

Local Market Update – October 2023

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Lucas and Upper Wood County

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

U.S. sales of existing homes recently fell to a 13-year low, dropping 2.0% month-over-month and 15.4% year-over-year as of last measure, according to the National Association of REALTORS® (NAR), as surging interest rates and elevated sales prices continue to make homeownership unaffordable for many prospective buyers. Purchase activity is down significantly compared to this time last year, but rising interest rates are also keeping many current homeowners from selling, causing inventory to remain at historically low levels nationwide.

Total housing inventory going into October was at 1.13 million units, up 2.7% from the previous month but down 8.1% compared to the same time last year, for a 3.4 months' supply at the current sales pace, according to NAR. The shortage of homes for sale is making it harder for buyers to find a home to purchase while at the same time pushing sales prices higher nationwide, with the median existing-home sales price rising 2.8% annually to \$394,300, the third consecutive month of year-over-year price increases.

Single Family Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10 2022	Thru 10 2023	% Change
New Listings	607	575	-5.3%	6,357	5,465	-14.0%
Closed Sales	530	439	-17.2%	5,198	4,443	-14.5%
Days on Market	57	56	-1.8%	57	57	0.0%
SP\$/SqFt	\$110.75	\$120.82	9.1%	\$113.63	\$116.85	2.8%
Median Sales Price*	\$166,000	\$170,000	2.4%	\$166,000	\$167,000	0.6%
Average Sales Price*	\$195,548	\$209,192	7.0%	\$204,690	\$207,931	1.6%
Percent of List Price Received*	101%	101%	0.0%	102%	---	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$103,640,612	\$91,835,296	-11.4%	1,059,414,369	\$923,773,279	-12.8%

Condo/Villa Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10 2022	Thru 10 2023	% Change
New Listings	27	59	118.5%	520	503	-3.3%
Closed Sales	38	45	18.4%	477	406	-14.9%
Days on Market	68	49	-27.9%	64	50	-21.9%
SP\$/SqFt	\$131.30	\$127.65	-2.8%	\$128.47	\$133.20	3.7%
Median Sales Price*	\$215,525	\$210,000	-2.6%	\$204,900	\$213,950	4.4%
Average Sales Price*	\$214,525	\$222,323	3.6%	\$214,857	\$220,809	2.8%
Percent of List Price Received*	99%	100%	1.0%	100%	100%	0.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$8,151,944	\$10,004,540	22.7%	\$102,486,722	\$89,648,514	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	10-2022	10-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		978	1,063	+ 8.7%	11,120	9,873	- 11.2%
Pending Sales		908	872	- 4.0%	9,320	8,087	- 13.2%
Closed Sales		925	845	- 8.6%	9,279	7,914	- 14.7%
Days on Market Until Sale		60	58	- 3.3%	59	60	+ 1.7%
Median Sales Price		\$170,000	\$184,900	+ 8.8%	\$170,000	\$176,000	+ 3.5%
Average Sales Price		\$200,078	\$224,812	+ 12.4%	\$204,691	\$210,413	+ 2.8%
Percent of List Price Received		98.9%	99.5%	+ 0.6%	100.2%	99.9%	- 0.3%
Housing Affordability Index		157	138	- 12.1%	157	145	- 7.6%
Inventory of Homes for Sale		2,092	2,084	- 0.4%	—	—	—
Months Supply of Inventory		2.2	2.6	+ 18.2%	—	—	—

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Lucas County

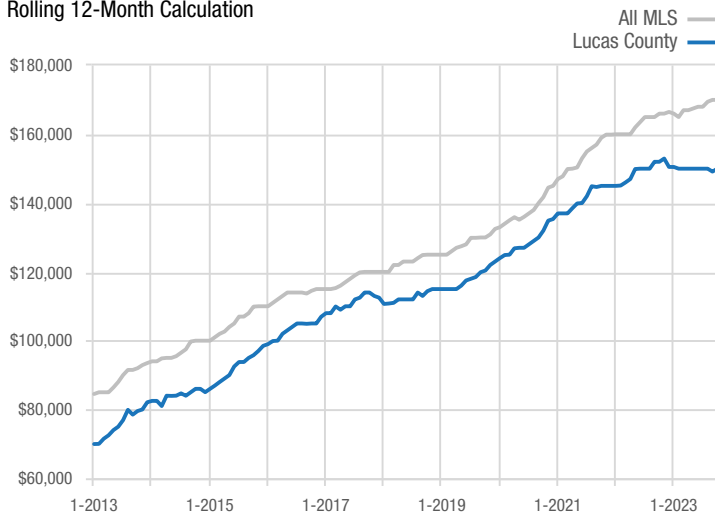
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	539	484	- 10.2%	5,536	4,707	- 15.0%
Pending Sales	428	413	- 3.5%	4,504	3,888	- 13.7%
Closed Sales	452	387	- 14.4%	4,469	3,828	- 14.3%
Days on Market Until Sale	58	53	- 8.6%	54	57	+ 5.6%
Median Sales Price*	\$146,000	\$156,350	+ 7.1%	\$155,000	\$152,060	- 1.9%
Average Sales Price*	\$180,701	\$192,843	+ 6.7%	\$188,473	\$188,721	+ 0.1%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	1,029	877	- 14.8%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	23	41	+ 78.3%	445	430	- 3.4%
Pending Sales	24	45	+ 87.5%	393	374	- 4.8%
Closed Sales	32	37	+ 15.6%	416	354	- 14.9%
Days on Market Until Sale	70	50	- 28.6%	67	49	- 26.9%
Median Sales Price*	\$194,000	\$197,000	+ 1.5%	\$192,500	\$205,000	+ 6.5%
Average Sales Price*	\$208,500	\$214,947	+ 3.1%	\$208,130	\$217,095	+ 4.3%
Percent of List Price Received*	99.5%	100.7%	+ 1.2%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	61	67	+ 9.8%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

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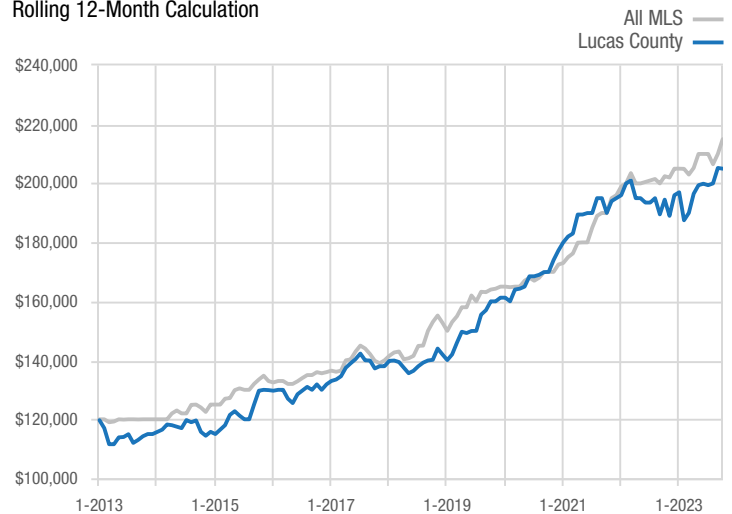
Median Sales Price - Single Family

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

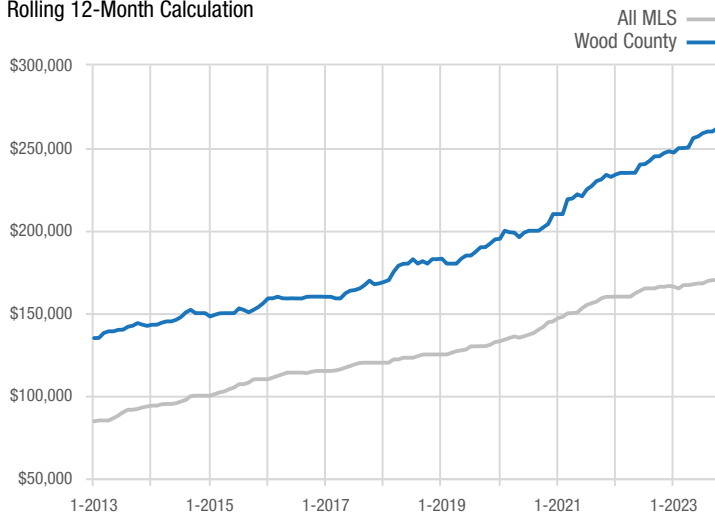
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	100	96	- 4.0%	1,215	1,063	- 12.5%
Pending Sales	101	78	- 22.8%	1,065	896	- 15.9%
Closed Sales	103	82	- 20.4%	1,072	892	- 16.8%
Days on Market Until Sale	55	65	+ 18.2%	59	59	0.0%
Median Sales Price*	\$244,000	\$282,500	+ 15.8%	\$249,370	\$269,950	+ 8.3%
Average Sales Price*	\$280,943	\$302,625	+ 7.7%	\$283,064	\$305,488	+ 7.9%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	101.9%	100.6%	- 1.3%
Inventory of Homes for Sale	207	204	- 1.4%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	8	14	+ 75.0%	103	91	- 11.7%
Pending Sales	6	10	+ 66.7%	87	78	- 10.3%
Closed Sales	6	10	+ 66.7%	86	77	- 10.5%
Days on Market Until Sale	39	45	+ 15.4%	45	54	+ 20.0%
Median Sales Price*	\$260,525	\$269,500	+ 3.4%	\$229,000	\$242,000	+ 5.7%
Average Sales Price*	\$262,058	\$256,500	- 2.1%	\$248,638	\$251,829	+ 1.3%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	101.9%	99.5%	- 2.4%
Inventory of Homes for Sale	14	17	+ 21.4%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

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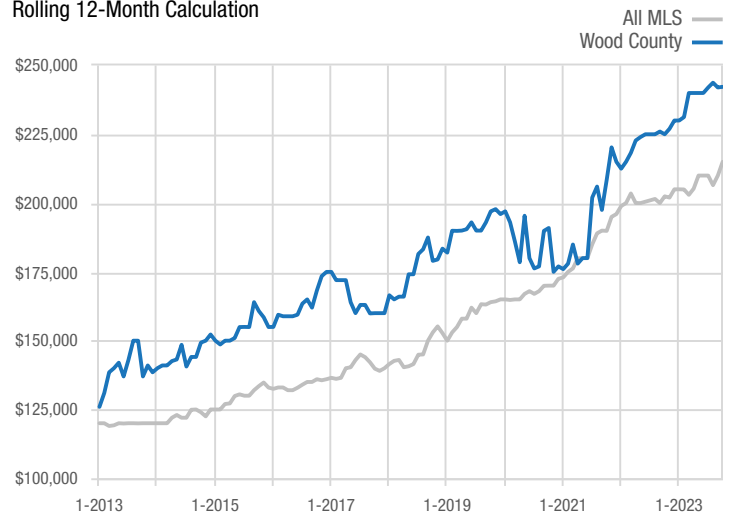
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

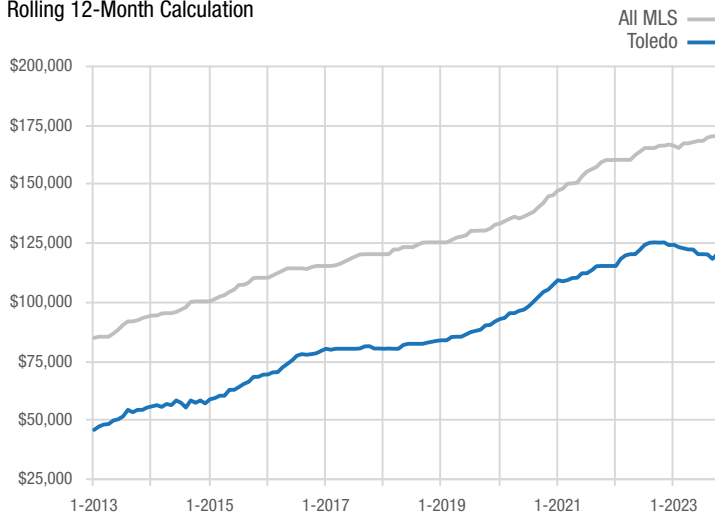
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	410	349	- 14.9%	3,926	3,401	- 13.4%
Pending Sales	299	280	- 6.4%	3,137	2,834	- 9.7%
Closed Sales	312	273	- 12.5%	3,104	2,803	- 9.7%
Days on Market Until Sale	59	49	- 16.9%	54	57	+ 5.6%
Median Sales Price*	\$105,000	\$128,350	+ 22.2%	\$125,000	\$122,500	- 2.0%
Average Sales Price*	\$122,103	\$138,936	+ 13.8%	\$140,726	\$142,377	+ 1.2%
Percent of List Price Received*	99.2%	100.1%	+ 0.9%	100.3%	100.6%	+ 0.3%
Inventory of Homes for Sale	777	638	- 17.9%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	12	19	+ 58.3%	242	229	- 5.4%
Pending Sales	14	20	+ 42.9%	215	190	- 11.6%
Closed Sales	17	21	+ 23.5%	220	185	- 15.9%
Days on Market Until Sale	67	43	- 35.8%	52	46	- 11.5%
Median Sales Price*	\$132,000	\$153,450	+ 16.3%	\$147,000	\$160,000	+ 8.8%
Average Sales Price*	\$179,047	\$181,540	+ 1.4%	\$165,259	\$180,185	+ 9.0%
Percent of List Price Received*	98.2%	100.9%	+ 2.7%	99.7%	99.7%	0.0%
Inventory of Homes for Sale	31	36	+ 16.1%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

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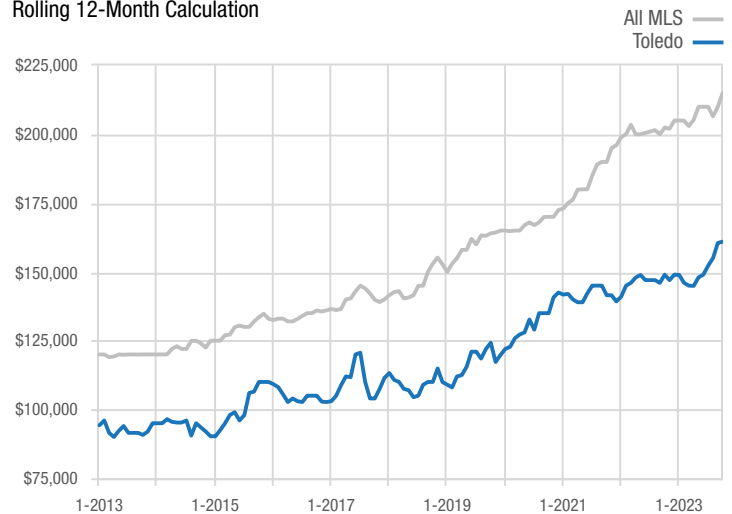
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

