

Local Market Update – November 2023

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Lucas and Upper Wood County

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

Low inventory, elevated sales prices, and decades-high interest rates continue to weigh on the housing market, causing sales of existing homes to fall to their slowest pace since August 2010. According to the National Association of REALTORS® (NAR), U.S. existing-home sales declined 4.1% month-over-month and 14.6% year-over-year as of last measure, as prospective buyers, faced with rising homeownership costs, wait for mortgage rates, and home prices, to drop.

Inventory remains at historically low levels nationwide, with only 1.15 million homes for sale heading into November, a 5.7% decline compared to the same time last year, for a 3.6 months' supply at the current sales pace. The shortage of available properties for sale has kept pressure on home prices, which have continued to climb despite the slowdown in sales. According to NAR, the U.S. median existing-home sales price increased 3.4% from a year ago to \$391,800, an all-time high for the month, with annual price gains reported in all four regions of the country.

Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11 2022	Thru 11 2023	% Change
New Listings	467	418	-10.5%	6,827	5,890	-13.7%
Closed Sales	465	409	-12.0%	5,664	4,855	-14.3%
Days on Market	58	53	-8.6%	59	57	-3.4%
SP\$/SqFt	\$107.47	\$120.87	12.5%	\$113.52	\$117.16	3.2%
Median Sales Price*	\$155,000	\$176,000	13.5%	\$165,000	\$168,288	2.0%
Average Sales Price*	\$186,612	\$215,198	15.3%	\$205,254	\$208,471	1.6%
Percent of List Price Received*	99%	100%	1.0%	102%	---	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$86,814,770	\$88,018,988	1.4%	\$ 1,146,229,139.00	\$1,012,065,742	-11.7%

Condo/Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11 2022	Thru 11 2023	% Change
New Listings	33	42	27.3%	553	547	-1.1%
Closed Sales	31	46	48.4%	508	452	-11.0%
Days on Market	48	54	12.5%	63	51	-19.0%
SP\$/SqFt	\$125.98	\$150.50	19.5%	\$128.32	\$135.11	5.3%
Median Sales Price*	\$200,000	\$225,000	12.5%	\$203,700	\$215,750	5.9%
Average Sales Price*	\$201,746	\$254,987	26.4%	\$214,057	\$224,509	4.9%
Percent of List Price Received*	99%	99%	0.0%	100%	100%	0.0%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume (in 1000's)	\$6,254,119	\$11,729,421	87.5%	\$108,740,841	\$101,477,935	0.0%

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

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	11-2022	11-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		806	695	- 13.8%	11,921	10,327	- 13.4%
Pending Sales		778	754	- 3.1%	10,098	8,764	- 13.2%
Closed Sales		765	782	+ 2.2%	10,044	8,659	- 13.8%
Days on Market Until Sale		59	61	+ 3.4%	59	60	+ 1.7%
Median Sales Price		\$160,000	\$185,000	+ 15.6%	\$170,000	\$176,001	+ 3.5%
Average Sales Price		\$193,552	\$217,799	+ 12.5%	\$203,851	\$209,761	+ 2.9%
Percent of List Price Received		98.7%	99.0%	+ 0.3%	100.1%	99.9%	- 0.2%
Housing Affordability Index		174	143	- 17.8%	164	151	- 7.9%
Inventory of Homes for Sale		1,943	1,723	- 11.3%	—	—	—
Months Supply of Inventory		2.1	2.2	+ 4.8%	—	—	—

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Lucas County

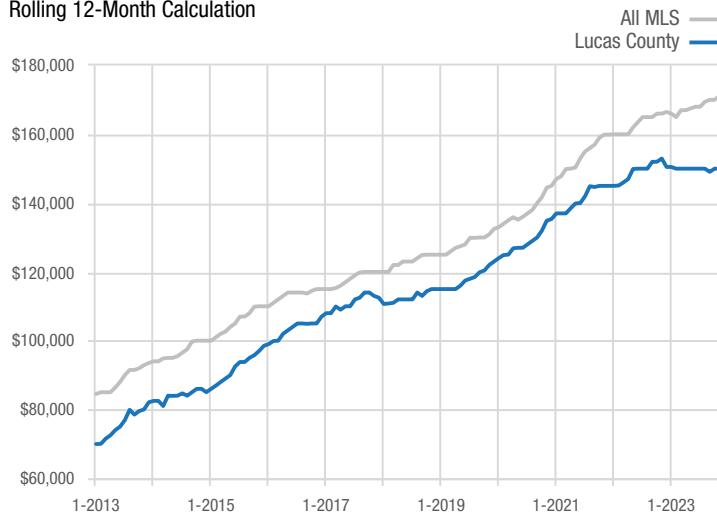
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	416	348	- 16.3%	5,952	5,074	- 14.8%
Pending Sales	415	346	- 16.6%	4,919	4,228	- 14.0%
Closed Sales	415	359	- 13.5%	4,884	4,190	- 14.2%
Days on Market Until Sale	57	51	- 10.5%	55	56	+ 1.8%
Median Sales Price*	\$145,625	\$165,000	+ 13.3%	\$155,000	\$153,900	- 0.7%
Average Sales Price*	\$169,852	\$196,271	+ 15.6%	\$186,902	\$189,292	+ 1.3%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	930	828	- 11.0%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	30	34	+ 13.3%	475	470	- 1.1%
Pending Sales	32	35	+ 9.4%	425	409	- 3.8%
Closed Sales	26	41	+ 57.7%	442	395	- 10.6%
Days on Market Until Sale	52	57	+ 9.6%	66	50	- 24.2%
Median Sales Price*	\$150,000	\$222,500	+ 48.3%	\$188,000	\$210,000	+ 11.7%
Average Sales Price*	\$187,777	\$257,503	+ 37.1%	\$206,927	\$221,462	+ 7.0%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	57	64	+ 12.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

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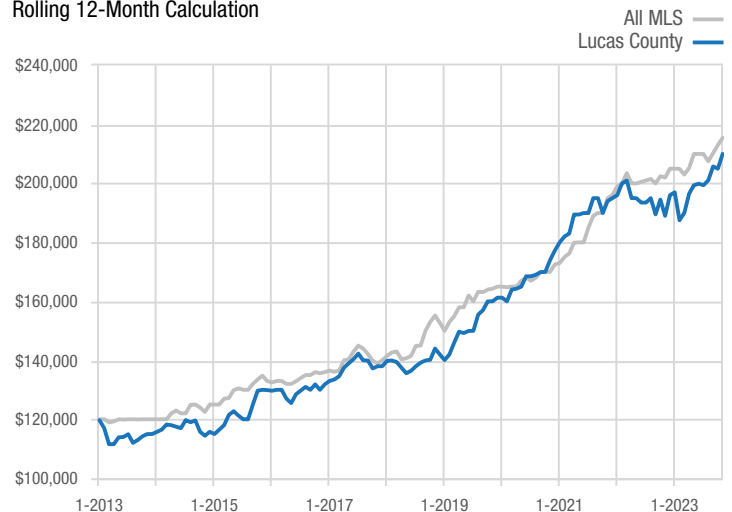
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

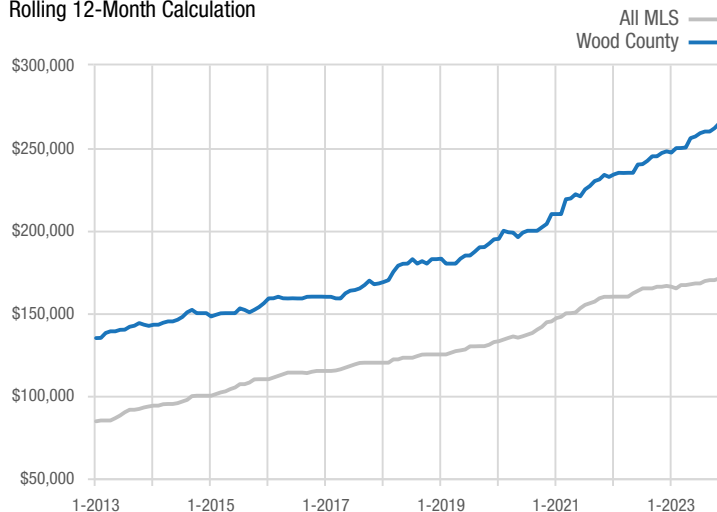
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	85	73	- 14.1%	1,300	1,145	- 11.9%
Pending Sales	83	93	+ 12.0%	1,148	993	- 13.5%
Closed Sales	77	85	+ 10.4%	1,149	977	- 15.0%
Days on Market Until Sale	60	66	+ 10.0%	59	59	0.0%
Median Sales Price*	\$247,250	\$267,500	+ 8.2%	\$248,370	\$269,950	+ 8.7%
Average Sales Price*	\$294,459	\$311,907	+ 5.9%	\$283,811	\$306,024	+ 7.8%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	101.7%	100.4%	- 1.3%
Inventory of Homes for Sale	193	179	- 7.3%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	8	+ 166.7%	106	100	- 5.7%
Pending Sales	5	5	0.0%	92	83	- 9.8%
Closed Sales	6	6	0.0%	92	83	- 9.8%
Days on Market Until Sale	27	36	+ 33.3%	44	52	+ 18.2%
Median Sales Price*	\$266,515	\$245,000	- 8.1%	\$230,000	\$242,000	+ 5.2%
Average Sales Price*	\$263,822	\$236,167	- 10.5%	\$249,629	\$250,697	+ 0.4%
Percent of List Price Received*	99.1%	97.3%	- 1.8%	101.7%	99.3%	- 2.4%
Inventory of Homes for Sale	11	20	+ 81.8%	—	—	—
Months Supply of Inventory	1.3	2.6	+ 100.0%	—	—	—

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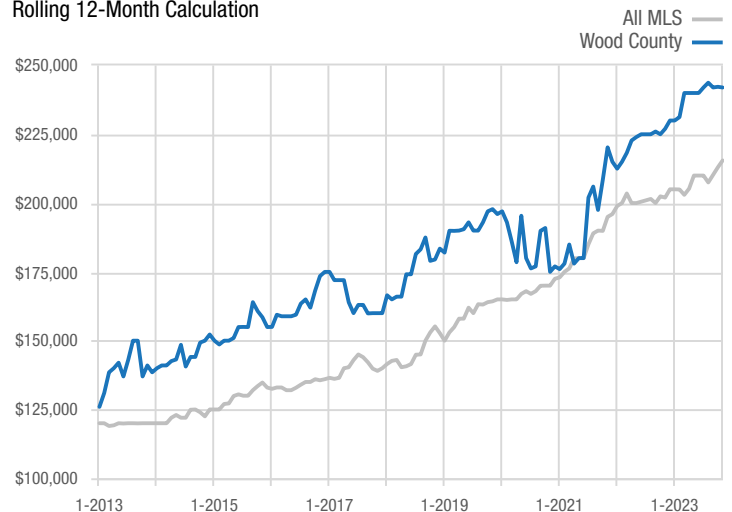
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

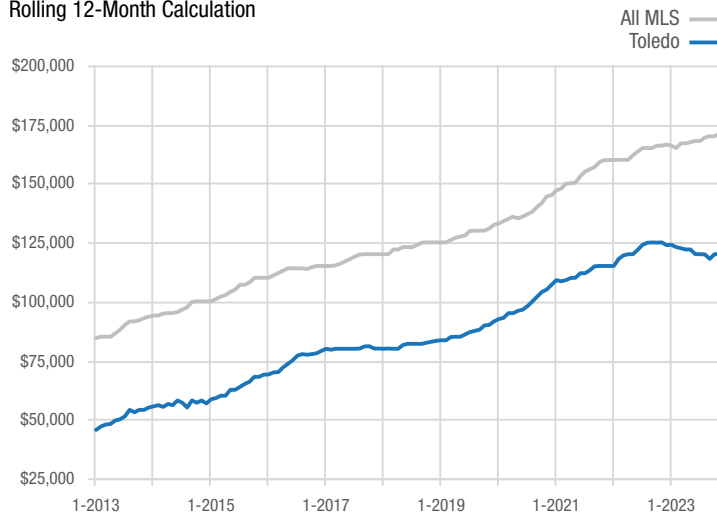
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	314	274	- 12.7%	4,240	3,691	- 12.9%
Pending Sales	302	247	- 18.2%	3,439	3,077	- 10.5%
Closed Sales	293	249	- 15.0%	3,397	3,055	- 10.1%
Days on Market Until Sale	55	48	- 12.7%	54	57	+ 5.6%
Median Sales Price*	\$126,250	\$124,900	- 1.1%	\$125,000	\$123,000	- 1.6%
Average Sales Price*	\$134,891	\$148,802	+ 10.3%	\$140,226	\$142,844	+ 1.9%
Percent of List Price Received*	98.4%	99.2%	+ 0.8%	100.2%	100.5%	+ 0.3%
Inventory of Homes for Sale	714	624	- 12.6%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	15	18	+ 20.0%	257	253	- 1.6%
Pending Sales	15	19	+ 26.7%	230	209	- 9.1%
Closed Sales	17	22	+ 29.4%	237	207	- 12.7%
Days on Market Until Sale	50	51	+ 2.0%	52	46	- 11.5%
Median Sales Price*	\$148,000	\$207,000	+ 39.9%	\$147,500	\$165,000	+ 11.9%
Average Sales Price*	\$161,635	\$193,959	+ 20.0%	\$164,998	\$182,141	+ 10.4%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	30	36	+ 20.0%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

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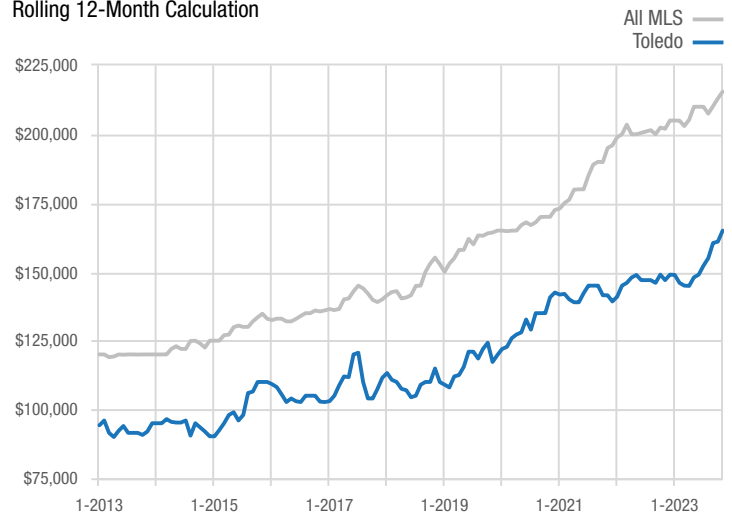
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

