6	7	+ 16.7%
Closed Sales	0	1	—	6	7	+ 16.7%
Days on Market Until Sale	—	45	—	69	63	- 8.7%
Median Sales Price*	—	\$125,900	—	\$109,500	\$125,000	+ 14.2%
Average Sales Price*	—	\$125,900	—	\$95,750	\$117,557	+ 22.8%
Percent of List Price Received*	—	100.0%	—	94.6%	97.3%	+ 2.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

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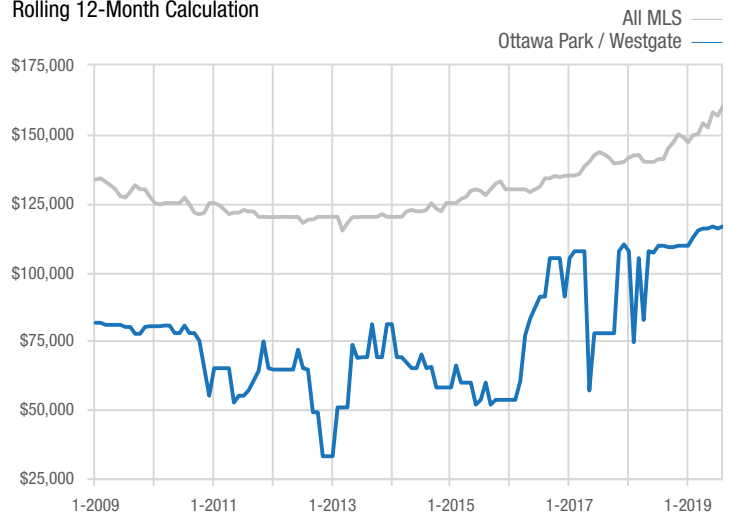
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

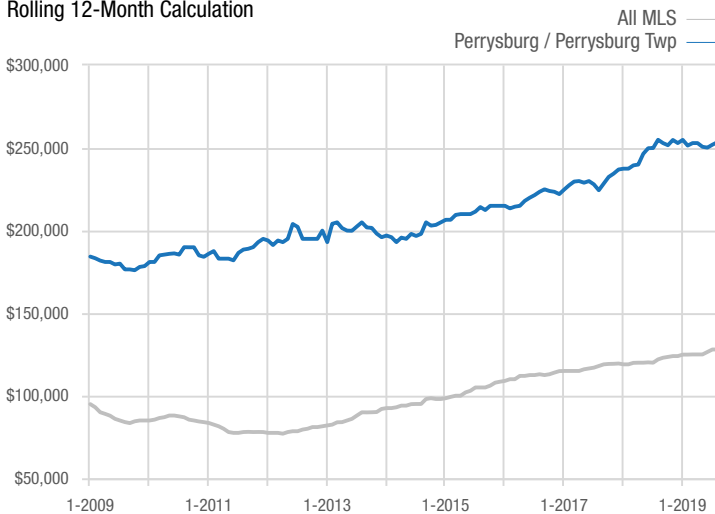
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	65	68	+ 4.6%	499	536	+ 7.4%
Pending Sales	51	50	- 2.0%	386	400	+ 3.6%
Closed Sales	50	52	+ 4.0%	377	385	+ 2.1%
Days on Market Until Sale	81	99	+ 22.2%	98	91	- 7.1%
Median Sales Price*	\$270,000	\$309,000	+ 14.4%	\$256,500	\$260,000	+ 1.4%
Average Sales Price*	\$270,631	\$322,339	+ 19.1%	\$283,987	\$296,594	+ 4.4%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	174	179	+ 2.9%	—	—	—
Months Supply of Inventory	3.8	3.8	0.0%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	8	7	- 12.5%	66	67	+ 1.5%
Pending Sales	6	3	- 50.0%	60	54	- 10.0%
Closed Sales	5	1	- 80.0%	57	52	- 8.8%
Days on Market Until Sale	62	60	- 3.2%	79	70	- 11.4%
Median Sales Price*	\$209,900	\$186,000	- 11.4%	\$191,849	\$200,450	+ 4.5%
Average Sales Price*	\$205,380	\$186,000	- 9.4%	\$201,685	\$214,027	+ 6.1%
Percent of List Price Received*	97.7%	97.9%	+ 0.2%	98.1%	96.5%	- 1.6%
Inventory of Homes for Sale	18	21	+ 16.7%	—	—	—
Months Supply of Inventory	2.7	3.8	+ 40.7%	—	—	—

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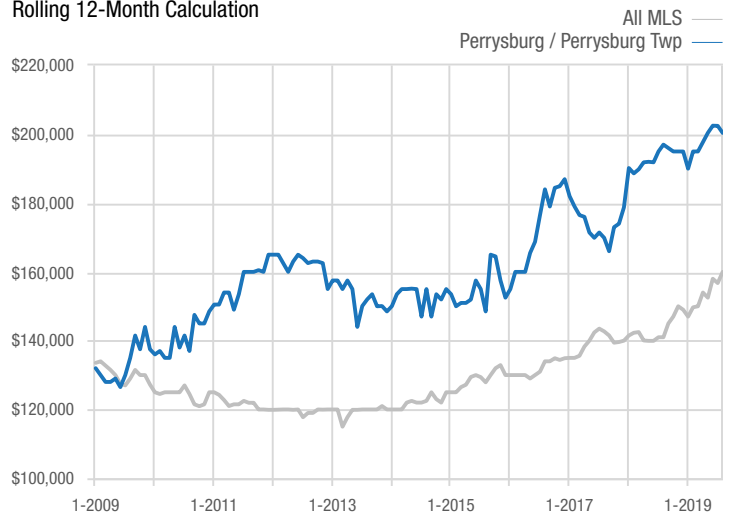
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

