

Local Market Update – May 2022

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Lucas and Upper Wood County

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

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

Single Family Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5 2021	Thru 5 2022	% Change
New Listings	693	783	+13.0%	3,046	2,867	-5.9%
Closed Sales	657	540	-17.8%	2,462	2,234	-9.3%
Days on Market	59	57	+3.4%	65	63	+3.15
SP\$/SqFt	\$103.50	\$117.90	+13.9%	\$99.75	\$109.91	+10.2%
Median Sales Price*	\$153,600	\$170,000	+10.7%	\$149,000	\$155,000	+4.0%
Average Sales Price*	\$189,647	\$213,072	+12.4%	\$182,725	\$197,084	+7.9%
Percent of List Price Received*	101%	103%	+2.0%	100%	102%	+2.0%
Months Supply of Inventory	2	3	+50.0%	---	---	---
Total Volume (in 1000's)	\$124,664,840	\$115,058,779	-7.8%	\$449,868,376	\$440,286,345	-2.1%

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5 2021	Thru 5 2022	% Change
New Listings	73	60	-17.8%	269	270	+0.4%
Closed Sales	49	47	+4.1%	210	217	+3.3%
Days on Market	95	61	-35.8%	86	73	+15.1%
SP\$/SqFt	\$117.51	\$122.24	+4.0%	\$117.71	\$125.31	+6.5%
Median Sales Price*	\$196,000	\$201,000	+2.6%	\$205,000	\$205,000	---
Average Sales Price*	\$193,459	\$203,999	+5.4%	\$205,861	\$212,018	+3.0%
Percent of List Price Received*	100%	101%	+1.0%	99%	101%	+2.0%
Months Supply of Inventory	3	3	---	---	---	---
Total Volume	\$9,479,483	\$9,587,946	+1.1%	\$43,230,714	\$46,007,828	+6.4%

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

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,260	1,282	+ 1.7%	5,235	5,026	- 4.0%
Pending Sales		1,078	990	- 8.2%	4,453	4,172	- 6.3%
Closed Sales		1,084	958	- 11.6%	4,235	4,034	- 4.7%
Days on Market Until Sale		62	56	- 9.7%	70	65	- 7.1%
Median Sales Price		\$157,750	\$170,300	+ 8.0%	\$153,000	\$165,000	+ 7.8%
Average Sales Price		\$188,855	\$209,061	+ 10.7%	\$183,494	\$199,275	+ 8.6%
Percent of List Price Received		100.7%	101.5%	+ 0.8%	99.3%	100.2%	+ 0.9%
Housing Affordability Index		253	182	- 28.1%	261	187	- 28.4%
Inventory of Homes for Sale		2,105	1,957	- 7.0%	—	—	—
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—

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Lucas County

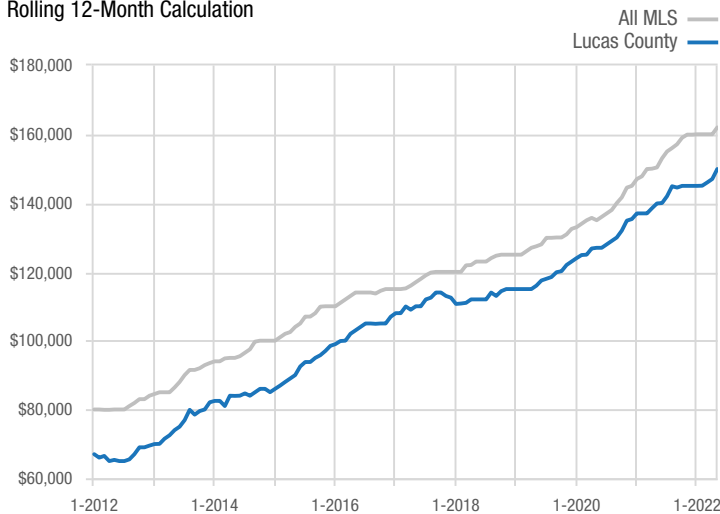
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	573	612	+ 6.8%	2,577	2,441	- 5.3%
Pending Sales	541	486	- 10.2%	2,210	2,023	- 8.5%
Closed Sales	562	467	- 16.9%	2,094	1,938	- 7.4%
Days on Market Until Sale	56	50	- 10.7%	64	59	- 7.8%
Median Sales Price*	\$142,500	\$161,000	+ 13.0%	\$135,000	\$147,000	+ 8.9%
Average Sales Price*	\$173,904	\$201,545	+ 15.9%	\$168,252	\$183,160	+ 8.9%
Percent of List Price Received*	101.1%	102.8%	+ 1.7%	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	940	878	- 6.6%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	62	52	- 16.1%	237	236	- 0.4%
Pending Sales	51	49	- 3.9%	199	190	- 4.5%
Closed Sales	44	43	- 2.3%	181	194	+ 7.2%
Days on Market Until Sale	100	63	- 37.0%	90	76	- 15.6%
Median Sales Price*	\$189,000	\$180,000	- 4.8%	\$205,000	\$205,000	0.0%
Average Sales Price*	\$185,765	\$203,952	+ 9.8%	\$204,026	\$208,748	+ 2.3%
Percent of List Price Received*	99.7%	100.8%	+ 1.1%	99.0%	100.6%	+ 1.6%
Inventory of Homes for Sale	110	82	- 25.5%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

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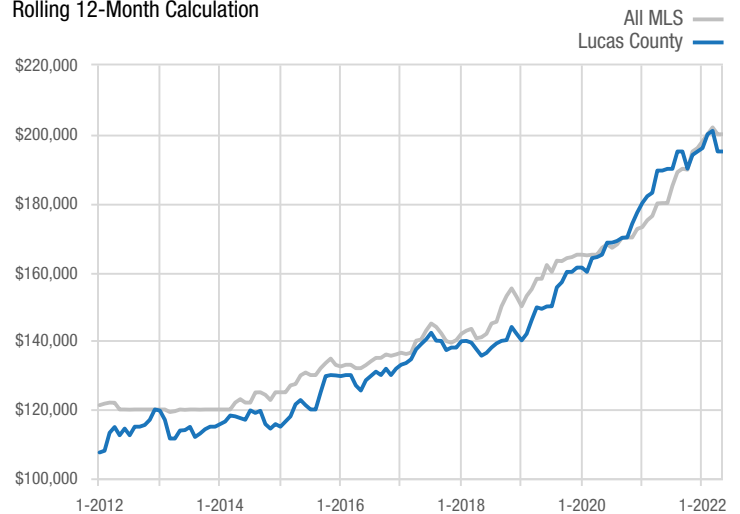
Median Sales Price - Single Family

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

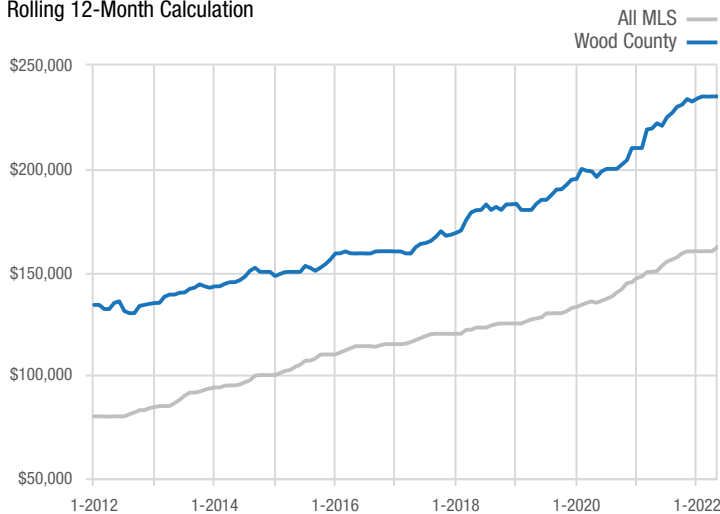
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	175	162	- 7.4%	664	570	- 14.2%
Pending Sales	136	117	- 14.0%	553	472	- 14.6%
Closed Sales	135	111	- 17.8%	519	451	- 13.1%
Days on Market Until Sale	63	55	- 12.7%	71	66	- 7.0%
Median Sales Price*	\$240,000	\$225,000	- 6.3%	\$229,950	\$235,000	+ 2.2%
Average Sales Price*	\$268,891	\$268,445	- 0.2%	\$252,857	\$271,565	+ 7.4%
Percent of List Price Received*	101.8%	102.4%	+ 0.6%	100.4%	101.9%	+ 1.5%
Inventory of Homes for Sale	264	227	- 14.0%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	18	9	- 50.0%	52	46	- 11.5%
Pending Sales	8	7	- 12.5%	44	35	- 20.5%
Closed Sales	7	7	0.0%	42	33	- 21.4%
Days on Market Until Sale	46	78	+ 69.6%	55	54	- 1.8%
Median Sales Price*	\$230,100	\$247,000	+ 7.3%	\$191,000	\$217,500	+ 13.9%
Average Sales Price*	\$242,586	\$249,317	+ 2.8%	\$204,994	\$240,593	+ 17.4%
Percent of List Price Received*	101.0%	102.1%	+ 1.1%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

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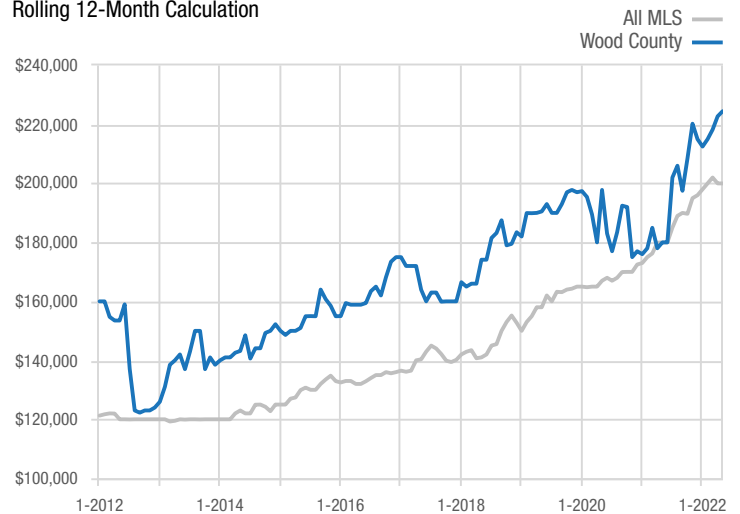
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

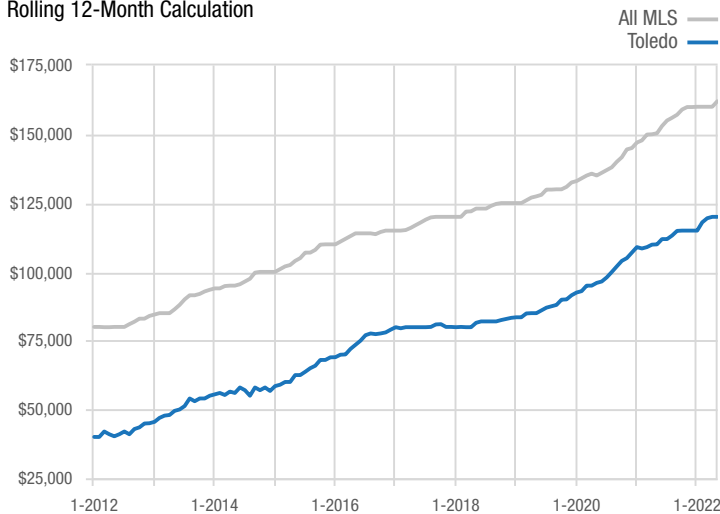
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	382	436	+ 14.1%	1,768	1,719	- 2.8%
Pending Sales	375	343	- 8.5%	1,513	1,442	- 4.7%
Closed Sales	401	320	- 20.2%	1,459	1,375	- 5.8%
Days on Market Until Sale	54	50	- 7.4%	61	58	- 4.9%
Median Sales Price*	\$115,000	\$131,250	+ 14.1%	\$105,250	\$120,000	+ 14.0%
Average Sales Price*	\$135,403	\$154,805	+ 14.3%	\$122,716	\$136,510	+ 11.2%
Percent of List Price Received*	100.7%	102.4%	+ 1.7%	99.3%	100.2%	+ 0.9%
Inventory of Homes for Sale	635	612	- 3.6%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	31	27	- 12.9%	115	126	+ 9.6%
Pending Sales	29	32	+ 10.3%	99	106	+ 7.1%
Closed Sales	23	27	+ 17.4%	89	102	+ 14.6%
Days on Market Until Sale	54	52	- 3.7%	73	54	- 26.0%
Median Sales Price*	\$135,618	\$127,000	- 6.4%	\$135,000	\$154,250	+ 14.3%
Average Sales Price*	\$144,323	\$181,078	+ 25.5%	\$150,348	\$170,371	+ 13.3%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	98.7%	100.6%	+ 1.9%
Inventory of Homes for Sale	50	40	- 20.0%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

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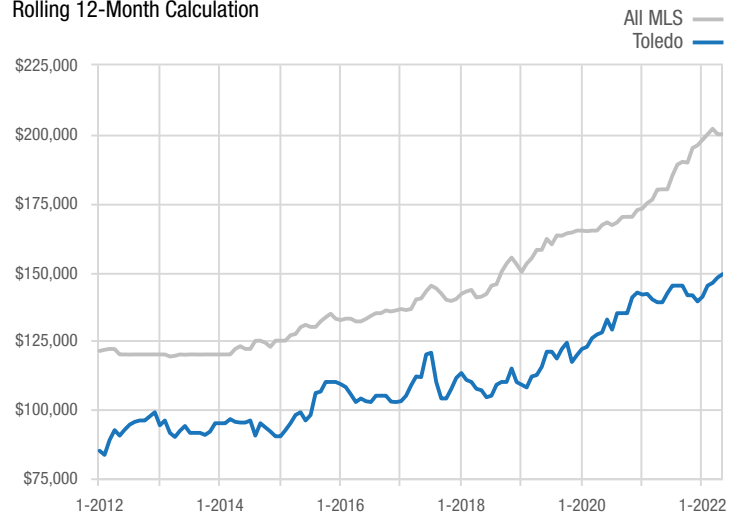
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

