

Local Market Update – October 2022

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Lucas and Upper Wood County

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

Existing home sales declined nationwide for the eighth consecutive month, falling 1.5% as of last measure, according to the National Association of REALTORS® (NAR), with sales down nearly 24% from the same period last year. Pending home sales also declined, dropping 10.9% month-to-month, exceeding economists' expectations. Stubbornly high inflation and soaring borrowing costs have eroded buyer purchasing power and have caused the market to cool rapidly this year.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

Single Family Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10 2021	Thru 10 2022	% Change
New Listings	623	594	-4.7%	5,690	6,340	11.4%
Closed Sales	627	527	-15.9%	6,862	5,193	-24.3%
Days on Market	63	57	-9.5%	64	57	-10.9%
SP\$/SqFt	\$108.75	\$110.75	1.8%	\$104.80	\$113.65	8.4%
Median Sales Price*	\$159,900	\$166,200	3.9%	\$156,000	\$166,000	6.4%
Average Sales Price*	\$198,819	\$196,083	-1.4%	\$193,617	\$204,715	5.7%
Percent of List Price Received*	100%	101%	1.0%	101%	102%	1.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume	\$125,659,813	\$103,335,612	-17.8%	\$1,092,220,999	\$1,058,968,869	-3.0%

Condo/Villa Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10 2021	Thru 10 2022	% Change
New Listings	53	27	-49.1%	538	520	-3.3%
Closed Sales	60	38	-36.7%	474	476	0.4%
Days on Market	74	68	-8.1%	78	64	-17.9%
SP\$/SqFt	\$119.46	\$131.30	9.9%	\$119.08	\$128.34	7.8%
Median Sales Price*	\$186,750	\$215,525	15.4%	\$200,000	\$203,700	1.9%
Average Sales Price*	\$202,194	\$214,525	6.1%	\$205,653	\$214,711	4.4%
Percent of List Price Received*	98%	99%	1.0%	99%	100%	1.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume (in 1000's)	\$12,131,615	\$8,151,944	-32.8%	\$97,479,638	\$102,202,222	4.8%

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

All Properties Combined

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



Key Metrics	Historical Sparkbars	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,134	917	- 19.1%	11,864	11,045	- 6.9%
Pending Sales		1,097	903	- 17.7%	10,027	9,323	- 7.0%
Closed Sales		1,126	919	- 18.4%	9,913	9,268	- 6.5%
Days on Market Until Sale		62	60	- 3.2%	63	59	- 6.3%
Median Sales Price		\$162,000	\$170,000	+ 4.9%	\$160,000	\$170,000	+ 6.3%
Average Sales Price		\$198,774	\$200,384	+ 0.8%	\$192,878	\$204,709	+ 6.1%
Percent of List Price Received		99.3%	98.9%	- 0.4%	99.9%	100.2%	+ 0.3%
Housing Affordability Index		223	147	- 34.1%	226	147	- 35.0%
Inventory of Homes for Sale		2,448	2,009	- 17.9%	—	—	—
Months Supply of Inventory		2.5	2.1	- 16.0%	—	—	—

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Lucas County

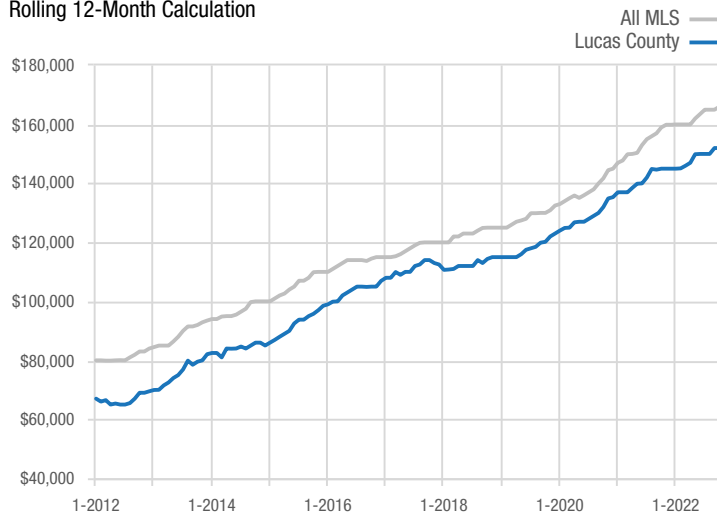
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	544	510	- 6.3%	5,831	5,504	- 5.6%
Pending Sales	516	429	- 16.9%	4,891	4,510	- 7.8%
Closed Sales	535	449	- 16.1%	4,820	4,463	- 7.4%
Days on Market Until Sale	62	58	- 6.5%	60	54	- 10.0%
Median Sales Price*	\$150,000	\$149,500	- 0.3%	\$145,000	\$155,000	+ 6.9%
Average Sales Price*	\$193,025	\$181,237	- 6.1%	\$178,760	\$188,536	+ 5.5%
Percent of List Price Received*	99.6%	99.6%	0.0%	100.3%	100.8%	+ 0.5%
Inventory of Homes for Sale	1,132	989	- 12.6%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	51	19	- 62.7%	472	442	- 6.4%
Pending Sales	46	24	- 47.8%	428	392	- 8.4%
Closed Sales	49	32	- 34.7%	412	415	+ 0.7%
Days on Market Until Sale	79	70	- 11.4%	82	67	- 18.3%
Median Sales Price*	\$164,500	\$194,000	+ 17.9%	\$195,000	\$190,000	- 2.6%
Average Sales Price*	\$196,325	\$208,500	+ 6.2%	\$204,518	\$207,945	+ 1.7%
Percent of List Price Received*	97.3%	99.5%	+ 2.3%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	92	59	- 35.9%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

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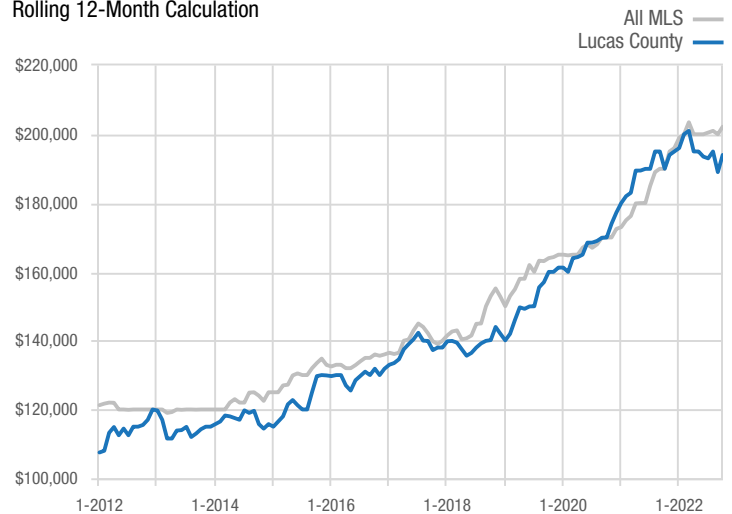
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

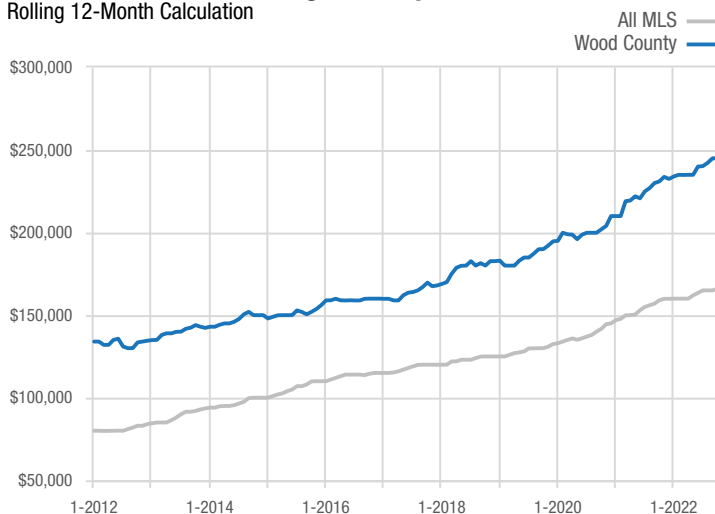
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	113	94	- 16.8%	1,431	1,209	- 15.5%
Pending Sales	128	101	- 21.1%	1,232	1,066	- 13.5%
Closed Sales	131	102	- 22.1%	1,222	1,071	- 12.4%
Days on Market Until Sale	61	55	- 9.8%	63	59	- 6.3%
Median Sales Price*	\$230,000	\$245,000	+ 6.5%	\$233,500	\$250,000	+ 7.1%
Average Sales Price*	\$257,036	\$281,761	+ 9.6%	\$259,077	\$283,143	+ 9.3%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	101.1%	101.9%	+ 0.8%
Inventory of Homes for Sale	267	199	- 25.5%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	106	102	- 3.8%
Pending Sales	14	6	- 57.1%	102	87	- 14.7%
Closed Sales	15	6	- 60.0%	99	86	- 13.1%
Days on Market Until Sale	47	39	- 17.0%	53	45	- 15.1%
Median Sales Price*	\$230,000	\$260,525	+ 13.3%	\$219,000	\$229,000	+ 4.6%
Average Sales Price*	\$237,820	\$262,058	+ 10.2%	\$216,004	\$248,638	+ 15.1%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	100.4%	101.9%	+ 1.5%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

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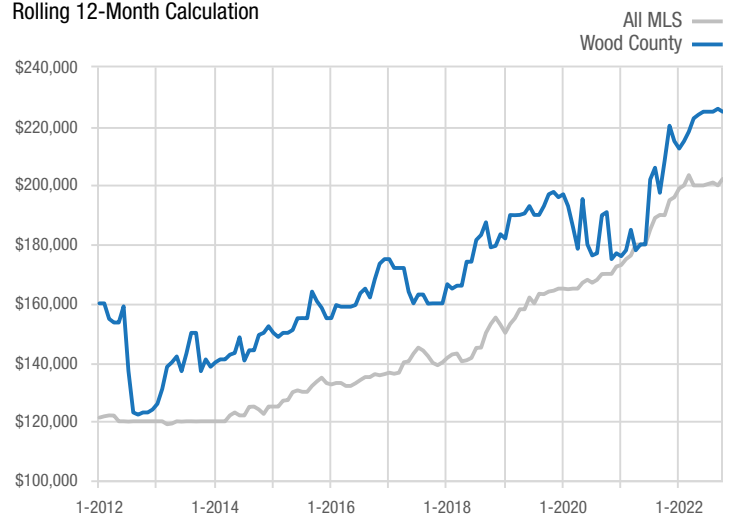
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

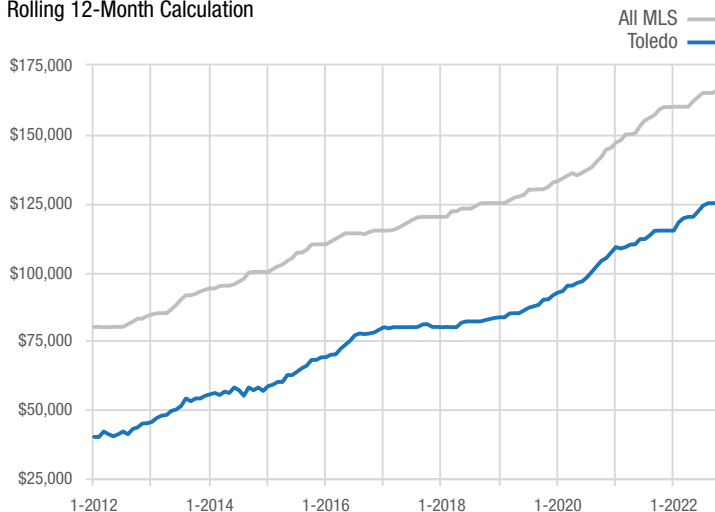
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	406	390	- 3.9%	4,051	3,905	- 3.6%
Pending Sales	343	300	- 12.5%	3,319	3,144	- 5.3%
Closed Sales	353	309	- 12.5%	3,284	3,099	- 5.6%
Days on Market Until Sale	59	59	0.0%	58	54	- 6.9%
Median Sales Price*	\$120,000	\$105,000	- 12.5%	\$115,000	\$125,000	+ 8.7%
Average Sales Price*	\$136,534	\$122,306	- 10.4%	\$130,932	\$140,784	+ 7.5%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.9%	100.3%	+ 0.4%
Inventory of Homes for Sale	819	747	- 8.8%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	25	11	- 56.0%	245	242	- 1.2%
Pending Sales	24	14	- 41.7%	216	215	- 0.5%
Closed Sales	23	17	- 26.1%	210	220	+ 4.8%
Days on Market Until Sale	56	67	+ 19.6%	68	52	- 23.5%
Median Sales Price*	\$92,450	\$132,000	+ 42.8%	\$135,309	\$147,000	+ 8.6%
Average Sales Price*	\$126,689	\$179,047	+ 41.3%	\$150,462	\$165,259	+ 9.8%
Percent of List Price Received*	94.8%	98.2%	+ 3.6%	98.3%	99.7%	+ 1.4%
Inventory of Homes for Sale	48	31	- 35.4%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

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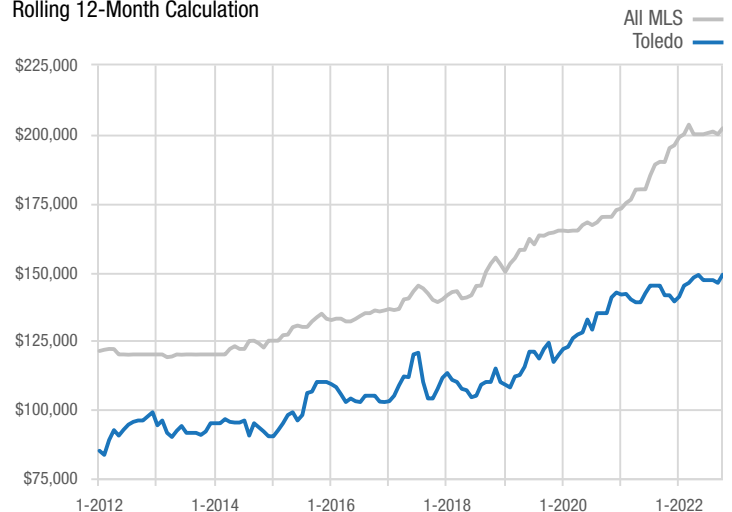
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