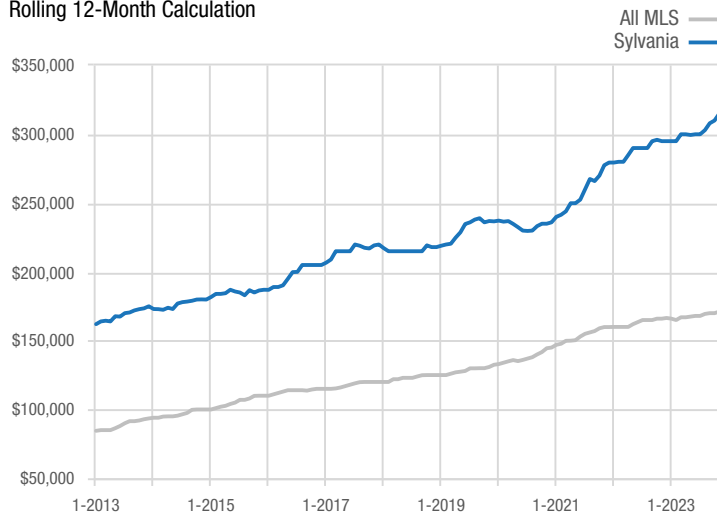
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	27	21	- 22.2%	566	452	- 20.1%
Pending Sales	34	37	+ 8.8%	495	395	- 20.2%
Closed Sales	36	32	- 11.1%	493	386	- 21.7%
Days on Market Until Sale	55	53	- 3.6%	59	57	- 3.4%
Median Sales Price*	\$263,450	\$328,000	+ 24.5%	\$295,000	\$315,000	+ 6.8%
Average Sales Price*	\$281,677	\$364,800	+ 29.5%	\$317,945	\$330,972	+ 4.1%
Percent of List Price Received*	98.6%	100.4%	+ 1.8%	101.6%	101.2%	- 0.4%
Inventory of Homes for Sale	70	64	- 8.6%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	12	5	- 58.3%	151	116	- 23.2%
Pending Sales	15	7	- 53.3%	137	110	- 19.7%
Closed Sales	10	8	- 20.0%	139	109	- 21.6%
Days on Market Until Sale	45	70	+ 55.6%	60	49	- 18.3%
Median Sales Price*	\$215,000	\$254,000	+ 18.1%	\$234,100	\$235,000	+ 0.4%
Average Sales Price*	\$202,090	\$282,225	+ 39.7%	\$228,751	\$229,343	+ 0.3%
Percent of List Price Received*	100.8%	97.3%	- 3.5%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	21	12	- 42.9%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

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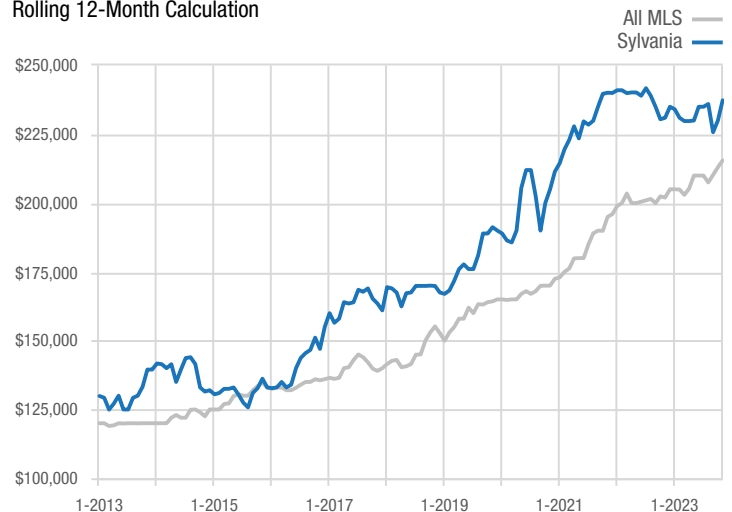
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

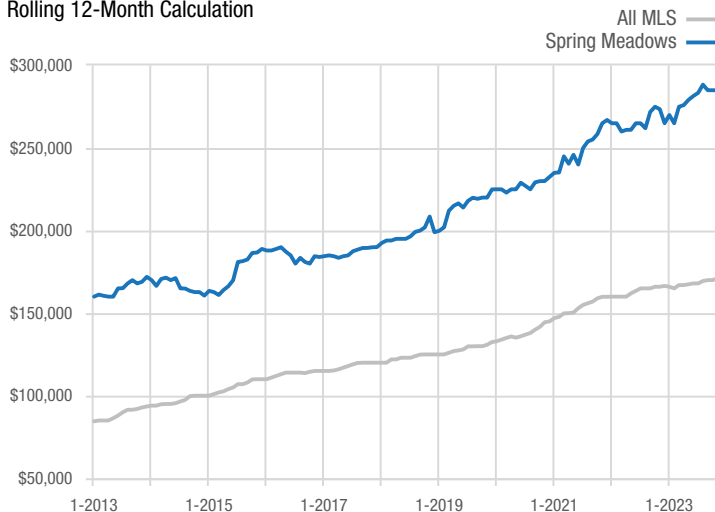
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	8	13	+ 62.5%	223	186	- 16.6%
Pending Sales	14	10	- 28.6%	202	147	- 27.2%
Closed Sales	13	13	0.0%	205	142	- 30.7%
Days on Market Until Sale	87	47	- 46.0%	52	46	- 11.5%
Median Sales Price*	\$256,900	\$250,000	- 2.7%	\$270,000	\$285,500	+ 5.7%
Average Sales Price*	\$258,985	\$260,809	+ 0.7%	\$270,974	\$287,830	+ 6.2%
Percent of List Price Received*	95.4%	98.0%	+ 2.7%	102.1%	100.9%	- 1.2%
Inventory of Homes for Sale	19	28	+ 47.4%	—	—	—
Months Supply of Inventory	1.0	2.2	+ 120.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	1	—	30	45	+ 50.0%
Pending Sales	3	4	+ 33.3%	27	37	+ 37.0%
Closed Sales	2	4	+ 100.0%	28	37	+ 32.1%
Days on Market Until Sale	60	53	- 11.7%	92	51	- 44.6%
Median Sales Price*	\$168,500	\$268,000	+ 59.1%	\$262,500	\$302,500	+ 15.2%
Average Sales Price*	\$168,500	\$288,750	+ 71.4%	\$306,023	\$314,426	+ 2.7%
Percent of List Price Received*	94.2%	100.1%	+ 6.3%	98.1%	99.8%	+ 1.7%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

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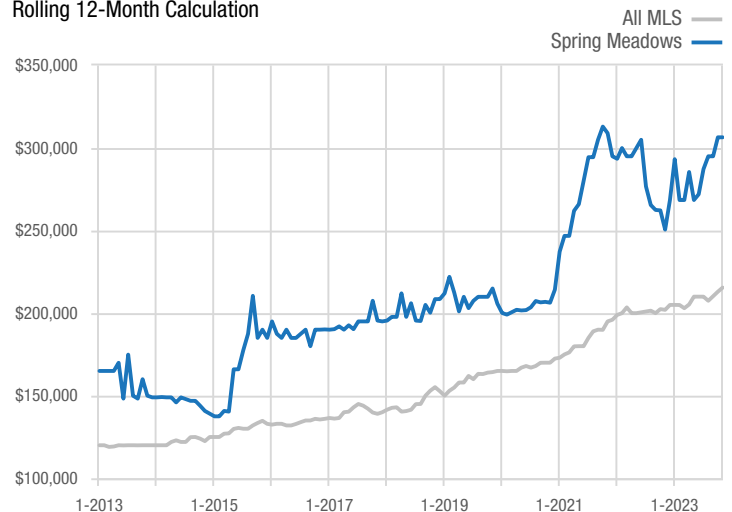
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

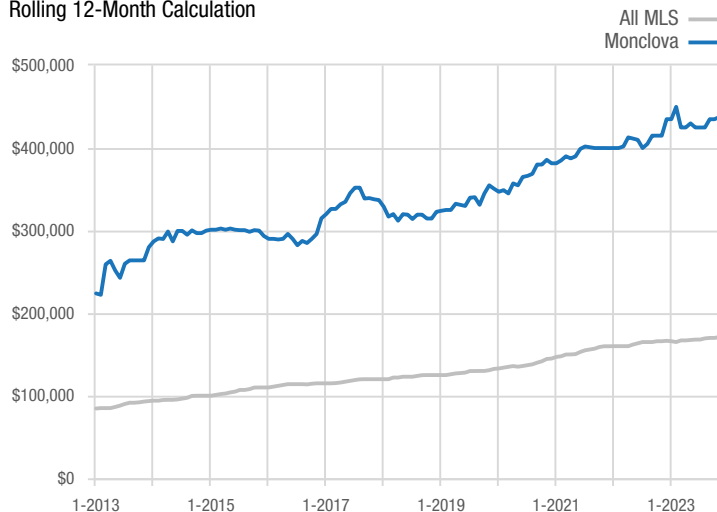
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	4	3	- 25.0%	59	76	+ 28.8%
Pending Sales	3	5	+ 66.7%	47	57	+ 21.3%
Closed Sales	3	6	+ 100.0%	47	54	+ 14.9%
Days on Market Until Sale	14	61	+ 335.7%	52	85	+ 63.5%
Median Sales Price*	\$300,000	\$451,395	+ 50.5%	\$445,000	\$440,000	- 1.1%
Average Sales Price*	\$231,300	\$450,279	+ 94.7%	\$471,511	\$450,454	- 4.5%
Percent of List Price Received*	104.9%	100.1%	- 4.6%	101.5%	99.8%	- 1.7%
Inventory of Homes for Sale	13	17	+ 30.8%	—	—	—
Months Supply of Inventory	3.0	3.5	+ 16.7%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	2	—	7	25	+ 257.1%
Pending Sales	0	2	—	6	22	+ 266.7%
Closed Sales	0	1	—	16	12	- 25.0%
Days on Market Until Sale	—	454	—	317	169	- 46.7%
Median Sales Price*	—	\$378,205	—	\$302,855	\$342,113	+ 13.0%
Average Sales Price*	—	\$378,205	—	\$336,416	\$351,365	+ 4.4%
Percent of List Price Received*	—	100.0%	—	101.4%	99.3%	- 2.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

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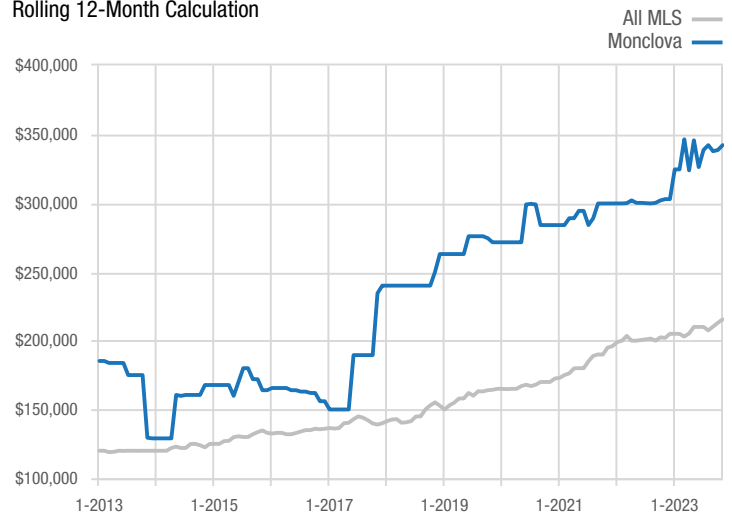
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

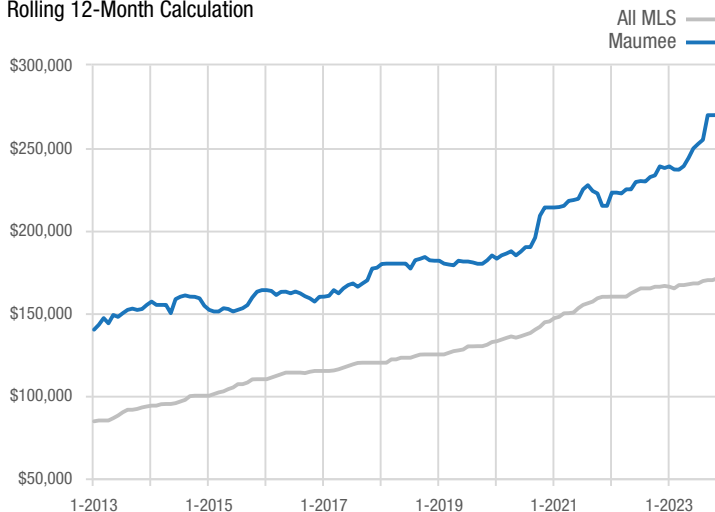
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	29	22	- 24.1%	404	306	- 24.3%
Pending Sales	25	22	- 12.0%	350	269	- 23.1%
Closed Sales	29	25	- 13.8%	349	270	- 22.6%
Days on Market Until Sale	48	64	+ 33.3%	46	50	+ 8.7%
Median Sales Price*	\$211,500	\$232,000	+ 9.7%	\$238,900	\$273,950	+ 14.7%
Average Sales Price*	\$256,521	\$271,920	+ 6.0%	\$284,787	\$295,665	+ 3.8%
Percent of List Price Received*	101.6%	100.8%	- 0.8%	102.9%	101.5%	- 1.4%
Inventory of Homes for Sale	47	44	- 6.4%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	4	8	+ 100.0%	41	57	+ 39.0%
Pending Sales	3	5	+ 66.7%	41	52	+ 26.8%
Closed Sales	1	7	+ 600.0%	40	51	+ 27.5%
Days on Market Until Sale	17	25	+ 47.1%	59	49	- 16.9%
Median Sales Price*	\$721,389	\$456,548	- 36.7%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$721,389	\$453,486	- 37.1%	\$260,549	\$279,089	+ 7.1%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	101.2%	99.0%	- 2.2%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

* 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.

