

Local Market Update – September 2026

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Lucas and Wood Counties

The Lucas and Wood County single-family housing market slowed in September, with fewer new listings and closed sales than a year ago. Despite the decline in activity, home values continued to rise, and sellers received nearly all of their asking price. Inventory also increased, giving buyers more options than they had last September.

The year-to-date picture remains positive. Sales are slightly ahead of last year, prices continue to appreciate, and total sales volume has increased. Homes are taking only slightly longer to sell, suggesting the market remains healthy even as activity begins to moderate.

The condo and villa market offered buyers considerably more choice. Listings increased, inventory expanded and properties took longer to sell. Monthly prices were lower, and sellers received a slightly smaller share of their asking price—all signs of a market becoming more favorable to buyers.

Even with the September slowdown, year-to-date condo and villa sales and total volume remain ahead of last year. However, longer market times and softer pricing indicate that sellers may need to be more mindful of pricing and property condition.

Overall, the Lucas and Wood County market remains stable. Single-family homes continue to show steady long-term growth, while the condo and villa market is shifting toward a more balanced—and increasingly buyer-friendly—environment.

Single Family		September			Year to Date		
Key Metrics		2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings		783	680	-13.2%	5,811	5,822	0.2%
Closed Sales		559	476	-14.8%	4,309	4,391	1.9%
Days on Market		57	57	0.0%	59	61	3.4%
SP\$/SqFt		\$139	\$143	2.9%	\$135	\$141	4.4%
Median Sales Price*		\$210,000	\$220,000	4.8%	\$206,750	\$218,000	5.4%
Average Sales Price*		\$248,475	\$260,736	4.9%	\$243,734	\$257,199	5.5%
Percent of List Price Received*		99.38%	99.89%	0.5%	99.22%	99.04%	-0.2%
Months Supply of Inventory		2.88	3.43	19.1%	---	---	---
Total Volume		\$138,897,665	\$124,110,720	-10.6%	\$1,050,253,624	\$1,129,363,252	7.5%

Condo/Villa		September			Year to Date		
Key Metrics		2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings		49	58	18.4%	448	520	16.1%
Closed Sales		44	43	-2.3%	358	386	7.8%
Days on Market		48	90	87.5%	55	77	40.0%
SP\$/SqFt		\$166	\$155	-6.6%	\$148	\$151	2.0%
Median Sales Price*		\$271,000	\$251,000	-7.4%	\$246,900	\$230,000	-6.8%
Average Sales Price*		\$285,706	\$259,542	-9.2%	\$250,065	\$246,432	-1.5%
Percent of List Price Received*		98.69%	97.91%	-0.8%	98.67%	97.47%	-1.2%
Months Supply of Inventory		2.91	4.05	39.2%	---	---	---
Total Volume (in 1000's)		\$12,571,082	\$11,160,330	-11.2%	\$89,523,503	\$95,122,795	6.3%

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

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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,231	1,072	- 12.9%	9,586	9,545	- 0.4%
Pending Sales		1,062	819	- 22.9%	7,512	7,367	- 1.9%
Closed Sales		900	847	- 5.9%	7,225	7,338	+ 1.6%
Days on Market Until Sale		62	62	0.0%	65	66	+ 1.5%
Median Sales Price		\$213,200	\$223,000	+ 4.6%	\$205,125	\$218,000	+ 6.3%
Average Sales Price		\$243,214	\$262,795	+ 8.1%	\$238,844	\$253,599	+ 6.2%
Percent of List Price Received		99.8%	100.2%	+ 0.4%	99.9%	99.7%	- 0.2%
Housing Affordability Index		158	142	- 10.1%	164	145	- 11.6%
Inventory of Homes for Sale		2,309	2,386	+ 3.3%	—	—	—
Months Supply of Inventory		2.8	3.0	+ 7.1%	—	—	—

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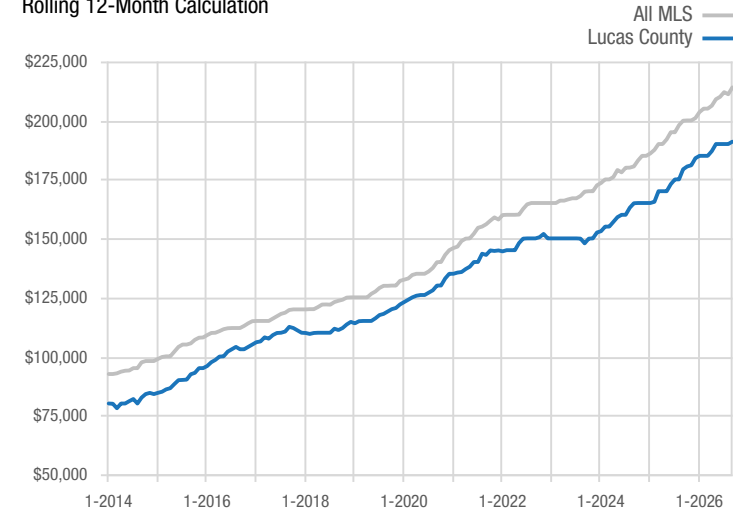
Lucas County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	642	552	- 14.0%	4,644	4,774	+ 2.8%
Pending Sales	488	402	- 17.6%	3,531	3,548	+ 0.5%
Closed Sales	447	385	- 13.9%	3,404	3,509	+ 3.1%
Days on Market Until Sale	55	54	- 1.8%	59	59	0.0%
Median Sales Price*	\$192,500	\$196,962	+ 2.3%	\$181,200	\$194,900	+ 7.6%
Average Sales Price*	\$225,097	\$234,885	+ 4.3%	\$218,915	\$234,742	+ 7.2%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	100.2%	100.3%	+ 0.1%
Inventory of Homes for Sale	1,078	1,160	+ 7.6%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

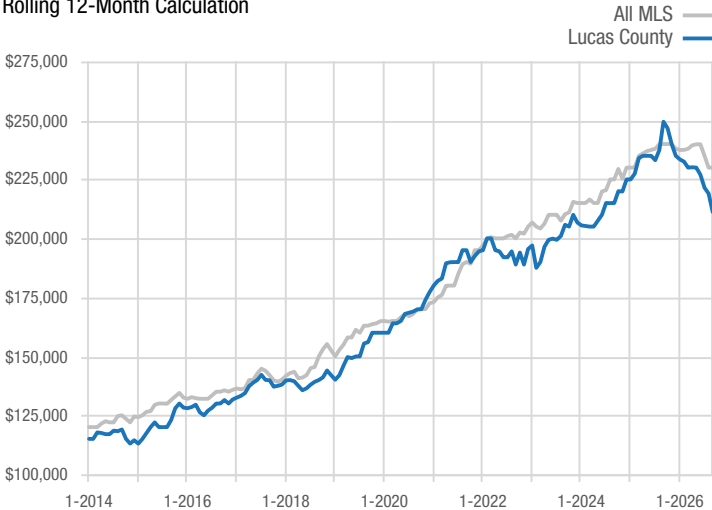
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	40	45	+ 12.5%	357	405	+ 13.4%
Pending Sales	38	30	- 21.1%	289	304	+ 5.2%
Closed Sales	37	36	- 2.7%	288	298	+ 3.5%
Days on Market Until Sale	48	83	+ 72.9%	55	68	+ 23.6%
Median Sales Price*	\$272,000	\$243,400	- 10.5%	\$248,250	\$211,150	- 14.9%
Average Sales Price*	\$288,302	\$243,447	- 15.6%	\$248,682	\$240,690	- 3.2%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.8%	98.3%	- 1.5%
Inventory of Homes for Sale	76	111	+ 46.1%	—	—	—
Months Supply of Inventory	2.5	3.5	+ 40.0%	—	—	—

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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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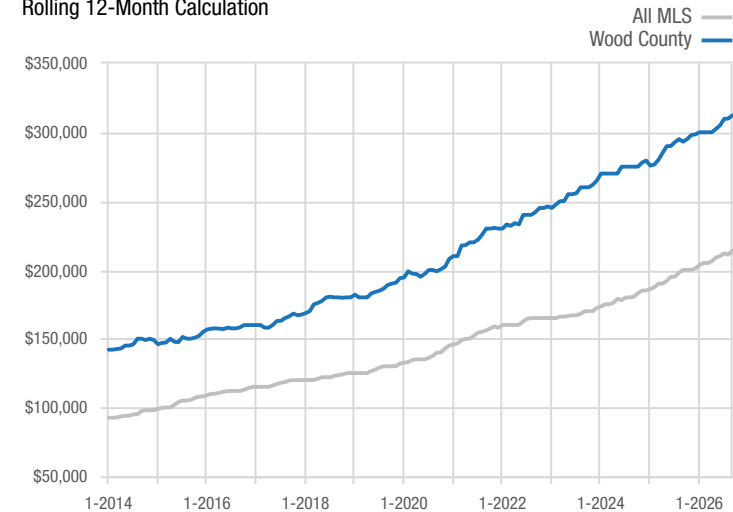
Wood County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	141	93	- 34.0%	1,167	1,014	- 13.1%
Pending Sales	128	79	- 38.3%	927	853	- 8.0%
Closed Sales	112	90	- 19.6%	905	874	- 3.4%
Days on Market Until Sale	71	72	+ 1.4%	70	71	+ 1.4%
Median Sales Price*	\$280,950	\$309,000	+ 10.0%	\$297,500	\$319,900	+ 7.5%
Average Sales Price*	\$345,107	\$375,709	+ 8.9%	\$338,458	\$356,310	+ 5.3%
Percent of List Price Received*	100.3%	103.6%	+ 3.3%	100.3%	101.1%	+ 0.8%
Inventory of Homes for Sale	287	222	- 22.6%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

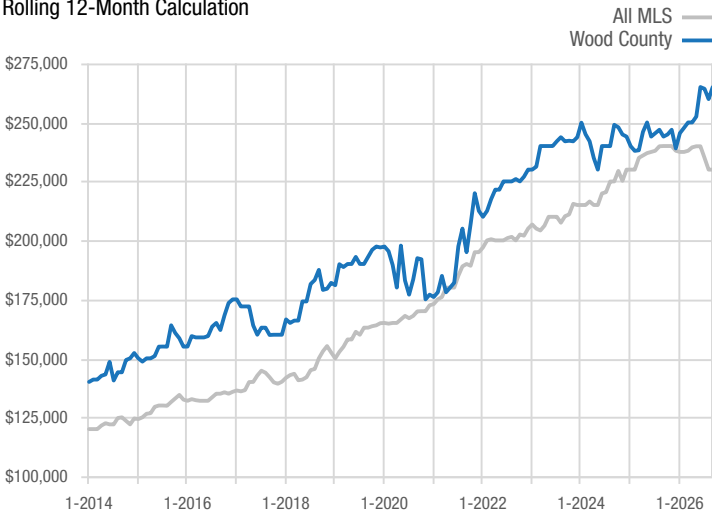
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	10	+ 11.1%	91	112	+ 23.1%
Pending Sales	8	4	- 50.0%	72	86	+ 19.4%
Closed Sales	7	7	0.0%	70	88	+ 25.7%
Days on Market Until Sale	52	132	+ 153.8%	64	94	+ 46.9%
Median Sales Price*	\$244,000	\$344,900	+ 41.4%	\$246,900	\$272,000	+ 10.2%
Average Sales Price*	\$271,986	\$342,320	+ 25.9%	\$257,009	\$267,209	+ 4.0%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	26	44	+ 69.2%	—	—	—
Months Supply of Inventory	3.3	4.8	+ 45.5%	—	—	—

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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 - All Zip Codes

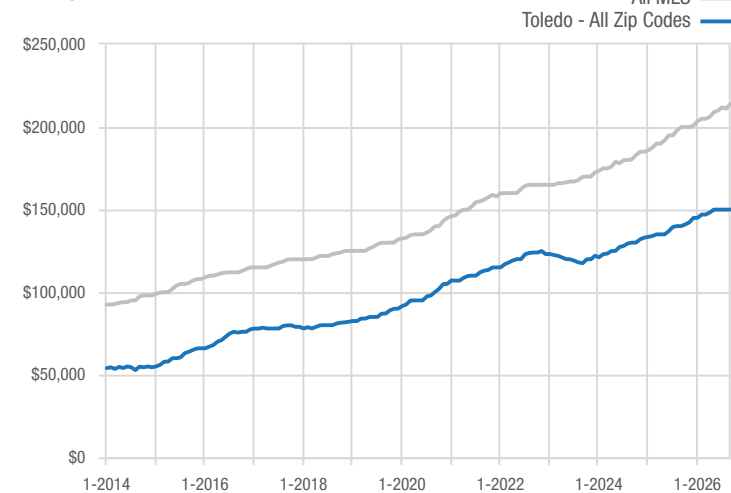
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Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	448	392	- 12.5%	3,189	3,233	+ 1.4%
Pending Sales	332	266	- 19.9%	2,448	2,401	- 1.9%
Closed Sales	294	261	- 11.2%	2,363	2,376	+ 0.6%
Days on Market Until Sale	52	55	+ 5.8%	57	61	+ 7.0%
Median Sales Price*	\$142,000	\$162,000	+ 14.1%	\$140,563	\$153,099	+ 8.9%
Average Sales Price*	\$163,396	\$181,200	+ 10.9%	\$161,397	\$172,662	+ 7.0%
Percent of List Price Received*	99.9%	100.8%	+ 0.9%	100.3%	99.8%	- 0.5%
Inventory of Homes for Sale	722	791	+ 9.6%	—	—	—
Months Supply of Inventory	2.7	3.0	+ 11.1%	—	—	—