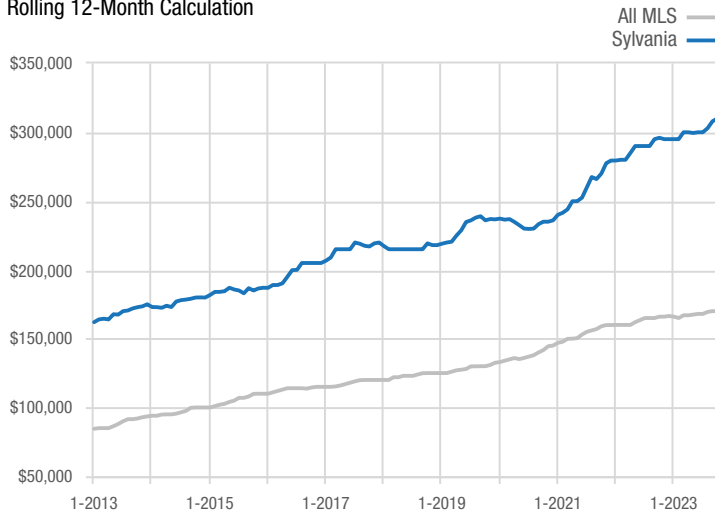
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	50	43	- 14.0%	539	429	- 20.4%
Pending Sales	43	39	- 9.3%	461	358	- 22.3%
Closed Sales	40	30	- 25.0%	457	354	- 22.5%
Days on Market Until Sale	54	50	- 7.4%	59	58	- 1.7%
Median Sales Price*	\$295,006	\$307,500	+ 4.2%	\$296,750	\$315,000	+ 6.1%
Average Sales Price*	\$330,221	\$320,397	- 3.0%	\$320,662	\$328,009	+ 2.3%
Percent of List Price Received*	99.4%	101.0%	+ 1.6%	101.8%	101.3%	- 0.5%
Inventory of Homes for Sale	82	83	+ 1.2%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	9	5	- 44.4%	139	110	- 20.9%
Pending Sales	5	6	+ 20.0%	122	103	- 15.6%
Closed Sales	9	8	- 11.1%	129	101	- 21.7%
Days on Market Until Sale	44	36	- 18.2%	61	47	- 23.0%
Median Sales Price*	\$231,000	\$251,000	+ 8.7%	\$235,000	\$230,000	- 2.1%
Average Sales Price*	\$220,414	\$228,925	+ 3.9%	\$230,818	\$225,154	- 2.5%
Percent of List Price Received*	99.4%	104.7%	+ 5.3%	100.0%	100.5%	+ 0.5%
Inventory of Homes for Sale	26	15	- 42.3%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

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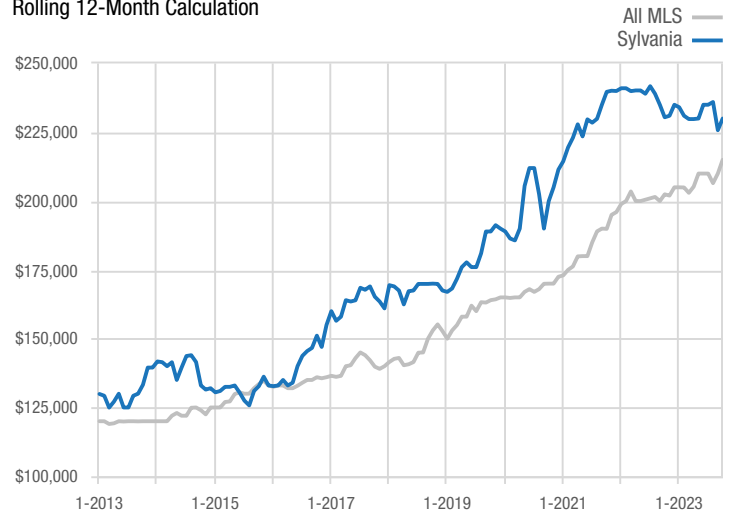
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

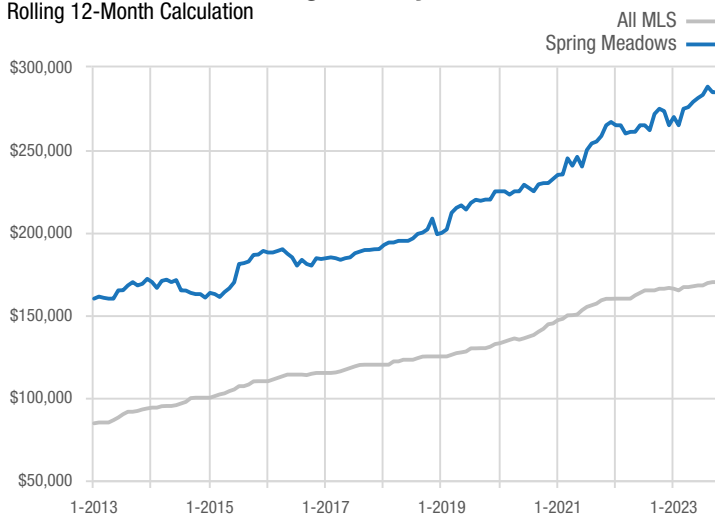
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	10	15	+ 50.0%	215	173	- 19.5%
Pending Sales	15	18	+ 20.0%	188	137	- 27.1%
Closed Sales	21	14	- 33.3%	192	129	- 32.8%
Days on Market Until Sale	46	51	+ 10.9%	50	46	- 8.0%
Median Sales Price*	\$300,000	\$269,625	- 10.1%	\$270,000	\$290,000	+ 7.4%
Average Sales Price*	\$306,271	\$282,175	- 7.9%	\$271,786	\$290,170	+ 6.8%
Percent of List Price Received*	102.0%	98.7%	- 3.2%	102.6%	101.1%	- 1.5%
Inventory of Homes for Sale	29	27	- 6.9%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	4	4	0.0%	30	44	+ 46.7%
Pending Sales	1	5	+ 400.0%	24	33	+ 37.5%
Closed Sales	1	5	+ 400.0%	26	33	+ 26.9%
Days on Market Until Sale	46	39	- 15.2%	94	51	- 45.7%
Median Sales Price*	\$220,000	\$307,500	+ 39.8%	\$268,500	\$306,500	+ 14.2%
Average Sales Price*	\$220,000	\$341,892	+ 55.4%	\$317,025	\$317,538	+ 0.2%
Percent of List Price Received*	95.7%	98.7%	+ 3.1%	98.4%	99.8%	+ 1.4%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

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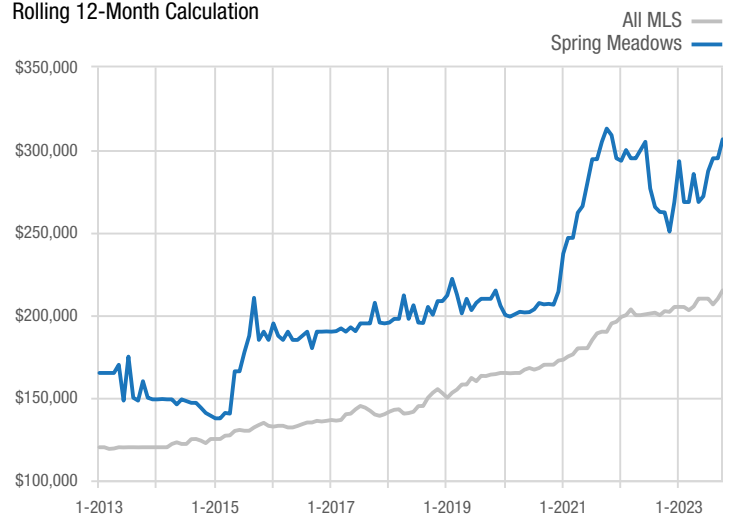
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

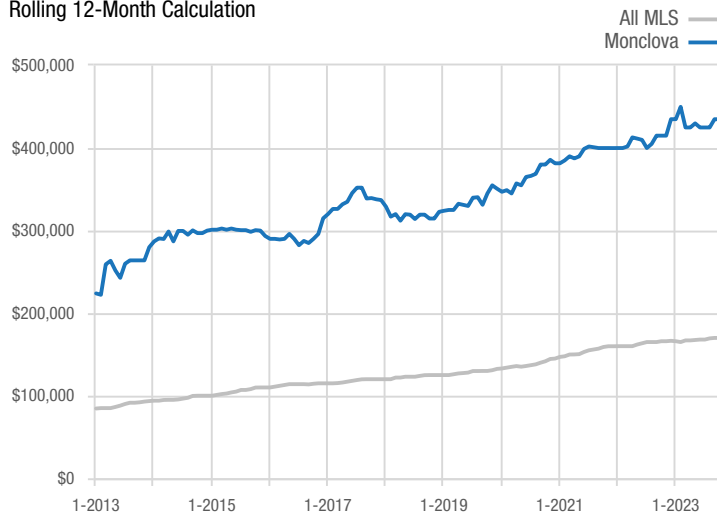
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	3	10	+ 233.3%	55	73	+ 32.7%
Pending Sales	1	11	+ 1,000.0%	44	52	+ 18.2%
Closed Sales	1	10	+ 900.0%	44	48	+ 9.1%
Days on Market Until Sale	12	120	+ 900.0%	54	88	+ 63.0%
Median Sales Price*	\$419,900	\$432,500	+ 3.0%	\$464,200	\$437,500	- 5.8%
Average Sales Price*	\$419,900	\$422,290	+ 0.6%	\$487,889	\$450,472	- 7.7%
Percent of List Price Received*	100.0%	95.1%	- 4.9%	101.3%	99.8%	- 1.5%
Inventory of Homes for Sale	14	19	+ 35.7%	—	—	—
Months Supply of Inventory	2.9	4.1	+ 41.4%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	1	10	+ 900.0%	7	23	+ 228.6%
Pending Sales	2	8	+ 300.0%	6	20	+ 233.3%
Closed Sales	2	1	- 50.0%	16	11	- 31.3%
Days on Market Until Sale	225	251	+ 11.6%	317	143	- 54.9%
Median Sales Price*	\$351,435	\$404,445	+ 15.1%	\$302,855	\$338,575	+ 11.8%
Average Sales Price*	\$351,435	\$404,445	+ 15.1%	\$336,416	\$348,925	+ 3.7%
Percent of List Price Received*	100.0%	100.0%	0.0%	101.4%	99.3%	- 2.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

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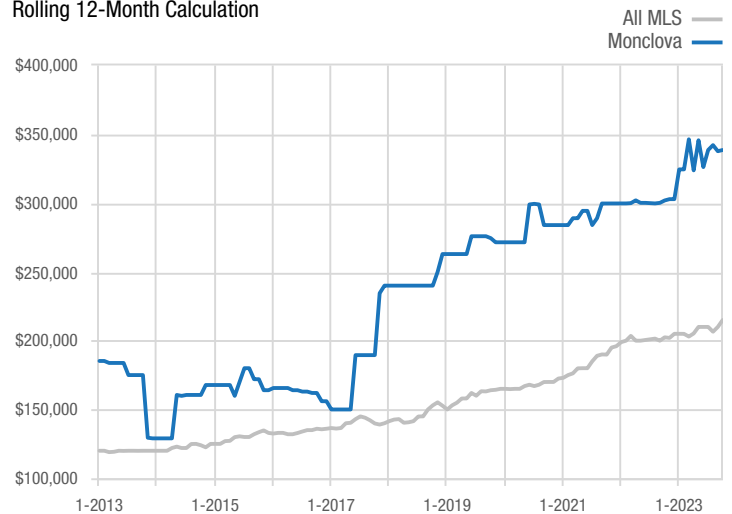
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

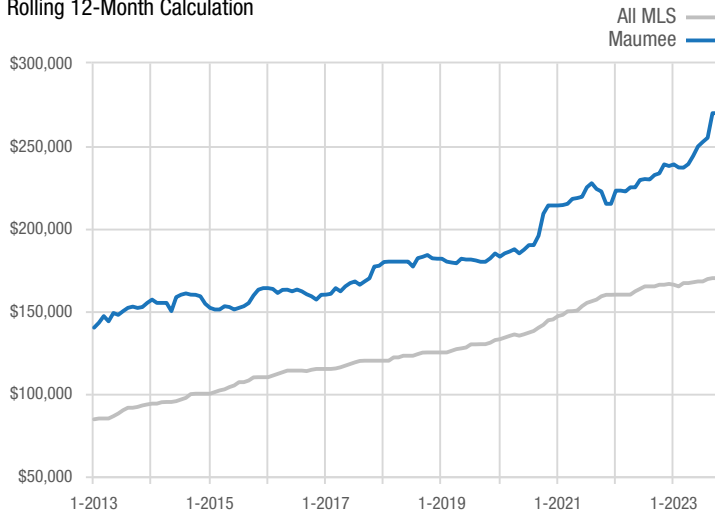
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	31	23	- 25.8%	375	283	- 24.5%
Pending Sales	36	32	- 11.1%	325	249	- 23.4%
Closed Sales	35	32	- 8.6%	320	245	- 23.4%
Days on Market Until Sale	43	45	+ 4.7%	46	48	+ 4.3%
Median Sales Price*	\$274,500	\$289,500	+ 5.5%	\$245,000	\$278,000	+ 13.5%
Average Sales Price*	\$292,892	\$287,552	- 1.8%	\$287,373	\$298,149	+ 3.7%
Percent of List Price Received*	101.0%	99.7%	- 1.3%	103.1%	101.6%	- 1.5%
Inventory of Homes for Sale	49	46	- 6.1%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	1	4	+ 300.0%	37	49	+ 32.4%
Pending Sales	2	8	+ 300.0%	38	47	+ 23.7%
Closed Sales	5	5	0.0%	39	44	+ 12.8%
Days on Market Until Sale	70	67	- 4.3%	60	52	- 13.3%
Median Sales Price*	\$225,000	\$177,500	- 21.1%	\$215,000	\$242,500	+ 12.8%
Average Sales Price*	\$219,200	\$175,700	- 19.8%	\$248,733	\$255,308	+ 2.6%
Percent of List Price Received*	99.5%	96.1%	- 3.4%	101.3%	98.9%	- 2.4%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 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.

