

Local Market Update – September 2023

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Lucas and Upper Wood County

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

National sales of existing homes recently fell to a 7-month low, as surging borrowing costs, rising sales prices, and limited inventory continue to keep many would-be buyers out of the market. Borrowers have become increasingly sensitive to fluctuations in mortgage rates, which have remained above 7% since mid-August. With fewer buyers able to afford the costs of homeownership, existing-home sales declined 0.7% month-over-month and were down 15.3% year-over-year, according to the National Association of REALTORS®(NAR).

Prices have continued to increase this fall despite softening home sales nationwide, as a lack of inventory has kept the market competitive for prospective buyers, sparking bidding wars and causing homes to sell for above asking price in some areas. Heading into September there were only 1.1 million units available for sale, 0.9% fewer than a month ago and 14.1% fewer than the same period last year, according to NAR. As a result, the U.S. median existing-home sales price rose 3.9% year-over-year to \$407,100, marking the third consecutive month that the median sales price topped \$400,000.

Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9 2022	Thru 9 2023	% Change
New Listings	608	518	-14.8%	5,750	4,882	-15.1%
Closed Sales	556	422	-24.1%	4,668	4,003	-14.2%
Days on Market	57	55	-3.5%	56	58	3.6%
SP\$/SqFt	\$115.90	\$125.54	8.3%	\$113.96	\$116.40	2.1%
Median Sales Price*	\$179,200	\$185,000	3.2%	\$165,000	\$167,000	1.2%
Average Sales Price*	\$207,945	\$223,612	7.5%	\$204,750	\$207,781	1.5%
Percent of List Price Received*	100%	101%	1.0%	102%	100%	-2.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$115,617,226	\$94,364,272	-18.4%	\$955,773,756	\$831,683,483	-13.0%

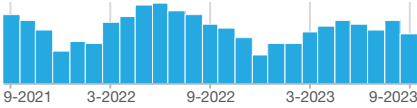
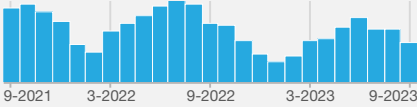
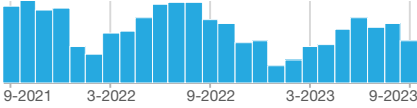
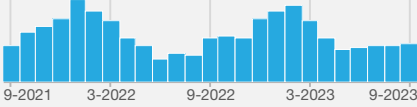
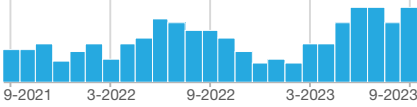
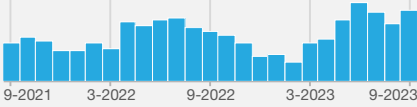
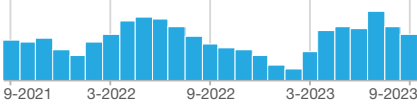
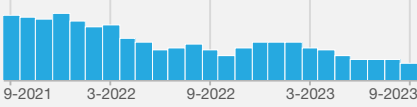
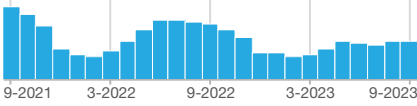
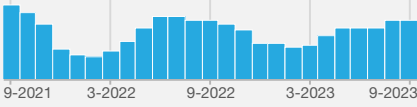
Condo/Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9 2022	Thru 9 2023	% Change
New Listings	52	60	15.4%	493	443	-10.1%
Closed Sales	44	37	-15.9%	439	361	-17.8%
Days on Market	63	55	-12.7%	64	50	-21.9%
SP\$/SqFt	\$126.05	\$137.66	9.2%	\$128.23	\$133.89	4.4%
Median Sales Price*	\$161,000	\$210,000	30.4%	\$202,000	\$214,900	6.4%
Average Sales Price*	\$212,776	\$222,106	4.4%	\$214,886	\$220,620	2.7%
Percent of List Price Received*	99%	99%	0.0%	100%	100%	0.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$9,362,156	\$8,217,915	-12.2%	\$94,334,778	\$79,643,974	#NAME?

* 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	9-2022	9-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,051	886	- 15.7%	10,139	8,521	- 16.0%
Pending Sales		922	764	- 17.1%	8,412	7,178	- 14.7%
Closed Sales		960	778	- 19.0%	8,354	7,066	- 15.4%
Days on Market Until Sale		60	57	- 5.0%	59	60	+ 1.7%
Median Sales Price		\$174,000	\$190,000	+ 9.2%	\$170,000	\$175,000	+ 2.9%
Average Sales Price		\$203,822	\$222,850	+ 9.3%	\$205,201	\$208,710	+ 1.7%
Percent of List Price Received		99.2%	100.0%	+ 0.8%	100.3%	100.0%	- 0.3%
Housing Affordability Index		167	139	- 16.8%	171	151	- 11.7%
Inventory of Homes for Sale		2,231	1,855	- 16.9%	—	—	—
Months Supply of Inventory		2.3	2.3	0.0%	—	—	—

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Lucas County

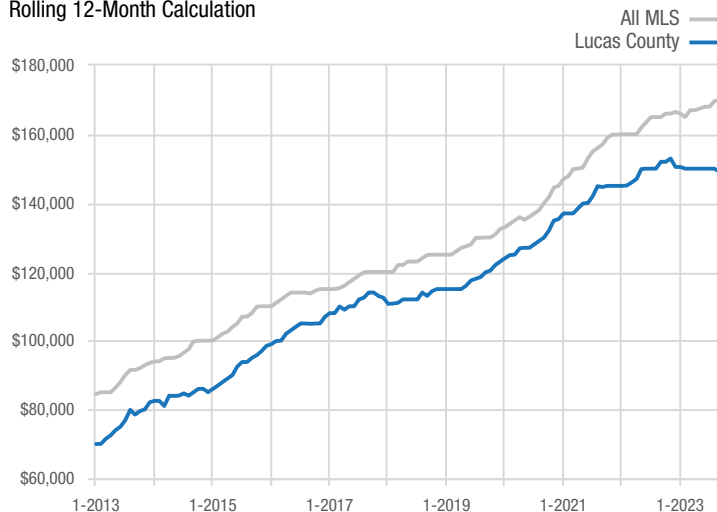
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	515	420	- 18.4%	4,997	4,177	- 16.4%
Pending Sales	478	338	- 29.3%	4,076	3,482	- 14.6%
Closed Sales	490	347	- 29.2%	4,017	3,440	- 14.4%
Days on Market Until Sale	55	54	- 1.8%	54	57	+ 5.6%
Median Sales Price*	\$167,500	\$162,500	- 3.0%	\$155,000	\$151,000	- 2.6%
Average Sales Price*	\$194,060	\$199,434	+ 2.8%	\$189,347	\$188,237	- 0.6%
Percent of List Price Received*	99.7%	100.6%	+ 0.9%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	1,049	846	- 19.4%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	43	49	+ 14.0%	422	385	- 8.8%
Pending Sales	41	34	- 17.1%	369	329	- 10.8%
Closed Sales	38	30	- 21.1%	384	316	- 17.7%
Days on Market Until Sale	67	48	- 28.4%	67	49	- 26.9%
Median Sales Price*	\$144,950	\$237,500	+ 63.8%	\$192,500	\$205,750	+ 6.9%
Average Sales Price*	\$196,409	\$230,764	+ 17.5%	\$208,099	\$217,441	+ 4.5%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	100.1%	99.7%	- 0.4%
Inventory of Homes for Sale	65	77	+ 18.5%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

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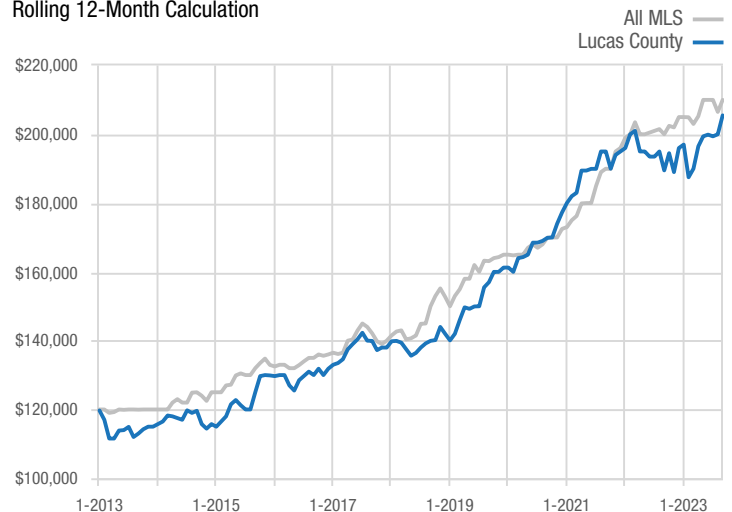
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

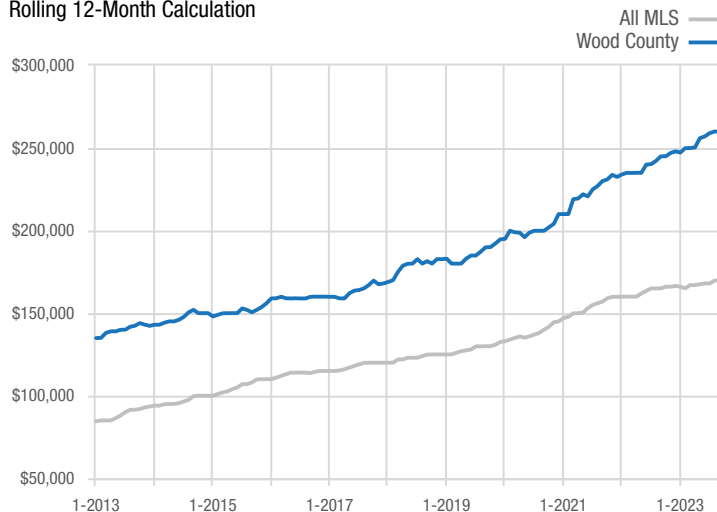
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	119	84	- 29.4%	1,115	956	- 14.3%
Pending Sales	101	89	- 11.9%	964	817	- 15.2%
Closed Sales	102	105	+ 2.9%	969	810	- 16.4%
Days on Market Until Sale	65	54	- 16.9%	59	58	- 1.7%
Median Sales Price*	\$256,900	\$283,500	+ 10.4%	\$250,000	\$268,500	+ 7.4%
Average Sales Price*	\$292,097	\$302,504	+ 3.6%	\$283,286	\$305,783	+ 7.9%
Percent of List Price Received*	101.6%	102.0%	+ 0.4%	102.1%	100.7%	- 1.4%
Inventory of Homes for Sale	225	189	- 16.0%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	9	9	0.0%	95	76	- 20.0%
Pending Sales	8	11	+ 37.5%	81	68	- 16.0%
Closed Sales	7	11	+ 57.1%	80	67	- 16.3%
Days on Market Until Sale	34	60	+ 76.5%	45	55	+ 22.2%
Median Sales Price*	\$235,000	\$210,000	- 10.6%	\$229,000	\$242,000	+ 5.7%
Average Sales Price*	\$304,800	\$216,240	- 29.1%	\$247,632	\$251,132	+ 1.4%
Percent of List Price Received*	98.2%	97.2%	- 1.0%	102.1%	99.8%	- 2.3%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

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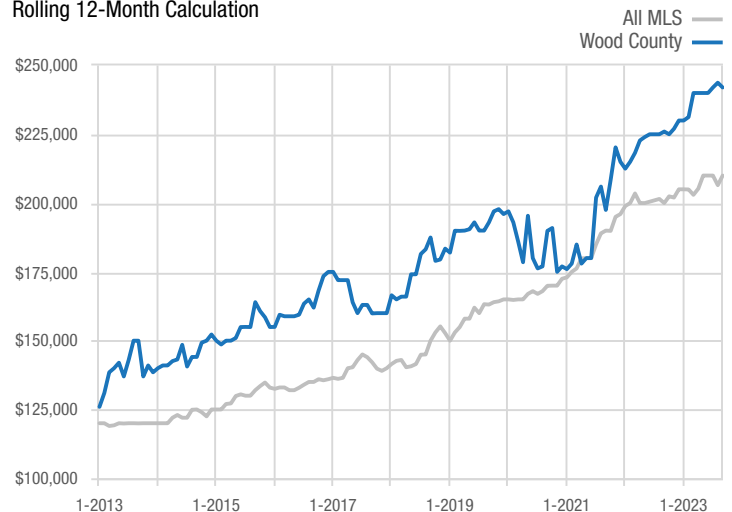
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