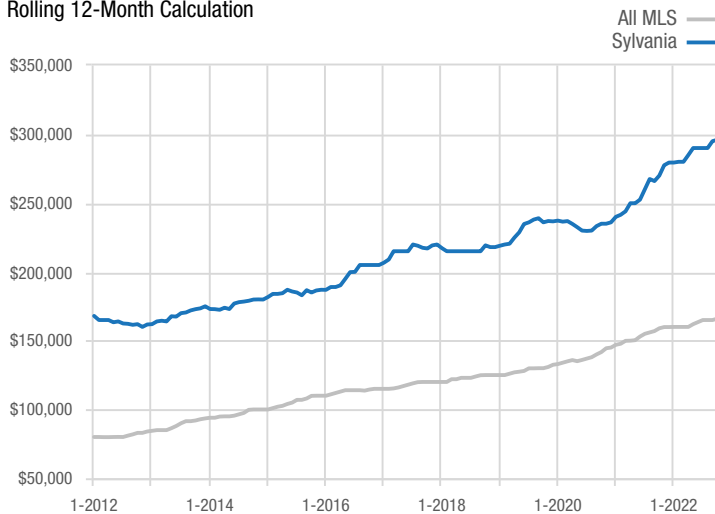
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	47	45	- 4.3%	615	533	- 13.3%
Pending Sales	57	44	- 22.8%	532	461	- 13.3%
Closed Sales	59	40	- 32.2%	523	457	- 12.6%
Days on Market Until Sale	66	54	- 18.2%	63	59	- 6.3%
Median Sales Price*	\$279,900	\$295,006	+ 5.4%	\$276,000	\$296,750	+ 7.5%
Average Sales Price*	\$303,955	\$330,221	+ 8.6%	\$292,368	\$320,662	+ 9.7%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	101.5%	101.8%	+ 0.3%
Inventory of Homes for Sale	114	75	- 34.2%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	19	7	- 63.2%	133	137	+ 3.0%
Pending Sales	15	5	- 66.7%	115	121	+ 5.2%
Closed Sales	16	9	- 43.8%	119	128	+ 7.6%
Days on Market Until Sale	100	44	- 56.0%	98	61	- 37.8%
Median Sales Price*	\$272,150	\$231,000	- 15.1%	\$241,375	\$234,550	- 2.8%
Average Sales Price*	\$260,514	\$220,414	- 15.4%	\$232,319	\$230,399	- 0.8%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.8%	100.0%	+ 0.2%
Inventory of Homes for Sale	29	25	- 13.8%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

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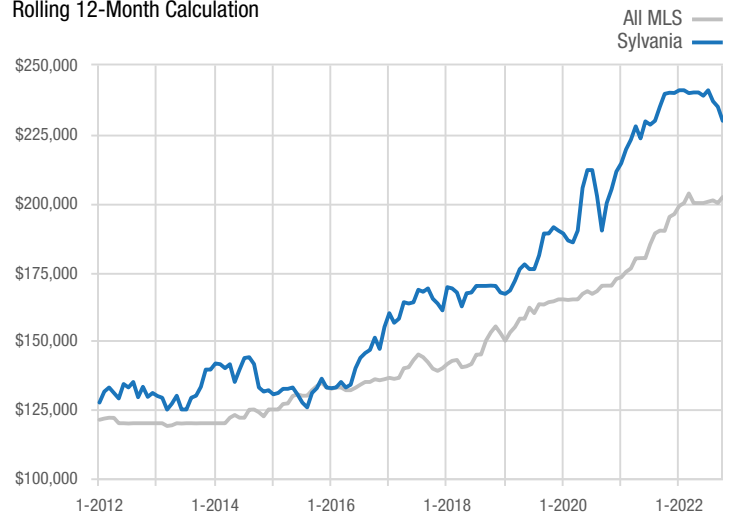
Median Sales Price - Single Family

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)

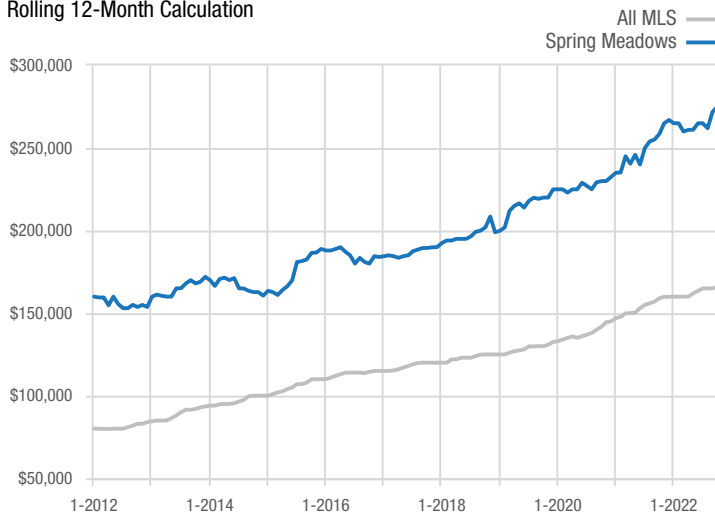
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	23	11	- 52.2%	248	217	- 12.5%
Pending Sales	17	16	- 5.9%	212	189	- 10.8%
Closed Sales	24	21	- 12.5%	212	192	- 9.4%
Days on Market Until Sale	75	46	- 38.7%	63	50	- 20.6%
Median Sales Price*	\$241,000	\$300,000	+ 24.5%	\$265,000	\$270,000	+ 1.9%
Average Sales Price*	\$277,948	\$306,271	+ 10.2%	\$278,327	\$271,786	- 2.4%
Percent of List Price Received*	101.0%	102.0%	+ 1.0%	100.7%	102.6%	+ 1.9%
Inventory of Homes for Sale	43	30	- 30.2%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	47	30	- 36.2%
Pending Sales	4	1	- 75.0%	44	25	- 43.2%
Closed Sales	2	1	- 50.0%	40	27	- 32.5%
Days on Market Until Sale	32	46	+ 43.8%	83	92	+ 10.8%
Median Sales Price*	\$320,050	\$220,000	- 31.3%	\$310,999	\$265,500	- 14.6%
Average Sales Price*	\$320,050	\$220,000	- 31.3%	\$302,424	\$309,636	+ 2.4%
Percent of List Price Received*	100.5%	95.7%	- 4.8%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

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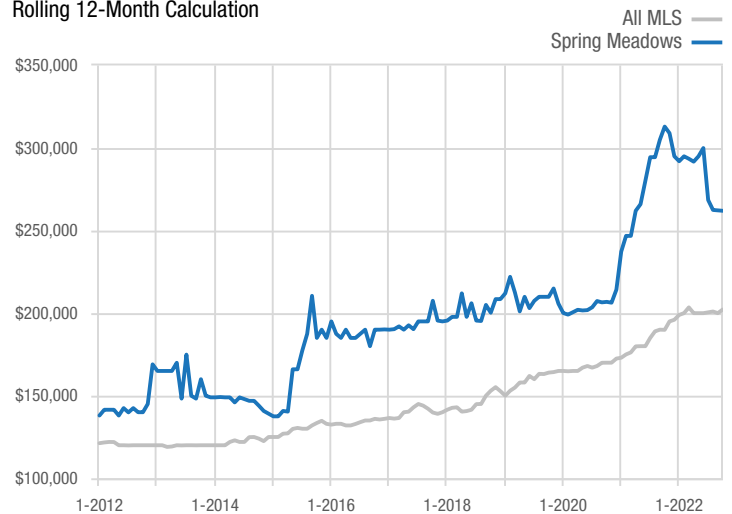
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

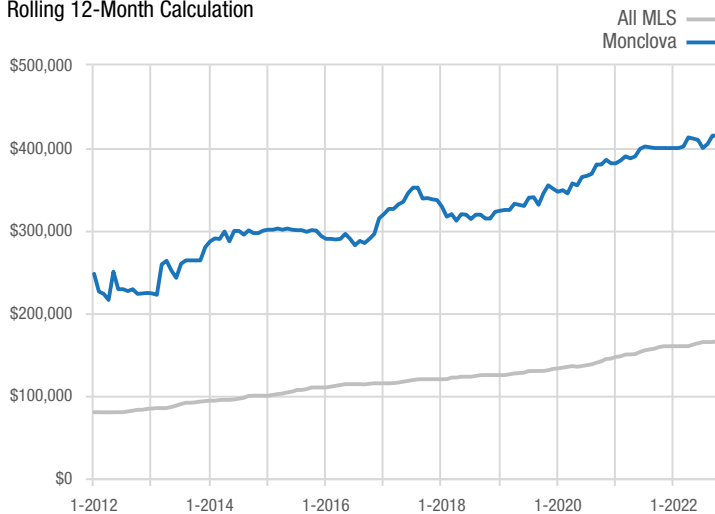
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	3	+ 50.0%	77	55	- 28.6%
Pending Sales	5	1	- 80.0%	70	44	- 37.1%
Closed Sales	9	1	- 88.9%	68	44	- 35.3%
Days on Market Until Sale	59	12	- 79.7%	71	54	- 23.9%
Median Sales Price*	\$415,000	\$419,900	+ 1.2%	\$401,903	\$464,200	+ 15.5%
Average Sales Price*	\$460,425	\$419,900	- 8.8%	\$438,340	\$487,889	+ 11.3%
Percent of List Price Received*	103.0%	100.0%	- 2.9%	101.1%	101.3%	+ 0.2%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	1.5	2.9	+ 93.3%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	1	0.0%	14	7	- 50.0%
Pending Sales	2	2	0.0%	18	6	- 66.7%
Closed Sales	2	2	0.0%	7	16	+ 128.6%
Days on Market Until Sale	235	225	- 4.3%	231	317	+ 37.2%
Median Sales Price*	\$287,620	\$351,435	+ 22.2%	\$299,700	\$302,855	+ 1.1%
Average Sales Price*	\$287,620	\$351,435	+ 22.2%	\$298,349	\$336,416	+ 12.8%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	101.4%	+ 1.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

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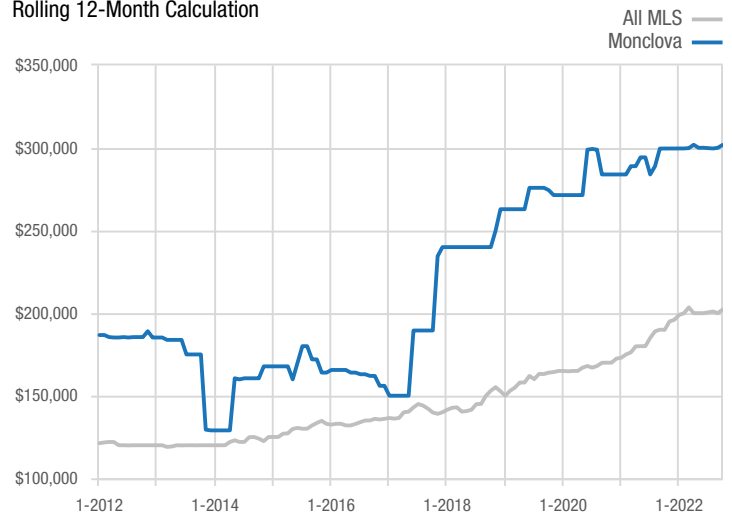
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

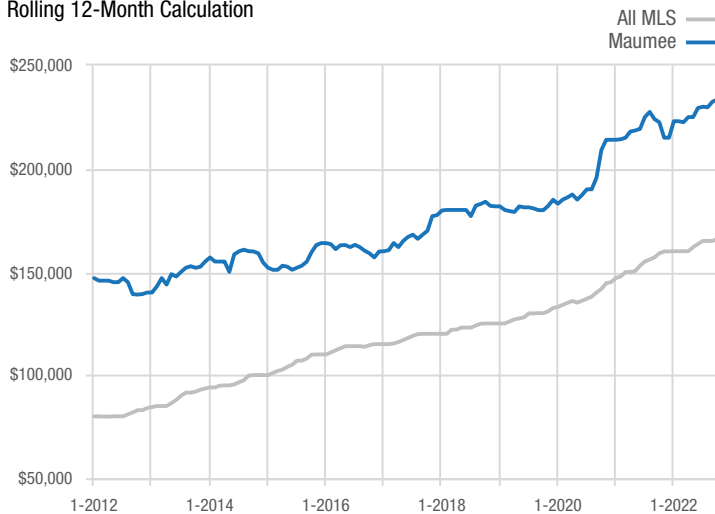
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	41	31	- 24.4%	432	375	- 13.2%
Pending Sales	41	36	- 12.2%	372	325	- 12.6%
Closed Sales	39	35	- 10.3%	368	320	- 13.0%
Days on Market Until Sale	52	43	- 17.3%	55	46	- 16.4%
Median Sales Price*	\$249,900	\$274,500	+ 9.8%	\$220,500	\$245,000	+ 11.1%
Average Sales Price*	\$280,583	\$292,892	+ 4.4%	\$255,437	\$287,373	+ 12.5%
Percent of List Price Received*	99.4%	101.0%	+ 1.6%	101.3%	103.1%	+ 1.8%
Inventory of Homes for Sale	67	49	- 26.9%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	9	0	- 100.0%	62	36	- 41.9%
Pending Sales	6	2	- 66.7%	51	38	- 25.5%
Closed Sales	3	5	+ 66.7%	48	39	- 18.8%
Days on Market Until Sale	39	70	+ 79.5%	63	60	- 4.8%
Median Sales Price*	\$150,000	\$225,000	+ 50.0%	\$230,750	\$215,000	- 6.8%
Average Sales Price*	\$191,000	\$219,200	+ 14.8%	\$271,810	\$248,733	- 8.5%
Percent of List Price Received*	96.7%	99.5%	+ 2.9%	99.7%	101.3%	+ 1.6%
Inventory of Homes for Sale	12	2	- 83.3%	—	—	—
Months Supply of Inventory	2.3	0.5	- 78.3%	—	—	—

* 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.

