

## Local Market Update – November 2020

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## Lucas and Upper Wood County

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

November saw the Dow Jones Industrial Average top 30,000 for the first time, while mortgage rates reached new record lows again. These new records have provided encouragement for buyers to move forward on home purchases, which continued to remain strong overall for the month.

Showing activity remains higher than the same period a year ago across most of the country, suggesting that strong buyer demand is likely to continue into what is typically the slowest time of year. With inventory remaining constrained in most market segments, sellers continue to benefit from the tight market conditions.

Single Family Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11 2019	Thru 11 2020	% Change
New Listings	509	<b>479</b>	-5.9%	7,555	<b>6,882</b>	-8.9%
Closed Sales	472	<b>550</b>	+16.5%	5,752	<b>5,833</b>	+1.4%
Days on Market	78	<b>63</b>	-19.2%	79	<b>75</b>	+5.1%
Median Sales Price*	\$129,900	<b>\$154,000</b>	+18.6%	\$131,950	<b>\$145,000</b>	+9.9%
Average Sales Price*	\$154,213	<b>\$186,546</b>	+21.0%	\$161,132	<b>\$174,356</b>	+8.2%
Percent of List Price Received*	97.8%	<b>100.0%</b>	+2.2%	98.3%	<b>99.7%</b>	+1.4%
Months Supply of Inventory	4	<b>3</b>	-25.0%	---	---	---
Total Volume (in 1'000s)	\$72,634	<b>\$102,414</b>	+41.0%	\$926,185	<b>\$1,016,323</b>	+9.7%

Condo-Villa Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11 2019	Thru 11 2020	% Change
New Listings	55	<b>44</b>	-20.0%	658	632	-4.0%
Closed Sales	43	<b>51</b>	+18.6%	516	517	+0.2%
Days on Market	84	<b>81</b>	-3.6%	83	82	-1.2%
Median Sales Price*	\$142,500	<b>\$180,000</b>	+26.3%	\$169,900	\$175,000	+3.0%
Average Sales Price*	\$155,094	<b>\$191,127</b>	+23.2%	\$172,802	\$188,709	+9.2%
Percent of List Price Received*	96.4%	<b>100.0%</b>	+3.7%	97.7%	98.4%	0.7%
Months Supply of Inventory	4	<b>3</b>	-25.0%	---	---	---
Total Volume (in 1'000s)	\$6,669	<b>\$9,747</b>	+46.2%	\$89,166	<b>\$97,562</b>	+9.4%

\* 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	11-2019	11-2020	% Change	YTD 2019	YTD 2020	% Change
<b>New Listings</b>		842	<b>797</b>	- 5.3%	13,043	<b>11,797</b>	- 9.6%
<b>Pending Sales</b>		759	<b>962</b>	+ 26.7%	10,061	<b>10,323</b>	+ 2.6%
<b>Closed Sales</b>		819	<b>945</b>	+ 15.4%	10,005	<b>10,178</b>	+ 1.7%
<b>Days on Market Until Sale</b>		82	<b>68</b>	- 17.1%	82	<b>79</b>	- 3.7%
<b>Median Sales Price</b>		\$130,000	<b>\$155,000</b>	+ 19.2%	\$134,900	<b>\$147,000</b>	+ 9.0%
<b>Average Sales Price</b>		\$154,430	<b>\$182,341</b>	+ 18.1%	\$160,150	<b>\$172,625</b>	+ 7.8%
<b>Percent of List Price Received</b>		97.0%	<b>99.2%</b>	+ 2.3%	96.8%	<b>98.1%</b>	+ 1.3%
<b>Housing Affordability Index</b>		245	<b>218</b>	- 11.0%	236	<b>229</b>	- 3.0%
<b>Inventory of Homes for Sale</b>		3,105	<b>2,118</b>	- 31.8%	—	—	—
<b>Months Supply of Inventory</b>		3.5	<b>2.3</b>	- 34.3%	—	—	—

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## Lucas County

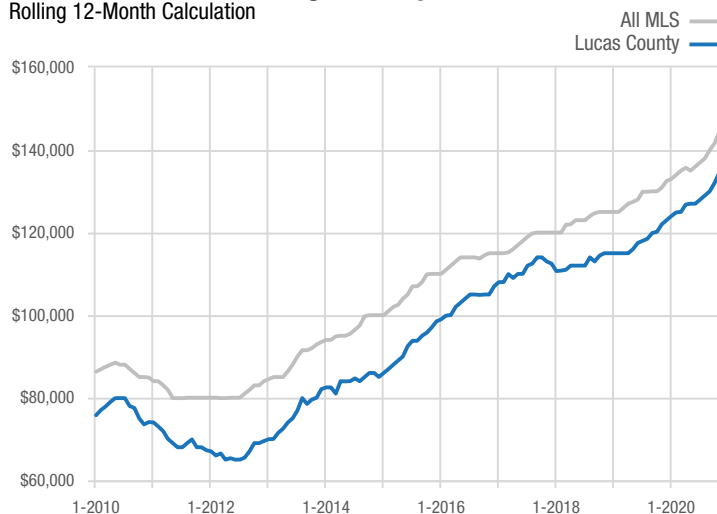
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	436	<b>397</b>	- 8.9%	6,471	<b>5,865</b>	- 9.4%
Pending Sales	380	<b>471</b>	+ 23.9%	4,926	<b>5,081</b>	+ 3.1%
Closed Sales	404	<b>467</b>	+ 15.6%	4,899	<b>4,981</b>	+ 1.7%
Days on Market Until Sale	77	<b>59</b>	- 23.4%	78	<b>74</b>	- 5.1%
Median Sales Price*	\$120,000	<b>\$143,900</b>	+ 19.9%	\$123,000	<b>\$135,000</b>	+ 9.8%
Average Sales Price*	\$138,841	<b>\$168,304</b>	+ 21.2%	\$147,582	<b>\$162,801</b>	+ 10.3%
Percent of List Price Received*	97.1%	<b>99.7%</b>	+ 2.7%	96.6%	<b>98.2%</b>	+ 1.7%
Inventory of Homes for Sale	1,469	<b>971</b>	- 33.9%	—	—	—
Months Supply of Inventory	3.4	<b>2.1</b>	- 38.2%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	47	<b>37</b>	- 21.3%	564	<b>535</b>	- 5.1%
Pending Sales	33	<b>44</b>	+ 33.3%	442	<b>440</b>	- 0.5%
Closed Sales	38	<b>43</b>	+ 13.2%	437	<b>425</b>	- 2.7%
Days on Market Until Sale	86	<b>84</b>	- 2.3%	84	<b>85</b>	+ 1.2%
Median Sales Price*	\$129,000	<b>\$190,000</b>	+ 47.3%	\$163,500	<b>\$175,000</b>	+ 7.0%
Average Sales Price*	\$141,504	<b>\$193,143</b>	+ 36.5%	\$166,237	<b>\$185,703</b>	+ 11.7%
Percent of List Price Received*	96.1%	<b>98.2%</b>	+ 2.2%	96.7%	<b>97.5%</b>	+ 0.8%
Inventory of Homes for Sale	133	<b>111</b>	- 16.5%	—	—	—
Months Supply of Inventory	3.4	<b>2.8</b>	- 17.6%	—	—	—

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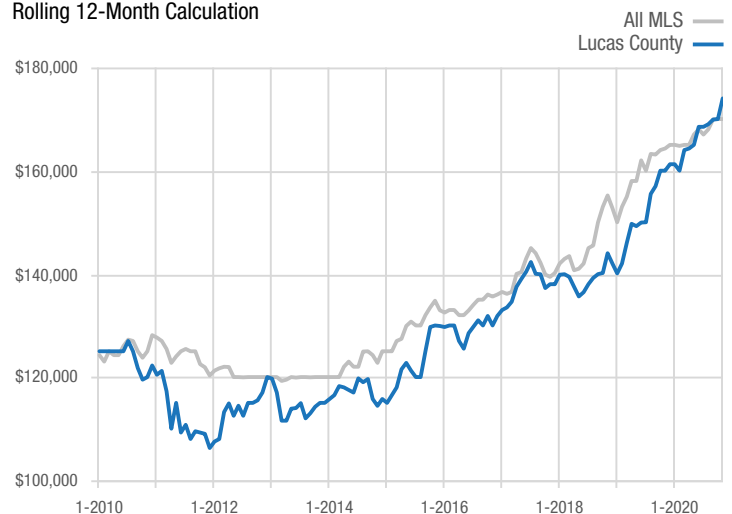
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County

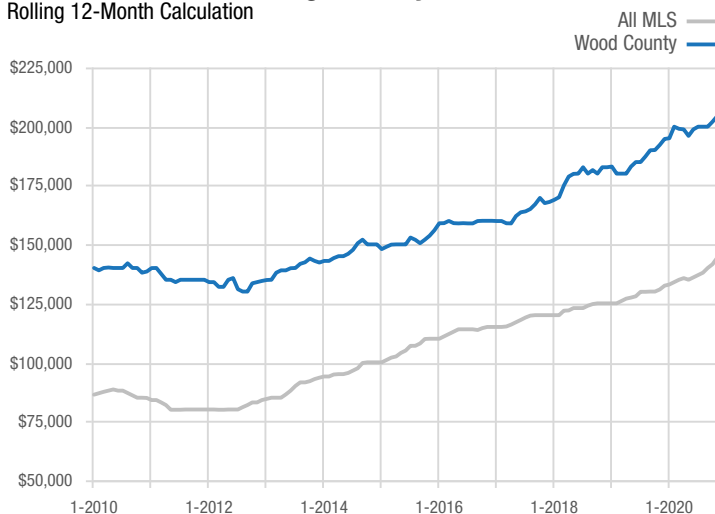
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	95	85	- 10.5%	1,592	1,412	- 11.3%
Pending Sales	91	120	+ 31.9%	1,265	1,249	- 1.3%
Closed Sales	103	114	+ 10.7%	1,261	1,226	- 2.8%
Days on Market Until Sale	91	74	- 18.7%	84	80	- 4.8%
Median Sales Price*	\$205,000	\$220,000	+ 7.3%	\$194,700	\$205,000	+ 5.3%
Average Sales Price*	\$229,721	\$258,580	+ 12.6%	\$221,811	\$231,726	+ 4.5%
Percent of List Price Received*	98.7%	99.8%	+ 1.1%	98.0%	99.3%	+ 1.3%
Inventory of Homes for Sale	341	240	- 29.6%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	7	7	0.0%	126	138	+ 9.5%
Pending Sales	4	12	+ 200.0%	93	131	+ 40.9%
Closed Sales	4	11	+ 175.0%	92	127	+ 38.0%
Days on Market Until Sale	86	60	- 30.2%	68	69	+ 1.5%
Median Sales Price*	\$240,000	\$158,400	- 34.0%	\$196,000	\$175,000	- 10.7%
Average Sales Price*	\$261,750	\$162,355	- 38.0%	\$198,883	\$199,166	+ 0.1%
Percent of List Price Received*	92.4%	106.5%	+ 15.3%	96.7%	98.9%	+ 2.3%
Inventory of Homes for Sale	36	12	- 66.7%	—	—	—
Months Supply of Inventory	4.4	1.0	- 77.3%	—	—	—

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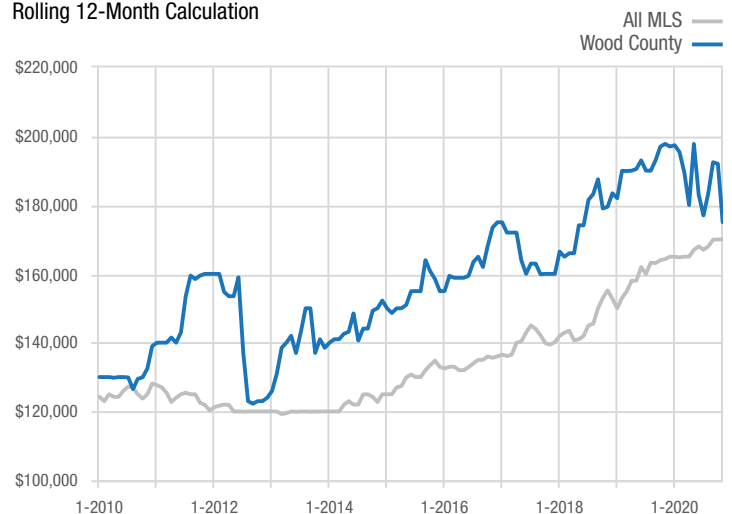
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Toledo

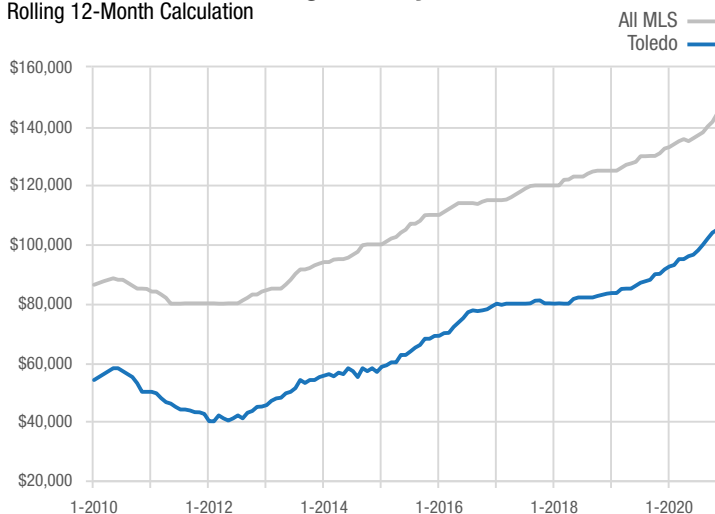
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	292	<b>263</b>	- 9.9%	4,219	<b>3,913</b>	- 7.3%
Pending Sales	268	<b>304</b>	+ 13.4%	3,248	<b>3,382</b>	+ 4.1%
Closed Sales	288	<b>309</b>	+ 7.3%	3,243	<b>3,309</b>	+ 2.0%
Days on Market Until Sale	73	<b>58</b>	- 20.5%	77	<b>72</b>	- 6.5%
Median Sales Price*	\$91,200	<b>\$111,000</b>	+ 21.7%	\$91,000	<b>\$106,000</b>	+ 16.5%
Average Sales Price*	\$100,087	<b>\$117,262</b>	+ 17.2%	\$104,408	<b>\$121,374</b>	+ 16.2%
Percent of List Price Received*	97.1%	<b>99.6%</b>	+ 2.6%	95.9%	<b>97.8%</b>	+ 2.0%
Inventory of Homes for Sale	958	<b>641</b>	- 33.1%	—	—	—
Months Supply of Inventory	3.3	<b>2.1</b>	- 36.4%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	23	<b>25</b>	+ 8.7%	311	<b>251</b>	- 19.3%
Pending Sales	22	<b>18</b>	- 18.2%	245	<b>212</b>	- 13.5%
Closed Sales	24	<b>13</b>	- 45.8%	246	<b>207</b>	- 15.9%
Days on Market Until Sale	56	<b>63</b>	+ 12.5%	79	<b>73</b>	- 7.6%
Median Sales Price*	\$92,750	<b>\$156,900</b>	+ 69.2%	\$118,500	<b>\$140,000</b>	+ 18.1%
Average Sales Price*	\$107,121	<b>\$155,038</b>	+ 44.7%	\$127,952	<b>\$146,899</b>	+ 14.8%
Percent of List Price Received*	95.8%	<b>98.5%</b>	+ 2.8%	95.9%	<b>96.7%</b>	+ 0.8%
Inventory of Homes for Sale	73	<b>56</b>	- 23.3%	—	—	—
Months Supply of Inventory	3.4	<b>3.0</b>	- 11.8%	—	—	—