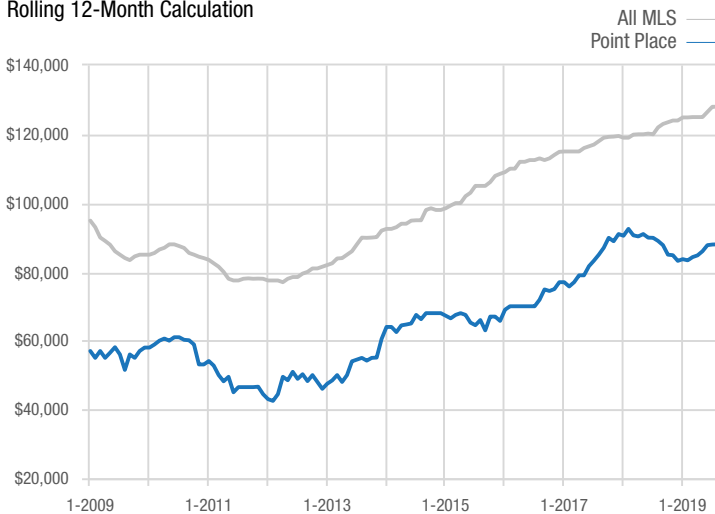
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	31	40	+ 29.0%	233	229	- 1.7%
Pending Sales	26	20	- 23.1%	174	173	- 0.6%
Closed Sales	27	26	- 3.7%	176	174	- 1.1%
Days on Market Until Sale	60	77	+ 28.3%	84	73	- 13.1%
Median Sales Price*	\$87,630	\$87,900	+ 0.3%	\$83,900	\$90,000	+ 7.3%
Average Sales Price*	\$98,732	\$85,742	- 13.2%	\$90,108	\$95,239	+ 5.7%
Percent of List Price Received*	98.3%	96.0%	- 2.3%	96.7%	96.1%	- 0.6%
Inventory of Homes for Sale	71	74	+ 4.2%	—	—	—
Months Supply of Inventory	3.3	3.4	+ 3.0%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	96	30	- 68.8%
Median Sales Price*	—	—	—	\$46,000	\$117,000	+ 154.3%
Average Sales Price*	—	—	—	\$46,000	\$117,000	+ 154.3%
Percent of List Price Received*	—	—	—	92.2%	92.5%	+ 0.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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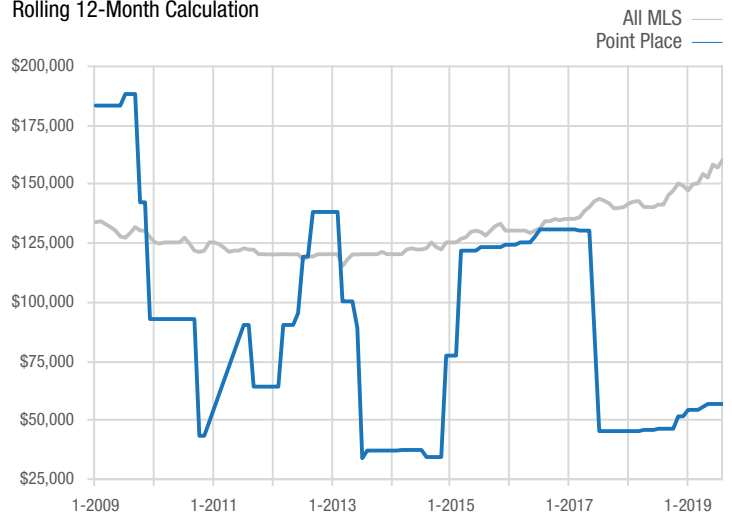
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

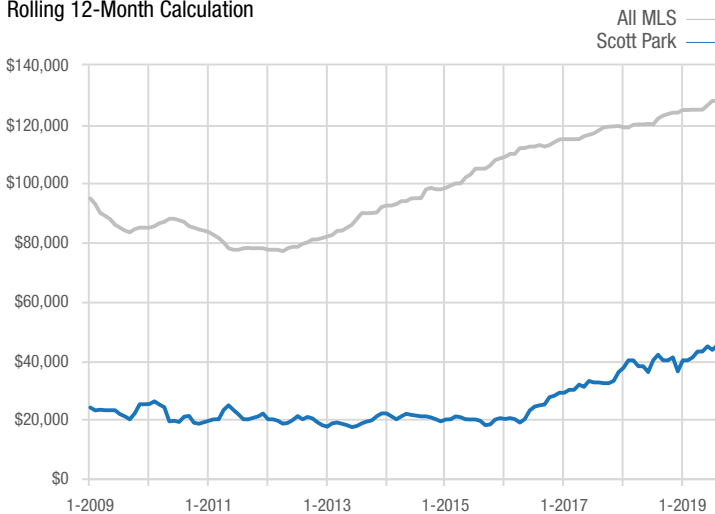
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	27	17	- 37.0%	185	139	- 24.9%
Pending Sales	7	15	+ 114.3%	116	116	0.0%
Closed Sales	6	15	+ 150.0%	114	115	+ 0.9%
Days on Market Until Sale	80	83	+ 3.8%	86	93	+ 8.1%
Median Sales Price*	\$32,250	\$50,235	+ 55.8%	\$40,000	\$49,900	+ 24.8%
Average Sales Price*	\$32,250	\$79,773	+ 147.4%	\$43,959	\$56,548	+ 28.6%
Percent of List Price Received*	102.0%	94.3%	- 7.5%	91.8%	92.8%	+ 1.1%
Inventory of Homes for Sale	85	43	- 49.4%	—	—	—
Months Supply of Inventory	6.1	2.8	- 54.1%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% 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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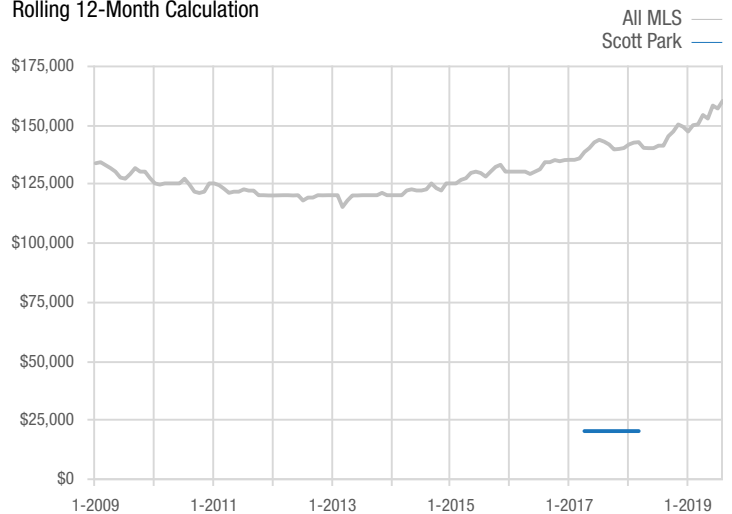
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