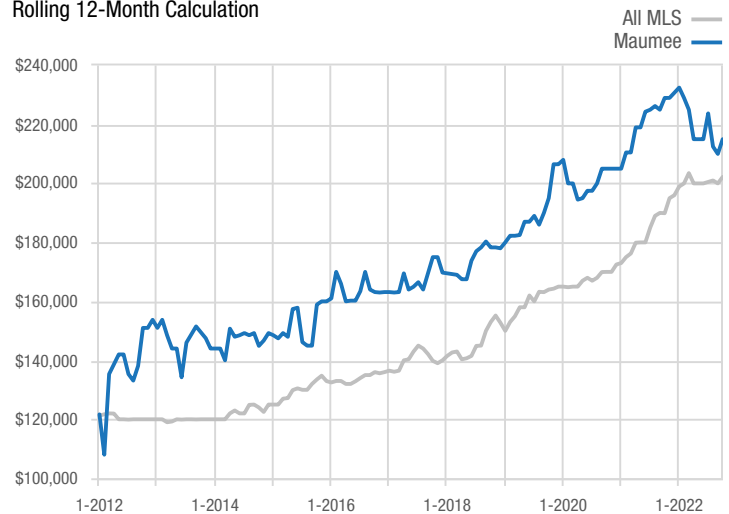
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Whitehouse

MLS Area 08: 43571

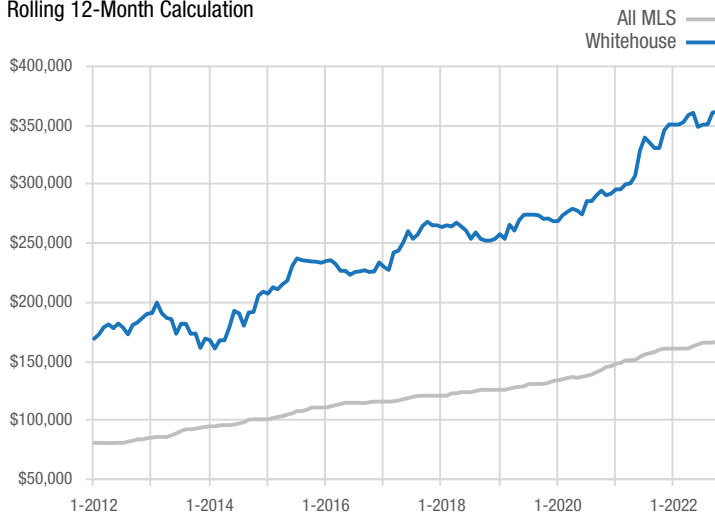
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	6	8	+ 33.3%	97	91	- 6.2%
Pending Sales	9	9	0.0%	94	79	- 16.0%
Closed Sales	11	10	- 9.1%	93	81	- 12.9%
Days on Market Until Sale	70	52	- 25.7%	77	56	- 27.3%
Median Sales Price*	\$360,000	\$364,500	+ 1.3%	\$349,950	\$360,950	+ 3.1%
Average Sales Price*	\$501,067	\$391,090	- 21.9%	\$375,942	\$355,975	- 5.3%
Percent of List Price Received*	98.1%	99.7%	+ 1.6%	100.3%	101.1%	+ 0.8%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	1	0	- 100.0%	4	4	0.0%
Pending Sales	0	0	—	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	98	—	—	161	34	- 78.9%
Median Sales Price*	\$270,000	—	—	\$255,000	\$297,500	+ 16.7%
Average Sales Price*	\$270,000	—	—	\$255,000	\$294,500	+ 15.5%
Percent of List Price Received*	93.1%	—	—	91.0%	101.7%	+ 11.8%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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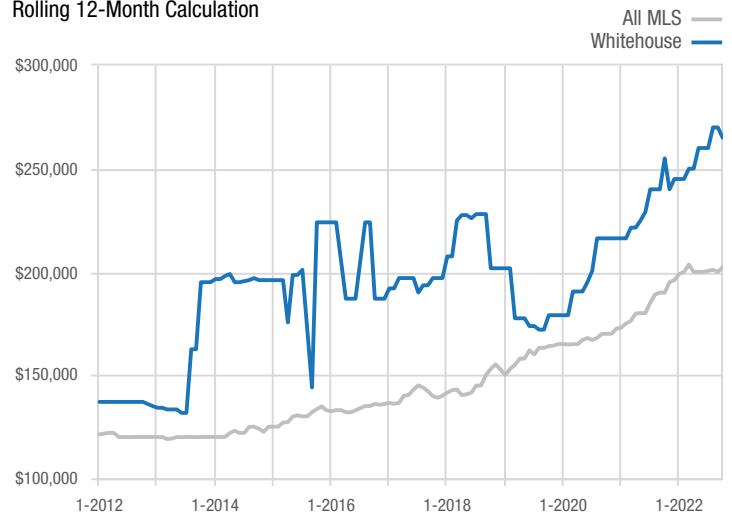
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

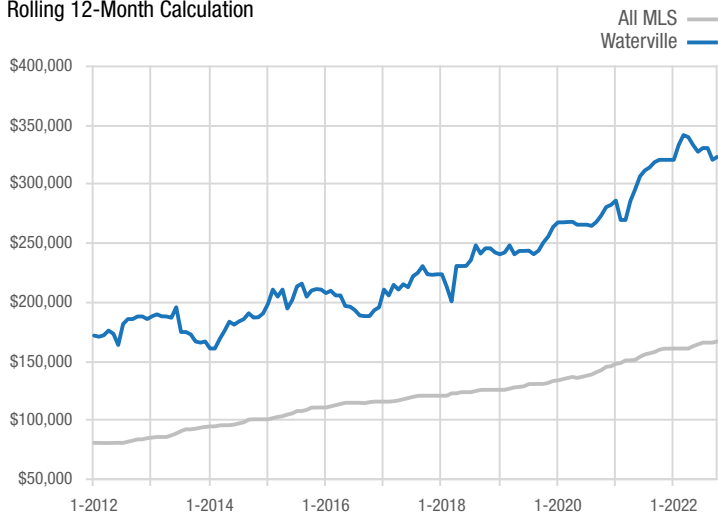
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	8	9	+ 12.5%	137	136	- 0.7%
Pending Sales	16	5	- 68.8%	115	114	- 0.9%
Closed Sales	16	13	- 18.8%	104	114	+ 9.6%
Days on Market Until Sale	94	112	+ 19.1%	87	74	- 14.9%
Median Sales Price*	\$320,000	\$337,000	+ 5.3%	\$320,000	\$322,500	+ 0.8%
Average Sales Price*	\$334,365	\$317,219	- 5.1%	\$311,045	\$328,769	+ 5.7%
Percent of List Price Received*	100.1%	100.9%	+ 0.8%	100.3%	101.0%	+ 0.7%
Inventory of Homes for Sale	36	25	- 30.6%	—	—	—
Months Supply of Inventory	3.2	2.2	- 31.3%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	14	13	- 7.1%
Pending Sales	0	1	—	18	8	- 55.6%
Closed Sales	3	1	- 66.7%	19	8	- 57.9%
Days on Market Until Sale	118	14	- 88.1%	103	37	- 64.1%
Median Sales Price*	\$220,000	\$227,000	+ 3.2%	\$220,000	\$229,700	+ 4.4%
Average Sales Price*	\$241,300	\$227,000	- 5.9%	\$233,213	\$239,300	+ 2.6%
Percent of List Price Received*	104.3%	108.1%	+ 3.6%	100.5%	104.4%	+ 3.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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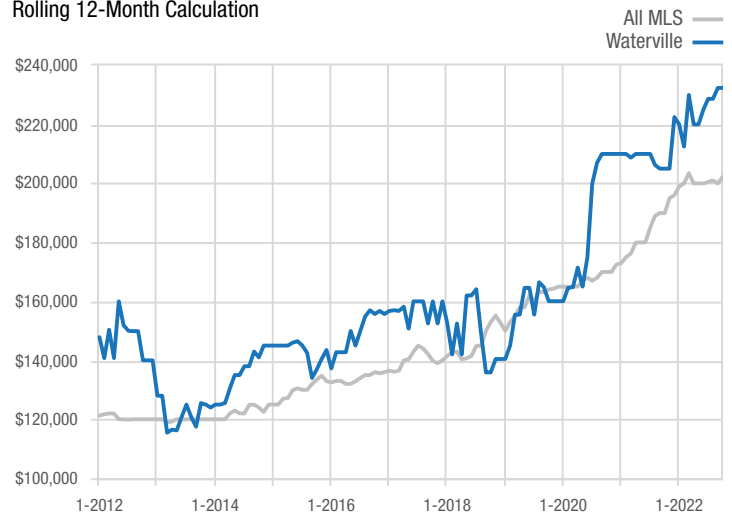
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Franklin Park / Trilby

MLS Area 11: 43623

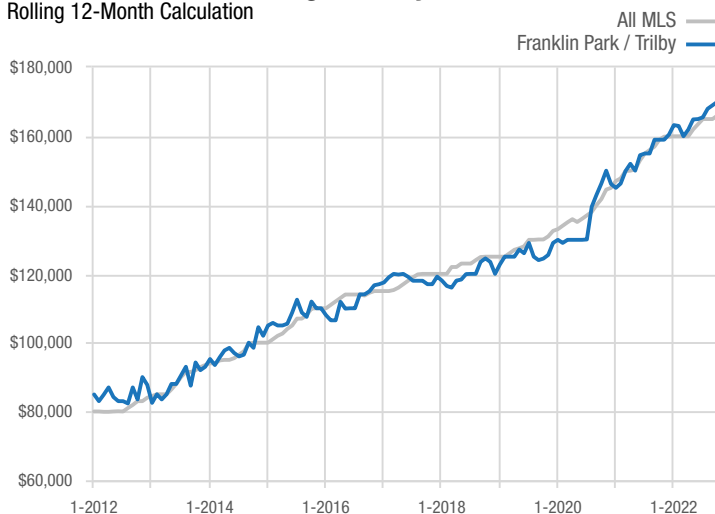
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	24	18	- 25.0%	271	256	- 5.5%
Pending Sales	32	22	- 31.3%	238	221	- 7.1%
Closed Sales	33	16	- 51.5%	237	215	- 9.3%
Days on Market Until Sale	67	62	- 7.5%	57	49	- 14.0%
Median Sales Price*	\$144,900	\$157,450	+ 8.7%	\$160,000	\$173,000	+ 8.1%
Average Sales Price*	\$180,976	\$219,581	+ 21.3%	\$191,587	\$211,730	+ 10.5%
Percent of List Price Received*	98.8%	96.3%	- 2.5%	101.3%	102.5%	+ 1.2%
Inventory of Homes for Sale	46	42	- 8.7%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	14	9	- 35.7%
Pending Sales	1	0	- 100.0%	14	10	- 28.6%
Closed Sales	1	0	- 100.0%	14	10	- 28.6%
Days on Market Until Sale	28	—	—	66	51	- 22.7%
Median Sales Price*	\$141,000	—	—	\$138,309	\$180,000	+ 30.1%
Average Sales Price*	\$141,000	—	—	\$124,330	\$177,080	+ 42.4%
Percent of List Price Received*	104.5%	—	—	99.7%	96.9%	- 2.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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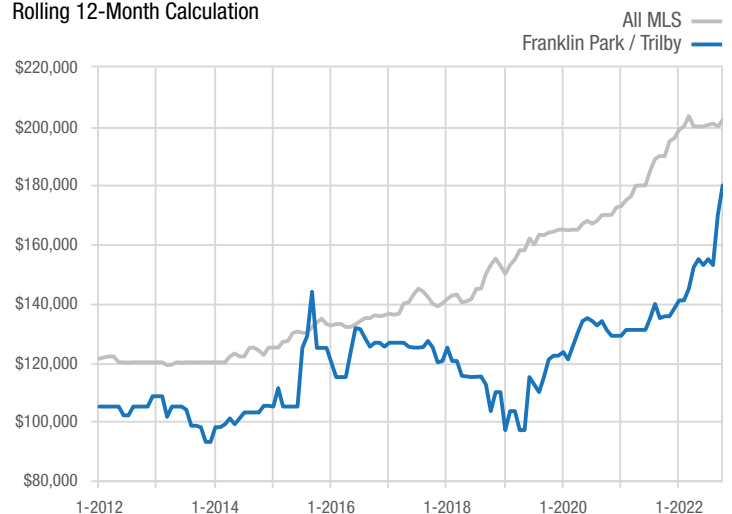
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

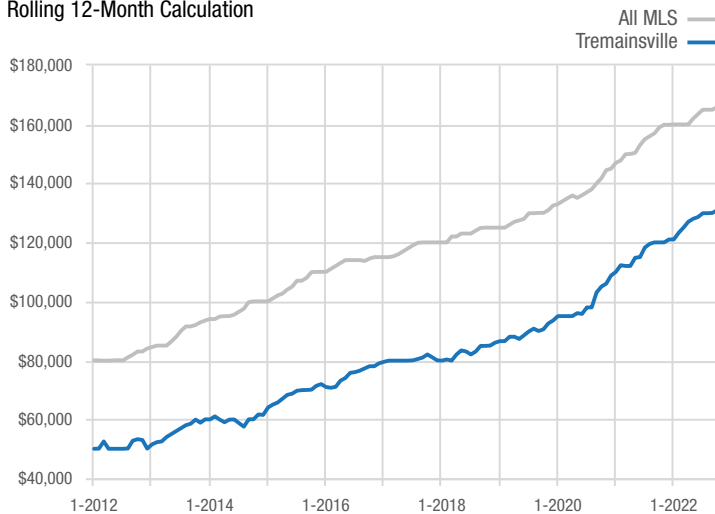
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	79	64	- 19.0%	651	585	- 10.1%
Pending Sales	60	59	- 1.7%	548	490	- 10.6%
Closed Sales	65	51	- 21.5%	539	482	- 10.6%
Days on Market Until Sale	49	54	+ 10.2%	54	51	- 5.6%
Median Sales Price*	\$120,500	\$110,000	- 8.7%	\$120,000	\$134,000	+ 11.7%
Average Sales Price*	\$124,337	\$118,122	- 5.0%	\$119,223	\$128,924	+ 8.1%
Percent of List Price Received*	99.0%	100.6%	+ 1.6%	100.8%	102.3%	+ 1.5%
Inventory of Homes for Sale	133	100	- 24.8%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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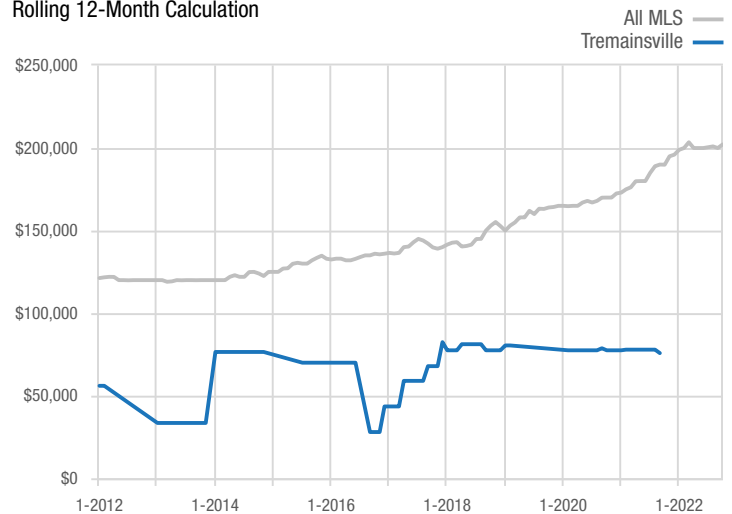
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

