

Local Market Update – January 2021

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Lucas and Upper Wood County

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

January started off strong for the housing market, with healthy buyer demand and strong market fundamentals. A robust increase in housing starts in December points to an active year for new construction, but higher material costs, especially lumber, and a limited supply of buildable lots will temper the number of new units.

The Mortgage Bankers Association's January research estimates approximately 2.7 million homeowners with mortgages are currently in forbearance plans. Some of these homes may eventually come to market, but given the strong appreciation in most market segments in recent years, these eventual home sales are likely to be mostly traditional sellers. However, a modest increase in short sales and foreclosures at some point this year would not be surprising.

Single Family Key Metrics	January			Year to Date		
	2020	2021	% Change	Thru 1 2020	Thru 1 2021	% Change
New Listings	505	486	-3.8%	505	486	-3.8%
Closed Sales	338	393	+16.3%	338	393	+16.3%
Days on Market	91	72	-20.9%	91	72	-20.9%
SP\$/SqFt	\$81	\$97	+19.8%	\$81	\$97	+19.8%
Median Sales Price*	\$122,000	\$144,900	+18.8%	\$122,000	\$144,900	+18.8%
Average Sales Price*	\$149,095	\$176,444	+18.3%	\$149,095	\$176,444	+18.3%
Percent of List Price Received*	97.1%	98.9%	+1.9%	97.1%	98.9%	+1.9%
Months Supply of Inventory	5	3	-40.0%	5	3	-40.0%
Total Volume	\$50,244,928	\$69,165,922	+37.7%	\$50,244,928	\$69,165,922	+37.7%

Condo Key Metrics	January			Year to Date		
	2020	2021	% Change	Thru 1 2020	Thru 1 2021	% Change
New Listings	59	38	-35.6%	59	38	-35.6%
Closed Sales	25	30	+20.0%	25	30	+20.0%
Days on Market	82	97	+18.3%	82	97	+18.3%
SP\$/SqFt	\$97	\$111	+14.4%	\$97	\$111	+14.4%
Median Sales Price*	\$139,000	\$185,500	+33.5%	\$139,000	\$185,500	+33.5%
Average Sales Price*	\$160,021	\$186,940	+16.8%	\$160,021	\$186,940	+16.8%
Percent of List Price Received*	95.5%	98.3%	+2.9%	95.5%	98.3%	+2.9%
Months Supply of Inventory	6	4	-33.3%	6	4	-33.3%
Total Volume	\$4,000,513	\$5,608,200	+40.2%	\$4,000,513	\$5,608,200	+40.2%

*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	1-2020	1-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		893	785	- 12.1%	893	785	- 12.1%
Pending Sales		651	715	+ 9.8%	651	715	+ 9.8%
Closed Sales		622	660	+ 6.1%	622	660	+ 6.1%
Days on Market Until Sale		94	76	- 19.1%	94	76	- 19.1%
Median Sales Price		\$124,500	\$145,900	+ 17.2%	\$124,500	\$145,900	+ 17.2%
Average Sales Price		\$144,735	\$172,531	+ 19.2%	\$144,735	\$172,531	+ 19.2%
Percent of List Price Received		96.1%	97.8%	+ 1.8%	96.1%	97.8%	+ 1.8%
Housing Affordability Index		259	242	- 6.6%	259	242	- 6.6%
Inventory of Homes for Sale		2,582	1,738	- 32.7%	—	—	—
Months Supply of Inventory		2.8	1.9	- 32.1%	—	—	—

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Lucas County

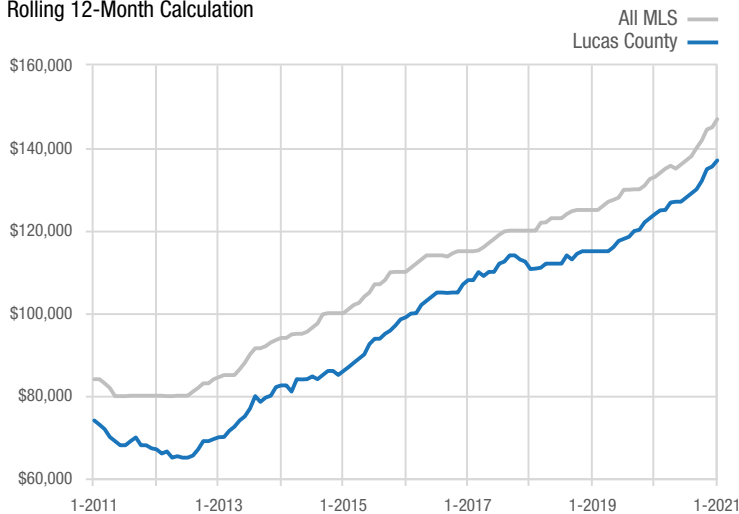
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	437	403	- 7.8%	437	403	- 7.8%
Pending Sales	302	350	+ 15.9%	302	350	+ 15.9%
Closed Sales	287	337	+ 17.4%	287	337	+ 17.4%
Days on Market Until Sale	92	73	- 20.7%	92	73	- 20.7%
Median Sales Price*	\$110,000	\$130,000	+ 18.2%	\$110,000	\$130,000	+ 18.2%
Average Sales Price*	\$135,105	\$167,000	+ 23.6%	\$135,105	\$167,000	+ 23.6%
Percent of List Price Received*	95.7%	97.7%	+ 2.1%	95.7%	97.7%	+ 2.1%
Inventory of Homes for Sale	1,225	781	- 36.2%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	48	33	- 31.3%	48	33	- 31.3%
Pending Sales	21	33	+ 57.1%	21	33	+ 57.1%
Closed Sales	20	25	+ 25.0%	20	25	+ 25.0%
Days on Market Until Sale	76	104	+ 36.8%	76	104	+ 36.8%
Median Sales Price*	\$135,700	\$180,000	+ 32.6%	\$135,700	\$180,000	+ 32.6%
Average Sales Price*	\$165,226	\$185,648	+ 12.4%	\$165,226	\$185,648	+ 12.4%
Percent of List Price Received*	94.5%	97.0%	+ 2.6%	94.5%	97.0%	+ 2.6%
Inventory of Homes for Sale	121	94	- 22.3%	—	—	—
Months Supply of Inventory	3.1	2.3	- 25.8%	—	—	—

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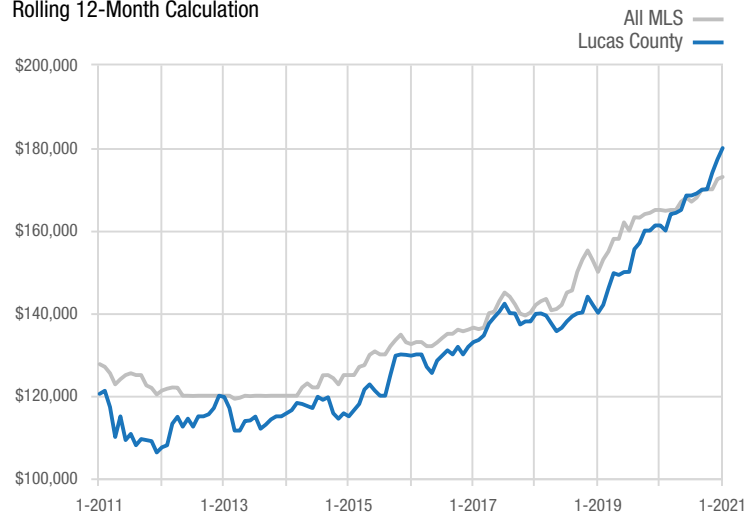
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

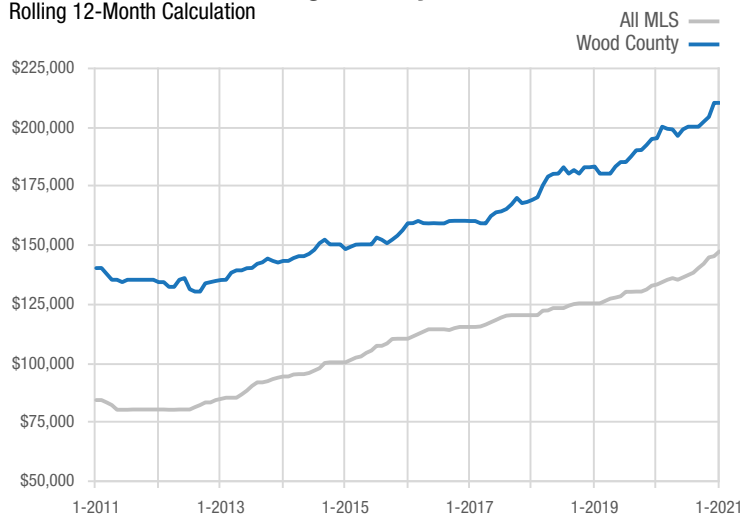
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	100	92	- 8.0%	100	92	- 8.0%
Pending Sales	74	91	+ 23.0%	74	91	+ 23.0%
Closed Sales	70	74	+ 5.7%	70	74	+ 5.7%
Days on Market Until Sale	84	79	- 6.0%	84	79	- 6.0%
Median Sales Price*	\$188,500	\$221,000	+ 17.2%	\$188,500	\$221,000	+ 17.2%
Average Sales Price*	\$204,375	\$228,047	+ 11.6%	\$204,375	\$228,047	+ 11.6%
Percent of List Price Received*	98.3%	99.0%	+ 0.7%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	286	189	- 33.9%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	16	7	- 56.3%	16	7	- 56.3%
Pending Sales	8	8	0.0%	8	8	0.0%
Closed Sales	8	9	+ 12.5%	8	9	+ 12.5%
Days on Market Until Sale	109	56	- 48.6%	109	56	- 48.6%
Median Sales Price*	\$181,000	\$158,000	- 12.7%	\$181,000	\$158,000	- 12.7%
Average Sales Price*	\$165,113	\$184,433	+ 11.7%	\$165,113	\$184,433	+ 11.7%
Percent of List Price Received*	97.2%	99.2%	+ 2.1%	97.2%	99.2%	+ 2.1%
Inventory of Homes for Sale	35	13	- 62.9%	—	—	—
Months Supply of Inventory	4.1	1.1	- 73.2%	—	—	—

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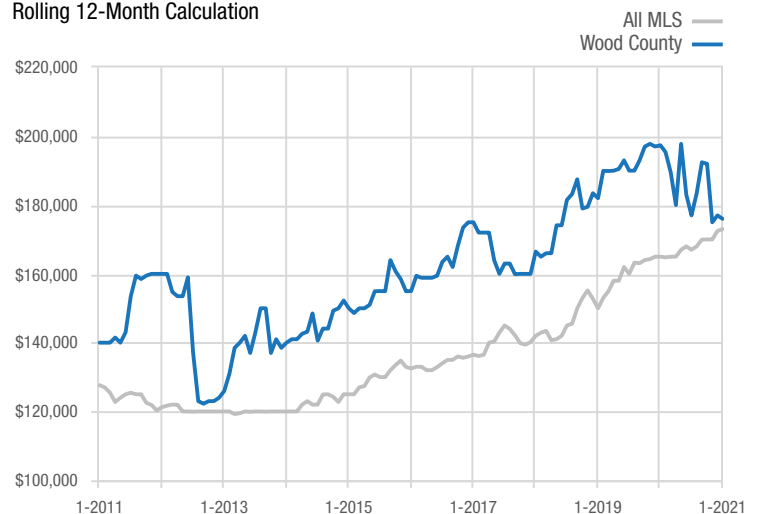
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

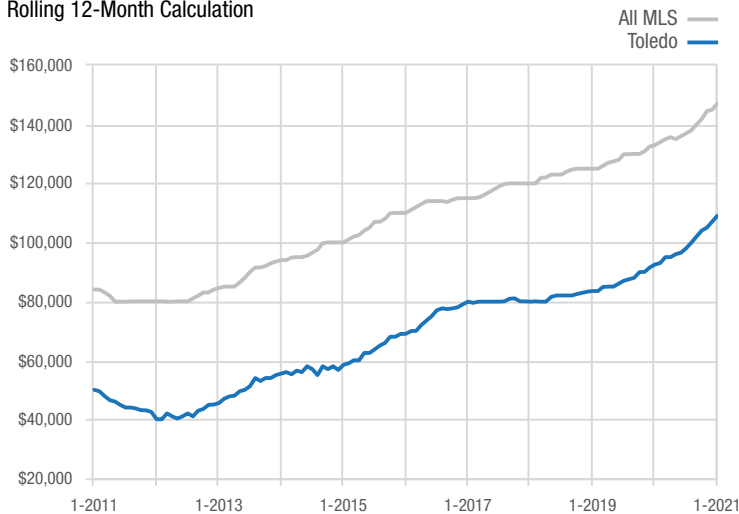
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	307	279	- 9.1%	307	279	- 9.1%
Pending Sales	207	234	+ 13.0%	207	234	+ 13.0%
Closed Sales	194	227	+ 17.0%	194	227	+ 17.0%
Days on Market Until Sale	87	68	- 21.8%	87	68	- 21.8%
Median Sales Price*	\$72,000	\$105,000	+ 45.8%	\$72,000	\$105,000	+ 45.8%
Average Sales Price*	\$94,525	\$116,098	+ 22.8%	\$94,525	\$116,098	+ 22.8%
Percent of List Price Received*	94.8%	97.3%	+ 2.6%	94.8%	97.3%	+ 2.6%
Inventory of Homes for Sale	809	534	- 34.0%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	26	14	- 46.2%	26	14	- 46.2%
Pending Sales	12	13	+ 8.3%	12	13	+ 8.3%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Days on Market Until Sale	71	94	+ 32.4%	71	94	+ 32.4%
Median Sales Price*	\$123,700	\$105,000	- 15.1%	\$123,700	\$105,000	- 15.1%
Average Sales Price*	\$131,688	\$135,888	+ 3.2%	\$131,688	\$135,888	+ 3.2%
Percent of List Price Received*	94.1%	94.9%	+ 0.9%	94.1%	94.9%	+ 0.9%
Inventory of Homes for Sale	66	47	- 28.8%	—	—	—
Months Supply of Inventory	3.0	2.5	- 16.7%	—	—	—

