

## Local Market Update – February 2022

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# Lucas and Upper Wood County

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

The U.S. real estate market remains hot ahead of the spring selling season, with existing home sales up 6.7% as of last measure, according to the National Association of REALTORS®. Experts attribute the growth in sales to an uptick in mortgage interest rates, as buyers rushed to lock down their home purchases before rates move higher. Mortgage rates have increased almost a full percentage point since December, with the average 30-year fixed-rate mortgage briefly exceeding 4% in February, the highest level since May 2019.

Inventory was at an all-time low of 860,000 as February began, down 17% from a year ago and equivalent to 1.6 months supply. According to Lawrence Yun, Chief Economist at the National Association of REALTORS®, much of the current housing supply is concentrated at the upper end of the market, where inventory is increasing, while homes priced at the lower end of the market are quickly disappearing, leaving many first-time buyers behind. The shortage of homes is boosting demand even further, and with bidding wars common in many markets, it's no surprise sales prices continue to soar.

Single Family Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2 2021	Thru 2 2022	% Change
New Listings	434	<b>397</b>	-8.5%	928	<b>810</b>	-12.7%
Closed Sales	382	<b>356</b>	-6.8%	780	<b>755</b>	-3.2%
Days on Market	69	<b>65</b>	-5.8%	71	<b>71</b>	---
SP\$/SqFt	\$90.51	<b>\$105.19</b>	+16.2%	\$93.76	<b>\$103.89</b>	+10.8%
Median Sales Price*	\$132,450	<b>\$153,750</b>	+16.1%	\$139,950	<b>\$147,000</b>	+5.0%
Average Sales Price*	\$162,513	<b>\$183,571</b>	+13.0%	\$169,979	<b>\$181,929</b>	+7.0%
Percent of List Price Received*	98%	<b>102%</b>	+4.1%	98%	<b>101%</b>	3.1%
Months Supply of Inventory	3	<b>3</b>	---	---	---	---
Total Volume (in 1000's)	\$62,079,871	<b>\$65,351,402</b>	+5.3%	\$132,582,593	<b>\$137,356,690</b>	+3.6%

Condo Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2 2021	Thru 2 2022	% Change
New Listings	39	<b>39</b>	---	79	<b>72</b>	-8.9%
Closed Sales	33	<b>30</b>	-9.1%	63	<b>69</b>	+9.5%
Days on Market	86	<b>90</b>	+4.7%	91	<b>85</b>	-6.6%
SP\$/SqFt	\$111.54	<b>\$127.54</b>	+14.3%	\$111.34	<b>\$121.44</b>	+9.1%
Median Sales Price*	\$176,500	<b>\$227,450</b>	+28.9%	\$180,000	<b>\$220,000</b>	+22.2%
Average Sales Price*	\$205,359	<b>\$234,796</b>	+14.3%	\$196,588	<b>\$217,891</b>	+10.8%
Percent of List Price Received*	99%	<b>99%</b>	---	98%	<b>98%</b>	---
Months Supply of Inventory	4	<b>3</b>	-25.0%	---	---	---
Total Volume	\$6,776,858	<b>\$7,043,885</b>	+3.9%	\$12,385,058	<b>\$15,034,457</b>	+21.4%

\*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.

# 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	2-2021	2-2022	% Change	YTD 2021	YTD 2022	% Change
<b>New Listings</b>		747	<b>659</b>	- 11.8%	1,571	<b>1,396</b>	- 11.1%
<b>Pending Sales</b>		715	<b>671</b>	- 6.2%	1,435	<b>1,413</b>	- 1.5%
<b>Closed Sales</b>		667	<b>647</b>	- 3.0%	1,335	<b>1,367</b>	+ 2.4%
<b>Days on Market Until Sale</b>		72	<b>72</b>	0.0%	74	<b>74</b>	0.0%
<b>Median Sales Price</b>		\$135,800	<b>\$165,000</b>	+ 21.5%	\$144,000	<b>\$162,135</b>	+ 12.6%
<b>Average Sales Price</b>		\$165,569	<b>\$193,966</b>	+ 17.2%	\$169,534	<b>\$190,257</b>	+ 12.2%
<b>Percent of List Price Received</b>		97.9%	<b>99.4%</b>	+ 1.5%	97.9%	<b>98.8%</b>	+ 0.9%
<b>Housing Affordability Index</b>		298	<b>244</b>	- 18.1%	281	<b>248</b>	- 11.7%
<b>Inventory of Homes for Sale</b>		1,727	<b>1,396</b>	- 19.2%	—	—	—
<b>Months Supply of Inventory</b>		1.8	<b>1.4</b>	- 22.2%	—	—	—

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## Lucas County

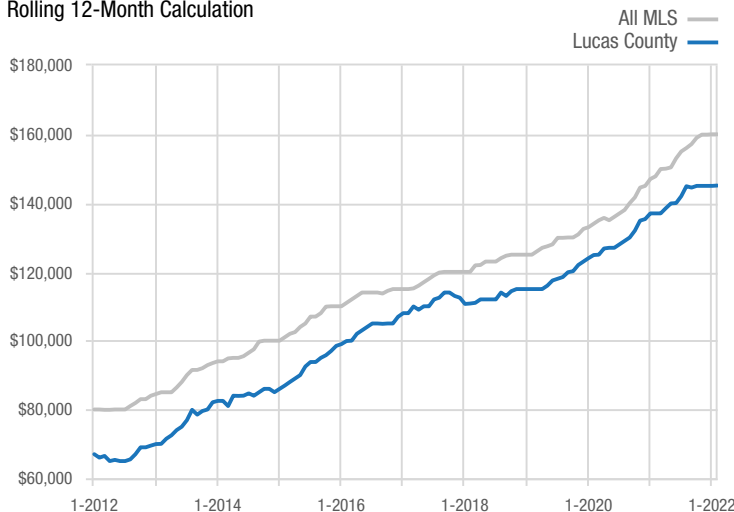
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	382	<b>322</b>	- 15.7%	803	<b>697</b>	- 13.2%
Pending Sales	379	<b>328</b>	- 13.5%	729	<b>688</b>	- 5.6%
Closed Sales	329	<b>312</b>	- 5.2%	670	<b>653</b>	- 2.5%
Days on Market Until Sale	66	<b>64</b>	- 3.0%	69	<b>69</b>	0.0%
Median Sales Price*	\$113,650	<b>\$146,000</b>	+ 28.5%	\$125,000	<b>\$139,950</b>	+ 12.0%
Average Sales Price*	\$150,270	<b>\$177,478</b>	+ 18.1%	\$158,939	<b>\$171,443</b>	+ 7.9%
Percent of List Price Received*	98.1%	<b>100.2%</b>	+ 2.1%	97.9%	<b>99.3%</b>	+ 1.4%
Inventory of Homes for Sale	770	<b>631</b>	- 18.1%	—	—	—
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	32	<b>30</b>	- 6.3%	67	<b>63</b>	- 6.0%
Pending Sales	29	<b>29</b>	0.0%	62	<b>55</b>	- 11.3%
Closed Sales	30	<b>28</b>	- 6.7%	55	<b>62</b>	+ 12.7%
Days on Market Until Sale	87	<b>94</b>	+ 8.0%	95	<b>85</b>	- 10.5%
Median Sales Price*	\$176,250	<b>\$227,450</b>	+ 29.0%	\$176,500	<b>\$223,000</b>	+ 26.3%
Average Sales Price*	\$201,899	<b>\$231,639</b>	+ 14.7%	\$194,512	<b>\$218,345</b>	+ 12.3%
Percent of List Price Received*	98.8%	<b>98.6%</b>	- 0.2%	97.9%	<b>98.2%</b>	+ 0.3%
Inventory of Homes for Sale	95	<b>59</b>	- 37.9%	—	—	—
Months Supply of Inventory	2.4	<b>1.4</b>	- 41.7%	—	—	—

\* 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.

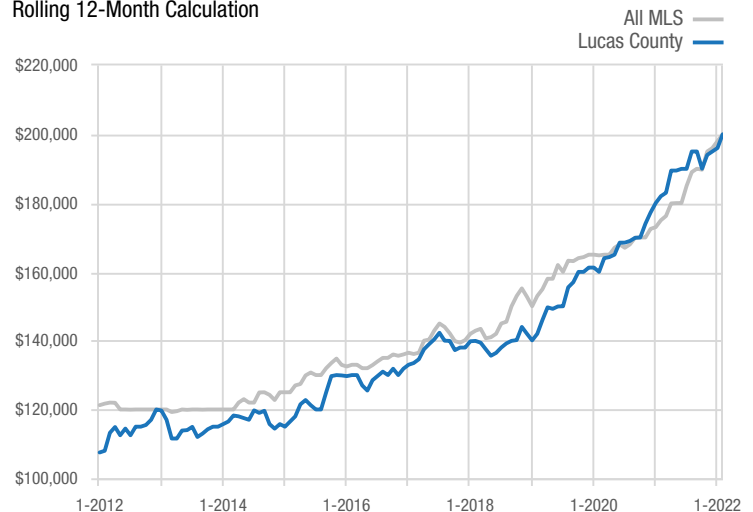
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

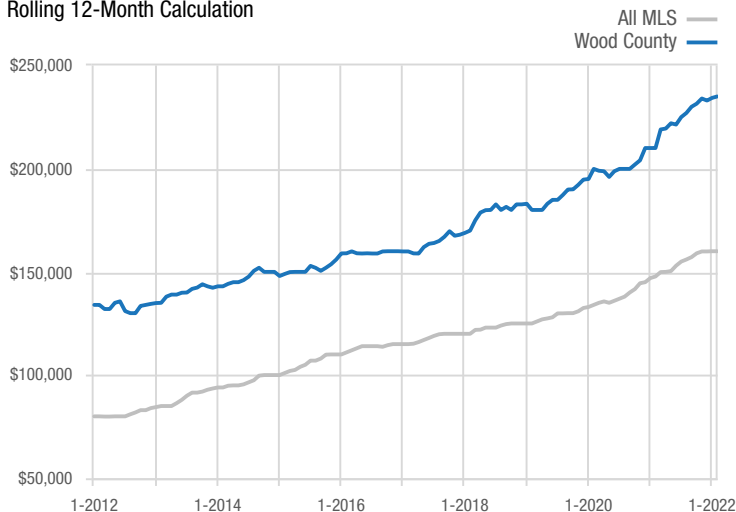
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	83	<b>67</b>	- 19.3%	182	<b>129</b>	- 29.1%
Pending Sales	80	<b>69</b>	- 13.8%	173	<b>150</b>	- 13.3%
Closed Sales	83	<b>69</b>	- 16.9%	158	<b>153</b>	- 3.2%
Days on Market Until Sale	79	<b>64</b>	- 19.0%	79	<b>73</b>	- 7.6%
Median Sales Price*	\$214,000	<b>\$227,625</b>	+ 6.4%	\$219,000	<b>\$235,500</b>	+ 7.5%
Average Sales Price*	\$220,403	<b>\$231,877</b>	+ 5.2%	\$226,424	<b>\$249,445</b>	+ 10.2%
Percent of List Price Received*	99.4%	<b>102.6%</b>	+ 3.2%	99.2%	<b>100.8%</b>	+ 1.6%
Inventory of Homes for Sale	190	<b>135</b>	- 28.9%	—	—	—
Months Supply of Inventory	1.7	<b>1.1</b>	- 35.3%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	9	<b>9</b>	0.0%	16	<b>12</b>	- 25.0%
Pending Sales	4	<b>3</b>	- 25.0%	12	<b>9</b>	- 25.0%
Closed Sales	4	<b>3</b>	- 25.0%	13	<b>9</b>	- 30.8%
Days on Market Until Sale	68	<b>52</b>	- 23.5%	59	<b>81</b>	+ 37.3%
Median Sales Price*	\$192,000	<b>\$287,000</b>	+ 49.5%	\$165,000	<b>\$194,900</b>	+ 18.1%
Average Sales Price*	\$213,725	<b>\$281,667</b>	+ 31.8%	\$193,446	<b>\$224,822</b>	+ 16.2%
Percent of List Price Received*	99.3%	<b>99.9%</b>	+ 0.6%	99.2%	<b>98.9%</b>	- 0.3%
Inventory of Homes for Sale	18	<b>10</b>	- 44.4%	—	—	—
Months Supply of Inventory	1.7	<b>1.0</b>	- 41.2%	—	—	—

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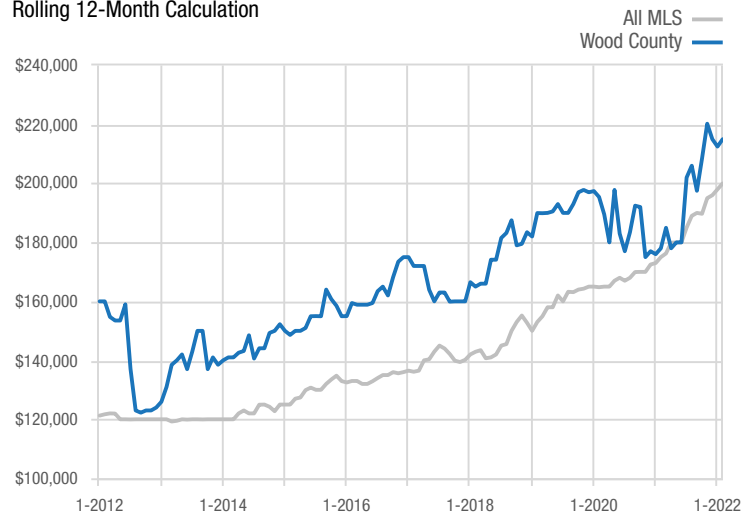
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Rolling 12-Month Calculation