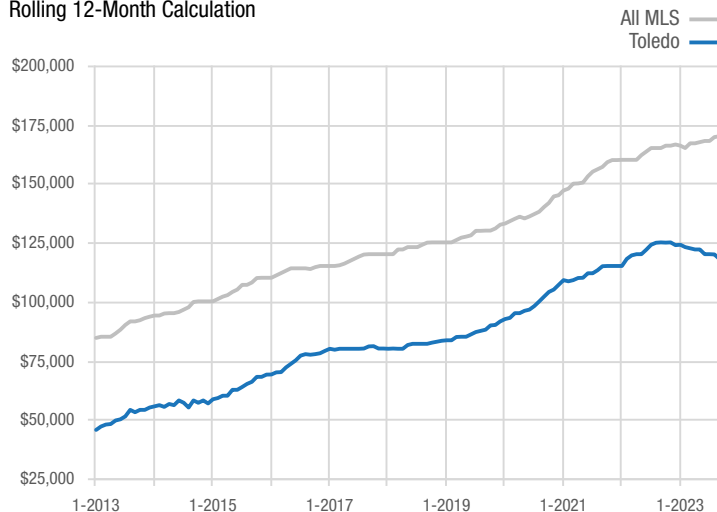
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	371	315	- 15.1%	3,516	3,026	- 13.9%
Pending Sales	317	245	- 22.7%	2,838	2,562	- 9.7%
Closed Sales	327	244	- 25.4%	2,792	2,529	- 9.4%
Days on Market Until Sale	56	54	- 3.6%	53	58	+ 9.4%
Median Sales Price*	\$130,000	\$130,000	0.0%	\$126,304	\$122,000	- 3.4%
Average Sales Price*	\$142,911	\$149,930	+ 4.9%	\$142,802	\$142,705	- 0.1%
Percent of List Price Received*	99.2%	100.5%	+ 1.3%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	758	594	- 21.6%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	24	27	+ 12.5%	230	208	- 9.6%
Pending Sales	26	19	- 26.9%	201	170	- 15.4%
Closed Sales	22	13	- 40.9%	203	164	- 19.2%
Days on Market Until Sale	43	40	- 7.0%	51	46	- 9.8%
Median Sales Price*	\$130,000	\$150,000	+ 15.4%	\$148,950	\$160,500	+ 7.8%
Average Sales Price*	\$147,657	\$185,938	+ 25.9%	\$164,098	\$180,020	+ 9.7%
Percent of List Price Received*	100.3%	100.3%	0.0%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	36	45	+ 25.0%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

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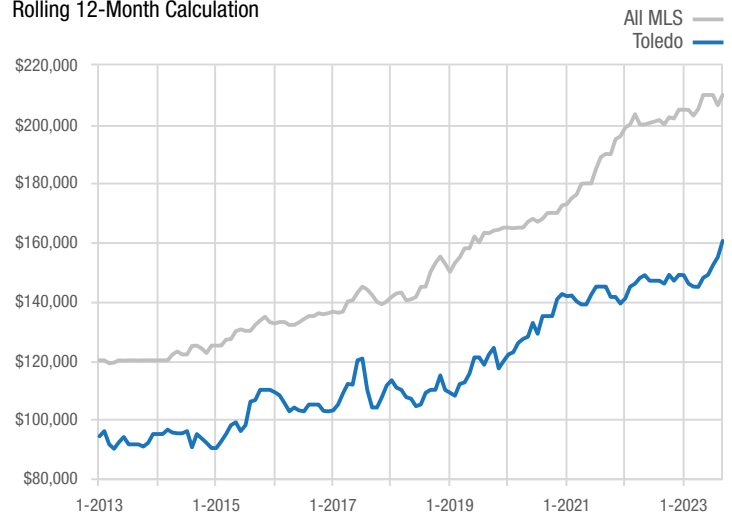
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

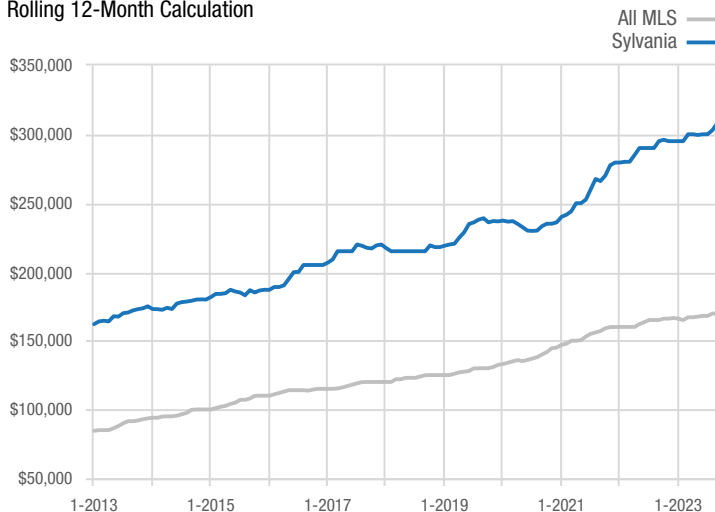
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	46	36	- 21.7%	489	379	- 22.5%
Pending Sales	56	27	- 51.8%	418	319	- 23.7%
Closed Sales	61	40	- 34.4%	417	324	- 22.3%
Days on Market Until Sale	52	59	+ 13.5%	59	58	- 1.7%
Median Sales Price*	\$285,000	\$317,250	+ 11.3%	\$297,500	\$315,000	+ 5.9%
Average Sales Price*	\$316,026	\$342,666	+ 8.4%	\$319,738	\$328,713	+ 2.8%
Percent of List Price Received*	99.8%	101.2%	+ 1.4%	102.0%	101.3%	- 0.7%
Inventory of Homes for Sale	84	83	- 1.2%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	13	13	0.0%	130	104	- 20.0%
Pending Sales	12	11	- 8.3%	117	97	- 17.1%
Closed Sales	12	7	- 41.7%	120	92	- 23.3%
Days on Market Until Sale	68	55	- 19.1%	62	49	- 21.0%
Median Sales Price*	\$258,450	\$190,000	- 26.5%	\$235,000	\$225,750	- 3.9%
Average Sales Price*	\$216,213	\$196,271	- 9.2%	\$231,598	\$225,263	- 2.7%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	23	17	- 26.1%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

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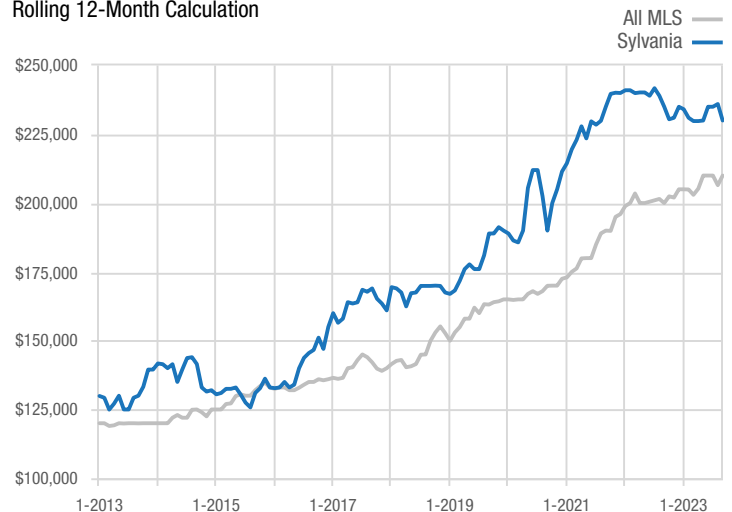
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

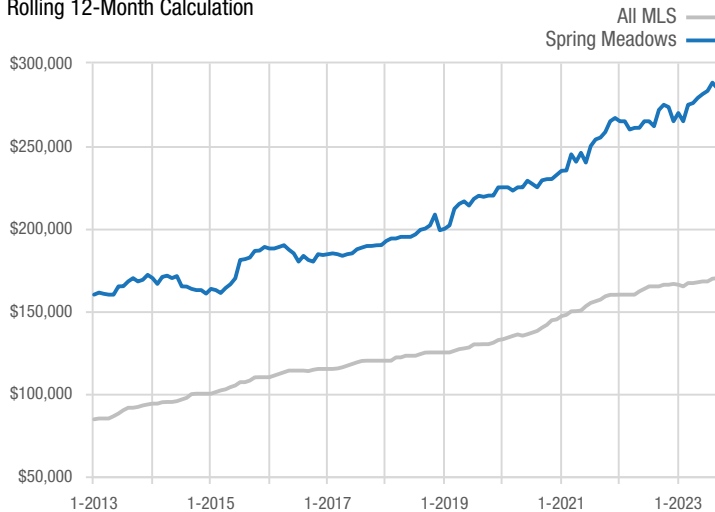
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	19	14	- 26.3%	205	156	- 23.9%
Pending Sales	27	13	- 51.9%	173	119	- 31.2%
Closed Sales	24	11	- 54.2%	171	115	- 32.7%
Days on Market Until Sale	53	47	- 11.3%	51	45	- 11.8%
Median Sales Price*	\$288,700	\$180,000	- 37.7%	\$264,000	\$291,000	+ 10.2%
Average Sales Price*	\$292,430	\$219,355	- 25.0%	\$267,551	\$291,161	+ 8.8%
Percent of List Price Received*	100.9%	98.6%	- 2.3%	102.6%	101.4%	- 1.2%
Inventory of Homes for Sale	38	31	- 18.4%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	3	8	+ 166.7%	26	39	+ 50.0%
Pending Sales	2	2	0.0%	23	28	+ 21.7%
Closed Sales	2	4	+ 100.0%	25	28	+ 12.0%
Days on Market Until Sale	109	51	- 53.2%	96	53	- 44.8%
Median Sales Price*	\$414,950	\$403,450	- 2.8%	\$296,500	\$298,750	+ 0.8%
Average Sales Price*	\$414,950	\$411,700	- 0.8%	\$321,068	\$313,190	- 2.5%
Percent of List Price Received*	85.3%	102.0%	+ 19.6%	98.5%	100.0%	+ 1.5%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	1.8	4.0	+ 122.2%	—	—	—

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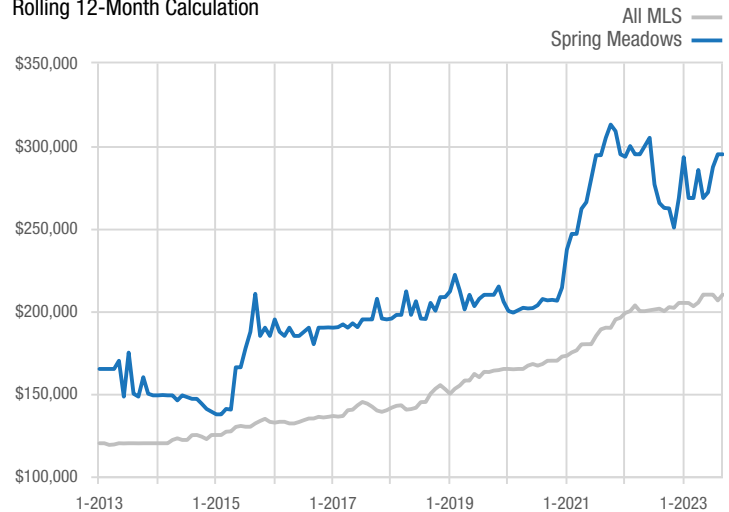
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

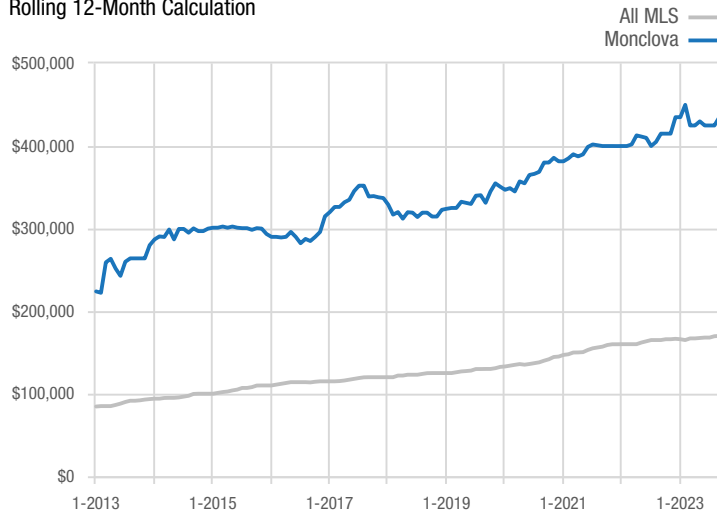
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	6	10	+ 66.7%	52	62	+ 19.2%
Pending Sales	7	5	- 28.6%	43	40	- 7.0%
Closed Sales	11	5	- 54.5%	43	38	- 11.6%
Days on Market Until Sale	82	62	- 24.4%	55	80	+ 45.5%
Median Sales Price*	\$459,900	\$500,000	+ 8.7%	\$468,500	\$442,450	- 5.6%
Average Sales Price*	\$514,364	\$467,089	- 9.2%	\$489,470	\$457,889	- 6.5%
Percent of List Price Received*	98.4%	104.0%	+ 5.7%	101.3%	101.1%	- 0.2%
Inventory of Homes for Sale	16	22	+ 37.5%	—	—	—
Months Supply of Inventory	3.1	5.9	+ 90.3%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	1	0	- 100.0%	6	13	+ 116.7%
Pending Sales	0	0	—	4	12	+ 200.0%
Closed Sales	1	1	0.0%	14	10	- 28.6%
Days on Market Until Sale	507	235	- 53.6%	330	132	- 60.0%
Median Sales Price*	\$347,050	\$336,815	- 2.9%	\$302,855	\$337,695	+ 11.5%
Average Sales Price*	\$347,050	\$336,815	- 2.9%	\$334,270	\$343,374	+ 2.7%
Percent of List Price Received*	100.0%	91.8%	- 8.2%	101.6%	99.2%	- 2.4%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

