

Local Market Update – November 2022

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Lucas and Upper Wood County

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

Housing affordability continues to be a major roadblock for market participants, with mortgage rates more than double compared to this time last year. Buyers are delaying home purchases in hopes rates will drop, while many sellers are holding off on listing their homes due to weakening buyer demand, unwilling to trade in their current lower rates for significantly higher borrowing costs on their next property. As a result, existing-home and pending home sales have continued to slow as we move into winter.

With home sales down, nationwide housing inventory was at 3.3 months' supply heading into November, up from 2.4 months from this time last year, according to the National Association of REALTORS®. Although buyers have more options to choose from, home prices remain high, and soaring borrowing costs have caused monthly payments to increase significantly, with the average homebuyer paying 77% more on their loan per month compared to the same period a year ago, according to Realtor.com.

Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11 2021	Thru 11 2022	% Change
Key Metrics						
New Listings	519	461	-11.2%	7,381	6,810	-7.7%
Closed Sales	565	465	-17.7%	6,255	5,660	-9.5%
Days on Market	61	58	-4.9%	65	59	-9.2%
SP\$/SqFt	\$107.62	\$107.47	-0.1%	\$104.80	\$113.55	8.3%
Median Sales Price*	\$154,000	\$155,000	0.6%	\$156,000	\$165,000	5.8%
Average Sales Price*	\$189,521	\$186,612	-1.5%	\$194,086	\$205,346	5.8%
Percent of List Price Received*	102%	99%	-2.9%	101%	102%	1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$107,079,143	\$86,774,770	-19.0%	\$1,199,300,142	\$1,145,986,639	-4.4%

Condo/Villa	November			Year to Date		
	2021	2022	% Change	Thru 11 2021	Thru 11 2022	% Change
Key Metrics						
New Listings	43	32	-25.6%	581	552	-5.0%
Closed Sales	57	31	-45.6%	531	507	-4.5%
Days on Market	74	48	-35.1%	78	63	-19.2%
SP\$/SqFt	\$128.13	\$125.98	-1.7%	\$120.05	\$128.19	6.8%
Median Sales Price*	\$220,000	\$200,000	-9.1%	\$203,500	\$202,500	-0.5%
Average Sales Price*	\$231,637	\$201,746	-12.9%	\$208,443	\$213,918	2.6%
Percent of List Price Received*	100%	99%	-1.0%	99%	100%	1.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$13,203,337	\$6,254,119	-52.6%	\$110,682,975	\$108,456,341	-2.0%

*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.

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	11-2021	11-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		938	765	- 18.4%	12,802	11,860	- 7.4%
Pending Sales		1,036	785	- 24.2%	11,063	10,111	- 8.6%
Closed Sales		1,039	758	- 27.0%	10,952	10,031	- 8.4%
Days on Market Until Sale		65	59	- 9.2%	64	59	- 7.8%
Median Sales Price		\$165,000	\$160,500	- 2.7%	\$160,000	\$170,000	+ 6.3%
Average Sales Price		\$196,359	\$194,286	- 1.1%	\$193,208	\$203,930	+ 5.5%
Percent of List Price Received		99.8%	98.7%	- 1.1%	99.9%	100.1%	+ 0.2%
Housing Affordability Index		219	156	- 28.8%	226	147	- 35.0%
Inventory of Homes for Sale		2,185	1,864	- 14.7%	—	—	—
Months Supply of Inventory		2.2	2.0	- 9.1%	—	—	—

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Lucas County

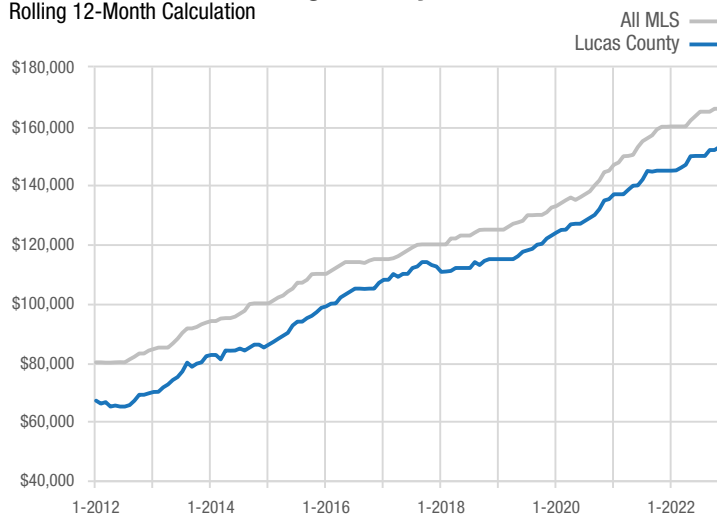
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	455	399	- 12.3%	6,286	5,927	- 5.7%
Pending Sales	486	423	- 13.0%	5,377	4,933	- 8.3%
Closed Sales	483	413	- 14.5%	5,303	4,878	- 8.0%
Days on Market Until Sale	60	57	- 5.0%	60	55	- 8.3%
Median Sales Price*	\$144,050	\$146,250	+ 1.5%	\$145,000	\$155,000	+ 6.9%
Average Sales Price*	\$176,856	\$170,303	- 3.7%	\$178,587	\$186,975	+ 4.7%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	100.3%	100.7%	+ 0.4%
Inventory of Homes for Sale	999	889	- 11.0%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	37	27	- 27.0%	509	473	- 7.1%
Pending Sales	43	34	- 20.9%	471	426	- 9.6%
Closed Sales	49	26	- 46.9%	461	441	- 4.3%
Days on Market Until Sale	78	52	- 33.3%	81	66	- 18.5%
Median Sales Price*	\$215,000	\$150,000	- 30.2%	\$195,500	\$186,000	- 4.9%
Average Sales Price*	\$225,129	\$187,777	- 16.6%	\$206,723	\$206,750	+ 0.0%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	85	54	- 36.5%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

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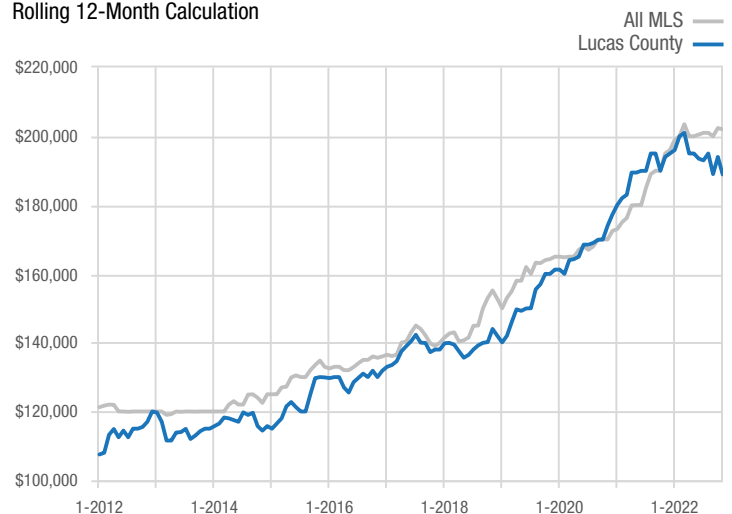
Median Sales Price - Single Family

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

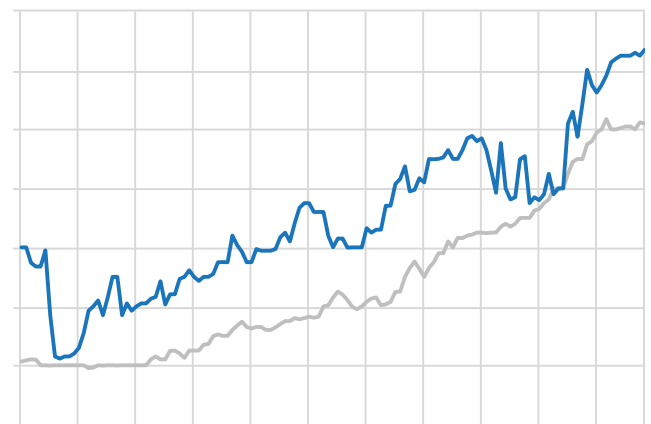
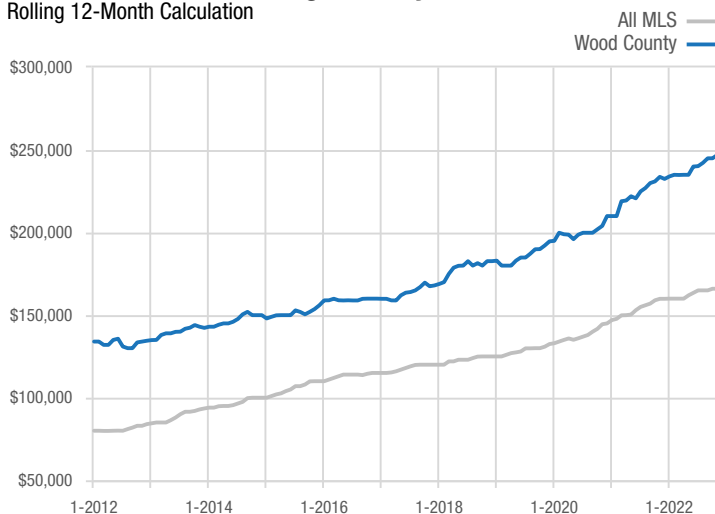
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	93	77	- 17.2%	1,524	1,290	- 15.4%
Pending Sales	112	81	- 27.7%	1,344	1,148	- 14.6%
Closed Sales	112	77	- 31.3%	1,334	1,149	- 13.9%
Days on Market Until Sale	70	60	- 14.3%	64	59	- 7.8%
Median Sales Price*	\$235,000	\$247,250	+ 5.2%	\$233,500	\$248,370	+ 6.4%
Average Sales Price*	\$249,694	\$294,459	+ 17.9%	\$258,281	\$283,811	+ 9.9%
Percent of List Price Received*	100.2%	99.4%	- 0.8%	101.0%	101.7%	+ 0.7%
Inventory of Homes for Sale	231	182	- 21.2%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	7	3	- 57.1%	113	106	- 6.2%
Pending Sales	9	5	- 44.4%	111	92	- 17.1%
Closed Sales	13	6	- 53.8%	112	92	- 17.9%
Days on Market Until Sale	51	27	- 47.1%	53	44	- 17.0%
Median Sales Price*	\$225,000	\$266,515	+ 18.5%	\$219,750	\$230,000	+ 4.7%
Average Sales Price*	\$227,355	\$263,822	+ 16.0%	\$217,346	\$249,629	+ 14.9%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	100.2%	101.7%	+ 1.5%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



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Toledo

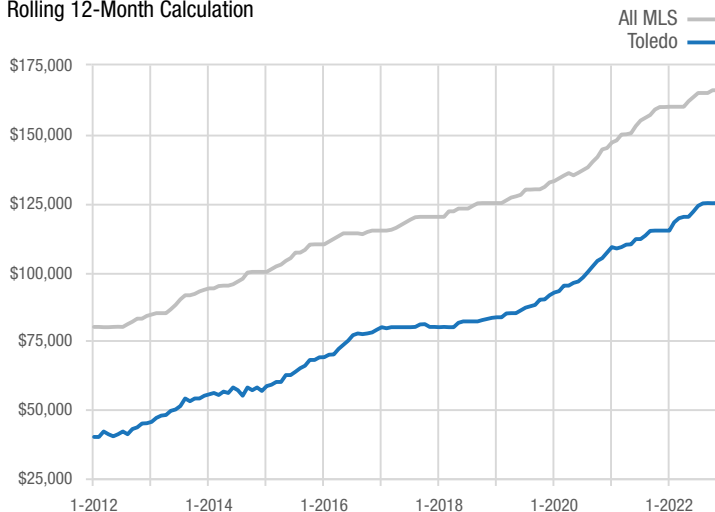
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	325	303	- 6.8%	4,376	4,224	- 3.5%
Pending Sales	348	310	- 10.9%	3,667	3,454	- 5.8%
Closed Sales	339	292	- 13.9%	3,623	3,393	- 6.3%
Days on Market Until Sale	58	55	- 5.2%	58	54	- 6.9%
Median Sales Price*	\$120,000	\$127,000	+ 5.8%	\$115,000	\$125,000	+ 8.7%
Average Sales Price*	\$132,720	\$134,953	+ 1.7%	\$131,100	\$140,274	+ 7.0%
Percent of List Price Received*	100.2%	98.4%	- 1.8%	99.9%	100.2%	+ 0.3%
Inventory of Homes for Sale	715	681	- 4.8%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	22	14	- 36.4%	267	257	- 3.7%
Pending Sales	21	16	- 23.8%	237	231	- 2.5%
Closed Sales	21	17	- 19.0%	231	237	+ 2.6%
Days on Market Until Sale	59	50	- 15.3%	67	52	- 22.4%
Median Sales Price*	\$172,000	\$148,000	- 14.0%	\$140,000	\$147,500	+ 5.4%
Average Sales Price*	\$186,000	\$161,635	- 13.1%	\$153,721	\$164,998	+ 7.3%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	98.6%	99.7%	+ 1.1%
Inventory of Homes for Sale	48	29	- 39.6%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

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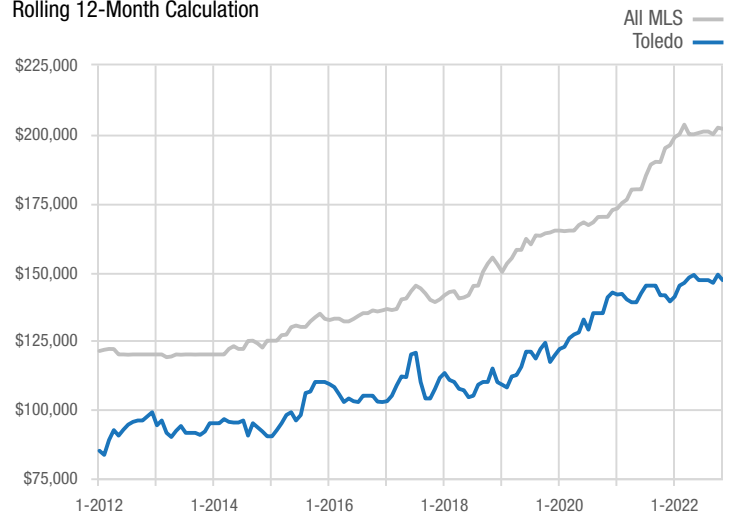
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

