

Local Market Update – December 2021

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Lucas and Upper Wood County

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

The 2021 housing market was one for the history books! After three consecutive months of increases recently, existing home sales are on pace to hit their highest level in 15 years, with an estimated 6 million homes sold in 2021 according to the National Association of REALTORS®. Sales prices reached new heights, inventory hit rock bottom, and homes sold in record time, often for well above asking price. Mortgage rates, which began the year at historic lows, remain attractive, and homeowners who choose to sell in the coming months can expect to see plenty of buyer activity due to pent-up demand during the pandemic.

Looking ahead, experts anticipate many of the housing market trends of 2021 will continue in 2022, albeit at a more moderate level. Strong buyer demand and inventory shortages are likely to persist over the next year. Home sales are projected to remain strong, but will be tempered by the limited supply of homes, higher sales prices, and rising interest rates, with the Federal Reserve planning multiple rate hikes in the new year. Price growth is expected to slow somewhat as a result, but affordability will likely remain a top constraint for some homebuyers.

Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12 2020	Thru 12 2021	% Change
Key Metrics						
New Listings	330	325	-1.5%	7,243	7,701	+6.3%
Closed Sales	558	598	+7.2%	6,419	6,852	+6.7%
Days on Market	70	67	-4.3%	83	67	-19.3%
SP\$/SqFt	\$99.17	\$106.30	+7.2%	\$92.45	\$104.89	+13.5%
Median Sales Price*	\$159,950	\$150,000	-6.2%	\$145,000	\$156,350	7.8%
Average Sales Price*	\$191,158	\$191,265	---	\$176,321	\$195,278	10.8%
Percent of List Price Received*	105%	269%	156.2%	251%	101%	-59.8%
Months Supply of Inventory	2	2	---	---	---	---
Total Volume (in 1000's)	\$106,666	\$114,377	+7.2%	\$1,128,190	\$1,313,283	+16.4%

Condo	December			Year to Date		
	2020	2021	% Change	Thru 12 2020	Thru 12 2021	% Change
Key Metrics						
New Listings	25	29	+16.0%	660	609	-7.8%
Closed Sales	46	46	---	563	577	+2.5%
Days on Market	88	59	-32.9%	82	76	-7.3%
SP\$/SqFt	\$115.54	\$113.97	-13.6%	\$109.64	\$119.57	+9.1%
Median Sales Price*	\$180,000	\$191,000	+6.1%	\$178,750	\$200,000	+11.9%
Average Sales Price*	\$201,185	\$191,878	-4.6%	\$189,728	\$207,122	+9.2%
Percent of List Price Received*	98%	99%	+1.0%	98%	99%	+1.0%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume	\$9,255	\$8,826	-4.6%	\$106,817	\$119,509	+11.9%

* 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	12-2020	12-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		580	538	- 7.2%	12,443	13,349	+ 7.3%
Pending Sales		824	950	+ 15.3%	11,129	12,030	+ 8.1%
Closed Sales		940	1,052	+ 11.9%	11,154	11,977	+ 7.4%
Days on Market Until Sale		74	68	- 8.1%	79	64	- 19.0%
Median Sales Price		\$156,800	\$154,000	- 1.8%	\$148,900	\$160,000	+ 7.5%
Average Sales Price		\$187,397	\$188,311	+ 0.5%	\$173,901	\$192,794	+ 10.9%
Percent of List Price Received		98.1%	98.8%	+ 0.7%	98.1%	99.8%	+ 1.7%
Housing Affordability Index		258	261	+ 1.2%	271	252	- 7.0%
Inventory of Homes for Sale		1,803	1,622	- 10.0%	—	—	—
Months Supply of Inventory		1.9	1.6	- 15.8%	—	—	—

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Lucas County

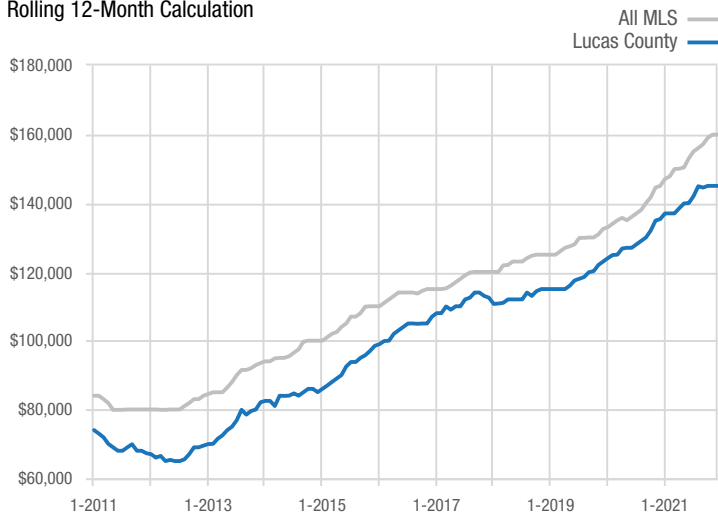
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	284	269	- 5.3%	6,188	6,556	+ 5.9%
Pending Sales	415	448	+ 8.0%	5,484	5,841	+ 6.5%
Closed Sales	464	518	+ 11.6%	5,473	5,820	+ 6.3%
Days on Market Until Sale	67	65	- 3.0%	73	60	- 17.8%
Median Sales Price*	\$150,000	\$145,000	- 3.3%	\$135,350	\$145,000	+ 7.1%
Average Sales Price*	\$176,941	\$181,705	+ 2.7%	\$164,121	\$178,836	+ 9.0%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	98.2%	100.2%	+ 2.0%
Inventory of Homes for Sale	805	742	- 7.8%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	21	26	+ 23.8%	559	535	- 4.3%
Pending Sales	31	44	+ 41.9%	469	514	+ 9.6%
Closed Sales	39	40	+ 2.6%	464	501	+ 8.0%
Days on Market Until Sale	89	59	- 33.7%	85	80	- 5.9%
Median Sales Price*	\$180,000	\$189,000	+ 5.0%	\$177,250	\$195,000	+ 10.0%
Average Sales Price*	\$197,534	\$191,003	- 3.3%	\$186,697	\$205,490	+ 10.1%
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	97.6%	99.0%	+ 1.4%
Inventory of Homes for Sale	99	60	- 39.4%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

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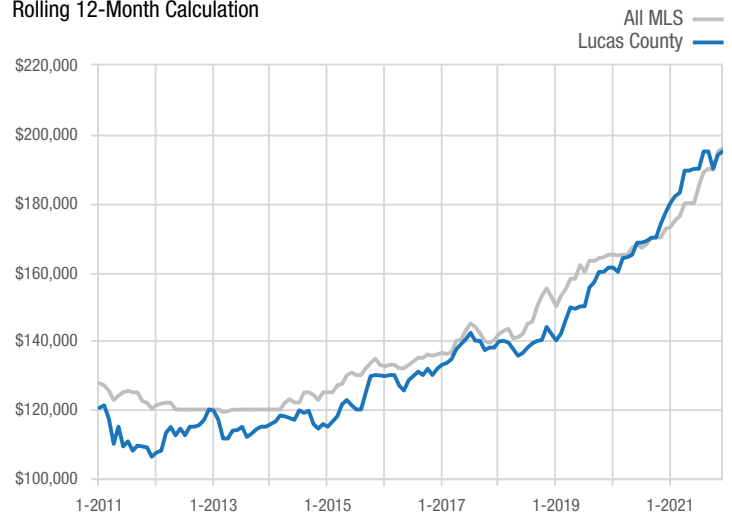
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

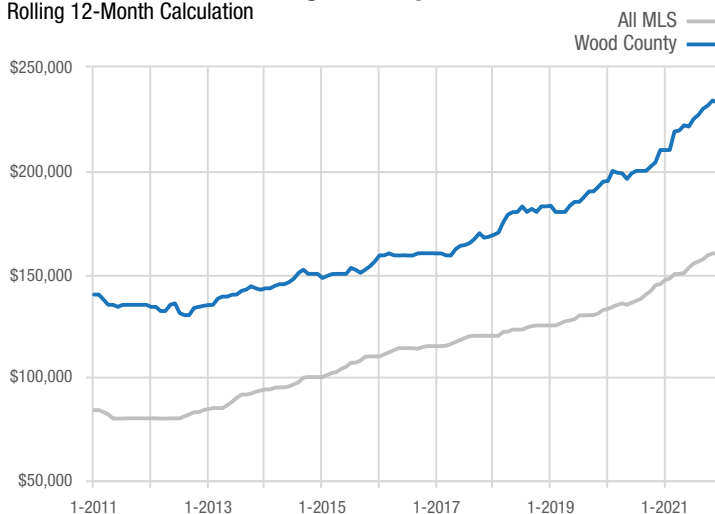
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	64	59	- 7.8%	1,489	1,582	+ 6.2%
Pending Sales	104	101	- 2.9%	1,353	1,446	+ 6.9%
Closed Sales	129	104	- 19.4%	1,356	1,436	+ 5.9%
Days on Market Until Sale	84	74	- 11.9%	80	65	- 18.8%
Median Sales Price*	\$234,900	\$220,000	- 6.3%	\$210,000	\$233,000	+ 11.0%
Average Sales Price*	\$260,252	\$259,247	- 0.4%	\$234,369	\$258,458	+ 10.3%
Percent of List Price Received*	100.3%	98.8%	- 1.5%	99.4%	100.9%	+ 1.5%
Inventory of Homes for Sale	205	164	- 20.0%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	8	3	- 62.5%	147	116	- 21.1%
Pending Sales	7	8	+ 14.3%	137	118	- 13.9%
Closed Sales	8	9	+ 12.5%	135	120	- 11.1%
Days on Market Until Sale	91	54	- 40.7%	70	52	- 25.7%
Median Sales Price*	\$231,500	\$198,000	- 14.5%	\$177,000	\$215,000	+ 21.5%
Average Sales Price*	\$228,836	\$198,144	- 13.4%	\$200,924	\$215,894	+ 7.5%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	98.9%	100.2%	+ 1.3%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

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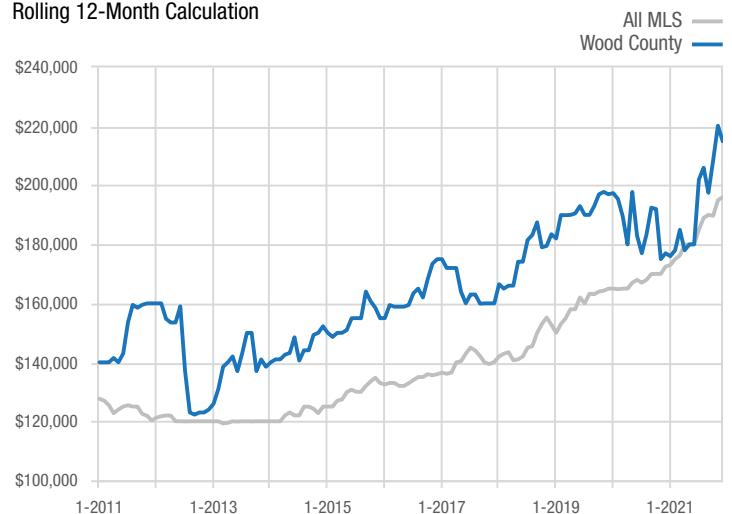
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

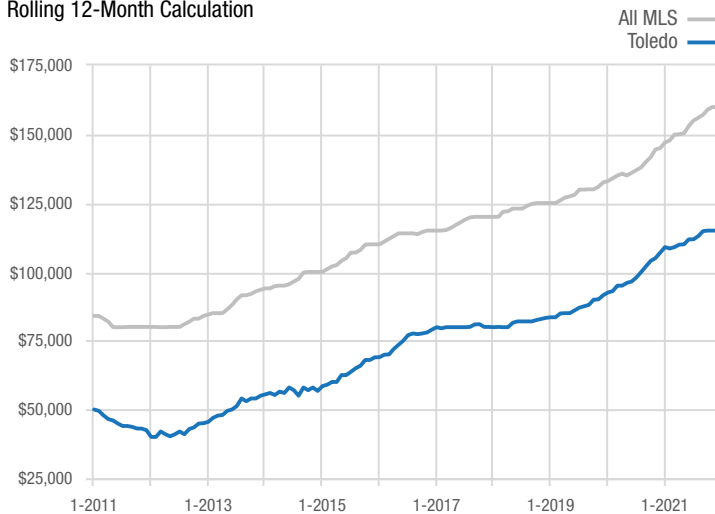
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	207	207	0.0%	4,140	4,584	+ 10.7%
Pending Sales	276	320	+ 15.9%	3,641	4,001	+ 9.9%
Closed Sales	302	360	+ 19.2%	3,627	3,983	+ 9.8%
Days on Market Until Sale	64	62	- 3.1%	71	58	- 18.3%
Median Sales Price*	\$112,250	\$118,000	+ 5.1%	\$107,000	\$115,000	+ 7.5%
Average Sales Price*	\$124,208	\$136,867	+ 10.2%	\$121,750	\$131,603	+ 8.1%
Percent of List Price Received*	97.1%	98.5%	+ 1.4%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	546	544	- 0.4%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	12	15	+ 25.0%	263	283	+ 7.6%
Pending Sales	16	25	+ 56.3%	227	262	+ 15.4%
Closed Sales	21	25	+ 19.0%	228	256	+ 12.3%
Days on Market Until Sale	83	64	- 22.9%	74	67	- 9.5%
Median Sales Price*	\$148,000	\$134,900	- 8.9%	\$142,500	\$139,250	- 2.3%
Average Sales Price*	\$172,067	\$166,320	- 3.3%	\$149,217	\$154,961	+ 3.8%
Percent of List Price Received*	98.7%	97.7%	- 1.0%	96.9%	98.5%	+ 1.7%
Inventory of Homes for Sale	48	33	- 31.3%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

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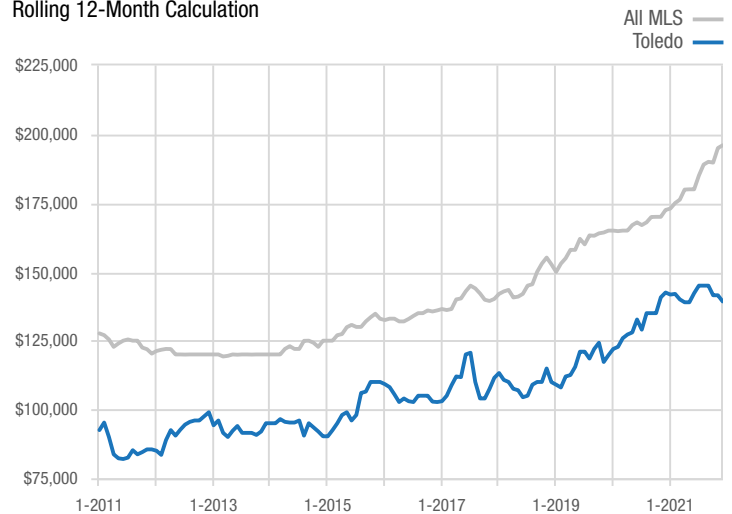
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