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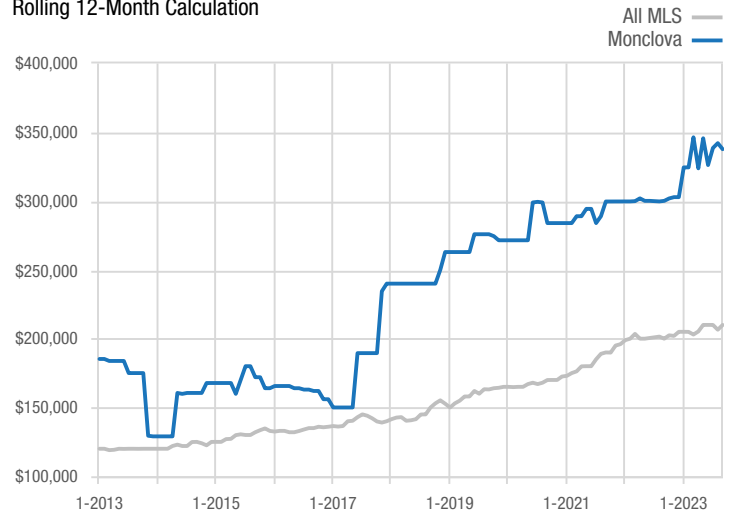
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2023

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Maumee

MLS Area 07: 43537

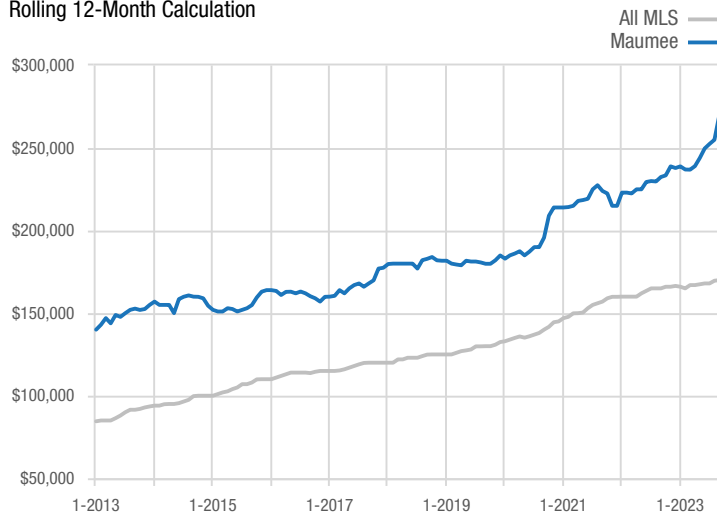
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	34	24	- 29.4%	344	255	- 25.9%
Pending Sales	32	28	- 12.5%	289	217	- 24.9%
Closed Sales	32	26	- 18.8%	285	213	- 25.3%
Days on Market Until Sale	52	57	+ 9.6%	46	49	+ 6.5%
Median Sales Price*	\$227,500	\$270,000	+ 18.7%	\$245,000	\$275,000	+ 12.2%
Average Sales Price*	\$255,681	\$310,125	+ 21.3%	\$286,688	\$299,787	+ 4.6%
Percent of List Price Received*	102.1%	103.0%	+ 0.9%	103.3%	101.9%	- 1.4%
Inventory of Homes for Sale	63	53	- 15.9%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	2	4	+ 100.0%	36	45	+ 25.0%
Pending Sales	3	3	0.0%	36	39	+ 8.3%
Closed Sales	1	5	+ 400.0%	34	39	+ 14.7%
Days on Market Until Sale	43	30	- 30.2%	58	51	- 12.1%
Median Sales Price*	\$300,000	\$245,000	- 18.3%	\$212,500	\$245,000	+ 15.3%
Average Sales Price*	\$300,000	\$238,400	- 20.5%	\$253,076	\$265,514	+ 4.9%
Percent of List Price Received*	98.4%	100.7%	+ 2.3%	101.5%	99.3%	- 2.2%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	2.1	+ 133.3%	—	—	—

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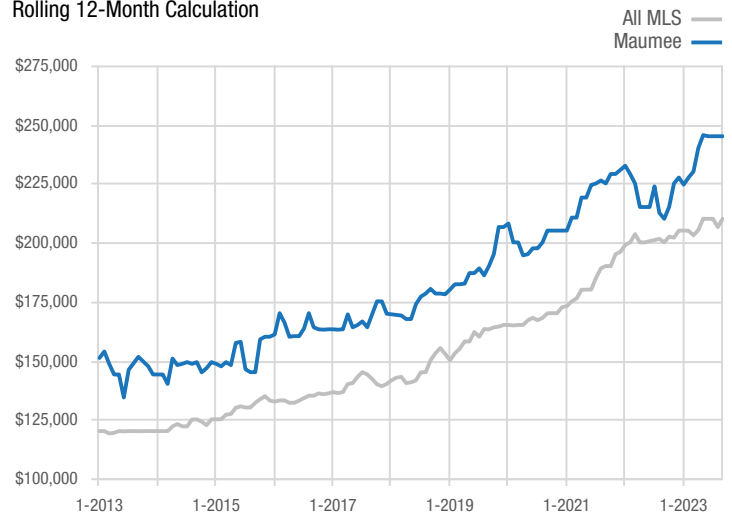
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

MLS Area 08: 43571

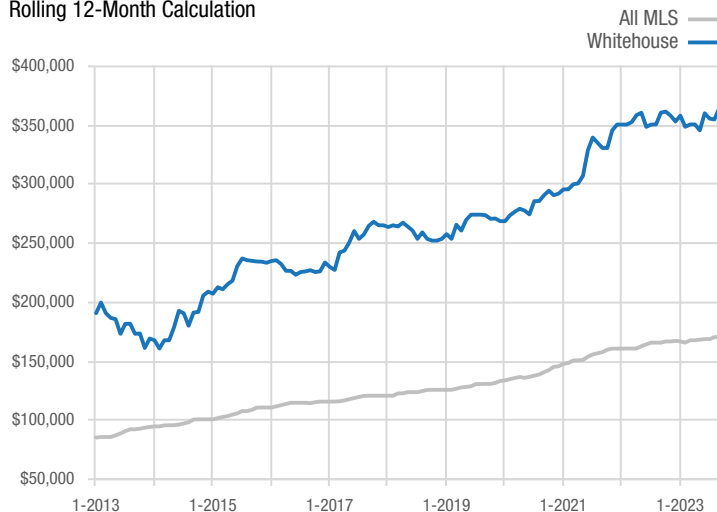
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	8	5	- 37.5%	83	74	- 10.8%
Pending Sales	7	4	- 42.9%	70	60	- 14.3%
Closed Sales	9	4	- 55.6%	71	59	- 16.9%
Days on Market Until Sale	53	33	- 37.7%	56	57	+ 1.8%
Median Sales Price*	\$345,000	\$412,000	+ 19.4%	\$360,950	\$371,000	+ 2.8%
Average Sales Price*	\$330,822	\$391,750	+ 18.4%	\$350,959	\$378,283	+ 7.8%
Percent of List Price Received*	103.5%	98.9%	- 4.4%	101.3%	100.4%	- 0.9%
Inventory of Homes for Sale	20	14	- 30.0%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	1	—	4	1	- 75.0%
Pending Sales	0	0	—	4	1	- 75.0%
Closed Sales	0	0	—	4	1	- 75.0%
Days on Market Until Sale	—	—	—	34	35	+ 2.9%
Median Sales Price*	—	—	—	\$297,500	\$290,000	- 2.5%
Average Sales Price*	—	—	—	\$294,500	\$290,000	- 1.5%
Percent of List Price Received*	—	—	—	101.7%	97.0%	- 4.6%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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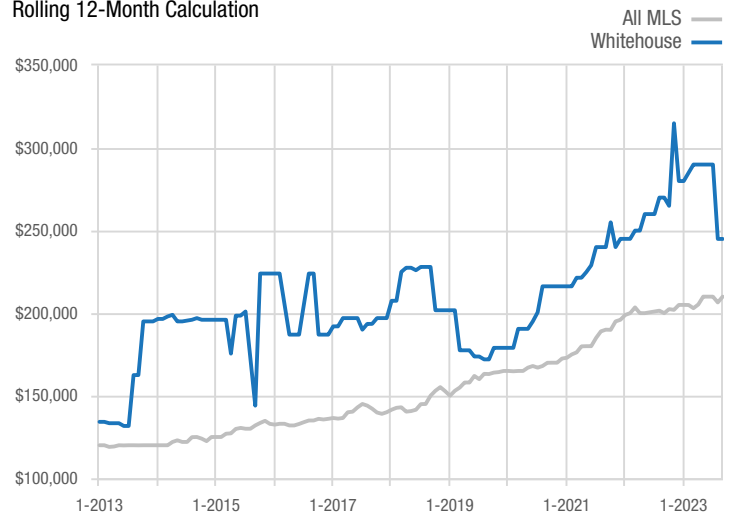
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

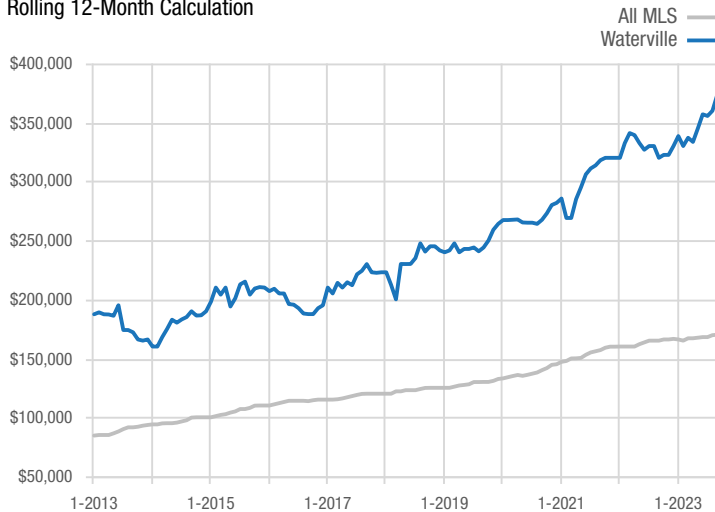
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	11	3	- 72.7%	127	110	- 13.4%
Pending Sales	11	5	- 54.5%	109	74	- 32.1%
Closed Sales	9	5	- 44.4%	101	71	- 29.7%
Days on Market Until Sale	62	50	- 19.4%	69	60	- 13.0%
Median Sales Price*	\$249,900	\$427,708	+ 71.2%	\$320,000	\$383,750	+ 19.9%
Average Sales Price*	\$275,356	\$392,729	+ 42.6%	\$330,256	\$373,635	+ 13.1%
Percent of List Price Received*	100.6%	99.7%	- 0.9%	101.0%	99.8%	- 1.2%
Inventory of Homes for Sale	29	24	- 17.2%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	1	2	+ 100.0%	13	9	- 30.8%
Pending Sales	0	2	—	7	7	0.0%
Closed Sales	0	2	—	7	7	0.0%
Days on Market Until Sale	—	39	—	40	36	- 10.0%
Median Sales Price*	—	\$253,050	—	\$232,400	\$230,000	- 1.0%
Average Sales Price*	—	\$253,050	—	\$241,057	\$224,729	- 6.8%
Percent of List Price Received*	—	101.4%	—	103.9%	100.9%	- 2.9%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.3	+ 116.7%	—	—	—

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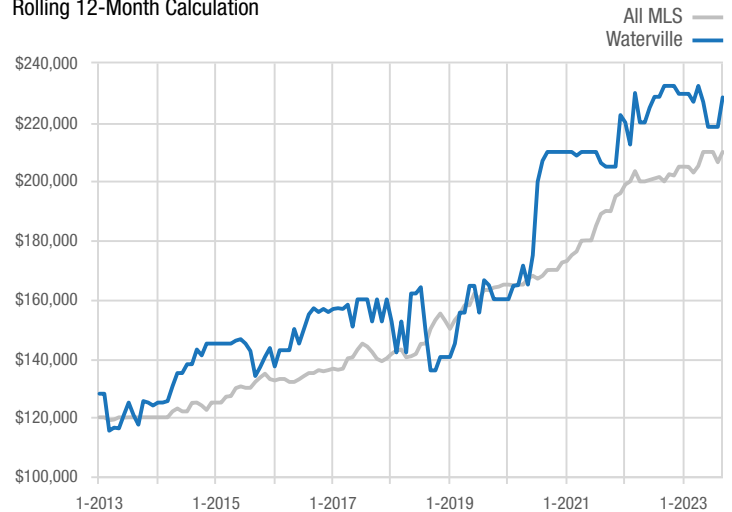
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