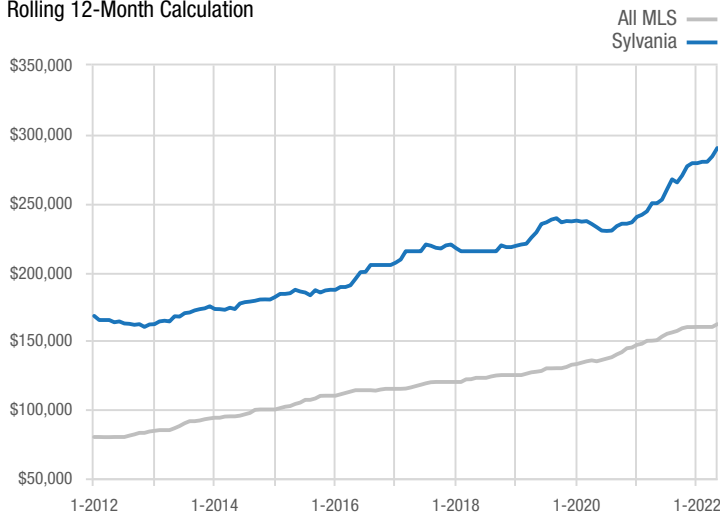
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	52	63	+ 21.2%	291	241	- 17.2%
Pending Sales	77	50	- 35.1%	256	198	- 22.7%
Closed Sales	72	53	- 26.4%	229	190	- 17.0%
Days on Market Until Sale	55	55	0.0%	66	67	+ 1.5%
Median Sales Price*	\$255,000	\$320,000	+ 25.5%	\$264,900	\$290,000	+ 9.5%
Average Sales Price*	\$298,015	\$340,611	+ 14.3%	\$284,688	\$316,579	+ 11.2%
Percent of List Price Received*	102.0%	103.0%	+ 1.0%	101.0%	102.4%	+ 1.4%
Inventory of Homes for Sale	95	86	- 9.5%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	17	12	- 29.4%	65	70	+ 7.7%
Pending Sales	12	13	+ 8.3%	49	62	+ 26.5%
Closed Sales	14	11	- 21.4%	51	66	+ 29.4%
Days on Market Until Sale	112	45	- 59.8%	108	68	- 37.0%
Median Sales Price*	\$239,900	\$229,800	- 4.2%	\$239,700	\$238,000	- 0.7%
Average Sales Price*	\$213,649	\$254,009	+ 18.9%	\$229,270	\$240,138	+ 4.7%
Percent of List Price Received*	101.0%	101.3%	+ 0.3%	99.3%	100.7%	+ 1.4%
Inventory of Homes for Sale	34	25	- 26.5%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

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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)

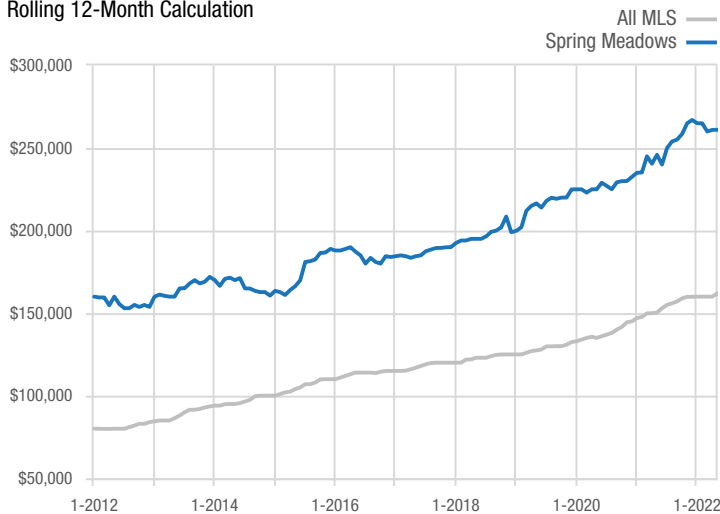
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	27	20	- 25.9%	117	106	- 9.4%
Pending Sales	25	25	0.0%	98	79	- 19.4%
Closed Sales	27	29	+ 7.4%	89	81	- 9.0%
Days on Market Until Sale	73	41	- 43.8%	72	46	- 36.1%
Median Sales Price*	\$252,500	\$251,000	- 0.6%	\$257,650	\$250,000	- 3.0%
Average Sales Price*	\$288,435	\$293,200	+ 1.7%	\$268,245	\$256,883	- 4.2%
Percent of List Price Received*	100.4%	105.1%	+ 4.7%	99.7%	103.8%	+ 4.1%
Inventory of Homes for Sale	40	42	+ 5.0%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	4	3	- 25.0%	22	16	- 27.3%
Pending Sales	2	3	+ 50.0%	20	14	- 30.0%
Closed Sales	2	3	+ 50.0%	17	15	- 11.8%
Days on Market Until Sale	269	28	- 89.6%	88	109	+ 23.9%
Median Sales Price*	\$343,950	\$346,500	+ 0.7%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$343,950	\$348,667	+ 1.4%	\$297,894	\$305,649	+ 2.6%
Percent of List Price Received*	100.0%	104.6%	+ 4.6%	99.1%	99.6%	+ 0.5%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

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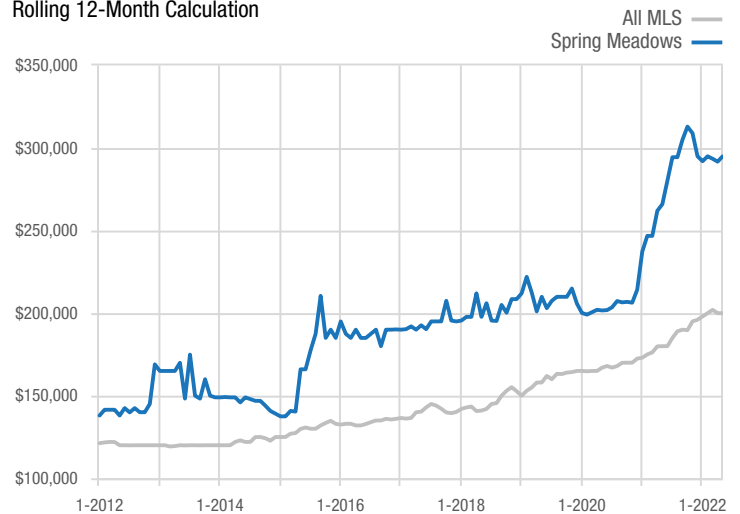
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

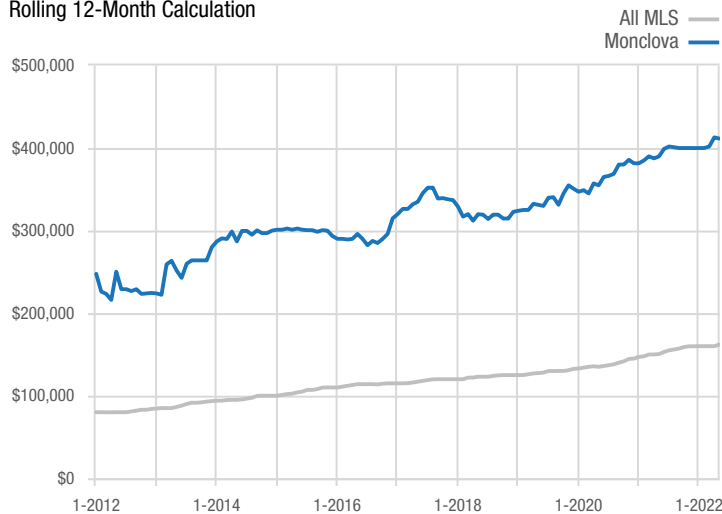
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	9	7	- 22.2%	36	29	- 19.4%
Pending Sales	5	6	+ 20.0%	32	20	- 37.5%
Closed Sales	3	6	+ 100.0%	27	19	- 29.6%
Days on Market Until Sale	141	39	- 72.3%	84	54	- 35.7%
Median Sales Price*	\$580,500	\$431,700	- 25.6%	\$389,900	\$468,500	+ 20.2%
Average Sales Price*	\$500,167	\$507,550	+ 1.5%	\$433,452	\$488,079	+ 12.6%
Percent of List Price Received*	95.4%	98.7%	+ 3.5%	99.0%	103.4%	+ 4.4%
Inventory of Homes for Sale	15	16	+ 6.7%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	0	- 100.0%	11	4	- 63.6%
Pending Sales	2	0	- 100.0%	9	4	- 55.6%
Closed Sales	1	2	+ 100.0%	2	9	+ 350.0%
Days on Market Until Sale	265	414	+ 56.2%	181	293	+ 61.9%
Median Sales Price*	\$313,330	\$300,068	- 4.2%	\$306,515	\$303,805	- 0.9%
Average Sales Price*	\$313,330	\$300,068	- 4.2%	\$306,515	\$322,758	+ 5.3%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	100.1%	100.3%	+ 0.2%
Inventory of Homes for Sale	9	1	- 88.9%	—	—	—
Months Supply of Inventory	5.1	0.7	- 86.3%	—	—	—

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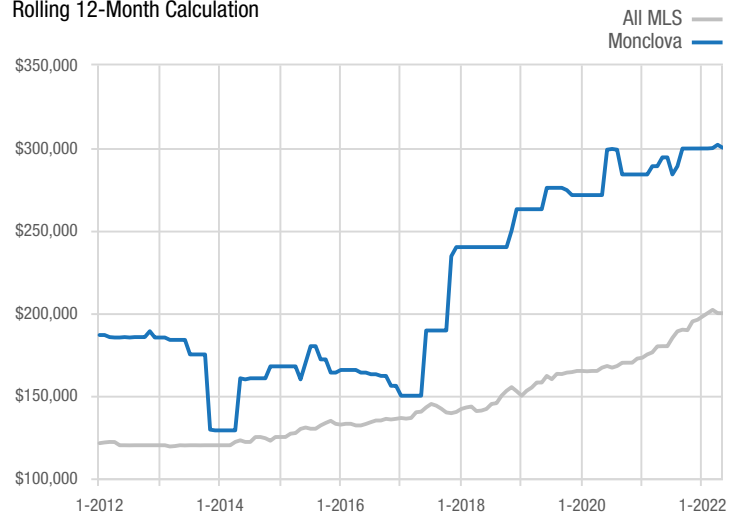
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

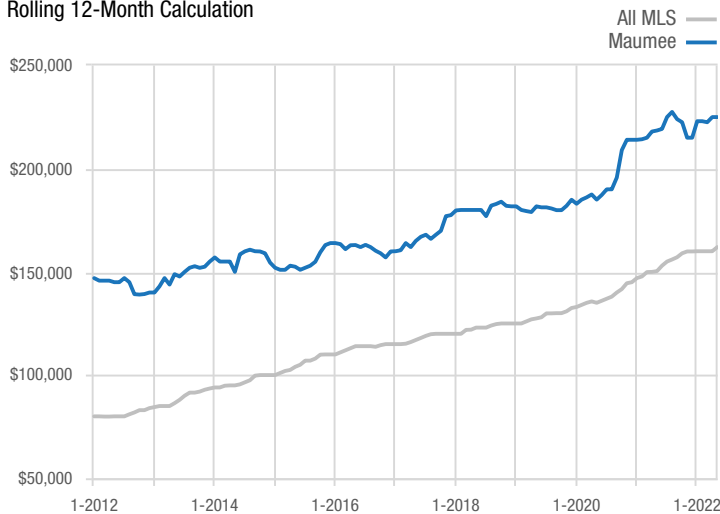
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	60	42	- 30.0%	194	157	- 19.1%
Pending Sales	41	29	- 29.3%	157	122	- 22.3%
Closed Sales	39	30	- 23.1%	149	117	- 21.5%
Days on Market Until Sale	60	34	- 43.3%	65	54	- 16.9%
Median Sales Price*	\$217,500	\$266,250	+ 22.4%	\$215,000	\$255,000	+ 18.6%
Average Sales Price*	\$258,687	\$279,733	+ 8.1%	\$249,080	\$296,643	+ 19.1%
Percent of List Price Received*	101.5%	107.0%	+ 5.4%	100.7%	103.6%	+ 2.9%
Inventory of Homes for Sale	72	56	- 22.2%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	5	8	+ 60.0%	36	18	- 50.0%
Pending Sales	4	2	- 50.0%	27	13	- 51.9%
Closed Sales	2	2	0.0%	25	14	- 44.0%
Days on Market Until Sale	56	51	- 8.9%	66	94	+ 42.4%
Median Sales Price*	\$154,950	\$136,500	- 11.9%	\$229,000	\$158,000	- 31.0%
Average Sales Price*	\$154,950	\$136,500	- 11.9%	\$265,835	\$182,379	- 31.4%
Percent of List Price Received*	97.6%	96.1%	- 1.5%	99.7%	101.3%	+ 1.6%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

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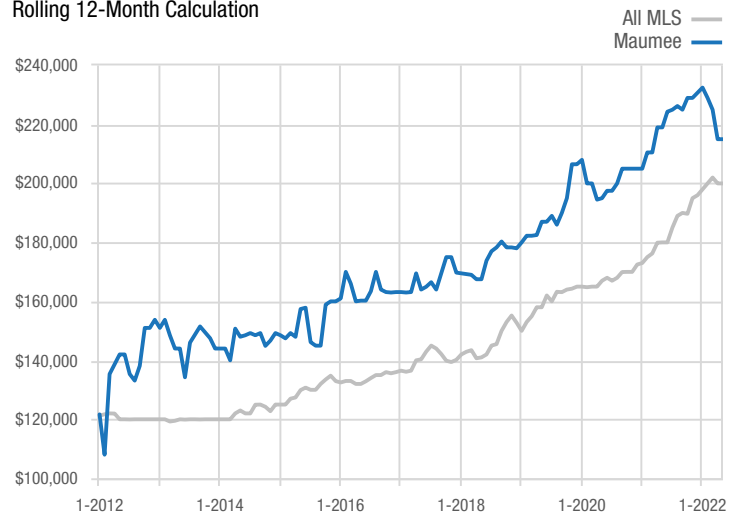
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2022