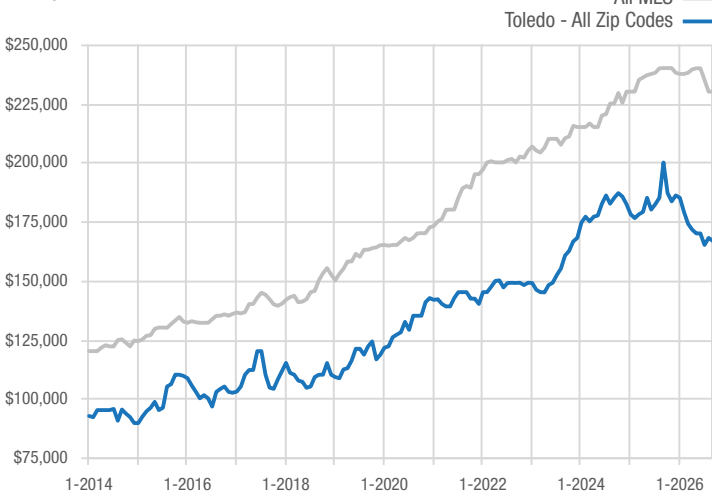
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	15	23	+ 53.3%	160	210	+ 31.3%
Pending Sales	13	17	+ 30.8%	134	154	+ 14.9%
Closed Sales	13	22	+ 69.2%	132	154	+ 16.7%
Days on Market Until Sale	58	80	+ 37.9%	52	64	+ 23.1%
Median Sales Price*	\$270,000	\$223,500	- 17.2%	\$206,000	\$165,000	- 19.9%
Average Sales Price*	\$300,423	\$213,805	- 28.8%	\$211,942	\$190,481	- 10.1%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	100.2%	97.9%	- 2.3%
Inventory of Homes for Sale	34	57	+ 67.6%	—	—	—
Months Supply of Inventory	2.4	3.6	+ 50.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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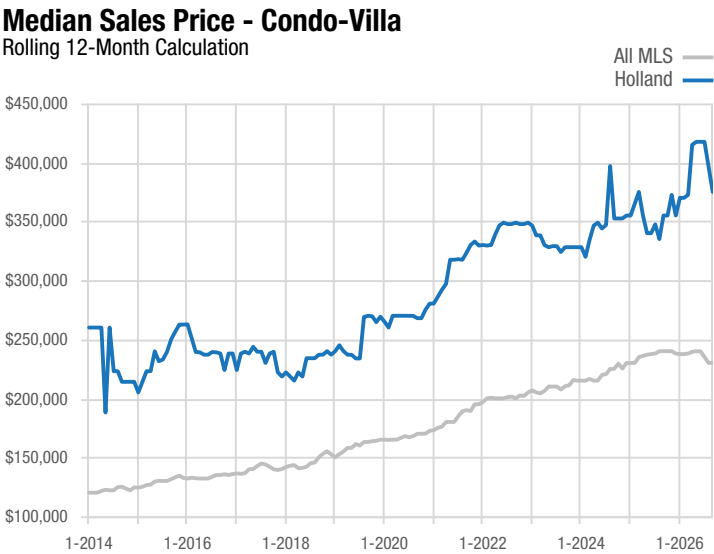
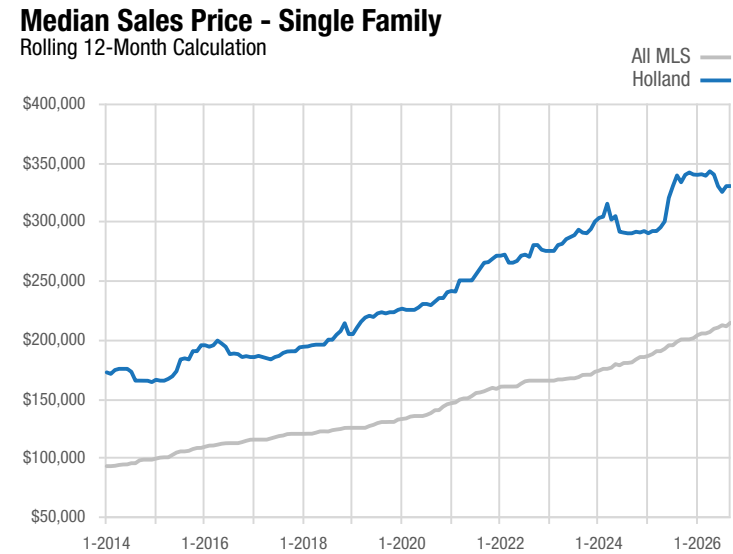
Holland

Zip Code 43528

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	21	18	- 14.3%	159	194	+ 22.0%
Pending Sales	16	19	+ 18.8%	123	152	+ 23.6%
Closed Sales	12	20	+ 66.7%	120	144	+ 20.0%
Days on Market Until Sale	61	50	- 18.0%	58	57	- 1.7%
Median Sales Price*	\$300,500	\$354,455	+ 18.0%	\$345,000	\$336,000	- 2.6%
Average Sales Price*	\$301,909	\$373,286	+ 23.6%	\$341,978	\$323,657	- 5.4%
Percent of List Price Received*	101.7%	99.9%	- 1.8%	99.6%	101.0%	+ 1.4%
Inventory of Homes for Sale	39	46	+ 17.9%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	1	- 80.0%	22	16	- 27.3%
Pending Sales	2	1	- 50.0%	14	13	- 7.1%
Closed Sales	1	0	- 100.0%	14	11	- 21.4%
Days on Market Until Sale	33	—	—	61	81	+ 32.8%
Median Sales Price*	\$508,000	—	—	\$355,000	\$375,000	+ 5.6%
Average Sales Price*	\$508,000	—	—	\$348,779	\$373,545	+ 7.1%
Percent of List Price Received*	96.8%	—	—	98.2%	97.1%	- 1.1%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	3.0	2.4	- 20.0%	—	—	—

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Maumee

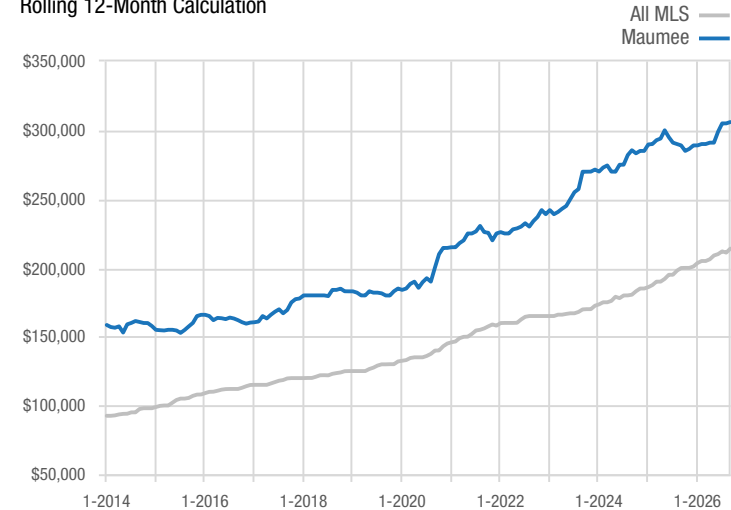
Zip Code 43537

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	41	29	- 29.3%	357	304	- 14.8%
Pending Sales	31	35	+ 12.9%	264	248	- 6.1%
Closed Sales	33	29	- 12.1%	255	241	- 5.5%
Days on Market Until Sale	46	47	+ 2.2%	54	53	- 1.9%
Median Sales Price*	\$287,000	\$310,000	+ 8.0%	\$295,000	\$318,000	+ 7.8%
Average Sales Price*	\$315,711	\$333,236	+ 5.6%	\$345,814	\$354,112	+ 2.4%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	100.5%	101.8%	+ 1.3%
Inventory of Homes for Sale	81	58	- 28.4%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

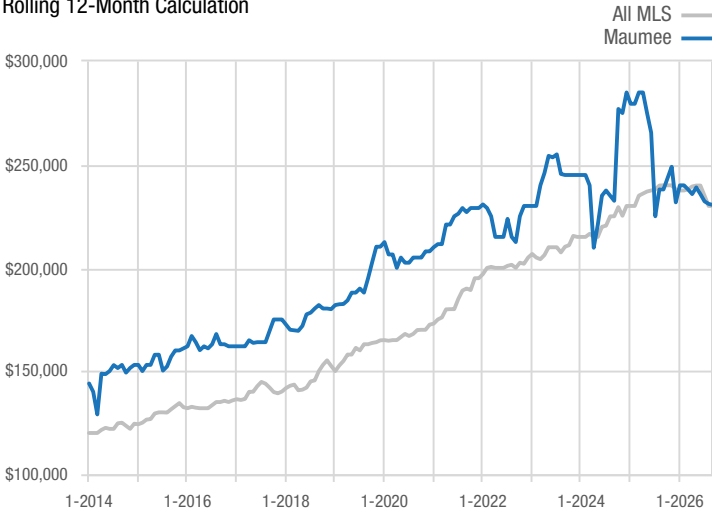
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	6	+ 20.0%	46	43	- 6.5%
Pending Sales	4	2	- 50.0%	38	33	- 13.2%
Closed Sales	6	1	- 83.3%	38	32	- 15.8%
Days on Market Until Sale	34	25	- 26.5%	45	66	+ 46.7%
Median Sales Price*	\$276,000	\$312,000	+ 13.0%	\$229,250	\$228,750	- 0.2%
Average Sales Price*	\$252,234	\$312,000	+ 23.7%	\$251,469	\$274,924	+ 9.3%
Percent of List Price Received*	98.0%	105.6%	+ 7.8%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	6	16	+ 166.7%	—	—	—
Months Supply of Inventory	1.5	4.6	+ 206.7%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Monclova

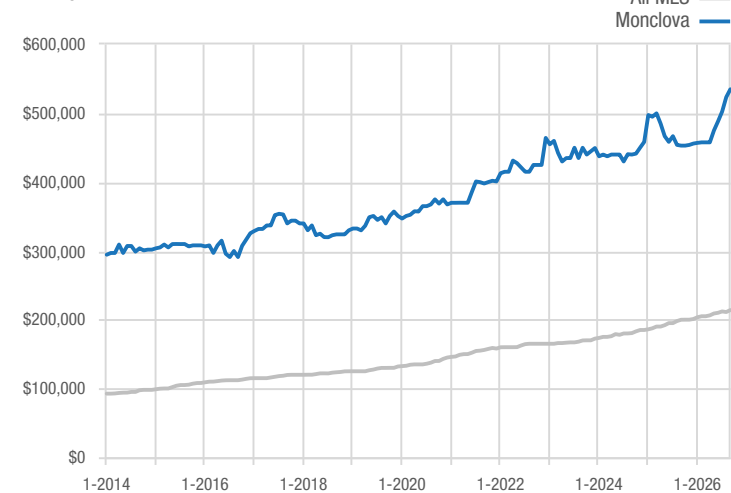
Zip Code 43542

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	4	- 20.0%	49	64	+ 30.6%
Pending Sales	5	6	+ 20.0%	30	50	+ 66.7%
Closed Sales	7	4	- 42.9%	31	48	+ 54.8%
Days on Market Until Sale	75	112	+ 49.3%	85	62	- 27.1%
Median Sales Price*	\$495,500	\$619,900	+ 25.1%	\$453,000	\$540,950	+ 19.4%
Average Sales Price*	\$501,460	\$653,075	+ 30.2%	\$507,435	\$562,029	+ 10.8%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	20	17	- 15.0%	—	—	—
Months Supply of Inventory	4.8	3.3	- 31.3%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	9	18	+ 100.0%
Pending Sales	0	0	0.0%	5	19	+ 280.0%
Closed Sales	0	1	—	10	15	+ 50.0%
Days on Market Until Sale	—	372	—	168	143	- 14.9%
Median Sales Price*	—	\$501,090	—	\$408,118	\$501,090	+ 22.8%
Average Sales Price*	—	\$501,090	—	\$410,656	\$514,051	+ 25.2%
Percent of List Price Received*	—	100.0%	—	99.9%	98.6%	- 1.3%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.7	1.3	- 51.9%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Whitehouse

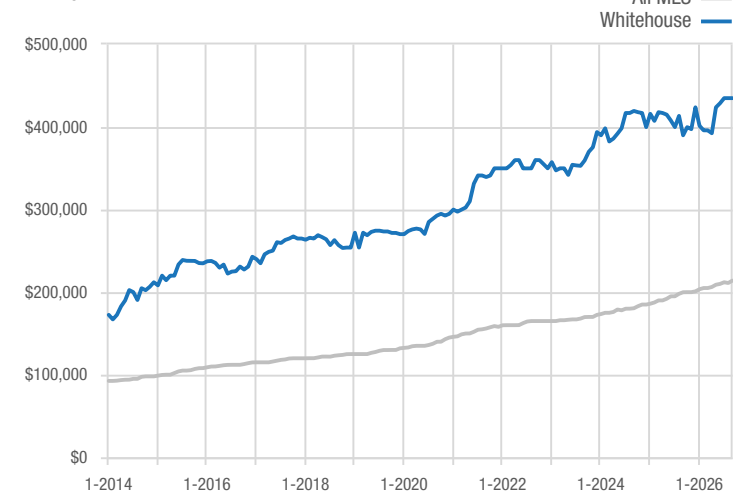
Zip Code 43571

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	15	5	- 66.7%	74	80	+ 8.1%
Pending Sales	8	7	- 12.5%	52	65	+ 25.0%
Closed Sales	7	7	0.0%	50	64	+ 28.0%
Days on Market Until Sale	64	44	- 31.3%	64	56	- 12.5%
Median Sales Price*	\$389,900	\$354,000	- 9.2%	\$423,875	\$440,000	+ 3.8%
Average Sales Price*	\$372,214	\$416,014	+ 11.8%	\$433,502	\$444,501	+ 2.5%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.1%	99.5%	+ 0.4%
Inventory of Homes for Sale	25	14	- 44.0%	—	—	—
Months Supply of Inventory	4.2	1.9	- 54.8%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	69	—	—	40	116	+ 190.0%
Median Sales Price*	\$444,900	—	—	\$338,500	\$442,500	+ 30.7%
Average Sales Price*	\$444,900	—	—	\$344,225	\$442,500	+ 28.5%
Percent of List Price Received*	98.9%	—	—	97.7%	93.2%	- 4.6%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Sylvania

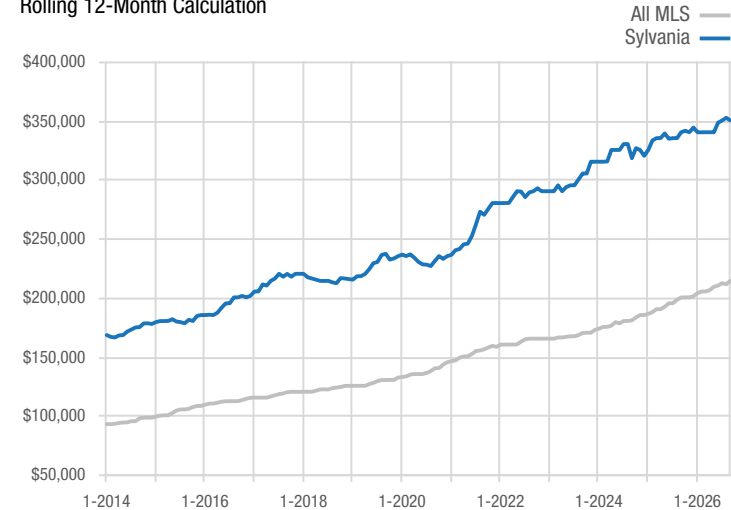
Zip Code 43560

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	50	47	- 6.0%	372	465	+ 25.0%
Pending Sales	51	30	- 41.2%	281	327	+ 16.4%
Closed Sales	41	30	- 26.8%	261	326	+ 24.9%
Days on Market Until Sale	49	56	+ 14.3%	63	51	- 19.0%
Median Sales Price*	\$340,000	\$331,375	- 2.5%	\$343,000	\$355,000	+ 3.5%
Average Sales Price*	\$362,640	\$357,280	- 1.5%	\$362,299	\$388,814	+ 7.3%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	89	118	+ 32.6%	—	—	—
Months Supply of Inventory	3.0	3.5	+ 16.7%	—	—	—

