

Local Market Update – August 2022

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Lucas and Upper Wood County

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

Summer 2022 has been a season of change for the U.S. real estate market. With housing affordability at a 33-year low, existing-home sales have continued to soften nationwide, falling 5.9% month-to-month and 20.9% year-over-year as of last measure, according to the National Association of REALTORS® (NAR). Pending home sales have also continued to decline, while new listings have steadily increased, with unsold inventory reaching 3.3 months' supply at the start of August. The pullback in demand has been particularly hard on homebuilders, causing new-home sales and construction to slow

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

Single Family Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8 2021	Thru 8 2022	% Change
New Listings	844	663	-21.4%	5,555	5,119	-7.8%
Closed Sales	677	614	-9.3%	4,447	4,104	-7.7%
Days on Market	59	50	-15.3%	62	56	-9.7%
SP\$/SqFt	\$110.03	\$116.37	5.8%	\$103.89	\$113.72	9.5%
Median Sales Price*	\$170,000	\$172,481	1.5%	\$155,000	\$165,000	6.5%
Average Sales Price*	\$199,967	\$209,774	4.9%	\$191,042	\$204,426	7.0%
Percent of List Price Received*	101%	103%	2.0%	101%	102%	1.0%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume	\$135,377,526	\$128,801,238	-4.9%	\$849,561,761	\$838,963,030	-1.2%

Condo/Villa Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8 2021	Thru 8 2022	% Change
New Listings	53	55	3.8%	430	439	2.1%
Closed Sales	35	55	57.1%	359	394	9.7%
Days on Market	58	52	-10.3%	78	64	-17.9%
SP\$/SqFt	\$118.77	\$130.14	9.6%	\$118.11	\$128.31	8.6%
Median Sales Price*	\$201,000	\$209,000	4.0%	\$205,000	\$205,000	0.0%
Average Sales Price*	\$208,880	\$210,886	1.0%	\$205,975	\$214,944	4.4%
Percent of List Price Received*	101%	98%	-3.0%	99%	100%	1.0%
Months Supply of Inventory	4	2	-50.0%	---	---	---
Total Volume (in 1000's)	\$7,310,809	\$11,598,714	58.7%	\$73,945,198	\$84,688,122	14.5%

*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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,456	1,125	- 22.7%	9,489	8,989	- 5.3%
Pending Sales		1,144	1,101	- 3.8%	7,865	7,505	- 4.6%
Closed Sales		1,140	1,105	- 3.1%	7,711	7,374	- 4.4%
Days on Market Until Sale		59	52	- 11.9%	65	59	- 9.2%
Median Sales Price		\$170,000	\$175,000	+ 2.9%	\$160,000	\$170,000	+ 6.3%
Average Sales Price		\$201,754	\$206,397	+ 2.3%	\$191,949	\$205,227	+ 6.9%
Percent of List Price Received		100.6%	100.0%	- 0.6%	100.0%	100.4%	+ 0.4%
Housing Affordability Index		212	160	- 24.5%	225	164	- 27.1%
Inventory of Homes for Sale		2,577	2,137	- 17.1%	—	—	—
Months Supply of Inventory		2.6	2.2	- 15.4%	—	—	—

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Lucas County

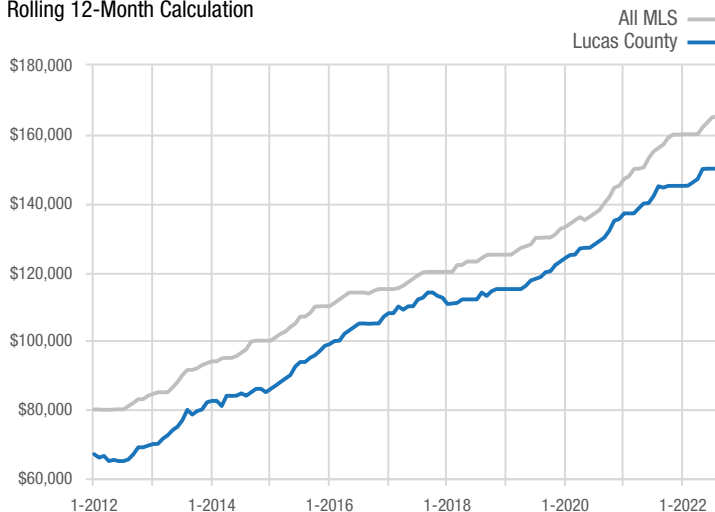
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	728	553	- 24.0%	4,708	4,422	- 6.1%
Pending Sales	564	508	- 9.9%	3,859	3,613	- 6.4%
Closed Sales	573	503	- 12.2%	3,765	3,515	- 6.6%
Days on Market Until Sale	57	48	- 15.8%	60	54	- 10.0%
Median Sales Price*	\$155,500	\$156,600	+ 0.7%	\$143,500	\$154,000	+ 7.3%
Average Sales Price*	\$184,069	\$189,680	+ 3.0%	\$176,728	\$188,719	+ 6.8%
Percent of List Price Received*	101.0%	100.7%	- 0.3%	100.4%	101.2%	+ 0.8%
Inventory of Homes for Sale	1,220	1,025	- 16.0%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	47	46	- 2.1%	379	377	- 0.5%
Pending Sales	41	42	+ 2.4%	338	328	- 3.0%
Closed Sales	31	48	+ 54.8%	315	345	+ 9.5%
Days on Market Until Sale	59	53	- 10.2%	82	67	- 18.3%
Median Sales Price*	\$191,000	\$198,250	+ 3.8%	\$200,000	\$200,000	0.0%
Average Sales Price*	\$204,062	\$211,175	+ 3.5%	\$204,806	\$209,171	+ 2.1%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	99.3%	100.2%	+ 0.9%
Inventory of Homes for Sale	100	68	- 32.0%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

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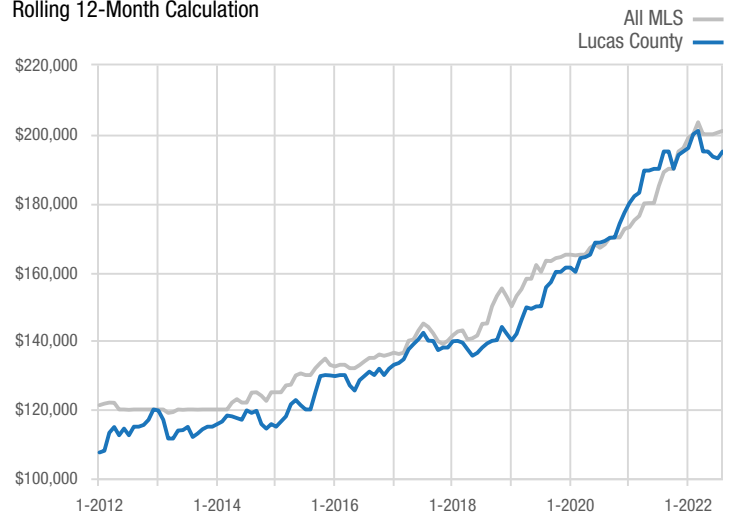
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

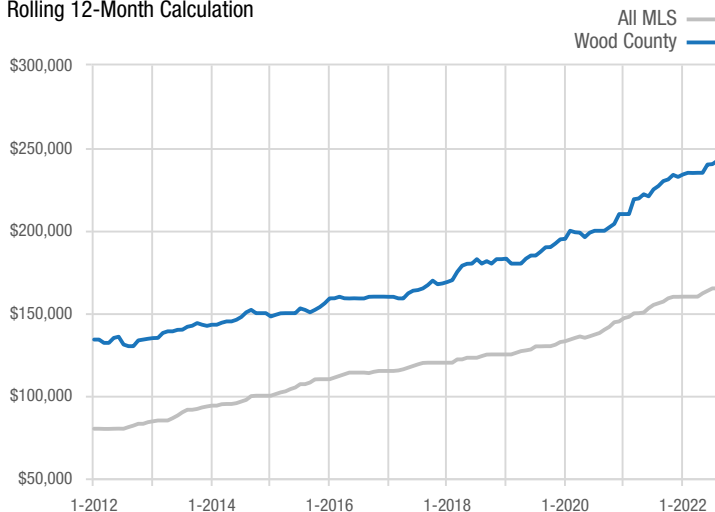
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	169	118	- 30.2%	1,178	987	- 16.2%
Pending Sales	144	132	- 8.3%	989	863	- 12.7%
Closed Sales	150	148	- 1.3%	971	867	- 10.7%
Days on Market Until Sale	58	49	- 15.5%	65	59	- 9.2%
Median Sales Price*	\$251,000	\$261,300	+ 4.1%	\$231,000	\$247,000	+ 6.9%
Average Sales Price*	\$278,371	\$289,624	+ 4.0%	\$258,374	\$282,243	+ 9.2%
Percent of List Price Received*	101.9%	102.0%	+ 0.1%	101.2%	102.1%	+ 0.9%
Inventory of Homes for Sale	295	212	- 28.1%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	9	12	+ 33.3%	80	85	+ 6.3%
Pending Sales	10	11	+ 10.0%	74	73	- 1.4%
Closed Sales	8	11	+ 37.5%	74	73	- 1.4%
Days on Market Until Sale	66	37	- 43.9%	54	46	- 14.8%
Median Sales Price*	\$257,450	\$230,000	- 10.7%	\$212,500	\$227,000	+ 6.8%
Average Sales Price*	\$282,166	\$227,318	- 19.4%	\$214,239	\$242,150	+ 13.0%
Percent of List Price Received*	104.0%	101.8%	- 2.1%	100.8%	102.5%	+ 1.7%
Inventory of Homes for Sale	17	12	- 29.4%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

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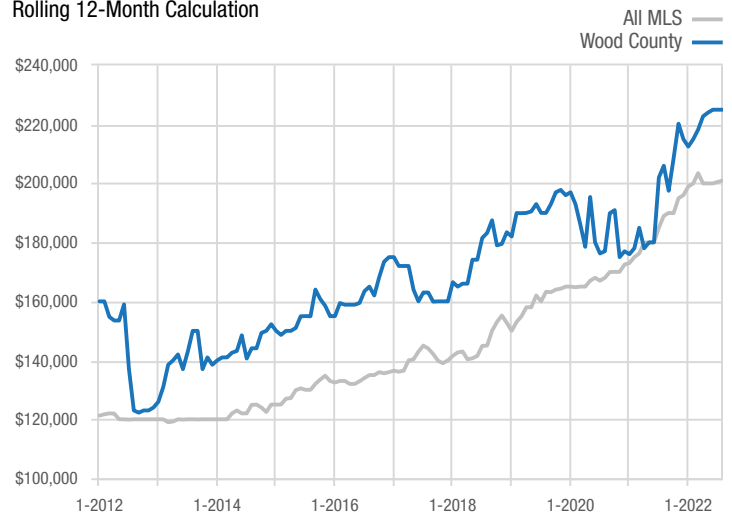
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

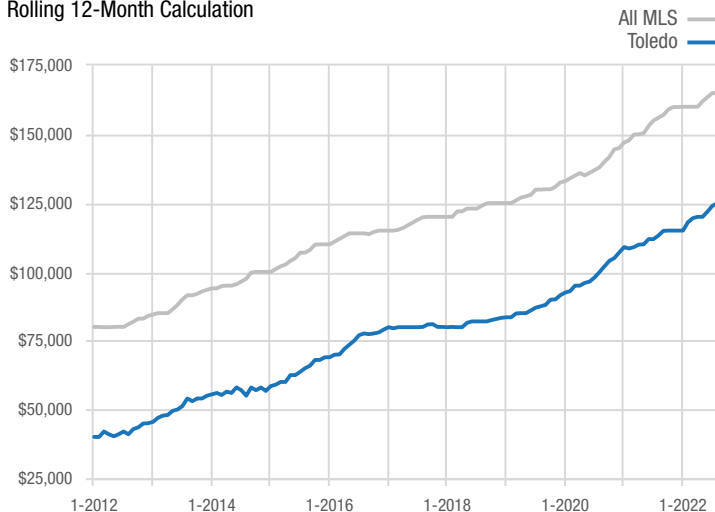
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	515	394	- 23.5%	3,241	3,104	- 4.2%
Pending Sales	378	360	- 4.8%	2,630	2,536	- 3.6%
Closed Sales	385	342	- 11.2%	2,587	2,456	- 5.1%
Days on Market Until Sale	55	48	- 12.7%	58	53	- 8.6%
Median Sales Price*	\$125,000	\$129,900	+ 3.9%	\$112,200	\$126,000	+ 12.3%
Average Sales Price*	\$140,858	\$144,604	+ 2.7%	\$129,558	\$142,873	+ 10.3%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	100.1%	100.6%	+ 0.5%
Inventory of Homes for Sale	840	716	- 14.8%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	23	26	+ 13.0%	196	206	+ 5.1%
Pending Sales	22	19	- 13.6%	172	176	+ 2.3%
Closed Sales	21	22	+ 4.8%	166	181	+ 9.0%
Days on Market Until Sale	46	52	+ 13.0%	70	51	- 27.1%
Median Sales Price*	\$165,000	\$170,450	+ 3.3%	\$145,000	\$151,500	+ 4.5%
Average Sales Price*	\$165,095	\$177,468	+ 7.5%	\$156,135	\$166,108	+ 6.4%
Percent of List Price Received*	100.9%	98.5%	- 2.4%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	48	41	- 14.6%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

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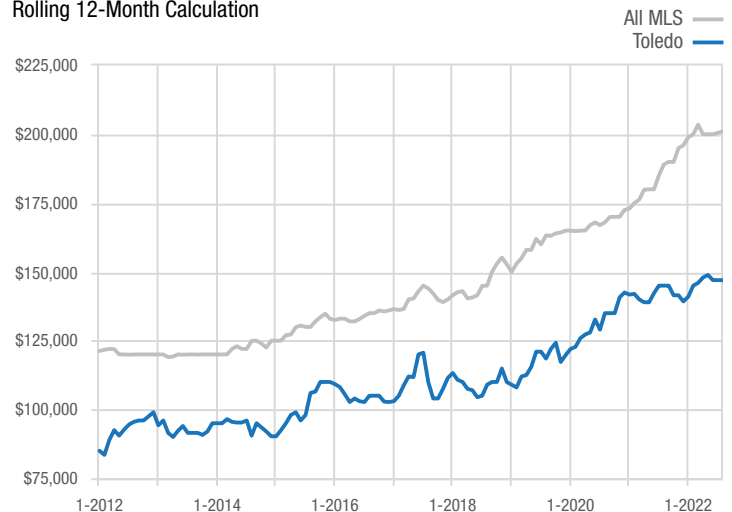
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