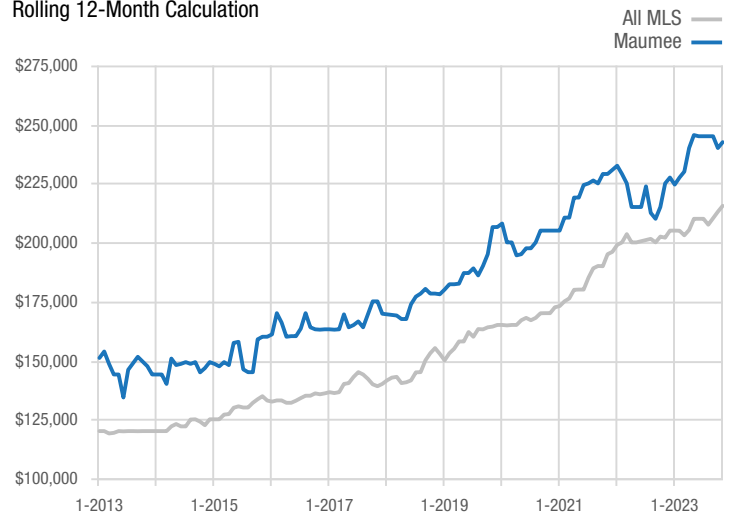
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2023

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Whitehouse

MLS Area 08: 43571

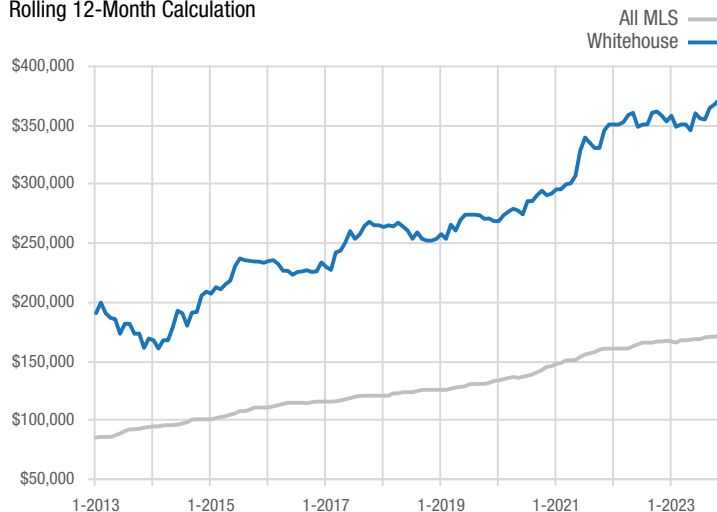
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	2	3	+ 50.0%	95	86	- 9.5%
Pending Sales	5	5	0.0%	84	75	- 10.7%
Closed Sales	4	5	+ 25.0%	85	73	- 14.1%
Days on Market Until Sale	46	49	+ 6.5%	55	56	+ 1.8%
Median Sales Price*	\$307,400	\$400,000	+ 30.1%	\$357,450	\$380,000	+ 6.3%
Average Sales Price*	\$287,825	\$398,442	+ 38.4%	\$352,730	\$389,715	+ 10.5%
Percent of List Price Received*	100.7%	98.7%	- 2.0%	101.1%	100.1%	- 1.0%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	—	4	1	- 75.0%
Pending Sales	0	0	—	4	2	- 50.0%
Closed Sales	0	1	—	4	2	- 50.0%
Days on Market Until Sale	—	37	—	34	36	+ 5.9%
Median Sales Price*	—	\$290,000	—	\$297,500	\$290,000	- 2.5%
Average Sales Price*	—	\$290,000	—	\$294,500	\$290,000	- 1.5%
Percent of List Price Received*	—	97.0%	—	101.7%	97.0%	- 4.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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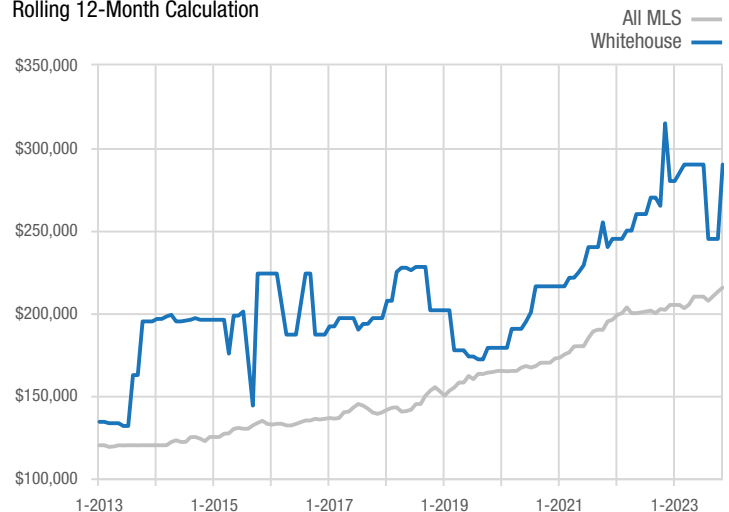
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

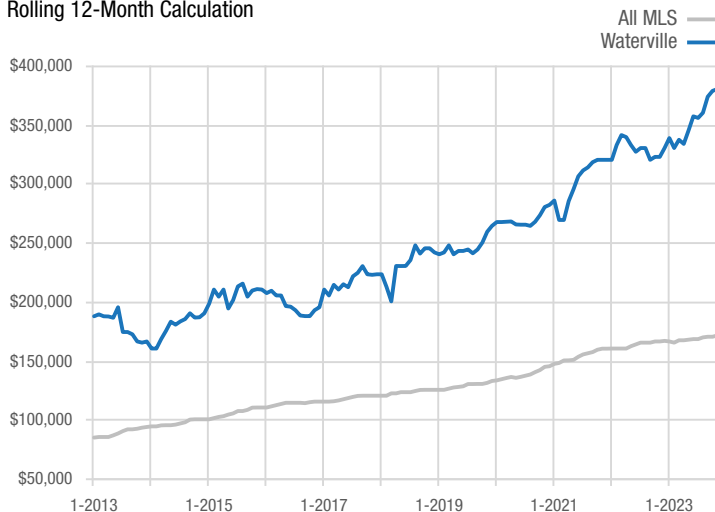
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	10	7	- 30.0%	146	136	- 6.8%
Pending Sales	10	7	- 30.0%	124	91	- 26.6%
Closed Sales	7	10	+ 42.9%	121	90	- 25.6%
Days on Market Until Sale	86	106	+ 23.3%	75	70	- 6.7%
Median Sales Price*	\$325,000	\$355,000	+ 9.2%	\$325,000	\$380,000	+ 16.9%
Average Sales Price*	\$299,286	\$348,815	+ 16.5%	\$327,064	\$368,728	+ 12.7%
Percent of List Price Received*	96.3%	97.1%	+ 0.8%	100.7%	99.4%	- 1.3%
Inventory of Homes for Sale	21	25	+ 19.0%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	—	13	10	- 23.1%
Pending Sales	0	2	—	8	9	+ 12.5%
Closed Sales	0	2	—	8	9	+ 12.5%
Days on Market Until Sale	—	49	—	37	39	+ 5.4%
Median Sales Price*	—	\$202,500	—	\$229,700	\$220,000	- 4.2%
Average Sales Price*	—	\$202,500	—	\$239,300	\$219,789	- 8.2%
Percent of List Price Received*	—	100.3%	—	104.4%	100.8%	- 3.4%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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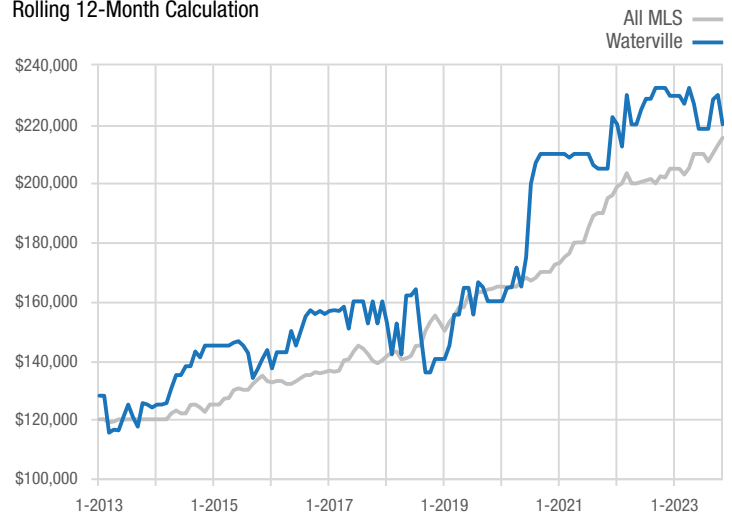
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

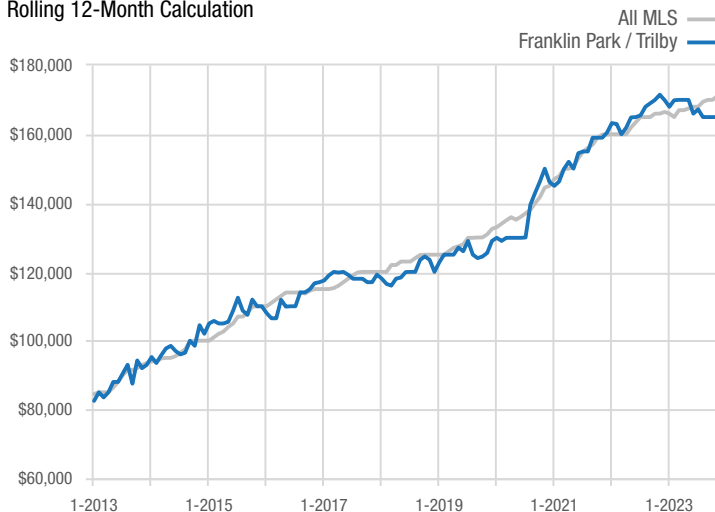
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	22	13	- 40.9%	278	220	- 20.9%
Pending Sales	22	13	- 40.9%	242	206	- 14.9%
Closed Sales	24	16	- 33.3%	239	200	- 16.3%
Days on Market Until Sale	52	65	+ 25.0%	49	51	+ 4.1%
Median Sales Price*	\$180,750	\$198,000	+ 9.5%	\$173,000	\$170,000	- 1.7%
Average Sales Price*	\$209,069	\$235,718	+ 12.7%	\$211,460	\$205,201	- 3.0%
Percent of List Price Received*	102.7%	103.6%	+ 0.9%	102.5%	102.0%	- 0.5%
Inventory of Homes for Sale	41	24	- 41.5%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	3	—	9	18	+ 100.0%
Pending Sales	0	2	—	10	12	+ 20.0%
Closed Sales	0	2	—	10	11	+ 10.0%
Days on Market Until Sale	—	23	—	51	28	- 45.1%
Median Sales Price*	—	\$182,500	—	\$180,000	\$160,000	- 11.1%
Average Sales Price*	—	\$182,500	—	\$177,080	\$157,277	- 11.2%
Percent of List Price Received*	—	93.7%	—	96.9%	100.2%	+ 3.4%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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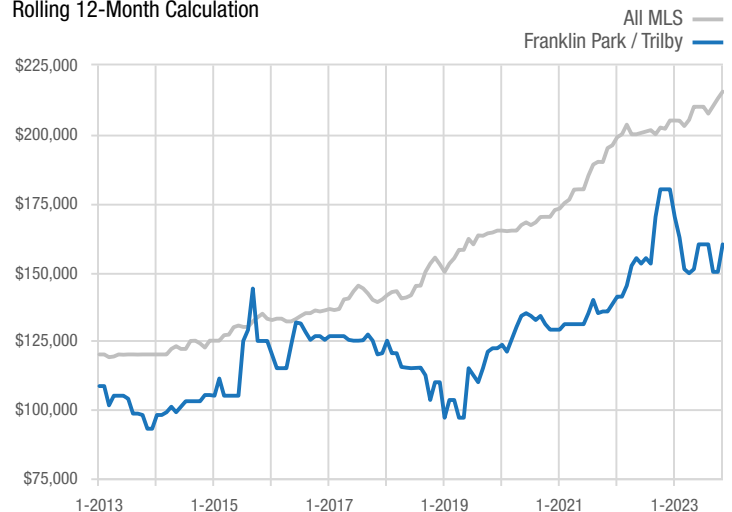
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

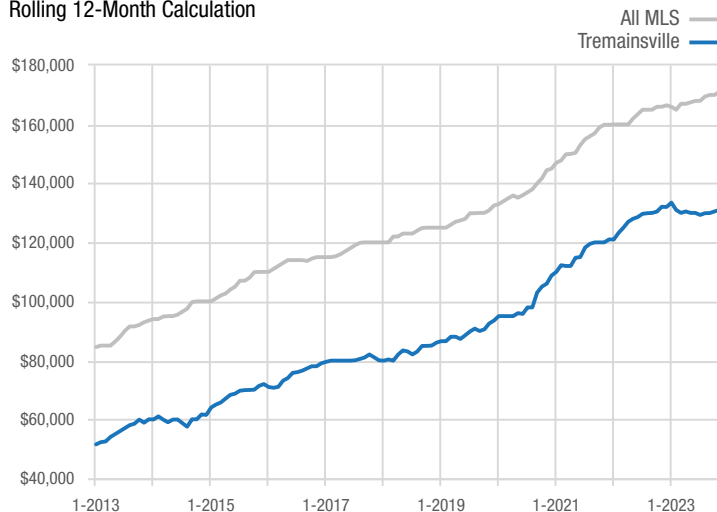
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	51	33	- 35.3%	640	534	- 16.6%
Pending Sales	51	38	- 25.5%	543	462	- 14.9%
Closed Sales	52	45	- 13.5%	536	465	- 13.2%
Days on Market Until Sale	53	44	- 17.0%	51	50	- 2.0%
Median Sales Price*	\$140,000	\$143,450	+ 2.5%	\$134,000	\$134,450	+ 0.3%
Average Sales Price*	\$135,797	\$142,299	+ 4.8%	\$129,469	\$132,703	+ 2.5%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	101.9%	102.3%	+ 0.4%
Inventory of Homes for Sale	94	70	- 25.5%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	0	1	—	0	4	—
Closed Sales	0	1	—	0	4	—
Days on Market Until Sale	—	41	—	—	76	—
Median Sales Price*	—	\$92,500	—	—	\$105,000	—
Average Sales Price*	—	\$92,500	—	—	\$105,375	—
Percent of List Price Received*	—	100.0%	—	—	99.8%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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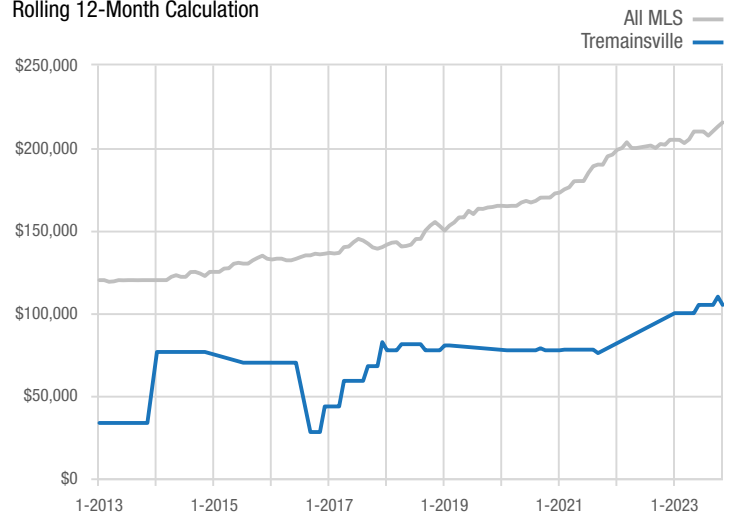
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