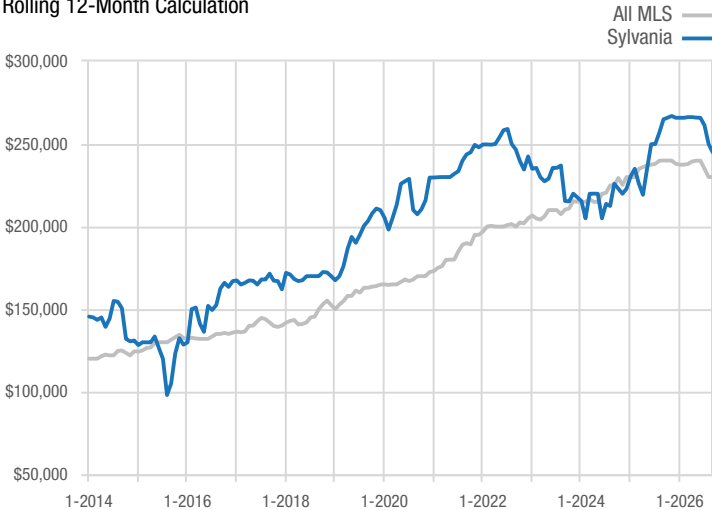
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	10	14	+ 40.0%	93	98	+ 5.4%
Pending Sales	14	9	- 35.7%	75	69	- 8.0%
Closed Sales	12	10	- 16.7%	72	70	- 2.8%
Days on Market Until Sale	42	68	+ 61.9%	55	63	+ 14.5%
Median Sales Price*	\$266,950	\$250,000	- 6.3%	\$265,950	\$242,500	- 8.8%
Average Sales Price*	\$271,906	\$248,240	- 8.7%	\$270,233	\$250,759	- 7.2%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	20	23	+ 15.0%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

* 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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Waterville

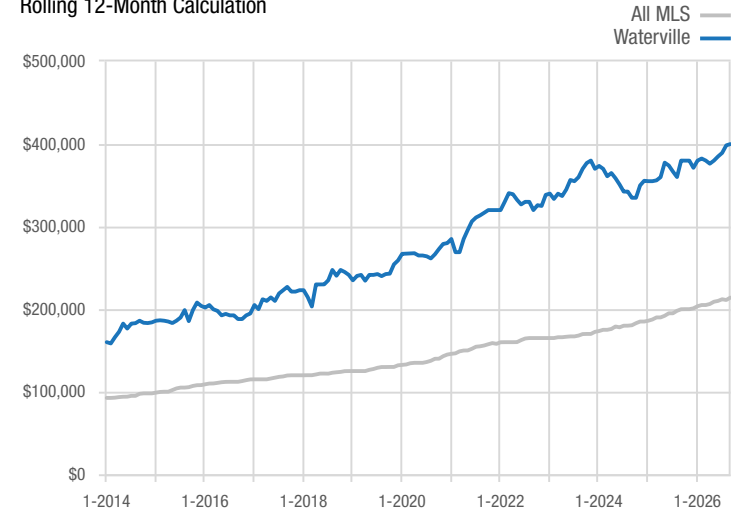
Zip Code 43566

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	21	11	- 47.6%	155	131	- 15.5%
Pending Sales	16	9	- 43.8%	105	92	- 12.4%
Closed Sales	14	7	- 50.0%	99	94	- 5.1%
Days on Market Until Sale	49	43	- 12.2%	70	67	- 4.3%
Median Sales Price*	\$388,250	\$408,750	+ 5.3%	\$360,900	\$412,000	+ 14.2%
Average Sales Price*	\$379,457	\$451,321	+ 18.9%	\$386,726	\$406,309	+ 5.1%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	99.7%	100.5%	+ 0.8%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	3.0	3.2	+ 6.7%	—	—	—

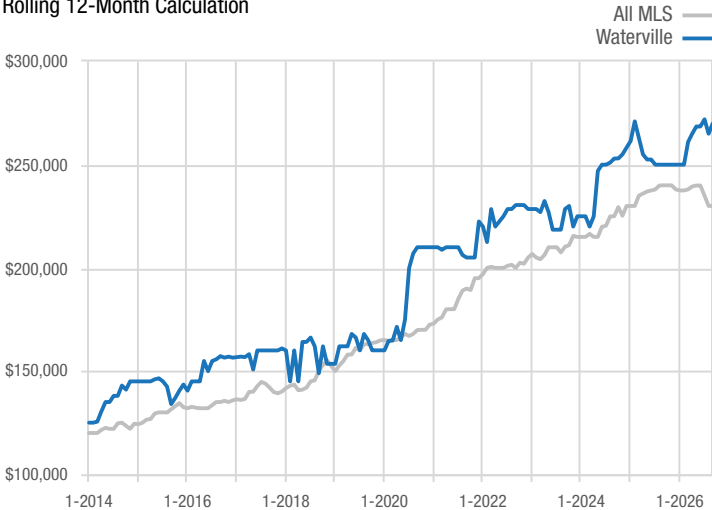
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	1	—	9	10	+ 11.1%
Pending Sales	3	1	- 66.7%	8	10	+ 25.0%
Closed Sales	3	2	- 33.3%	8	10	+ 25.0%
Days on Market Until Sale	55	72	+ 30.9%	57	47	- 17.5%
Median Sales Price*	\$272,000	\$382,450	+ 40.6%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$248,333	\$382,450	+ 54.0%	\$242,394	\$279,470	+ 15.3%
Percent of List Price Received*	101.0%	98.4%	- 2.6%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.6	- 53.8%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Local Market Update – September 2026

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Toledo - 43604

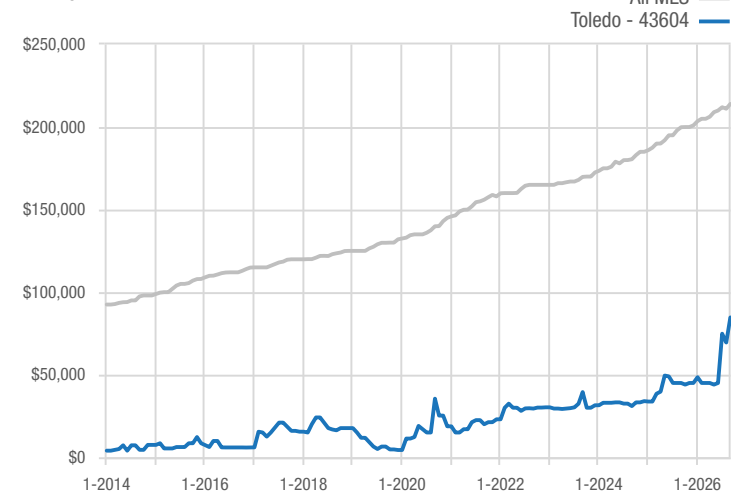
Zip Code 43604

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	7	+ 133.3%	27	27	0.0%
Pending Sales	1	1	0.0%	21	8	- 61.9%
Closed Sales	3	0	- 100.0%	22	9	- 59.1%
Days on Market Until Sale	36	—	—	69	103	+ 49.3%
Median Sales Price*	\$35,000	—	—	\$45,000	\$84,700	+ 88.2%
Average Sales Price*	\$33,000	—	—	\$66,043	\$105,856	+ 60.3%
Percent of List Price Received*	95.6%	—	—	97.0%	106.1%	+ 9.4%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	2.6	7.2	+ 176.9%	—	—	—

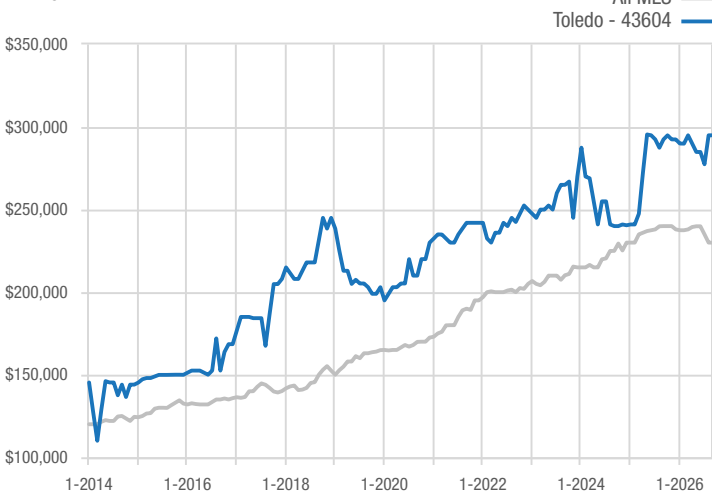
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	2	—	7	15	+ 114.3%
Pending Sales	1	2	+ 100.0%	8	10	+ 25.0%
Closed Sales	2	2	0.0%	8	11	+ 37.5%
Days on Market Until Sale	37	93	+ 151.4%	65	71	+ 9.2%
Median Sales Price*	\$315,000	\$310,000	- 1.6%	\$292,500	\$295,000	+ 0.9%
Average Sales Price*	\$315,000	\$310,000	- 1.6%	\$297,488	\$285,309	- 4.1%
Percent of List Price Received*	94.6%	97.2%	+ 2.7%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	3.2	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43605

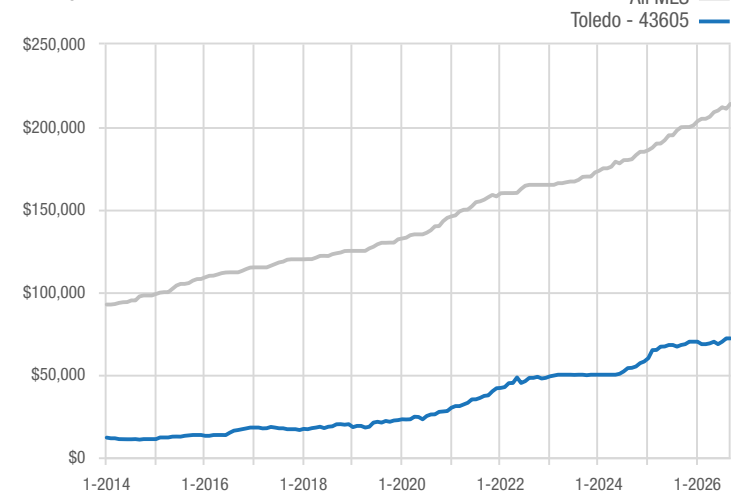
Zip Code 43605

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	40	32	- 20.0%	285	239	- 16.1%
Pending Sales	27	19	- 29.6%	212	150	- 29.2%
Closed Sales	25	17	- 32.0%	207	158	- 23.7%
Days on Market Until Sale	53	78	+ 47.2%	57	69	+ 21.1%
Median Sales Price*	\$85,000	\$80,000	- 5.9%	\$69,000	\$72,000	+ 4.3%
Average Sales Price*	\$87,900	\$81,953	- 6.8%	\$72,370	\$76,249	+ 5.4%
Percent of List Price Received*	98.7%	95.4%	- 3.3%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	70	75	+ 7.1%	—	—	—
Months Supply of Inventory	3.1	4.3	+ 38.7%	—	—	—

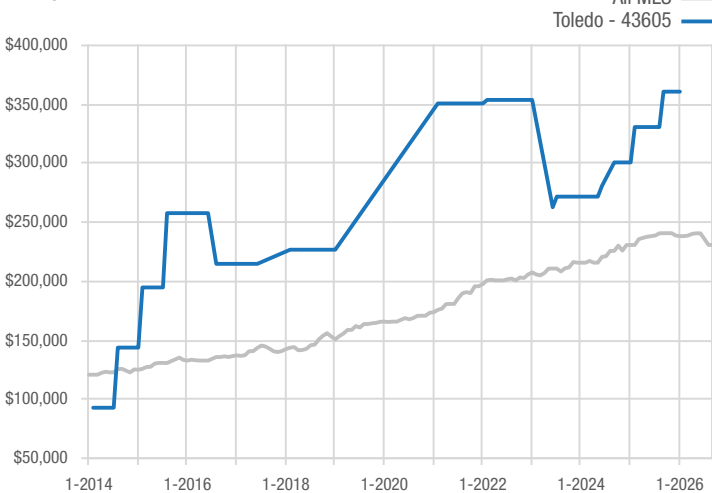
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	20	—	—
Median Sales Price*	—	—	—	\$360,000	—	—
Average Sales Price*	—	—	—	\$360,000	—	—
Percent of List Price Received*	—	—	—	97.3%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43606

Zip Code 43606

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	26	33	+ 26.9%	234	268	+ 14.5%
Pending Sales	21	25	+ 19.0%	186	205	+ 10.2%
Closed Sales	21	15	- 28.6%	180	196	+ 8.9%
Days on Market Until Sale	48	48	0.0%	52	58	+ 11.5%
Median Sales Price*	\$215,000	\$225,000	+ 4.7%	\$233,750	\$225,000	- 3.7%
Average Sales Price*	\$228,968	\$227,876	- 0.5%	\$247,990	\$238,543	- 3.8%
Percent of List Price Received*	101.4%	106.8%	+ 5.3%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	49	58	+ 18.4%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

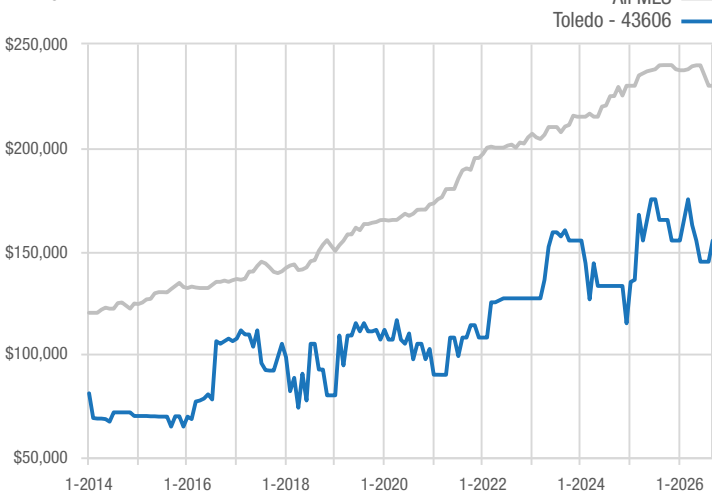
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	- 100.0%	6	8	+ 33.3%
Pending Sales	0	0	0.0%	6	8	+ 33.3%
Closed Sales	0	1	—	6	9	+ 50.0%
Days on Market Until Sale	—	111	—	46	95	+ 106.5%
Median Sales Price*	—	\$251,000	—	\$165,000	\$169,900	+ 3.0%
Average Sales Price*	—	\$251,000	—	\$187,621	\$173,989	- 7.3%
Percent of List Price Received*	—	98.5%	—	95.8%	94.1%	- 1.8%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43607

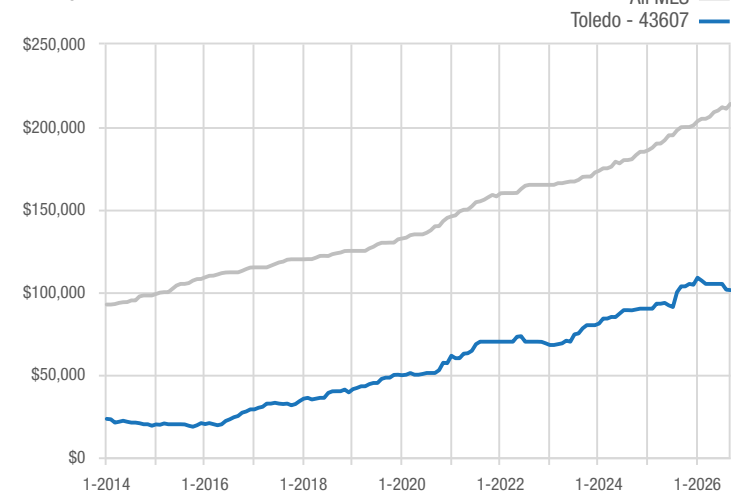
Zip Code 43607

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	25	27	+ 8.0%	194	240	+ 23.7%
Pending Sales	18	16	- 11.1%	134	160	+ 19.4%
Closed Sales	19	13	- 31.6%	132	153	+ 15.9%
Days on Market Until Sale	51	67	+ 31.4%	62	74	+ 19.4%
Median Sales Price*	\$105,000	\$95,000	- 9.5%	\$103,500	\$100,500	- 2.9%
Average Sales Price*	\$103,561	\$87,992	- 15.0%	\$102,780	\$104,785	+ 2.0%
Percent of List Price Received*	97.0%	108.0%	+ 11.3%	98.8%	96.0%	- 2.8%
Inventory of Homes for Sale	46	72	+ 56.5%	—	—	—
Months Supply of Inventory	3.0	4.3	+ 43.3%	—	—	—