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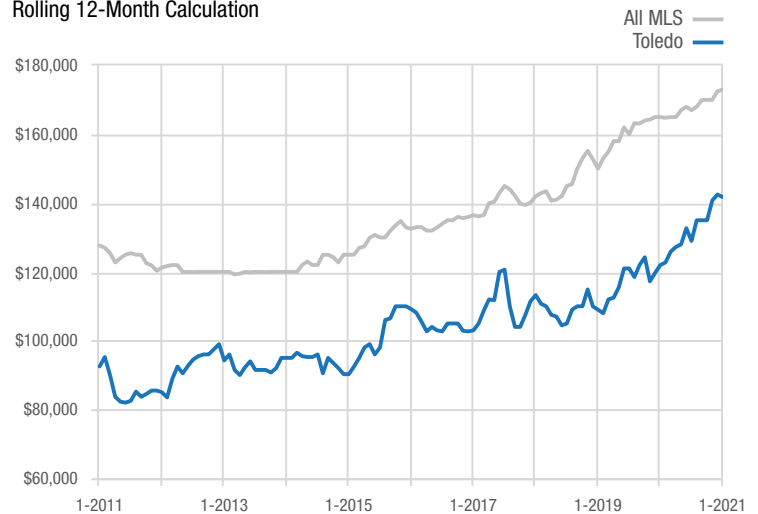
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

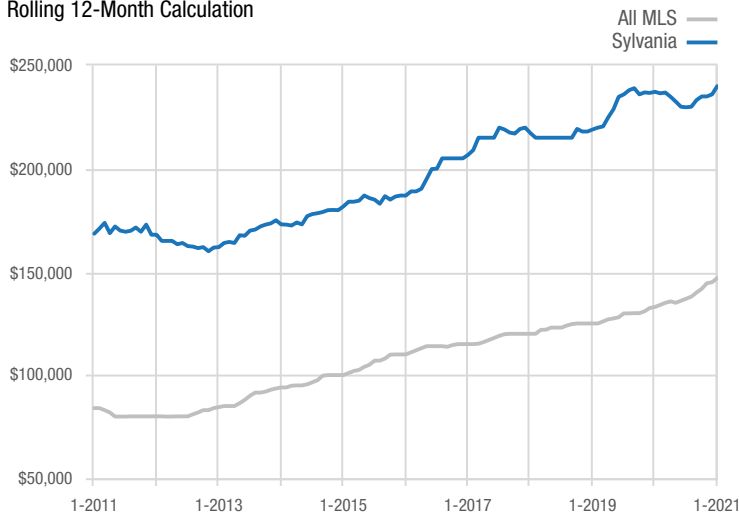
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	54	44	- 18.5%	54	44	- 18.5%
Pending Sales	29	37	+ 27.6%	29	37	+ 27.6%
Closed Sales	32	35	+ 9.4%	32	35	+ 9.4%
Days on Market Until Sale	121	70	- 42.1%	121	70	- 42.1%
Median Sales Price*	\$235,000	\$278,000	+ 18.3%	\$235,000	\$278,000	+ 18.3%
Average Sales Price*	\$244,648	\$310,090	+ 26.7%	\$244,648	\$310,090	+ 26.7%
Percent of List Price Received*	97.0%	97.6%	+ 0.6%	97.0%	97.6%	+ 0.6%
Inventory of Homes for Sale	165	81	- 50.9%	—	—	—
Months Supply of Inventory	3.4	1.4	- 58.8%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	10	5	- 50.0%	10	5	- 50.0%
Pending Sales	8	10	+ 25.0%	8	10	+ 25.0%
Closed Sales	6	10	+ 66.7%	6	10	+ 66.7%
Days on Market Until Sale	70	131	+ 87.1%	70	131	+ 87.1%
Median Sales Price*	\$154,500	\$210,450	+ 36.2%	\$154,500	\$210,450	+ 36.2%
Average Sales Price*	\$183,569	\$212,418	+ 15.7%	\$183,569	\$212,418	+ 15.7%
Percent of List Price Received*	95.2%	98.2%	+ 3.2%	95.2%	98.2%	+ 3.2%
Inventory of Homes for Sale	28	21	- 25.0%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

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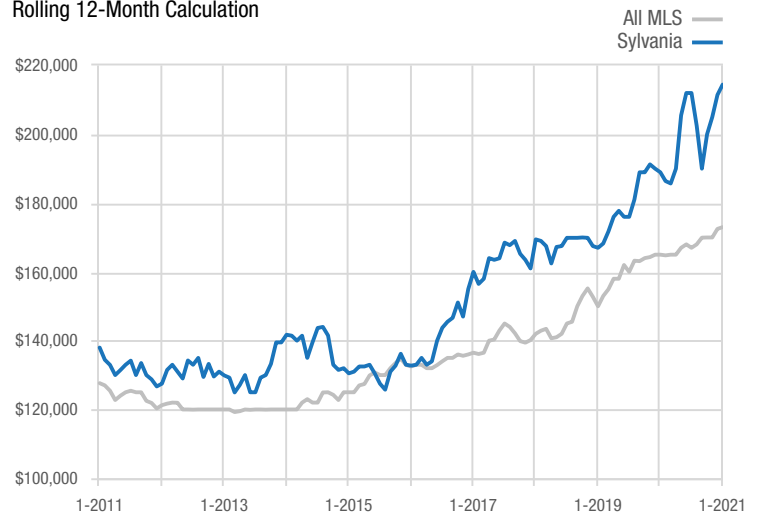
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

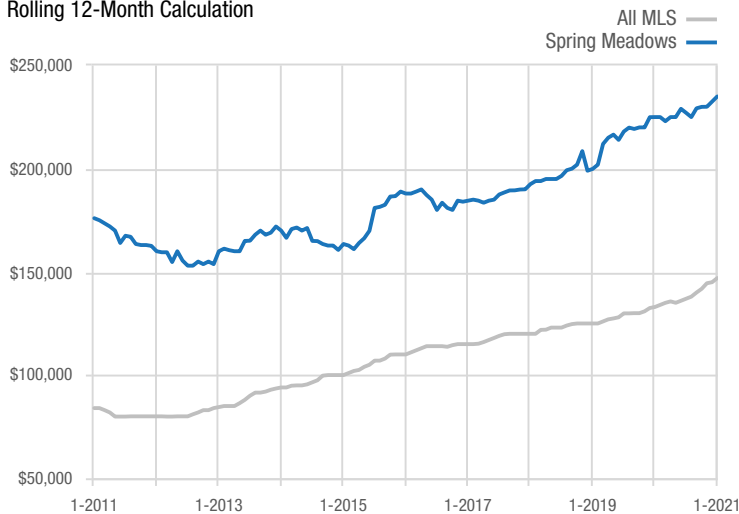
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	17	23	+ 35.3%	17	23	+ 35.3%
Pending Sales	13	20	+ 53.8%	13	20	+ 53.8%
Closed Sales	13	13	0.0%	13	13	0.0%
Days on Market Until Sale	96	71	- 26.0%	96	71	- 26.0%
Median Sales Price*	\$205,000	\$267,000	+ 30.2%	\$205,000	\$267,000	+ 30.2%
Average Sales Price*	\$208,085	\$254,000	+ 22.1%	\$208,085	\$254,000	+ 22.1%
Percent of List Price Received*	95.7%	98.9%	+ 3.3%	95.7%	98.9%	+ 3.3%
Inventory of Homes for Sale	50	35	- 30.0%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	6	2	- 66.7%	6	2	- 66.7%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	73	64	- 12.3%	73	64	- 12.3%
Median Sales Price*	\$171,000	\$287,000	+ 67.8%	\$171,000	\$287,000	+ 67.8%
Average Sales Price*	\$173,000	\$287,000	+ 65.9%	\$173,000	\$287,000	+ 65.9%
Percent of List Price Received*	96.8%	95.7%	- 1.1%	96.8%	95.7%	- 1.1%
Inventory of Homes for Sale	15	8	- 46.7%	—	—	—
Months Supply of Inventory	4.2	2.0	- 52.4%	—	—	—

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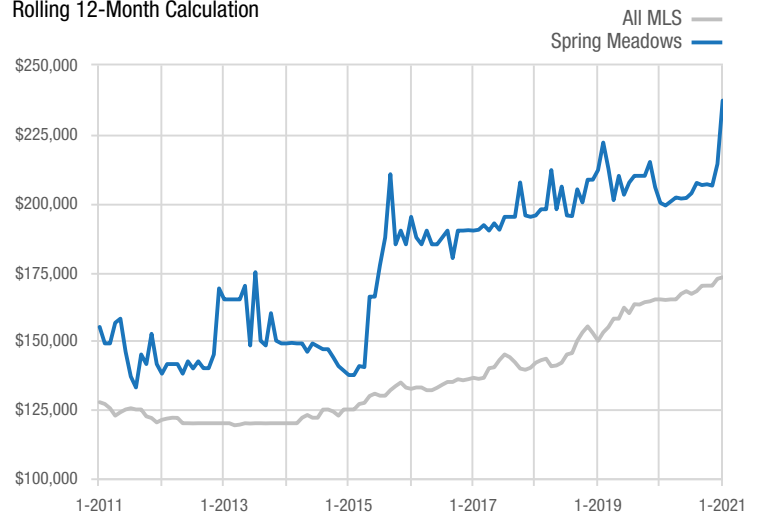
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

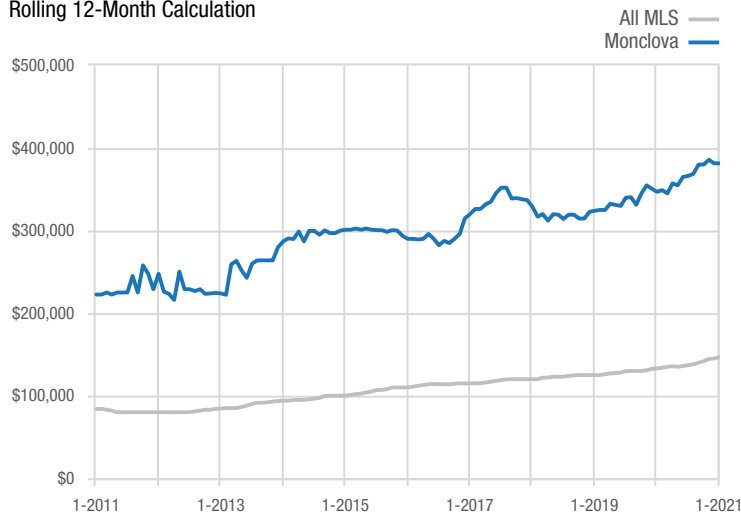
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	176	135	- 23.3%	176	135	- 23.3%
Median Sales Price*	\$295,000	\$370,000	+ 25.4%	\$295,000	\$370,000	+ 25.4%
Average Sales Price*	\$277,604	\$458,592	+ 65.2%	\$277,604	\$458,592	+ 65.2%
Percent of List Price Received*	94.8%	97.7%	+ 3.1%	94.8%	97.7%	+ 3.1%
Inventory of Homes for Sale	24	10	- 58.3%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	0	4	—	0	4	—
Pending Sales	0	2	—	0	2	—
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	9	—	—	—	—
Months Supply of Inventory	—	5.4	—	—	—	—

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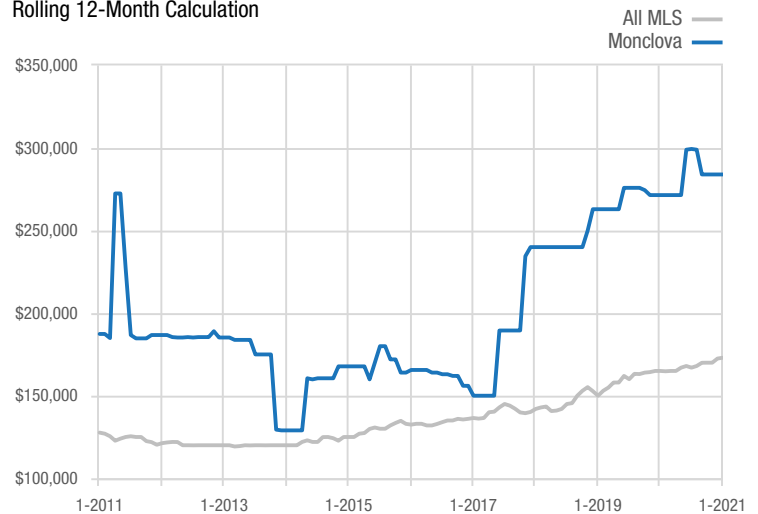
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

MLS Area 07: 43537

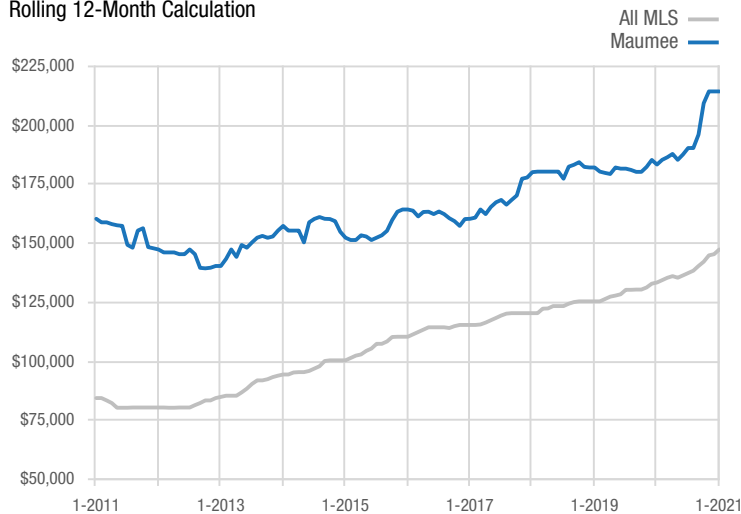
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	27	27	0.0%	27	27	0.0%
Pending Sales	19	21	+ 10.5%	19	21	+ 10.5%
Closed Sales	21	25	+ 19.0%	21	25	+ 19.0%
Days on Market Until Sale	83	95	+ 14.5%	83	95	+ 14.5%
Median Sales Price*	\$165,700	\$154,750	- 6.6%	\$165,700	\$154,750	- 6.6%
Average Sales Price*	\$182,152	\$206,210	+ 13.2%	\$182,152	\$206,210	+ 13.2%
Percent of List Price Received*	98.6%	98.6%	0.0%	98.6%	98.6%	0.0%
Inventory of Homes for Sale	70	51	- 27.1%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	8	8	0.0%	8	8	0.0%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Days on Market Until Sale	95	35	- 63.2%	95	35	- 63.2%
Median Sales Price*	\$91,000	\$223,650	+ 145.8%	\$91,000	\$223,650	+ 145.8%
Average Sales Price*	\$224,282	\$208,883	- 6.9%	\$224,282	\$208,883	- 6.9%
Percent of List Price Received*	92.4%	99.1%	+ 7.3%	92.4%	99.1%	+ 7.3%
Inventory of Homes for Sale	18	10	- 44.4%	—	—	—
Months Supply of Inventory	3.8	2.2	- 42.1%	—	—	—