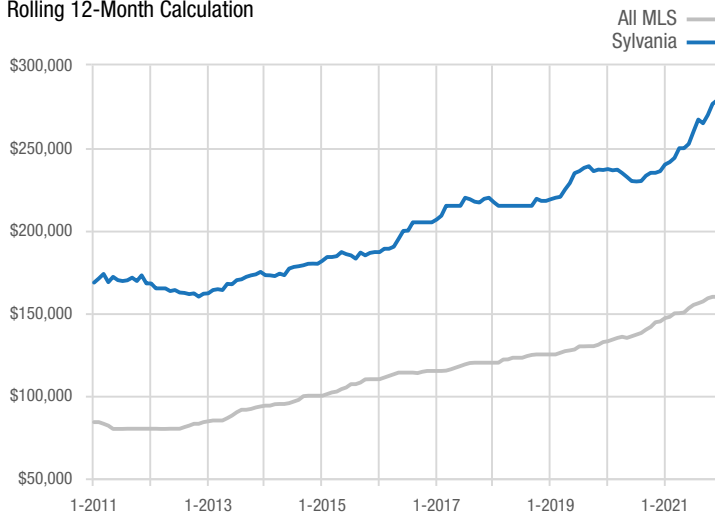
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	34	16	- 52.9%	741	673	- 9.2%
Pending Sales	52	49	- 5.8%	675	623	- 7.7%
Closed Sales	62	59	- 4.8%	674	621	- 7.9%
Days on Market Until Sale	83	92	+ 10.8%	78	66	- 15.4%
Median Sales Price*	\$262,000	\$300,000	+ 14.5%	\$236,000	\$279,000	+ 18.2%
Average Sales Price*	\$293,149	\$311,589	+ 6.3%	\$254,087	\$295,787	+ 16.4%
Percent of List Price Received*	100.1%	101.1%	+ 1.0%	99.0%	101.4%	+ 2.4%
Inventory of Homes for Sale	86	66	- 23.3%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	8	10	+ 25.0%	175	150	- 14.3%
Pending Sales	10	13	+ 30.0%	153	141	- 7.8%
Closed Sales	13	10	- 23.1%	148	144	- 2.7%
Days on Market Until Sale	85	44	- 48.2%	101	93	- 7.9%
Median Sales Price*	\$223,500	\$212,500	- 4.9%	\$211,450	\$240,000	+ 13.5%
Average Sales Price*	\$216,765	\$216,510	- 0.1%	\$206,169	\$230,576	+ 11.8%
Percent of List Price Received*	97.8%	100.3%	+ 2.6%	98.3%	99.8%	+ 1.5%
Inventory of Homes for Sale	27	18	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

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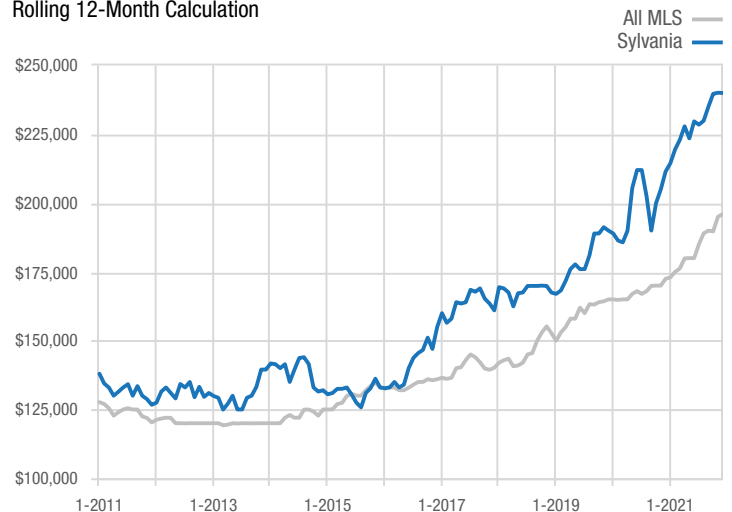
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

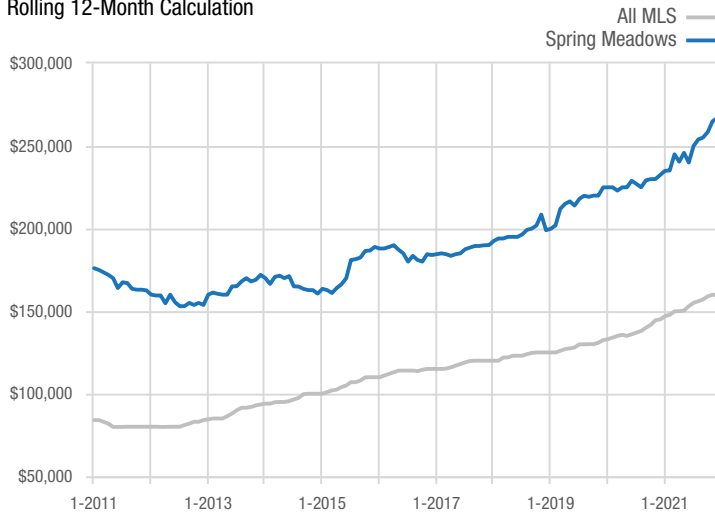
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	12	9	- 25.0%	278	272	- 2.2%
Pending Sales	23	16	- 30.4%	235	247	+ 5.1%
Closed Sales	24	21	- 12.5%	236	248	+ 5.1%
Days on Market Until Sale	69	66	- 4.3%	82	64	- 22.0%
Median Sales Price*	\$250,000	\$305,000	+ 22.0%	\$232,500	\$267,000	+ 14.8%
Average Sales Price*	\$261,626	\$268,163	+ 2.5%	\$240,267	\$279,336	+ 16.3%
Percent of List Price Received*	104.8%	97.9%	- 6.6%	99.8%	100.4%	+ 0.6%
Inventory of Homes for Sale	37	26	- 29.7%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	2	5	+ 150.0%	56	54	- 3.6%
Pending Sales	2	4	+ 100.0%	50	50	0.0%
Closed Sales	4	4	0.0%	50	49	- 2.0%
Days on Market Until Sale	197	29	- 85.3%	88	80	- 9.1%
Median Sales Price*	\$326,950	\$232,500	- 28.9%	\$214,236	\$295,000	+ 37.7%
Average Sales Price*	\$327,217	\$223,900	- 31.6%	\$239,945	\$294,546	+ 22.8%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	98.5%	99.7%	+ 1.2%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

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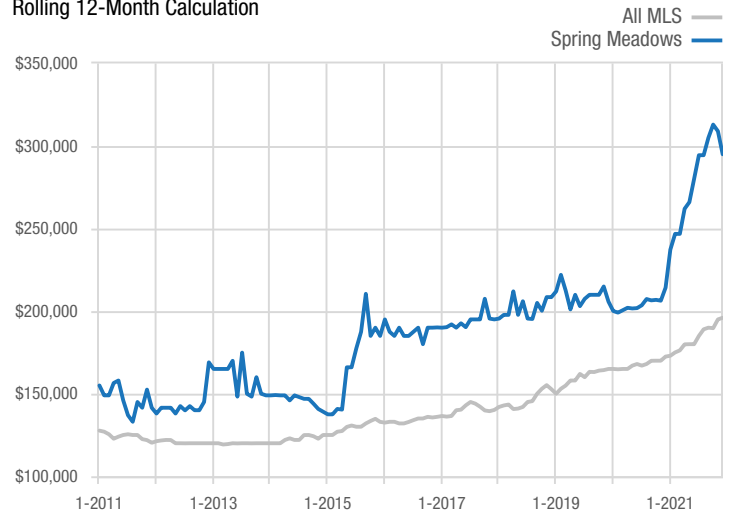
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

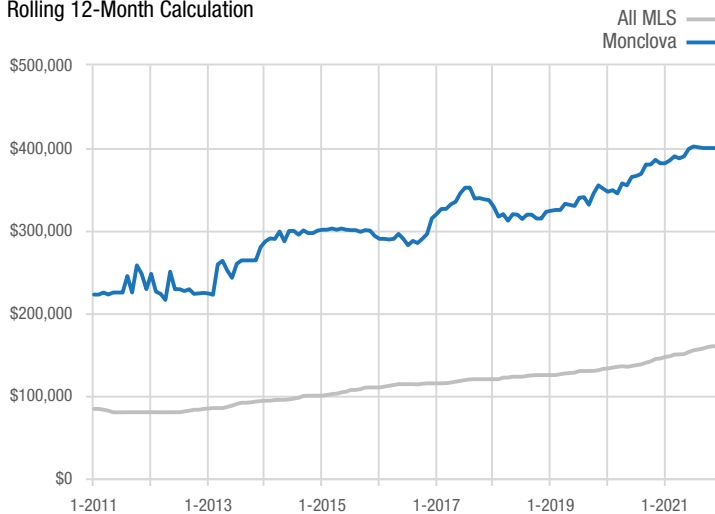
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	3	—	70	89	+ 27.1%
Pending Sales	3	5	+ 66.7%	66	83	+ 25.8%
Closed Sales	7	8	+ 14.3%	67	83	+ 23.9%
Days on Market Until Sale	138	52	- 62.3%	110	69	- 37.3%
Median Sales Price*	\$335,900	\$342,500	+ 2.0%	\$381,500	\$399,950	+ 4.8%
Average Sales Price*	\$339,971	\$306,878	- 9.7%	\$389,989	\$423,337	+ 8.6%
Percent of List Price Received*	116.1%	101.7%	- 12.4%	100.4%	101.1%	+ 0.7%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	1	—	20	18	- 10.0%
Pending Sales	1	1	0.0%	7	20	+ 185.7%
Closed Sales	0	0	—	6	10	+ 66.7%
Days on Market Until Sale	—	—	—	69	233	+ 237.7%
Median Sales Price*	—	—	—	\$284,000	\$299,720	+ 5.5%
Average Sales Price*	—	—	—	\$283,300	\$307,181	+ 8.4%
Percent of List Price Received*	—	—	—	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	4.6	2.2	- 52.2%	—	—	—

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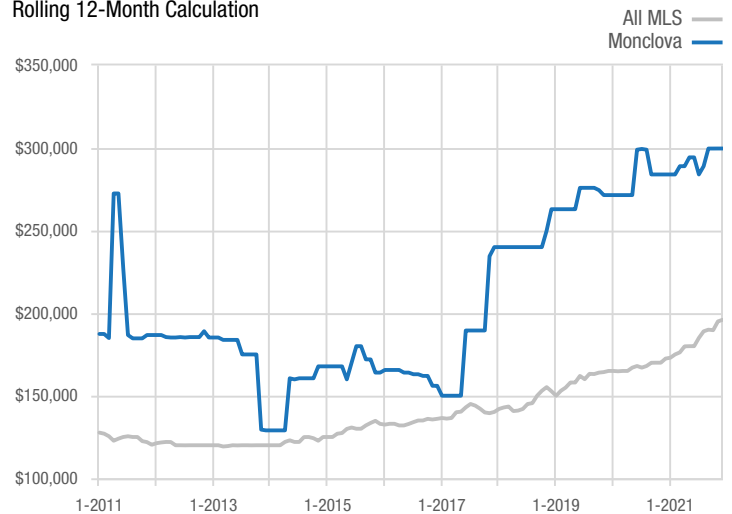
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

MLS Area 07: 43537

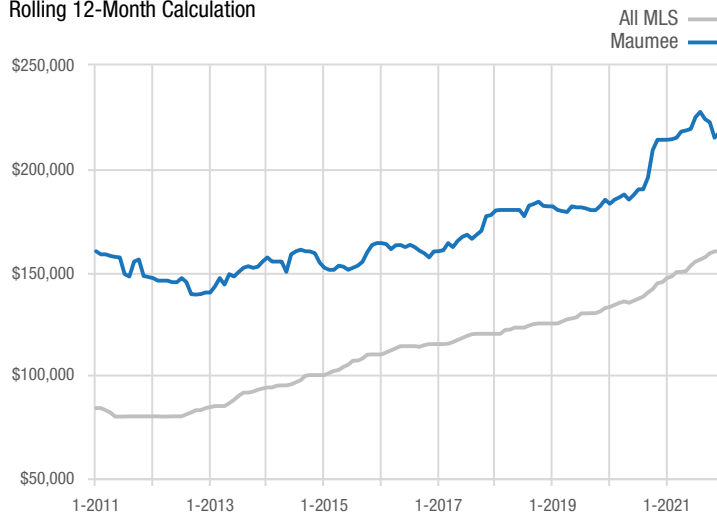
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	15	12	- 20.0%	487	482	- 1.0%
Pending Sales	33	35	+ 6.1%	433	444	+ 2.5%
Closed Sales	38	39	+ 2.6%	434	446	+ 2.8%
Days on Market Until Sale	67	47	- 29.9%	64	53	- 17.2%
Median Sales Price*	\$206,250	\$249,900	+ 21.2%	\$214,000	\$217,500	+ 1.6%
Average Sales Price*	\$259,927	\$284,144	+ 9.3%	\$245,946	\$255,738	+ 4.0%
Percent of List Price Received*	99.0%	101.7%	+ 2.7%	99.0%	101.2%	+ 2.2%
Inventory of Homes for Sale	47	35	- 25.5%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	4	1	- 75.0%	64	66	+ 3.1%
Pending Sales	3	5	+ 66.7%	52	62	+ 19.2%
Closed Sales	4	4	0.0%	53	61	+ 15.1%
Days on Market Until Sale	87	46	- 47.1%	77	62	- 19.5%
Median Sales Price*	\$167,250	\$250,000	+ 49.5%	\$205,000	\$230,750	+ 12.6%
Average Sales Price*	\$222,625	\$257,000	+ 15.4%	\$220,371	\$269,386	+ 22.2%
Percent of List Price Received*	96.1%	100.1%	+ 4.2%	97.8%	99.0%	+ 1.2%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	2.1	0.8	- 61.9%	—	—	—