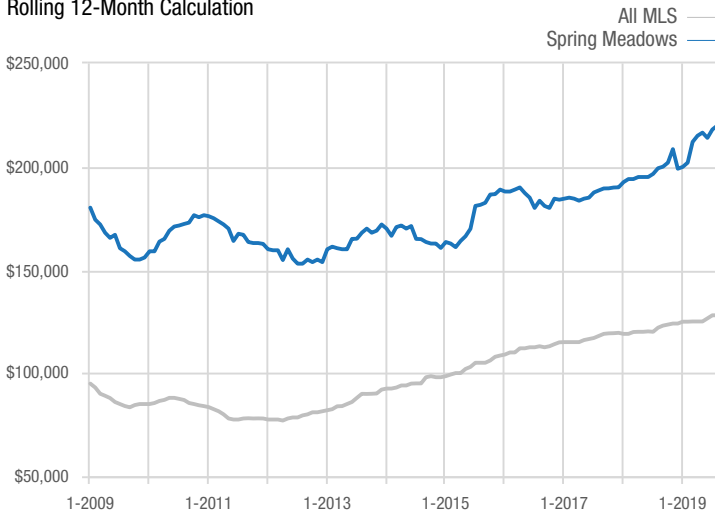
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	36	26	- 27.8%	255	259	+ 1.6%
Pending Sales	28	23	- 17.9%	166	185	+ 11.4%
Closed Sales	31	22	- 29.0%	168	177	+ 5.4%
Days on Market Until Sale	84	62	- 26.2%	94	79	- 16.0%
Median Sales Price*	\$218,000	\$249,900	+ 14.6%	\$199,900	\$225,000	+ 12.6%
Average Sales Price*	\$248,663	\$271,871	+ 9.3%	\$210,305	\$224,264	+ 6.6%
Percent of List Price Received*	97.4%	99.4%	+ 2.1%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	104	90	- 13.5%	—	—	—
Months Supply of Inventory	5.3	4.0	- 24.5%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	5	5	0.0%	41	31	- 24.4%
Pending Sales	2	4	+ 100.0%	26	29	+ 11.5%
Closed Sales	4	3	- 25.0%	25	27	+ 8.0%
Days on Market Until Sale	78	84	+ 7.7%	105	104	- 1.0%
Median Sales Price*	\$171,250	\$240,000	+ 40.1%	\$195,000	\$205,482	+ 5.4%
Average Sales Price*	\$163,125	\$240,000	+ 47.1%	\$205,700	\$217,103	+ 5.5%
Percent of List Price Received*	93.9%	97.1%	+ 3.4%	96.4%	96.9%	+ 0.5%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	6.4	3.1	- 51.6%	—	—	—

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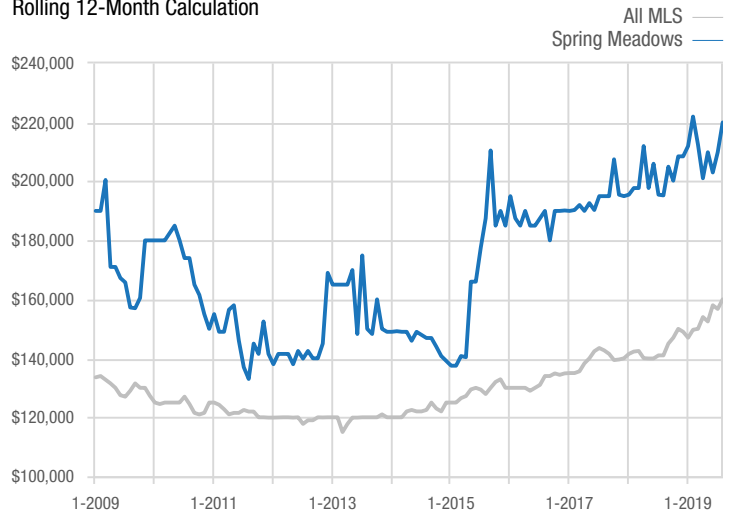
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Swanton / Airport

