

Local Market Update – October 2024

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Lucas and Wood Counties

U.S. existing-home sales unexpectedly slipped 1.0% month-over-month and 3.5% year-over-year to a seasonally adjusted annual rate of 3.84 million, the lowest level in more than a decade, according to the National Association of REALTORS® (NAR). Prospective buyers have pulled back in recent months, despite lower mortgage rates and more home choices compared to the same time last year.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	605	573	-5.3%	5801	5,911	1.9%
Closed Sales	472	521	10.4%	4,724	4,695	-0.6%
Days on Market	55	57	3.6%	57	57	0.0%
SP\$/SqFt	\$120.82	\$131.34	8.7%	\$117.26	\$126.37	7.8%
Median Sales Price*	\$173,000	\$190,000	9.8%	\$172,000	\$186,000	8.1%
Average Sales Price*	\$210,666	\$227,298	7.9%	\$209,380	\$222,617	6.3%
Percent of List Price Received*	100%	101%	---	---	101%	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$99,434,496	\$118,422,199	19.1%	\$989,049,025	\$1,045,050,429	5.7%

Condo/Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	62	34	-45.2%	528	455	-13.8%
Closed Sales	48	31	-35.4%	432	395	-8.6%
Days on Market	48	70	45.8%	50	61	22.0%
SP\$/SqFt	\$129.26	\$149.72	15.8%	\$134.84	\$147.82	9.6%
Median Sales Price*	\$207,500	\$250,000	20.5%	\$217,200	\$230,000	5.9%
Average Sales Price*	\$222,570	\$259,273	16.5%	\$223,392	\$248,609	11.3%
Percent of List Price Received*	100%	100%	0.0%	100%	100%	0.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume (in 1000's)	\$10,683,340	\$8,037,450	-24.8%	\$96,505,516	\$98,200,403	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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,018	919	- 9.7%	9,642	9,650	+ 0.1%
Pending Sales		836	891	+ 6.6%	8,003	7,858	- 1.8%
Closed Sales		809	853	+ 5.4%	7,877	7,763	- 1.4%
Days on Market Until Sale		57	60	+ 5.3%	60	60	0.0%
Median Sales Price		\$180,000	\$197,750	+ 9.9%	\$175,000	\$189,900	+ 8.5%
Average Sales Price		\$211,347	\$226,669	+ 7.2%	\$209,002	\$222,791	+ 6.6%
Percent of List Price Received		99.7%	99.5%	- 0.2%	100.0%	100.0%	0.0%
Housing Affordability Index		154	154	0.0%	158	161	+ 1.9%
Inventory of Homes for Sale		1,952	1,967	+ 0.8%	—	—	—
Months Supply of Inventory		2.5	2.6	+ 4.0%	—	—	—

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Lucas County

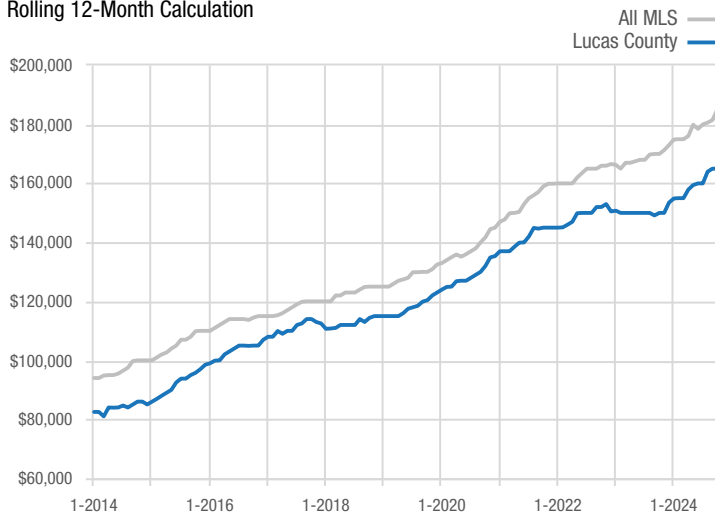
Single Family Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	501	433	- 13.6%	4,728	4,730	+ 0.0%
Pending Sales	408	454	+ 11.3%	3,876	3,839	- 1.0%
Closed Sales	390	421	+ 7.9%	3,830	3,765	- 1.7%
Days on Market Until Sale	53	56	+ 5.7%	57	55	- 3.5%
Median Sales Price*	\$156,000	\$171,000	+ 9.6%	\$152,000	\$165,000	+ 8.6%
Average Sales Price*	\$192,297	\$212,719	+ 10.6%	\$188,712	\$202,140	+ 7.1%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	910	864	- 5.1%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	47	21	- 55.3%	436	354	- 18.8%
Pending Sales	45	26	- 42.2%	374	316	- 15.5%
Closed Sales	38	24	- 36.8%	355	314	- 11.5%
Days on Market Until Sale	49	75	+ 53.1%	49	61	+ 24.5%
Median Sales Price*	\$195,000	\$252,500	+ 29.5%	\$205,000	\$225,000	+ 9.8%
Average Sales Price*	\$214,270	\$265,660	+ 24.0%	\$217,300	\$246,450	+ 13.4%
Percent of List Price Received*	100.7%	100.0%	- 0.7%	99.9%	99.9%	0.0%
Inventory of Homes for Sale	73	49	- 32.9%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

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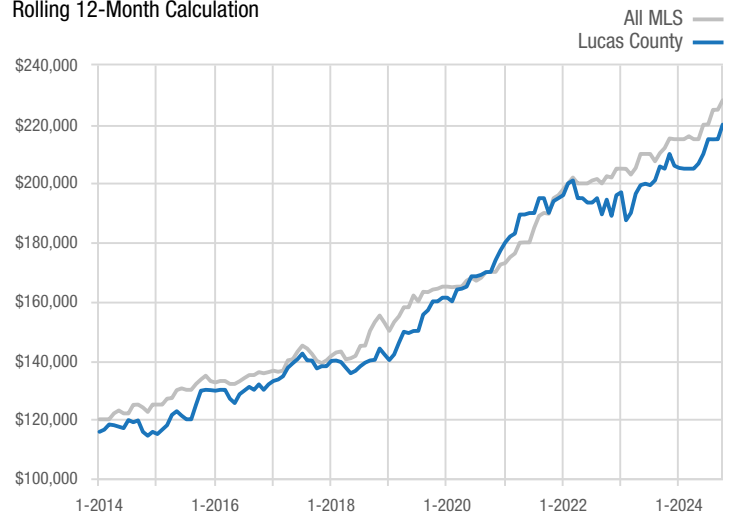
Median Sales Price - Single Family

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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Toledo - All Zip Codes

Zip Code: 43604, 43605, 43606, 43607, 43608, 43609, 43610, 43611, 43612, 43613, 43614, 43615, 43617, 43620, 43623

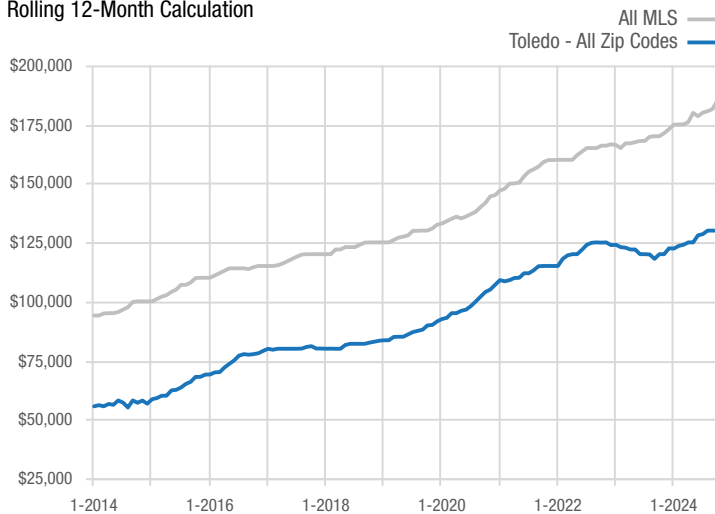
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	363	301	- 17.1%	3,420	3,295	- 3.7%
Pending Sales	279	313	+ 12.2%	2,827	2,742	- 3.0%
Closed Sales	276	275	- 0.4%	2,806	2,694	- 4.0%
Days on Market Until Sale	49	53	+ 8.2%	58	54	- 6.9%
Median Sales Price*	\$128,000	\$139,900	+ 9.3%	\$122,500	\$133,500	+ 9.0%
Average Sales Price*	\$138,759	\$150,099	+ 8.2%	\$142,377	\$151,150	+ 6.2%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	664	575	- 13.4%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	25	10	- 60.0%	235	177	- 24.7%
Pending Sales	20	12	- 40.0%	190	150	- 21.1%
Closed Sales	21	11	- 47.6%	185	149	- 19.5%
Days on Market Until Sale	43	65	+ 51.2%	46	53	+ 15.2%
Median Sales Price*	\$153,450	\$249,900	+ 62.9%	\$160,000	\$185,250	+ 15.8%
Average Sales Price*	\$181,540	\$254,318	+ 40.1%	\$180,728	\$196,544	+ 8.8%
Percent of List Price Received*	100.9%	99.0%	- 1.9%	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	42	27	- 35.7%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

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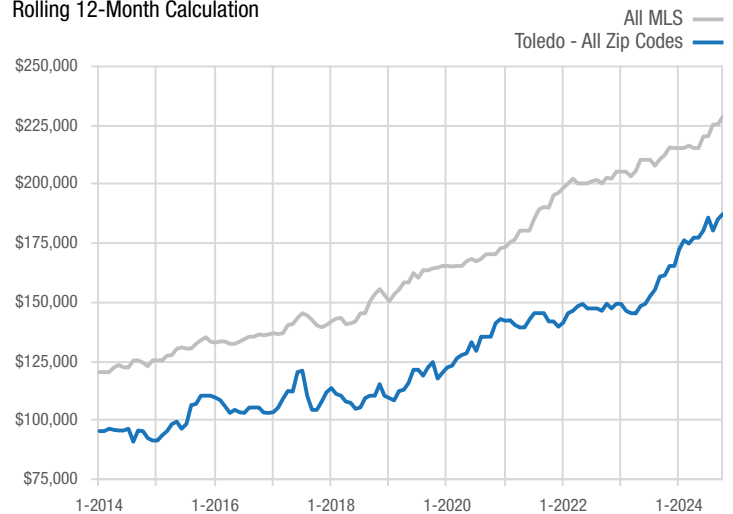
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

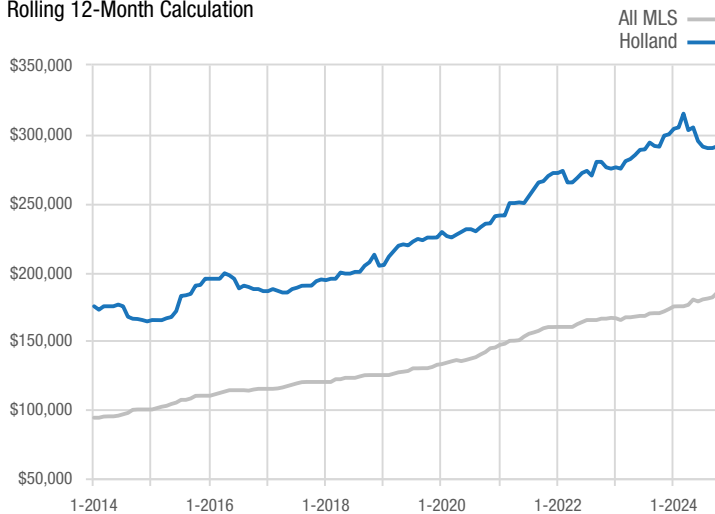
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	11	11	0.0%	147	143	- 2.7%
Pending Sales	13	13	0.0%	117	109	- 6.8%
Closed Sales	12	13	+ 8.3%	112	108	- 3.6%
Days on Market Until Sale	54	65	+ 20.4%	46	56	+ 21.7%
Median Sales Price*	\$295,075	\$297,500	+ 0.8%	\$301,000	\$290,625	- 3.4%
Average Sales Price*	\$291,704	\$319,508	+ 9.5%	\$301,768	\$312,567	+ 3.6%
Percent of List Price Received*	98.0%	101.7%	+ 3.8%	101.1%	101.7%	+ 0.6%
Inventory of Homes for Sale	22	31	+ 40.9%	—	—	—
Months Supply of Inventory	1.9	3.0	+ 57.9%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	2	- 33.3%	31	21	- 32.3%
Pending Sales	4	2	- 50.0%	24	15	- 37.5%
Closed Sales	4	2	- 50.0%	24	15	- 37.5%
Days on Market Until Sale	38	28	- 26.3%	49	69	+ 40.8%
Median Sales Price*	\$361,750	\$415,750	+ 14.9%	\$329,025	\$355,000	+ 7.9%
Average Sales Price*	\$389,891	\$415,750	+ 6.6%	\$351,361	\$369,053	+ 5.0%
Percent of List Price Received*	99.9%	102.8%	+ 2.9%	99.5%	98.5%	- 1.0%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

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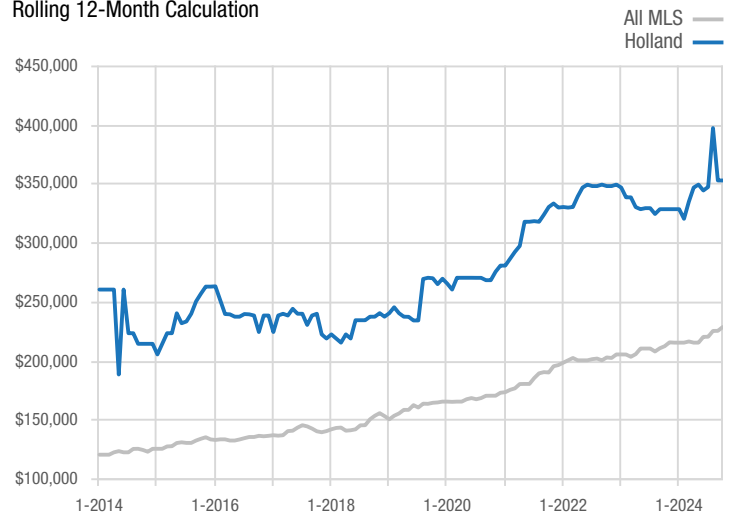
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

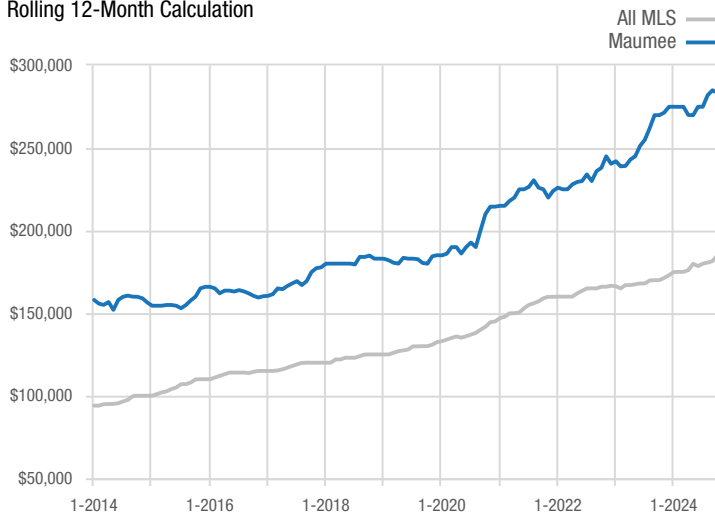
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	25	23	- 8.0%	300	355	+ 18.3%
Pending Sales	31	38	+ 22.6%	255	292	+ 14.5%
Closed Sales	32	37	+ 15.6%	252	287	+ 13.9%
Days on Market Until Sale	46	60	+ 30.4%	48	57	+ 18.8%
Median Sales Price*	\$289,500	\$241,000	- 16.8%	\$279,950	\$288,000	+ 2.9%
Average Sales Price*	\$291,145	\$313,367	+ 7.6%	\$300,229	\$317,793	+ 5.9%
Percent of List Price Received*	99.8%	100.9%	+ 1.1%	101.6%	101.2%	- 0.4%
Inventory of Homes for Sale	55	59	+ 7.3%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	1	- 66.7%	47	44	- 6.4%
Pending Sales	8	0	- 100.0%	46	37	- 19.6%
Closed Sales	6	0	- 100.0%	44	37	- 15.9%
Days on Market Until Sale	62	—	—	52	44	- 15.4%
Median Sales Price*	\$183,700	—	—	\$245,000	\$279,000	+ 13.9%
Average Sales Price*	\$178,067	—	—	\$261,169	\$343,715	+ 31.6%
Percent of List Price Received*	96.7%	—	—	99.4%	99.5%	+ 0.1%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