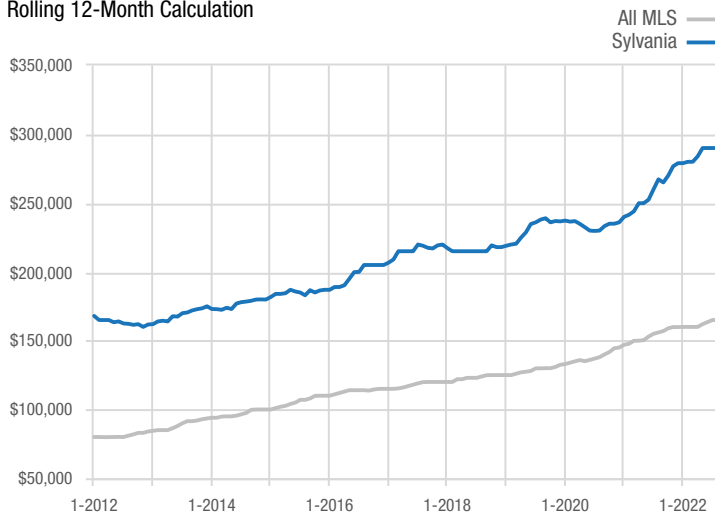
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	58	43	- 25.9%	510	437	- 14.3%
Pending Sales	56	49	- 12.5%	423	364	- 13.9%
Closed Sales	60	52	- 13.3%	405	356	- 12.1%
Days on Market Until Sale	62	58	- 6.5%	63	61	- 3.2%
Median Sales Price*	\$282,450	\$306,000	+ 8.3%	\$279,450	\$300,000	+ 7.4%
Average Sales Price*	\$279,691	\$318,255	+ 13.8%	\$293,538	\$320,379	+ 9.1%
Percent of List Price Received*	103.0%	102.3%	- 0.7%	101.8%	102.4%	+ 0.6%
Inventory of Homes for Sale	126	93	- 26.2%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	10	19	+ 90.0%	98	116	+ 18.4%
Pending Sales	10	16	+ 60.0%	85	104	+ 22.4%
Closed Sales	8	18	+ 125.0%	84	107	+ 27.4%
Days on Market Until Sale	82	40	- 51.2%	100	62	- 38.0%
Median Sales Price*	\$215,450	\$218,500	+ 1.4%	\$239,500	\$234,100	- 2.3%
Average Sales Price*	\$220,816	\$212,378	- 3.8%	\$226,275	\$232,830	+ 2.9%
Percent of List Price Received*	103.7%	101.2%	- 2.4%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	28	23	- 17.9%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

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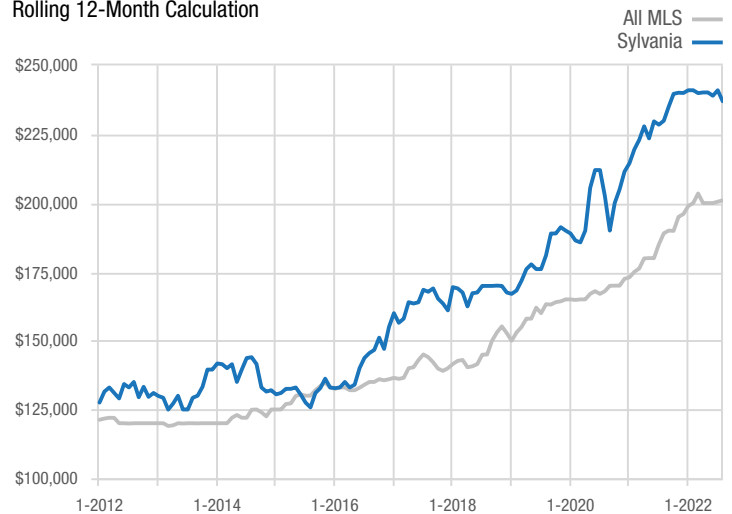
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

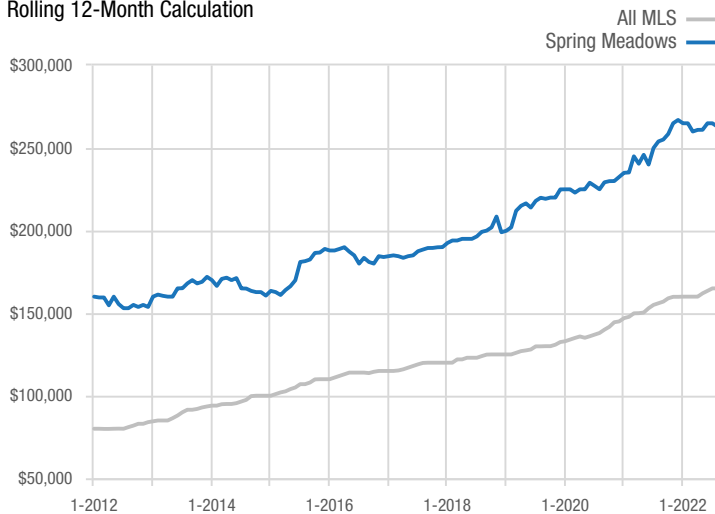
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	21	27	+ 28.6%	201	185	- 8.0%
Pending Sales	22	16	- 27.3%	169	145	- 14.2%
Closed Sales	30	21	- 30.0%	170	146	- 14.1%
Days on Market Until Sale	57	50	- 12.3%	63	50	- 20.6%
Median Sales Price*	\$289,000	\$270,000	- 6.6%	\$265,000	\$254,000	- 4.2%
Average Sales Price*	\$277,617	\$270,724	- 2.5%	\$273,419	\$263,506	- 3.6%
Percent of List Price Received*	100.1%	101.1%	+ 1.0%	100.6%	103.0%	+ 2.4%
Inventory of Homes for Sale	46	48	+ 4.3%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	10	3	- 70.0%	44	23	- 47.7%
Pending Sales	5	3	- 40.0%	37	22	- 40.5%
Closed Sales	4	3	- 25.0%	35	24	- 31.4%
Days on Market Until Sale	68	48	- 29.4%	87	92	+ 5.7%
Median Sales Price*	\$271,750	\$205,450	- 24.4%	\$309,000	\$268,500	- 13.1%
Average Sales Price*	\$317,100	\$205,450	- 35.2%	\$298,871	\$304,375	+ 1.8%
Percent of List Price Received*	99.5%	97.5%	- 2.0%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	14	5	- 64.3%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

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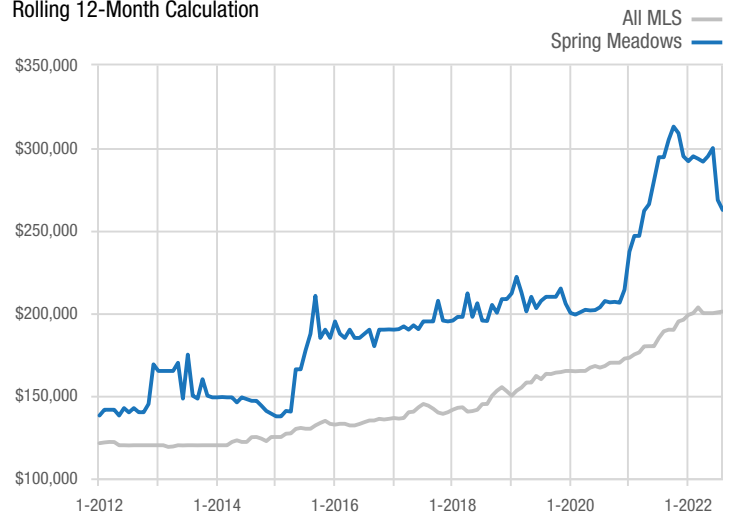
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

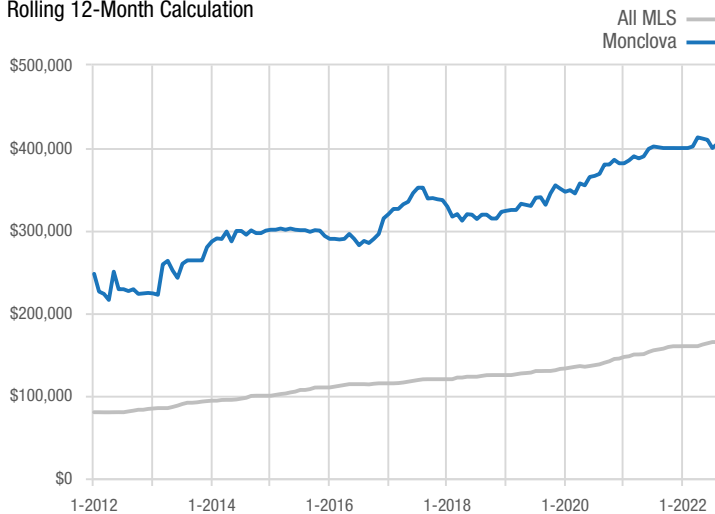
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	12	3	- 75.0%	67	45	- 32.8%
Pending Sales	10	5	- 50.0%	55	35	- 36.4%
Closed Sales	5	3	- 40.0%	48	32	- 33.3%
Days on Market Until Sale	64	40	- 37.5%	79	46	- 41.8%
Median Sales Price*	\$375,000	\$405,000	+ 8.0%	\$401,903	\$496,750	+ 23.6%
Average Sales Price*	\$411,990	\$406,398	- 1.4%	\$443,334	\$480,912	+ 8.5%
Percent of List Price Received*	97.5%	99.4%	+ 1.9%	101.1%	102.3%	+ 1.2%
Inventory of Homes for Sale	20	17	- 15.0%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	2	1	- 50.0%	13	5	- 61.5%
Pending Sales	3	0	- 100.0%	15	4	- 73.3%
Closed Sales	0	1	—	4	13	+ 225.0%
Days on Market Until Sale	—	446	—	215	316	+ 47.0%
Median Sales Price*	—	\$290,810	—	\$306,515	\$301,905	- 1.5%
Average Sales Price*	—	\$290,810	—	\$313,191	\$333,287	+ 6.4%
Percent of List Price Received*	—	100.0%	—	100.1%	101.8%	+ 1.7%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

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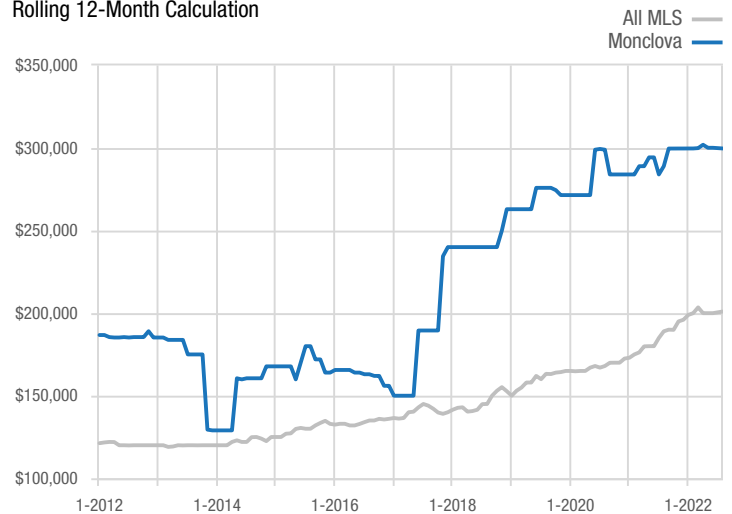
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

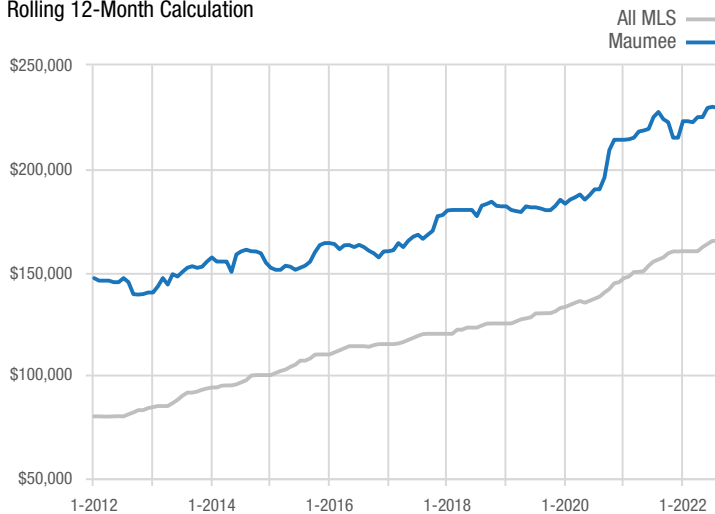
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	51	36	- 29.4%	354	308	- 13.0%
Pending Sales	52	36	- 30.8%	295	256	- 13.2%
Closed Sales	51	39	- 23.5%	291	252	- 13.4%
Days on Market Until Sale	48	38	- 20.8%	56	45	- 19.6%
Median Sales Price*	\$239,000	\$199,900	- 16.4%	\$223,000	\$249,500	+ 11.9%
Average Sales Price*	\$273,927	\$257,182	- 6.1%	\$259,280	\$290,222	+ 11.9%
Percent of List Price Received*	100.8%	101.2%	+ 0.4%	101.3%	103.5%	+ 2.2%
Inventory of Homes for Sale	79	65	- 17.7%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	48	34	- 29.2%
Pending Sales	3	5	+ 66.7%	42	33	- 21.4%
Closed Sales	2	6	+ 200.0%	41	33	- 19.5%
Days on Market Until Sale	74	34	- 54.1%	60	59	- 1.7%
Median Sales Price*	\$271,250	\$231,625	- 14.6%	\$229,000	\$210,000	- 8.3%
Average Sales Price*	\$271,250	\$288,255	+ 6.3%	\$266,938	\$251,654	- 5.7%
Percent of List Price Received*	97.4%	103.6%	+ 6.4%	100.1%	101.6%	+ 1.5%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

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

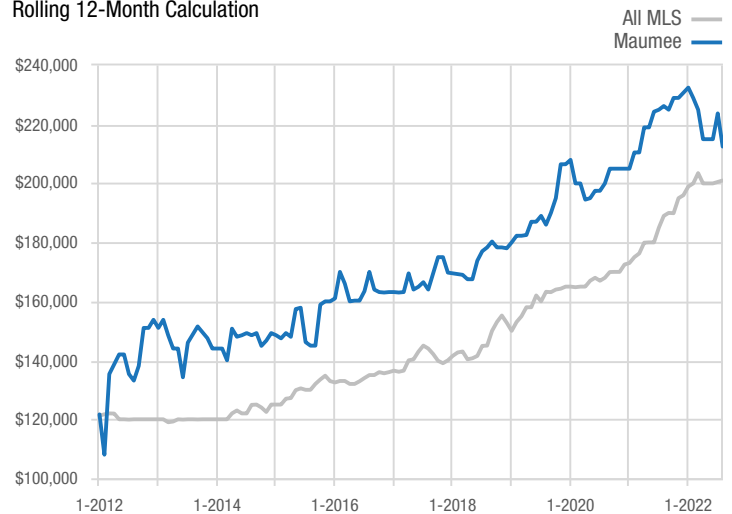
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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Whitehouse