MLS Area 04: 43558 in Fulton and Lucas Counties

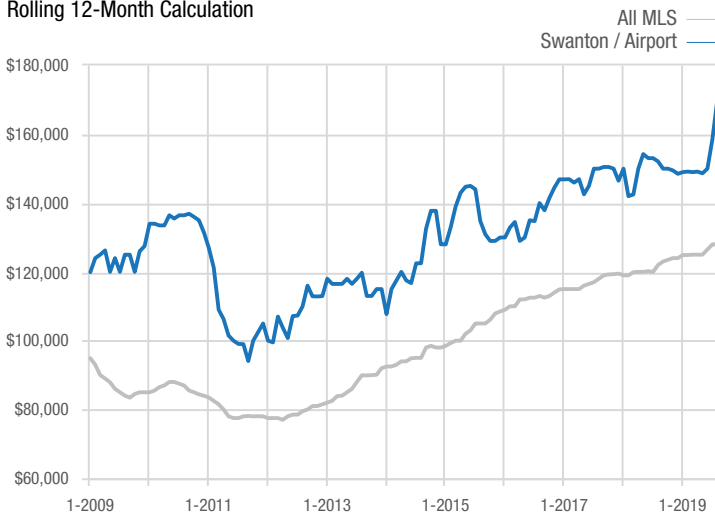
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	15	16	+ 6.7%	117	105	- 10.3%
Pending Sales	15	10	- 33.3%	87	64	- 26.4%
Closed Sales	15	9	- 40.0%	84	62	- 26.2%
Days on Market Until Sale	72	55	- 23.6%	86	78	- 9.3%
Median Sales Price*	\$141,900	\$222,500	+ 56.8%	\$151,150	\$196,000	+ 29.7%
Average Sales Price*	\$164,693	\$229,211	+ 39.2%	\$171,904	\$210,100	+ 22.2%
Percent of List Price Received*	94.3%	95.1%	+ 0.8%	98.3%	96.9%	- 1.4%
Inventory of Homes for Sale	41	44	+ 7.3%	—	—	—
Months Supply of Inventory	3.7	5.0	+ 35.1%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	0	0	—	4	0	- 100.0%
Pending Sales	0	0	—	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	155	—	—	95	210	+ 121.1%
Median Sales Price*	\$216,000	—	—	\$206,000	\$250,450	+ 21.6%
Average Sales Price*	\$216,000	—	—	\$206,000	\$250,450	+ 21.6%
Percent of List Price Received*	99.6%	—	—	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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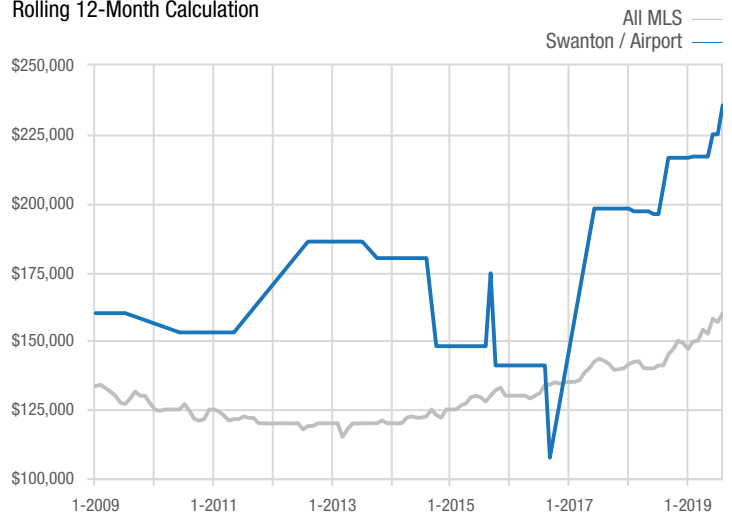
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

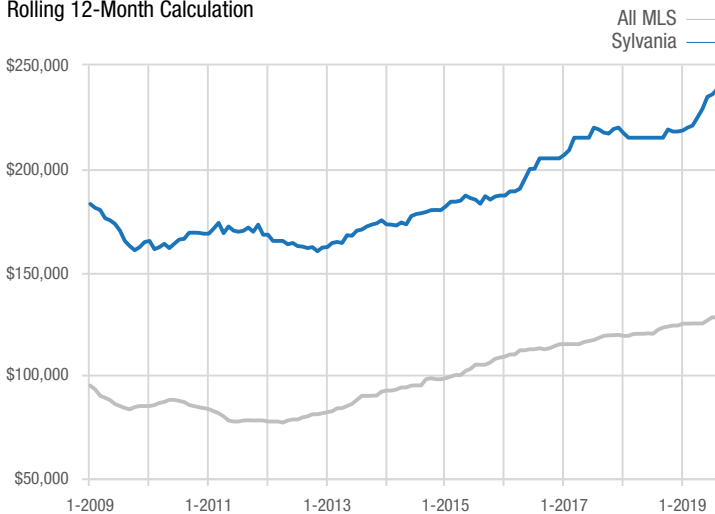
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	86	72	- 16.3%	662	590	- 10.9%
Pending Sales	55	62	+ 12.7%	468	408	- 12.8%
Closed Sales	64	56	- 12.5%	463	394	- 14.9%
Days on Market Until Sale	78	68	- 12.8%	86	81	- 5.8%
Median Sales Price*	\$204,000	\$234,250	+ 14.8%	\$215,750	\$240,000	+ 11.2%
Average Sales Price*	\$225,721	\$267,774	+ 18.6%	\$228,862	\$260,062	+ 13.6%
Percent of List Price Received*	98.1%	98.6%	+ 0.5%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	221	197	- 10.9%	—	—	—
Months Supply of Inventory	4.3	4.1	- 4.7%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	18	13	- 27.8%	152	127	- 16.4%
Pending Sales	22	16	- 27.3%	101	94	- 6.9%
Closed Sales	18	16	- 11.1%	99	93	- 6.1%
Days on Market Until Sale	65	80	+ 23.1%	96	103	+ 7.3%
Median Sales Price*	\$167,250	\$234,350	+ 40.1%	\$169,900	\$196,400	+ 15.6%
Average Sales Price*	\$182,833	\$232,793	+ 27.3%	\$177,189	\$202,650	+ 14.4%
Percent of List Price Received*	97.3%	97.6%	+ 0.3%	96.3%	97.7%	+ 1.5%
Inventory of Homes for Sale	52	39	- 25.0%	—	—	—
Months Supply of Inventory	4.6	3.4	- 26.1%	—	—	—

* 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.