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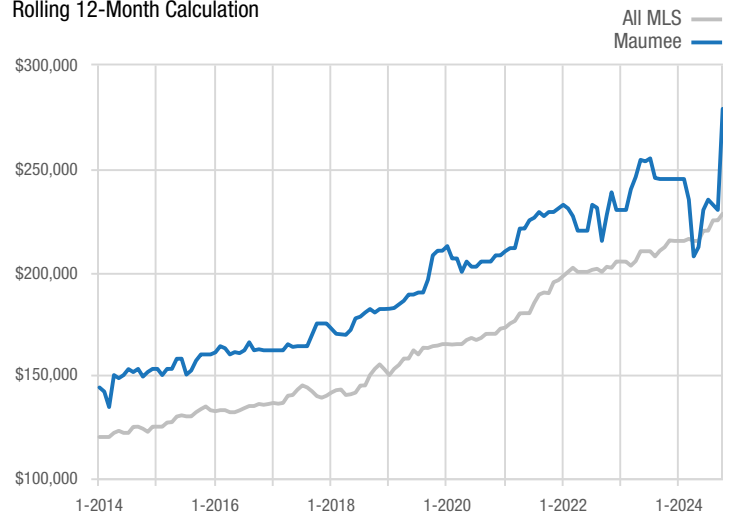
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

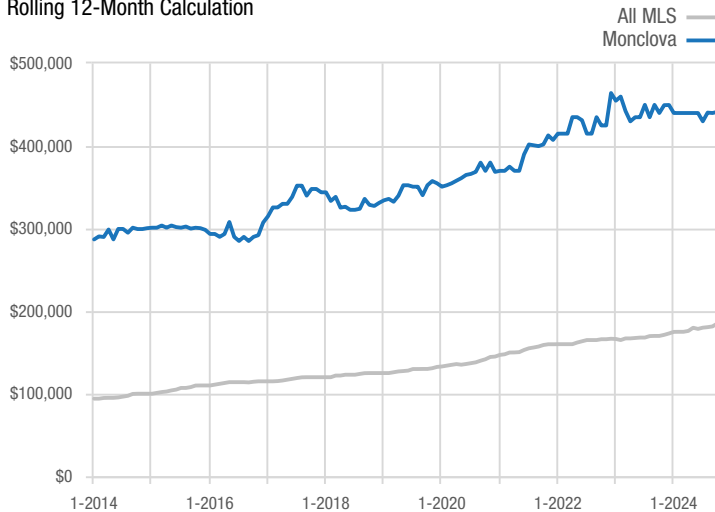
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	8	3	- 62.5%	56	46	- 17.9%
Pending Sales	10	7	- 30.0%	43	37	- 14.0%
Closed Sales	9	7	- 22.2%	40	37	- 7.5%
Days on Market Until Sale	119	65	- 45.4%	96	73	- 24.0%
Median Sales Price*	\$425,000	\$441,700	+ 3.9%	\$449,700	\$441,350	- 1.9%
Average Sales Price*	\$399,767	\$556,349	+ 39.2%	\$458,895	\$492,676	+ 7.4%
Percent of List Price Received*	96.6%	100.3%	+ 3.8%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	3.4	2.3	- 32.4%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	11	1	- 90.9%	23	12	- 47.8%
Pending Sales	8	0	- 100.0%	19	12	- 36.8%
Closed Sales	1	3	+ 200.0%	10	17	+ 70.0%
Days on Market Until Sale	251	238	- 5.2%	153	263	+ 71.9%
Median Sales Price*	\$404,445	\$320,000	- 20.9%	\$342,113	\$381,415	+ 11.5%
Average Sales Price*	\$404,445	\$350,283	- 13.4%	\$354,318	\$374,845	+ 5.8%
Percent of List Price Received*	100.0%	101.1%	+ 1.1%	99.3%	100.3%	+ 1.0%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

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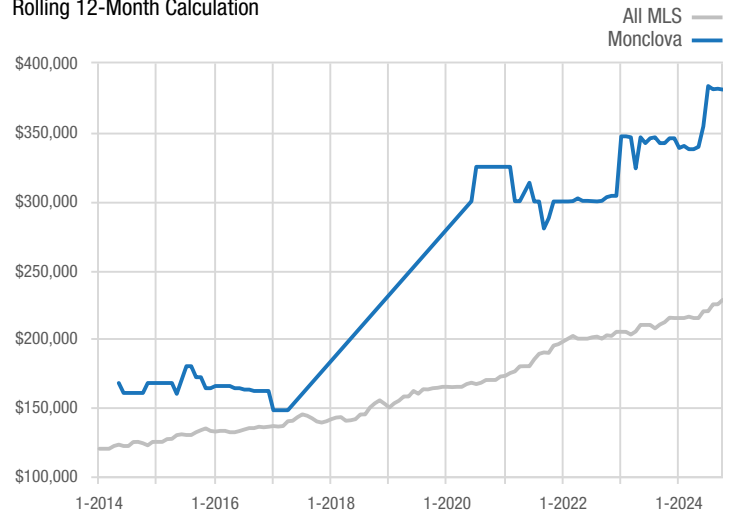
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

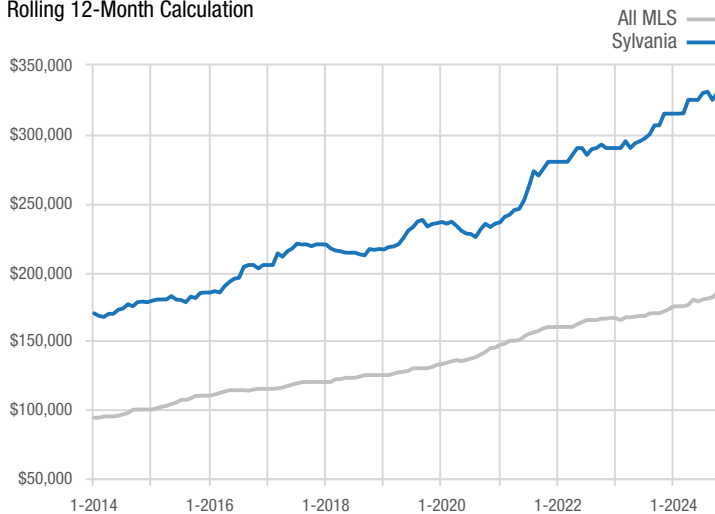
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	38	41	+ 7.9%	356	391	+ 9.8%
Pending Sales	32	36	+ 12.5%	295	304	+ 3.1%
Closed Sales	25	37	+ 48.0%	291	299	+ 2.7%
Days on Market Until Sale	51	69	+ 35.3%	57	56	- 1.8%
Median Sales Price*	\$285,000	\$340,000	+ 19.3%	\$315,000	\$334,000	+ 6.0%
Average Sales Price*	\$311,108	\$355,172	+ 14.2%	\$333,495	\$362,165	+ 8.6%
Percent of List Price Received*	100.9%	100.9%	0.0%	101.3%	101.1%	- 0.2%
Inventory of Homes for Sale	74	80	+ 8.1%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	4	6	+ 50.0%	78	72	- 7.7%
Pending Sales	3	10	+ 233.3%	76	73	- 3.9%
Closed Sales	5	8	+ 60.0%	75	69	- 8.0%
Days on Market Until Sale	30	38	+ 26.7%	46	46	0.0%
Median Sales Price*	\$169,900	\$177,500	+ 4.5%	\$215,500	\$219,900	+ 2.0%
Average Sales Price*	\$206,980	\$212,000	+ 2.4%	\$215,896	\$237,236	+ 9.9%
Percent of List Price Received*	105.2%	100.3%	- 4.7%	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

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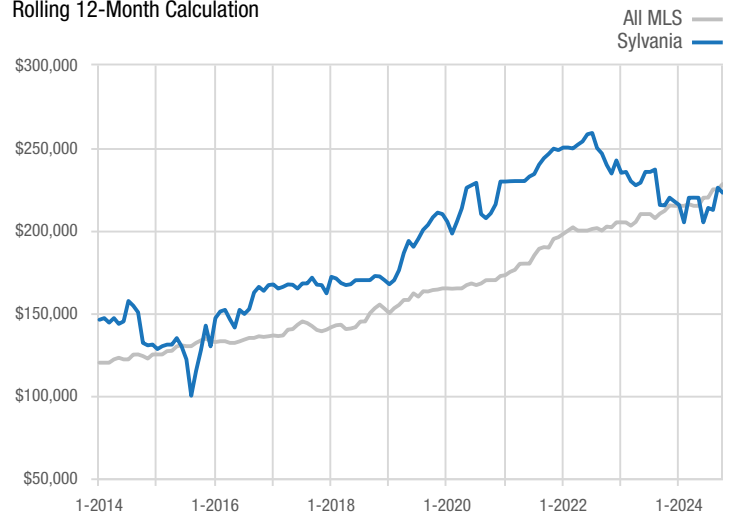
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

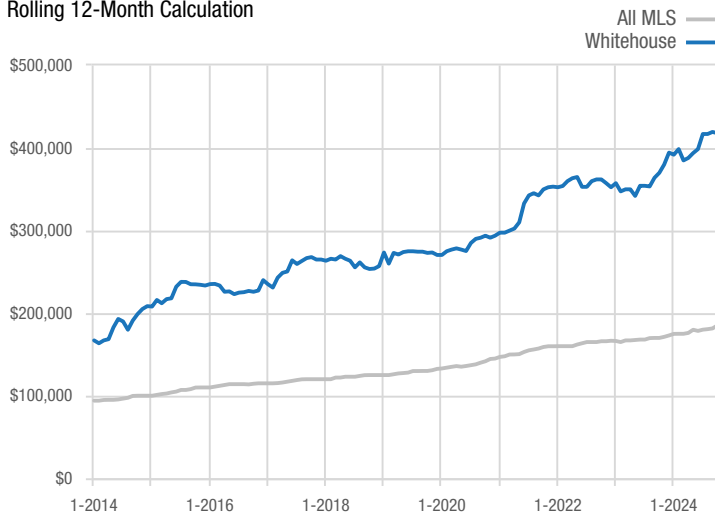
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	8	11	+ 37.5%	86	80	- 7.0%
Pending Sales	10	7	- 30.0%	72	59	- 18.1%
Closed Sales	10	8	- 20.0%	70	56	- 20.0%
Days on Market Until Sale	64	87	+ 35.9%	56	57	+ 1.8%
Median Sales Price*	\$489,500	\$407,000	- 16.9%	\$385,000	\$418,000	+ 8.6%
Average Sales Price*	\$474,040	\$423,206	- 10.7%	\$393,934	\$412,209	+ 4.6%
Percent of List Price Received*	96.9%	97.8%	+ 0.9%	99.9%	99.4%	- 0.5%
Inventory of Homes for Sale	13	20	+ 53.8%	—	—	—
Months Supply of Inventory	1.9	3.5	+ 84.2%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	35	41	+ 17.1%
Median Sales Price*	—	—	—	\$290,000	\$282,250	- 2.7%
Average Sales Price*	—	—	—	\$290,000	\$282,250	- 2.7%
Percent of List Price Received*	—	—	—	97.0%	96.6%	- 0.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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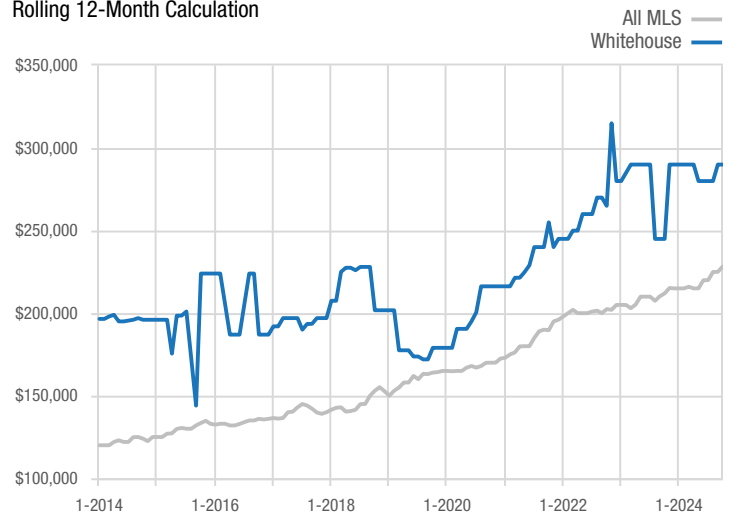
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Waterville

Zip Code 43566

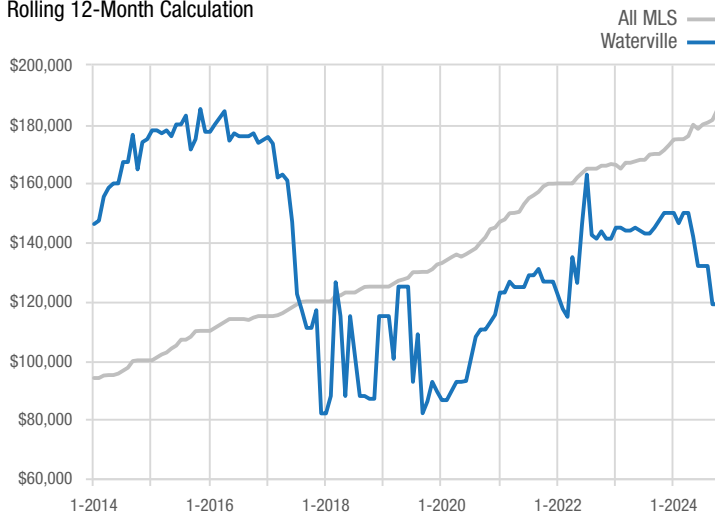
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	1	—	21	14	- 33.3%
Pending Sales	2	1	- 50.0%	18	12	- 33.3%
Closed Sales	1	1	0.0%	17	12	- 29.4%
Days on Market Until Sale	122	73	- 40.2%	76	71	- 6.6%
Median Sales Price*	\$299,000	\$317,400	+ 6.2%	\$150,000	\$102,500	- 31.7%
Average Sales Price*	\$299,000	\$317,400	+ 6.2%	\$159,694	\$129,550	- 18.9%
Percent of List Price Received*	96.8%	99.2%	+ 2.5%	98.5%	96.3%	- 2.2%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	0	1	—	2	1	- 50.0%
Days on Market Until Sale	—	104	—	107	104	- 2.8%
Median Sales Price*	—	\$92,000	—	\$122,500	\$92,000	- 24.9%
Average Sales Price*	—	\$92,000	—	\$122,500	\$92,000	- 24.9%
Percent of List Price Received*	—	92.1%	—	93.8%	92.1%	- 1.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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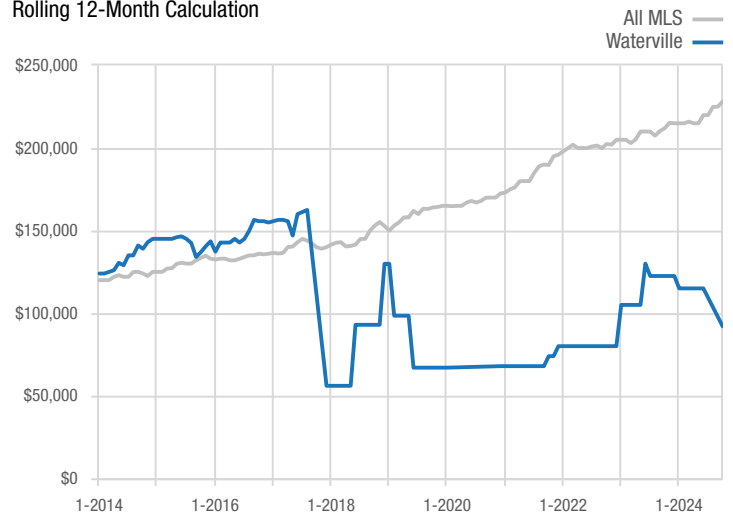
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43604

