

## Local Market Update – May 2020

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## Lucas and Upper Wood County

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

While the effects of COVID-19 in the broader economy continue, real estate activity is beginning to recover across much of the country. According to Freddie Mac, mortgage rates have been below 3.3 percent for more than four weeks and are hovering near all-time lows, spurring strong interest by buyers and lifting showing activity up 4% nationally versus a year ago in the final week of May.

Buyers have been quicker to return to the housing market in force than sellers, who have been showing a bit more reluctance to list their homes than is typical for this time of year. But trends are improving and as states and localities continue to moderate their COVID-19 policies, real estate activity is expected to continue to improve in the coming weeks

Single Family Key Metrics	May			Year to Date		
	2019	2020	% Change	Thru 5 2019	Thru 5 2020	% Change
New Listings	810	<b>686</b>	-15.3%	3,368	2,784	-17.3%
Closed Sales	691	<b>439</b>	-36.5%	2,359	2,009	-14.8%
Days on Market	78	<b>83</b>	+6.4%	87	87	---
Median Sales Price*	\$145,000	<b>\$145,000</b>	---	\$124,900	\$136,000	+8.9%
Average Sales Price*	\$175,408	<b>\$163,233</b>	-6.9%	\$154,031	\$161,760	+5.0%
Percent of List Price Received*	78	<b>83</b>	+6.4%	98.1%	98.0%	+0.1%
Months Supply of Inventory	3	<b>4</b>	+33.3%	---	---	---
Total Volume	\$121,031,855	<b>\$71,659,076</b>	-40.8%	\$362,897,545	<b>\$324,814,713</b>	-10.5%

Condo-Villa Key Metrics	May			Year to Date		
	2019	2020	% Change	Thru 5 2019	Thru 5 2020	% Change
New Listings	75	<b>50</b>	-33.3%	308	264	-14.3%
Closed Sales	61	<b>30</b>	-50.8%	213	171	-19.7%
Days on Market	69	<b>95</b>	+37.7%	89	81	-9.0%
Median Sales Price*	\$152,000	<b>\$201,918</b>	+32.8%	\$169,900	\$169,900	---
Average Sales Price*	\$159,452	<b>\$186,060</b>	+16.7%	\$170,944	\$181,479	+6.2%
Percent of List Price Received*	98.0%	<b>97.8%</b>	-0.2%	97.6%	97.8%	+0.2%
Months Supply of Inventory	3	<b>6</b>	+100%	---	---	---
Total Volume	\$9,762,544	<b>\$5,581,790</b>	-42.8%	\$36,411,137	<b>\$31,032,925</b>	-14.8%

\*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.

# 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	5-2019	5-2020	% Change	YTD 2019	YTD 2020	% Change
<b>New Listings</b>		1,448	<b>1,074</b>	- 25.8%	5,914	<b>4,725</b>	- 20.1%
<b>Pending Sales</b>		1,166	<b>844</b>	- 27.6%	4,361	<b>3,802</b>	- 12.8%
<b>Closed Sales</b>		1,200	<b>773</b>	- 35.6%	4,176	<b>3,626</b>	- 13.2%
<b>Days on Market Until Sale</b>		77	<b>85</b>	+ 10.4%	90	<b>89</b>	- 1.1%
<b>Median Sales Price</b>		\$141,500	<b>\$142,500</b>	+ 0.7%	\$129,000	<b>\$136,000</b>	+ 5.4%
<b>Average Sales Price</b>		\$170,470	<b>\$163,029</b>	- 4.4%	\$154,474	<b>\$159,223</b>	+ 3.1%
<b>Percent of List Price Received</b>		97.6%	<b>97.5%</b>	- 0.1%	96.6%	<b>97.1%</b>	+ 0.5%
<b>Housing Affordability Index</b>		216	<b>224</b>	+ 3.7%	237	<b>234</b>	- 1.3%
<b>Inventory of Homes for Sale</b>		3,262	<b>2,528</b>	- 22.5%	—	—	—
<b>Months Supply of Inventory</b>		3.6	<b>2.9</b>	- 19.4%	—	—	—

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## Lucas County

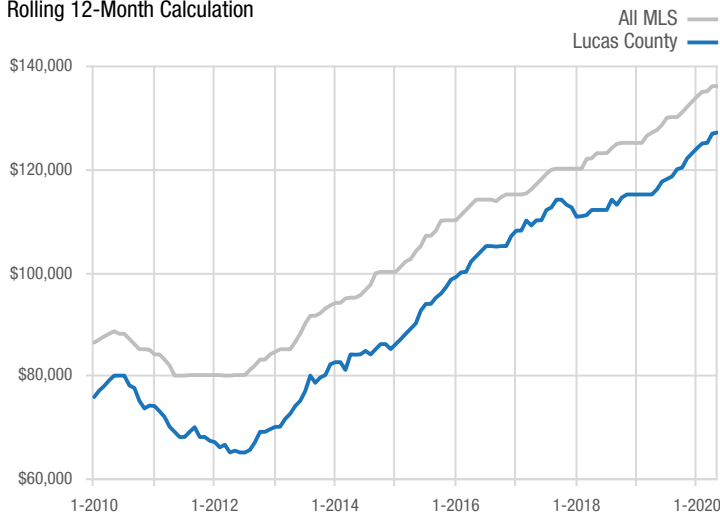
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	679	<b>547</b>	- 19.4%	2,875	<b>2,328</b>	- 19.0%
Pending Sales	583	<b>425</b>	- 27.1%	2,116	<b>1,846</b>	- 12.8%
Closed Sales	584	<b>371</b>	- 36.5%	2,017	<b>1,717</b>	- 14.9%
Days on Market Until Sale	78	<b>83</b>	+ 6.4%	86	<b>86</b>	0.0%
Median Sales Price*	\$129,500	<b>\$136,000</b>	+ 5.0%	\$114,900	<b>\$127,500</b>	+ 11.0%
Average Sales Price*	\$164,306	<b>\$156,359</b>	- 4.8%	\$141,457	<b>\$151,903</b>	+ 7.4%
Percent of List Price Received*	97.1%	<b>96.9%</b>	- 0.2%	96.1%	<b>96.7%</b>	+ 0.6%
Inventory of Homes for Sale	1,487	<b>1,164</b>	- 21.7%	—	—	—
Months Supply of Inventory	3.3	<b>2.8</b>	- 15.2%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	65	<b>42</b>	- 35.4%	257	<b>217</b>	- 15.6%
Pending Sales	51	<b>31</b>	- 39.2%	192	<b>151</b>	- 21.4%
Closed Sales	53	<b>25</b>	- 52.8%	175	<b>136</b>	- 22.3%
Days on Market Until Sale	69	<b>99</b>	+ 43.5%	93	<b>84</b>	- 9.7%
Median Sales Price*	\$142,900	<b>\$173,000</b>	+ 21.1%	\$156,000	<b>\$168,500</b>	+ 8.0%
Average Sales Price*	\$152,712	<b>\$181,192</b>	+ 18.6%	\$162,654	<b>\$179,024</b>	+ 10.1%
Percent of List Price Received*	97.8%	<b>98.2%</b>	+ 0.4%	97.1%	<b>97.0%</b>	- 0.1%
Inventory of Homes for Sale	140	<b>125</b>	- 10.7%	—	—	—
Months Supply of Inventory	3.4	<b>3.5</b>	+ 2.9%	—	—	—

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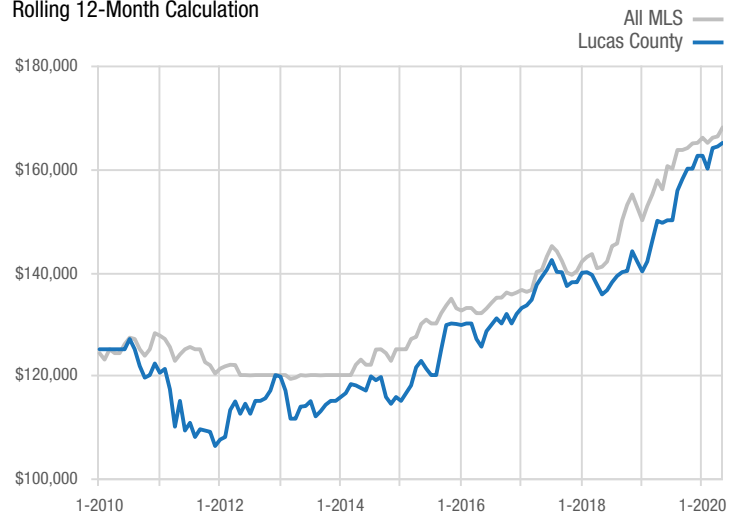
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County

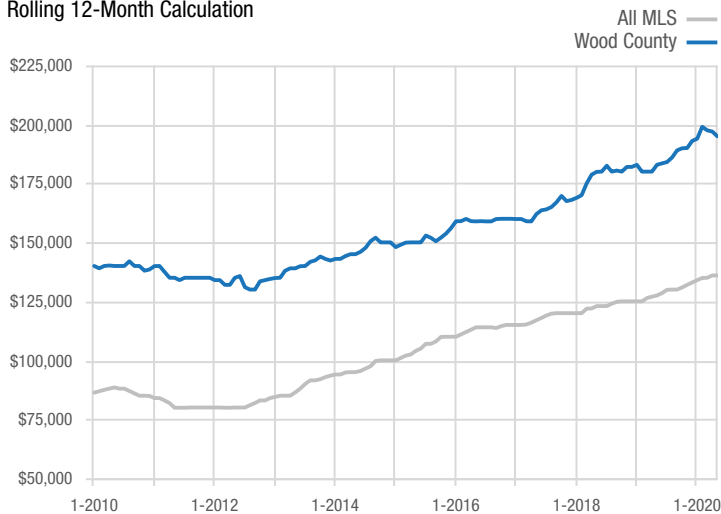
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	185	<b>139</b>	- 24.9%	726	<b>582</b>	- 19.8%
Pending Sales	141	<b>118</b>	- 16.3%	531	<b>465</b>	- 12.4%
Closed Sales	146	<b>99</b>	- 32.2%	503	<b>432</b>	- 14.1%
Days on Market Until Sale	70	<b>81</b>	+ 15.7%	91	<b>90</b>	- 1.1%
Median Sales Price*	\$208,500	<b>\$182,500</b>	- 12.5%	\$188,100	<b>\$194,000</b>	+ 3.1%
Average Sales Price*	\$226,237	<b>\$201,387</b>	- 11.0%	\$214,790	<b>\$211,639</b>	- 1.5%
Percent of List Price Received*	99.8%	<b>99.1%</b>	- 0.7%	98.0%	<b>98.5%</b>	+ 0.5%
Inventory of Homes for Sale	397	<b>299</b>	- 24.7%	—	—	—
Months Supply of Inventory	3.5	<b>2.8</b>	- 20.0%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	17	<b>9</b>	- 47.1%	66	<b>59</b>	- 10.6%
Pending Sales	12	<b>10</b>	- 16.7%	49	<b>49</b>	0.0%
Closed Sales	13	<b>6</b>	- 53.8%	46	<b>46</b>	0.0%
Days on Market Until Sale	49	<b>92</b>	+ 87.8%	70	<b>75</b>	+ 7.1%
Median Sales Price*	\$167,000	<b>\$229,500</b>	+ 37.4%	\$194,000	<b>\$187,500</b>	- 3.4%
Average Sales Price*	\$173,123	<b>\$216,500</b>	+ 25.1%	\$197,378	<b>\$191,794</b>	- 2.8%
Percent of List Price Received*	95.7%	<b>97.0%</b>	+ 1.4%	96.3%	<b>97.4%</b>	+ 1.1%
Inventory of Homes for Sale	33	<b>27</b>	- 18.2%	—	—	—
Months Supply of Inventory	3.7	<b>3.2</b>	- 13.5%	—	—	—

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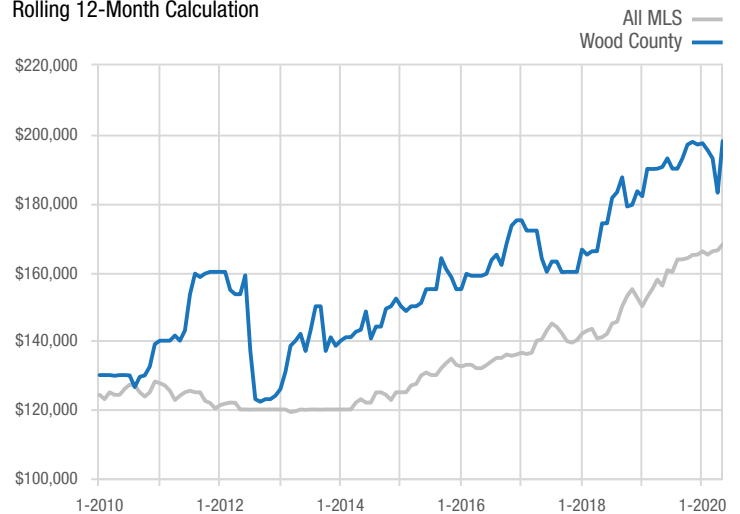
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Rolling 12-Month Calculation