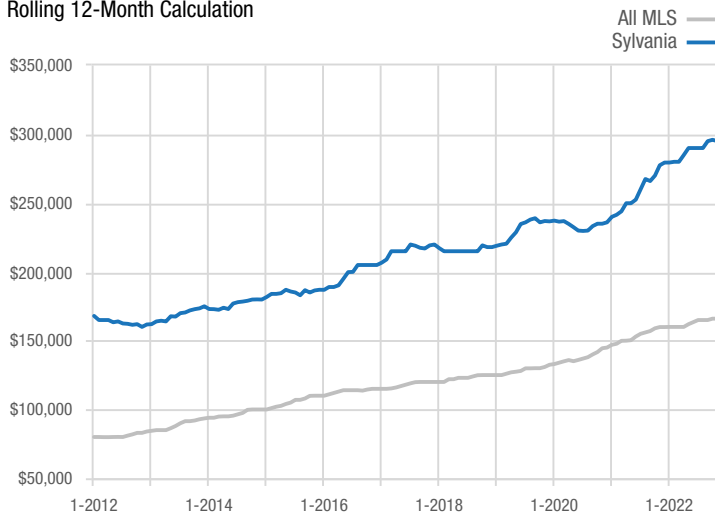
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	40	25	- 37.5%	655	563	- 14.0%
Pending Sales	41	35	- 14.6%	573	495	- 13.6%
Closed Sales	40	36	- 10.0%	563	493	- 12.4%
Days on Market Until Sale	67	55	- 17.9%	64	59	- 7.8%
Median Sales Price*	\$291,250	\$263,450	- 9.5%	\$278,000	\$295,000	+ 6.1%
Average Sales Price*	\$318,301	\$281,677	- 11.5%	\$294,230	\$317,945	+ 8.1%
Percent of List Price Received*	101.1%	98.6%	- 2.5%	101.5%	101.6%	+ 0.1%
Inventory of Homes for Sale	104	66	- 36.5%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	8	12	+ 50.0%	141	151	+ 7.1%
Pending Sales	14	17	+ 21.4%	129	138	+ 7.0%
Closed Sales	15	10	- 33.3%	134	138	+ 3.0%
Days on Market Until Sale	83	45	- 45.8%	97	60	- 38.1%
Median Sales Price*	\$200,000	\$215,000	+ 7.5%	\$240,200	\$232,550	- 3.2%
Average Sales Price*	\$226,238	\$202,090	- 10.7%	\$231,633	\$228,347	- 1.4%
Percent of List Price Received*	99.1%	100.8%	+ 1.7%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	23	20	- 13.0%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

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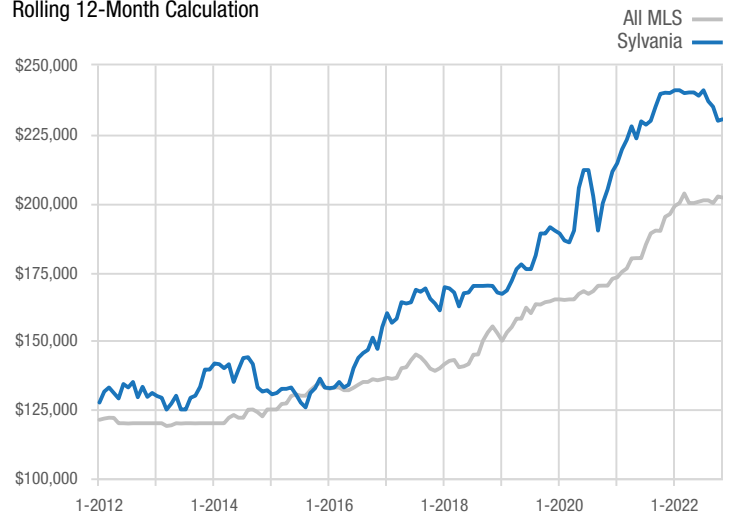
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

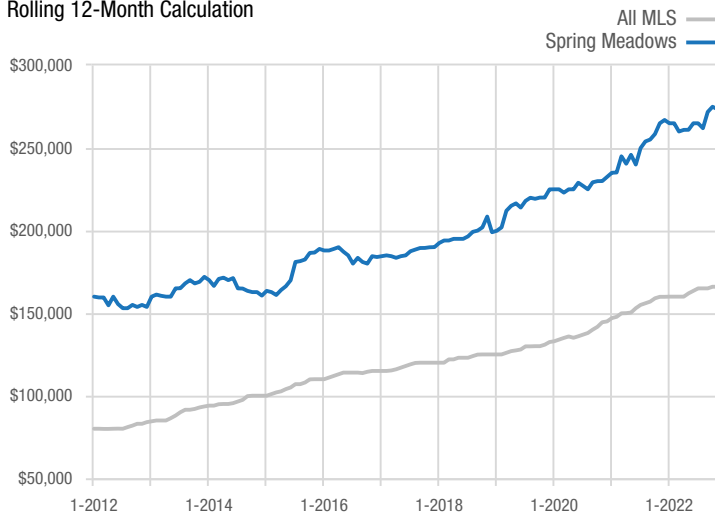
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	16	9	- 43.8%	264	226	- 14.4%
Pending Sales	18	14	- 22.2%	230	202	- 12.2%
Closed Sales	15	13	- 13.3%	227	205	- 9.7%
Days on Market Until Sale	65	87	+ 33.8%	64	52	- 18.8%
Median Sales Price*	\$282,500	\$256,900	- 9.1%	\$265,750	\$270,000	+ 1.6%
Average Sales Price*	\$311,225	\$258,985	- 16.8%	\$280,383	\$270,974	- 3.4%
Percent of List Price Received*	100.5%	95.4%	- 5.1%	100.7%	102.1%	+ 1.4%
Inventory of Homes for Sale	36	22	- 38.9%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	0	- 100.0%	49	30	- 38.8%
Pending Sales	2	3	+ 50.0%	46	28	- 39.1%
Closed Sales	5	2	- 60.0%	45	29	- 35.6%
Days on Market Until Sale	95	60	- 36.8%	85	90	+ 5.9%
Median Sales Price*	\$285,000	\$168,500	- 40.9%	\$309,000	\$262,250	- 15.1%
Average Sales Price*	\$288,037	\$168,500	- 41.5%	\$300,826	\$299,555	- 0.4%
Percent of List Price Received*	102.9%	94.2%	- 8.5%	99.8%	98.1%	- 1.7%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	2.3	1.5	- 34.8%	—	—	—

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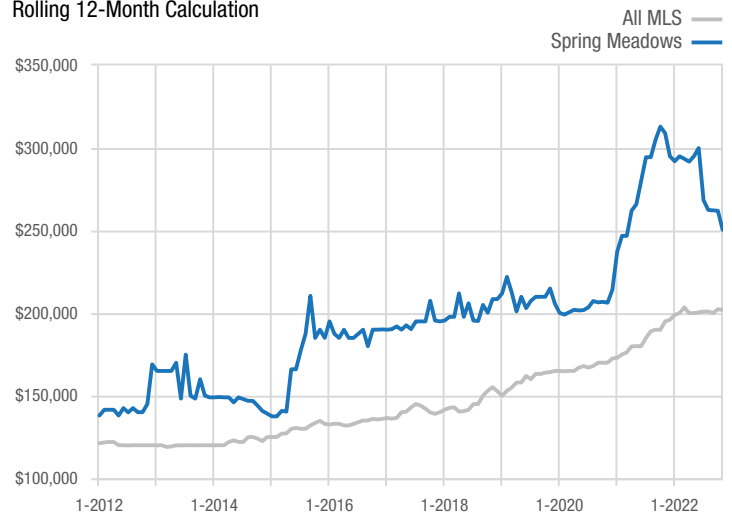
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

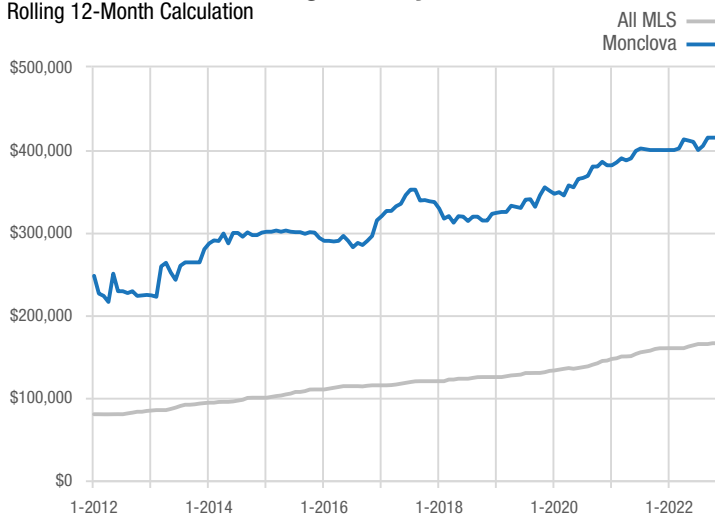
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	9	4	- 55.6%	86	59	- 31.4%
Pending Sales	8	3	- 62.5%	78	47	- 39.7%
Closed Sales	7	3	- 57.1%	75	47	- 37.3%
Days on Market Until Sale	69	14	- 79.7%	71	52	- 26.8%
Median Sales Price*	\$395,000	\$300,000	- 24.1%	\$400,952	\$445,000	+ 11.0%
Average Sales Price*	\$417,123	\$231,300	- 44.5%	\$436,277	\$471,511	+ 8.1%
Percent of List Price Received*	100.4%	104.9%	+ 4.5%	101.0%	101.5%	+ 0.5%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	1.6	3.0	+ 87.5%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	3	0	- 100.0%	17	7	- 58.8%
Pending Sales	1	0	- 100.0%	19	6	- 68.4%
Closed Sales	3	0	- 100.0%	10	16	+ 60.0%
Days on Market Until Sale	237	—	—	233	317	+ 36.1%
Median Sales Price*	\$300,155	—	—	\$299,720	\$302,855	+ 1.0%
Average Sales Price*	\$327,790	—	—	\$307,181	\$336,416	+ 9.5%
Percent of List Price Received*	100.0%	—	—	100.0%	101.4%	+ 1.4%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.2	0.9	- 59.1%	—	—	—

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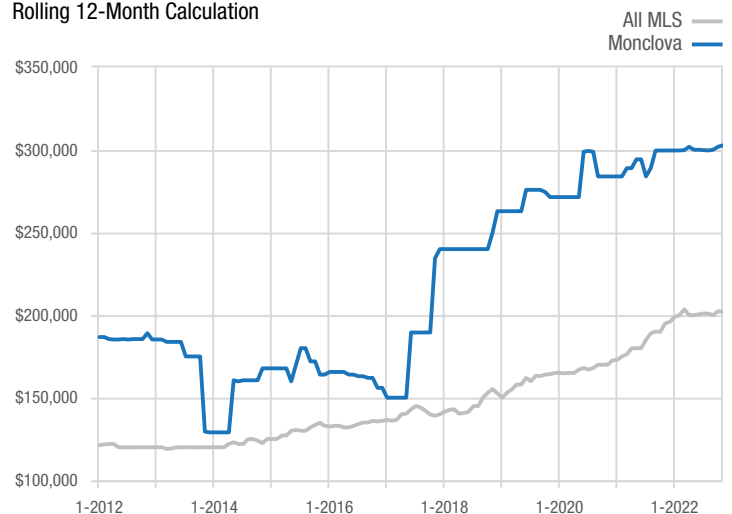
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

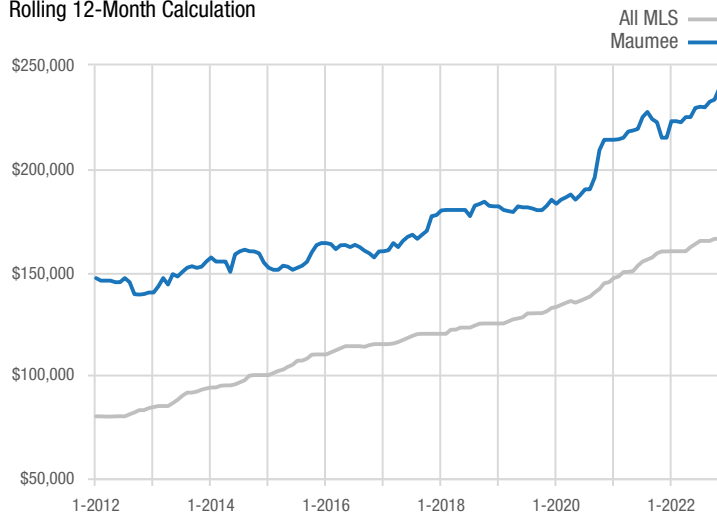
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	38	28	- 26.3%	470	403	- 14.3%
Pending Sales	36	25	- 30.6%	408	350	- 14.2%
Closed Sales	39	29	- 25.6%	407	349	- 14.3%
Days on Market Until Sale	49	48	- 2.0%	54	46	- 14.8%
Median Sales Price*	\$193,000	\$211,500	+ 9.6%	\$215,000	\$238,900	+ 11.1%
Average Sales Price*	\$230,147	\$256,521	+ 11.5%	\$253,002	\$284,787	+ 12.6%
Percent of List Price Received*	100.2%	101.6%	+ 1.4%	101.2%	102.9%	+ 1.7%
Inventory of Homes for Sale	63	46	- 27.0%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	3	3	0.0%	65	40	- 38.5%
Pending Sales	6	2	- 66.7%	57	40	- 29.8%
Closed Sales	9	1	- 88.9%	57	40	- 29.8%
Days on Market Until Sale	58	17	- 70.7%	63	59	- 6.3%
Median Sales Price*	\$168,000	\$721,389	+ 329.4%	\$229,000	\$220,000	- 3.9%
Average Sales Price*	\$260,590	\$721,389	+ 176.8%	\$270,038	\$260,549	- 3.5%
Percent of List Price Received*	94.5%	100.0%	+ 5.8%	98.9%	101.2%	+ 2.3%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

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

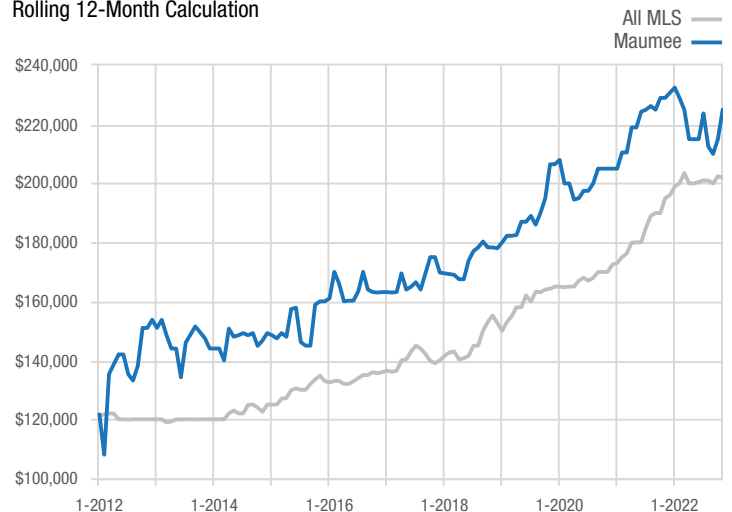
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2022