Zip Code 43604

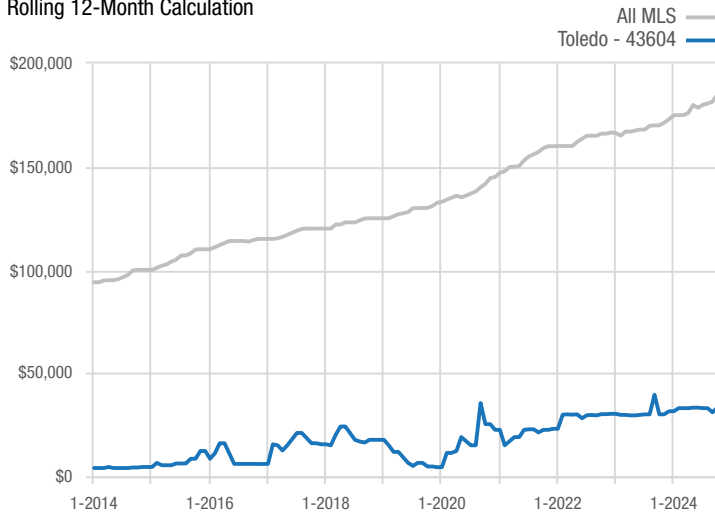
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	2	+ 100.0%	29	30	+ 3.4%
Pending Sales	2	1	- 50.0%	20	21	+ 5.0%
Closed Sales	5	1	- 80.0%	20	20	0.0%
Days on Market Until Sale	28	54	+ 92.9%	53	84	+ 58.5%
Median Sales Price*	\$22,000	\$46,000	+ 109.1%	\$34,750	\$33,750	- 2.9%
Average Sales Price*	\$26,400	\$46,000	+ 74.2%	\$61,061	\$50,178	- 17.8%
Percent of List Price Received*	84.5%	76.8%	- 9.1%	89.2%	89.1%	- 0.1%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	11	13	+ 18.2%
Pending Sales	2	1	- 50.0%	8	13	+ 62.5%
Closed Sales	1	1	0.0%	7	13	+ 85.7%
Days on Market Until Sale	109	116	+ 6.4%	74	80	+ 8.1%
Median Sales Price*	\$305,000	\$255,000	- 16.4%	\$270,000	\$240,000	- 11.1%
Average Sales Price*	\$305,000	\$255,000	- 16.4%	\$274,343	\$246,446	- 10.2%
Percent of List Price Received*	96.8%	96.2%	- 0.6%	98.1%	100.0%	+ 1.9%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.4	1.4	- 41.7%	—	—	—

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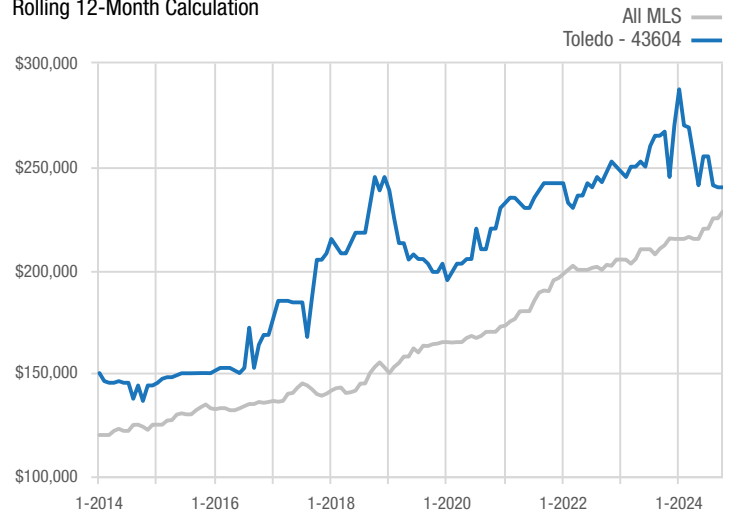
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43605

Zip Code 43605

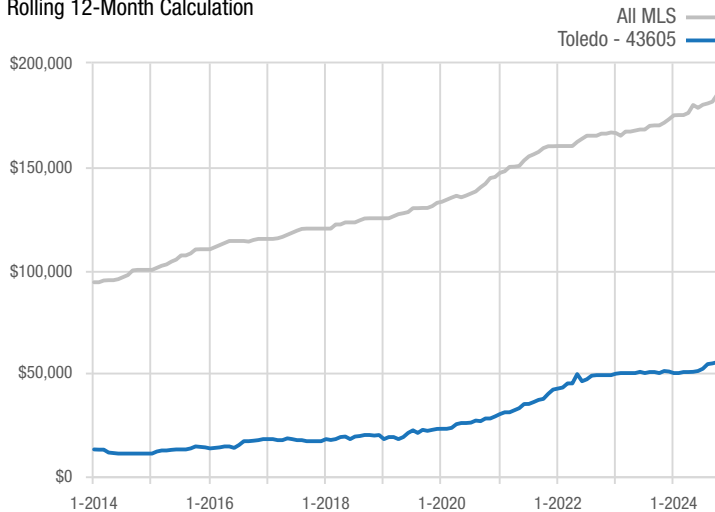
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	29	27	- 6.9%	257	278	+ 8.2%
Pending Sales	27	23	- 14.8%	195	210	+ 7.7%
Closed Sales	30	21	- 30.0%	191	207	+ 8.4%
Days on Market Until Sale	59	63	+ 6.8%	70	57	- 18.6%
Median Sales Price*	\$45,000	\$68,500	+ 52.2%	\$50,000	\$57,750	+ 15.5%
Average Sales Price*	\$56,000	\$74,545	+ 33.1%	\$53,531	\$63,006	+ 17.7%
Percent of List Price Received*	94.5%	99.2%	+ 5.0%	97.0%	97.6%	+ 0.6%
Inventory of Homes for Sale	59	39	- 33.9%	—	—	—
Months Supply of Inventory	3.1	1.9	- 38.7%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	0	—	2	1	- 50.0%
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	146	46	- 68.5%
Median Sales Price*	—	—	—	\$271,000	\$299,999	+ 10.7%
Average Sales Price*	—	—	—	\$271,000	\$299,999	+ 10.7%
Percent of List Price Received*	—	—	—	99.6%	100.0%	+ 0.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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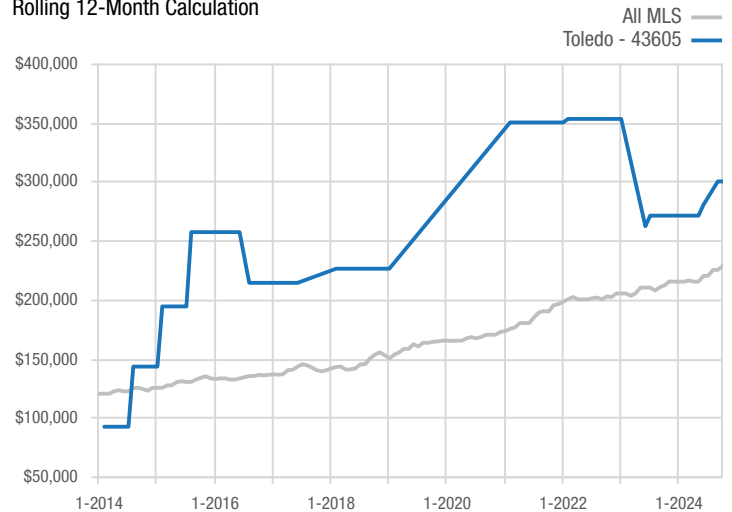
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

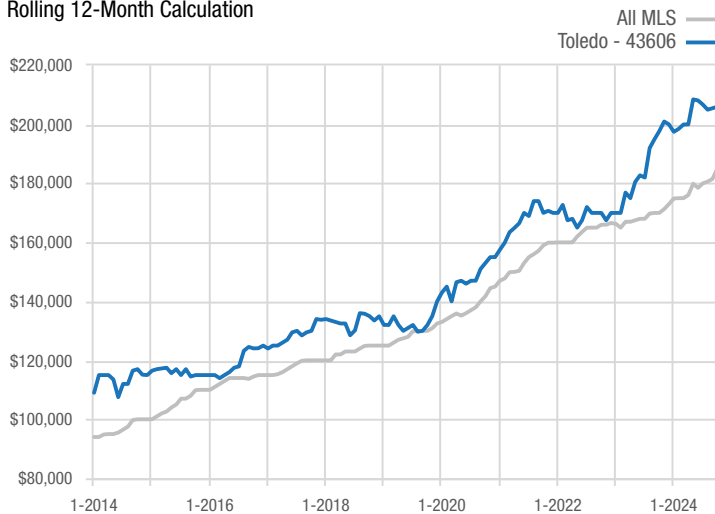
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	16	17	+ 6.3%	257	255	- 0.8%
Pending Sales	20	16	- 20.0%	220	216	- 1.8%
Closed Sales	23	13	- 43.5%	218	216	- 0.9%
Days on Market Until Sale	48	51	+ 6.3%	48	50	+ 4.2%
Median Sales Price*	\$176,000	\$190,000	+ 8.0%	\$200,000	\$210,000	+ 5.0%
Average Sales Price*	\$182,852	\$166,215	- 9.1%	\$212,778	\$224,498	+ 5.5%
Percent of List Price Received*	101.7%	102.0%	+ 0.3%	101.3%	102.2%	+ 0.9%
Inventory of Homes for Sale	42	39	- 7.1%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	0	- 100.0%	8	4	- 50.0%
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	2	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	43	—	—	31	54	+ 74.2%
Median Sales Price*	\$150,000	—	—	\$155,000	\$114,900	- 25.9%
Average Sales Price*	\$150,000	—	—	\$148,000	\$134,380	- 9.2%
Percent of List Price Received*	101.4%	—	—	103.3%	97.3%	- 5.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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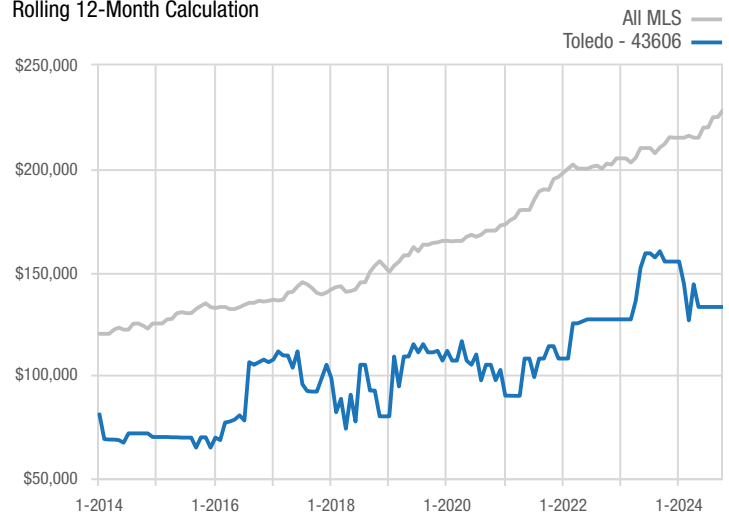
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

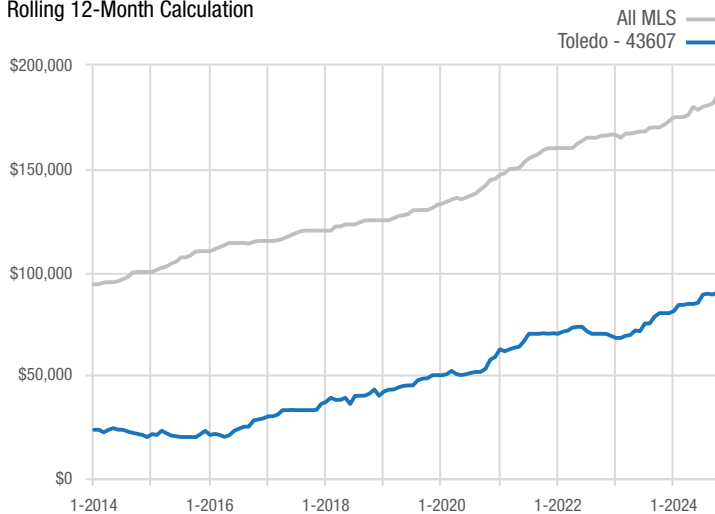
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	32	22	- 31.3%	213	221	+ 3.8%
Pending Sales	11	20	+ 81.8%	156	178	+ 14.1%
Closed Sales	12	19	+ 58.3%	167	172	+ 3.0%
Days on Market Until Sale	48	71	+ 47.9%	63	62	- 1.6%
Median Sales Price*	\$116,450	\$110,000	- 5.5%	\$81,000	\$90,000	+ 11.1%
Average Sales Price*	\$104,575	\$117,398	+ 12.3%	\$85,310	\$96,618	+ 13.3%
Percent of List Price Received*	97.0%	96.8%	- 0.2%	96.5%	97.6%	+ 1.1%
Inventory of Homes for Sale	58	51	- 12.1%	—	—	—
Months Supply of Inventory	3.5	2.9	- 17.1%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	71	—
Median Sales Price*	—	—	—	—	\$51,700	—
Average Sales Price*	—	—	—	—	\$51,700	—
Percent of List Price Received*	—	—	—	—	86.2%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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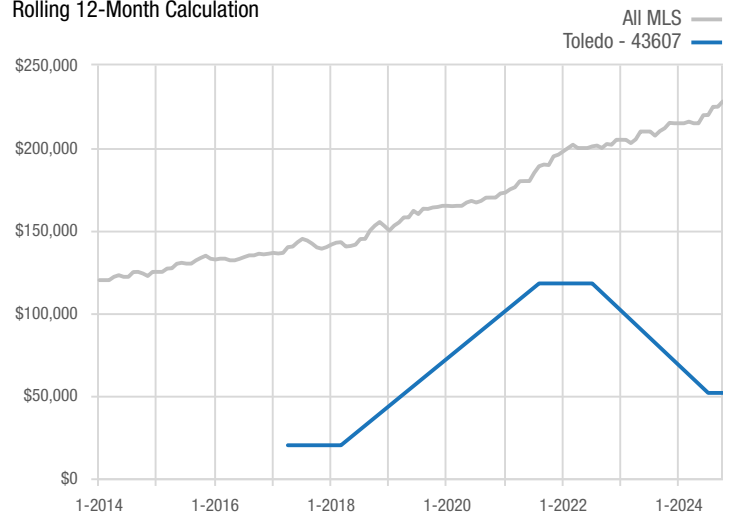
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