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## Toledo

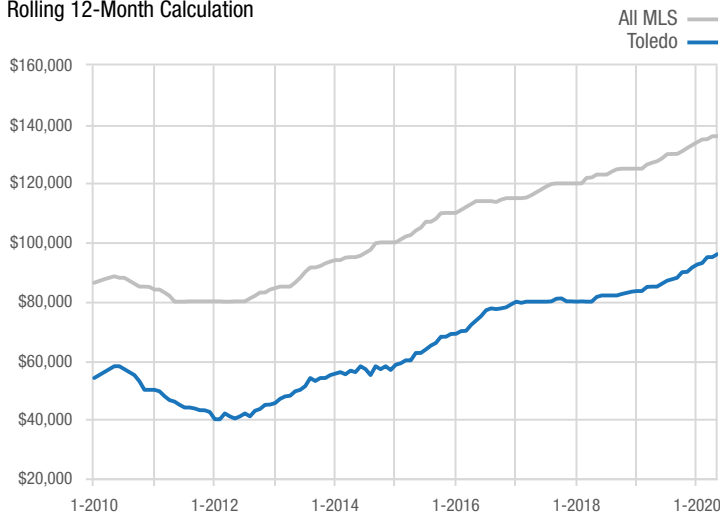
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	448	<b>345</b>	- 23.0%	1,864	<b>1,525</b>	- 18.2%
Pending Sales	383	<b>285</b>	- 25.6%	1,430	<b>1,233</b>	- 13.8%
Closed Sales	379	<b>247</b>	- 34.8%	1,381	<b>1,140</b>	- 17.5%
Days on Market Until Sale	78	<b>82</b>	+ 5.1%	86	<b>83</b>	- 3.5%
Median Sales Price*	\$96,000	<b>\$109,900</b>	+ 14.5%	\$85,000	<b>\$95,000</b>	+ 11.8%
Average Sales Price*	\$115,691	<b>\$119,209</b>	+ 3.0%	\$100,377	<b>\$110,499</b>	+ 10.1%
Percent of List Price Received*	96.1%	<b>95.9%</b>	- 0.2%	95.2%	<b>96.0%</b>	+ 0.8%
Inventory of Homes for Sale	917	<b>734</b>	- 20.0%	—	—	—
Months Supply of Inventory	3.0	<b>2.6</b>	- 13.3%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	30	<b>24</b>	- 20.0%	149	<b>103</b>	- 30.9%
Pending Sales	26	<b>14</b>	- 46.2%	106	<b>82</b>	- 22.6%
Closed Sales	31	<b>13</b>	- 58.1%	98	<b>79</b>	- 19.4%
Days on Market Until Sale	77	<b>104</b>	+ 35.1%	91	<b>71</b>	- 22.0%
Median Sales Price*	\$112,500	<b>\$115,000</b>	+ 2.2%	\$107,450	<b>\$145,000</b>	+ 34.9%
Average Sales Price*	\$119,089	<b>\$132,826</b>	+ 11.5%	\$125,605	<b>\$147,749</b>	+ 17.6%
Percent of List Price Received*	97.2%	<b>95.9%</b>	- 1.3%	96.9%	<b>96.2%</b>	- 0.7%
Inventory of Homes for Sale	85	<b>56</b>	- 34.1%	—	—	—
Months Supply of Inventory	3.7	<b>2.8</b>	- 24.3%	—	—	—

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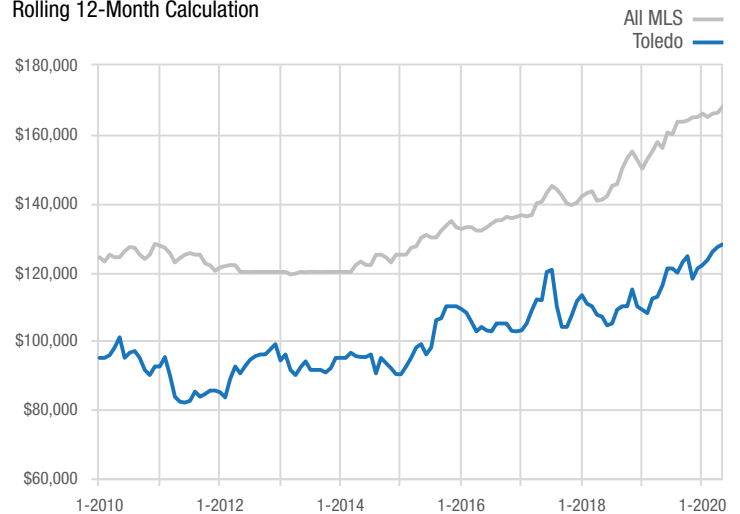
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Sylvania

43560 and 43617

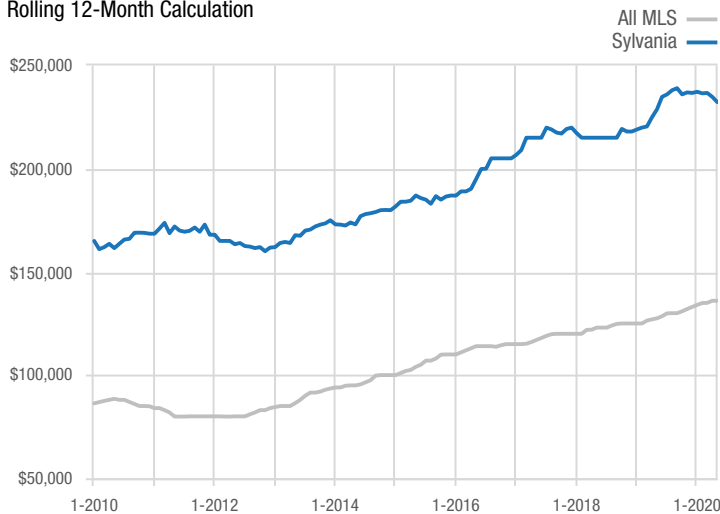
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	79	67	- 15.2%	334	283	- 15.3%
Pending Sales	77	49	- 36.4%	214	225	+ 5.1%
Closed Sales	77	47	- 39.0%	197	211	+ 7.1%
Days on Market Until Sale	84	93	+ 10.7%	90	96	+ 6.7%
Median Sales Price*	\$244,950	<b>\$259,900</b>	+ 6.1%	\$239,450	<b>\$227,700</b>	- 4.9%
Average Sales Price*	\$281,060	<b>\$251,530</b>	- 10.5%	\$258,470	<b>\$245,588</b>	- 5.0%
Percent of List Price Received*	99.5%	<b>97.7%</b>	- 1.8%	98.5%	<b>97.9%</b>	- 0.6%
Inventory of Homes for Sale	202	144	- 28.7%	—	—	—
Months Supply of Inventory	4.1	2.9	- 29.3%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	16	13	- 18.8%	76	72	- 5.3%
Pending Sales	15	8	- 46.7%	53	44	- 17.0%
Closed Sales	12	7	- 41.7%	48	39	- 18.8%
Days on Market Until Sale	57	103	+ 80.7%	96	114	+ 18.8%
Median Sales Price*	\$185,000	<b>\$270,000</b>	+ 45.9%	\$193,750	<b>\$240,000</b>	+ 23.9%
Average Sales Price*	\$185,067	<b>\$274,986</b>	+ 48.6%	\$196,391	<b>\$219,353</b>	+ 11.7%
Percent of List Price Received*	98.1%	<b>97.9%</b>	- 0.2%	97.6%	<b>97.7%</b>	+ 0.1%
Inventory of Homes for Sale	41	47	+ 14.6%	—	—	—
Months Supply of Inventory	3.4	4.5	+ 32.4%	—	—	—

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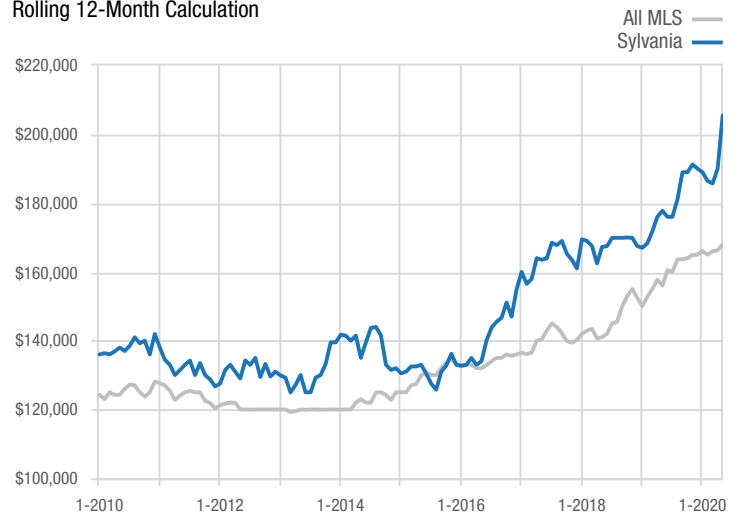
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Spring Meadows

MLS Area 05: 43528 (Includes Holland)

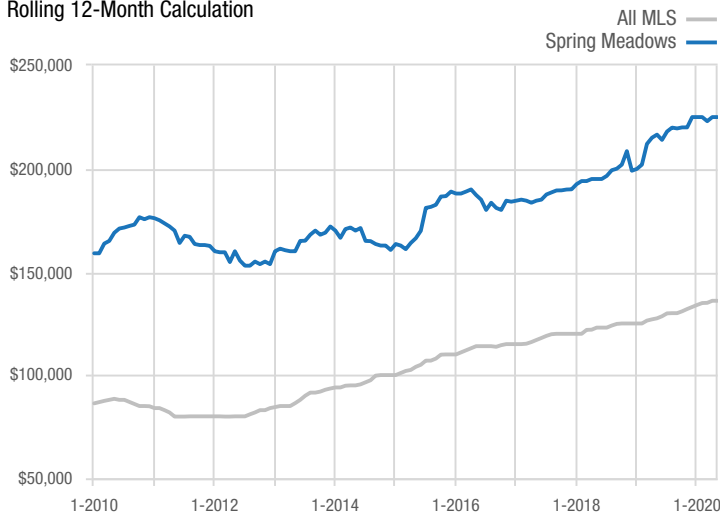
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	42	21	- 50.0%	155	99	- 36.1%
Pending Sales	40	18	- 55.0%	108	75	- 30.6%
Closed Sales	36	19	- 47.2%	101	76	- 24.8%
Days on Market Until Sale	77	95	+ 23.4%	88	90	+ 2.3%
Median Sales Price*	\$219,750	<b>\$230,000</b>	+ 4.7%	\$223,000	<b>\$225,000</b>	+ 0.9%
Average Sales Price*	\$213,599	<b>\$206,339</b>	- 3.4%	\$212,882	<b>\$222,412</b>	+ 4.5%
Percent of List Price Received*	98.7%	<b>104.5%</b>	+ 5.9%	98.1%	<b>98.8%</b>	+ 0.7%
Inventory of Homes for Sale	76	54	- 28.9%	—	—	—
Months Supply of Inventory	3.5	2.9	- 17.1%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	5	8	+ 60.0%	17	30	+ 76.5%
Pending Sales	8	7	- 12.5%	20	21	+ 5.0%
Closed Sales	5	3	- 40.0%	15	16	+ 6.7%
Days on Market Until Sale	93	91	- 2.2%	119	74	- 37.8%
Median Sales Price*	\$225,000	<b>\$248,600</b>	+ 10.5%	\$220,000	<b>\$203,565</b>	- 7.5%
Average Sales Price*	\$236,740	<b>\$246,812</b>	+ 4.3%	\$222,058	<b>\$227,315</b>	+ 2.4%
Percent of List Price Received*	97.5%	<b>107.5%</b>	+ 10.3%	95.9%	<b>99.1%</b>	+ 3.3%
Inventory of Homes for Sale	7	14	+ 100.0%	—	—	—
Months Supply of Inventory	2.0	3.7	+ 85.0%	—	—	—

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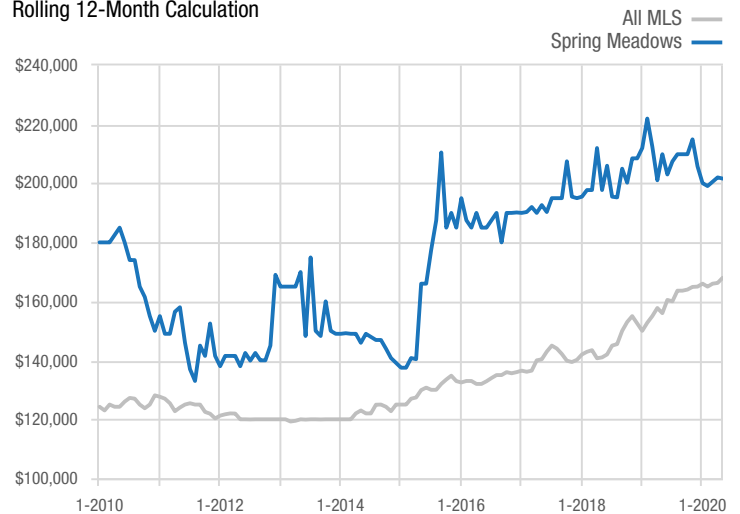
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Monclova