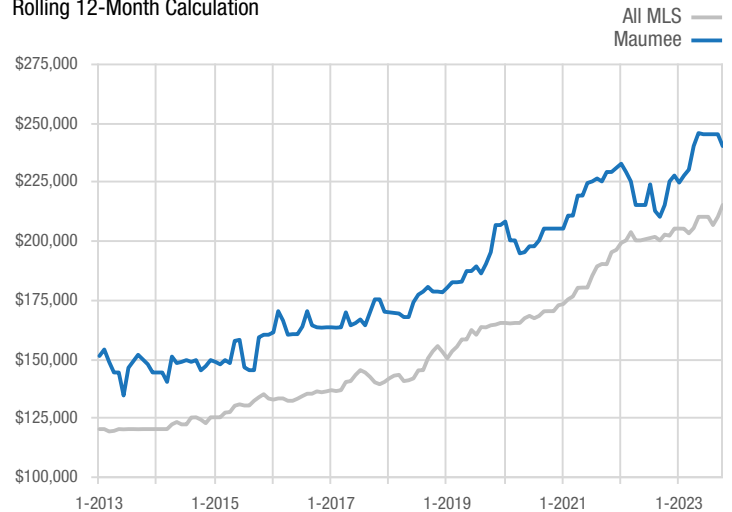
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2023

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Whitehouse

MLS Area 08: 43571

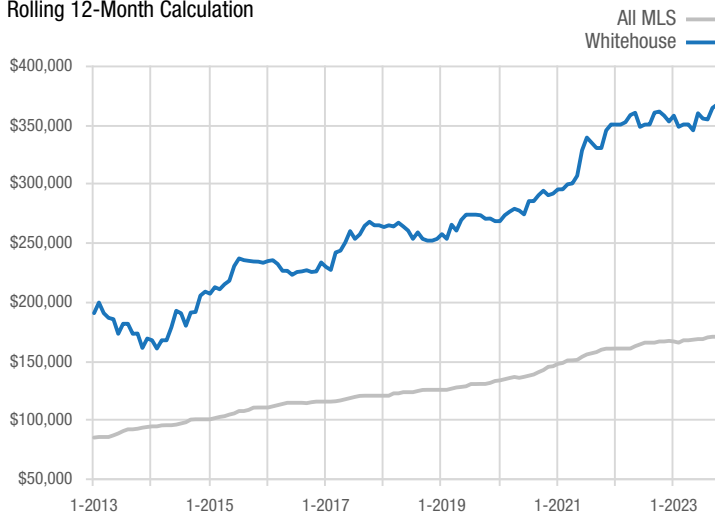
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	10	8	- 20.0%	93	83	- 10.8%
Pending Sales	9	10	+ 11.1%	79	70	- 11.4%
Closed Sales	10	9	- 10.0%	81	68	- 16.0%
Days on Market Until Sale	52	57	+ 9.6%	56	57	+ 1.8%
Median Sales Price*	\$364,500	\$420,000	+ 15.2%	\$360,950	\$375,500	+ 4.0%
Average Sales Price*	\$391,090	\$457,267	+ 16.9%	\$355,975	\$389,054	+ 9.3%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	101.1%	100.2%	- 0.9%
Inventory of Homes for Sale	19	12	- 36.8%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	0	0	—	4	1	- 75.0%
Pending Sales	0	1	—	4	2	- 50.0%
Closed Sales	0	0	—	4	1	- 75.0%
Days on Market Until Sale	—	—	—	34	35	+ 2.9%
Median Sales Price*	—	—	—	\$297,500	\$290,000	- 2.5%
Average Sales Price*	—	—	—	\$294,500	\$290,000	- 1.5%
Percent of List Price Received*	—	—	—	101.7%	97.0%	- 4.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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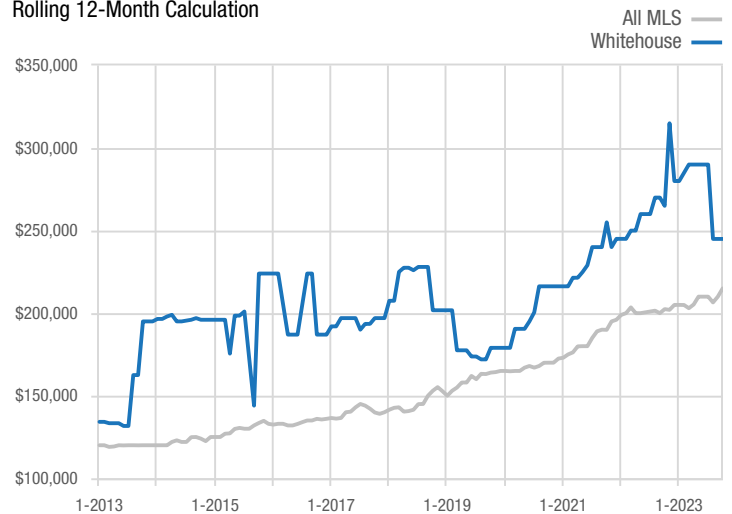
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

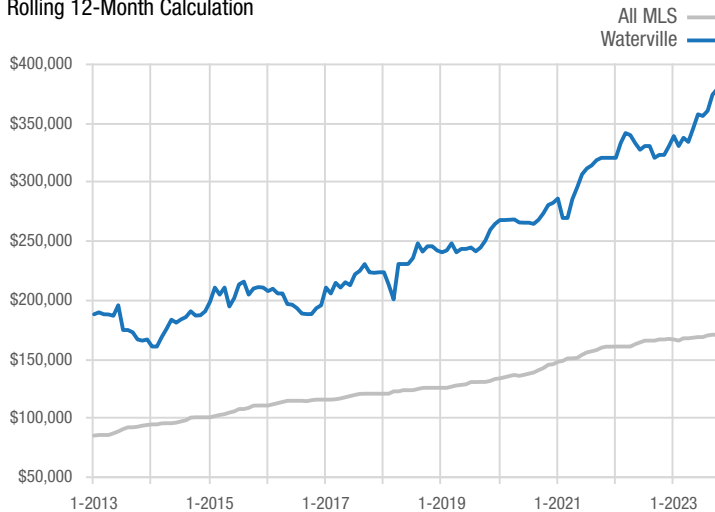
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	9	17	+ 88.9%	136	129	- 5.1%
Pending Sales	5	10	+ 100.0%	114	84	- 26.3%
Closed Sales	13	9	- 30.8%	114	80	- 29.8%
Days on Market Until Sale	112	110	- 1.8%	74	66	- 10.8%
Median Sales Price*	\$337,000	\$358,200	+ 6.3%	\$322,500	\$382,500	+ 18.6%
Average Sales Price*	\$317,219	\$353,781	+ 11.5%	\$328,769	\$371,315	+ 12.9%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	101.0%	99.7%	- 1.3%
Inventory of Homes for Sale	25	26	+ 4.0%	—	—	—
Months Supply of Inventory	2.2	3.2	+ 45.5%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	1	—	13	10	- 23.1%
Pending Sales	1	0	- 100.0%	8	7	- 12.5%
Closed Sales	1	0	- 100.0%	8	7	- 12.5%
Days on Market Until Sale	14	—	—	37	36	- 2.7%
Median Sales Price*	\$227,000	—	—	\$229,700	\$230,000	+ 0.1%
Average Sales Price*	\$227,000	—	—	\$239,300	\$224,729	- 6.1%
Percent of List Price Received*	108.1%	—	—	104.4%	100.9%	- 3.4%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.7	—	—	—	—

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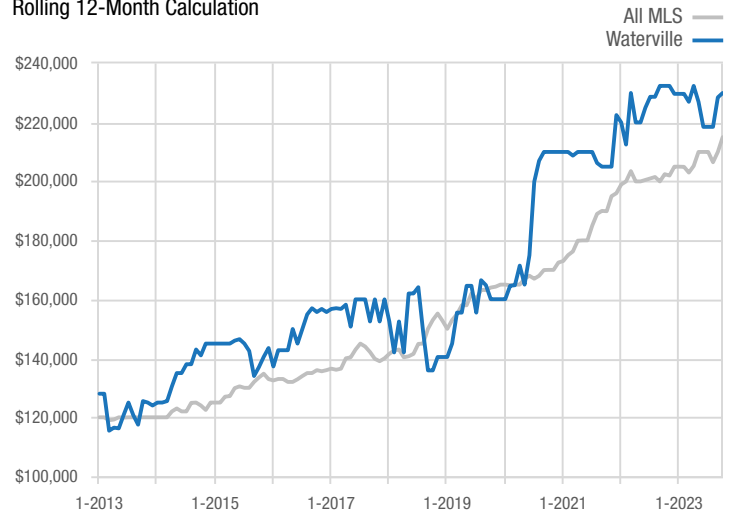
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2023

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Franklin Park / Trilby

MLS Area 11: 43623

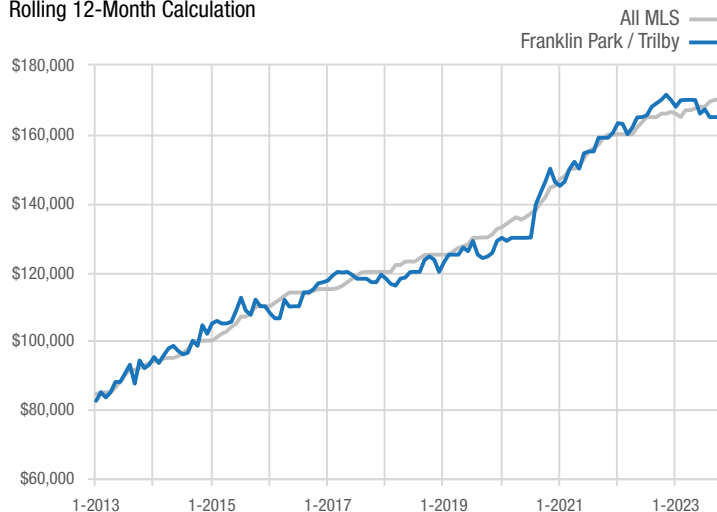
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	18	21	+ 16.7%	256	206	- 19.5%
Pending Sales	22	19	- 13.6%	220	194	- 11.8%
Closed Sales	16	13	- 18.8%	215	184	- 14.4%
Days on Market Until Sale	62	41	- 33.9%	49	49	0.0%
Median Sales Price*	\$157,450	\$170,000	+ 8.0%	\$173,000	\$167,000	- 3.5%
Average Sales Price*	\$219,581	\$230,385	+ 4.9%	\$211,730	\$202,841	- 4.2%
Percent of List Price Received*	96.3%	100.8%	+ 4.7%	102.5%	101.9%	- 0.6%
Inventory of Homes for Sale	43	25	- 41.9%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	0	3	—	9	15	+ 66.7%
Pending Sales	0	1	—	10	10	0.0%
Closed Sales	0	0	—	10	9	- 10.0%
Days on Market Until Sale	—	—	—	51	29	- 43.1%
Median Sales Price*	—	—	—	\$180,000	\$150,000	- 16.7%
Average Sales Price*	—	—	—	\$177,080	\$151,672	- 14.3%
Percent of List Price Received*	—	—	—	96.9%	101.6%	+ 4.9%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

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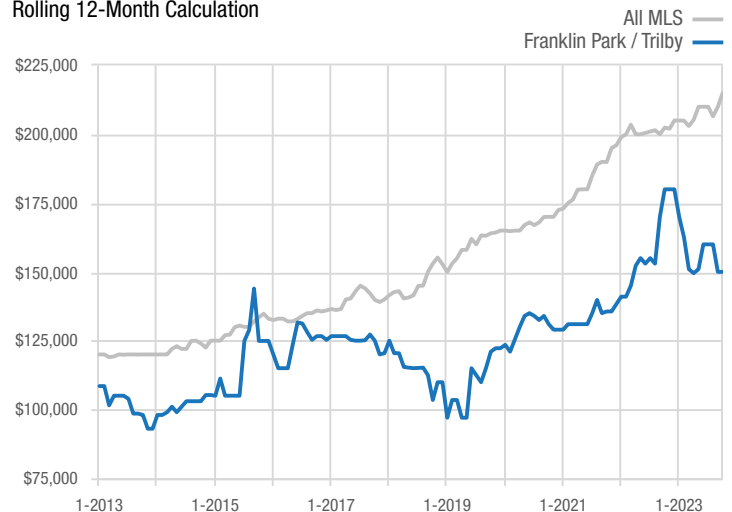
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

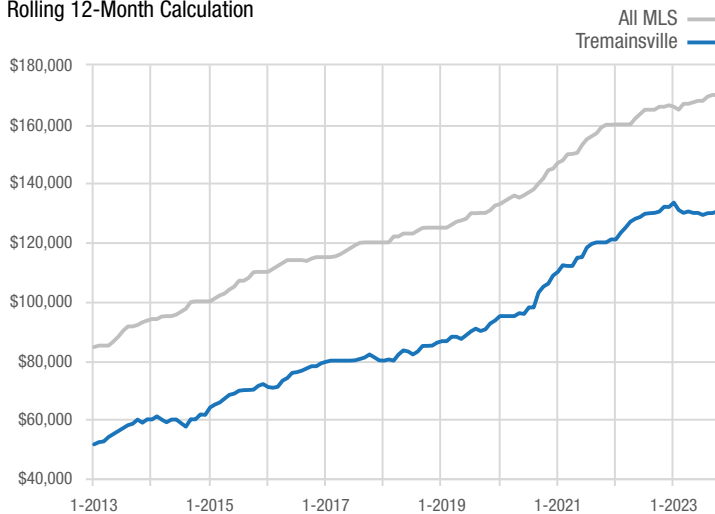
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	68	49	- 27.9%	589	498	- 15.4%
Pending Sales	61	40	- 34.4%	492	424	- 13.8%
Closed Sales	52	36	- 30.8%	484	420	- 13.2%
Days on Market Until Sale	55	46	- 16.4%	51	51	0.0%
Median Sales Price*	\$114,000	\$144,250	+ 26.5%	\$134,000	\$131,950	- 1.5%
Average Sales Price*	\$118,120	\$146,323	+ 23.9%	\$128,800	\$131,692	+ 2.2%
Percent of List Price Received*	100.5%	102.3%	+ 1.8%	102.2%	102.7%	+ 0.5%
Inventory of Homes for Sale	103	80	- 22.3%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	0	—	0	3	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	48	—	—	87	—
Median Sales Price*	—	\$119,000	—	—	\$110,000	—
Average Sales Price*	—	\$119,000	—	—	\$109,667	—
Percent of List Price Received*	—	108.2%	—	—	99.7%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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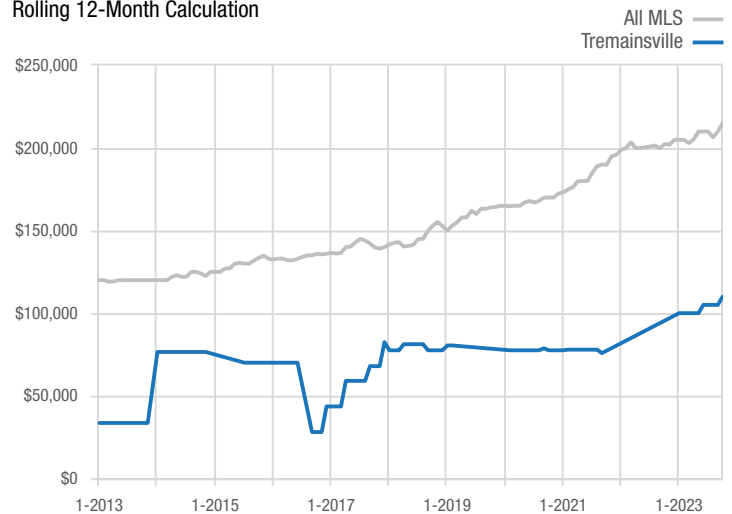
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