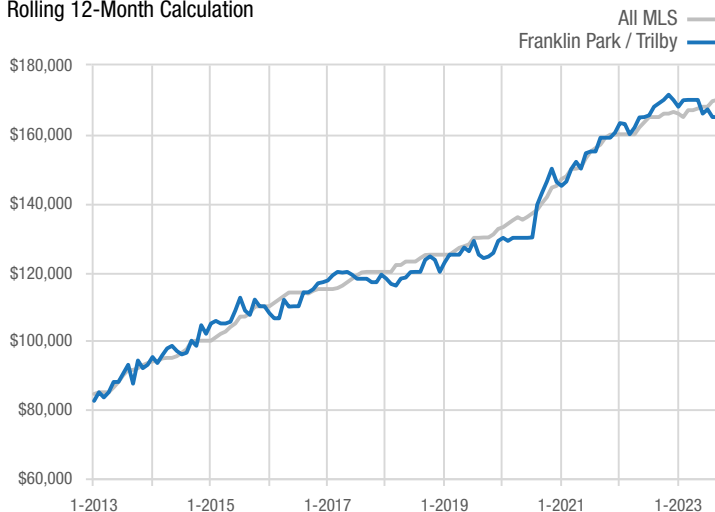
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	23	14	- 39.1%	238	184	- 22.7%
Pending Sales	23	12	- 47.8%	198	175	- 11.6%
Closed Sales	28	14	- 50.0%	199	171	- 14.1%
Days on Market Until Sale	57	34	- 40.4%	48	50	+ 4.2%
Median Sales Price*	\$182,500	\$177,500	- 2.7%	\$173,000	\$166,500	- 3.8%
Average Sales Price*	\$238,468	\$191,689	- 19.6%	\$211,092	\$200,710	- 4.9%
Percent of List Price Received*	98.0%	102.2%	+ 4.3%	103.0%	102.0%	- 1.0%
Inventory of Homes for Sale	50	26	- 48.0%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	9	12	+ 33.3%
Pending Sales	1	1	0.0%	10	9	- 10.0%
Closed Sales	1	1	0.0%	10	9	- 10.0%
Days on Market Until Sale	41	18	- 56.1%	51	29	- 43.1%
Median Sales Price*	\$170,000	\$110,000	- 35.3%	\$180,000	\$150,000	- 16.7%
Average Sales Price*	\$170,000	\$110,000	- 35.3%	\$177,080	\$151,672	- 14.3%
Percent of List Price Received*	106.3%	88.1%	- 17.1%	96.9%	101.6%	+ 4.9%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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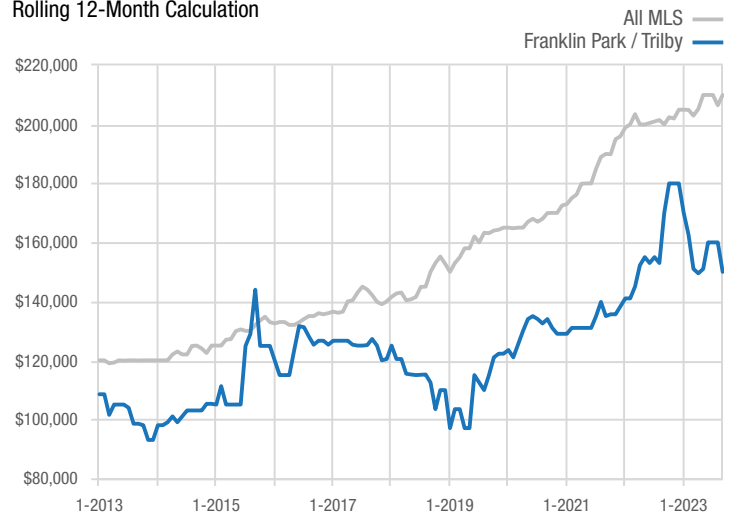
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

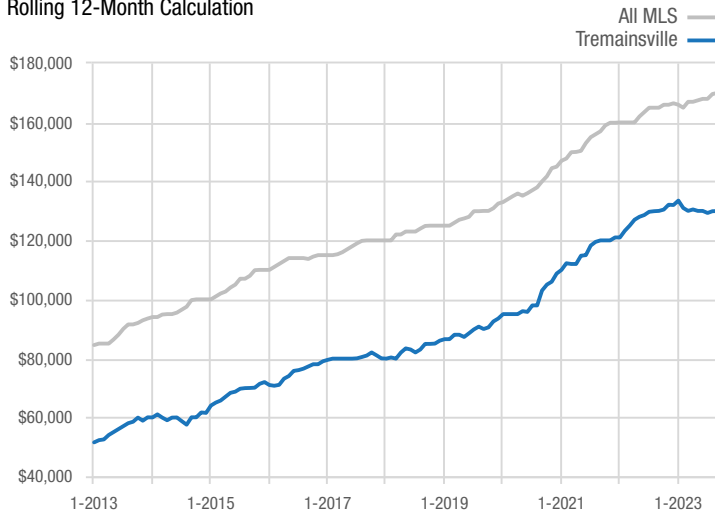
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	62	45	- 27.4%	521	445	- 14.6%
Pending Sales	46	40	- 13.0%	431	386	- 10.4%
Closed Sales	49	41	- 16.3%	432	384	- 11.1%
Days on Market Until Sale	56	46	- 17.9%	51	51	0.0%
Median Sales Price*	\$135,000	\$139,000	+ 3.0%	\$135,000	\$131,000	- 3.0%
Average Sales Price*	\$132,843	\$141,179	+ 6.3%	\$130,089	\$130,314	+ 0.2%
Percent of List Price Received*	99.9%	103.4%	+ 3.5%	102.4%	102.7%	+ 0.3%
Inventory of Homes for Sale	110	74	- 32.7%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	1	—	0	3	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	107	—
Median Sales Price*	—	—	—	—	\$105,000	—
Average Sales Price*	—	—	—	—	\$105,000	—
Percent of List Price Received*	—	—	—	—	95.5%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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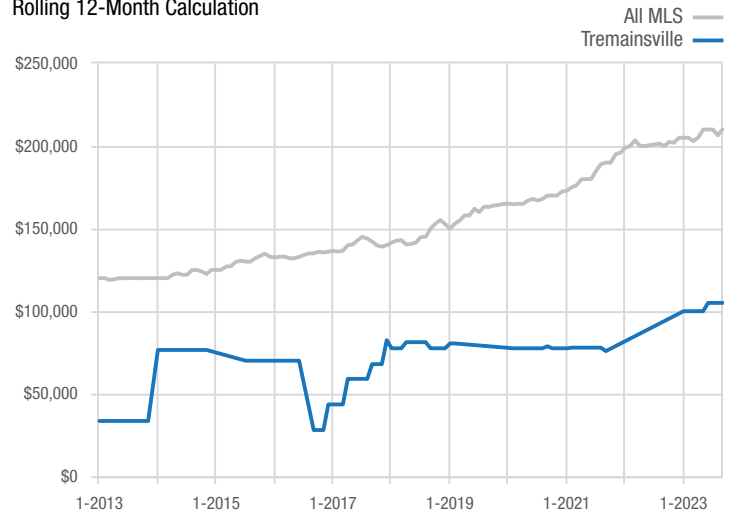
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

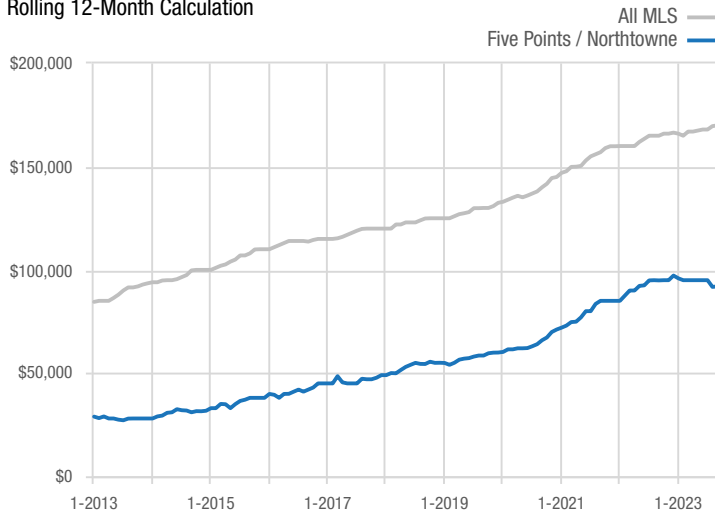
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	39	59	+ 51.3%	429	429	0.0%
Pending Sales	26	29	+ 11.5%	347	375	+ 8.1%
Closed Sales	40	33	- 17.5%	342	372	+ 8.8%
Days on Market Until Sale	48	65	+ 35.4%	51	69	+ 35.3%
Median Sales Price*	\$100,000	\$109,900	+ 9.9%	\$99,000	\$89,900	- 9.2%
Average Sales Price*	\$105,558	\$104,864	- 0.7%	\$100,651	\$97,028	- 3.6%
Percent of List Price Received*	104.2%	99.2%	- 4.8%	101.2%	100.6%	- 0.6%
Inventory of Homes for Sale	87	82	- 5.7%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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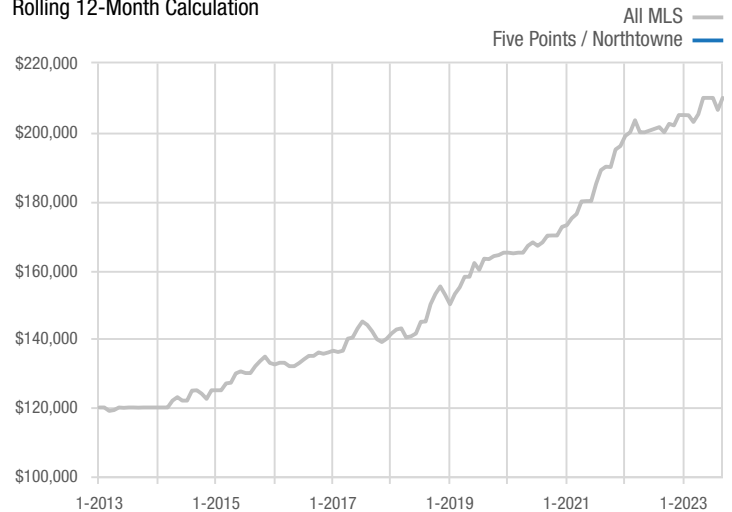
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

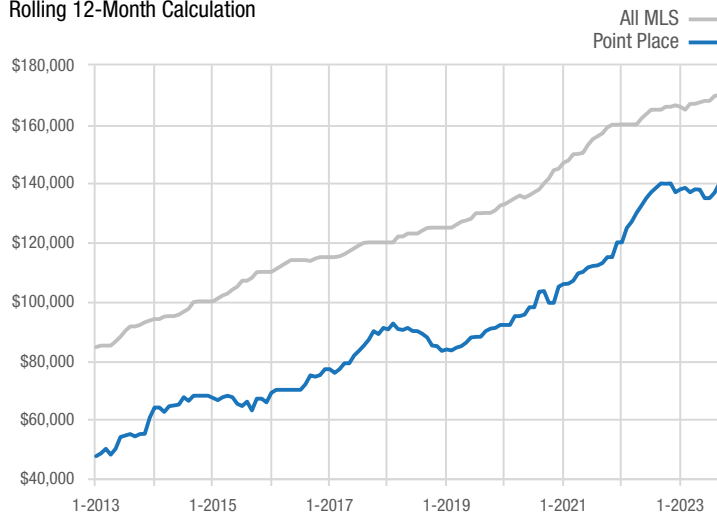
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	36	15	- 58.3%	255	174	- 31.8%
Pending Sales	27	11	- 59.3%	211	160	- 24.2%
Closed Sales	20	13	- 35.0%	199	162	- 18.6%
Days on Market Until Sale	38	44	+ 15.8%	55	59	+ 7.3%
Median Sales Price*	\$134,000	\$140,000	+ 4.5%	\$140,000	\$143,000	+ 2.1%
Average Sales Price*	\$131,815	\$155,262	+ 17.8%	\$148,830	\$154,538	+ 3.8%
Percent of List Price Received*	100.0%	101.1%	+ 1.1%	101.5%	102.0%	+ 0.5%
Inventory of Homes for Sale	59	32	- 45.8%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	3	4	+ 33.3%
Pending Sales	0	0	—	3	3	0.0%
Closed Sales	0	0	—	4	3	- 25.0%
Days on Market Until Sale	—	—	—	41	51	+ 24.4%
Median Sales Price*	—	—	—	\$140,000	\$175,000	+ 25.0%
Average Sales Price*	—	—	—	\$141,865	\$178,333	+ 25.7%
Percent of List Price Received*	—	—	—	95.3%	92.5%	- 2.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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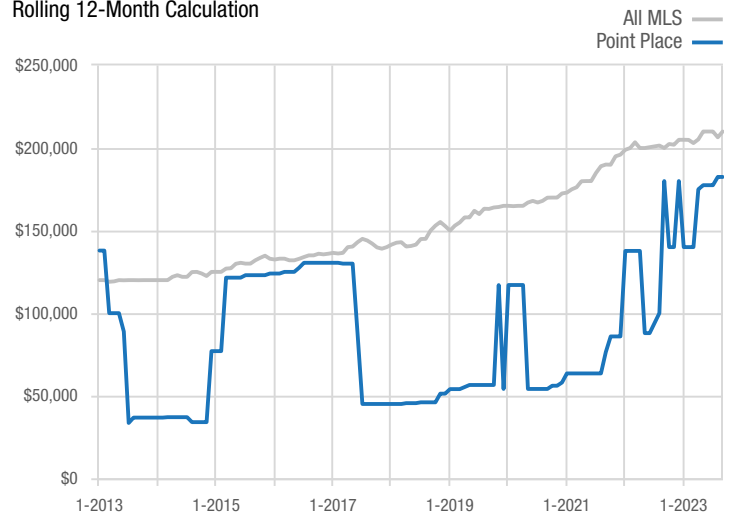
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