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Whitehouse

MLS Area 08: 43571

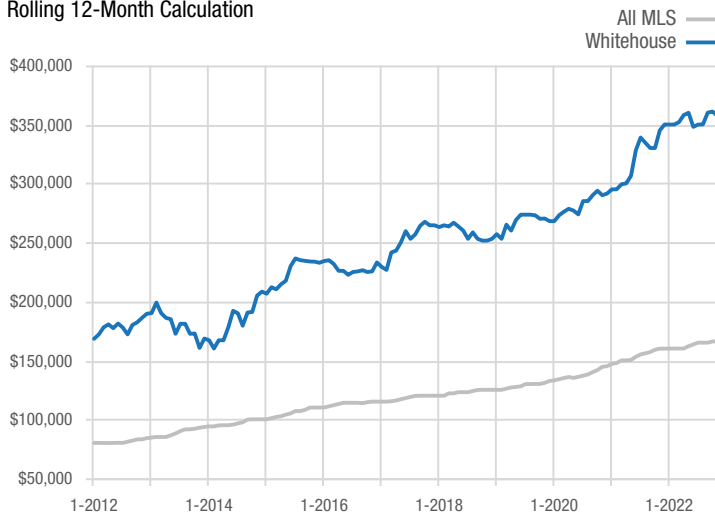
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	6	1	- 83.3%	103	93	- 9.7%
Pending Sales	7	5	- 28.6%	101	84	- 16.8%
Closed Sales	6	4	- 33.3%	99	85	- 14.1%
Days on Market Until Sale	112	46	- 58.9%	79	55	- 30.4%
Median Sales Price*	\$391,950	\$307,400	- 21.6%	\$349,950	\$357,450	+ 2.1%
Average Sales Price*	\$427,886	\$287,825	- 32.7%	\$379,189	\$352,730	- 7.0%
Percent of List Price Received*	102.8%	100.7%	- 2.0%	100.4%	101.1%	+ 0.7%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	1	0	- 100.0%	5	4	- 20.0%
Pending Sales	3	0	- 100.0%	5	4	- 20.0%
Closed Sales	3	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	33	—	—	84	34	- 59.5%
Median Sales Price*	\$237,400	—	—	\$240,000	\$297,500	+ 24.0%
Average Sales Price*	\$234,800	—	—	\$242,880	\$294,500	+ 21.3%
Percent of List Price Received*	102.9%	—	—	98.1%	101.7%	+ 3.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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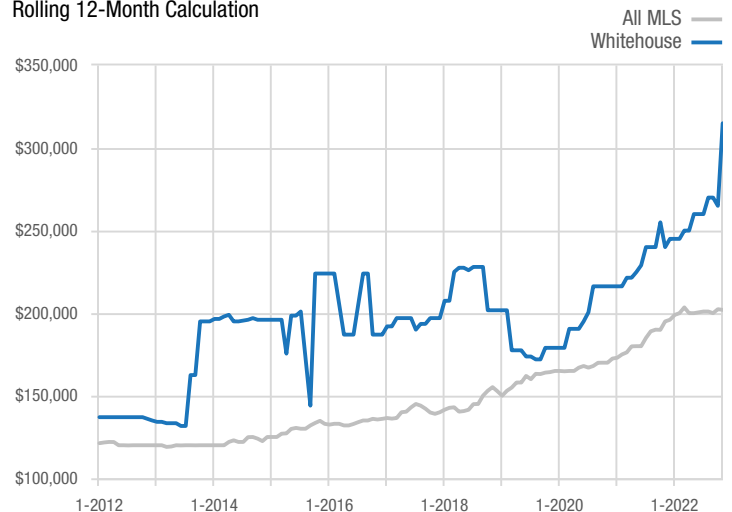
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2022

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Waterville

MLS Area 10: 43566

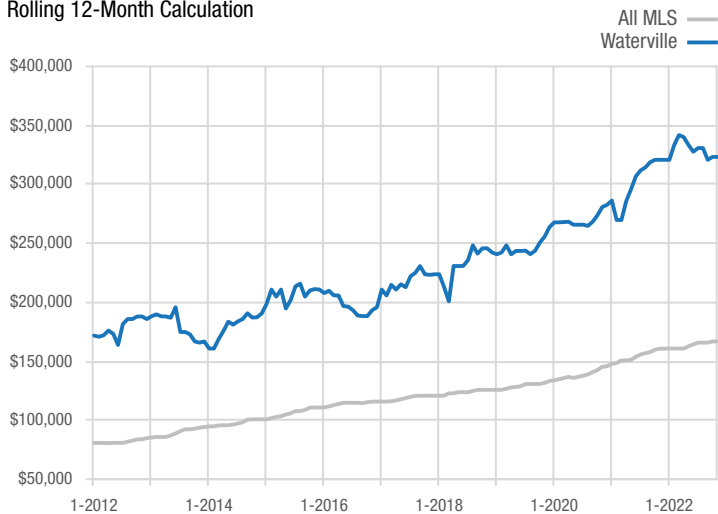
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	11	8	- 27.3%	148	144	- 2.7%
Pending Sales	14	9	- 35.7%	129	123	- 4.7%
Closed Sales	17	7	- 58.8%	121	121	0.0%
Days on Market Until Sale	87	86	- 1.1%	87	75	- 13.8%
Median Sales Price*	\$327,400	\$325,000	- 0.7%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$327,993	\$299,286	- 8.8%	\$313,426	\$327,064	+ 4.4%
Percent of List Price Received*	103.9%	96.3%	- 7.3%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	30	20	- 33.3%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	0	- 100.0%	15	13	- 13.3%
Pending Sales	0	0	—	18	8	- 55.6%
Closed Sales	0	0	—	19	8	- 57.9%
Days on Market Until Sale	—	—	—	103	37	- 64.1%
Median Sales Price*	—	—	—	\$220,000	\$229,700	+ 4.4%
Average Sales Price*	—	—	—	\$233,213	\$239,300	+ 2.6%
Percent of List Price Received*	—	—	—	100.5%	104.4%	+ 3.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.4	—	—	—	—	—

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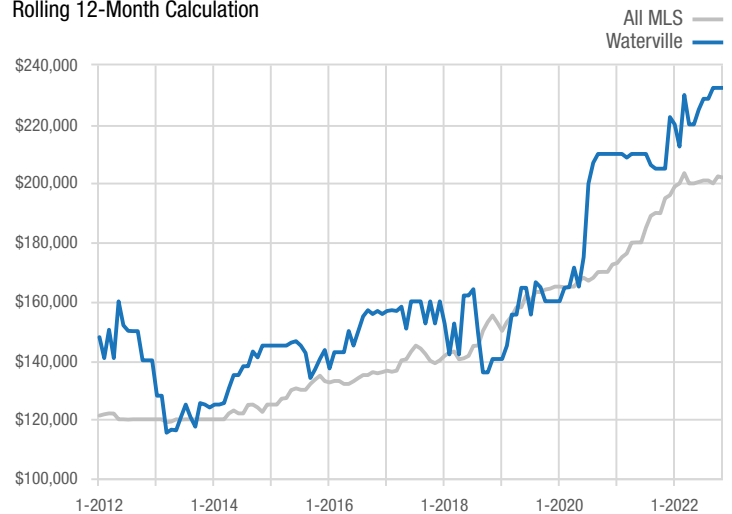
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

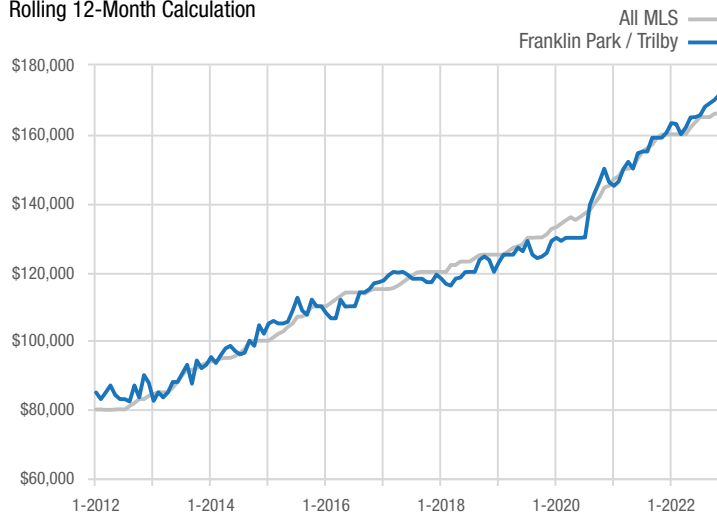
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	21	20	- 4.8%	292	276	- 5.5%
Pending Sales	25	24	- 4.0%	263	245	- 6.8%
Closed Sales	19	24	+ 26.3%	256	239	- 6.6%
Days on Market Until Sale	40	52	+ 30.0%	56	49	- 12.5%
Median Sales Price*	\$155,000	\$180,750	+ 16.6%	\$160,000	\$173,000	+ 8.1%
Average Sales Price*	\$184,115	\$209,069	+ 13.6%	\$191,033	\$211,460	+ 10.7%
Percent of List Price Received*	99.3%	102.7%	+ 3.4%	101.1%	102.5%	+ 1.4%
Inventory of Homes for Sale	38	36	- 5.3%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	0	0	—	14	9	- 35.7%
Pending Sales	0	0	—	14	10	- 28.6%
Closed Sales	0	0	—	14	10	- 28.6%
Days on Market Until Sale	—	—	—	66	51	- 22.7%
Median Sales Price*	—	—	—	\$138,309	\$180,000	+ 30.1%
Average Sales Price*	—	—	—	\$124,330	\$177,080	+ 42.4%
Percent of List Price Received*	—	—	—	99.7%	96.9%	- 2.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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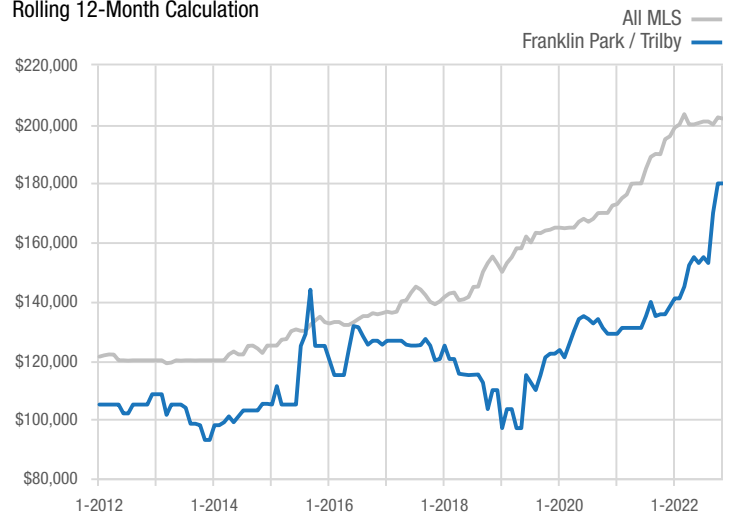
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

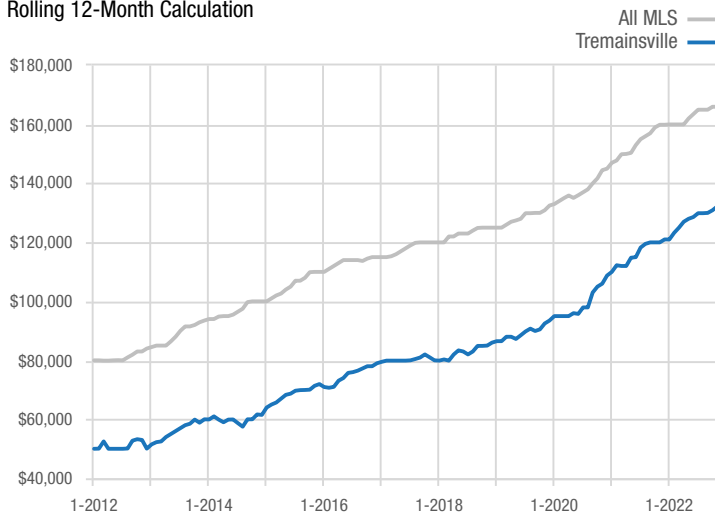
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	56	48	- 14.3%	707	637	- 9.9%
Pending Sales	66	52	- 21.2%	614	544	- 11.4%
Closed Sales	60	52	- 13.3%	599	535	- 10.7%
Days on Market Until Sale	60	53	- 11.7%	54	51	- 5.6%
Median Sales Price*	\$120,000	\$140,000	+ 16.7%	\$120,000	\$134,000	+ 11.7%
Average Sales Price*	\$124,949	\$135,797	+ 8.7%	\$119,794	\$129,561	+ 8.2%
Percent of List Price Received*	103.6%	99.3%	- 4.2%	101.1%	102.0%	+ 0.9%
Inventory of Homes for Sale	110	89	- 19.1%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
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	—	—	—	—	—	—

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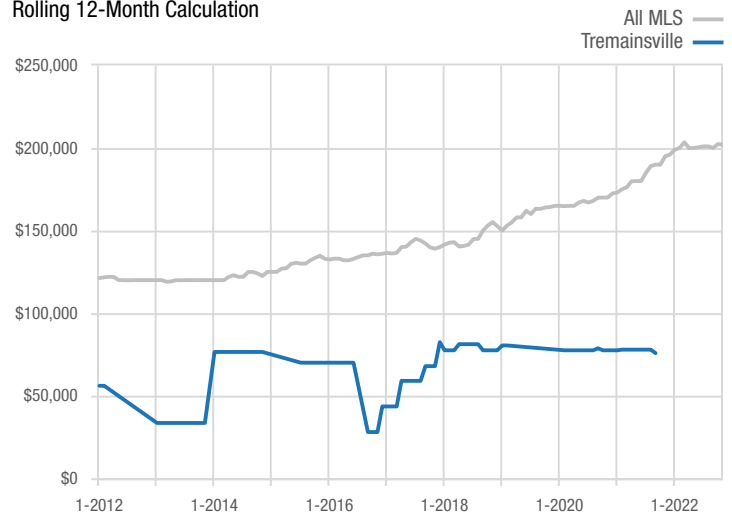
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