MLS Area 08: 43571

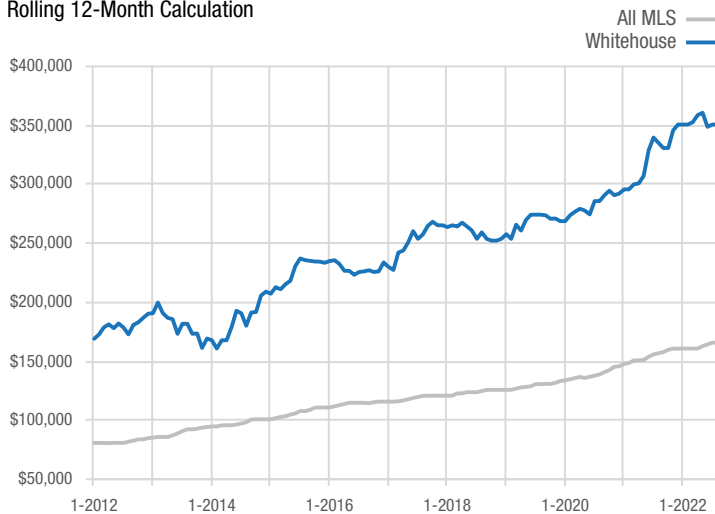
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	14	12	- 14.3%	83	74	- 10.8%
Pending Sales	12	7	- 41.7%	76	63	- 17.1%
Closed Sales	11	7	- 36.4%	70	62	- 11.4%
Days on Market Until Sale	56	32	- 42.9%	77	57	- 26.0%
Median Sales Price*	\$288,450	\$338,000	+ 17.2%	\$351,250	\$362,000	+ 3.1%
Average Sales Price*	\$301,030	\$389,143	+ 29.3%	\$368,798	\$353,930	- 4.0%
Percent of List Price Received*	99.9%	102.2%	+ 2.3%	100.7%	101.0%	+ 0.3%
Inventory of Homes for Sale	24	18	- 25.0%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	0	—	2	4	+ 100.0%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	0	1	—	1	4	+ 300.0%
Days on Market Until Sale	—	41	—	223	34	- 84.8%
Median Sales Price*	—	\$315,000	—	\$240,000	\$297,500	+ 24.0%
Average Sales Price*	—	\$315,000	—	\$240,000	\$294,500	+ 22.7%
Percent of List Price Received*	—	100.0%	—	88.9%	101.7%	+ 14.4%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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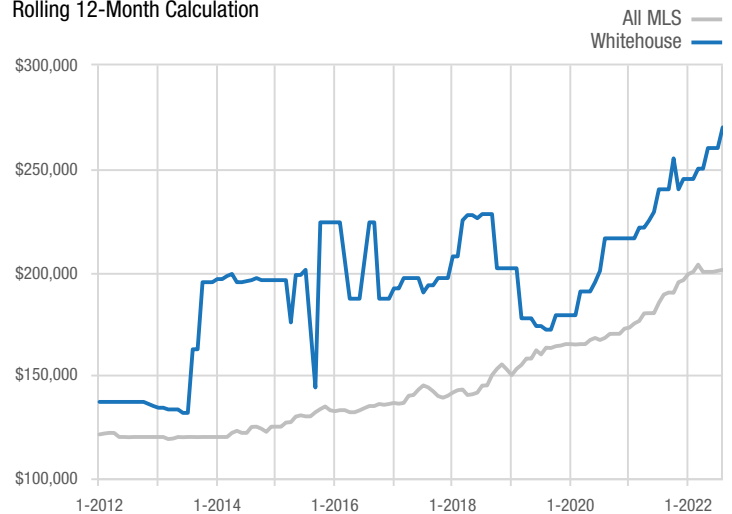
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

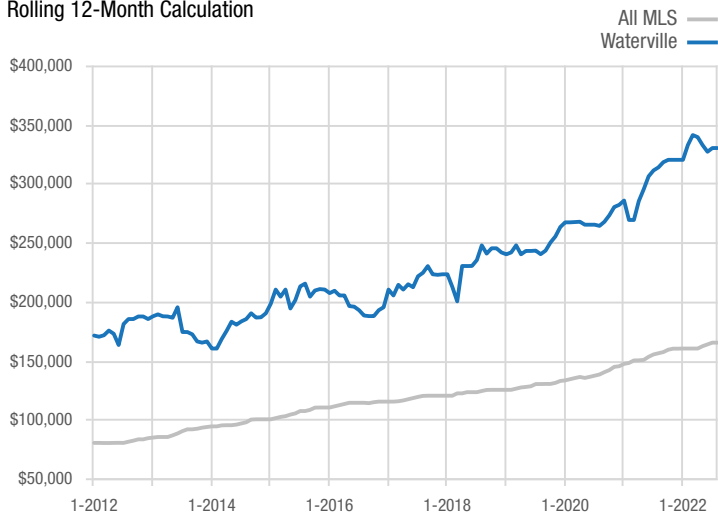
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	18	12	- 33.3%	103	114	+ 10.7%
Pending Sales	14	13	- 7.1%	82	98	+ 19.5%
Closed Sales	17	16	- 5.9%	76	92	+ 21.1%
Days on Market Until Sale	109	60	- 45.0%	90	70	- 22.2%
Median Sales Price*	\$305,000	\$312,500	+ 2.5%	\$315,800	\$335,000	+ 6.1%
Average Sales Price*	\$293,556	\$352,188	+ 20.0%	\$301,847	\$335,627	+ 11.2%
Percent of List Price Received*	101.2%	100.6%	- 0.6%	100.4%	101.0%	+ 0.6%
Inventory of Homes for Sale	39	27	- 30.8%	—	—	—
Months Supply of Inventory	3.7	2.1	- 43.2%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	2	0	- 100.0%	13	12	- 7.7%
Pending Sales	0	0	—	15	7	- 53.3%
Closed Sales	0	0	—	13	7	- 46.2%
Days on Market Until Sale	—	—	—	99	40	- 59.6%
Median Sales Price*	—	—	—	\$225,000	\$232,400	+ 3.3%
Average Sales Price*	—	—	—	\$234,173	\$241,057	+ 2.9%
Percent of List Price Received*	—	—	—	99.6%	103.9%	+ 4.3%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

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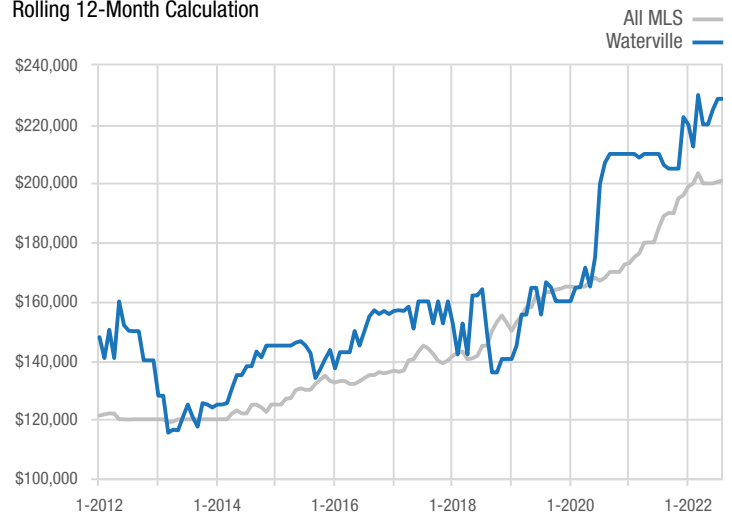
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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Franklin Park / Trilby

MLS Area 11: 43623

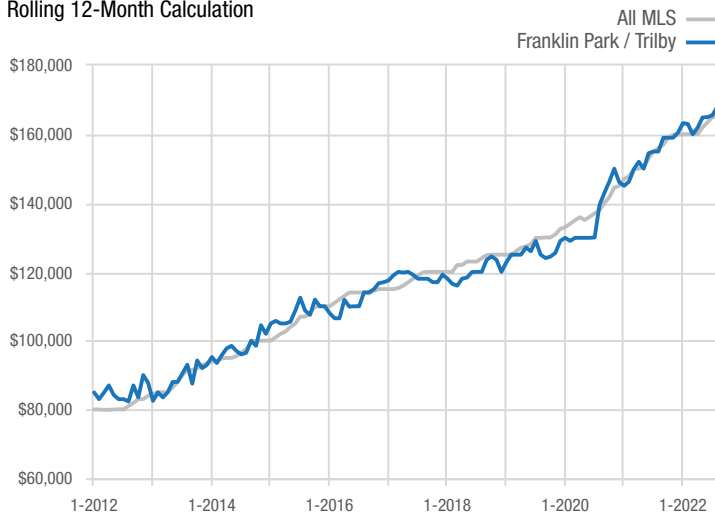
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	33	30	- 9.1%	213	211	- 0.9%
Pending Sales	20	31	+ 55.0%	175	177	+ 1.1%
Closed Sales	23	26	+ 13.0%	168	171	+ 1.8%
Days on Market Until Sale	55	38	- 30.9%	56	46	- 17.9%
Median Sales Price*	\$170,000	\$197,000	+ 15.9%	\$160,500	\$170,000	+ 5.9%
Average Sales Price*	\$200,404	\$221,635	+ 10.6%	\$186,424	\$206,556	+ 10.8%
Percent of List Price Received*	101.1%	101.8%	+ 0.7%	101.6%	103.8%	+ 2.2%
Inventory of Homes for Sale	57	49	- 14.0%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	1	—	13	9	- 30.8%
Pending Sales	0	1	—	12	9	- 25.0%
Closed Sales	1	2	+ 100.0%	11	9	- 18.2%
Days on Market Until Sale	49	74	+ 51.0%	70	52	- 25.7%
Median Sales Price*	\$160,500	\$144,950	- 9.7%	\$145,000	\$190,000	+ 31.0%
Average Sales Price*	\$160,500	\$144,950	- 9.7%	\$128,329	\$177,867	+ 38.6%
Percent of List Price Received*	100.4%	92.0%	- 8.4%	99.8%	95.9%	- 3.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

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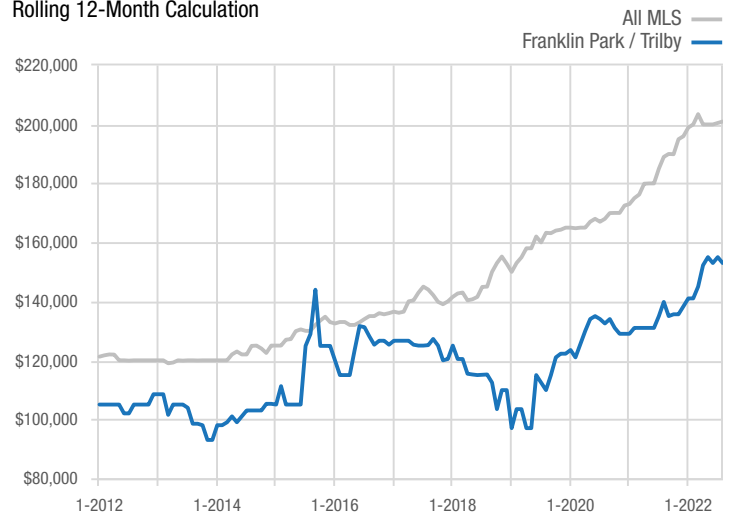
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

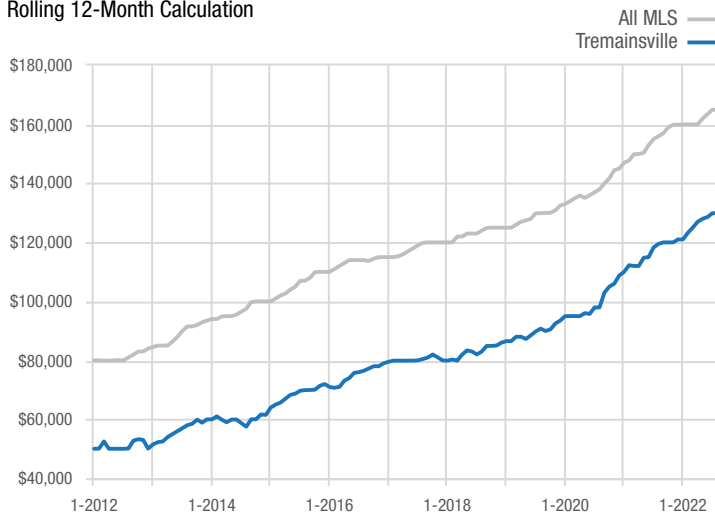
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	100	52	- 48.0%	509	454	- 10.8%
Pending Sales	69	51	- 26.1%	428	388	- 9.3%
Closed Sales	65	48	- 26.2%	418	381	- 8.9%
Days on Market Until Sale	44	40	- 9.1%	55	50	- 9.1%
Median Sales Price*	\$129,950	\$140,000	+ 7.7%	\$120,000	\$135,000	+ 12.5%
Average Sales Price*	\$127,712	\$131,541	+ 3.0%	\$118,887	\$129,945	+ 9.3%
Percent of List Price Received*	103.0%	104.6%	+ 1.6%	101.2%	102.8%	+ 1.6%
Inventory of Homes for Sale	136	95	- 30.1%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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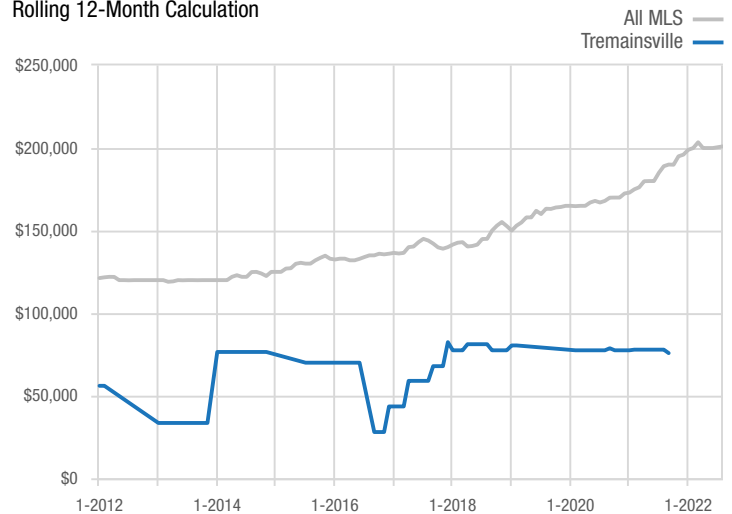
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