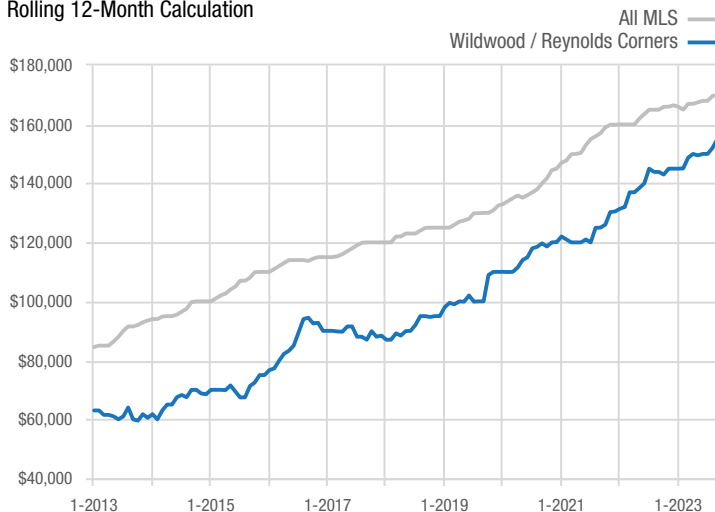
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	35	18	- 48.6%	332	248	- 25.3%
Pending Sales	31	27	- 12.9%	265	227	- 14.3%
Closed Sales	33	20	- 39.4%	266	215	- 19.2%
Days on Market Until Sale	70	56	- 20.0%	53	51	- 3.8%
Median Sales Price*	\$142,500	\$165,000	+ 15.8%	\$145,000	\$160,000	+ 10.3%
Average Sales Price*	\$154,775	\$187,445	+ 21.1%	\$166,403	\$180,682	+ 8.6%
Percent of List Price Received*	98.8%	100.4%	+ 1.6%	101.8%	101.8%	0.0%
Inventory of Homes for Sale	69	35	- 49.3%	—	—	—
Months Supply of Inventory	2.2	1.4	- 36.4%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	6	8	+ 33.3%	61	54	- 11.5%
Pending Sales	9	6	- 33.3%	58	46	- 20.7%
Closed Sales	7	5	- 28.6%	56	44	- 21.4%
Days on Market Until Sale	41	43	+ 4.9%	48	41	- 14.6%
Median Sales Price*	\$90,000	\$150,000	+ 66.7%	\$146,000	\$158,250	+ 8.4%
Average Sales Price*	\$112,357	\$188,680	+ 67.9%	\$143,499	\$166,577	+ 16.1%
Percent of List Price Received*	104.4%	101.5%	- 2.8%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

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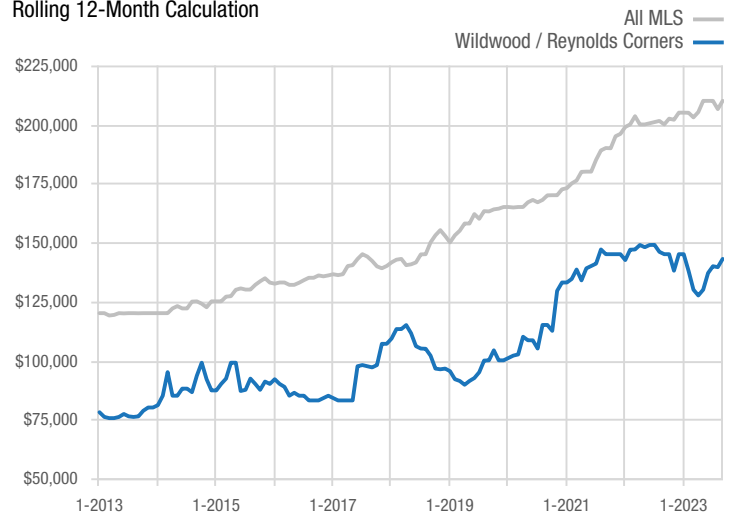
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

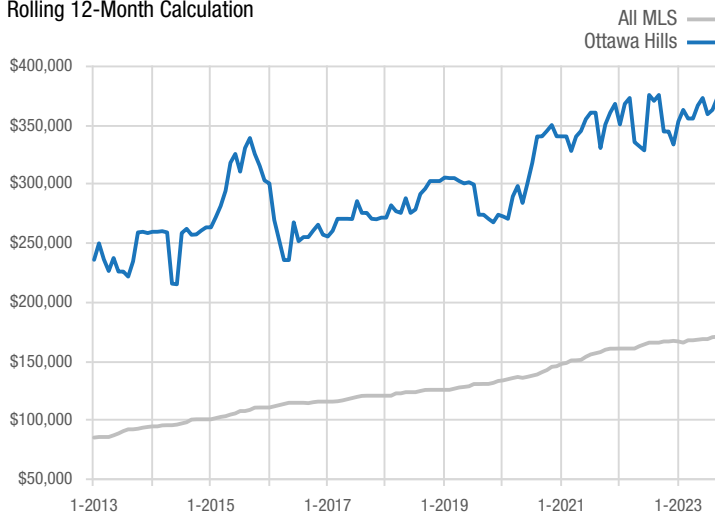
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	4	4	0.0%	80	78	- 2.5%
Pending Sales	4	4	0.0%	63	61	- 3.2%
Closed Sales	5	5	0.0%	63	60	- 4.8%
Days on Market Until Sale	69	53	- 23.2%	53	52	- 1.9%
Median Sales Price*	\$285,000	\$650,000	+ 128.1%	\$362,500	\$409,500	+ 13.0%
Average Sales Price*	\$271,000	\$884,800	+ 226.5%	\$458,786	\$525,290	+ 14.5%
Percent of List Price Received*	101.6%	99.9%	- 1.7%	100.5%	98.6%	- 1.9%
Inventory of Homes for Sale	16	14	- 12.5%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	4	—	11	11	0.0%
Pending Sales	2	0	- 100.0%	10	5	- 50.0%
Closed Sales	2	0	- 100.0%	10	5	- 50.0%
Days on Market Until Sale	33	—	—	48	24	- 50.0%
Median Sales Price*	\$295,579	—	—	\$123,500	\$130,000	+ 5.3%
Average Sales Price*	\$295,579	—	—	\$204,293	\$172,980	- 15.3%
Percent of List Price Received*	100.9%	—	—	102.5%	103.2%	+ 0.7%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.9	3.1	+ 244.4%	—	—	—

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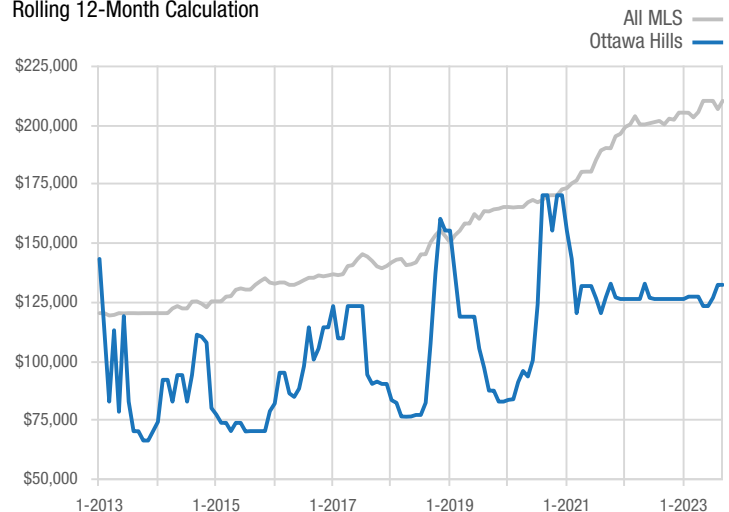
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2023

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

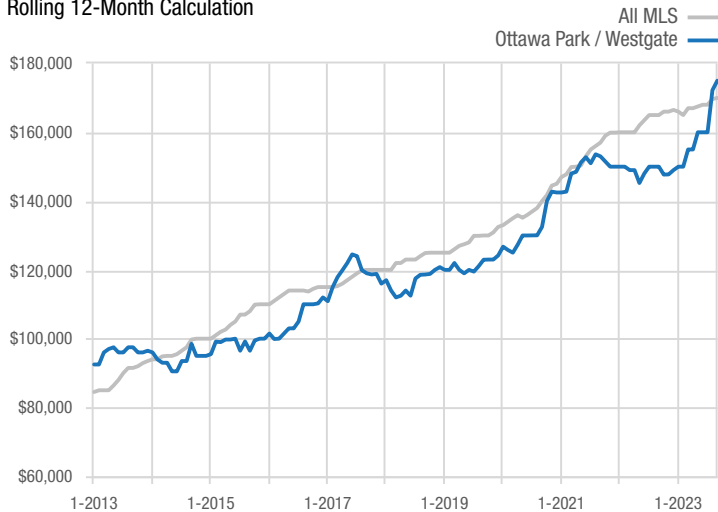
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	19	26	+ 36.8%	254	179	- 29.5%
Pending Sales	24	17	- 29.2%	218	157	- 28.0%
Closed Sales	27	14	- 48.1%	217	151	- 30.4%
Days on Market Until Sale	57	45	- 21.1%	52	49	- 5.8%
Median Sales Price*	\$176,900	\$191,750	+ 8.4%	\$150,000	\$190,000	+ 26.7%
Average Sales Price*	\$178,459	\$181,243	+ 1.6%	\$161,616	\$182,539	+ 12.9%
Percent of List Price Received*	101.0%	96.4%	- 4.6%	100.6%	101.3%	+ 0.7%
Inventory of Homes for Sale	44	36	- 18.2%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	1	1	0.0%	13	6	- 53.8%
Pending Sales	3	1	- 66.7%	13	4	- 69.2%
Closed Sales	2	0	- 100.0%	12	3	- 75.0%
Days on Market Until Sale	69	—	—	41	24	- 41.5%
Median Sales Price*	\$151,950	—	—	\$127,000	\$155,000	+ 22.0%
Average Sales Price*	\$151,950	—	—	\$128,894	\$146,667	+ 13.8%
Percent of List Price Received*	100.0%	—	—	99.7%	104.5%	+ 4.8%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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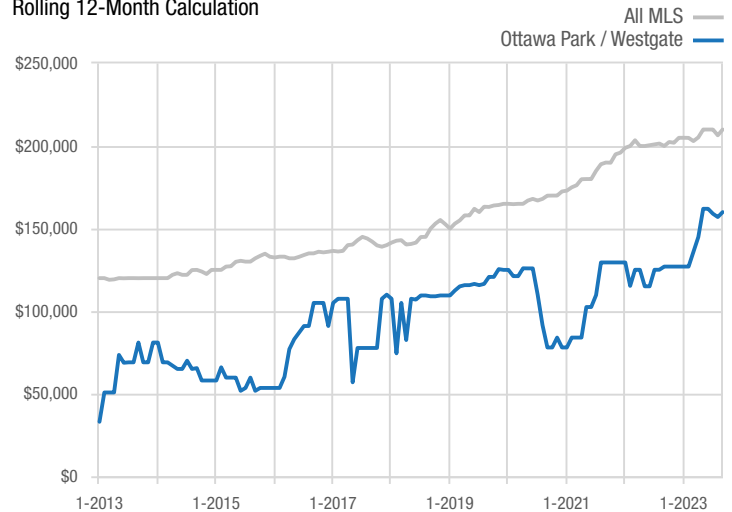
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde West End

MLS Area 18: 43610 and 43620

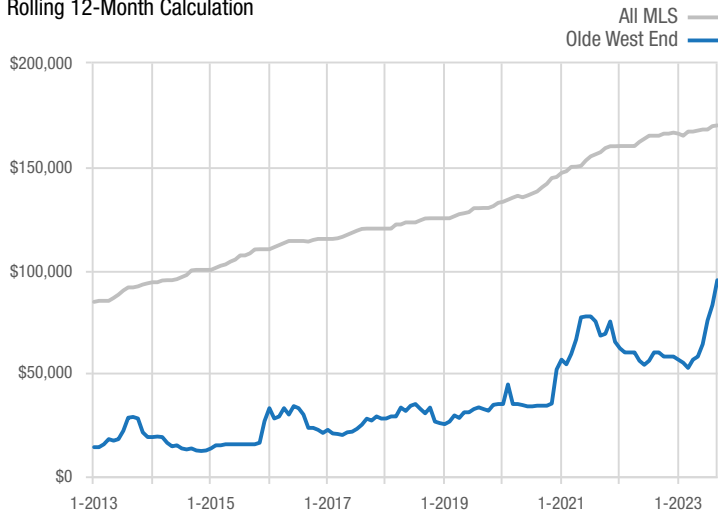
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	6	12	+ 100.0%	69	63	- 8.7%
Pending Sales	4	3	- 25.0%	65	38	- 41.5%
Closed Sales	4	6	+ 50.0%	62	39	- 37.1%
Days on Market Until Sale	77	51	- 33.8%	67	75	+ 11.9%
Median Sales Price*	\$34,000	\$77,500	+ 127.9%	\$54,000	\$99,750	+ 84.7%
Average Sales Price*	\$34,326	\$95,667	+ 178.7%	\$82,580	\$98,461	+ 19.2%
Percent of List Price Received*	90.8%	95.7%	+ 5.4%	96.5%	97.2%	+ 0.7%
Inventory of Homes for Sale	13	19	+ 46.2%	—	—	—
Months Supply of Inventory	2.1	4.6	+ 119.0%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	2	9	+ 350.0%
Pending Sales	0	2	—	1	8	+ 700.0%
Closed Sales	0	2	—	2	8	+ 300.0%
Days on Market Until Sale	—	41	—	154	36	- 76.6%
Median Sales Price*	—	\$74,000	—	\$102,000	\$48,000	- 52.9%
Average Sales Price*	—	\$74,000	—	\$102,000	\$54,500	- 46.6%
Percent of List Price Received*	—	102.3%	—	98.9%	91.7%	- 7.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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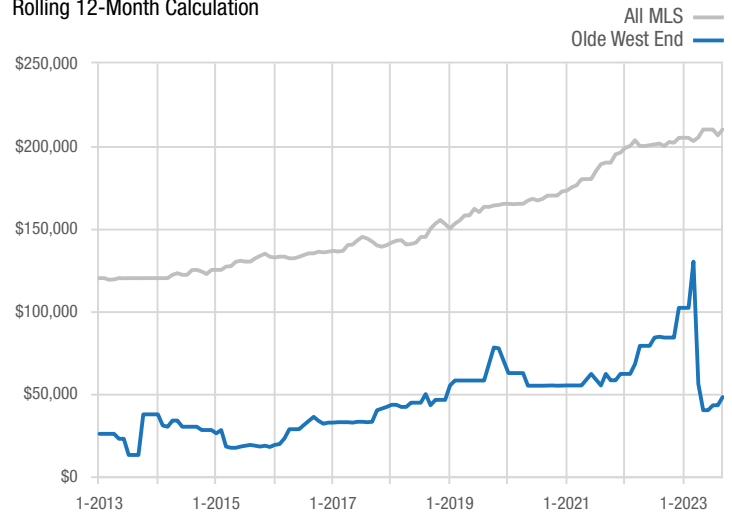
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2023