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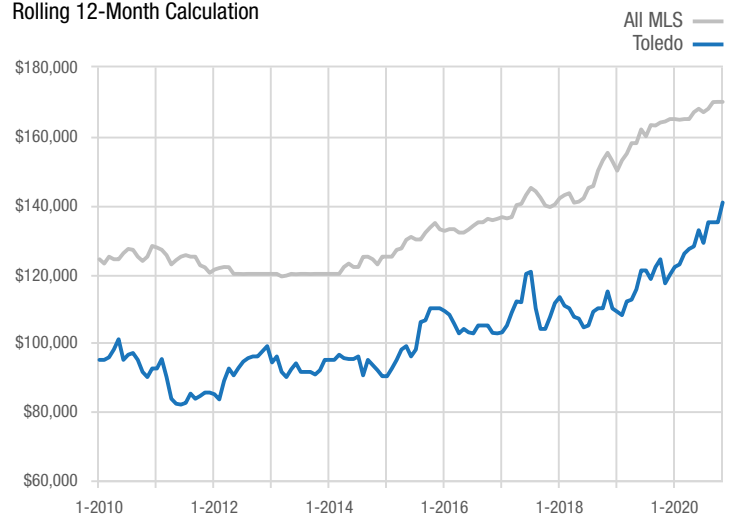
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Rolling 12-Month Calculation



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## Sylvania

43560 and 43617

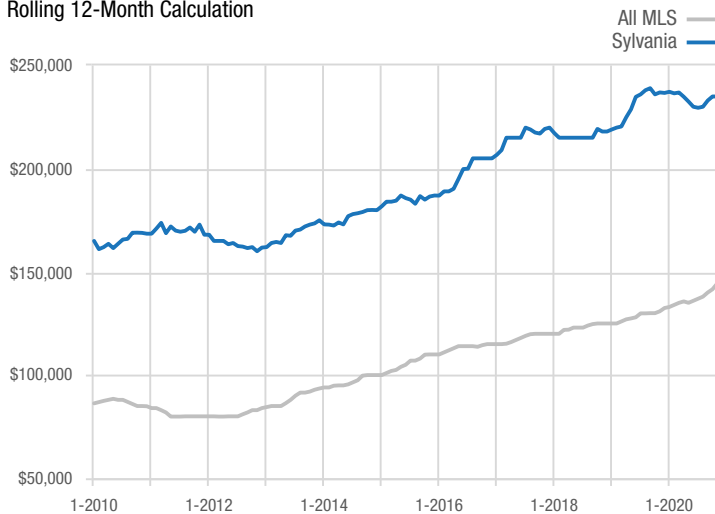
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	45	<b>41</b>	- 8.9%	777	<b>703</b>	- 9.5%
Pending Sales	52	<b>65</b>	+ 25.0%	554	<b>624</b>	+ 12.6%
Closed Sales	44	<b>60</b>	+ 36.4%	534	<b>610</b>	+ 14.2%
Days on Market Until Sale	87	<b>57</b>	- 34.5%	82	<b>77</b>	- 6.1%
Median Sales Price*	\$255,700	<b>\$229,975</b>	- 10.1%	\$238,000	<b>\$235,000</b>	- 1.3%
Average Sales Price*	\$256,715	<b>\$251,207</b>	- 2.1%	\$254,272	<b>\$249,959</b>	- 1.7%
Percent of List Price Received*	97.6%	<b>99.2%</b>	+ 1.6%	98.1%	<b>98.9%</b>	+ 0.8%
Inventory of Homes for Sale	181	<b>108</b>	- 40.3%	—	—	—
Months Supply of Inventory	3.7	<b>2.0</b>	- 45.9%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	13	<b>5</b>	- 61.5%	167	<b>166</b>	- 0.6%
Pending Sales	7	<b>17</b>	+ 142.9%	123	<b>143</b>	+ 16.3%
Closed Sales	9	<b>21</b>	+ 133.3%	119	<b>135</b>	+ 13.4%
Days on Market Until Sale	149	<b>96</b>	- 35.6%	101	<b>102</b>	+ 1.0%
Median Sales Price*	\$167,000	<b>\$168,000</b>	+ 0.6%	\$195,000	<b>\$210,000</b>	+ 7.7%
Average Sales Price*	\$171,989	<b>\$182,544</b>	+ 6.1%	\$197,878	<b>\$205,149</b>	+ 3.7%
Percent of List Price Received*	94.1%	<b>98.2%</b>	+ 4.4%	97.5%	<b>98.4%</b>	+ 0.9%
Inventory of Homes for Sale	42	<b>29</b>	- 31.0%	—	—	—
Months Supply of Inventory	3.8	<b>2.2</b>	- 42.1%	—	—	—

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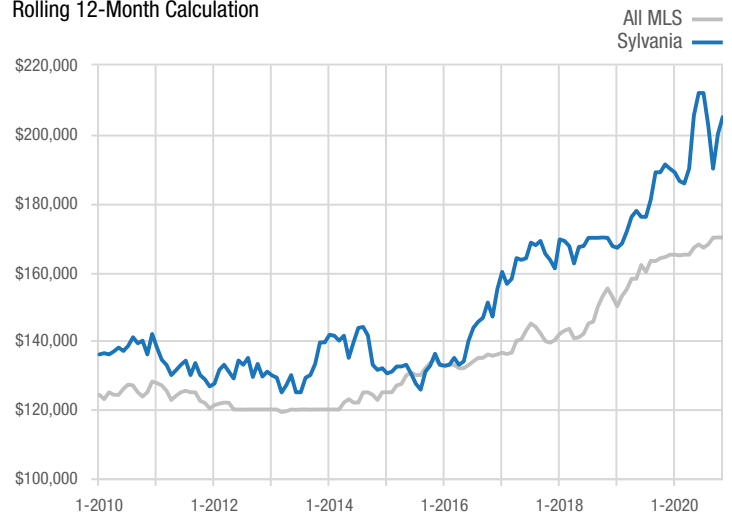
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Rolling 12-Month Calculation



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## Spring Meadows

MLS Area 05: 43528 (Includes Holland)

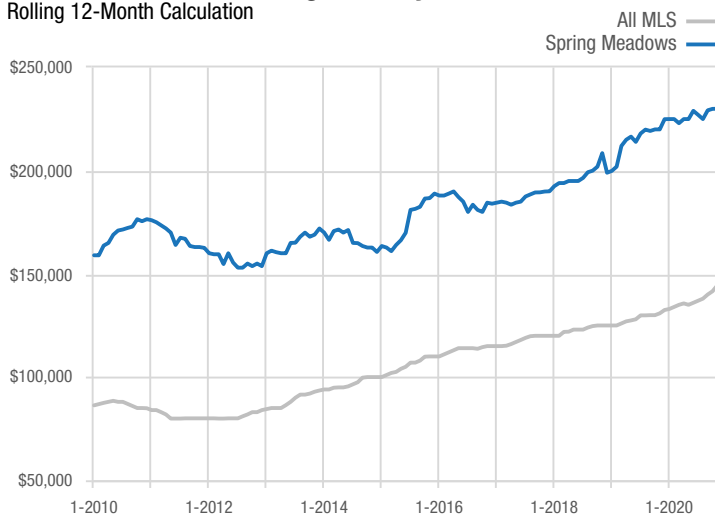
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	20	<b>25</b>	+ 25.0%	325	<b>262</b>	- 19.4%
Pending Sales	16	<b>13</b>	- 18.8%	243	<b>212</b>	- 12.8%
Closed Sales	17	<b>13</b>	- 23.5%	241	<b>212</b>	- 12.0%
Days on Market Until Sale	95	<b>59</b>	- 37.9%	79	<b>84</b>	+ 6.3%
Median Sales Price*	\$225,000	<b>\$235,000</b>	+ 4.4%	\$224,900	<b>\$230,000</b>	+ 2.3%
Average Sales Price*	\$225,128	<b>\$257,992</b>	+ 14.6%	\$223,260	<b>\$237,939</b>	+ 6.6%
Percent of List Price Received*	98.8%	<b>103.7%</b>	+ 5.0%	98.4%	<b>99.3%</b>	+ 0.9%
Inventory of Homes for Sale	66	<b>48</b>	- 27.3%	—	—	—
Months Supply of Inventory	3.1	<b>2.5</b>	- 19.4%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	5	<b>3</b>	- 40.0%	46	<b>54</b>	+ 17.4%
Pending Sales	3	<b>5</b>	+ 66.7%	38	<b>48</b>	+ 26.3%
Closed Sales	2	<b>3</b>	+ 50.0%	37	<b>46</b>	+ 24.3%
Days on Market Until Sale	253	<b>83</b>	- 67.2%	105	<b>78</b>	- 25.7%
Median Sales Price*	\$251,875	<b>\$317,500</b>	+ 26.1%	\$220,000	<b>\$207,528</b>	- 5.7%
Average Sales Price*	\$251,875	<b>\$272,800</b>	+ 8.3%	\$224,405	<b>\$232,356</b>	+ 3.5%
Percent of List Price Received*	96.9%	<b>102.3%</b>	+ 5.6%	97.3%	<b>98.4%</b>	+ 1.1%
Inventory of Homes for Sale	14	<b>8</b>	- 42.9%	—	—	—
Months Supply of Inventory	3.9	<b>1.9</b>	- 51.3%	—	—	—

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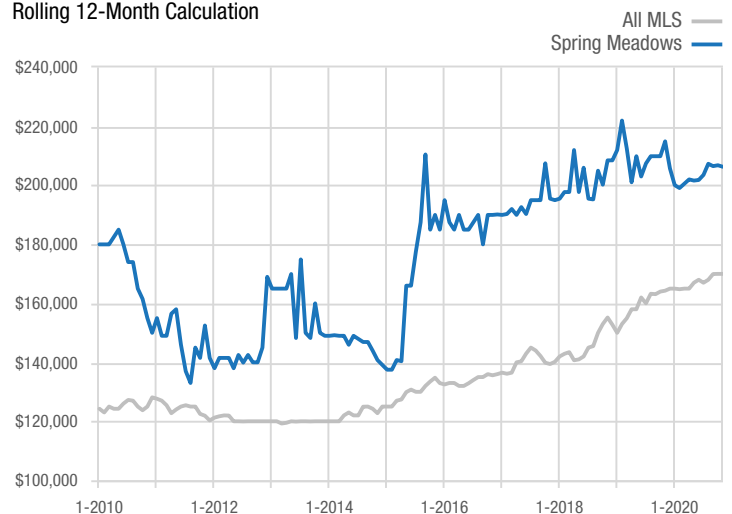
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Rolling 12-Month Calculation



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## Monclova

MLS Area 06: 43542

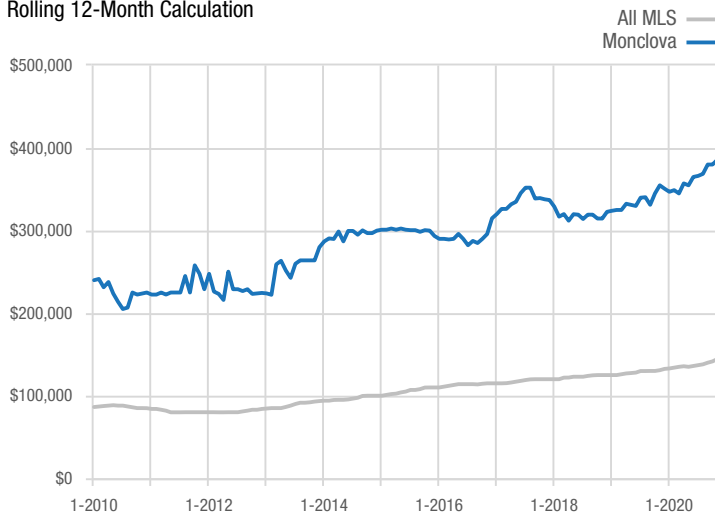
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	10	6	- 40.0%	92	69	- 25.0%
Pending Sales	2	8	+ 300.0%	65	63	- 3.1%
Closed Sales	4	6	+ 50.0%	66	60	- 9.1%
Days on Market Until Sale	113	43	- 61.9%	102	107	+ 4.9%
Median Sales Price*	\$355,000	<b>\$381,500</b>	+ 7.5%	\$350,750	<b>\$385,750</b>	+ 10.0%
Average Sales Price*	\$378,750	<b>\$494,400</b>	+ 30.5%	\$355,837	<b>\$396,025</b>	+ 11.3%
Percent of List Price Received*	97.5%	<b>101.8%</b>	+ 4.4%	97.2%	<b>98.5%</b>	+ 1.3%
Inventory of Homes for Sale	29	16	- 44.8%	—	—	—
Months Supply of Inventory	5.0	2.8	- 44.0%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	5	—	2	20	+ 900.0%
Pending Sales	0	0	—	2	7	+ 250.0%
Closed Sales	0	0	—	2	6	+ 200.0%
Days on Market Until Sale	—	—	—	77	69	- 10.4%
Median Sales Price*	—	—	—	\$271,500	<b>\$284,000</b>	+ 4.6%
Average Sales Price*	—	—	—	\$271,500	<b>\$283,300</b>	+ 4.3%
Percent of List Price Received*	—	—	—	97.0%	<b>99.7%</b>	+ 2.8%
Inventory of Homes for Sale	0	8	—	—	—	—
Months Supply of Inventory	—	4.6	—	—	—	—

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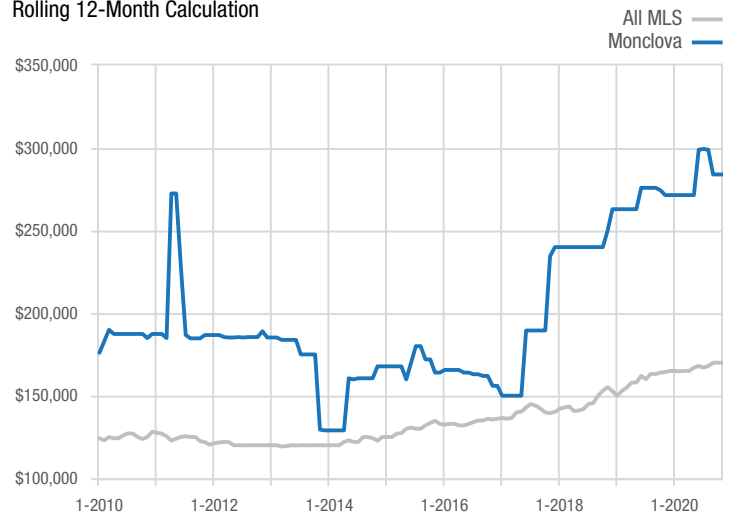
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Maumee