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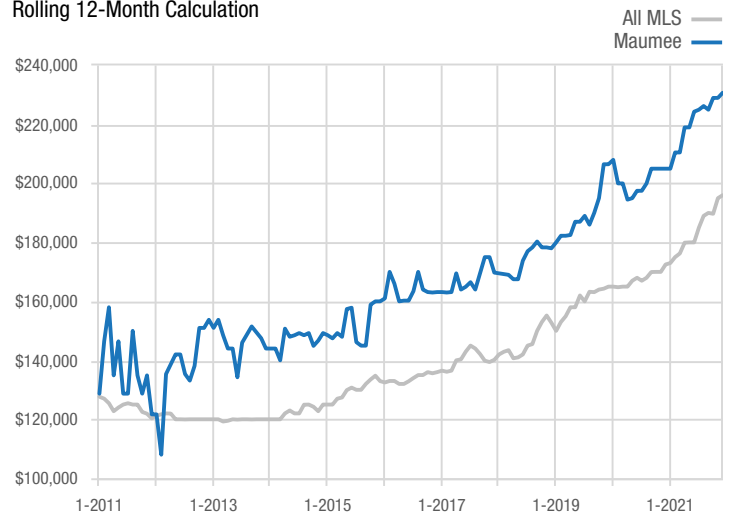
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2021

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Whitehouse

MLS Area 08: 43571

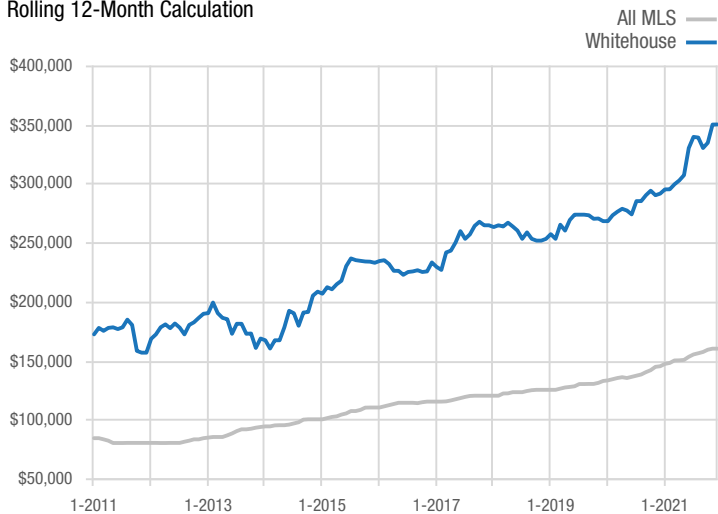
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	2	2	0.0%	137	104	- 24.1%
Pending Sales	6	4	- 33.3%	114	104	- 8.8%
Closed Sales	8	4	- 50.0%	117	102	- 12.8%
Days on Market Until Sale	60	36	- 40.0%	85	78	- 8.2%
Median Sales Price*	\$267,500	\$355,000	+ 32.7%	\$291,375	\$350,000	+ 20.1%
Average Sales Price*	\$311,184	\$335,625	+ 7.9%	\$298,329	\$379,794	+ 27.3%
Percent of List Price Received*	97.9%	100.7%	+ 2.9%	98.5%	100.5%	+ 2.0%
Inventory of Homes for Sale	21	14	- 33.3%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	0	—	8	5	- 37.5%
Pending Sales	0	1	—	6	6	0.0%
Closed Sales	0	1	—	6	6	0.0%
Days on Market Until Sale	—	192	—	31	102	+ 229.0%
Median Sales Price*	—	\$339,900	—	\$216,250	\$245,000	+ 13.3%
Average Sales Price*	—	\$339,900	—	\$220,550	\$259,050	+ 17.5%
Percent of List Price Received*	—	97.4%	—	100.0%	98.0%	- 2.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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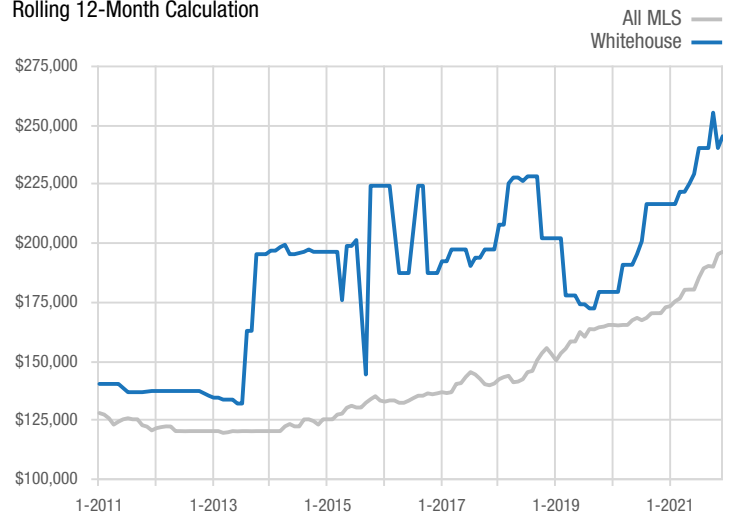
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

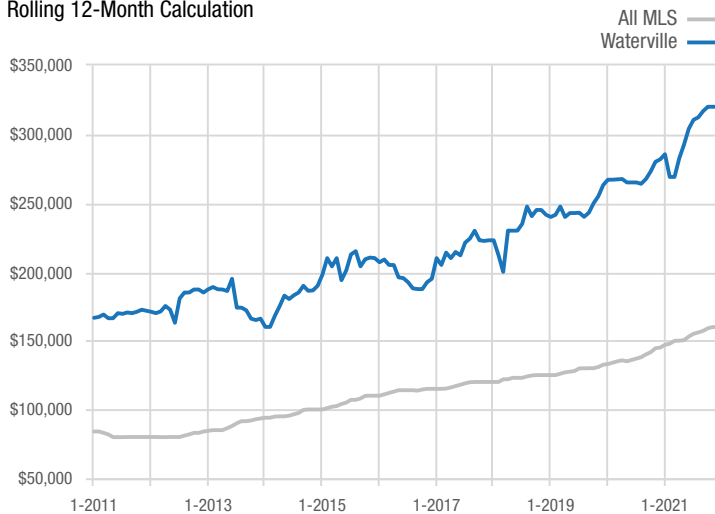
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	8	6	- 25.0%	146	156	+ 6.8%
Pending Sales	11	11	0.0%	127	142	+ 11.8%
Closed Sales	12	17	+ 41.7%	130	140	+ 7.7%
Days on Market Until Sale	72	77	+ 6.9%	86	85	- 1.2%
Median Sales Price*	\$313,000	\$290,000	- 7.3%	\$281,800	\$320,000	+ 13.6%
Average Sales Price*	\$294,358	\$293,938	- 0.1%	\$272,334	\$307,884	+ 13.1%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	98.9%	100.6%	+ 1.7%
Inventory of Homes for Sale	29	23	- 20.7%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	32	15	- 53.1%
Pending Sales	3	1	- 66.7%	28	19	- 32.1%
Closed Sales	4	1	- 75.0%	27	20	- 25.9%
Days on Market Until Sale	85	40	- 52.9%	96	100	+ 4.2%
Median Sales Price*	\$203,500	\$250,000	+ 22.9%	\$210,000	\$222,500	+ 6.0%
Average Sales Price*	\$214,875	\$250,000	+ 16.3%	\$231,712	\$234,053	+ 1.0%
Percent of List Price Received*	99.5%	98.0%	- 1.5%	99.2%	100.4%	+ 1.2%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	2.8	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

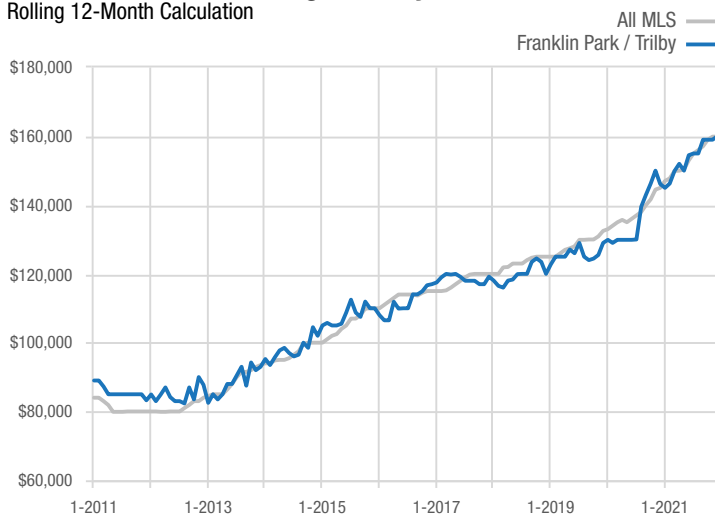
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	17	15	- 11.8%	301	307	+ 2.0%
Pending Sales	15	28	+ 86.7%	276	291	+ 5.4%
Closed Sales	20	30	+ 50.0%	274	286	+ 4.4%
Days on Market Until Sale	62	58	- 6.5%	64	56	- 12.5%
Median Sales Price*	\$145,000	\$169,900	+ 17.2%	\$146,130	\$160,000	+ 9.5%
Average Sales Price*	\$161,121	\$180,712	+ 12.2%	\$173,512	\$189,982	+ 9.5%
Percent of List Price Received*	102.2%	98.9%	- 3.2%	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	36	25	- 30.6%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	1	—	18	15	- 16.7%
Pending Sales	1	0	- 100.0%	16	14	- 12.5%
Closed Sales	1	0	- 100.0%	16	14	- 12.5%
Days on Market Until Sale	47	—	—	68	66	- 2.9%
Median Sales Price*	\$131,000	—	—	\$129,000	\$138,309	+ 7.2%
Average Sales Price*	\$131,000	—	—	\$120,088	\$124,330	+ 3.5%
Percent of List Price Received*	94.2%	—	—	96.0%	99.7%	+ 3.9%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

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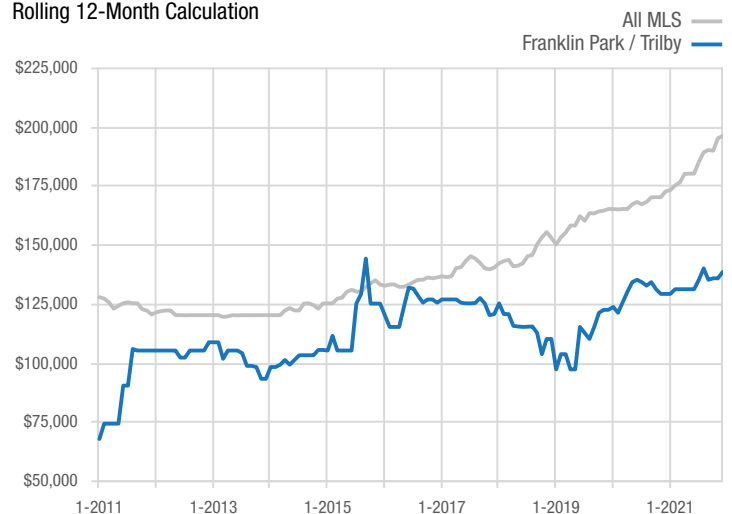
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

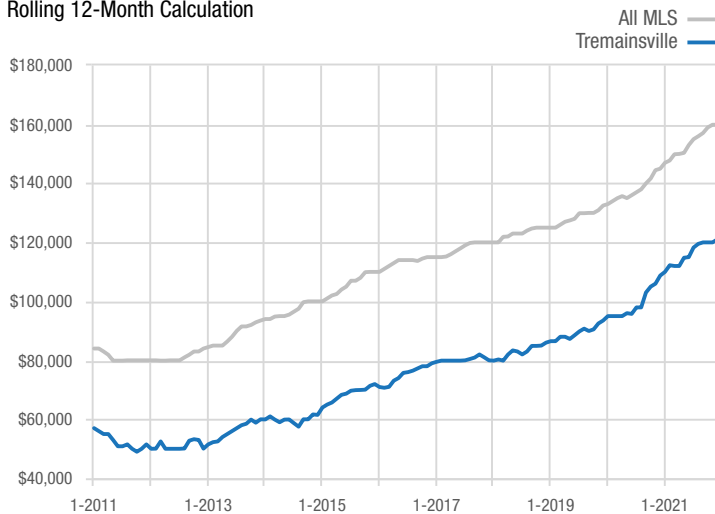
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	34	31	- 8.8%	664	740	+ 11.4%
Pending Sales	44	58	+ 31.8%	575	674	+ 17.2%
Closed Sales	56	71	+ 26.8%	568	670	+ 18.0%
Days on Market Until Sale	65	55	- 15.4%	63	54	- 14.3%
Median Sales Price*	\$107,000	\$127,250	+ 18.9%	\$108,750	\$121,000	+ 11.3%
Average Sales Price*	\$111,410	\$118,243	+ 6.1%	\$105,703	\$119,634	+ 13.2%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	98.9%	101.0%	+ 2.1%
Inventory of Homes for Sale	89	72	- 19.1%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	0	0	—	3	0	- 100.0%
Days on Market Until Sale	—	—	—	65	—	—
Median Sales Price*	—	—	—	\$77,500	—	—
Average Sales Price*	—	—	—	\$77,767	—	—
Percent of List Price Received*	—	—	—	93.5%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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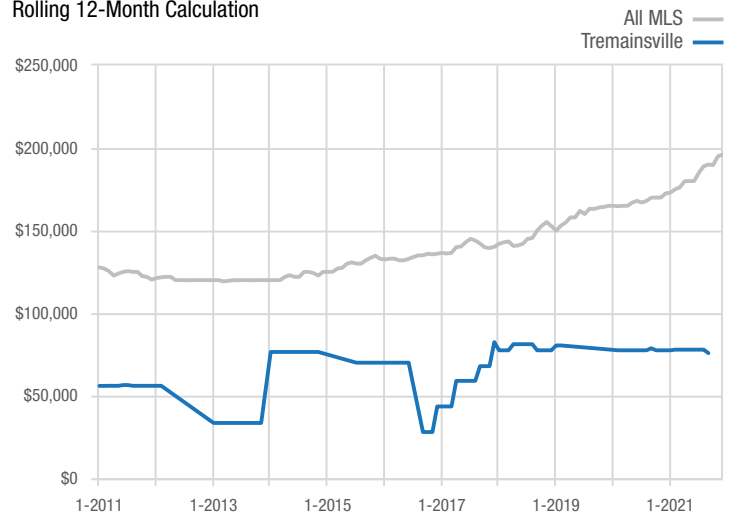
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