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## Toledo

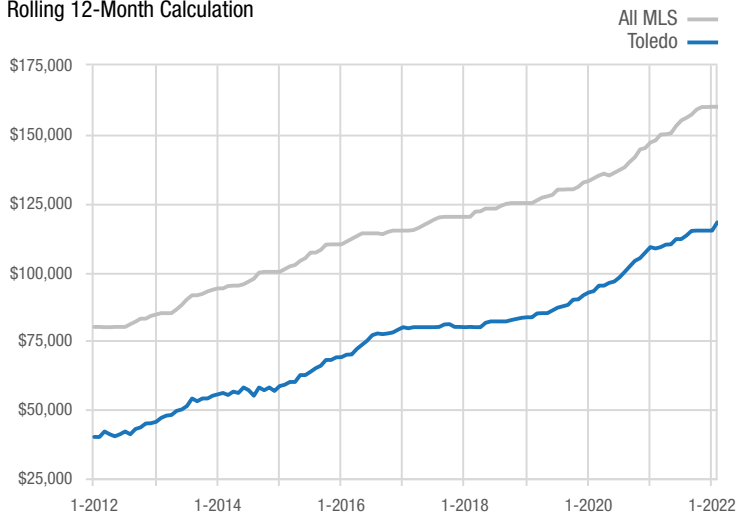
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	268	<b>230</b>	- 14.2%	556	<b>501</b>	- 9.9%
Pending Sales	271	<b>234</b>	- 13.7%	502	<b>497</b>	- 1.0%
Closed Sales	233	<b>216</b>	- 7.3%	462	<b>469</b>	+ 1.5%
Days on Market Until Sale	62	<b>60</b>	- 3.2%	65	<b>65</b>	0.0%
Median Sales Price*	\$87,900	<b>\$120,000</b>	+ 36.5%	\$93,000	<b>\$115,000</b>	+ 23.7%
Average Sales Price*	\$102,170	<b>\$134,539</b>	+ 31.7%	\$109,256	<b>\$129,638</b>	+ 18.7%
Percent of List Price Received*	97.5%	<b>99.7%</b>	+ 2.3%	97.4%	<b>98.6%</b>	+ 1.2%
Inventory of Homes for Sale	515	<b>466</b>	- 9.5%	—	—	—
Months Supply of Inventory	1.7	<b>1.4</b>	- 17.6%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	18	<b>17</b>	- 5.6%	32	<b>32</b>	0.0%
Pending Sales	19	<b>14</b>	- 26.3%	31	<b>29</b>	- 6.5%
Closed Sales	19	<b>14</b>	- 26.3%	29	<b>32</b>	+ 10.3%
Days on Market Until Sale	79	<b>62</b>	- 21.5%	84	<b>54</b>	- 35.7%
Median Sales Price*	\$138,500	<b>\$179,000</b>	+ 29.2%	\$130,900	<b>\$170,000</b>	+ 29.9%
Average Sales Price*	\$164,358	<b>\$191,814</b>	+ 16.7%	\$154,541	<b>\$176,703</b>	+ 14.3%
Percent of List Price Received*	98.7%	<b>98.3%</b>	- 0.4%	97.4%	<b>98.1%</b>	+ 0.7%
Inventory of Homes for Sale	45	<b>28</b>	- 37.8%	—	—	—
Months Supply of Inventory	2.4	<b>1.3</b>	- 45.8%	—	—	—

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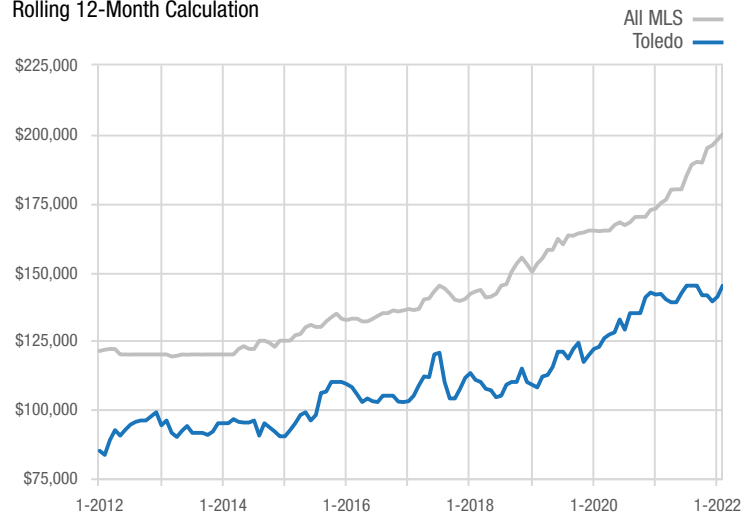
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Sylvania

43560 and 43617

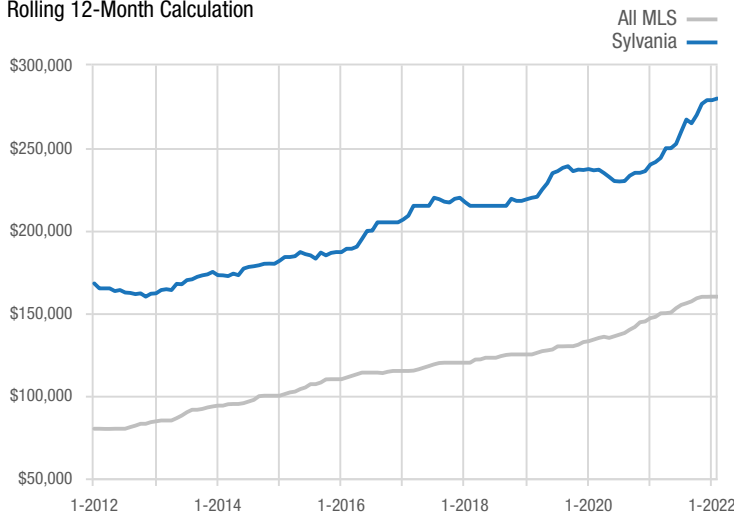
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	40	<b>28</b>	- 30.0%	86	<b>68</b>	- 20.9%
Pending Sales	39	<b>31</b>	- 20.5%	76	<b>70</b>	- 7.9%
Closed Sales	35	<b>35</b>	0.0%	70	<b>68</b>	- 2.9%
Days on Market Until Sale	75	<b>86</b>	+ 14.7%	72	<b>91</b>	+ 26.4%
Median Sales Price*	\$254,950	<b>\$285,000</b>	+ 11.8%	\$267,000	<b>\$282,000</b>	+ 5.6%
Average Sales Price*	\$273,106	<b>\$296,040</b>	+ 8.4%	\$291,866	<b>\$293,664</b>	+ 0.6%
Percent of List Price Received*	101.8%	<b>102.5%</b>	+ 0.7%	99.7%	<b>101.4%</b>	+ 1.7%
Inventory of Homes for Sale	83	<b>54</b>	- 34.9%	—	—	—
Months Supply of Inventory	1.4	<b>1.1</b>	- 21.4%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	9	<b>8</b>	- 11.1%	15	<b>23</b>	+ 53.3%
Pending Sales	7	<b>8</b>	+ 14.3%	18	<b>19</b>	+ 5.6%
Closed Sales	9	<b>7</b>	- 22.2%	19	<b>21</b>	+ 10.5%
Days on Market Until Sale	111	<b>56</b>	- 49.5%	121	<b>64</b>	- 47.1%
Median Sales Price*	\$219,000	<b>\$235,000</b>	+ 7.3%	\$219,000	<b>\$241,000</b>	+ 10.0%
Average Sales Price*	\$211,278	<b>\$229,843</b>	+ 8.8%	\$211,878	<b>\$229,312</b>	+ 8.2%
Percent of List Price Received*	98.6%	<b>98.8%</b>	+ 0.2%	98.4%	<b>99.4%</b>	+ 1.0%
Inventory of Homes for Sale	22	<b>23</b>	+ 4.5%	—	—	—
Months Supply of Inventory	1.7	<b>1.9</b>	+ 11.8%	—	—	—

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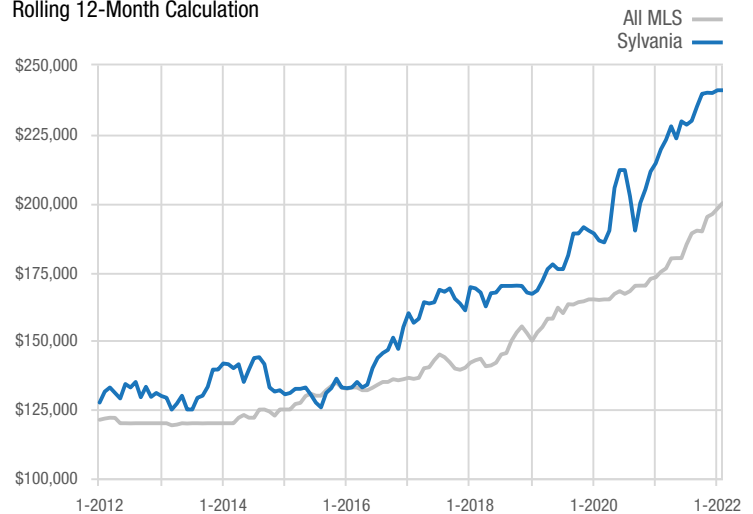
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Spring Meadows

MLS Area 05: 43528 (Includes Holland)

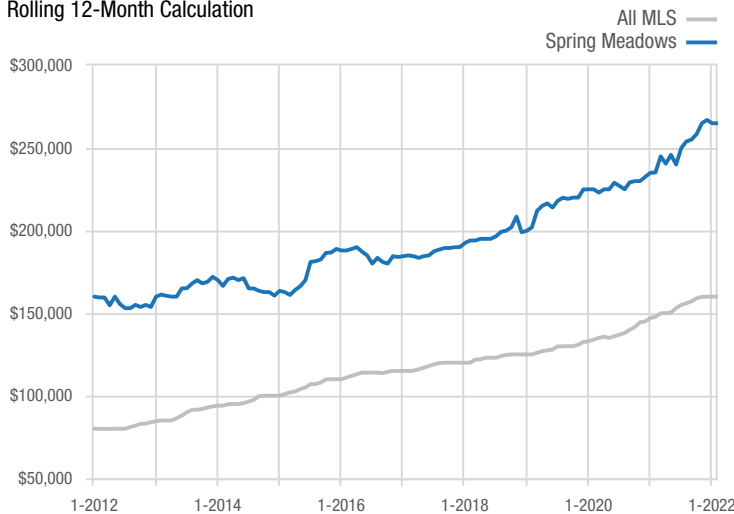
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	18	15	- 16.7%	42	31	- 26.2%
Pending Sales	13	11	- 15.4%	36	25	- 30.6%
Closed Sales	13	14	+ 7.7%	28	25	- 10.7%
Days on Market Until Sale	61	53	- 13.1%	67	52	- 22.4%
Median Sales Price*	\$235,400	<b>\$233,750</b>	- 0.7%	\$251,400	<b>\$235,000</b>	- 6.5%
Average Sales Price*	\$234,519	<b>\$238,492</b>	+ 1.7%	\$242,773	<b>\$228,192</b>	- 6.0%
Percent of List Price Received*	97.9%	<b>99.2%</b>	+ 1.3%	98.7%	<b>101.3%</b>	+ 2.6%
Inventory of Homes for Sale	35	26	- 25.7%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	4	0	- 100.0%	7	6	- 14.3%
Pending Sales	1	4	+ 300.0%	4	7	+ 75.0%
Closed Sales	2	4	+ 100.0%	4	8	+ 100.0%
Days on Market Until Sale	57	108	+ 89.5%	60	103	+ 71.7%
Median Sales Price*	\$279,450	<b>\$337,000</b>	+ 20.6%	\$287,000	<b>\$275,000</b>	- 4.2%
Average Sales Price*	\$279,450	<b>\$331,750</b>	+ 18.7%	\$283,225	<b>\$287,152</b>	+ 1.4%
Percent of List Price Received*	98.7%	<b>97.0%</b>	- 1.7%	97.2%	<b>97.8%</b>	+ 0.6%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	2.9	1.6	- 44.8%	—	—	—

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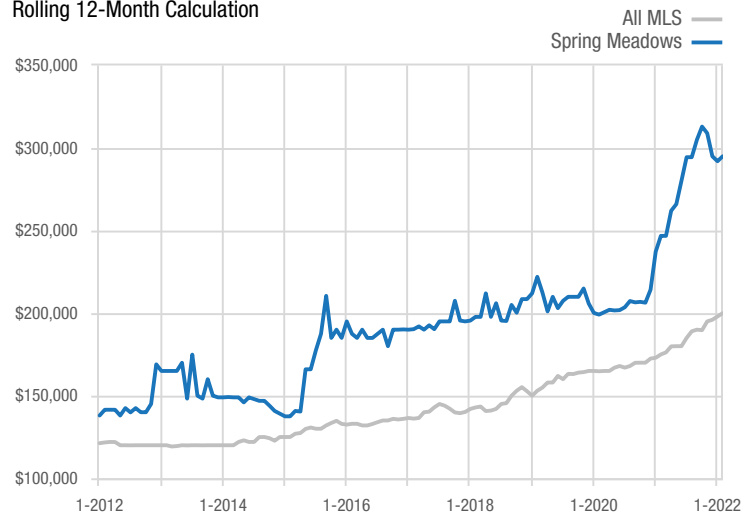
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Rolling 12-Month Calculation



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## Monclova

MLS Area 06: 43542

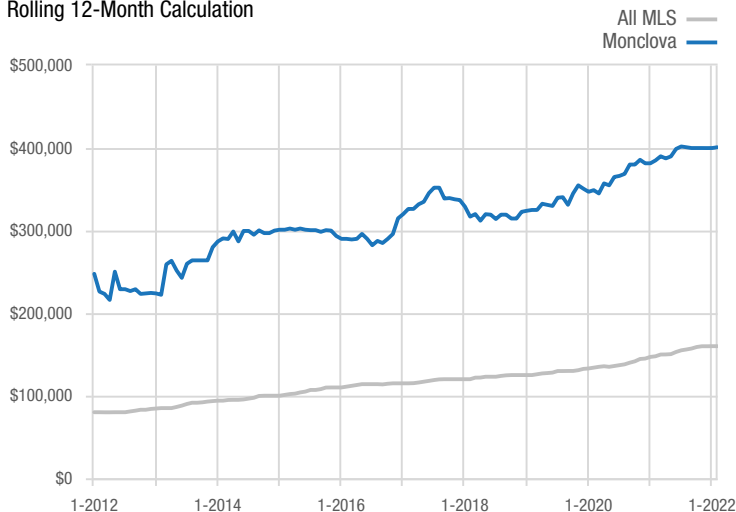
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	8	3	- 62.5%
Pending Sales	6	4	- 33.3%	13	8	- 38.5%
Closed Sales	8	3	- 62.5%	13	5	- 61.5%
Days on Market Until Sale	87	83	- 4.6%	105	65	- 38.1%
Median Sales Price*	\$392,450	<b>\$358,900</b>	- 8.5%	\$385,000	<b>\$445,000</b>	+ 15.6%
Average Sales Price*	\$418,328	<b>\$341,300</b>	- 18.4%	\$433,814	<b>\$404,480</b>	- 6.8%
Percent of List Price Received*	99.1%	<b>115.9%</b>	+ 17.0%	98.5%	<b>110.3%</b>	+ 12.0%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	1.4	<b>0.6</b>	- 57.1%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	4	1	- 75.0%
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	463	—	—	423	—
Median Sales Price*	—	<b>\$319,293</b>	—	—	<b>\$303,805</b>	—
Average Sales Price*	—	<b>\$319,293</b>	—	—	<b>\$314,130</b>	—
Percent of List Price Received*	—	<b>100.0%</b>	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	9	3	- 66.7%	—	—	—
Months Supply of Inventory	5.4	<b>1.7</b>	- 68.5%	—	—	—

\* 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.