MLS Area 07: 43537

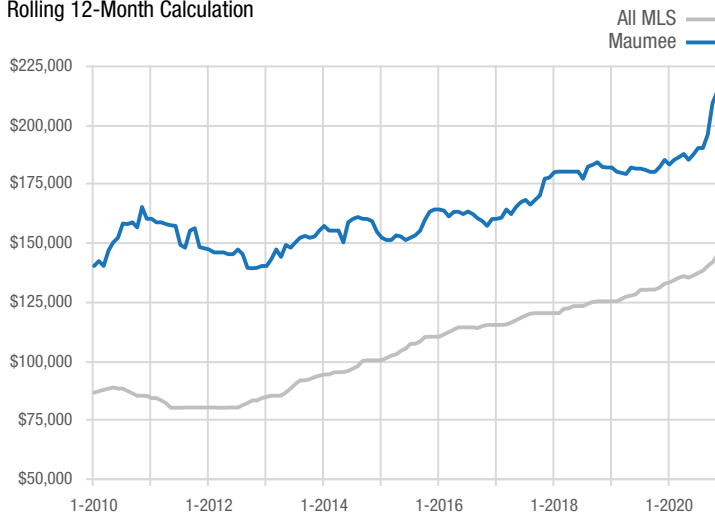
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	18	34	+ 88.9%	496	468	- 5.6%
Pending Sales	26	41	+ 57.7%	388	396	+ 2.1%
Closed Sales	33	40	+ 21.2%	386	391	+ 1.3%
Days on Market Until Sale	81	55	- 32.1%	73	64	- 12.3%
Median Sales Price*	\$192,000	<b>\$254,200</b>	+ 32.4%	\$184,000	<b>\$214,000</b>	+ 16.3%
Average Sales Price*	\$214,770	<b>\$282,219</b>	+ 31.4%	\$217,422	<b>\$243,923</b>	+ 12.2%
Percent of List Price Received*	97.7%	<b>99.8%</b>	+ 2.1%	98.3%	<b>98.9%</b>	+ 0.6%
Inventory of Homes for Sale	96	68	- 29.2%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	6	2	- 66.7%	65	58	- 10.8%
Pending Sales	2	9	+ 350.0%	55	49	- 10.9%
Closed Sales	4	8	+ 100.0%	54	49	- 9.3%
Days on Market Until Sale	88	67	- 23.9%	63	76	+ 20.6%
Median Sales Price*	\$225,000	<b>\$231,500</b>	+ 2.9%	\$210,250	<b>\$205,000</b>	- 2.5%
Average Sales Price*	\$230,925	<b>\$226,181</b>	- 2.1%	\$232,260	<b>\$220,187</b>	- 5.2%
Percent of List Price Received*	96.8%	<b>98.7%</b>	+ 2.0%	98.2%	<b>98.0%</b>	- 0.2%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

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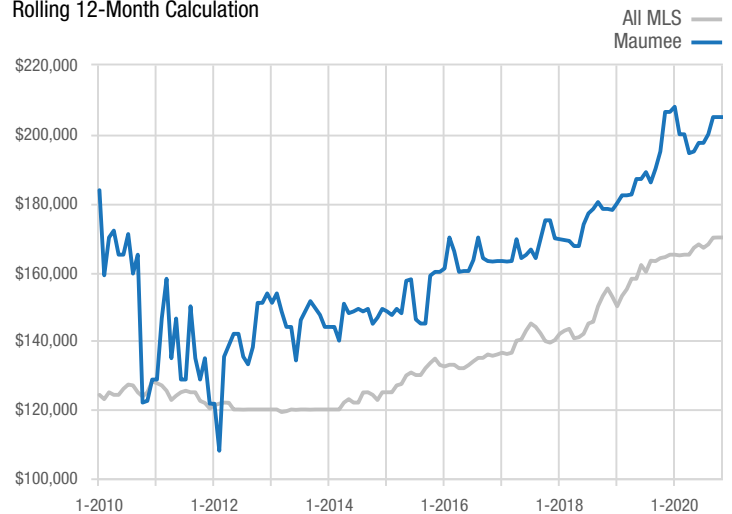
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Whitehouse

MLS Area 08: 43571

Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	12	7	- 41.7%	180	133	- 26.1%
Pending Sales	4	13	+ 225.0%	120	108	- 10.0%
Closed Sales	2	13	+ 550.0%	119	109	- 8.4%
Days on Market Until Sale	172	101	- 41.3%	83	87	+ 4.8%
Median Sales Price*	\$371,000	<b>\$287,900</b>	- 22.4%	\$269,000	<b>\$291,375</b>	+ 8.3%
Average Sales Price*	\$371,000	<b>\$302,338</b>	- 18.5%	\$266,536	<b>\$297,376</b>	+ 11.6%
Percent of List Price Received*	99.9%	<b>99.6%</b>	- 0.3%	98.6%	<b>98.6%</b>	0.0%
Inventory of Homes for Sale	39	24	- 38.5%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	3	8	+ 166.7%
Pending Sales	0	0	—	2	6	+ 200.0%
Closed Sales	0	0	—	2	6	+ 200.0%
Days on Market Until Sale	—	—	—	89	31	- 65.2%
Median Sales Price*	—	—	—	\$179,000	<b>\$216,250</b>	+ 20.8%
Average Sales Price*	—	—	—	\$179,000	<b>\$220,550</b>	+ 23.2%
Percent of List Price Received*	—	—	—	94.4%	<b>100.0%</b>	+ 5.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

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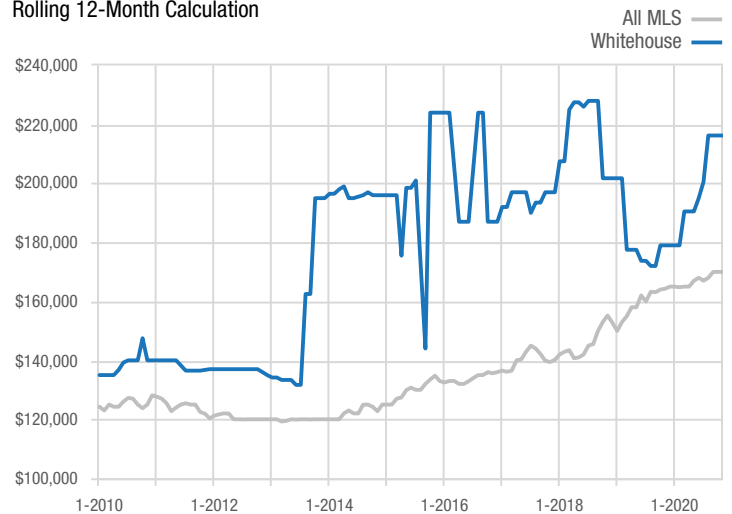
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Waterville

MLS Area 10: 43566

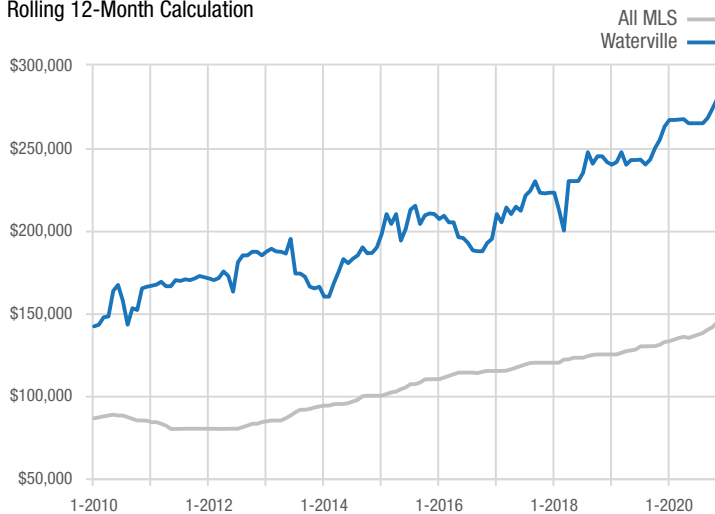
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	10	7	- 30.0%	160	136	- 15.0%
Pending Sales	7	9	+ 28.6%	125	115	- 8.0%
Closed Sales	9	9	0.0%	123	116	- 5.7%
Days on Market Until Sale	69	89	+ 29.0%	79	89	+ 12.7%
Median Sales Price*	\$273,000	<b>\$356,678</b>	+ 30.7%	\$259,000	<b>\$280,000</b>	+ 8.1%
Average Sales Price*	\$260,389	<b>\$316,157</b>	+ 21.4%	\$255,320	<b>\$270,645</b>	+ 6.0%
Percent of List Price Received*	98.9%	<b>99.9%</b>	+ 1.0%	98.3%	<b>98.8%</b>	+ 0.5%
Inventory of Homes for Sale	32	33	+ 3.1%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	4	0	- 100.0%	37	31	- 16.2%
Pending Sales	1	1	0.0%	22	25	+ 13.6%
Closed Sales	1	2	+ 100.0%	22	23	+ 4.5%
Days on Market Until Sale	34	147	+ 332.4%	54	98	+ 81.5%
Median Sales Price*	\$142,000	<b>\$242,450</b>	+ 70.7%	\$160,050	<b>\$210,000</b>	+ 31.2%
Average Sales Price*	\$142,000	<b>\$242,450</b>	+ 70.7%	\$164,550	<b>\$234,640</b>	+ 42.6%
Percent of List Price Received*	95.0%	<b>98.5%</b>	+ 3.7%	98.4%	<b>99.2%</b>	+ 0.8%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	4.5	3.6	- 20.0%	—	—	—

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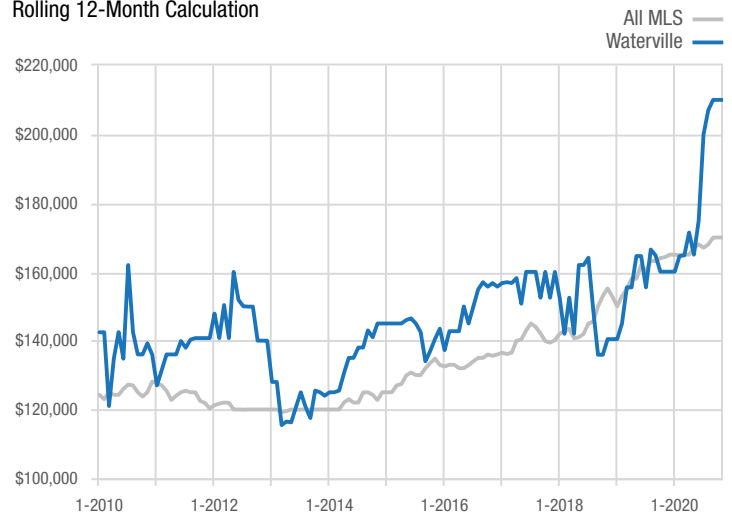
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Franklin Park / Trilby

MLS Area 11: 43623

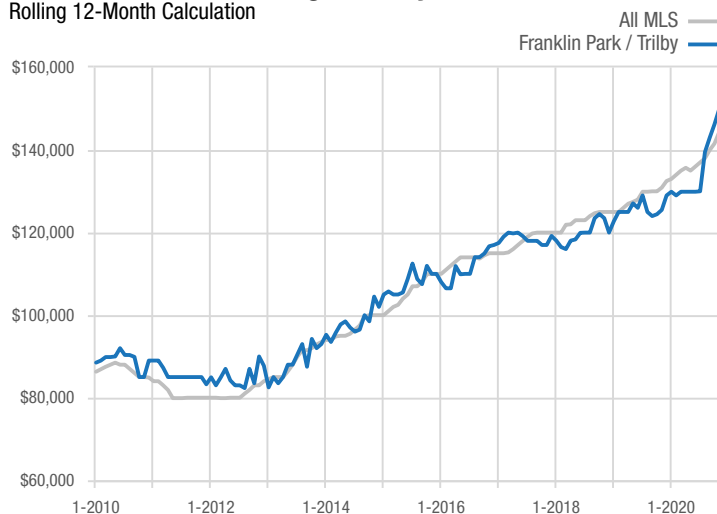
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	14	8	- 42.9%	296	283	- 4.4%
Pending Sales	17	25	+ 47.1%	225	262	+ 16.4%
Closed Sales	23	25	+ 8.7%	231	254	+ 10.0%
Days on Market Until Sale	68	55	- 19.1%	73	64	- 12.3%
Median Sales Price*	\$129,500	<b>\$142,950</b>	+ 10.4%	\$125,500	<b>\$147,000</b>	+ 17.1%
Average Sales Price*	\$142,177	<b>\$165,325</b>	+ 16.3%	\$148,372	<b>\$174,457</b>	+ 17.6%
Percent of List Price Received*	98.9%	<b>97.5%</b>	- 1.4%	98.6%	<b>98.8%</b>	+ 0.2%
Inventory of Homes for Sale	63	36	- 42.9%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	1	0.0%	19	18	- 5.3%
Pending Sales	1	0	- 100.0%	16	15	- 6.3%
Closed Sales	1	0	- 100.0%	17	15	- 11.8%
Days on Market Until Sale	63	—	—	58	69	+ 19.0%
Median Sales Price*	\$157,500	—	—	\$121,000	<b>\$127,000</b>	+ 5.0%
Average Sales Price*	\$157,500	—	—	\$129,318	<b>\$119,360</b>	- 7.7%
Percent of List Price Received*	90.1%	—	—	98.4%	<b>96.1%</b>	- 2.3%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

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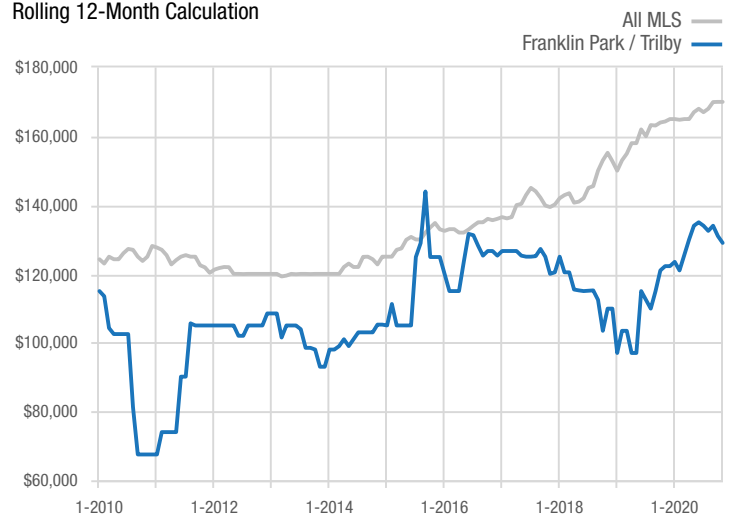
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Tremainsville