MLS Area 06: 43542

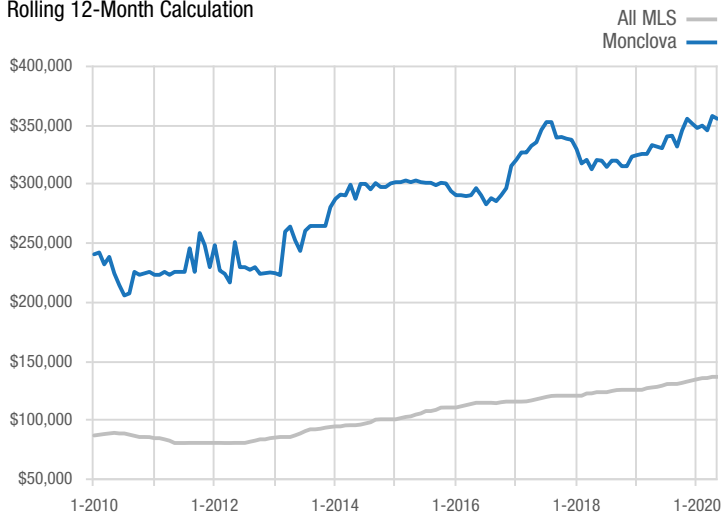
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	7	6	- 14.3%	41	32	- 22.0%
Pending Sales	9	3	- 66.7%	29	24	- 17.2%
Closed Sales	11	4	- 63.6%	28	25	- 10.7%
Days on Market Until Sale	106	88	- 17.0%	109	129	+ 18.3%
Median Sales Price*	\$358,000	<b>\$381,200</b>	+ 6.5%	\$358,000	<b>\$365,000</b>	+ 2.0%
Average Sales Price*	\$385,988	<b>\$398,825</b>	+ 3.3%	\$380,849	<b>\$368,113</b>	- 3.3%
Percent of List Price Received*	96.7%	<b>99.0%</b>	+ 2.4%	97.2%	<b>98.3%</b>	+ 1.1%
Inventory of Homes for Sale	27	27	0.0%	—	—	—
Months Supply of Inventory	4.4	4.9	+ 11.4%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	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	2	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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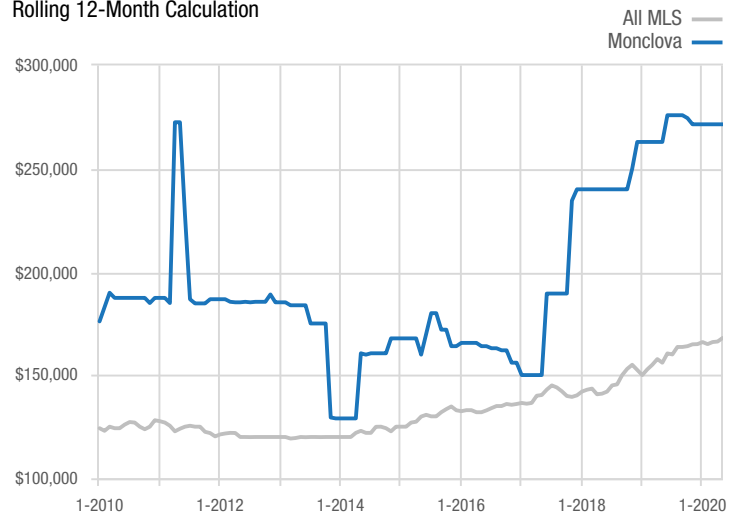
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Maumee

MLS Area 07: 43537

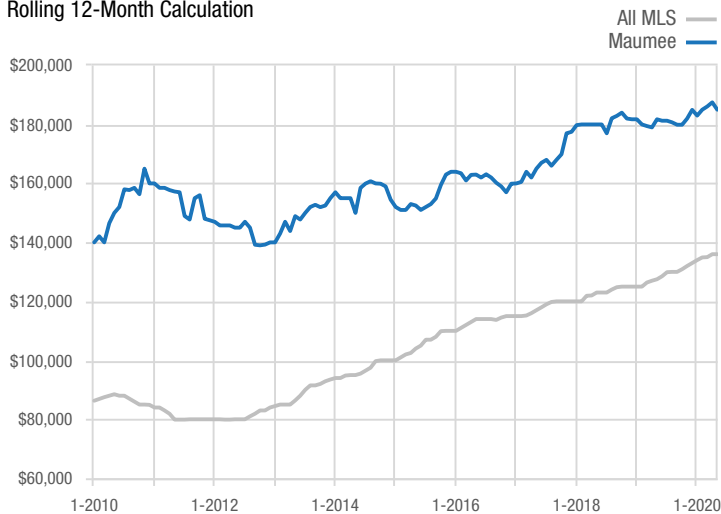
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	47	<b>49</b>	+ 4.3%	240	<b>194</b>	- 19.2%
Pending Sales	45	<b>36</b>	- 20.0%	172	<b>136</b>	- 20.9%
Closed Sales	48	<b>26</b>	- 45.8%	159	<b>124</b>	- 22.0%
Days on Market Until Sale	73	<b>62</b>	- 15.1%	76	<b>77</b>	+ 1.3%
Median Sales Price*	\$208,750	<b>\$187,500</b>	- 10.2%	\$180,000	<b>\$184,950</b>	+ 2.8%
Average Sales Price*	\$245,367	<b>\$228,412</b>	- 6.9%	\$217,388	<b>\$220,518</b>	+ 1.4%
Percent of List Price Received*	98.7%	<b>97.4%</b>	- 1.3%	98.2%	<b>98.1%</b>	- 0.1%
Inventory of Homes for Sale	115	<b>88</b>	- 23.5%	—	—	—
Months Supply of Inventory	3.4	<b>2.7</b>	- 20.6%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	7	<b>3</b>	- 57.1%	28	<b>24</b>	- 14.3%
Pending Sales	7	<b>3</b>	- 57.1%	26	<b>16</b>	- 38.5%
Closed Sales	7	<b>2</b>	- 71.4%	23	<b>14</b>	- 39.1%
Days on Market Until Sale	39	<b>61</b>	+ 56.4%	67	<b>66</b>	- 1.5%
Median Sales Price*	\$143,000	<b>\$131,278</b>	- 8.2%	\$186,000	<b>\$140,750</b>	- 24.3%
Average Sales Price*	\$205,699	<b>\$131,278</b>	- 36.2%	\$218,821	<b>\$193,277</b>	- 11.7%
Percent of List Price Received*	100.0%	<b>97.6%</b>	- 2.4%	98.0%	<b>96.3%</b>	- 1.7%
Inventory of Homes for Sale	11	<b>13</b>	+ 18.2%	—	—	—
Months Supply of Inventory	2.2	<b>3.2</b>	+ 45.5%	—	—	—

\* 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.

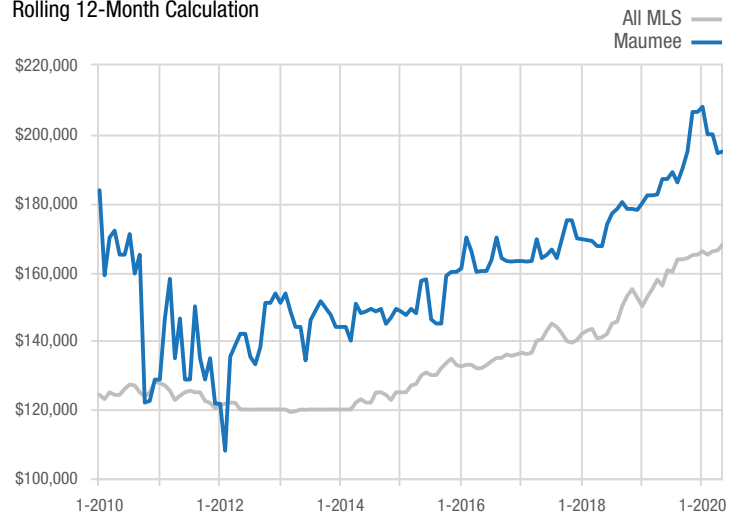
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Whitehouse

MLS Area 08: 43571

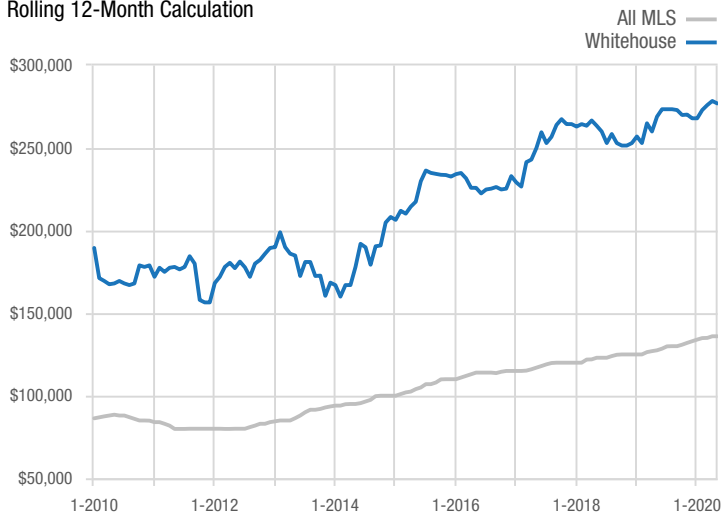
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	22	19	- 13.6%	88	60	- 31.8%
Pending Sales	6	11	+ 83.3%	46	38	- 17.4%
Closed Sales	11	10	- 9.1%	44	37	- 15.9%
Days on Market Until Sale	89	86	- 3.4%	101	101	0.0%
Median Sales Price*	\$289,900	<b>\$271,400</b>	- 6.4%	\$270,000	<b>\$290,000</b>	+ 7.4%
Average Sales Price*	\$298,755	<b>\$269,605</b>	- 9.8%	\$268,687	<b>\$297,545</b>	+ 10.7%
Percent of List Price Received*	98.8%	<b>98.0%</b>	- 0.8%	98.7%	<b>97.1%</b>	- 1.6%
Inventory of Homes for Sale	52	38	- 26.9%	—	—	—
Months Supply of Inventory	5.8	3.8	- 34.5%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	3	0	- 100.0%	3	2	- 33.3%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	39	—
Median Sales Price*	—	—	—	—	<b>\$200,500</b>	—
Average Sales Price*	—	—	—	—	<b>\$200,500</b>	—
Percent of List Price Received*	—	—	—	—	<b>101.7%</b>	—
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.3	—	—	—	—	—

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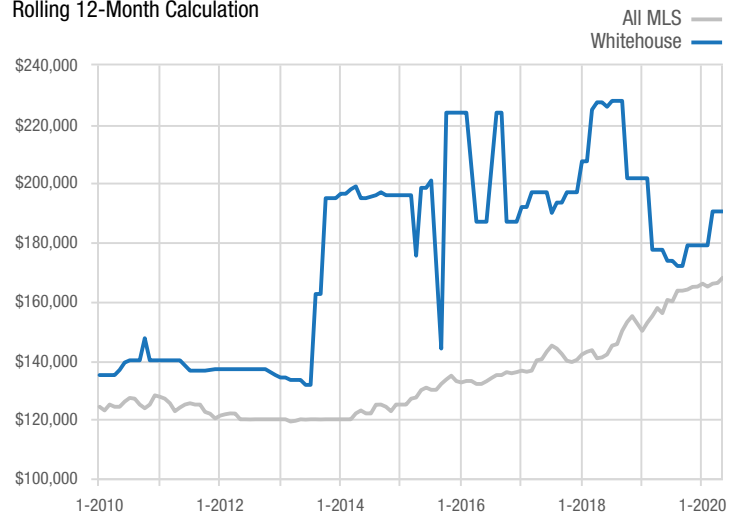
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Waterville

MLS Area 10: 43566

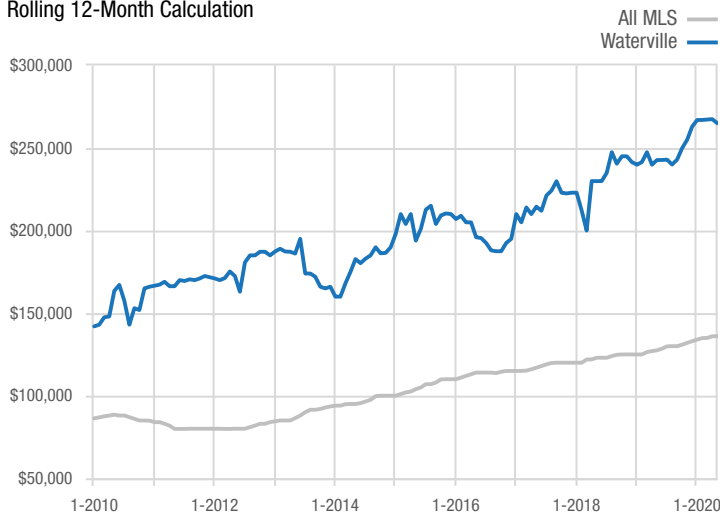
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	17	12	- 29.4%	76	51	- 32.9%
Pending Sales	12	14	+ 16.7%	50	42	- 16.0%
Closed Sales	16	13	- 18.8%	47	39	- 17.0%
Days on Market Until Sale	75	122	+ 62.7%	84	108	+ 28.6%
Median Sales Price*	\$286,250	<b>\$217,500</b>	- 24.0%	\$254,250	<b>\$261,250</b>	+ 2.8%
Average Sales Price*	\$275,072	<b>\$242,426</b>	- 11.9%	\$252,908	<b>\$264,687</b>	+ 4.7%
Percent of List Price Received*	98.3%	<b>98.3%</b>	0.0%	98.4%	<b>97.6%</b>	- 0.8%
Inventory of Homes for Sale	38	30	- 21.1%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	6	4	- 33.3%	15	10	- 33.3%
Pending Sales	2	1	- 50.0%	11	5	- 54.5%
Closed Sales	4	1	- 75.0%	11	4	- 63.6%
Days on Market Until Sale	44	50	+ 13.6%	62	92	+ 48.4%
Median Sales Price*	\$181,400	<b>\$207,000</b>	+ 14.1%	\$168,000	<b>\$248,500</b>	+ 47.9%
Average Sales Price*	\$180,600	<b>\$207,000</b>	+ 14.6%	\$170,073	<b>\$250,475</b>	+ 47.3%
Percent of List Price Received*	99.9%	<b>99.8%</b>	- 0.1%	99.8%	<b>97.6%</b>	- 2.2%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	2.4	5.1	+ 112.5%	—	—	—

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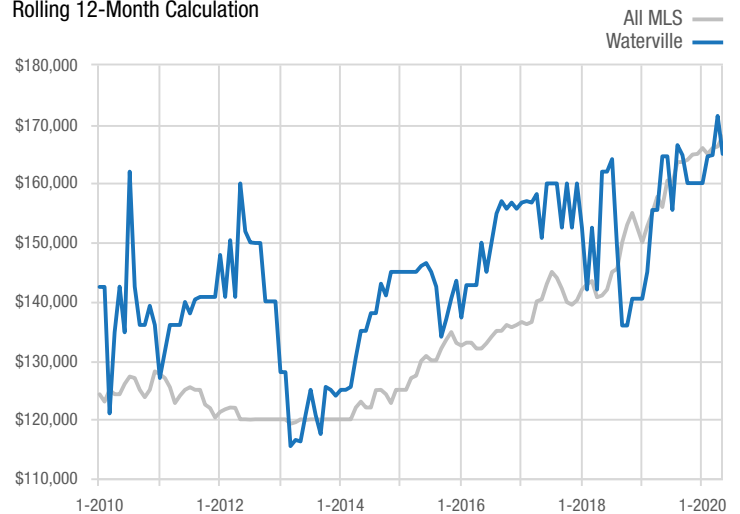
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Franklin Park / Trilby