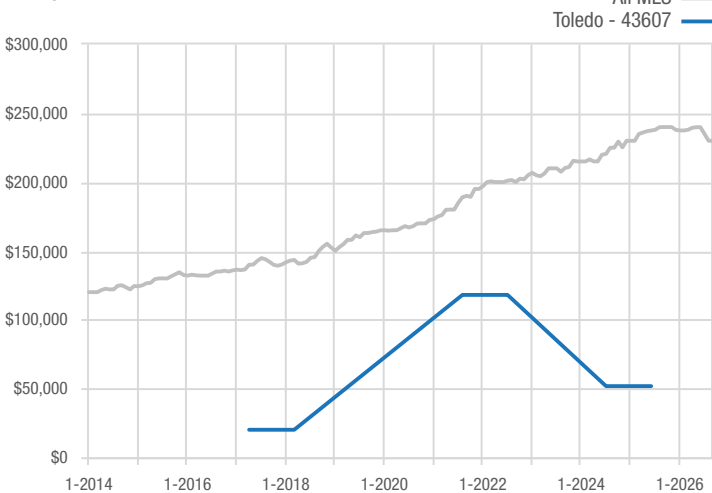
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43608

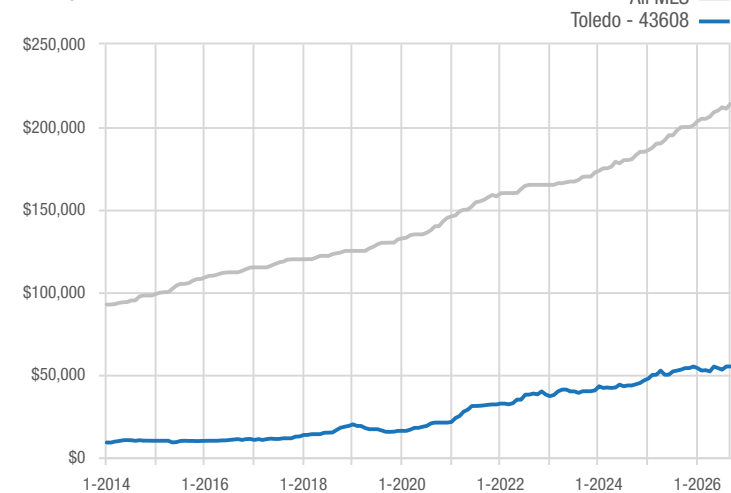
Zip Code 43608

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	43	20	- 53.5%	212	182	- 14.2%
Pending Sales	13	7	- 46.2%	133	132	- 0.8%
Closed Sales	13	11	- 15.4%	130	137	+ 5.4%
Days on Market Until Sale	65	56	- 13.8%	61	90	+ 47.5%
Median Sales Price*	\$43,000	\$48,500	+ 12.8%	\$53,550	\$55,000	+ 2.7%
Average Sales Price*	\$47,132	\$50,445	+ 7.0%	\$56,287	\$60,224	+ 7.0%
Percent of List Price Received*	97.3%	95.1%	- 2.3%	97.8%	92.9%	- 5.0%
Inventory of Homes for Sale	74	45	- 39.2%	—	—	—
Months Supply of Inventory	4.7	3.0	- 36.2%	—	—	—

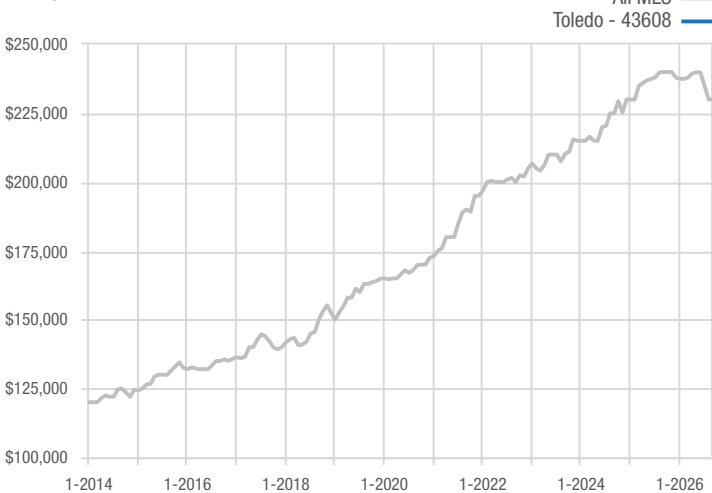
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43609

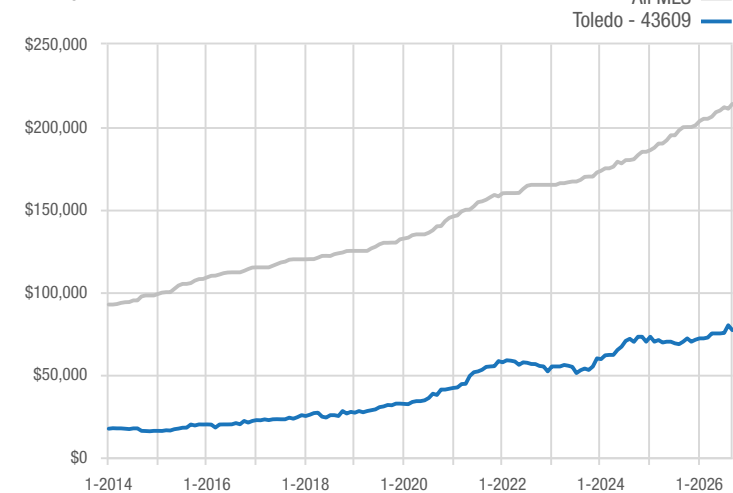
Zip Code 43609

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	61	32	- 47.5%	251	268	+ 6.8%
Pending Sales	18	14	- 22.2%	169	169	0.0%
Closed Sales	20	18	- 10.0%	165	165	0.0%
Days on Market Until Sale	54	58	+ 7.4%	61	60	- 1.6%
Median Sales Price*	\$77,500	\$52,500	- 32.3%	\$69,238	\$78,000	+ 12.7%
Average Sales Price*	\$75,898	\$64,906	- 14.5%	\$72,673	\$83,605	+ 15.0%
Percent of List Price Received*	99.8%	97.3%	- 2.5%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	78	70	- 10.3%	—	—	—
Months Supply of Inventory	4.4	3.8	- 13.6%	—	—	—

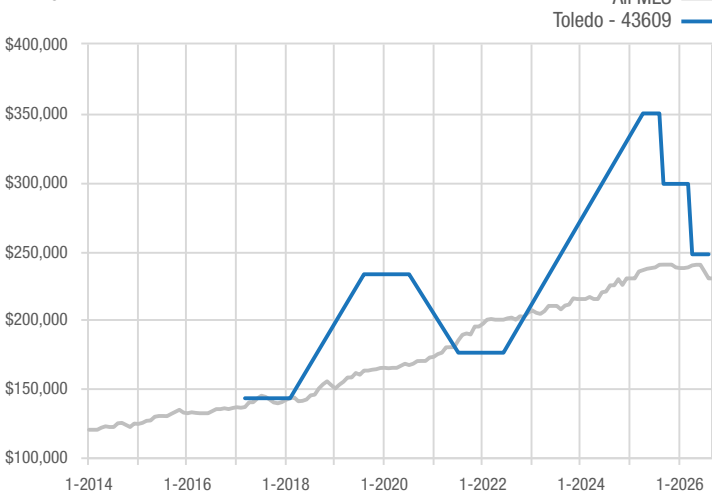
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	117	—	—	95	—	—
Median Sales Price*	\$247,500	—	—	\$298,700	—	—
Average Sales Price*	\$247,500	—	—	\$298,700	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43610

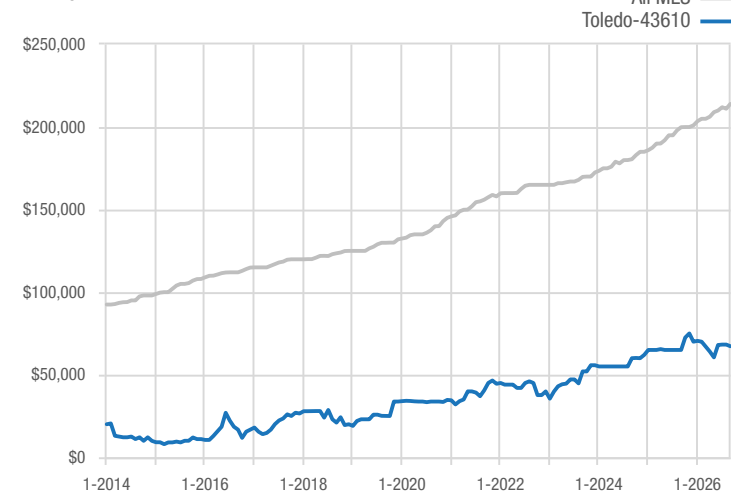
Zip Code 43610

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	6	+ 500.0%	50	48	- 4.0%
Pending Sales	1	4	+ 300.0%	27	35	+ 29.6%
Closed Sales	1	3	+ 200.0%	26	33	+ 26.9%
Days on Market Until Sale	108	61	- 43.5%	45	71	+ 57.8%
Median Sales Price*	\$125,000	\$54,900	- 56.1%	\$67,500	\$60,000	- 11.1%
Average Sales Price*	\$125,000	\$72,467	- 42.0%	\$82,276	\$90,452	+ 9.9%
Percent of List Price Received*	100.0%	92.7%	- 7.3%	100.0%	93.5%	- 6.5%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	3.4	4.1	+ 20.6%	—	—	—

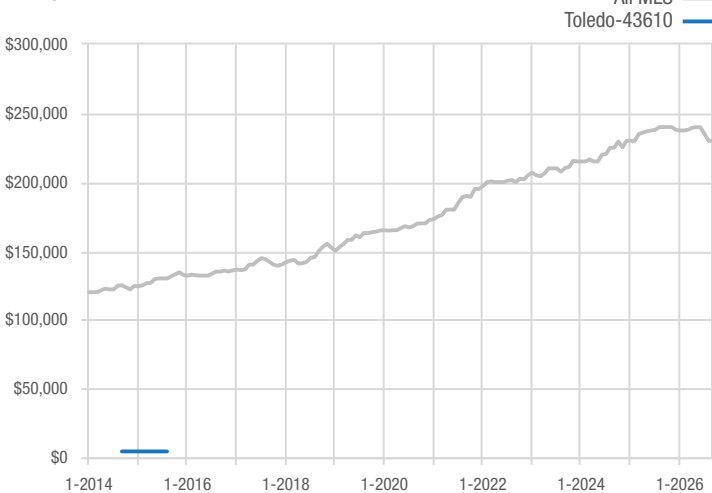
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	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



Median Sales Price - Condo-Villa



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Local Market Update – September 2026

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Toledo - 43611

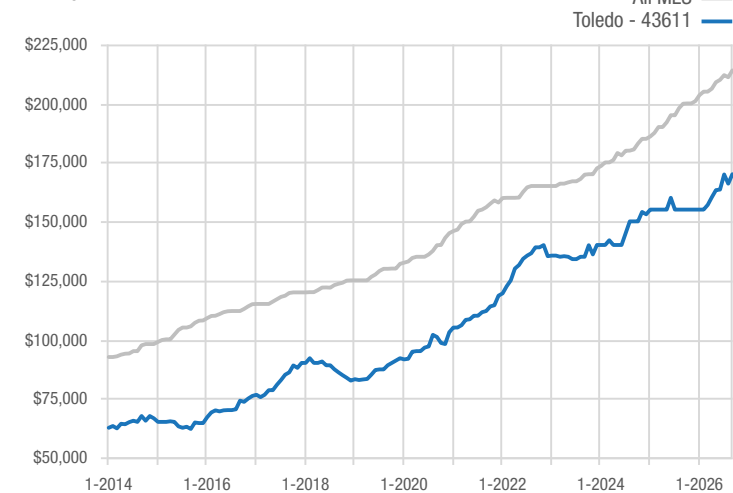
Zip Code 43611

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	32	20	- 37.5%	222	208	- 6.3%
Pending Sales	27	7	- 74.1%	174	156	- 10.3%
Closed Sales	22	12	- 45.5%	164	159	- 3.0%
Days on Market Until Sale	53	60	+ 13.2%	61	55	- 9.8%
Median Sales Price*	\$141,500	\$198,750	+ 40.5%	\$157,500	\$175,000	+ 11.1%
Average Sales Price*	\$142,300	\$171,000	+ 20.2%	\$156,762	\$178,715	+ 14.0%
Percent of List Price Received*	103.1%	98.5%	- 4.5%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	53	50	- 5.7%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

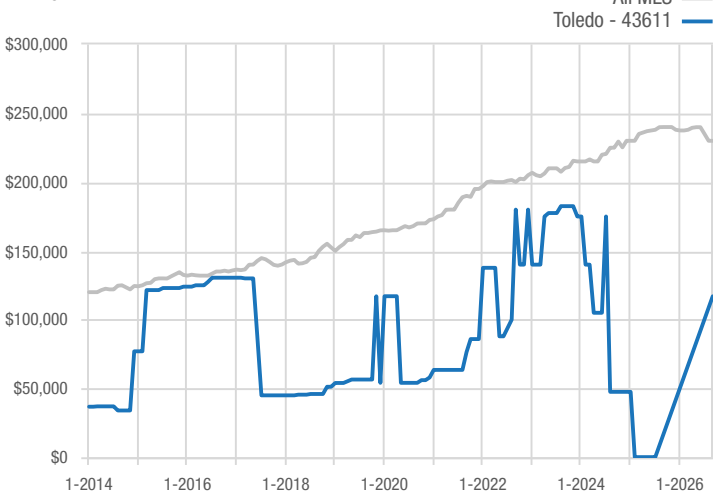
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	57	—	—	57	—
Median Sales Price*	—	\$117,000	—	—	\$117,000	—
Average Sales Price*	—	\$117,000	—	—	\$117,000	—
Percent of List Price Received*	—	97.6%	—	—	97.6%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43612