MLS Area 12: 43613

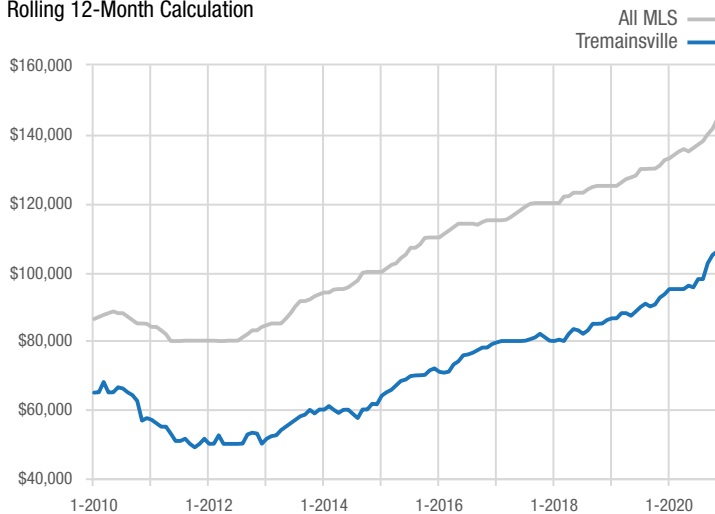
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	53	<b>45</b>	- 15.1%	651	<b>628</b>	- 3.5%
Pending Sales	41	<b>49</b>	+ 19.5%	543	<b>538</b>	- 0.9%
Closed Sales	46	<b>48</b>	+ 4.3%	549	<b>509</b>	- 7.3%
Days on Market Until Sale	73	<b>58</b>	- 20.5%	81	<b>63</b>	- 22.2%
Median Sales Price*	\$96,900	<b>\$121,500</b>	+ 25.4%	\$93,250	<b>\$108,750</b>	+ 16.6%
Average Sales Price*	\$99,184	<b>\$116,884</b>	+ 17.8%	\$91,405	<b>\$105,009</b>	+ 14.9%
Percent of List Price Received*	96.3%	<b>99.1%</b>	+ 2.9%	96.6%	<b>98.8%</b>	+ 2.3%
Inventory of Homes for Sale	128	<b>105</b>	- 18.0%	—	—	—
Months Supply of Inventory	2.7	<b>2.2</b>	- 18.5%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	1	<b>2</b>	+ 100.0%
Pending Sales	0	<b>0</b>	—	0	<b>3</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>3</b>	—
Days on Market Until Sale	—	—	—	—	<b>65</b>	—
Median Sales Price*	—	—	—	—	<b>\$77,500</b>	—
Average Sales Price*	—	—	—	—	<b>\$77,767</b>	—
Percent of List Price Received*	—	—	—	—	<b>93.5%</b>	—
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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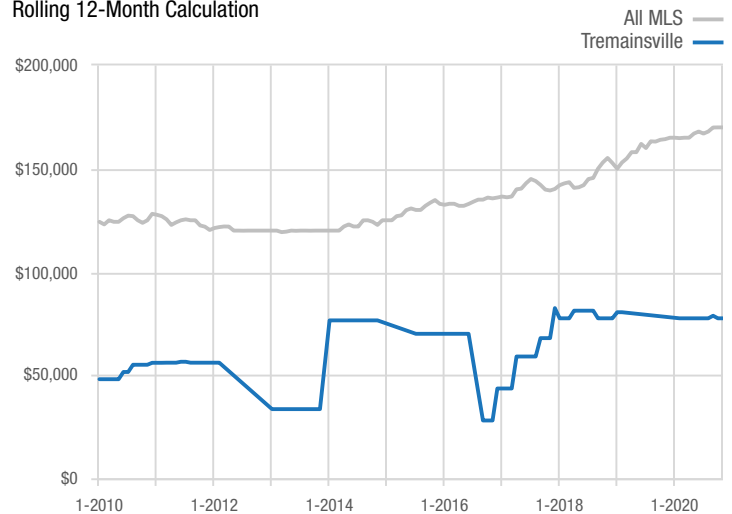
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Five Points / Northtowne

MLS Area 13: 43612

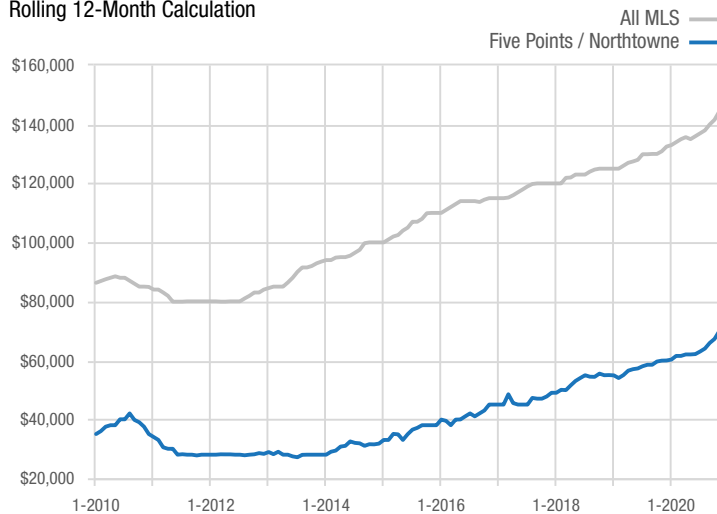
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	36	<b>39</b>	+ 8.3%	466	<b>435</b>	- 6.7%
Pending Sales	33	<b>44</b>	+ 33.3%	395	<b>400</b>	+ 1.3%
Closed Sales	36	<b>51</b>	+ 41.7%	385	<b>397</b>	+ 3.1%
Days on Market Until Sale	72	<b>52</b>	- 27.8%	79	<b>74</b>	- 6.3%
Median Sales Price*	\$63,000	<b>\$80,000</b>	+ 27.0%	\$60,000	<b>\$70,750</b>	+ 17.9%
Average Sales Price*	\$64,762	<b>\$84,012</b>	+ 29.7%	\$62,871	<b>\$73,574</b>	+ 17.0%
Percent of List Price Received*	95.1%	<b>100.0%</b>	+ 5.2%	95.0%	<b>98.0%</b>	+ 3.2%
Inventory of Homes for Sale	105	<b>74</b>	- 29.5%	—	—	—
Months Supply of Inventory	3.0	<b>2.0</b>	- 33.3%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
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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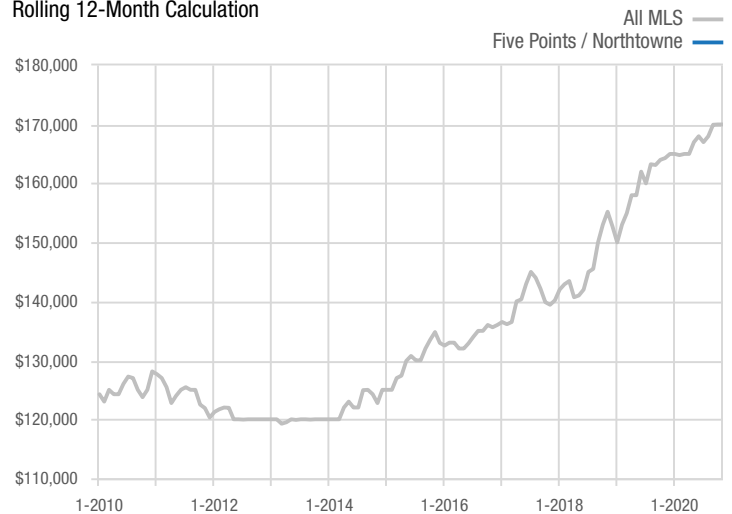
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Point Place

MLS Area 14: 43611

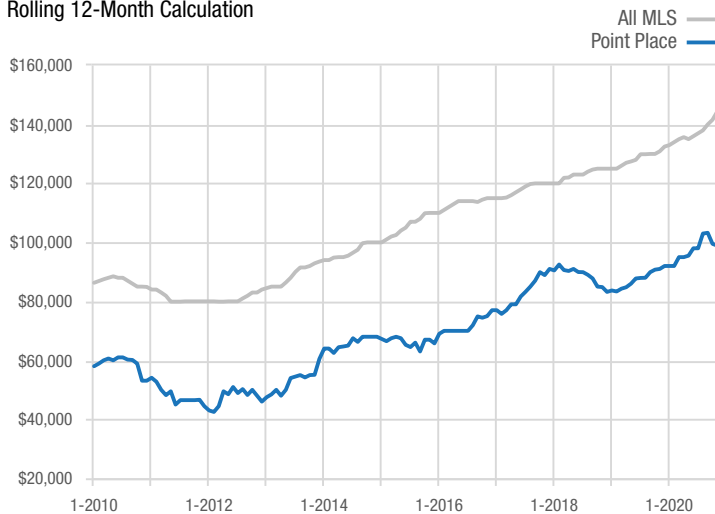
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	24	<b>30</b>	+ 25.0%	312	<b>304</b>	- 2.6%
Pending Sales	21	<b>14</b>	- 33.3%	239	<b>268</b>	+ 12.1%
Closed Sales	21	<b>11</b>	- 47.6%	236	<b>265</b>	+ 12.3%
Days on Market Until Sale	71	<b>117</b>	+ 64.8%	71	<b>75</b>	+ 5.6%
Median Sales Price*	\$105,000	<b>\$95,000</b>	- 9.5%	\$93,000	<b>\$101,000</b>	+ 8.6%
Average Sales Price*	\$103,710	<b>\$86,382</b>	- 16.7%	\$100,044	<b>\$106,851</b>	+ 6.8%
Percent of List Price Received*	97.8%	<b>99.4%</b>	+ 1.6%	96.5%	<b>98.3%</b>	+ 1.9%
Inventory of Homes for Sale	74	<b>56</b>	- 24.3%	—	—	—
Months Supply of Inventory	3.4	<b>2.3</b>	- 32.4%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	<b>1</b>	—	2	<b>2</b>	0.0%
Pending Sales	0	<b>0</b>	—	1	<b>1</b>	0.0%
Closed Sales	0	<b>0</b>	—	2	<b>1</b>	- 50.0%
Days on Market Until Sale	—	—	—	30	<b>89</b>	+ 196.7%
Median Sales Price*	—	—	—	\$117,000	<b>\$58,000</b>	- 50.4%
Average Sales Price*	—	—	—	\$117,000	<b>\$58,000</b>	- 50.4%
Percent of List Price Received*	—	—	—	92.5%	<b>64.5%</b>	- 30.3%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	—	—	—
Months Supply of Inventory	1.0	<b>1.0</b>	0.0%	—	—	—

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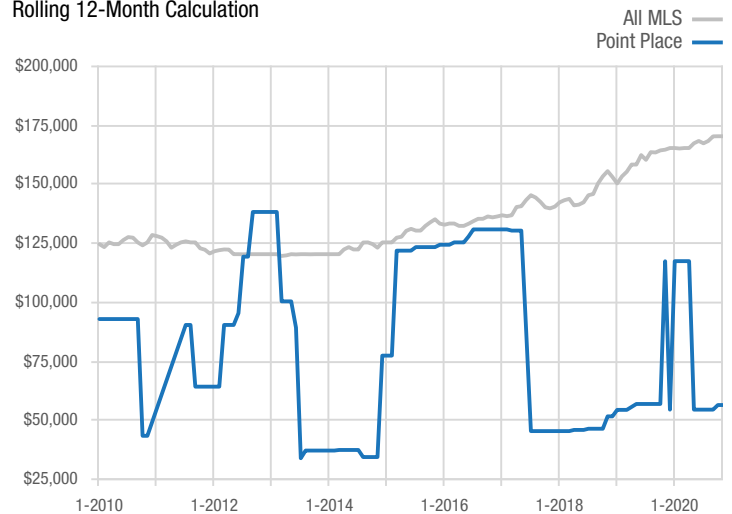
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

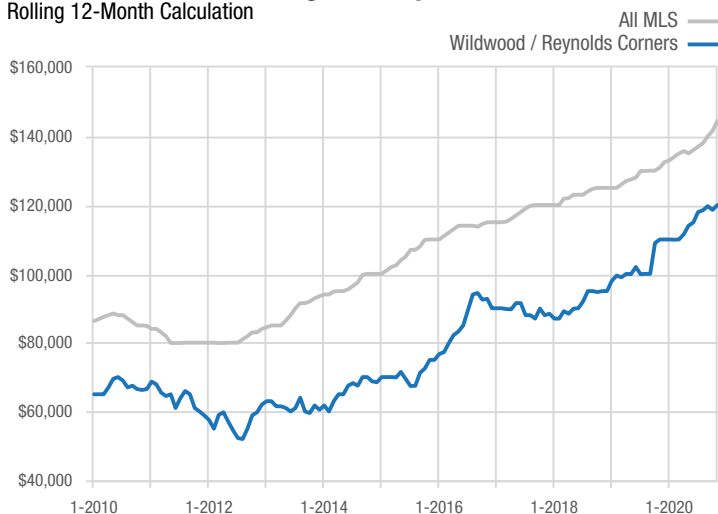
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	30	27	- 10.0%	439	410	- 6.6%
Pending Sales	25	31	+ 24.0%	345	338	- 2.0%
Closed Sales	22	32	+ 45.5%	338	337	- 0.3%
Days on Market Until Sale	69	57	- 17.4%	74	68	- 8.1%
Median Sales Price*	\$112,500	<b>\$133,000</b>	+ 18.2%	\$110,000	<b>\$120,050</b>	+ 9.1%
Average Sales Price*	\$109,143	<b>\$133,680</b>	+ 22.5%	\$119,768	<b>\$135,735</b>	+ 13.3%
Percent of List Price Received*	99.3%	<b>102.1%</b>	+ 2.8%	98.0%	<b>99.3%</b>	+ 1.3%
Inventory of Homes for Sale	94	70	- 25.5%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	8	5	- 37.5%	82	57	- 30.5%
Pending Sales	10	0	- 100.0%	64	52	- 18.8%
Closed Sales	12	0	- 100.0%	63	53	- 15.9%
Days on Market Until Sale	42	—	—	72	89	+ 23.6%
Median Sales Price*	\$83,500	—	—	\$100,000	<b>\$133,000</b>	+ 33.0%
Average Sales Price*	\$92,875	—	—	\$102,934	<b>\$126,582</b>	+ 23.0%
Percent of List Price Received*	97.9%	—	—	95.6%	<b>96.6%</b>	+ 1.0%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

\* 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.

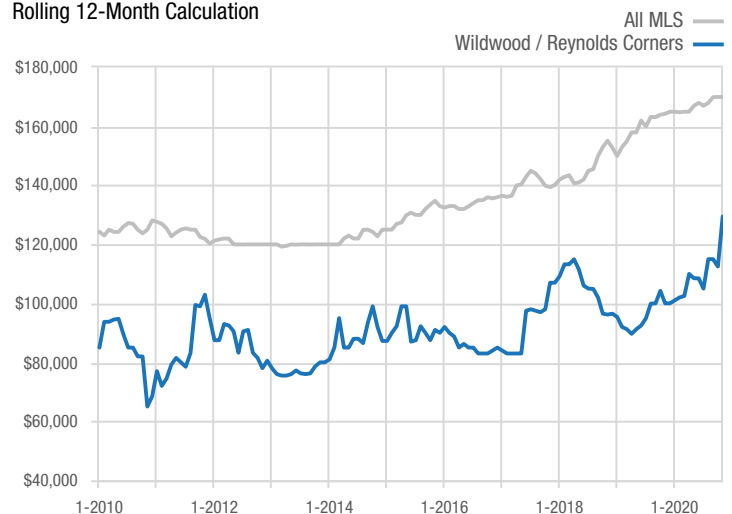
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – November 2020

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## Ottawa Hills

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

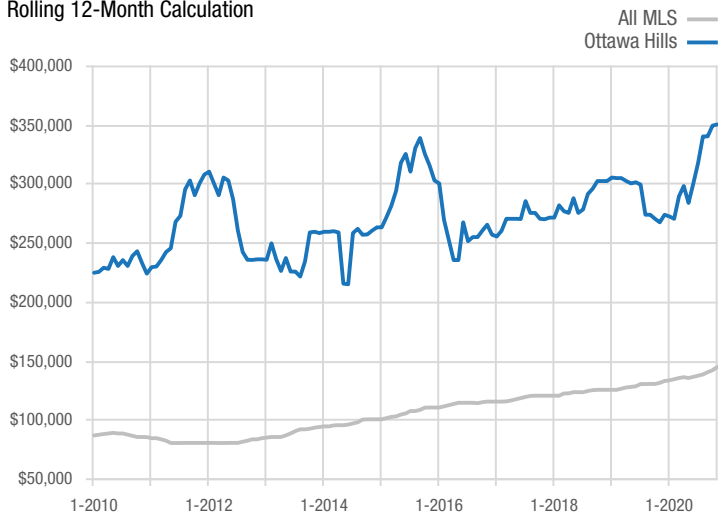
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	7	2	- 71.4%	133	124	- 6.8%
Pending Sales	5	5	0.0%	86	92	+ 7.0%
Closed Sales	5	3	- 40.0%	85	90	+ 5.9%
Days on Market Until Sale	168	154	- 8.3%	123	106	- 13.8%
Median Sales Price*	\$175,000	<b>\$220,000</b>	+ 25.7%	\$270,000	<b>\$344,500</b>	+ 27.6%
Average Sales Price*	\$218,100	<b>\$264,167</b>	+ 21.1%	\$315,869	<b>\$383,394</b>	+ 21.4%
Percent of List Price Received*	93.1%	<b>94.2%</b>	+ 1.2%	96.4%	<b>96.0%</b>	- 0.4%
Inventory of Homes for Sale	36	15	- 58.3%	—	—	—
Months Supply of Inventory	4.9	1.9	- 61.2%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	3	—	19	18	- 5.3%
Pending Sales	0	1	—	17	12	- 29.4%
Closed Sales	0	1	—	17	12	- 29.4%
Days on Market Until Sale	—	100	—	126	106	- 15.9%
Median Sales Price*	—	<b>\$194,900</b>	—	\$82,500	<b>\$170,000</b>	+ 106.1%
Average Sales Price*	—	<b>\$194,900</b>	—	\$91,410	<b>\$179,483</b>	+ 96.3%
Percent of List Price Received*	—	<b>97.5%</b>	—	95.2%	<b>93.1%</b>	- 2.2%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	2.4	4.5	+ 87.5%	—	—	—

\* 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.