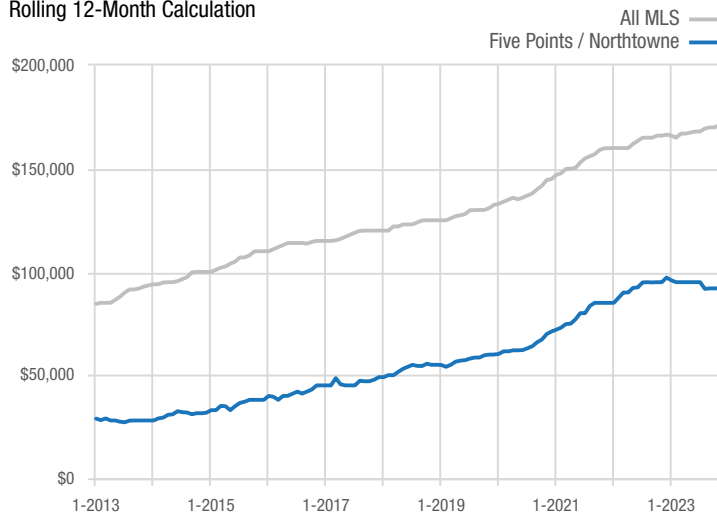
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	50	35	- 30.0%	534	517	- 3.2%
Pending Sales	39	28	- 28.2%	419	435	+ 3.8%
Closed Sales	32	30	- 6.3%	408	434	+ 6.4%
Days on Market Until Sale	58	47	- 19.0%	53	66	+ 24.5%
Median Sales Price*	\$105,000	\$101,000	- 3.8%	\$99,500	\$92,000	- 7.5%
Average Sales Price*	\$98,063	\$105,437	+ 7.5%	\$99,898	\$97,632	- 2.3%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	94	97	+ 3.2%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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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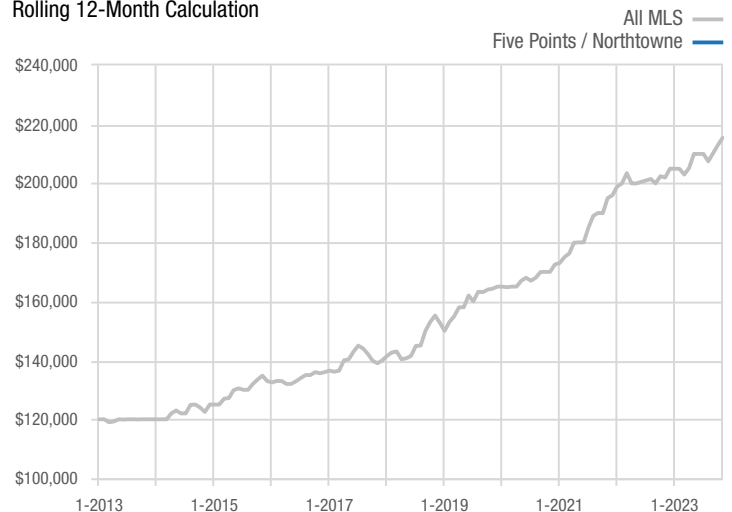
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

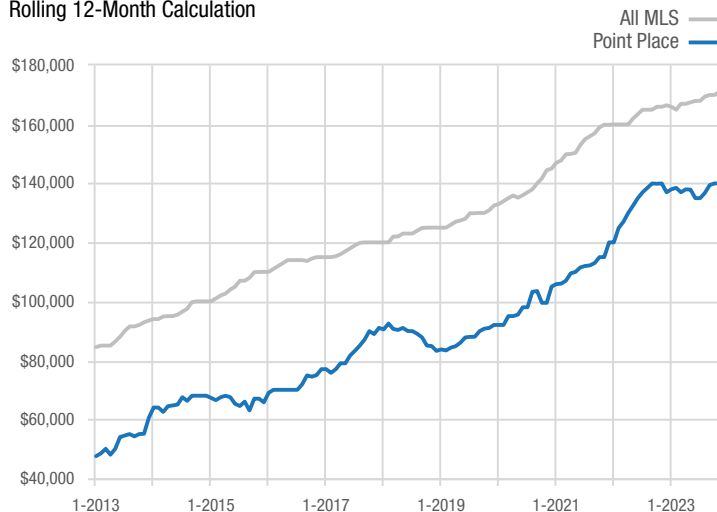
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	24	18	- 25.0%	309	216	- 30.1%
Pending Sales	20	14	- 30.0%	256	187	- 27.0%
Closed Sales	19	16	- 15.8%	251	191	- 23.9%
Days on Market Until Sale	54	60	+ 11.1%	56	61	+ 8.9%
Median Sales Price*	\$130,500	\$115,000	- 11.9%	\$139,900	\$142,230	+ 1.7%
Average Sales Price*	\$127,733	\$115,687	- 9.4%	\$145,439	\$152,190	+ 4.6%
Percent of List Price Received*	99.0%	96.4%	- 2.6%	101.2%	101.6%	+ 0.4%
Inventory of Homes for Sale	56	41	- 26.8%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	—	3	4	+ 33.3%
Pending Sales	0	0	—	3	3	0.0%
Closed Sales	0	0	—	4	3	- 25.0%
Days on Market Until Sale	—	—	—	41	51	+ 24.4%
Median Sales Price*	—	—	—	\$140,000	\$175,000	+ 25.0%
Average Sales Price*	—	—	—	\$141,865	\$178,333	+ 25.7%
Percent of List Price Received*	—	—	—	95.3%	92.5%	- 2.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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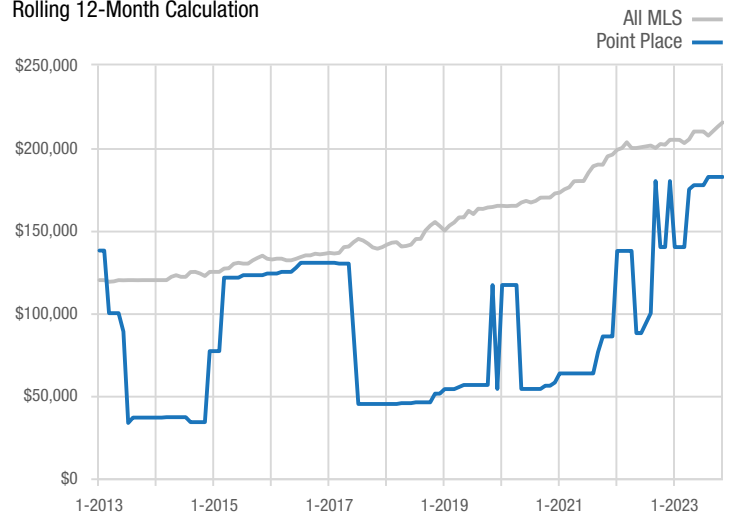
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

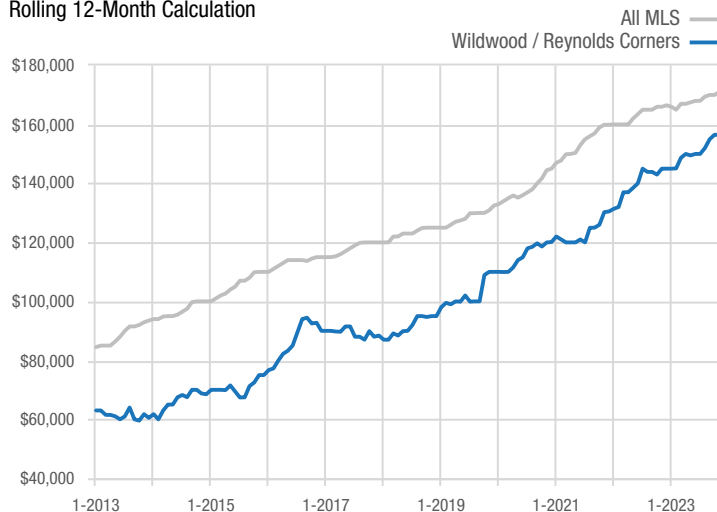
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	24	17	- 29.2%	389	301	- 22.6%
Pending Sales	31	13	- 58.1%	322	268	- 16.8%
Closed Sales	30	14	- 53.3%	322	263	- 18.3%
Days on Market Until Sale	63	33	- 47.6%	53	49	- 7.5%
Median Sales Price*	\$157,500	\$156,000	- 1.0%	\$145,050	\$160,000	+ 10.3%
Average Sales Price*	\$173,255	\$178,957	+ 3.3%	\$165,809	\$179,969	+ 8.5%
Percent of List Price Received*	101.1%	103.3%	+ 2.2%	101.6%	102.2%	+ 0.6%
Inventory of Homes for Sale	57	41	- 28.1%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	5	+ 66.7%	67	66	- 1.5%
Pending Sales	2	8	+ 300.0%	65	55	- 15.4%
Closed Sales	5	7	+ 40.0%	66	55	- 16.7%
Days on Market Until Sale	61	38	- 37.7%	50	41	- 18.0%
Median Sales Price*	\$115,000	\$219,500	+ 90.9%	\$141,500	\$158,500	+ 12.0%
Average Sales Price*	\$115,480	\$197,471	+ 71.0%	\$138,261	\$168,679	+ 22.0%
Percent of List Price Received*	97.7%	99.3%	+ 1.6%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

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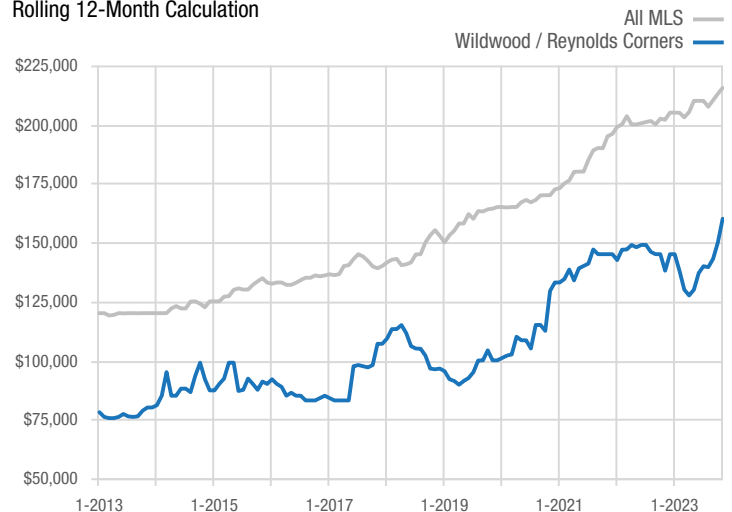
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

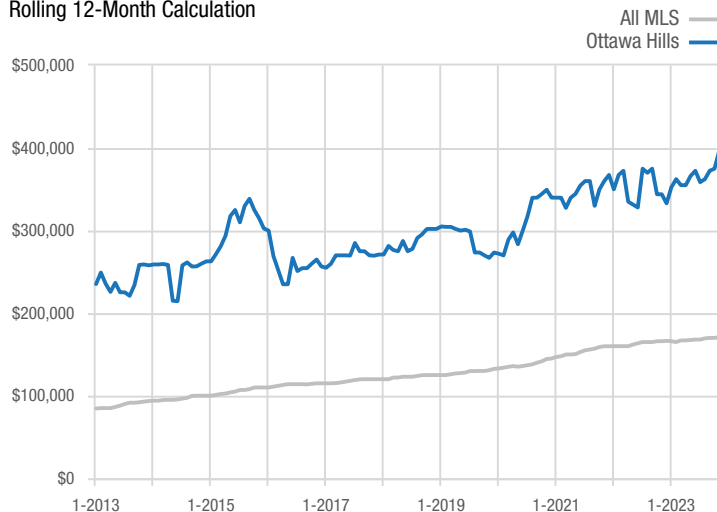
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	4	2	- 50.0%	89	86	- 3.4%
Pending Sales	4	4	0.0%	71	69	- 2.8%
Closed Sales	4	6	+ 50.0%	72	69	- 4.2%
Days on Market Until Sale	78	98	+ 25.6%	56	55	- 1.8%
Median Sales Price*	\$295,000	\$592,905	+ 101.0%	\$344,000	\$410,000	+ 19.2%
Average Sales Price*	\$296,587	\$599,286	+ 102.1%	\$438,254	\$523,571	+ 19.5%
Percent of List Price Received*	89.9%	99.5%	+ 10.7%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	15	12	- 20.0%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	2	+ 100.0%	12	15	+ 25.0%
Pending Sales	1	0	- 100.0%	13	7	- 46.2%
Closed Sales	0	1	—	12	7	- 41.7%
Days on Market Until Sale	—	53	—	56	30	- 46.4%
Median Sales Price*	—	\$123,000	—	\$124,500	\$130,000	+ 4.4%
Average Sales Price*	—	\$123,000	—	\$223,411	\$188,971	- 15.4%
Percent of List Price Received*	—	94.7%	—	101.8%	101.5%	- 0.3%
Inventory of Homes for Sale	0	6	—	—	—	—
Months Supply of Inventory	—	3.4	—	—	—	—

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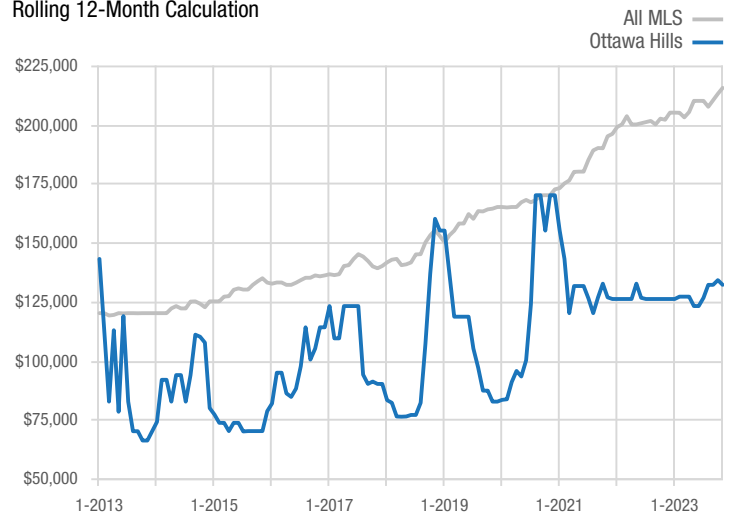
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2023