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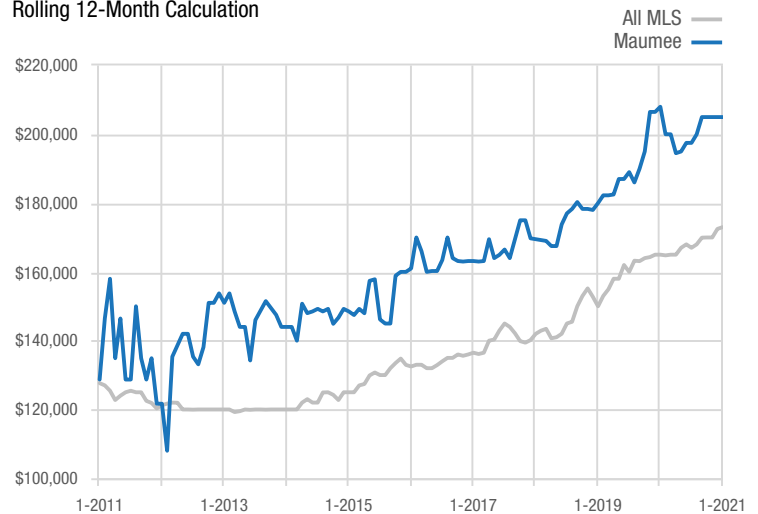
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

MLS Area 08: 43571

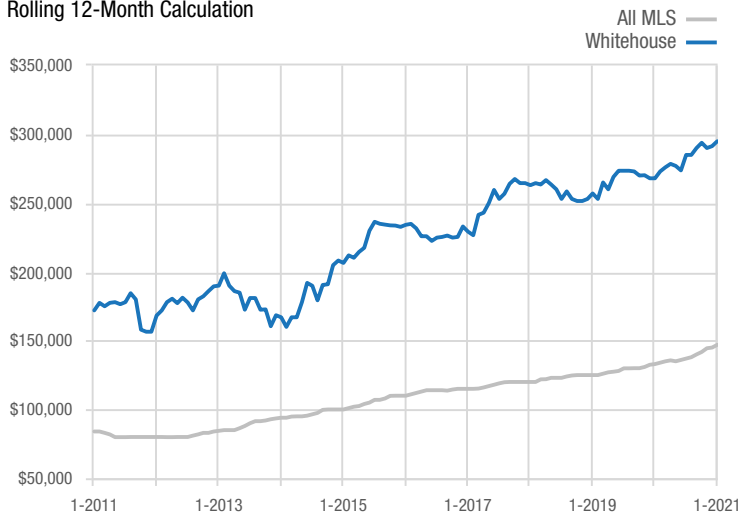
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	8	8	0.0%	8	8	0.0%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	6	6	0.0%	6	6	0.0%
Days on Market Until Sale	82	81	- 1.2%	82	81	- 1.2%
Median Sales Price*	\$262,500	\$358,500	+ 36.6%	\$262,500	\$358,500	+ 36.6%
Average Sales Price*	\$264,167	\$371,267	+ 40.5%	\$264,167	\$371,267	+ 40.5%
Percent of List Price Received*	96.5%	97.9%	+ 1.5%	96.5%	97.9%	+ 1.5%
Inventory of Homes for Sale	33	20	- 39.4%	—	—	—
Months Supply of Inventory	3.2	2.1	- 34.4%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% 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	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

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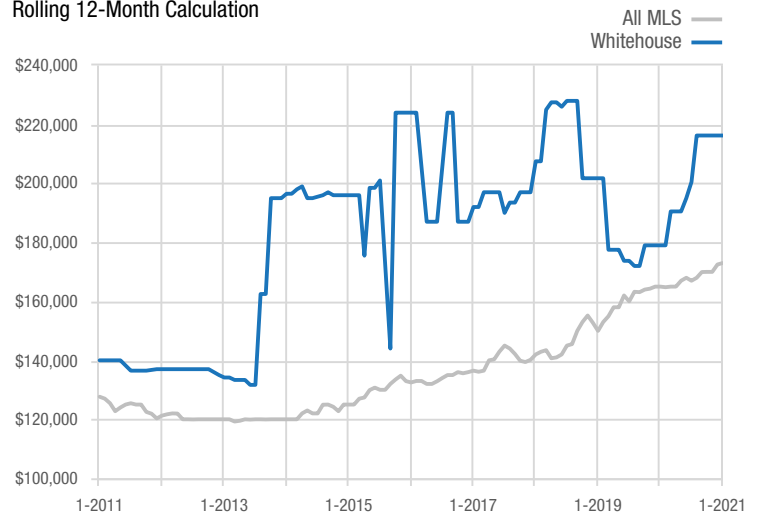
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

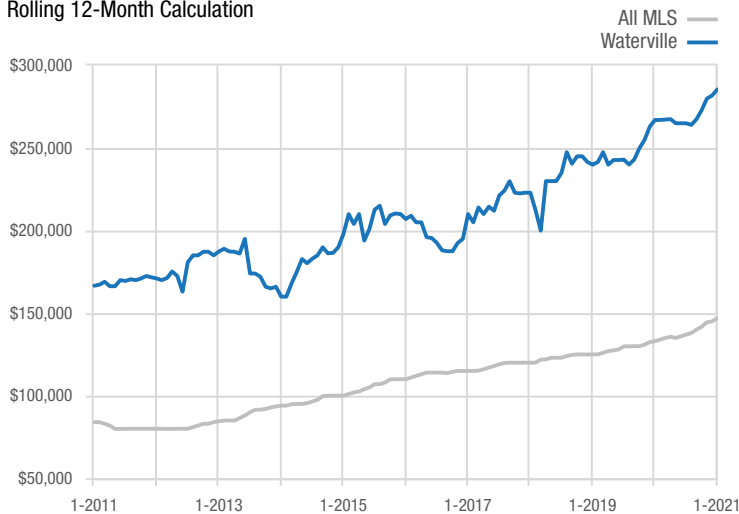
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	7	9	+ 28.6%	7	9	+ 28.6%
Pending Sales	8	10	+ 25.0%	8	10	+ 25.0%
Closed Sales	9	9	0.0%	9	9	0.0%
Days on Market Until Sale	97	84	- 13.4%	97	84	- 13.4%
Median Sales Price*	\$280,000	\$310,000	+ 10.7%	\$280,000	\$310,000	+ 10.7%
Average Sales Price*	\$290,833	\$280,526	- 3.5%	\$290,833	\$280,526	- 3.5%
Percent of List Price Received*	97.6%	99.4%	+ 1.8%	97.6%	99.4%	+ 1.8%
Inventory of Homes for Sale	25	27	+ 8.0%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	0	2	—	0	2	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	186	—	—	186	—
Median Sales Price*	—	\$272,500	—	—	\$272,500	—
Average Sales Price*	—	\$272,500	—	—	\$272,500	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	3.9	3.2	- 17.9%	—	—	—

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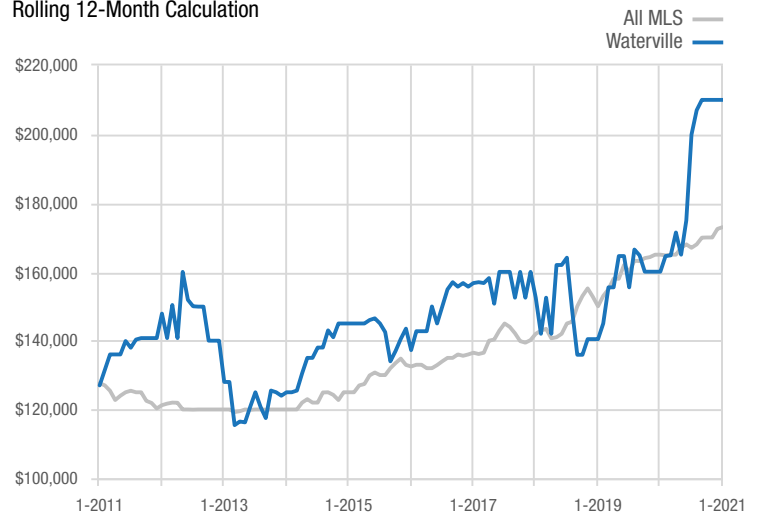
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

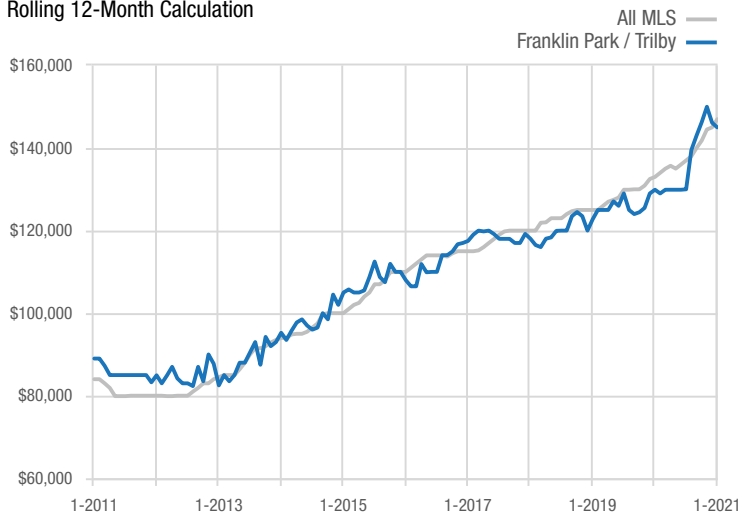
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	25	13	- 48.0%	25	13	- 48.0%
Pending Sales	11	16	+ 45.5%	11	16	+ 45.5%
Closed Sales	6	13	+ 116.7%	6	13	+ 116.7%
Days on Market Until Sale	56	56	0.0%	56	56	0.0%
Median Sales Price*	\$127,700	\$123,000	- 3.7%	\$127,700	\$123,000	- 3.7%
Average Sales Price*	\$135,050	\$139,715	+ 3.5%	\$135,050	\$139,715	+ 3.5%
Percent of List Price Received*	95.1%	98.4%	+ 3.5%	95.1%	98.4%	+ 3.5%
Inventory of Homes for Sale	59	29	- 50.8%	—	—	—
Months Supply of Inventory	2.9	1.2	- 58.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
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	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.3	2.9	+ 123.1%	—	—	—

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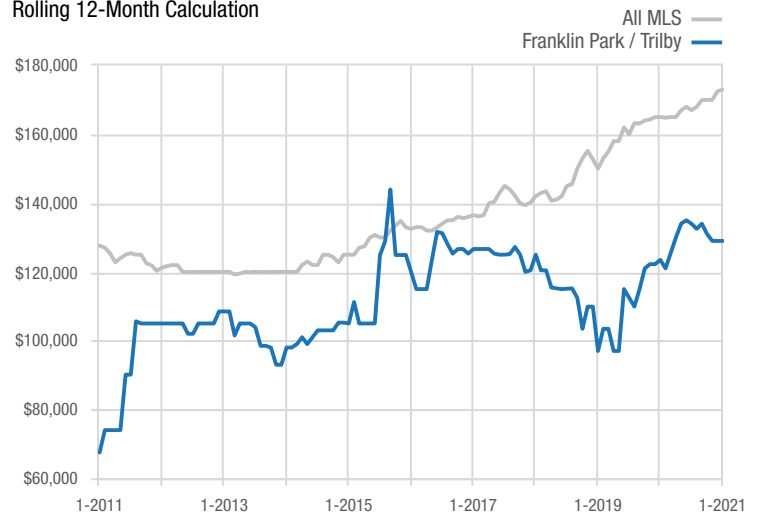
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