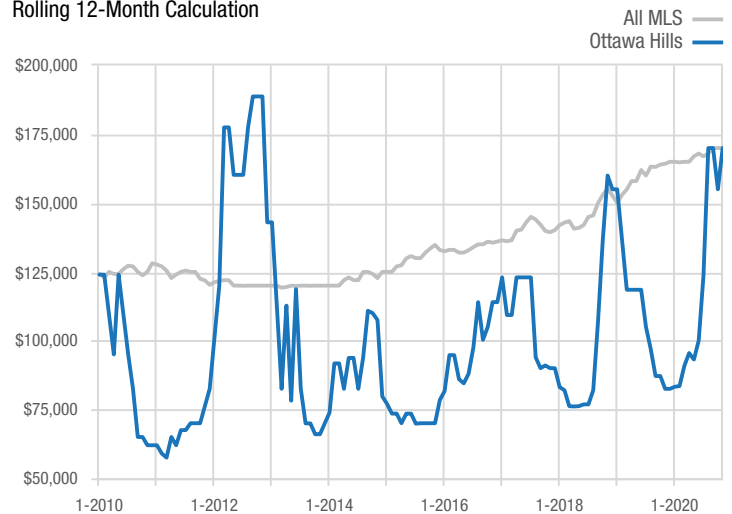
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

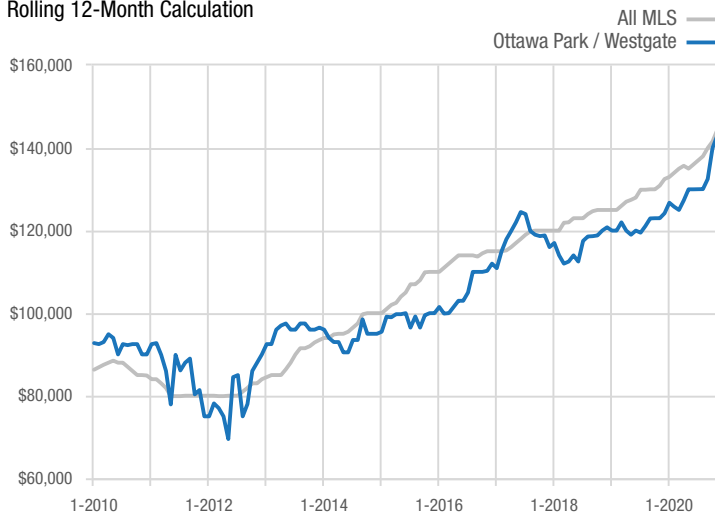
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	21	13	- 38.1%	313	262	- 16.3%
Pending Sales	20	17	- 15.0%	242	232	- 4.1%
Closed Sales	19	18	- 5.3%	243	231	- 4.9%
Days on Market Until Sale	78	54	- 30.8%	75	70	- 6.7%
Median Sales Price*	\$139,250	<b>\$155,000</b>	+ 11.3%	\$123,000	<b>\$142,500</b>	+ 15.9%
Average Sales Price*	\$134,812	<b>\$150,756</b>	+ 11.8%	\$127,277	<b>\$142,063</b>	+ 11.6%
Percent of List Price Received*	96.4%	<b>105.2%</b>	+ 9.1%	96.5%	<b>99.6%</b>	+ 3.2%
Inventory of Homes for Sale	77	36	- 53.2%	—	—	—
Months Supply of Inventory	3.5	1.7	- 51.4%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	0	- 100.0%	7	8	+ 14.3%
Pending Sales	1	2	+ 100.0%	8	7	- 12.5%
Closed Sales	1	2	+ 100.0%	8	7	- 12.5%
Days on Market Until Sale	13	41	+ 215.4%	57	38	- 33.3%
Median Sales Price*	\$128,000	<b>\$111,500</b>	- 12.9%	\$125,450	<b>\$78,000</b>	- 37.8%
Average Sales Price*	\$128,000	<b>\$111,500</b>	- 12.9%	\$118,863	<b>\$82,986</b>	- 30.2%
Percent of List Price Received*	98.5%	<b>99.2%</b>	+ 0.7%	97.5%	<b>92.5%</b>	- 5.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

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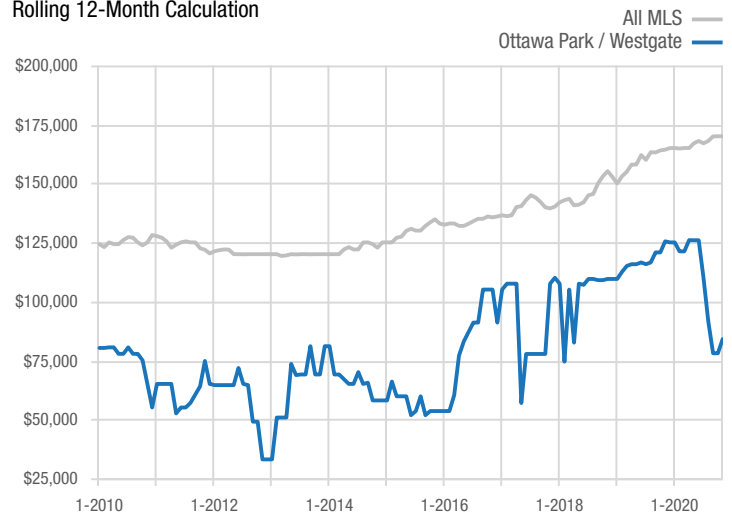
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde West End

MLS Area 18: 43610 and 43620

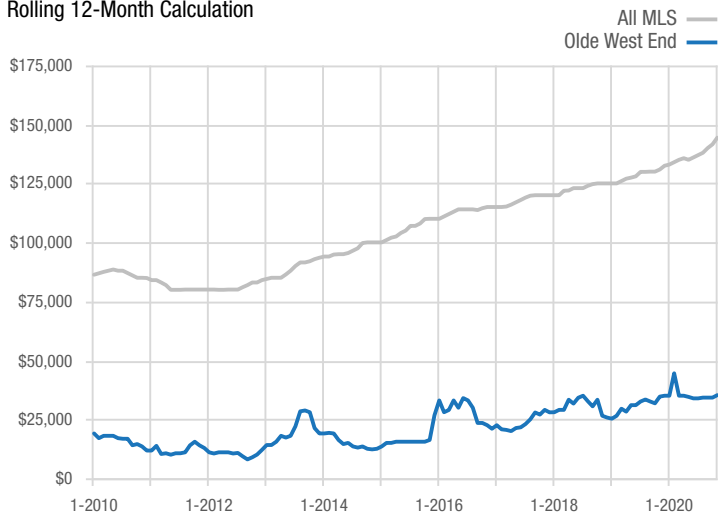
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	8	3	- 62.5%	90	78	- 13.3%
Pending Sales	9	9	0.0%	52	54	+ 3.8%
Closed Sales	11	9	- 18.2%	51	52	+ 2.0%
Days on Market Until Sale	56	55	- 1.8%	92	82	- 10.9%
Median Sales Price*	\$33,750	<b>\$57,000</b>	+ 68.9%	\$35,000	<b>\$35,250</b>	+ 0.7%
Average Sales Price*	\$53,636	<b>\$63,438</b>	+ 18.3%	\$73,680	<b>\$66,803</b>	- 9.3%
Percent of List Price Received*	92.2%	<b>108.9%</b>	+ 18.1%	90.0%	<b>95.6%</b>	+ 6.2%
Inventory of Homes for Sale	33	23	- 30.3%	—	—	—
Months Supply of Inventory	6.9	4.4	- 36.2%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Pending Sales	2	0	- 100.0%	3	4	+ 33.3%
Closed Sales	2	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	24	—	—	81	78	- 3.7%
Median Sales Price*	\$70,000	—	—	\$77,500	<b>\$54,925</b>	- 29.1%
Average Sales Price*	\$70,000	—	—	\$71,200	<b>\$59,213</b>	- 16.8%
Percent of List Price Received*	91.7%	—	—	89.7%	<b>90.4%</b>	+ 0.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

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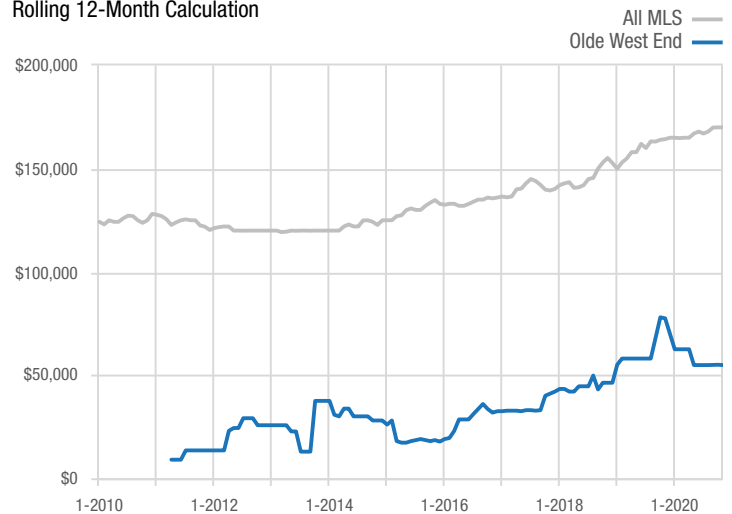
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde North End

MLS Area 19: 43608

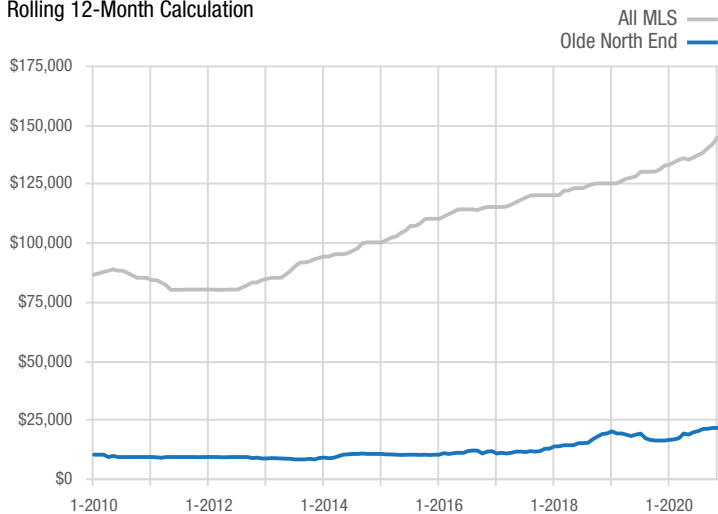
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	5	7	+ 40.0%	145	114	- 21.4%
Pending Sales	3	7	+ 133.3%	87	89	+ 2.3%
Closed Sales	5	6	+ 20.0%	90	87	- 3.3%
Days on Market Until Sale	85	73	- 14.1%	81	88	+ 8.6%
Median Sales Price*	\$16,000	\$11,000	- 31.3%	\$16,000	\$21,170	+ 32.3%
Average Sales Price*	\$14,480	\$15,160	+ 4.7%	\$19,167	\$26,029	+ 35.8%
Percent of List Price Received*	79.9%	77.0%	- 3.6%	86.3%	90.1%	+ 4.4%
Inventory of Homes for Sale	37	14	- 62.2%	—	—	—
Months Supply of Inventory	4.6	1.8	- 60.9%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Towne Centre

MLS Area 20: 43604

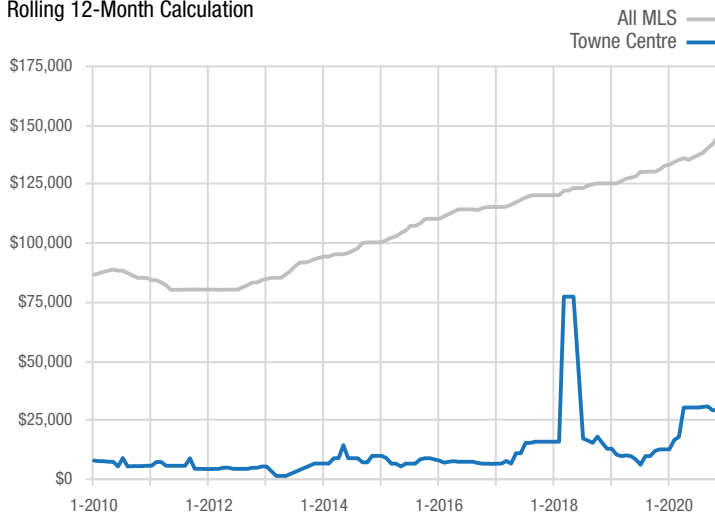
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	5	1	- 80.0%	26	12	- 53.8%
Pending Sales	0	1	—	10	14	+ 40.0%
Closed Sales	0	0	—	10	13	+ 30.0%
Days on Market Until Sale	—	—	—	71	158	+ 122.5%
Median Sales Price*	—	—	—	\$14,200	\$30,000	+ 111.3%
Average Sales Price*	—	—	—	\$21,587	\$42,370	+ 96.3%
Percent of List Price Received*	—	—	—	83.7%	92.7%	+ 10.8%
Inventory of Homes for Sale	9	3	- 66.7%	—	—	—
Months Supply of Inventory	6.3	1.8	- 71.4%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	3	2	- 33.3%	19	11	- 42.1%
Pending Sales	0	0	—	20	7	- 65.0%
Closed Sales	0	0	—	20	7	- 65.0%
Days on Market Until Sale	—	—	—	94	48	- 48.9%
Median Sales Price*	—	—	—	\$199,000	\$230,000	+ 15.6%
Average Sales Price*	—	—	—	\$203,457	\$217,486	+ 6.9%
Percent of List Price Received*	—	—	—	97.4%	95.7%	- 1.7%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

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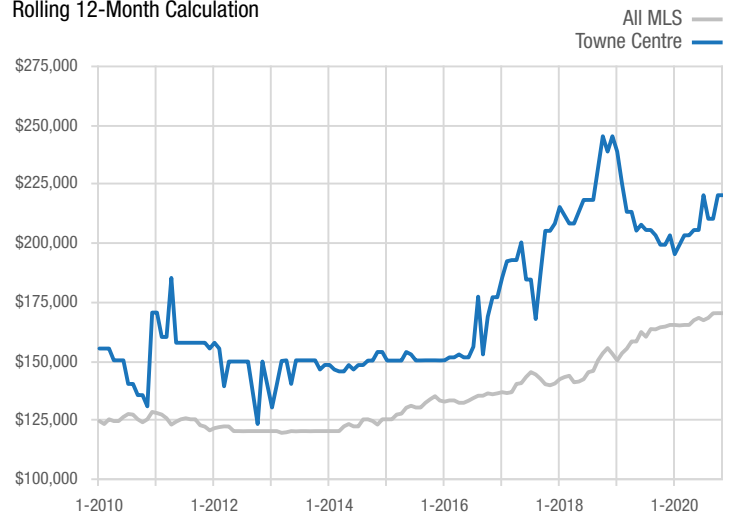
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Scott Park