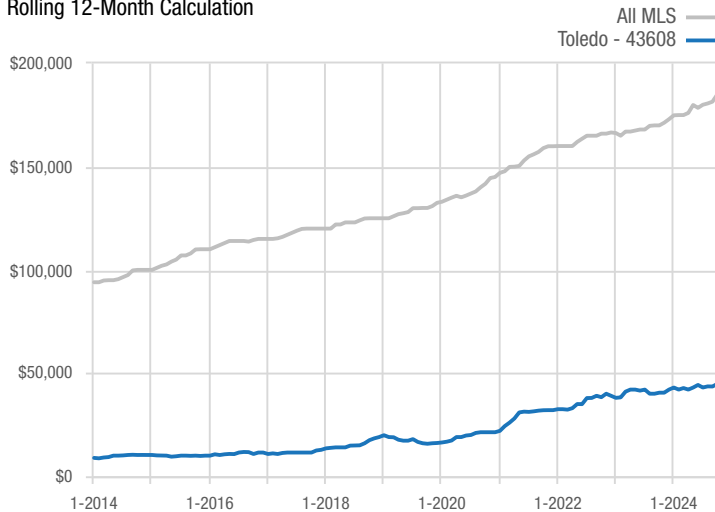
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	17	22	+ 29.4%	195	206	+ 5.6%
Pending Sales	10	25	+ 150.0%	149	153	+ 2.7%
Closed Sales	9	22	+ 144.4%	148	148	0.0%
Days on Market Until Sale	79	51	- 35.4%	63	61	- 3.2%
Median Sales Price*	\$40,000	\$49,600	+ 24.0%	\$42,000	\$45,000	+ 7.1%
Average Sales Price*	\$43,472	\$50,250	+ 15.6%	\$43,869	\$49,269	+ 12.3%
Percent of List Price Received*	104.4%	90.9%	- 12.9%	97.7%	94.7%	- 3.1%
Inventory of Homes for Sale	37	38	+ 2.7%	—	—	—
Months Supply of Inventory	2.6	2.6	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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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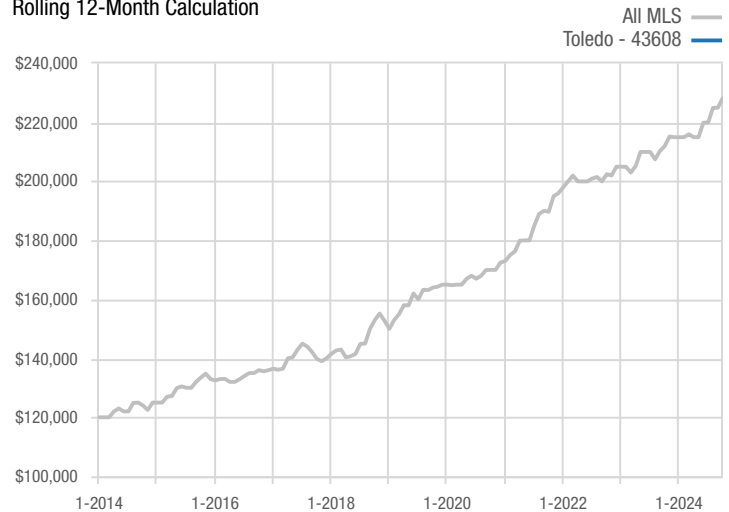
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

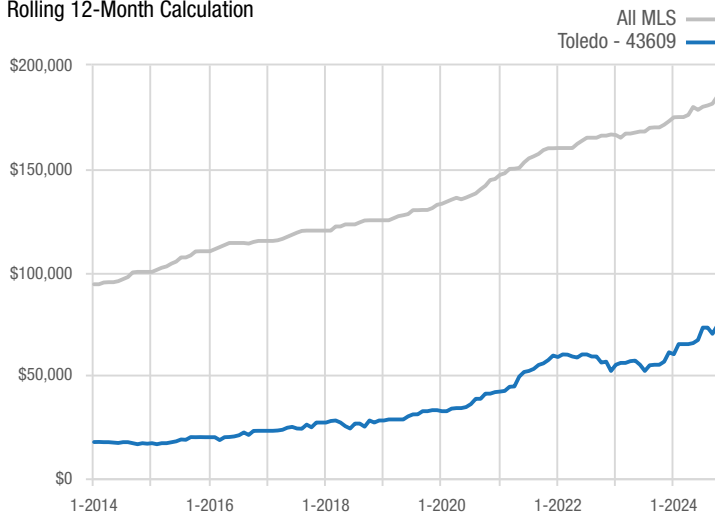
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	23	17	- 26.1%	240	212	- 11.7%
Pending Sales	22	19	- 13.6%	180	170	- 5.6%
Closed Sales	20	16	- 20.0%	180	166	- 7.8%
Days on Market Until Sale	77	34	- 55.8%	65	60	- 7.7%
Median Sales Price*	\$63,250	\$89,500	+ 41.5%	\$57,000	\$70,000	+ 22.8%
Average Sales Price*	\$61,478	\$82,213	+ 33.7%	\$61,324	\$73,394	+ 19.7%
Percent of List Price Received*	94.0%	95.1%	+ 1.2%	99.8%	96.6%	- 3.2%
Inventory of Homes for Sale	60	40	- 33.3%	—	—	—
Months Supply of Inventory	3.1	2.4	- 22.6%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	0	0	—	1	2	+ 100.0%
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	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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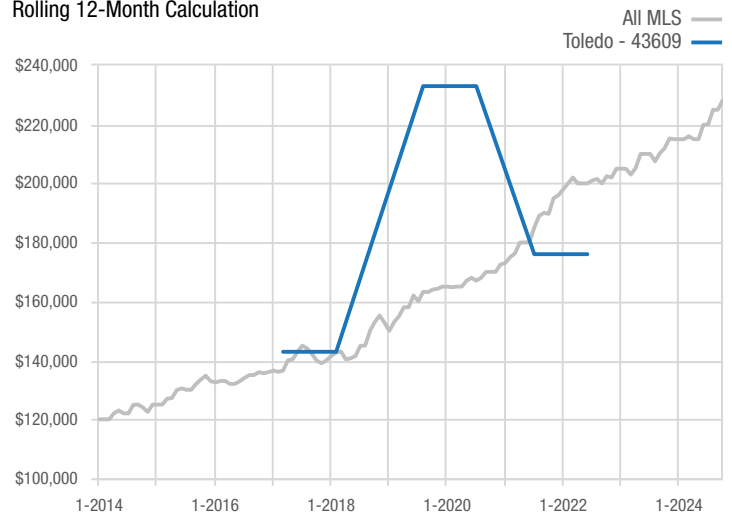
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

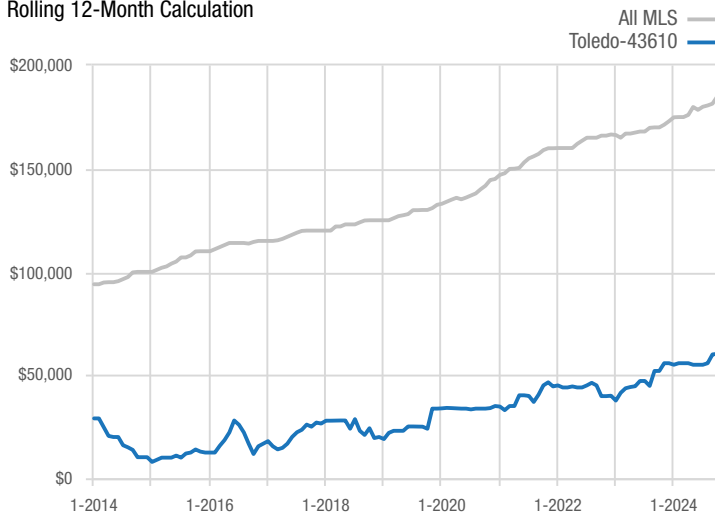
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	7	4	- 42.9%	42	47	+ 11.9%
Pending Sales	3	6	+ 100.0%	28	37	+ 32.1%
Closed Sales	3	5	+ 66.7%	29	36	+ 24.1%
Days on Market Until Sale	43	69	+ 60.5%	79	59	- 25.3%
Median Sales Price*	\$44,300	\$60,300	+ 36.1%	\$55,000	\$61,150	+ 11.2%
Average Sales Price*	\$47,100	\$66,240	+ 40.6%	\$70,022	\$66,135	- 5.6%
Percent of List Price Received*	76.7%	95.1%	+ 24.0%	93.5%	96.9%	+ 3.6%
Inventory of Homes for Sale	15	7	- 53.3%	—	—	—
Months Supply of Inventory	5.5	1.8	- 67.3%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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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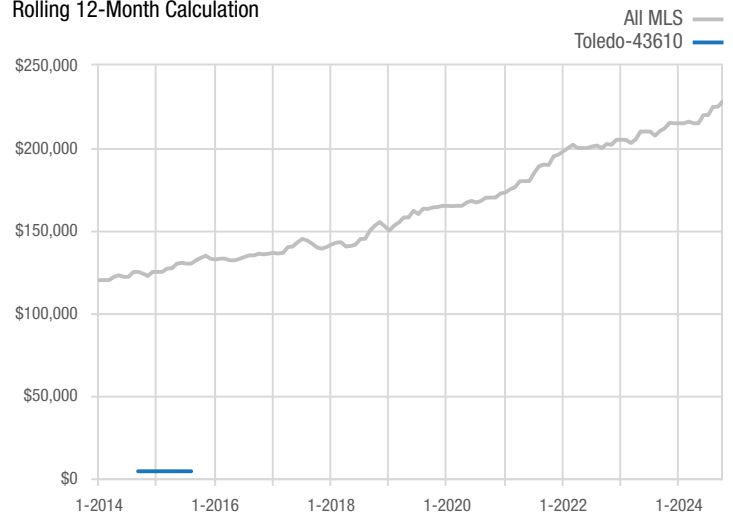
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43611

Zip Code 43611

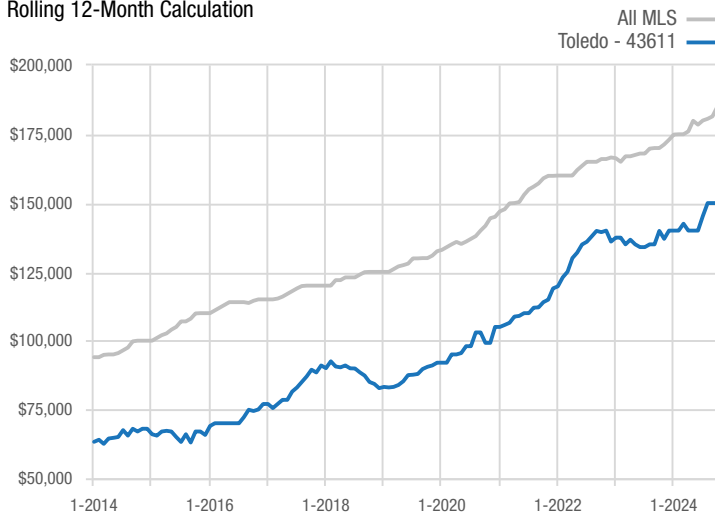
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	22	26	+ 18.2%	204	236	+ 15.7%
Pending Sales	13	25	+ 92.3%	179	199	+ 11.2%
Closed Sales	11	20	+ 81.8%	182	193	+ 6.0%
Days on Market Until Sale	53	46	- 13.2%	63	55	- 12.7%
Median Sales Price*	\$160,000	\$152,525	- 4.7%	\$142,615	\$155,000	+ 8.7%
Average Sales Price*	\$175,591	\$144,568	- 17.7%	\$150,995	\$156,732	+ 3.8%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	102.3%	101.8%	- 0.5%
Inventory of Homes for Sale	41	41	0.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	4	2	- 50.0%
Pending Sales	0	0	—	3	2	- 33.3%
Closed Sales	0	0	—	3	2	- 33.3%
Days on Market Until Sale	—	—	—	51	33	- 35.3%
Median Sales Price*	—	—	—	\$175,000	\$95,000	- 45.7%
Average Sales Price*	—	—	—	\$178,333	\$95,000	- 46.7%
Percent of List Price Received*	—	—	—	92.5%	82.0%	- 11.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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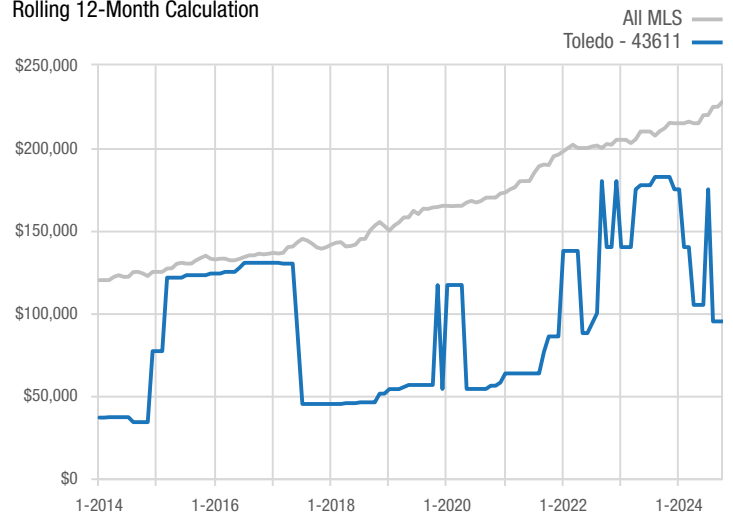
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43612

Zip Code 43612

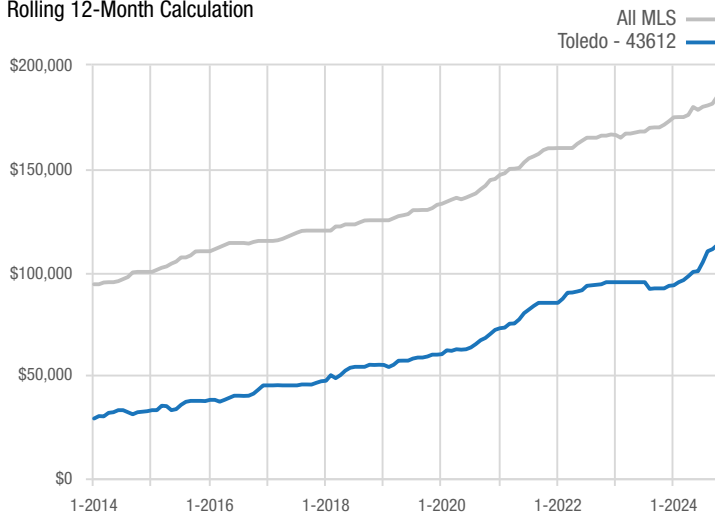
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	51	29	- 43.1%	503	390	- 22.5%
Pending Sales	34	35	+ 2.9%	427	339	- 20.6%
Closed Sales	31	30	- 3.2%	423	333	- 21.3%
Days on Market Until Sale	42	52	+ 23.8%	67	61	- 9.0%
Median Sales Price*	\$100,000	\$121,200	+ 21.2%	\$92,000	\$114,950	+ 24.9%
Average Sales Price*	\$99,227	\$129,181	+ 30.2%	\$97,183	\$117,712	+ 21.1%
Percent of List Price Received*	102.4%	99.0%	- 3.3%	100.9%	100.4%	- 0.5%
Inventory of Homes for Sale	99	63	- 36.4%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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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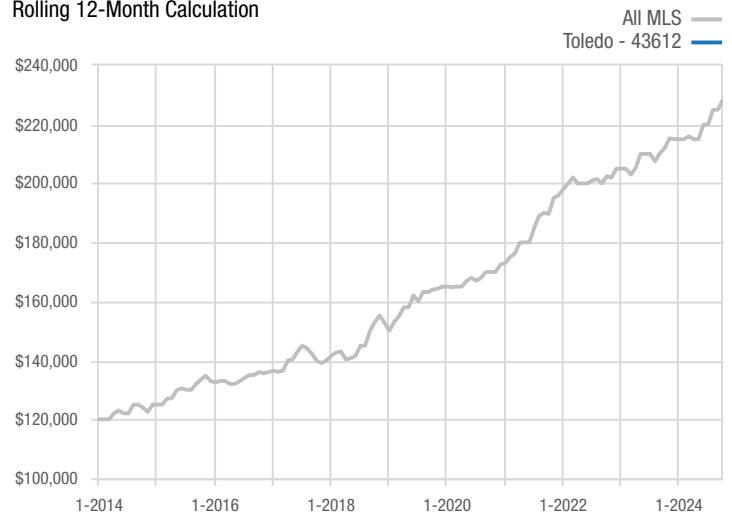
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43613