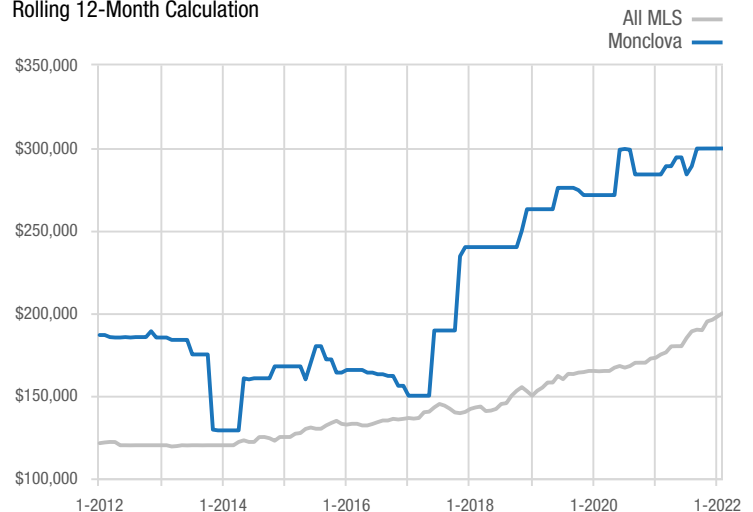
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Maumee

MLS Area 07: 43537

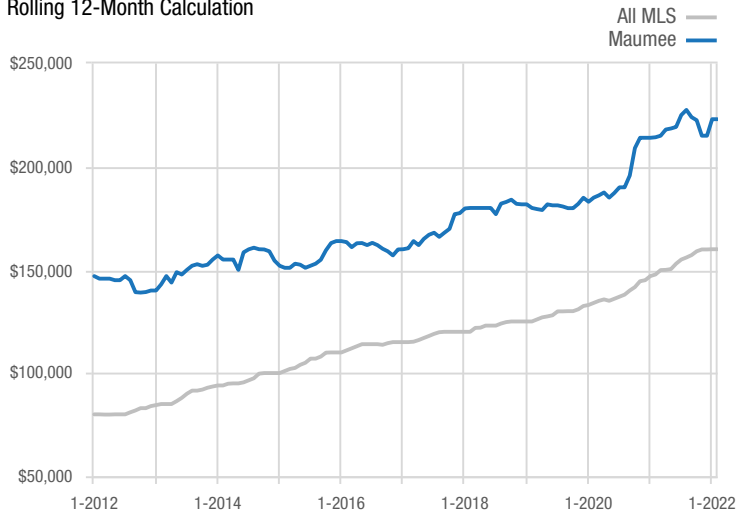
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	27	<b>23</b>	- 14.8%	56	<b>41</b>	- 26.8%
Pending Sales	22	<b>22</b>	0.0%	43	<b>43</b>	0.0%
Closed Sales	15	<b>23</b>	+ 53.3%	40	<b>39</b>	- 2.5%
Days on Market Until Sale	94	<b>61</b>	- 35.1%	94	<b>71</b>	- 24.5%
Median Sales Price*	\$237,000	<b>\$271,000</b>	+ 14.3%	\$190,000	<b>\$241,500</b>	+ 27.1%
Average Sales Price*	\$267,723	<b>\$273,327</b>	+ 2.1%	\$229,278	<b>\$284,803</b>	+ 24.2%
Percent of List Price Received*	100.5%	<b>101.0%</b>	+ 0.5%	99.4%	<b>100.4%</b>	+ 1.0%
Inventory of Homes for Sale	57	<b>26</b>	- 54.4%	—	—	—
Months Supply of Inventory	1.6	<b>0.7</b>	- 56.3%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	4	<b>2</b>	- 50.0%	12	<b>2</b>	- 83.3%
Pending Sales	3	<b>3</b>	0.0%	7	<b>4</b>	- 42.9%
Closed Sales	2	<b>2</b>	0.0%	5	<b>4</b>	- 20.0%
Days on Market Until Sale	27	<b>96</b>	+ 255.6%	32	<b>90</b>	+ 181.3%
Median Sales Price*	\$332,500	<b>\$143,750</b>	- 56.8%	\$223,650	<b>\$182,500</b>	- 18.4%
Average Sales Price*	\$332,500	<b>\$143,750</b>	- 56.8%	\$258,330	<b>\$190,625</b>	- 26.2%
Percent of List Price Received*	97.4%	<b>96.7%</b>	- 0.7%	98.4%	<b>97.1%</b>	- 1.3%
Inventory of Homes for Sale	12	<b>2</b>	- 83.3%	—	—	—
Months Supply of Inventory	2.8	<b>0.4</b>	- 85.7%	—	—	—

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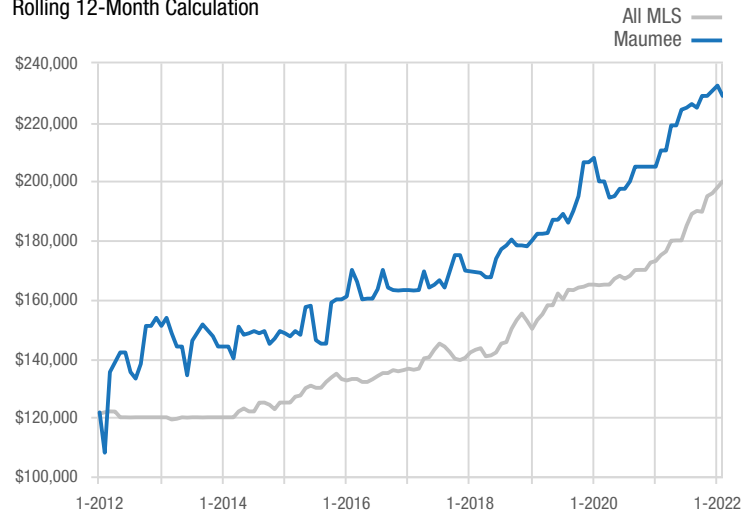
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Whitehouse

MLS Area 08: 43571

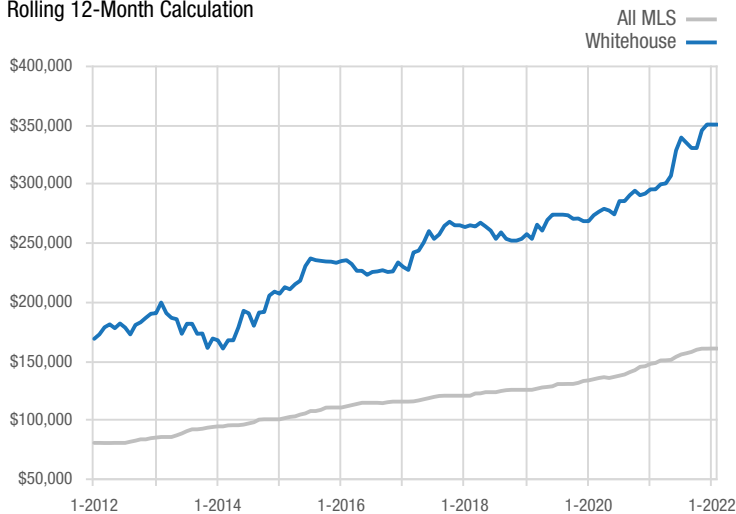
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	9	5	- 44.4%	18	15	- 16.7%
Pending Sales	6	6	0.0%	12	14	+ 16.7%
Closed Sales	3	7	+ 133.3%	9	15	+ 66.7%
Days on Market Until Sale	69	53	- 23.2%	77	84	+ 9.1%
Median Sales Price*	\$350,000	<b>\$359,900</b>	+ 2.8%	\$350,000	<b>\$354,900</b>	+ 1.4%
Average Sales Price*	\$573,000	<b>\$339,543</b>	- 40.7%	\$438,511	<b>\$327,896</b>	- 25.2%
Percent of List Price Received*	97.9%	<b>100.2%</b>	+ 2.3%	97.9%	<b>98.8%</b>	+ 0.9%
Inventory of Homes for Sale	24	12	- 50.0%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
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	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

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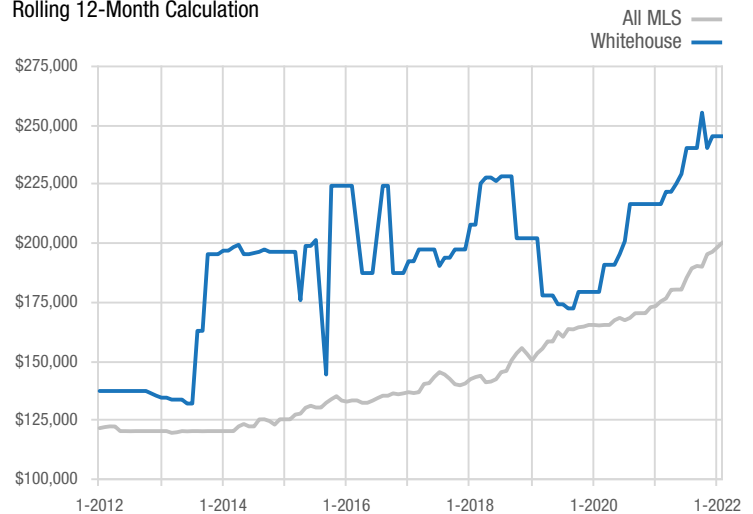
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Waterville

MLS Area 10: 43566

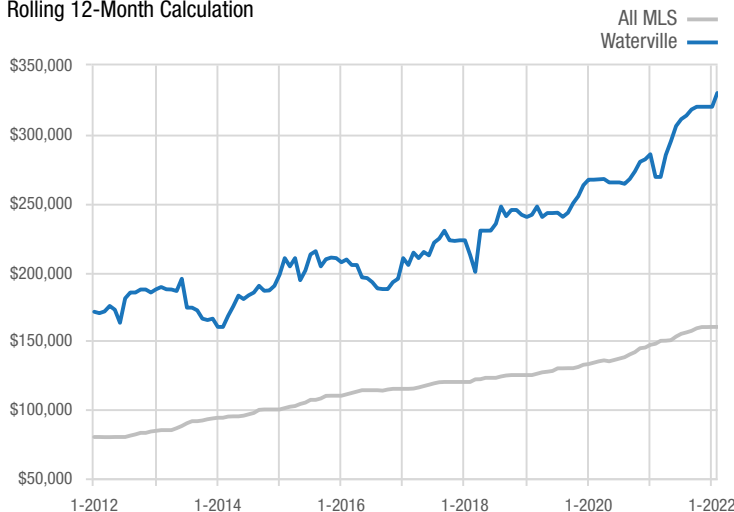
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	10	7	- 30.0%	19	14	- 26.3%
Pending Sales	14	11	- 21.4%	24	21	- 12.5%
Closed Sales	9	8	- 11.1%	18	18	0.0%
Days on Market Until Sale	87	105	+ 20.7%	85	97	+ 14.1%
Median Sales Price*	\$210,000	<b>\$365,450</b>	+ 74.0%	\$230,200	<b>\$328,000</b>	+ 42.5%
Average Sales Price*	\$213,600	<b>\$317,775</b>	+ 48.8%	\$247,063	<b>\$304,178</b>	+ 23.1%
Percent of List Price Received*	95.5%	<b>100.2%</b>	+ 4.9%	97.4%	<b>100.0%</b>	+ 2.7%
Inventory of Homes for Sale	24	14	- 41.7%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	3	3	0.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	208	—	—	197	—	—
Median Sales Price*	\$331,655	—	—	\$302,078	—	—
Average Sales Price*	\$331,655	—	—	\$302,078	—	—
Percent of List Price Received*	102.1%	—	—	101.0%	—	—
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

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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