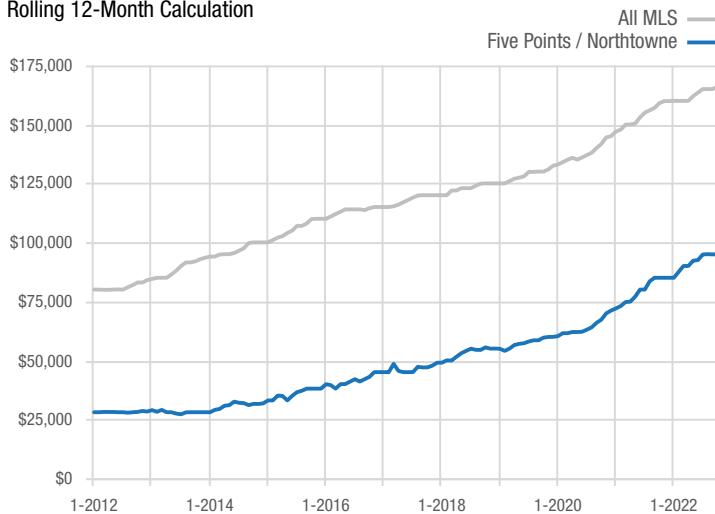
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	47	52	+ 10.6%	462	481	+ 4.1%
Pending Sales	40	33	- 17.5%	378	380	+ 0.5%
Closed Sales	47	34	- 27.7%	374	376	+ 0.5%
Days on Market Until Sale	59	63	+ 6.8%	59	53	- 10.2%
Median Sales Price*	\$92,450	\$97,950	+ 5.9%	\$85,250	\$99,000	+ 16.1%
Average Sales Price*	\$93,029	\$94,123	+ 1.2%	\$89,623	\$100,056	+ 11.6%
Percent of List Price Received*	98.7%	96.9%	- 1.8%	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	96	91	- 5.2%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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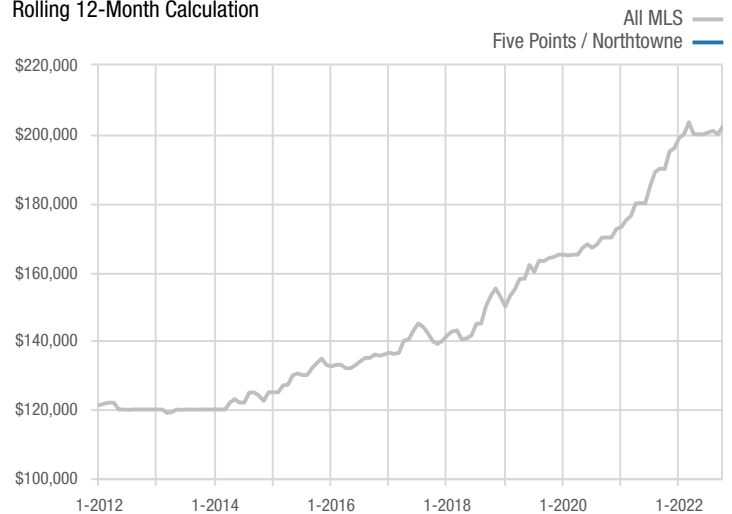
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

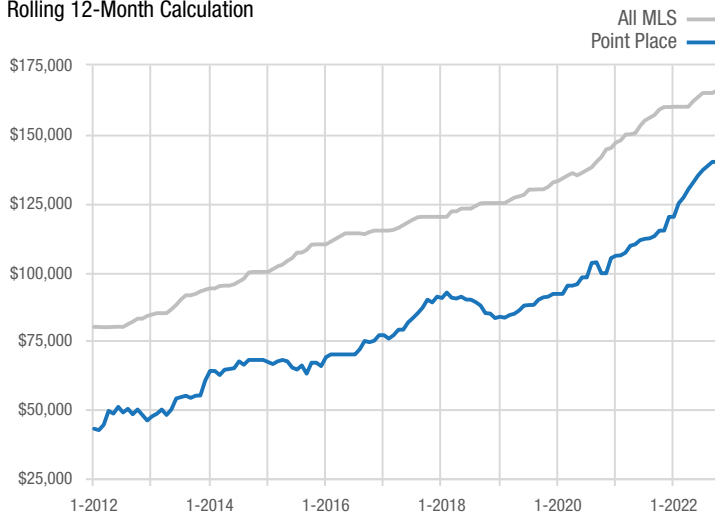
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	28	28	0.0%	261	283	+ 8.4%
Pending Sales	20	24	+ 20.0%	235	237	+ 0.9%
Closed Sales	22	33	+ 50.0%	233	232	- 0.4%
Days on Market Until Sale	50	57	+ 14.0%	55	56	+ 1.8%
Median Sales Price*	\$130,000	\$123,000	- 5.4%	\$118,500	\$140,000	+ 18.1%
Average Sales Price*	\$128,877	\$135,594	+ 5.2%	\$121,985	\$146,914	+ 20.4%
Percent of List Price Received*	100.2%	100.5%	+ 0.3%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	55	55	0.0%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	3	3	0.0%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	74	—	—	52	41	- 21.2%
Median Sales Price*	\$187,500	—	—	\$85,900	\$140,000	+ 63.0%
Average Sales Price*	\$187,500	—	—	\$107,075	\$141,865	+ 32.5%
Percent of List Price Received*	93.8%	—	—	99.0%	95.3%	- 3.7%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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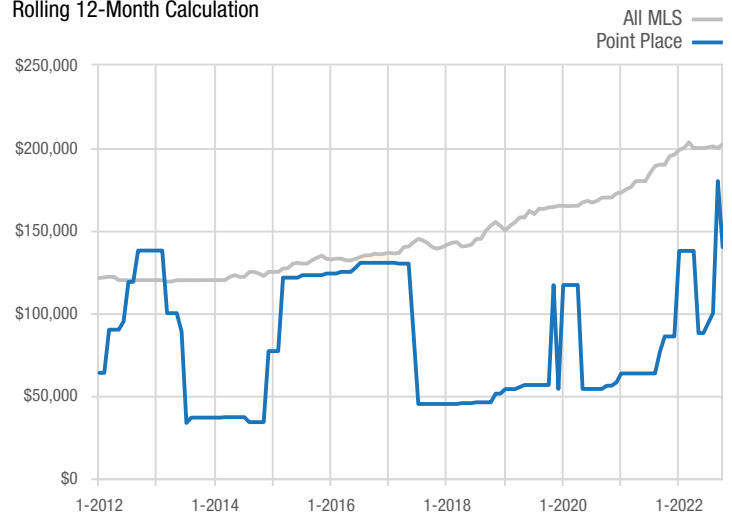
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

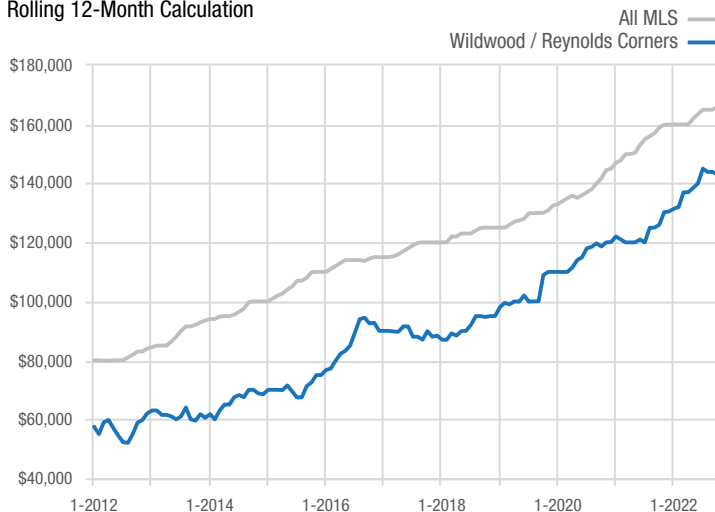
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	37	28	- 24.3%	381	359	- 5.8%
Pending Sales	35	27	- 22.9%	328	292	- 11.0%
Closed Sales	25	26	+ 4.0%	323	292	- 9.6%
Days on Market Until Sale	52	48	- 7.7%	63	52	- 17.5%
Median Sales Price*	\$140,000	\$135,000	- 3.6%	\$127,000	\$145,000	+ 14.2%
Average Sales Price*	\$172,679	\$150,624	- 12.8%	\$148,708	\$165,033	+ 11.0%
Percent of List Price Received*	100.3%	100.6%	+ 0.3%	100.4%	101.7%	+ 1.3%
Inventory of Homes for Sale	72	62	- 13.9%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	8	3	- 62.5%	64	64	0.0%
Pending Sales	8	5	- 37.5%	53	62	+ 17.0%
Closed Sales	7	5	- 28.6%	49	60	+ 22.4%
Days on Market Until Sale	58	72	+ 24.1%	56	50	- 10.7%
Median Sales Price*	\$84,900	\$119,900	+ 41.2%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$97,079	\$102,380	+ 5.5%	\$138,103	\$140,382	+ 1.7%
Percent of List Price Received*	92.1%	95.6%	+ 3.8%	99.1%	99.9%	+ 0.8%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	2.1	0.8	- 61.9%	—	—	—

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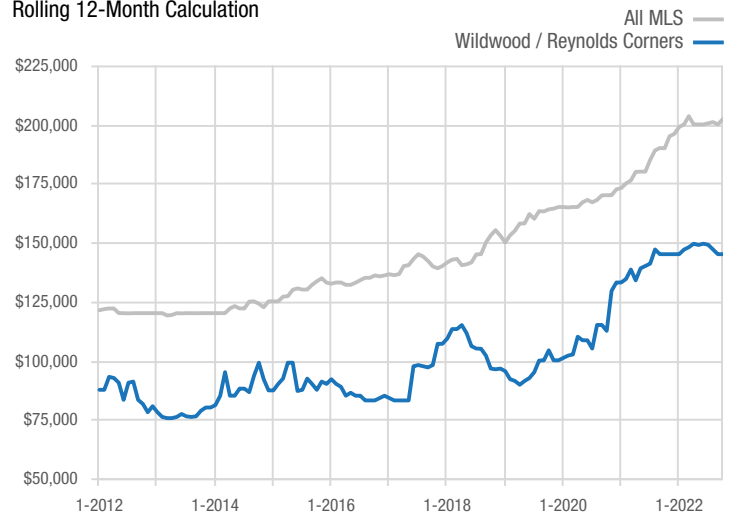
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

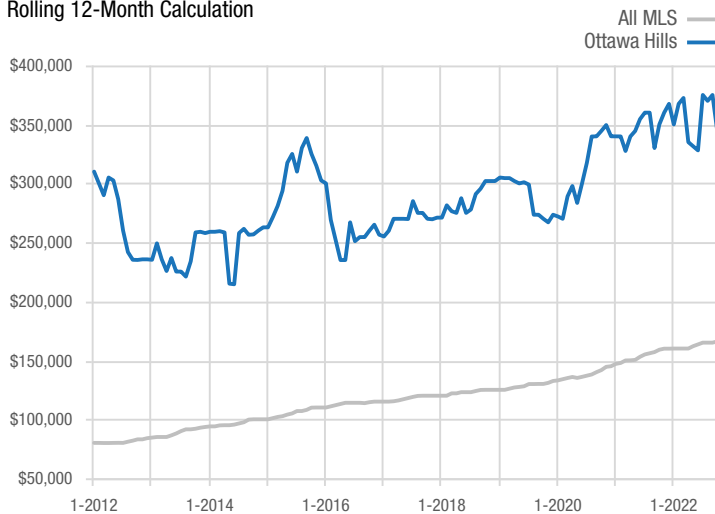
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	5	3	- 40.0%	100	83	- 17.0%
Pending Sales	3	4	+ 33.3%	81	67	- 17.3%
Closed Sales	5	5	0.0%	81	68	- 16.0%
Days on Market Until Sale	63	87	+ 38.1%	68	55	- 19.1%
Median Sales Price*	\$377,000	\$310,000	- 17.8%	\$367,450	\$344,000	- 6.4%
Average Sales Price*	\$513,000	\$297,000	- 42.1%	\$412,061	\$446,712	+ 8.4%
Percent of List Price Received*	96.1%	92.5%	- 3.7%	98.1%	99.9%	+ 1.8%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	15	11	- 26.7%
Pending Sales	3	2	- 33.3%	17	12	- 29.4%
Closed Sales	4	2	- 50.0%	16	12	- 25.0%
Days on Market Until Sale	40	96	+ 140.0%	69	56	- 18.8%
Median Sales Price*	\$157,500	\$319,000	+ 102.5%	\$126,700	\$124,500	- 1.7%
Average Sales Price*	\$187,850	\$319,000	+ 69.8%	\$161,138	\$223,411	+ 38.6%
Percent of List Price Received*	97.3%	98.2%	+ 0.9%	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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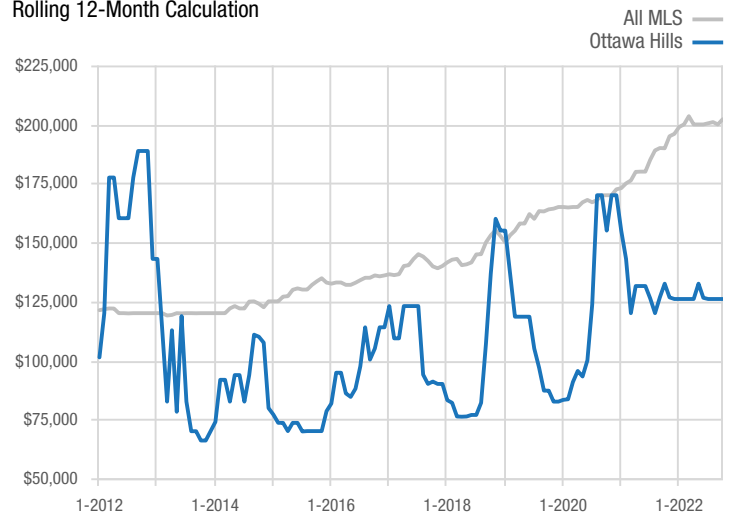
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