Zip Code 43613

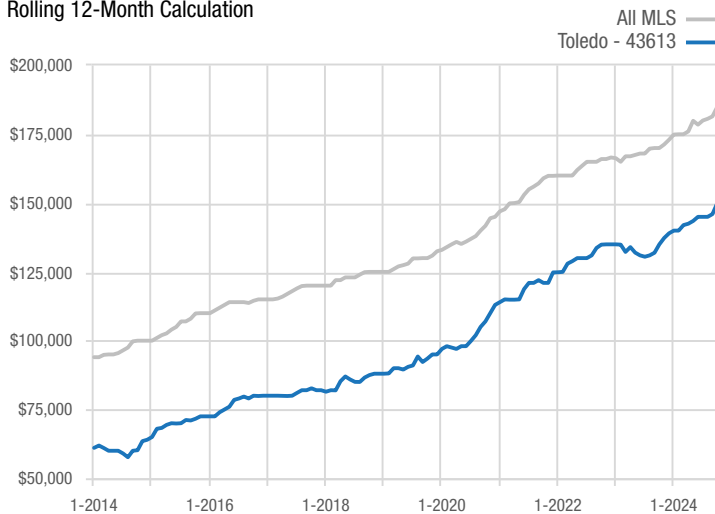
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	55	37	- 32.7%	482	454	- 5.8%
Pending Sales	42	52	+ 23.8%	405	404	- 0.2%
Closed Sales	38	47	+ 23.7%	401	396	- 1.2%
Days on Market Until Sale	47	49	+ 4.3%	50	49	- 2.0%
Median Sales Price*	\$141,250	\$155,500	+ 10.1%	\$138,500	\$150,000	+ 8.3%
Average Sales Price*	\$143,214	\$153,073	+ 6.9%	\$134,055	\$144,208	+ 7.6%
Percent of List Price Received*	102.2%	102.7%	+ 0.5%	102.5%	102.4%	- 0.1%
Inventory of Homes for Sale	82	76	- 7.3%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	—	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
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	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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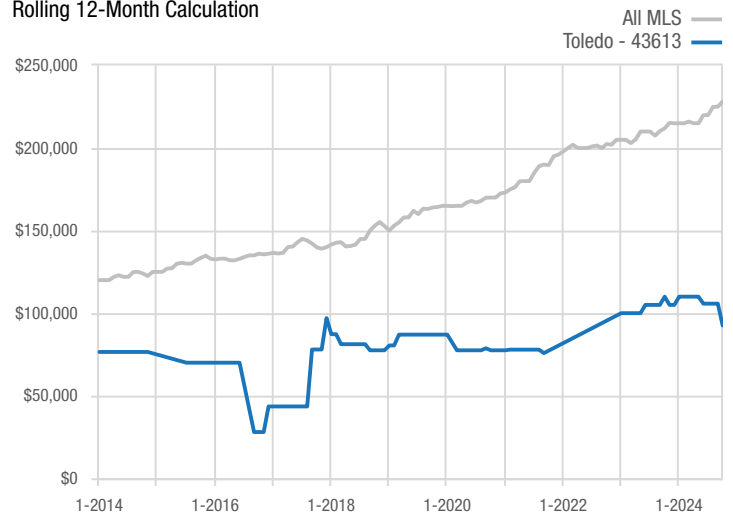
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo-43614

Zip Code 43614

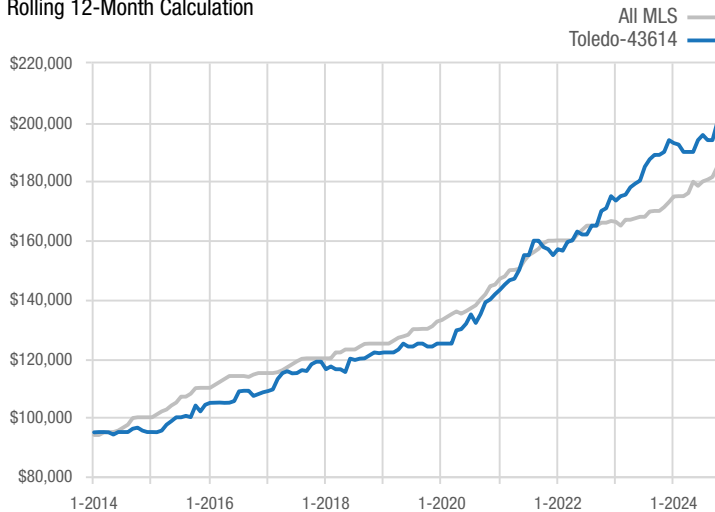
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	37	38	+ 2.7%	336	290	- 13.7%
Pending Sales	35	28	- 20.0%	298	264	- 11.4%
Closed Sales	38	20	- 47.4%	295	257	- 12.9%
Days on Market Until Sale	42	42	0.0%	49	45	- 8.2%
Median Sales Price*	\$174,000	\$203,440	+ 16.9%	\$193,000	\$200,000	+ 3.6%
Average Sales Price*	\$179,866	\$221,539	+ 23.2%	\$195,276	\$203,225	+ 4.1%
Percent of List Price Received*	102.2%	102.3%	+ 0.1%	102.4%	102.4%	0.0%
Inventory of Homes for Sale	61	52	- 14.8%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	8	1	- 87.5%	51	33	- 35.3%
Pending Sales	6	2	- 66.7%	49	31	- 36.7%
Closed Sales	7	2	- 71.4%	49	32	- 34.7%
Days on Market Until Sale	30	25	- 16.7%	44	48	+ 9.1%
Median Sales Price*	\$144,500	\$149,250	+ 3.3%	\$121,000	\$146,500	+ 21.1%
Average Sales Price*	\$160,071	\$149,250	- 6.8%	\$151,350	\$164,673	+ 8.8%
Percent of List Price Received*	100.6%	98.2%	- 2.4%	99.8%	101.2%	+ 1.4%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

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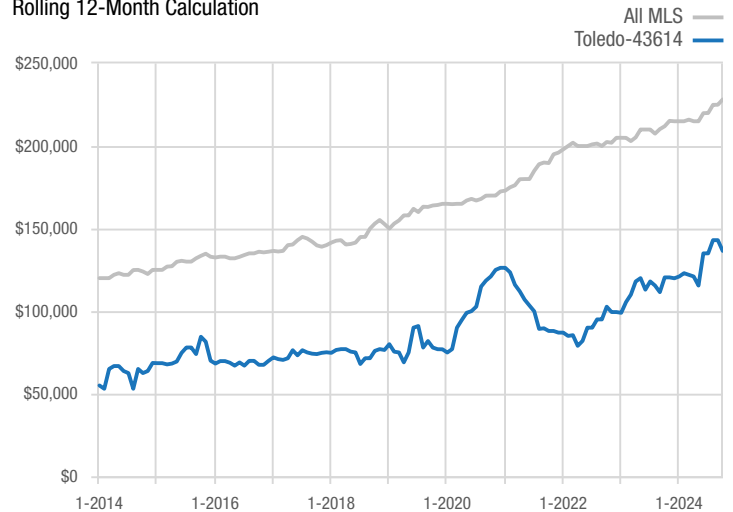
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43615

Zip Code 43615

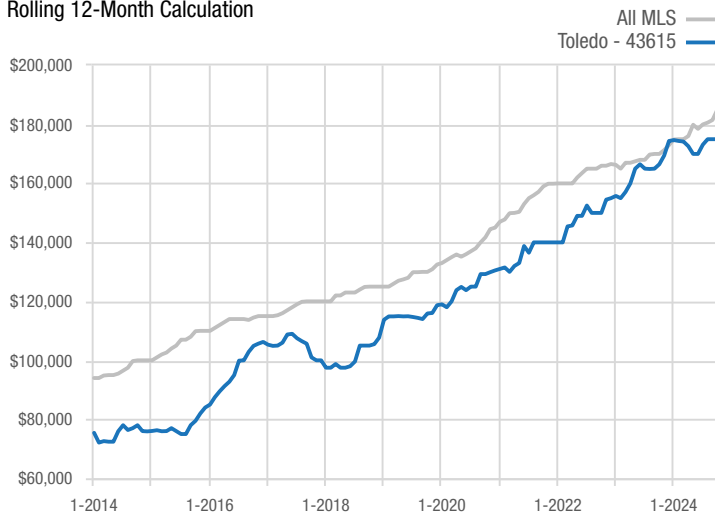
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	41	28	- 31.7%	343	351	+ 2.3%
Pending Sales	36	33	- 8.3%	300	294	- 2.0%
Closed Sales	38	30	- 21.1%	289	291	+ 0.7%
Days on Market Until Sale	43	71	+ 65.1%	50	54	+ 8.0%
Median Sales Price*	\$176,250	\$168,050	- 4.7%	\$173,250	\$173,625	+ 0.2%
Average Sales Price*	\$182,679	\$204,073	+ 11.7%	\$230,291	\$223,362	- 3.0%
Percent of List Price Received*	104.1%	100.7%	- 3.3%	101.7%	103.1%	+ 1.4%
Inventory of Homes for Sale	55	58	+ 5.5%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	8	6	- 25.0%	94	83	- 11.7%
Pending Sales	5	5	0.0%	72	65	- 9.7%
Closed Sales	6	5	- 16.7%	71	62	- 12.7%
Days on Market Until Sale	44	69	+ 56.8%	41	52	+ 26.8%
Median Sales Price*	\$149,900	\$249,900	+ 66.7%	\$163,000	\$169,950	+ 4.3%
Average Sales Price*	\$176,360	\$291,980	+ 65.6%	\$187,517	\$198,970	+ 6.1%
Percent of List Price Received*	98.9%	100.2%	+ 1.3%	100.5%	100.8%	+ 0.3%
Inventory of Homes for Sale	20	15	- 25.0%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

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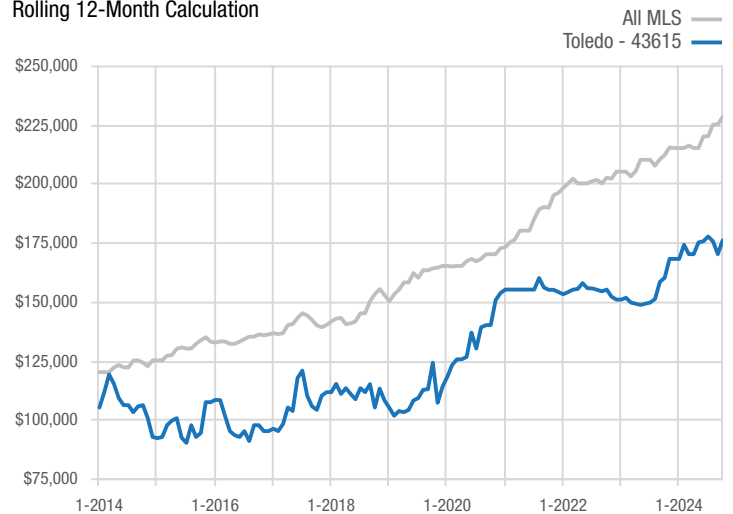
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43617

Zip Code 43617

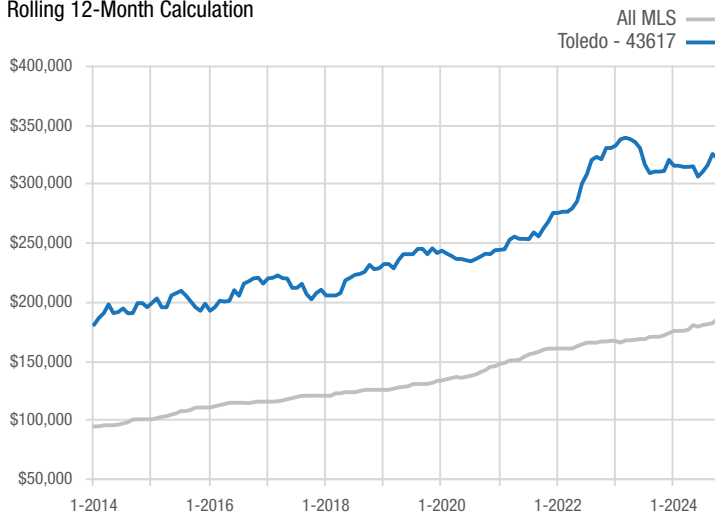
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	7	4	- 42.9%	77	83	+ 7.8%
Pending Sales	6	8	+ 33.3%	62	66	+ 6.5%
Closed Sales	5	9	+ 80.0%	63	67	+ 6.3%
Days on Market Until Sale	47	49	+ 4.3%	60	52	- 13.3%
Median Sales Price*	\$333,000	\$316,000	- 5.1%	\$310,000	\$316,000	+ 1.9%
Average Sales Price*	\$366,840	\$303,222	- 17.3%	\$302,672	\$316,761	+ 4.7%
Percent of List Price Received*	101.3%	98.2%	- 3.1%	101.1%	101.5%	+ 0.4%
Inventory of Homes for Sale	14	15	+ 7.1%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	0	- 100.0%	33	19	- 42.4%
Pending Sales	3	3	0.0%	27	17	- 37.0%
Closed Sales	3	3	0.0%	26	18	- 30.8%
Days on Market Until Sale	46	70	+ 52.2%	52	44	- 15.4%
Median Sales Price*	\$266,000	\$273,100	+ 2.7%	\$241,000	\$262,000	+ 8.7%
Average Sales Price*	\$265,500	\$261,367	- 1.6%	\$251,860	\$255,482	+ 1.4%
Percent of List Price Received*	104.0%	98.5%	- 5.3%	101.2%	101.6%	+ 0.4%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	1.7	0.4	- 76.5%	—	—	—

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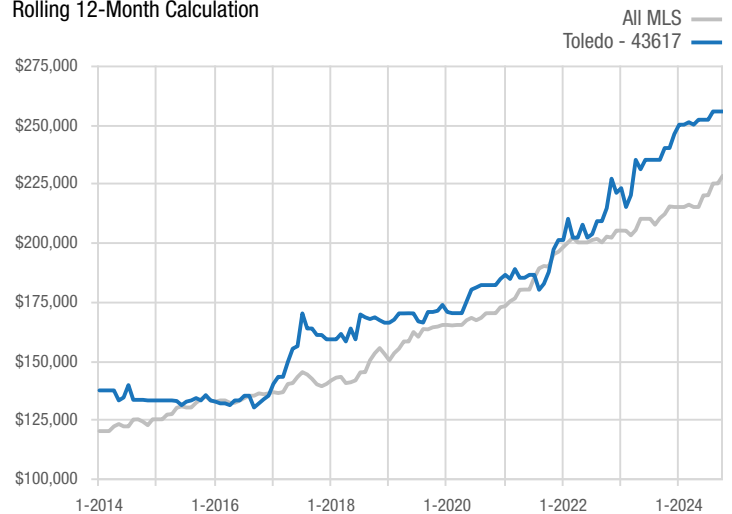
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo - 43620