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Olde North End

MLS Area 19: 43608

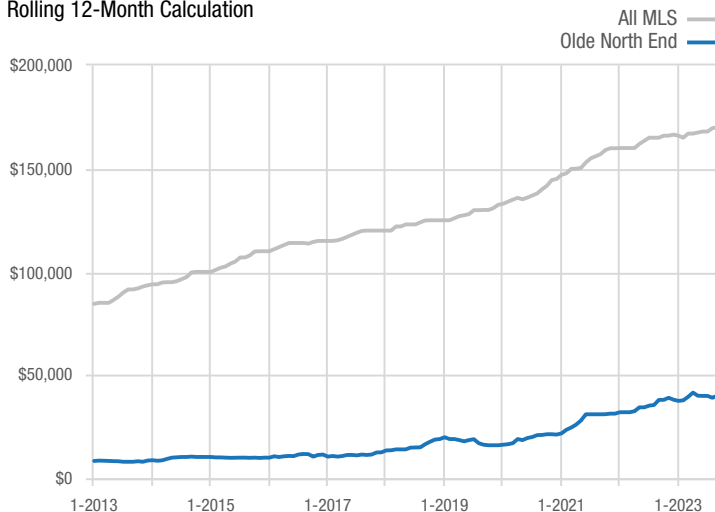
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	19	17	- 10.5%	172	202	+ 17.4%
Pending Sales	22	20	- 9.1%	111	158	+ 42.3%
Closed Sales	16	23	+ 43.8%	100	157	+ 57.0%
Days on Market Until Sale	46	62	+ 34.8%	59	63	+ 6.8%
Median Sales Price*	\$45,000	\$43,025	- 4.4%	\$38,660	\$41,250	+ 6.7%
Average Sales Price*	\$50,696	\$47,253	- 6.8%	\$45,393	\$46,695	+ 2.9%
Percent of List Price Received*	92.5%	93.6%	+ 1.2%	92.2%	97.4%	+ 5.6%
Inventory of Homes for Sale	47	36	- 23.4%	—	—	—
Months Supply of Inventory	4.1	2.3	- 43.9%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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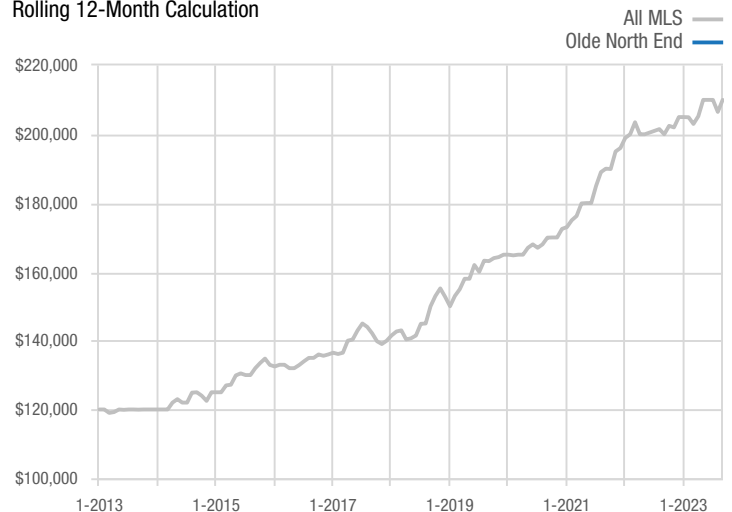
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

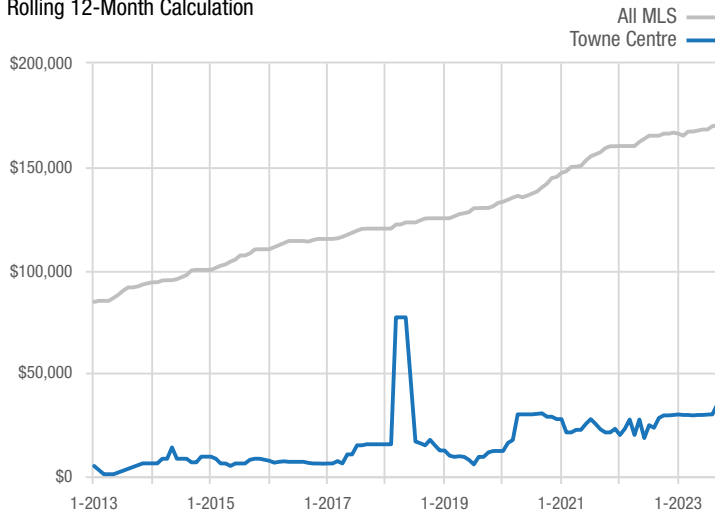
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	4	—	11	13	+ 18.2%
Pending Sales	1	3	+ 200.0%	7	10	+ 42.9%
Closed Sales	1	1	0.0%	7	9	+ 28.6%
Days on Market Until Sale	67	147	+ 119.4%	73	72	- 1.4%
Median Sales Price*	\$29,900	\$64,000	+ 114.0%	\$29,500	\$51,750	+ 75.4%
Average Sales Price*	\$29,900	\$64,000	+ 114.0%	\$40,771	\$59,800	+ 46.7%
Percent of List Price Received*	100.0%	85.4%	- 14.6%	87.6%	86.4%	- 1.4%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	2	1	- 50.0%	13	11	- 15.4%
Pending Sales	0	0	—	9	6	- 33.3%
Closed Sales	0	0	—	10	6	- 40.0%
Days on Market Until Sale	—	—	—	72	68	- 5.6%
Median Sales Price*	—	—	—	\$242,500	\$232,250	- 4.2%
Average Sales Price*	—	—	—	\$245,300	\$252,567	+ 3.0%
Percent of List Price Received*	—	—	—	96.8%	92.4%	- 4.5%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	2.5	3.8	+ 52.0%	—	—	—

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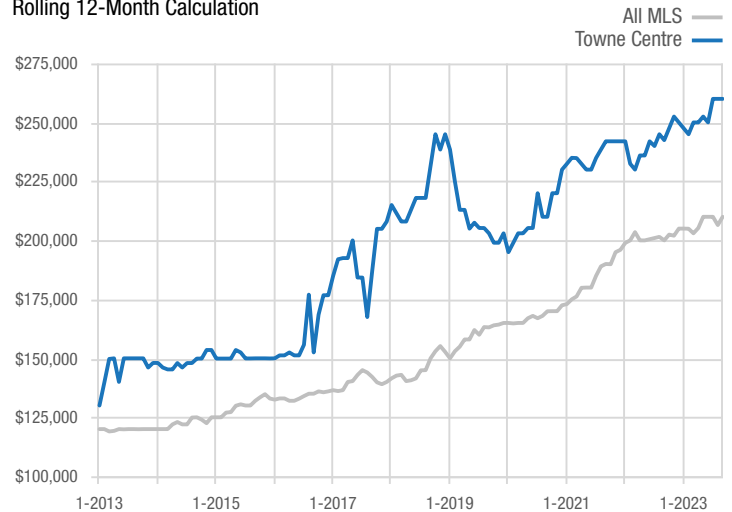
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

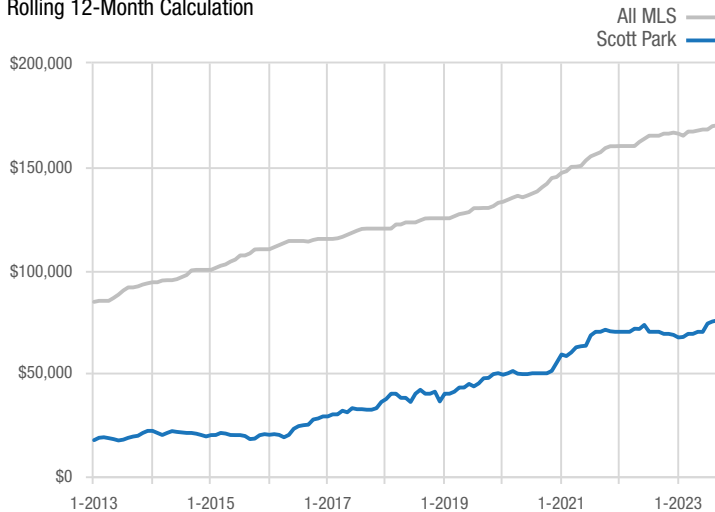
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	13	16	+ 23.1%	166	172	+ 3.6%
Pending Sales	18	8	- 55.6%	130	138	+ 6.2%
Closed Sales	22	5	- 77.3%	126	146	+ 15.9%
Days on Market Until Sale	55	58	+ 5.5%	62	65	+ 4.8%
Median Sales Price*	\$56,000	\$113,450	+ 102.6%	\$69,500	\$78,188	+ 12.5%
Average Sales Price*	\$62,962	\$101,468	+ 61.2%	\$84,763	\$81,515	- 3.8%
Percent of List Price Received*	96.1%	96.4%	+ 0.3%	96.5%	96.7%	+ 0.2%
Inventory of Homes for Sale	38	41	+ 7.9%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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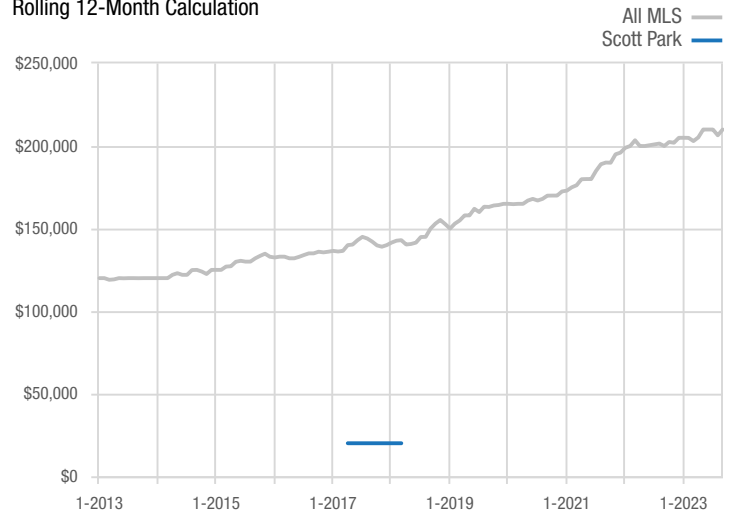
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

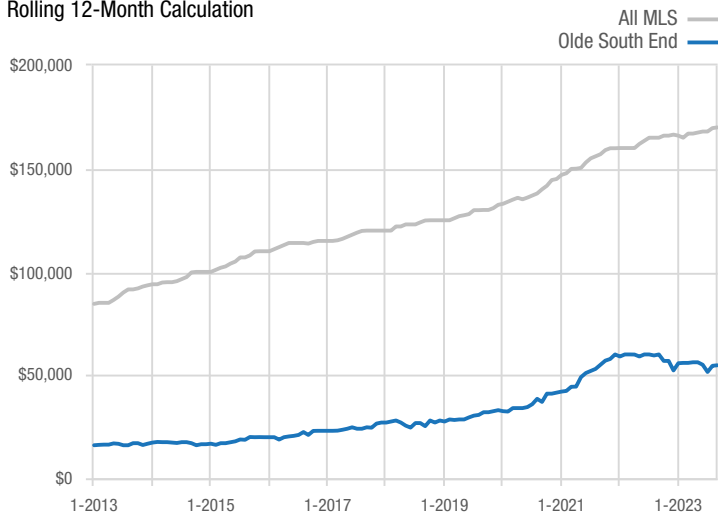
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	37	18	- 51.4%	256	214	- 16.4%
Pending Sales	20	15	- 25.0%	186	157	- 15.6%
Closed Sales	15	16	+ 6.7%	179	156	- 12.8%
Days on Market Until Sale	56	71	+ 26.8%	63	64	+ 1.6%
Median Sales Price*	\$62,900	\$67,743	+ 7.7%	\$52,500	\$55,900	+ 6.5%
Average Sales Price*	\$60,337	\$68,085	+ 12.8%	\$57,881	\$60,804	+ 5.1%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	95.1%	100.3%	+ 5.5%
Inventory of Homes for Sale	74	58	- 21.6%	—	—	—
Months Supply of Inventory	3.7	3.0	- 18.9%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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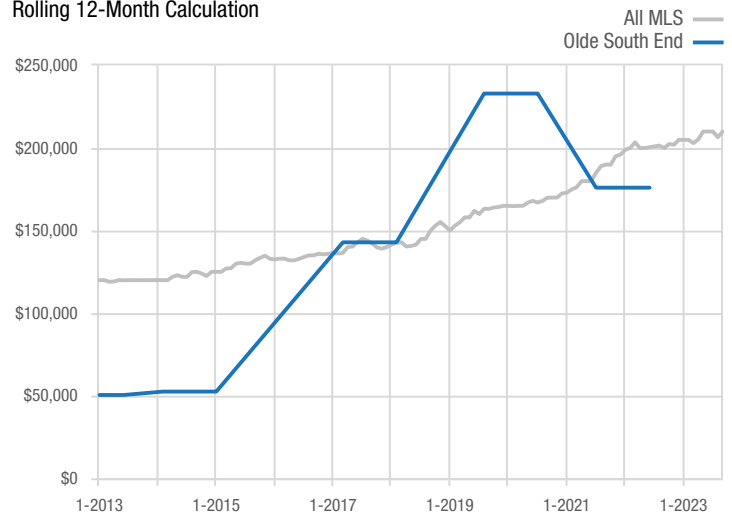
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