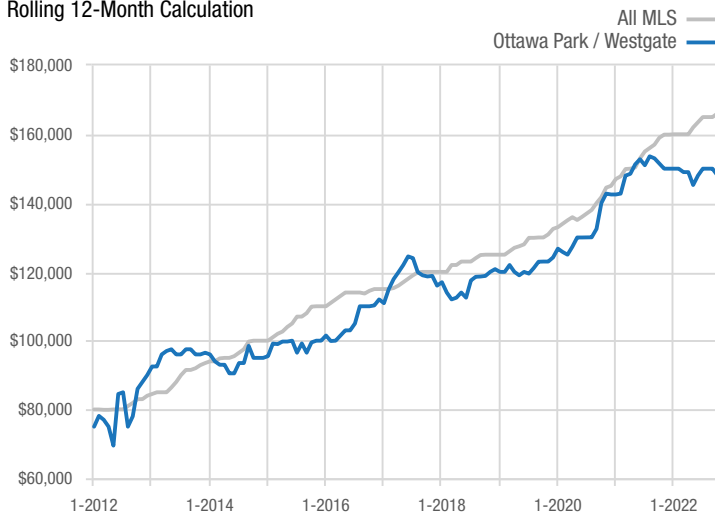
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	26	16	- 38.5%	279	270	- 3.2%
Pending Sales	22	26	+ 18.2%	229	244	+ 6.6%
Closed Sales	22	23	+ 4.5%	227	239	+ 5.3%
Days on Market Until Sale	53	62	+ 17.0%	49	53	+ 8.2%
Median Sales Price*	\$144,000	\$87,700	- 39.1%	\$150,000	\$149,500	- 0.3%
Average Sales Price*	\$146,786	\$122,674	- 16.4%	\$152,910	\$157,755	+ 3.2%
Percent of List Price Received*	103.6%	104.3%	+ 0.7%	101.9%	100.9%	- 1.0%
Inventory of Homes for Sale	58	29	- 50.0%	—	—	—
Months Supply of Inventory	2.6	1.2	- 53.8%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	2	13	+ 550.0%
Pending Sales	0	0	—	3	13	+ 333.3%
Closed Sales	0	1	—	3	13	+ 333.3%
Days on Market Until Sale	—	33	—	43	41	- 4.7%
Median Sales Price*	—	\$165,000	—	\$129,500	\$127,000	- 1.9%
Average Sales Price*	—	\$165,000	—	\$120,037	\$131,671	+ 9.7%
Percent of List Price Received*	—	111.6%	—	104.1%	100.6%	- 3.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

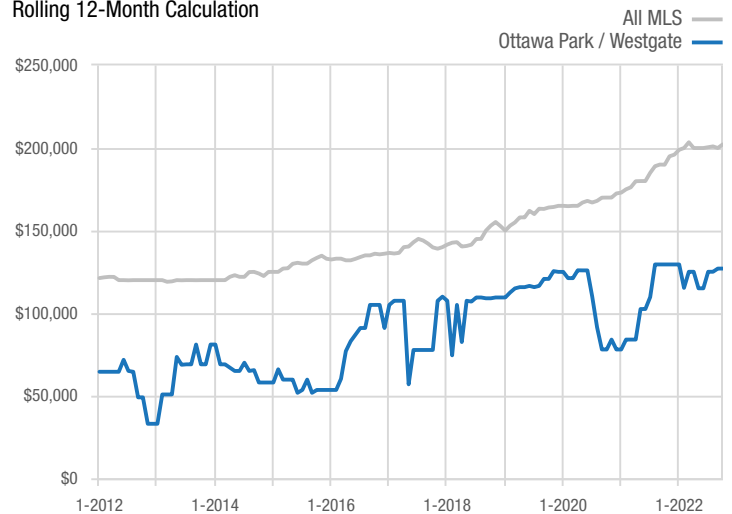
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Olde West End

MLS Area 18: 43610 and 43620

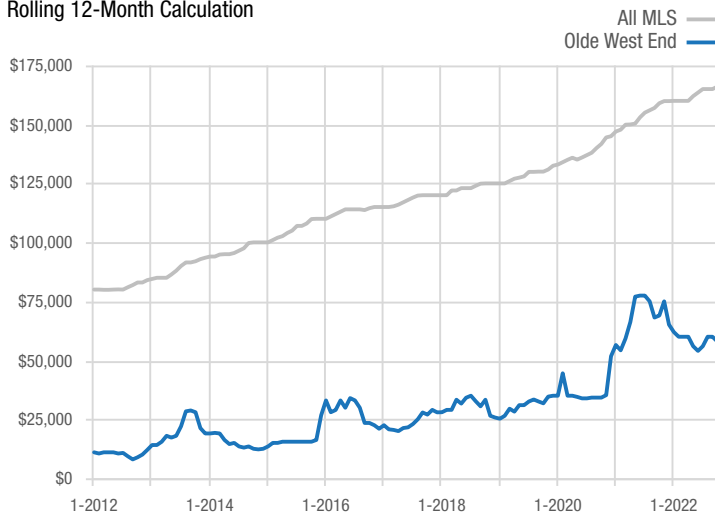
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	10	10	0.0%	84	79	- 6.0%
Pending Sales	5	4	- 20.0%	55	69	+ 25.5%
Closed Sales	4	5	+ 25.0%	56	67	+ 19.6%
Days on Market Until Sale	63	66	+ 4.8%	82	67	- 18.3%
Median Sales Price*	\$73,500	\$58,000	- 21.1%	\$67,277	\$58,000	- 13.8%
Average Sales Price*	\$70,500	\$92,800	+ 31.6%	\$97,137	\$83,366	- 14.2%
Percent of List Price Received*	117.0%	99.0%	- 15.4%	97.8%	96.7%	- 1.1%
Inventory of Homes for Sale	26	14	- 46.2%	—	—	—
Months Supply of Inventory	4.5	2.2	- 51.1%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	8	2	- 75.0%
Pending Sales	0	0	—	6	1	- 83.3%
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	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

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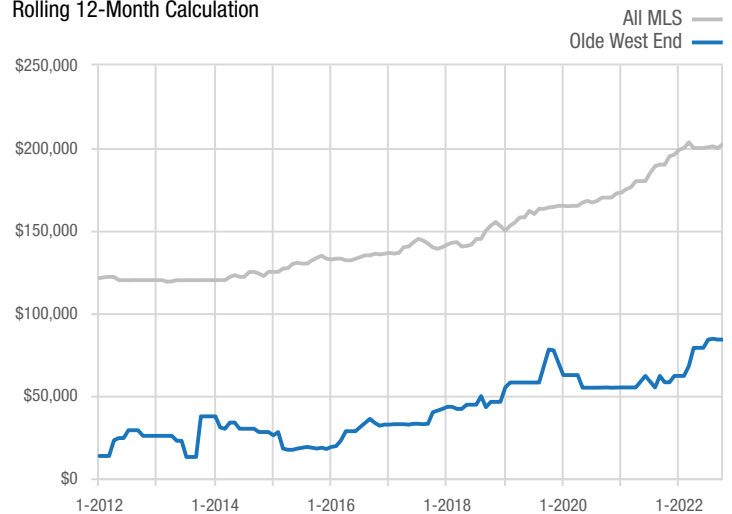
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Olde North End

MLS Area 19: 43608

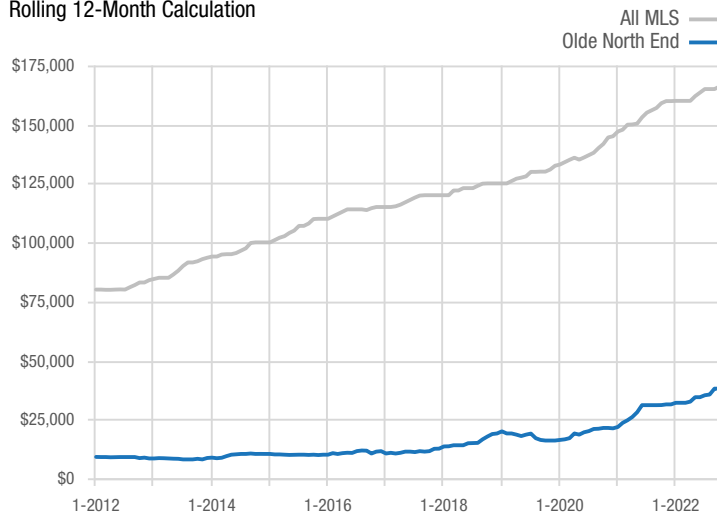
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	8	20	+ 150.0%	194	192	- 1.0%
Pending Sales	12	9	- 25.0%	159	122	- 23.3%
Closed Sales	10	18	+ 80.0%	161	118	- 26.7%
Days on Market Until Sale	89	56	- 37.1%	55	58	+ 5.5%
Median Sales Price*	\$30,000	\$36,500	+ 21.7%	\$31,072	\$38,235	+ 23.1%
Average Sales Price*	\$34,126	\$48,619	+ 42.5%	\$35,317	\$45,903	+ 30.0%
Percent of List Price Received*	91.6%	96.6%	+ 5.5%	94.0%	92.9%	- 1.2%
Inventory of Homes for Sale	26	53	+ 103.8%	—	—	—
Months Supply of Inventory	1.8	4.6	+ 155.6%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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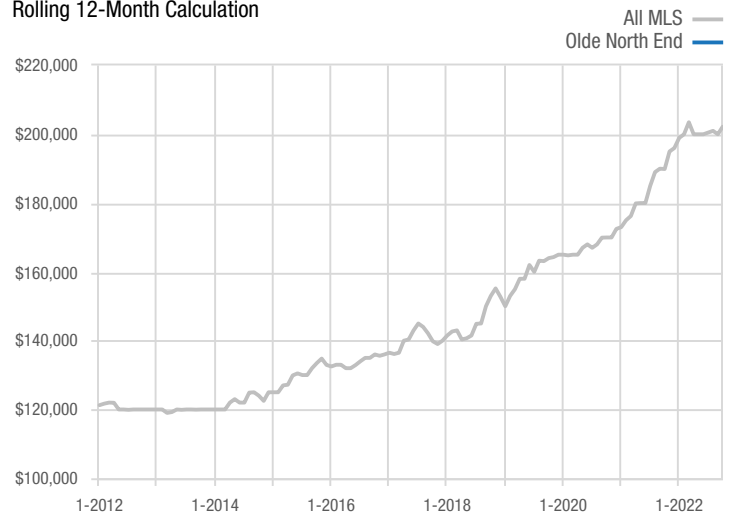
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

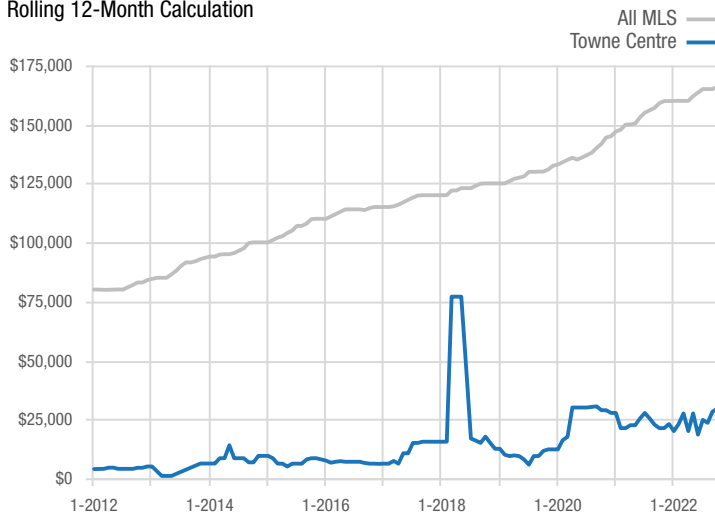
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	2	1	- 50.0%	14	12	- 14.3%
Pending Sales	1	0	- 100.0%	10	7	- 30.0%
Closed Sales	1	1	0.0%	11	8	- 27.3%
Days on Market Until Sale	10	68	+ 580.0%	65	72	+ 10.8%
Median Sales Price*	\$17,000	—	—	\$23,000	\$29,500	+ 28.3%
Average Sales Price*	\$17,000	—	—	\$65,045	\$40,771	- 37.3%
Percent of List Price Received*	113.3%	—	—	88.9%	87.6%	- 1.5%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	1	—	16	14	- 12.5%
Pending Sales	0	3	—	11	12	+ 9.1%
Closed Sales	0	2	—	12	12	0.0%
Days on Market Until Sale	—	140	—	66	83	+ 25.8%
Median Sales Price*	—	\$297,000	—	\$242,000	\$247,500	+ 2.3%
Average Sales Price*	—	\$297,000	—	\$238,483	\$253,917	+ 6.5%
Percent of List Price Received*	—	93.7%	—	98.3%	96.3%	- 2.0%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	3.6	1.4	- 61.1%	—	—	—

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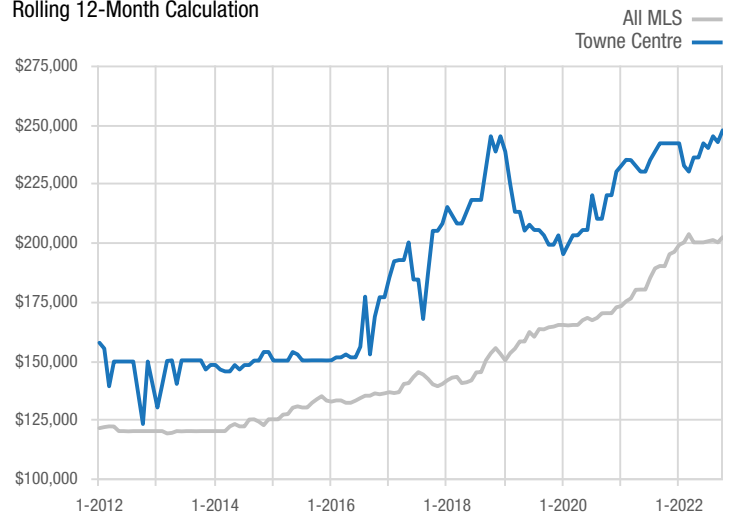
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Scott Park