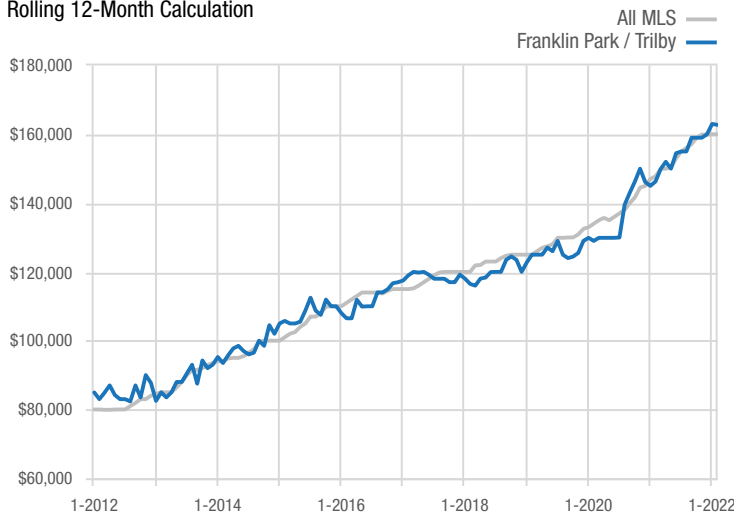
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	21	15	- 28.6%	35	34	- 2.9%
Pending Sales	15	15	0.0%	30	30	0.0%
Closed Sales	12	15	+ 25.0%	25	28	+ 12.0%
Days on Market Until Sale	65	57	- 12.3%	60	67	+ 11.7%
Median Sales Price*	\$145,050	<b>\$138,000</b>	- 4.9%	\$132,000	<b>\$146,800</b>	+ 11.2%
Average Sales Price*	\$188,073	<b>\$163,474</b>	- 13.1%	\$162,927	<b>\$177,792</b>	+ 9.1%
Percent of List Price Received*	99.9%	<b>103.5%</b>	+ 3.6%	99.2%	<b>107.1%</b>	+ 8.0%
Inventory of Homes for Sale	34	29	- 14.7%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	0	- 100.0%	4	3	- 25.0%
Pending Sales	2	1	- 50.0%	2	2	0.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	56	—	—	56	31	- 44.6%
Median Sales Price*	\$123,250	—	—	\$123,250	<b>\$190,000</b>	+ 54.2%
Average Sales Price*	\$123,250	—	—	\$123,250	<b>\$190,000</b>	+ 54.2%
Percent of List Price Received*	100.6%	—	—	100.6%	<b>88.4%</b>	- 12.1%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

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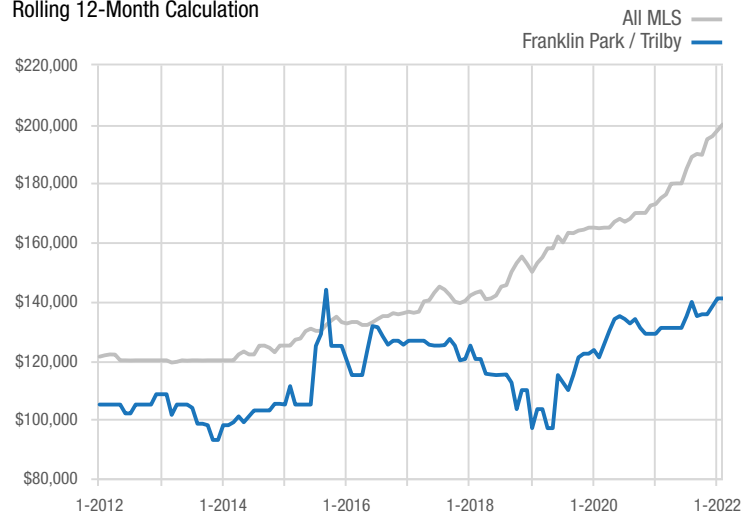
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Tremainsville

MLS Area 12: 43613

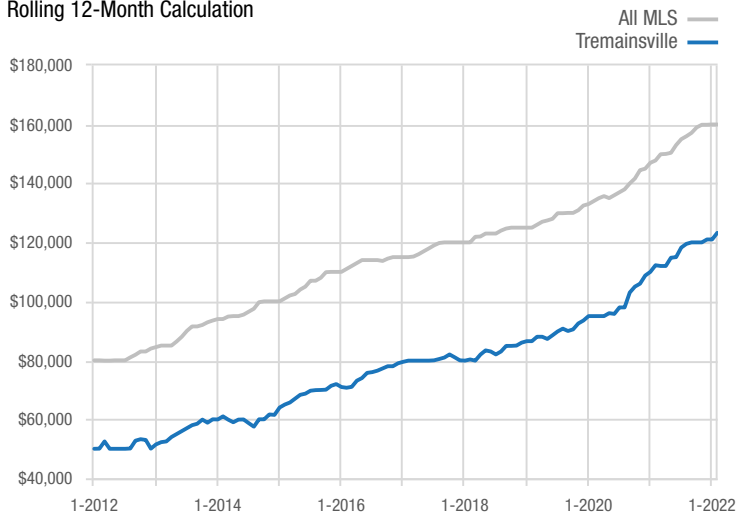
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	37	<b>46</b>	+ 24.3%	75	<b>78</b>	+ 4.0%
Pending Sales	48	<b>38</b>	- 20.8%	92	<b>81</b>	- 12.0%
Closed Sales	41	<b>36</b>	- 12.2%	78	<b>84</b>	+ 7.7%
Days on Market Until Sale	73	<b>65</b>	- 11.0%	69	<b>64</b>	- 7.2%
Median Sales Price*	\$115,000	<b>\$138,794</b>	+ 20.7%	\$115,000	<b>\$123,665</b>	+ 7.5%
Average Sales Price*	\$116,508	<b>\$127,454</b>	+ 9.4%	\$113,578	<b>\$117,055</b>	+ 3.1%
Percent of List Price Received*	98.3%	<b>102.2%</b>	+ 4.0%	98.9%	<b>98.7%</b>	- 0.2%
Inventory of Homes for Sale	62	<b>65</b>	+ 4.8%	—	—	—
Months Supply of Inventory	1.2	<b>1.2</b>	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	0	<b>0</b>	—
Pending Sales	0	<b>0</b>	—	0	<b>0</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>0</b>	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	<b>0</b>	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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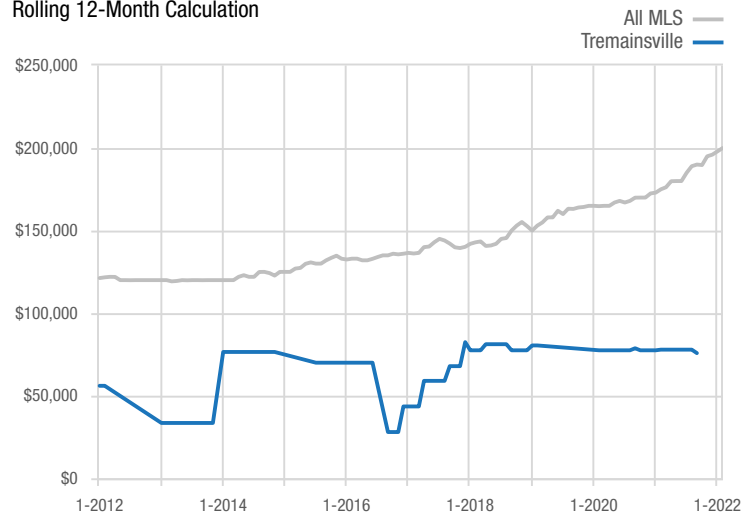
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Five Points / Northtowne

MLS Area 13: 43612

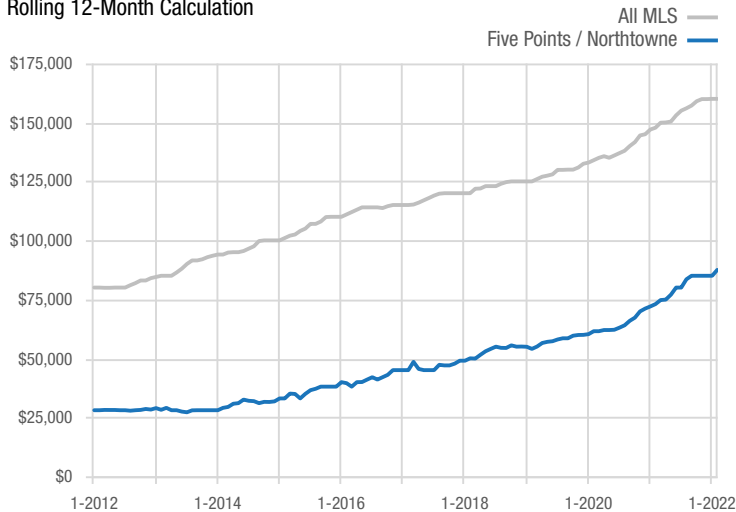
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	24	25	+ 4.2%	60	57	- 5.0%
Pending Sales	26	28	+ 7.7%	54	69	+ 27.8%
Closed Sales	23	25	+ 8.7%	47	59	+ 25.5%
Days on Market Until Sale	62	63	+ 1.6%	70	56	- 20.0%
Median Sales Price*	\$79,900	\$100,000	+ 25.2%	\$73,000	\$99,250	+ 36.0%
Average Sales Price*	\$75,789	\$97,766	+ 29.0%	\$75,435	\$94,978	+ 25.9%
Percent of List Price Received*	99.1%	98.1%	- 1.0%	98.9%	100.5%	+ 1.6%
Inventory of Homes for Sale	64	47	- 26.6%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
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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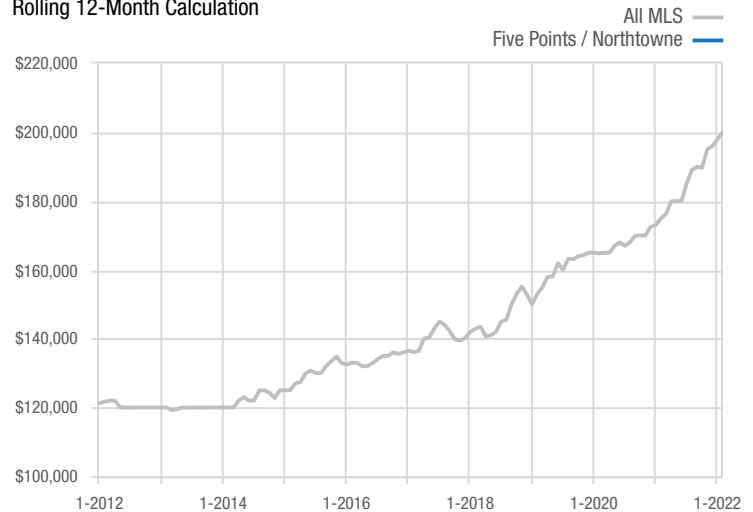
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Point Place

MLS Area 14: 43611

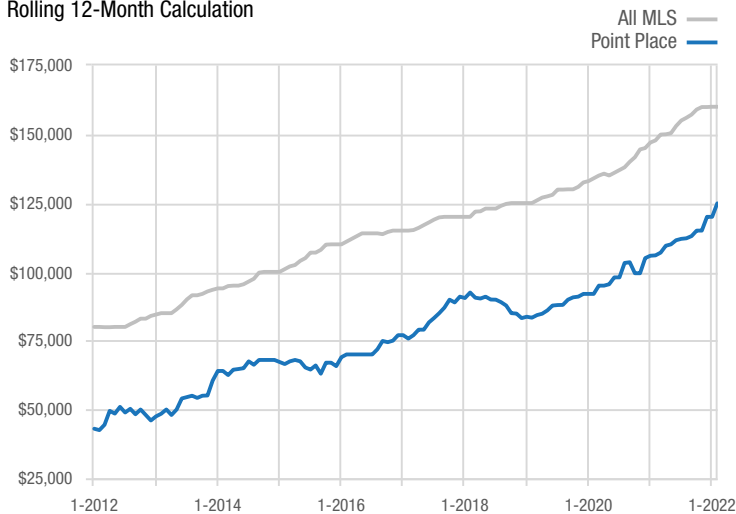
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	19	16	- 15.8%	31	36	+ 16.1%
Pending Sales	23	10	- 56.5%	39	26	- 33.3%
Closed Sales	17	14	- 17.6%	31	27	- 12.9%
Days on Market Until Sale	75	69	- 8.0%	75	82	+ 9.3%
Median Sales Price*	\$105,000	<b>\$128,750</b>	+ 22.6%	\$105,000	<b>\$122,500</b>	+ 16.7%
Average Sales Price*	\$115,934	<b>\$185,700</b>	+ 60.2%	\$127,155	<b>\$161,979</b>	+ 27.4%
Percent of List Price Received*	97.9%	<b>101.9%</b>	+ 4.1%	97.5%	<b>101.4%</b>	+ 4.0%
Inventory of Homes for Sale	34	38	+ 11.8%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	68	72	+ 5.9%
Median Sales Price*	—	—	—	\$69,000	<b>\$202,000</b>	+ 192.8%
Average Sales Price*	—	—	—	\$69,000	<b>\$202,000</b>	+ 192.8%
Percent of List Price Received*	—	—	—	98.7%	<b>90.6%</b>	- 8.2%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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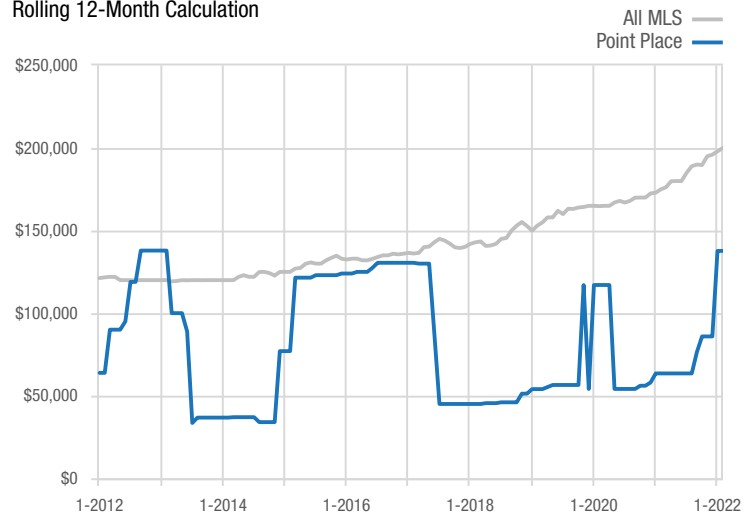
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