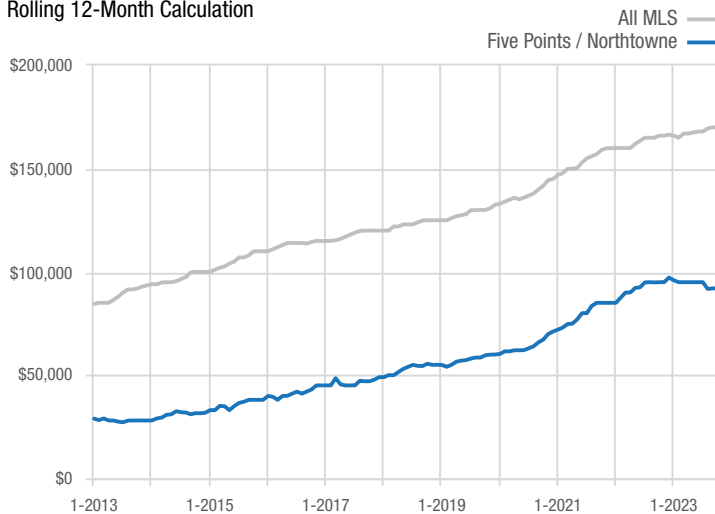
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	55	51	- 7.3%	484	480	- 0.8%
Pending Sales	33	35	+ 6.1%	380	409	+ 7.6%
Closed Sales	34	32	- 5.9%	376	404	+ 7.4%
Days on Market Until Sale	63	42	- 33.3%	53	67	+ 26.4%
Median Sales Price*	\$97,950	\$100,000	+ 2.1%	\$99,000	\$91,500	- 7.6%
Average Sales Price*	\$94,123	\$97,314	+ 3.4%	\$100,056	\$97,051	- 3.0%
Percent of List Price Received*	96.9%	101.8%	+ 5.1%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	94	94	0.0%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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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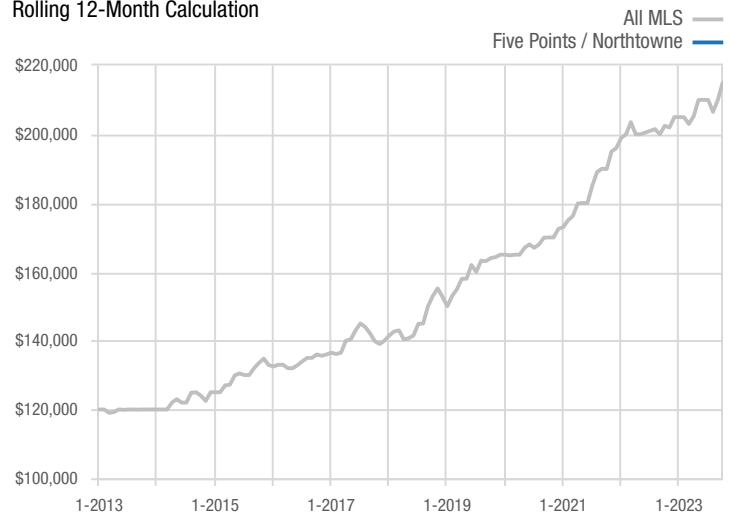
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

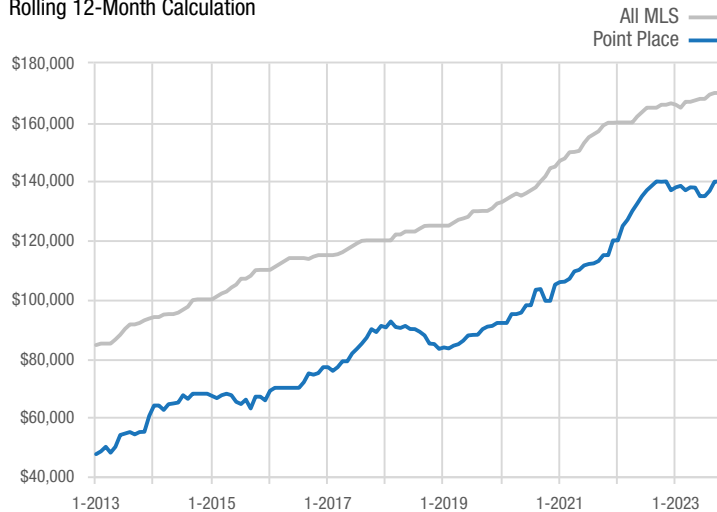
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	30	22	- 26.7%	285	198	- 30.5%
Pending Sales	25	14	- 44.0%	236	173	- 26.7%
Closed Sales	33	12	- 63.6%	232	174	- 25.0%
Days on Market Until Sale	57	52	- 8.8%	56	59	+ 5.4%
Median Sales Price*	\$123,000	\$155,000	+ 26.0%	\$140,000	\$144,000	+ 2.9%
Average Sales Price*	\$135,594	\$171,167	+ 26.2%	\$146,914	\$155,691	+ 6.0%
Percent of List Price Received*	100.5%	98.6%	- 1.9%	101.4%	101.7%	+ 0.3%
Inventory of Homes for Sale	58	41	- 29.3%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
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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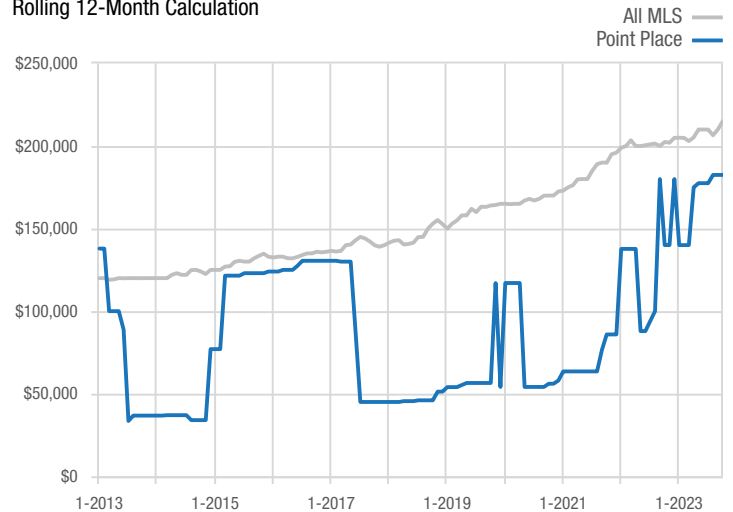
Median Sales Price - Single Family

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)

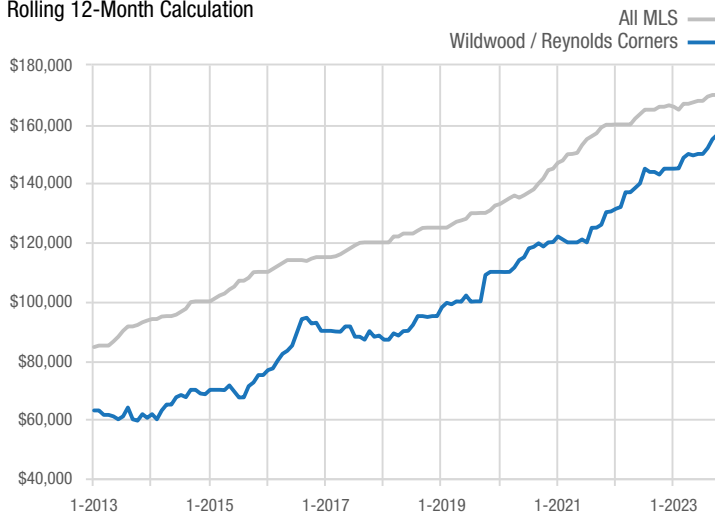
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	33	31	- 6.1%	365	283	- 22.5%
Pending Sales	26	29	+ 11.5%	291	256	- 12.0%
Closed Sales	26	33	+ 26.9%	292	249	- 14.7%
Days on Market Until Sale	48	43	- 10.4%	52	50	- 3.8%
Median Sales Price*	\$135,000	\$172,000	+ 27.4%	\$145,000	\$160,000	+ 10.3%
Average Sales Price*	\$150,624	\$173,533	+ 15.2%	\$165,033	\$180,026	+ 9.1%
Percent of List Price Received*	100.6%	104.1%	+ 3.5%	101.7%	102.1%	+ 0.4%
Inventory of Homes for Sale	69	40	- 42.0%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	3	5	+ 66.7%	64	60	- 6.3%
Pending Sales	5	1	- 80.0%	63	47	- 25.4%
Closed Sales	5	4	- 20.0%	61	48	- 21.3%
Days on Market Until Sale	72	47	- 34.7%	50	42	- 16.0%
Median Sales Price*	\$119,900	\$130,000	+ 8.4%	\$145,000	\$156,500	+ 7.9%
Average Sales Price*	\$102,380	\$132,333	+ 29.3%	\$140,128	\$164,391	+ 17.3%
Percent of List Price Received*	95.6%	100.2%	+ 4.8%	99.9%	100.1%	+ 0.2%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	0.8	2.3	+ 187.5%	—	—	—

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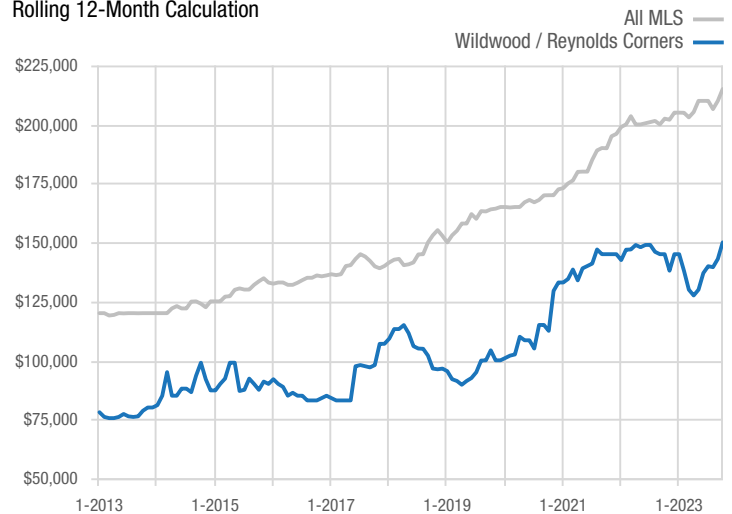
Median Sales Price - Single Family

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)

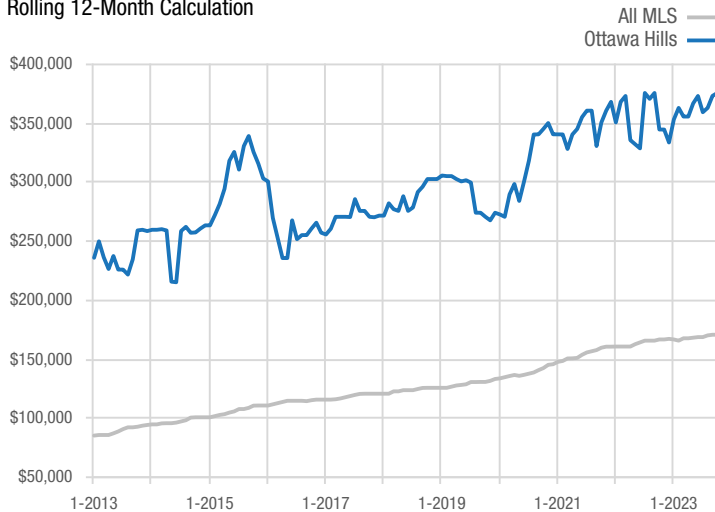
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	5	2	- 60.0%	85	82	- 3.5%
Pending Sales	4	4	0.0%	67	65	- 3.0%
Closed Sales	5	3	- 40.0%	68	63	- 7.4%
Days on Market Until Sale	87	43	- 50.6%	55	51	- 7.3%
Median Sales Price*	\$310,000	\$259,000	- 16.5%	\$344,000	\$409,000	+ 18.9%
Average Sales Price*	\$297,000	\$338,900	+ 14.1%	\$446,712	\$516,124	+ 15.5%
Percent of List Price Received*	92.5%	107.0%	+ 15.7%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	1	—	11	12	+ 9.1%
Pending Sales	2	2	0.0%	12	7	- 41.7%
Closed Sales	2	1	- 50.0%	12	6	- 50.0%
Days on Market Until Sale	96	34	- 64.6%	56	26	- 53.6%
Median Sales Price*	\$319,000	\$334,900	+ 5.0%	\$124,500	\$132,000	+ 6.0%
Average Sales Price*	\$319,000	\$334,900	+ 5.0%	\$223,411	\$199,967	- 10.5%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	101.8%	102.7%	+ 0.9%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	2.5	—	—	—	—

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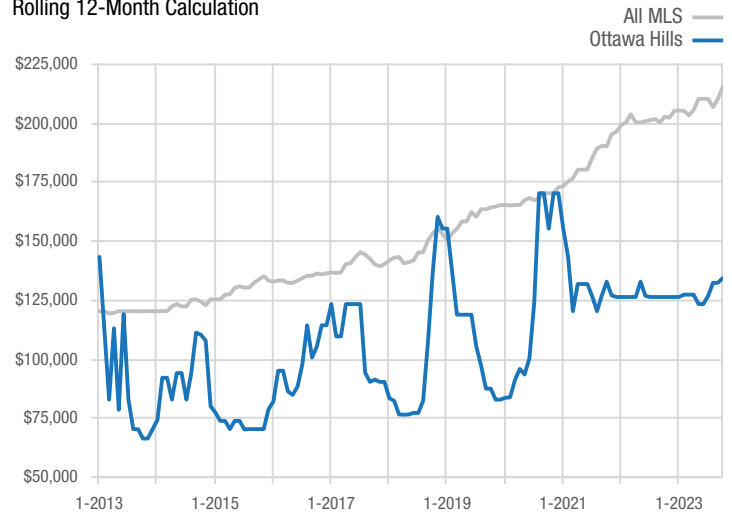
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2023

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

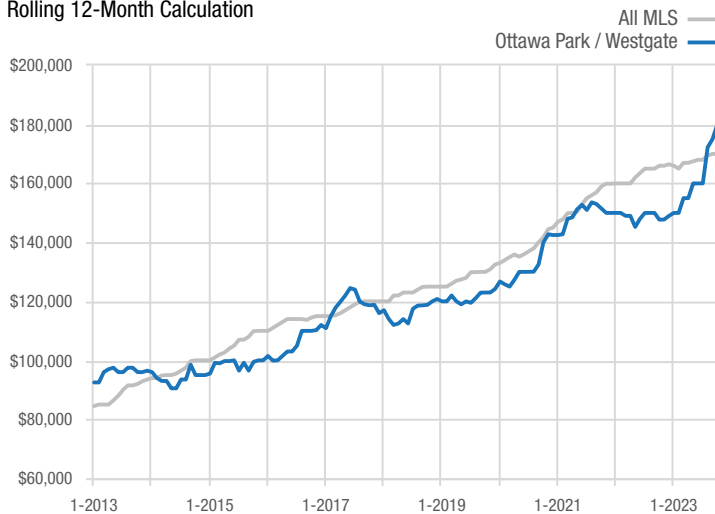
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	17	14	- 17.6%	271	195	- 28.0%
Pending Sales	27	19	- 29.6%	245	175	- 28.6%
Closed Sales	24	22	- 8.3%	241	173	- 28.2%
Days on Market Until Sale	63	48	- 23.8%	53	49	- 7.5%
Median Sales Price*	\$106,350	\$165,200	+ 55.3%	\$149,000	\$187,000	+ 25.5%
Average Sales Price*	\$122,771	\$181,732	+ 48.0%	\$157,614	\$182,437	+ 15.7%
Percent of List Price Received*	104.2%	102.0%	- 2.1%	100.9%	101.4%	+ 0.5%
Inventory of Homes for Sale	29	32	+ 10.3%	—	—	—
Months Supply of Inventory	1.2	1.9	+ 58.3%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	0	1	—	13	7	- 46.2%
Pending Sales	0	2	—	13	6	- 53.8%
Closed Sales	1	2	+ 100.0%	13	5	- 61.5%
Days on Market Until Sale	33	43	+ 30.3%	41	31	- 24.4%
Median Sales Price*	\$165,000	\$150,000	- 9.1%	\$127,000	\$155,000	+ 22.0%
Average Sales Price*	\$165,000	\$150,000	- 9.1%	\$131,671	\$148,000	+ 12.4%
Percent of List Price Received*	111.6%	101.4%	- 9.1%	100.6%	103.3%	+ 2.7%
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.