Zip Code 43620

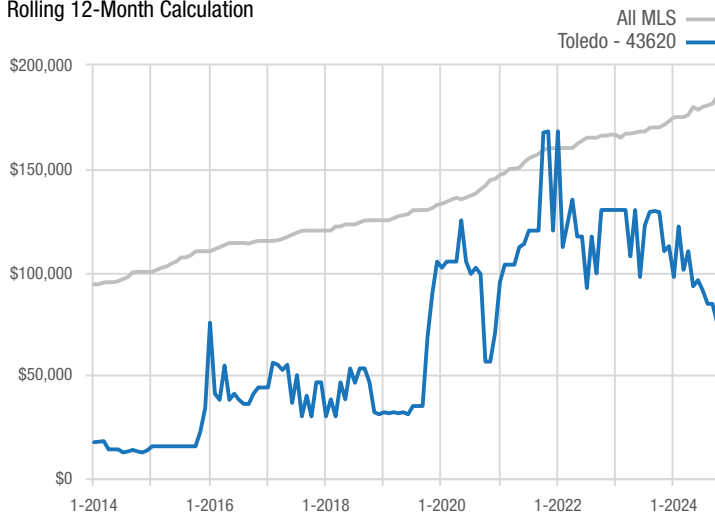
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	5	4	- 20.0%	37	29	- 21.6%
Pending Sales	1	1	0.0%	17	25	+ 47.1%
Closed Sales	1	1	0.0%	17	26	+ 52.9%
Days on Market Until Sale	54	98	+ 81.5%	64	73	+ 14.1%
Median Sales Price*	\$140,000	\$25,000	- 82.1%	\$134,500	\$87,450	- 35.0%
Average Sales Price*	\$140,000	\$25,000	- 82.1%	\$133,355	\$99,834	- 25.1%
Percent of List Price Received*	84.8%	78.1%	- 7.9%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	4.5	1.7	- 62.2%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	1	0.0%	11	6	- 45.5%
Pending Sales	1	0	- 100.0%	9	5	- 44.4%
Closed Sales	1	0	- 100.0%	9	5	- 44.4%
Days on Market Until Sale	48	—	—	37	52	+ 40.5%
Median Sales Price*	\$108,000	—	—	\$50,000	\$82,000	+ 64.0%
Average Sales Price*	\$108,000	—	—	\$60,444	\$78,260	+ 29.5%
Percent of List Price Received*	100.0%	—	—	92.7%	95.0%	+ 2.5%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

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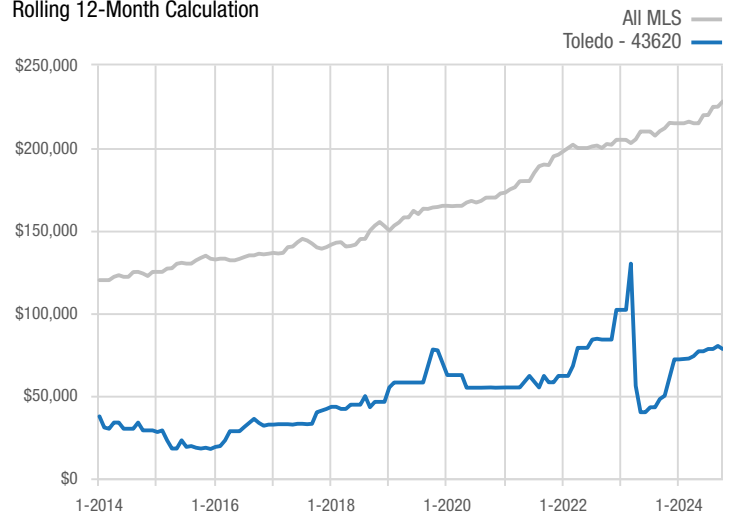
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Toledo-43623

Zip Code 43623

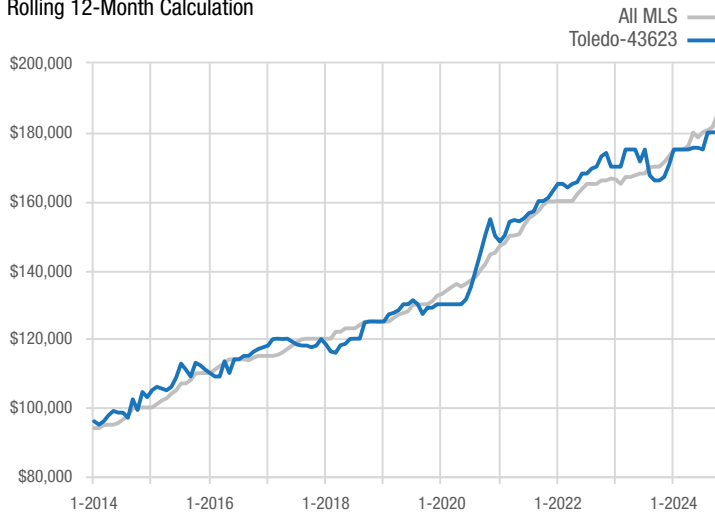
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	20	24	+ 20.0%	205	213	+ 3.9%
Pending Sales	17	21	+ 23.5%	191	166	- 13.1%
Closed Sales	12	21	+ 75.0%	183	166	- 9.3%
Days on Market Until Sale	41	48	+ 17.1%	48	44	- 8.3%
Median Sales Price*	\$172,500	\$181,900	+ 5.4%	\$170,000	\$180,750	+ 6.3%
Average Sales Price*	\$235,417	\$242,000	+ 2.8%	\$209,296	\$224,795	+ 7.4%
Percent of List Price Received*	100.3%	103.4%	+ 3.1%	102.2%	103.8%	+ 1.6%
Inventory of Homes for Sale	27	43	+ 59.3%	—	—	—
Months Supply of Inventory	1.4	2.7	+ 92.9%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	2	- 33.3%	16	13	- 18.8%
Pending Sales	1	1	0.0%	11	11	0.0%
Closed Sales	0	0	—	10	10	0.0%
Days on Market Until Sale	—	—	—	28	55	+ 96.4%
Median Sales Price*	—	—	—	\$155,000	\$173,500	+ 11.9%
Average Sales Price*	—	—	—	\$155,295	\$217,040	+ 39.8%
Percent of List Price Received*	—	—	—	102.0%	102.4%	+ 0.4%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

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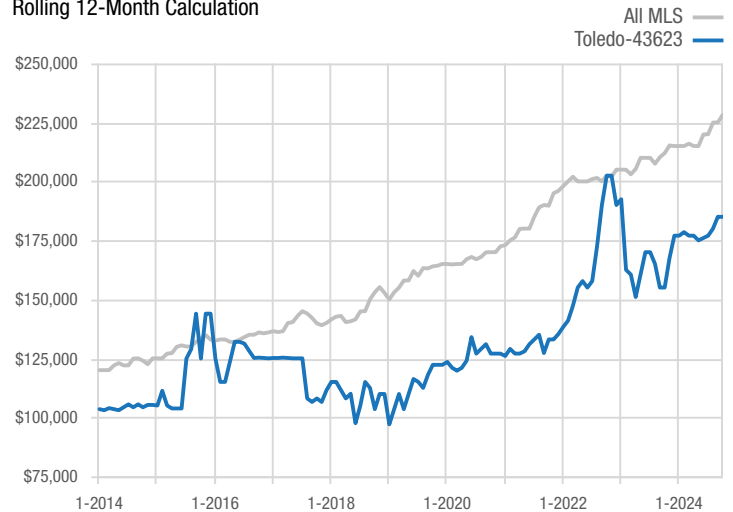
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Oregon

Zip Code 43616

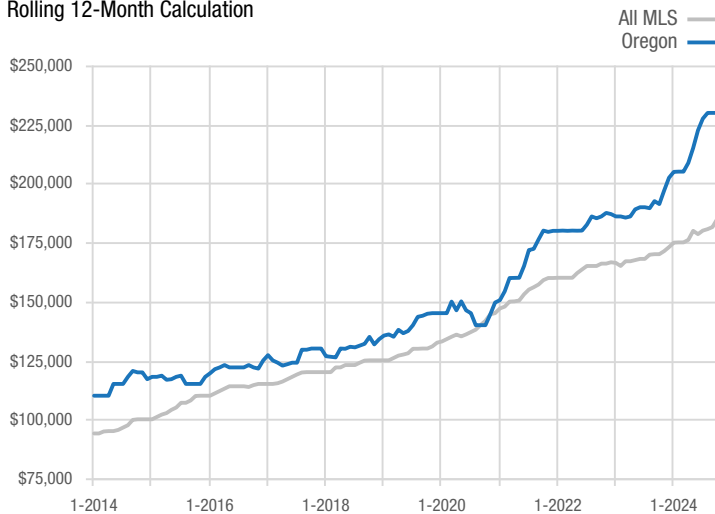
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	26	22	- 15.4%	160	215	+ 34.4%
Pending Sales	13	22	+ 69.2%	117	150	+ 28.2%
Closed Sales	8	24	+ 200.0%	111	144	+ 29.7%
Days on Market Until Sale	72	47	- 34.7%	49	51	+ 4.1%
Median Sales Price*	\$194,250	\$227,500	+ 17.1%	\$199,050	\$230,000	+ 15.5%
Average Sales Price*	\$212,350	\$229,166	+ 7.9%	\$212,716	\$239,844	+ 12.8%
Percent of List Price Received*	111.2%	106.5%	- 4.2%	102.8%	103.5%	+ 0.7%
Inventory of Homes for Sale	33	50	+ 51.5%	—	—	—
Months Supply of Inventory	2.6	3.3	+ 26.9%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	9	9	0.0%
Pending Sales	1	1	0.0%	10	9	- 10.0%
Closed Sales	1	0	- 100.0%	9	8	- 11.1%
Days on Market Until Sale	42	—	—	30	43	+ 43.3%
Median Sales Price*	\$229,900	—	—	\$229,900	\$242,250	+ 5.4%
Average Sales Price*	\$229,900	—	—	\$238,635	\$251,375	+ 5.3%
Percent of List Price Received*	100.0%	—	—	101.3%	97.4%	- 3.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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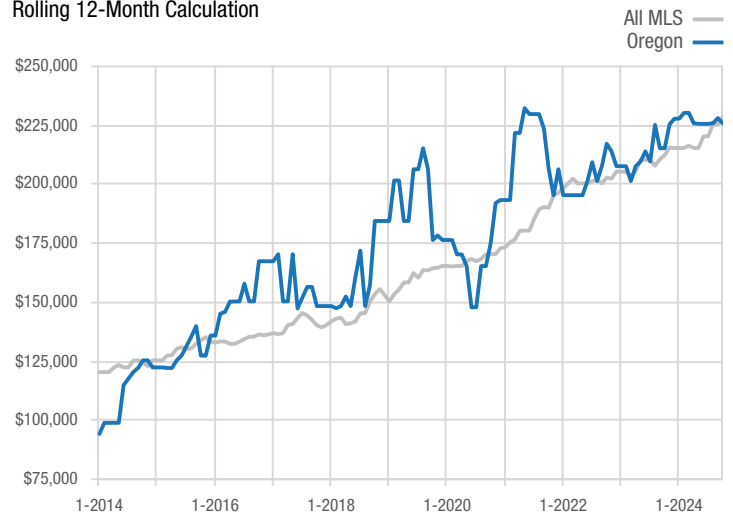
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Bowling Green

Zip Code 43402

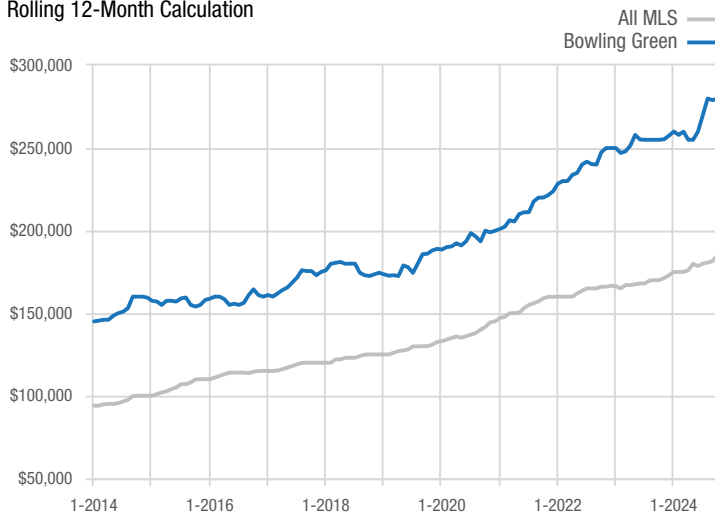
Single Family	October			Year to Date		
Key Metrics	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	13	19	+ 46.2%	185	194	+ 4.9%
Pending Sales	21	13	- 38.1%	167	160	- 4.2%
Closed Sales	20	10	- 50.0%	164	158	- 3.7%
Days on Market Until Sale	45	36	- 20.0%	43	47	+ 9.3%
Median Sales Price*	\$262,500	\$294,950	+ 12.4%	\$255,650	\$280,000	+ 9.5%
Average Sales Price*	\$276,520	\$313,290	+ 13.3%	\$282,410	\$302,018	+ 6.9%
Percent of List Price Received*	97.7%	101.3%	+ 3.7%	100.2%	100.5%	+ 0.3%
Inventory of Homes for Sale	24	36	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Condo-Villa	October			Year to Date		
Key Metrics	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	2	+ 100.0%	19	28	+ 47.4%
Pending Sales	1	3	+ 200.0%	22	27	+ 22.7%
Closed Sales	1	2	+ 100.0%	21	27	+ 28.6%
Days on Market Until Sale	59	14	- 76.3%	49	50	+ 2.0%
Median Sales Price*	\$350,000	\$211,500	- 39.6%	\$286,400	\$237,450	- 17.1%
Average Sales Price*	\$350,000	\$211,500	- 39.6%	\$281,833	\$271,728	- 3.6%
Percent of List Price Received*	97.2%	102.3%	+ 5.2%	100.2%	100.9%	+ 0.7%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	0.8	+ 100.0%	—	—	—

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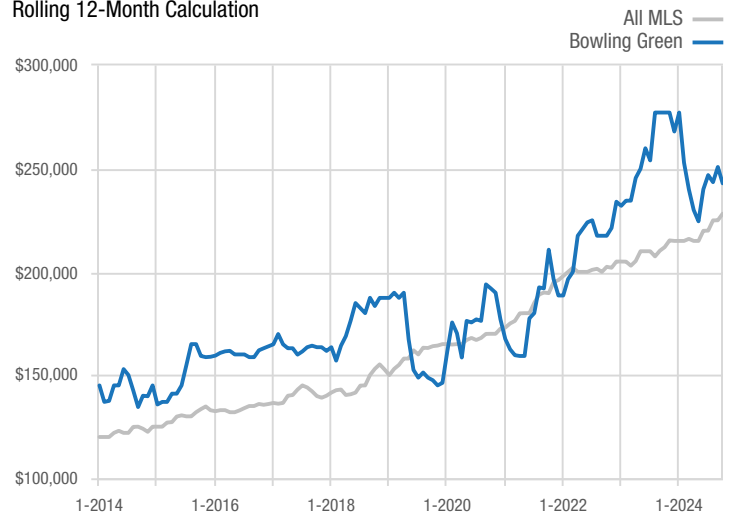
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Millbury

Zip Code 43447

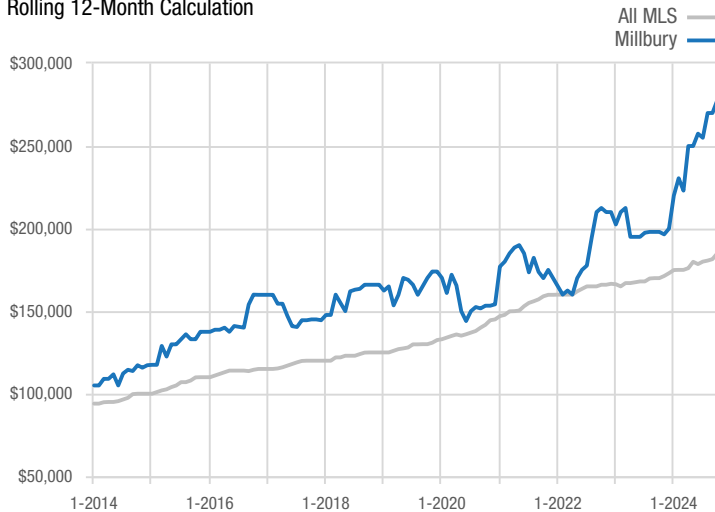
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	22	30	+ 36.4%
Pending Sales	2	5	+ 150.0%	28	29	+ 3.6%
Closed Sales	2	3	+ 50.0%	28	27	- 3.6%
Days on Market Until Sale	42	42	0.0%	71	49	- 31.0%
Median Sales Price*	\$220,000	\$275,500	+ 25.2%	\$199,000	\$275,500	+ 38.4%
Average Sales Price*	\$220,000	\$284,367	+ 29.3%	\$225,857	\$270,052	+ 19.6%
Percent of List Price Received*	98.1%	103.7%	+ 5.7%	102.0%	105.4%	+ 3.3%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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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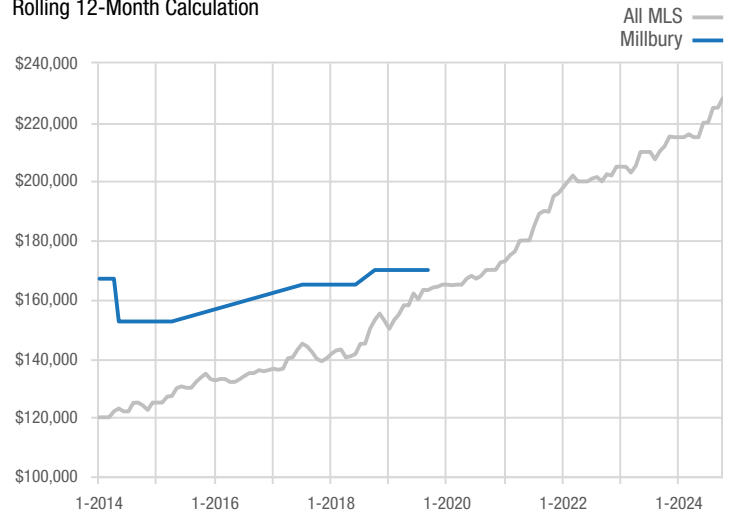
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