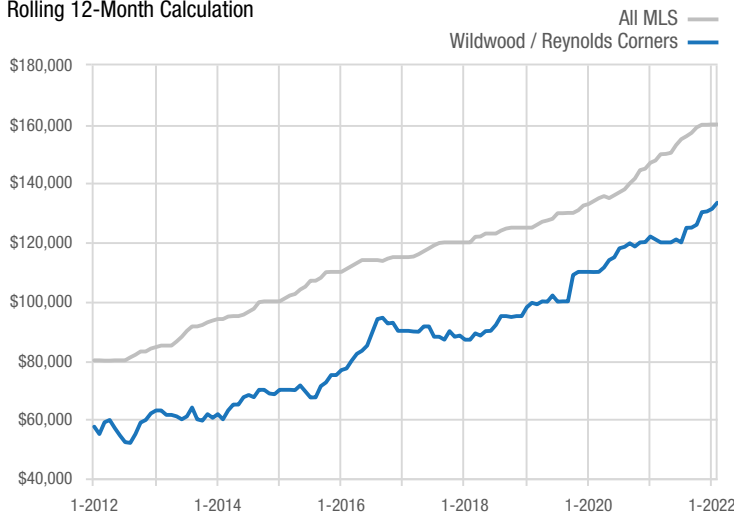
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	27	19	- 29.6%	59	45	- 23.7%
Pending Sales	26	24	- 7.7%	55	43	- 21.8%
Closed Sales	21	20	- 4.8%	54	38	- 29.6%
Days on Market Until Sale	82	45	- 45.1%	78	57	- 26.9%
Median Sales Price*	\$100,000	<b>\$142,500</b>	+ 42.5%	\$111,000	<b>\$139,250</b>	+ 25.5%
Average Sales Price*	\$123,496	<b>\$161,447</b>	+ 30.7%	\$132,653	<b>\$161,684</b>	+ 21.9%
Percent of List Price Received*	95.7%	<b>100.8%</b>	+ 5.3%	97.3%	<b>100.1%</b>	+ 2.9%
Inventory of Homes for Sale	62	33	- 46.8%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	8	7	- 12.5%	12	12	0.0%
Pending Sales	5	4	- 20.0%	8	7	- 12.5%
Closed Sales	4	5	+ 25.0%	5	8	+ 60.0%
Days on Market Until Sale	62	42	- 32.3%	53	45	- 15.1%
Median Sales Price*	\$129,250	<b>\$172,000</b>	+ 33.1%	\$120,000	<b>\$159,450</b>	+ 32.9%
Average Sales Price*	\$126,100	<b>\$170,180</b>	+ 35.0%	\$115,080	<b>\$150,550</b>	+ 30.8%
Percent of List Price Received*	98.9%	<b>98.3%</b>	- 0.6%	98.7%	<b>96.3%</b>	- 2.4%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

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

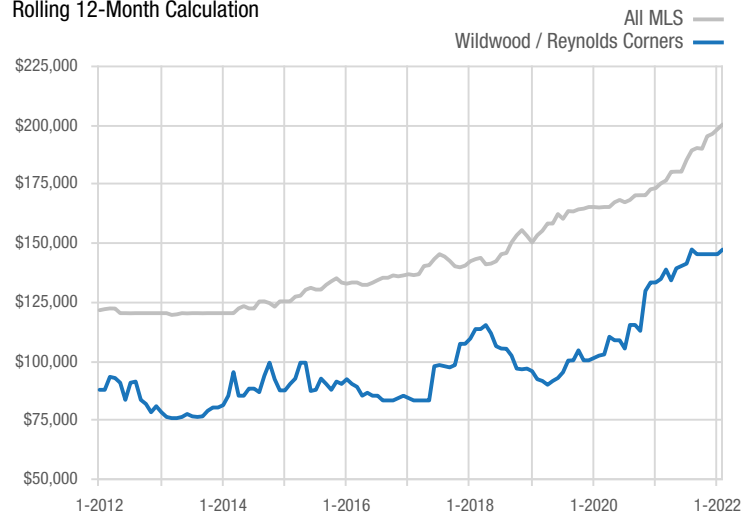
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – February 2022

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## Ottawa Hills

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

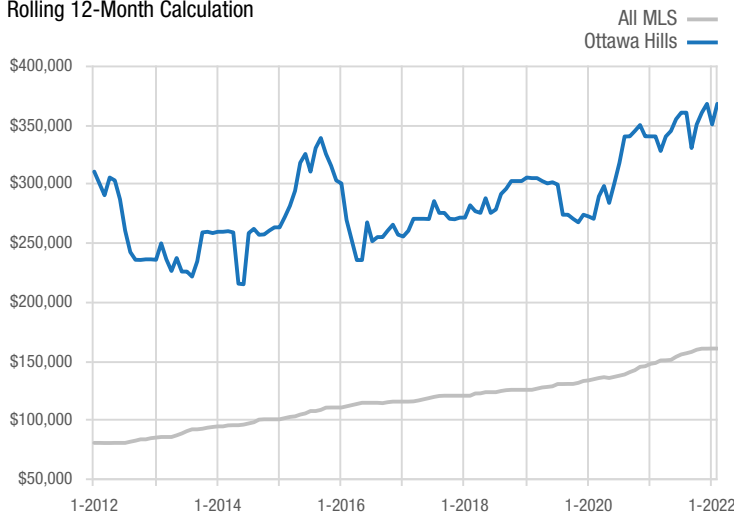
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	8	5	- 37.5%	16	11	- 31.3%
Pending Sales	4	7	+ 75.0%	10	11	+ 10.0%
Closed Sales	4	6	+ 50.0%	10	10	0.0%
Days on Market Until Sale	41	46	+ 12.2%	87	43	- 50.6%
Median Sales Price*	\$256,200	<b>\$377,000</b>	+ 47.2%	\$247,000	<b>\$307,500</b>	+ 24.5%
Average Sales Price*	\$315,742	<b>\$391,483</b>	+ 24.0%	\$316,222	<b>\$339,890</b>	+ 7.5%
Percent of List Price Received*	98.9%	<b>98.0%</b>	- 0.9%	96.8%	<b>97.6%</b>	+ 0.8%
Inventory of Homes for Sale	17	9	- 47.1%	—	—	—
Months Supply of Inventory	2.1	<b>1.1</b>	- 47.6%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	0	87	—	0	87	—
Median Sales Price*	\$75,500	<b>\$116,500</b>	+ 54.3%	\$75,500	<b>\$116,500</b>	+ 54.3%
Average Sales Price*	\$75,500	<b>\$116,500</b>	+ 54.3%	\$75,500	<b>\$116,500</b>	+ 54.3%
Percent of List Price Received*	94.5%	<b>105.0%</b>	+ 11.1%	94.5%	<b>105.0%</b>	+ 11.1%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.8	—	—	—	—	—

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

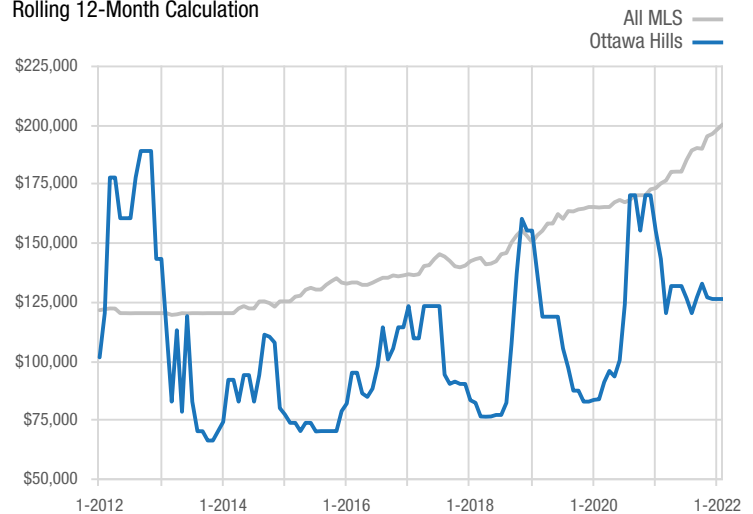
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

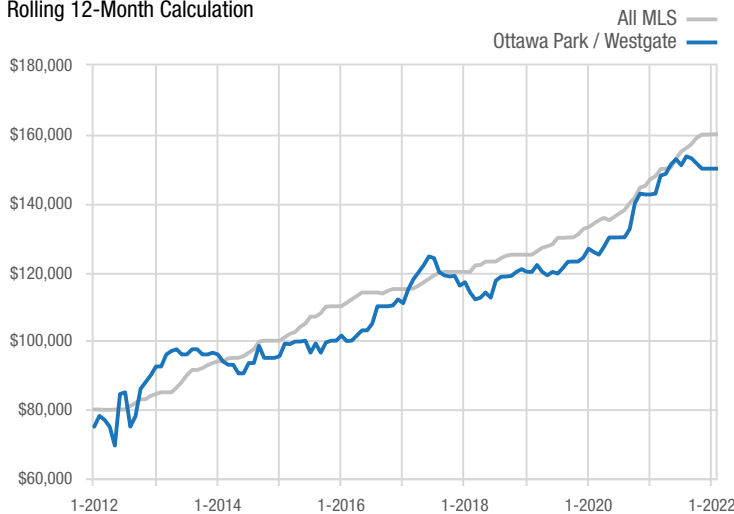
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	15	16	+ 6.7%	32	37	+ 15.6%
Pending Sales	19	19	0.0%	36	35	- 2.8%
Closed Sales	15	12	- 20.0%	35	30	- 14.3%
Days on Market Until Sale	44	56	+ 27.3%	50	59	+ 18.0%
Median Sales Price*	\$115,000	<b>\$147,300</b>	+ 28.1%	\$128,500	<b>\$139,900</b>	+ 8.9%
Average Sales Price*	\$113,619	<b>\$161,236</b>	+ 41.9%	\$132,731	<b>\$156,157</b>	+ 17.6%
Percent of List Price Received*	96.3%	<b>101.9%</b>	+ 5.8%	97.0%	<b>98.3%</b>	+ 1.3%
Inventory of Homes for Sale	23	35	+ 52.2%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	0	1	—
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	57	—	—	57	—	—
Median Sales Price*	\$129,500	—	—	\$129,500	—	—
Average Sales Price*	\$129,500	—	—	\$129,500	—	—
Percent of List Price Received*	100.7%	—	—	100.7%	—	—
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.

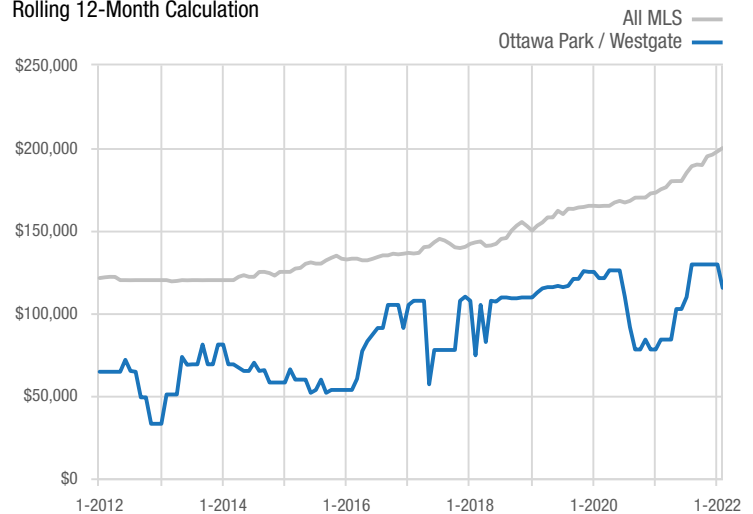
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde West End

MLS Area 18: 43610 and 43620

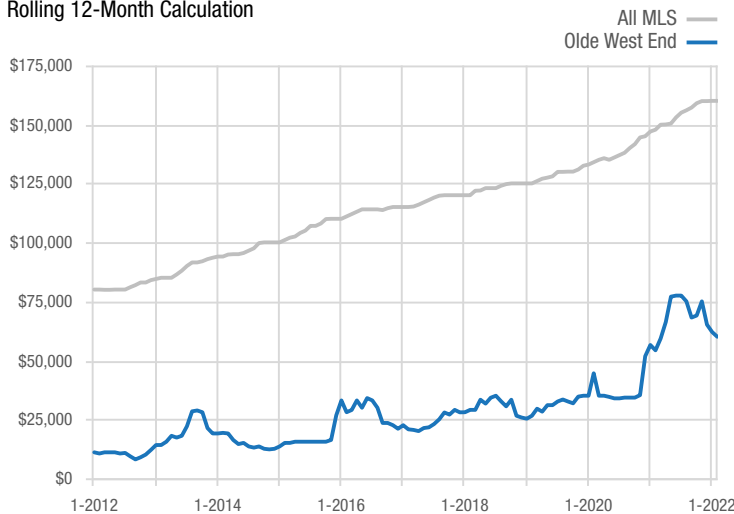
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	3	3	0.0%	13	14	+ 7.7%
Pending Sales	5	5	0.0%	8	19	+ 137.5%
Closed Sales	5	7	+ 40.0%	8	17	+ 112.5%
Days on Market Until Sale	73	48	- 34.2%	74	67	- 9.5%
Median Sales Price*	\$30,052	<b>\$32,500</b>	+ 8.1%	\$95,000	<b>\$43,000</b>	- 54.7%
Average Sales Price*	\$78,610	<b>\$83,796</b>	+ 6.6%	\$86,865	<b>\$75,509</b>	- 13.1%
Percent of List Price Received*	107.7%	<b>104.2%</b>	- 3.2%	105.8%	<b>96.7%</b>	- 8.6%
Inventory of Homes for Sale	19	14	- 26.3%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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