MLS Area 11: 43623

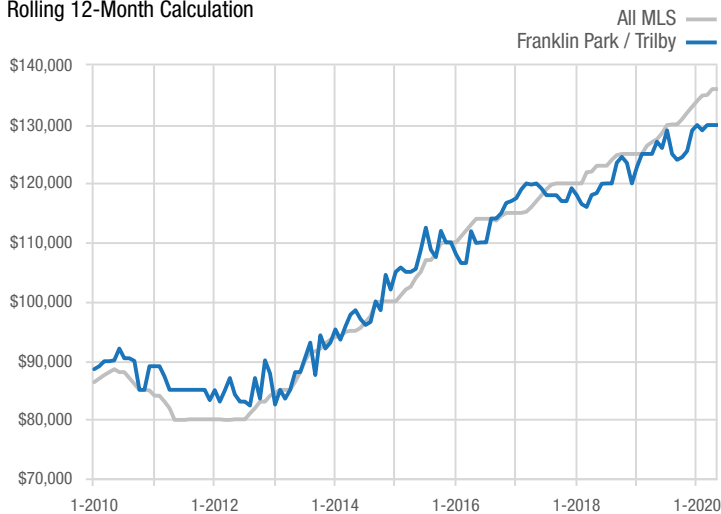
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	26	<b>32</b>	+ 23.1%	119	<b>111</b>	- 6.7%
Pending Sales	22	<b>19</b>	- 13.6%	94	<b>96</b>	+ 2.1%
Closed Sales	21	<b>13</b>	- 38.1%	90	<b>83</b>	- 7.8%
Days on Market Until Sale	76	<b>92</b>	+ 21.1%	90	<b>91</b>	+ 1.1%
Median Sales Price*	\$136,500	<b>\$179,900</b>	+ 31.8%	\$129,500	<b>\$135,000</b>	+ 4.2%
Average Sales Price*	\$181,117	<b>\$234,522</b>	+ 29.5%	\$163,256	<b>\$166,220</b>	+ 1.8%
Percent of List Price Received*	97.0%	<b>102.9%</b>	+ 6.1%	97.8%	<b>97.5%</b>	- 0.3%
Inventory of Homes for Sale	51	<b>45</b>	- 11.8%	—	—	—
Months Supply of Inventory	2.4	<b>2.2</b>	- 8.3%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	2	<b>2</b>	0.0%	11	<b>8</b>	- 27.3%
Pending Sales	2	<b>1</b>	- 50.0%	9	<b>6</b>	- 33.3%
Closed Sales	2	<b>2</b>	0.0%	8	<b>5</b>	- 37.5%
Days on Market Until Sale	72	<b>136</b>	+ 88.9%	56	<b>77</b>	+ 37.5%
Median Sales Price*	\$96,500	<b>\$205,000</b>	+ 112.4%	\$94,350	<b>\$127,000</b>	+ 34.6%
Average Sales Price*	\$96,500	<b>\$205,000</b>	+ 112.4%	\$105,438	<b>\$135,400</b>	+ 28.4%
Percent of List Price Received*	98.3%	<b>99.6%</b>	+ 1.3%	100.4%	<b>91.6%</b>	- 8.8%
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	<b>3.1</b>	+ 181.8%	—	—	—

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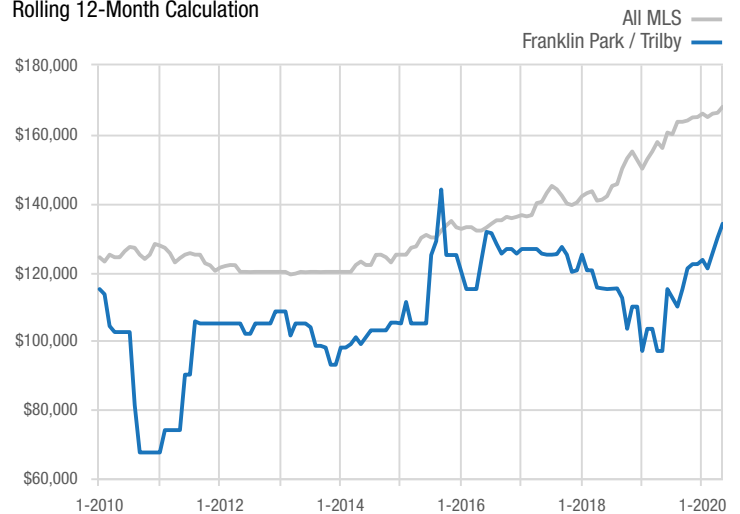
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Tremainsville

MLS Area 12: 43613

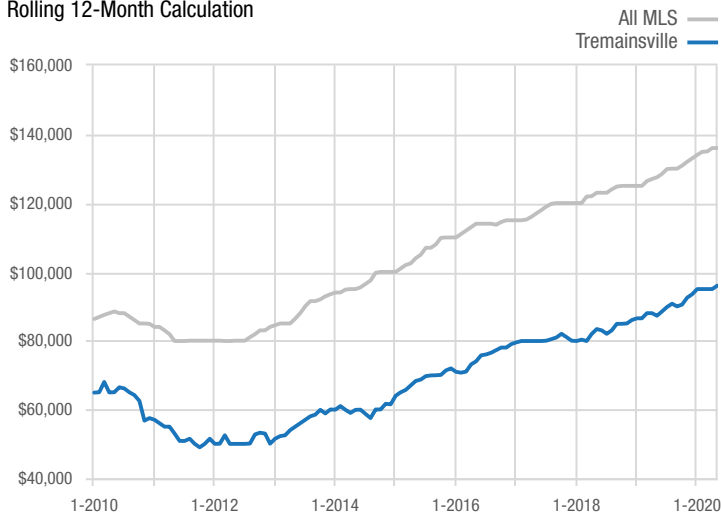
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	63	44	- 30.2%	286	220	- 23.1%
Pending Sales	68	46	- 32.4%	239	195	- 18.4%
Closed Sales	77	37	- 51.9%	233	169	- 27.5%
Days on Market Until Sale	88	75	- 14.8%	96	73	- 24.0%
Median Sales Price*	\$96,500	<b>\$114,000</b>	+ 18.1%	\$88,000	<b>\$95,250</b>	+ 8.2%
Average Sales Price*	\$95,090	<b>\$102,207</b>	+ 7.5%	\$89,014	<b>\$94,611</b>	+ 6.3%
Percent of List Price Received*	96.2%	<b>96.0%</b>	- 0.2%	96.1%	<b>96.6%</b>	+ 0.5%
Inventory of Homes for Sale	132	80	- 39.4%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	62	—
Median Sales Price*	—	—	—	—	<b>\$77,500</b>	—
Average Sales Price*	—	—	—	—	<b>\$77,500</b>	—
Percent of List Price Received*	—	—	—	—	<b>91.3%</b>	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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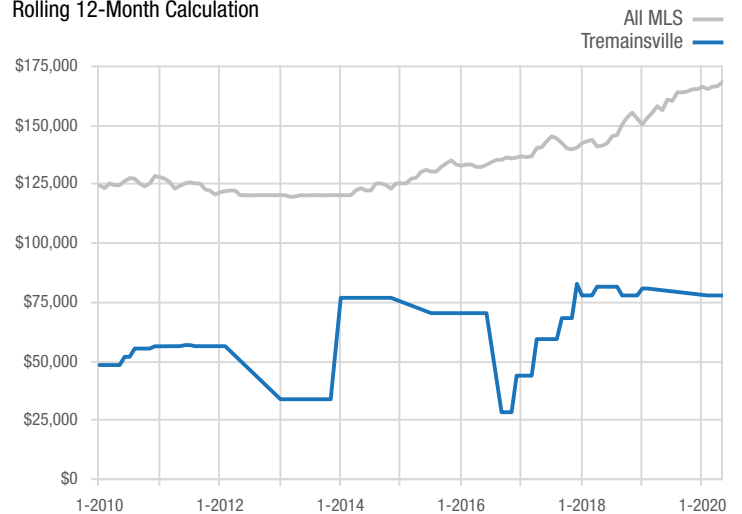
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Five Points / Northtowne

MLS Area 13: 43612

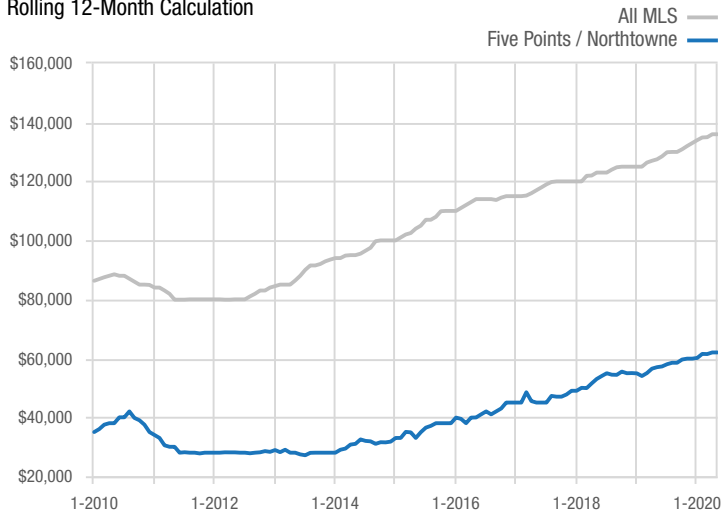
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	52	<b>32</b>	- 38.5%	204	<b>175</b>	- 14.2%
Pending Sales	42	<b>32</b>	- 23.8%	181	<b>156</b>	- 13.8%
Closed Sales	44	<b>26</b>	- 40.9%	174	<b>149</b>	- 14.4%
Days on Market Until Sale	64	<b>72</b>	+ 12.5%	89	<b>78</b>	- 12.4%
Median Sales Price*	\$65,750	<b>\$67,400</b>	+ 2.5%	\$57,500	<b>\$60,900</b>	+ 5.9%
Average Sales Price*	\$66,350	<b>\$71,910</b>	+ 8.4%	\$60,861	<b>\$67,012</b>	+ 10.1%
Percent of List Price Received*	97.0%	<b>94.9%</b>	- 2.2%	94.4%	<b>96.7%</b>	+ 2.4%
Inventory of Homes for Sale	85	<b>80</b>	- 5.9%	—	—	—
Months Supply of Inventory	2.5	<b>2.4</b>	- 4.0%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% 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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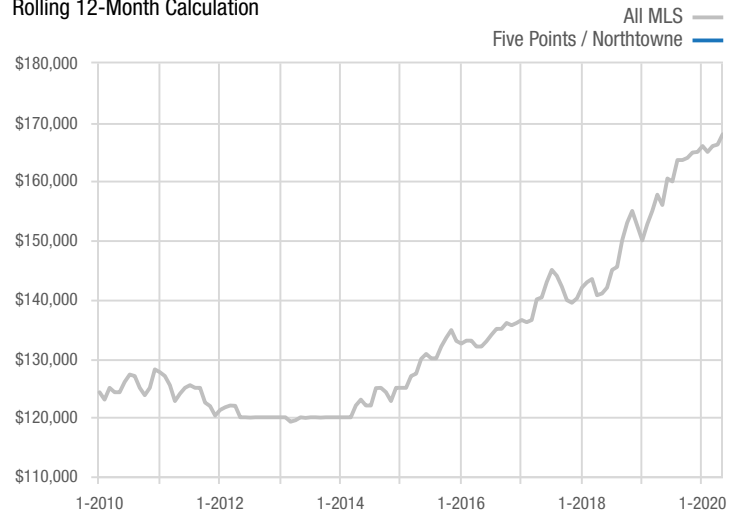
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Point Place

MLS Area 14: 43611

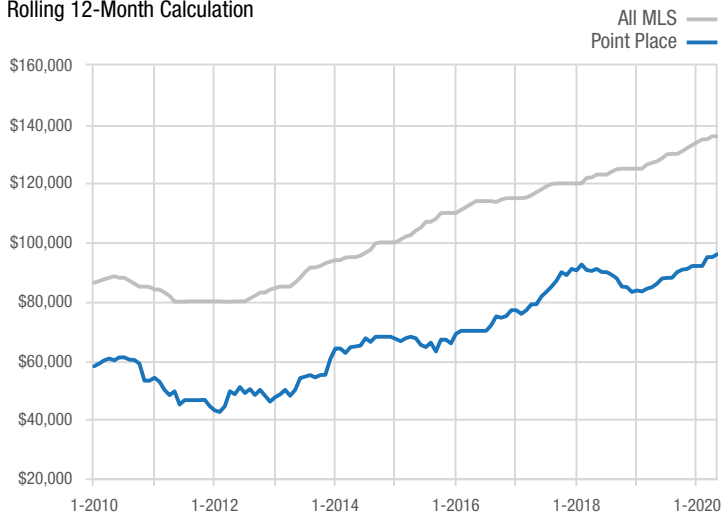
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	34	<b>23</b>	- 32.4%	126	<b>111</b>	- 11.9%
Pending Sales	26	<b>29</b>	+ 11.5%	103	<b>108</b>	+ 4.9%
Closed Sales	25	<b>22</b>	- 12.0%	101	<b>98</b>	- 3.0%
Days on Market Until Sale	68	<b>69</b>	+ 1.5%	75	<b>78</b>	+ 4.0%
Median Sales Price*	\$101,000	<b>\$116,010</b>	+ 14.9%	\$88,700	<b>\$96,500</b>	+ 8.8%
Average Sales Price*	\$122,073	<b>\$118,133</b>	- 3.2%	\$91,399	<b>\$100,968</b>	+ 10.5%
Percent of List Price Received*	97.1%	<b>98.4%</b>	+ 1.3%	95.4%	<b>96.4%</b>	+ 1.0%
Inventory of Homes for Sale	58	<b>48</b>	- 17.2%	—	—	—
Months Supply of Inventory	2.6	<b>2.2</b>	- 15.4%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	1	<b>0</b>	- 100.0%
Pending Sales	1	<b>0</b>	- 100.0%	1	<b>0</b>	- 100.0%
Closed Sales	1	<b>0</b>	- 100.0%	2	<b>0</b>	- 100.0%
Days on Market Until Sale	22	—	—	30	—	—
Median Sales Price*	\$180,000	—	—	\$117,000	—	—
Average Sales Price*	\$180,000	—	—	\$117,000	—	—
Percent of List Price Received*	94.8%	—	—	92.5%	—	—
Inventory of Homes for Sale	0	<b>0</b>	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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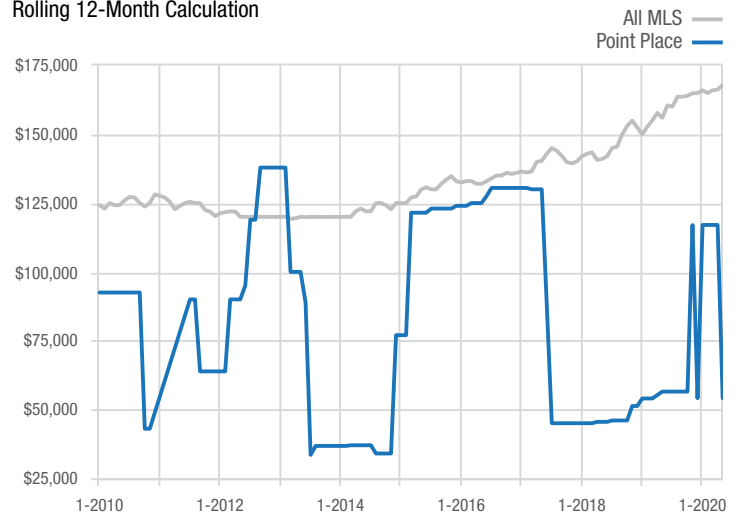
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