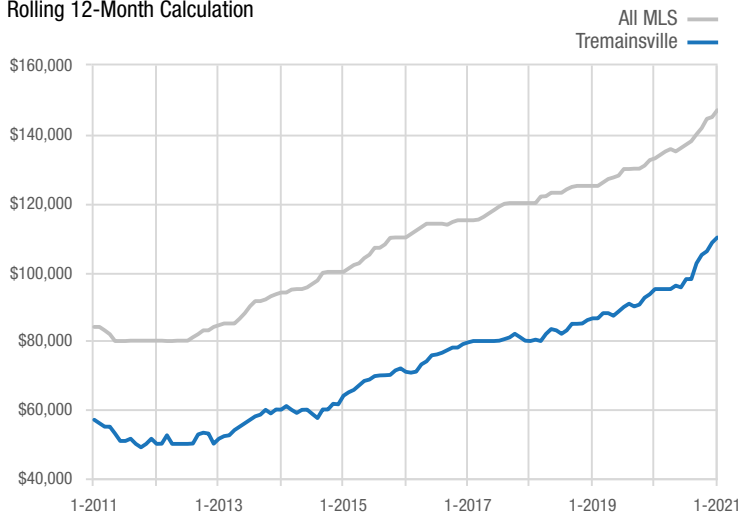
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	35	37	+ 5.7%	35	37	+ 5.7%
Pending Sales	26	44	+ 69.2%	26	44	+ 69.2%
Closed Sales	17	37	+ 117.6%	17	37	+ 117.6%
Days on Market Until Sale	67	65	- 3.0%	67	65	- 3.0%
Median Sales Price*	\$90,000	\$113,750	+ 26.4%	\$90,000	\$113,750	+ 26.4%
Average Sales Price*	\$89,606	\$110,242	+ 23.0%	\$89,606	\$110,242	+ 23.0%
Percent of List Price Received*	96.3%	99.5%	+ 3.3%	96.3%	99.5%	+ 3.3%
Inventory of Homes for Sale	101	75	- 25.7%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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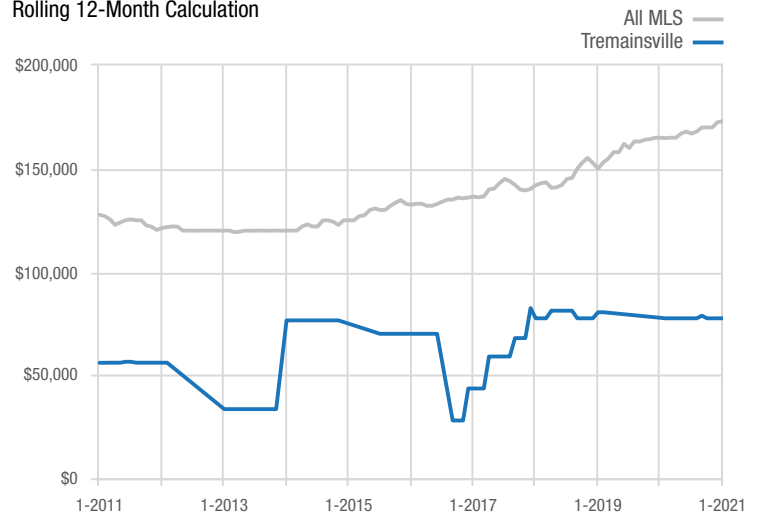
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

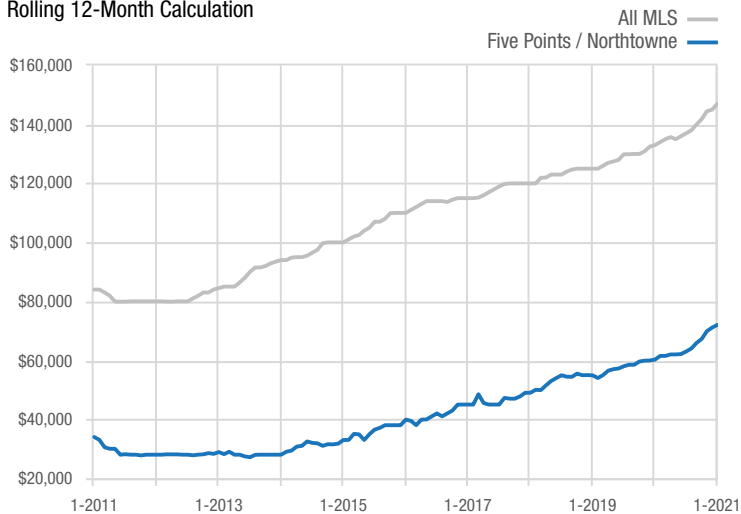
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	32	37	+ 15.6%	32	37	+ 15.6%
Pending Sales	30	28	- 6.7%	30	28	- 6.7%
Closed Sales	35	24	- 31.4%	35	24	- 31.4%
Days on Market Until Sale	83	77	- 7.2%	83	77	- 7.2%
Median Sales Price*	\$51,000	\$72,750	+ 42.6%	\$51,000	\$72,750	+ 42.6%
Average Sales Price*	\$59,674	\$75,096	+ 25.8%	\$59,674	\$75,096	+ 25.8%
Percent of List Price Received*	96.5%	98.8%	+ 2.4%	96.5%	98.8%	+ 2.4%
Inventory of Homes for Sale	90	65	- 27.8%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% 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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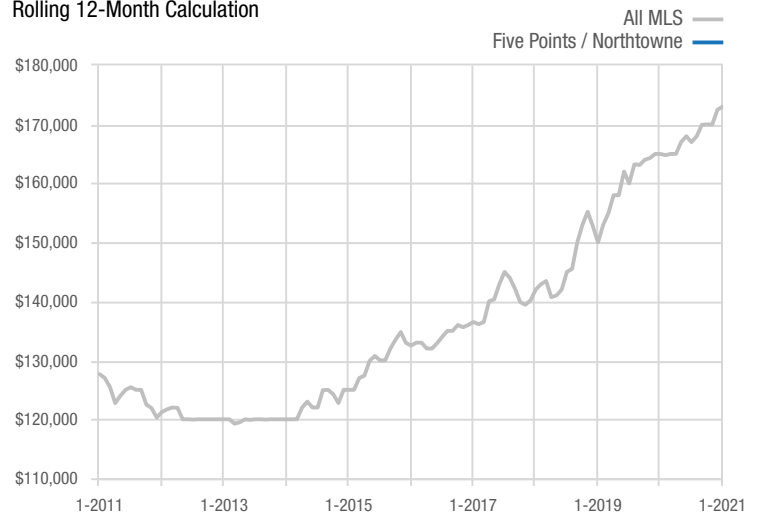
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

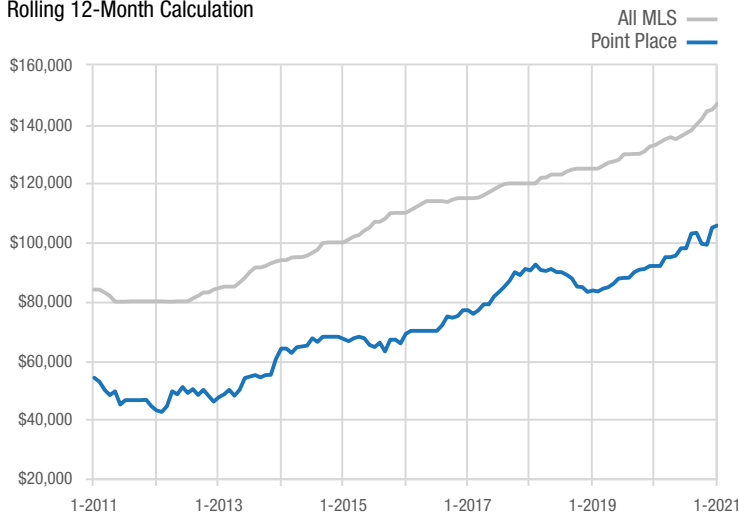
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	30	11	- 63.3%	30	11	- 63.3%
Pending Sales	18	17	- 5.6%	18	17	- 5.6%
Closed Sales	18	14	- 22.2%	18	14	- 22.2%
Days on Market Until Sale	104	75	- 27.9%	104	75	- 27.9%
Median Sales Price*	\$68,500	\$115,813	+ 69.1%	\$68,500	\$115,813	+ 69.1%
Average Sales Price*	\$80,384	\$140,781	+ 75.1%	\$80,384	\$140,781	+ 75.1%
Percent of List Price Received*	95.4%	97.1%	+ 1.8%	95.4%	97.1%	+ 1.8%
Inventory of Homes for Sale	69	37	- 46.4%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	68	—	—	68	—
Median Sales Price*	—	\$69,000	—	—	\$69,000	—
Average Sales Price*	—	\$69,000	—	—	\$69,000	—
Percent of List Price Received*	—	98.7%	—	—	98.7%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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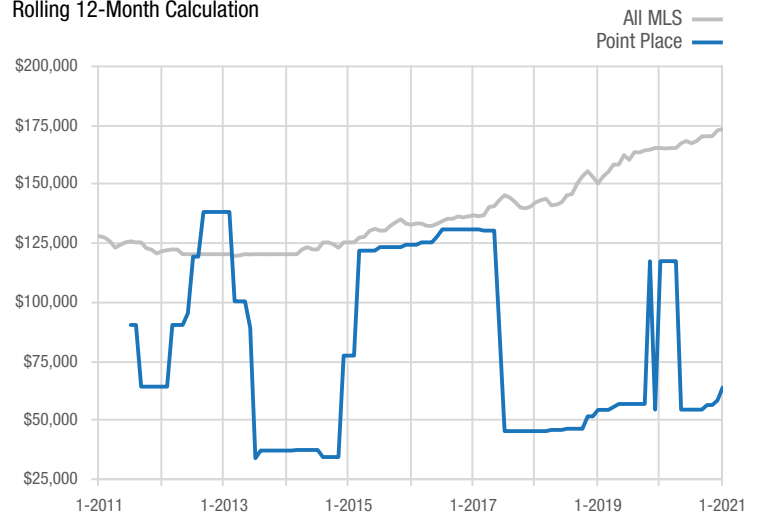
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

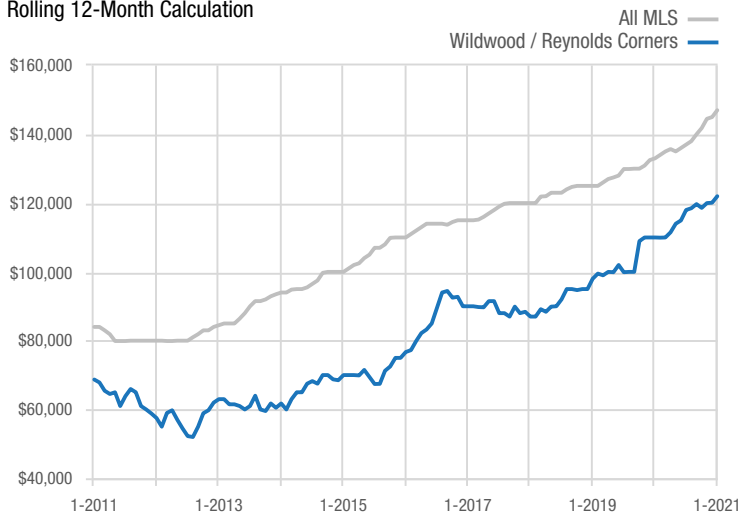
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	33	28	- 15.2%	33	28	- 15.2%
Pending Sales	13	27	+ 107.7%	13	27	+ 107.7%
Closed Sales	14	32	+ 128.6%	14	32	+ 128.6%
Days on Market Until Sale	100	77	- 23.0%	100	77	- 23.0%
Median Sales Price*	\$84,957	\$125,000	+ 47.1%	\$84,957	\$125,000	+ 47.1%
Average Sales Price*	\$98,708	\$136,792	+ 38.6%	\$98,708	\$136,792	+ 38.6%
Percent of List Price Received*	94.7%	98.2%	+ 3.7%	94.7%	98.2%	+ 3.7%
Inventory of Homes for Sale	71	64	- 9.9%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	9	3	- 66.7%	9	3	- 66.7%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	112	18	- 83.9%	112	18	- 83.9%
Median Sales Price*	\$57,000	\$71,000	+ 24.6%	\$57,000	\$71,000	+ 24.6%
Average Sales Price*	\$57,000	\$71,000	+ 24.6%	\$57,000	\$71,000	+ 24.6%
Percent of List Price Received*	91.9%	97.9%	+ 6.5%	91.9%	97.9%	+ 6.5%
Inventory of Homes for Sale	21	5	- 76.2%	—	—	—
Months Supply of Inventory	4.1	0.9	- 78.0%	—	—	—

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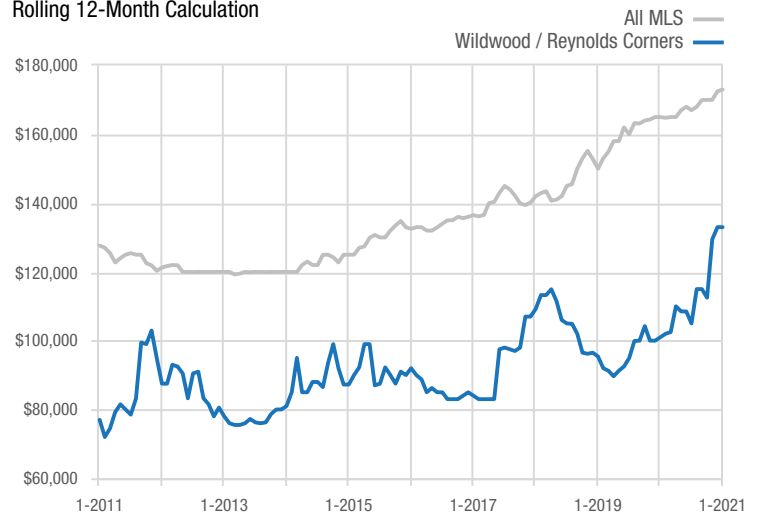
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

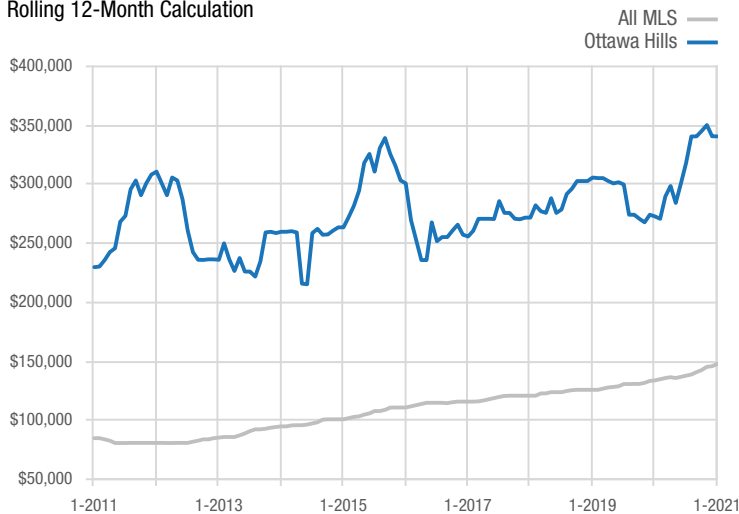
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	16	8	- 50.0%	16	8	- 50.0%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Days on Market Until Sale	63	117	+ 85.7%	63	117	+ 85.7%
Median Sales Price*	\$315,000	\$247,000	- 21.6%	\$315,000	\$247,000	- 21.6%
Average Sales Price*	\$447,500	\$316,542	- 29.3%	\$447,500	\$316,542	- 29.3%
Percent of List Price Received*	94.8%	95.4%	+ 0.6%	94.8%	95.4%	+ 0.6%
Inventory of Homes for Sale	42	16	- 61.9%	—	—	—
Months Supply of Inventory	5.6	2.0	- 64.3%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	3	0	- 100.0%	3	0	- 100.0%
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	28	—	—	28	—	—
Median Sales Price*	\$233,000	—	—	\$233,000	—	—
Average Sales Price*	\$233,000	—	—	\$233,000	—	—
Percent of List Price Received*	89.6%	—	—	89.6%	—	—
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	3.3	2.1	- 36.4%	—	—	—