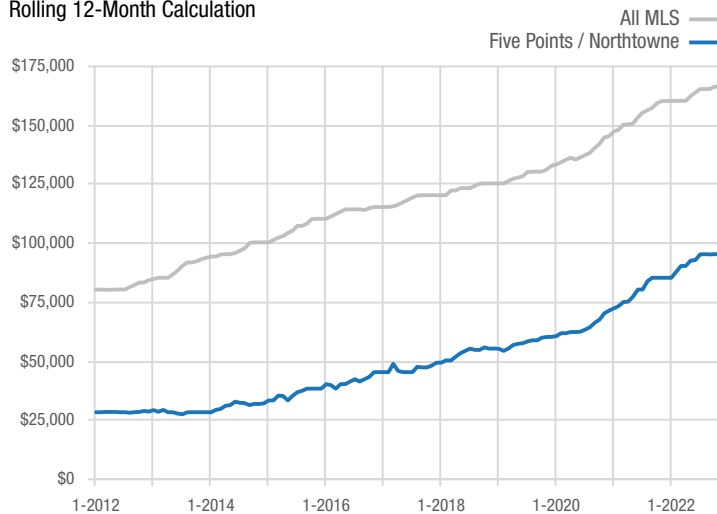
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	45	47	+ 4.4%	507	530	+ 4.5%
Pending Sales	36	41	+ 13.9%	414	421	+ 1.7%
Closed Sales	34	32	- 5.9%	408	408	0.0%
Days on Market Until Sale	56	58	+ 3.6%	59	53	- 10.2%
Median Sales Price*	\$71,250	\$105,000	+ 47.4%	\$85,000	\$99,500	+ 17.1%
Average Sales Price*	\$87,932	\$98,063	+ 11.5%	\$89,479	\$99,898	+ 11.6%
Percent of List Price Received*	101.4%	99.1%	- 2.3%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale	90	88	- 2.2%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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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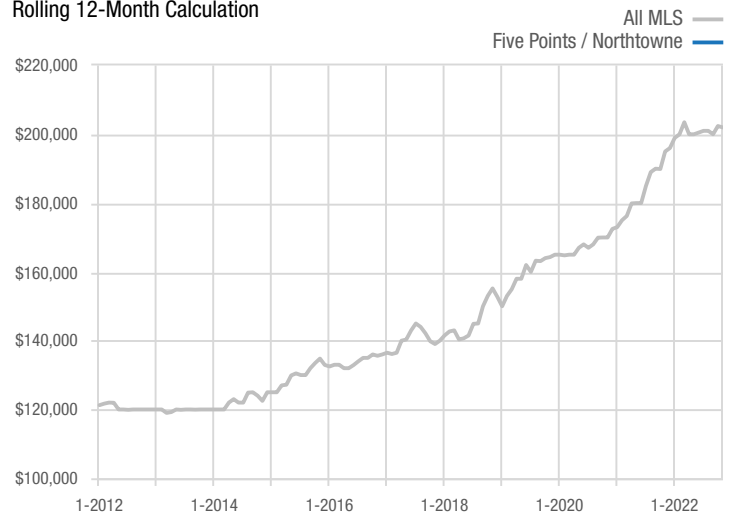
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

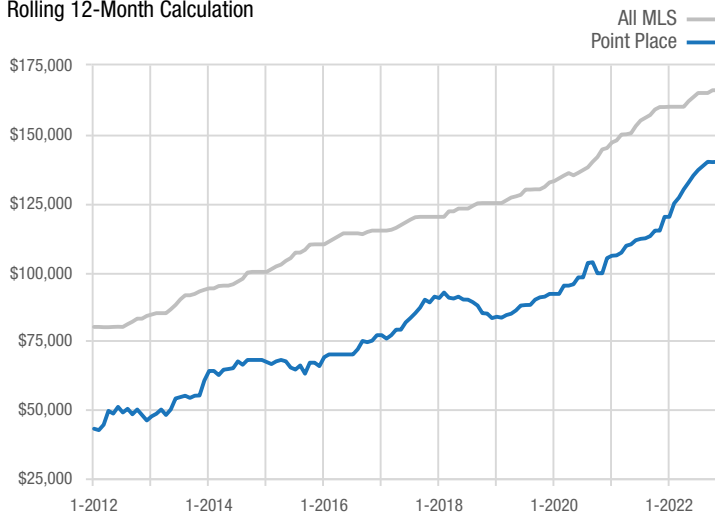
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	23	23	0.0%	284	308	+ 8.5%
Pending Sales	26	20	- 23.1%	261	258	- 1.1%
Closed Sales	25	19	- 24.0%	258	251	- 2.7%
Days on Market Until Sale	82	54	- 34.1%	58	56	- 3.4%
Median Sales Price*	\$114,900	\$130,500	+ 13.6%	\$116,250	\$139,900	+ 20.3%
Average Sales Price*	\$108,177	\$127,733	+ 18.1%	\$120,647	\$145,439	+ 20.5%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	100.8%	101.2%	+ 0.4%
Inventory of Homes for Sale	49	53	+ 8.2%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	1	0	- 100.0%	4	3	- 25.0%
Pending Sales	0	0	—	4	3	- 25.0%
Closed Sales	0	0	—	4	4	0.0%
Days on Market Until Sale	—	—	—	52	41	- 21.2%
Median Sales Price*	—	—	—	\$85,900	\$140,000	+ 63.0%
Average Sales Price*	—	—	—	\$107,075	\$141,865	+ 32.5%
Percent of List Price Received*	—	—	—	99.0%	95.3%	- 3.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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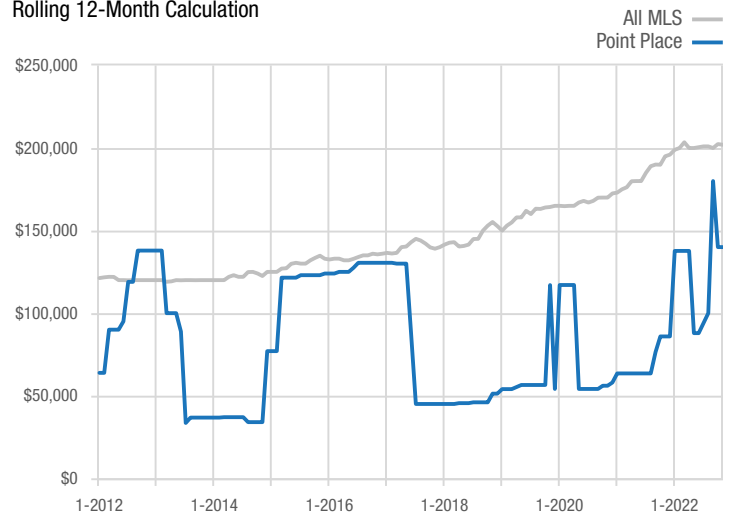
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

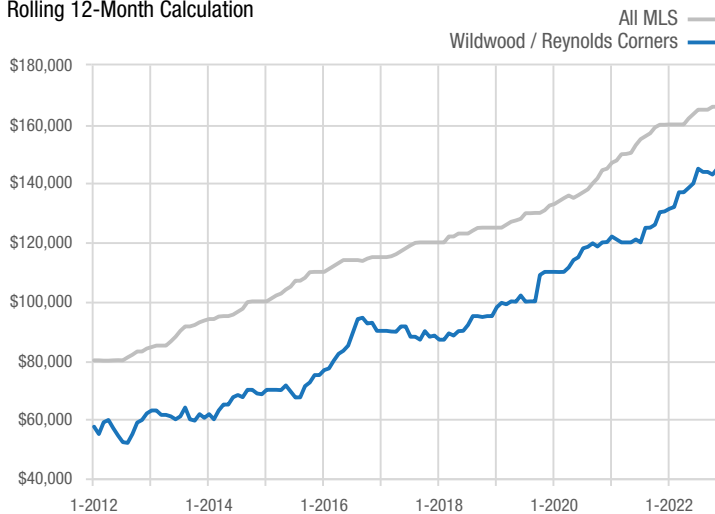
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	34	23	- 32.4%	415	385	- 7.2%
Pending Sales	39	31	- 20.5%	367	323	- 12.0%
Closed Sales	44	30	- 31.8%	367	322	- 12.3%
Days on Market Until Sale	56	63	+ 12.5%	62	53	- 14.5%
Median Sales Price*	\$136,450	\$157,500	+ 15.4%	\$131,725	\$145,050	+ 10.1%
Average Sales Price*	\$140,116	\$173,255	+ 23.7%	\$147,675	\$165,809	+ 12.3%
Percent of List Price Received*	100.0%	101.1%	+ 1.1%	100.4%	101.6%	+ 1.2%
Inventory of Homes for Sale	62	52	- 16.1%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	6	2	- 66.7%	70	66	- 5.7%
Pending Sales	6	2	- 66.7%	59	64	+ 8.5%
Closed Sales	9	5	- 44.4%	58	65	+ 12.1%
Days on Market Until Sale	50	61	+ 22.0%	55	51	- 7.3%
Median Sales Price*	\$162,000	\$115,000	- 29.0%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$166,678	\$115,480	- 30.7%	\$142,537	\$138,467	- 2.9%
Percent of List Price Received*	103.3%	97.7%	- 5.4%	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	2.1	0.9	- 57.1%	—	—	—

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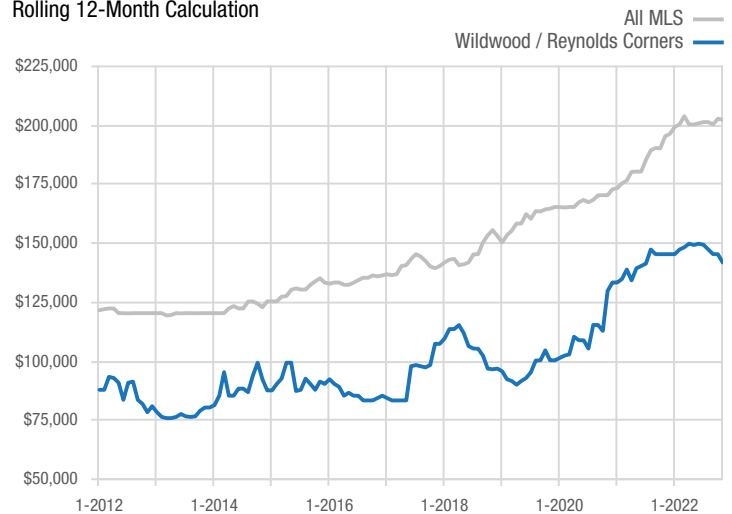
Median Sales Price - Single Family

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)

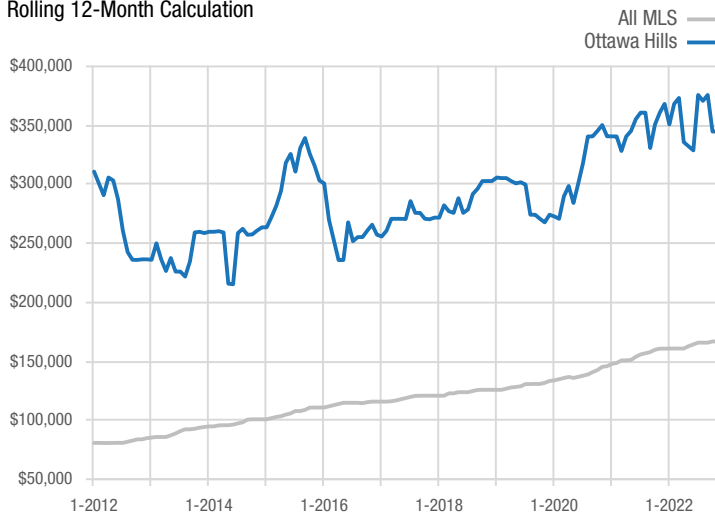
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	11	4	- 63.6%	111	88	- 20.7%
Pending Sales	8	4	- 50.0%	89	71	- 20.2%
Closed Sales	6	4	- 33.3%	87	72	- 17.2%
Days on Market Until Sale	57	78	+ 36.8%	67	56	- 16.4%
Median Sales Price*	\$352,500	\$295,000	- 16.3%	\$367,450	\$344,000	- 6.4%
Average Sales Price*	\$510,833	\$296,587	- 41.9%	\$418,952	\$438,254	+ 4.6%
Percent of List Price Received*	98.5%	89.9%	- 8.7%	98.2%	99.4%	+ 1.2%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	0	1	—	15	12	- 20.0%
Pending Sales	0	1	—	17	13	- 23.5%
Closed Sales	0	0	—	16	12	- 25.0%
Days on Market Until Sale	—	—	—	69	56	- 18.8%
Median Sales Price*	—	—	—	\$126,700	\$124,500	- 1.7%
Average Sales Price*	—	—	—	\$161,138	\$223,411	+ 38.6%
Percent of List Price Received*	—	—	—	97.9%	101.8%	+ 4.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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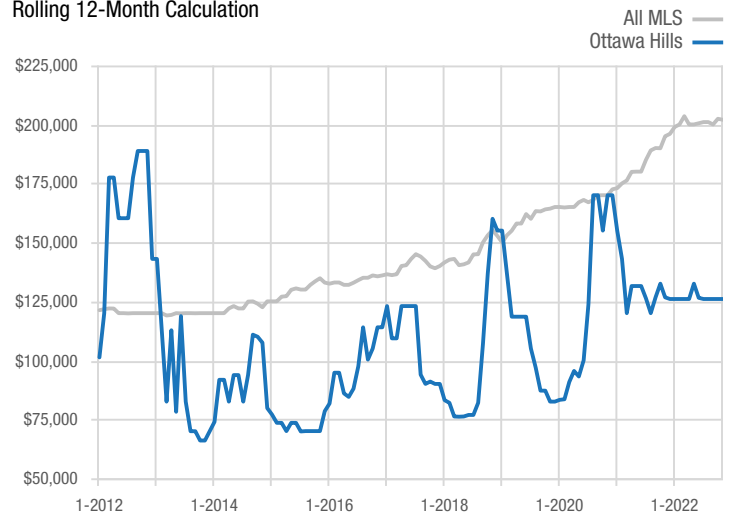
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