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Whitehouse

MLS Area 08: 43571

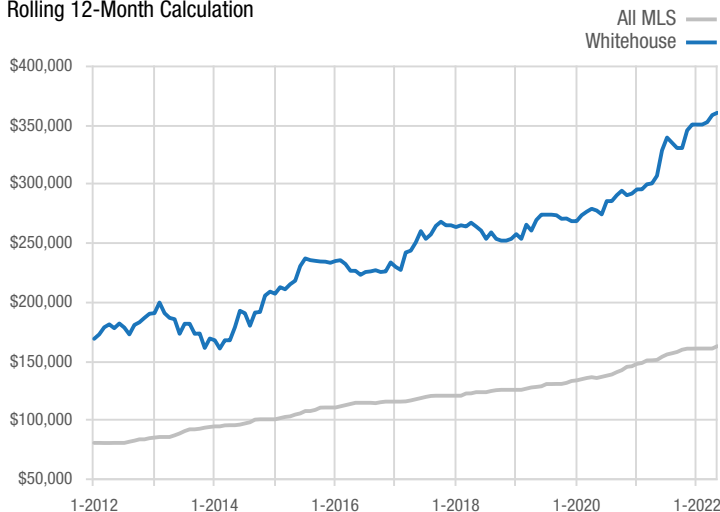
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	9	9	0.0%	44	45	+ 2.3%
Pending Sales	7	11	+ 57.1%	41	40	- 2.4%
Closed Sales	9	8	- 11.1%	39	39	0.0%
Days on Market Until Sale	49	79	+ 61.2%	93	68	- 26.9%
Median Sales Price*	\$374,500	\$404,740	+ 8.1%	\$352,500	\$365,000	+ 3.5%
Average Sales Price*	\$325,089	\$376,185	+ 15.7%	\$373,097	\$360,395	- 3.4%
Percent of List Price Received*	111.8%	101.6%	- 9.1%	100.9%	100.9%	0.0%
Inventory of Homes for Sale	21	13	- 38.1%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	223	—	—	223	39	- 82.5%
Median Sales Price*	\$240,000	—	—	\$240,000	\$280,000	+ 16.7%
Average Sales Price*	\$240,000	—	—	\$240,000	\$280,000	+ 16.7%
Percent of List Price Received*	88.9%	—	—	88.9%	105.3%	+ 18.4%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

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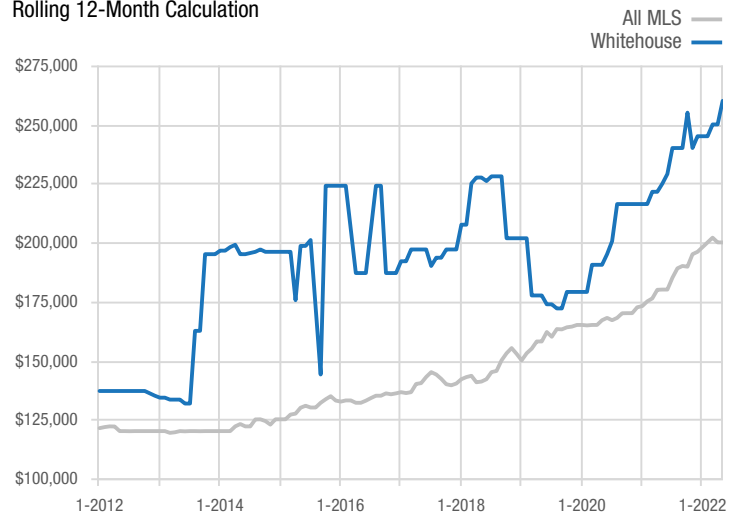
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

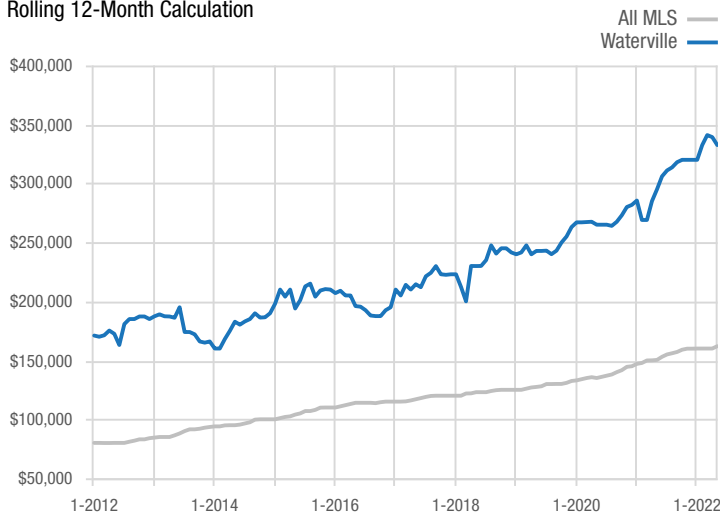
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	8	21	+ 162.5%	47	69	+ 46.8%
Pending Sales	7	13	+ 85.7%	48	63	+ 31.3%
Closed Sales	8	12	+ 50.0%	41	49	+ 19.5%
Days on Market Until Sale	99	43	- 56.6%	83	74	- 10.8%
Median Sales Price*	\$349,950	\$292,000	- 16.6%	\$310,000	\$350,000	+ 12.9%
Average Sales Price*	\$314,820	\$311,533	- 1.0%	\$291,523	\$332,429	+ 14.0%
Percent of List Price Received*	101.5%	102.2%	+ 0.7%	99.4%	101.3%	+ 1.9%
Inventory of Homes for Sale	20	22	+ 10.0%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	10	11	+ 10.0%
Pending Sales	2	2	0.0%	10	6	- 40.0%
Closed Sales	2	1	- 50.0%	9	4	- 55.6%
Days on Market Until Sale	49	33	- 32.7%	117	32	- 72.6%
Median Sales Price*	\$249,500	\$300,000	+ 20.2%	\$269,000	\$227,500	- 15.4%
Average Sales Price*	\$249,500	\$300,000	+ 20.2%	\$250,028	\$225,000	- 10.0%
Percent of List Price Received*	98.5%	109.1%	+ 10.8%	99.3%	103.5%	+ 4.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.5	0.5	- 66.7%	—	—	—

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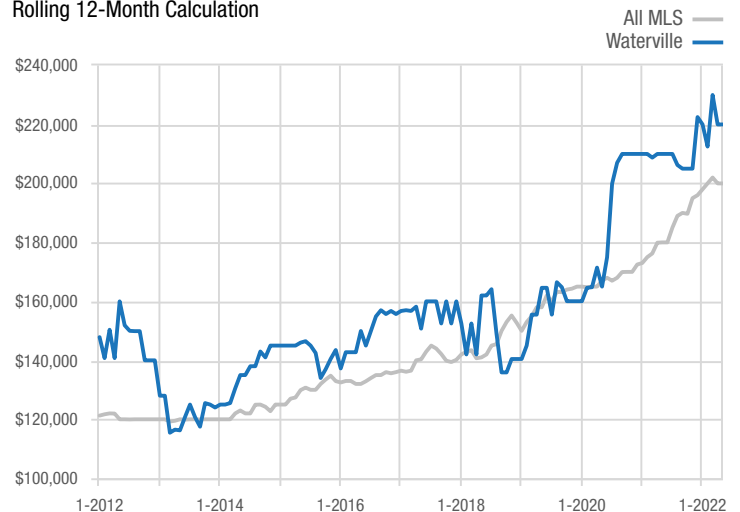
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

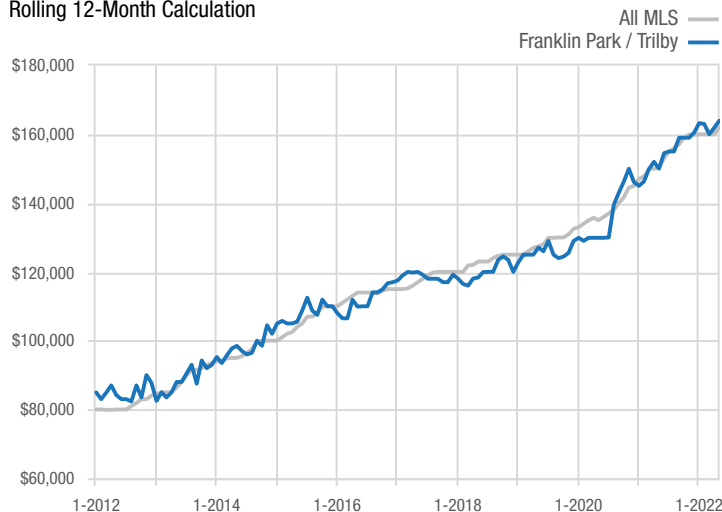
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	27	25	- 7.4%	115	109	- 5.2%
Pending Sales	20	27	+ 35.0%	97	96	- 1.0%
Closed Sales	25	22	- 12.0%	95	88	- 7.4%
Days on Market Until Sale	44	34	- 22.7%	51	52	+ 2.0%
Median Sales Price*	\$159,000	\$169,000	+ 6.3%	\$154,100	\$155,000	+ 0.6%
Average Sales Price*	\$168,951	\$174,932	+ 3.5%	\$173,162	\$182,659	+ 5.5%
Percent of List Price Received*	101.7%	103.2%	+ 1.5%	100.8%	103.7%	+ 2.9%
Inventory of Homes for Sale	45	33	- 26.7%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	10	7	- 30.0%
Pending Sales	3	0	- 100.0%	9	4	- 55.6%
Closed Sales	1	0	- 100.0%	7	4	- 42.9%
Days on Market Until Sale	0	—	—	71	52	- 26.8%
Median Sales Price*	\$135,618	—	—	\$135,618	\$202,500	+ 49.3%
Average Sales Price*	\$135,618	—	—	\$113,803	\$206,250	+ 81.2%
Percent of List Price Received*	100.5%	—	—	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	2.7	+ 440.0%	—	—	—

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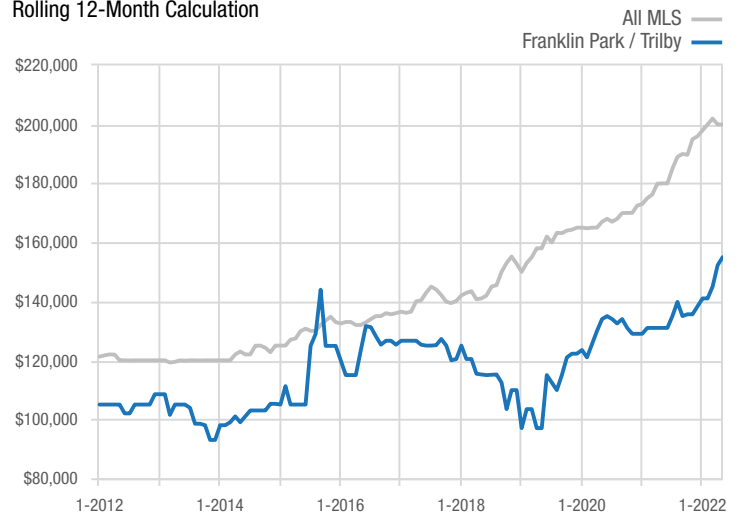
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

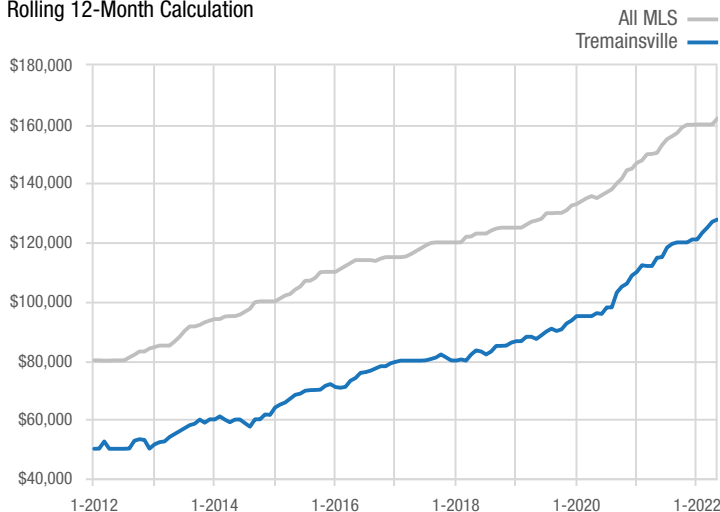
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	57	60	+ 5.3%	262	244	- 6.9%
Pending Sales	58	36	- 37.9%	252	215	- 14.7%
Closed Sales	55	39	- 29.1%	242	218	- 9.9%
Days on Market Until Sale	43	40	- 7.0%	62	56	- 9.7%
Median Sales Price*	\$130,515	\$152,391	+ 16.8%	\$113,000	\$130,000	+ 15.0%
Average Sales Price*	\$125,607	\$145,574	+ 15.9%	\$113,086	\$125,104	+ 10.6%
Percent of List Price Received*	102.1%	108.9%	+ 6.7%	99.9%	102.5%	+ 2.6%
Inventory of Homes for Sale	80	85	+ 6.3%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% 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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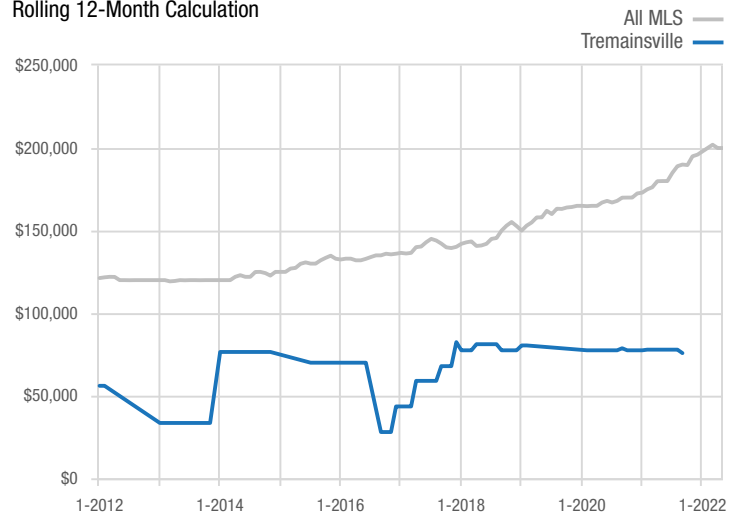
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