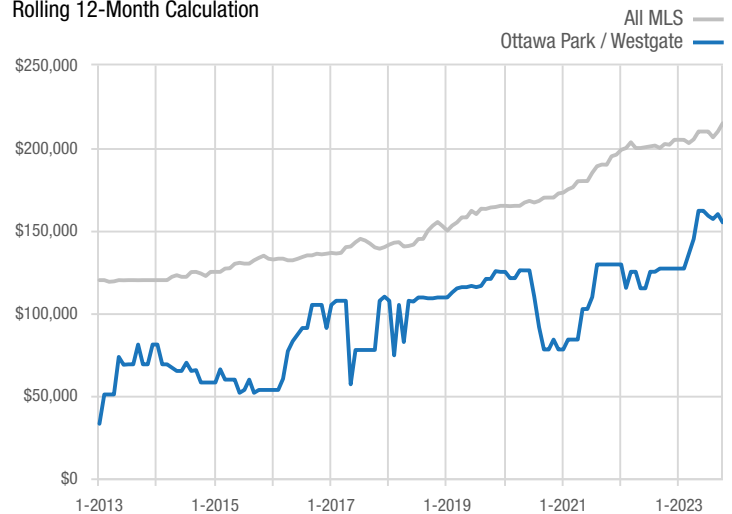
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2023

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Olde West End

MLS Area 18: 43610 and 43620

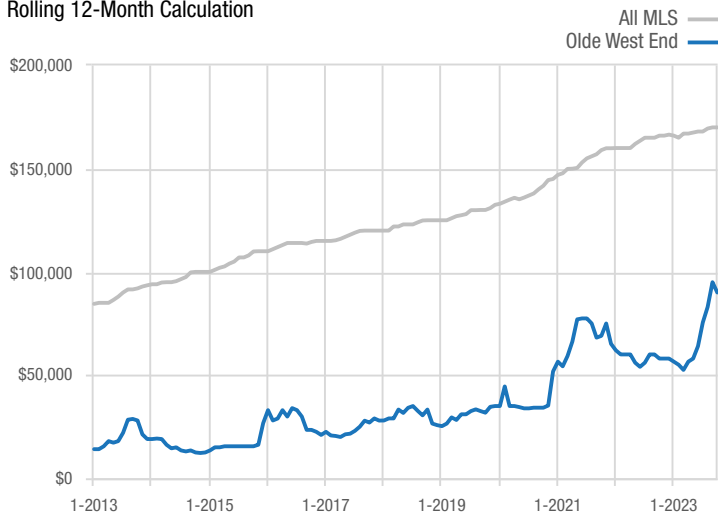
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	11	11	0.0%	80	75	- 6.3%
Pending Sales	4	4	0.0%	69	42	- 39.1%
Closed Sales	5	4	- 20.0%	67	43	- 35.8%
Days on Market Until Sale	66	46	- 30.3%	67	72	+ 7.5%
Median Sales Price*	\$58,000	\$54,650	- 5.8%	\$58,000	\$97,250	+ 67.7%
Average Sales Price*	\$92,800	\$70,325	- 24.2%	\$83,366	\$95,781	+ 14.9%
Percent of List Price Received*	99.0%	78.7%	- 20.5%	96.7%	95.5%	- 1.2%
Inventory of Homes for Sale	15	22	+ 46.7%	—	—	—
Months Supply of Inventory	2.4	5.3	+ 120.8%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	—	2	10	+ 400.0%
Pending Sales	0	1	—	1	9	+ 800.0%
Closed Sales	0	1	—	2	9	+ 350.0%
Days on Market Until Sale	—	48	—	154	37	- 76.0%
Median Sales Price*	—	\$108,000	—	\$102,000	\$50,000	- 51.0%
Average Sales Price*	—	\$108,000	—	\$102,000	\$60,444	- 40.7%
Percent of List Price Received*	—	100.0%	—	98.9%	92.7%	- 6.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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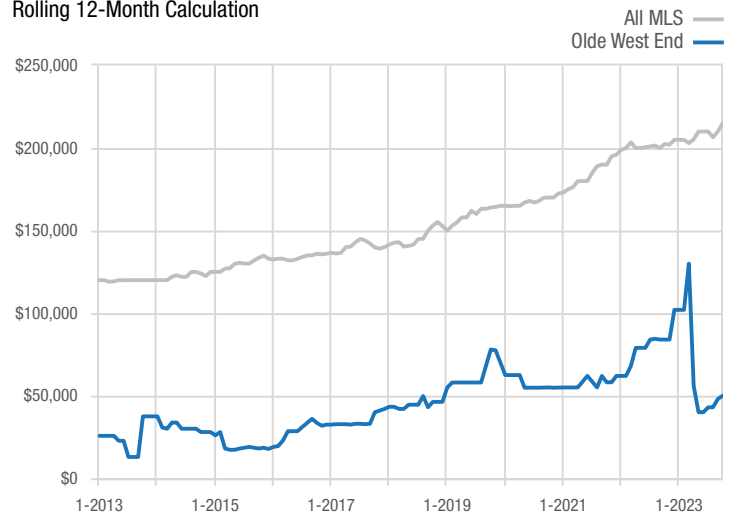
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

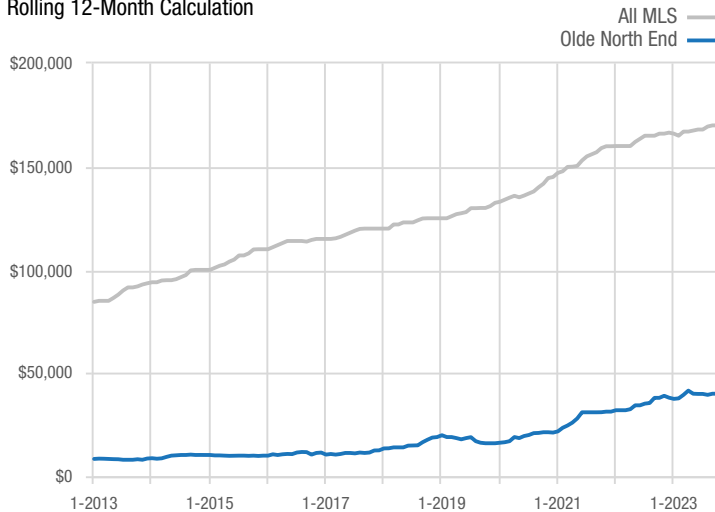
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	20	17	- 15.0%	192	219	+ 14.1%
Pending Sales	8	11	+ 37.5%	119	169	+ 42.0%
Closed Sales	18	10	- 44.4%	118	167	+ 41.5%
Days on Market Until Sale	56	74	+ 32.1%	58	63	+ 8.6%
Median Sales Price*	\$36,500	\$37,000	+ 1.4%	\$38,235	\$40,500	+ 5.9%
Average Sales Price*	\$48,619	\$42,125	- 13.4%	\$45,903	\$46,402	+ 1.1%
Percent of List Price Received*	96.6%	103.4%	+ 7.0%	92.9%	97.8%	+ 5.3%
Inventory of Homes for Sale	56	37	- 33.9%	—	—	—
Months Supply of Inventory	5.0	2.3	- 54.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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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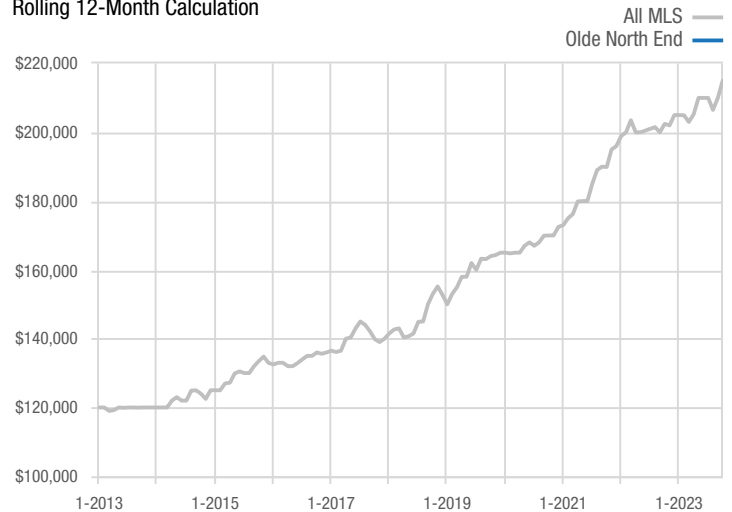
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

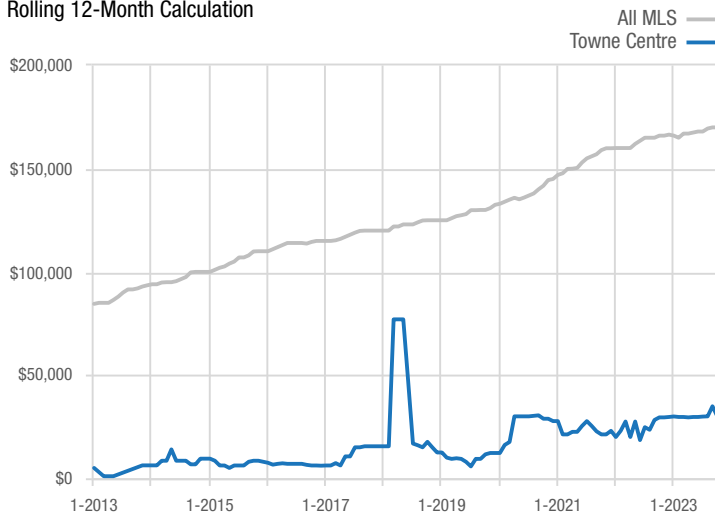
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	12	16	+ 33.3%
Pending Sales	0	2	—	7	12	+ 71.4%
Closed Sales	1	4	+ 300.0%	8	13	+ 62.5%
Days on Market Until Sale	68	28	- 58.8%	72	58	- 19.4%
Median Sales Price*	—	\$21,000	—	\$29,500	\$30,750	+ 4.2%
Average Sales Price*	—	\$25,500	—	\$40,771	\$48,367	+ 18.6%
Percent of List Price Received*	—	82.2%	—	87.6%	85.0%	- 3.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	2	0	- 100.0%	15	11	- 26.7%
Pending Sales	3	2	- 33.3%	12	8	- 33.3%
Closed Sales	2	1	- 50.0%	12	7	- 41.7%
Days on Market Until Sale	140	109	- 22.1%	83	74	- 10.8%
Median Sales Price*	\$297,000	\$305,000	+ 2.7%	\$247,500	\$237,000	- 4.2%
Average Sales Price*	\$297,000	\$305,000	+ 2.7%	\$253,917	\$260,057	+ 2.4%
Percent of List Price Received*	93.7%	96.8%	+ 3.3%	96.3%	93.0%	- 3.4%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

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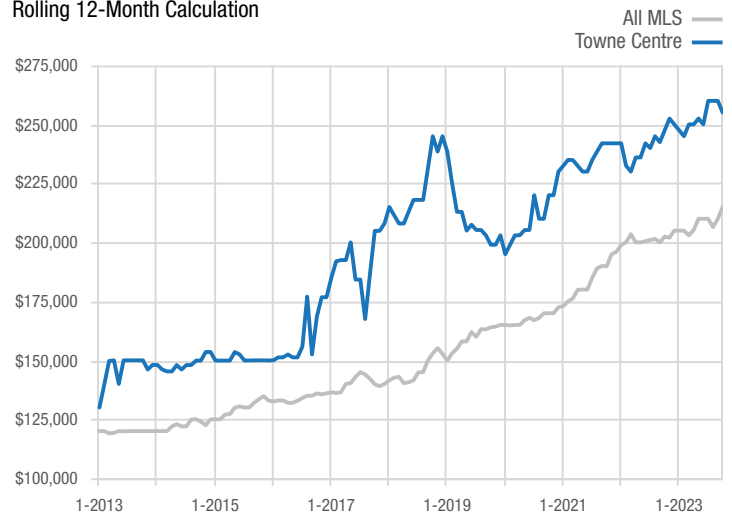
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