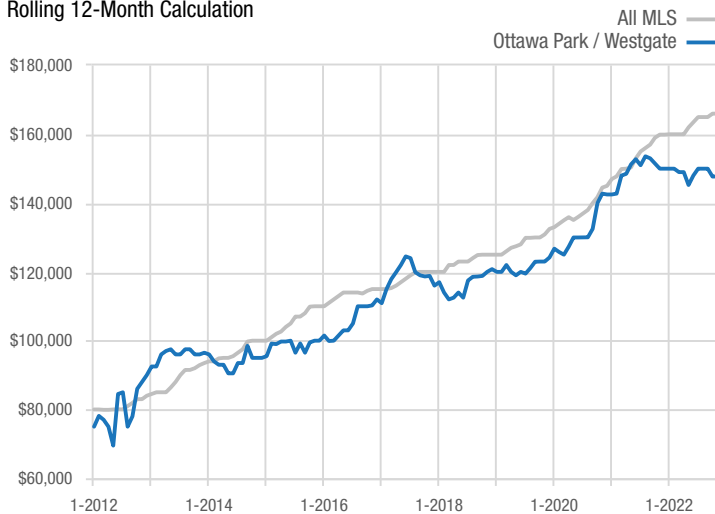
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	16	18	+ 12.5%	295	289	- 2.0%
Pending Sales	25	12	- 52.0%	254	257	+ 1.2%
Closed Sales	26	20	- 23.1%	253	260	+ 2.8%
Days on Market Until Sale	58	43	- 25.9%	50	52	+ 4.0%
Median Sales Price*	\$150,000	\$149,900	- 0.1%	\$150,000	\$149,450	- 0.4%
Average Sales Price*	\$166,618	\$143,899	- 13.6%	\$154,275	\$156,580	+ 1.5%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	101.7%	100.7%	- 1.0%
Inventory of Homes for Sale	45	32	- 28.9%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	0	0	—	2	13	+ 550.0%
Pending Sales	0	0	—	3	13	+ 333.3%
Closed Sales	0	0	—	3	13	+ 333.3%
Days on Market Until Sale	—	—	—	43	41	- 4.7%
Median Sales Price*	—	—	—	\$129,500	\$127,000	- 1.9%
Average Sales Price*	—	—	—	\$120,037	\$131,671	+ 9.7%
Percent of List Price Received*	—	—	—	104.1%	100.6%	- 3.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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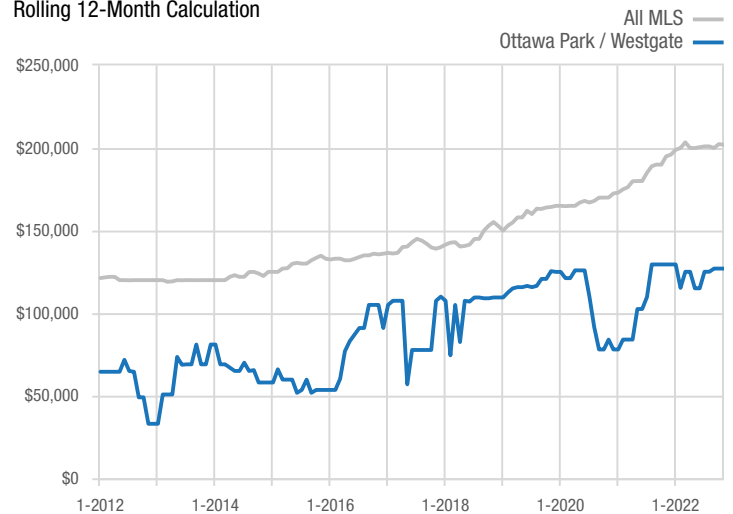
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2022

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Olde West End

MLS Area 18: 43610 and 43620

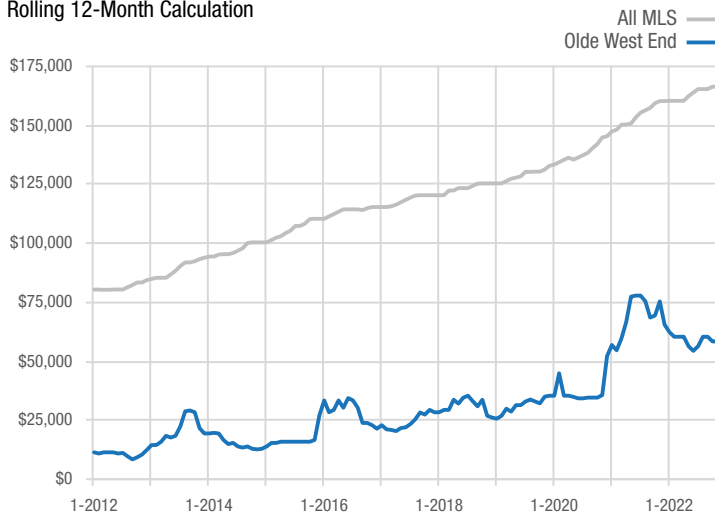
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	7	4	- 42.9%	91	84	- 7.7%
Pending Sales	4	7	+ 75.0%	59	76	+ 28.8%
Closed Sales	4	5	+ 25.0%	60	72	+ 20.0%
Days on Market Until Sale	79	52	- 34.2%	81	66	- 18.5%
Median Sales Price*	\$127,750	\$120,000	- 6.1%	\$67,277	\$58,000	- 13.8%
Average Sales Price*	\$124,375	\$91,648	- 26.3%	\$99,048	\$83,957	- 15.2%
Percent of List Price Received*	96.2%	97.7%	+ 1.6%	97.6%	96.8%	- 0.8%
Inventory of Homes for Sale	26	11	- 57.7%	—	—	—
Months Supply of Inventory	4.8	1.7	- 64.6%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	0	0	—	8	2	- 75.0%
Pending Sales	1	0	- 100.0%	7	1	- 85.7%
Closed Sales	0	0	—	6	2	- 66.7%
Days on Market Until Sale	—	—	—	71	154	+ 116.9%
Median Sales Price*	—	—	—	\$58,125	\$102,000	+ 75.5%
Average Sales Price*	—	—	—	\$75,542	\$102,000	+ 35.0%
Percent of List Price Received*	—	—	—	96.2%	98.9%	+ 2.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

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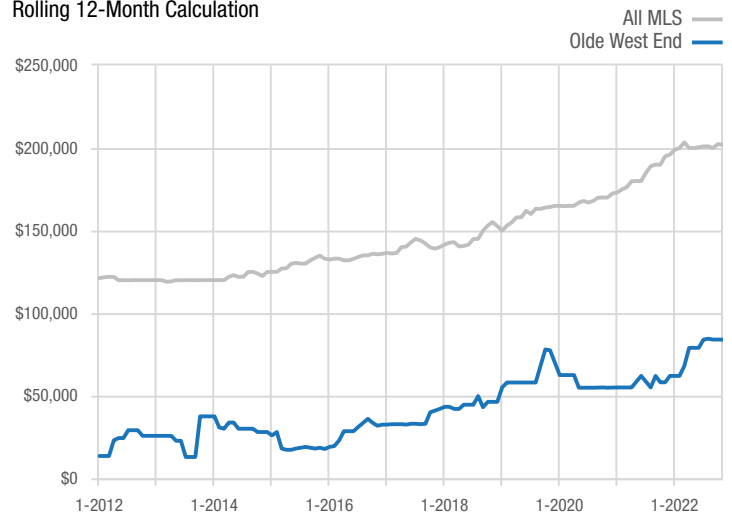
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2022

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Olde North End

MLS Area 19: 43608

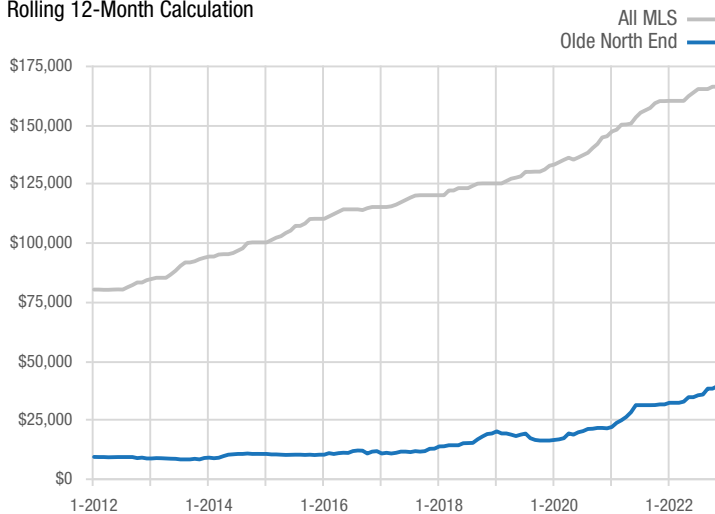
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	9	13	+ 44.4%	203	205	+ 1.0%
Pending Sales	12	11	- 8.3%	171	131	- 23.4%
Closed Sales	12	6	- 50.0%	173	124	- 28.3%
Days on Market Until Sale	52	61	+ 17.3%	55	59	+ 7.3%
Median Sales Price*	\$32,750	\$51,000	+ 55.7%	\$31,317	\$39,000	+ 24.5%
Average Sales Price*	\$39,317	\$52,200	+ 32.8%	\$35,601	\$46,167	+ 29.7%
Percent of List Price Received*	95.6%	90.2%	- 5.6%	94.1%	92.8%	- 1.4%
Inventory of Homes for Sale	21	48	+ 128.6%	—	—	—
Months Supply of Inventory	1.4	4.3	+ 207.1%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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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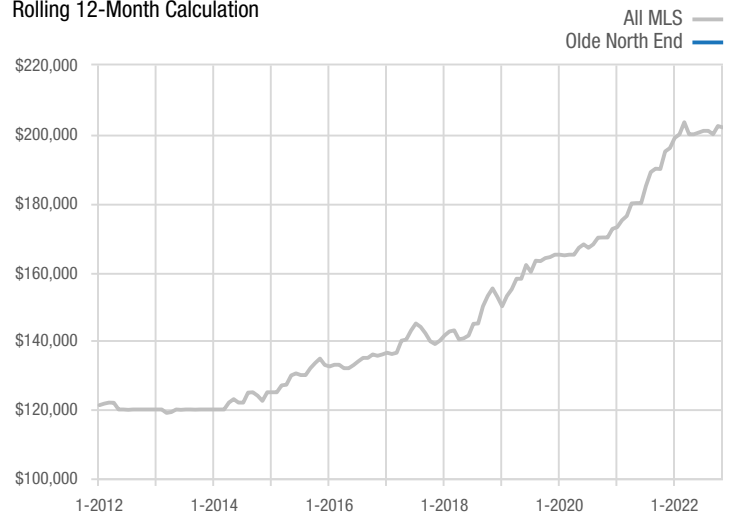
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

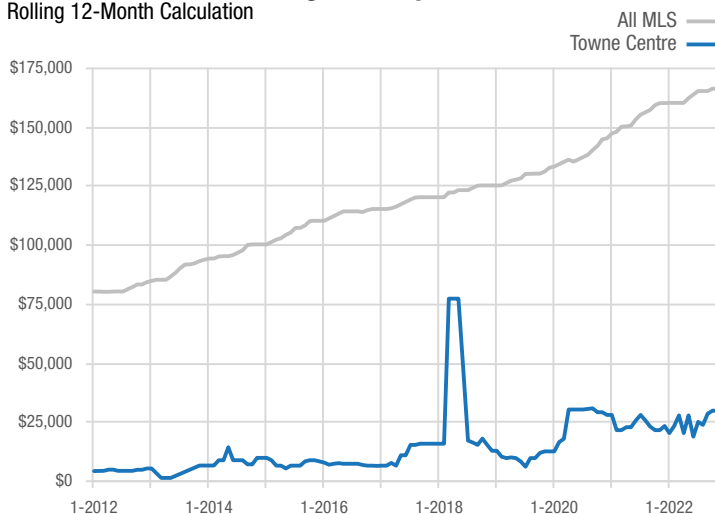
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	1	4	+ 300.0%	15	16	+ 6.7%
Pending Sales	0	2	—	10	9	- 10.0%
Closed Sales	0	0	—	11	8	- 27.3%
Days on Market Until Sale	—	—	—	65	72	+ 10.8%
Median Sales Price*	—	—	—	\$23,000	\$29,500	+ 28.3%
Average Sales Price*	—	—	—	\$65,045	\$40,771	- 37.3%
Percent of List Price Received*	—	—	—	88.9%	87.6%	- 1.5%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	2	1	- 50.0%	18	16	- 11.1%
Pending Sales	0	1	—	11	13	+ 18.2%
Closed Sales	0	2	—	12	14	+ 16.7%
Days on Market Until Sale	—	90	—	66	84	+ 27.3%
Median Sales Price*	—	\$267,000	—	\$242,000	\$252,500	+ 4.3%
Average Sales Price*	—	\$267,000	—	\$238,483	\$255,786	+ 7.3%
Percent of List Price Received*	—	96.2%	—	98.3%	96.3%	- 2.0%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	5.1	2.0	- 60.8%	—	—	—

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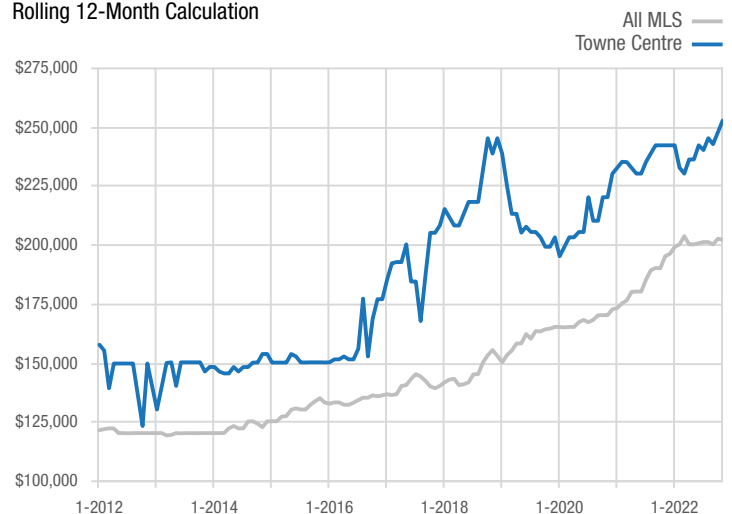
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