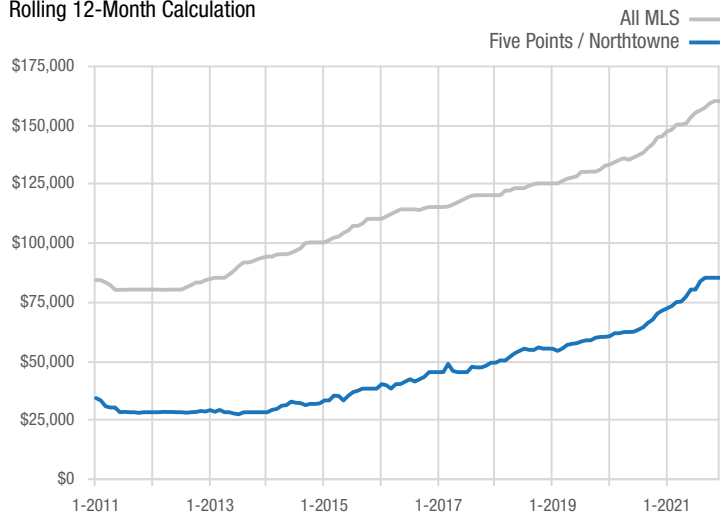
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	14	22	+ 57.1%	452	529	+ 17.0%
Pending Sales	26	39	+ 50.0%	423	454	+ 7.3%
Closed Sales	32	47	+ 46.9%	429	455	+ 6.1%
Days on Market Until Sale	75	65	- 13.3%	74	59	- 20.3%
Median Sales Price*	\$77,750	\$80,000	+ 2.9%	\$71,100	\$85,000	+ 19.5%
Average Sales Price*	\$81,669	\$94,754	+ 16.0%	\$74,194	\$90,043	+ 21.4%
Percent of List Price Received*	94.1%	97.1%	+ 3.2%	97.7%	100.1%	+ 2.5%
Inventory of Homes for Sale	64	67	+ 4.7%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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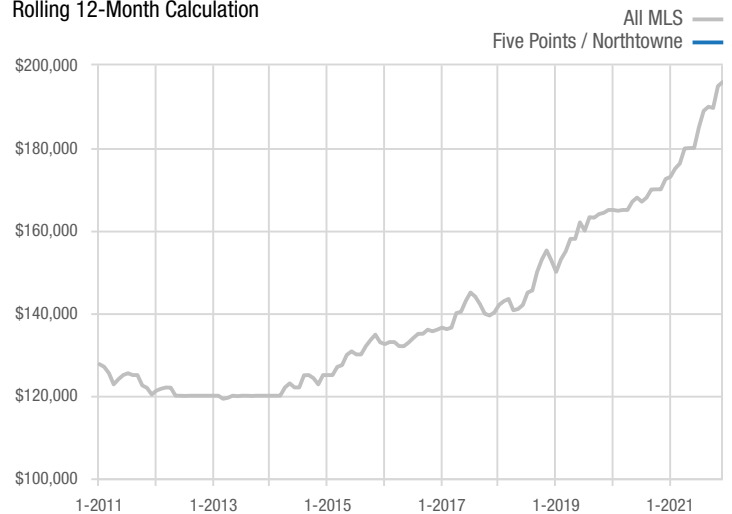
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

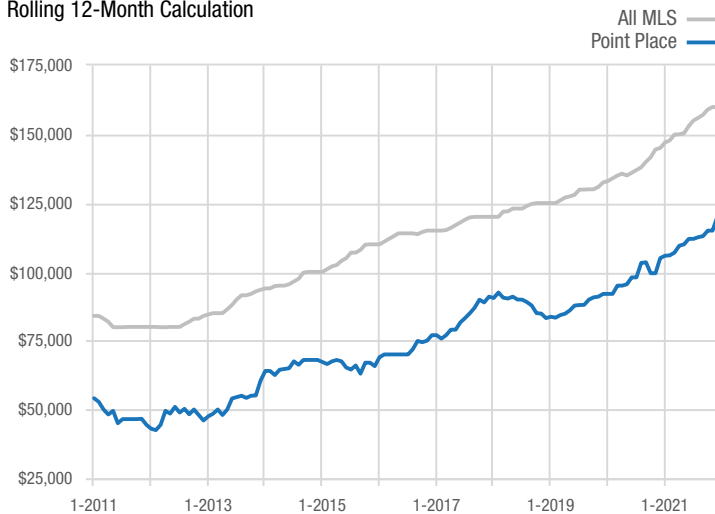
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	14	16	+ 14.3%	322	301	- 6.5%
Pending Sales	26	22	- 15.4%	293	285	- 2.7%
Closed Sales	30	26	- 13.3%	297	285	- 4.0%
Days on Market Until Sale	54	52	- 3.7%	73	57	- 21.9%
Median Sales Price*	\$111,750	\$144,950	+ 29.7%	\$105,000	\$120,000	+ 14.3%
Average Sales Price*	\$126,659	\$125,496	- 0.9%	\$109,598	\$121,217	+ 10.6%
Percent of List Price Received*	99.3%	98.0%	- 1.3%	98.4%	100.5%	+ 2.1%
Inventory of Homes for Sale	46	38	- 17.4%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	2	4	+ 100.0%
Pending Sales	0	1	—	1	5	+ 400.0%
Closed Sales	0	0	—	1	4	+ 300.0%
Days on Market Until Sale	—	—	—	89	52	- 41.6%
Median Sales Price*	—	—	—	\$58,000	\$85,900	+ 48.1%
Average Sales Price*	—	—	—	\$58,000	\$107,075	+ 84.6%
Percent of List Price Received*	—	—	—	64.5%	99.0%	+ 53.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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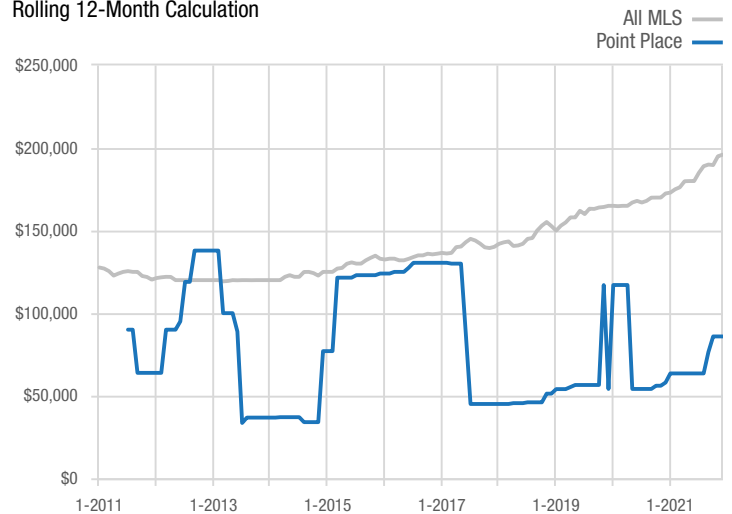
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

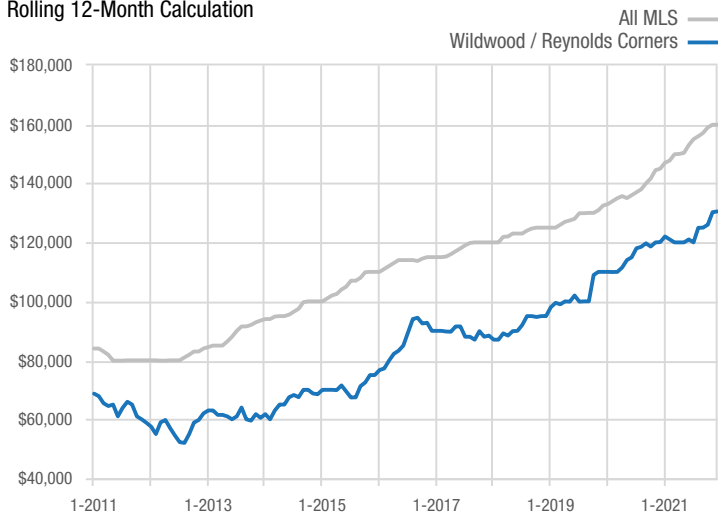
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	27	12	- 55.6%	441	426	- 3.4%
Pending Sales	29	33	+ 13.8%	369	400	+ 8.4%
Closed Sales	28	35	+ 25.0%	366	402	+ 9.8%
Days on Market Until Sale	74	63	- 14.9%	68	62	- 8.8%
Median Sales Price*	\$125,000	\$130,000	+ 4.0%	\$120,100	\$130,500	+ 8.7%
Average Sales Price*	\$133,811	\$147,772	+ 10.4%	\$135,435	\$147,683	+ 9.0%
Percent of List Price Received*	97.7%	100.6%	+ 3.0%	99.2%	100.4%	+ 1.2%
Inventory of Homes for Sale	67	39	- 41.8%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	58	75	+ 29.3%
Pending Sales	4	3	- 25.0%	56	62	+ 10.7%
Closed Sales	4	3	- 25.0%	57	61	+ 7.0%
Days on Market Until Sale	49	37	- 24.5%	86	54	- 37.2%
Median Sales Price*	\$161,000	\$120,000	- 25.5%	\$133,000	\$145,000	+ 9.0%
Average Sales Price*	\$132,500	\$133,600	+ 0.8%	\$126,998	\$142,098	+ 11.9%
Percent of List Price Received*	96.6%	96.2%	- 0.4%	96.6%	99.6%	+ 3.1%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

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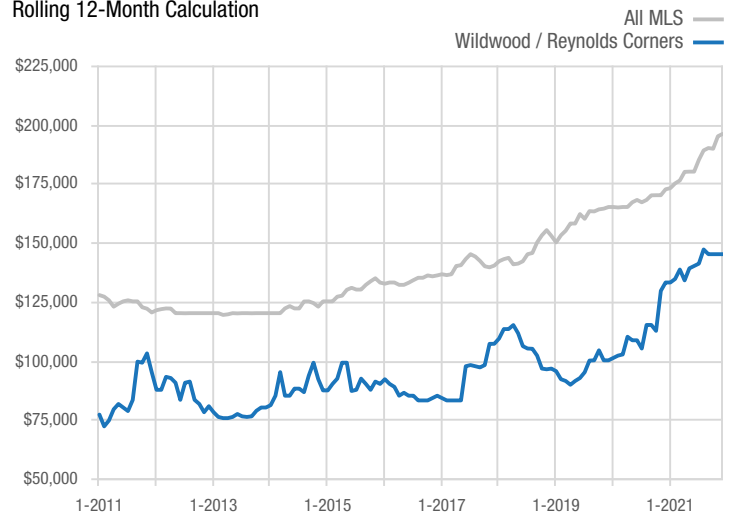
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

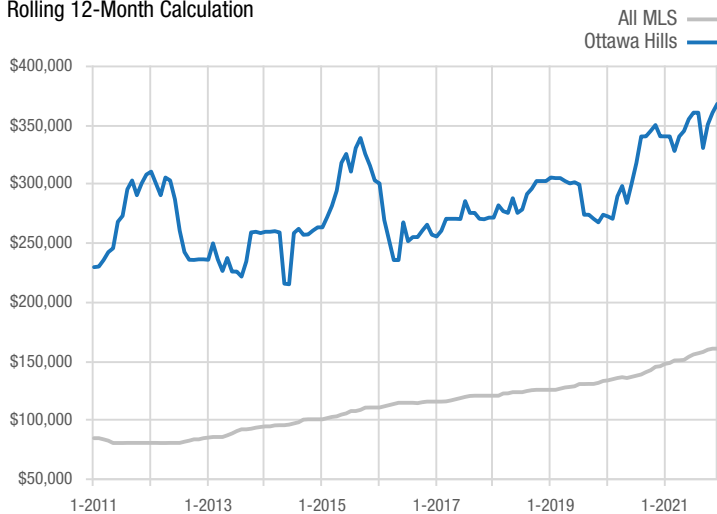
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	4	3	- 25.0%	129	114	- 11.6%
Pending Sales	3	7	+ 133.3%	96	96	0.0%
Closed Sales	5	8	+ 60.0%	96	95	- 1.0%
Days on Market Until Sale	76	78	+ 2.6%	103	68	- 34.0%
Median Sales Price*	\$339,900	\$399,000	+ 17.4%	\$339,950	\$367,450	+ 8.1%
Average Sales Price*	\$288,480	\$599,250	+ 107.7%	\$376,832	\$434,297	+ 15.2%
Percent of List Price Received*	95.5%	94.8%	- 0.7%	96.0%	97.9%	+ 2.0%
Inventory of Homes for Sale	15	10	- 33.3%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	19	15	- 21.1%
Pending Sales	2	0	- 100.0%	14	17	+ 21.4%
Closed Sales	2	1	- 50.0%	14	17	+ 21.4%
Days on Market Until Sale	105	267	+ 154.3%	106	81	- 23.6%
Median Sales Price*	\$163,000	\$126,000	- 22.7%	\$170,000	\$126,000	- 25.9%
Average Sales Price*	\$163,000	\$126,000	- 22.7%	\$177,129	\$159,071	- 10.2%
Percent of List Price Received*	96.2%	94.0%	- 2.3%	93.5%	97.7%	+ 4.5%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.9	0.5	- 82.8%	—	—	—