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

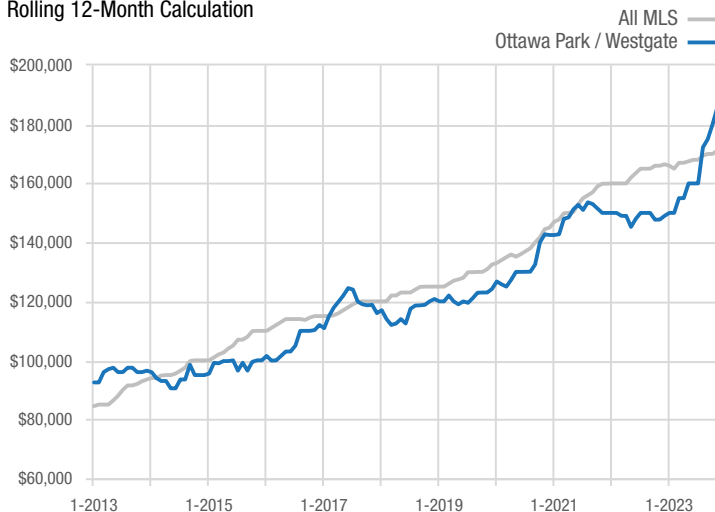
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	19	23	+ 21.1%	290	219	- 24.5%
Pending Sales	12	16	+ 33.3%	257	190	- 26.1%
Closed Sales	20	12	- 40.0%	261	185	- 29.1%
Days on Market Until Sale	43	37	- 14.0%	52	48	- 7.7%
Median Sales Price*	\$149,900	\$180,500	+ 20.4%	\$149,450	\$187,000	+ 25.1%
Average Sales Price*	\$143,899	\$174,563	+ 21.3%	\$156,580	\$181,926	+ 16.2%
Percent of List Price Received*	98.3%	101.8%	+ 3.6%	100.7%	101.4%	+ 0.7%
Inventory of Homes for Sale	33	36	+ 9.1%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	1	—	13	8	- 38.5%
Pending Sales	0	0	—	13	6	- 53.8%
Closed Sales	0	0	—	13	5	- 61.5%
Days on Market Until Sale	—	—	—	41	31	- 24.4%
Median Sales Price*	—	—	—	\$127,000	\$155,000	+ 22.0%
Average Sales Price*	—	—	—	\$131,671	\$148,000	+ 12.4%
Percent of List Price Received*	—	—	—	100.6%	103.3%	+ 2.7%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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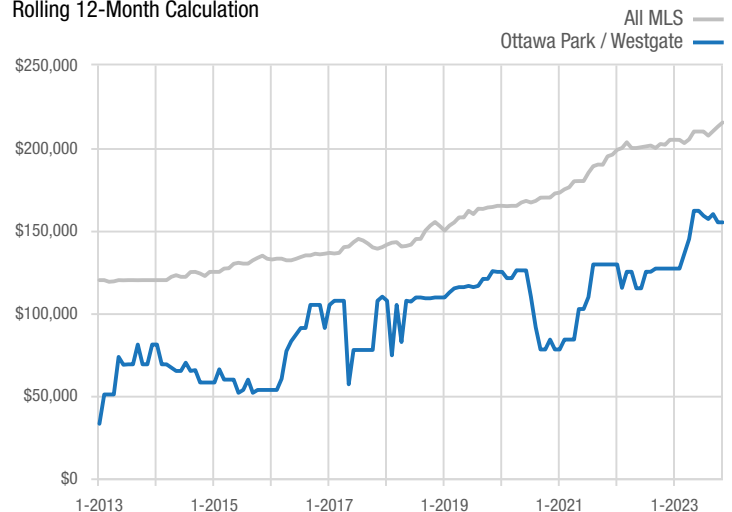
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2023

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Olde West End

MLS Area 18: 43610 and 43620

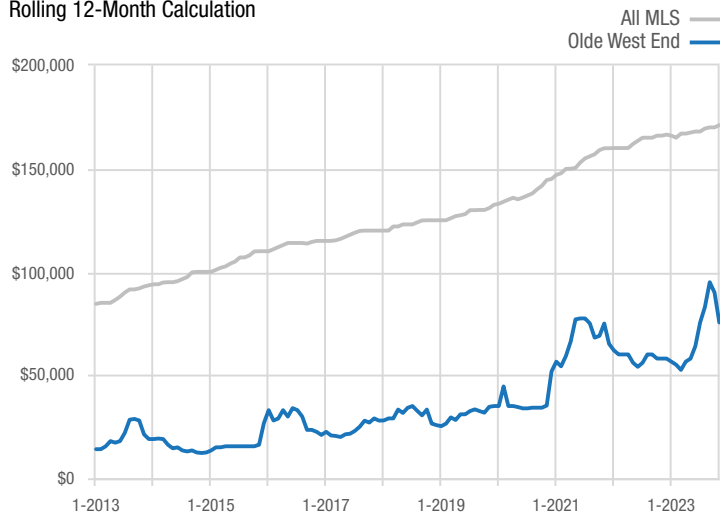
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	4	10	+ 150.0%	84	85	+ 1.2%
Pending Sales	6	9	+ 50.0%	75	51	- 32.0%
Closed Sales	5	7	+ 40.0%	72	50	- 30.6%
Days on Market Until Sale	52	53	+ 1.9%	66	69	+ 4.5%
Median Sales Price*	\$120,000	\$56,500	- 52.9%	\$58,000	\$85,000	+ 46.6%
Average Sales Price*	\$91,648	\$71,384	- 22.1%	\$83,957	\$92,296	+ 9.9%
Percent of List Price Received*	97.7%	99.2%	+ 1.5%	96.8%	96.0%	- 0.8%
Inventory of Homes for Sale	12	22	+ 83.3%	—	—	—
Months Supply of Inventory	1.9	5.0	+ 163.2%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	—	2	11	+ 450.0%
Pending Sales	0	1	—	1	10	+ 900.0%
Closed Sales	0	1	—	2	10	+ 400.0%
Days on Market Until Sale	—	41	—	154	37	- 76.0%
Median Sales Price*	—	\$72,500	—	\$102,000	\$61,000	- 40.2%
Average Sales Price*	—	\$72,500	—	\$102,000	\$61,650	- 39.6%
Percent of List Price Received*	—	100.0%	—	98.9%	93.4%	- 5.6%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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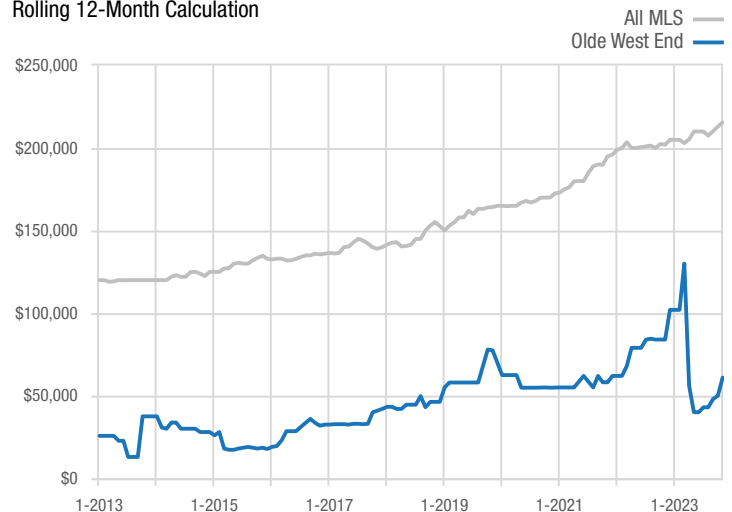
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2023

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Olde North End

MLS Area 19: 43608

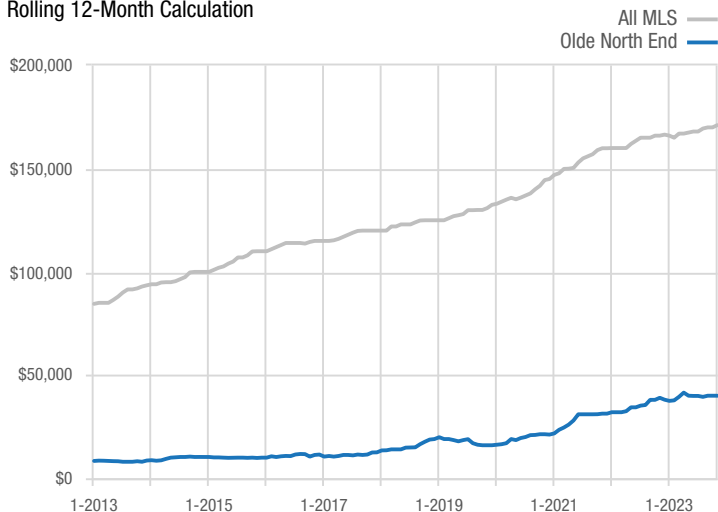
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	13	22	+ 69.2%	205	241	+ 17.6%
Pending Sales	9	9	0.0%	128	177	+ 38.3%
Closed Sales	6	11	+ 83.3%	124	178	+ 43.5%
Days on Market Until Sale	61	38	- 37.7%	59	62	+ 5.1%
Median Sales Price*	\$51,000	\$39,500	- 22.5%	\$39,000	\$40,500	+ 3.8%
Average Sales Price*	\$52,200	\$45,364	- 13.1%	\$46,167	\$46,334	+ 0.4%
Percent of List Price Received*	90.2%	99.9%	+ 10.8%	92.8%	98.0%	+ 5.6%
Inventory of Homes for Sale	51	47	- 7.8%	—	—	—
Months Supply of Inventory	4.6	3.0	- 34.8%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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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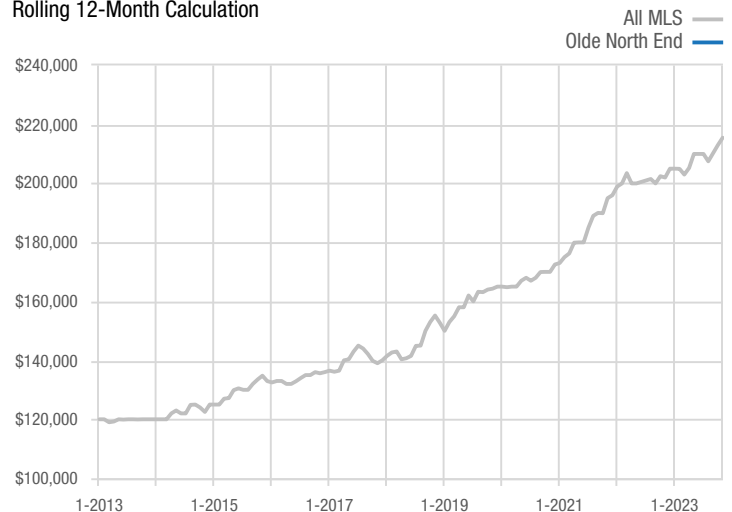
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

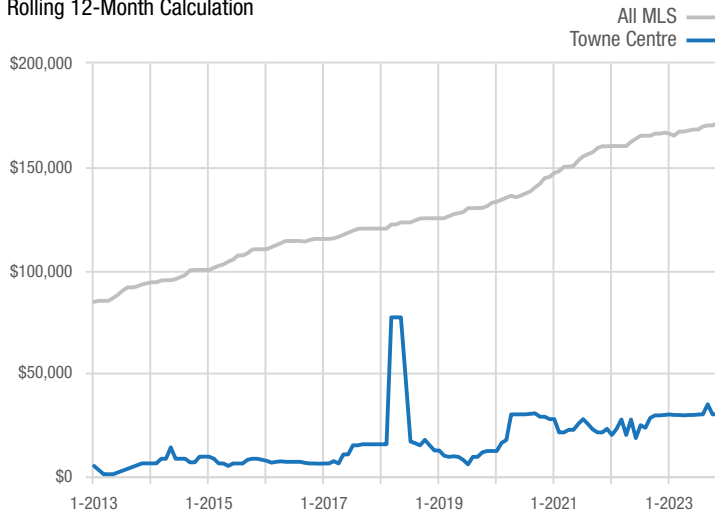
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	4	+ 33.3%	15	20	+ 33.3%
Pending Sales	2	1	- 50.0%	9	13	+ 44.4%
Closed Sales	0	0	—	8	13	+ 62.5%
Days on Market Until Sale	—	—	—	72	58	- 19.4%
Median Sales Price*	—	—	—	\$29,500	\$30,750	+ 4.2%
Average Sales Price*	—	—	—	\$40,771	\$48,367	+ 18.6%
Percent of List Price Received*	—	—	—	87.6%	85.0%	- 3.0%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	2.4	4.2	+ 75.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	2	+ 100.0%	16	13	- 18.8%
Pending Sales	1	1	0.0%	13	9	- 30.8%
Closed Sales	2	1	- 50.0%	14	8	- 42.9%
Days on Market Until Sale	90	129	+ 43.3%	84	81	- 3.6%
Median Sales Price*	\$267,000	\$227,000	- 15.0%	\$252,500	\$253,500	+ 0.4%
Average Sales Price*	\$267,000	\$227,000	- 15.0%	\$255,786	\$268,425	+ 4.9%
Percent of List Price Received*	96.2%	96.6%	+ 0.4%	96.3%	97.9%	+ 1.7%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

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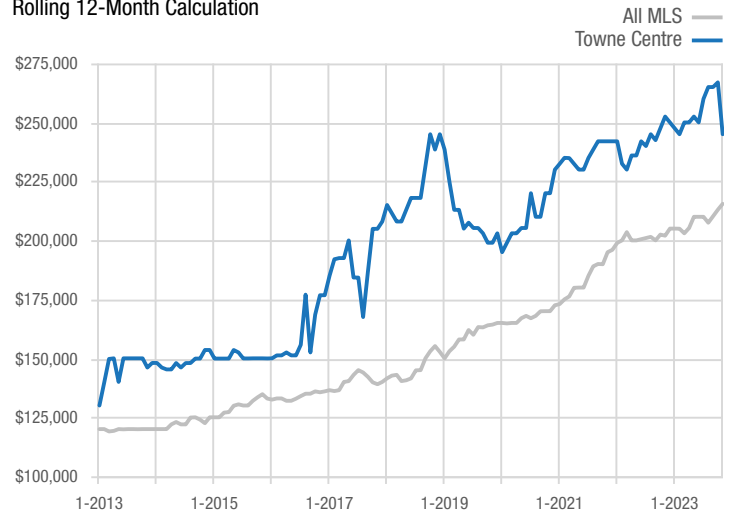
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