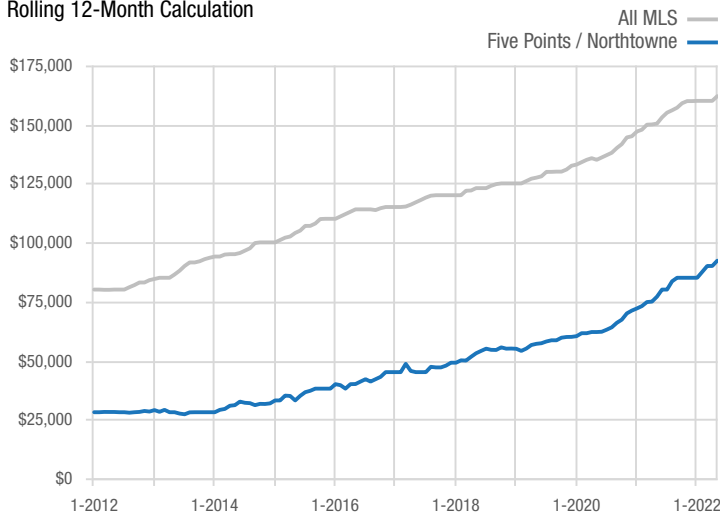
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	46	65	+ 41.3%	191	218	+ 14.1%
Pending Sales	36	37	+ 2.8%	171	187	+ 9.4%
Closed Sales	41	45	+ 9.8%	166	174	+ 4.8%
Days on Market Until Sale	52	45	- 13.5%	68	59	- 13.2%
Median Sales Price*	\$83,285	\$91,100	+ 9.4%	\$79,900	\$94,900	+ 18.8%
Average Sales Price*	\$83,626	\$95,217	+ 13.9%	\$81,534	\$96,613	+ 18.5%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	99.2%	100.6%	+ 1.4%
Inventory of Homes for Sale	65	77	+ 18.5%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% 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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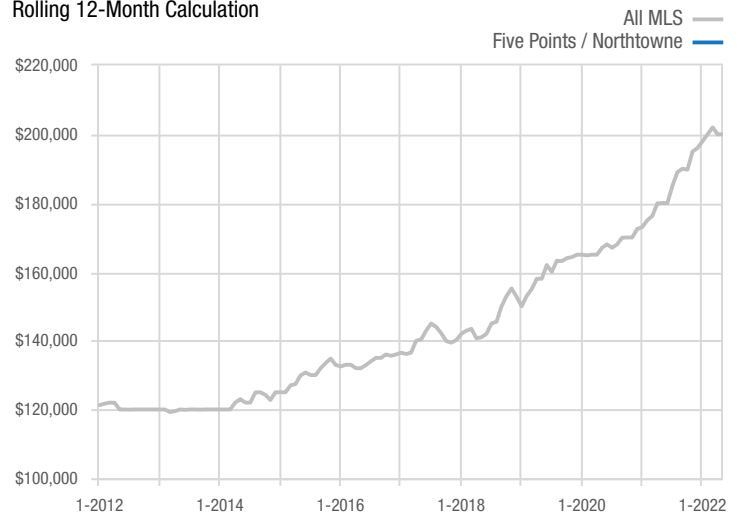
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

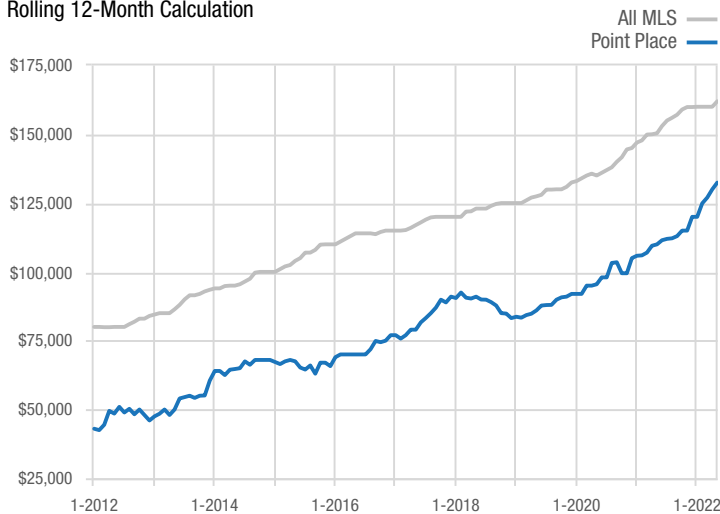
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	24	24	0.0%	111	116	+ 4.5%
Pending Sales	32	26	- 18.8%	113	107	- 5.3%
Closed Sales	21	26	+ 23.8%	99	103	+ 4.0%
Days on Market Until Sale	49	59	+ 20.4%	62	63	+ 1.6%
Median Sales Price*	\$130,500	\$141,000	+ 8.0%	\$113,000	\$140,000	+ 23.9%
Average Sales Price*	\$116,288	\$150,461	+ 29.4%	\$118,191	\$151,518	+ 28.2%
Percent of List Price Received*	105.5%	103.2%	- 2.2%	101.2%	101.2%	0.0%
Inventory of Homes for Sale	37	33	- 10.8%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	34	—	68	53	- 22.1%
Median Sales Price*	—	\$85,460	—	\$69,000	\$143,730	+ 108.3%
Average Sales Price*	—	\$85,460	—	\$69,000	\$143,730	+ 108.3%
Percent of List Price Received*	—	95.1%	—	98.7%	92.8%	- 6.0%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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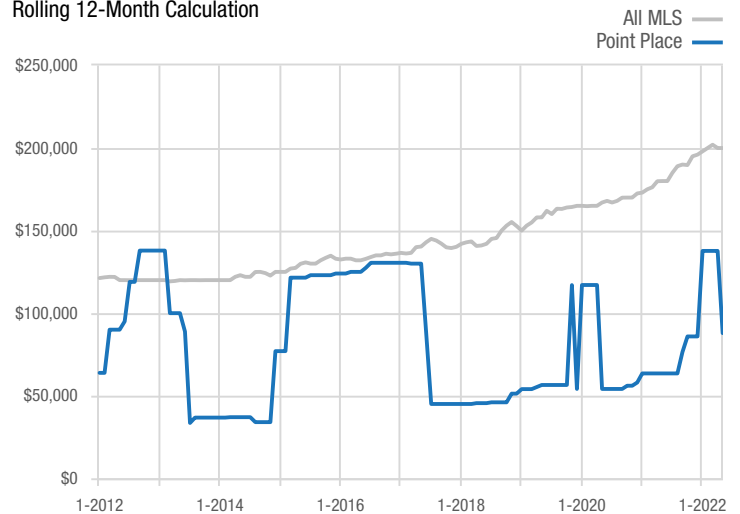
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

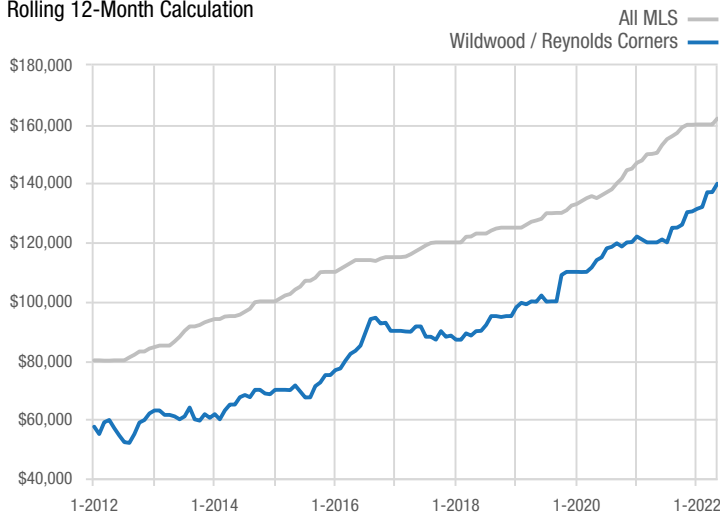
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	31	44	+ 41.9%	168	157	- 6.5%
Pending Sales	30	35	+ 16.7%	148	127	- 14.2%
Closed Sales	32	31	- 3.1%	151	121	- 19.9%
Days on Market Until Sale	47	53	+ 12.8%	68	57	- 16.2%
Median Sales Price*	\$126,000	\$153,605	+ 21.9%	\$119,825	\$145,100	+ 21.1%
Average Sales Price*	\$146,675	\$185,227	+ 26.3%	\$137,593	\$168,745	+ 22.6%
Percent of List Price Received*	102.9%	103.5%	+ 0.6%	99.7%	101.7%	+ 2.0%
Inventory of Homes for Sale	68	54	- 20.6%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	8	9	+ 12.5%	30	37	+ 23.3%
Pending Sales	8	9	+ 12.5%	25	33	+ 32.0%
Closed Sales	7	4	- 42.9%	23	27	+ 17.4%
Days on Market Until Sale	44	47	+ 6.8%	60	48	- 20.0%
Median Sales Price*	\$145,000	\$131,500	- 9.3%	\$138,500	\$150,500	+ 8.7%
Average Sales Price*	\$143,414	\$149,750	+ 4.4%	\$139,583	\$155,509	+ 11.4%
Percent of List Price Received*	103.8%	96.4%	- 7.1%	100.9%	100.2%	- 0.7%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

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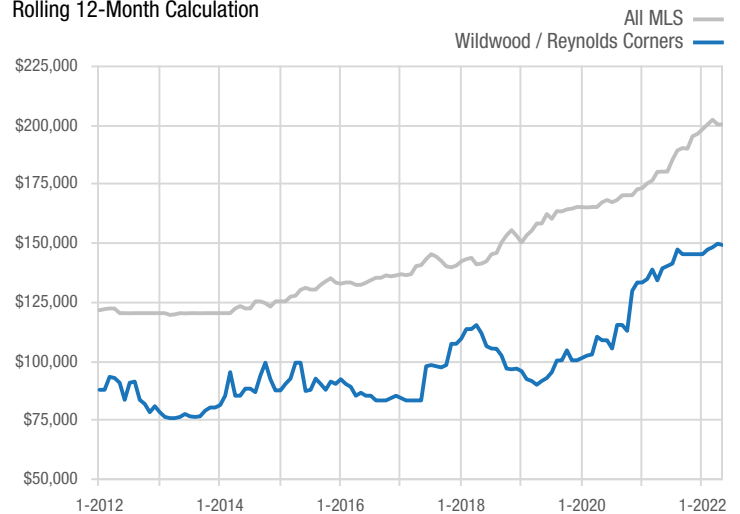
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

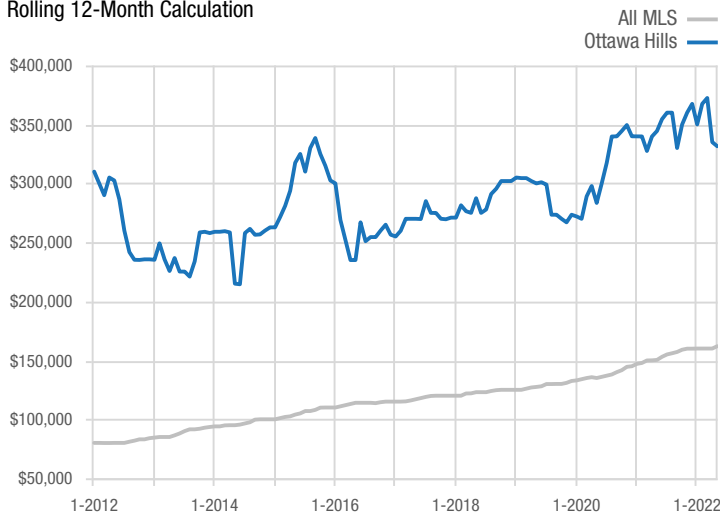
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	9	6	- 33.3%	49	36	- 26.5%
Pending Sales	14	9	- 35.7%	34	30	- 11.8%
Closed Sales	12	11	- 8.3%	31	31	0.0%
Days on Market Until Sale	60	56	- 6.7%	73	59	- 19.2%
Median Sales Price*	\$343,700	\$322,000	- 6.3%	\$369,900	\$315,000	- 14.8%
Average Sales Price*	\$387,442	\$558,728	+ 44.2%	\$407,221	\$458,673	+ 12.6%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	97.9%	98.8%	+ 0.9%
Inventory of Homes for Sale	26	12	- 53.8%	—	—	—
Months Supply of Inventory	3.1	1.6	- 48.4%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2	4	+ 100.0%	7	7	0.0%
Pending Sales	4	2	- 50.0%	6	4	- 33.3%
Closed Sales	4	2	- 50.0%	6	4	- 33.3%
Days on Market Until Sale	114	35	- 69.3%	98	61	- 37.8%
Median Sales Price*	\$152,000	\$382,500	+ 151.6%	\$98,950	\$230,500	+ 132.9%
Average Sales Price*	\$143,750	\$382,500	+ 166.1%	\$123,400	\$249,500	+ 102.2%
Percent of List Price Received*	97.2%	105.3%	+ 8.3%	97.2%	105.1%	+ 8.1%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

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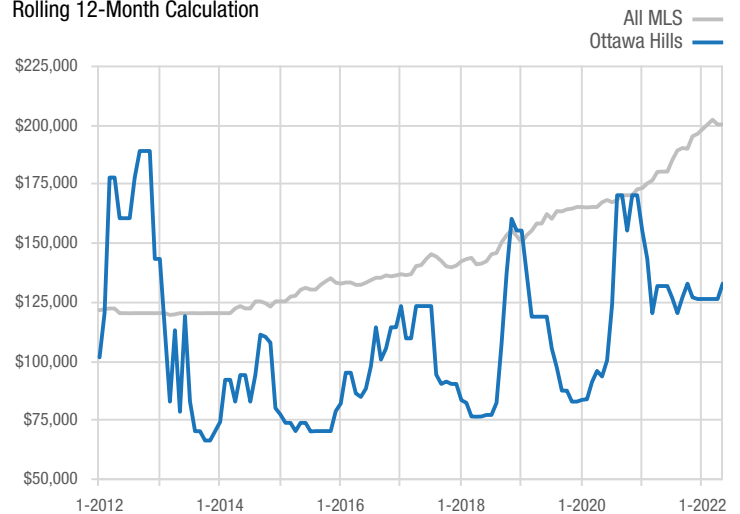
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