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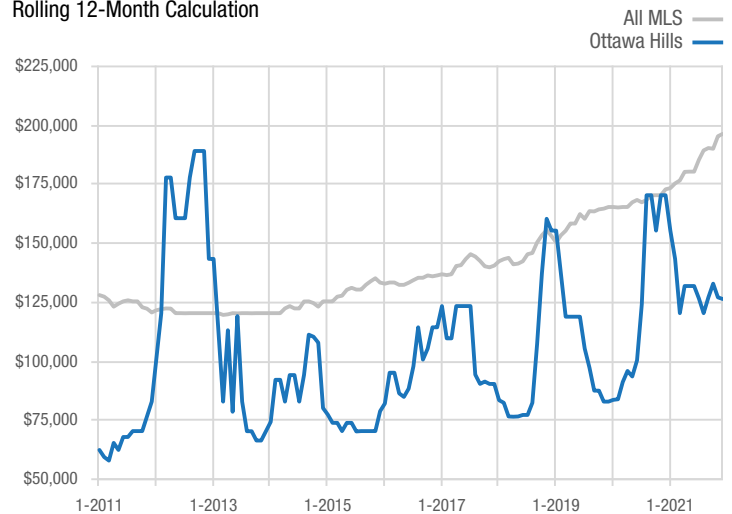
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	12	20	+ 66.7%	275	315	+ 14.5%
Pending Sales	16	21	+ 31.3%	246	275	+ 11.8%
Closed Sales	15	21	+ 40.0%	247	274	+ 10.9%
Days on Market Until Sale	52	61	+ 17.3%	69	51	- 26.1%
Median Sales Price*	\$154,000	\$128,950	- 16.3%	\$142,500	\$150,000	+ 5.3%
Average Sales Price*	\$146,987	\$136,343	- 7.2%	\$142,232	\$152,952	+ 7.5%
Percent of List Price Received*	99.3%	97.5%	- 1.8%	99.6%	101.4%	+ 1.8%
Inventory of Homes for Sale	31	41	+ 32.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	9	2	- 77.8%
Pending Sales	0	0	—	7	3	- 57.1%
Closed Sales	0	0	—	7	3	- 57.1%
Days on Market Until Sale	—	—	—	38	43	+ 13.2%
Median Sales Price*	—	—	—	\$78,000	\$129,500	+ 66.0%
Average Sales Price*	—	—	—	\$82,986	\$120,037	+ 44.6%
Percent of List Price Received*	—	—	—	92.5%	104.1%	+ 12.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

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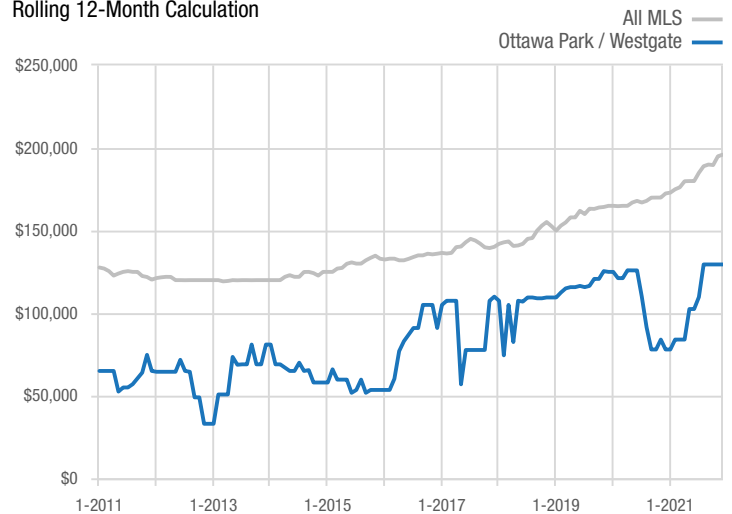
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2021

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Olde West End

MLS Area 18: 43610 and 43620

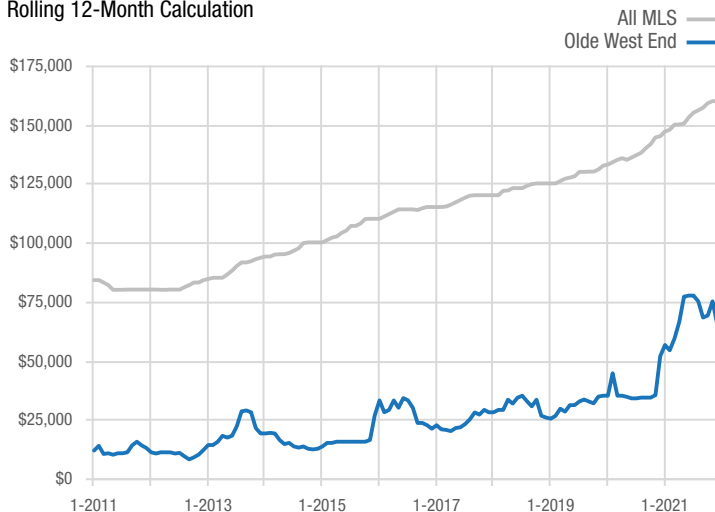
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	1	7	+ 600.0%	79	98	+ 24.1%
Pending Sales	6	2	- 66.7%	60	62	+ 3.3%
Closed Sales	6	3	- 50.0%	58	63	+ 8.6%
Days on Market Until Sale	105	53	- 49.5%	84	80	- 4.8%
Median Sales Price*	\$151,250	\$25,000	- 83.5%	\$51,750	\$65,139	+ 25.9%
Average Sales Price*	\$160,733	\$40,200	- 75.0%	\$77,239	\$96,106	+ 24.4%
Percent of List Price Received*	97.1%	84.0%	- 13.5%	95.8%	97.0%	+ 1.3%
Inventory of Homes for Sale	18	29	+ 61.1%	—	—	—
Months Supply of Inventory	3.6	5.6	+ 55.6%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	5	8	+ 60.0%
Pending Sales	0	1	—	4	8	+ 100.0%
Closed Sales	0	1	—	4	7	+ 75.0%
Days on Market Until Sale	—	74	—	78	71	- 9.0%
Median Sales Price*	—	\$84,000	—	\$54,925	\$62,000	+ 12.9%
Average Sales Price*	—	\$84,000	—	\$59,213	\$76,750	+ 29.6%
Percent of List Price Received*	—	94.6%	—	90.4%	95.9%	+ 6.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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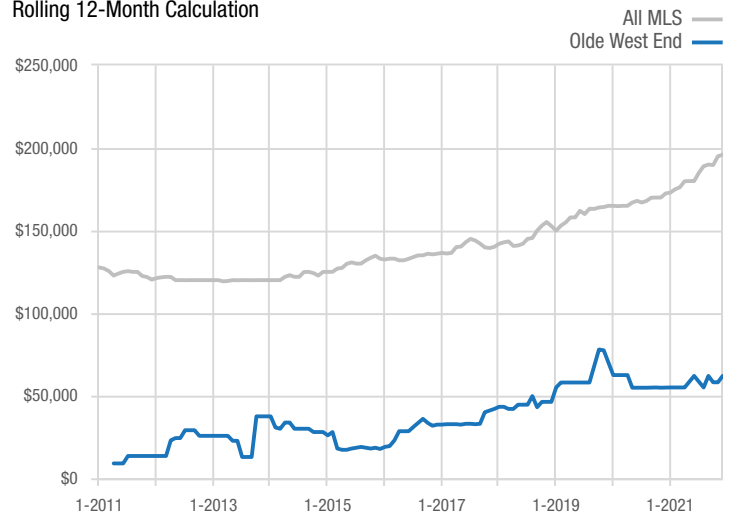
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

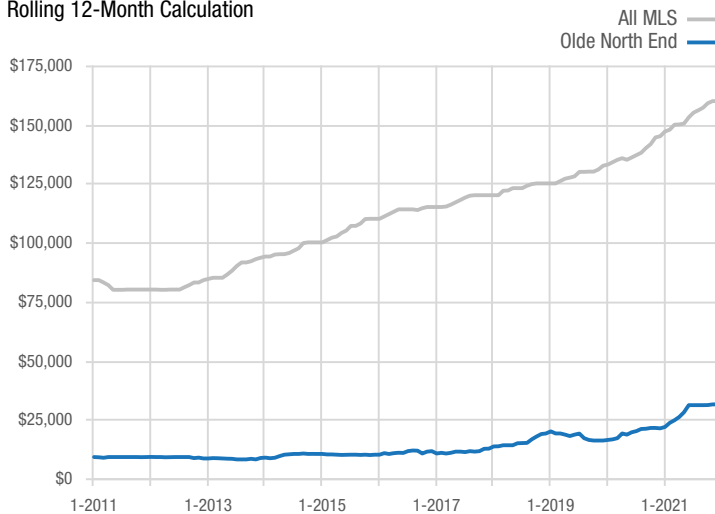
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	8	14	+ 75.0%	122	217	+ 77.9%
Pending Sales	8	4	- 50.0%	95	176	+ 85.3%
Closed Sales	4	8	+ 100.0%	91	181	+ 98.9%
Days on Market Until Sale	66	76	+ 15.2%	87	56	- 35.6%
Median Sales Price*	\$30,125	\$35,000	+ 16.2%	\$21,170	\$31,317	+ 47.9%
Average Sales Price*	\$31,063	\$42,150	+ 35.7%	\$26,294	\$35,897	+ 36.5%
Percent of List Price Received*	93.0%	91.3%	- 1.8%	90.3%	94.0%	+ 4.1%
Inventory of Homes for Sale	13	27	+ 107.7%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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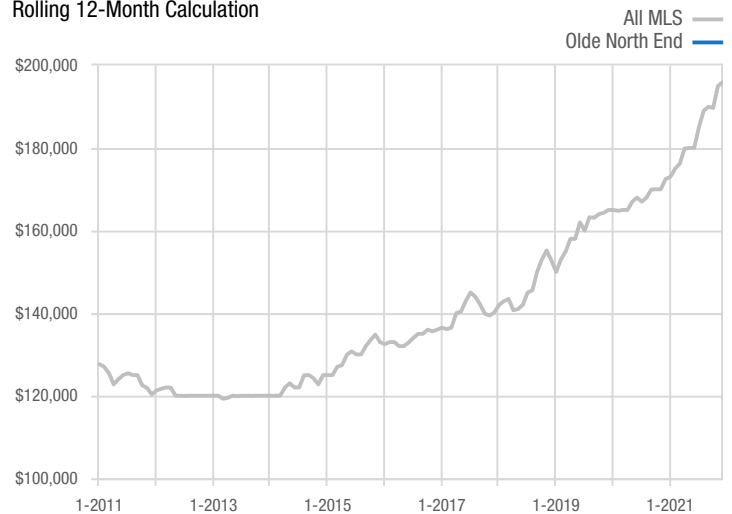
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

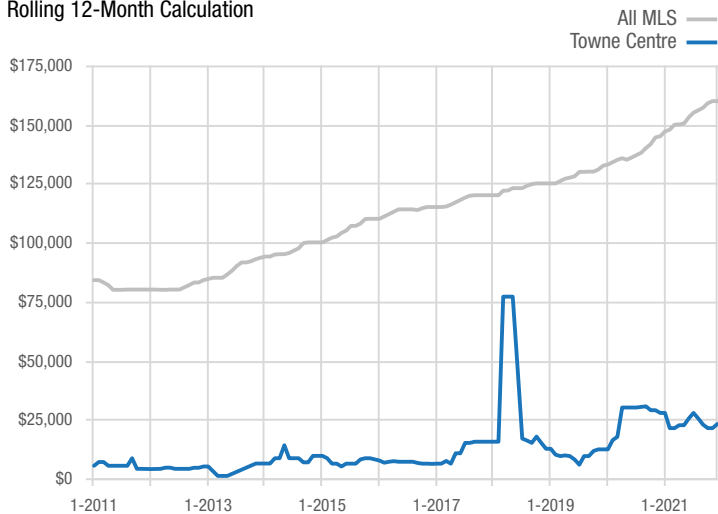
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	2	0	- 100.0%	14	15	+ 7.1%
Pending Sales	3	1	- 66.7%	17	12	- 29.4%
Closed Sales	3	0	- 100.0%	16	11	- 31.3%
Days on Market Until Sale	74	—	—	142	65	- 54.2%
Median Sales Price*	\$17,000	—	—	\$27,700	\$23,000	- 17.0%
Average Sales Price*	\$16,500	—	—	\$37,519	\$65,045	+ 73.4%
Percent of List Price Received*	86.1%	—	—	91.5%	88.9%	- 2.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	1	0	- 100.0%	12	19	+ 58.3%
Pending Sales	0	3	—	7	14	+ 100.0%
Closed Sales	0	2	—	7	14	+ 100.0%
Days on Market Until Sale	—	142	—	48	77	+ 60.4%
Median Sales Price*	—	\$245,000	—	\$230,000	\$242,000	+ 5.2%
Average Sales Price*	—	\$245,000	—	\$217,486	\$239,414	+ 10.1%
Percent of List Price Received*	—	95.0%	—	95.7%	97.8%	+ 2.2%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

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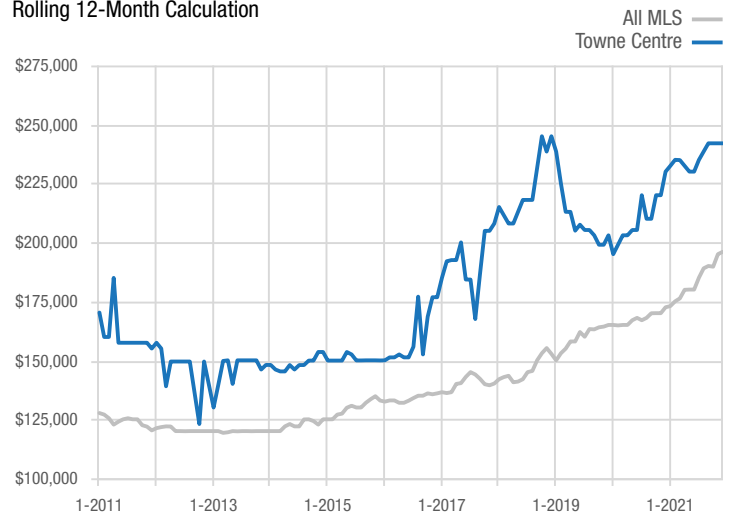
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