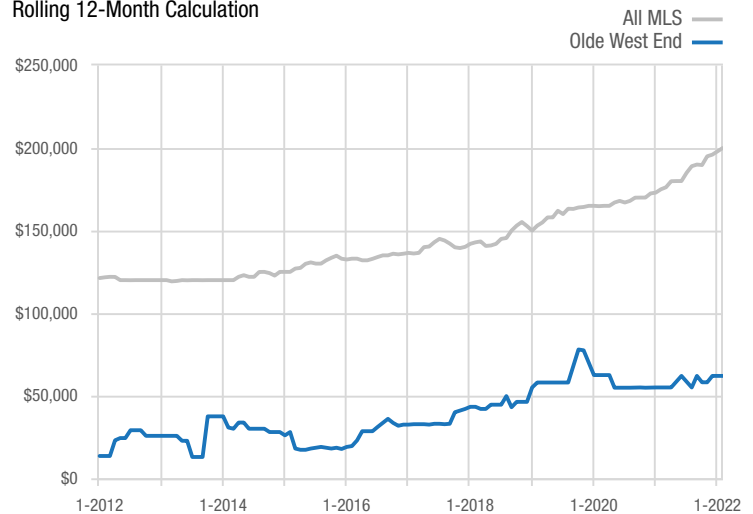
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde North End

MLS Area 19: 43608

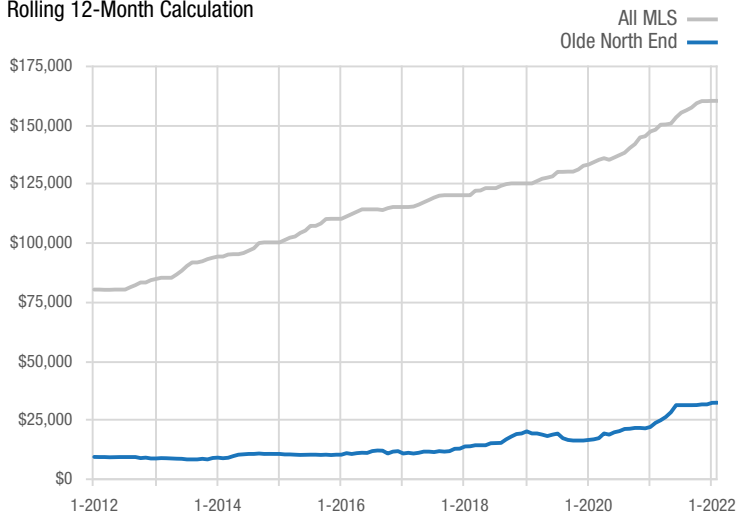
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	22	14	- 36.4%	46	31	- 32.6%
Pending Sales	21	10	- 52.4%	30	20	- 33.3%
Closed Sales	22	7	- 68.2%	33	14	- 57.6%
Days on Market Until Sale	36	102	+ 183.3%	35	88	+ 151.4%
Median Sales Price*	\$28,000	<b>\$48,500</b>	+ 73.2%	\$26,325	<b>\$39,000</b>	+ 48.1%
Average Sales Price*	\$34,524	<b>\$49,150</b>	+ 42.4%	\$32,689	<b>\$44,588</b>	+ 36.4%
Percent of List Price Received*	96.3%	<b>90.5%</b>	- 6.0%	96.2%	<b>88.2%</b>	- 8.3%
Inventory of Homes for Sale	21	32	+ 52.4%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
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.

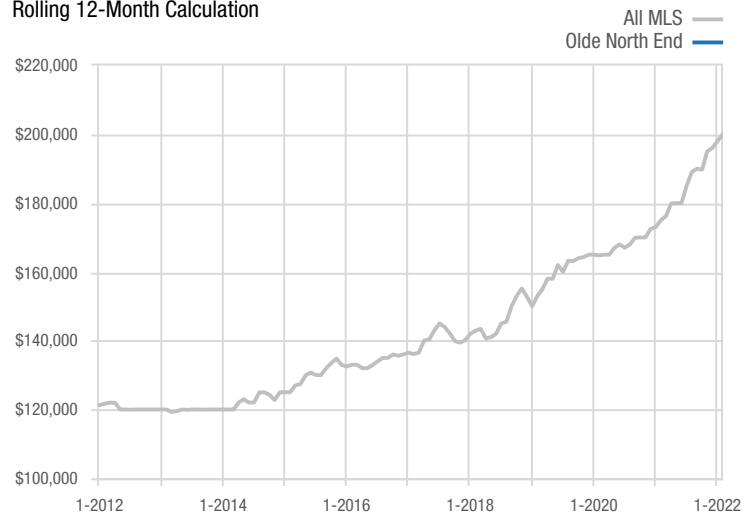
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Towne Centre

MLS Area 20: 43604

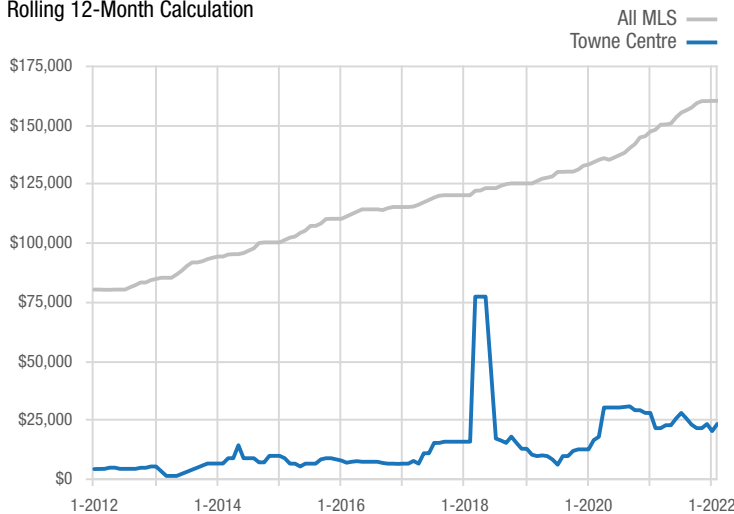
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	228	—	—	170	79	- 53.5%
Median Sales Price*	\$13,750	—	—	\$20,000	\$9,000	- 55.0%
Average Sales Price*	\$13,750	—	—	\$18,833	\$9,000	- 52.2%
Percent of List Price Received*	74.8%	—	—	80.5%	90.9%	+ 12.9%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Days on Market Until Sale	130	91	- 30.0%	130	67	- 48.5%
Median Sales Price*	\$290,400	\$290,000	- 0.1%	\$290,400	\$255,000	- 12.2%
Average Sales Price*	\$290,400	\$290,000	- 0.1%	\$290,400	\$255,000	- 12.2%
Percent of List Price Received*	98.4%	93.9%	- 4.6%	98.4%	96.9%	- 1.5%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	3.3	1.3	- 60.6%	—	—	—

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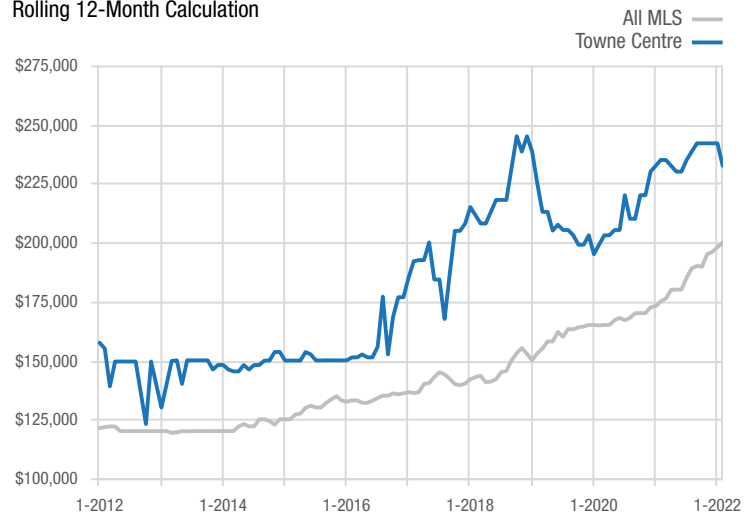
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Scott Park

MLS Area 21: 43607

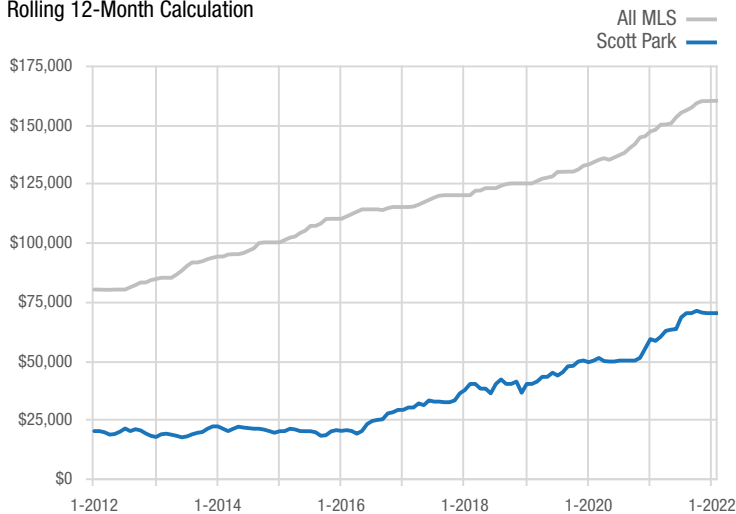
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	11	9	- 18.2%	31	22	- 29.0%
Pending Sales	16	13	- 18.8%	27	20	- 25.9%
Closed Sales	16	12	- 25.0%	28	20	- 28.6%
Days on Market Until Sale	51	53	+ 3.9%	62	55	- 11.3%
Median Sales Price*	\$52,500	<b>\$68,000</b>	+ 29.5%	\$66,000	<b>\$66,000</b>	0.0%
Average Sales Price*	\$53,019	<b>\$69,492</b>	+ 31.1%	\$58,255	<b>\$67,120</b>	+ 15.2%
Percent of List Price Received*	96.9%	<b>98.2%</b>	+ 1.3%	95.2%	<b>94.5%</b>	- 0.7%
Inventory of Homes for Sale	30	32	+ 6.7%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
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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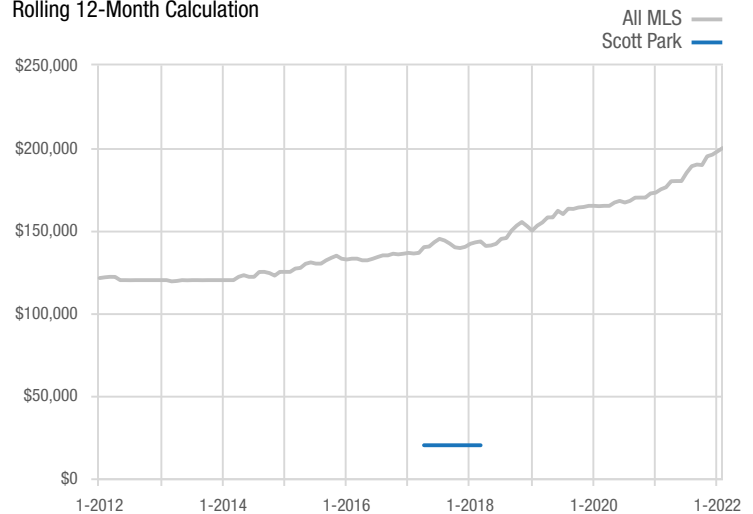
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde South End

MLS Area 22: 43609

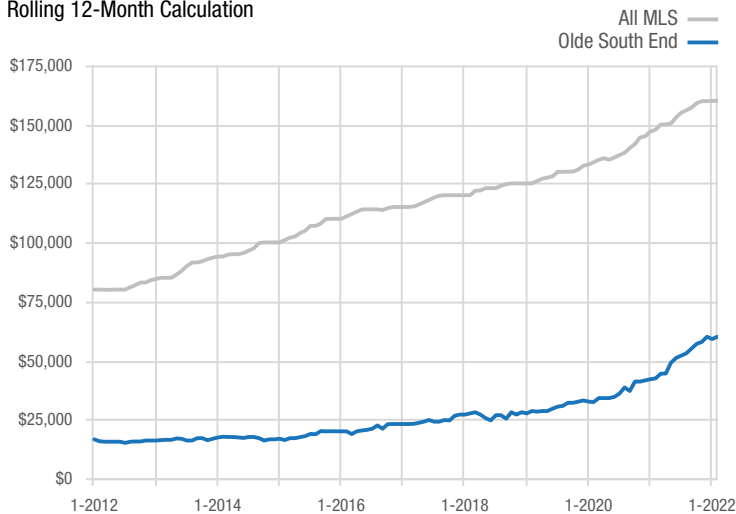
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	16	12	- 25.0%	38	35	- 7.9%
Pending Sales	17	18	+ 5.9%	30	42	+ 40.0%
Closed Sales	20	13	- 35.0%	36	37	+ 2.8%
Days on Market Until Sale	44	73	+ 65.9%	52	76	+ 46.2%
Median Sales Price*	\$45,500	<b>\$60,000</b>	+ 31.9%	\$40,050	<b>\$40,000</b>	- 0.1%
Average Sales Price*	\$46,490	<b>\$57,817</b>	+ 24.4%	\$45,094	<b>\$50,819</b>	+ 12.7%
Percent of List Price Received*	95.3%	<b>94.1%</b>	- 1.3%	94.8%	<b>92.0%</b>	- 3.0%
Inventory of Homes for Sale	34	40	+ 17.6%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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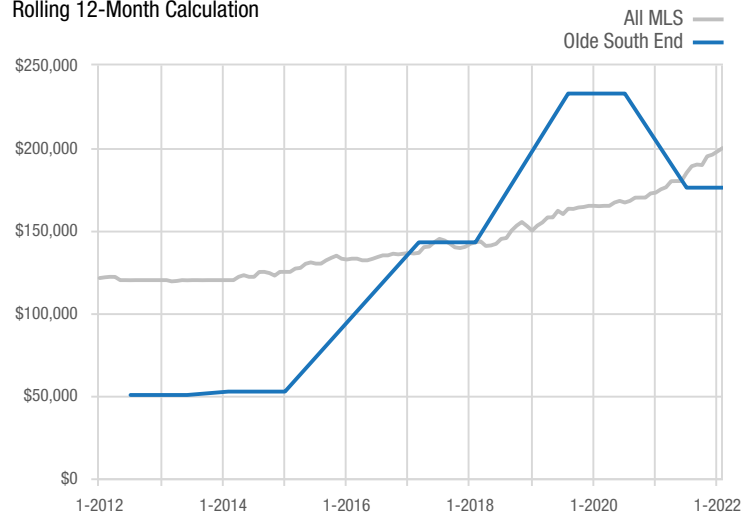
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Heatherdowns Blvd / River Rd