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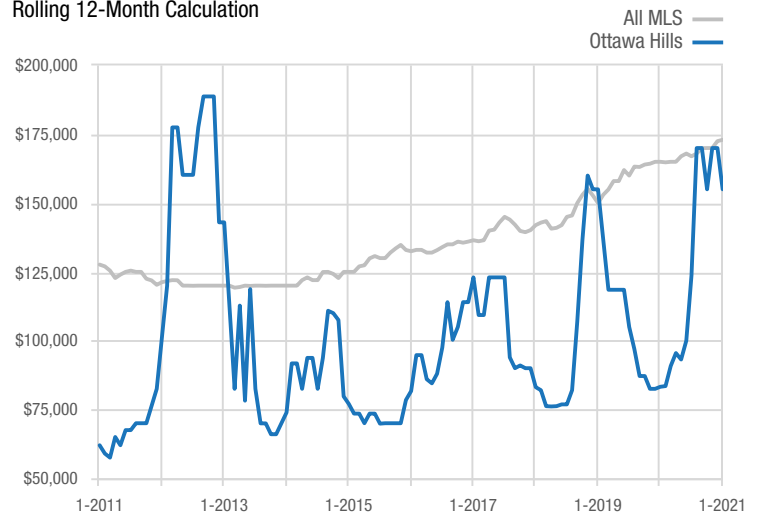
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

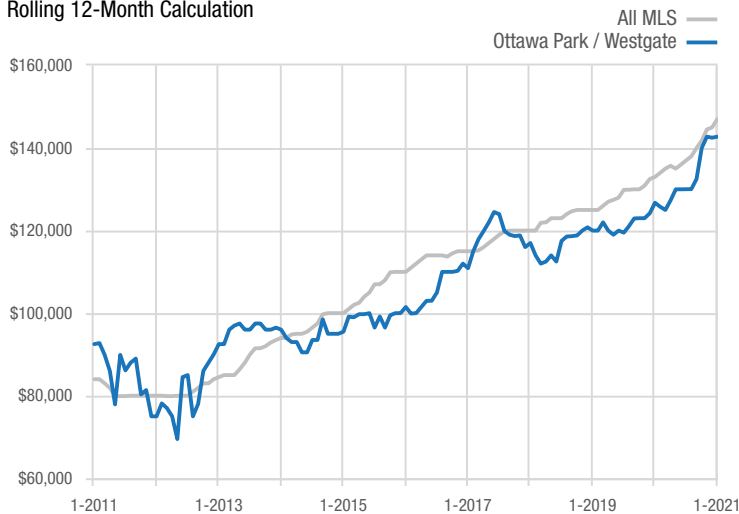
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	24	14	- 41.7%	24	14	- 41.7%
Pending Sales	20	16	- 20.0%	20	16	- 20.0%
Closed Sales	21	19	- 9.5%	21	19	- 9.5%
Days on Market Until Sale	84	57	- 32.1%	84	57	- 32.1%
Median Sales Price*	\$129,000	\$140,000	+ 8.5%	\$129,000	\$140,000	+ 8.5%
Average Sales Price*	\$126,443	\$147,968	+ 17.0%	\$126,443	\$147,968	+ 17.0%
Percent of List Price Received*	98.5%	97.3%	- 1.2%	98.5%	97.3%	- 1.2%
Inventory of Homes for Sale	44	26	- 40.9%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% 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	1	—	—	—	—
Months Supply of Inventory	—	0.9	—	—	—	—

* 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.

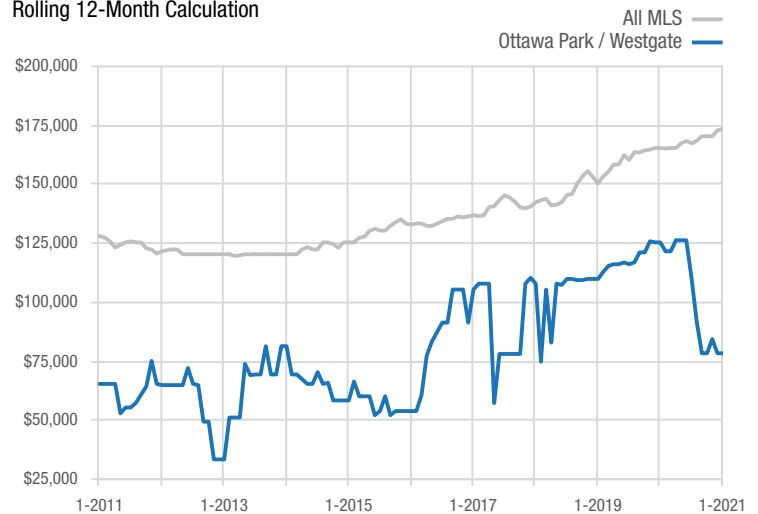
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – January 2021

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Olde West End

MLS Area 18: 43610 and 43620

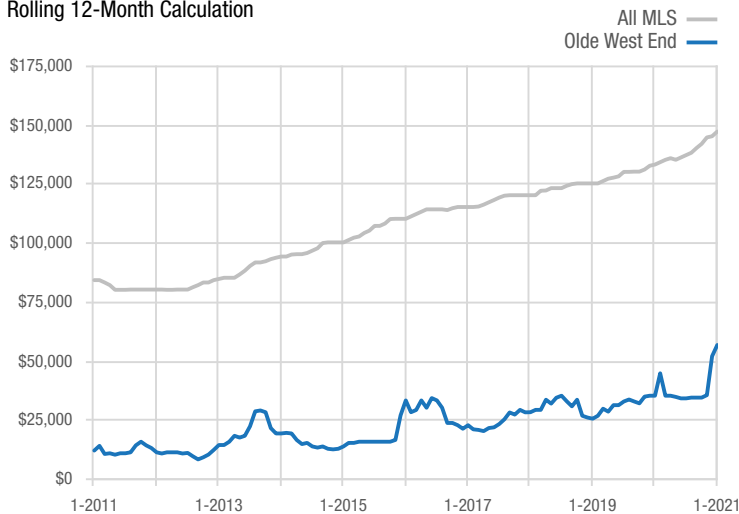
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	6	10	+ 66.7%	6	10	+ 66.7%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Days on Market Until Sale	58	77	+ 32.8%	58	77	+ 32.8%
Median Sales Price*	\$22,500	\$107,500	+ 377.8%	\$22,500	\$107,500	+ 377.8%
Average Sales Price*	\$49,915	\$107,500	+ 115.4%	\$49,915	\$107,500	+ 115.4%
Percent of List Price Received*	98.9%	100.9%	+ 2.0%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	24	21	- 12.5%	—	—	—
Months Supply of Inventory	4.6	4.2	- 8.7%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	2	1	- 50.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	0	—	—	0	—	—
Median Sales Price*	\$54,850	—	—	\$54,850	—	—
Average Sales Price*	\$54,850	—	—	\$54,850	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

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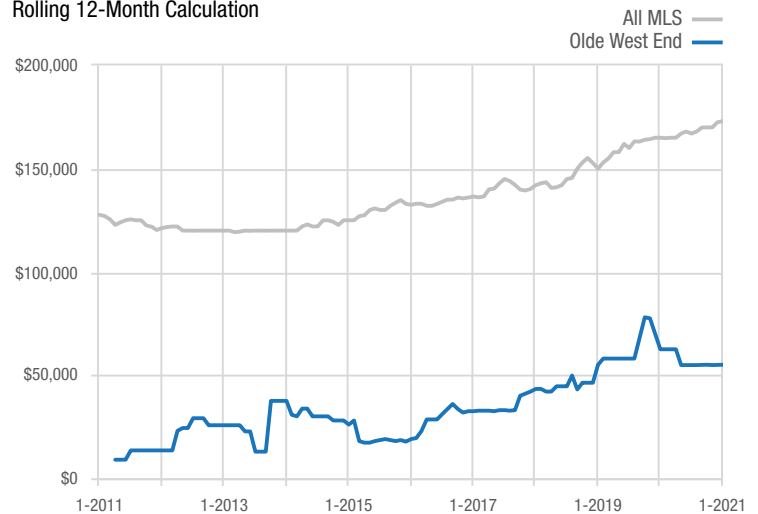
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

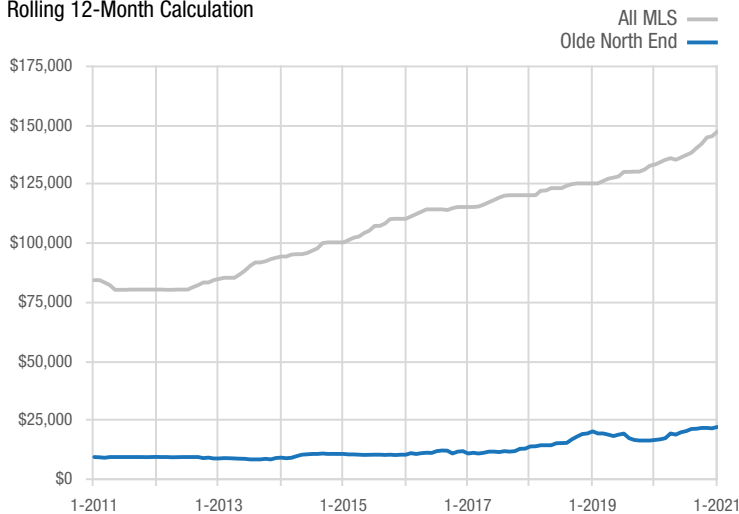
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	8	24	+ 200.0%	8	24	+ 200.0%
Pending Sales	8	9	+ 12.5%	8	9	+ 12.5%
Closed Sales	8	11	+ 37.5%	8	11	+ 37.5%
Days on Market Until Sale	142	33	- 76.8%	142	33	- 76.8%
Median Sales Price*	\$21,000	\$23,500	+ 11.9%	\$21,000	\$23,500	+ 11.9%
Average Sales Price*	\$22,400	\$29,186	+ 30.3%	\$22,400	\$29,186	+ 30.3%
Percent of List Price Received*	83.5%	96.1%	+ 15.1%	83.5%	96.1%	+ 15.1%
Inventory of Homes for Sale	30	25	- 16.7%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

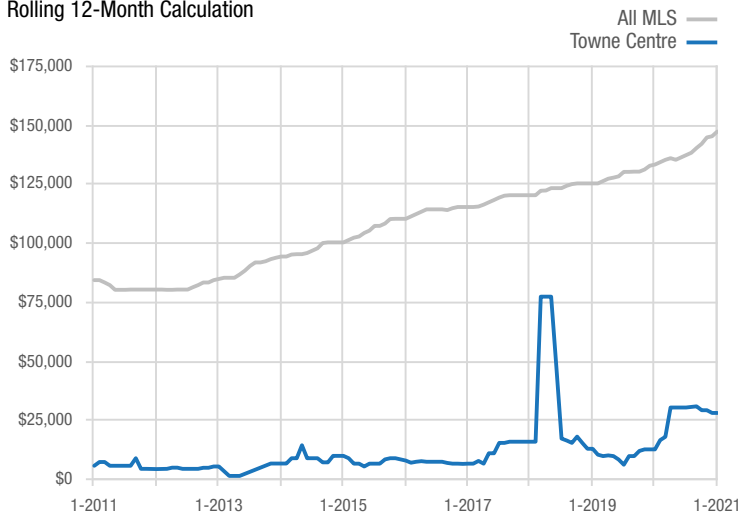
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	56	—	—	56	—
Median Sales Price*	—	\$29,000	—	—	\$29,000	—
Average Sales Price*	—	\$29,000	—	—	\$29,000	—
Percent of List Price Received*	—	92.1%	—	—	92.1%	—
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	5.6	1.1	- 80.4%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	80	—	—	80	—	—
Median Sales Price*	\$190,000	—	—	\$190,000	—	—
Average Sales Price*	\$190,000	—	—	\$190,000	—	—
Percent of List Price Received*	90.5%	—	—	90.5%	—	—
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	3.4	+ 112.5%	—	—	—

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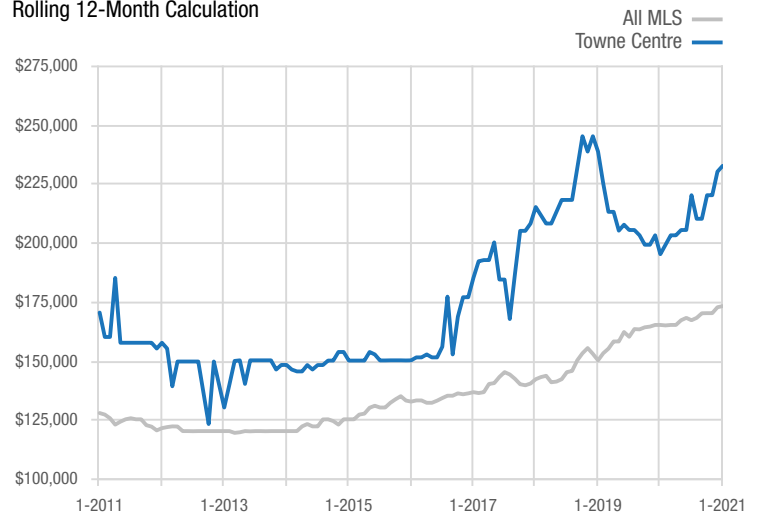
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