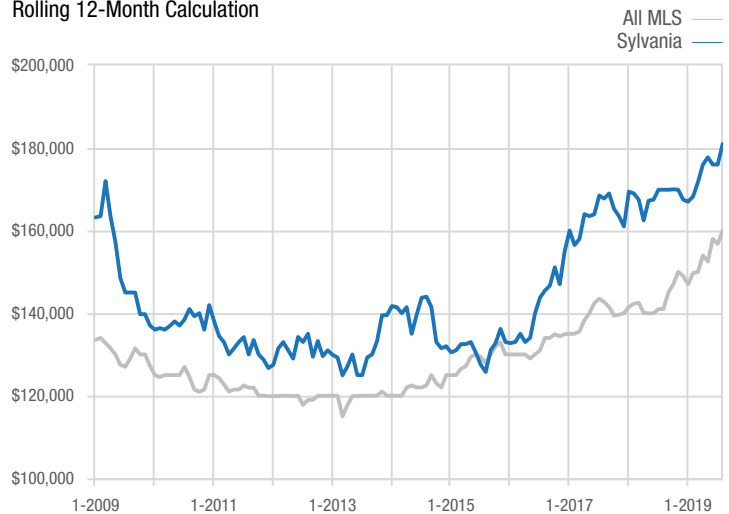
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

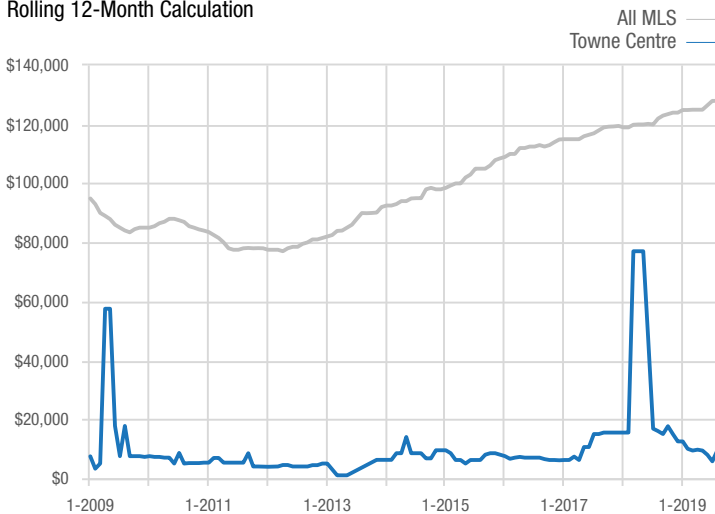
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	12	19	+ 58.3%
Pending Sales	1	2	+ 100.0%	7	8	+ 14.3%
Closed Sales	1	2	+ 100.0%	7	8	+ 14.3%
Days on Market Until Sale	30	43	+ 43.3%	68	59	- 13.2%
Median Sales Price*	\$5,000	\$17,575	+ 251.5%	\$17,663	\$11,925	- 32.5%
Average Sales Price*	\$5,000	\$17,575	+ 251.5%	\$54,523	\$10,746	- 80.3%
Percent of List Price Received*	100.2%	79.3%	- 20.9%	100.7%	80.4%	- 20.2%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	3.5	3.8	+ 8.6%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	3	1	- 66.7%	8	12	+ 50.0%
Pending Sales	2	2	0.0%	6	18	+ 200.0%
Closed Sales	1	1	0.0%	5	16	+ 220.0%
Days on Market Until Sale	46	81	+ 76.1%	52	100	+ 92.3%
Median Sales Price*	\$207,900	\$300,000	+ 44.3%	\$218,000	\$191,323	- 12.2%
Average Sales Price*	\$207,900	\$300,000	+ 44.3%	\$244,690	\$198,540	- 18.9%
Percent of List Price Received*	95.4%	90.9%	- 4.7%	95.4%	97.4%	+ 2.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.3	0.4	- 82.6%	—	—	—

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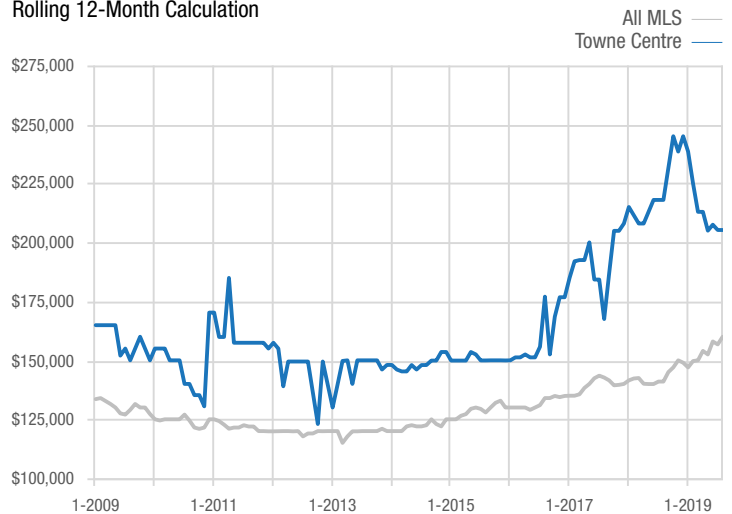
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