MLS Area 23: 43614

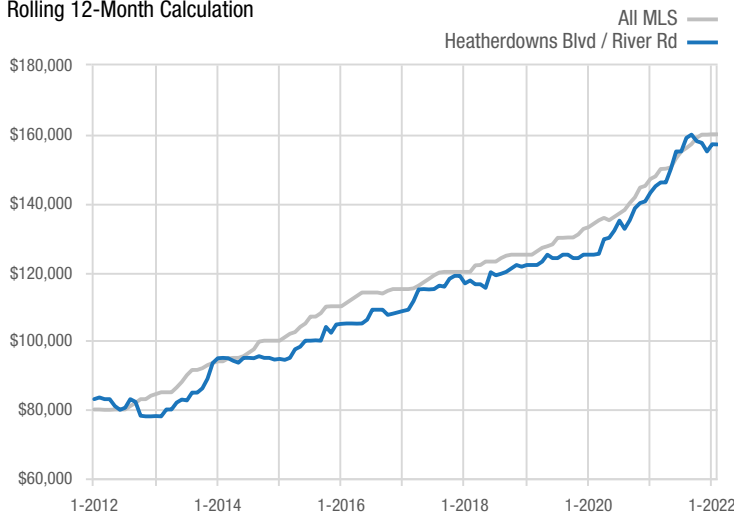
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	29	<b>24</b>	- 17.2%	55	<b>48</b>	- 12.7%
Pending Sales	26	<b>27</b>	+ 3.8%	45	<b>55</b>	+ 22.2%
Closed Sales	18	<b>25</b>	+ 38.9%	39	<b>56</b>	+ 43.6%
Days on Market Until Sale	63	<b>52</b>	- 17.5%	64	<b>64</b>	0.0%
Median Sales Price*	\$162,000	<b>\$160,000</b>	- 1.2%	\$164,000	<b>\$173,750</b>	+ 5.9%
Average Sales Price*	\$164,989	<b>\$161,326</b>	- 2.2%	\$163,051	<b>\$177,203</b>	+ 8.7%
Percent of List Price Received*	98.5%	<b>99.3%</b>	+ 0.8%	98.0%	<b>99.7%</b>	+ 1.7%
Inventory of Homes for Sale	50	<b>39</b>	- 22.0%	—	—	—
Months Supply of Inventory	1.2	<b>1.0</b>	- 16.7%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	1	<b>4</b>	+ 300.0%	3	<b>4</b>	+ 33.3%
Pending Sales	5	<b>1</b>	- 80.0%	9	<b>5</b>	- 44.4%
Closed Sales	4	<b>1</b>	- 75.0%	9	<b>5</b>	- 44.4%
Days on Market Until Sale	77	<b>56</b>	- 27.3%	93	<b>51</b>	- 45.2%
Median Sales Price*	\$110,000	<b>\$67,000</b>	- 39.1%	\$105,000	<b>\$85,000</b>	- 19.0%
Average Sales Price*	\$113,300	<b>\$67,000</b>	- 40.9%	\$111,664	<b>\$89,800</b>	- 19.6%
Percent of List Price Received*	100.3%	<b>97.1%</b>	- 3.2%	96.4%	<b>96.7%</b>	+ 0.3%
Inventory of Homes for Sale	6	<b>3</b>	- 50.0%	—	—	—
Months Supply of Inventory	1.5	<b>0.6</b>	- 60.0%	—	—	—

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

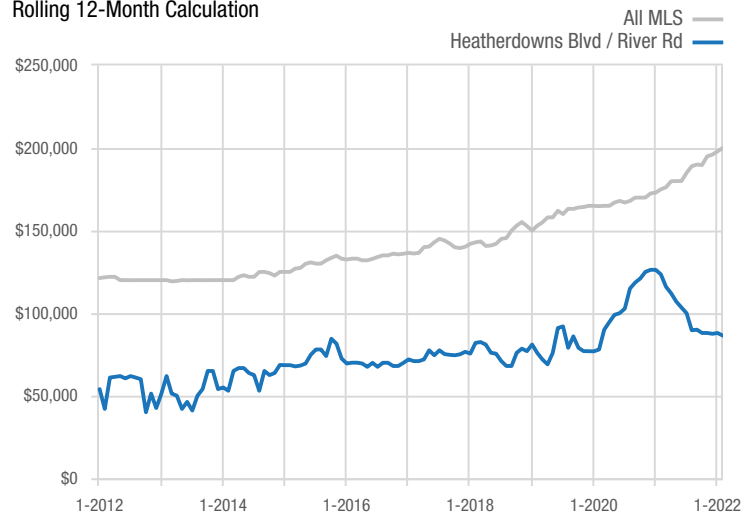
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## East River

MLS Area 24: 43605

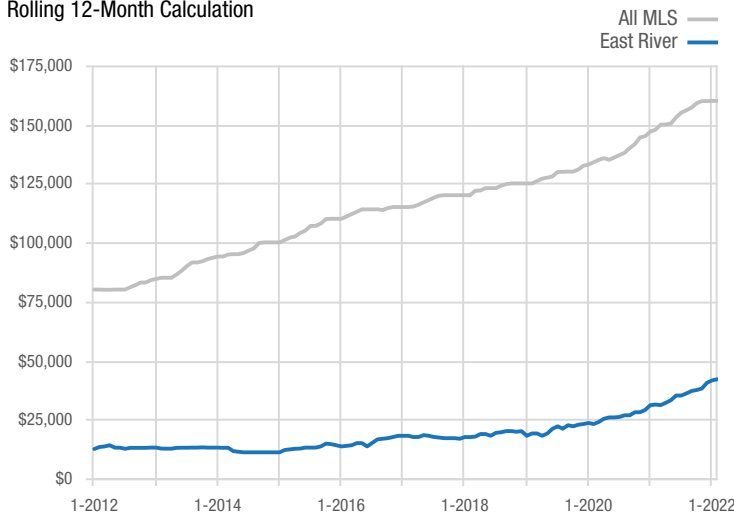
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	21	<b>18</b>	- 14.3%	38	<b>35</b>	- 7.9%
Pending Sales	14	<b>13</b>	- 7.1%	28	<b>25</b>	- 10.7%
Closed Sales	13	<b>15</b>	+ 15.4%	25	<b>25</b>	0.0%
Days on Market Until Sale	40	<b>64</b>	+ 60.0%	49	<b>78</b>	+ 59.2%
Median Sales Price*	\$38,500	<b>\$42,000</b>	+ 9.1%	\$40,000	<b>\$42,250</b>	+ 5.6%
Average Sales Price*	\$42,083	<b>\$47,433</b>	+ 12.7%	\$42,222	<b>\$46,822</b>	+ 10.9%
Percent of List Price Received*	96.6%	<b>92.6%</b>	- 4.1%	94.6%	<b>92.0%</b>	- 2.7%
Inventory of Homes for Sale	33	<b>41</b>	+ 24.2%	—	—	—
Months Supply of Inventory	2.2	<b>2.4</b>	+ 9.1%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	0	<b>1</b>	—
Pending Sales	0	<b>1</b>	—	1	<b>1</b>	0.0%
Closed Sales	1	<b>1</b>	0.0%	1	<b>1</b>	0.0%
Days on Market Until Sale	154	<b>31</b>	- 79.9%	154	<b>31</b>	- 79.9%
Median Sales Price*	\$350,000	<b>\$353,000</b>	+ 0.9%	\$350,000	<b>\$353,000</b>	+ 0.9%
Average Sales Price*	\$350,000	<b>\$353,000</b>	+ 0.9%	\$350,000	<b>\$353,000</b>	+ 0.9%
Percent of List Price Received*	98.6%	<b>100.0%</b>	+ 1.4%	98.6%	<b>100.0%</b>	+ 1.4%
Inventory of Homes for Sale	0	<b>0</b>	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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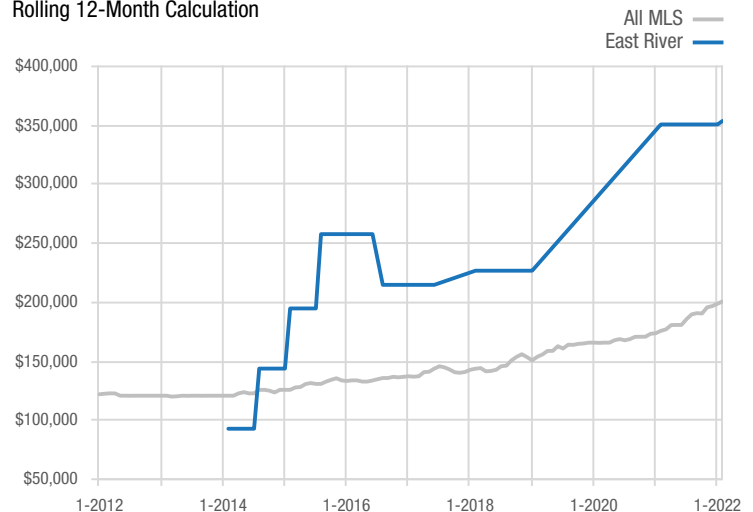
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Oregon

MLS Area 25: 43616

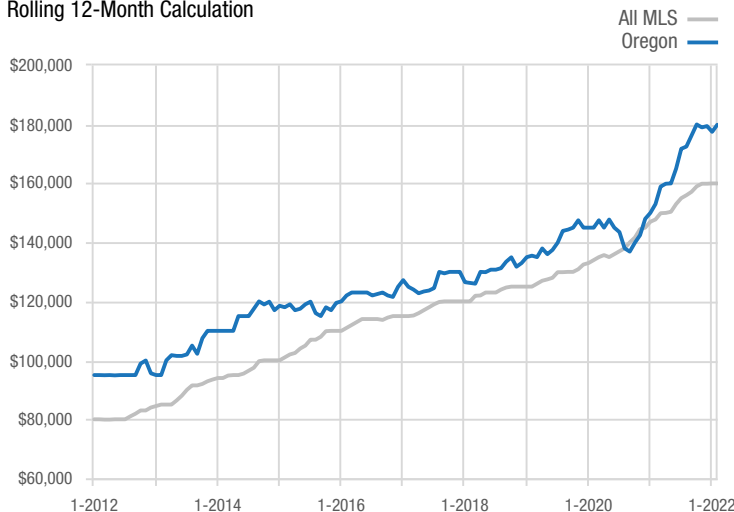
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	17	17	0.0%	32	30	- 6.3%
Pending Sales	15	15	0.0%	33	28	- 15.2%
Closed Sales	13	15	+ 15.4%	32	31	- 3.1%
Days on Market Until Sale	90	72	- 20.0%	84	75	- 10.7%
Median Sales Price*	\$160,000	<b>\$158,500</b>	- 0.9%	\$179,500	<b>\$189,900</b>	+ 5.8%
Average Sales Price*	\$157,061	<b>\$168,794</b>	+ 7.5%	\$177,503	<b>\$191,256</b>	+ 7.7%
Percent of List Price Received*	98.2%	<b>100.9%</b>	+ 2.7%	98.6%	<b>101.0%</b>	+ 2.4%
Inventory of Homes for Sale	38	28	- 26.3%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	3	—
Pending Sales	0	2	—	0	2	—
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	44	—	—	80	—
Median Sales Price*	—	<b>\$222,500</b>	—	—	<b>\$190,000</b>	—
Average Sales Price*	—	<b>\$222,500</b>	—	—	<b>\$210,000</b>	—
Percent of List Price Received*	—	<b>100.4%</b>	—	—	<b>100.3%</b>	—
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)