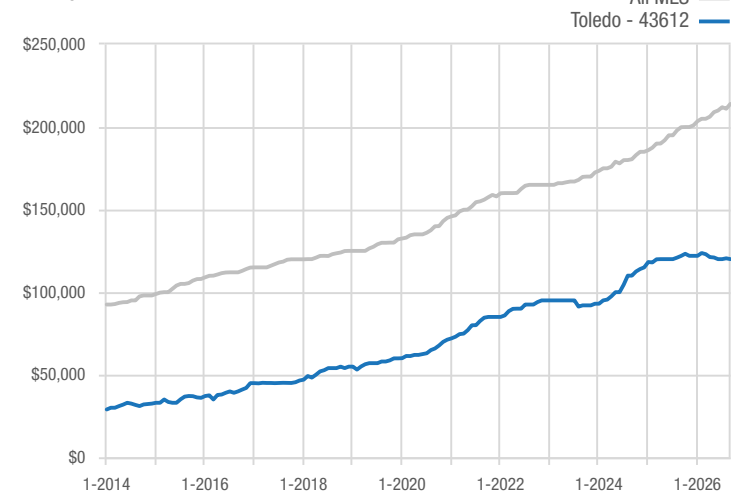
Zip Code 43612

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	40	39	- 2.5%	360	362	+ 0.6%
Pending Sales	46	40	- 13.0%	292	296	+ 1.4%
Closed Sales	34	40	+ 17.6%	272	296	+ 8.8%
Days on Market Until Sale	61	51	- 16.4%	58	69	+ 19.0%
Median Sales Price*	\$126,000	\$126,000	0.0%	\$123,000	\$121,000	- 1.6%
Average Sales Price*	\$128,096	\$121,203	- 5.4%	\$125,245	\$123,185	- 1.6%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	78	88	+ 12.8%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

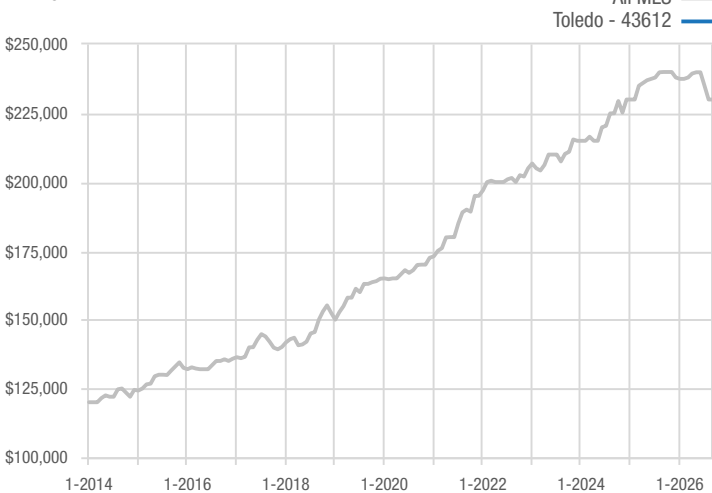
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43613

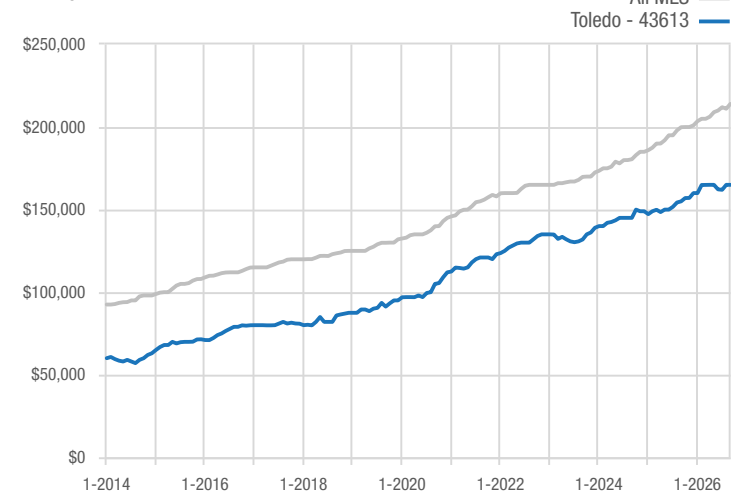
Zip Code 43613

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	58	49	- 15.5%	376	456	+ 21.3%
Pending Sales	53	37	- 30.2%	310	349	+ 12.6%
Closed Sales	42	35	- 16.7%	294	349	+ 18.7%
Days on Market Until Sale	48	60	+ 25.0%	57	53	- 7.0%
Median Sales Price*	\$171,450	\$171,900	+ 0.3%	\$158,250	\$164,900	+ 4.2%
Average Sales Price*	\$164,533	\$174,537	+ 6.1%	\$153,861	\$163,783	+ 6.4%
Percent of List Price Received*	101.8%	102.5%	+ 0.7%	102.0%	101.7%	- 0.3%
Inventory of Homes for Sale	73	101	+ 38.4%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

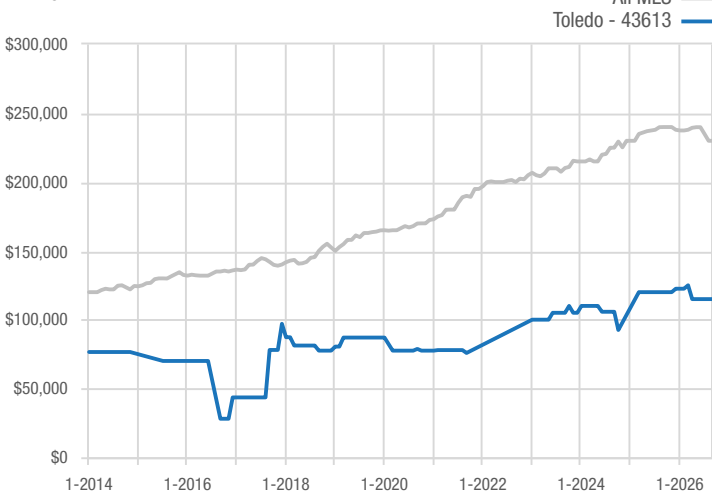
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	96	135	+ 40.6%
Median Sales Price*	—	—	—	\$120,000	\$104,900	- 12.6%
Average Sales Price*	—	—	—	\$120,000	\$104,900	- 12.6%
Percent of List Price Received*	—	—	—	104.3%	95.5%	- 8.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43614

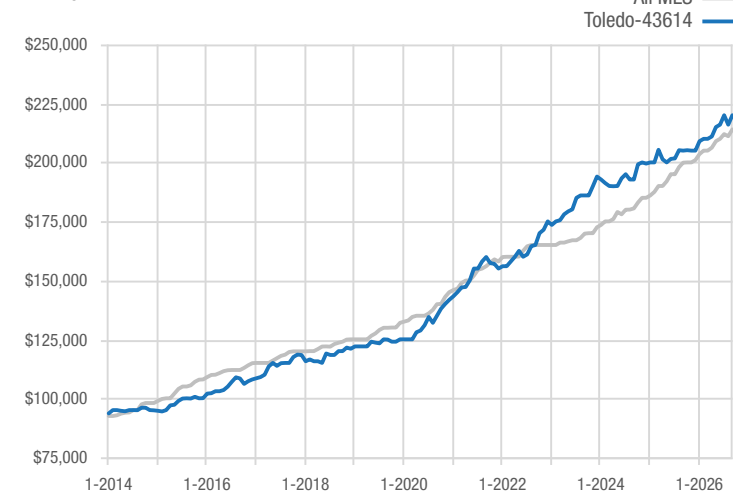
Zip Code 43614

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	43	36	- 16.3%	314	290	- 7.6%
Pending Sales	38	33	- 13.2%	262	249	- 5.0%
Closed Sales	29	34	+ 17.2%	253	243	- 4.0%
Days on Market Until Sale	51	45	- 11.8%	49	49	0.0%
Median Sales Price*	\$183,900	\$220,000	+ 19.6%	\$205,000	\$225,000	+ 9.8%
Average Sales Price*	\$189,305	\$212,975	+ 12.5%	\$211,412	\$225,863	+ 6.8%
Percent of List Price Received*	100.7%	102.2%	+ 1.5%	102.0%	103.0%	+ 1.0%
Inventory of Homes for Sale	59	54	- 8.5%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

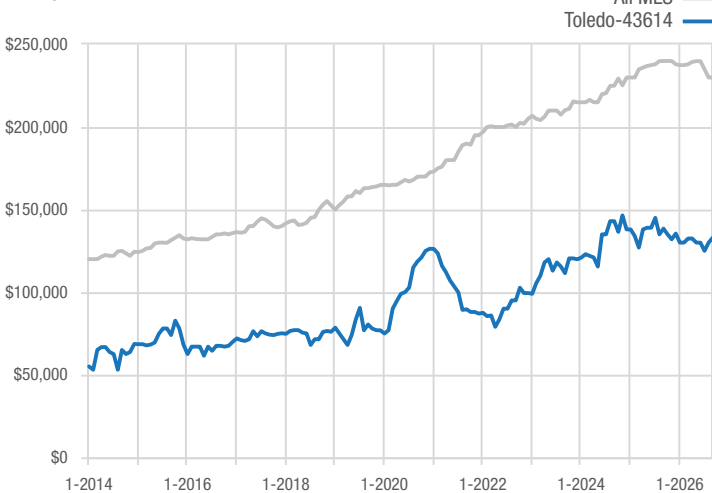
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	5	+ 400.0%	35	52	+ 48.6%
Pending Sales	2	4	+ 100.0%	34	34	0.0%
Closed Sales	1	3	+ 200.0%	33	34	+ 3.0%
Days on Market Until Sale	52	233	+ 348.1%	41	68	+ 65.9%
Median Sales Price*	\$240,000	\$243,900	+ 1.6%	\$145,000	\$137,375	- 5.3%
Average Sales Price*	\$240,000	\$250,567	+ 4.4%	\$157,662	\$148,934	- 5.5%
Percent of List Price Received*	96.0%	98.7%	+ 2.8%	99.7%	98.3%	- 1.4%
Inventory of Homes for Sale	3	18	+ 500.0%	—	—	—
Months Supply of Inventory	0.8	5.8	+ 625.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43615

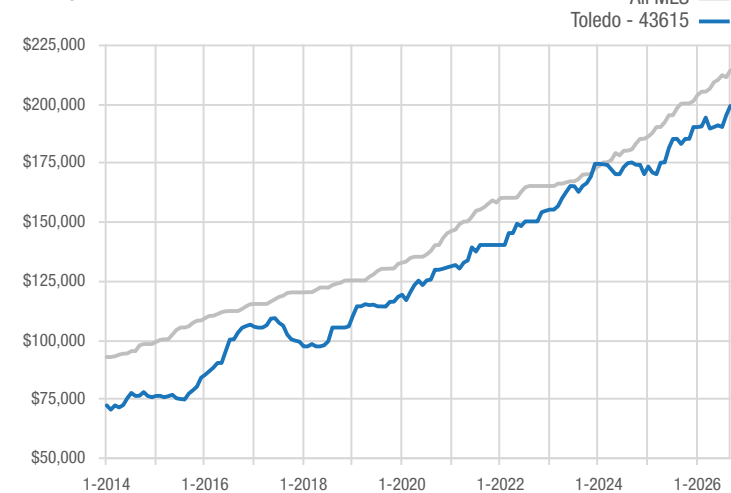
Zip Code 43615

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	31	45	+ 45.2%	329	320	- 2.7%
Pending Sales	31	33	+ 6.5%	269	249	- 7.4%
Closed Sales	33	34	+ 3.0%	270	245	- 9.3%
Days on Market Until Sale	49	54	+ 10.2%	60	56	- 6.7%
Median Sales Price*	\$175,000	\$238,750	+ 36.4%	\$186,000	\$197,450	+ 6.2%
Average Sales Price*	\$256,555	\$301,296	+ 17.4%	\$224,278	\$252,075	+ 12.4%
Percent of List Price Received*	100.4%	101.2%	+ 0.8%	100.7%	101.5%	+ 0.8%
Inventory of Homes for Sale	54	71	+ 31.5%	—	—	—
Months Supply of Inventory	1.8	2.7	+ 50.0%	—	—	—

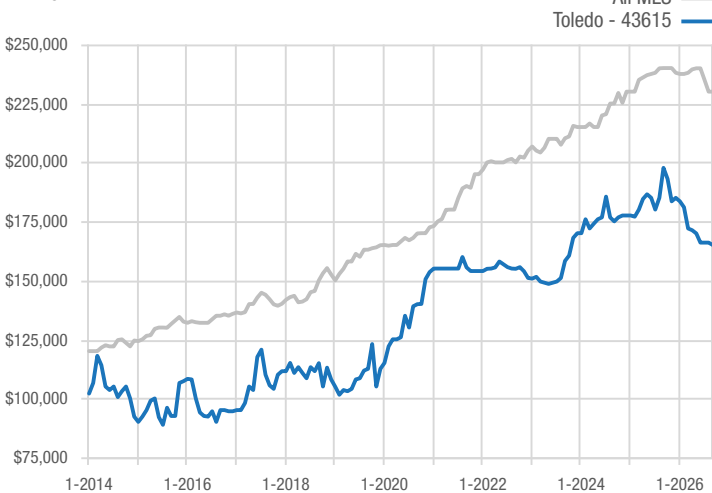
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	8	- 11.1%	75	81	+ 8.0%
Pending Sales	7	6	- 14.3%	57	64	+ 12.3%
Closed Sales	6	8	+ 33.3%	56	62	+ 10.7%
Days on Market Until Sale	68	43	- 36.8%	61	62	+ 1.6%
Median Sales Price*	\$334,950	\$182,500	- 45.5%	\$197,750	\$160,500	- 18.8%
Average Sales Price*	\$335,483	\$203,050	- 39.5%	\$228,762	\$182,772	- 20.1%
Percent of List Price Received*	99.5%	100.3%	+ 0.8%	101.2%	97.7%	- 3.5%
Inventory of Homes for Sale	25	19	- 24.0%	—	—	—
Months Supply of Inventory	4.1	2.7	- 34.1%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo - 43617

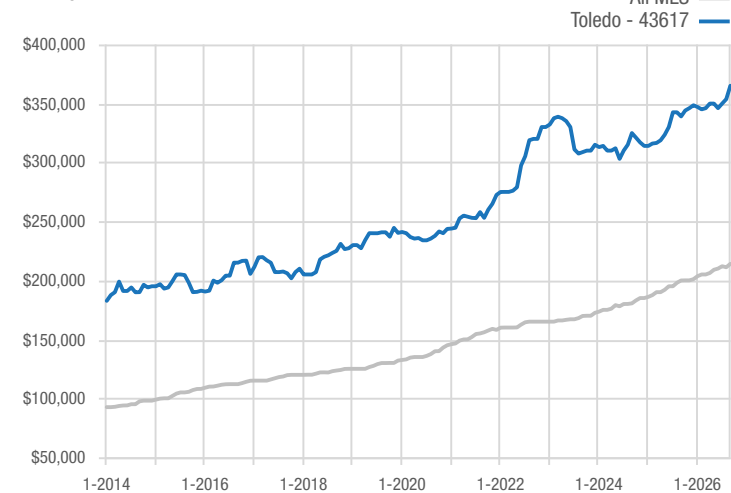
Zip Code 43617

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	13	0.0%	84	64	- 23.8%
Pending Sales	11	6	- 45.5%	62	54	- 12.9%
Closed Sales	11	3	- 72.7%	60	49	- 18.3%
Days on Market Until Sale	68	29	- 57.4%	56	64	+ 14.3%
Median Sales Price*	\$265,000	\$385,900	+ 45.6%	\$364,500	\$385,000	+ 5.6%
Average Sales Price*	\$295,718	\$394,967	+ 33.6%	\$344,026	\$423,291	+ 23.0%
Percent of List Price Received*	96.5%	103.0%	+ 6.7%	100.4%	99.8%	- 0.6%
Inventory of Homes for Sale	22	16	- 27.3%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