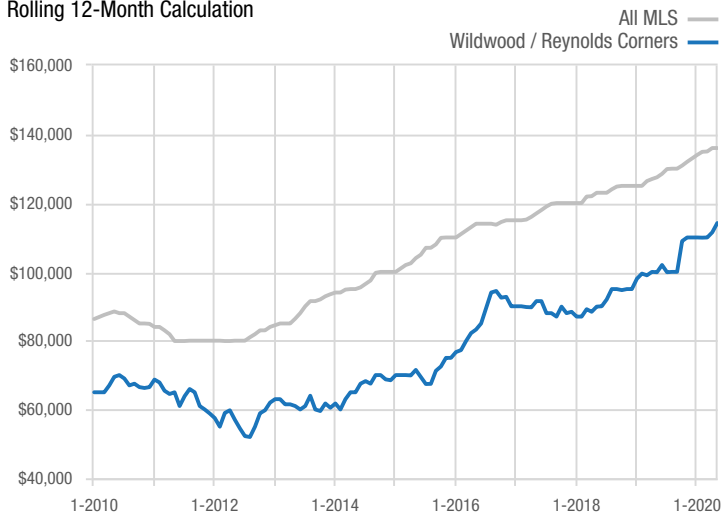
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	63	<b>34</b>	- 46.0%	203	<b>158</b>	- 22.2%
Pending Sales	43	<b>27</b>	- 37.2%	149	<b>112</b>	- 24.8%
Closed Sales	39	<b>21</b>	- 46.2%	139	<b>102</b>	- 26.6%
Days on Market Until Sale	79	<b>84</b>	+ 6.3%	82	<b>77</b>	- 6.1%
Median Sales Price*	\$110,000	<b>\$124,900</b>	+ 13.5%	\$98,750	<b>\$119,200</b>	+ 20.7%
Average Sales Price*	\$112,653	<b>\$120,158</b>	+ 6.7%	\$116,078	<b>\$127,661</b>	+ 10.0%
Percent of List Price Received*	98.5%	<b>97.7%</b>	- 0.8%	97.2%	<b>98.3%</b>	+ 1.1%
Inventory of Homes for Sale	101	<b>70</b>	- 30.7%	—	—	—
Months Supply of Inventory	3.6	<b>2.4</b>	- 33.3%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	6	<b>2</b>	- 66.7%	37	<b>28</b>	- 24.3%
Pending Sales	5	<b>5</b>	0.0%	24	<b>24</b>	0.0%
Closed Sales	9	<b>4</b>	- 55.6%	23	<b>23</b>	0.0%
Days on Market Until Sale	67	<b>109</b>	+ 62.7%	89	<b>72</b>	- 19.1%
Median Sales Price*	\$105,000	<b>\$102,000</b>	- 2.9%	\$84,084	<b>\$107,000</b>	+ 27.3%
Average Sales Price*	\$95,822	<b>\$103,500</b>	+ 8.0%	\$87,908	<b>\$113,750</b>	+ 29.4%
Percent of List Price Received*	95.1%	<b>97.5%</b>	+ 2.5%	95.4%	<b>97.2%</b>	+ 1.9%
Inventory of Homes for Sale	23	<b>14</b>	- 39.1%	—	—	—
Months Supply of Inventory	3.3	<b>2.6</b>	- 21.2%	—	—	—

\* 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.

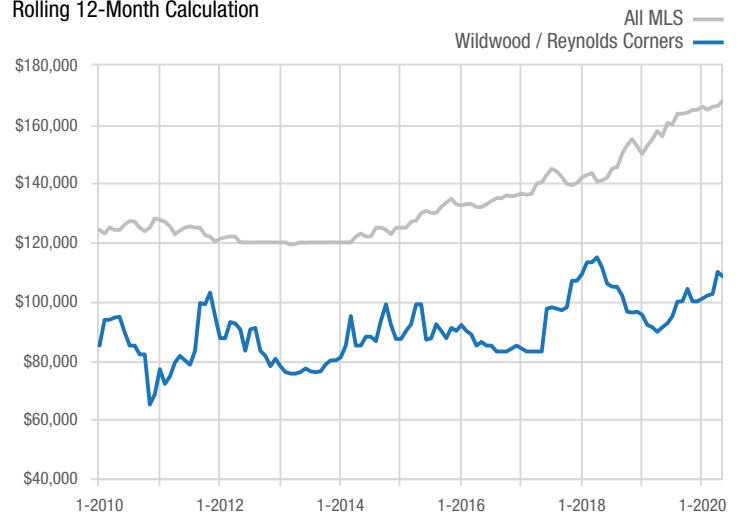
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Ottawa Hills

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

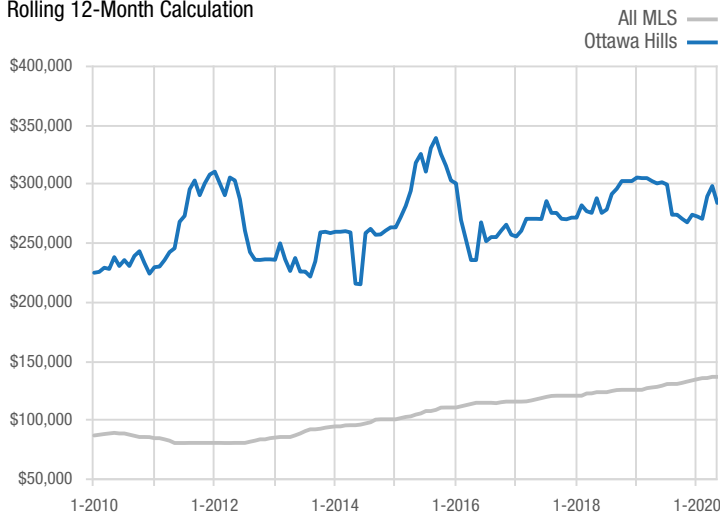
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	24	15	- 37.5%	75	66	- 12.0%
Pending Sales	14	5	- 64.3%	39	28	- 28.2%
Closed Sales	14	5	- 64.3%	37	27	- 27.0%
Days on Market Until Sale	91	138	+ 51.6%	122	105	- 13.9%
Median Sales Price*	\$367,000	<b>\$215,000</b>	- 41.4%	\$300,000	<b>\$340,000</b>	+ 13.3%
Average Sales Price*	\$363,092	<b>\$228,980</b>	- 36.9%	\$354,095	<b>\$374,822</b>	+ 5.9%
Percent of List Price Received*	97.8%	<b>95.6%</b>	- 2.2%	96.1%	<b>95.2%</b>	- 0.9%
Inventory of Homes for Sale	58	48	- 17.2%	—	—	—
Months Supply of Inventory	6.7	7.3	+ 9.0%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	3	2	- 33.3%	10	8	- 20.0%
Pending Sales	0	0	—	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Days on Market Until Sale	259	—	—	193	96	- 50.3%
Median Sales Price*	\$125,000	—	—	\$82,500	<b>\$260,500</b>	+ 215.8%
Average Sales Price*	\$125,000	—	—	\$87,500	<b>\$241,625</b>	+ 176.1%
Percent of List Price Received*	98.9%	—	—	98.0%	<b>93.4%</b>	- 4.7%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	4.0	4.0	0.0%	—	—	—

\* 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.

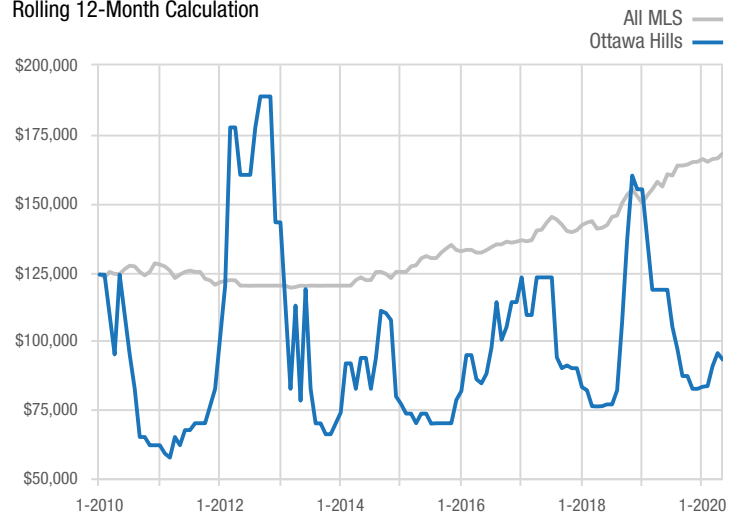
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

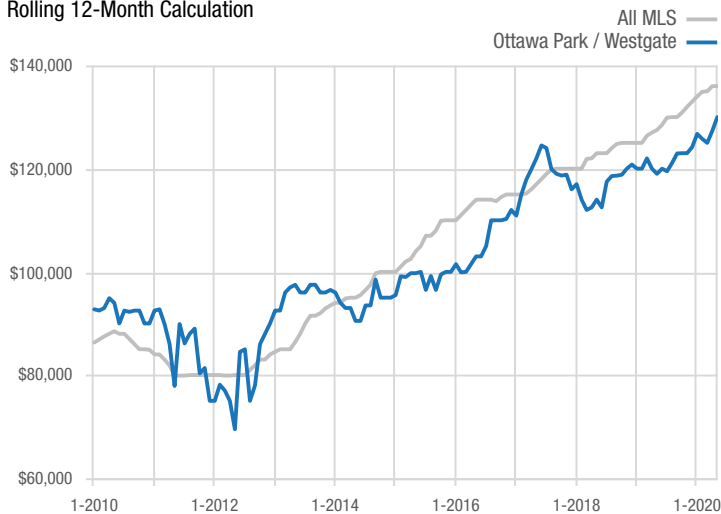
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	40	16	- 60.0%	130	110	- 15.4%
Pending Sales	32	19	- 40.6%	113	89	- 21.2%
Closed Sales	27	22	- 18.5%	105	87	- 17.1%
Days on Market Until Sale	86	85	- 1.2%	85	88	+ 3.5%
Median Sales Price*	\$112,000	<b>\$129,000</b>	+ 15.2%	\$112,000	<b>\$124,900</b>	+ 11.5%
Average Sales Price*	\$112,081	<b>\$131,429</b>	+ 17.3%	\$112,409	<b>\$123,222</b>	+ 9.6%
Percent of List Price Received*	95.9%	<b>96.6%</b>	+ 0.7%	96.0%	<b>97.4%</b>	+ 1.5%
Inventory of Homes for Sale	58	43	- 25.9%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	4	1	- 75.0%
Pending Sales	0	0	—	3	1	- 66.7%
Closed Sales	0	1	—	3	1	- 66.7%
Days on Market Until Sale	—	79	—	96	79	- 17.7%
Median Sales Price*	—	<b>\$31,900</b>	—	\$116,500	<b>\$31,900</b>	- 72.6%
Average Sales Price*	—	<b>\$31,900</b>	—	\$112,167	<b>\$31,900</b>	- 71.6%
Percent of List Price Received*	—	<b>81.8%</b>	—	96.4%	<b>81.8%</b>	- 15.1%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.1	—	—	—	—	—

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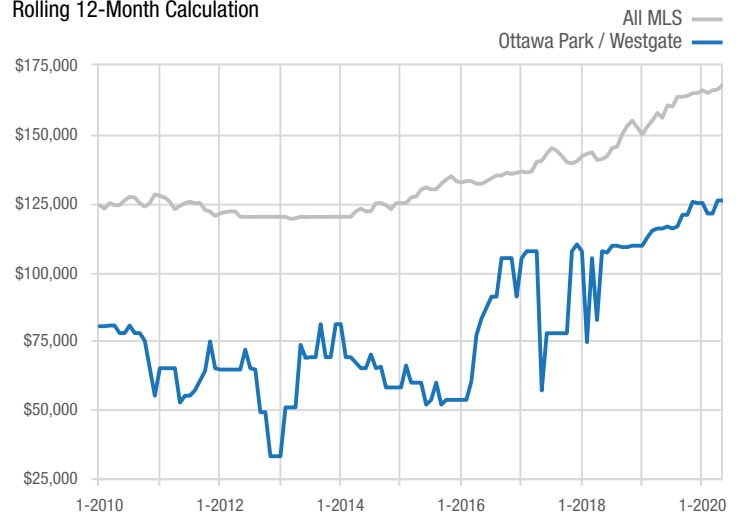
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde West End