MLS Area 21: 43607

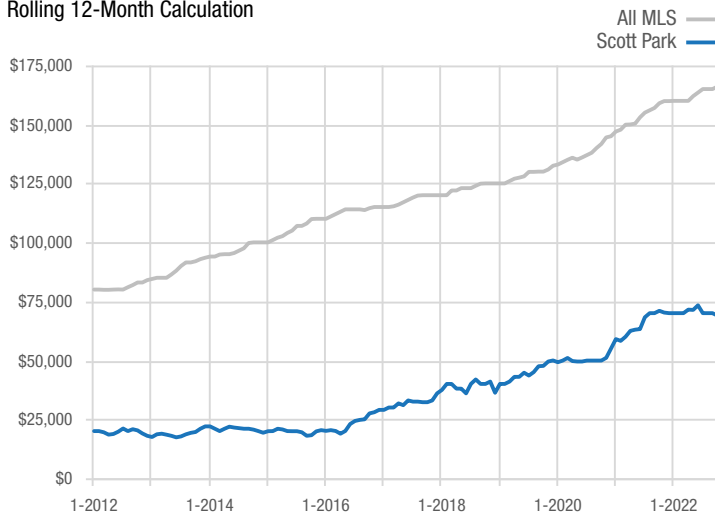
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	16	38	+ 137.5%	208	204	- 1.9%
Pending Sales	14	14	0.0%	160	145	- 9.4%
Closed Sales	15	13	- 13.3%	158	139	- 12.0%
Days on Market Until Sale	68	68	0.0%	60	62	+ 3.3%
Median Sales Price*	\$70,000	\$62,500	- 10.7%	\$70,000	\$69,000	- 1.4%
Average Sales Price*	\$82,078	\$73,258	- 10.7%	\$69,654	\$83,672	+ 20.1%
Percent of List Price Received*	97.0%	88.0%	- 9.3%	97.5%	95.7%	- 1.8%
Inventory of Homes for Sale	46	57	+ 23.9%	—	—	—
Months Supply of Inventory	3.0	3.8	+ 26.7%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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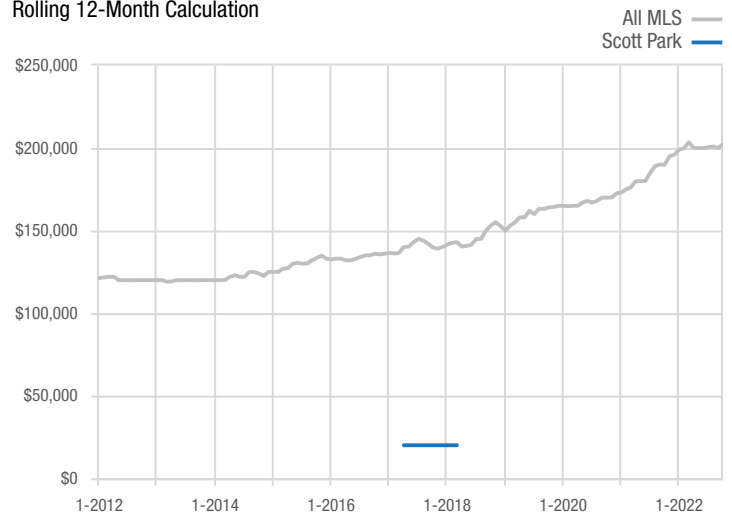
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Olde South End

MLS Area 22: 43609

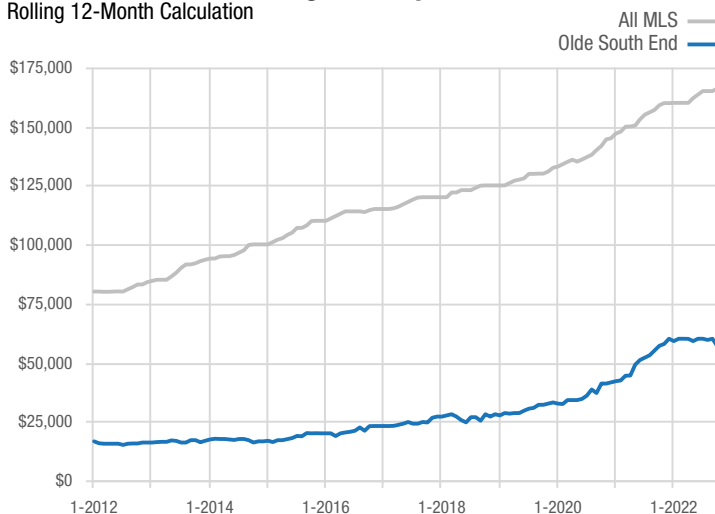
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	33	29	- 12.1%	278	285	+ 2.5%
Pending Sales	19	25	+ 31.6%	196	211	+ 7.7%
Closed Sales	26	28	+ 7.7%	199	207	+ 4.0%
Days on Market Until Sale	65	62	- 4.6%	57	62	+ 8.8%
Median Sales Price*	\$64,450	\$59,900	- 7.1%	\$59,000	\$54,250	- 8.1%
Average Sales Price*	\$68,799	\$63,123	- 8.3%	\$58,487	\$58,589	+ 0.2%
Percent of List Price Received*	93.6%	101.6%	+ 8.5%	96.1%	96.0%	- 0.1%
Inventory of Homes for Sale	67	71	+ 6.0%	—	—	—
Months Supply of Inventory	3.5	3.5	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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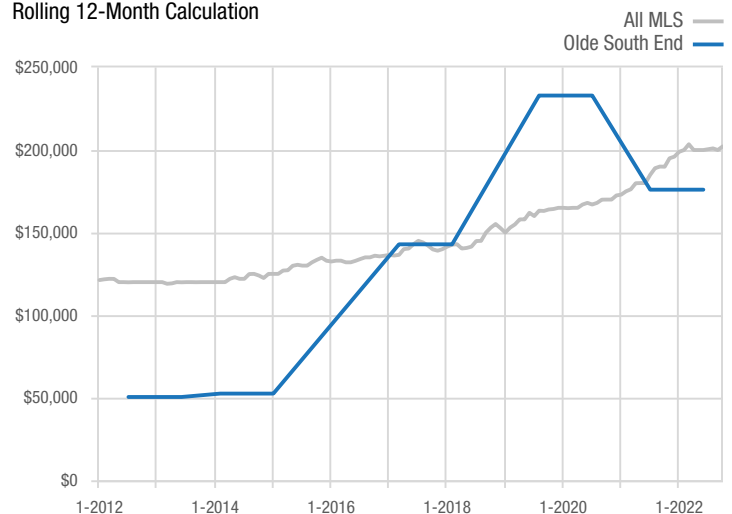
Median Sales Price - Single Family

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

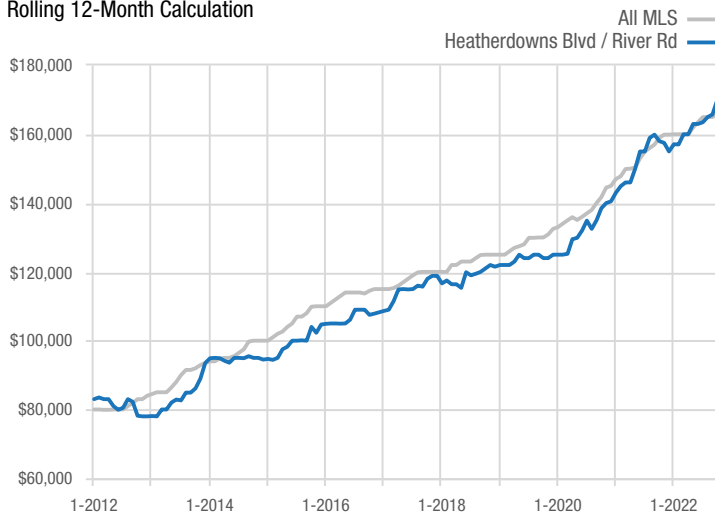
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	51	43	- 15.7%	453	398	- 12.1%
Pending Sales	44	29	- 34.1%	370	341	- 7.8%
Closed Sales	44	31	- 29.5%	364	340	- 6.6%
Days on Market Until Sale	53	60	+ 13.2%	52	49	- 5.8%
Median Sales Price*	\$140,000	\$164,500	+ 17.5%	\$158,000	\$176,000	+ 11.4%
Average Sales Price*	\$152,748	\$176,308	+ 15.4%	\$167,160	\$183,851	+ 10.0%
Percent of List Price Received*	101.0%	100.7%	- 0.3%	102.0%	103.4%	+ 1.4%
Inventory of Homes for Sale	91	72	- 20.9%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	7	2	- 71.4%	53	63	+ 18.9%
Pending Sales	5	2	- 60.0%	50	52	+ 4.0%
Closed Sales	8	3	- 62.5%	51	53	+ 3.9%
Days on Market Until Sale	52	26	- 50.0%	70	46	- 34.3%
Median Sales Price*	\$75,000	\$105,500	+ 40.7%	\$86,940	\$99,900	+ 14.9%
Average Sales Price*	\$75,100	\$91,167	+ 21.4%	\$91,577	\$107,164	+ 17.0%
Percent of List Price Received*	93.7%	101.8%	+ 8.6%	95.4%	98.0%	+ 2.7%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

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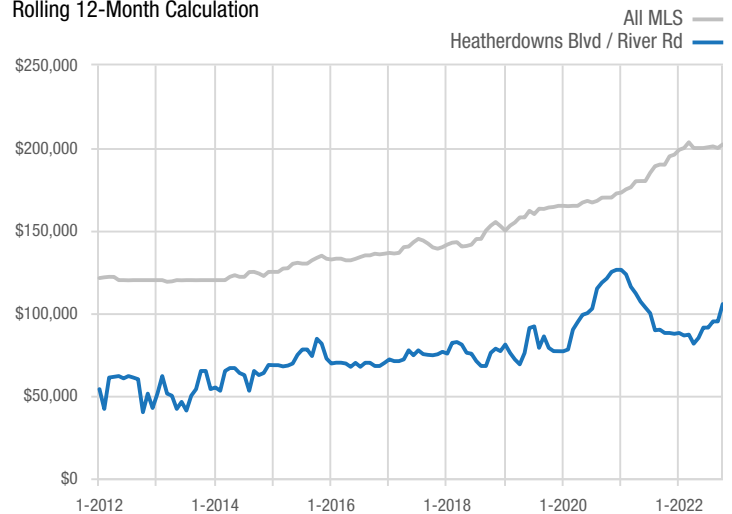
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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East River

MLS Area 24: 43605

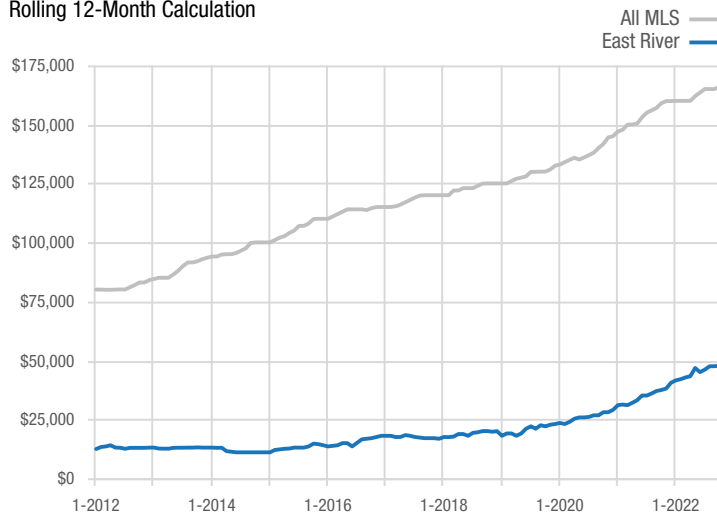
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	27	29	+ 7.4%	230	275	+ 19.6%
Pending Sales	23	17	- 26.1%	178	199	+ 11.8%
Closed Sales	16	18	+ 12.5%	168	197	+ 17.3%
Days on Market Until Sale	71	59	- 16.9%	65	56	- 13.8%
Median Sales Price*	\$55,250	\$52,700	- 4.6%	\$40,000	\$49,000	+ 22.5%
Average Sales Price*	\$54,098	\$56,991	+ 5.3%	\$45,575	\$50,322	+ 10.4%
Percent of List Price Received*	104.6%	98.4%	- 5.9%	96.8%	95.9%	- 0.9%
Inventory of Homes for Sale	49	61	+ 24.5%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	2	0	- 100.0%	2	2	0.0%
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	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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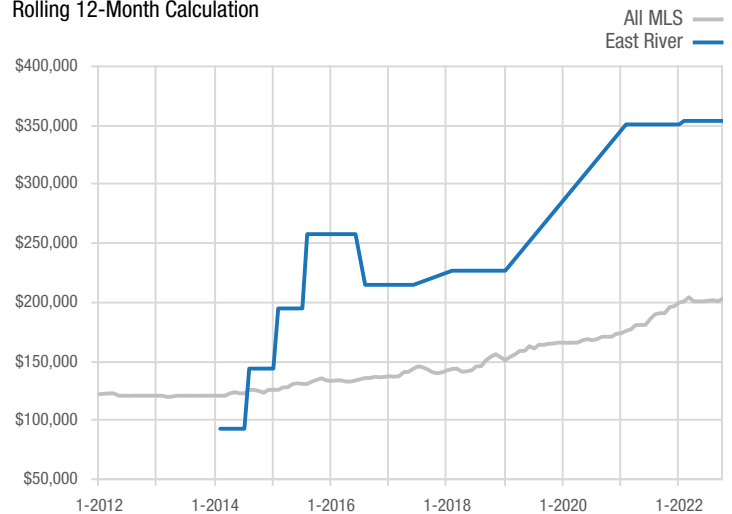
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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Oregon

MLS Area 25: 43616

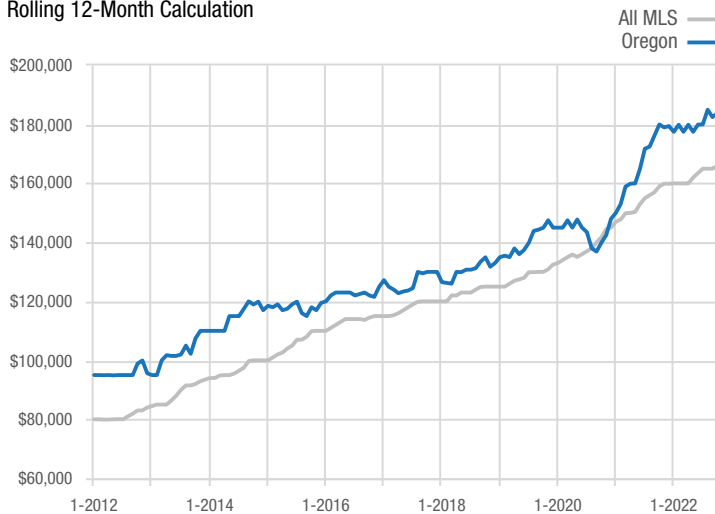
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	20	19	- 5.0%	256	232	- 9.4%
Pending Sales	30	20	- 33.3%	243	209	- 14.0%
Closed Sales	30	19	- 36.7%	235	209	- 11.1%
Days on Market Until Sale	89	52	- 41.6%	70	59	- 15.7%
Median Sales Price*	\$176,500	\$216,500	+ 22.7%	\$179,450	\$185,500	+ 3.4%
Average Sales Price*	\$207,768	\$216,017	+ 4.0%	\$197,336	\$200,503	+ 1.6%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	100.7%	101.0%	+ 0.3%
Inventory of Homes for Sale	40	30	- 25.0%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	7	21	+ 200.0%
Pending Sales	1	1	0.0%	6	13	+ 116.7%
Closed Sales	1	1	0.0%	6	14	+ 133.3%
Days on Market Until Sale	97	41	- 57.7%	124	44	- 64.5%
Median Sales Price*	\$188,000	\$260,000	+ 38.3%	\$206,000	\$216,800	+ 5.2%
Average Sales Price*	\$188,000	\$260,000	+ 38.3%	\$194,817	\$222,091	+ 14.0%
Percent of List Price Received*	94.0%	108.4%	+ 15.3%	97.3%	102.1%	+ 4.9%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