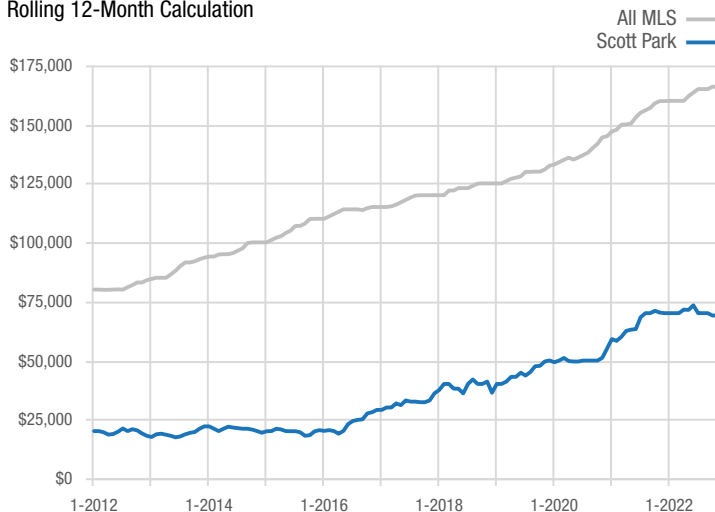
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	22	19	- 13.6%	230	223	- 3.0%
Pending Sales	19	23	+ 21.1%	179	167	- 6.7%
Closed Sales	21	16	- 23.8%	179	155	- 13.4%
Days on Market Until Sale	59	57	- 3.4%	60	62	+ 3.3%
Median Sales Price*	\$80,500	\$74,450	- 7.5%	\$70,500	\$69,000	- 2.1%
Average Sales Price*	\$95,088	\$70,817	- 25.5%	\$72,629	\$82,327	+ 13.4%
Percent of List Price Received*	96.6%	99.2%	+ 2.7%	97.4%	96.1%	- 1.3%
Inventory of Homes for Sale	45	48	+ 6.7%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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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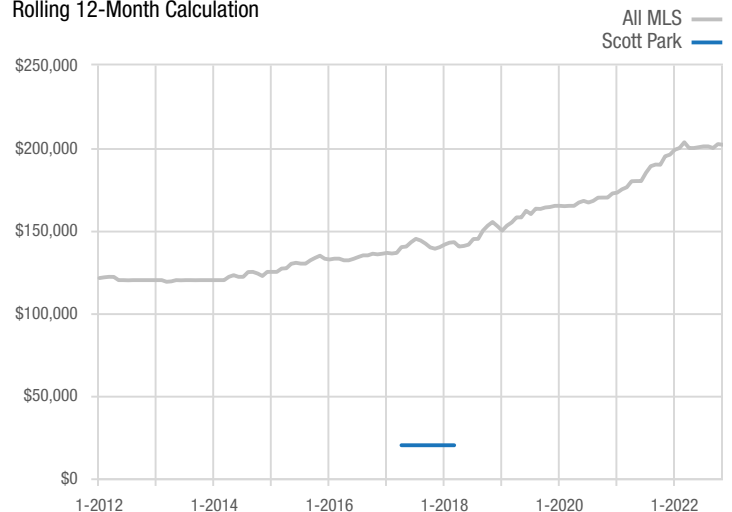
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

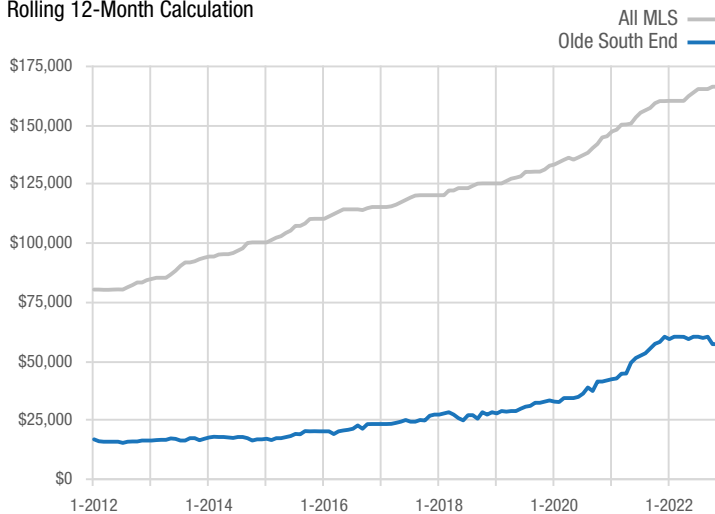
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	21	25	+ 19.0%	299	311	+ 4.0%
Pending Sales	15	31	+ 106.7%	211	242	+ 14.7%
Closed Sales	15	27	+ 80.0%	214	234	+ 9.3%
Days on Market Until Sale	65	50	- 23.1%	58	61	+ 5.2%
Median Sales Price*	\$58,810	\$57,250	- 2.7%	\$59,000	\$54,750	- 7.2%
Average Sales Price*	\$64,441	\$54,508	- 15.4%	\$58,897	\$58,119	- 1.3%
Percent of List Price Received*	94.6%	94.1%	- 0.5%	96.0%	95.8%	- 0.2%
Inventory of Homes for Sale	66	61	- 7.6%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	160	—	—
Median Sales Price*	—	—	—	\$176,000	—	—
Average Sales Price*	—	—	—	\$176,000	—	—
Percent of List Price Received*	—	—	—	100.6%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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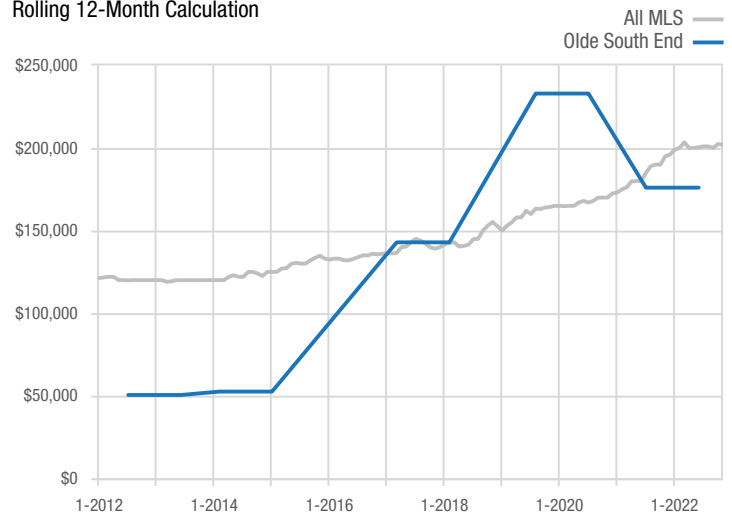
Median Sales Price - Single Family

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

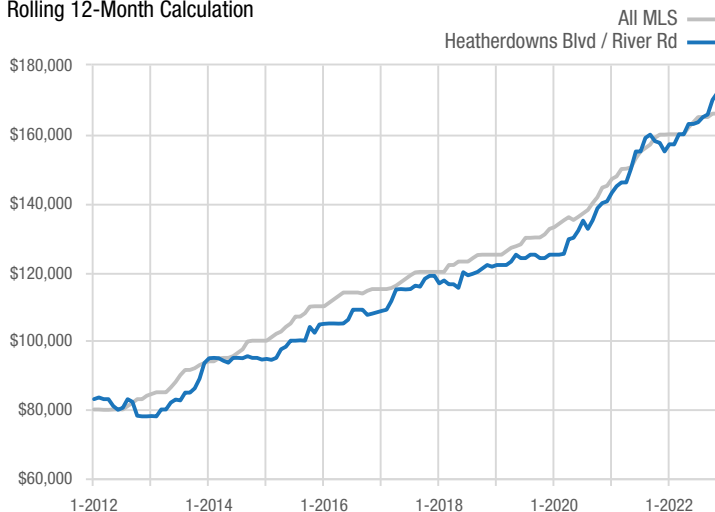
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	30	22	- 26.7%	483	422	- 12.6%
Pending Sales	43	27	- 37.2%	413	368	- 10.9%
Closed Sales	43	28	- 34.9%	407	368	- 9.6%
Days on Market Until Sale	53	54	+ 1.9%	52	49	- 5.8%
Median Sales Price*	\$145,000	\$162,000	+ 11.7%	\$156,500	\$176,000	+ 12.5%
Average Sales Price*	\$158,947	\$187,523	+ 18.0%	\$166,286	\$184,134	+ 10.7%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	101.8%	103.2%	+ 1.4%
Inventory of Homes for Sale	72	64	- 11.1%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	6	5	- 16.7%	59	68	+ 15.3%
Pending Sales	6	6	0.0%	56	58	+ 3.6%
Closed Sales	3	5	+ 66.7%	54	58	+ 7.4%
Days on Market Until Sale	69	47	- 31.9%	70	46	- 34.3%
Median Sales Price*	\$116,400	\$85,000	- 27.0%	\$87,000	\$99,450	+ 14.3%
Average Sales Price*	\$107,800	\$107,900	+ 0.1%	\$92,496	\$107,228	+ 15.9%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	95.5%	98.1%	+ 2.7%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

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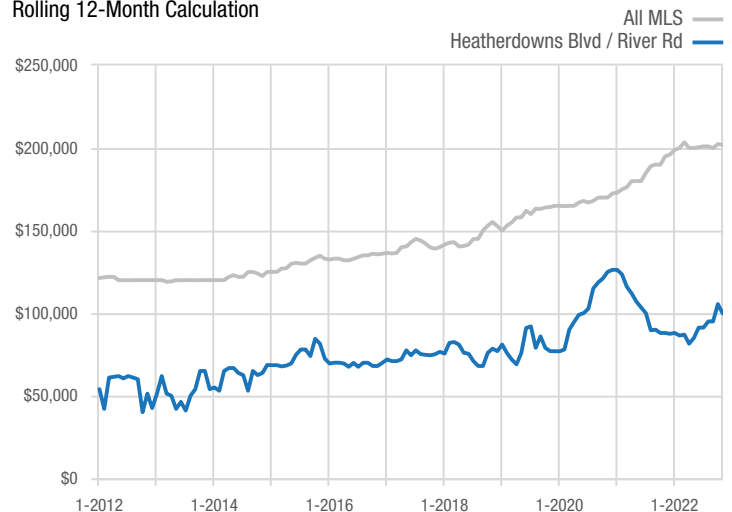
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

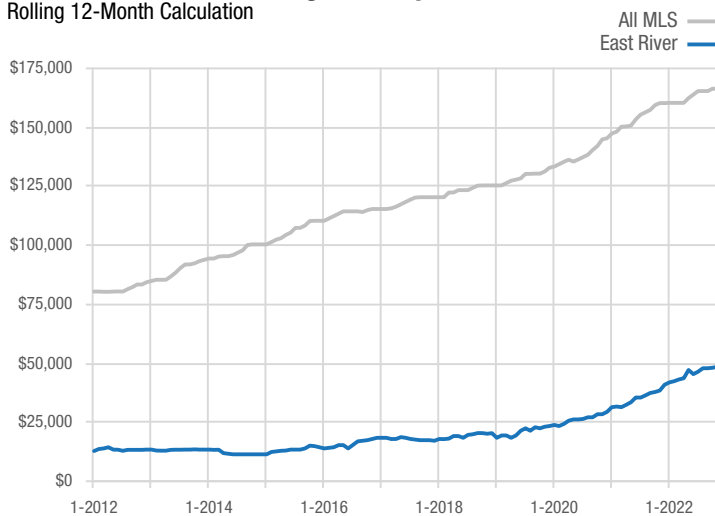
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	18	24	+ 33.3%	248	299	+ 20.6%
Pending Sales	15	19	+ 26.7%	193	218	+ 13.0%
Closed Sales	18	21	+ 16.7%	186	218	+ 17.2%
Days on Market Until Sale	54	60	+ 11.1%	64	56	- 12.5%
Median Sales Price*	\$41,000	\$48,750	+ 18.9%	\$40,000	\$49,000	+ 22.5%
Average Sales Price*	\$48,376	\$51,683	+ 6.8%	\$45,841	\$50,439	+ 10.0%
Percent of List Price Received*	102.2%	93.1%	- 8.9%	97.3%	95.7%	- 1.6%
Inventory of Homes for Sale	46	58	+ 26.1%	—	—	—
Months Supply of Inventory	2.7	3.0	+ 11.1%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	1	—	2	3	+ 50.0%
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	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

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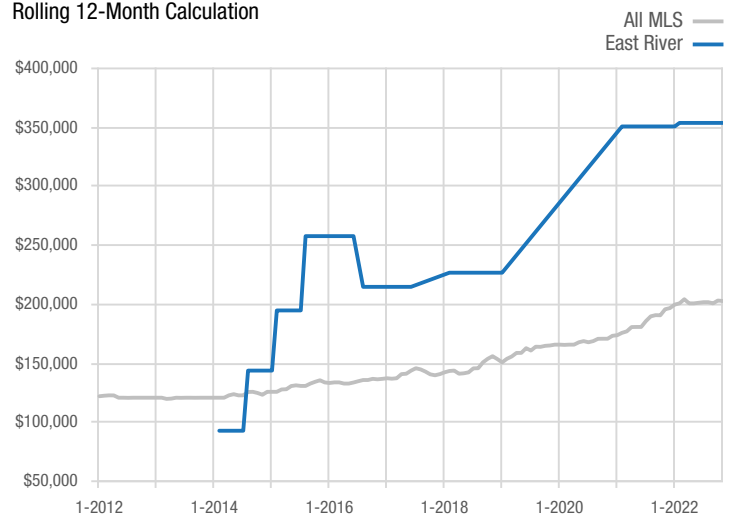
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2022

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Oregon

MLS Area 25: 43616

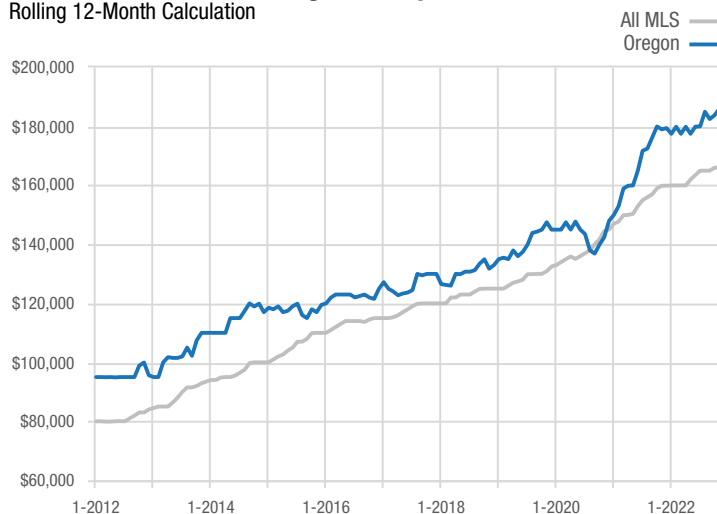
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	18	21	+ 16.7%	274	254	- 7.3%
Pending Sales	20	18	- 10.0%	263	228	- 13.3%
Closed Sales	20	26	+ 30.0%	255	235	- 7.8%
Days on Market Until Sale	46	60	+ 30.4%	68	59	- 13.2%
Median Sales Price*	\$159,950	\$201,500	+ 26.0%	\$175,000	\$186,000	+ 6.3%
Average Sales Price*	\$177,060	\$217,042	+ 22.6%	\$195,740	\$202,356	+ 3.4%
Percent of List Price Received*	98.9%	102.4%	+ 3.5%	100.5%	101.2%	+ 0.7%
Inventory of Homes for Sale	37	30	- 18.9%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	—	7	21	+ 200.0%
Pending Sales	2	1	- 50.0%	8	14	+ 75.0%
Closed Sales	2	1	- 50.0%	8	15	+ 87.5%
Days on Market Until Sale	55	53	- 3.6%	107	44	- 58.9%
Median Sales Price*	\$170,500	\$152,000	- 10.9%	\$206,000	\$213,600	+ 3.7%
Average Sales Price*	\$170,500	\$152,000	- 10.9%	\$188,738	\$217,419	+ 15.2%
Percent of List Price Received*	102.1%	95.1%	- 6.9%	98.5%	101.6%	+ 3.1%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

