

Local Market Update – June 2020

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Lucas and Upper Wood County

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

While much of the country was working on a phased reopening of the economy in June, real estate activity continued to strengthen as well. Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers.

While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Many housing experts believe sellers remain reluctant to list their homes due to continued concerns over COVID-19, which was beginning to see a resurgence in June. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season.

Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6 2019	Thru 6 2020	% Change
New Listings	798	779	-2.4%	4,166	3,573	-14.2%
Days on Market	636	638	+0.3%	2,995	2,655	-11.4%
Average Sales Price*	\$150,000	\$148,000	-1.3%	\$129,000	\$138,501	+7.4%
Months Supply of Inventory	99.2%	100.0%	+0.8%	98.3%	98.4%	+0.1%
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	\$108,855,125	\$117,345,202	+7.8%	\$471,752,673	\$443,206,815	-6.1%

Condo-Villa	June			Year to Date		
	2019	2020	% Change	Thru 6 2019	Thru 6 2020	% Change
New Listings	69	74	+7.2%	377	338	-10.3%
Days on Market	69	64	-7.2%	283	235	-17.0%
Average Sales Price*	\$168,500	\$188,500	+11.9%	\$169,500	\$170,100	+0.4%
Months Supply of Inventory	97.5%	99.0%	+1.5%	97.6%	98.2%	+0.6%
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	\$12,036,009	\$11,882,027	-1.3%	\$48,479,046	\$42,915,452	-11.5%

*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.

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Northwest Ohio Housing Market

Single Family	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	1,260	1,151	- 8.7%	6,679	5,567	- 16.6%
Pending Sales	952	1,003	+ 5.4%	4,956	4,539	- 8.4%
Closed Sales	995	984	- 1.1%	4,836	4,389	- 9.2%
Days on Market Until Sale	73	84	+ 15.1%	87	88	+ 1.1%
Median Sales Price*	\$142,700	\$146,000	+ 2.3%	\$129,900	\$136,000	+ 4.7%
Average Sales Price*	\$168,048	\$176,193	+ 4.8%	\$156,480	\$161,901	+ 3.5%
Percent of List Price Received*	97.6%	98.3%	+ 0.7%	96.8%	97.4%	+ 0.6%
Inventory of Homes for Sale	3,096	2,349	- 24.1%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

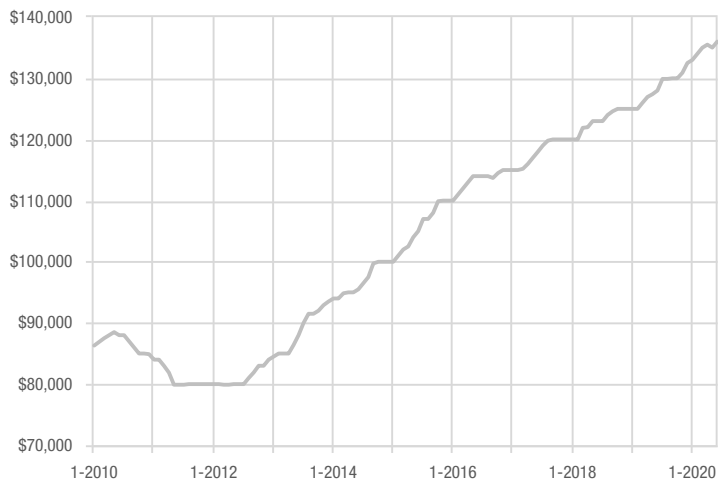
Condo-Villa	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	88	100	+ 13.6%	515	456	- 11.5%
Pending Sales	86	78	- 9.3%	395	327	- 17.2%
Closed Sales	84	81	- 3.6%	372	310	- 16.7%
Days on Market Until Sale	77	79	+ 2.6%	85	85	0.0%
Median Sales Price*	\$169,450	\$177,000	+ 4.5%	\$163,125	\$169,900	+ 4.2%
Average Sales Price*	\$182,373	\$185,738	+ 1.8%	\$168,613	\$180,394	+ 7.0%
Percent of List Price Received*	96.4%	99.2%	+ 2.9%	96.8%	97.7%	+ 0.9%
Inventory of Homes for Sale	225	214	- 4.9%	—	—	—
Months Supply of Inventory	3.4	3.8	+ 11.8%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation

All MLS



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation

All MLS



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.