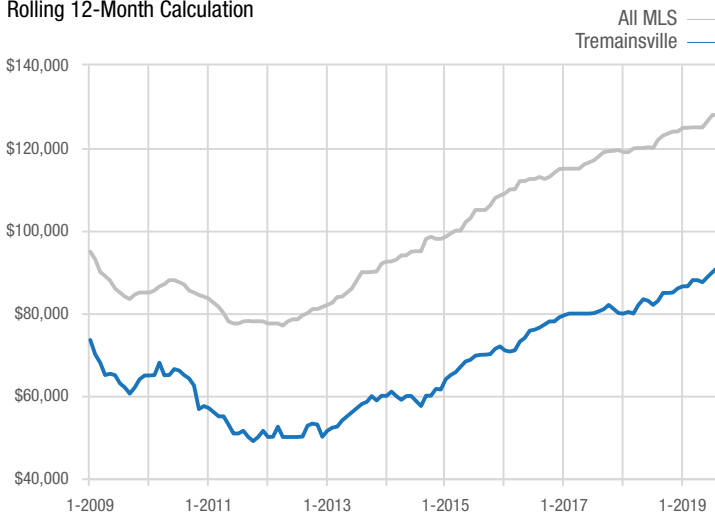
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	81	69	- 14.8%	553	487	- 11.9%
Pending Sales	65	58	- 10.8%	427	409	- 4.2%
Closed Sales	63	61	- 3.2%	429	401	- 6.5%
Days on Market Until Sale	72	64	- 11.1%	92	85	- 7.6%
Median Sales Price*	\$81,500	\$101,900	+ 25.0%	\$84,450	\$93,500	+ 10.7%
Average Sales Price*	\$84,759	\$94,882	+ 11.9%	\$84,344	\$91,336	+ 8.3%
Percent of List Price Received*	96.6%	96.2%	- 0.4%	96.8%	96.4%	- 0.4%
Inventory of Homes for Sale	188	131	- 30.3%	—	—	—
Months Supply of Inventory	3.7	2.7	- 27.0%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	0	0	—	3	0	- 100.0%
Days on Market Until Sale	—	—	—	194	—	—
Median Sales Price*	—	—	—	\$77,500	—	—
Average Sales Price*	—	—	—	\$79,467	—	—
Percent of List Price Received*	—	—	—	95.8%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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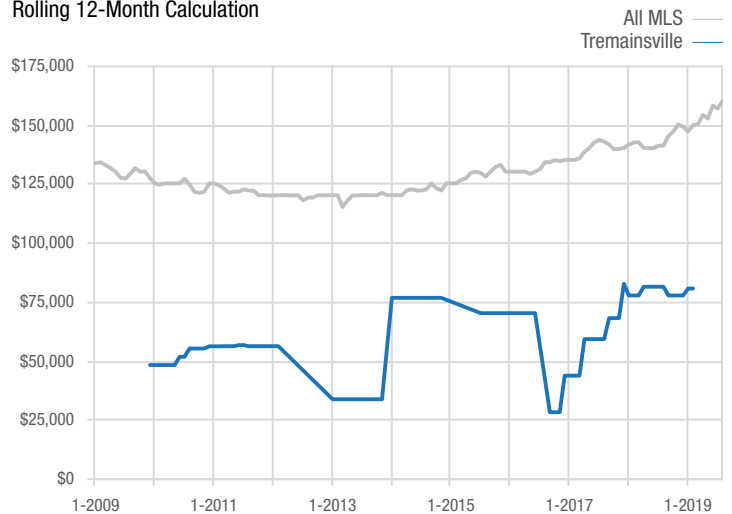
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

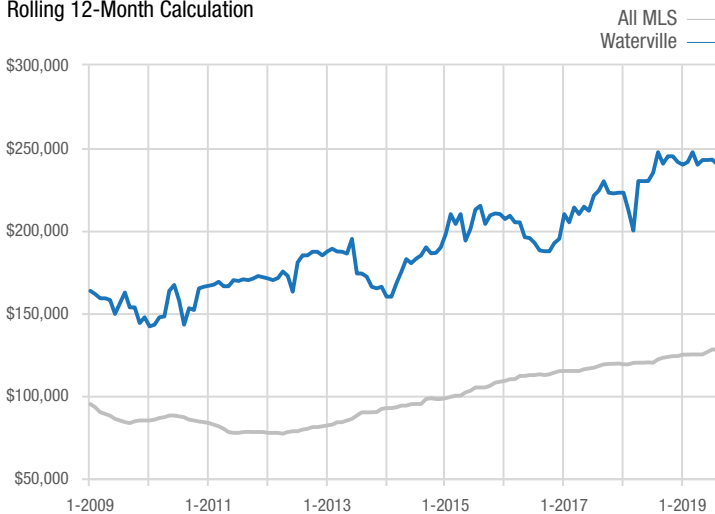
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	16	16	0.0%	108	123	+ 13.9%
Pending Sales	15	14	- 6.7%	87	89	+ 2.3%
Closed Sales	15	11	- 26.7%	86	85	- 1.2%
Days on Market Until Sale	111	80	- 27.9%	112	83	- 25.9%
Median Sales Price*	\$299,900	\$300,000	+ 0.0%	\$269,900	\$264,000	- 2.2%
Average Sales Price*	\$291,345	\$270,991	- 7.0%	\$252,633	\$258,209	+ 2.2%
Percent of List Price Received*	102.0%	97.1%	- 4.8%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	42	37	- 11.9%	—	—	—
Months Supply of Inventory	4.0	3.4	- 15.0%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	1	2	+ 100.0%	15	25	+ 66.7%
Pending Sales	2	3	+ 50.0%	11	18	+ 63.6%
Closed Sales	2	3	+ 50.0%	11	17	+ 54.5%
Days on Market Until Sale	49	42	- 14.3%	47	54	+ 14.9%
Median Sales Price*	\$125,450	\$185,000	+ 47.5%	\$135,900	\$168,000	+ 23.6%
Average Sales Price*	\$125,450	\$216,667	+ 72.7%	\$135,955	\$173,894	+ 27.9%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	97.4%	99.1%	+ 1.7%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	2.3	3.0	+ 30.4%	—	—	—