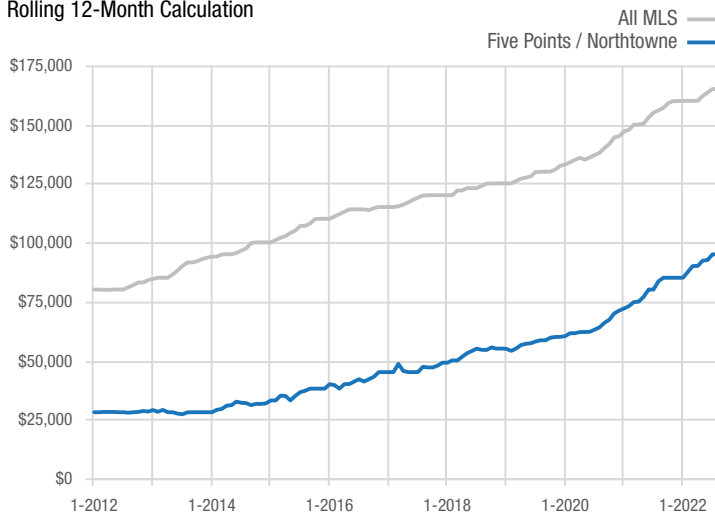
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	79	46	- 41.8%	376	387	+ 2.9%
Pending Sales	40	46	+ 15.0%	293	324	+ 10.6%
Closed Sales	45	37	- 17.8%	290	302	+ 4.1%
Days on Market Until Sale	50	44	- 12.0%	60	52	- 13.3%
Median Sales Price*	\$94,610	\$95,000	+ 0.4%	\$84,570	\$99,000	+ 17.1%
Average Sales Price*	\$96,010	\$95,818	- 0.2%	\$87,677	\$100,013	+ 14.1%
Percent of List Price Received*	101.7%	99.2%	- 2.5%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	112	78	- 30.4%	—	—	—
Months Supply of Inventory	3.1	1.9	- 38.7%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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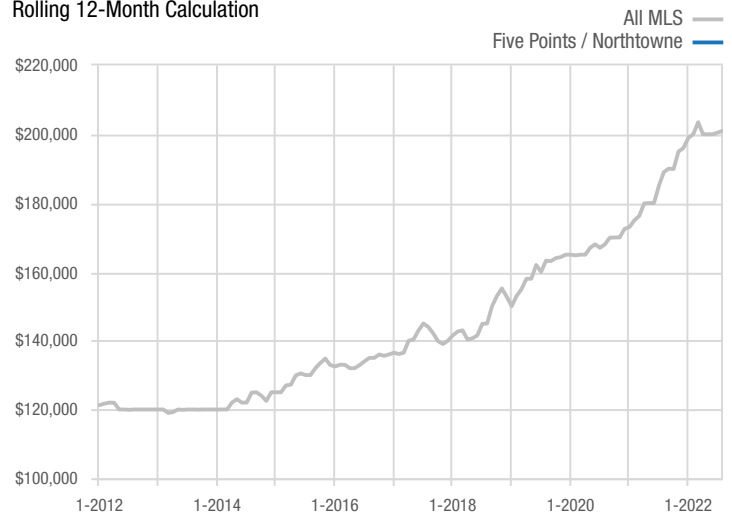
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

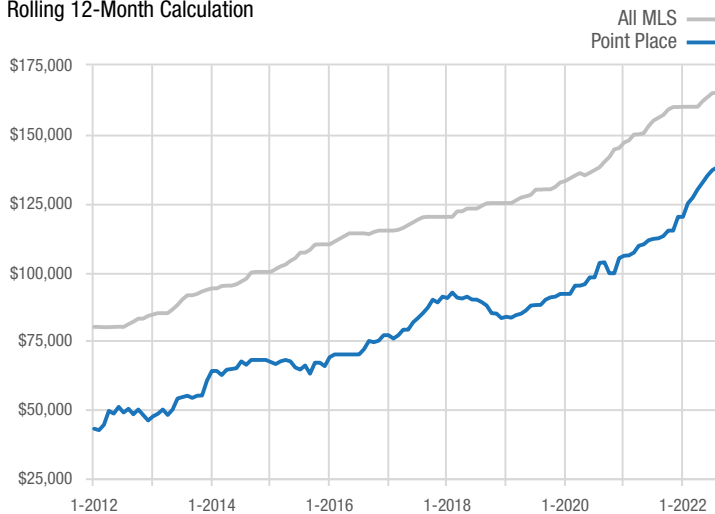
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	36	32	- 11.1%	210	212	+ 1.0%
Pending Sales	25	24	- 4.0%	191	187	- 2.1%
Closed Sales	31	19	- 38.7%	188	178	- 5.3%
Days on Market Until Sale	55	47	- 14.5%	57	57	0.0%
Median Sales Price*	\$130,000	\$138,000	+ 6.2%	\$115,000	\$140,000	+ 21.7%
Average Sales Price*	\$131,397	\$123,982	- 5.6%	\$121,190	\$150,750	+ 24.4%
Percent of List Price Received*	103.6%	101.3%	- 2.2%	101.2%	101.7%	+ 0.5%
Inventory of Homes for Sale	55	41	- 25.5%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	0	- 100.0%	3	3	0.0%
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	0	1	—	1	4	+ 300.0%
Days on Market Until Sale	—	43	—	68	41	- 39.7%
Median Sales Price*	—	\$180,000	—	\$69,000	\$140,000	+ 102.9%
Average Sales Price*	—	\$180,000	—	\$69,000	\$141,865	+ 105.6%
Percent of List Price Received*	—	100.1%	—	98.7%	95.3%	- 3.4%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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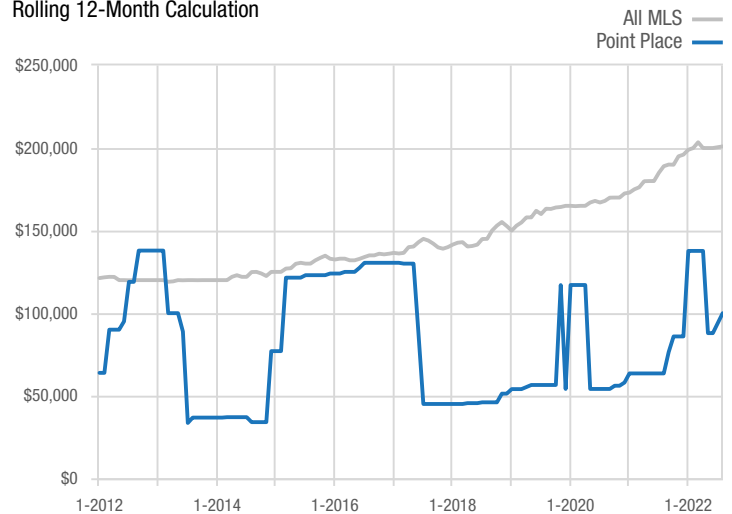
Median Sales Price - Single Family

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)

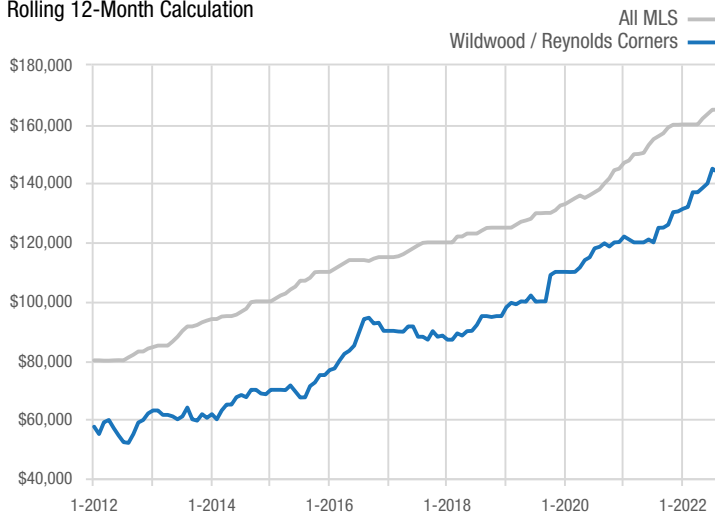
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	39	35	- 10.3%	302	293	- 3.0%
Pending Sales	40	36	- 10.0%	264	235	- 11.0%
Closed Sales	35	39	+ 11.4%	264	232	- 12.1%
Days on Market Until Sale	59	43	- 27.1%	65	50	- 23.1%
Median Sales Price*	\$175,000	\$145,000	- 17.1%	\$125,000	\$145,800	+ 16.6%
Average Sales Price*	\$191,840	\$165,255	- 13.9%	\$146,567	\$168,396	+ 14.9%
Percent of List Price Received*	102.1%	101.3%	- 0.8%	100.5%	102.2%	+ 1.7%
Inventory of Homes for Sale	71	65	- 8.5%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	6	+ 20.0%	51	55	+ 7.8%
Pending Sales	6	6	0.0%	39	49	+ 25.6%
Closed Sales	5	5	0.0%	38	48	+ 26.3%
Days on Market Until Sale	42	46	+ 9.5%	52	49	- 5.8%
Median Sales Price*	\$180,000	\$145,000	- 19.4%	\$146,950	\$149,000	+ 1.4%
Average Sales Price*	\$176,500	\$149,880	- 15.1%	\$147,568	\$148,428	+ 0.6%
Percent of List Price Received*	102.4%	101.0%	- 1.4%	101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	13	11	- 15.4%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

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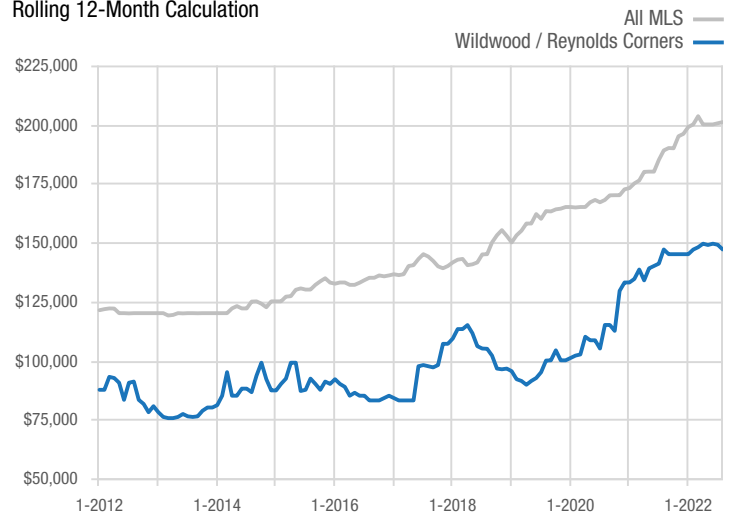
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

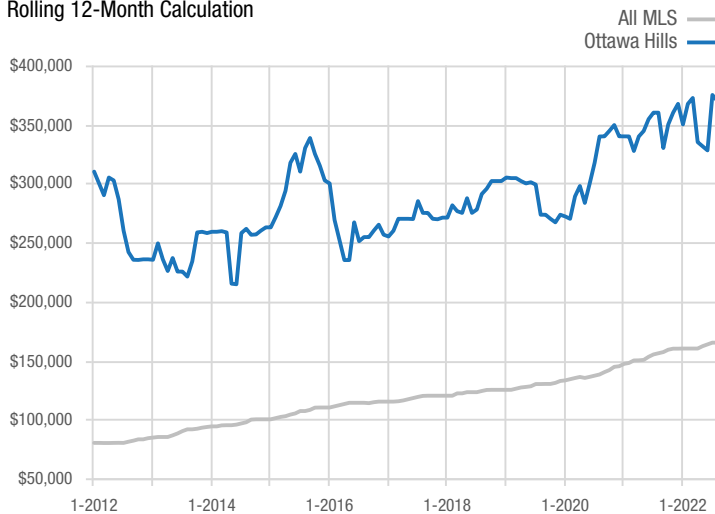
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	9	4	- 55.6%	90	75	- 16.7%
Pending Sales	9	10	+ 11.1%	68	59	- 13.2%
Closed Sales	11	10	- 9.1%	65	58	- 10.8%
Days on Market Until Sale	64	48	- 25.0%	70	51	- 27.1%
Median Sales Price*	\$310,000	\$325,000	+ 4.8%	\$377,000	\$380,000	+ 0.8%
Average Sales Price*	\$334,932	\$456,824	+ 36.4%	\$413,936	\$471,736	+ 14.0%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	22	15	- 31.8%	—	—	—
Months Supply of Inventory	2.9	2.1	- 27.6%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	1	3	+ 200.0%	11	11	0.0%
Pending Sales	4	0	- 100.0%	12	8	- 33.3%
Closed Sales	2	1	- 50.0%	10	8	- 20.0%
Days on Market Until Sale	42	20	- 52.4%	78	52	- 33.3%
Median Sales Price*	\$125,500	\$121,000	- 3.6%	\$125,250	\$123,500	- 1.4%
Average Sales Price*	\$125,500	\$121,000	- 3.6%	\$150,590	\$181,472	+ 20.5%
Percent of List Price Received*	96.5%	100.9%	+ 4.6%	97.5%	102.9%	+ 5.5%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

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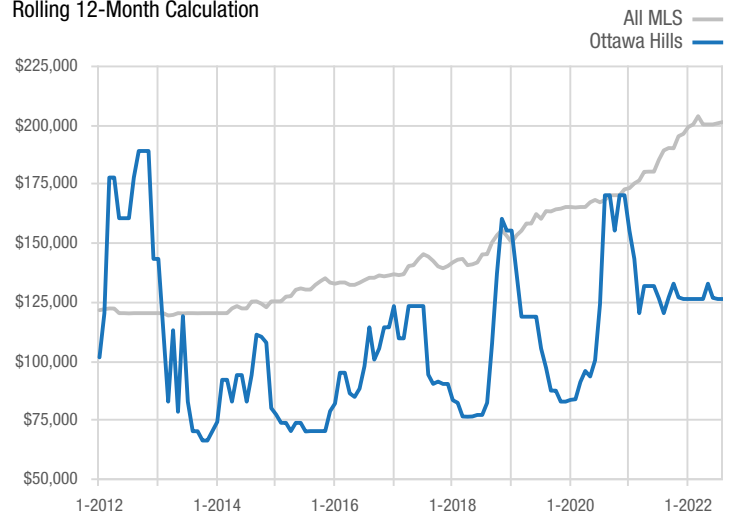
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