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

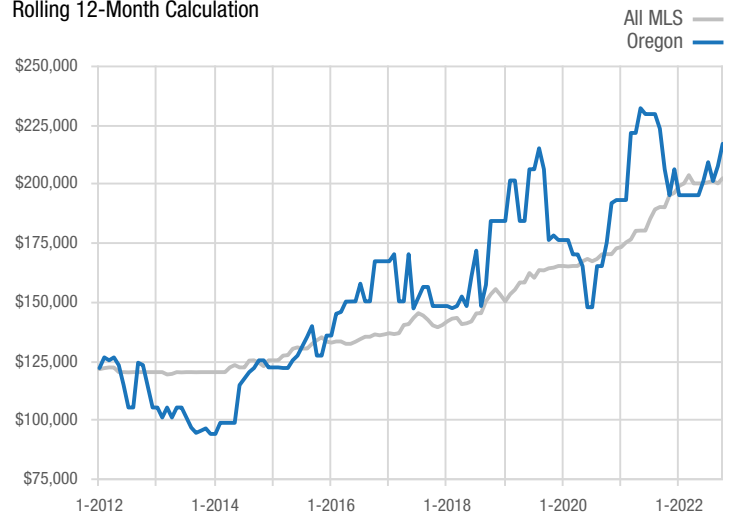
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2022

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

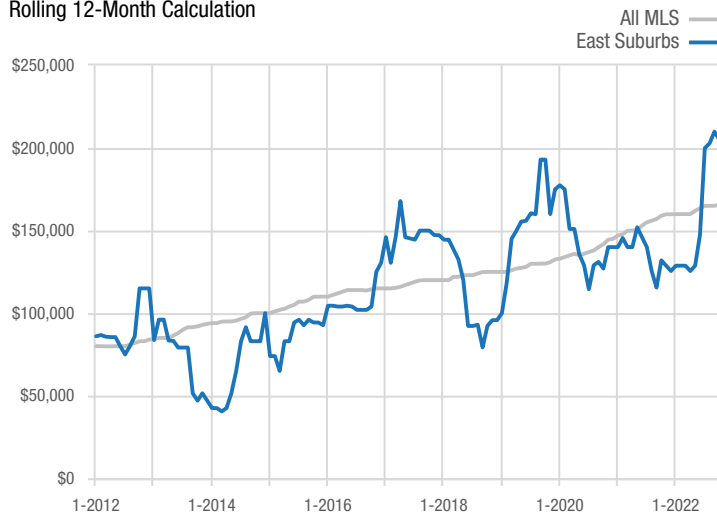
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	2	—	16	18	+ 12.5%
Pending Sales	2	0	- 100.0%	15	11	- 26.7%
Closed Sales	3	0	- 100.0%	15	11	- 26.7%
Days on Market Until Sale	72	—	—	62	52	- 16.1%
Median Sales Price*	\$315,000	—	—	\$125,500	\$214,900	+ 71.2%
Average Sales Price*	\$280,970	—	—	\$139,201	\$236,145	+ 69.6%
Percent of List Price Received*	99.1%	—	—	100.6%	101.7%	+ 1.1%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	3.1	—	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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.

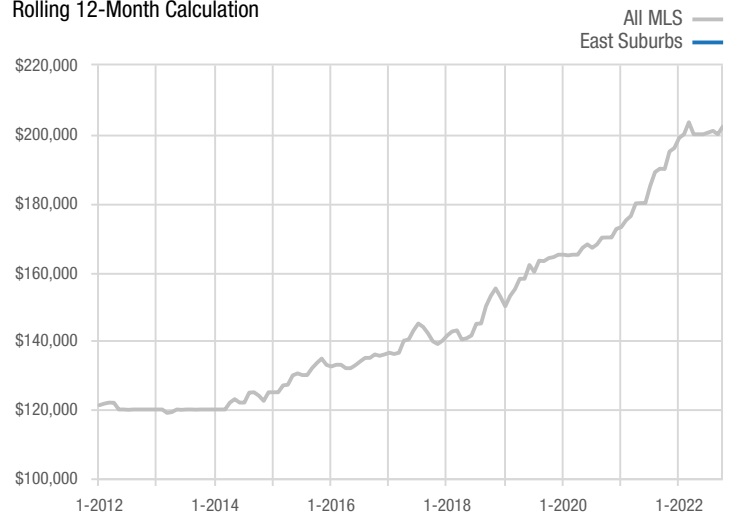
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

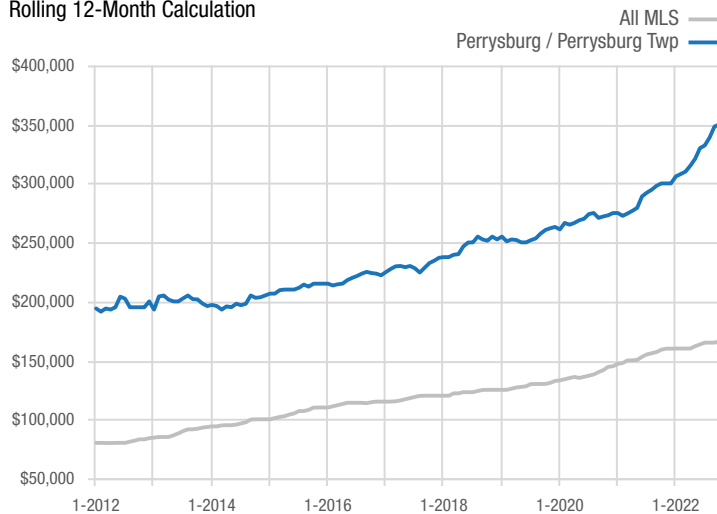
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	47	39	- 17.0%	611	488	- 20.1%
Pending Sales	59	38	- 35.6%	536	414	- 22.8%
Closed Sales	54	37	- 31.5%	528	420	- 20.5%
Days on Market Until Sale	71	55	- 22.5%	70	67	- 4.3%
Median Sales Price*	\$290,000	\$340,000	+ 17.2%	\$300,000	\$354,000	+ 18.0%
Average Sales Price*	\$321,470	\$369,706	+ 15.0%	\$330,142	\$378,787	+ 14.7%
Percent of List Price Received*	100.7%	100.9%	+ 0.2%	101.1%	102.5%	+ 1.4%
Inventory of Homes for Sale	111	97	- 12.6%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	59	63	+ 6.8%
Pending Sales	8	5	- 37.5%	58	55	- 5.2%
Closed Sales	9	5	- 44.4%	56	55	- 1.8%
Days on Market Until Sale	51	39	- 23.5%	56	43	- 23.2%
Median Sales Price*	\$240,000	\$211,050	- 12.1%	\$227,500	\$230,000	+ 1.1%
Average Sales Price*	\$258,889	\$248,490	- 4.0%	\$225,921	\$270,528	+ 19.7%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.7%	102.0%	+ 2.3%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

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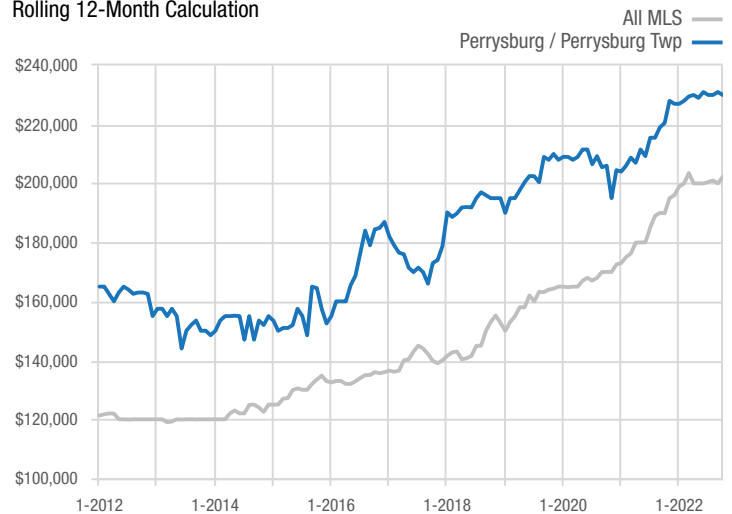
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

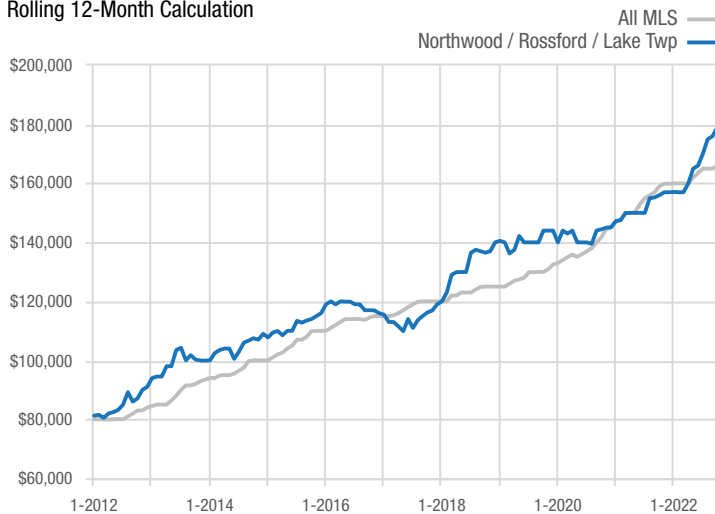
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	19	16	- 15.8%	300	233	- 22.3%
Pending Sales	21	25	+ 19.0%	250	219	- 12.4%
Closed Sales	25	25	0.0%	249	220	- 11.6%
Days on Market Until Sale	54	56	+ 3.7%	61	53	- 13.1%
Median Sales Price*	\$149,900	\$178,000	+ 18.7%	\$156,700	\$180,000	+ 14.9%
Average Sales Price*	\$164,313	\$181,472	+ 10.4%	\$173,794	\$202,639	+ 16.6%
Percent of List Price Received*	97.3%	100.8%	+ 3.6%	100.9%	102.6%	+ 1.7%
Inventory of Homes for Sale	58	28	- 51.7%	—	—	—
Months Supply of Inventory	2.5	1.2	- 52.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	0	0	—	5	11	+ 120.0%
Pending Sales	1	0	- 100.0%	5	5	0.0%
Closed Sales	2	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	35	—	—	33	44	+ 33.3%
Median Sales Price*	\$112,000	—	—	\$60,000	\$228,000	+ 280.0%
Average Sales Price*	\$112,000	—	—	\$81,200	\$204,800	+ 152.2%
Percent of List Price Received*	101.8%	—	—	98.3%	101.2%	+ 3.0%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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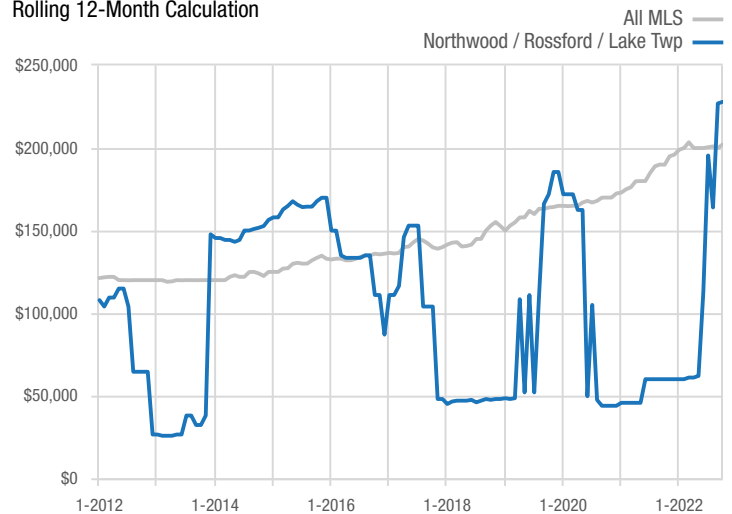
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

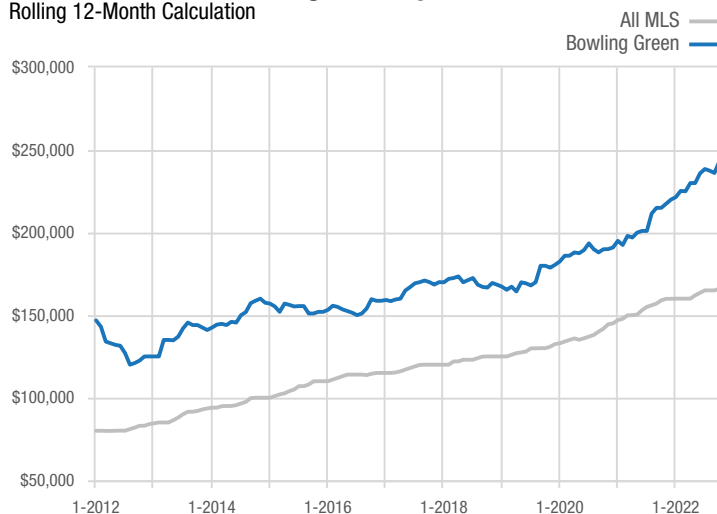
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	16	9	- 43.8%	214	172	- 19.6%
Pending Sales	20	13	- 35.0%	188	168	- 10.6%
Closed Sales	17	16	- 5.9%	186	169	- 9.1%
Days on Market Until Sale	46	48	+ 4.3%	51	42	- 17.6%
Median Sales Price*	\$205,250	\$286,000	+ 39.3%	\$220,000	\$249,000	+ 13.2%
Average Sales Price*	\$223,787	\$314,969	+ 40.7%	\$237,490	\$258,938	+ 9.0%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	101.4%	102.0%	+ 0.6%
Inventory of Homes for Sale	37	17	- 54.1%	—	—	—
Months Supply of Inventory	2.0	1.0	- 50.0%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	37	22	- 40.5%
Pending Sales	4	1	- 75.0%	34	21	- 38.2%
Closed Sales	4	1	- 75.0%	34	20	- 41.2%
Days on Market Until Sale	42	40	- 4.8%	50	55	+ 10.0%
Median Sales Price*	\$261,350	\$329,900	+ 26.2%	\$221,500	\$234,500	+ 5.9%
Average Sales Price*	\$253,325	\$329,900	+ 30.2%	\$229,424	\$246,592	+ 7.5%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	102.0%	102.9%	+ 0.9%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