MLS Area 21: 43607

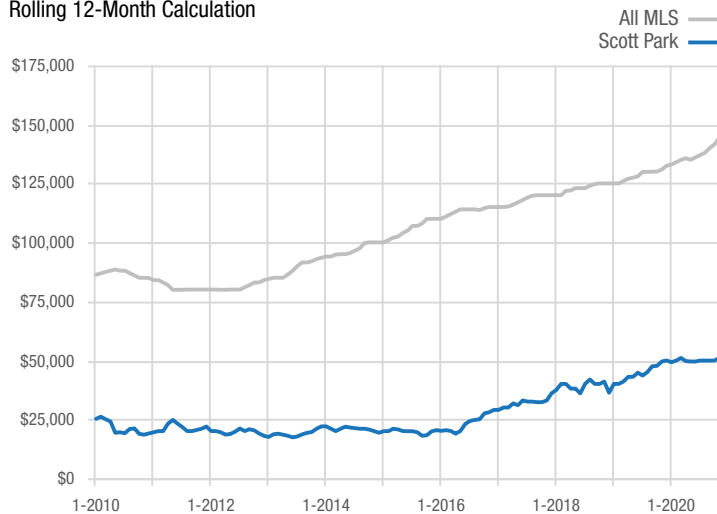
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	12	15	+ 25.0%	184	170	- 7.6%
Pending Sales	16	15	- 6.3%	161	132	- 18.0%
Closed Sales	14	13	- 7.1%	160	123	- 23.1%
Days on Market Until Sale	71	74	+ 4.2%	83	68	- 18.1%
Median Sales Price*	\$65,500	<b>\$87,000</b>	+ 32.8%	\$49,900	<b>\$51,525</b>	+ 3.3%
Average Sales Price*	\$73,200	<b>\$92,804</b>	+ 26.8%	\$57,962	<b>\$60,558</b>	+ 4.5%
Percent of List Price Received*	95.6%	<b>105.3%</b>	+ 10.1%	92.1%	<b>95.0%</b>	+ 3.1%
Inventory of Homes for Sale	30	33	+ 10.0%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% 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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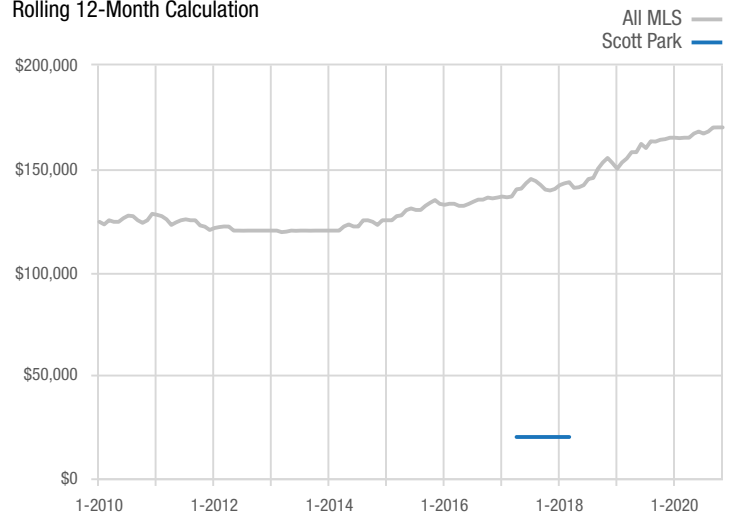
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Olde South End

MLS Area 22: 43609

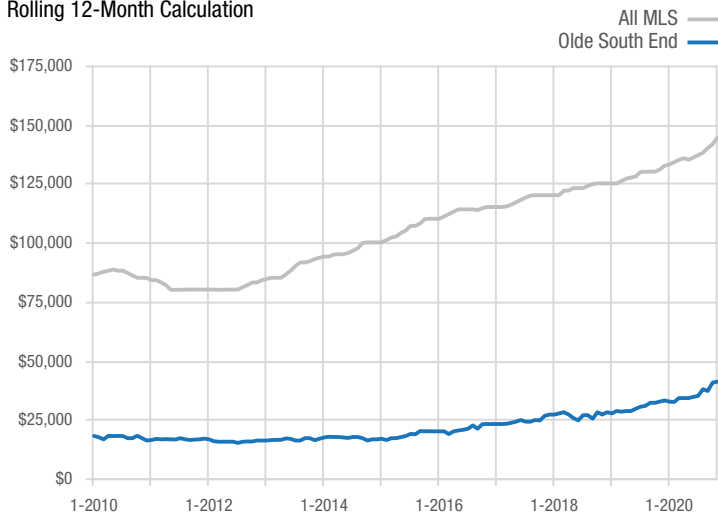
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	16	18	+ 12.5%	244	235	- 3.7%
Pending Sales	10	16	+ 60.0%	167	190	+ 13.8%
Closed Sales	12	13	+ 8.3%	175	179	+ 2.3%
Days on Market Until Sale	73	43	- 41.1%	66	71	+ 7.6%
Median Sales Price*	\$43,000	\$46,750	+ 8.7%	\$32,500	\$41,250	+ 26.9%
Average Sales Price*	\$42,405	\$50,859	+ 19.9%	\$34,781	\$41,416	+ 19.1%
Percent of List Price Received*	90.4%	96.5%	+ 6.7%	91.2%	92.9%	+ 1.9%
Inventory of Homes for Sale	60	43	- 28.3%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	150	—	—
Median Sales Price*	—	—	—	\$233,000	—	—
Average Sales Price*	—	—	—	\$233,000	—	—
Percent of List Price Received*	—	—	—	98.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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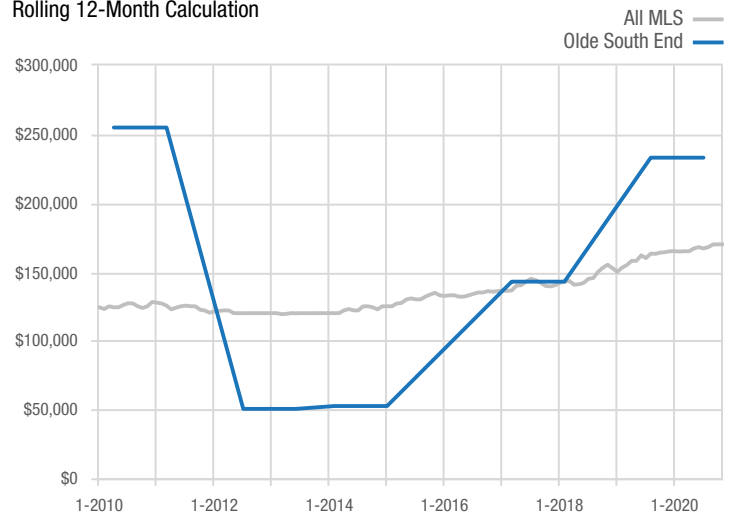
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Heatherdowns Blvd / River Rd

MLS Area 23: 43614

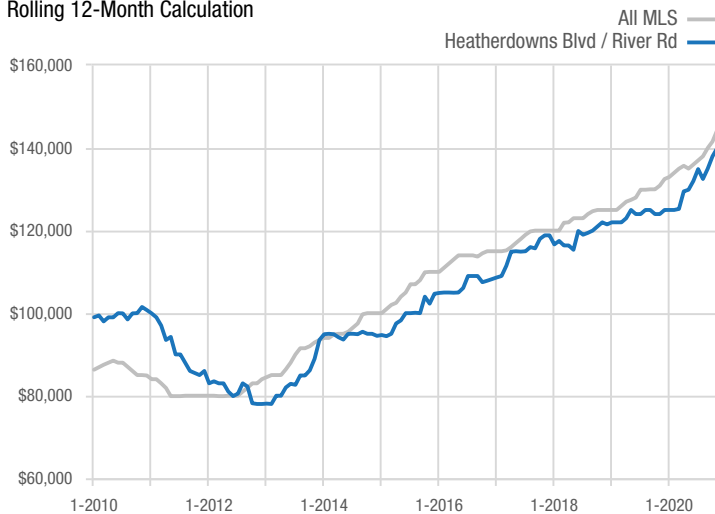
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	36	31	- 13.9%	503	492	- 2.2%
Pending Sales	27	36	+ 33.3%	392	457	+ 16.6%
Closed Sales	34	42	+ 23.5%	390	458	+ 17.4%
Days on Market Until Sale	72	44	- 38.9%	73	70	- 4.1%
Median Sales Price*	\$129,900	<b>\$143,950</b>	+ 10.8%	\$125,000	<b>\$140,000</b>	+ 12.0%
Average Sales Price*	\$122,900	<b>\$144,543</b>	+ 17.6%	\$127,348	<b>\$146,903</b>	+ 15.4%
Percent of List Price Received*	97.2%	<b>99.7%</b>	+ 2.6%	98.1%	<b>99.2%</b>	+ 1.1%
Inventory of Homes for Sale	120	71	- 40.8%	—	—	—
Months Supply of Inventory	3.4	1.7	- 50.0%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	3	10	+ 233.3%	64	51	- 20.3%
Pending Sales	4	6	+ 50.0%	50	40	- 20.0%
Closed Sales	4	3	- 25.0%	49	38	- 22.4%
Days on Market Until Sale	82	57	- 30.5%	79	67	- 15.2%
Median Sales Price*	\$88,000	<b>\$152,300</b>	+ 73.1%	\$77,000	<b>\$126,250</b>	+ 64.0%
Average Sales Price*	\$105,350	<b>\$127,100</b>	+ 20.6%	\$85,932	<b>\$125,824</b>	+ 46.4%
Percent of List Price Received*	95.9%	<b>92.2%</b>	- 3.9%	93.4%	<b>96.8%</b>	+ 3.6%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	3.8	4.7	+ 23.7%	—	—	—

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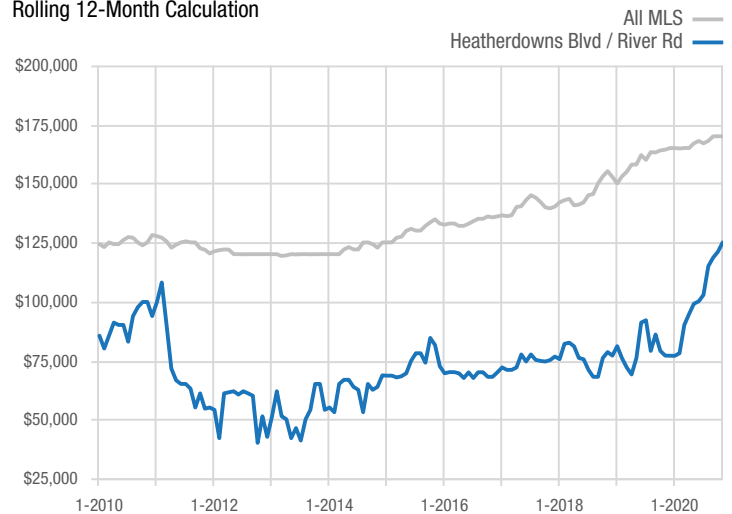
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## East River

MLS Area 24: 43605

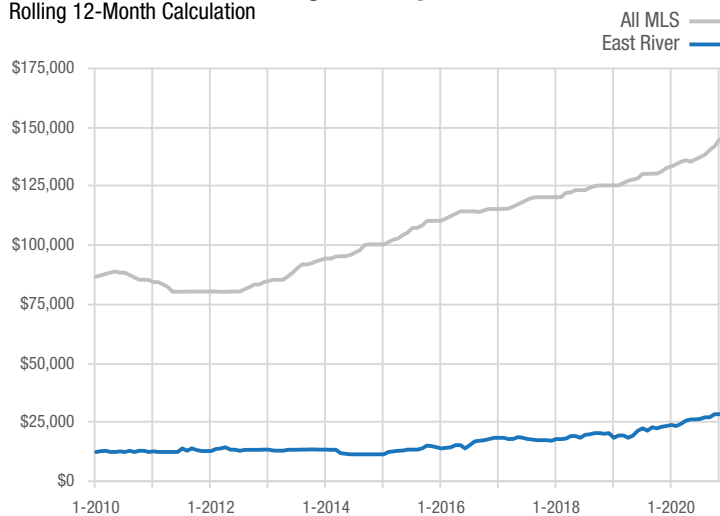
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	15	11	- 26.7%	211	165	- 21.8%
Pending Sales	26	17	- 34.6%	157	154	- 1.9%
Closed Sales	25	19	- 24.0%	159	153	- 3.8%
Days on Market Until Sale	51	66	+ 29.4%	76	83	+ 9.2%
Median Sales Price*	\$23,000	\$22,000	- 4.3%	\$22,500	\$28,450	+ 26.4%
Average Sales Price*	\$32,425	\$29,437	- 9.2%	\$28,159	\$33,389	+ 18.6%
Percent of List Price Received*	107.1%	92.7%	- 13.4%	93.5%	93.5%	0.0%
Inventory of Homes for Sale	50	26	- 48.0%	—	—	—
Months Supply of Inventory	3.6	1.8	- 50.0%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

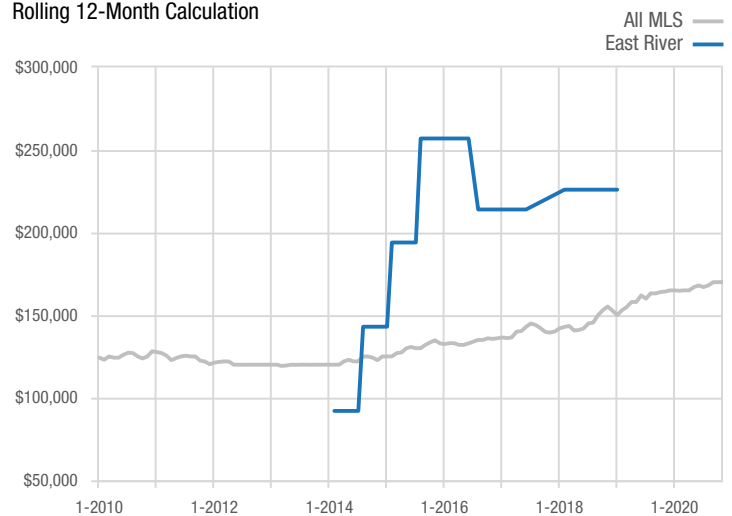
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – November 2020