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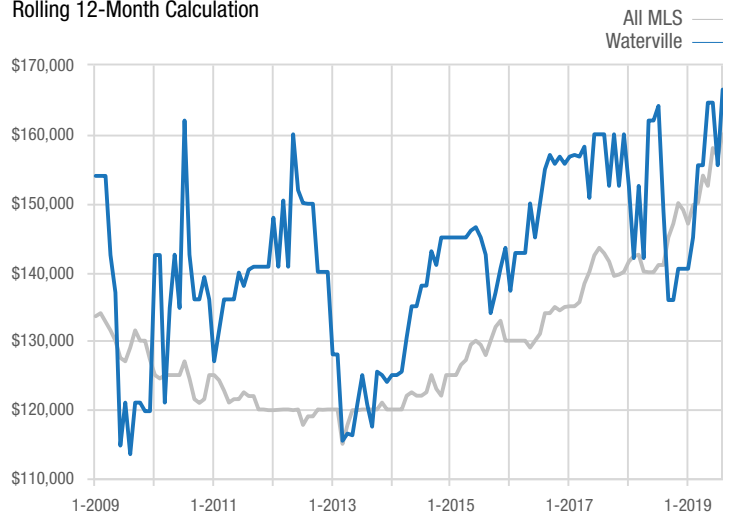
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

MLS Area 08: 43571

Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	14	19	+ 35.7%	120	148	+ 23.3%
Pending Sales	9	11	+ 22.2%	83	89	+ 7.2%
Closed Sales	12	12	0.0%	83	88	+ 6.0%
Days on Market Until Sale	65	61	- 6.2%	82	86	+ 4.9%
Median Sales Price*	\$294,500	\$285,500	- 3.1%	\$239,850	\$270,500	+ 12.8%
Average Sales Price*	\$258,150	\$260,025	+ 0.7%	\$248,294	\$262,358	+ 5.7%
Percent of List Price Received*	100.7%	100.6%	- 0.1%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	41	51	+ 24.4%	—	—	—
Months Supply of Inventory	3.8	5.2	+ 36.8%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	1	0	- 100.0%	7	3	- 57.1%
Pending Sales	1	2	+ 100.0%	5	2	- 60.0%
Closed Sales	1	2	+ 100.0%	5	2	- 60.0%
Days on Market Until Sale	26	89	+ 242.3%	50	89	+ 78.0%
Median Sales Price*	\$177,500	\$179,000	+ 0.8%	\$226,000	\$179,000	- 20.8%
Average Sales Price*	\$177,500	\$179,000	+ 0.8%	\$211,700	\$179,000	- 15.4%
Percent of List Price Received*	101.5%	94.4%	- 7.0%	99.1%	94.4%	- 4.7%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

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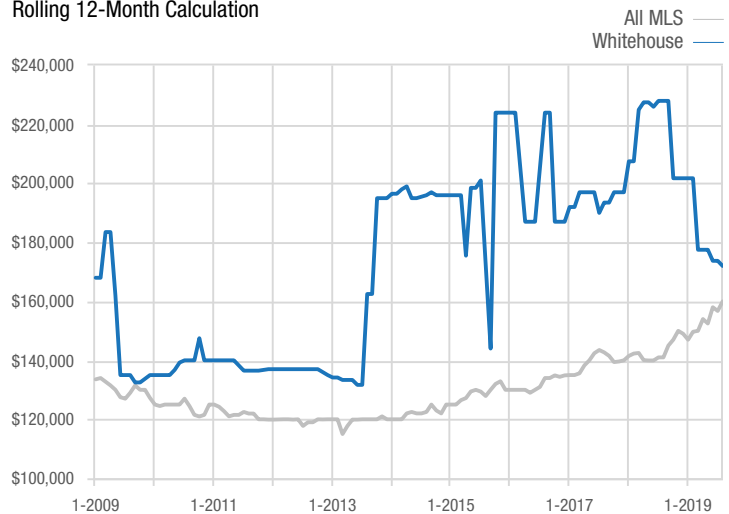
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

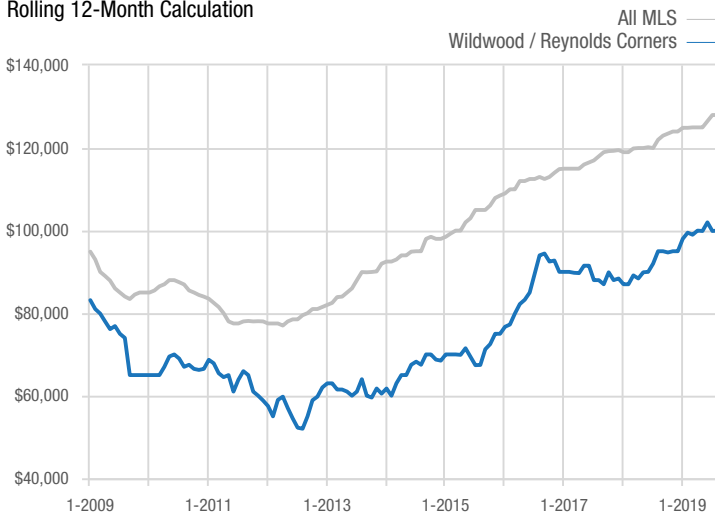
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	45	39	- 13.3%	314	330	+ 5.1%
Pending Sales	29	36	+ 24.1%	250	264	+ 5.6%
Closed Sales	36	41	+ 13.9%	250	262	+ 4.8%
Days on Market Until Sale	76	63	- 17.1%	82	73	- 11.0%
Median Sales Price*	\$110,950	\$117,450	+ 5.9%	\$98,000	\$106,000	+ 8.2%
Average Sales Price*	\$124,991	\$131,383	+ 5.1%	\$114,638	\$120,377	+ 5.0%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.1%	98.1%	0.0%
Inventory of Homes for Sale	104	92	- 11.5%	—	—	—
Months Supply of Inventory	3.4	3.0	- 11.8%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	13	8	- 38.5%	81	56	- 30.9%
Pending Sales	9	1	- 88.9%	69	44	- 36.2%
Closed Sales	10	4	- 60.0%	70	43	- 38.6%
Days on Market Until Sale	70	77	+ 10.0%	98	81	- 17.3%
Median Sales Price*	\$78,000	\$101,250	+ 29.8%	\$96,500	\$100,000	+ 3.6%
Average Sales Price*	\$78,393	\$105,069	+ 34.0%	\$105,887	\$102,815	- 2.9%
Percent of List Price Received*	96.2%	96.8%	+ 0.6%	96.2%	94.9%	- 1.4%
Inventory of Homes for Sale	23	19	- 17.4%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