MLS Area 18: 43610 and 43620

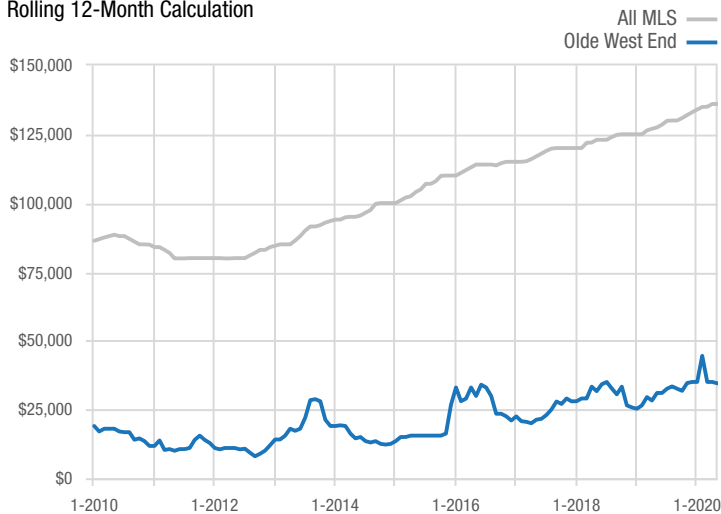
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	8	7	- 12.5%	35	29	- 17.1%
Pending Sales	4	2	- 50.0%	19	17	- 10.5%
Closed Sales	3	4	+ 33.3%	17	16	- 5.9%
Days on Market Until Sale	160	115	- 28.1%	110	84	- 23.6%
Median Sales Price*	\$68,000	<b>\$34,000</b>	- 50.0%	\$36,750	<b>\$33,750</b>	- 8.2%
Average Sales Price*	\$67,417	<b>\$88,200</b>	+ 30.8%	\$65,696	<b>\$55,636</b>	- 15.3%
Percent of List Price Received*	99.2%	<b>90.2%</b>	- 9.1%	91.0%	<b>91.0%</b>	0.0%
Inventory of Homes for Sale	28	30	+ 7.1%	—	—	—
Months Supply of Inventory	6.7	6.1	- 9.0%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	123	126	+ 2.4%	119	63	- 47.1%
Median Sales Price*	\$78,000	<b>\$52,000</b>	- 33.3%	\$78,000	<b>\$53,425</b>	- 31.5%
Average Sales Price*	\$78,000	<b>\$52,000</b>	- 33.3%	\$72,000	<b>\$53,425</b>	- 25.8%
Percent of List Price Received*	86.7%	<b>94.7%</b>	+ 9.2%	88.3%	<b>97.4%</b>	+ 10.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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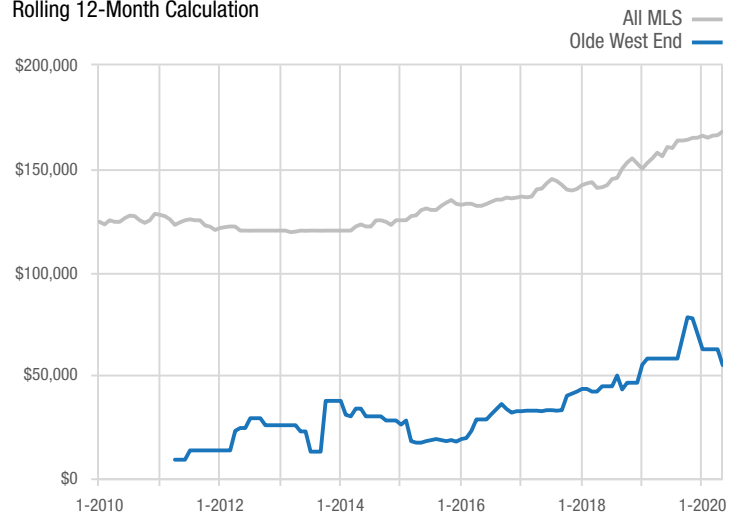
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## Olde North End

MLS Area 19: 43608

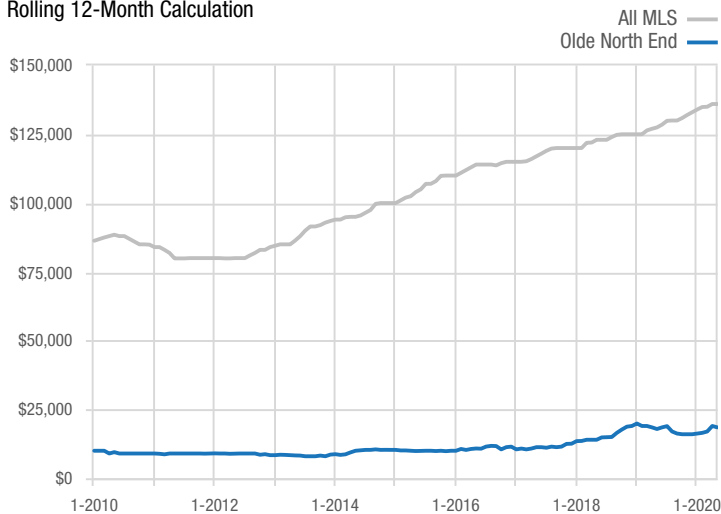
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	4	12	+ 200.0%	84	51	- 39.3%
Pending Sales	12	5	- 58.3%	47	32	- 31.9%
Closed Sales	8	5	- 37.5%	43	30	- 30.2%
Days on Market Until Sale	53	121	+ 128.3%	65	99	+ 52.3%
Median Sales Price*	\$17,500	\$5,500	- 68.6%	\$14,000	\$20,750	+ 48.2%
Average Sales Price*	\$24,378	\$10,333	- 57.6%	\$18,919	\$20,799	+ 9.9%
Percent of List Price Received*	88.4%	88.4%	0.0%	87.7%	93.4%	+ 6.5%
Inventory of Homes for Sale	37	34	- 8.1%	—	—	—
Months Supply of Inventory	4.0	5.2	+ 30.0%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% 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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## Towne Centre

MLS Area 20: 43604

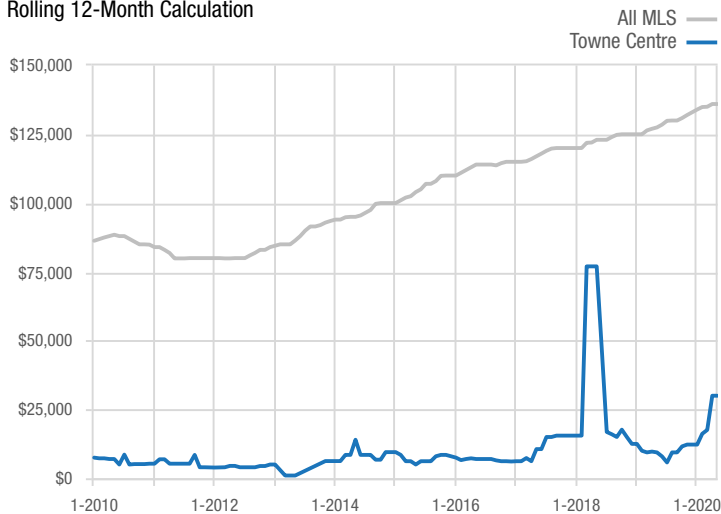
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	1	0	- 100.0%	12	6	- 50.0%
Pending Sales	1	0	- 100.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Days on Market Until Sale	82	—	—	58	62	+ 6.9%
Median Sales Price*	\$2,000	—	—	\$6,500	\$35,250	+ 442.3%
Average Sales Price*	\$2,000	—	—	\$7,713	\$50,375	+ 553.1%
Percent of List Price Received*	57.1%	—	—	81.8%	88.0%	+ 7.6%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	6.0	3.5	- 41.7%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	5	1	- 80.0%	10	3	- 70.0%
Pending Sales	1	0	- 100.0%	10	2	- 80.0%
Closed Sales	1	0	- 100.0%	10	3	- 70.0%
Days on Market Until Sale	105	—	—	102	57	- 44.1%
Median Sales Price*	\$149,000	—	—	\$187,500	\$190,000	+ 1.3%
Average Sales Price*	\$149,000	—	—	\$194,865	\$209,333	+ 7.4%
Percent of List Price Received*	98.7%	—	—	98.4%	93.0%	- 5.5%
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	4.2	0.9	- 78.6%	—	—	—

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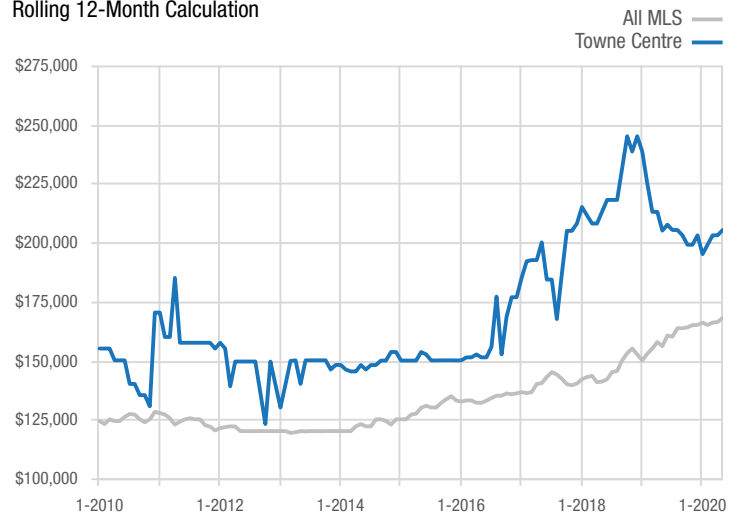
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Scott Park

MLS Area 21: 43607

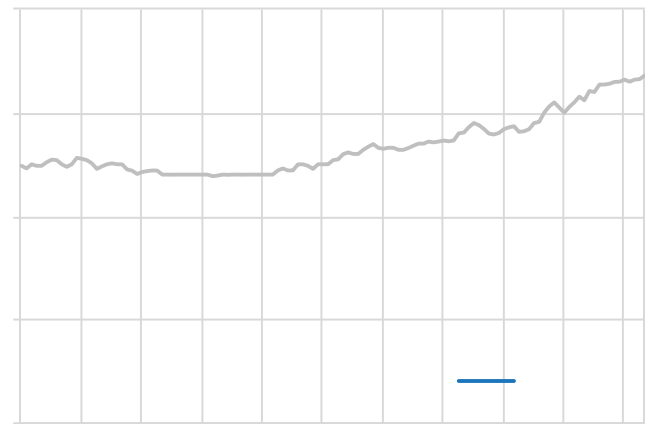
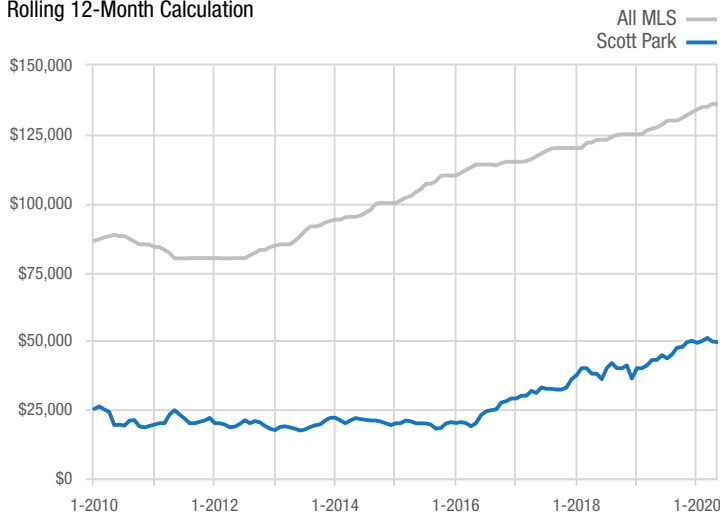
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	12	18	+ 50.0%	77	60	- 22.1%
Pending Sales	12	11	- 8.3%	72	48	- 33.3%
Closed Sales	14	6	- 57.1%	74	42	- 43.2%
Days on Market Until Sale	82	101	+ 23.2%	93	73	- 21.5%
Median Sales Price*	\$66,900	\$53,500	- 20.0%	\$50,000	\$43,500	- 13.0%
Average Sales Price*	\$67,054	\$75,406	+ 12.5%	\$51,387	\$59,948	+ 16.7%
Percent of List Price Received*	89.9%	90.1%	+ 0.2%	92.0%	89.7%	- 2.5%
Inventory of Homes for Sale	42	28	- 33.3%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% 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