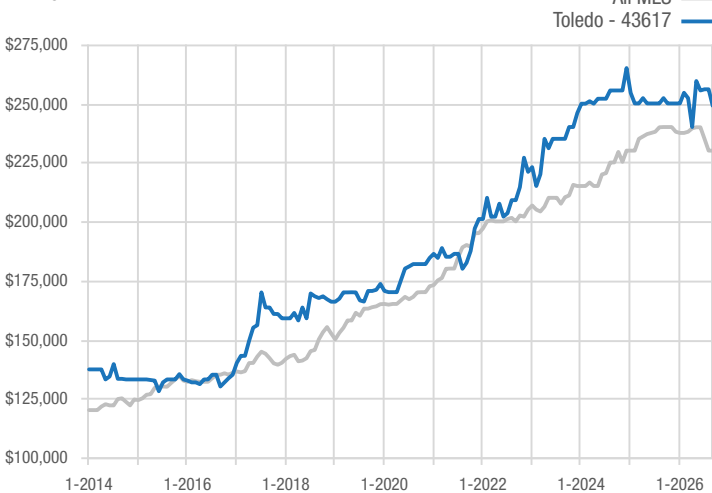
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	5	+ 400.0%	21	31	+ 47.6%
Pending Sales	2	4	+ 100.0%	20	21	+ 5.0%
Closed Sales	3	3	0.0%	20	20	0.0%
Days on Market Until Sale	37	39	+ 5.4%	35	45	+ 28.6%
Median Sales Price*	\$260,000	\$230,000	- 11.5%	\$250,000	\$249,000	- 0.4%
Average Sales Price*	\$258,367	\$235,333	- 8.9%	\$248,239	\$273,065	+ 10.0%
Percent of List Price Received*	104.7%	98.8%	- 5.6%	101.0%	99.1%	- 1.9%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.9	3.1	+ 244.4%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – September 2026

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Toledo - 43620

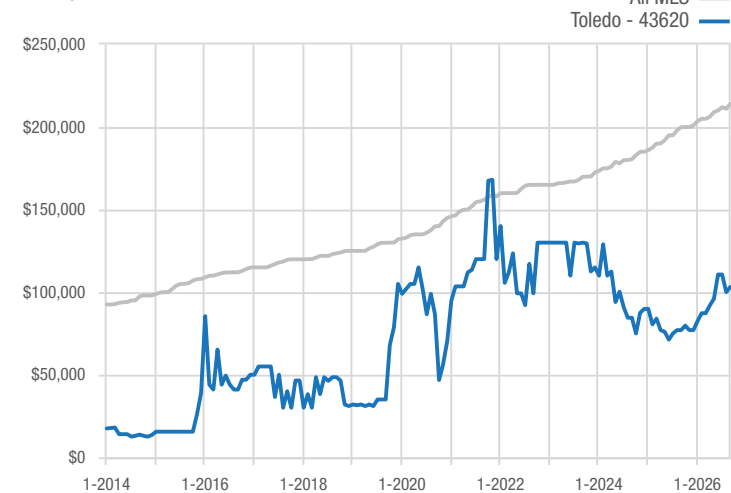
Zip Code 43620

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	9	+ 200.0%	21	42	+ 100.0%
Pending Sales	1	2	+ 100.0%	17	15	- 11.8%
Closed Sales	0	1	—	17	12	- 29.4%
Days on Market Until Sale	—	176	—	65	77	+ 18.5%
Median Sales Price*	—	\$106,350	—	\$77,000	\$103,175	+ 34.0%
Average Sales Price*	—	\$106,350	—	\$133,128	\$129,238	- 2.9%
Percent of List Price Received*	—	106.5%	—	98.4%	96.2%	- 2.2%
Inventory of Homes for Sale	5	20	+ 300.0%	—	—	—
Months Supply of Inventory	2.3	12.0	+ 421.7%	—	—	—

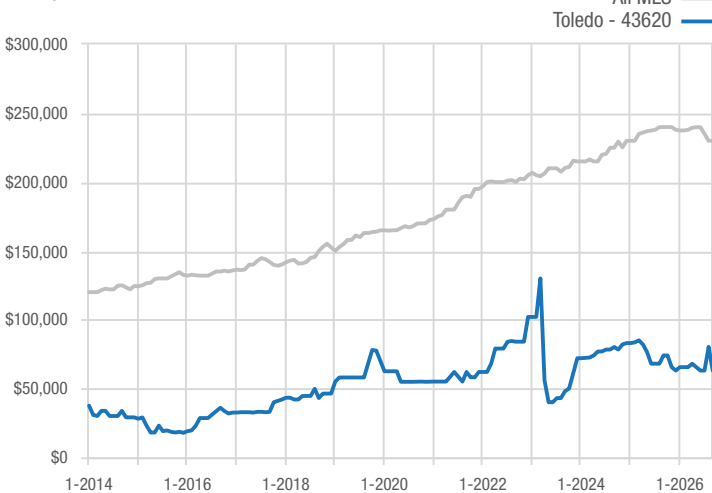
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	1	—	5	5	0.0%
Pending Sales	0	0	0.0%	4	3	- 25.0%
Closed Sales	0	1	—	4	4	0.0%
Days on Market Until Sale	—	18	—	57	52	- 8.8%
Median Sales Price*	—	\$58,600	—	\$56,660	\$78,050	+ 37.8%
Average Sales Price*	—	\$58,600	—	\$57,524	\$100,250	+ 74.3%
Percent of List Price Received*	—	90.3%	—	96.1%	96.1%	0.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Toledo-43623

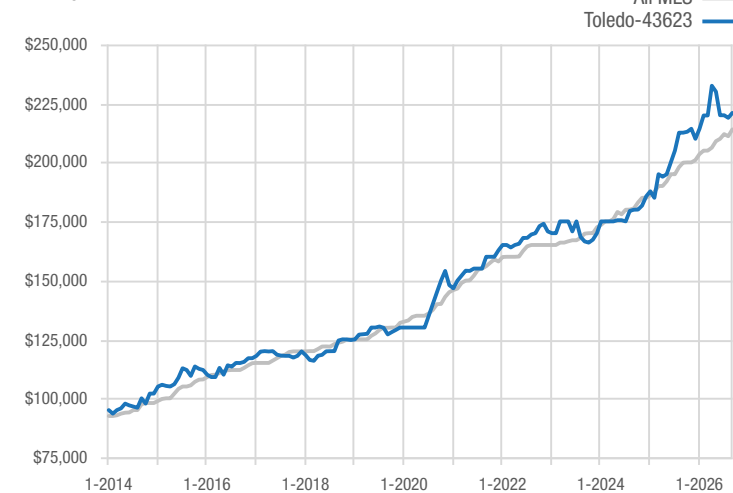
Zip Code 43623

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	29	24	- 17.2%	230	219	- 4.8%
Pending Sales	26	22	- 15.4%	180	174	- 3.3%
Closed Sales	21	25	+ 19.0%	171	172	+ 0.6%
Days on Market Until Sale	42	47	+ 11.9%	51	52	+ 2.0%
Median Sales Price*	\$245,000	\$252,625	+ 3.1%	\$216,500	\$231,250	+ 6.8%
Average Sales Price*	\$249,338	\$306,095	+ 22.8%	\$253,823	\$280,081	+ 10.3%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	100.6%	100.4%	- 0.2%
Inventory of Homes for Sale	44	44	0.0%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	2	0.0%	4	16	+ 300.0%
Pending Sales	0	1	—	1	12	+ 1,100.0%
Closed Sales	0	3	—	1	12	+ 1,100.0%
Days on Market Until Sale	—	75	—	34	65	+ 91.2%
Median Sales Price*	—	\$180,000	—	\$185,000	\$166,500	- 10.0%
Average Sales Price*	—	\$191,667	—	\$185,000	\$179,158	- 3.2%
Percent of List Price Received*	—	99.5%	—	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Oregon

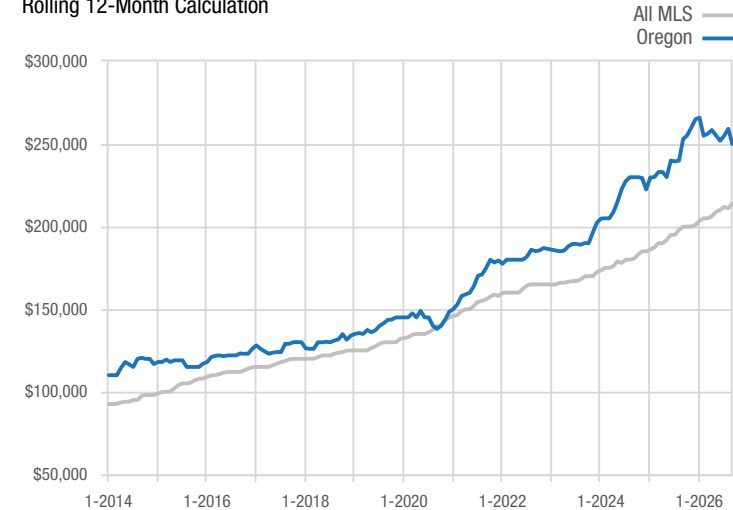
Zip Code 43616

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	31	28	- 9.7%	221	215	- 2.7%
Pending Sales	22	18	- 18.2%	173	149	- 13.9%
Closed Sales	31	17	- 45.2%	170	154	- 9.4%
Days on Market Until Sale	92	39	- 57.6%	73	54	- 26.0%
Median Sales Price*	\$332,925	\$230,000	- 30.9%	\$268,750	\$250,000	- 7.0%
Average Sales Price*	\$304,941	\$238,775	- 21.7%	\$280,054	\$257,433	- 8.1%
Percent of List Price Received*	99.7%	105.8%	+ 6.1%	100.2%	103.1%	+ 2.9%
Inventory of Homes for Sale	50	58	+ 16.0%	—	—	—
Months Supply of Inventory	2.6	3.5	+ 34.6%	—	—	—

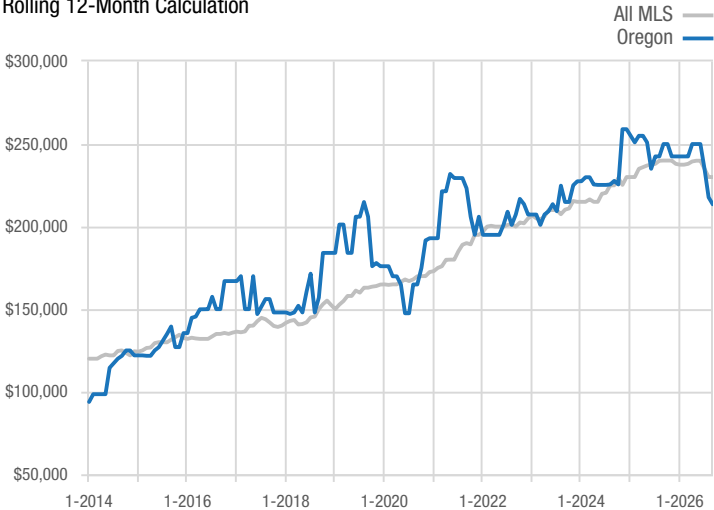
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	0	- 100.0%	12	9	- 25.0%
Pending Sales	2	0	- 100.0%	11	5	- 54.5%
Closed Sales	1	0	- 100.0%	10	5	- 50.0%
Days on Market Until Sale	32	—	—	31	88	+ 183.9%
Median Sales Price*	\$287,500	—	—	\$242,500	\$195,000	- 19.6%
Average Sales Price*	\$287,500	—	—	\$232,600	\$196,800	- 15.4%
Percent of List Price Received*	100.0%	—	—	101.4%	99.5%	- 1.9%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	2.8	+ 115.4%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Local Market Update – September 2026

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Bowling Green

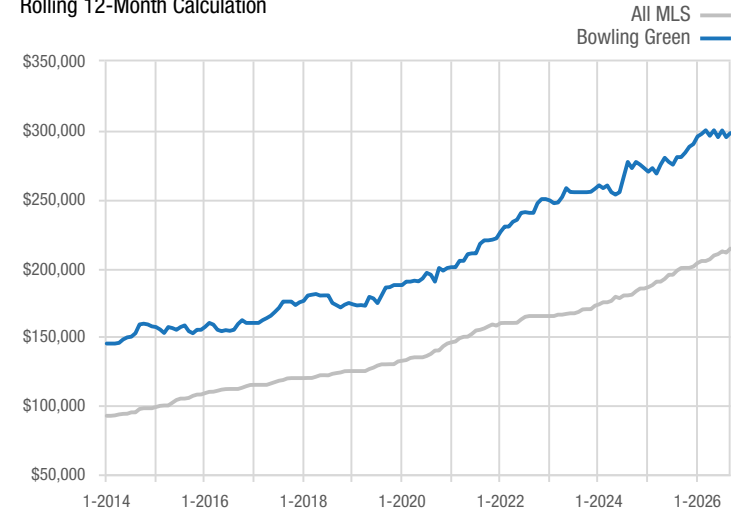
Zip Code 43402

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	26	18	- 30.8%	206	199	- 3.4%
Pending Sales	20	14	- 30.0%	172	161	- 6.4%
Closed Sales	19	11	- 42.1%	166	166	0.0%
Days on Market Until Sale	72	52	- 27.8%	59	57	- 3.4%
Median Sales Price*	\$277,000	\$322,500	+ 16.4%	\$285,000	\$295,000	+ 3.5%
Average Sales Price*	\$309,175	\$326,584	+ 5.6%	\$326,783	\$324,748	- 0.6%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	100.6%	101.2%	+ 0.6%
Inventory of Homes for Sale	44	37	- 15.9%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

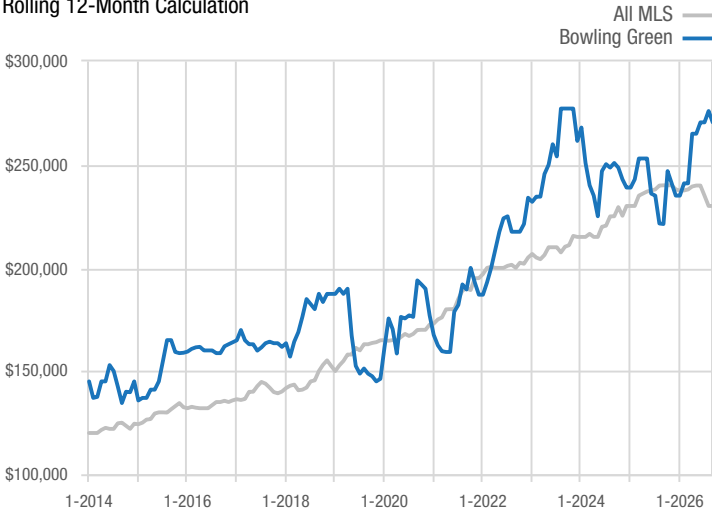
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	1	- 66.7%	15	15	0.0%
Pending Sales	2	0	- 100.0%	11	12	+ 9.1%
Closed Sales	1	0	- 100.0%	10	13	+ 30.0%
Days on Market Until Sale	27	—	—	38	55	+ 44.7%
Median Sales Price*	\$285,000	—	—	\$228,000	\$276,000	+ 21.1%
Average Sales Price*	\$285,000	—	—	\$230,200	\$290,269	+ 26.1%
Percent of List Price Received*	114.0%	—	—	100.5%	101.1%	+ 0.6%
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Local Market Update – September 2026