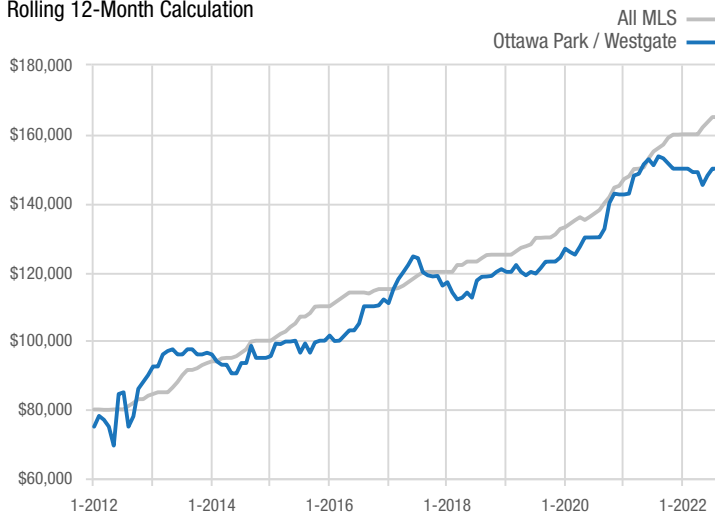
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	36	23	- 36.1%	226	232	+ 2.7%
Pending Sales	31	29	- 6.5%	183	193	+ 5.5%
Closed Sales	31	32	+ 3.2%	180	188	+ 4.4%
Days on Market Until Sale	48	53	+ 10.4%	47	51	+ 8.5%
Median Sales Price*	\$166,000	\$146,000	- 12.0%	\$150,000	\$150,000	0.0%
Average Sales Price*	\$159,555	\$151,059	- 5.3%	\$152,863	\$159,609	+ 4.4%
Percent of List Price Received*	101.2%	99.0%	- 2.2%	101.7%	100.5%	- 1.2%
Inventory of Homes for Sale	57	51	- 10.5%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	1	1	0.0%	2	12	+ 500.0%
Pending Sales	0	0	—	2	10	+ 400.0%
Closed Sales	0	0	—	2	10	+ 400.0%
Days on Market Until Sale	—	—	—	54	36	- 33.3%
Median Sales Price*	—	—	—	\$133,250	\$126,038	- 5.4%
Average Sales Price*	—	—	—	\$133,250	\$124,283	- 6.7%
Percent of List Price Received*	—	—	—	101.1%	99.6%	- 1.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

* 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.

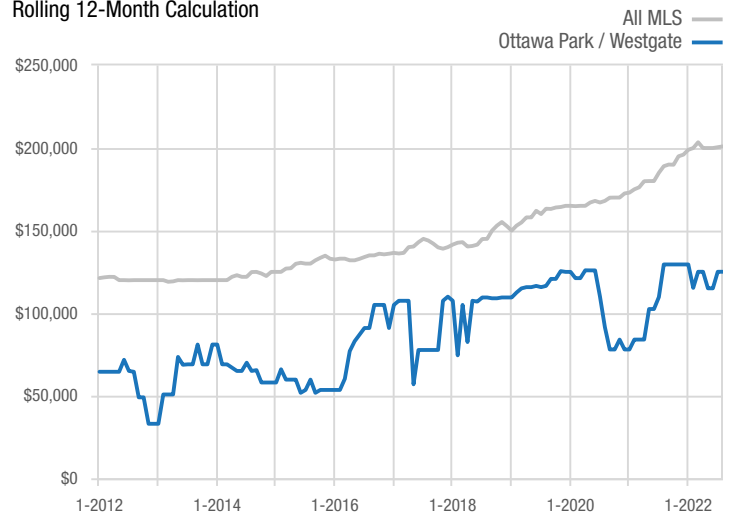
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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Olde West End

MLS Area 18: 43610 and 43620

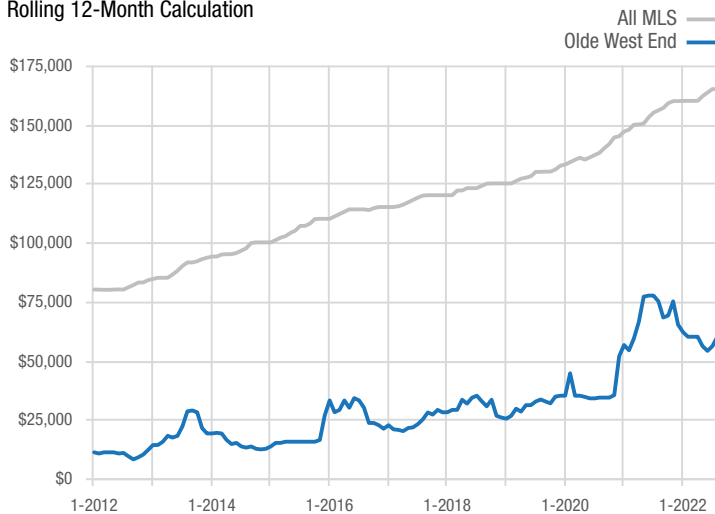
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	8	3	- 62.5%	63	62	- 1.6%
Pending Sales	6	3	- 50.0%	44	60	+ 36.4%
Closed Sales	4	4	0.0%	43	58	+ 34.9%
Days on Market Until Sale	127	94	- 26.0%	89	66	- 25.8%
Median Sales Price*	\$25,350	\$86,000	+ 239.3%	\$72,000	\$60,000	- 16.7%
Average Sales Price*	\$24,875	\$93,350	+ 275.3%	\$107,189	\$86,026	- 19.7%
Percent of List Price Received*	92.4%	98.4%	+ 6.5%	96.5%	96.9%	+ 0.4%
Inventory of Homes for Sale	27	13	- 51.9%	—	—	—
Months Supply of Inventory	4.4	2.0	- 54.5%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	0	—	7	2	- 71.4%
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	63	—	—	65	154	+ 136.9%
Median Sales Price*	\$47,000	—	—	\$54,250	\$102,000	+ 88.0%
Average Sales Price*	\$47,000	—	—	\$73,650	\$102,000	+ 38.5%
Percent of List Price Received*	94.4%	—	—	97.5%	98.9%	+ 1.4%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

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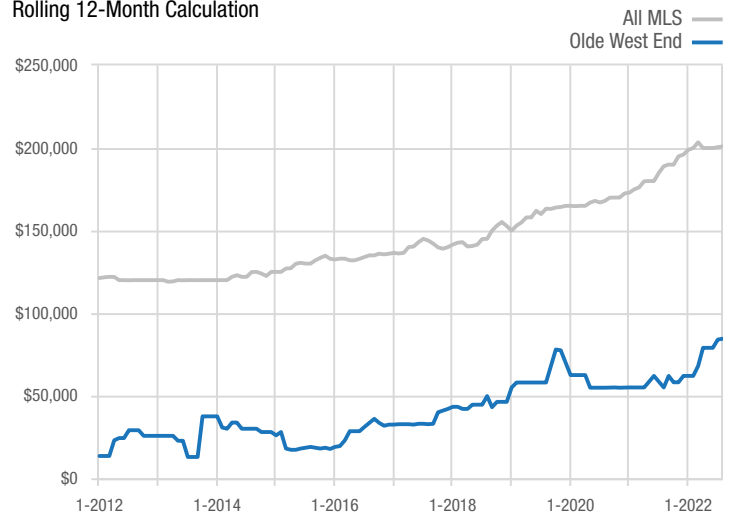
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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Olde North End

MLS Area 19: 43608

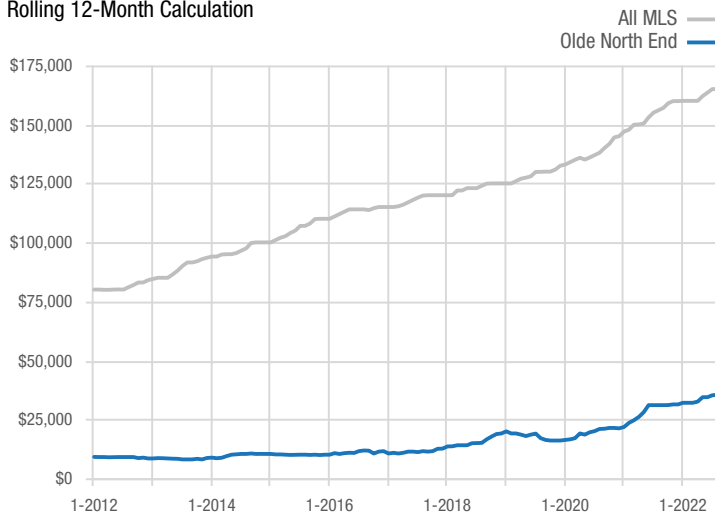
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	21	31	+ 47.6%	168	151	- 10.1%
Pending Sales	12	20	+ 66.7%	138	94	- 31.9%
Closed Sales	10	13	+ 30.0%	139	83	- 40.3%
Days on Market Until Sale	38	62	+ 63.2%	54	62	+ 14.8%
Median Sales Price*	\$45,000	\$41,000	- 8.9%	\$31,606	\$38,075	+ 20.5%
Average Sales Price*	\$39,960	\$45,111	+ 12.9%	\$35,628	\$44,314	+ 24.4%
Percent of List Price Received*	101.3%	88.6%	- 12.5%	94.4%	92.1%	- 2.4%
Inventory of Homes for Sale	27	51	+ 88.9%	—	—	—
Months Supply of Inventory	1.8	4.7	+ 161.1%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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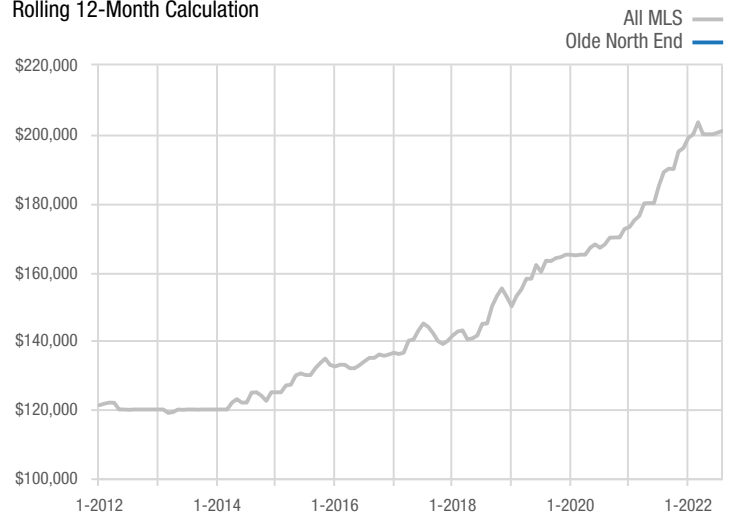
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

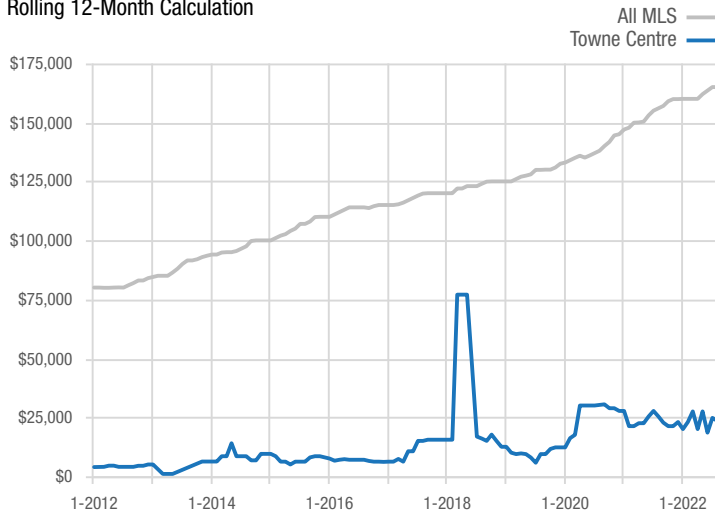
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	2	1	- 50.0%	12	11	- 8.3%
Pending Sales	2	0	- 100.0%	10	5	- 50.0%
Closed Sales	0	2	—	9	6	- 33.3%
Days on Market Until Sale	—	116	—	77	74	- 3.9%
Median Sales Price*	—	\$23,500	—	\$29,000	\$28,250	- 2.6%
Average Sales Price*	—	\$23,500	—	\$75,389	\$42,583	- 43.5%
Percent of List Price Received*	—	70.1%	—	87.2%	85.5%	- 1.9%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	2.3	+ 109.1%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	1	- 66.7%	16	11	- 31.3%
Pending Sales	2	0	- 100.0%	10	9	- 10.0%
Closed Sales	2	2	0.0%	11	10	- 9.1%
Days on Market Until Sale	41	39	- 4.9%	70	72	+ 2.9%
Median Sales Price*	\$216,500	\$290,000	+ 33.9%	\$242,000	\$242,500	+ 0.2%
Average Sales Price*	\$216,500	\$290,000	+ 33.9%	\$236,164	\$245,300	+ 3.9%
Percent of List Price Received*	99.0%	95.6%	- 3.4%	98.5%	96.8%	- 1.7%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	4.4	1.6	- 63.6%	—	—	—

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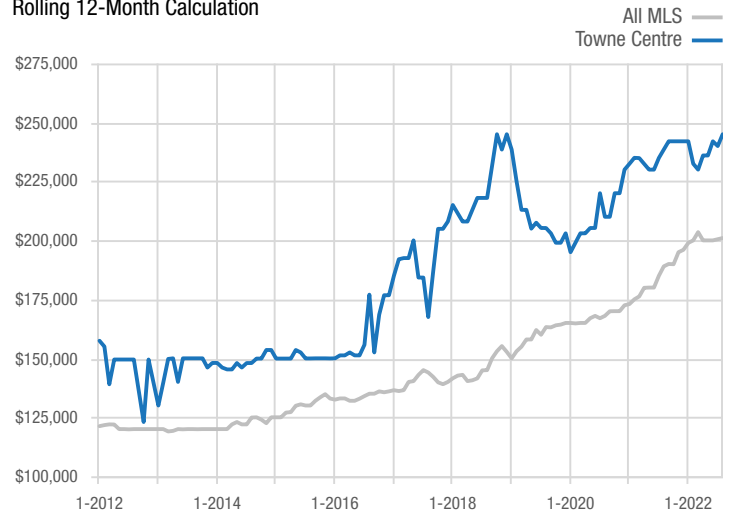
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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Scott Park