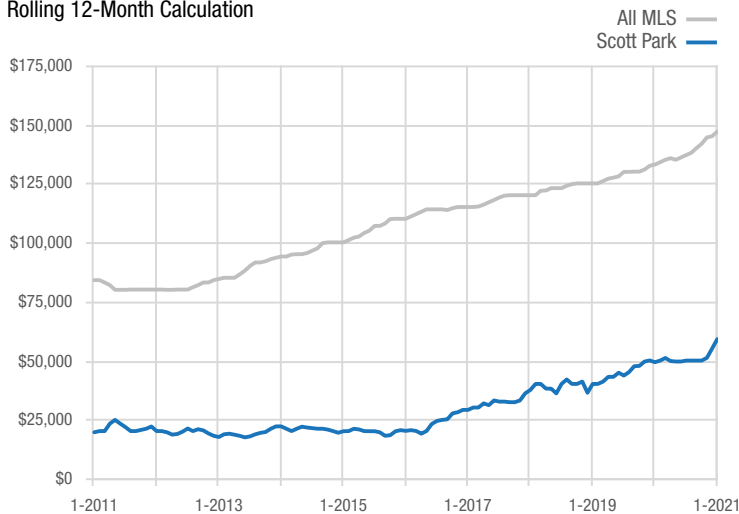
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	16	19	+ 18.8%	16	19	+ 18.8%
Pending Sales	8	11	+ 37.5%	8	11	+ 37.5%
Closed Sales	6	12	+ 100.0%	6	12	+ 100.0%
Days on Market Until Sale	39	76	+ 94.9%	39	76	+ 94.9%
Median Sales Price*	\$25,750	\$70,000	+ 171.8%	\$25,750	\$70,000	+ 171.8%
Average Sales Price*	\$26,625	\$65,238	+ 145.0%	\$26,625	\$65,238	+ 145.0%
Percent of List Price Received*	94.4%	92.9%	- 1.6%	94.4%	92.9%	- 1.6%
Inventory of Homes for Sale	35	33	- 5.7%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% 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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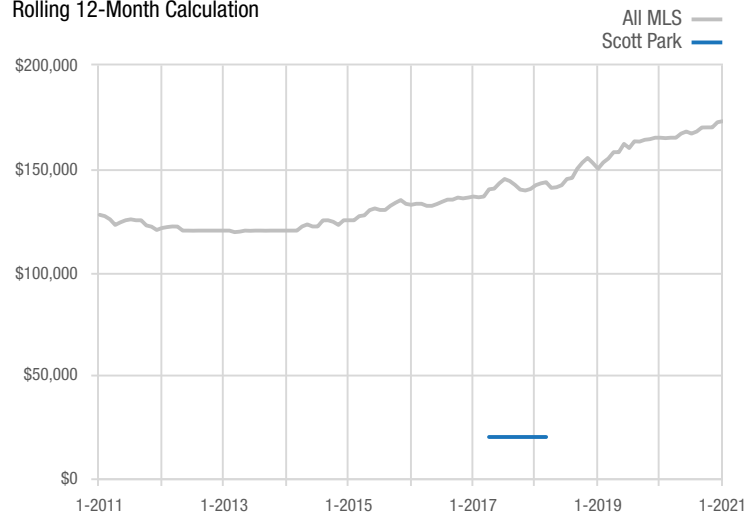
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

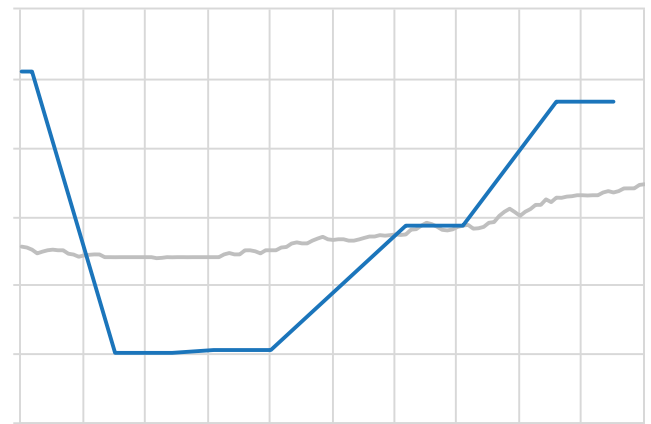
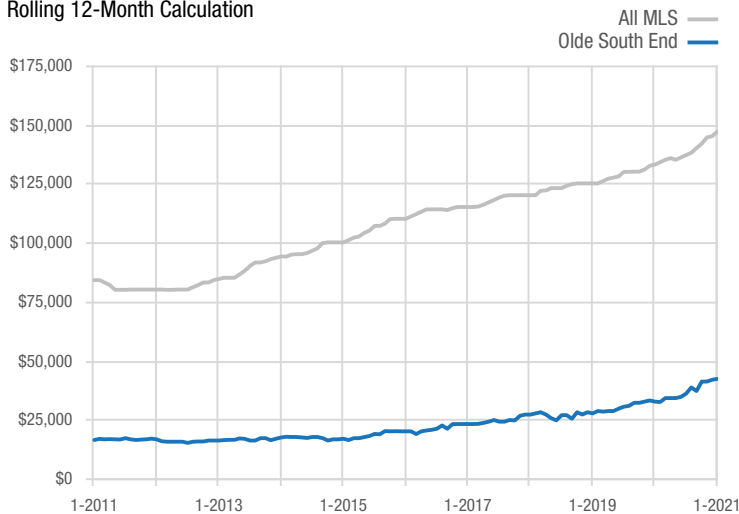
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	20	22	+ 10.0%	20	22	+ 10.0%
Pending Sales	18	15	- 16.7%	18	15	- 16.7%
Closed Sales	16	16	0.0%	16	16	0.0%
Days on Market Until Sale	79	62	- 21.5%	79	62	- 21.5%
Median Sales Price*	\$24,200	\$37,550	+ 55.2%	\$24,200	\$37,550	+ 55.2%
Average Sales Price*	\$28,322	\$43,350	+ 53.1%	\$28,322	\$43,350	+ 53.1%
Percent of List Price Received*	85.1%	94.2%	+ 10.7%	85.1%	94.2%	+ 10.7%
Inventory of Homes for Sale	53	35	- 34.0%	—	—	—
Months Supply of Inventory	3.5	2.0	- 42.9%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

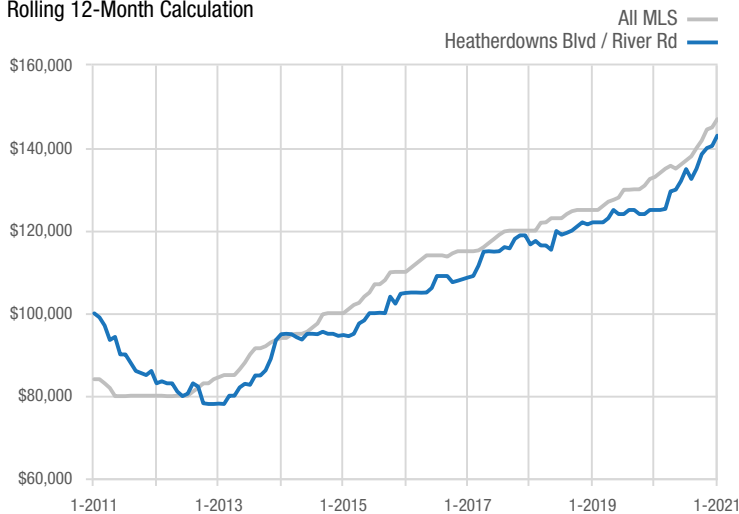
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	31	27	- 12.9%	31	27	- 12.9%
Pending Sales	27	20	- 25.9%	27	20	- 25.9%
Closed Sales	25	21	- 16.0%	25	21	- 16.0%
Days on Market Until Sale	108	65	- 39.8%	108	65	- 39.8%
Median Sales Price*	\$115,000	\$173,000	+ 50.4%	\$115,000	\$173,000	+ 50.4%
Average Sales Price*	\$125,838	\$161,390	+ 28.3%	\$125,838	\$161,390	+ 28.3%
Percent of List Price Received*	94.5%	97.6%	+ 3.3%	94.5%	97.6%	+ 3.3%
Inventory of Homes for Sale	93	51	- 45.2%	—	—	—
Months Supply of Inventory	2.6	1.2	- 53.8%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	99	107	+ 8.1%	99	107	+ 8.1%
Median Sales Price*	\$102,750	\$87,000	- 15.3%	\$102,750	\$87,000	- 15.3%
Average Sales Price*	\$101,133	\$110,356	+ 9.1%	\$101,133	\$110,356	+ 9.1%
Percent of List Price Received*	94.1%	93.3%	- 0.9%	94.1%	93.3%	- 0.9%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

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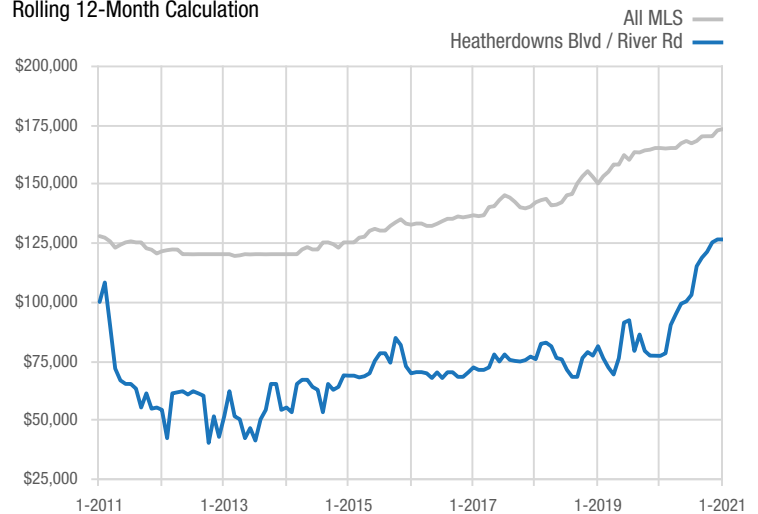
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

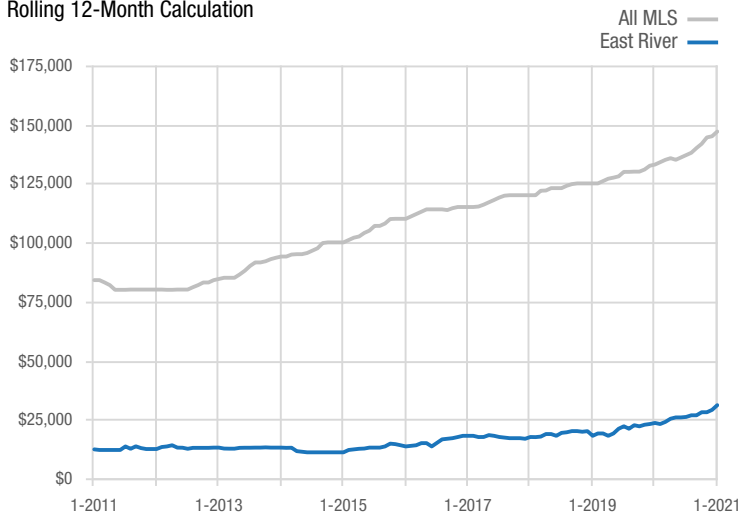
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	15	17	+ 13.3%	15	17	+ 13.3%
Pending Sales	12	14	+ 16.7%	12	14	+ 16.7%
Closed Sales	10	12	+ 20.0%	10	12	+ 20.0%
Days on Market Until Sale	68	58	- 14.7%	68	58	- 14.7%
Median Sales Price*	\$16,000	\$40,000	+ 150.0%	\$16,000	\$40,000	+ 150.0%
Average Sales Price*	\$21,457	\$42,373	+ 97.5%	\$21,457	\$42,373	+ 97.5%
Percent of List Price Received*	99.1%	92.5%	- 6.7%	99.1%	92.5%	- 6.7%
Inventory of Homes for Sale	49	26	- 46.9%	—	—	—
Months Supply of Inventory	3.5	1.8	- 48.6%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
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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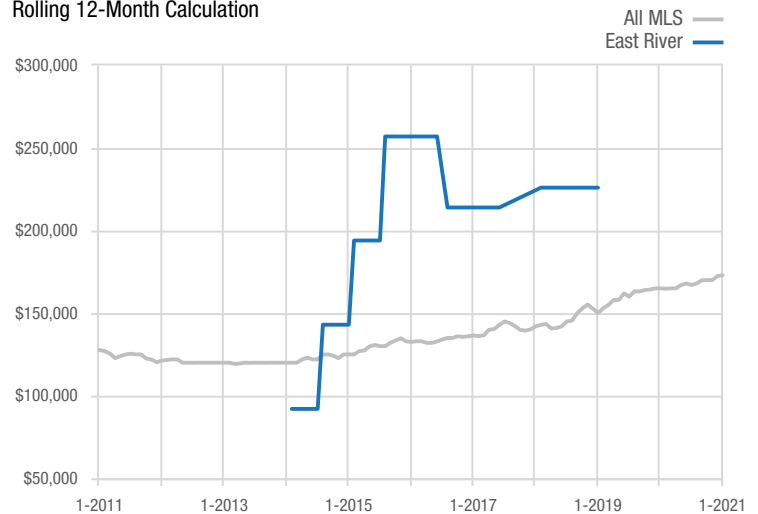
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