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## Olde South End

MLS Area 22: 43609

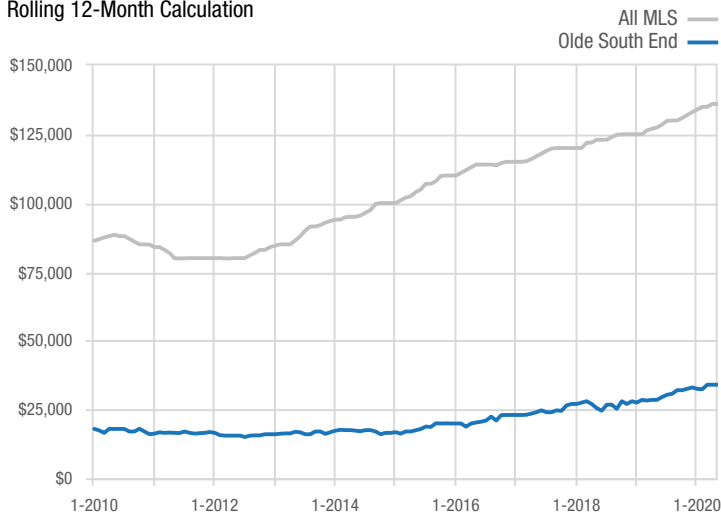
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	30	20	- 33.3%	126	93	- 26.2%
Pending Sales	27	17	- 37.0%	87	73	- 16.1%
Closed Sales	24	15	- 37.5%	90	72	- 20.0%
Days on Market Until Sale	51	86	+ 68.6%	65	80	+ 23.1%
Median Sales Price*	\$28,700	<b>\$28,500</b>	- 0.7%	\$27,500	<b>\$31,000</b>	+ 12.7%
Average Sales Price*	\$33,759	<b>\$32,286</b>	- 4.4%	\$31,955	<b>\$37,205</b>	+ 16.4%
Percent of List Price Received*	88.4%	<b>84.4%</b>	- 4.5%	91.9%	<b>90.6%</b>	- 1.4%
Inventory of Homes for Sale	57	46	- 19.3%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% 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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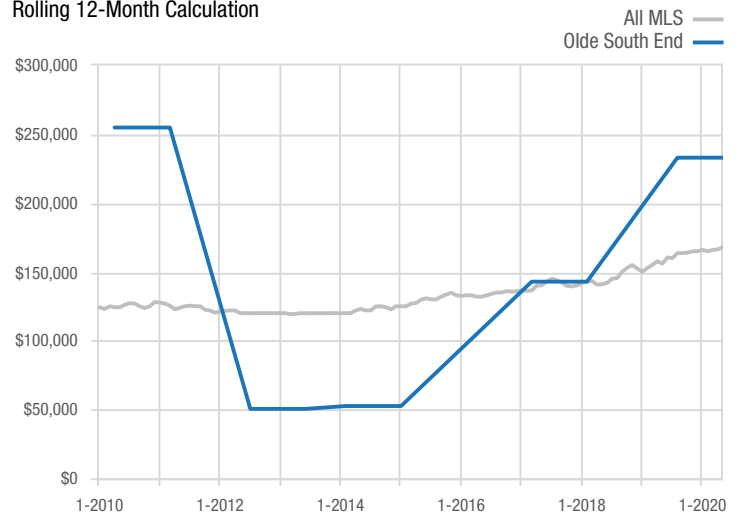
### Median Sales Price - Single Family

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

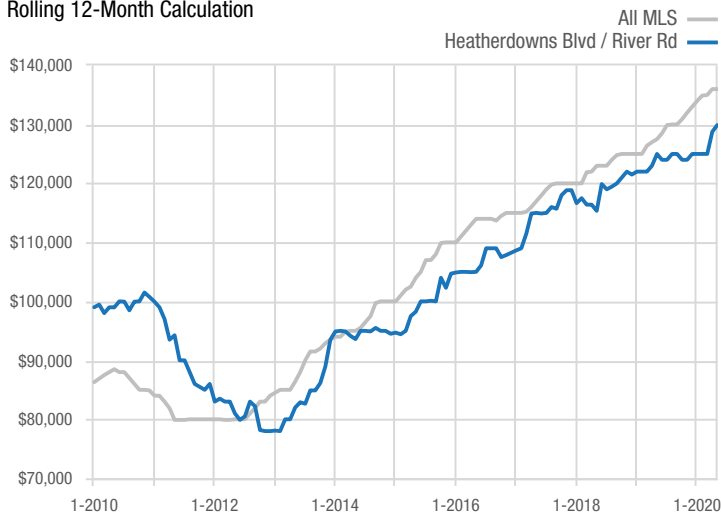
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	58	66	+ 13.8%	208	204	- 1.9%
Pending Sales	49	45	- 8.2%	160	164	+ 2.5%
Closed Sales	47	43	- 8.5%	149	155	+ 4.0%
Days on Market Until Sale	75	76	+ 1.3%	84	89	+ 6.0%
Median Sales Price*	\$125,000	\$129,000	+ 3.2%	\$125,000	\$135,000	+ 8.0%
Average Sales Price*	\$132,512	\$129,061	- 2.6%	\$128,650	\$135,851	+ 5.6%
Percent of List Price Received*	98.6%	100.1%	+ 1.5%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	107	100	- 6.5%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	7	5	- 28.6%	32	17	- 46.9%
Pending Sales	5	1	- 80.0%	18	13	- 27.8%
Closed Sales	8	1	- 87.5%	16	14	- 12.5%
Days on Market Until Sale	85	55	- 35.3%	87	69	- 20.7%
Median Sales Price*	\$93,650	\$160,000	+ 70.8%	\$83,450	\$146,200	+ 75.2%
Average Sales Price*	\$88,913	\$160,000	+ 80.0%	\$81,388	\$140,168	+ 72.2%
Percent of List Price Received*	98.4%	91.4%	- 7.1%	95.8%	97.3%	+ 1.6%
Inventory of Homes for Sale	23	10	- 56.5%	—	—	—
Months Supply of Inventory	5.4	2.6	- 51.9%	—	—	—

\* 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.

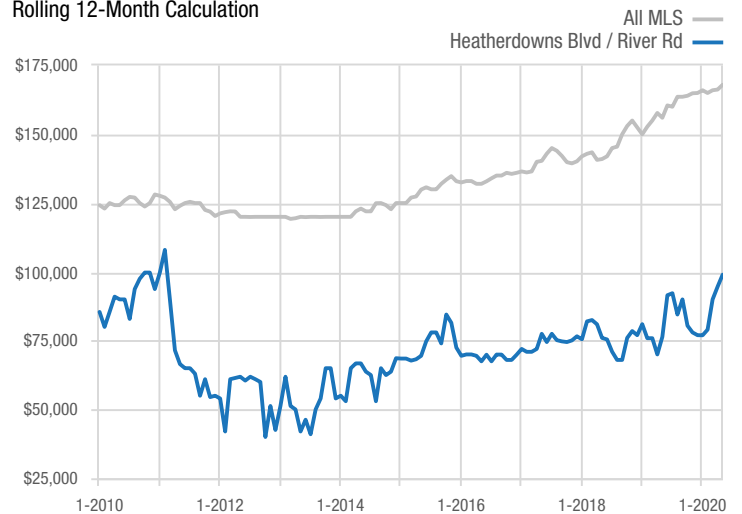
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – May 2020

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## East River

MLS Area 24: 43605

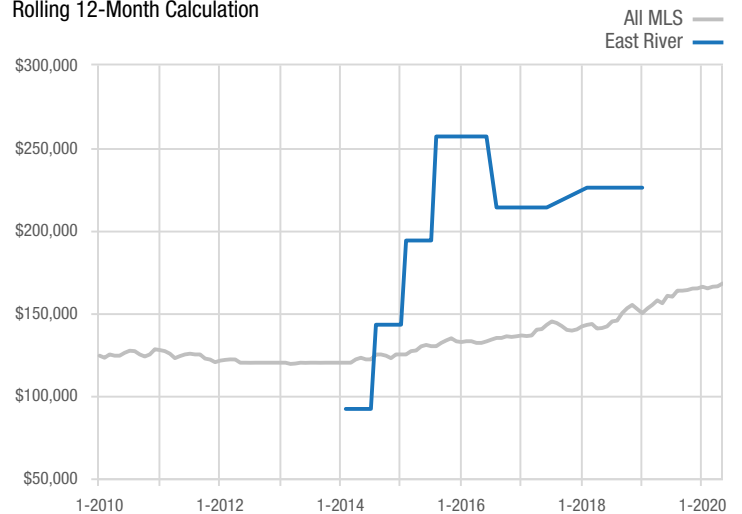
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	13	12	- 7.7%	91	58	- 36.3%
Pending Sales	15	18	+ 20.0%	72	54	- 25.0%
Closed Sales	14	14	0.0%	74	50	- 32.4%
Days on Market Until Sale	99	76	- 23.2%	82	89	+ 8.5%
Median Sales Price*	\$30,250	<b>\$27,000</b>	- 10.7%	\$19,000	<b>\$21,500</b>	+ 13.2%
Average Sales Price*	\$33,054	<b>\$28,712</b>	- 13.1%	\$24,162	<b>\$26,779</b>	+ 10.8%
Percent of List Price Received*	91.6%	<b>84.2%</b>	- 8.1%	89.3%	<b>91.7%</b>	+ 2.7%
Inventory of Homes for Sale	46	34	- 26.1%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% 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 - Condo-Villa

Rolling 12-Month Calculation



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## Oregon

MLS Area 25: 43616

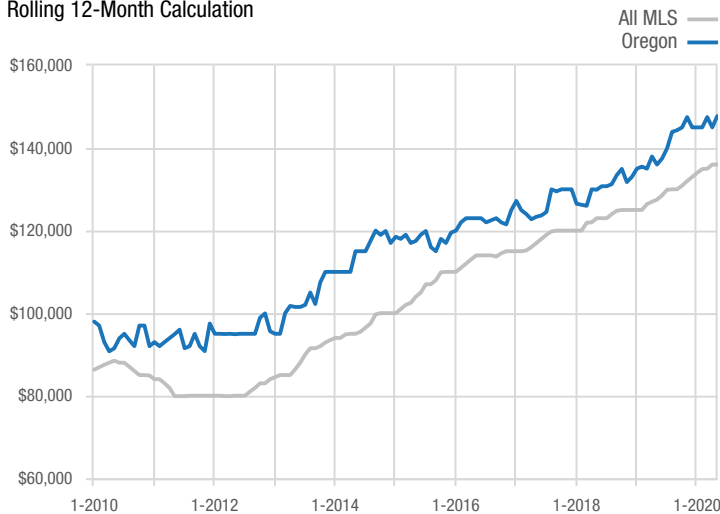
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	27	<b>30</b>	+ 11.1%	120	<b>115</b>	- 4.2%
Pending Sales	25	<b>19</b>	- 24.0%	93	<b>98</b>	+ 5.4%
Closed Sales	27	<b>17</b>	- 37.0%	88	<b>90</b>	+ 2.3%
Days on Market Until Sale	66	<b>76</b>	+ 15.2%	89	<b>90</b>	+ 1.1%
Median Sales Price*	\$133,950	<b>\$129,900</b>	- 3.0%	\$135,085	<b>\$139,900</b>	+ 3.6%
Average Sales Price*	\$137,653	<b>\$152,132</b>	+ 10.5%	\$154,305	<b>\$158,153</b>	+ 2.5%
Percent of List Price Received*	98.5%	<b>97.2%</b>	- 1.3%	97.9%	<b>98.7%</b>	+ 0.8%
Inventory of Homes for Sale	73	<b>62</b>	- 15.1%	—	—	—
Months Supply of Inventory	3.8	<b>2.8</b>	- 26.3%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	2	<b>0</b>	- 100.0%	3	<b>2</b>	- 33.3%
Pending Sales	1	<b>1</b>	0.0%	1	<b>3</b>	+ 200.0%
Closed Sales	0	<b>1</b>	—	0	<b>3</b>	—
Days on Market Until Sale	—	<b>185</b>	—	—	<b>112</b>	—
Median Sales Price*	—	<b>\$133,000</b>	—	—	<b>\$133,000</b>	—
Average Sales Price*	—	<b>\$133,000</b>	—	—	<b>\$142,633</b>	—
Percent of List Price Received*	—	<b>97.8%</b>	—	—	<b>97.0%</b>	—
Inventory of Homes for Sale	2	<b>2</b>	0.0%	—	—	—
Months Supply of Inventory	2.0	<b>1.3</b>	- 35.0%	—	—	—

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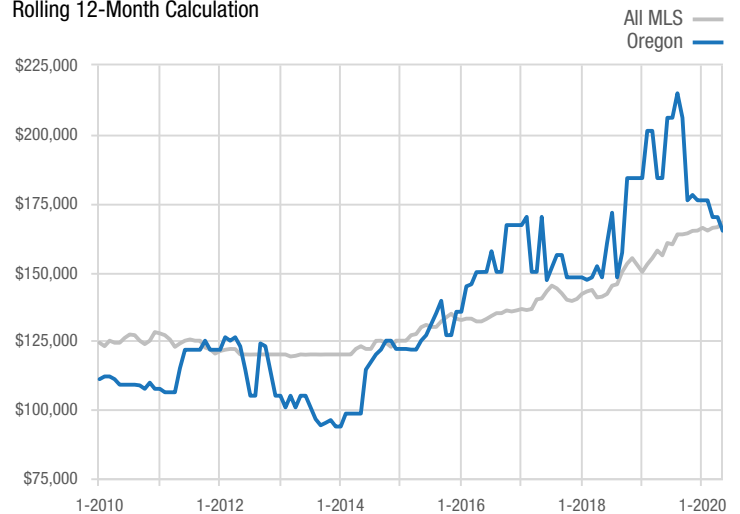
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## East Suburbs

MLS Area 26: 43412 (Lucas County Only)