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## Oregon

MLS Area 25: 43616

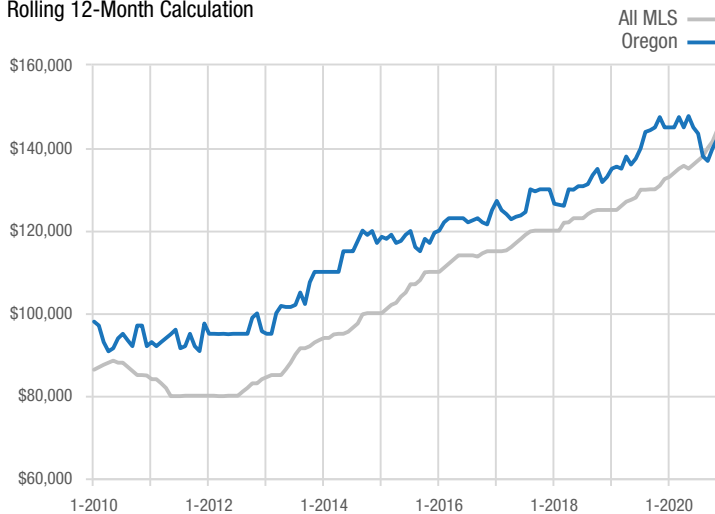
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	30	21	- 30.0%	295	276	- 6.4%
Pending Sales	14	22	+ 57.1%	239	249	+ 4.2%
Closed Sales	15	21	+ 40.0%	239	243	+ 1.7%
Days on Market Until Sale	65	57	- 12.3%	82	80	- 2.4%
Median Sales Price*	\$134,500	\$161,000	+ 19.7%	\$146,250	\$143,500	- 1.9%
Average Sales Price*	\$148,697	\$200,569	+ 34.9%	\$161,043	\$162,186	+ 0.7%
Percent of List Price Received*	93.6%	100.6%	+ 7.5%	97.8%	98.9%	+ 1.1%
Inventory of Homes for Sale	78	55	- 29.5%	—	—	—
Months Supply of Inventory	3.7	2.4	- 35.1%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	2	0	- 100.0%	12	9	- 25.0%
Pending Sales	1	0	- 100.0%	7	7	0.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Days on Market Until Sale	16	95	+ 493.8%	43	82	+ 90.7%
Median Sales Price*	\$179,900	\$244,900	+ 36.1%	\$177,950	\$213,400	+ 19.9%
Average Sales Price*	\$179,900	\$244,900	+ 36.1%	\$181,800	\$193,657	+ 6.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	97.4%	101.9%	+ 4.6%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.9	2.1	- 27.6%	—	—	—

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

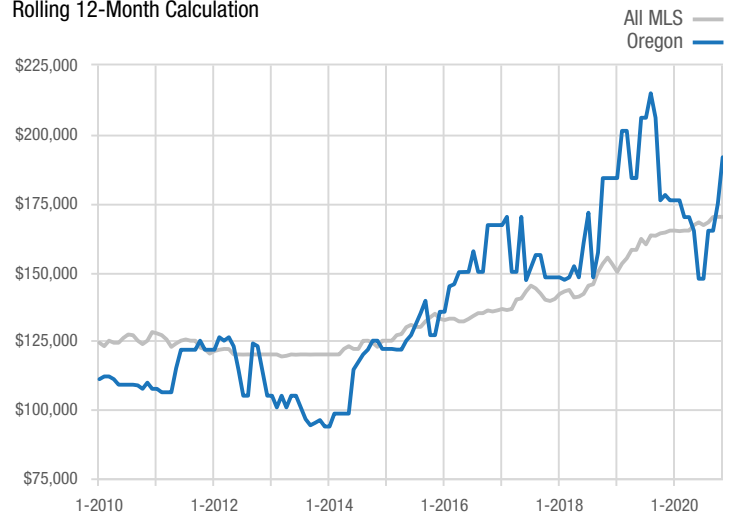
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## East Suburbs

MLS Area 26: 43412 (Lucas County Only)

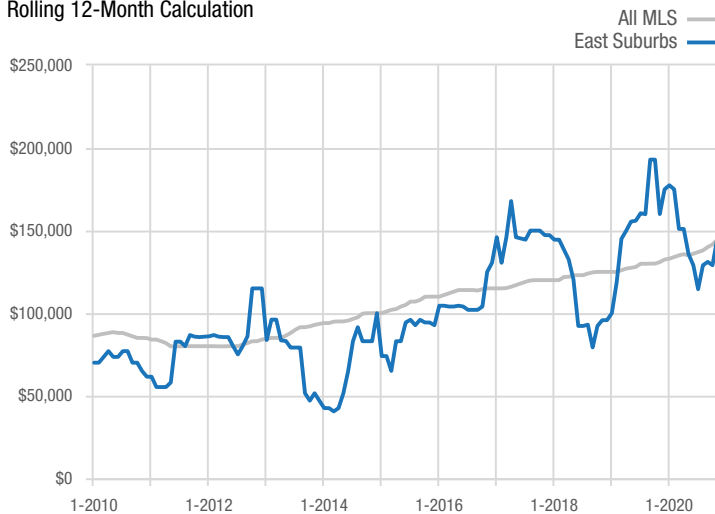
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	3	0	- 100.0%	22	25	+ 13.6%
Pending Sales	1	2	+ 100.0%	19	23	+ 21.1%
Closed Sales	2	4	+ 100.0%	19	22	+ 15.8%
Days on Market Until Sale	97	61	- 37.1%	90	85	- 5.6%
Median Sales Price*	\$80,525	<b>\$227,500</b>	+ 182.5%	\$175,000	<b>\$145,500</b>	- 16.9%
Average Sales Price*	\$80,525	<b>\$207,600</b>	+ 157.8%	\$169,855	<b>\$170,041</b>	+ 0.1%
Percent of List Price Received*	97.6%	<b>100.3%</b>	+ 2.8%	94.1%	<b>99.8%</b>	+ 6.1%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% 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	—	—	—	—	—	—

\* 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.

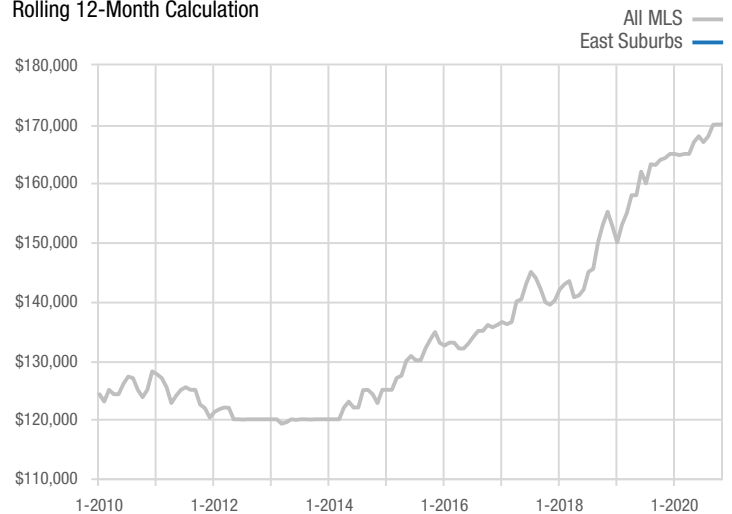
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Perrysburg / Perrysburg Twp

MLS Area 53: 43551

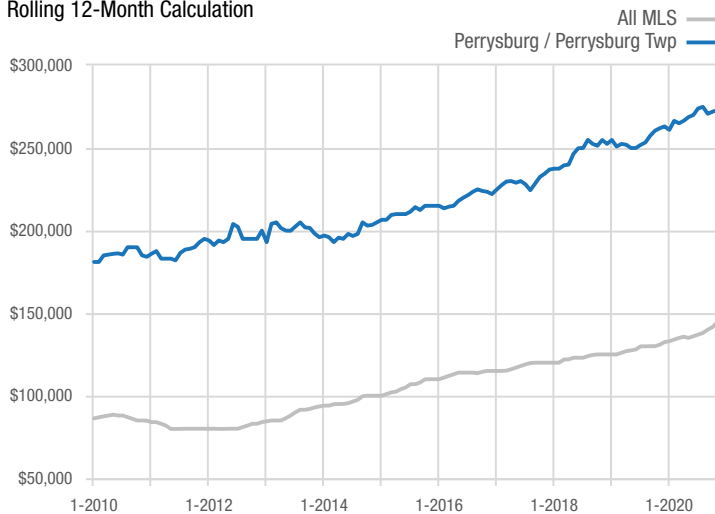
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	51	<b>39</b>	- 23.5%	702	<b>627</b>	- 10.7%
Pending Sales	36	<b>53</b>	+ 47.2%	532	<b>531</b>	- 0.2%
Closed Sales	42	<b>57</b>	+ 35.7%	527	<b>517</b>	- 1.9%
Days on Market Until Sale	90	<b>89</b>	- 1.1%	90	<b>88</b>	- 2.2%
Median Sales Price*	\$275,000	<b>\$289,400</b>	+ 5.2%	\$263,125	<b>\$274,000</b>	+ 4.1%
Average Sales Price*	\$324,497	<b>\$334,840</b>	+ 3.2%	\$301,122	<b>\$308,188</b>	+ 2.3%
Percent of List Price Received*	98.1%	<b>99.4%</b>	+ 1.3%	98.4%	<b>98.9%</b>	+ 0.5%
Inventory of Homes for Sale	155	<b>112</b>	- 27.7%	—	—	—
Months Supply of Inventory	3.3	<b>2.4</b>	- 27.3%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	5	<b>7</b>	+ 40.0%	88	<b>98</b>	+ 11.4%
Pending Sales	4	<b>10</b>	+ 150.0%	67	<b>90</b>	+ 34.3%
Closed Sales	4	<b>8</b>	+ 100.0%	65	<b>87</b>	+ 33.8%
Days on Market Until Sale	86	<b>62</b>	- 27.9%	73	<b>71</b>	- 2.7%
Median Sales Price*	\$240,000	<b>\$169,750</b>	- 29.3%	\$210,000	<b>\$204,000</b>	- 2.9%
Average Sales Price*	\$261,750	<b>\$180,288</b>	- 31.1%	\$217,657	<b>\$208,531</b>	- 4.2%
Percent of List Price Received*	92.4%	<b>98.5%</b>	+ 6.6%	96.3%	<b>98.1%</b>	+ 1.9%
Inventory of Homes for Sale	24	<b>10</b>	- 58.3%	—	—	—
Months Supply of Inventory	4.2	<b>1.3</b>	- 69.0%	—	—	—

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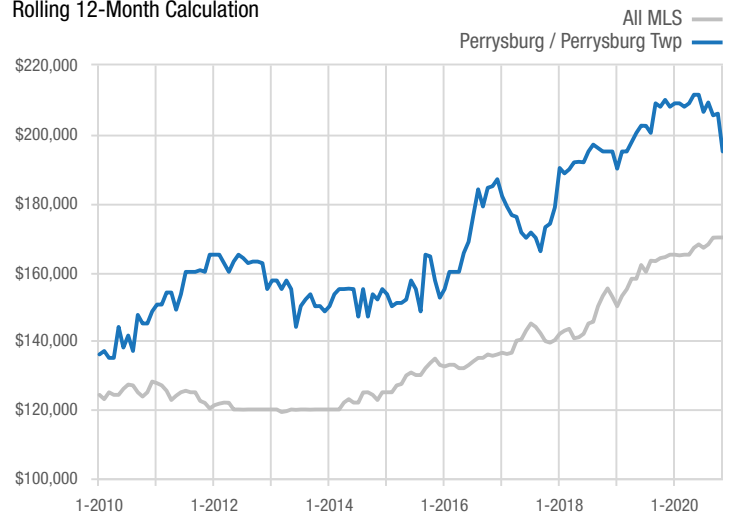
### Median Sales Price - Single Family

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

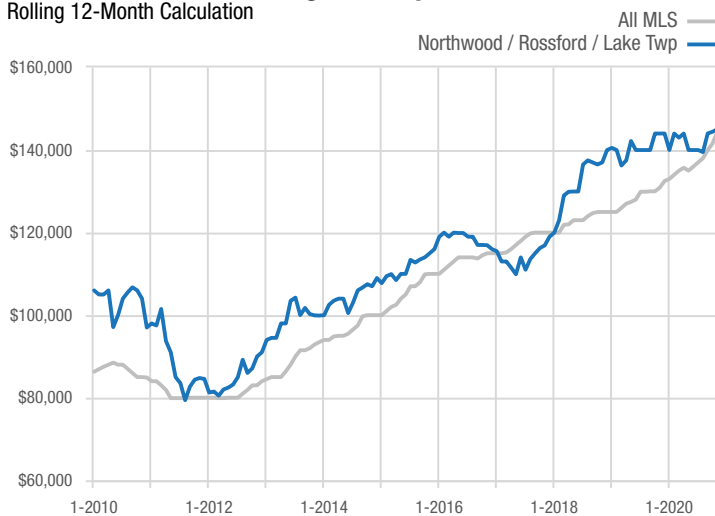
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	23	10	- 56.5%	296	268	- 9.5%
Pending Sales	17	17	0.0%	249	247	- 0.8%
Closed Sales	14	19	+ 35.7%	250	250	0.0%
Days on Market Until Sale	73	73	0.0%	78	73	- 6.4%
Median Sales Price*	\$121,800	<b>\$149,900</b>	+ 23.1%	\$144,000	<b>\$145,000</b>	+ 0.7%
Average Sales Price*	\$139,936	<b>\$168,405</b>	+ 20.3%	\$150,592	<b>\$156,866</b>	+ 4.2%
Percent of List Price Received*	99.4%	<b>104.5%</b>	+ 5.1%	98.1%	<b>99.8%</b>	+ 1.7%
Inventory of Homes for Sale	61	38	- 37.7%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	2	0	- 100.0%	13	4	- 69.2%
Pending Sales	0	0	—	10	3	- 70.0%
Closed Sales	0	0	—	10	3	- 70.0%
Days on Market Until Sale	—	—	—	78	30	- 61.5%
Median Sales Price*	—	—	—	\$185,500	<b>\$43,900</b>	- 76.3%
Average Sales Price*	—	—	—	\$158,320	<b>\$43,133</b>	- 72.8%
Percent of List Price Received*	—	—	—	98.0%	<b>103.0%</b>	+ 5.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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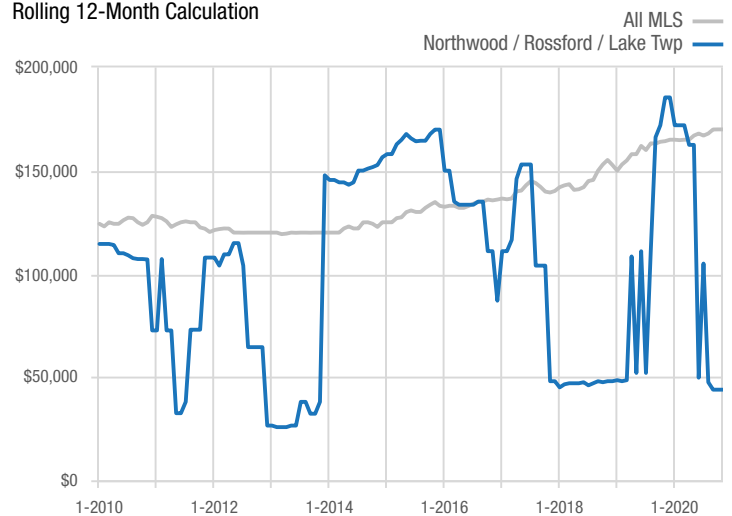
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bowling Green

MLS Area 55: 43402

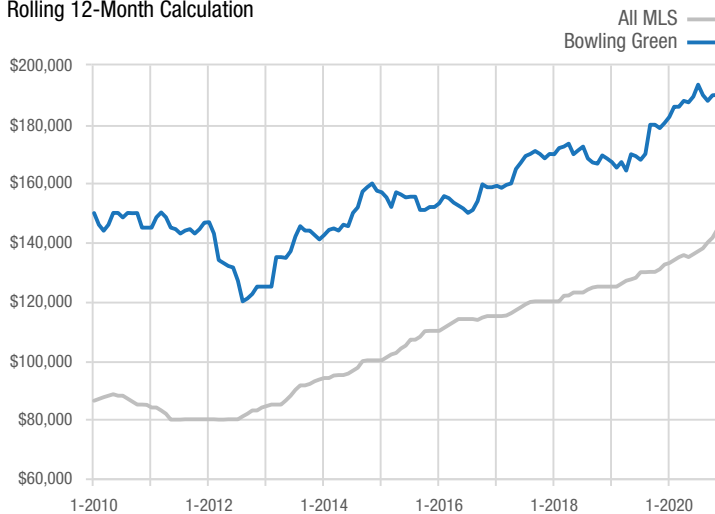
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	9	8	- 11.1%	219	195	- 11.0%
Pending Sales	13	23	+ 76.9%	194	185	- 4.6%
Closed Sales	18	18	0.0%	195	179	- 8.2%
Days on Market Until Sale	85	52	- 38.8%	73	61	- 16.4%
Median Sales Price*	\$179,000	<b>\$187,500</b>	+ 4.7%	\$180,250	<b>\$191,500</b>	+ 6.2%
Average Sales Price*	\$177,716	<b>\$201,611</b>	+ 13.4%	\$195,968	<b>\$206,889</b>	+ 5.6%
Percent of List Price Received*	100.5%	<b>99.6%</b>	- 0.9%	98.1%	<b>99.6%</b>	+ 1.5%
Inventory of Homes for Sale	40	27	- 32.5%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	20	33	+ 65.0%
Pending Sales	0	1	—	13	33	+ 153.8%
Closed Sales	0	2	—	13	32	+ 146.2%
Days on Market Until Sale	—	31	—	41	66	+ 61.0%
Median Sales Price*	—	<b>\$128,550</b>	—	\$137,500	<b>\$173,500</b>	+ 26.2%
Average Sales Price*	—	<b>\$128,550</b>	—	\$163,488	<b>\$201,966</b>	+ 23.5%
Percent of List Price Received*	—	<b>143.5%</b>	—	98.6%	<b>101.5%</b>	+ 2.9%
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	4.3	0.3	- 93.0%	—	—	—

\* 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.