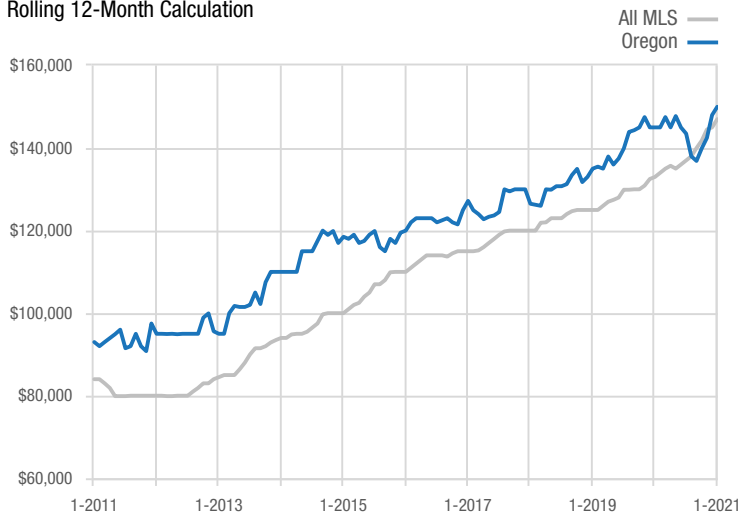
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	20	14	- 30.0%	20	14	- 30.0%
Pending Sales	13	18	+ 38.5%	13	18	+ 38.5%
Closed Sales	12	19	+ 58.3%	12	19	+ 58.3%
Days on Market Until Sale	72	80	+ 11.1%	72	80	+ 11.1%
Median Sales Price*	\$141,700	\$195,000	+ 37.6%	\$141,700	\$195,000	+ 37.6%
Average Sales Price*	\$147,183	\$191,489	+ 30.1%	\$147,183	\$191,489	+ 30.1%
Percent of List Price Received*	100.1%	98.9%	- 1.2%	100.1%	98.9%	- 1.2%
Inventory of Homes for Sale	67	37	- 44.8%	—	—	—
Months Supply of Inventory	3.1	1.6	- 48.4%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	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	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.9	1.5	- 48.3%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

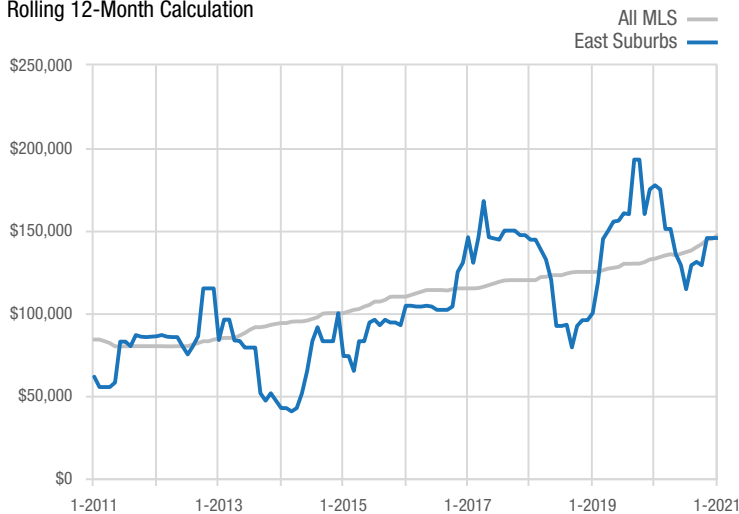
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% 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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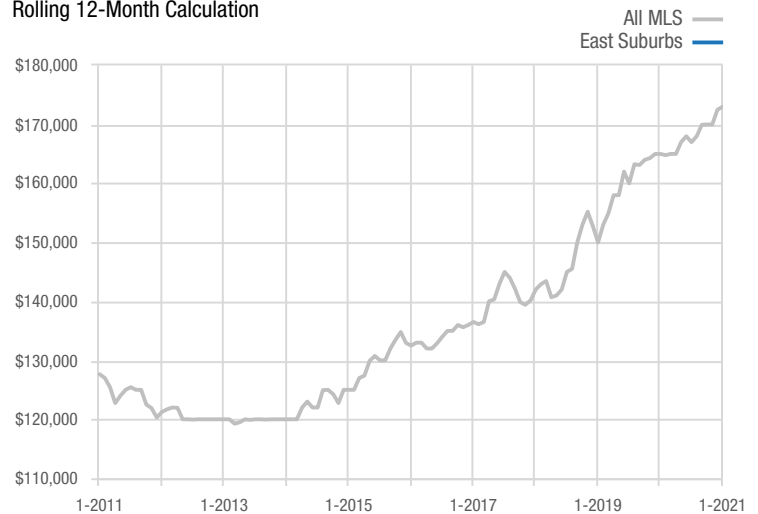
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Local Market Update – January 2021

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

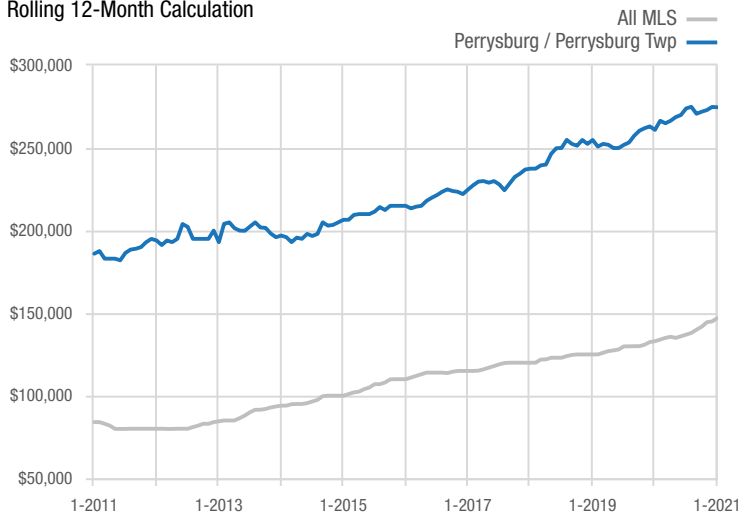
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	48	44	- 8.3%	48	44	- 8.3%
Pending Sales	37	40	+ 8.1%	37	40	+ 8.1%
Closed Sales	33	34	+ 3.0%	33	34	+ 3.0%
Days on Market Until Sale	98	79	- 19.4%	98	79	- 19.4%
Median Sales Price*	\$269,500	\$261,500	- 3.0%	\$269,500	\$261,500	- 3.0%
Average Sales Price*	\$269,031	\$275,262	+ 2.3%	\$269,031	\$275,262	+ 2.3%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	97.5%	97.6%	+ 0.1%
Inventory of Homes for Sale	132	92	- 30.3%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	11	5	- 54.5%	11	5	- 54.5%
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Days on Market Until Sale	117	62	- 47.0%	117	62	- 47.0%
Median Sales Price*	\$181,750	\$202,000	+ 11.1%	\$181,750	\$202,000	+ 11.1%
Average Sales Price*	\$164,500	\$193,400	+ 17.6%	\$164,500	\$193,400	+ 17.6%
Percent of List Price Received*	99.5%	98.7%	- 0.8%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	23	10	- 56.5%	—	—	—
Months Supply of Inventory	4.0	1.3	- 67.5%	—	—	—

* 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.

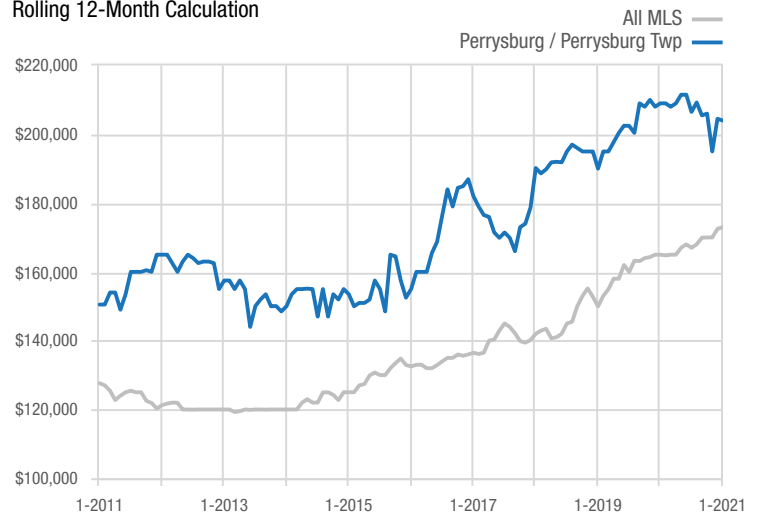
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

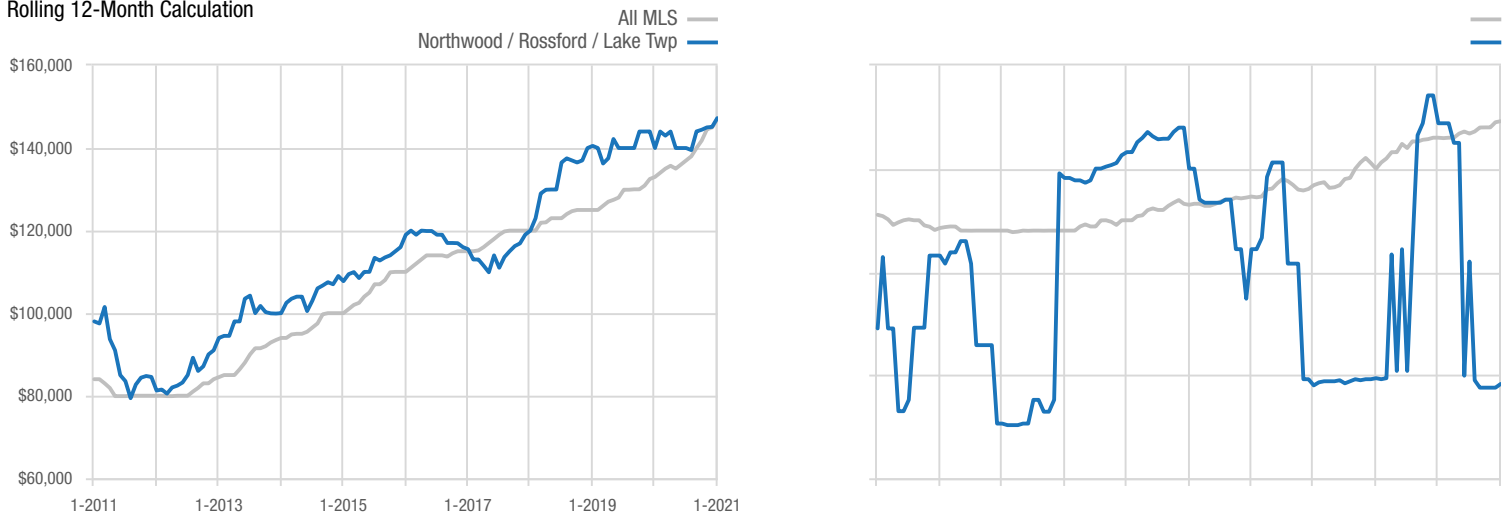
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	18	21	+ 16.7%	18	21	+ 16.7%
Pending Sales	12	17	+ 41.7%	12	17	+ 41.7%
Closed Sales	13	11	- 15.4%	13	11	- 15.4%
Days on Market Until Sale	78	64	- 17.9%	78	64	- 17.9%
Median Sales Price*	\$86,000	\$139,500	+ 62.2%	\$86,000	\$139,500	+ 62.2%
Average Sales Price*	\$108,213	\$156,773	+ 44.9%	\$108,213	\$156,773	+ 44.9%
Percent of List Price Received*	105.2%	100.6%	- 4.4%	105.2%	100.6%	- 4.4%
Inventory of Homes for Sale	49	38	- 22.4%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	66	—	—	66	—	—
Median Sales Price*	\$38,000	—	—	\$38,000	—	—
Average Sales Price*	\$38,000	—	—	\$38,000	—	—
Percent of List Price Received*	84.4%	—	—	84.4%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

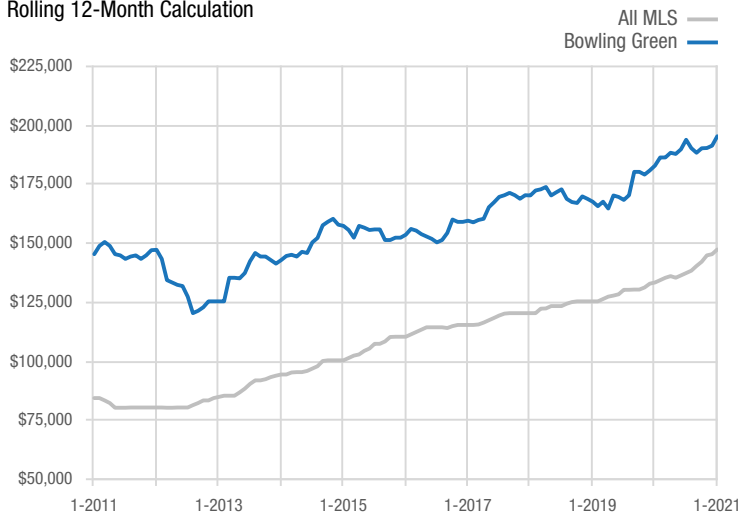
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	9	9	0.0%	9	9	0.0%
Pending Sales	13	13	0.0%	13	13	0.0%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Days on Market Until Sale	83	82	- 1.2%	83	82	- 1.2%
Median Sales Price*	\$178,900	\$220,000	+ 23.0%	\$178,900	\$220,000	+ 23.0%
Average Sales Price*	\$179,793	\$216,711	+ 20.5%	\$179,793	\$216,711	+ 20.5%
Percent of List Price Received*	96.1%	100.6%	+ 4.7%	96.1%	100.6%	+ 4.7%
Inventory of Homes for Sale	28	21	- 25.0%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	5	1	- 80.0%	5	1	- 80.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	149	63	- 57.7%	149	63	- 57.7%
Median Sales Price*	\$249,950	\$158,000	- 36.8%	\$249,950	\$158,000	- 36.8%
Average Sales Price*	\$249,950	\$214,333	- 14.2%	\$249,950	\$214,333	- 14.2%
Percent of List Price Received*	97.7%	99.8%	+ 2.1%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	4.5	0.7	- 84.4%	—	—	—