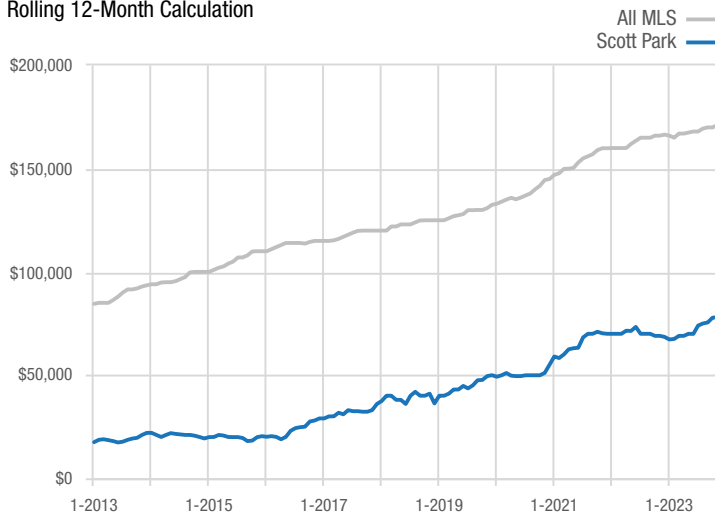
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	18	20	+ 11.1%	223	221	- 0.9%
Pending Sales	24	18	- 25.0%	167	164	- 1.8%
Closed Sales	16	11	- 31.3%	155	168	+ 8.4%
Days on Market Until Sale	57	61	+ 7.0%	62	64	+ 3.2%
Median Sales Price*	\$74,450	\$80,000	+ 7.5%	\$69,000	\$79,600	+ 15.4%
Average Sales Price*	\$70,817	\$76,900	+ 8.6%	\$82,327	\$82,132	- 0.2%
Percent of List Price Received*	99.2%	92.9%	- 6.4%	96.1%	96.4%	+ 0.3%
Inventory of Homes for Sale	47	54	+ 14.9%	—	—	—
Months Supply of Inventory	3.1	3.5	+ 12.9%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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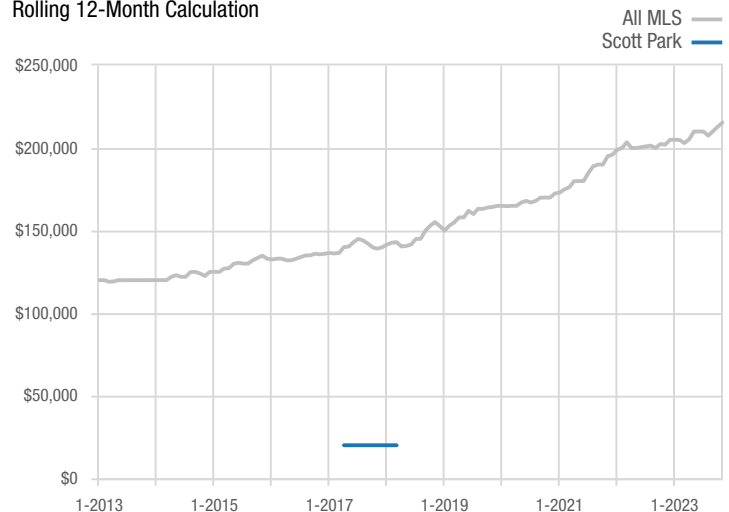
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

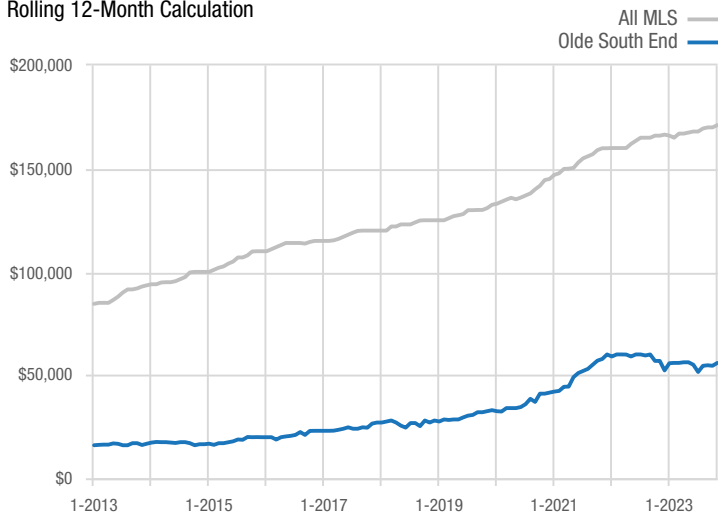
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	25	16	- 36.0%	311	254	- 18.3%
Pending Sales	29	20	- 31.0%	240	198	- 17.5%
Closed Sales	27	18	- 33.3%	234	194	- 17.1%
Days on Market Until Sale	50	36	- 28.0%	61	63	+ 3.3%
Median Sales Price*	\$57,250	\$83,498	+ 45.8%	\$54,750	\$59,000	+ 7.8%
Average Sales Price*	\$54,508	\$74,043	+ 35.8%	\$58,119	\$62,002	+ 6.7%
Percent of List Price Received*	94.1%	96.1%	+ 2.1%	95.8%	99.3%	+ 3.7%
Inventory of Homes for Sale	65	51	- 21.5%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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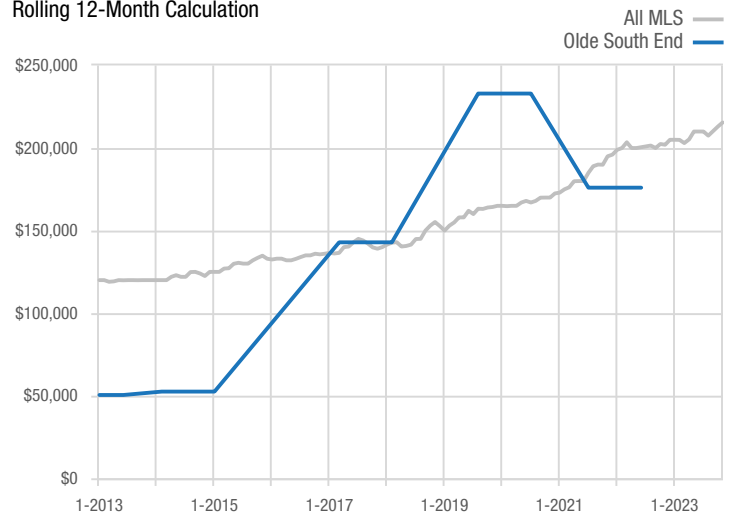
Median Sales Price - Single Family

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

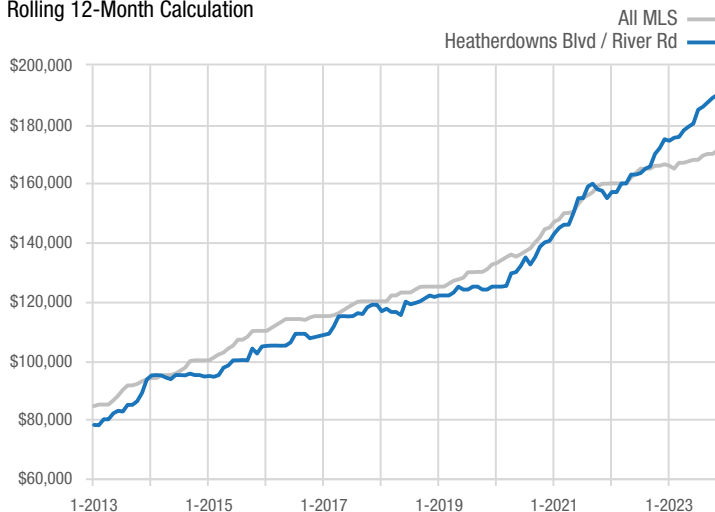
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	22	28	+ 27.3%	422	362	- 14.2%
Pending Sales	28	30	+ 7.1%	368	327	- 11.1%
Closed Sales	29	33	+ 13.8%	369	326	- 11.7%
Days on Market Until Sale	55	45	- 18.2%	49	49	0.0%
Median Sales Price*	\$159,000	\$182,000	+ 14.5%	\$175,500	\$192,750	+ 9.8%
Average Sales Price*	\$185,100	\$201,844	+ 9.0%	\$183,951	\$195,651	+ 6.4%
Percent of List Price Received*	100.0%	102.0%	+ 2.0%	103.2%	102.3%	- 0.9%
Inventory of Homes for Sale	64	51	- 20.3%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	5	3	- 40.0%	67	52	- 22.4%
Pending Sales	5	2	- 60.0%	57	49	- 14.0%
Closed Sales	5	3	- 40.0%	58	50	- 13.8%
Days on Market Until Sale	47	32	- 31.9%	46	43	- 6.5%
Median Sales Price*	\$85,000	\$99,900	+ 17.5%	\$99,450	\$120,450	+ 21.1%
Average Sales Price*	\$107,900	\$133,967	+ 24.2%	\$107,228	\$151,821	+ 41.6%
Percent of List Price Received*	99.4%	106.6%	+ 7.2%	98.1%	100.6%	+ 2.5%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

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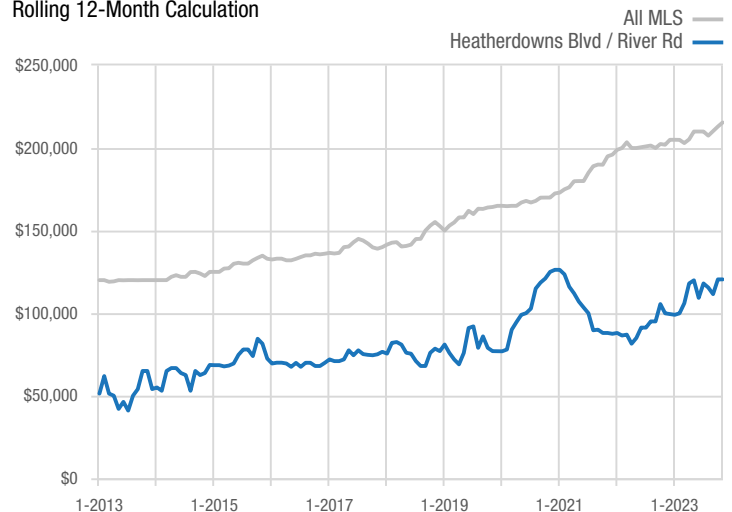
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

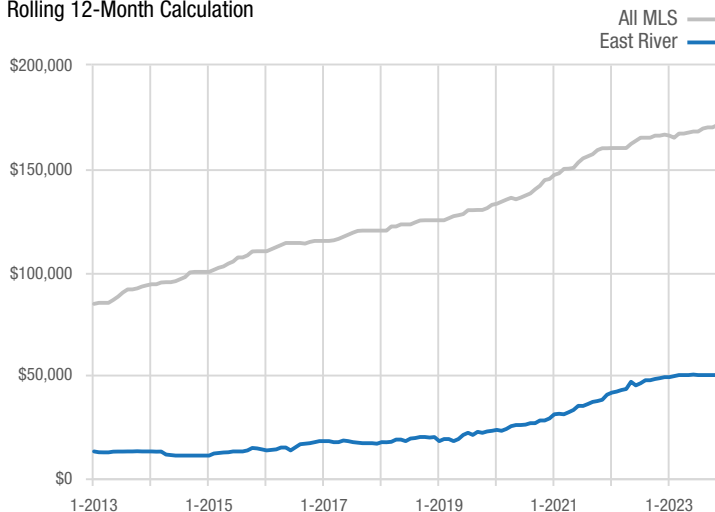
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	24	21	- 12.5%	301	275	- 8.6%
Pending Sales	19	21	+ 10.5%	218	216	- 0.9%
Closed Sales	21	21	0.0%	219	211	- 3.7%
Days on Market Until Sale	60	43	- 28.3%	56	68	+ 21.4%
Median Sales Price*	\$48,750	\$54,500	+ 11.8%	\$49,000	\$50,000	+ 2.0%
Average Sales Price*	\$51,683	\$58,645	+ 13.5%	\$50,494	\$53,377	+ 5.7%
Percent of List Price Received*	93.1%	95.7%	+ 2.8%	95.6%	96.8%	+ 1.3%
Inventory of Homes for Sale	60	49	- 18.3%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	31	146	+ 371.0%
Median Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Average Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Percent of List Price Received*	—	—	—	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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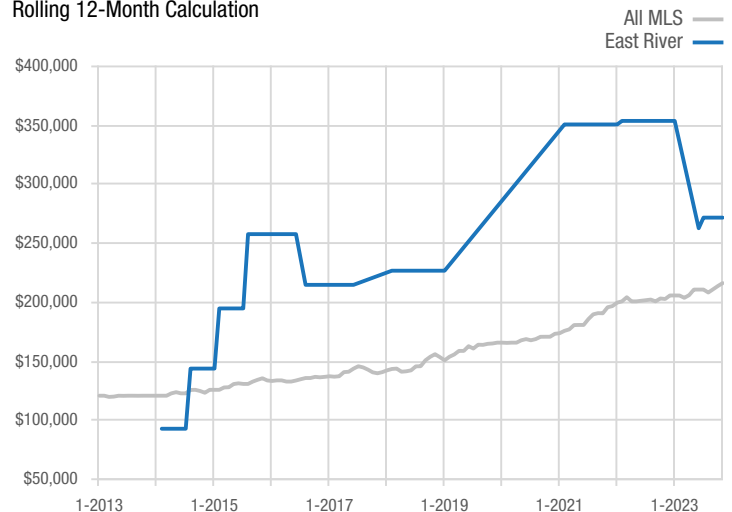
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

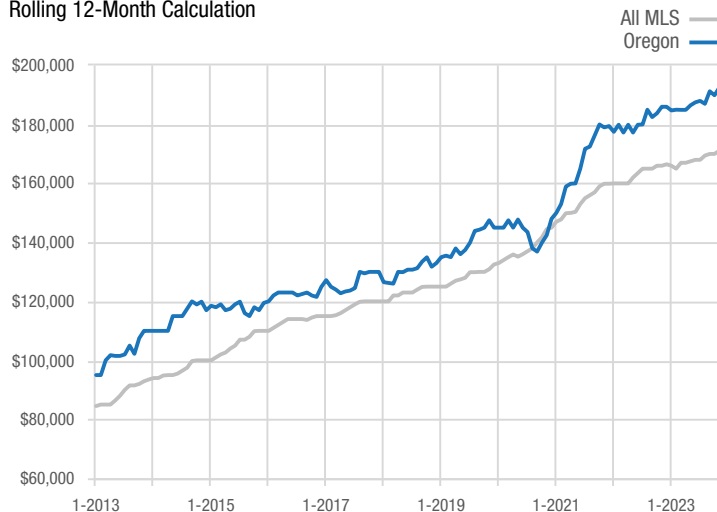
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	23	13	- 43.5%	257	181	- 29.6%
Pending Sales	18	18	0.0%	228	144	- 36.8%
Closed Sales	27	23	- 14.8%	237	143	- 39.7%
Days on Market Until Sale	58	51	- 12.1%	59	48	- 18.6%
Median Sales Price*	\$198,000	\$220,000	+ 11.1%	\$186,000	\$197,000	+ 5.9%
Average Sales Price*	\$210,485	\$222,056	+ 5.5%	\$201,943	\$210,106	+ 4.0%
Percent of List Price Received*	102.3%	100.6%	- 1.7%	101.2%	102.3%	+ 1.1%
Inventory of Homes for Sale	33	26	- 21.2%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	1	1	0.0%	22	10	- 54.5%
Pending Sales	1	0	- 100.0%	14	10	- 28.6%
Closed Sales	1	1	0.0%	15	10	- 33.3%
Days on Market Until Sale	53	43	- 18.9%	44	31	- 29.5%
Median Sales Price*	\$152,000	\$225,000	+ 48.0%	\$213,600	\$227,450	+ 6.5%
Average Sales Price*	\$152,000	\$225,000	+ 48.0%	\$217,419	\$237,271	+ 9.1%
Percent of List Price Received*	95.1%	102.3%	+ 7.6%	101.6%	101.4%	- 0.2%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.6	0.7	- 56.3%	—	—	—