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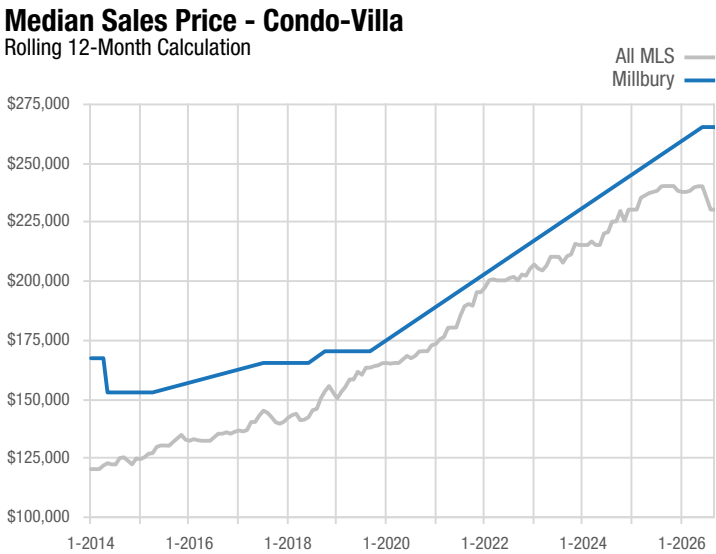
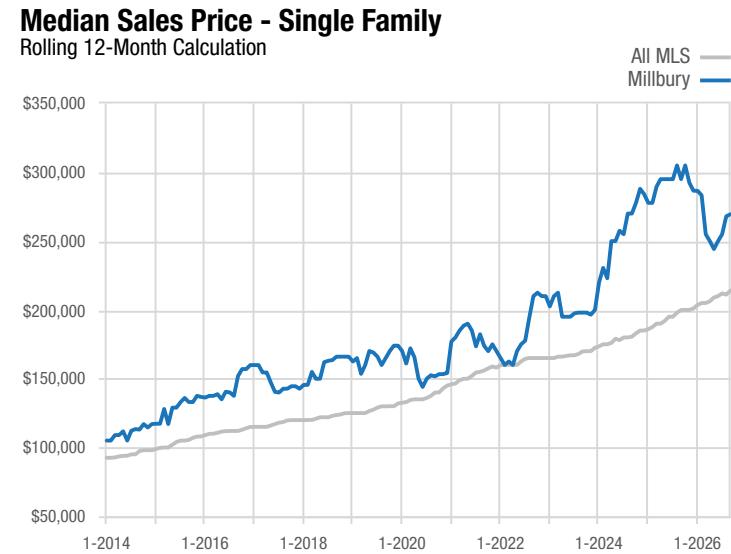
Millbury

Zip Code 43447

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	3	- 66.7%	32	28	- 12.5%
Pending Sales	3	1	- 66.7%	25	25	0.0%
Closed Sales	3	2	- 33.3%	25	25	0.0%
Days on Market Until Sale	57	50	- 12.3%	88	55	- 37.5%
Median Sales Price*	\$181,500	\$164,000	- 9.6%	\$265,000	\$250,000	- 5.7%
Average Sales Price*	\$185,558	\$164,000	- 11.6%	\$267,285	\$245,580	- 8.1%
Percent of List Price Received*	100.0%	106.3%	+ 6.3%	99.8%	100.6%	+ 0.8%
Inventory of Homes for Sale	11	3	- 72.7%	—	—	—
Months Supply of Inventory	3.9	1.0	- 74.4%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	49	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	93.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Rossford

Zip Code 43460

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	8	13	+ 62.5%	67	51	- 23.9%
Pending Sales	6	4	- 33.3%	49	40	- 18.4%
Closed Sales	6	3	- 50.0%	47	40	- 14.9%
Days on Market Until Sale	37	43	+ 16.2%	56	69	+ 23.2%
Median Sales Price*	\$284,750	\$225,000	- 21.0%	\$239,100	\$230,872	- 3.4%
Average Sales Price*	\$429,250	\$206,333	- 51.9%	\$250,601	\$236,346	- 5.7%
Percent of List Price Received*	98.5%	103.3%	+ 4.9%	100.7%	101.4%	+ 0.7%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	3.5	3.1	- 11.4%	—	—	—

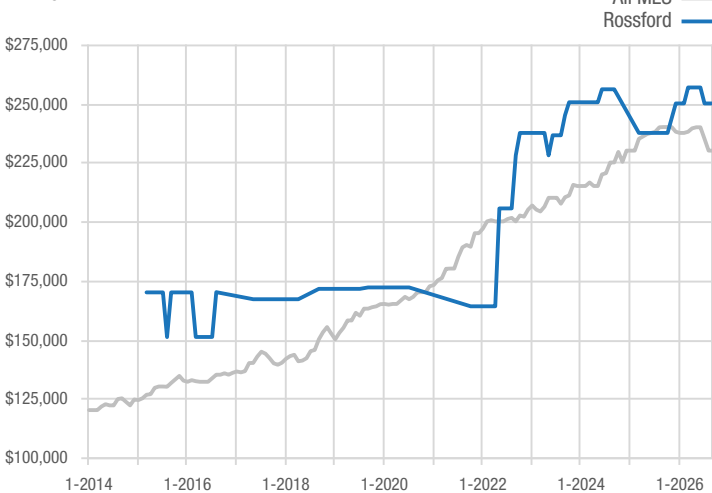
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	61	75	+ 23.0%
Median Sales Price*	—	—	—	\$237,500	\$220,000	- 7.4%
Average Sales Price*	—	—	—	\$237,500	\$220,000	- 7.4%
Percent of List Price Received*	—	—	—	100.0%	95.7%	- 4.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Walbridge

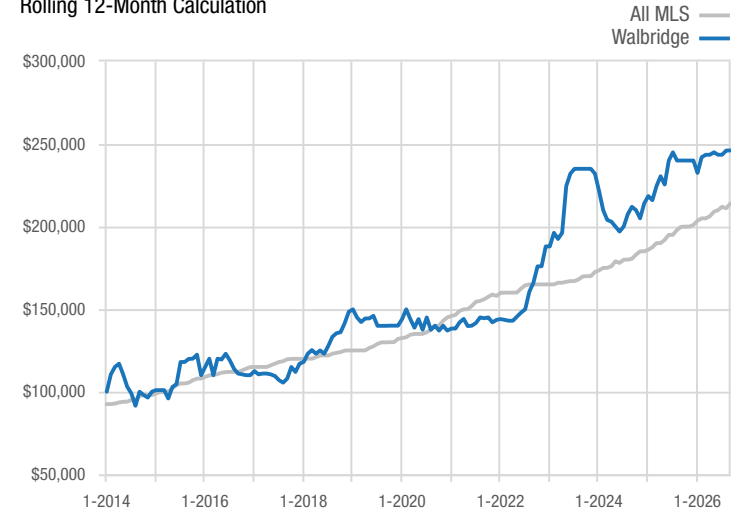
Zip Code 43465

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	5	- 44.4%	45	39	- 13.3%
Pending Sales	2	4	+ 100.0%	31	35	+ 12.9%
Closed Sales	3	3	0.0%	30	39	+ 30.0%
Days on Market Until Sale	38	36	- 5.3%	44	60	+ 36.4%
Median Sales Price*	\$185,000	\$205,000	+ 10.8%	\$242,500	\$260,000	+ 7.2%
Average Sales Price*	\$163,167	\$194,000	+ 18.9%	\$244,227	\$257,930	+ 5.6%
Percent of List Price Received*	125.7%	106.5%	- 15.3%	102.6%	101.3%	- 1.3%
Inventory of Homes for Sale	15	10	- 33.3%	—	—	—
Months Supply of Inventory	4.5	2.2	- 51.1%	—	—	—

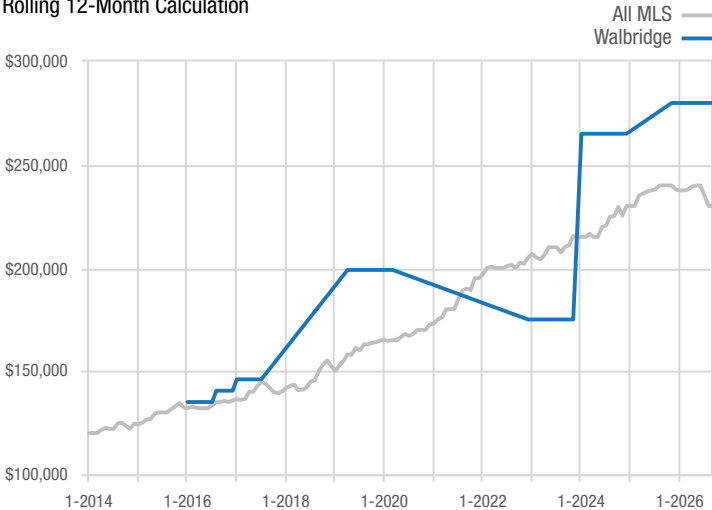
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	38	—
Median Sales Price*	—	—	—	—	\$279,900	—
Average Sales Price*	—	—	—	—	\$279,900	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Condo-Villa
Rolling 12-Month Calculation



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Northwood

Zip Code 43619

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	5	- 44.4%	82	52	- 36.6%
Pending Sales	8	5	- 37.5%	70	50	- 28.6%
Closed Sales	7	5	- 28.6%	70	51	- 27.1%
Days on Market Until Sale	37	97	+ 162.2%	75	63	- 16.0%
Median Sales Price*	\$255,000	\$215,000	- 15.7%	\$247,950	\$240,000	- 3.2%
Average Sales Price*	\$235,686	\$201,920	- 14.3%	\$247,627	\$243,219	- 1.8%
Percent of List Price Received*	101.2%	119.5%	+ 18.1%	101.5%	102.3%	+ 0.8%
Inventory of Homes for Sale	18	6	- 66.7%	—	—	—
Months Supply of Inventory	2.5	1.0	- 60.0%	—	—	—

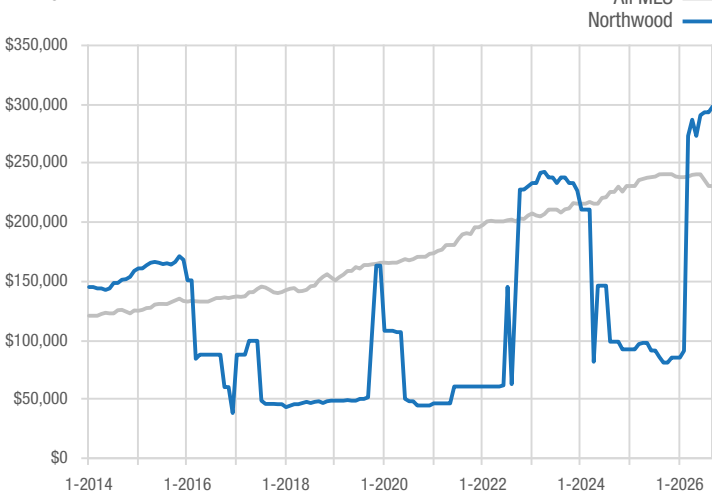
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	- 100.0%	13	23	+ 76.9%
Pending Sales	0	1	—	3	17	+ 466.7%
Closed Sales	0	2	—	3	16	+ 433.3%
Days on Market Until Sale	—	298	—	68	240	+ 252.9%
Median Sales Price*	—	\$346,170	—	\$84,500	\$297,450	+ 252.0%
Average Sales Price*	—	\$346,170	—	\$85,233	\$273,776	+ 221.2%
Percent of List Price Received*	—	102.6%	—	101.5%	101.1%	- 0.4%
Inventory of Homes for Sale	10	19	+ 90.0%	—	—	—
Months Supply of Inventory	6.7	7.8	+ 16.4%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Genoa

Zip Code 43430

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	5	0.0%	39	42	+ 7.7%
Pending Sales	5	3	- 40.0%	29	35	+ 20.7%
Closed Sales	5	3	- 40.0%	26	38	+ 46.2%
Days on Market Until Sale	110	45	- 59.1%	63	65	+ 3.2%
Median Sales Price*	\$323,000	\$191,395	- 40.7%	\$222,500	\$232,500	+ 4.5%
Average Sales Price*	\$313,200	\$225,682	- 27.9%	\$226,742	\$245,452	+ 8.3%
Percent of List Price Received*	100.2%	102.9%	+ 2.7%	101.8%	103.1%	+ 1.3%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	2.6	1.6	- 38.5%	—	—	—