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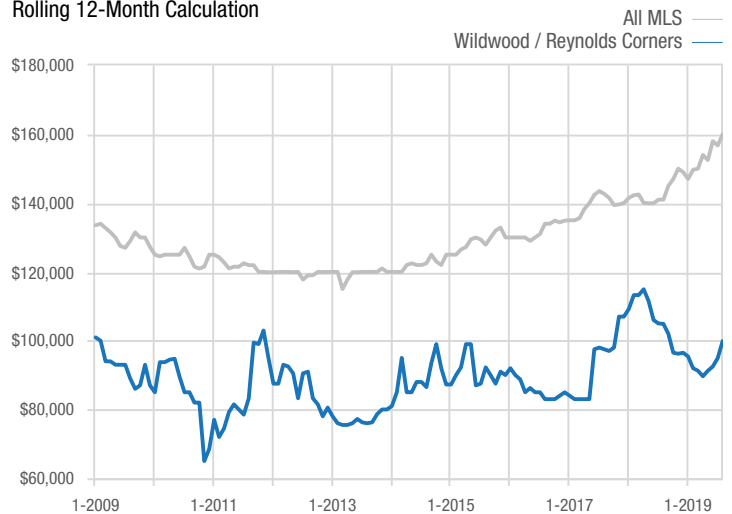
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Williams County

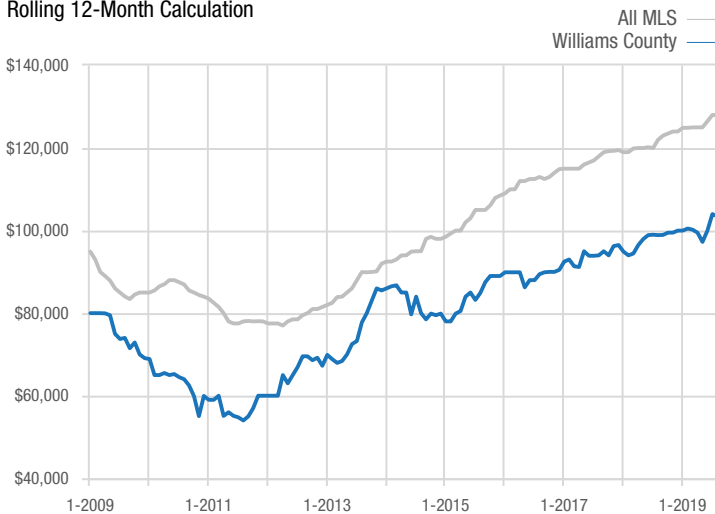
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	48	70	+ 45.8%	361	361	0.0%
Pending Sales	32	37	+ 15.6%	295	274	- 7.1%
Closed Sales	41	42	+ 2.4%	294	278	- 5.4%
Days on Market Until Sale	69	74	+ 7.2%	102	90	- 11.8%
Median Sales Price*	\$105,000	\$109,250	+ 4.0%	\$95,950	\$97,500	+ 1.6%
Average Sales Price*	\$108,986	\$125,573	+ 15.2%	\$108,206	\$111,949	+ 3.5%
Percent of List Price Received*	95.6%	94.9%	- 0.7%	96.1%	96.6%	+ 0.5%
Inventory of Homes for Sale	154	148	- 3.9%	—	—	—
Months Supply of Inventory	4.3	4.3	0.0%	—	—	—

Condo-Villa	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	0	0	—	5	4	- 20.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	4	—
Days on Market Until Sale	—	—	—	—	150	—
Median Sales Price*	—	—	—	—	\$122,500	—
Average Sales Price*	—	—	—	—	\$148,125	—
Percent of List Price Received*	—	—	—	—	94.2%	—
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	1.6	- 46.7%	—	—	—

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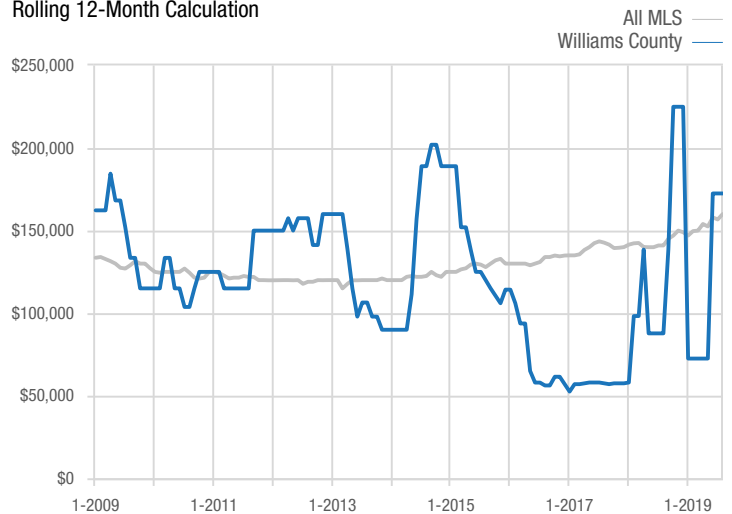
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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