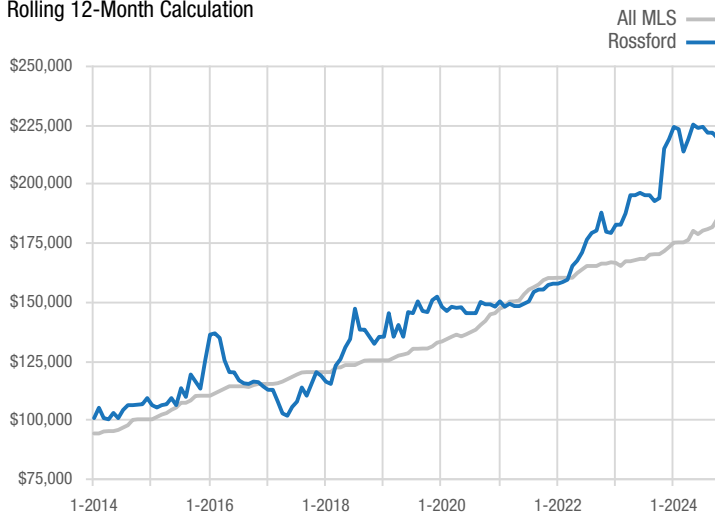
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	9	4	- 55.6%	63	65	+ 3.2%
Pending Sales	4	4	0.0%	53	54	+ 1.9%
Closed Sales	5	5	0.0%	53	52	- 1.9%
Days on Market Until Sale	93	53	- 43.0%	58	47	- 19.0%
Median Sales Price*	\$224,900	\$200,000	- 11.1%	\$203,500	\$216,500	+ 6.4%
Average Sales Price*	\$205,860	\$240,759	+ 17.0%	\$220,929	\$239,031	+ 8.2%
Percent of List Price Received*	107.4%	96.7%	- 10.0%	101.3%	101.2%	- 0.1%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	35	—	—	32	—	—
Median Sales Price*	\$256,000	—	—	\$250,500	—	—
Average Sales Price*	\$256,000	—	—	\$250,500	—	—
Percent of List Price Received*	100.4%	—	—	103.5%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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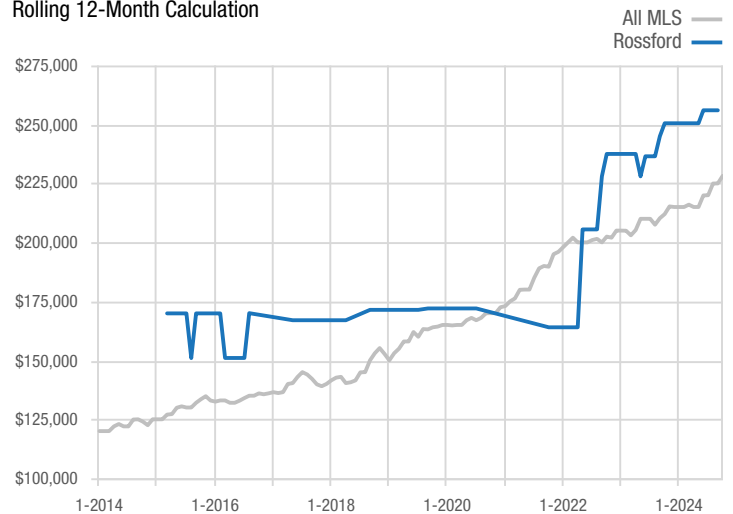
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

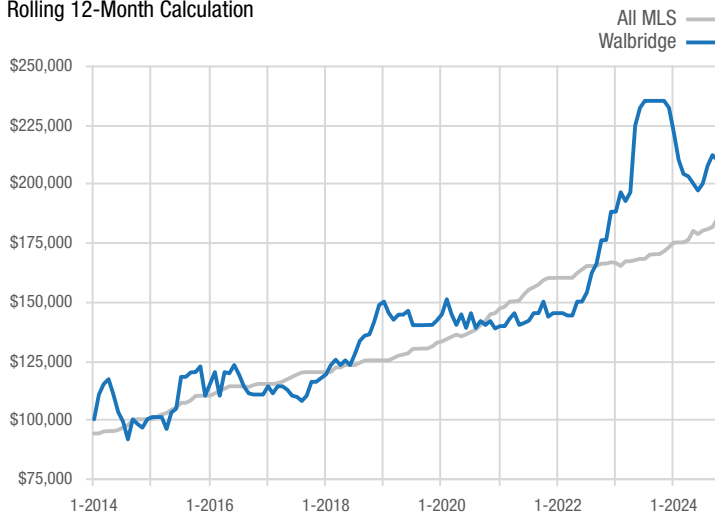
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	4	1	- 75.0%	45	43	- 4.4%
Pending Sales	0	4	—	32	39	+ 21.9%
Closed Sales	1	4	+ 300.0%	30	41	+ 36.7%
Days on Market Until Sale	32	44	+ 37.5%	39	52	+ 33.3%
Median Sales Price*	\$235,000	\$199,685	- 15.0%	\$235,000	\$214,000	- 8.9%
Average Sales Price*	\$235,000	\$203,843	- 13.3%	\$237,992	\$213,392	- 10.3%
Percent of List Price Received*	109.4%	102.9%	- 5.9%	102.6%	100.8%	- 1.8%
Inventory of Homes for Sale	11	3	- 72.7%	—	—	—
Months Supply of Inventory	3.2	0.7	- 78.1%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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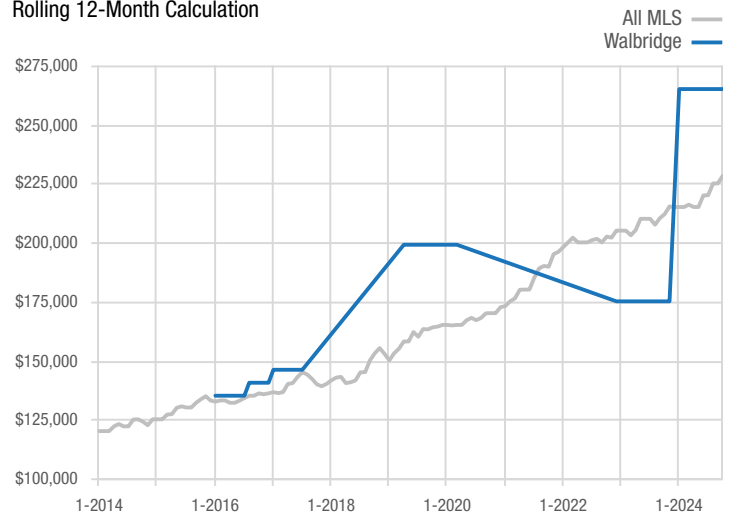
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

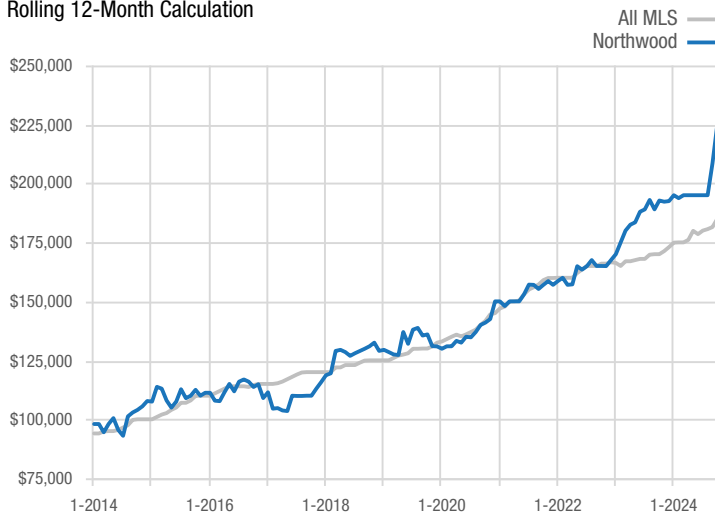
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	10	10	0.0%	86	117	+ 36.0%
Pending Sales	5	8	+ 60.0%	72	84	+ 16.7%
Closed Sales	7	8	+ 14.3%	71	82	+ 15.5%
Days on Market Until Sale	47	145	+ 208.5%	46	64	+ 39.1%
Median Sales Price*	\$192,000	\$294,954	+ 53.6%	\$192,500	\$228,000	+ 18.4%
Average Sales Price*	\$208,035	\$300,466	+ 44.4%	\$213,594	\$238,526	+ 11.7%
Percent of List Price Received*	101.8%	100.8%	- 1.0%	102.6%	101.5%	- 1.1%
Inventory of Homes for Sale	20	39	+ 95.0%	—	—	—
Months Supply of Inventory	3.0	4.7	+ 56.7%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	2	—	3	8	+ 166.7%
Pending Sales	1	0	- 100.0%	5	5	0.0%
Closed Sales	1	0	- 100.0%	6	5	- 16.7%
Days on Market Until Sale	66	—	—	106	53	- 50.0%
Median Sales Price*	\$210,000	—	—	\$226,000	\$98,000	- 56.6%
Average Sales Price*	\$210,000	—	—	\$178,317	\$131,400	- 26.3%
Percent of List Price Received*	93.3%	—	—	96.5%	103.5%	+ 7.3%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.8	—	—	—	—

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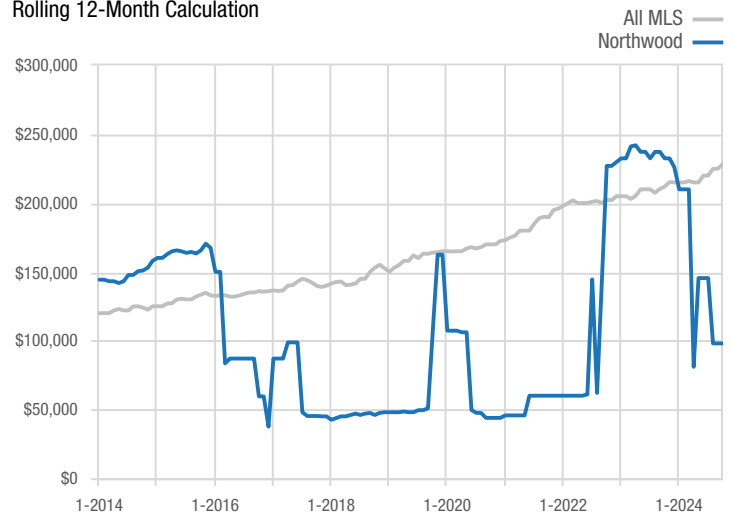
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

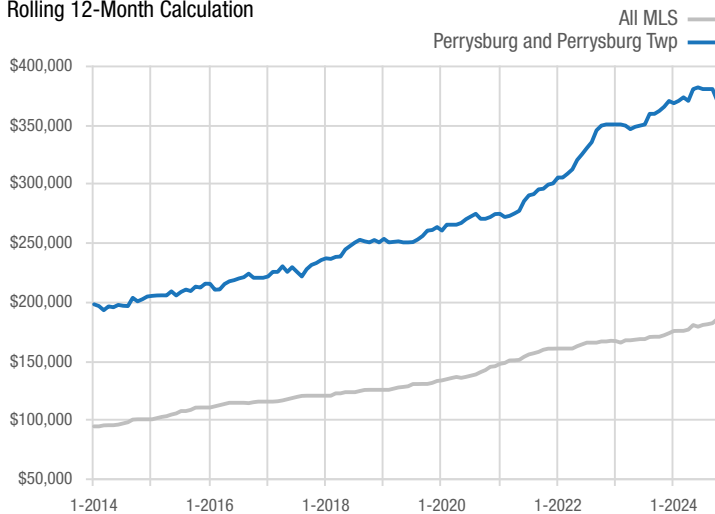
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	48	35	- 27.1%	464	456	- 1.7%
Pending Sales	29	38	+ 31.0%	376	390	+ 3.7%
Closed Sales	29	40	+ 37.9%	376	381	+ 1.3%
Days on Market Until Sale	85	62	- 27.1%	66	72	+ 9.1%
Median Sales Price*	\$428,000	\$322,000	- 24.8%	\$369,950	\$373,000	+ 0.8%
Average Sales Price*	\$439,793	\$357,872	- 18.6%	\$402,513	\$402,131	- 0.1%
Percent of List Price Received*	100.3%	100.3%	0.0%	100.6%	100.8%	+ 0.2%
Inventory of Homes for Sale	92	94	+ 2.2%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	14	4	- 71.4%	63	58	- 7.9%
Pending Sales	6	5	- 16.7%	45	47	+ 4.4%
Closed Sales	6	5	- 16.7%	44	48	+ 9.1%
Days on Market Until Sale	45	71	+ 57.8%	52	60	+ 15.4%
Median Sales Price*	\$284,000	\$270,000	- 4.9%	\$238,500	\$249,000	+ 4.4%
Average Sales Price*	\$268,350	\$247,720	- 7.7%	\$255,747	\$265,203	+ 3.7%
Percent of List Price Received*	96.4%	99.3%	+ 3.0%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	16	14	- 12.5%	—	—	—
Months Supply of Inventory	3.6	2.8	- 22.2%	—	—	—

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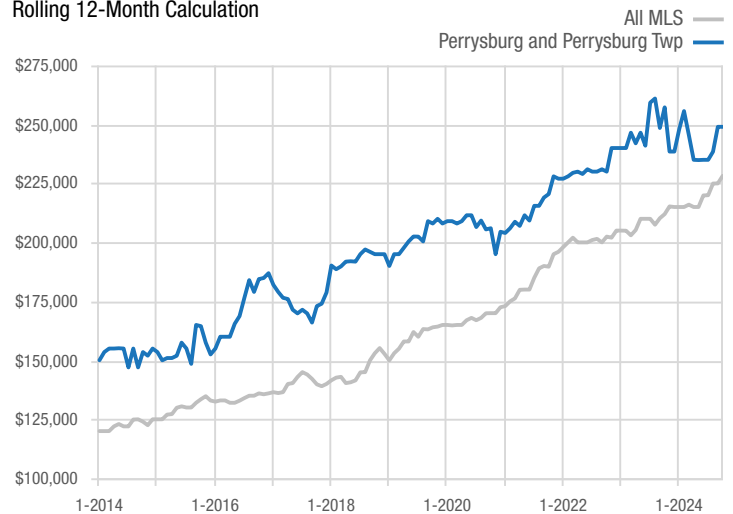
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