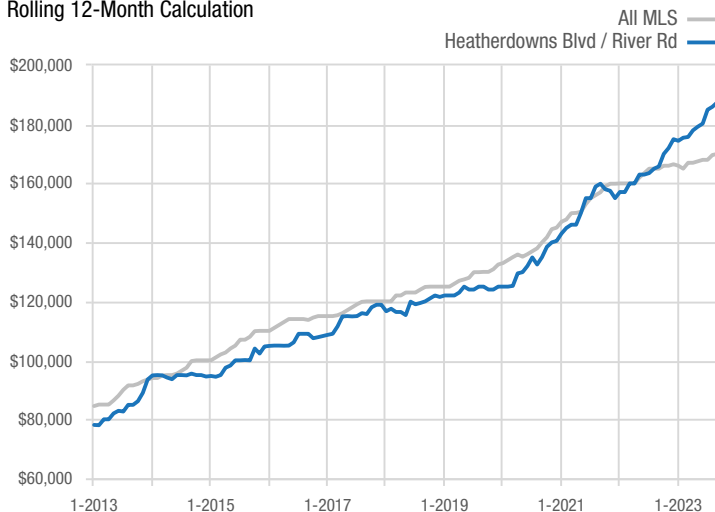
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	39	33	- 15.4%	355	292	- 17.7%
Pending Sales	32	27	- 15.6%	312	262	- 16.0%
Closed Sales	32	22	- 31.3%	309	256	- 17.2%
Days on Market Until Sale	52	41	- 21.2%	48	51	+ 6.3%
Median Sales Price*	\$190,000	\$200,000	+ 5.3%	\$180,000	\$196,000	+ 8.9%
Average Sales Price*	\$196,469	\$186,591	- 5.0%	\$184,593	\$197,170	+ 6.8%
Percent of List Price Received*	99.6%	103.3%	+ 3.7%	103.7%	102.4%	- 1.3%
Inventory of Homes for Sale	66	55	- 16.7%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	9	3	- 66.7%	60	41	- 31.7%
Pending Sales	6	3	- 50.0%	50	41	- 18.0%
Closed Sales	7	1	- 85.7%	50	40	- 20.0%
Days on Market Until Sale	48	35	- 27.1%	47	46	- 2.1%
Median Sales Price*	\$127,500	\$121,000	- 5.1%	\$99,450	\$118,950	+ 19.6%
Average Sales Price*	\$111,000	\$121,000	+ 9.0%	\$108,124	\$151,716	+ 40.3%
Percent of List Price Received*	95.3%	91.7%	- 3.8%	97.7%	100.1%	+ 2.5%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

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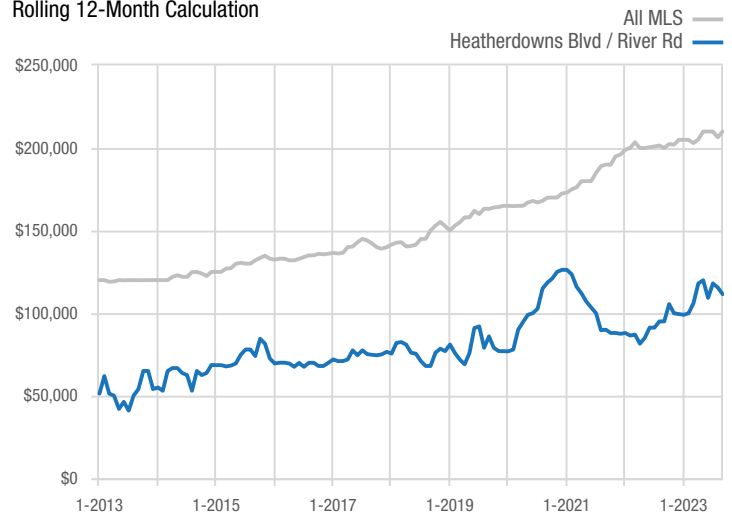
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2023

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East River

MLS Area 24: 43605

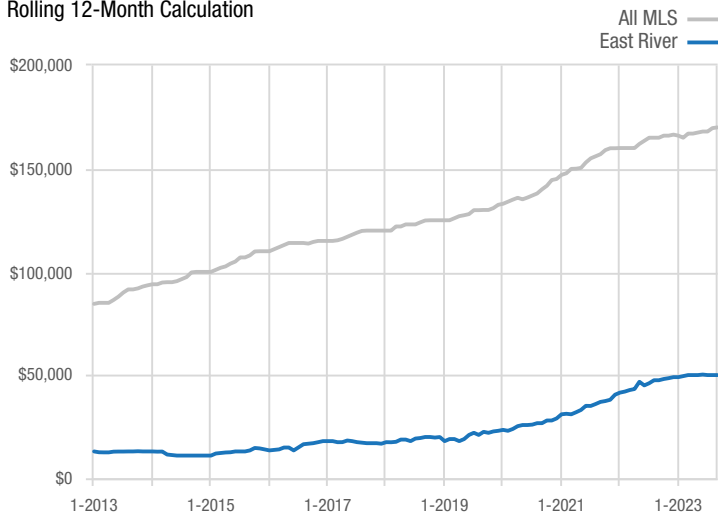
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	27	27	0.0%	248	223	- 10.1%
Pending Sales	20	20	0.0%	182	169	- 7.1%
Closed Sales	17	19	+ 11.8%	179	161	- 10.1%
Days on Market Until Sale	80	60	- 25.0%	55	73	+ 32.7%
Median Sales Price*	\$49,500	\$52,000	+ 5.1%	\$47,701	\$51,000	+ 6.9%
Average Sales Price*	\$53,706	\$61,130	+ 13.8%	\$49,712	\$52,796	+ 6.2%
Percent of List Price Received*	94.9%	105.7%	+ 11.4%	95.7%	97.4%	+ 1.8%
Inventory of Homes for Sale	63	60	- 4.8%	—	—	—
Months Supply of Inventory	3.2	3.3	+ 3.1%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	2	2	0.0%
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	31	146	+ 371.0%
Median Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Average Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Percent of List Price Received*	—	—	—	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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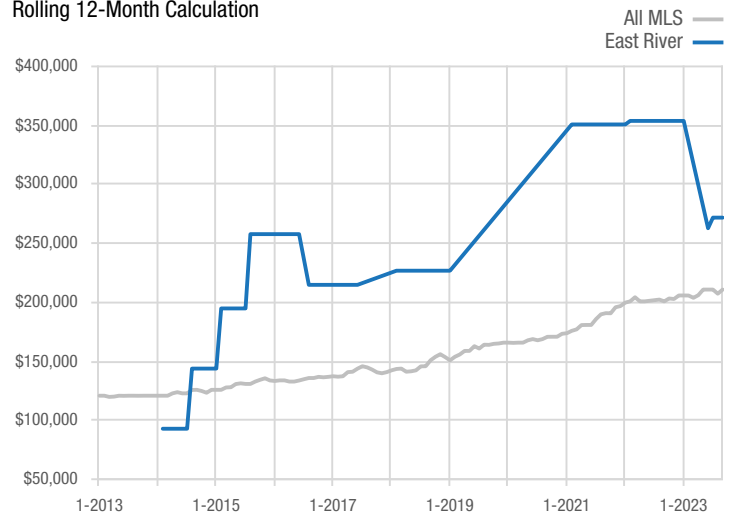
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2023

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Oregon

MLS Area 25: 43616

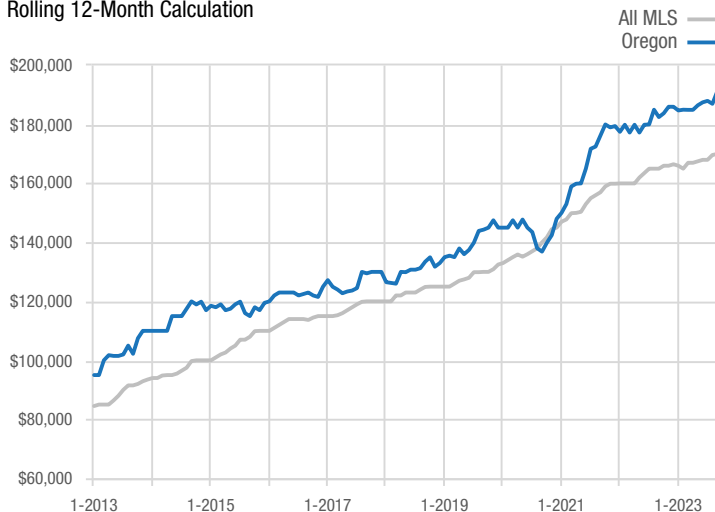
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	21	16	- 23.8%	214	140	- 34.6%
Pending Sales	32	10	- 68.8%	189	110	- 41.8%
Closed Sales	30	9	- 70.0%	191	109	- 42.9%
Days on Market Until Sale	43	57	+ 32.6%	60	46	- 23.3%
Median Sales Price*	\$180,950	\$199,050	+ 10.0%	\$185,000	\$192,500	+ 4.1%
Average Sales Price*	\$184,328	\$207,217	+ 12.4%	\$199,396	\$210,648	+ 5.6%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	101.3%	102.2%	+ 0.9%
Inventory of Homes for Sale	35	30	- 14.3%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	4	2	- 50.0%	21	9	- 57.1%
Pending Sales	2	1	- 50.0%	12	9	- 25.0%
Closed Sales	2	1	- 50.0%	13	8	- 38.5%
Days on Market Until Sale	24	19	- 20.8%	44	29	- 34.1%
Median Sales Price*	\$251,750	\$214,900	- 14.6%	\$213,600	\$225,450	+ 5.5%
Average Sales Price*	\$251,750	\$214,900	- 14.6%	\$219,175	\$239,727	+ 9.4%
Percent of List Price Received*	105.5%	100.0%	- 5.2%	101.6%	101.4%	- 0.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

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

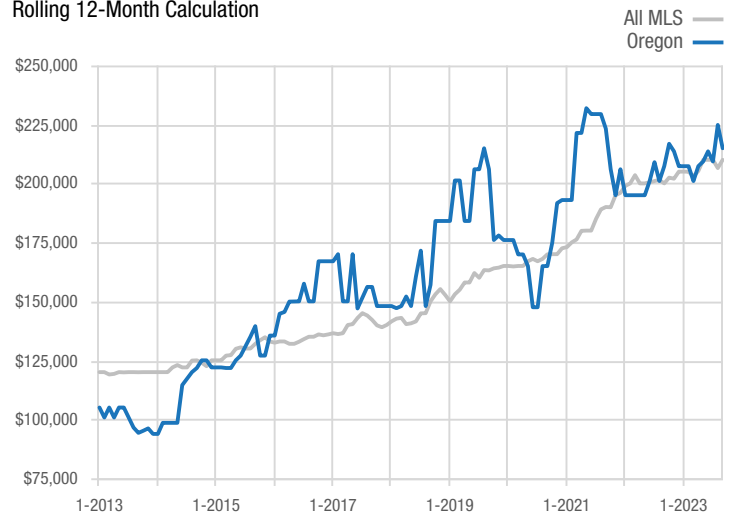
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2023