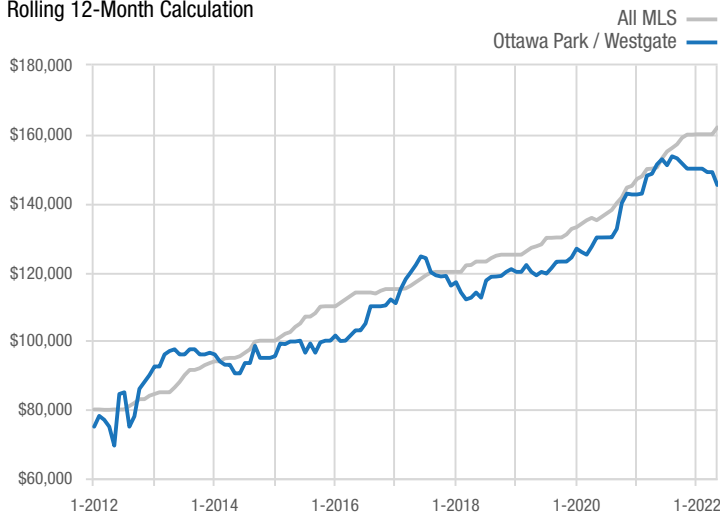
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	26	41	+ 57.7%	113	133	+ 17.7%
Pending Sales	33	27	- 18.2%	103	104	+ 1.0%
Closed Sales	39	21	- 46.2%	102	100	- 2.0%
Days on Market Until Sale	41	51	+ 24.4%	47	56	+ 19.1%
Median Sales Price*	\$156,700	\$150,000	- 4.3%	\$147,450	\$139,900	- 5.1%
Average Sales Price*	\$150,695	\$154,038	+ 2.2%	\$148,614	\$147,752	- 0.6%
Percent of List Price Received*	104.6%	101.6%	- 2.9%	101.1%	99.5%	- 1.6%
Inventory of Homes for Sale	35	50	+ 42.9%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	1	—	1	9	+ 800.0%
Pending Sales	1	4	+ 300.0%	2	8	+ 300.0%
Closed Sales	1	5	+ 400.0%	2	8	+ 300.0%
Days on Market Until Sale	50	34	- 32.0%	54	32	- 40.7%
Median Sales Price*	\$137,000	\$127,000	- 7.3%	\$133,250	\$126,038	- 5.4%
Average Sales Price*	\$137,000	\$132,250	- 3.5%	\$133,250	\$125,853	- 5.6%
Percent of List Price Received*	101.5%	102.8%	+ 1.3%	101.1%	99.9%	- 1.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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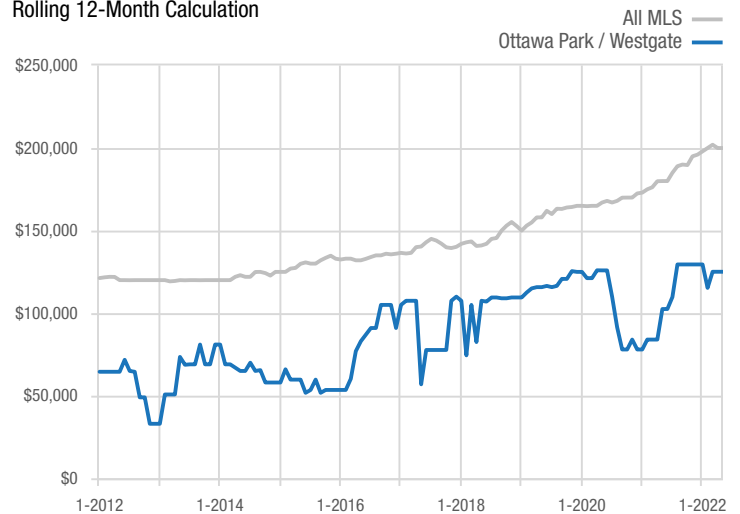
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2022

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Olde West End

MLS Area 18: 43610 and 43620

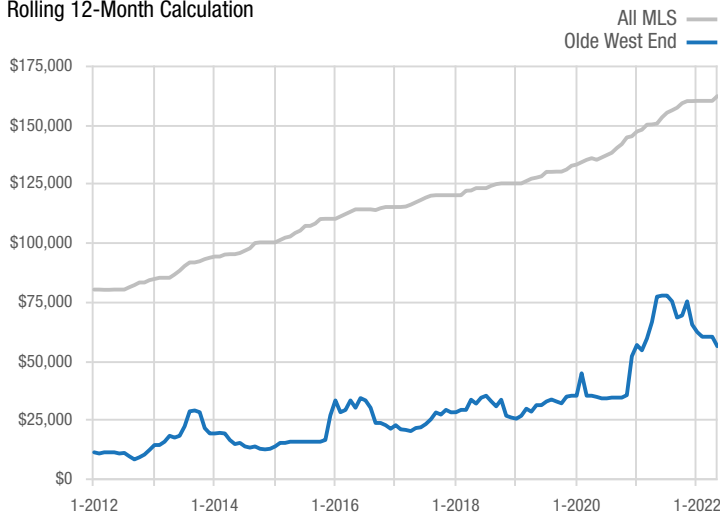
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	3	8	+ 166.7%	33	47	+ 42.4%
Pending Sales	7	6	- 14.3%	23	45	+ 95.7%
Closed Sales	5	6	+ 20.0%	22	41	+ 86.4%
Days on Market Until Sale	59	43	- 27.1%	82	65	- 20.7%
Median Sales Price*	\$175,000	\$74,500	- 57.4%	\$112,000	\$60,000	- 46.4%
Average Sales Price*	\$198,180	\$84,854	- 57.2%	\$125,724	\$86,220	- 31.4%
Percent of List Price Received*	100.6%	102.8%	+ 2.2%	99.9%	98.4%	- 1.5%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	3.2	2.0	- 37.5%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	1	0	- 100.0%	4	2	- 50.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	74	270	+ 264.9%
Median Sales Price*	—	—	—	\$53,500	\$74,000	+ 38.3%
Average Sales Price*	—	—	—	\$53,500	\$74,000	+ 38.3%
Percent of List Price Received*	—	—	—	101.9%	93.7%	- 8.0%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

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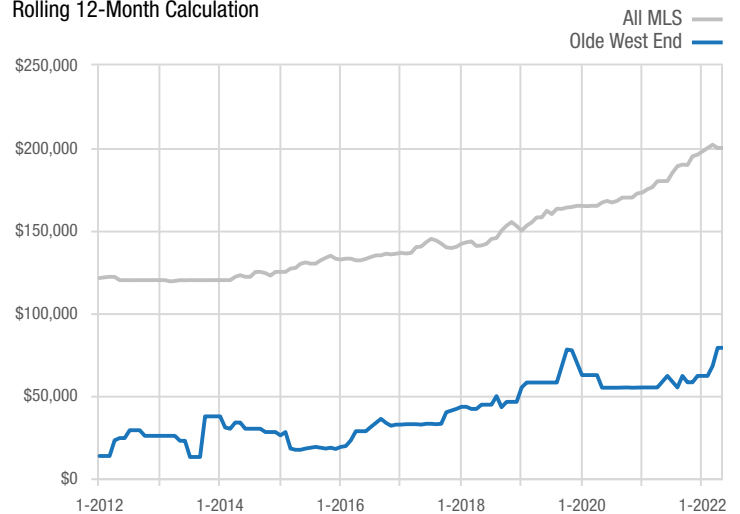
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

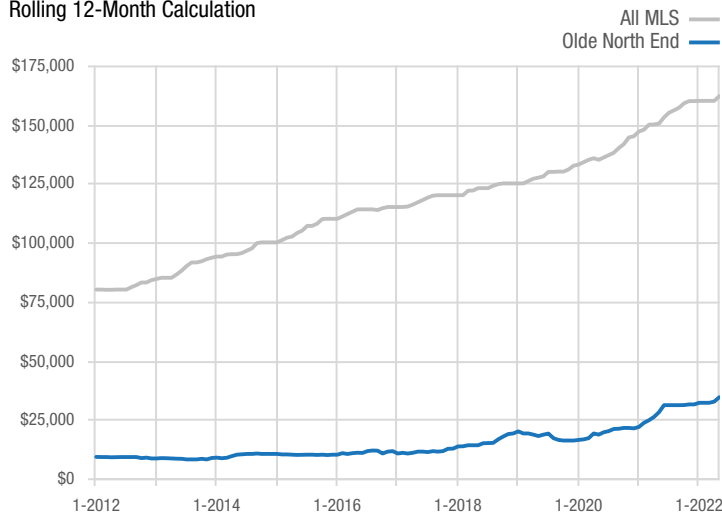
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	16	17	+ 6.3%	119	78	- 34.5%
Pending Sales	16	12	- 25.0%	97	58	- 40.2%
Closed Sales	34	8	- 76.5%	95	51	- 46.3%
Days on Market Until Sale	72	47	- 34.7%	52	67	+ 28.8%
Median Sales Price*	\$31,072	\$42,750	+ 37.6%	\$31,072	\$35,100	+ 13.0%
Average Sales Price*	\$30,530	\$43,875	+ 43.7%	\$33,714	\$42,812	+ 27.0%
Percent of List Price Received*	92.9%	96.2%	+ 3.6%	94.4%	93.7%	- 0.7%
Inventory of Homes for Sale	25	32	+ 28.0%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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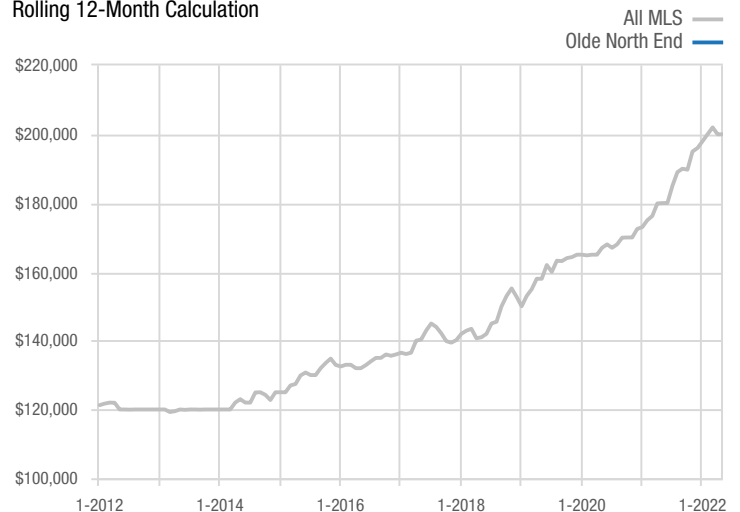
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

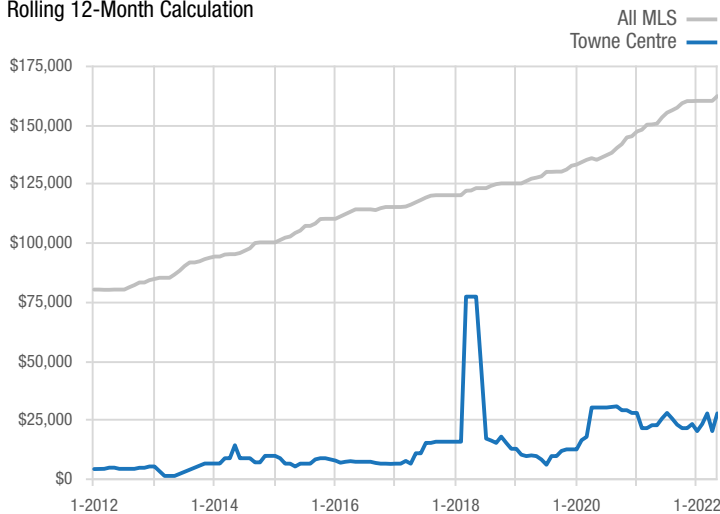
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	1	- 75.0%	9	5	- 44.4%
Pending Sales	2	1	- 50.0%	6	1	- 83.3%
Closed Sales	0	1	—	5	2	- 60.0%
Days on Market Until Sale	—	47	—	115	63	- 45.2%
Median Sales Price*	—	\$138,000	—	\$23,000	\$73,500	+ 219.6%
Average Sales Price*	—	\$138,000	—	\$65,500	\$73,500	+ 12.2%
Percent of List Price Received*	—	92.1%	—	82.1%	91.5%	+ 11.4%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.6	3.6	+ 38.5%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	1	- 75.0%	7	6	- 14.3%
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	5	5	0.0%
Days on Market Until Sale	54	287	+ 431.5%	114	97	- 14.9%
Median Sales Price*	\$200,000	\$180,000	- 10.0%	\$223,000	\$220,000	- 1.3%
Average Sales Price*	\$200,000	\$180,000	- 10.0%	\$241,760	\$227,600	- 5.9%
Percent of List Price Received*	102.6%	94.8%	- 7.6%	98.9%	98.0%	- 0.9%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	4.7	1.7	- 63.8%	—	—	—

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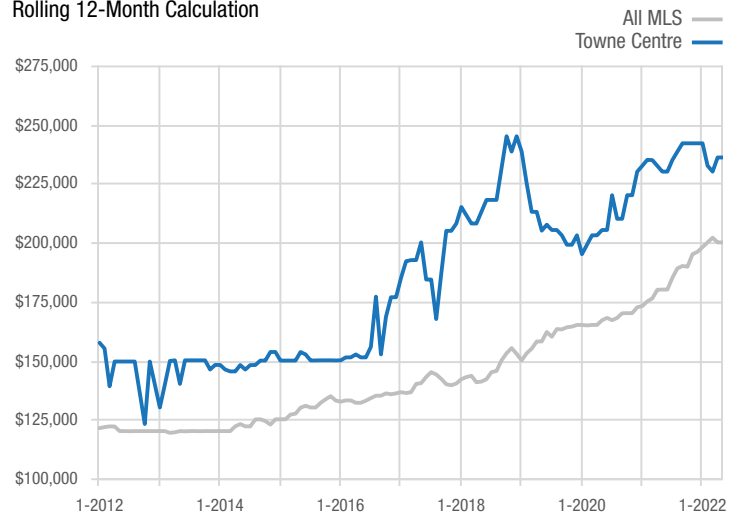
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