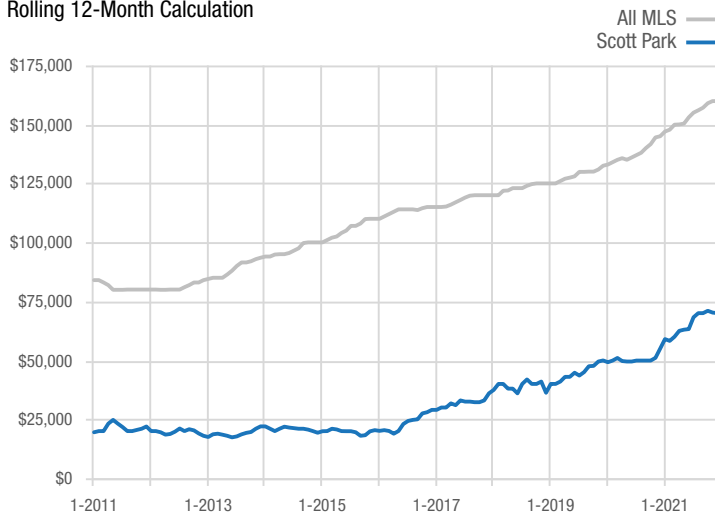
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	11	13	+ 18.2%	181	243	+ 34.3%
Pending Sales	13	15	+ 15.4%	141	196	+ 39.0%
Closed Sales	14	16	+ 14.3%	137	195	+ 42.3%
Days on Market Until Sale	42	57	+ 35.7%	65	60	- 7.7%
Median Sales Price*	\$63,500	\$64,000	+ 0.8%	\$55,000	\$70,000	+ 27.3%
Average Sales Price*	\$113,489	\$78,694	- 30.7%	\$64,251	\$73,147	+ 13.8%
Percent of List Price Received*	95.6%	98.4%	+ 2.9%	95.0%	97.5%	+ 2.6%
Inventory of Homes for Sale	30	37	+ 23.3%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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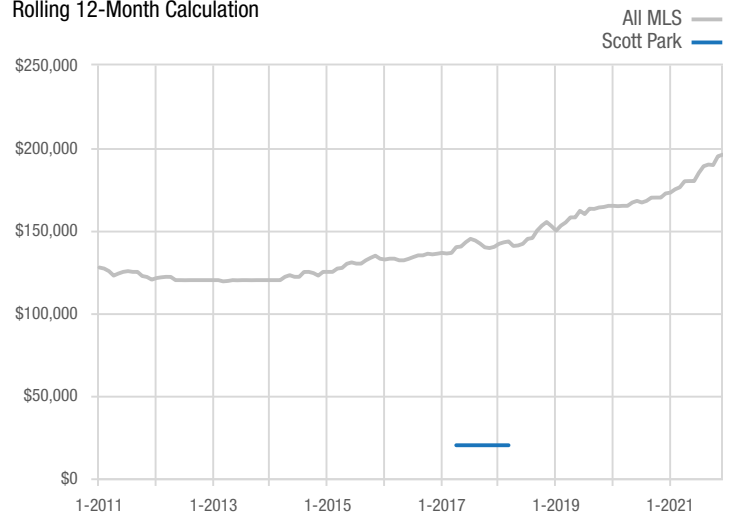
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

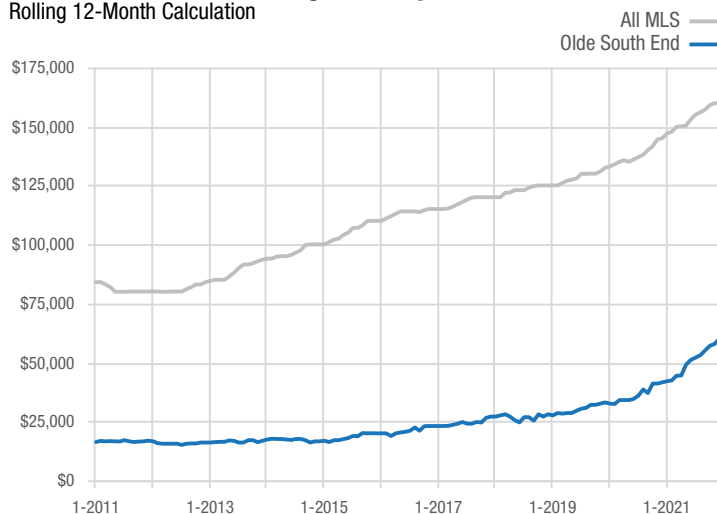
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	17	12	- 29.4%	251	311	+ 23.9%
Pending Sales	20	19	- 5.0%	208	232	+ 11.5%
Closed Sales	20	16	- 20.0%	202	230	+ 13.9%
Days on Market Until Sale	64	64	0.0%	71	58	- 18.3%
Median Sales Price*	\$42,000	\$74,000	+ 76.2%	\$41,500	\$60,000	+ 44.6%
Average Sales Price*	\$41,512	\$67,669	+ 63.0%	\$41,349	\$59,538	+ 44.0%
Percent of List Price Received*	86.1%	99.3%	+ 15.3%	92.3%	96.2%	+ 4.2%
Inventory of Homes for Sale	34	53	+ 55.9%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% 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	—	—	—	—	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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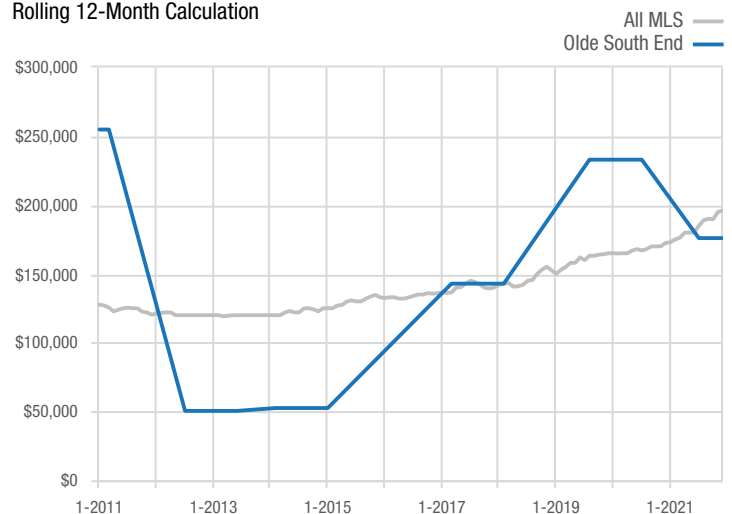
Median Sales Price - Single Family

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

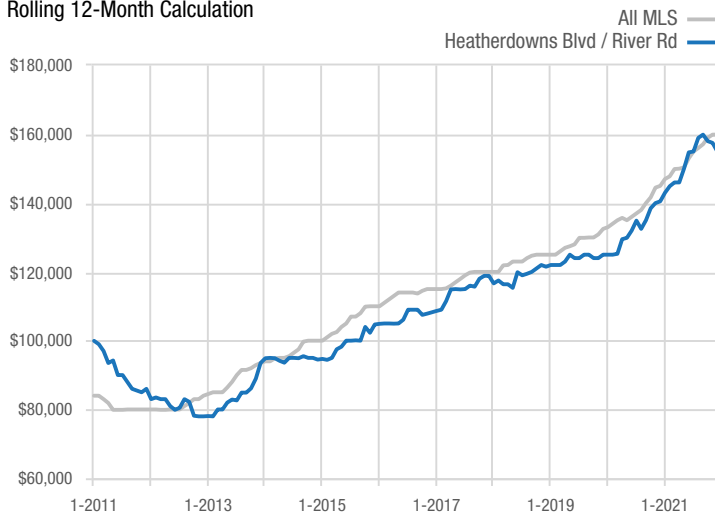
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	22	17	- 22.7%	518	499	- 3.7%
Pending Sales	38	37	- 2.6%	498	449	- 9.8%
Closed Sales	37	40	+ 8.1%	499	446	- 10.6%
Days on Market Until Sale	50	60	+ 20.0%	68	53	- 22.1%
Median Sales Price*	\$163,000	\$137,500	- 15.6%	\$140,500	\$155,000	+ 10.3%
Average Sales Price*	\$171,059	\$147,741	- 13.6%	\$149,280	\$164,606	+ 10.3%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.2%	101.6%	+ 2.4%
Inventory of Homes for Sale	48	50	+ 4.2%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	53	62	+ 17.0%
Pending Sales	4	7	+ 75.0%	44	63	+ 43.2%
Closed Sales	6	9	+ 50.0%	44	63	+ 43.2%
Days on Market Until Sale	63	53	- 15.9%	67	67	0.0%
Median Sales Price*	\$115,500	\$123,900	+ 7.3%	\$126,250	\$87,500	- 30.7%
Average Sales Price*	\$111,250	\$105,122	- 5.5%	\$123,836	\$94,329	- 23.8%
Percent of List Price Received*	100.9%	99.1%	- 1.8%	97.4%	96.1%	- 1.3%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	3.3	1.3	- 60.6%	—	—	—

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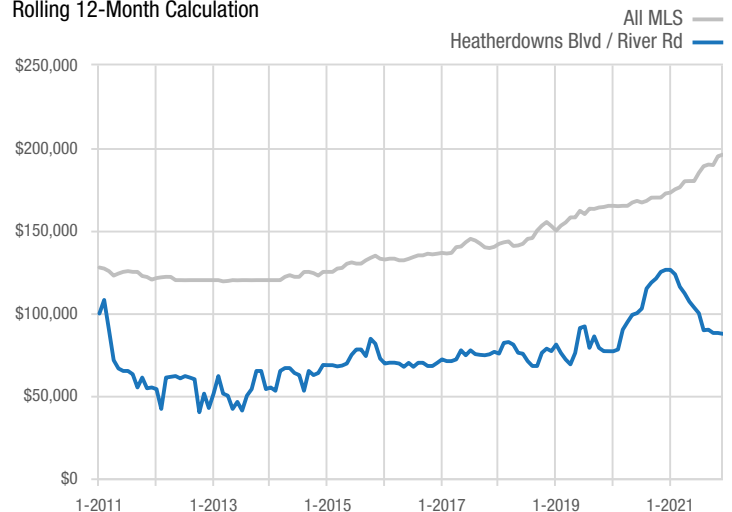
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

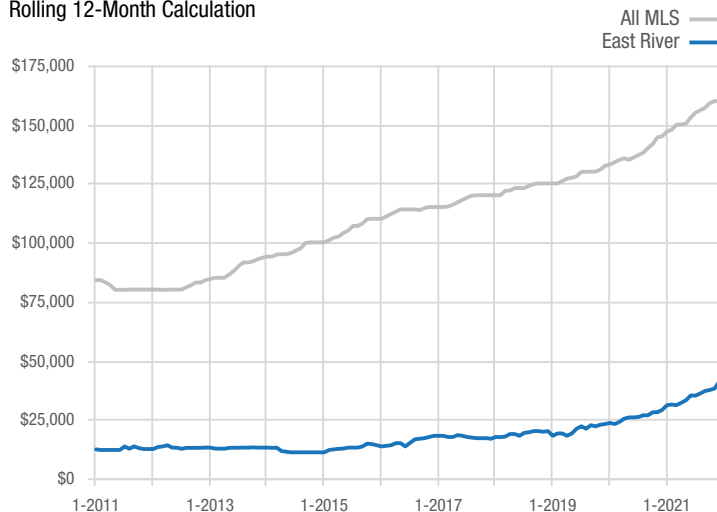
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	14	16	+ 14.3%	180	264	+ 46.7%
Pending Sales	15	16	+ 6.7%	168	211	+ 25.6%
Closed Sales	17	20	+ 17.6%	170	206	+ 21.2%
Days on Market Until Sale	68	72	+ 5.9%	82	65	- 20.7%
Median Sales Price*	\$31,000	\$45,000	+ 45.2%	\$29,000	\$41,000	+ 41.4%
Average Sales Price*	\$32,612	\$51,270	+ 57.2%	\$33,307	\$46,387	+ 39.3%
Percent of List Price Received*	86.9%	95.0%	+ 9.3%	92.8%	97.0%	+ 4.5%
Inventory of Homes for Sale	26	39	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	154	—
Median Sales Price*	—	—	—	—	\$350,000	—
Average Sales Price*	—	—	—	—	\$350,000	—
Percent of List Price Received*	—	—	—	—	98.6%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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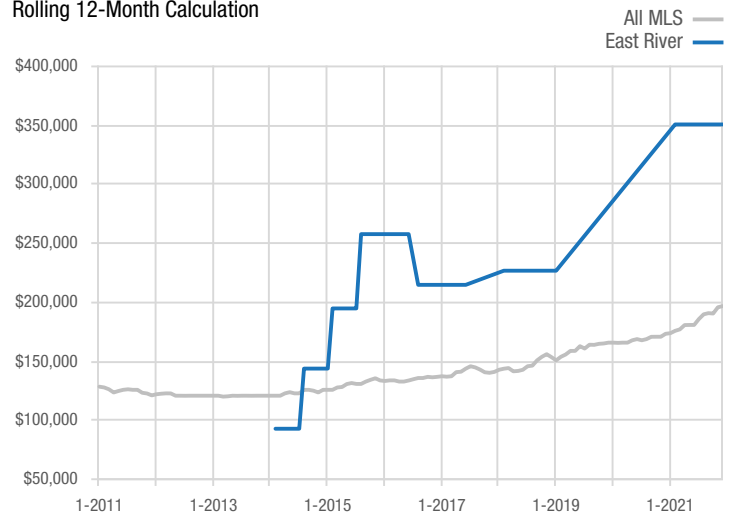
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

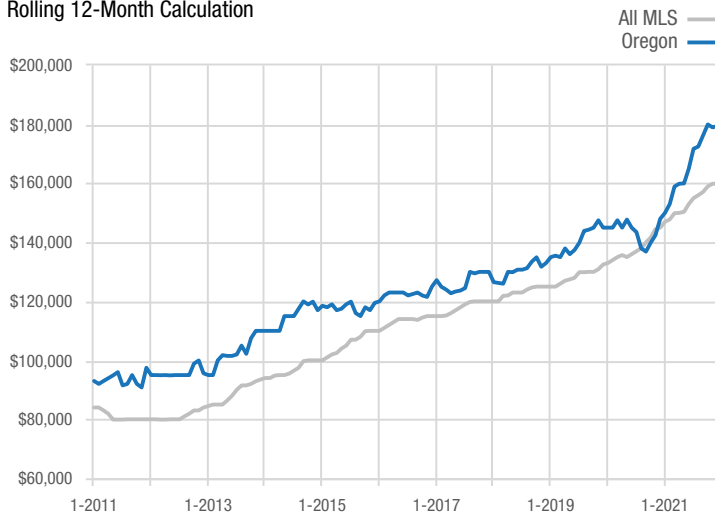
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	12	17	+ 41.7%	289	290	+ 0.3%
Pending Sales	21	16	- 23.8%	270	279	+ 3.3%
Closed Sales	23	22	- 4.3%	268	277	+ 3.4%
Days on Market Until Sale	48	88	+ 83.3%	77	70	- 9.1%
Median Sales Price*	\$184,000	\$187,611	+ 2.0%	\$148,000	\$179,450	+ 21.3%
Average Sales Price*	\$184,085	\$204,929	+ 11.3%	\$164,030	\$196,472	+ 19.8%
Percent of List Price Received*	99.2%	103.3%	+ 4.1%	98.9%	100.7%	+ 1.8%
Inventory of Homes for Sale	43	33	- 23.3%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	0	—	9	7	- 22.2%
Pending Sales	1	1	0.0%	8	9	+ 12.5%
Closed Sales	1	0	- 100.0%	8	8	0.0%
Days on Market Until Sale	90	—	—	83	107	+ 28.9%
Median Sales Price*	\$172,500	—	—	\$192,950	\$206,000	+ 6.8%
Average Sales Price*	\$172,500	—	—	\$191,013	\$188,738	- 1.2%
Percent of List Price Received*	95.9%	—	—	101.1%	98.5%	- 2.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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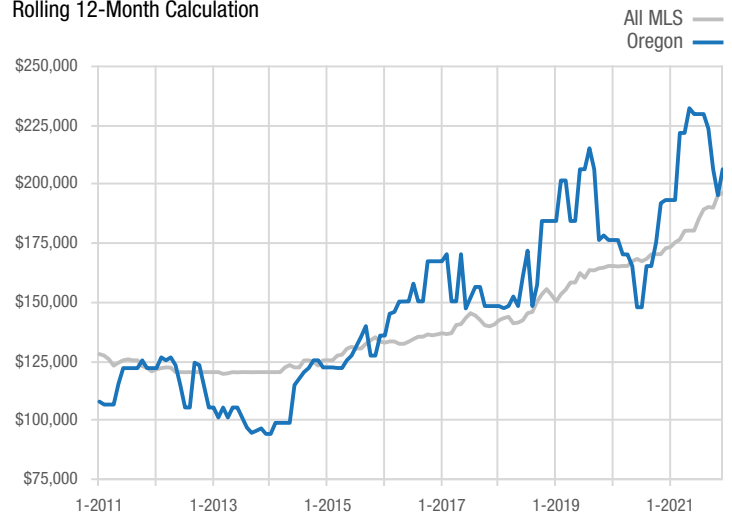
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