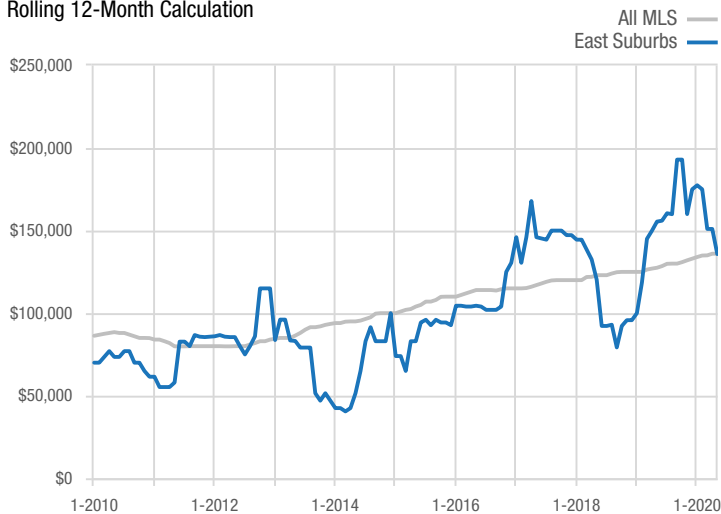
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	4	12	+ 200.0%
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	1	2	+ 100.0%	5	6	+ 20.0%
Days on Market Until Sale	50	64	+ 28.0%	76	95	+ 25.0%
Median Sales Price*	\$193,000	<b>\$99,700</b>	- 48.3%	\$193,000	<b>\$99,700</b>	- 48.3%
Average Sales Price*	\$193,000	<b>\$99,700</b>	- 48.3%	\$183,000	<b>\$131,067</b>	- 28.4%
Percent of List Price Received*	101.6%	<b>93.5%</b>	- 8.0%	93.9%	<b>98.8%</b>	+ 5.2%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	2.3	4.5	+ 95.7%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% 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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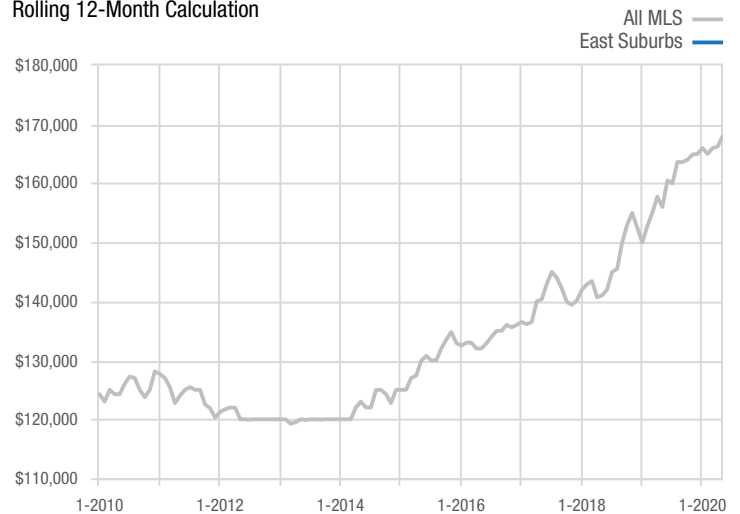
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Perrysburg / Perrysburg Twp

MLS Area 53: 43551

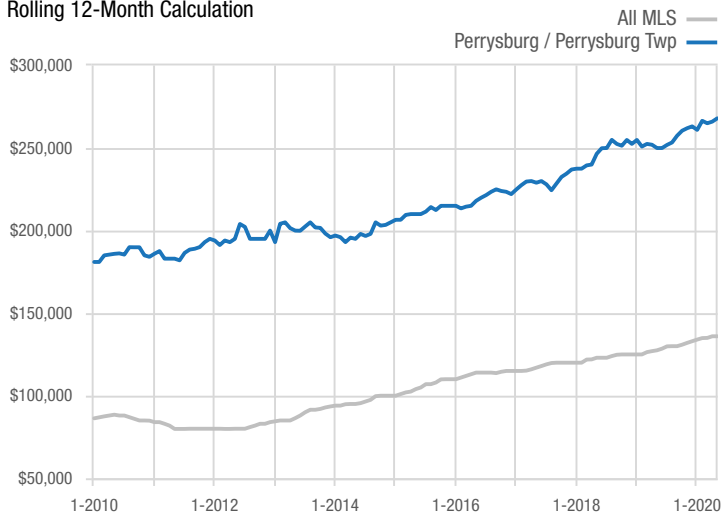
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	77	64	- 16.9%	325	267	- 17.8%
Pending Sales	60	47	- 21.7%	226	185	- 18.1%
Closed Sales	69	37	- 46.4%	208	174	- 16.3%
Days on Market Until Sale	78	96	+ 23.1%	94	98	+ 4.3%
Median Sales Price*	\$260,000	<b>\$253,000</b>	- 2.7%	\$251,500	<b>\$265,000</b>	+ 5.4%
Average Sales Price*	\$282,018	<b>\$275,243</b>	- 2.4%	\$285,329	<b>\$287,164</b>	+ 0.6%
Percent of List Price Received*	100.3%	<b>98.7%</b>	- 1.6%	98.7%	<b>98.5%</b>	- 0.2%
Inventory of Homes for Sale	180	157	- 12.8%	—	—	—
Months Supply of Inventory	4.0	3.6	- 10.0%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	9	6	- 33.3%	45	46	+ 2.2%
Pending Sales	8	9	+ 12.5%	38	37	- 2.6%
Closed Sales	8	5	- 37.5%	34	34	0.0%
Days on Market Until Sale	70	75	+ 7.1%	75	70	- 6.7%
Median Sales Price*	\$200,500	<b>\$212,000</b>	+ 5.7%	\$197,700	<b>\$205,000</b>	+ 3.7%
Average Sales Price*	\$204,100	<b>\$210,400</b>	+ 3.1%	\$213,005	<b>\$195,518</b>	- 8.2%
Percent of List Price Received*	94.6%	<b>96.8%</b>	+ 2.3%	95.9%	<b>97.9%</b>	+ 2.1%
Inventory of Homes for Sale	20	18	- 10.0%	—	—	—
Months Supply of Inventory	3.5	3.0	- 14.3%	—	—	—

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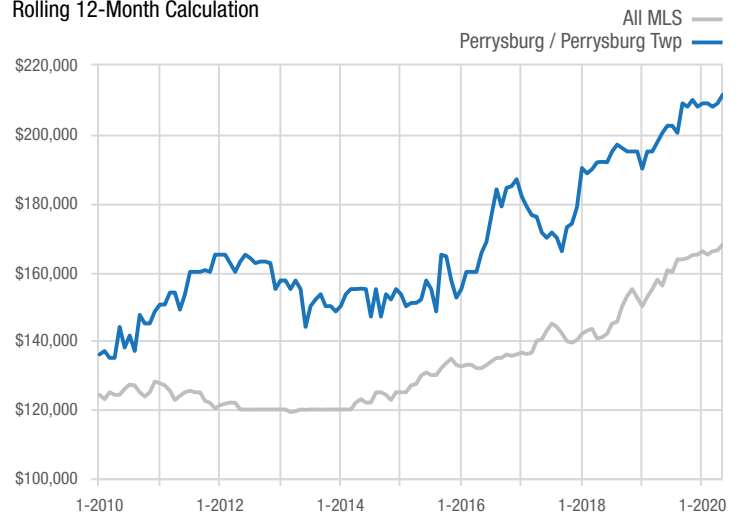
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

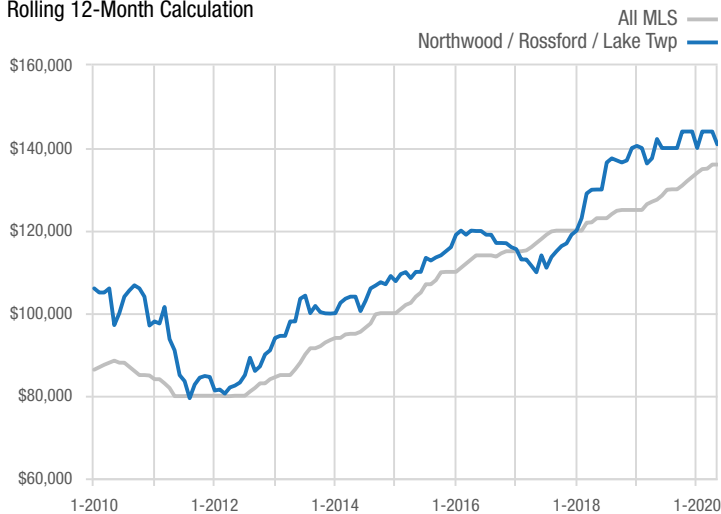
Single Family	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	38	32	- 15.8%	131	124	- 5.3%
Pending Sales	32	33	+ 3.1%	111	101	- 9.0%
Closed Sales	30	26	- 13.3%	113	93	- 17.7%
Days on Market Until Sale	66	60	- 9.1%	91	81	- 11.0%
Median Sales Price*	\$173,000	<b>\$145,000</b>	- 16.2%	\$145,000	<b>\$138,500</b>	- 4.5%
Average Sales Price*	\$176,227	<b>\$140,931</b>	- 20.0%	\$158,554	<b>\$142,924</b>	- 9.9%
Percent of List Price Received*	99.7%	<b>99.1%</b>	- 0.6%	98.5%	<b>99.4%</b>	+ 0.9%
Inventory of Homes for Sale	69	57	- 17.4%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

Condo-Villa	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	8	2	- 75.0%
Pending Sales	0	0	—	4	1	- 75.0%
Closed Sales	0	0	—	4	1	- 75.0%
Days on Market Until Sale	—	—	—	63	66	+ 4.8%
Median Sales Price*	—	—	—	\$200,500	<b>\$38,000</b>	- 81.0%
Average Sales Price*	—	—	—	\$176,125	<b>\$38,000</b>	- 78.4%
Percent of List Price Received*	—	—	—	97.4%	<b>84.4%</b>	- 13.3%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.2	—	—	—	—	—

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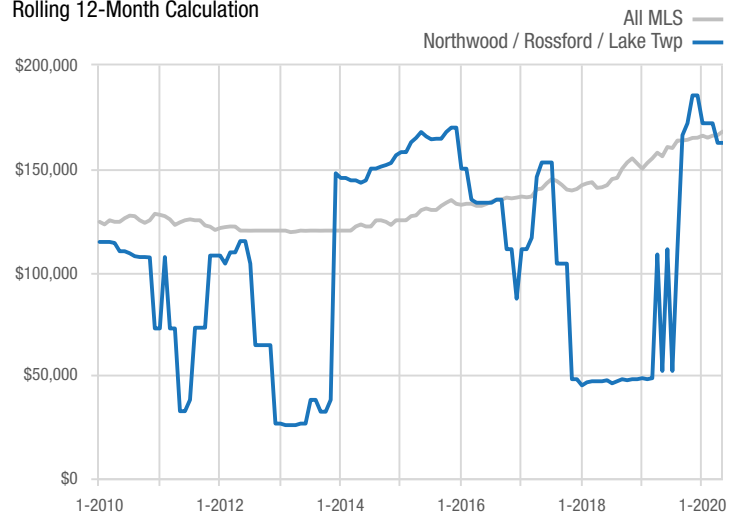
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bowling Green

MLS Area 55: 43402

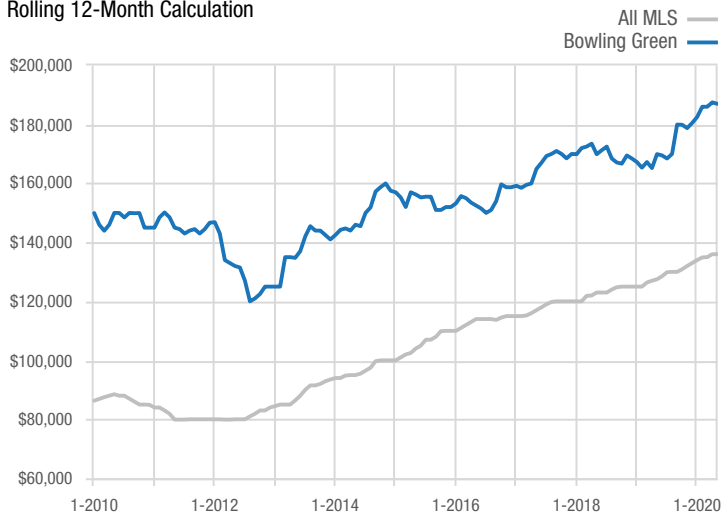
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	29	16	- 44.8%	102	64	- 37.3%
Pending Sales	23	9	- 60.9%	79	66	- 16.5%
Closed Sales	25	12	- 52.0%	77	64	- 16.9%
Days on Market Until Sale	59	88	+ 49.2%	83	79	- 4.8%
Median Sales Price*	\$194,500	<b>\$182,450</b>	- 6.2%	\$180,000	<b>\$193,000</b>	+ 7.2%
Average Sales Price*	\$205,936	<b>\$184,276</b>	- 10.5%	\$196,636	<b>\$198,155</b>	+ 0.8%
Percent of List Price Received*	98.9%	<b>99.6%</b>	+ 0.7%	98.0%	<b>98.5%</b>	+ 0.5%
Inventory of Homes for Sale	52	25	- 51.9%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	6	2	- 66.7%	10	11	+ 10.0%
Pending Sales	3	1	- 66.7%	5	9	+ 80.0%
Closed Sales	4	1	- 75.0%	5	9	+ 80.0%
Days on Market Until Sale	15	176	+ 1,073.3%	43	95	+ 120.9%
Median Sales Price*	\$127,400	<b>\$247,000</b>	+ 93.9%	\$134,900	<b>\$198,000</b>	+ 46.8%
Average Sales Price*	\$126,950	<b>\$247,000</b>	+ 94.6%	\$163,540	<b>\$210,656</b>	+ 28.8%
Percent of List Price Received*	100.4%	<b>97.9%</b>	- 2.5%	100.3%	<b>97.9%</b>	- 2.4%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	3.4	4.4	+ 29.4%	—	—	—

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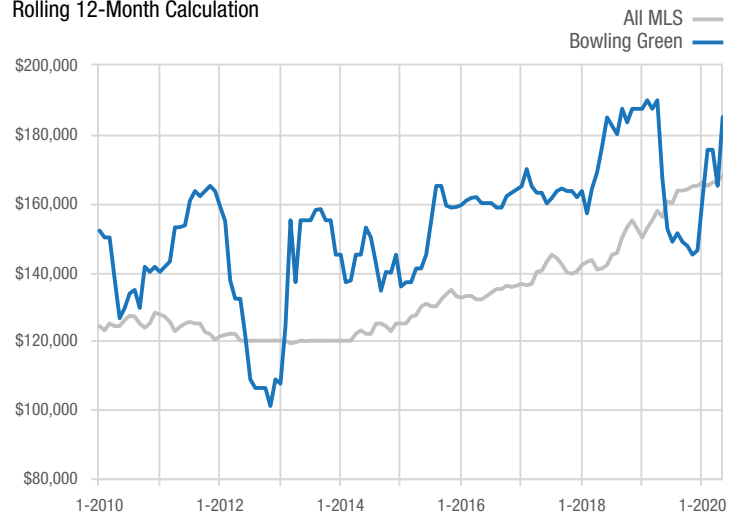
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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