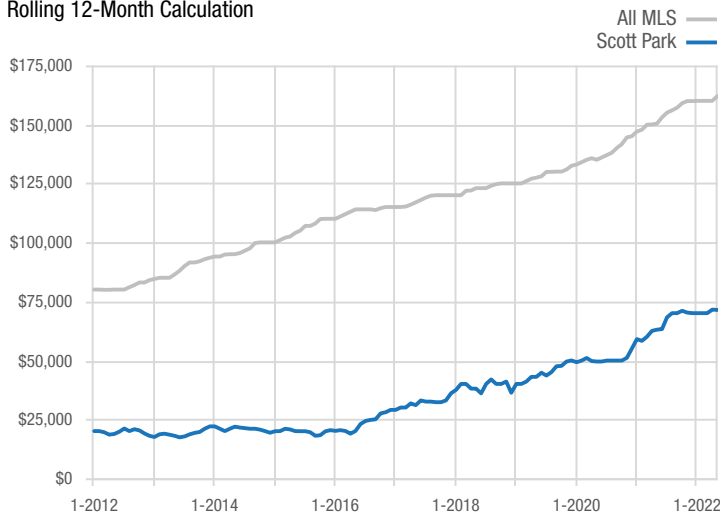
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	14	22	+ 57.1%	87	82	- 5.7%
Pending Sales	21	10	- 52.4%	77	62	- 19.5%
Closed Sales	18	12	- 33.3%	71	62	- 12.7%
Days on Market Until Sale	63	136	+ 115.9%	58	73	+ 25.9%
Median Sales Price*	\$71,500	\$71,250	- 0.3%	\$69,550	\$70,000	+ 0.6%
Average Sales Price*	\$61,757	\$67,795	+ 9.8%	\$66,633	\$83,344	+ 25.1%
Percent of List Price Received*	95.6%	92.7%	- 3.0%	97.8%	95.6%	- 2.2%
Inventory of Homes for Sale	28	42	+ 50.0%	—	—	—
Months Supply of Inventory	2.0	2.8	+ 40.0%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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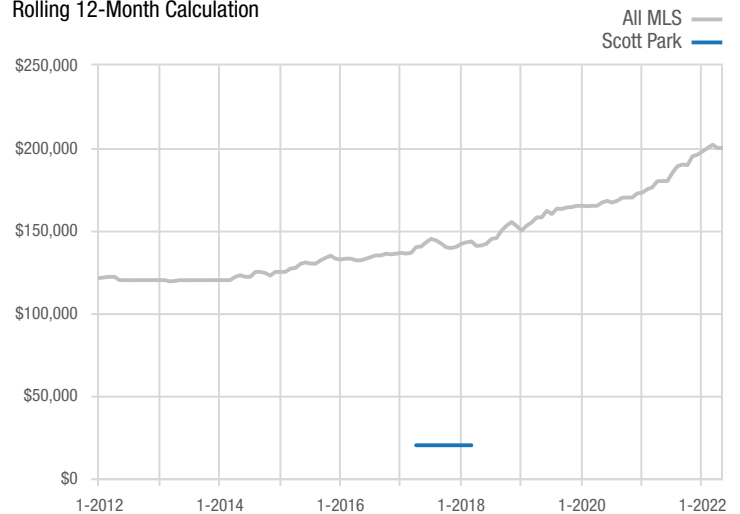
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

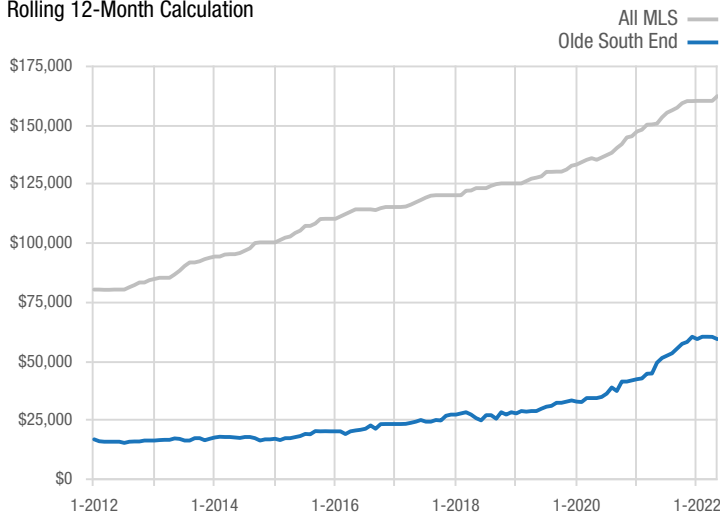
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	33	30	- 9.1%	116	120	+ 3.4%
Pending Sales	18	27	+ 50.0%	80	99	+ 23.8%
Closed Sales	20	23	+ 15.0%	83	93	+ 12.0%
Days on Market Until Sale	49	70	+ 42.9%	51	70	+ 37.3%
Median Sales Price*	\$60,000	\$50,500	- 15.8%	\$55,350	\$49,950	- 9.8%
Average Sales Price*	\$75,124	\$57,470	- 23.5%	\$54,982	\$55,865	+ 1.6%
Percent of List Price Received*	96.5%	95.2%	- 1.3%	96.9%	93.4%	- 3.6%
Inventory of Homes for Sale	54	44	- 18.5%	—	—	—
Months Supply of Inventory	3.0	2.1	- 30.0%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	1	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	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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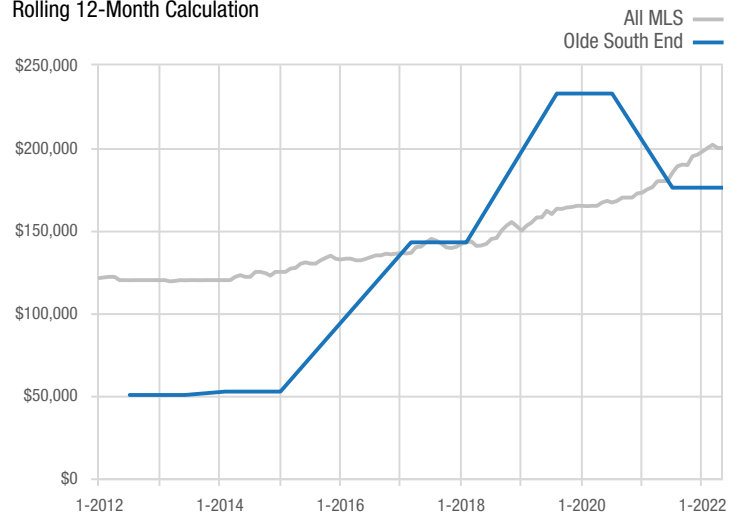
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

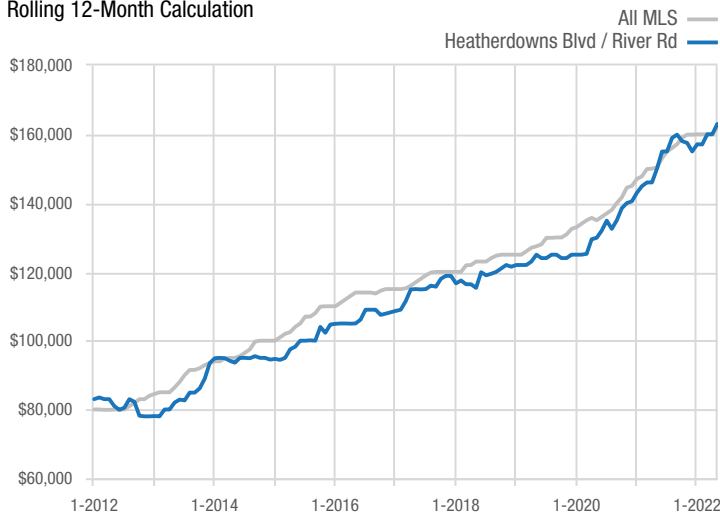
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	50	45	- 10.0%	192	173	- 9.9%
Pending Sales	40	43	+ 7.5%	151	161	+ 6.6%
Closed Sales	44	39	- 11.4%	146	155	+ 6.2%
Days on Market Until Sale	48	38	- 20.8%	55	49	- 10.9%
Median Sales Price*	\$164,500	\$190,000	+ 15.5%	\$158,000	\$180,000	+ 13.9%
Average Sales Price*	\$173,121	\$195,967	+ 13.2%	\$162,964	\$182,991	+ 12.3%
Percent of List Price Received*	104.7%	107.0%	+ 2.2%	102.3%	103.2%	+ 0.9%
Inventory of Homes for Sale	72	51	- 29.2%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	11	6	- 45.5%	24	31	+ 29.2%
Pending Sales	5	9	+ 80.0%	20	25	+ 25.0%
Closed Sales	5	8	+ 60.0%	20	22	+ 10.0%
Days on Market Until Sale	45	40	- 11.1%	74	42	- 43.2%
Median Sales Price*	\$74,000	\$97,000	+ 31.1%	\$94,575	\$83,000	- 12.2%
Average Sales Price*	\$70,980	\$97,688	+ 37.6%	\$98,856	\$89,023	- 9.9%
Percent of List Price Received*	94.3%	97.9%	+ 3.8%	95.8%	97.6%	+ 1.9%
Inventory of Homes for Sale	15	10	- 33.3%	—	—	—
Months Supply of Inventory	3.5	1.8	- 48.6%	—	—	—

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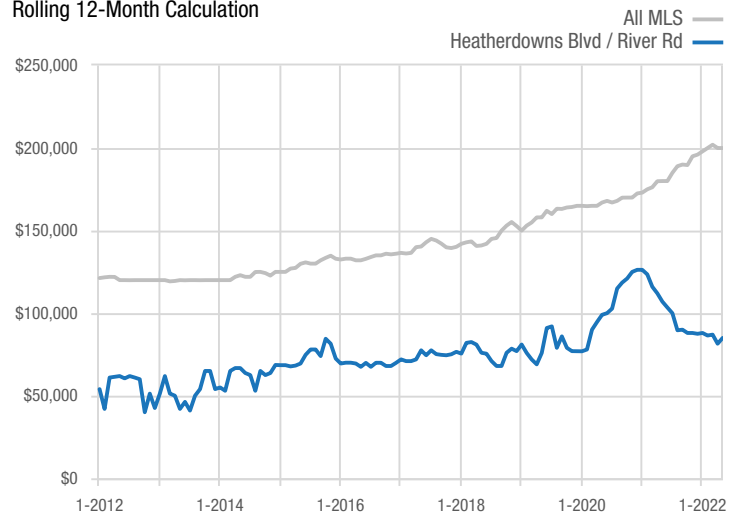
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

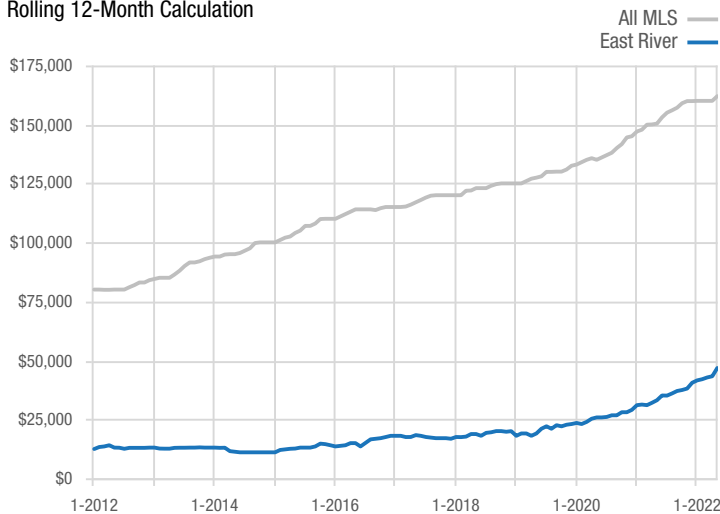
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	22	31	+ 40.9%	113	130	+ 15.0%
Pending Sales	25	28	+ 12.0%	88	92	+ 4.5%
Closed Sales	26	20	- 23.1%	80	80	0.0%
Days on Market Until Sale	95	33	- 65.3%	63	53	- 15.9%
Median Sales Price*	\$33,425	\$49,950	+ 49.4%	\$35,237	\$46,750	+ 32.7%
Average Sales Price*	\$39,958	\$49,918	+ 24.9%	\$40,564	\$48,607	+ 19.8%
Percent of List Price Received*	95.7%	99.5%	+ 4.0%	94.1%	96.4%	+ 2.4%
Inventory of Homes for Sale	44	55	+ 25.0%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	154	31	- 79.9%
Median Sales Price*	—	—	—	\$350,000	\$353,000	+ 0.9%
Average Sales Price*	—	—	—	\$350,000	\$353,000	+ 0.9%
Percent of List Price Received*	—	—	—	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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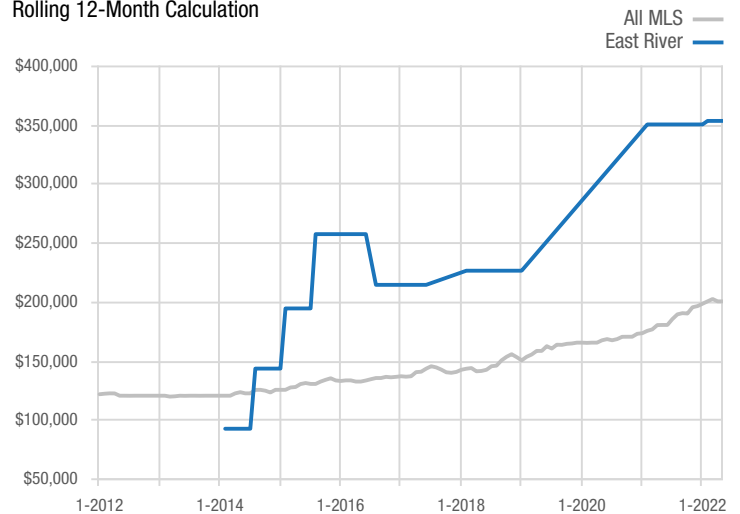
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

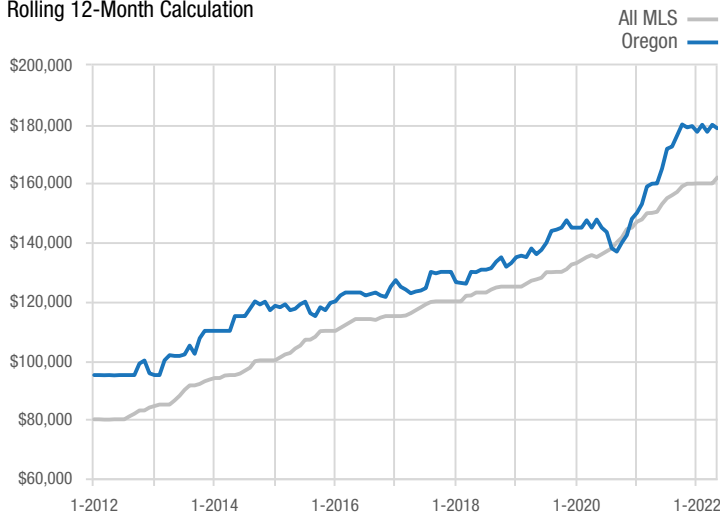
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	33	22	- 33.3%	122	100	- 18.0%
Pending Sales	21	21	0.0%	106	85	- 19.8%
Closed Sales	26	21	- 19.2%	101	94	- 6.9%
Days on Market Until Sale	68	53	- 22.1%	74	74	0.0%
Median Sales Price*	\$184,900	\$160,000	- 13.5%	\$180,000	\$185,000	+ 2.8%
Average Sales Price*	\$219,200	\$200,410	- 8.6%	\$198,489	\$198,235	- 0.1%
Percent of List Price Received*	100.8%	102.4%	+ 1.6%	100.3%	100.5%	+ 0.2%
Inventory of Homes for Sale	51	40	- 21.6%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	9	+ 350.0%
Pending Sales	3	2	- 33.3%	3	4	+ 33.3%
Closed Sales	2	2	0.0%	2	5	+ 150.0%
Days on Market Until Sale	241	29	- 88.0%	241	60	- 75.1%
Median Sales Price*	\$234,450	\$228,751	- 2.4%	\$234,450	\$201,000	- 14.3%
Average Sales Price*	\$234,450	\$228,751	- 2.4%	\$234,450	\$217,500	- 7.2%
Percent of List Price Received*	101.1%	104.2%	+ 3.1%	101.1%	101.9%	+ 0.8%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	2.8	+ 366.7%	—	—	—