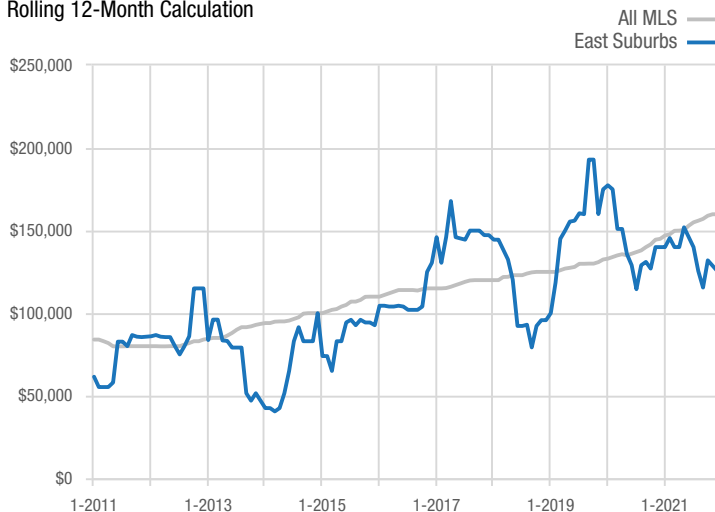
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	1	—	25	20	- 20.0%
Pending Sales	0	1	—	23	17	- 26.1%
Closed Sales	0	1	—	23	17	- 26.1%
Days on Market Until Sale	—	53	—	83	58	- 30.1%
Median Sales Price*	—	\$89,900	—	\$140,000	\$125,500	- 10.4%
Average Sales Price*	—	\$89,900	—	\$165,474	\$137,524	- 16.9%
Percent of List Price Received*	—	100.0%	—	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

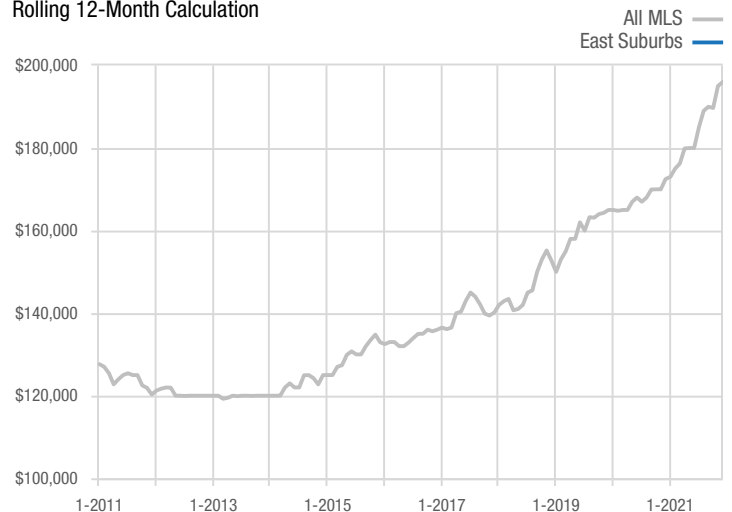
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2021

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

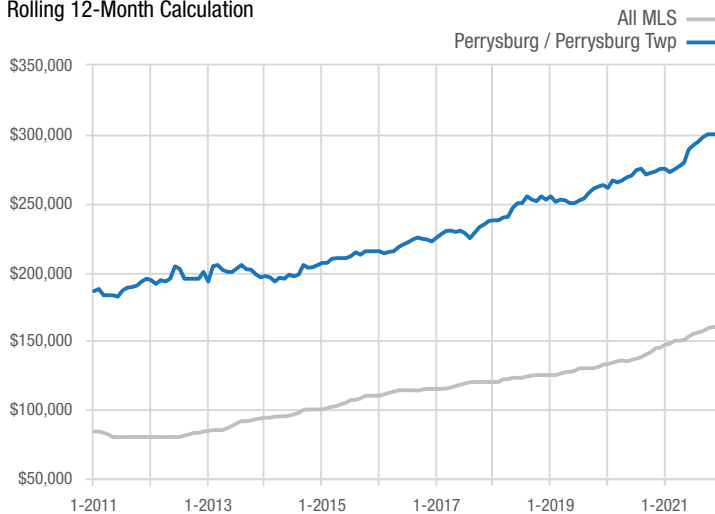
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	27	22	- 18.5%	662	665	+ 0.5%
Pending Sales	45	32	- 28.9%	576	613	+ 6.4%
Closed Sales	58	36	- 37.9%	575	612	+ 6.4%
Days on Market Until Sale	92	105	+ 14.1%	89	72	- 19.1%
Median Sales Price*	\$293,150	\$339,900	+ 15.9%	\$274,900	\$300,000	+ 9.1%
Average Sales Price*	\$329,265	\$360,973	+ 9.6%	\$310,322	\$331,358	+ 6.8%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	98.9%	101.0%	+ 2.1%
Inventory of Homes for Sale	98	65	- 33.7%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	5	3	- 40.0%	104	67	- 35.6%
Pending Sales	5	6	+ 20.0%	94	69	- 26.6%
Closed Sales	7	6	- 14.3%	94	69	- 26.6%
Days on Market Until Sale	78	61	- 21.8%	72	57	- 20.8%
Median Sales Price*	\$220,000	\$208,500	- 5.2%	\$204,500	\$227,000	+ 11.0%
Average Sales Price*	\$221,526	\$207,550	- 6.3%	\$209,499	\$228,824	+ 9.2%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

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

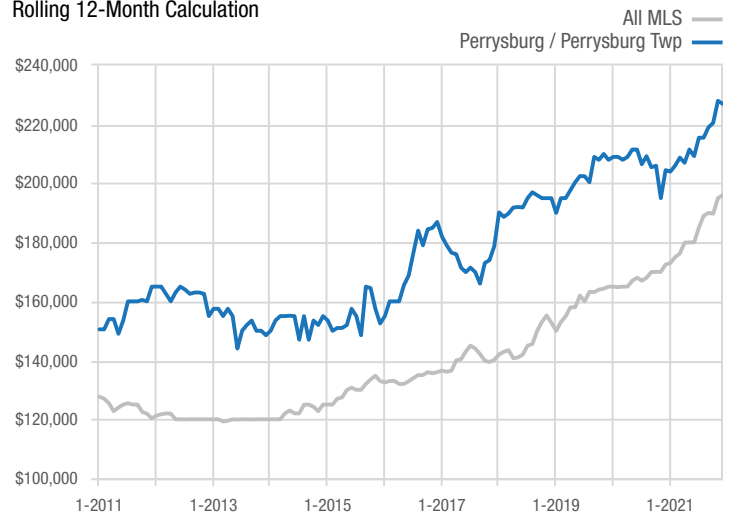
Median Sales Price - Single Family

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

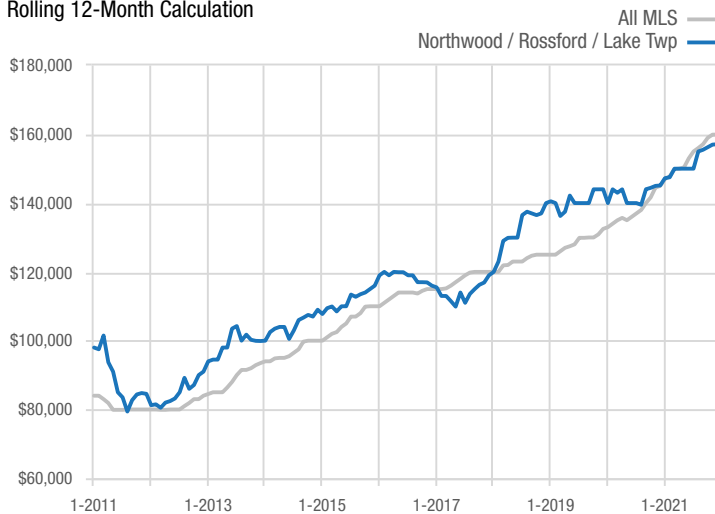
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	13	14	+ 7.7%	284	333	+ 17.3%
Pending Sales	17	34	+ 100.0%	264	302	+ 14.4%
Closed Sales	21	31	+ 47.6%	271	295	+ 8.9%
Days on Market Until Sale	78	57	- 26.9%	74	62	- 16.2%
Median Sales Price*	\$156,250	\$162,500	+ 4.0%	\$145,125	\$157,100	+ 8.3%
Average Sales Price*	\$174,170	\$187,361	+ 7.6%	\$158,158	\$177,353	+ 12.1%
Percent of List Price Received*	100.3%	99.0%	- 1.3%	99.8%	100.6%	+ 0.8%
Inventory of Homes for Sale	35	34	- 2.9%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	4	5	+ 25.0%
Pending Sales	0	0	—	3	5	+ 66.7%
Closed Sales	0	0	—	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	30	33	+ 10.0%
Median Sales Price*	—	—	—	\$43,900	\$60,000	+ 36.7%
Average Sales Price*	—	—	—	\$43,133	\$81,200	+ 88.3%
Percent of List Price Received*	—	—	—	103.0%	98.3%	- 4.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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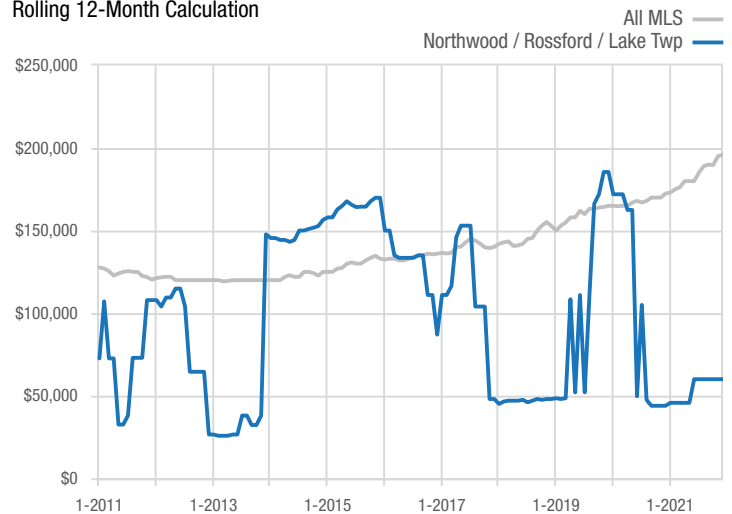
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

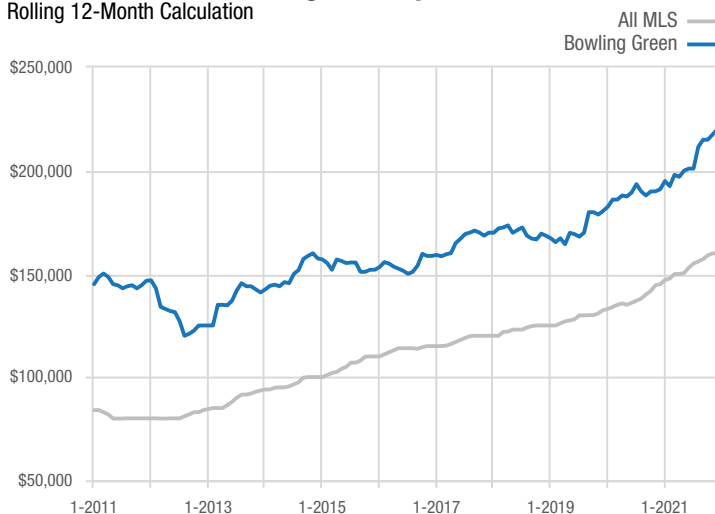
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	16	7	- 56.3%	211	238	+ 12.8%
Pending Sales	15	13	- 13.3%	200	224	+ 12.0%
Closed Sales	18	13	- 27.8%	197	225	+ 14.2%
Days on Market Until Sale	66	53	- 19.7%	61	52	- 14.8%
Median Sales Price*	\$181,000	\$220,000	+ 21.5%	\$191,000	\$220,000	+ 15.2%
Average Sales Price*	\$207,917	\$256,800	+ 23.5%	\$206,983	\$236,378	+ 14.2%
Percent of List Price Received*	100.5%	98.6%	- 1.9%	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	28	23	- 17.9%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	3	0	- 100.0%	36	39	+ 8.3%
Pending Sales	2	2	0.0%	35	39	+ 11.4%
Closed Sales	1	3	+ 200.0%	33	41	+ 24.2%
Days on Market Until Sale	182	42	- 76.9%	70	49	- 30.0%
Median Sales Price*	\$280,000	\$173,000	- 38.2%	\$177,000	\$188,550	+ 6.5%
Average Sales Price*	\$280,000	\$179,333	- 36.0%	\$204,330	\$219,467	+ 7.4%
Percent of List Price Received*	98.2%	101.4%	+ 3.3%	101.4%	101.6%	+ 0.2%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