MLS Area 21: 43607

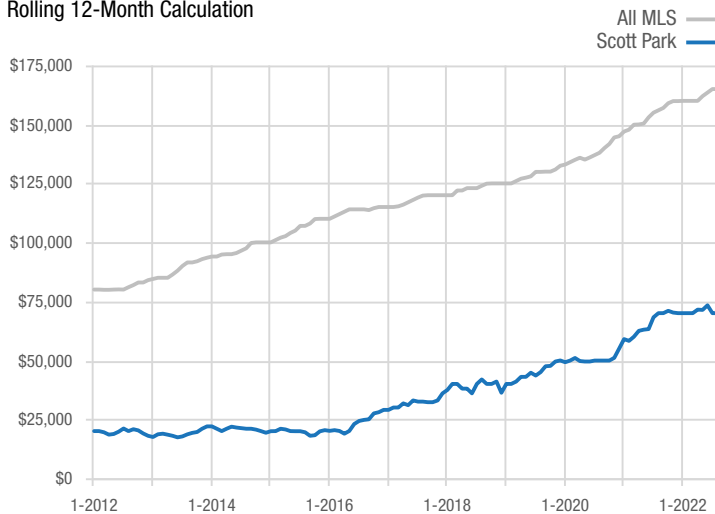
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	23	26	+ 13.0%	170	148	- 12.9%
Pending Sales	23	19	- 17.4%	134	111	- 17.2%
Closed Sales	25	12	- 52.0%	135	104	- 23.0%
Days on Market Until Sale	67	49	- 26.9%	59	63	+ 6.8%
Median Sales Price*	\$80,000	\$81,950	+ 2.4%	\$71,250	\$71,250	0.0%
Average Sales Price*	\$77,740	\$127,388	+ 63.9%	\$69,886	\$89,208	+ 27.6%
Percent of List Price Received*	100.8%	98.5%	- 2.3%	98.5%	96.6%	- 1.9%
Inventory of Homes for Sale	46	43	- 6.5%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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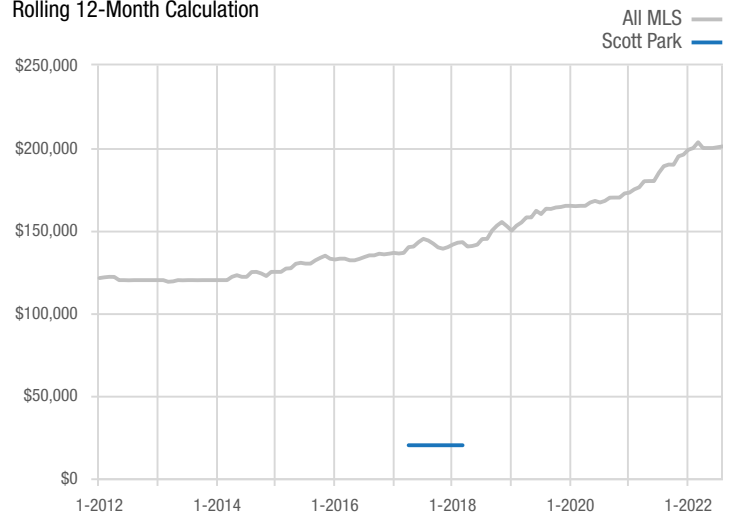
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

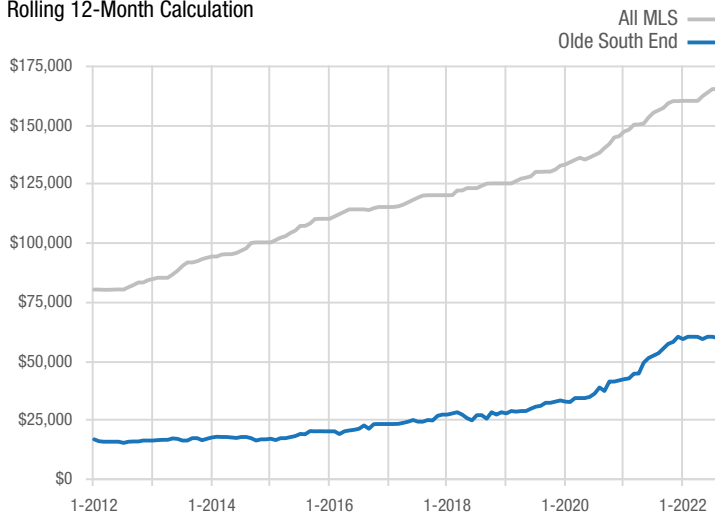
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	42	38	- 9.5%	224	217	- 3.1%
Pending Sales	25	21	- 16.0%	151	167	+ 10.6%
Closed Sales	19	22	+ 15.8%	144	164	+ 13.9%
Days on Market Until Sale	63	49	- 22.2%	53	63	+ 18.9%
Median Sales Price*	\$68,500	\$55,500	- 19.0%	\$57,500	\$52,000	- 9.6%
Average Sales Price*	\$62,106	\$53,977	- 13.1%	\$56,377	\$57,648	+ 2.3%
Percent of List Price Received*	98.5%	96.0%	- 2.5%	97.4%	94.9%	- 2.6%
Inventory of Homes for Sale	68	57	- 16.2%	—	—	—
Months Supply of Inventory	3.6	2.8	- 22.2%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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	—	—	—	160	—	—
Median Sales Price*	—	—	—	\$176,000	—	—
Average Sales Price*	—	—	—	\$176,000	—	—
Percent of List Price Received*	—	—	—	100.6%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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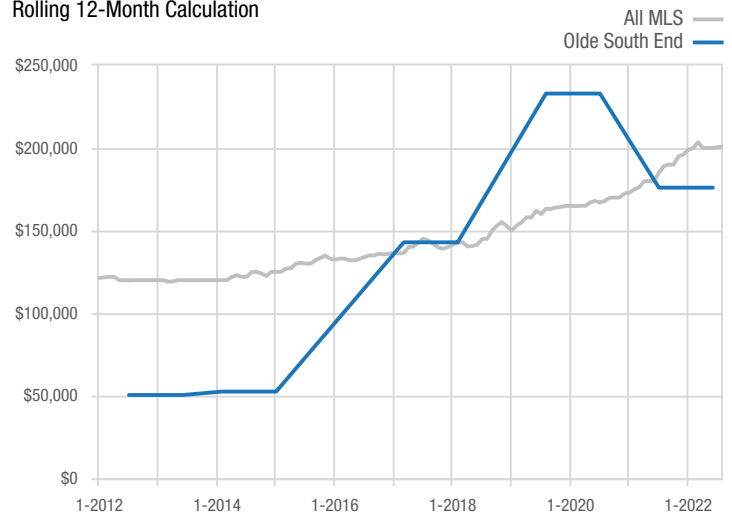
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

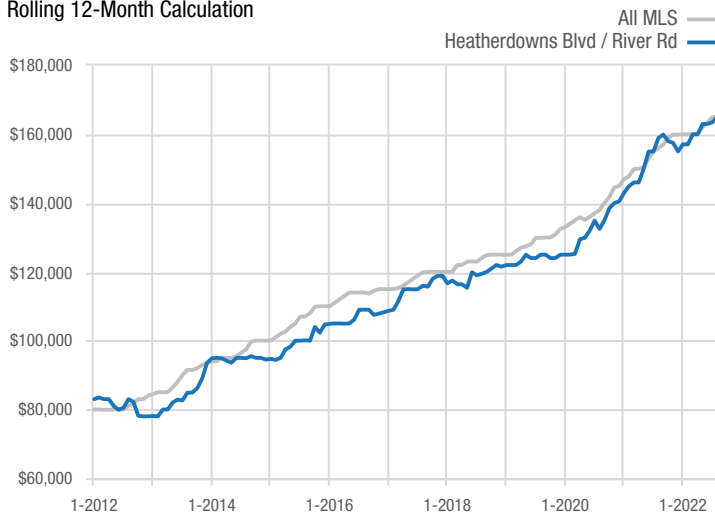
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	48	38	- 20.8%	343	313	- 8.7%
Pending Sales	46	39	- 15.2%	285	283	- 0.7%
Closed Sales	44	40	- 9.1%	280	276	- 1.4%
Days on Market Until Sale	53	40	- 24.5%	53	47	- 11.3%
Median Sales Price*	\$166,200	\$185,250	+ 11.5%	\$163,000	\$178,000	+ 9.2%
Average Sales Price*	\$172,777	\$193,223	+ 11.8%	\$168,980	\$183,455	+ 8.6%
Percent of List Price Received*	101.1%	103.8%	+ 2.7%	102.3%	104.2%	+ 1.9%
Inventory of Homes for Sale	75	58	- 22.7%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	6	4	- 33.3%	41	52	+ 26.8%
Pending Sales	4	6	+ 50.0%	41	44	+ 7.3%
Closed Sales	2	4	+ 100.0%	39	43	+ 10.3%
Days on Market Until Sale	43	81	+ 88.4%	75	47	- 37.3%
Median Sales Price*	\$79,000	\$144,000	+ 82.3%	\$86,880	\$95,000	+ 9.3%
Average Sales Price*	\$79,000	\$142,500	+ 80.4%	\$92,376	\$107,656	+ 16.5%
Percent of List Price Received*	95.6%	96.2%	+ 0.6%	95.3%	98.1%	+ 2.9%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

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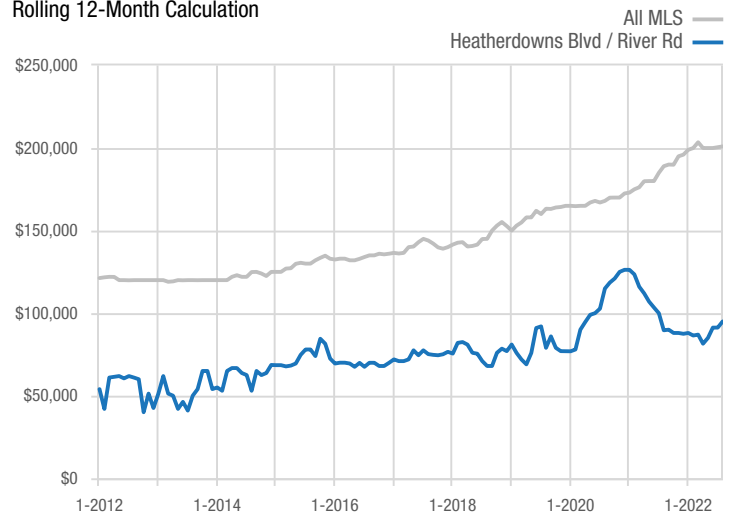
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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East River

MLS Area 24: 43605

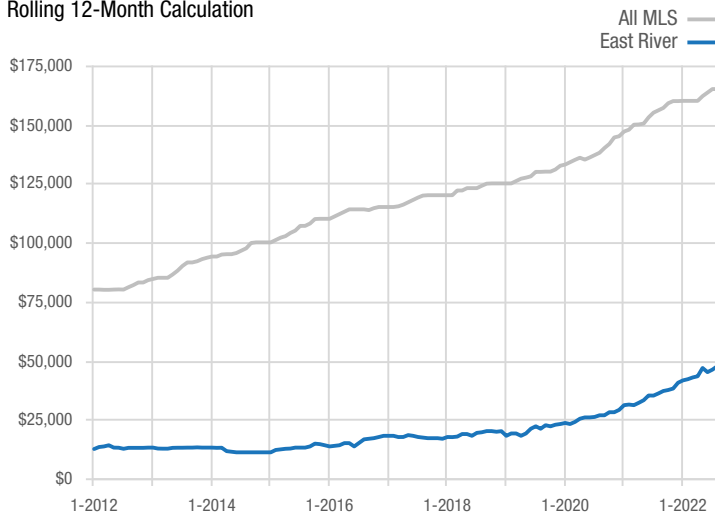
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	21	22	+ 4.8%	177	219	+ 23.7%
Pending Sales	18	23	+ 27.8%	140	161	+ 15.0%
Closed Sales	23	30	+ 30.4%	138	162	+ 17.4%
Days on Market Until Sale	66	67	+ 1.5%	65	53	- 18.5%
Median Sales Price*	\$37,500	\$50,000	+ 33.3%	\$37,500	\$47,701	+ 27.2%
Average Sales Price*	\$47,194	\$49,129	+ 4.1%	\$44,405	\$49,310	+ 11.0%
Percent of List Price Received*	90.6%	95.7%	+ 5.6%	95.1%	95.8%	+ 0.7%
Inventory of Homes for Sale	45	66	+ 46.7%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	0	2	—
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	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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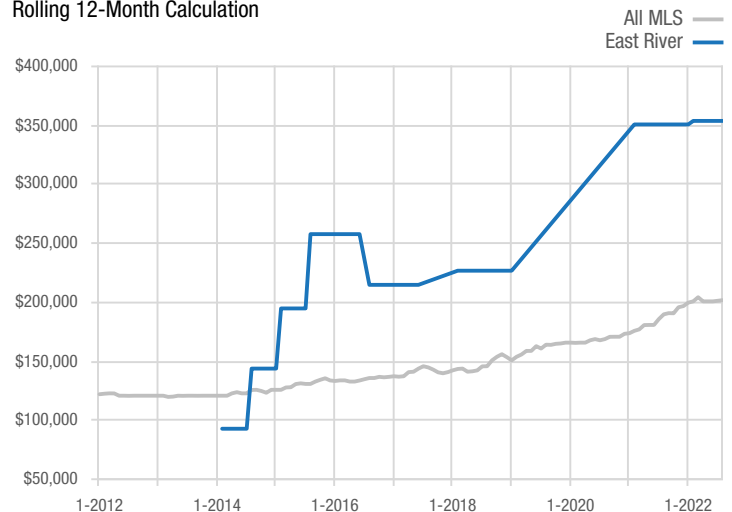
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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Oregon