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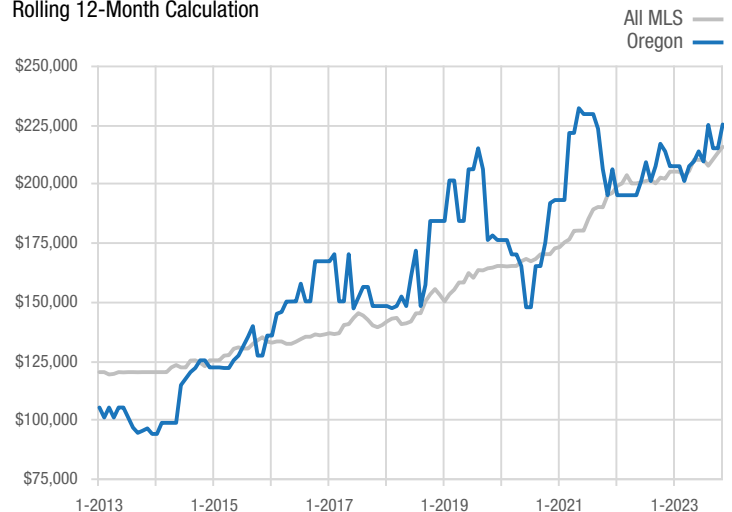
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – November 2023

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

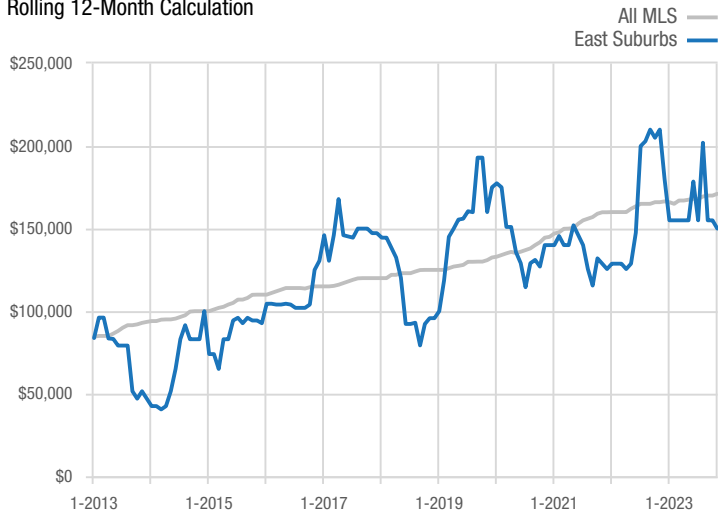
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	2	0	- 100.0%	20	11	- 45.0%
Pending Sales	2	0	- 100.0%	13	10	- 23.1%
Closed Sales	2	1	- 50.0%	13	10	- 23.1%
Days on Market Until Sale	55	73	+ 32.7%	52	61	+ 17.3%
Median Sales Price*	\$202,500	\$89,000	- 56.0%	\$214,900	\$175,950	- 18.1%
Average Sales Price*	\$202,500	\$89,000	- 56.0%	\$230,969	\$218,805	- 5.3%
Percent of List Price Received*	101.7%	100.0%	- 1.7%	101.7%	99.5%	- 2.2%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.9	1.1	- 62.1%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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.

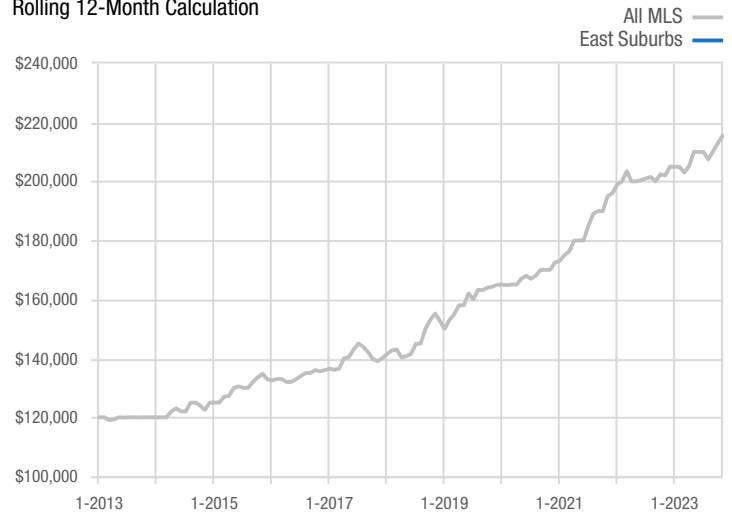
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

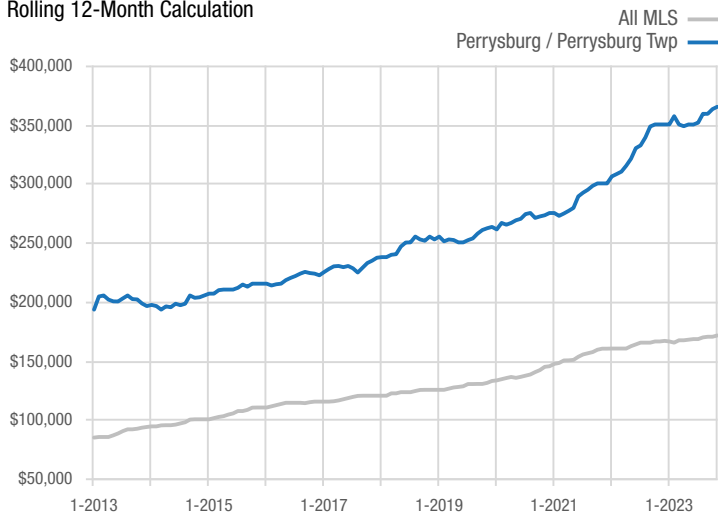
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	28	25	- 10.7%	518	490	- 5.4%
Pending Sales	44	33	- 25.0%	457	409	- 10.5%
Closed Sales	35	25	- 28.6%	455	401	- 11.9%
Days on Market Until Sale	77	75	- 2.6%	68	67	- 1.5%
Median Sales Price*	\$359,000	\$400,000	+ 11.4%	\$354,000	\$370,000	+ 4.5%
Average Sales Price*	\$408,241	\$479,622	+ 17.5%	\$381,058	\$407,573	+ 7.0%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	102.3%	100.5%	- 1.8%
Inventory of Homes for Sale	77	79	+ 2.6%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	3	7	+ 133.3%	66	70	+ 6.1%
Pending Sales	5	5	0.0%	60	50	- 16.7%
Closed Sales	5	5	0.0%	60	49	- 18.3%
Days on Market Until Sale	26	27	+ 3.8%	42	50	+ 19.0%
Median Sales Price*	\$271,000	\$235,000	- 13.3%	\$240,000	\$235,000	- 2.1%
Average Sales Price*	\$274,386	\$232,400	- 15.3%	\$270,850	\$253,364	- 6.5%
Percent of List Price Received*	97.8%	99.1%	+ 1.3%	101.7%	99.0%	- 2.7%
Inventory of Homes for Sale	4	17	+ 325.0%	—	—	—
Months Supply of Inventory	0.7	3.8	+ 442.9%	—	—	—

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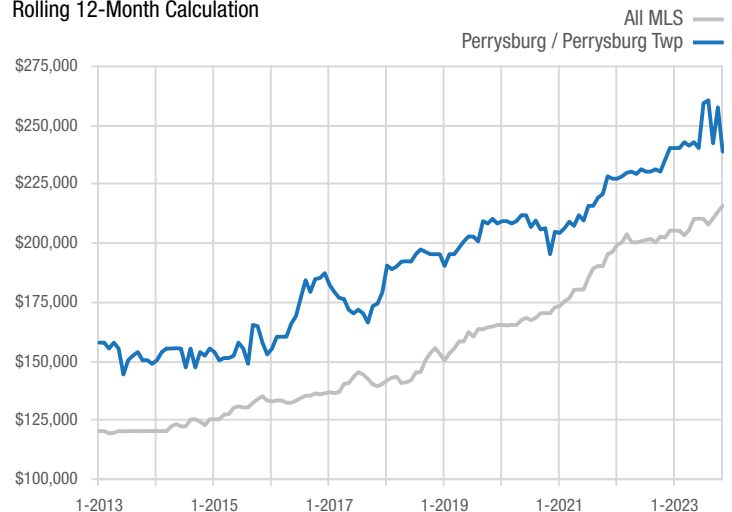
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

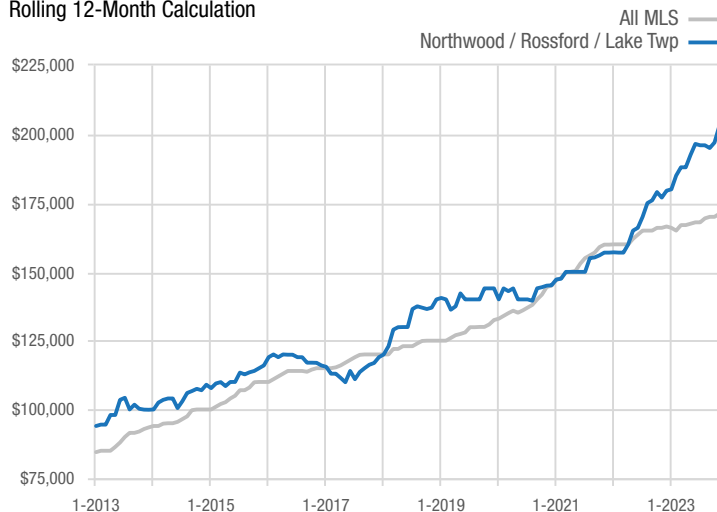
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	15	16	+ 6.7%	254	225	- 11.4%
Pending Sales	9	20	+ 122.2%	226	196	- 13.3%
Closed Sales	11	19	+ 72.7%	231	193	- 16.5%
Days on Market Until Sale	46	50	+ 8.7%	53	50	- 5.7%
Median Sales Price*	\$175,700	\$228,000	+ 29.8%	\$180,000	\$207,000	+ 15.0%
Average Sales Price*	\$191,714	\$241,366	+ 25.9%	\$202,114	\$224,592	+ 11.1%
Percent of List Price Received*	96.7%	100.7%	+ 4.1%	102.3%	102.1%	- 0.2%
Inventory of Homes for Sale	39	39	0.0%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	—	11	6	- 45.5%
Pending Sales	0	0	—	5	7	+ 40.0%
Closed Sales	0	0	—	5	8	+ 60.0%
Days on Market Until Sale	—	—	—	44	88	+ 100.0%
Median Sales Price*	—	—	—	\$228,000	\$243,500	+ 6.8%
Average Sales Price*	—	—	—	\$204,800	\$196,363	- 4.1%
Percent of List Price Received*	—	—	—	101.2%	98.3%	- 2.9%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.6	- 80.0%	—	—	—

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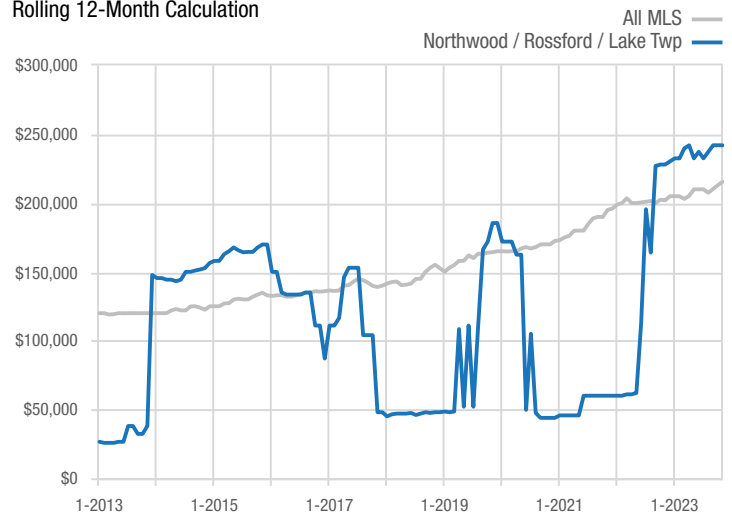
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

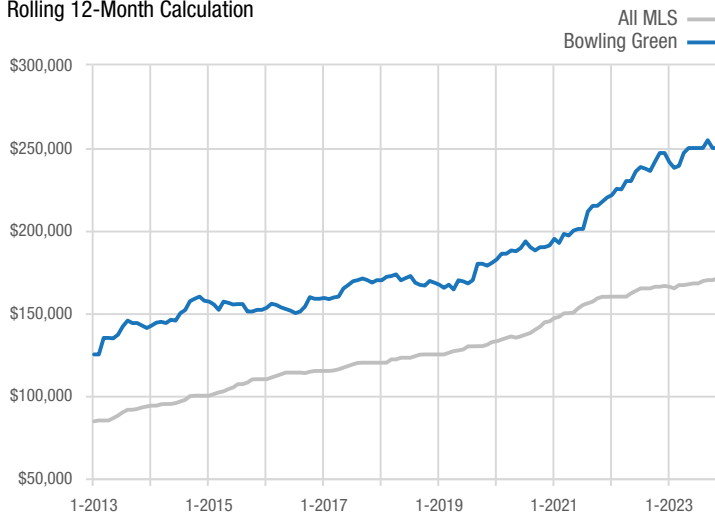
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	17	11	- 35.3%	188	153	- 18.6%
Pending Sales	11	11	0.0%	180	139	- 22.8%
Closed Sales	8	8	0.0%	178	137	- 23.0%
Days on Market Until Sale	45	37	- 17.8%	43	39	- 9.3%
Median Sales Price*	\$237,500	\$260,000	+ 9.5%	\$248,000	\$255,000	+ 2.8%
Average Sales Price*	\$243,875	\$269,557	+ 10.5%	\$257,924	\$271,706	+ 5.3%
Percent of List Price Received*	100.6%	97.9%	- 2.7%	101.8%	100.6%	- 1.2%
Inventory of Homes for Sale	20	17	- 15.0%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	1	—	23	20	- 13.0%
Pending Sales	0	0	—	21	22	+ 4.8%
Closed Sales	1	1	0.0%	21	22	+ 4.8%
Days on Market Until Sale	32	77	+ 140.6%	54	50	- 7.4%
Median Sales Price*	\$211,000	\$255,000	+ 20.9%	\$234,000	\$277,200	+ 18.5%
Average Sales Price*	\$211,000	\$255,000	+ 20.9%	\$244,898	\$280,614	+ 14.6%
Percent of List Price Received*	105.5%	88.2%	- 16.4%	103.0%	99.7%	- 3.2%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