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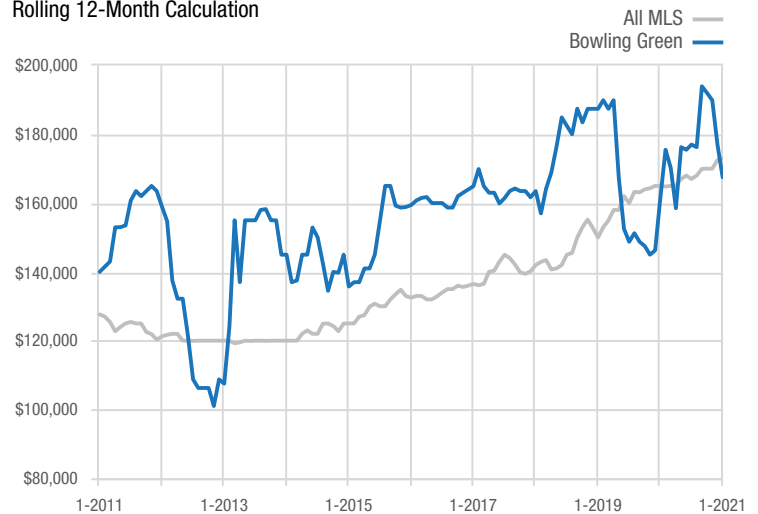
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

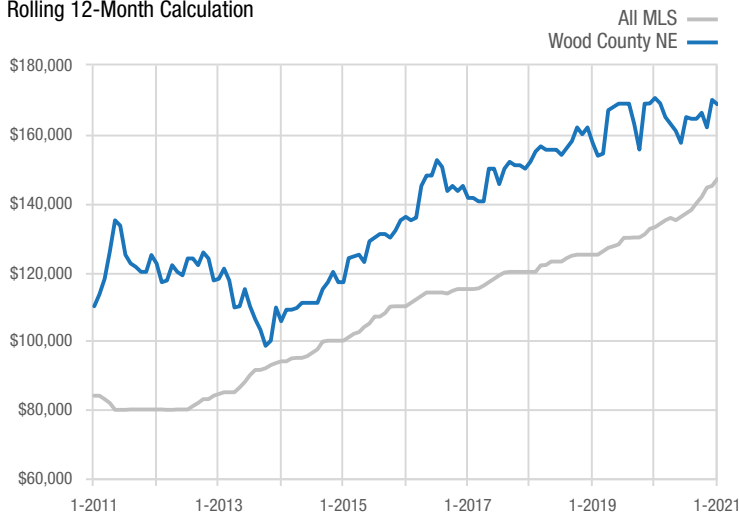
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	4	9	+ 125.0%	4	9	+ 125.0%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Days on Market Until Sale	66	82	+ 24.2%	66	82	+ 24.2%
Median Sales Price*	\$172,100	\$144,500	- 16.0%	\$172,100	\$144,500	- 16.0%
Average Sales Price*	\$153,229	\$148,100	- 3.3%	\$153,229	\$148,100	- 3.3%
Percent of List Price Received*	95.4%	91.8%	- 3.8%	95.4%	91.8%	- 3.8%
Inventory of Homes for Sale	19	11	- 42.1%	—	—	—
Months Supply of Inventory	3.5	1.7	- 51.4%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	39	—	—	39	—	—
Median Sales Price*	\$125,000	—	—	\$125,000	—	—
Average Sales Price*	\$125,000	—	—	\$125,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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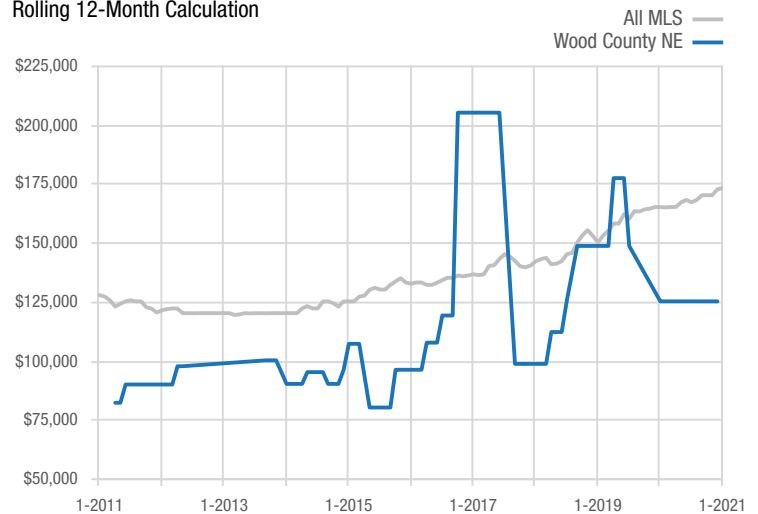
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

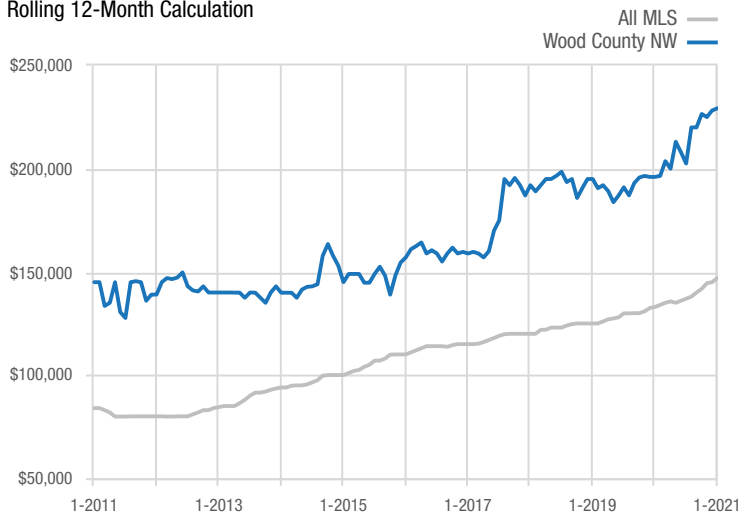
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	7	7	0.0%	7	7	0.0%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	13	110	+ 746.2%	13	110	+ 746.2%
Median Sales Price*	\$217,825	\$289,900	+ 33.1%	\$217,825	\$289,900	+ 33.1%
Average Sales Price*	\$217,825	\$262,540	+ 20.5%	\$217,825	\$262,540	+ 20.5%
Percent of List Price Received*	95.4%	100.0%	+ 4.8%	95.4%	100.0%	+ 4.8%
Inventory of Homes for Sale	21	14	- 33.3%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% 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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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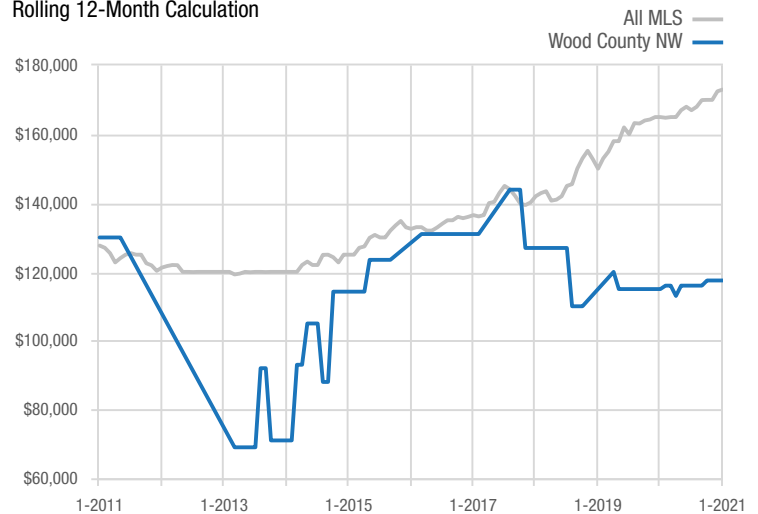
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

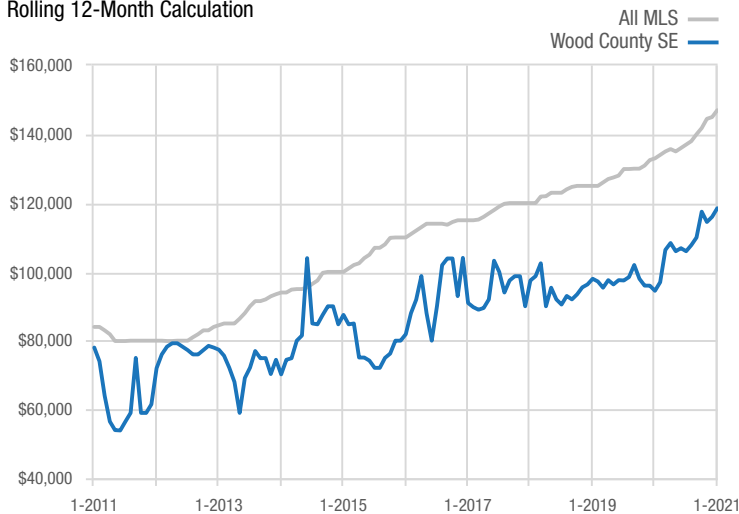
Single Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	0	4	—	0	4	—
Days on Market Until Sale	—	106	—	—	106	—
Median Sales Price*	—	\$154,000	—	—	\$154,000	—
Average Sales Price*	—	\$162,250	—	—	\$162,250	—
Percent of List Price Received*	—	102.1%	—	—	102.1%	—
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	2.1	1.2	- 42.9%	—	—	—

Condo-Villa	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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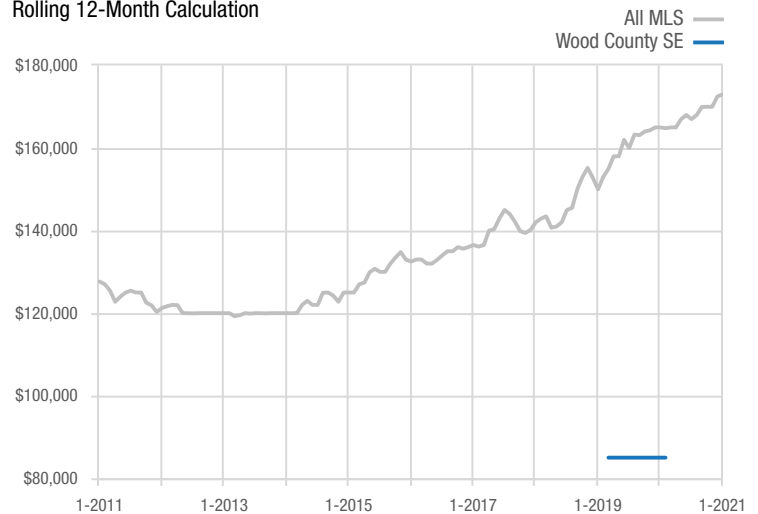
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

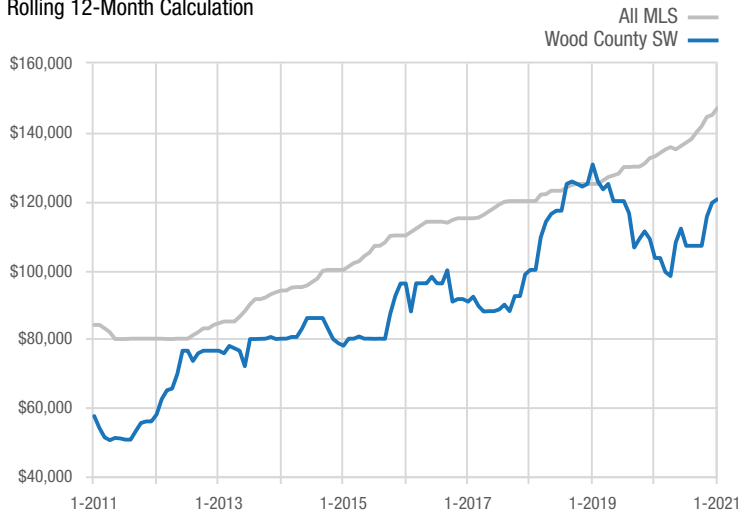
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	12	0	- 100.0%	12	0	- 100.0%
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	82	43	- 47.6%	82	43	- 47.6%
Median Sales Price*	\$71,500	\$207,950	+ 190.8%	\$71,500	\$207,950	+ 190.8%
Average Sales Price*	\$71,500	\$216,601	+ 202.9%	\$71,500	\$216,601	+ 202.9%
Percent of List Price Received*	94.2%	107.2%	+ 13.8%	94.2%	107.2%	+ 13.8%
Inventory of Homes for Sale	19	7	- 63.2%	—	—	—
Months Supply of Inventory	4.2	1.1	- 73.8%	—	—	—

Condo-Villa	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% 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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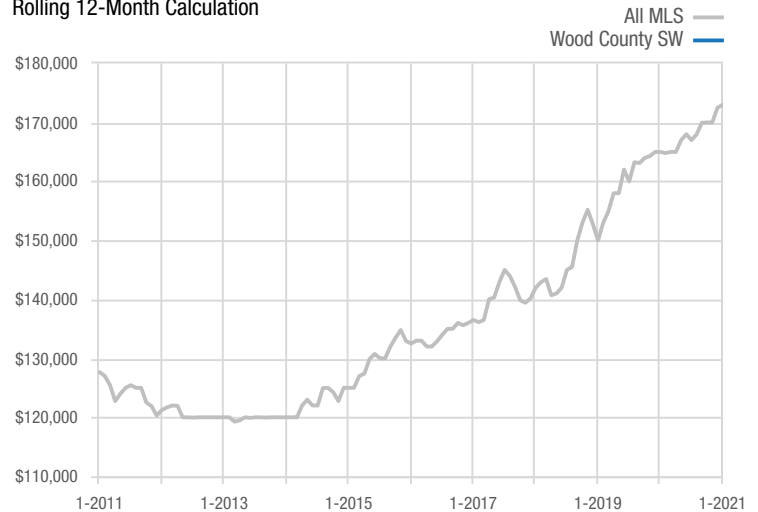
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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