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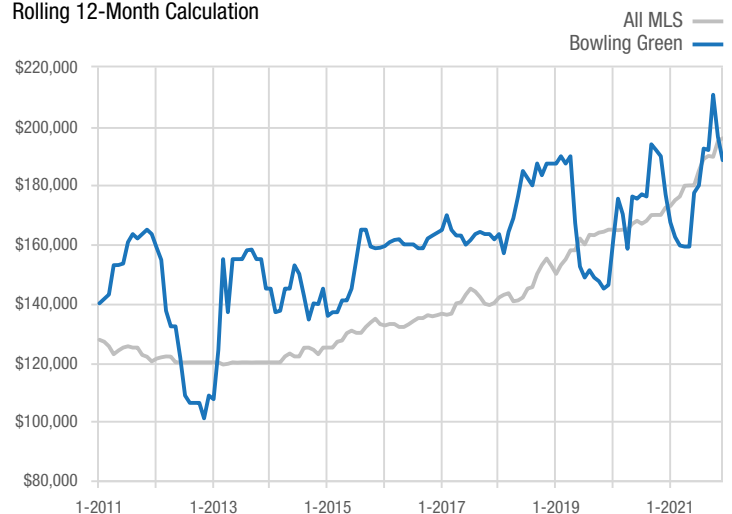
Median Sales Price - Single Family

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

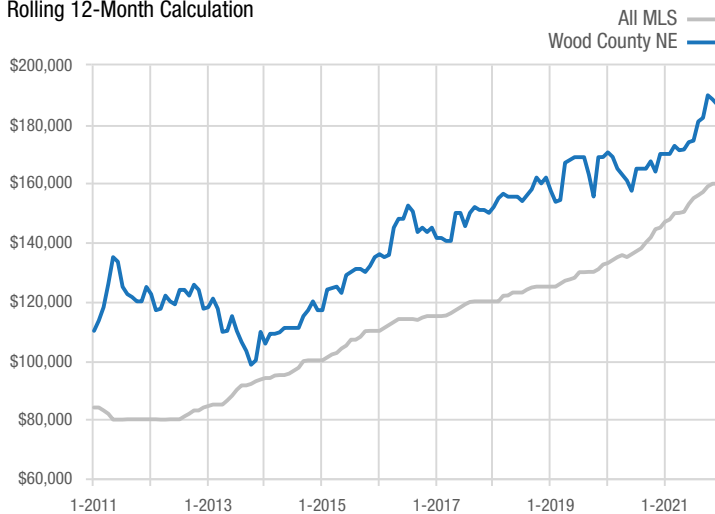
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	4	3	- 25.0%	70	96	+ 37.1%
Pending Sales	7	2	- 71.4%	74	82	+ 10.8%
Closed Sales	10	3	- 70.0%	74	84	+ 13.5%
Days on Market Until Sale	82	90	+ 9.8%	93	58	- 37.6%
Median Sales Price*	\$207,500	\$165,000	- 20.5%	\$170,000	\$186,750	+ 9.9%
Average Sales Price*	\$205,767	\$165,000	- 19.8%	\$171,603	\$221,190	+ 28.9%
Percent of List Price Received*	109.4%	92.0%	- 15.9%	100.1%	100.4%	+ 0.3%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	39	31	- 20.5%
Median Sales Price*	—	—	—	\$125,000	\$196,950	+ 57.6%
Average Sales Price*	—	—	—	\$125,000	\$196,950	+ 57.6%
Percent of List Price Received*	—	—	—	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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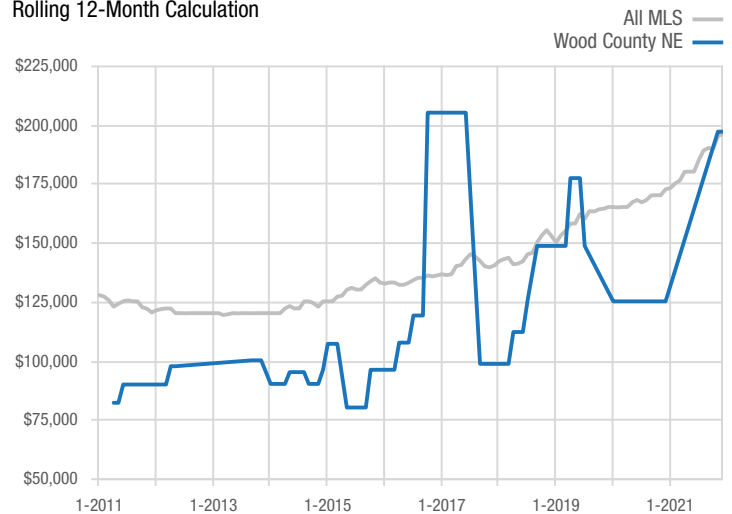
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – December 2021

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Wood County NW

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

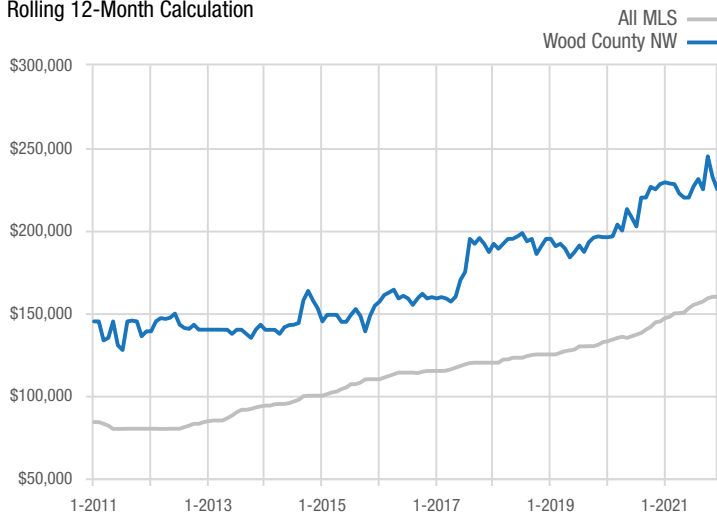
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	1	4	+ 300.0%	93	84	- 9.7%
Pending Sales	9	4	- 55.6%	85	85	0.0%
Closed Sales	9	4	- 55.6%	84	84	0.0%
Days on Market Until Sale	85	54	- 36.5%	80	59	- 26.3%
Median Sales Price*	\$253,222	\$224,200	- 11.5%	\$228,200	\$225,000	- 1.4%
Average Sales Price*	\$252,247	\$242,100	- 4.0%	\$243,646	\$239,503	- 1.7%
Percent of List Price Received*	97.3%	99.9%	+ 2.7%	100.3%	102.0%	+ 1.7%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	2	1	- 50.0%
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	103	47	- 54.4%
Median Sales Price*	—	—	—	\$117,500	\$178,000	+ 51.5%
Average Sales Price*	—	—	—	\$117,500	\$178,000	+ 51.5%
Percent of List Price Received*	—	—	—	87.1%	100.0%	+ 14.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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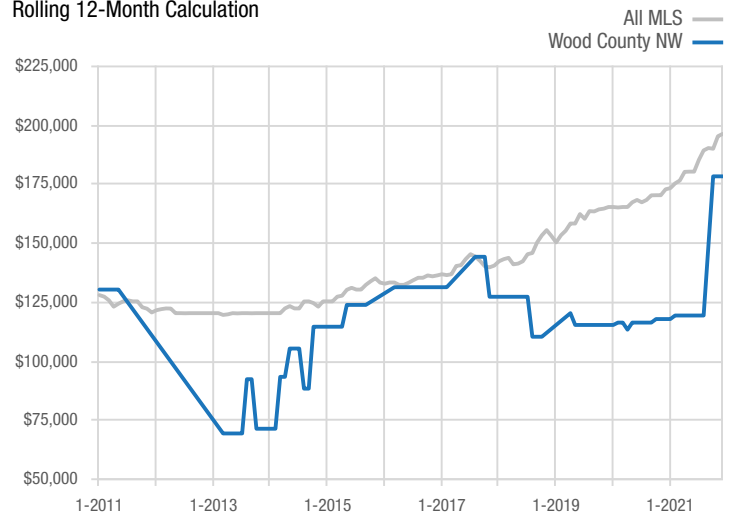
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

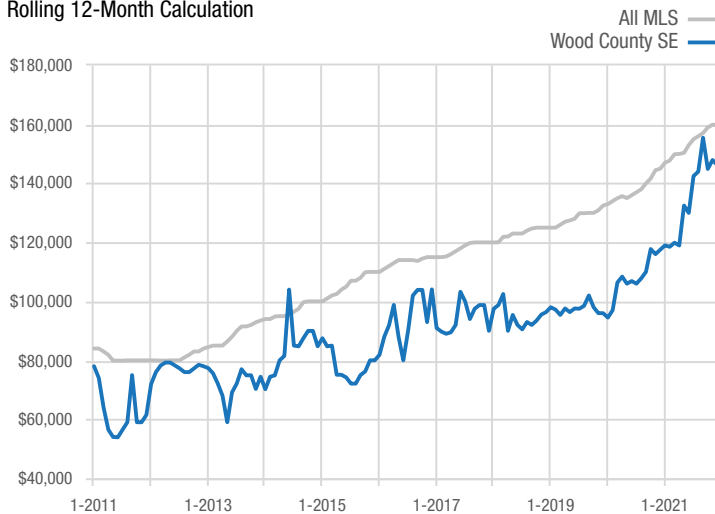
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	1	1	0.0%	69	67	- 2.9%
Pending Sales	1	6	+ 500.0%	59	55	- 6.8%
Closed Sales	2	8	+ 300.0%	59	54	- 8.5%
Days on Market Until Sale	64	72	+ 12.5%	70	62	- 11.4%
Median Sales Price*	\$220,700	\$148,400	- 32.8%	\$117,500	\$146,200	+ 24.4%
Average Sales Price*	\$220,700	\$178,633	- 19.1%	\$146,907	\$163,380	+ 11.2%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.1%	103.4%	+ 4.3%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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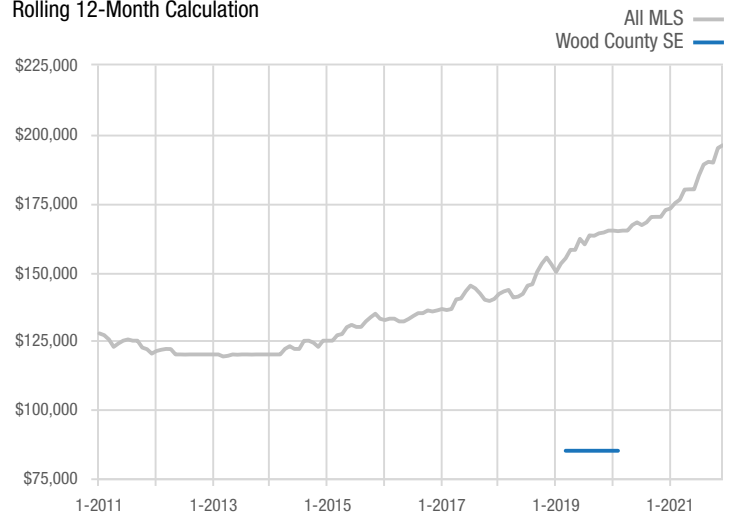
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

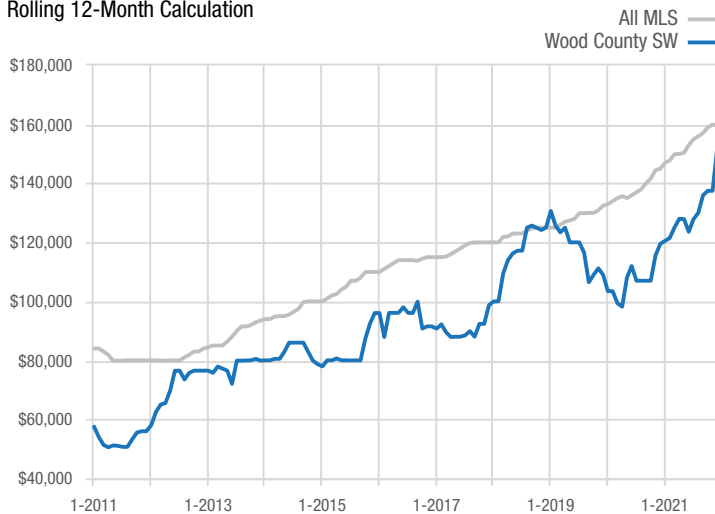
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	2	6	+ 200.0%	87	78	- 10.3%
Pending Sales	6	7	+ 16.7%	76	67	- 11.8%
Closed Sales	7	8	+ 14.3%	77	66	- 14.3%
Days on Market Until Sale	80	44	- 45.0%	76	73	- 3.9%
Median Sales Price*	\$129,000	\$191,500	+ 48.4%	\$119,500	\$152,251	+ 27.4%
Average Sales Price*	\$147,057	\$188,688	+ 28.3%	\$122,590	\$173,467	+ 41.5%
Percent of List Price Received*	99.0%	93.5%	- 5.6%	99.0%	97.7%	- 1.3%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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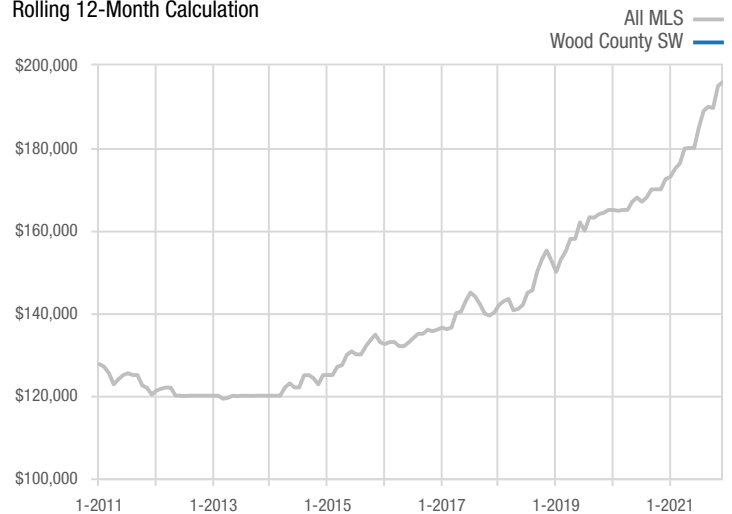
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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