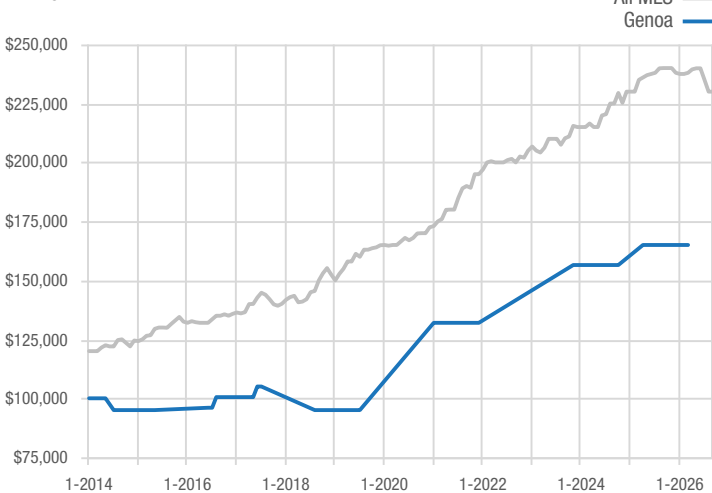
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	57	—	—
Median Sales Price*	—	—	—	\$165,000	—	—
Average Sales Price*	—	—	—	\$165,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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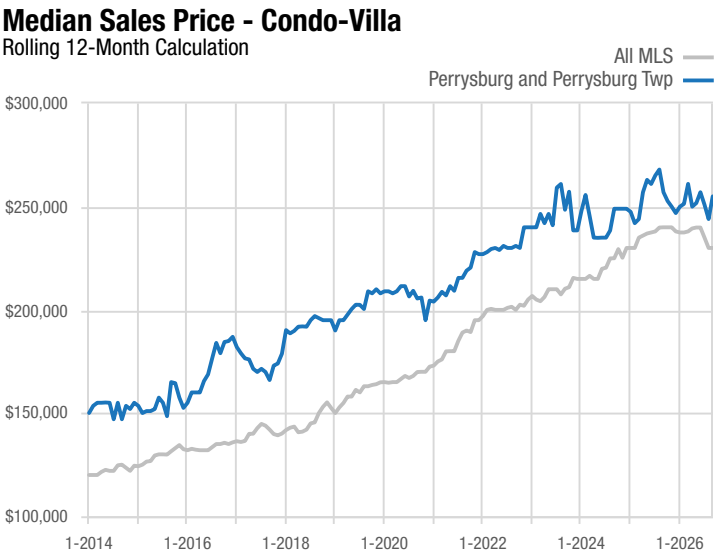
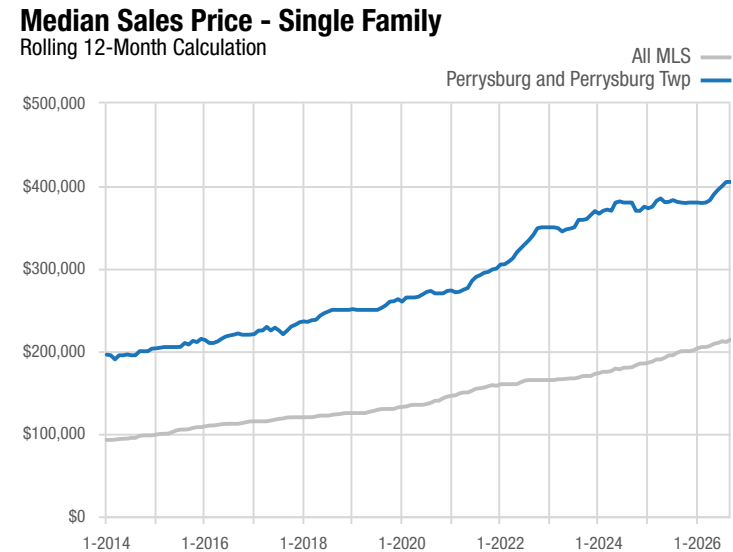
Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	58	32	- 44.8%	531	462	- 13.0%
Pending Sales	56	38	- 32.1%	401	388	- 3.2%
Closed Sales	47	49	+ 4.3%	397	390	- 1.8%
Days on Market Until Sale	84	80	- 4.8%	78	81	+ 3.8%
Median Sales Price*	\$377,388	\$389,250	+ 3.1%	\$385,000	\$419,100	+ 8.9%
Average Sales Price*	\$452,639	\$483,688	+ 6.9%	\$434,025	\$466,868	+ 7.6%
Percent of List Price Received*	99.5%	104.4%	+ 4.9%	100.1%	101.0%	+ 0.9%
Inventory of Homes for Sale	140	108	- 22.9%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	9	+ 200.0%	54	67	+ 24.1%
Pending Sales	5	3	- 40.0%	52	48	- 7.7%
Closed Sales	5	5	0.0%	51	49	- 3.9%
Days on Market Until Sale	55	65	+ 18.2%	69	58	- 15.9%
Median Sales Price*	\$244,000	\$344,900	+ 41.4%	\$254,875	\$271,660	+ 6.6%
Average Sales Price*	\$288,780	\$340,780	+ 18.0%	\$277,378	\$273,009	- 1.6%
Percent of List Price Received*	97.9%	99.1%	+ 1.2%	99.0%	99.5%	+ 0.5%
Inventory of Homes for Sale	8	19	+ 137.5%	—	—	—
Months Supply of Inventory	1.5	3.7	+ 146.7%	—	—	—

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Wood County NE

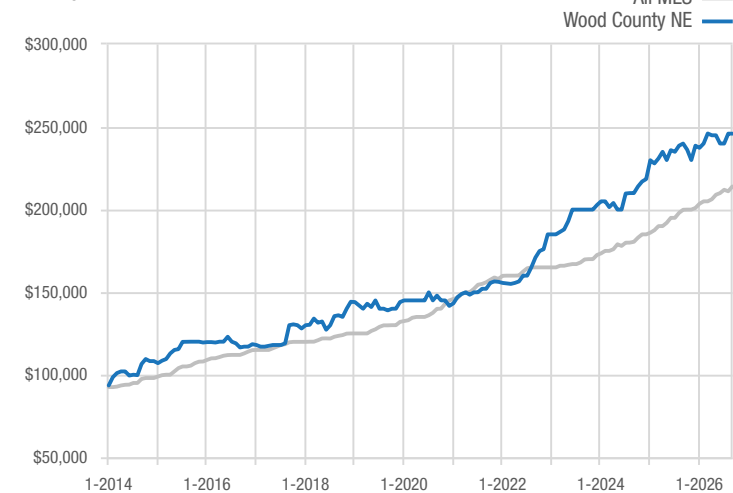
Zip Codes 43414, 43430, 43443, 43450, and 43465

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	20	16	- 20.0%	128	120	- 6.3%
Pending Sales	19	10	- 47.4%	98	101	+ 3.1%
Closed Sales	19	11	- 42.1%	91	108	+ 18.7%
Days on Market Until Sale	70	74	+ 5.7%	56	64	+ 14.3%
Median Sales Price*	\$240,000	\$225,000	- 6.3%	\$237,400	\$248,000	+ 4.5%
Average Sales Price*	\$272,505	\$260,722	- 4.3%	\$261,012	\$260,413	- 0.2%
Percent of List Price Received*	104.4%	102.2%	- 2.1%	101.5%	101.3%	- 0.2%
Inventory of Homes for Sale	31	28	- 9.7%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

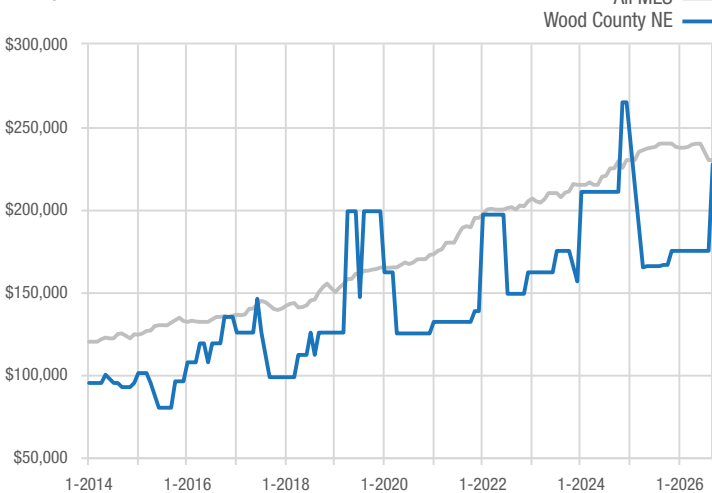
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	0	- 100.0%	6	2	- 66.7%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	57	—	—	56	66	+ 17.9%
Median Sales Price*	\$175,000	—	—	\$166,500	\$217,450	+ 30.6%
Average Sales Price*	\$175,000	—	—	\$168,833	\$217,450	+ 28.8%
Percent of List Price Received*	94.6%	—	—	98.2%	95.6%	- 2.6%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Wood County NW

Zip Codes 43522 and 43525

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	4	- 20.0%	39	42	+ 7.7%
Pending Sales	3	2	- 33.3%	35	32	- 8.6%
Closed Sales	2	3	+ 50.0%	36	35	- 2.8%
Days on Market Until Sale	116	35	- 69.8%	60	100	+ 66.7%
Median Sales Price*	\$283,500	\$325,000	+ 14.6%	\$268,750	\$327,500	+ 21.9%
Average Sales Price*	\$283,500	\$325,000	+ 14.6%	\$282,995	\$325,497	+ 15.0%
Percent of List Price Received*	90.5%	98.0%	+ 8.3%	100.5%	101.3%	+ 0.8%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	2.9	2.0	- 31.0%	—	—	—

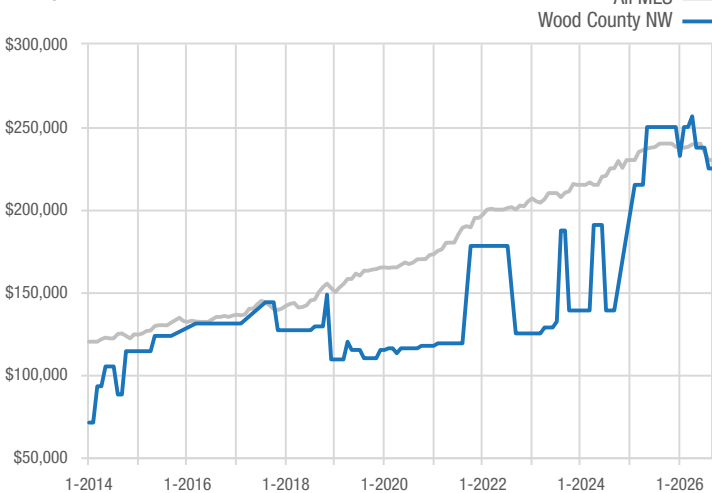
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	—	—	—	68	47	- 30.9%
Median Sales Price*	—	—	—	\$250,000	\$224,900	- 10.0%
Average Sales Price*	—	—	—	\$242,667	\$233,300	- 3.9%
Percent of List Price Received*	—	—	—	99.9%	100.0%	+ 0.1%
Inventory of Homes for Sale	0	0	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



Median Sales Price - Condo-Villa



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 – September 2026

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Wood County SE

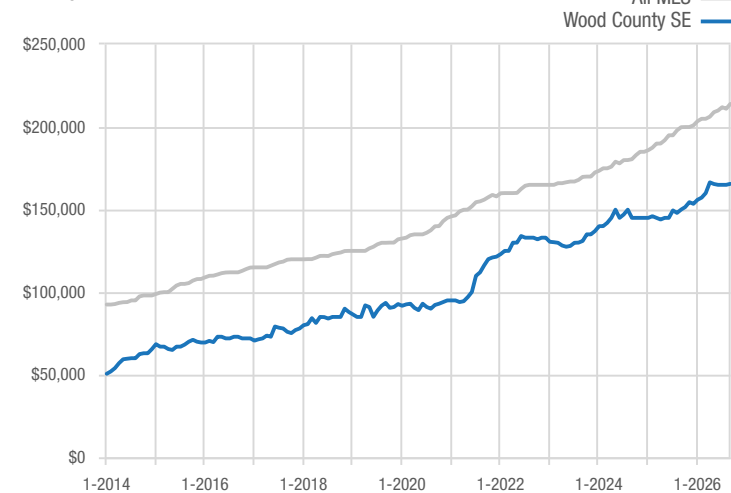
Zip Codes 43406, 43413, 43437, 43451, 43457, 43466, 44817, and 44830

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	16	25	+ 56.3%	171	175	+ 2.3%
Pending Sales	13	18	+ 38.5%	154	137	- 11.0%
Closed Sales	14	22	+ 57.1%	150	138	- 8.0%
Days on Market Until Sale	66	53	- 19.7%	71	70	- 1.4%
Median Sales Price*	\$184,700	\$184,450	- 0.1%	\$149,950	\$165,226	+ 10.2%
Average Sales Price*	\$180,764	\$208,342	+ 15.3%	\$155,497	\$184,539	+ 18.7%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	36	45	+ 25.0%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

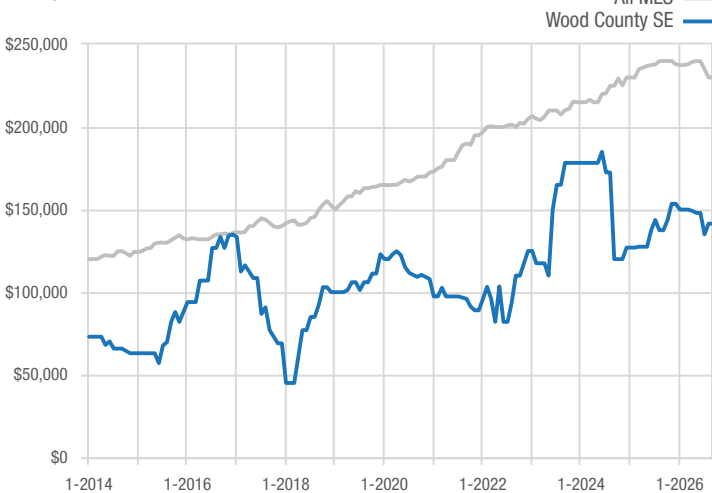
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	0	0.0%	8	12	+ 50.0%
Pending Sales	0	0	0.0%	5	6	+ 20.0%
Closed Sales	0	0	0.0%	5	7	+ 40.0%
Days on Market Until Sale	—	—	—	83	112	+ 34.9%
Median Sales Price*	—	—	—	\$150,000	\$135,000	- 10.0%
Average Sales Price*	—	—	—	\$148,900	\$127,714	- 14.2%
Percent of List Price Received*	—	—	—	100.0%	95.4%	- 4.6%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	3.0	3.6	+ 20.0%	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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Local Market Update – September 2026

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Wood County SW

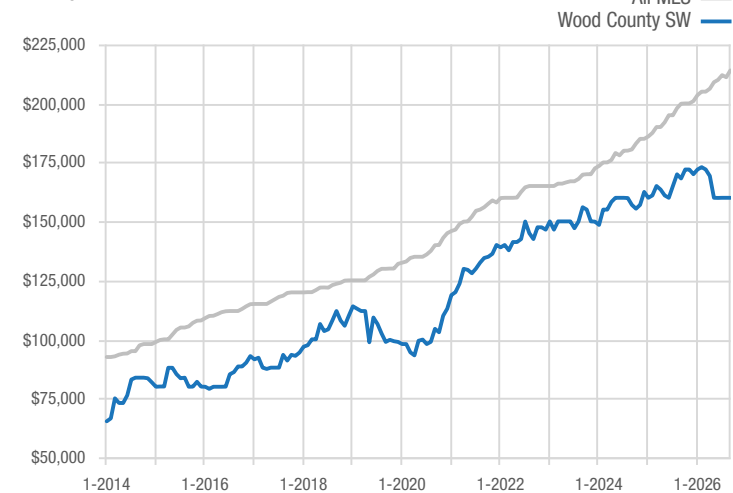
Zip Codes 43462, 43511, 43516, 43529, 43569, and 45872

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	11	6	- 45.5%	90	79	- 12.2%
Pending Sales	16	3	- 81.3%	77	68	- 11.7%
Closed Sales	8	5	- 37.5%	67	74	+ 10.4%
Days on Market Until Sale	74	53	- 28.4%	66	72	+ 9.1%
Median Sales Price*	\$157,400	\$177,000	+ 12.5%	\$173,000	\$160,500	- 7.2%
Average Sales Price*	\$163,963	\$181,580	+ 10.7%	\$188,373	\$170,231	- 9.6%
Percent of List Price Received*	98.3%	100.9%	+ 2.6%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	22	22	0.0%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

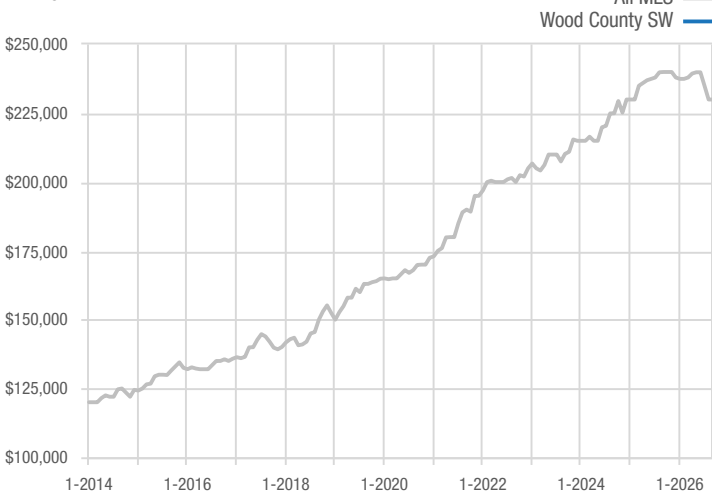
Condo-Villa	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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Median Sales Price - Single Family



Median Sales Price - Condo-Villa



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