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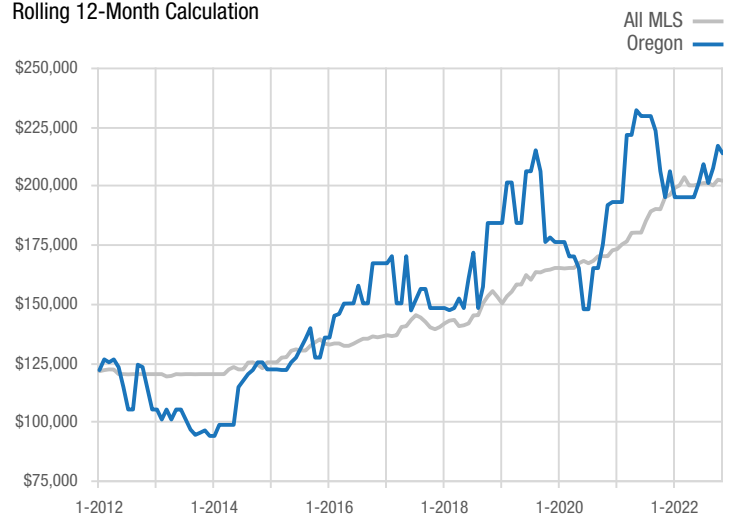
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2022

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

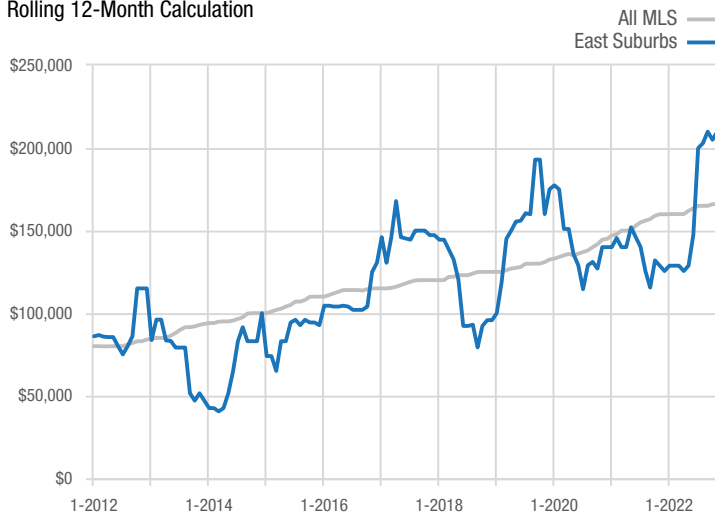
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	3	2	- 33.3%	19	20	+ 5.3%
Pending Sales	1	2	+ 100.0%	16	13	- 18.8%
Closed Sales	1	2	+ 100.0%	16	13	- 18.8%
Days on Market Until Sale	0	55	—	58	52	- 10.3%
Median Sales Price*	\$160,000	\$202,500	+ 26.6%	\$128,750	\$214,900	+ 66.9%
Average Sales Price*	\$160,000	\$202,500	+ 26.6%	\$140,501	\$230,969	+ 64.4%
Percent of List Price Received*	100.0%	101.7%	+ 1.7%	100.6%	101.7%	+ 1.1%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	2.9	+ 222.2%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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	—	—	—	—	—	—

* 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.

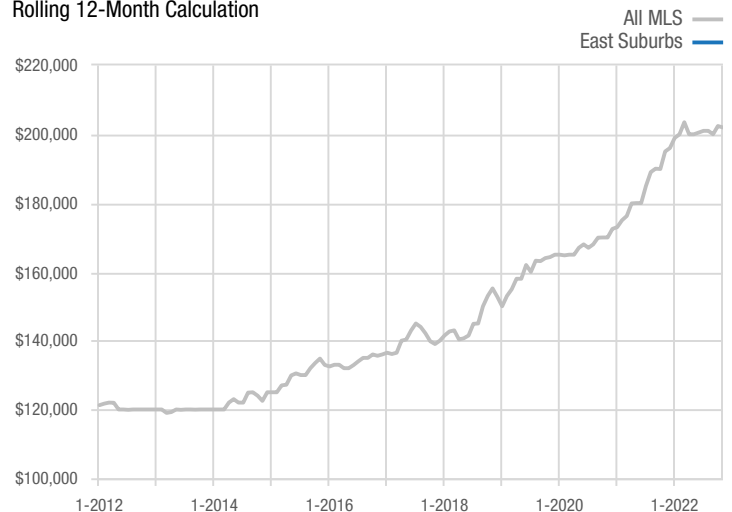
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

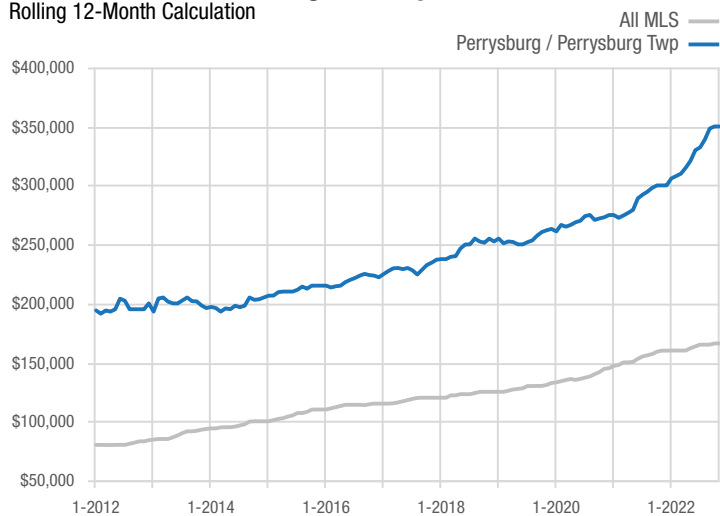
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	32	24	- 25.0%	643	513	- 20.2%
Pending Sales	45	43	- 4.4%	581	457	- 21.3%
Closed Sales	48	35	- 27.1%	576	455	- 21.0%
Days on Market Until Sale	74	77	+ 4.1%	70	68	- 2.9%
Median Sales Price*	\$302,750	\$359,000	+ 18.6%	\$300,000	\$354,000	+ 18.0%
Average Sales Price*	\$322,876	\$408,241	+ 26.4%	\$329,535	\$381,058	+ 15.6%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	101.1%	102.3%	+ 1.2%
Inventory of Homes for Sale	87	72	- 17.2%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	5	3	- 40.0%	64	66	+ 3.1%
Pending Sales	5	5	0.0%	63	60	- 4.8%
Closed Sales	7	5	- 28.6%	63	60	- 4.8%
Days on Market Until Sale	57	26	- 54.4%	56	42	- 25.0%
Median Sales Price*	\$232,000	\$271,000	+ 16.8%	\$229,000	\$240,000	+ 4.8%
Average Sales Price*	\$270,286	\$274,386	+ 1.5%	\$230,850	\$270,850	+ 17.3%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	99.6%	101.7%	+ 2.1%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

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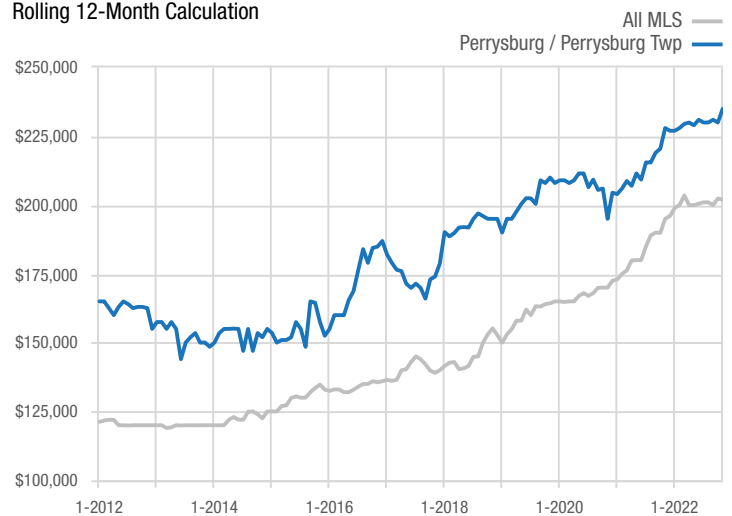
Median Sales Price - Single Family

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

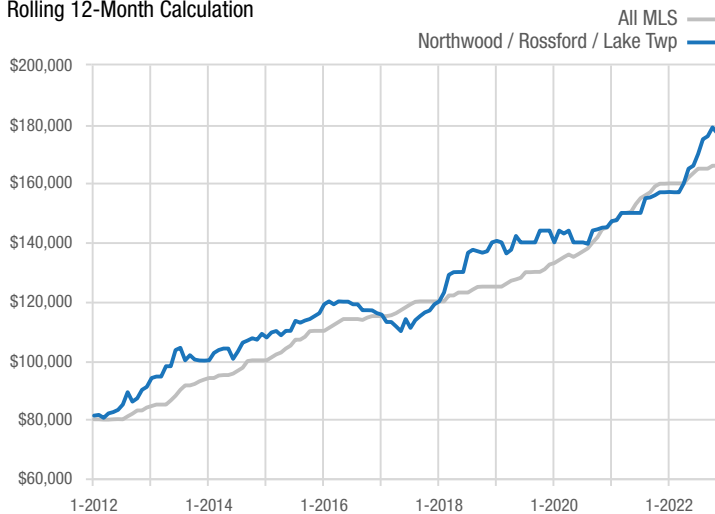
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	20	14	- 30.0%	320	250	- 21.9%
Pending Sales	18	9	- 50.0%	268	227	- 15.3%
Closed Sales	16	11	- 31.3%	265	231	- 12.8%
Days on Market Until Sale	80	46	- 42.5%	63	53	- 15.9%
Median Sales Price*	\$193,000	\$175,700	- 9.0%	\$157,000	\$180,000	+ 14.6%
Average Sales Price*	\$210,110	\$191,714	- 8.8%	\$175,931	\$202,114	+ 14.9%
Percent of List Price Received*	99.1%	96.7%	- 2.4%	100.8%	102.3%	+ 1.5%
Inventory of Homes for Sale	58	34	- 41.4%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	0	0	—	5	11	+ 120.0%
Pending Sales	0	0	—	5	5	0.0%
Closed Sales	0	0	—	5	5	0.0%
Days on Market Until Sale	—	—	—	33	44	+ 33.3%
Median Sales Price*	—	—	—	\$60,000	\$228,000	+ 280.0%
Average Sales Price*	—	—	—	\$81,200	\$204,800	+ 152.2%
Percent of List Price Received*	—	—	—	98.3%	101.2%	+ 3.0%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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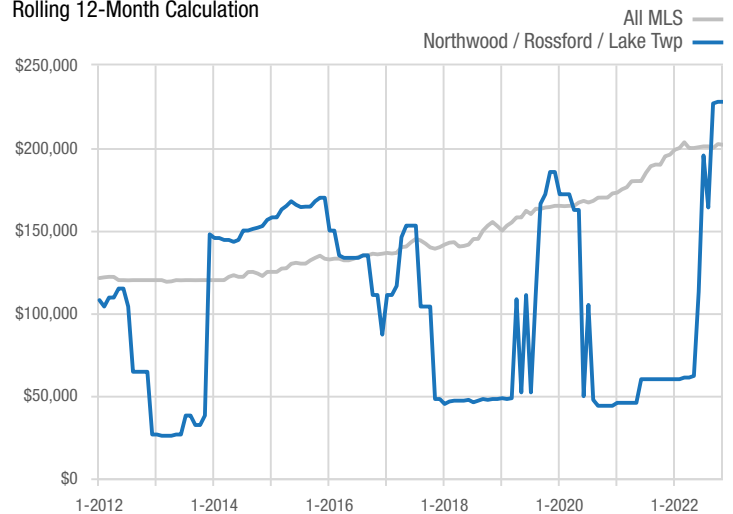
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

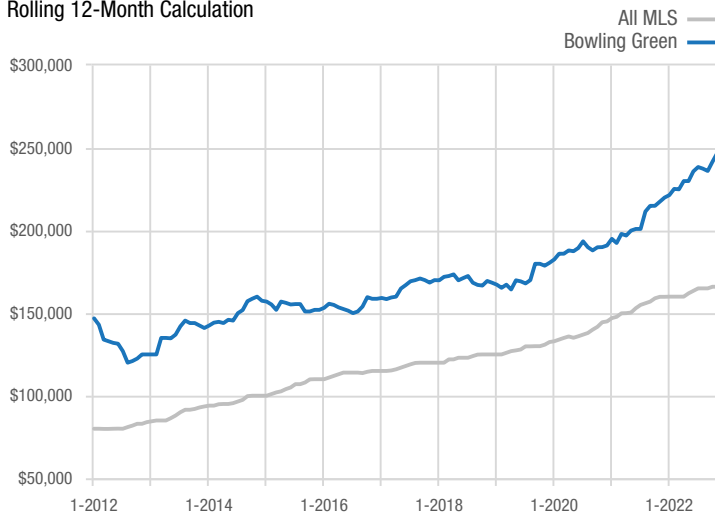
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	17	16	- 5.9%	231	187	- 19.0%
Pending Sales	23	11	- 52.2%	211	180	- 14.7%
Closed Sales	26	8	- 69.2%	212	178	- 16.0%
Days on Market Until Sale	63	45	- 28.6%	52	43	- 17.3%
Median Sales Price*	\$205,000	\$237,500	+ 15.9%	\$220,000	\$248,000	+ 12.7%
Average Sales Price*	\$218,380	\$243,875	+ 11.7%	\$235,101	\$257,924	+ 9.7%
Percent of List Price Received*	98.6%	100.6%	+ 2.0%	101.0%	101.8%	+ 0.8%
Inventory of Homes for Sale	31	19	- 38.7%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	0	- 100.0%	39	23	- 41.0%
Pending Sales	3	0	- 100.0%	37	21	- 43.2%
Closed Sales	4	1	- 75.0%	38	21	- 44.7%
Days on Market Until Sale	50	32	- 36.0%	50	54	+ 8.0%
Median Sales Price*	\$165,000	\$211,000	+ 27.9%	\$193,000	\$234,000	+ 21.2%
Average Sales Price*	\$167,430	\$211,000	+ 26.0%	\$222,722	\$244,898	+ 10.0%
Percent of List Price Received*	99.3%	105.5%	+ 6.2%	101.7%	103.0%	+ 1.3%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.2	1.9	+ 58.3%	—	—	—