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

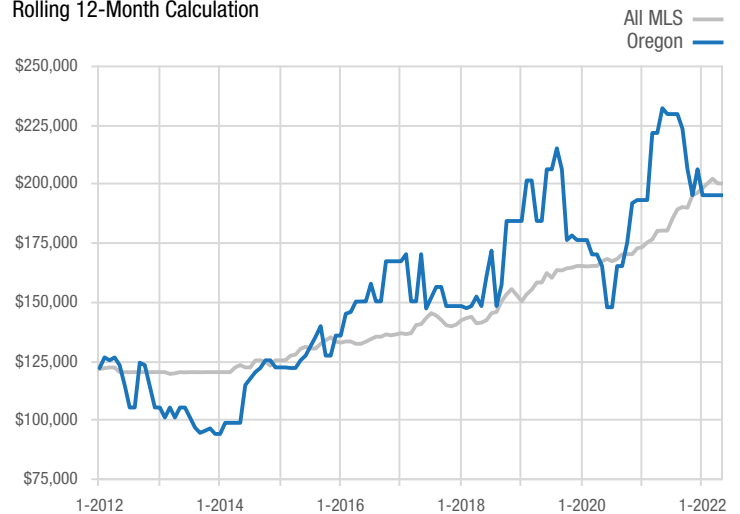
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2022

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

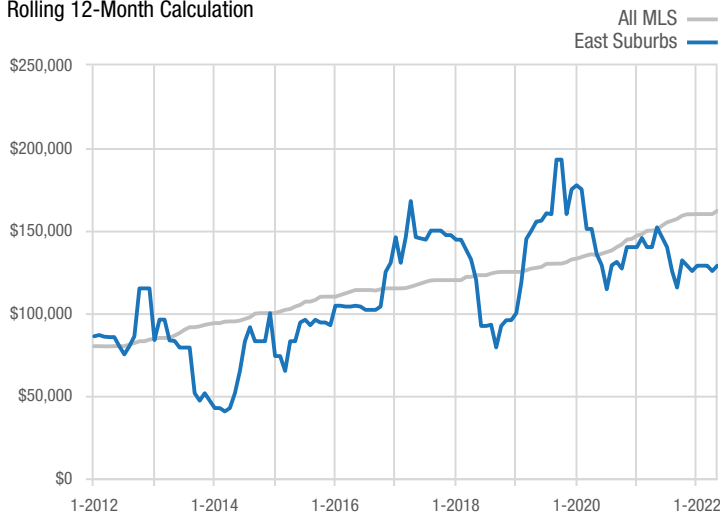
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	1	3	+ 200.0%	8	9	+ 12.5%
Pending Sales	2	3	+ 50.0%	2	5	+ 150.0%
Closed Sales	2	1	- 50.0%	2	3	+ 50.0%
Days on Market Until Sale	45	38	- 15.6%	45	58	+ 28.9%
Median Sales Price*	\$124,750	\$220,000	+ 76.4%	\$124,750	\$220,000	+ 76.4%
Average Sales Price*	\$124,750	\$220,000	+ 76.4%	\$124,750	\$251,867	+ 101.9%
Percent of List Price Received*	99.9%	100.5%	+ 0.6%	99.9%	102.9%	+ 3.0%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% 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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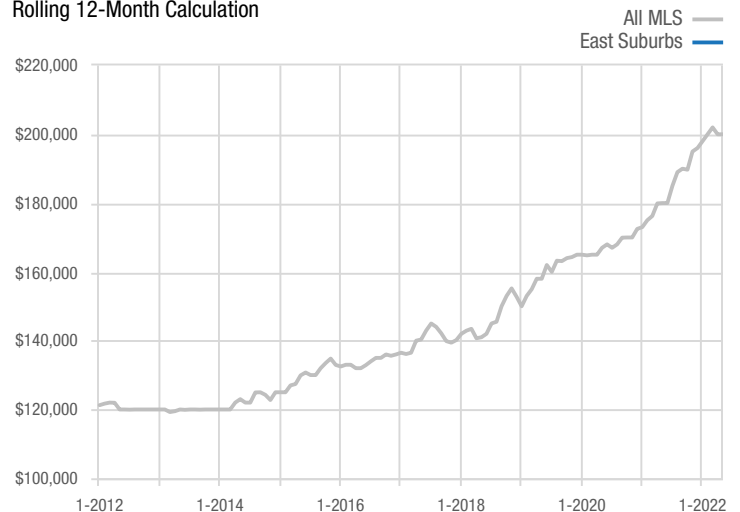
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

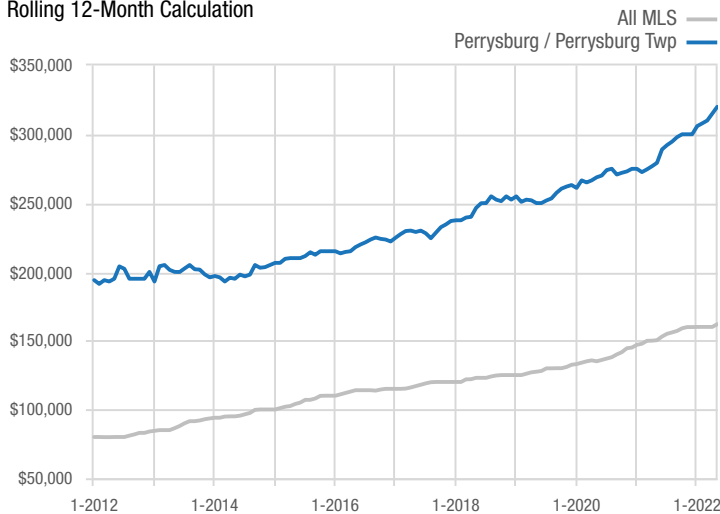
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	65	69	+ 6.2%	281	222	- 21.0%
Pending Sales	61	51	- 16.4%	251	178	- 29.1%
Closed Sales	63	39	- 38.1%	237	157	- 33.8%
Days on Market Until Sale	72	68	- 5.6%	80	80	0.0%
Median Sales Price*	\$300,000	\$370,000	+ 23.3%	\$289,000	\$370,000	+ 28.0%
Average Sales Price*	\$338,797	\$357,226	+ 5.4%	\$324,378	\$374,943	+ 15.6%
Percent of List Price Received*	101.4%	102.7%	+ 1.3%	100.2%	102.2%	+ 2.0%
Inventory of Homes for Sale	102	98	- 3.9%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	11	6	- 45.5%	31	26	- 16.1%
Pending Sales	4	2	- 50.0%	29	20	- 31.0%
Closed Sales	5	2	- 60.0%	29	20	- 31.0%
Days on Market Until Sale	52	27	- 48.1%	60	49	- 18.3%
Median Sales Price*	\$252,500	\$255,000	+ 1.0%	\$219,000	\$201,700	- 7.9%
Average Sales Price*	\$259,320	\$255,000	- 1.7%	\$217,624	\$251,320	+ 15.5%
Percent of List Price Received*	102.0%	104.3%	+ 2.3%	99.5%	101.2%	+ 1.7%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

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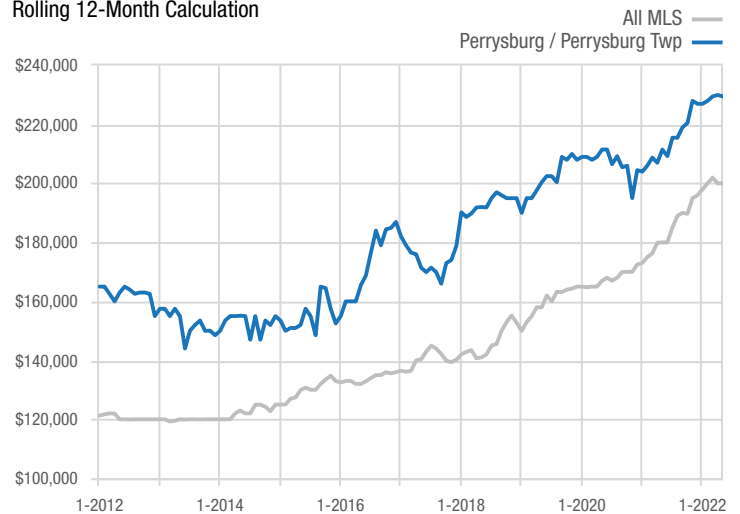
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

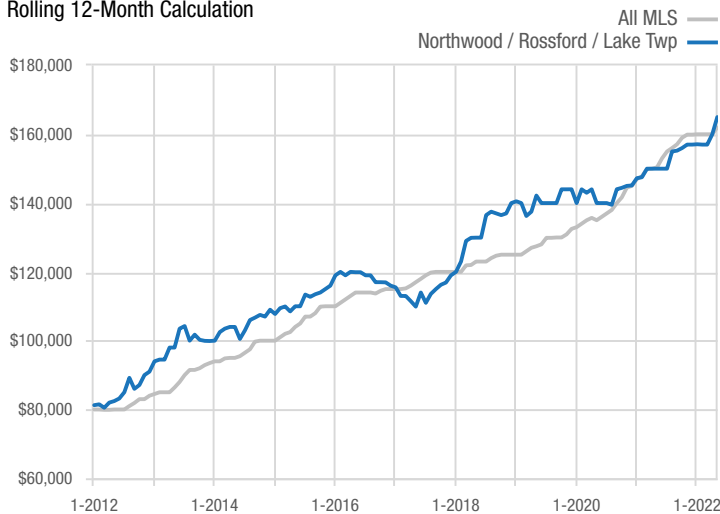
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	40	31	- 22.5%	148	110	- 25.7%
Pending Sales	27	23	- 14.8%	109	99	- 9.2%
Closed Sales	26	20	- 23.1%	100	97	- 3.0%
Days on Market Until Sale	68	33	- 51.5%	67	60	- 10.4%
Median Sales Price*	\$148,000	\$177,775	+ 20.1%	\$150,000	\$164,900	+ 9.9%
Average Sales Price*	\$169,377	\$220,678	+ 30.3%	\$166,365	\$203,973	+ 22.6%
Percent of List Price Received*	99.1%	101.6%	+ 2.5%	100.3%	103.2%	+ 2.9%
Inventory of Homes for Sale	67	36	- 46.3%	—	—	—
Months Supply of Inventory	2.9	1.5	- 48.3%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	—	1	6	+ 500.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	21	—	—	22	—
Median Sales Price*	—	\$247,000	—	—	\$237,000	—
Average Sales Price*	—	\$247,000	—	—	\$237,000	—
Percent of List Price Received*	—	103.3%	—	—	103.3%	—
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.5	3.4	+ 580.0%	—	—	—

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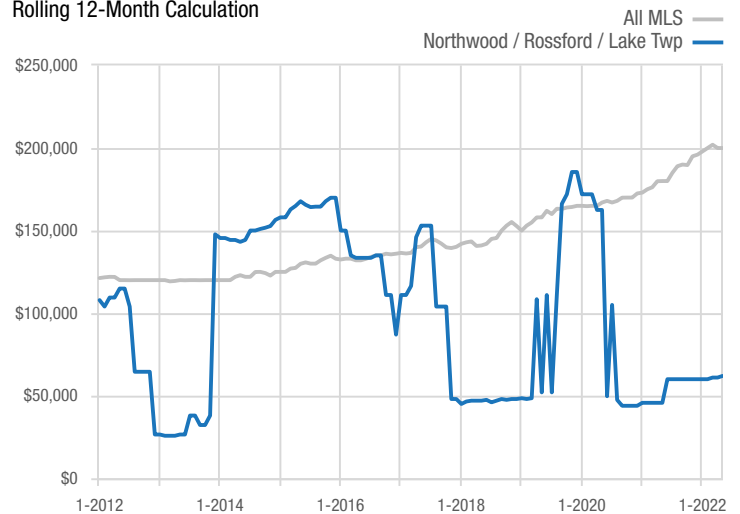
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

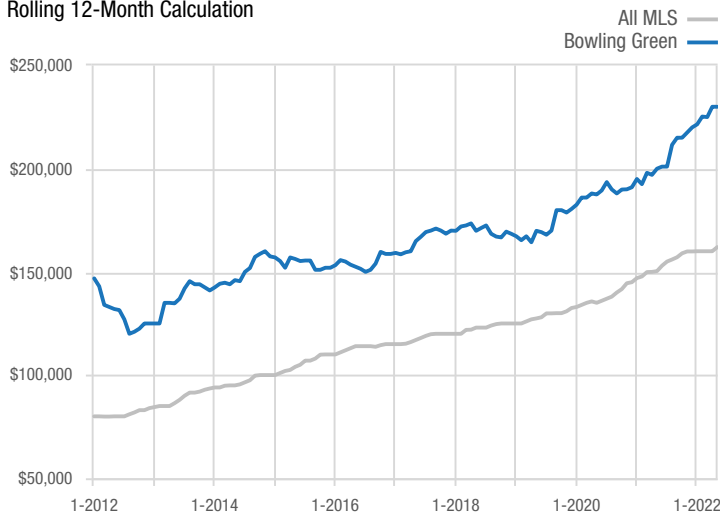
Single Family	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	32	21	- 34.4%	100	85	- 15.0%
Pending Sales	27	17	- 37.0%	88	79	- 10.2%
Closed Sales	28	23	- 17.9%	82	79	- 3.7%
Days on Market Until Sale	46	32	- 30.4%	59	45	- 23.7%
Median Sales Price*	\$222,000	\$230,000	+ 3.6%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$264,933	\$235,496	- 11.1%	\$243,615	\$256,201	+ 5.2%
Percent of List Price Received*	103.9%	100.6%	- 3.2%	101.3%	101.3%	0.0%
Inventory of Homes for Sale	32	24	- 25.0%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo-Villa	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	7	2	- 71.4%	18	10	- 44.4%
Pending Sales	4	2	- 50.0%	13	9	- 30.8%
Closed Sales	2	3	+ 50.0%	11	9	- 18.2%
Days on Market Until Sale	33	146	+ 342.4%	51	78	+ 52.9%
Median Sales Price*	\$200,750	\$256,000	+ 27.5%	\$158,000	\$255,000	+ 61.4%
Average Sales Price*	\$200,750	\$287,740	+ 43.3%	\$195,705	\$252,796	+ 29.2%
Percent of List Price Received*	98.6%	101.0%	+ 2.4%	105.1%	99.3%	- 5.5%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