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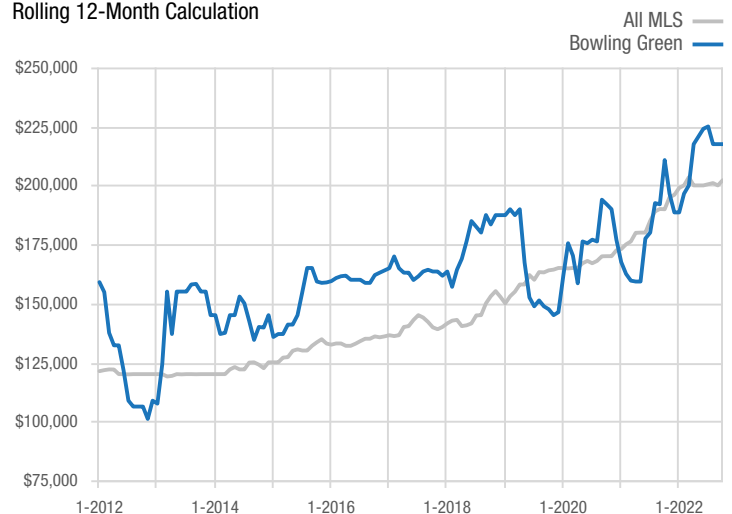
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

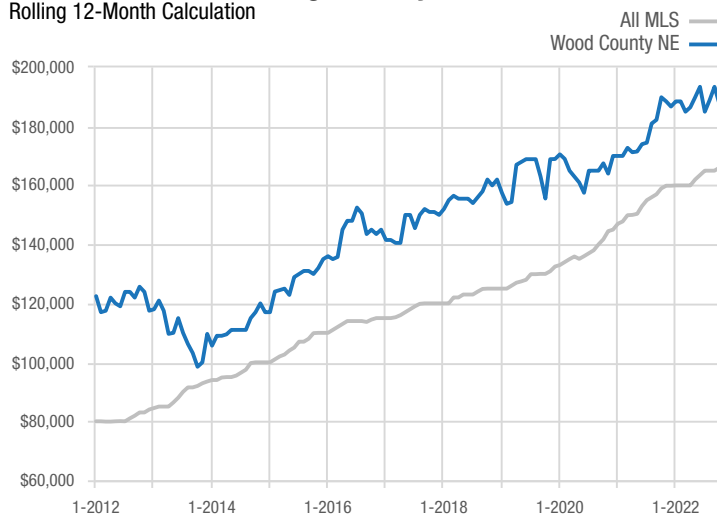
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	7	8	+ 14.3%	88	64	- 27.3%
Pending Sales	9	6	- 33.3%	74	50	- 32.4%
Closed Sales	13	6	- 53.8%	76	48	- 36.8%
Days on Market Until Sale	47	37	- 21.3%	56	61	+ 8.9%
Median Sales Price*	\$212,000	\$240,900	+ 13.6%	\$189,900	\$197,000	+ 3.7%
Average Sales Price*	\$235,915	\$228,880	- 3.0%	\$228,078	\$218,056	- 4.4%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	1.8	2.9	+ 61.1%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	0	- 100.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	—	0	1	—
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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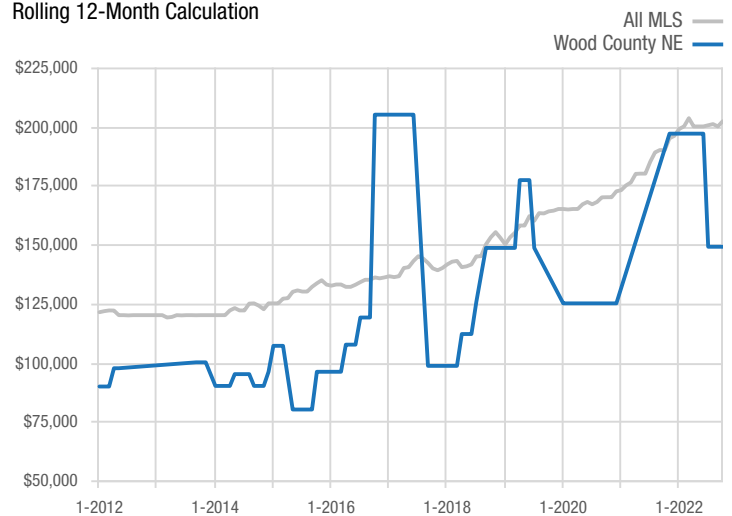
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

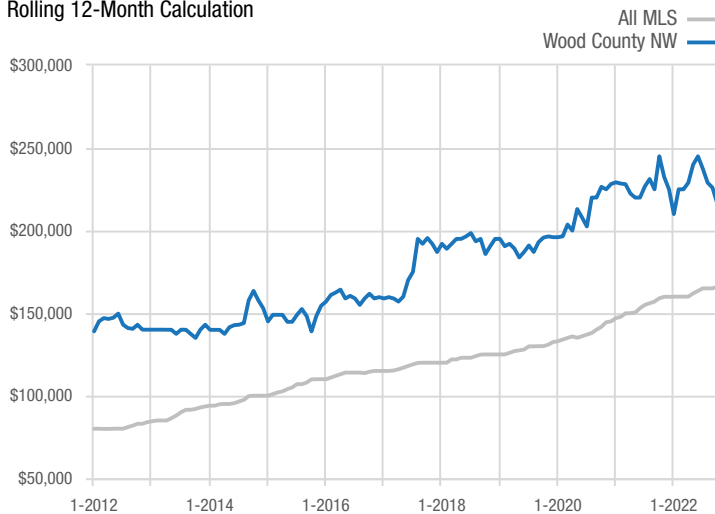
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	6	0.0%	78	76	- 2.6%
Pending Sales	10	9	- 10.0%	75	69	- 8.0%
Closed Sales	11	8	- 27.3%	75	68	- 9.3%
Days on Market Until Sale	53	49	- 7.5%	60	48	- 20.0%
Median Sales Price*	\$268,500	\$240,200	- 10.5%	\$242,500	\$226,000	- 6.8%
Average Sales Price*	\$294,562	\$276,200	- 6.2%	\$244,720	\$266,271	+ 8.8%
Percent of List Price Received*	100.4%	99.9%	- 0.5%	102.4%	101.0%	- 1.4%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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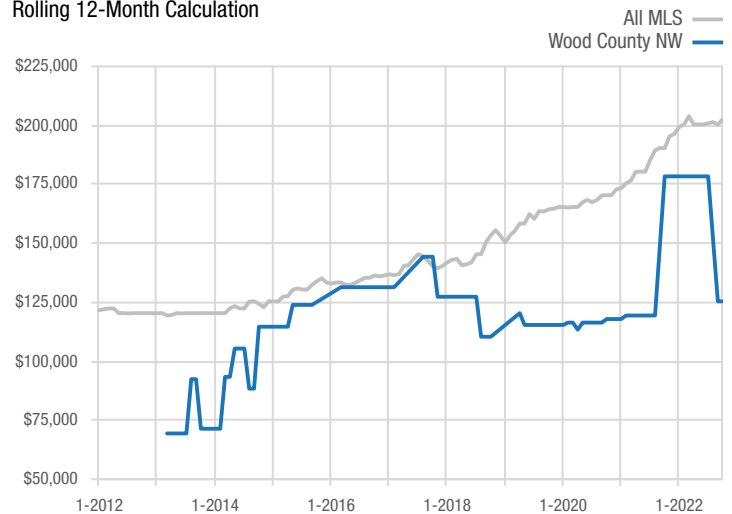
Median Sales Price - Single Family

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

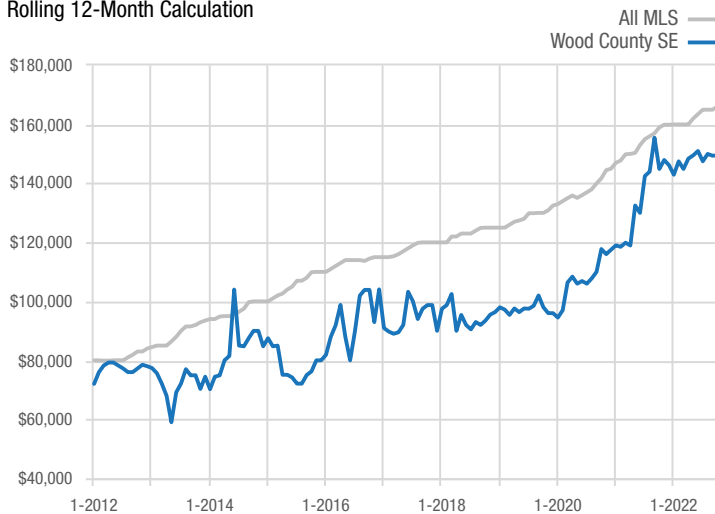
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	8	3	- 62.5%	59	71	+ 20.3%
Pending Sales	0	5	—	44	60	+ 36.4%
Closed Sales	1	4	+ 300.0%	44	59	+ 34.1%
Days on Market Until Sale	50	61	+ 22.0%	61	73	+ 19.7%
Median Sales Price*	—	\$235,000	—	\$147,950	\$151,555	+ 2.4%
Average Sales Price*	—	\$211,633	—	\$165,411	\$181,204	+ 9.5%
Percent of List Price Received*	—	97.8%	—	103.1%	98.5%	- 4.5%
Inventory of Homes for Sale	16	9	- 43.8%	—	—	—
Months Supply of Inventory	3.5	1.5	- 57.1%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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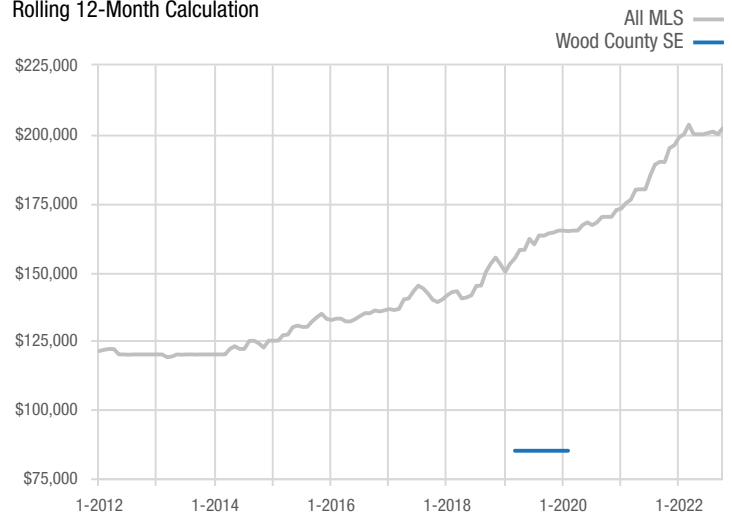
Median Sales Price - Single Family

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

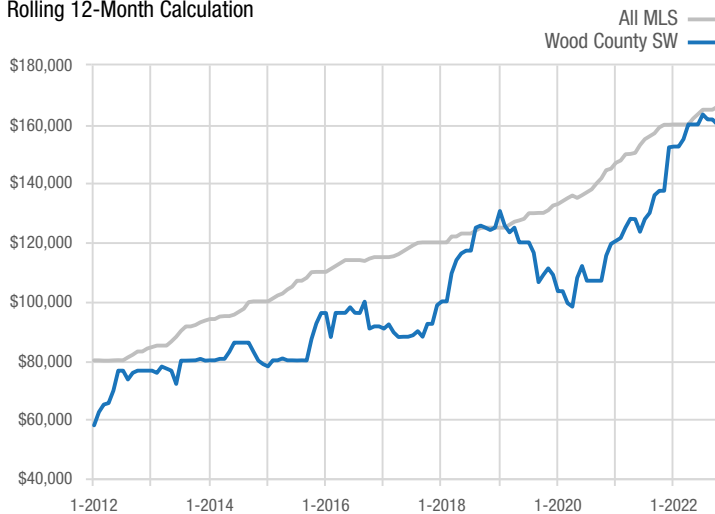
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	8	12	+ 50.0%	63	83	+ 31.7%
Pending Sales	9	4	- 55.6%	52	66	+ 26.9%
Closed Sales	11	5	- 54.5%	51	65	+ 27.5%
Days on Market Until Sale	69	87	+ 26.1%	77	60	- 22.1%
Median Sales Price*	\$155,000	\$141,500	- 8.7%	\$140,000	\$157,450	+ 12.5%
Average Sales Price*	\$176,255	\$118,750	- 32.6%	\$171,427	\$171,270	- 0.1%
Percent of List Price Received*	96.4%	94.4%	- 2.1%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

Condo-Villa	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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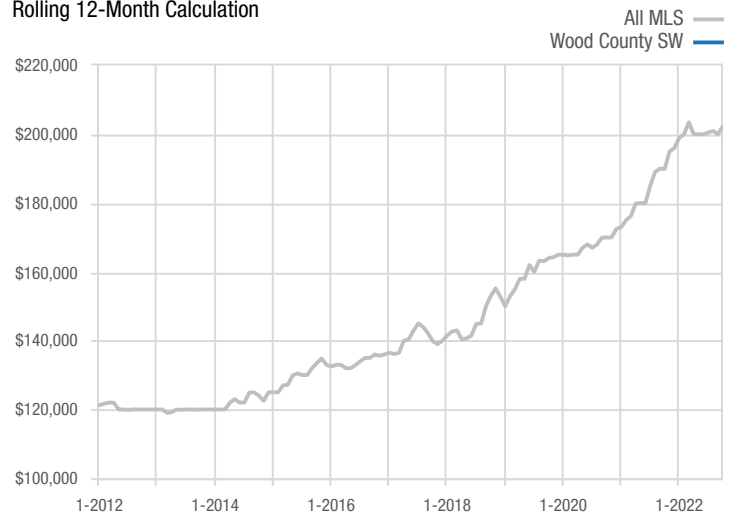
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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