MLS Area 25: 43616

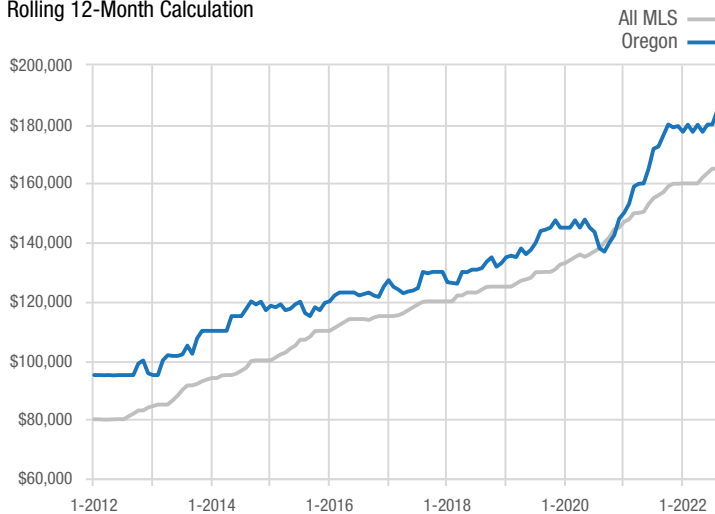
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	38	30	- 21.1%	217	188	- 13.4%
Pending Sales	26	22	- 15.4%	188	157	- 16.5%
Closed Sales	22	24	+ 9.1%	178	159	- 10.7%
Days on Market Until Sale	60	49	- 18.3%	69	63	- 8.7%
Median Sales Price*	\$161,000	\$186,000	+ 15.5%	\$179,000	\$186,000	+ 3.9%
Average Sales Price*	\$170,468	\$204,152	+ 19.8%	\$195,702	\$200,704	+ 2.6%
Percent of List Price Received*	99.8%	106.0%	+ 6.2%	100.9%	101.6%	+ 0.7%
Inventory of Homes for Sale	57	43	- 24.6%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	2	0	- 100.0%	6	15	+ 150.0%
Pending Sales	0	2	—	4	10	+ 150.0%
Closed Sales	0	3	—	4	11	+ 175.0%
Days on Market Until Sale	—	39	—	141	47	- 66.7%
Median Sales Price*	—	\$195,000	—	\$213,450	\$201,000	- 5.8%
Average Sales Price*	—	\$208,592	—	\$190,975	\$213,253	+ 11.7%
Percent of List Price Received*	—	98.5%	—	98.3%	100.9%	+ 2.6%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.3	—	—	—	—	—

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

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2022

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

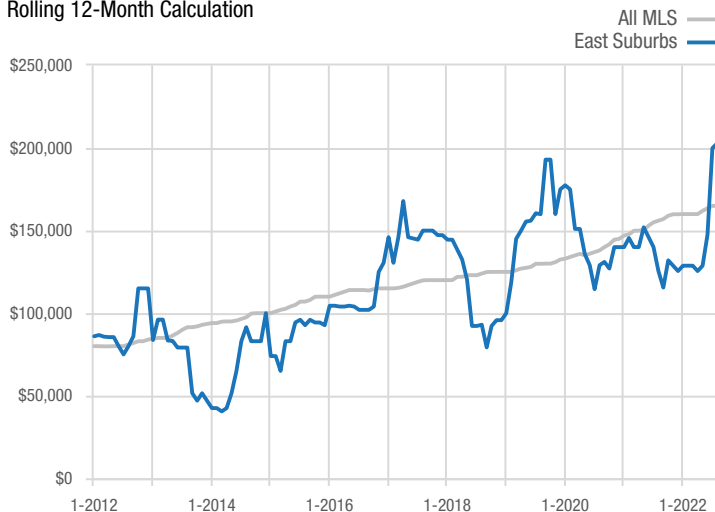
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	0	- 100.0%	15	14	- 6.7%
Pending Sales	1	0	- 100.0%	11	10	- 9.1%
Closed Sales	1	0	- 100.0%	10	10	0.0%
Days on Market Until Sale	23	—	—	57	54	- 5.3%
Median Sales Price*	\$55,000	—	—	\$95,800	\$209,950	+ 119.2%
Average Sales Price*	\$55,000	—	—	\$100,610	\$217,260	+ 115.9%
Percent of List Price Received*	100.0%	—	—	103.5%	101.9%	- 1.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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	—	—	—	—	—	—

* 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.

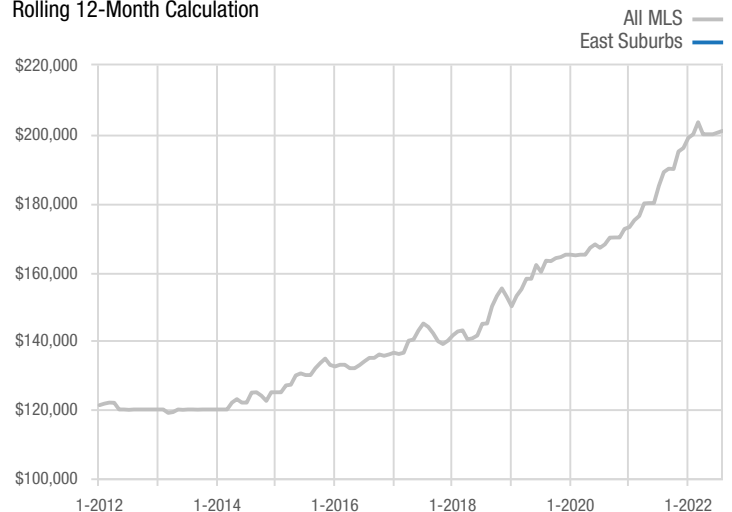
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

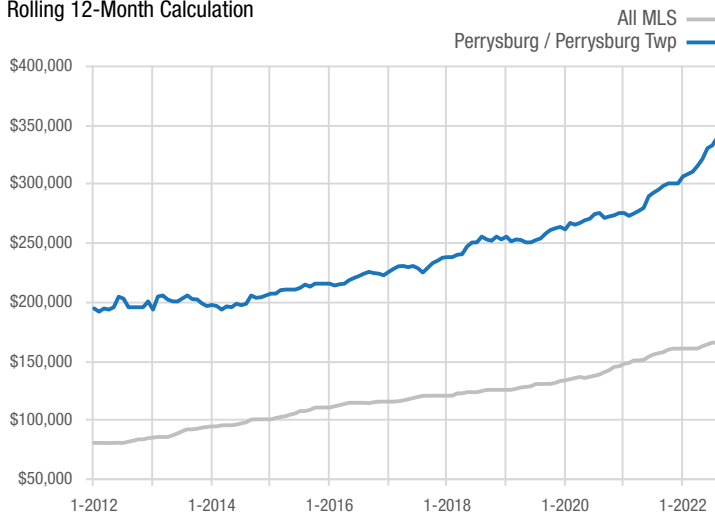
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	79	48	- 39.2%	509	397	- 22.0%
Pending Sales	58	53	- 8.6%	427	341	- 20.1%
Closed Sales	63	63	0.0%	418	342	- 18.2%
Days on Market Until Sale	62	51	- 17.7%	72	67	- 6.9%
Median Sales Price*	\$325,000	\$350,000	+ 7.7%	\$305,000	\$359,900	+ 18.0%
Average Sales Price*	\$352,792	\$379,092	+ 7.5%	\$333,546	\$377,023	+ 13.0%
Percent of List Price Received*	102.9%	101.6%	- 1.3%	101.3%	102.8%	+ 1.5%
Inventory of Homes for Sale	135	92	- 31.9%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	5	6	+ 20.0%	46	52	+ 13.0%
Pending Sales	6	6	0.0%	43	45	+ 4.7%
Closed Sales	3	6	+ 100.0%	41	45	+ 9.8%
Days on Market Until Sale	56	51	- 8.9%	56	44	- 21.4%
Median Sales Price*	\$255,000	\$235,000	- 7.8%	\$224,000	\$230,000	+ 2.7%
Average Sales Price*	\$236,633	\$265,667	+ 12.3%	\$221,967	\$265,911	+ 19.8%
Percent of List Price Received*	103.6%	98.8%	- 4.6%	99.9%	103.1%	+ 3.2%
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

* 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.

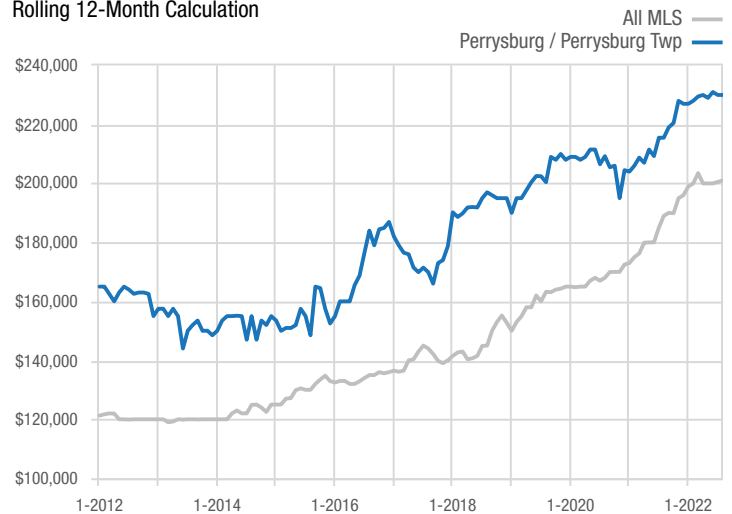
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

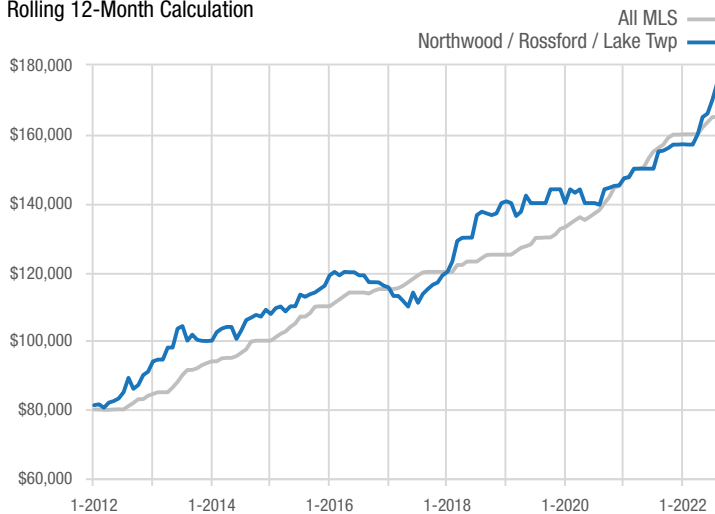
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	27	16	- 40.7%	249	187	- 24.9%
Pending Sales	35	31	- 11.4%	208	174	- 16.3%
Closed Sales	30	35	+ 16.7%	197	176	- 10.7%
Days on Market Until Sale	62	50	- 19.4%	62	53	- 14.5%
Median Sales Price*	\$165,000	\$216,500	+ 31.2%	\$155,000	\$177,775	+ 14.7%
Average Sales Price*	\$175,300	\$218,229	+ 24.5%	\$173,358	\$205,458	+ 18.5%
Percent of List Price Received*	101.3%	102.1%	+ 0.8%	100.9%	102.8%	+ 1.9%
Inventory of Homes for Sale	58	29	- 50.0%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	3	9	+ 200.0%
Pending Sales	0	1	—	2	4	+ 100.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	31	—	34	50	+ 47.1%
Median Sales Price*	—	\$57,000	—	\$60,000	\$237,000	+ 295.0%
Average Sales Price*	—	\$57,000	—	\$60,000	\$199,000	+ 231.7%
Percent of List Price Received*	—	95.0%	—	96.2%	99.9%	+ 3.8%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	1.0	3.4	+ 240.0%	—	—	—

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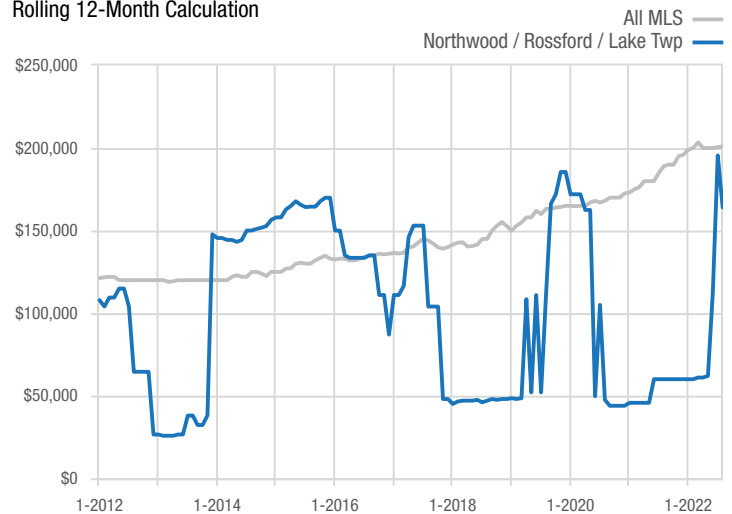
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

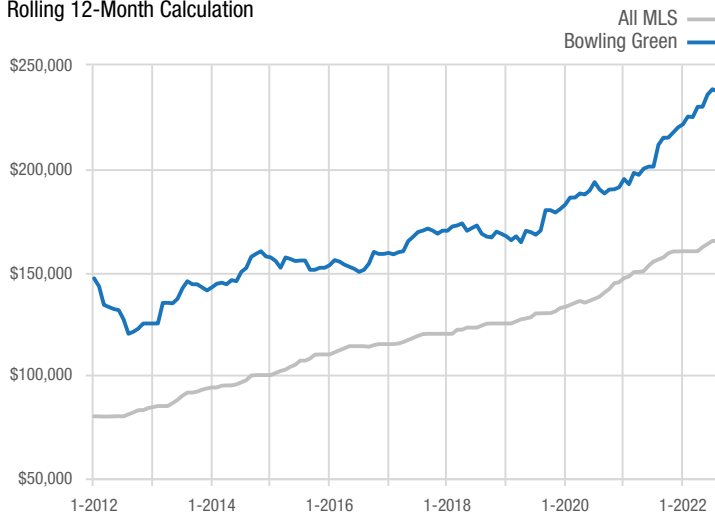
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	24	19	- 20.8%	179	147	- 17.9%
Pending Sales	23	23	0.0%	155	138	- 11.0%
Closed Sales	24	19	- 20.8%	156	134	- 14.1%
Days on Market Until Sale	47	42	- 10.6%	52	42	- 19.2%
Median Sales Price*	\$234,950	\$225,000	- 4.2%	\$220,000	\$247,000	+ 12.3%
Average Sales Price*	\$232,553	\$230,137	- 1.0%	\$235,247	\$257,278	+ 9.4%
Percent of List Price Received*	100.9%	102.5%	+ 1.6%	101.4%	102.2%	+ 0.8%
Inventory of Homes for Sale	38	23	- 39.5%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	28	18	- 35.7%
Pending Sales	4	3	- 25.0%	26	18	- 30.8%
Closed Sales	5	3	- 40.0%	28	18	- 35.7%
Days on Market Until Sale	71	23	- 67.6%	52	58	+ 11.5%
Median Sales Price*	\$320,000	\$234,000	- 26.9%	\$193,000	\$229,500	+ 18.9%
Average Sales Price*	\$309,485	\$241,500	- 22.0%	\$224,395	\$242,608	+ 8.1%
Percent of List Price Received*	104.3%	110.7%	+ 6.1%	102.5%	102.9%	+ 0.4%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