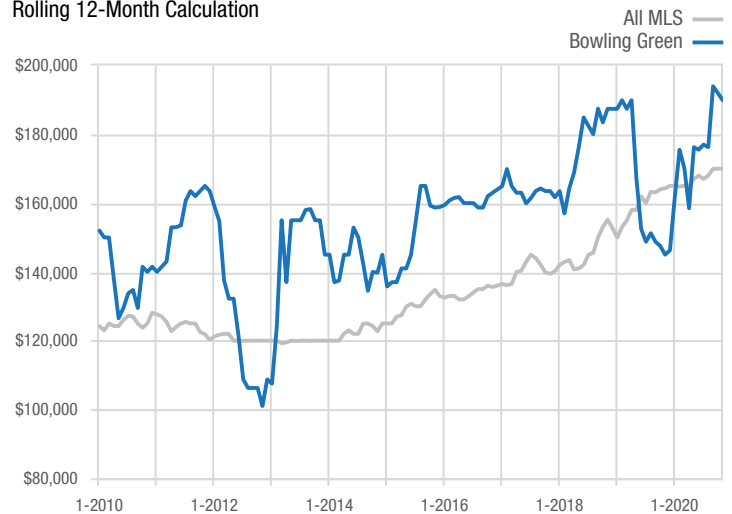
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County NE

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

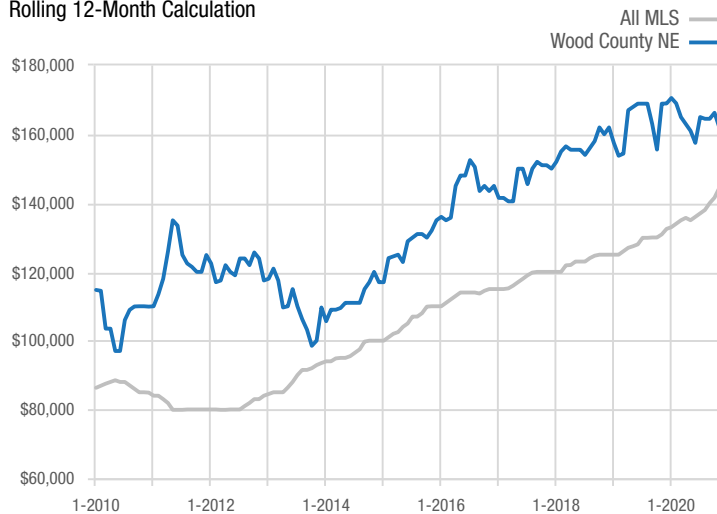
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	5	6	+ 20.0%	83	67	- 19.3%
Pending Sales	2	10	+ 400.0%	58	68	+ 17.2%
Closed Sales	5	5	0.0%	59	65	+ 10.2%
Days on Market Until Sale	166	38	- 77.1%	75	95	+ 26.7%
Median Sales Price*	\$180,000	\$100,000	- 44.4%	\$172,000	\$162,000	- 5.8%
Average Sales Price*	\$181,800	\$137,620	- 24.3%	\$172,987	\$165,529	- 4.3%
Percent of List Price Received*	95.4%	90.7%	- 4.9%	97.2%	98.7%	+ 1.5%
Inventory of Homes for Sale	22	11	- 50.0%	—	—	—
Months Supply of Inventory	4.1	1.8	- 56.1%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	39	—
Median Sales Price*	—	—	—	—	\$125,000	—
Average Sales Price*	—	—	—	—	\$125,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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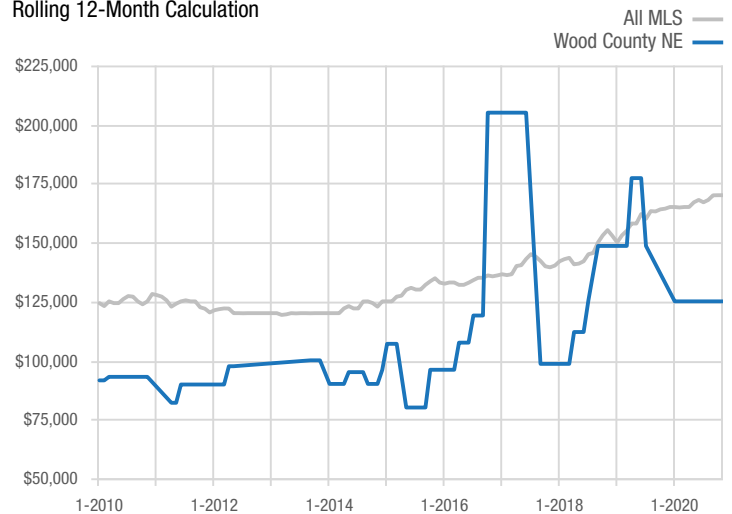
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County NW

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

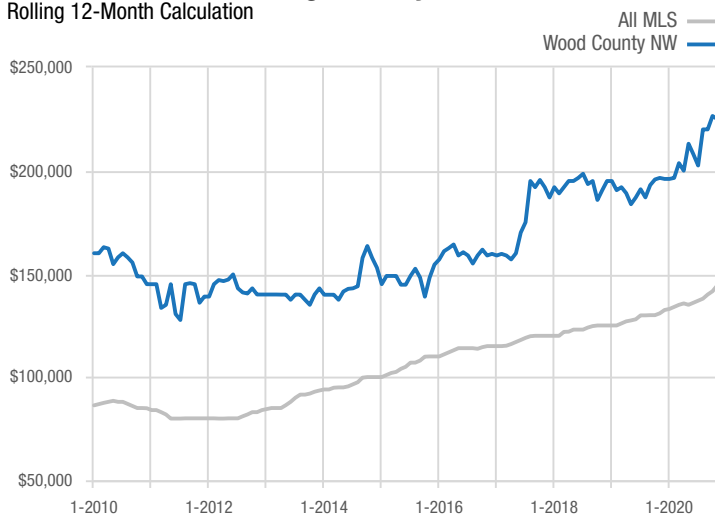
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	3	8	+ 166.7%	101	92	- 8.9%
Pending Sales	6	6	0.0%	85	77	- 9.4%
Closed Sales	7	4	- 42.9%	87	75	- 13.8%
Days on Market Until Sale	63	72	+ 14.3%	80	79	- 1.3%
Median Sales Price*	\$249,900	<b>\$249,950</b>	+ 0.0%	\$196,000	<b>\$228,100</b>	+ 16.4%
Average Sales Price*	\$211,686	<b>\$312,225</b>	+ 47.5%	\$206,576	<b>\$242,600</b>	+ 17.4%
Percent of List Price Received*	100.8%	<b>95.0%</b>	- 5.8%	98.8%	<b>100.6%</b>	+ 1.8%
Inventory of Homes for Sale	20	20	0.0%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	4	1	- 75.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	0	0	—	2	2	0.0%
Days on Market Until Sale	—	—	—	32	103	+ 221.9%
Median Sales Price*	—	—	—	\$115,000	<b>\$117,500</b>	+ 2.2%
Average Sales Price*	—	—	—	\$115,000	<b>\$117,500</b>	+ 2.2%
Percent of List Price Received*	—	—	—	91.0%	<b>87.1%</b>	- 4.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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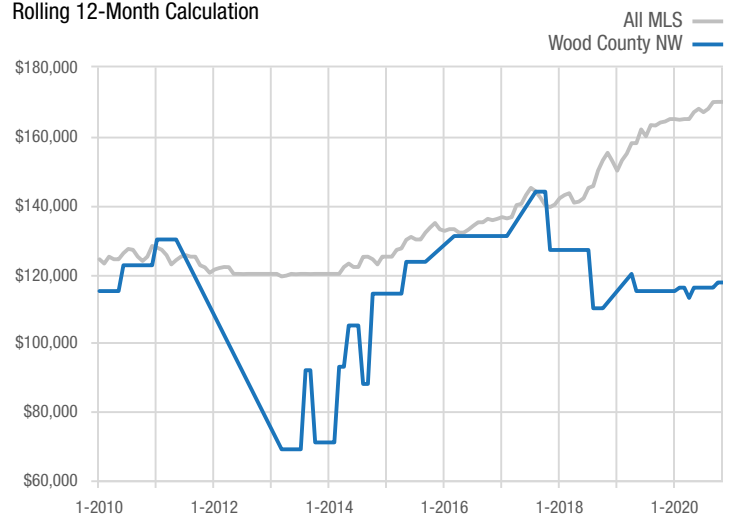
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Wood County SE

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

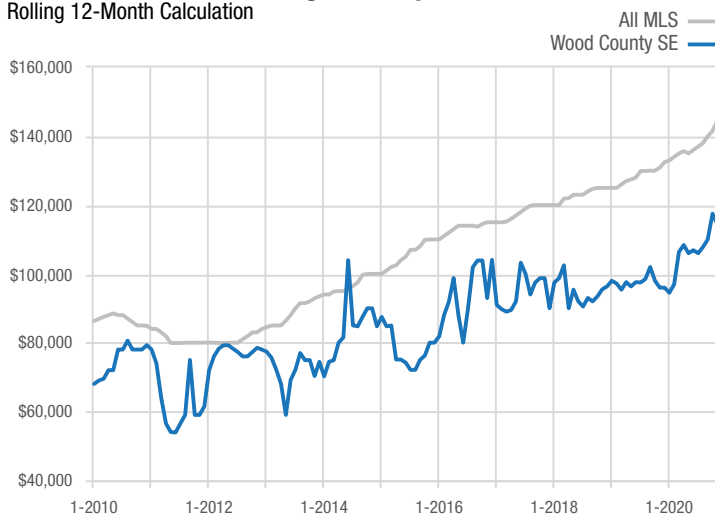
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	2	5	+ 150.0%	76	67	- 11.8%
Pending Sales	9	5	- 44.4%	66	57	- 13.6%
Closed Sales	9	5	- 44.4%	66	56	- 15.2%
Days on Market Until Sale	130	60	- 53.8%	89	71	- 20.2%
Median Sales Price*	\$132,000	<b>\$103,000</b>	- 22.0%	\$95,000	<b>\$113,250</b>	+ 19.2%
Average Sales Price*	\$150,244	<b>\$121,100</b>	- 19.4%	\$112,231	<b>\$140,969</b>	+ 25.6%
Percent of List Price Received*	96.6%	<b>97.8%</b>	+ 1.2%	94.3%	<b>99.1%</b>	+ 5.1%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	2.3	<b>1.8</b>	- 21.7%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	123	—	—
Median Sales Price*	—	—	—	\$85,000	—	—
Average Sales Price*	—	—	—	\$85,000	—	—
Percent of List Price Received*	—	—	—	94.4%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

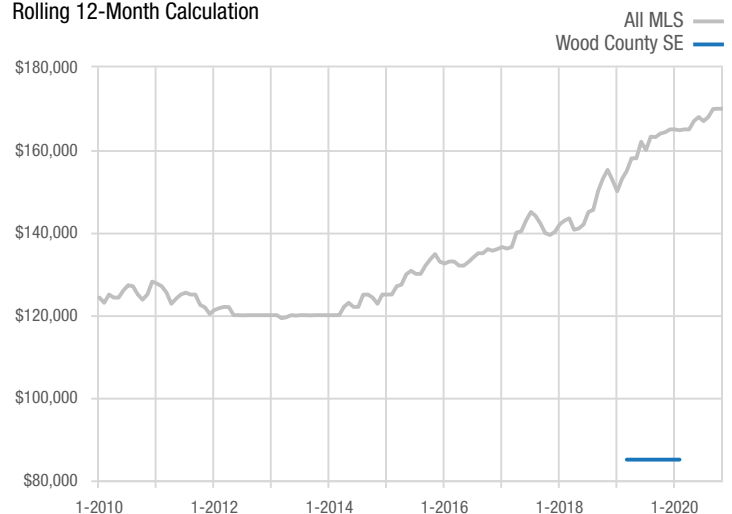
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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.

# Local Market Update – November 2020

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



## Wood County SW

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

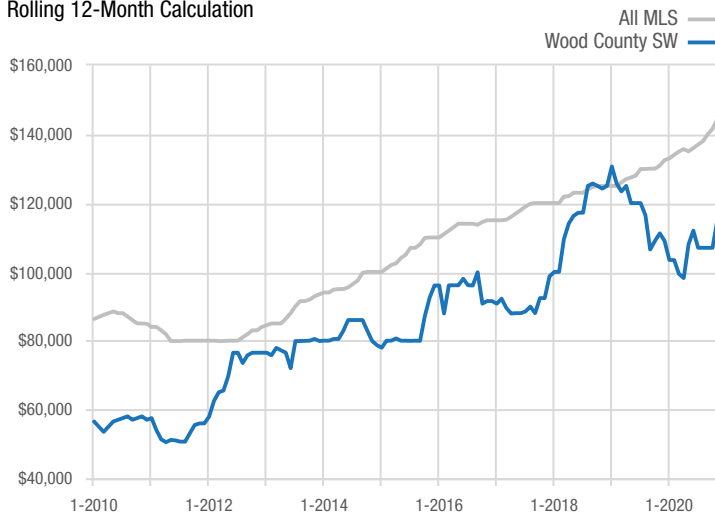
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	2	9	+ 350.0%	81	84	+ 3.7%
Pending Sales	5	7	+ 40.0%	57	69	+ 21.1%
Closed Sales	6	7	+ 16.7%	55	69	+ 25.5%
Days on Market Until Sale	48	53	+ 10.4%	89	76	- 14.6%
Median Sales Price*	\$109,700	<b>\$153,492</b>	+ 39.9%	\$111,200	<b>\$116,000</b>	+ 4.3%
Average Sales Price*	\$161,446	<b>\$161,831</b>	+ 0.2%	\$120,356	<b>\$123,026</b>	+ 2.2%
Percent of List Price Received*	103.0%	<b>101.8%</b>	- 1.2%	97.6%	<b>98.9%</b>	+ 1.3%
Inventory of Homes for Sale	16	19	+ 18.8%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

Condo-Villa	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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