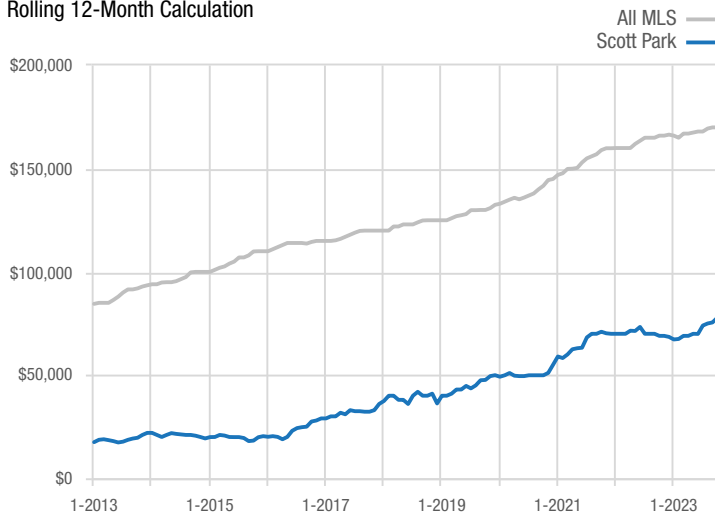
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	39	26	- 33.3%	205	199	- 2.9%
Pending Sales	13	9	- 30.8%	143	146	+ 2.1%
Closed Sales	13	11	- 15.4%	139	157	+ 12.9%
Days on Market Until Sale	68	51	- 25.0%	62	64	+ 3.2%
Median Sales Price*	\$62,500	\$106,000	+ 69.6%	\$69,000	\$79,200	+ 14.8%
Average Sales Price*	\$73,258	\$95,445	+ 30.3%	\$83,672	\$82,503	- 1.4%
Percent of List Price Received*	88.0%	96.4%	+ 9.5%	95.7%	96.7%	+ 1.0%
Inventory of Homes for Sale	59	54	- 8.5%	—	—	—
Months Supply of Inventory	4.0	3.4	- 15.0%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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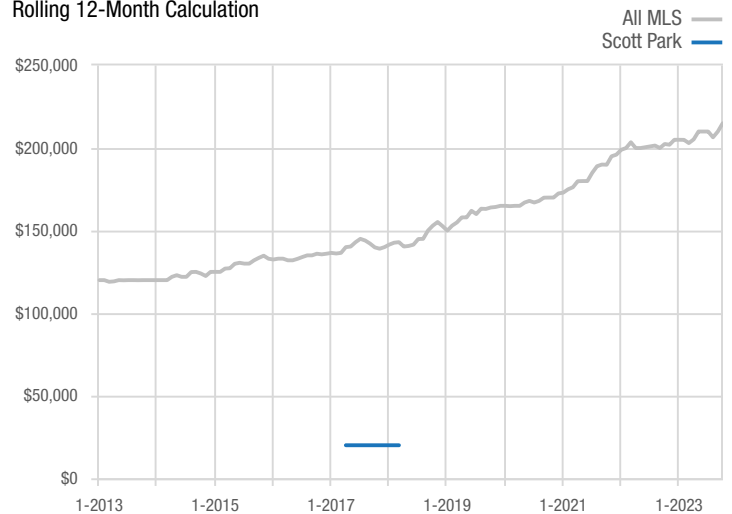
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

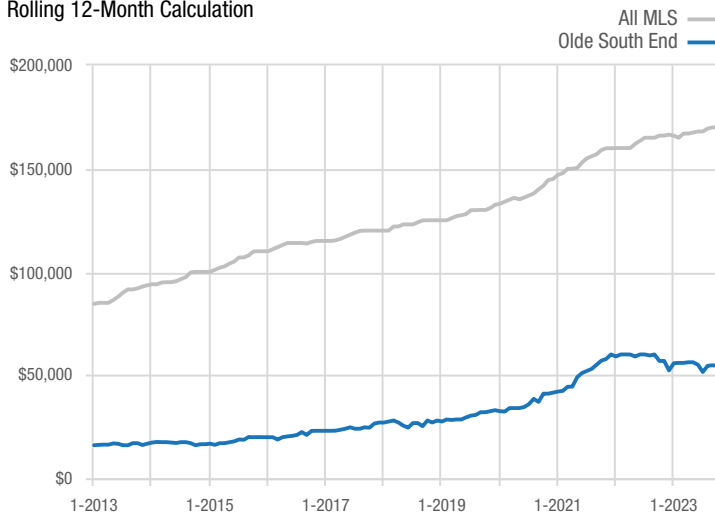
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	30	22	- 26.7%	286	237	- 17.1%
Pending Sales	25	22	- 12.0%	211	178	- 15.6%
Closed Sales	28	20	- 28.6%	207	176	- 15.0%
Days on Market Until Sale	62	77	+ 24.2%	62	65	+ 4.8%
Median Sales Price*	\$59,900	\$63,250	+ 5.6%	\$54,250	\$56,500	+ 4.1%
Average Sales Price*	\$63,123	\$61,478	- 2.6%	\$58,589	\$60,875	+ 3.9%
Percent of List Price Received*	101.6%	94.0%	- 7.5%	96.0%	99.6%	+ 3.8%
Inventory of Homes for Sale	74	56	- 24.3%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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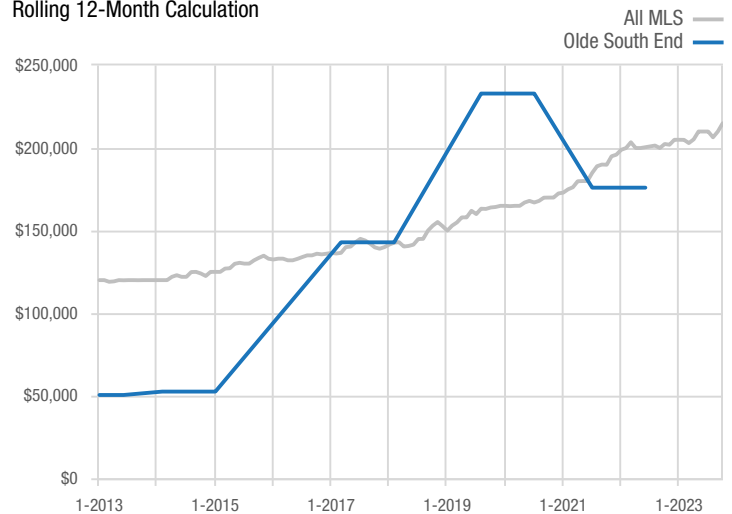
Median Sales Price - Single Family

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

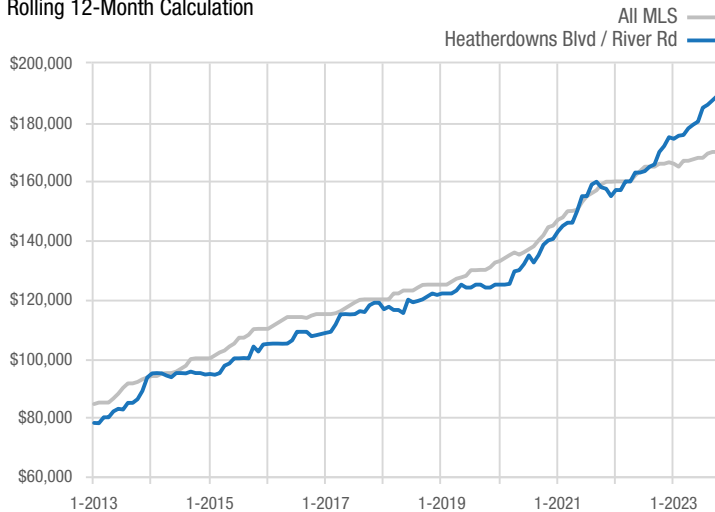
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	45	35	- 22.2%	400	332	- 17.0%
Pending Sales	28	34	+ 21.4%	340	296	- 12.9%
Closed Sales	31	37	+ 19.4%	340	293	- 13.8%
Days on Market Until Sale	60	42	- 30.0%	49	49	0.0%
Median Sales Price*	\$164,500	\$171,500	+ 4.3%	\$176,000	\$193,000	+ 9.7%
Average Sales Price*	\$176,308	\$179,700	+ 1.9%	\$183,851	\$194,948	+ 6.0%
Percent of List Price Received*	100.7%	102.2%	+ 1.5%	103.4%	102.4%	- 1.0%
Inventory of Homes for Sale	75	59	- 21.3%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	2	6	+ 200.0%	62	47	- 24.2%
Pending Sales	2	6	+ 200.0%	52	47	- 9.6%
Closed Sales	3	7	+ 133.3%	53	47	- 11.3%
Days on Market Until Sale	26	30	+ 15.4%	46	44	- 4.3%
Median Sales Price*	\$105,500	\$144,500	+ 37.0%	\$99,900	\$121,000	+ 21.1%
Average Sales Price*	\$91,167	\$160,071	+ 75.6%	\$107,164	\$152,961	+ 42.7%
Percent of List Price Received*	101.8%	100.6%	- 1.2%	98.0%	100.2%	+ 2.2%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

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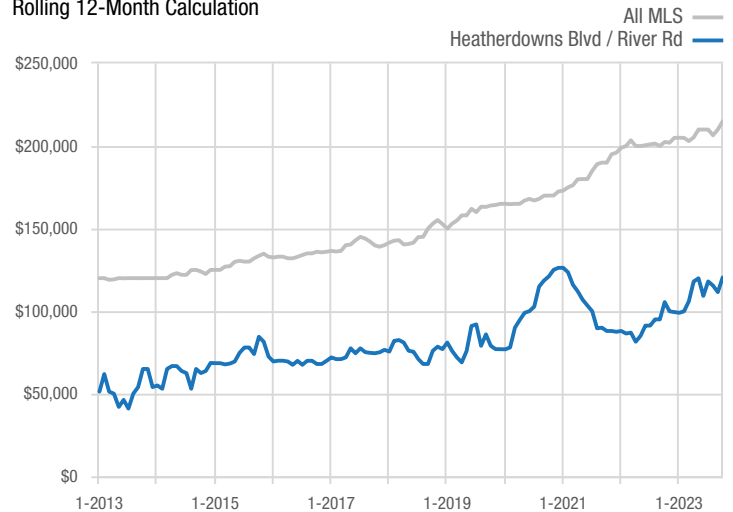
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

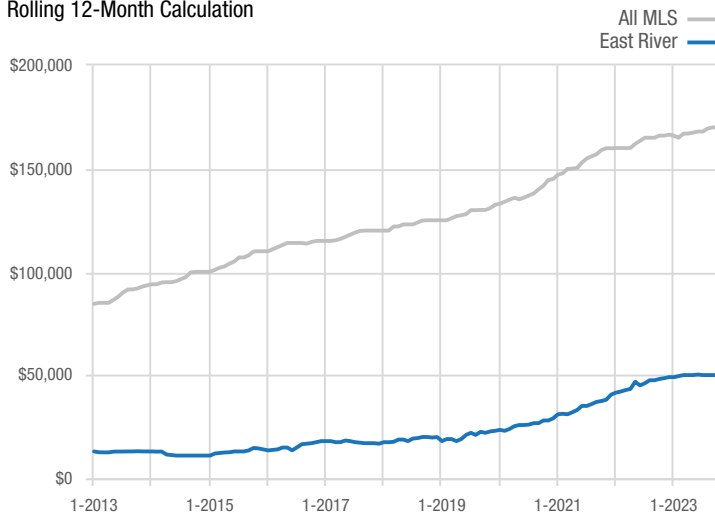
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	29	29	0.0%	277	253	- 8.7%
Pending Sales	17	26	+ 52.9%	199	194	- 2.5%
Closed Sales	19	27	+ 42.1%	198	188	- 5.1%
Days on Market Until Sale	58	60	+ 3.4%	56	71	+ 26.8%
Median Sales Price*	\$54,900	\$44,450	- 19.0%	\$49,000	\$50,000	+ 2.0%
Average Sales Price*	\$57,285	\$49,677	- 13.3%	\$50,382	\$52,348	+ 3.9%
Percent of List Price Received*	97.5%	94.6%	- 3.0%	95.8%	97.0%	+ 1.3%
Inventory of Homes for Sale	63	58	- 7.9%	—	—	—
Months Supply of Inventory	3.3	3.1	- 6.1%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	—	2	2	0.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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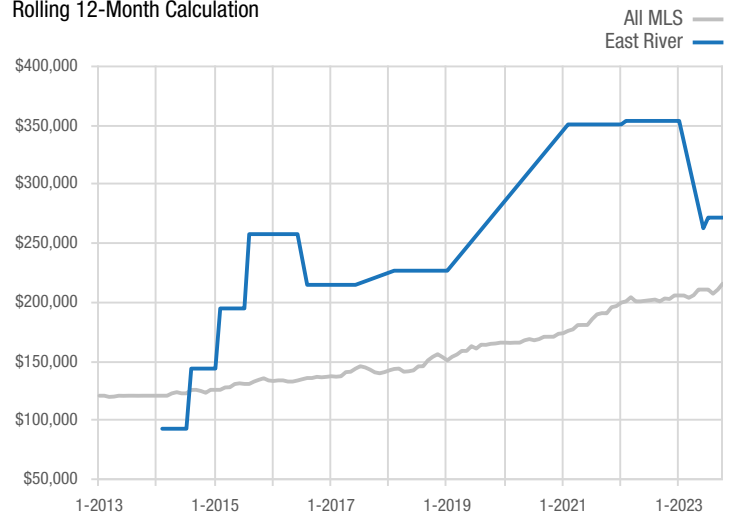
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

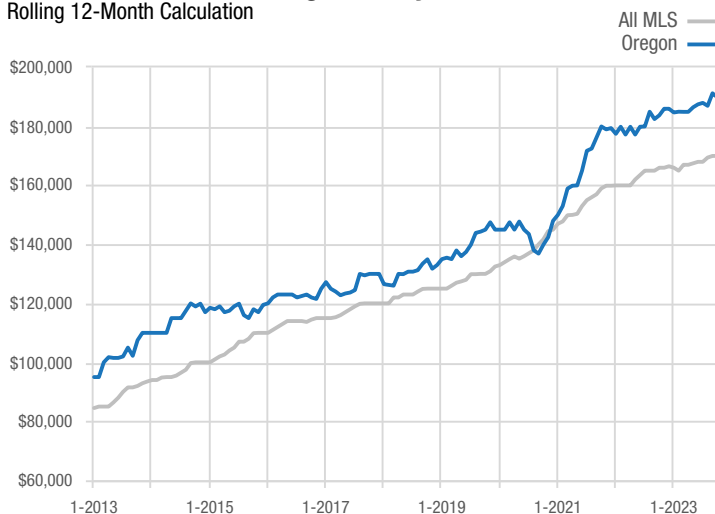
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	20	26	+ 30.0%	234	168	- 28.2%
Pending Sales	21	16	- 23.8%	210	126	- 40.0%
Closed Sales	19	11	- 42.1%	210	120	- 42.9%
Days on Market Until Sale	52	61	+ 17.3%	59	47	- 20.3%
Median Sales Price*	\$216,500	\$149,900	- 30.8%	\$185,500	\$190,000	+ 2.4%
Average Sales Price*	\$216,017	\$173,000	- 19.9%	\$200,835	\$207,776	+ 3.5%
Percent of List Price Received*	97.9%	107.0%	+ 9.3%	101.0%	102.6%	+ 1.6%
Inventory of Homes for Sale	31	33	+ 6.5%	—	—	—
Months Supply of Inventory	1.5	2.5	+ 66.7%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	0	0	—	21	9	- 57.1%
Pending Sales	1	1	0.0%	13	10	- 23.1%
Closed Sales	1	1	0.0%	14	9	- 35.7%
Days on Market Until Sale	41	42	+ 2.4%	44	30	- 31.8%
Median Sales Price*	\$260,000	\$229,900	- 11.6%	\$216,800	\$229,900	+ 6.0%
Average Sales Price*	\$260,000	\$229,900	- 11.6%	\$222,091	\$238,635	+ 7.4%
Percent of List Price Received*	108.4%	100.0%	- 7.7%	102.1%	101.3%	- 0.8%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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