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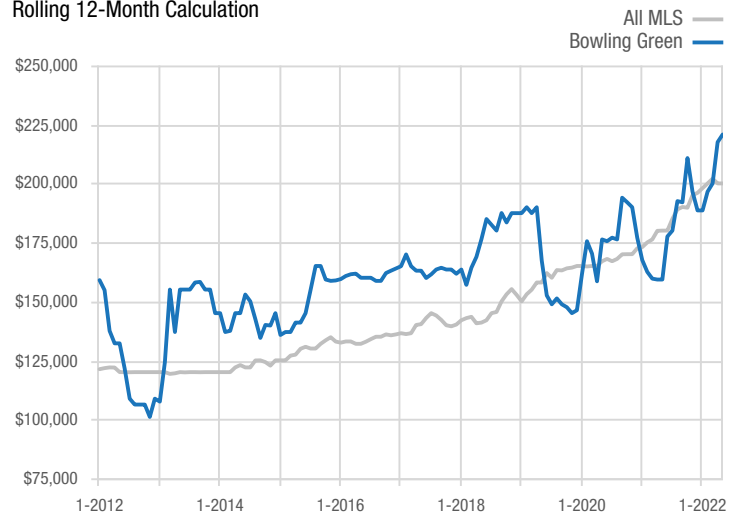
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

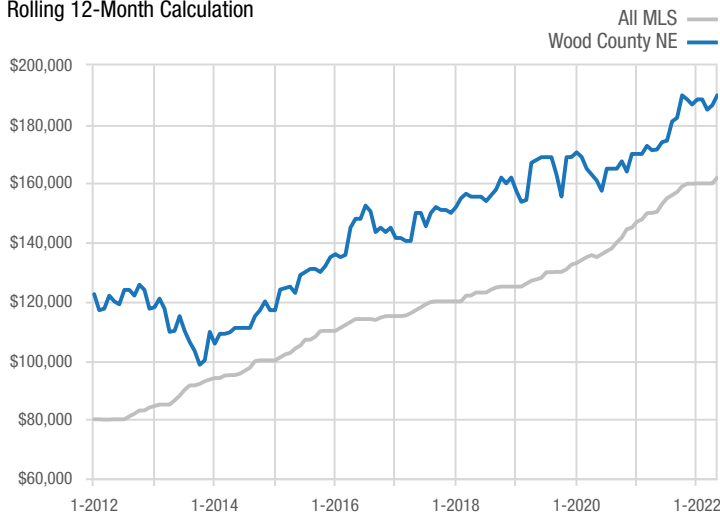
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	10	9	- 10.0%	47	27	- 42.6%
Pending Sales	8	6	- 25.0%	32	22	- 31.3%
Closed Sales	7	6	- 14.3%	32	23	- 28.1%
Days on Market Until Sale	38	39	+ 2.6%	56	72	+ 28.6%
Median Sales Price*	\$175,000	\$192,250	+ 9.9%	\$174,000	\$169,950	- 2.3%
Average Sales Price*	\$152,625	\$225,667	+ 47.9%	\$180,785	\$194,480	+ 7.6%
Percent of List Price Received*	99.8%	96.3%	- 3.5%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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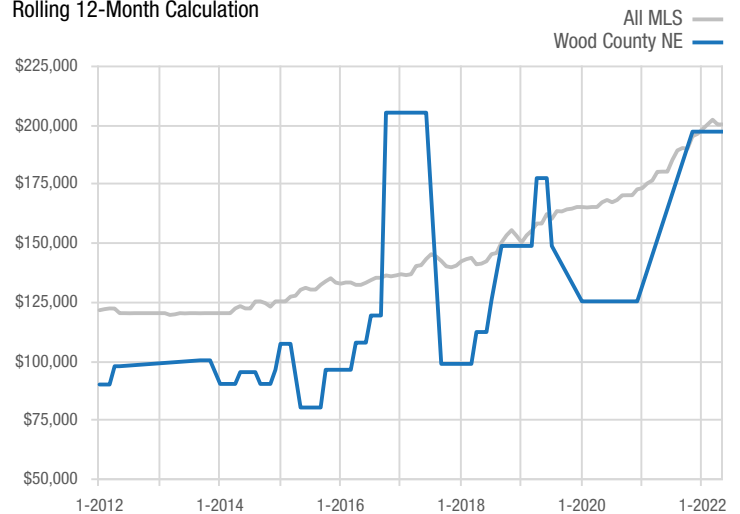
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

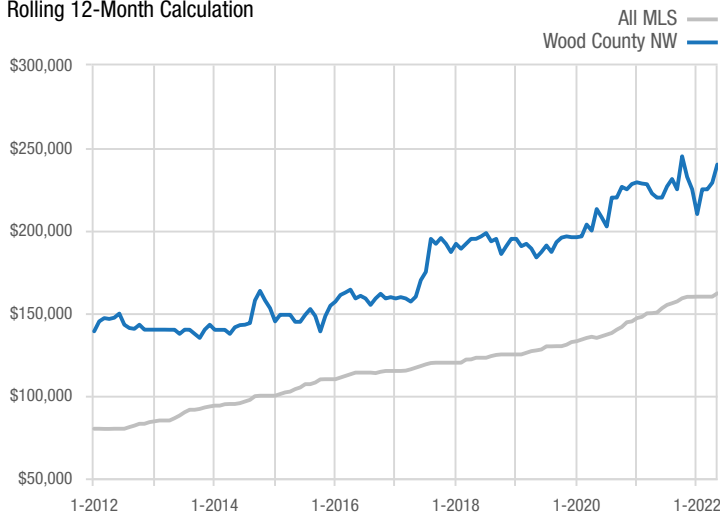
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	11	12	+ 9.1%	40	37	- 7.5%
Pending Sales	6	4	- 33.3%	31	23	- 25.8%
Closed Sales	6	6	0.0%	31	25	- 19.4%
Days on Market Until Sale	33	39	+ 18.2%	64	47	- 26.6%
Median Sales Price*	\$127,000	\$265,300	+ 108.9%	\$174,500	\$199,900	+ 14.6%
Average Sales Price*	\$188,958	\$262,600	+ 39.0%	\$206,568	\$244,538	+ 18.4%
Percent of List Price Received*	114.1%	106.0%	- 7.1%	102.7%	102.9%	+ 0.2%
Inventory of Homes for Sale	19	20	+ 5.3%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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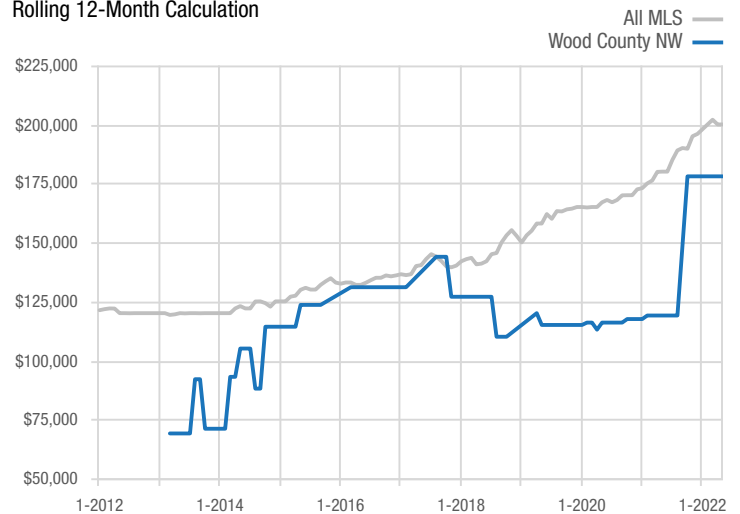
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

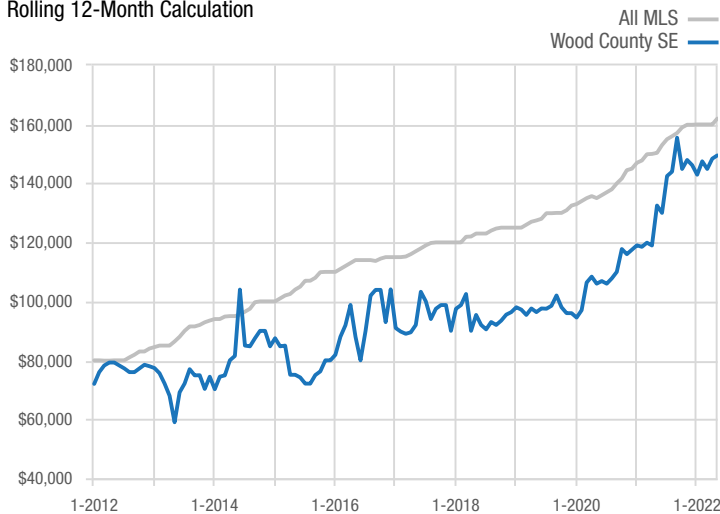
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	7	11	+ 57.1%	22	37	+ 68.2%
Pending Sales	4	9	+ 125.0%	19	27	+ 42.1%
Closed Sales	2	9	+ 350.0%	16	27	+ 68.8%
Days on Market Until Sale	36	123	+ 241.7%	68	89	+ 30.9%
Median Sales Price*	\$147,500	\$170,000	+ 15.3%	\$135,000	\$141,250	+ 4.6%
Average Sales Price*	\$147,500	\$205,374	+ 39.2%	\$114,256	\$192,644	+ 68.6%
Percent of List Price Received*	99.3%	105.0%	+ 5.7%	101.7%	100.9%	- 0.8%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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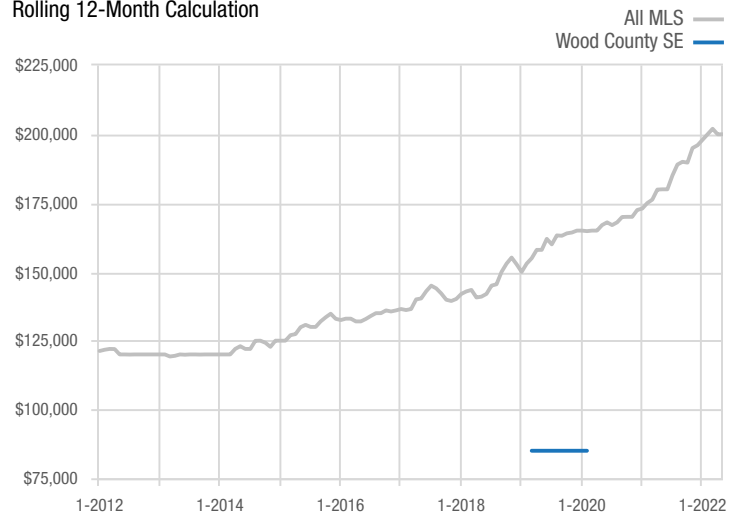
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

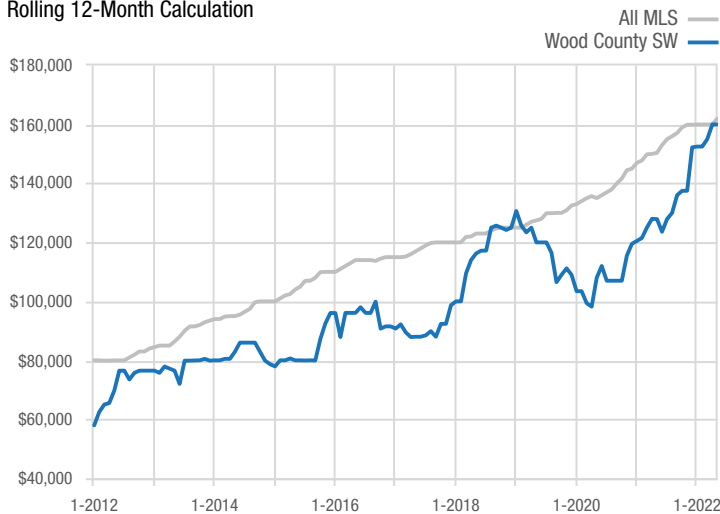
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	8	7	- 12.5%	20	38	+ 90.0%
Pending Sales	2	4	+ 100.0%	19	34	+ 78.9%
Closed Sales	2	4	+ 100.0%	17	33	+ 94.1%
Days on Market Until Sale	135	64	- 52.6%	82	61	- 25.6%
Median Sales Price*	\$249,000	\$148,700	- 40.3%	\$137,500	\$160,000	+ 16.4%
Average Sales Price*	\$249,000	\$139,075	- 44.1%	\$161,688	\$163,522	+ 1.1%
Percent of List Price Received*	90.8%	105.7%	+ 16.4%	96.6%	99.8%	+ 3.3%
Inventory of Homes for Sale	14	15	+ 7.1%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

Condo-Villa	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% 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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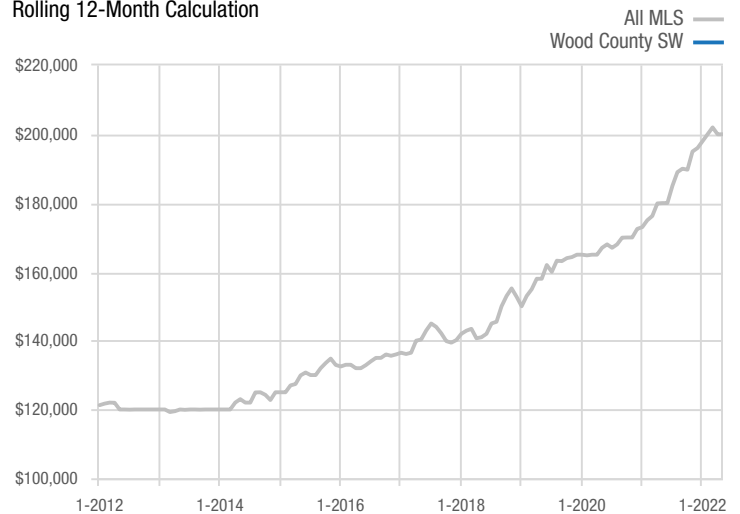
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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