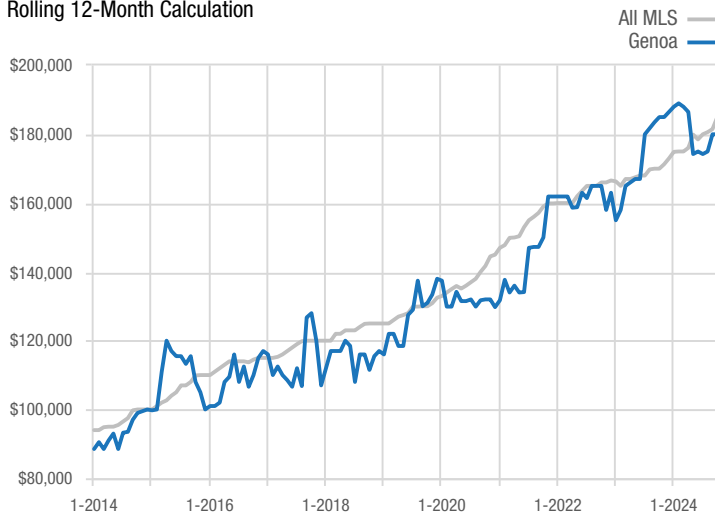
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	4	0	- 100.0%	45	39	- 13.3%
Pending Sales	3	3	0.0%	41	37	- 9.8%
Closed Sales	4	2	- 50.0%	41	37	- 9.8%
Days on Market Until Sale	55	92	+ 67.3%	59	56	- 5.1%
Median Sales Price*	\$182,460	\$270,000	+ 48.0%	\$188,500	\$180,000	- 4.5%
Average Sales Price*	\$213,730	\$270,000	+ 26.3%	\$204,946	\$209,832	+ 2.4%
Percent of List Price Received*	101.1%	91.6%	- 9.4%	100.8%	97.9%	- 2.9%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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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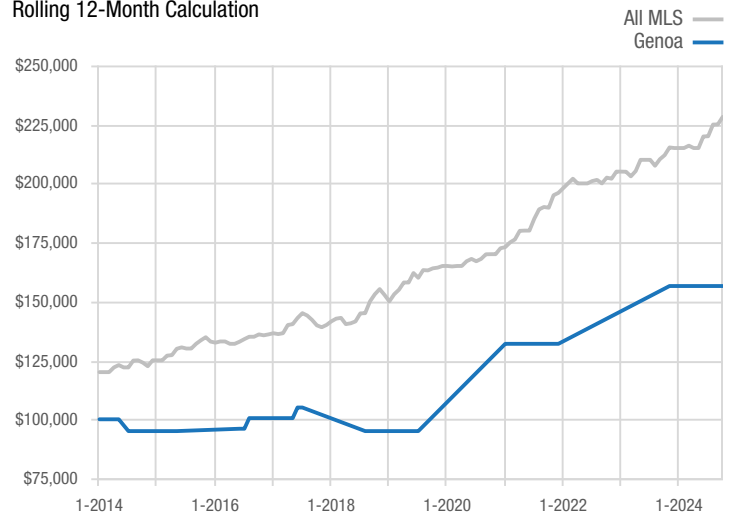
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

Zip Codes 43414, 43430, 43443, 43450, and 43465

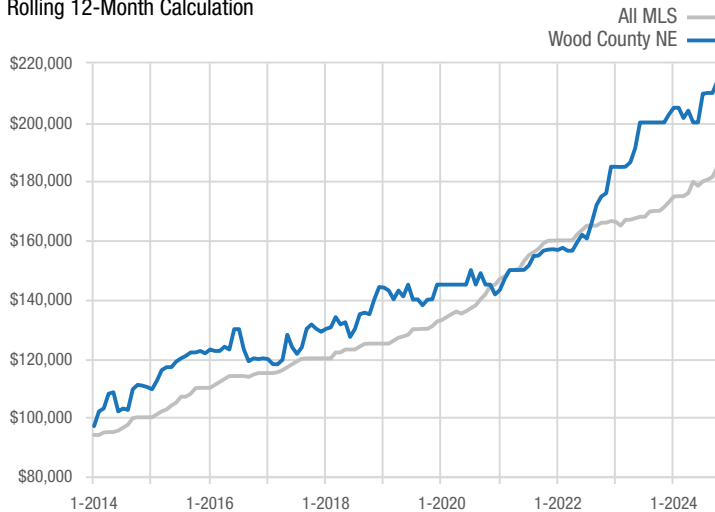
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	13	5	- 61.5%	143	124	- 13.3%
Pending Sales	11	13	+ 18.2%	117	117	0.0%
Closed Sales	10	12	+ 20.0%	112	119	+ 6.3%
Days on Market Until Sale	47	60	+ 27.7%	53	59	+ 11.3%
Median Sales Price*	\$230,000	\$257,500	+ 12.0%	\$205,750	\$217,000	+ 5.5%
Average Sales Price*	\$237,942	\$274,656	+ 15.4%	\$233,074	\$236,788	+ 1.6%
Percent of List Price Received*	100.2%	98.4%	- 1.8%	100.4%	99.1%	- 1.3%
Inventory of Homes for Sale	29	16	- 44.8%	—	—	—
Months Supply of Inventory	2.6	1.4	- 46.2%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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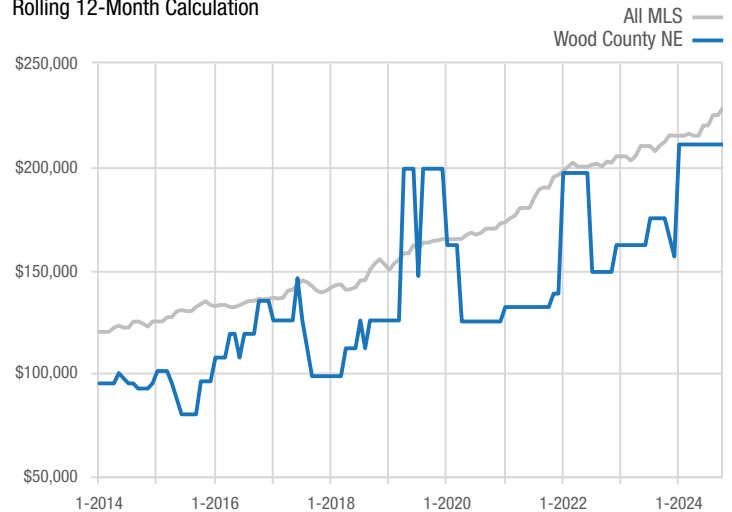
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

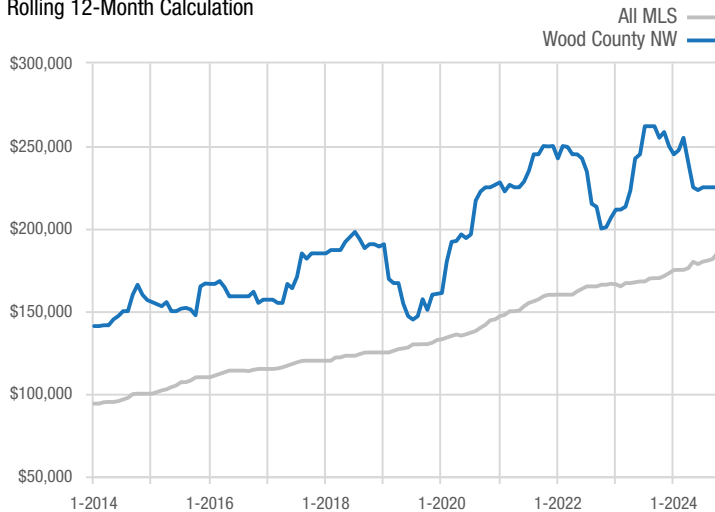
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	2	1	- 50.0%	31	38	+ 22.6%
Pending Sales	1	2	+ 100.0%	27	32	+ 18.5%
Closed Sales	1	1	0.0%	29	31	+ 6.9%
Days on Market Until Sale	41	37	- 9.8%	65	51	- 21.5%
Median Sales Price*	\$222,500	\$199,900	- 10.2%	\$262,000	\$230,000	- 12.2%
Average Sales Price*	\$222,500	\$199,900	- 10.2%	\$264,326	\$260,944	- 1.3%
Percent of List Price Received*	96.8%	100.0%	+ 3.3%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	0	2	—	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	21	—	—	32	—	—
Median Sales Price*	\$138,900	—	—	\$138,900	—	—
Average Sales Price*	\$138,900	—	—	\$171,200	—	—
Percent of List Price Received*	106.9%	—	—	104.7%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

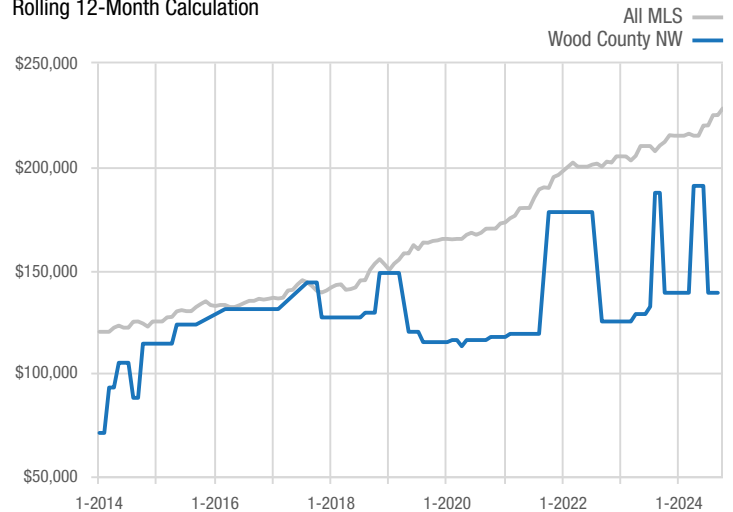
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – October 2024

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Wood County SE

Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

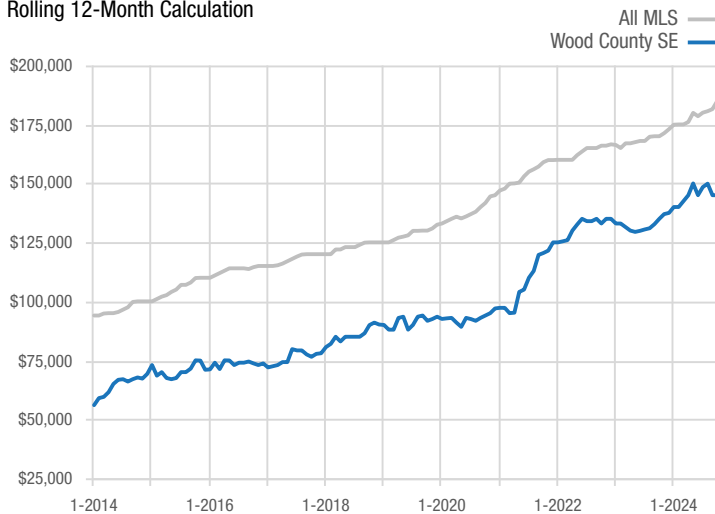
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	16	18	+ 12.5%	180	185	+ 2.8%
Pending Sales	13	16	+ 23.1%	155	169	+ 9.0%
Closed Sales	13	19	+ 46.2%	153	171	+ 11.8%
Days on Market Until Sale	50	49	- 2.0%	62	67	+ 8.1%
Median Sales Price*	\$145,000	\$145,000	0.0%	\$137,000	\$145,000	+ 5.8%
Average Sales Price*	\$164,377	\$170,753	+ 3.9%	\$145,263	\$157,993	+ 8.8%
Percent of List Price Received*	96.8%	100.1%	+ 3.4%	98.1%	99.5%	+ 1.4%
Inventory of Homes for Sale	50	37	- 26.0%	—	—	—
Months Supply of Inventory	3.3	2.2	- 33.3%	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	2	—	4	3	- 25.0%
Pending Sales	0	0	—	4	1	- 75.0%
Closed Sales	0	0	—	4	1	- 75.0%
Days on Market Until Sale	—	—	—	57	169	+ 196.5%
Median Sales Price*	—	—	—	\$181,650	—	—
Average Sales Price*	—	—	—	\$180,825	—	—
Percent of List Price Received*	—	—	—	98.7%	—	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

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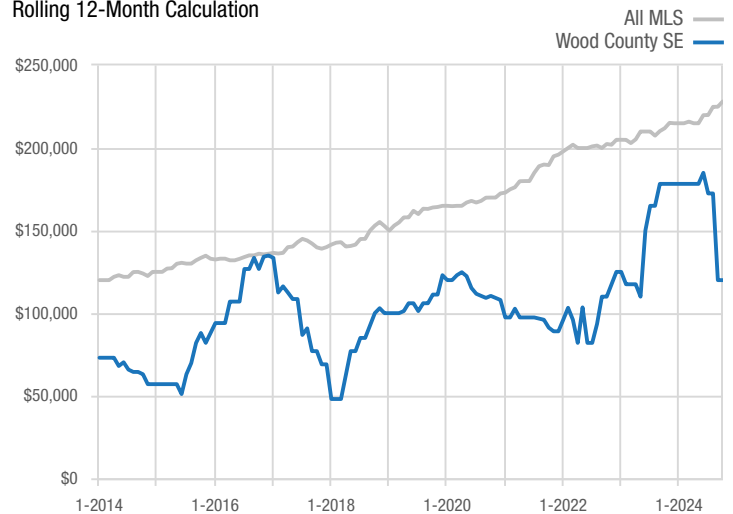
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – October 2024

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Wood County SW

Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

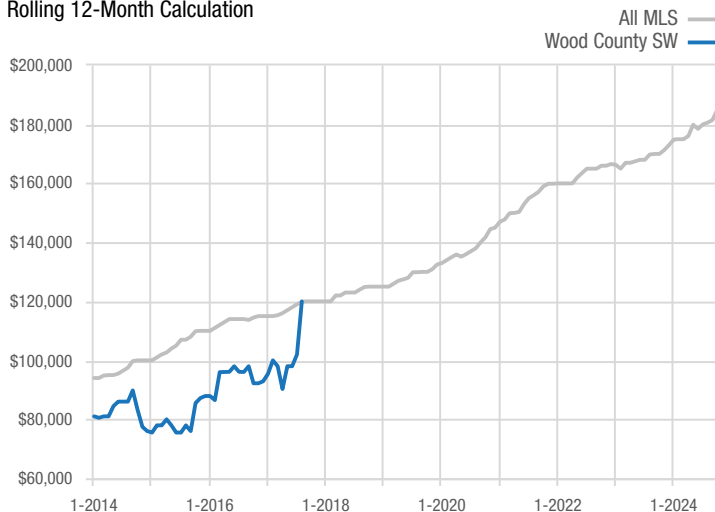
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo-Villa	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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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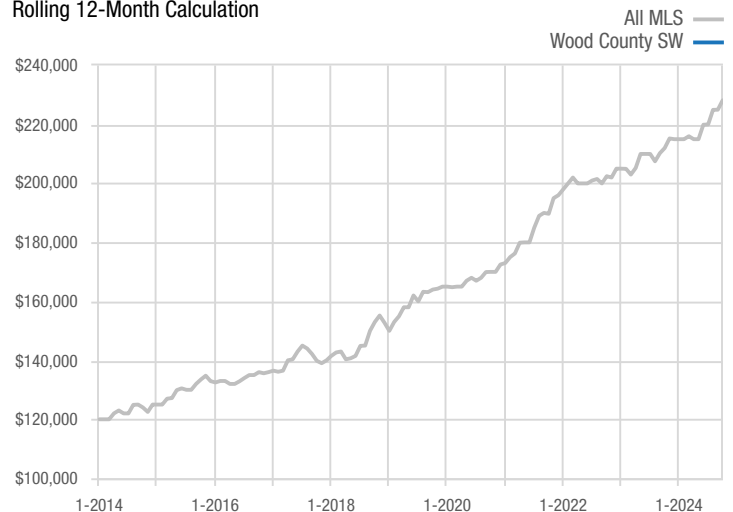
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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