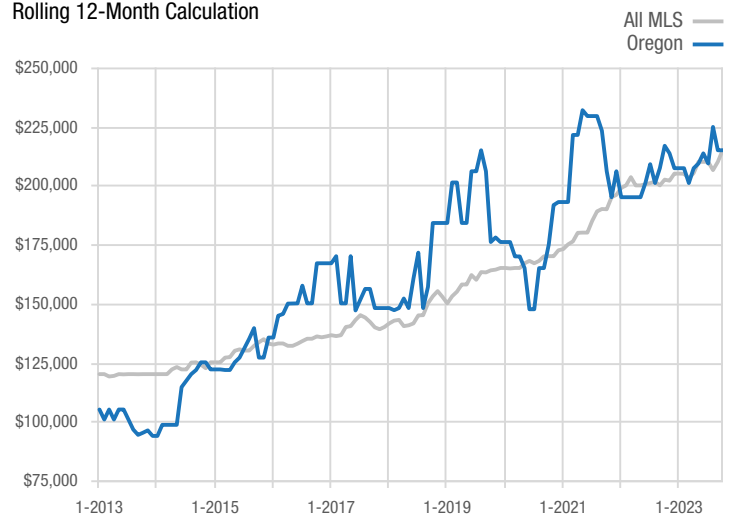
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2023

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

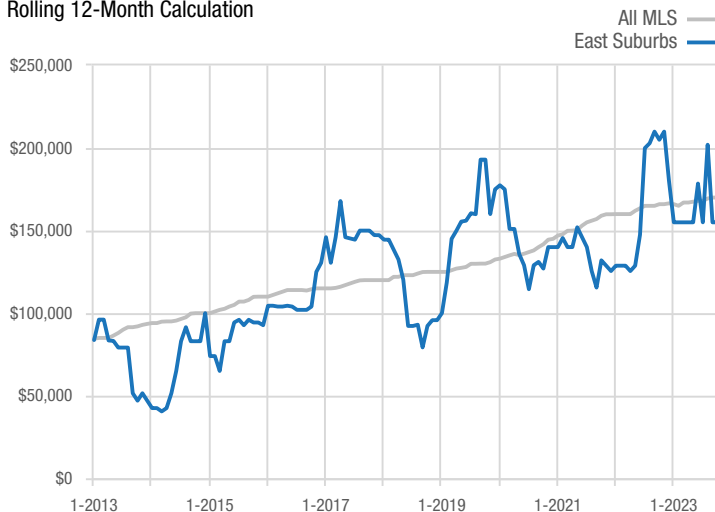
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	2	1	- 50.0%	18	11	- 38.9%
Pending Sales	0	2	—	11	10	- 9.1%
Closed Sales	0	1	—	11	9	- 18.2%
Days on Market Until Sale	—	81	—	52	59	+ 13.5%
Median Sales Price*	—	\$149,900	—	\$214,900	\$202,000	- 6.0%
Average Sales Price*	—	\$149,900	—	\$236,145	\$233,228	- 1.2%
Percent of List Price Received*	—	100.0%	—	101.7%	99.5%	- 2.2%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	3.1	1.1	- 64.5%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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.

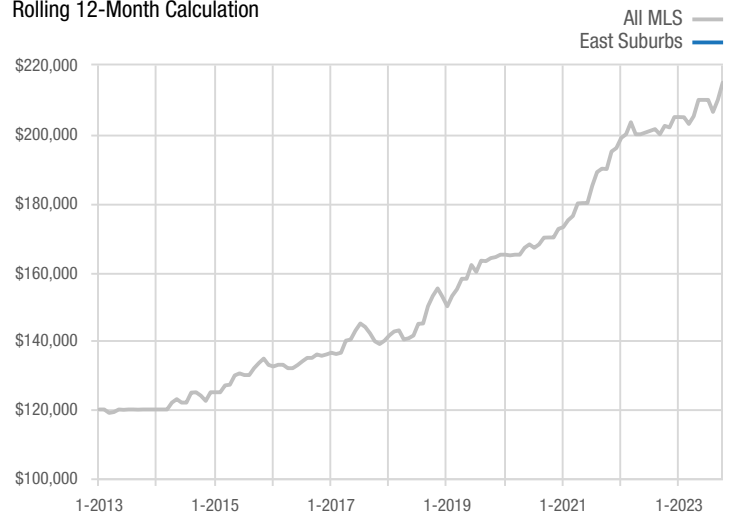
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

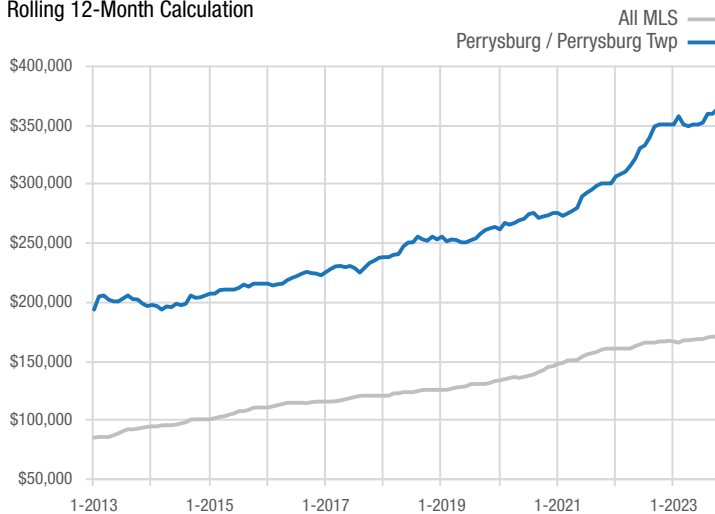
Single Family Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	41	42	+ 2.4%	490	460	- 6.1%
Pending Sales	38	28	- 26.3%	413	376	- 9.0%
Closed Sales	37	28	- 24.3%	420	376	- 10.5%
Days on Market Until Sale	55	87	+ 58.2%	67	66	- 1.5%
Median Sales Price*	\$340,000	\$429,000	+ 26.2%	\$354,000	\$369,950	+ 4.5%
Average Sales Price*	\$369,706	\$446,357	+ 20.7%	\$378,787	\$402,757	+ 6.3%
Percent of List Price Received*	100.9%	100.3%	- 0.6%	102.5%	100.6%	- 1.9%
Inventory of Homes for Sale	100	86	- 14.0%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	4	13	+ 225.0%	63	62	- 1.6%
Pending Sales	5	6	+ 20.0%	55	45	- 18.2%
Closed Sales	5	6	+ 20.0%	55	44	- 20.0%
Days on Market Until Sale	39	45	+ 15.4%	43	52	+ 20.9%
Median Sales Price*	\$211,050	\$284,000	+ 34.6%	\$230,000	\$238,500	+ 3.7%
Average Sales Price*	\$248,490	\$268,350	+ 8.0%	\$270,528	\$255,747	- 5.5%
Percent of List Price Received*	98.6%	96.4%	- 2.2%	102.0%	99.0%	- 2.9%
Inventory of Homes for Sale	7	15	+ 114.3%	—	—	—
Months Supply of Inventory	1.3	3.4	+ 161.5%	—	—	—

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

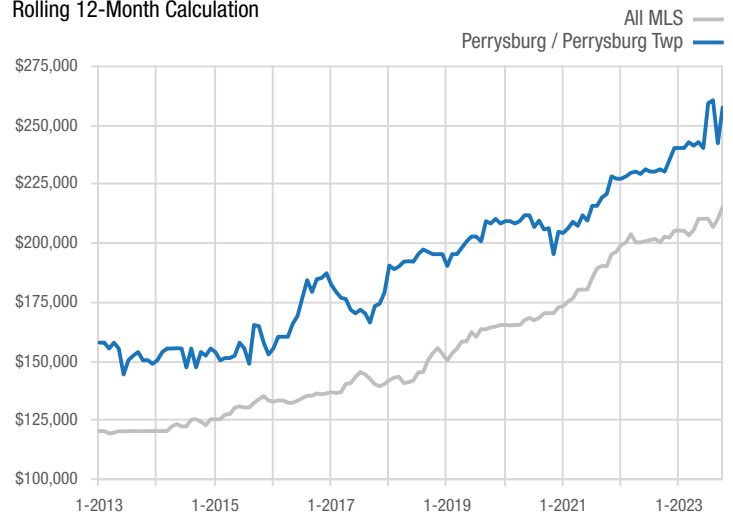
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

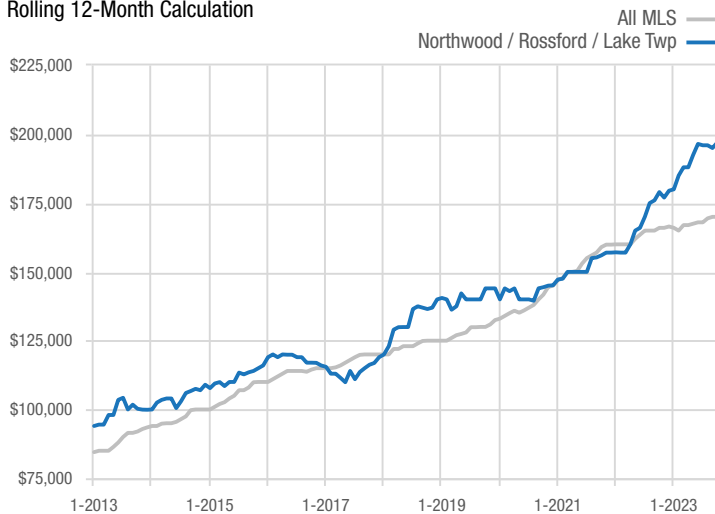
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	19	23	+ 21.1%	236	205	- 13.1%
Pending Sales	23	9	- 60.9%	217	173	- 20.3%
Closed Sales	25	15	- 40.0%	220	174	- 20.9%
Days on Market Until Sale	56	61	+ 8.9%	53	50	- 5.7%
Median Sales Price*	\$178,000	\$195,000	+ 9.6%	\$180,000	\$200,000	+ 11.1%
Average Sales Price*	\$181,472	\$210,703	+ 16.1%	\$202,639	\$222,750	+ 9.9%
Percent of List Price Received*	100.8%	103.7%	+ 2.9%	102.6%	102.3%	- 0.3%
Inventory of Homes for Sale	33	40	+ 21.2%	—	—	—
Months Supply of Inventory	1.5	2.5	+ 66.7%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	—	11	6	- 45.5%
Pending Sales	0	2	—	5	7	+ 40.0%
Closed Sales	0	2	—	5	8	+ 60.0%
Days on Market Until Sale	—	51	—	44	88	+ 100.0%
Median Sales Price*	—	\$233,000	—	\$228,000	\$243,500	+ 6.8%
Average Sales Price*	—	\$233,000	—	\$204,800	\$196,363	- 4.1%
Percent of List Price Received*	—	96.9%	—	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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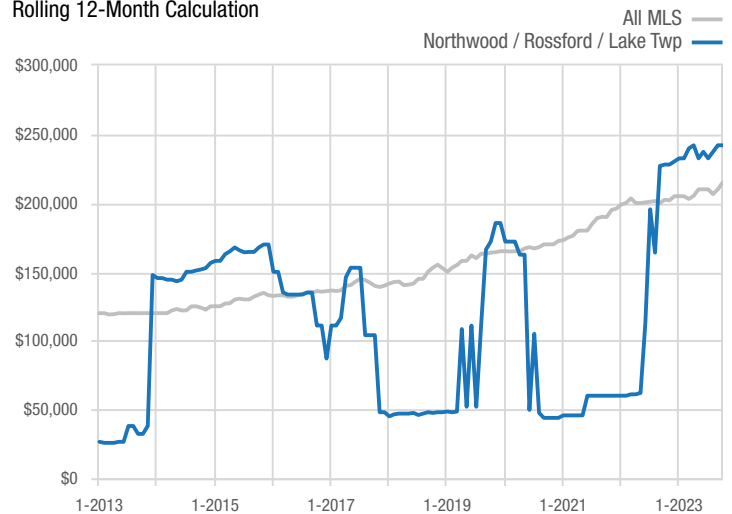
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

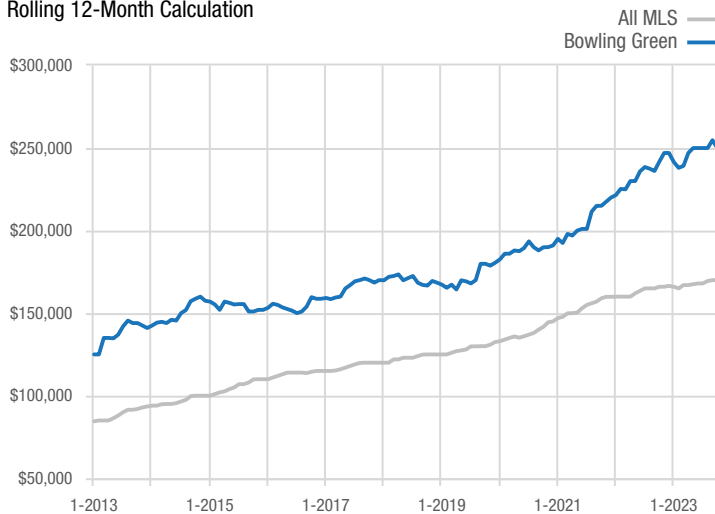
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	8	8	0.0%	171	141	- 17.5%
Pending Sales	14	7	- 50.0%	169	128	- 24.3%
Closed Sales	17	9	- 47.1%	170	129	- 24.1%
Days on Market Until Sale	51	34	- 33.3%	43	39	- 9.3%
Median Sales Price*	\$272,000	\$239,000	- 12.1%	\$248,000	\$254,750	+ 2.7%
Average Sales Price*	\$308,206	\$246,044	- 20.2%	\$258,589	\$271,824	+ 5.1%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	101.9%	100.7%	- 1.2%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	4	1	- 75.0%	23	19	- 17.4%
Pending Sales	1	1	0.0%	21	22	+ 4.8%
Closed Sales	1	1	0.0%	20	21	+ 5.0%
Days on Market Until Sale	40	59	+ 47.5%	55	49	- 10.9%
Median Sales Price*	\$329,900	\$350,000	+ 6.1%	\$234,500	\$286,400	+ 22.1%
Average Sales Price*	\$329,900	\$350,000	+ 6.1%	\$246,592	\$281,833	+ 14.3%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	102.9%	100.2%	- 2.6%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.8	0.4	- 77.8%	—	—	—