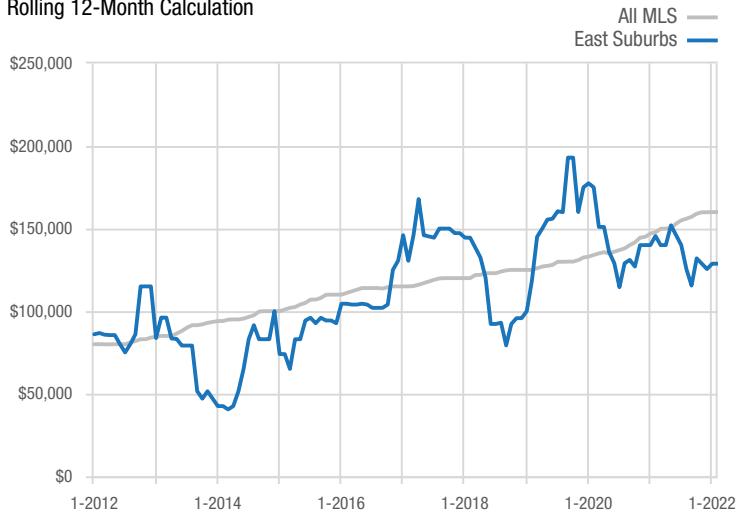
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	45	—
Median Sales Price*	—	—	—	—	\$450,600	—
Average Sales Price*	—	—	—	—	\$450,600	—
Percent of List Price Received*	—	—	—	—	112.7%	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% 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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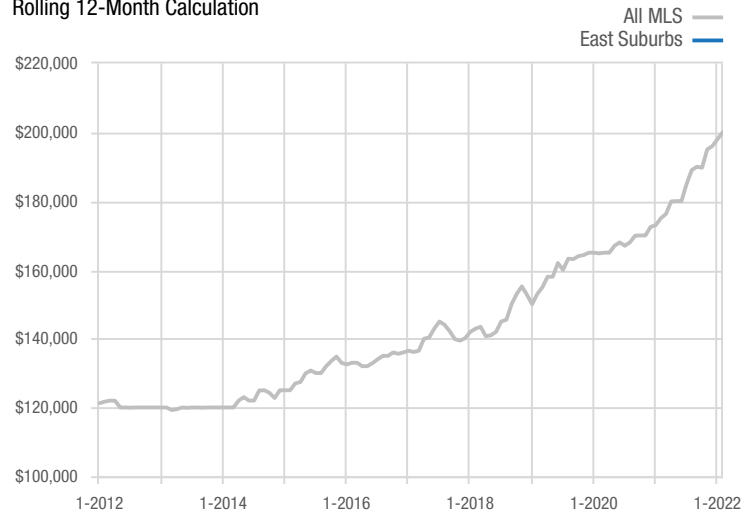
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Perrysburg / Perrysburg Twp

MLS Area 53: 43551

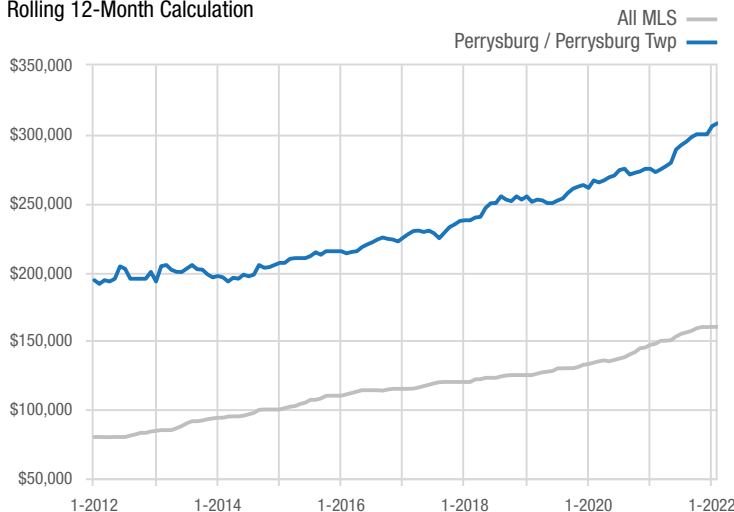
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	32	25	- 21.9%	80	48	- 40.0%
Pending Sales	33	22	- 33.3%	75	50	- 33.3%
Closed Sales	32	20	- 37.5%	67	48	- 28.4%
Days on Market Until Sale	102	58	- 43.1%	89	80	- 10.1%
Median Sales Price*	\$265,040	<b>\$272,550</b>	+ 2.8%	\$265,000	<b>\$325,700</b>	+ 22.9%
Average Sales Price*	\$288,653	<b>\$306,863</b>	+ 6.3%	\$286,504	<b>\$350,278</b>	+ 22.3%
Percent of List Price Received*	99.0%	<b>102.0%</b>	+ 3.0%	98.3%	<b>101.4%</b>	+ 3.2%
Inventory of Homes for Sale	90	60	- 33.3%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

Condo-Villa	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	7	5	- 28.6%	12	6	- 50.0%
Pending Sales	2	1	- 50.0%	8	6	- 25.0%
Closed Sales	3	2	- 33.3%	8	7	- 12.5%
Days on Market Until Sale	74	31	- 58.1%	67	87	+ 29.9%
Median Sales Price*	\$219,000	<b>\$279,000</b>	+ 27.4%	\$210,500	<b>\$194,900</b>	- 7.4%
Average Sales Price*	\$239,967	<b>\$279,000</b>	+ 16.3%	\$210,863	<b>\$222,486</b>	+ 5.5%
Percent of List Price Received*	99.0%	<b>103.6%</b>	+ 4.6%	98.8%	<b>99.3%</b>	+ 0.5%
Inventory of Homes for Sale	15	5	- 66.7%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

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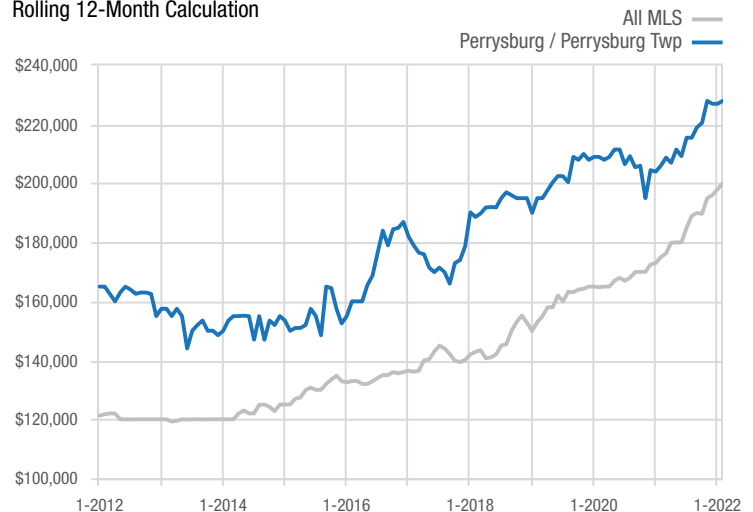
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

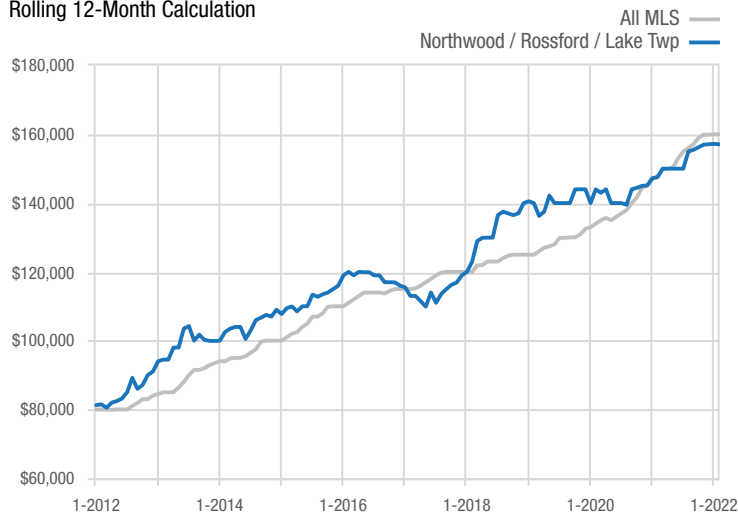
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	16	<b>16</b>	0.0%	37	<b>26</b>	- 29.7%
Pending Sales	16	<b>15</b>	- 6.3%	32	<b>36</b>	+ 12.5%
Closed Sales	16	<b>17</b>	+ 6.3%	27	<b>38</b>	+ 40.7%
Days on Market Until Sale	67	<b>82</b>	+ 22.4%	66	<b>84</b>	+ 27.3%
Median Sales Price*	\$153,500	<b>\$137,500</b>	- 10.4%	\$147,000	<b>\$145,000</b>	- 1.4%
Average Sales Price*	\$172,206	<b>\$152,141</b>	- 11.7%	\$165,919	<b>\$167,981</b>	+ 1.2%
Percent of List Price Received*	100.1%	<b>108.9%</b>	+ 8.8%	100.3%	<b>102.6%</b>	+ 2.3%
Inventory of Homes for Sale	38	<b>23</b>	- 39.5%	—	—	—
Months Supply of Inventory	1.7	<b>0.9</b>	- 47.1%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	0	<b>2</b>	—	0	<b>2</b>	—
Pending Sales	0	<b>1</b>	—	0	<b>1</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>0</b>	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>0.8</b>	—	—	—	—

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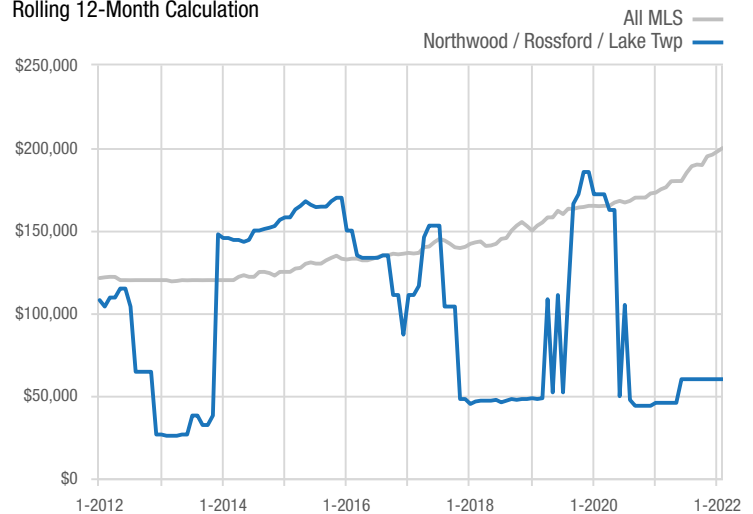
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bowling Green

MLS Area 55: 43402

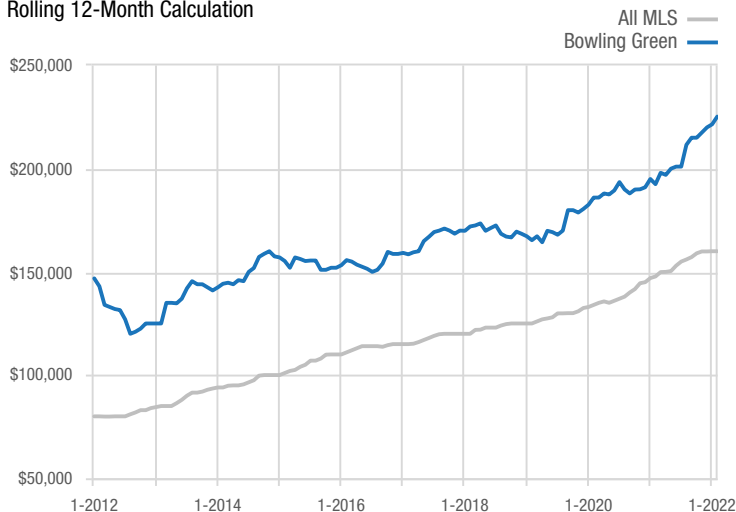
Single Family	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	18	9	- 50.0%	29	22	- 24.1%
Pending Sales	13	13	0.0%	27	26	- 3.7%
Closed Sales	16	15	- 6.3%	25	28	+ 12.0%
Days on Market Until Sale	60	51	- 15.0%	68	56	- 17.6%
Median Sales Price*	\$193,000	<b>\$255,000</b>	+ 32.1%	\$206,500	<b>\$255,000</b>	+ 23.5%
Average Sales Price*	\$215,809	<b>\$260,119</b>	+ 20.5%	\$216,147	<b>\$263,170</b>	+ 21.8%
Percent of List Price Received*	98.5%	<b>102.9%</b>	+ 4.5%	99.3%	<b>101.0%</b>	+ 1.7%
Inventory of Homes for Sale	26	17	- 34.6%	—	—	—
Months Supply of Inventory	1.5	0.9	- 40.0%	—	—	—

Condo-Villa	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	3	4	+ 33.3%
Pending Sales	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Days on Market Until Sale	50	93	+ 86.0%	60	59	- 1.7%
Median Sales Price*	\$135,000	<b>\$287,000</b>	+ 112.6%	\$146,500	<b>\$233,000</b>	+ 59.0%
Average Sales Price*	\$135,000	<b>\$287,000</b>	+ 112.6%	\$194,500	<b>\$233,000</b>	+ 19.8%
Percent of List Price Received*	100.0%	<b>92.6%</b>	- 7.4%	99.8%	<b>97.5%</b>	- 2.3%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

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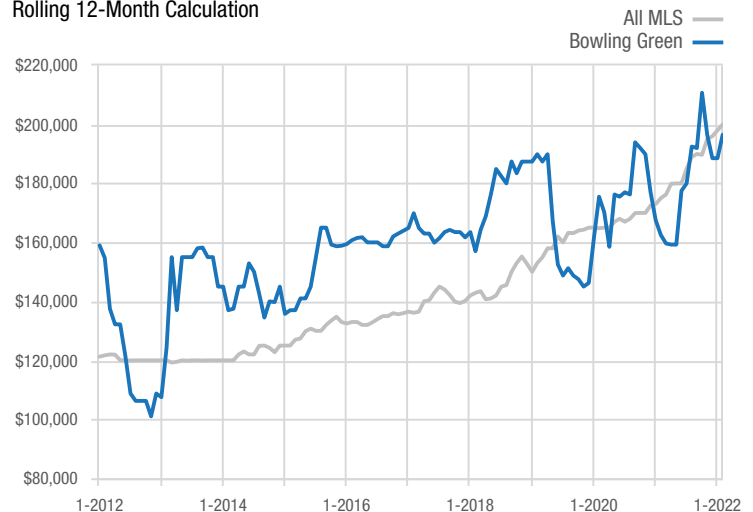
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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