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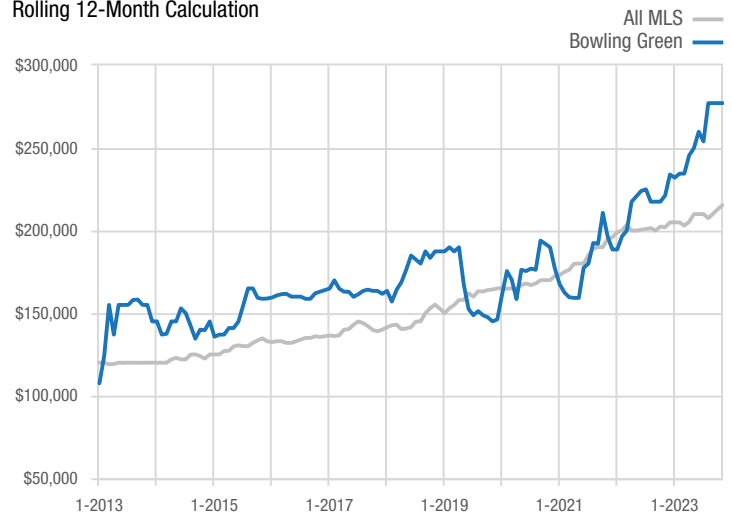
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

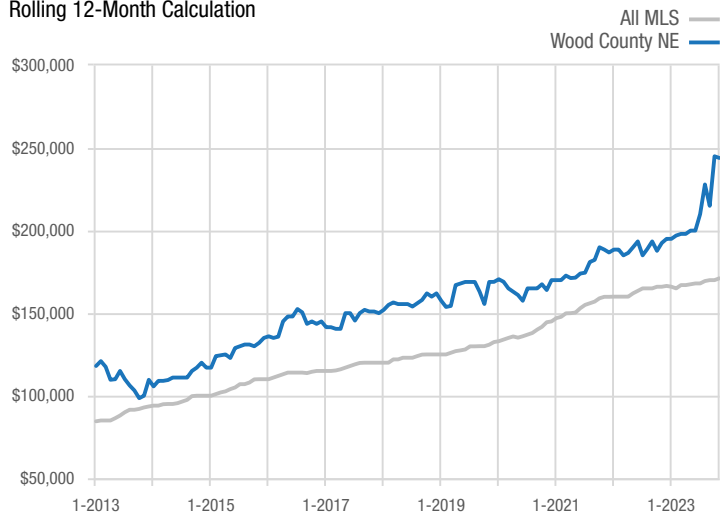
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	5	5	0.0%	66	78	+ 18.2%
Pending Sales	4	6	+ 50.0%	54	67	+ 24.1%
Closed Sales	6	7	+ 16.7%	54	65	+ 20.4%
Days on Market Until Sale	38	149	+ 292.1%	58	64	+ 10.3%
Median Sales Price*	\$176,000	\$165,000	- 6.3%	\$192,500	\$245,000	+ 27.3%
Average Sales Price*	\$192,100	\$185,327	- 3.5%	\$215,352	\$255,539	+ 18.7%
Percent of List Price Received*	96.6%	99.2%	+ 2.7%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
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	—	—	—	8	—	—
Median Sales Price*	—	—	—	\$149,000	—	—
Average Sales Price*	—	—	—	\$149,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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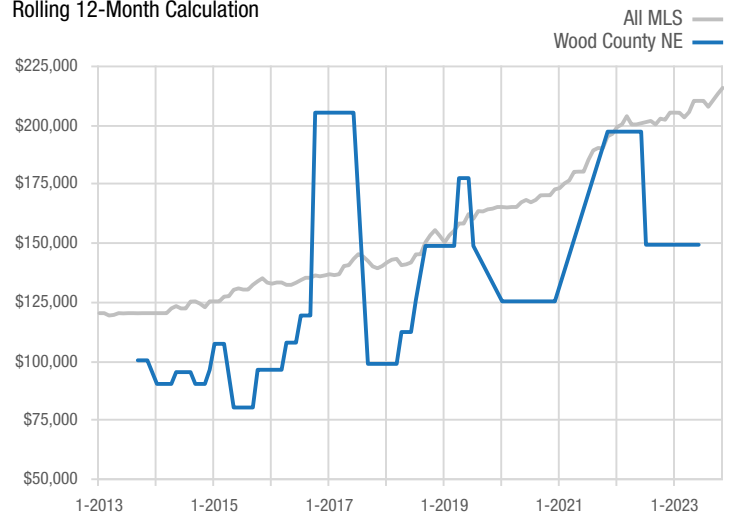
Median Sales Price - Single Family

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

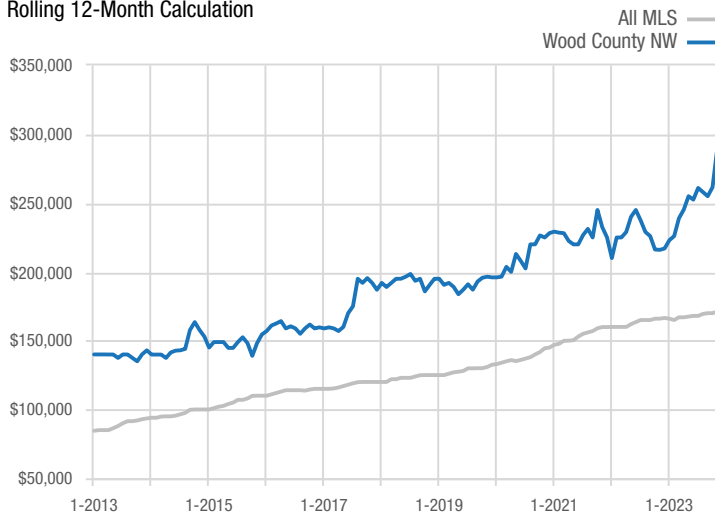
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	2	6	+ 200.0%	79	64	- 19.0%
Pending Sales	1	3	+ 200.0%	70	57	- 18.6%
Closed Sales	3	5	+ 66.7%	71	56	- 21.1%
Days on Market Until Sale	60	57	- 5.0%	48	59	+ 22.9%
Median Sales Price*	\$157,000	\$331,000	+ 110.8%	\$216,000	\$300,000	+ 38.9%
Average Sales Price*	\$142,467	\$345,800	+ 142.7%	\$260,965	\$297,349	+ 13.9%
Percent of List Price Received*	104.8%	95.1%	- 9.3%	101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	0	0	—	1	3	+ 200.0%
Closed Sales	0	0	—	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	0	32	—
Median Sales Price*	—	—	—	\$125,000	\$138,900	+ 11.1%
Average Sales Price*	—	—	—	\$125,000	\$171,200	+ 37.0%
Percent of List Price Received*	—	—	—	100.0%	104.7%	+ 4.7%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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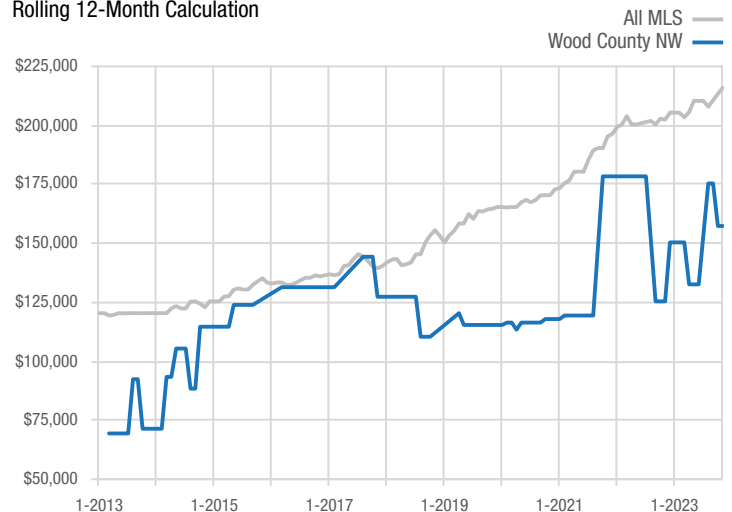
Median Sales Price - Single Family

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

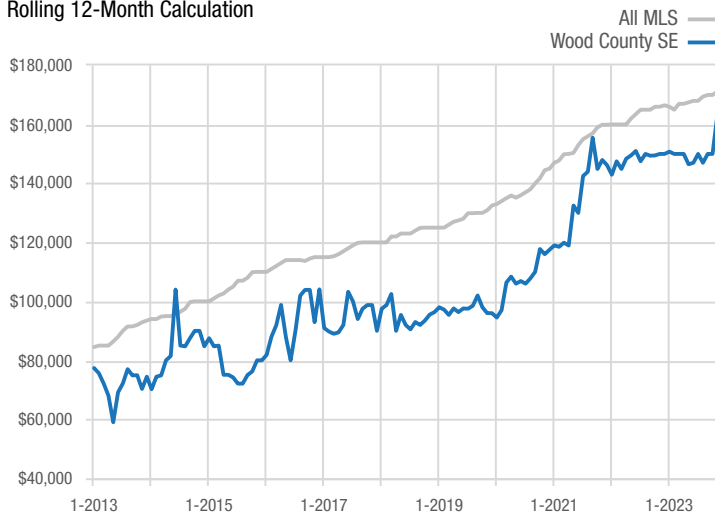
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	9	2	- 77.8%	81	49	- 39.5%
Pending Sales	5	7	+ 40.0%	65	53	- 18.5%
Closed Sales	4	8	+ 100.0%	63	53	- 15.9%
Days on Market Until Sale	44	36	- 18.2%	71	69	- 2.8%
Median Sales Price*	\$150,000	\$198,000	+ 32.0%	\$150,778	\$164,000	+ 8.8%
Average Sales Price*	\$174,000	\$211,400	+ 21.5%	\$180,832	\$167,364	- 7.4%
Percent of List Price Received*	98.0%	102.8%	+ 4.9%	98.5%	97.4%	- 1.1%
Inventory of Homes for Sale	15	4	- 73.3%	—	—	—
Months Supply of Inventory	2.5	0.8	- 68.0%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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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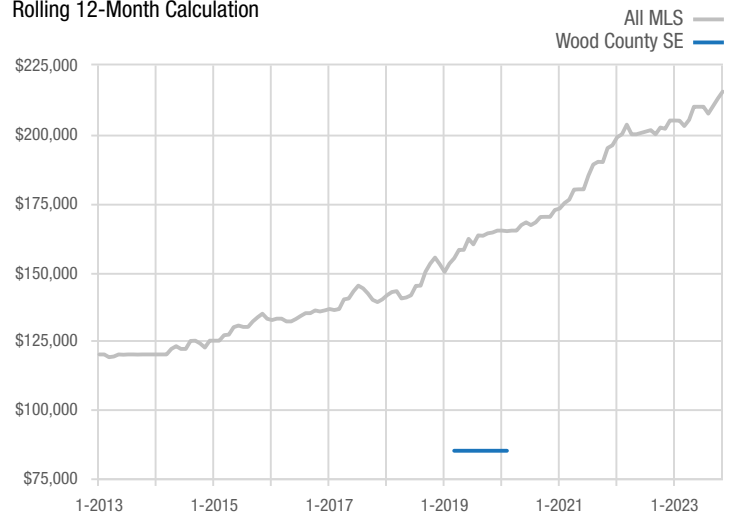
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

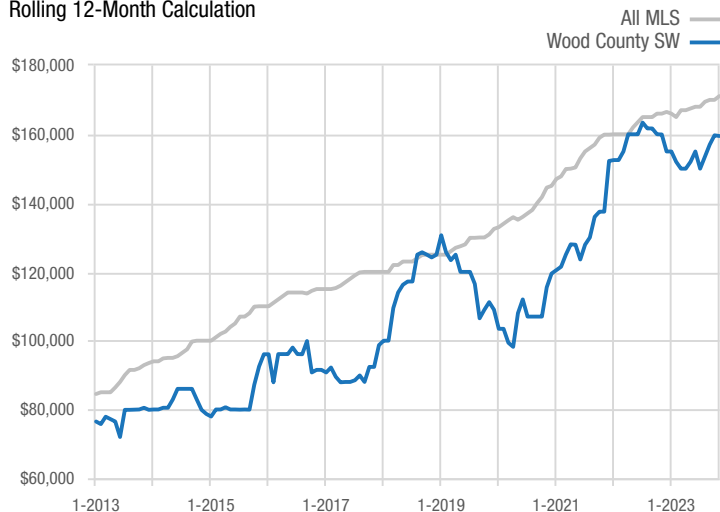
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	8	5	- 37.5%	90	71	- 21.1%
Pending Sales	7	10	+ 42.9%	73	62	- 15.1%
Closed Sales	7	10	+ 42.9%	72	61	- 15.3%
Days on Market Until Sale	39	62	+ 59.0%	58	67	+ 15.5%
Median Sales Price*	\$154,950	\$135,500	- 12.6%	\$157,450	\$159,750	+ 1.5%
Average Sales Price*	\$167,467	\$158,444	- 5.4%	\$170,934	\$164,837	- 3.6%
Percent of List Price Received*	102.3%	94.9%	- 7.2%	100.9%	99.6%	- 1.3%
Inventory of Homes for Sale	16	12	- 25.0%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% 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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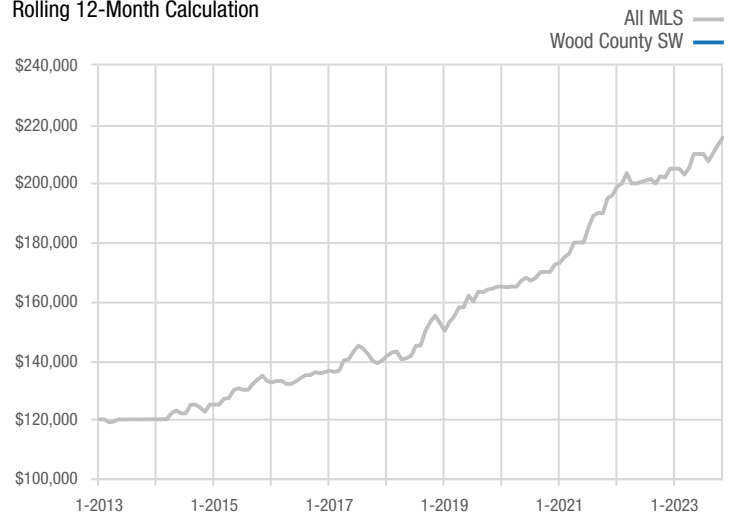
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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