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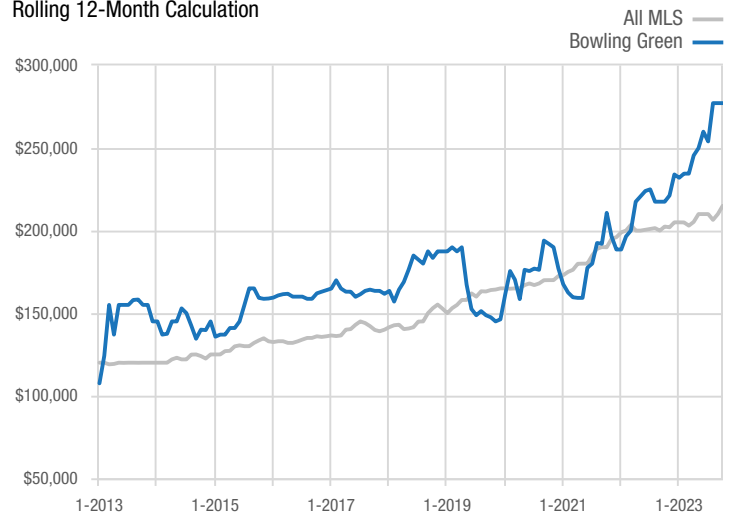
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

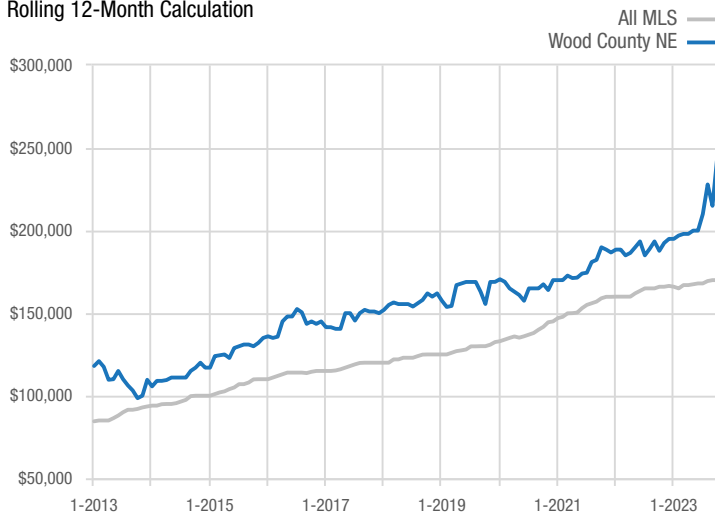
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	8	5	- 37.5%	64	75	+ 17.2%
Pending Sales	6	13	+ 116.7%	50	61	+ 22.0%
Closed Sales	6	11	+ 83.3%	48	58	+ 20.8%
Days on Market Until Sale	37	48	+ 29.7%	61	54	- 11.5%
Median Sales Price*	\$240,900	\$280,000	+ 16.2%	\$197,000	\$255,000	+ 29.4%
Average Sales Price*	\$228,880	\$304,500	+ 33.0%	\$218,056	\$264,475	+ 21.3%
Percent of List Price Received*	97.9%	98.6%	+ 0.7%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	14	19	+ 35.7%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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	—	—	—	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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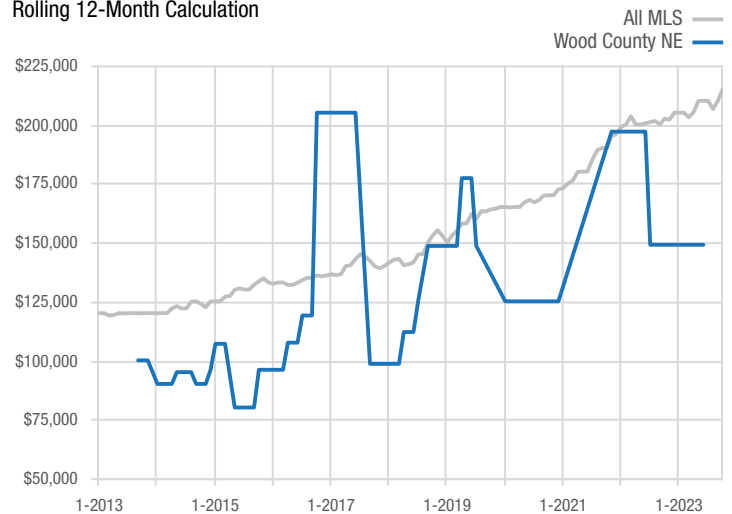
Median Sales Price - Single Family

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

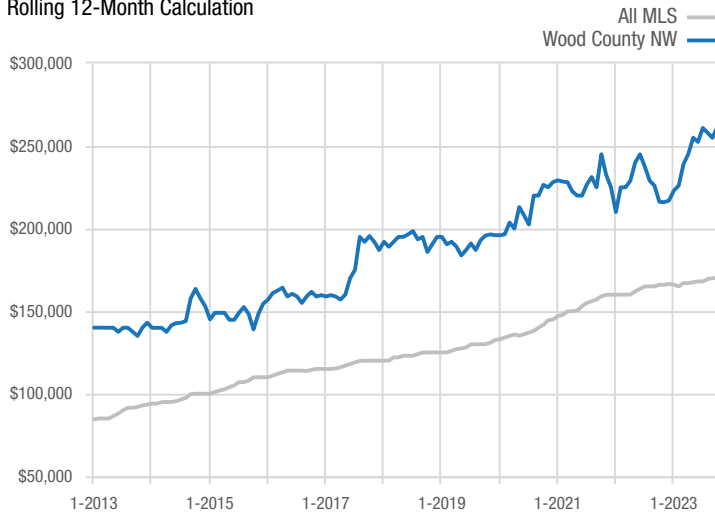
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	7	5	- 28.6%	77	58	- 24.7%
Pending Sales	9	8	- 11.1%	69	53	- 23.2%
Closed Sales	8	7	- 12.5%	68	51	- 25.0%
Days on Market Until Sale	49	61	+ 24.5%	48	60	+ 25.0%
Median Sales Price*	\$240,200	\$330,000	+ 37.4%	\$226,000	\$272,500	+ 20.6%
Average Sales Price*	\$276,200	\$295,357	+ 6.9%	\$266,271	\$292,302	+ 9.8%
Percent of List Price Received*	99.9%	93.4%	- 6.5%	101.0%	100.1%	- 0.9%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	0	0	—	1	3	+ 200.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	21	—	0	32	—
Median Sales Price*	—	\$138,900	—	\$125,000	\$138,900	+ 11.1%
Average Sales Price*	—	\$138,900	—	\$125,000	\$171,200	+ 37.0%
Percent of List Price Received*	—	106.9%	—	100.0%	104.7%	+ 4.7%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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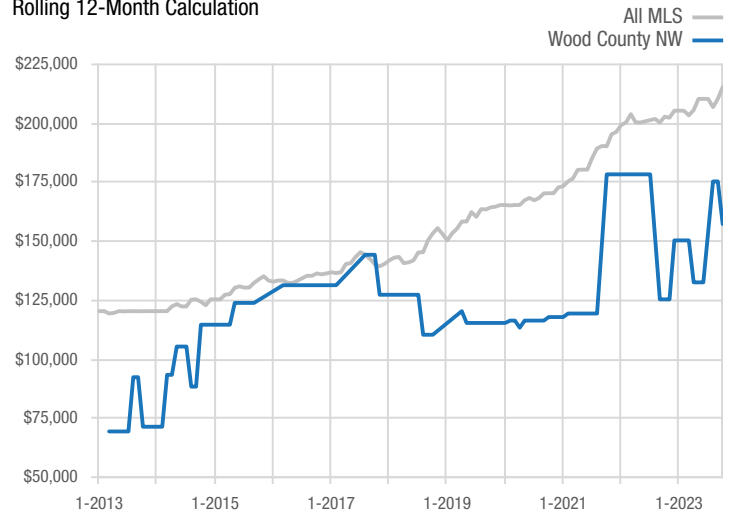
Median Sales Price - Single Family

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

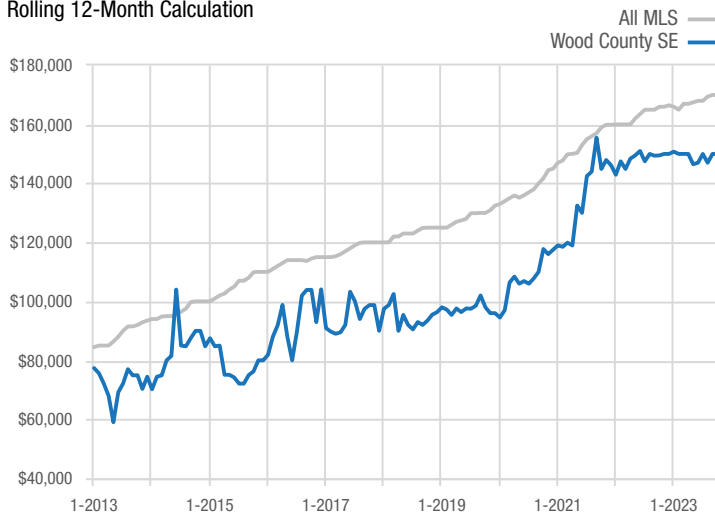
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	4	6	+ 50.0%	72	46	- 36.1%
Pending Sales	5	6	+ 20.0%	60	45	- 25.0%
Closed Sales	4	5	+ 25.0%	59	45	- 23.7%
Days on Market Until Sale	61	43	- 29.5%	73	75	+ 2.7%
Median Sales Price*	\$235,000	\$178,000	- 24.3%	\$151,555	\$157,400	+ 3.9%
Average Sales Price*	\$211,633	\$181,480	- 14.2%	\$181,204	\$162,244	- 10.5%
Percent of List Price Received*	97.8%	100.1%	+ 2.4%	98.5%	96.8%	- 1.7%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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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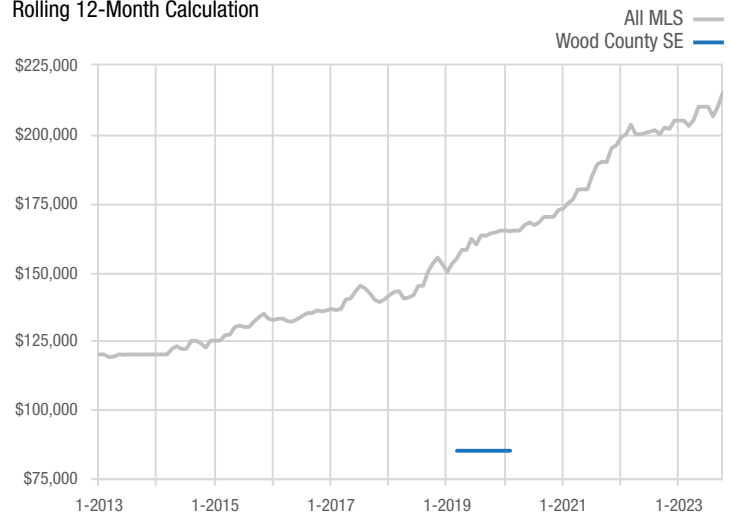
Median Sales Price - Single Family

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

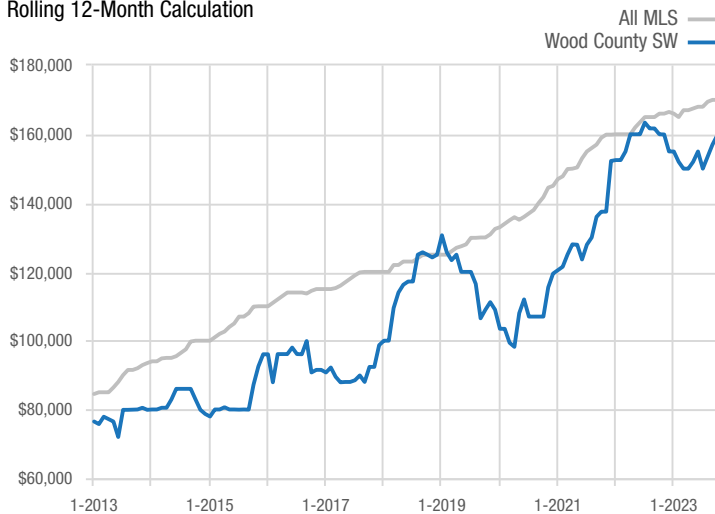
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	11	5	- 54.5%	82	66	- 19.5%
Pending Sales	4	5	+ 25.0%	66	52	- 21.2%
Closed Sales	5	5	0.0%	65	51	- 21.5%
Days on Market Until Sale	87	71	- 18.4%	60	68	+ 13.3%
Median Sales Price*	\$141,500	\$80,900	- 42.8%	\$157,450	\$160,000	+ 1.6%
Average Sales Price*	\$118,750	\$112,240	- 5.5%	\$171,270	\$166,011	- 3.1%
Percent of List Price Received*	94.4%	97.3%	+ 3.1%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	16	18	+ 12.5%	—	—	—
Months Supply of Inventory	2.4	3.3	+ 37.5%	—	—	—

Condo-Villa	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% 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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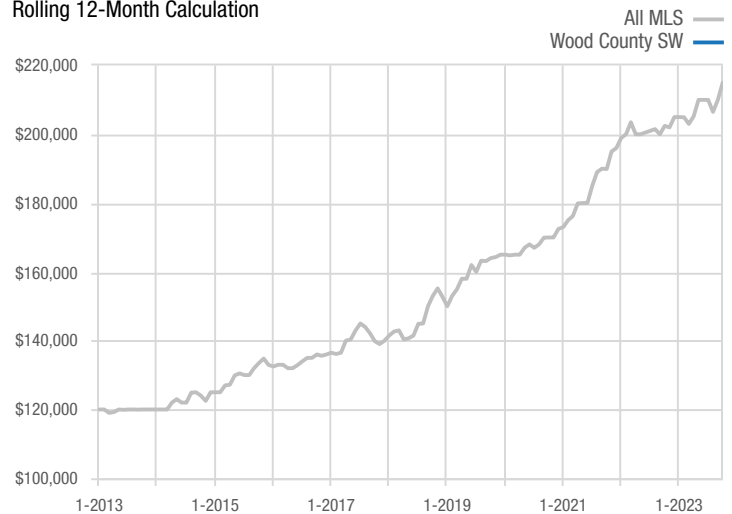
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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