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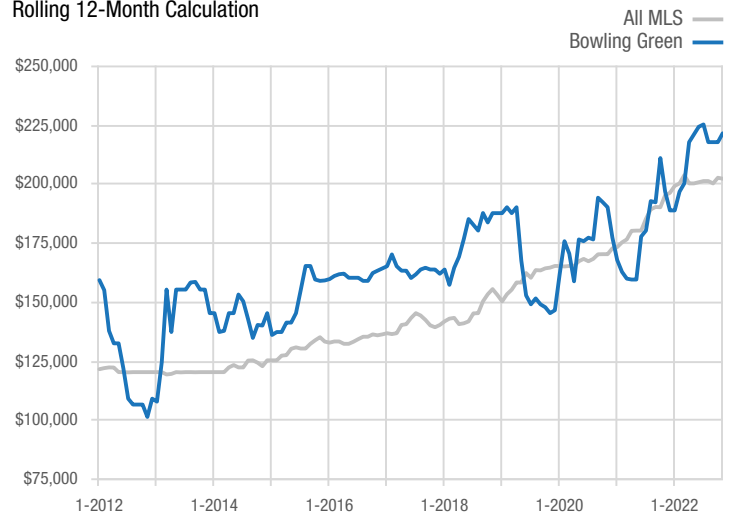
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

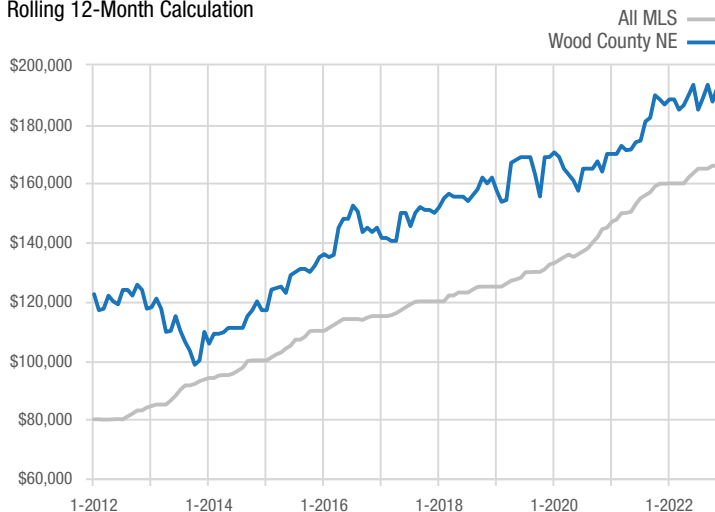
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	5	5	0.0%	93	69	- 25.8%
Pending Sales	6	4	- 33.3%	80	54	- 32.5%
Closed Sales	5	6	+ 20.0%	81	54	- 33.3%
Days on Market Until Sale	58	38	- 34.5%	56	58	+ 3.6%
Median Sales Price*	\$134,000	\$176,000	+ 31.3%	\$186,750	\$192,500	+ 3.1%
Average Sales Price*	\$143,100	\$192,100	+ 34.2%	\$222,631	\$215,352	- 3.3%
Percent of List Price Received*	106.0%	96.6%	- 8.9%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	31	—	—	31	8	- 74.2%
Median Sales Price*	\$196,950	—	—	\$196,950	\$149,000	- 24.3%
Average Sales Price*	\$196,950	—	—	\$196,950	\$149,000	- 24.3%
Percent of List Price Received*	99.7%	—	—	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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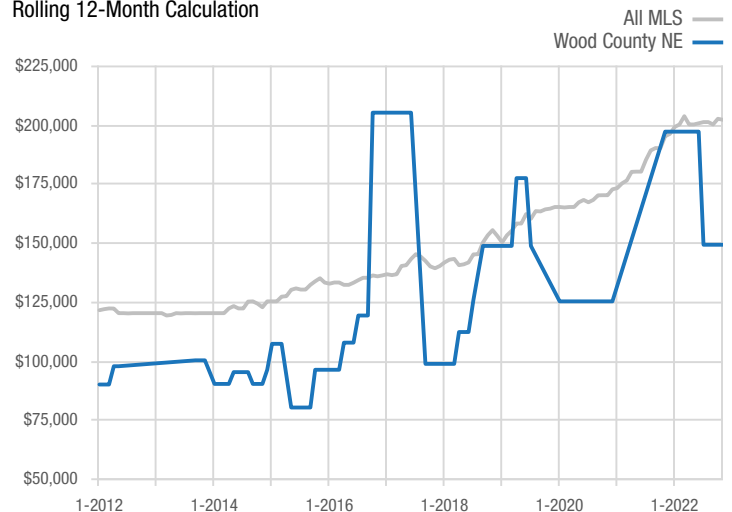
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

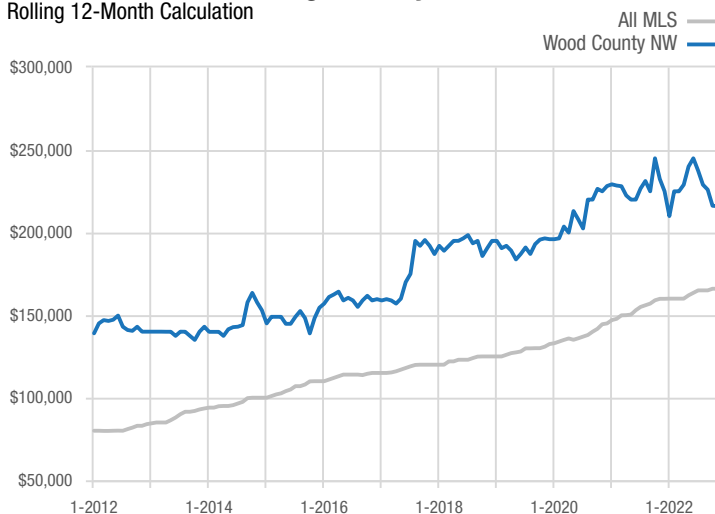
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	2	0.0%	80	79	- 1.3%
Pending Sales	5	1	- 80.0%	80	70	- 12.5%
Closed Sales	5	3	- 40.0%	80	71	- 11.3%
Days on Market Until Sale	47	60	+ 27.7%	60	48	- 20.0%
Median Sales Price*	\$142,000	\$157,000	+ 10.6%	\$225,000	\$216,000	- 4.0%
Average Sales Price*	\$162,300	\$142,467	- 12.2%	\$239,368	\$260,965	+ 9.0%
Percent of List Price Received*	98.9%	104.8%	+ 6.0%	102.1%	101.1%	- 1.0%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	0.8	1.6	+ 100.0%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	47	0	- 100.0%
Median Sales Price*	—	—	—	\$178,000	\$125,000	- 29.8%
Average Sales Price*	—	—	—	\$178,000	\$125,000	- 29.8%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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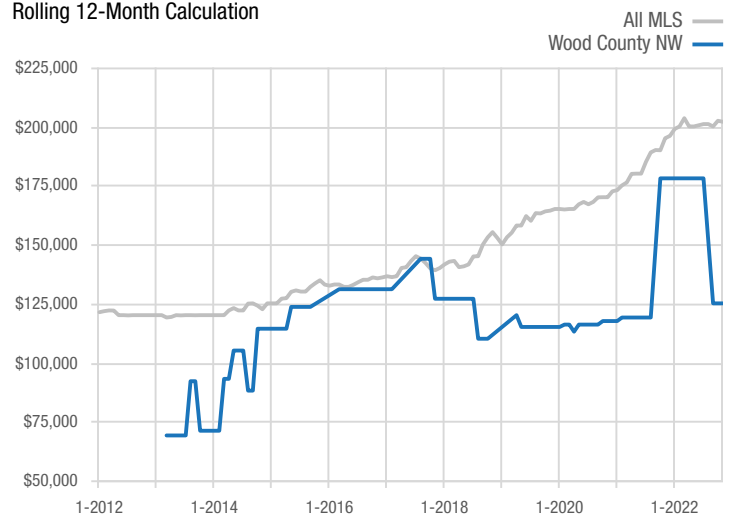
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

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

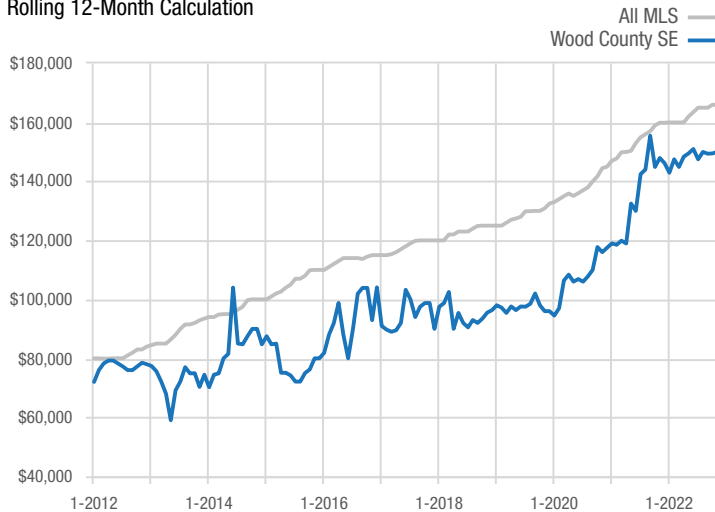
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	7	8	+ 14.3%	66	80	+ 21.2%
Pending Sales	5	4	- 20.0%	49	64	+ 30.6%
Closed Sales	2	4	+ 100.0%	46	63	+ 37.0%
Days on Market Until Sale	53	44	- 17.0%	60	71	+ 18.3%
Median Sales Price*	\$77,000	\$150,000	+ 94.8%	\$144,450	\$150,778	+ 4.4%
Average Sales Price*	\$77,000	\$174,000	+ 126.0%	\$161,201	\$180,832	+ 12.2%
Percent of List Price Received*	123.9%	98.0%	- 20.9%	104.1%	98.5%	- 5.4%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	3.1	2.4	- 22.6%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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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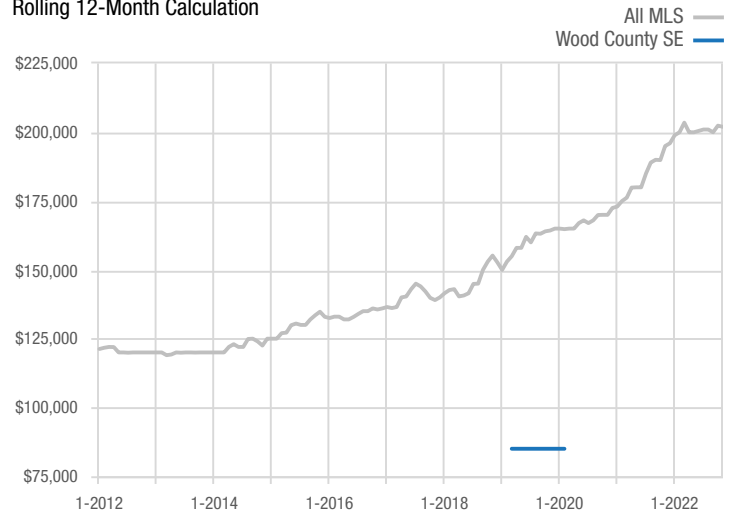
Median Sales Price - Single Family

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

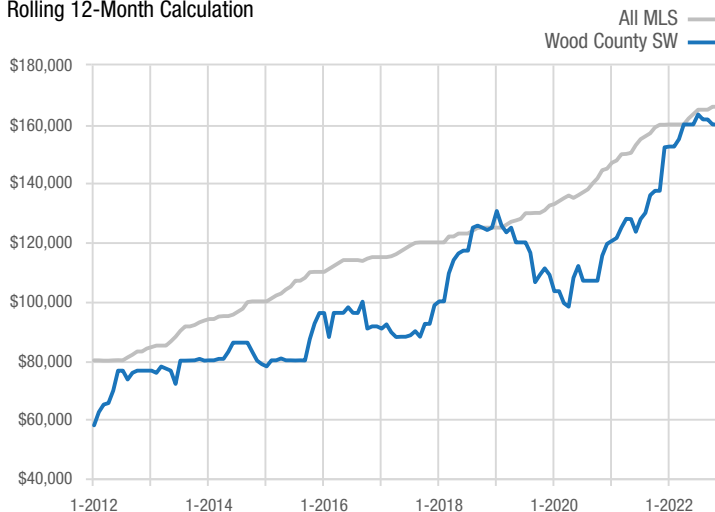
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	9	6	- 33.3%	72	88	+ 22.2%
Pending Sales	8	7	- 12.5%	60	73	+ 21.7%
Closed Sales	7	7	0.0%	58	72	+ 24.1%
Days on Market Until Sale	76	39	- 48.7%	77	58	- 24.7%
Median Sales Price*	\$172,000	\$154,950	- 9.9%	\$143,650	\$157,450	+ 9.6%
Average Sales Price*	\$170,929	\$167,467	- 2.0%	\$171,367	\$170,934	- 0.3%
Percent of List Price Received*	97.5%	102.3%	+ 4.9%	98.3%	100.9%	+ 2.6%
Inventory of Homes for Sale	16	14	- 12.5%	—	—	—
Months Supply of Inventory	2.9	2.1	- 27.6%	—	—	—

Condo-Villa	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% 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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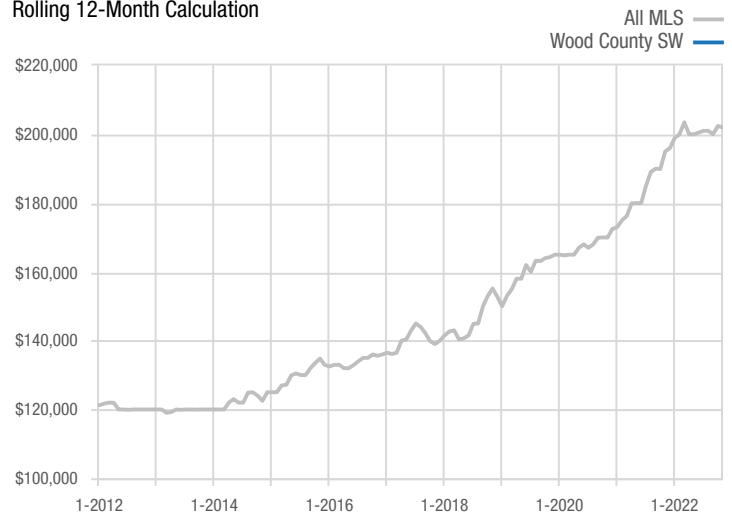
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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