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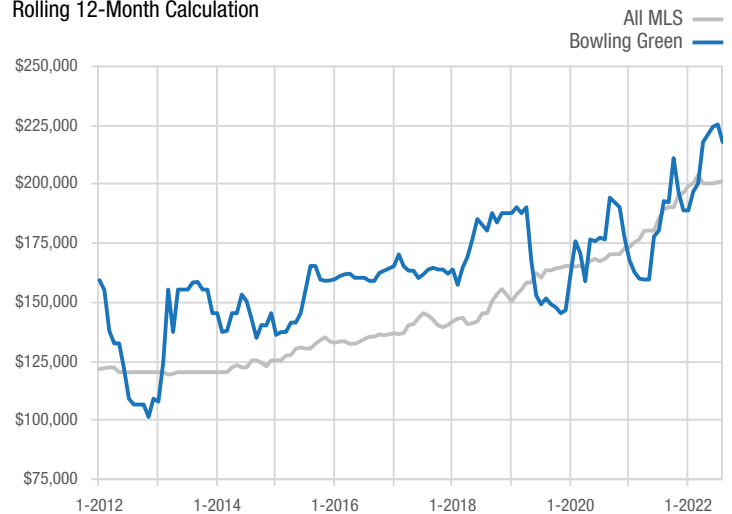
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

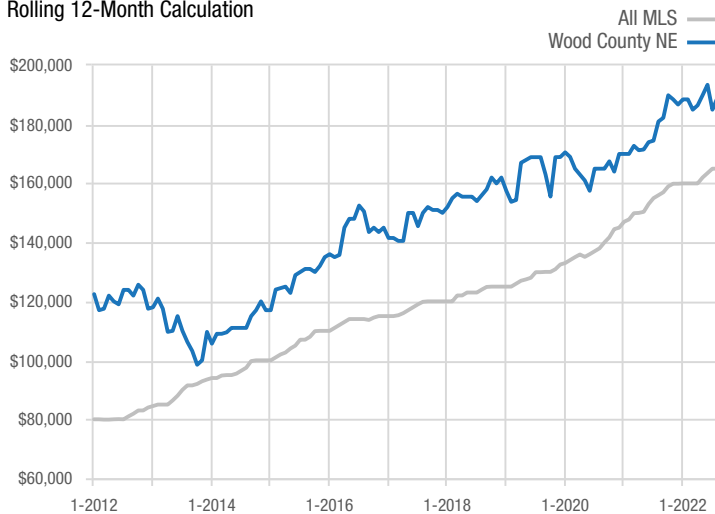
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	9	12	+ 33.3%	72	49	- 31.9%
Pending Sales	8	6	- 25.0%	57	38	- 33.3%
Closed Sales	9	7	- 22.2%	58	39	- 32.8%
Days on Market Until Sale	63	51	- 19.0%	57	66	+ 15.8%
Median Sales Price*	\$247,000	\$215,000	- 13.0%	\$182,501	\$187,500	+ 2.7%
Average Sales Price*	\$346,213	\$233,929	- 32.4%	\$221,851	\$207,903	- 6.3%
Percent of List Price Received*	97.4%	102.0%	+ 4.7%	100.4%	99.3%	- 1.1%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	8	—
Median Sales Price*	—	—	—	—	\$149,000	—
Average Sales Price*	—	—	—	—	\$149,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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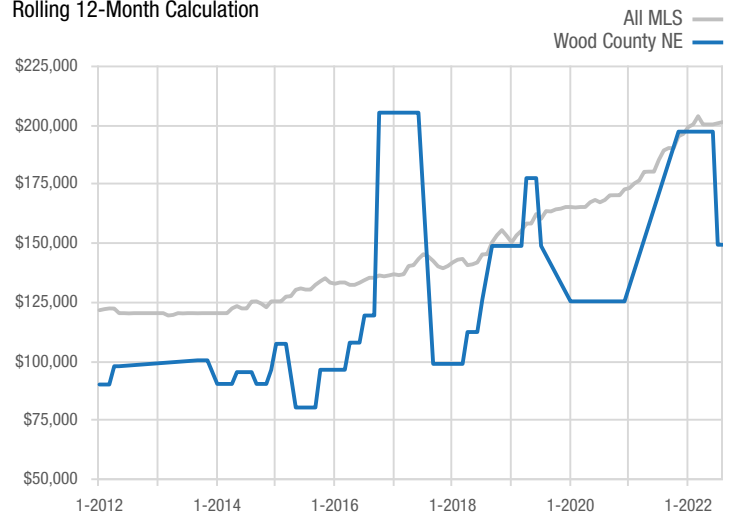
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

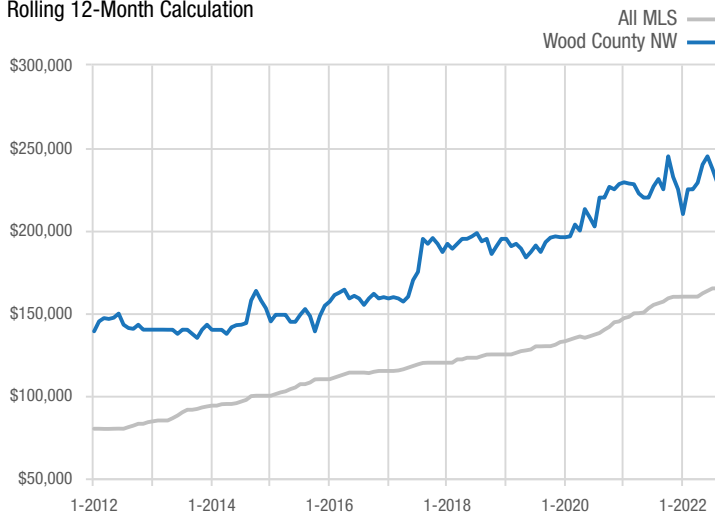
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	10	6	- 40.0%	64	63	- 1.6%
Pending Sales	7	8	+ 14.3%	57	54	- 5.3%
Closed Sales	8	10	+ 25.0%	56	56	0.0%
Days on Market Until Sale	39	46	+ 17.9%	63	48	- 23.8%
Median Sales Price*	\$305,000	\$297,500	- 2.5%	\$207,000	\$211,000	+ 1.9%
Average Sales Price*	\$317,214	\$325,200	+ 2.5%	\$232,630	\$265,156	+ 14.0%
Percent of List Price Received*	101.6%	99.0%	- 2.6%	102.5%	101.1%	- 1.4%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	0	—	—	0	—
Median Sales Price*	—	\$125,000	—	—	\$125,000	—
Average Sales Price*	—	\$125,000	—	—	\$125,000	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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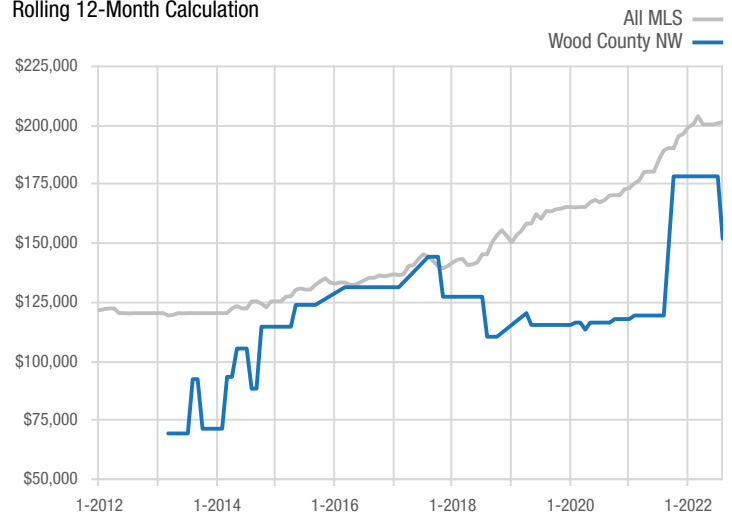
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

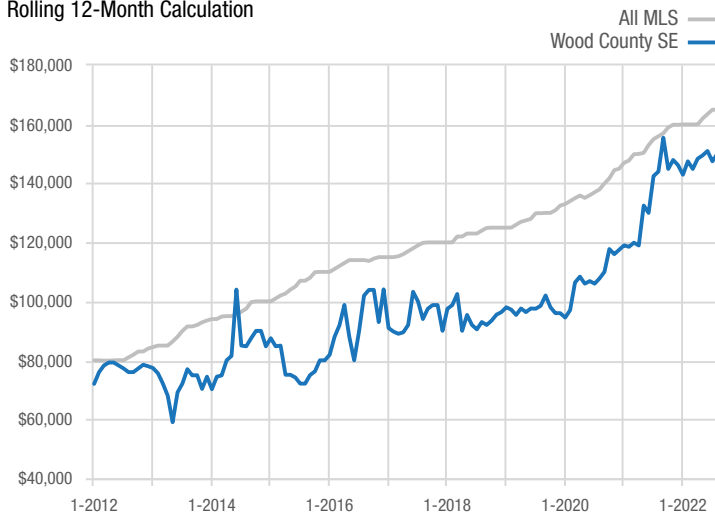
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	8	8	0.0%	47	63	+ 34.0%
Pending Sales	3	5	+ 66.7%	39	46	+ 17.9%
Closed Sales	6	8	+ 33.3%	39	47	+ 20.5%
Days on Market Until Sale	52	44	- 15.4%	62	72	+ 16.1%
Median Sales Price*	\$209,000	\$180,000	- 13.9%	\$142,500	\$151,555	+ 6.4%
Average Sales Price*	\$210,208	\$173,532	- 17.4%	\$166,348	\$183,211	+ 10.1%
Percent of List Price Received*	105.2%	97.6%	- 7.2%	103.7%	99.7%	- 3.9%
Inventory of Homes for Sale	11	17	+ 54.5%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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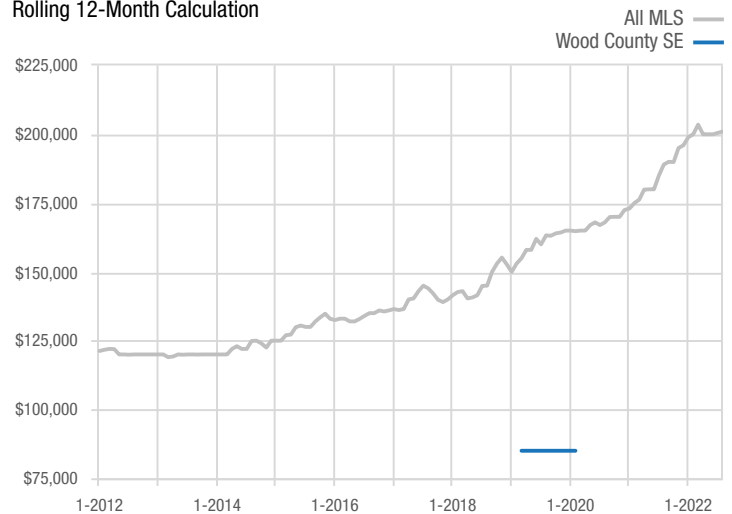
Median Sales Price - Single Family

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

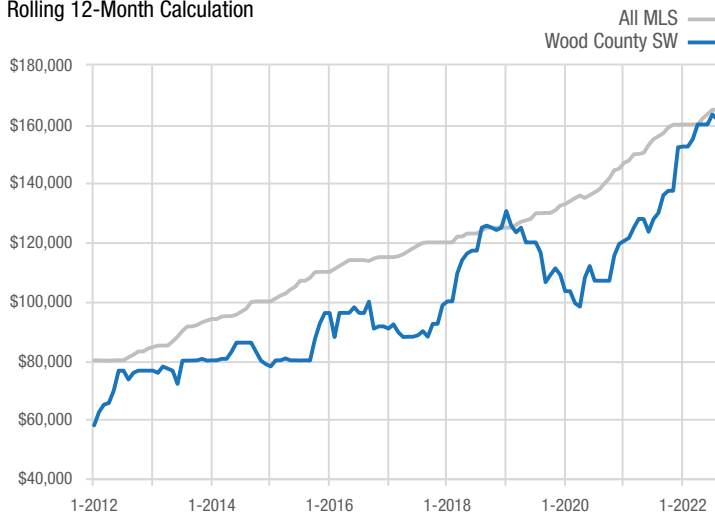
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	9	6	- 33.3%	45	62	+ 37.8%
Pending Sales	7	6	- 14.3%	35	55	+ 57.1%
Closed Sales	7	5	- 28.6%	34	54	+ 58.8%
Days on Market Until Sale	71	51	- 28.2%	80	58	- 27.5%
Median Sales Price*	\$137,000	\$105,000	- 23.4%	\$135,500	\$160,000	+ 18.1%
Average Sales Price*	\$178,971	\$116,775	- 34.8%	\$158,677	\$169,514	+ 6.8%
Percent of List Price Received*	100.9%	121.6%	+ 20.5%	98.5%	101.3%	+ 2.8%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	3.6	2.1	- 41.7%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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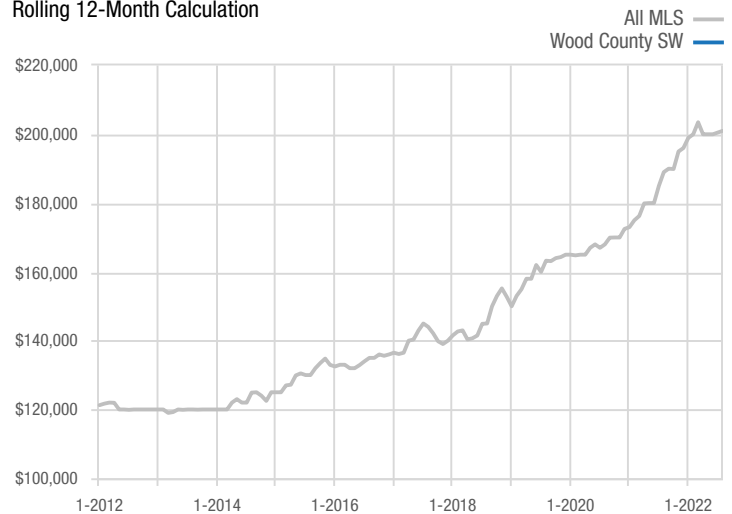
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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