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

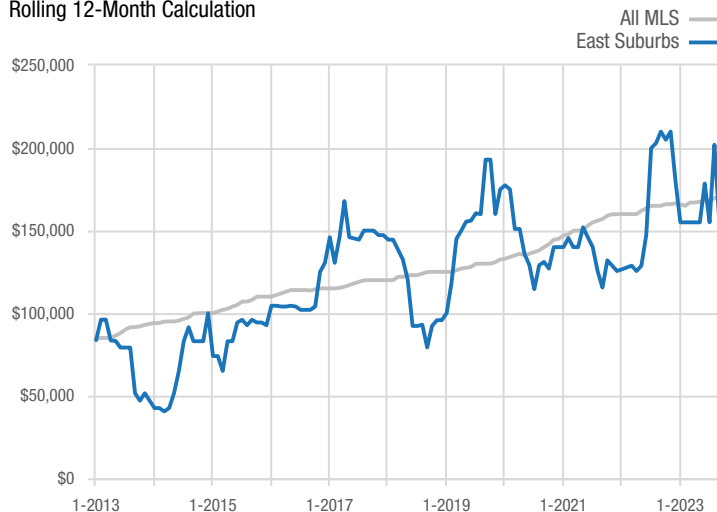
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	2	1	- 50.0%	16	10	- 37.5%
Pending Sales	1	1	0.0%	11	8	- 27.3%
Closed Sales	1	1	0.0%	11	8	- 27.3%
Days on Market Until Sale	32	37	+ 15.6%	52	57	+ 9.6%
Median Sales Price*	\$425,000	\$142,000	- 66.6%	\$214,900	\$246,000	+ 14.5%
Average Sales Price*	\$425,000	\$142,000	- 66.6%	\$236,145	\$243,644	+ 3.2%
Percent of List Price Received*	100.0%	101.5%	+ 1.5%	101.7%	99.4%	- 2.3%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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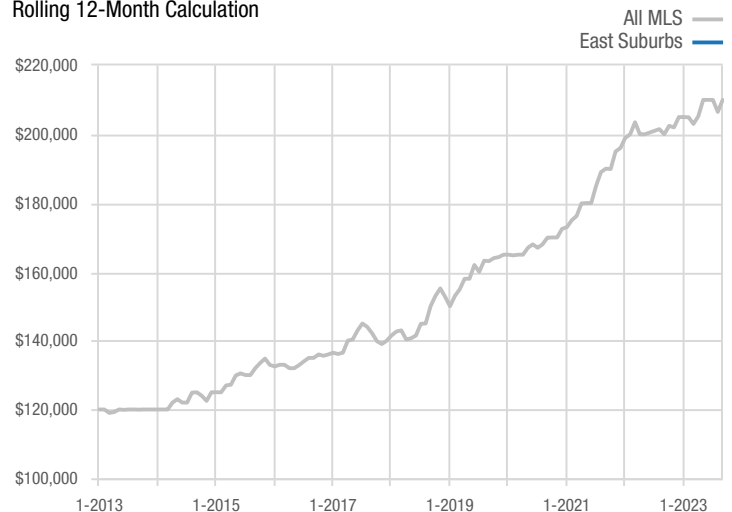
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

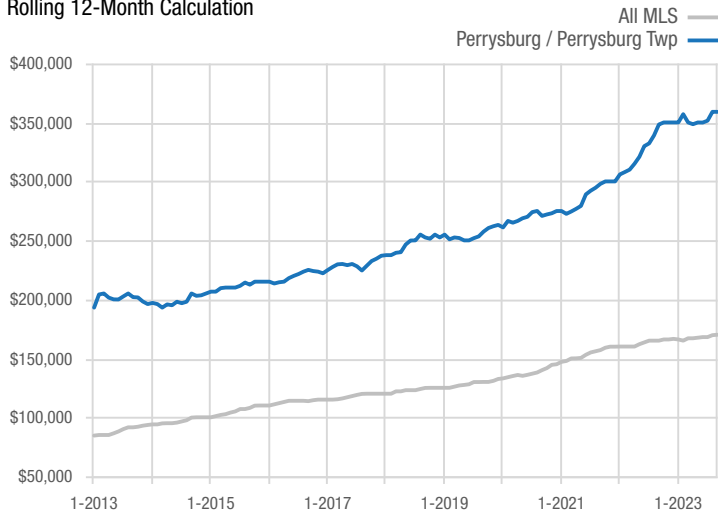
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	48	28	- 41.7%	449	416	- 7.3%
Pending Sales	34	40	+ 17.6%	375	348	- 7.2%
Closed Sales	41	52	+ 26.8%	383	348	- 9.1%
Days on Market Until Sale	84	60	- 28.6%	69	65	- 5.8%
Median Sales Price*	\$365,000	\$363,695	- 0.4%	\$359,900	\$363,348	+ 1.0%
Average Sales Price*	\$401,652	\$385,251	- 4.1%	\$379,667	\$399,229	+ 5.2%
Percent of List Price Received*	102.1%	101.2%	- 0.9%	102.7%	100.6%	- 2.0%
Inventory of Homes for Sale	103	76	- 26.2%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	7	7	0.0%	59	49	- 16.9%
Pending Sales	5	6	+ 20.0%	50	39	- 22.0%
Closed Sales	5	6	+ 20.0%	50	38	- 24.0%
Days on Market Until Sale	40	95	+ 137.5%	44	53	+ 20.5%
Median Sales Price*	\$240,000	\$185,000	- 22.9%	\$235,000	\$229,950	- 2.1%
Average Sales Price*	\$334,120	\$185,000	- 44.6%	\$272,732	\$253,757	- 7.0%
Percent of List Price Received*	95.4%	95.0%	- 0.4%	102.4%	99.4%	- 2.9%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

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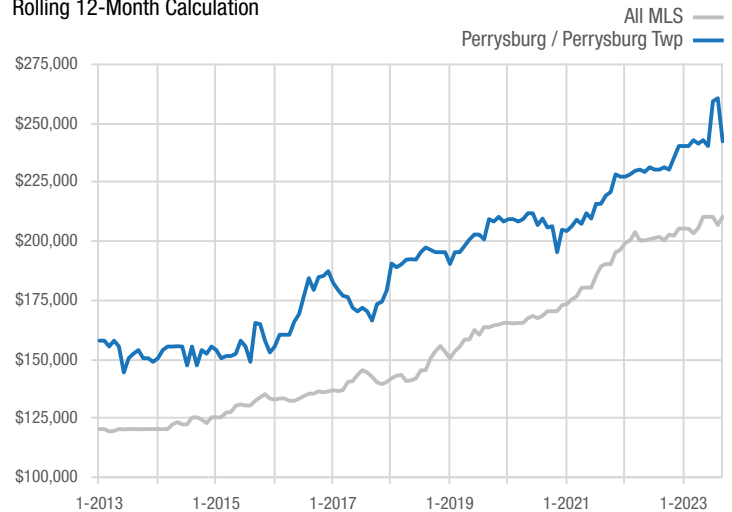
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

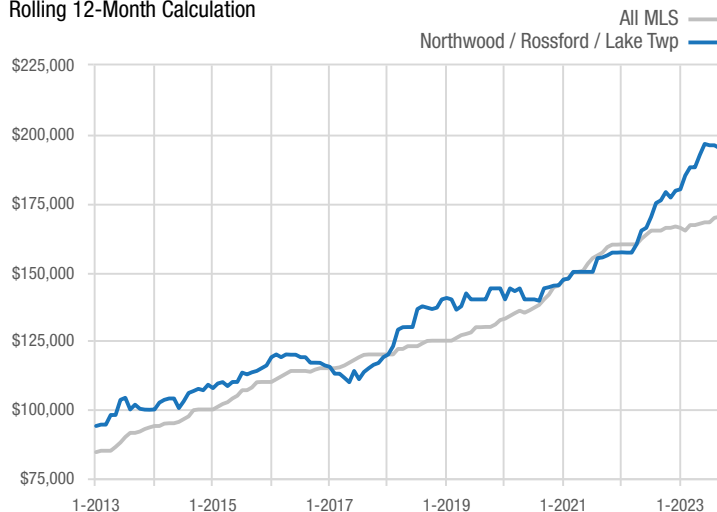
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	28	22	- 21.4%	217	182	- 16.1%
Pending Sales	20	16	- 20.0%	194	164	- 15.5%
Closed Sales	19	18	- 5.3%	195	159	- 18.5%
Days on Market Until Sale	43	53	+ 23.3%	52	49	- 5.8%
Median Sales Price*	\$195,000	\$185,500	- 4.9%	\$180,000	\$200,000	+ 11.1%
Average Sales Price*	\$204,674	\$199,461	- 2.5%	\$205,380	\$223,894	+ 9.0%
Percent of List Price Received*	103.6%	107.2%	+ 3.5%	102.9%	102.1%	- 0.8%
Inventory of Homes for Sale	39	29	- 25.6%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	2	1	- 50.0%	11	5	- 54.5%
Pending Sales	1	0	- 100.0%	5	5	0.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Days on Market Until Sale	21	—	—	44	100	+ 127.3%
Median Sales Price*	\$228,000	—	—	\$228,000	\$243,500	+ 6.8%
Average Sales Price*	\$228,000	—	—	\$204,800	\$184,150	- 10.1%
Percent of List Price Received*	106.1%	—	—	101.2%	98.7%	- 2.5%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	1.1	- 63.3%	—	—	—

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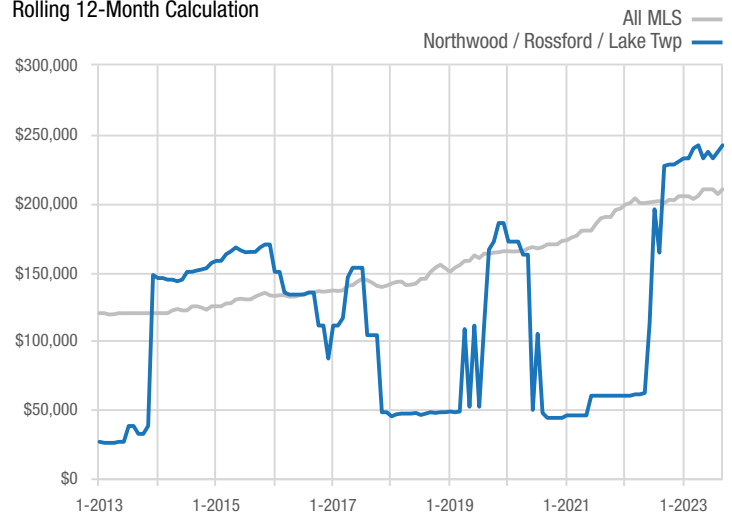
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

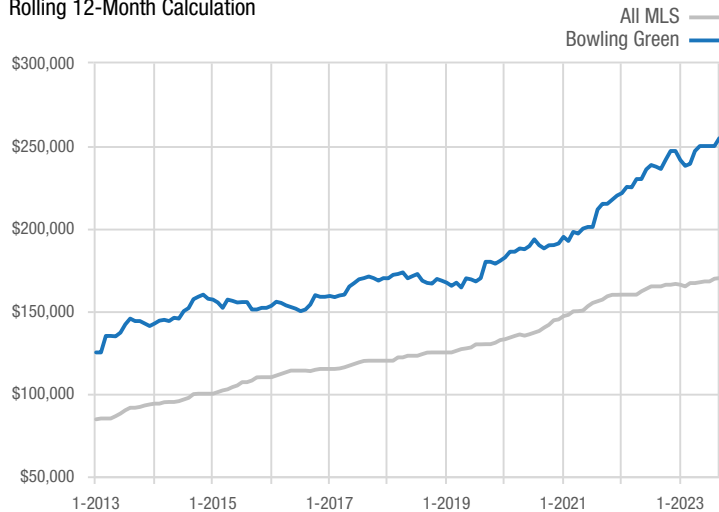
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	15	5	- 66.7%	163	127	- 22.1%
Pending Sales	17	11	- 35.3%	155	120	- 22.6%
Closed Sales	19	12	- 36.8%	153	120	- 21.6%
Days on Market Until Sale	43	37	- 14.0%	42	40	- 4.8%
Median Sales Price*	\$225,000	\$285,000	+ 26.7%	\$243,500	\$255,000	+ 4.7%
Average Sales Price*	\$223,372	\$253,087	+ 13.3%	\$253,040	\$273,773	+ 8.2%
Percent of List Price Received*	102.6%	99.9%	- 2.6%	102.3%	100.8%	- 1.5%
Inventory of Homes for Sale	21	14	- 33.3%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	1	—	19	18	- 5.3%
Pending Sales	2	5	+ 150.0%	20	21	+ 5.0%
Closed Sales	1	5	+ 400.0%	19	20	+ 5.3%
Days on Market Until Sale	16	19	+ 18.8%	56	48	- 14.3%
Median Sales Price*	\$235,000	\$240,000	+ 2.1%	\$234,000	\$277,200	+ 18.5%
Average Sales Price*	\$235,000	\$253,727	+ 8.0%	\$242,208	\$278,425	+ 15.0%
Percent of List Price Received*	104.4%	99.9%	- 4.3%	103.0%	100.4%	- 2.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.4	0.4	0.0%	—	—	—

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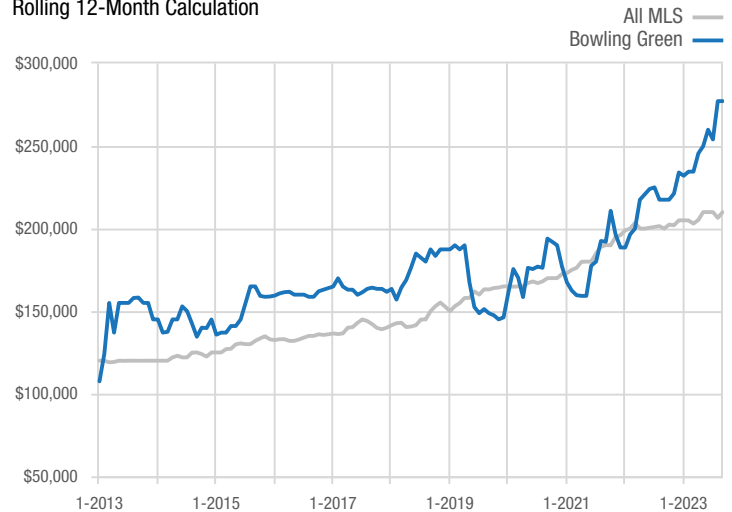
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

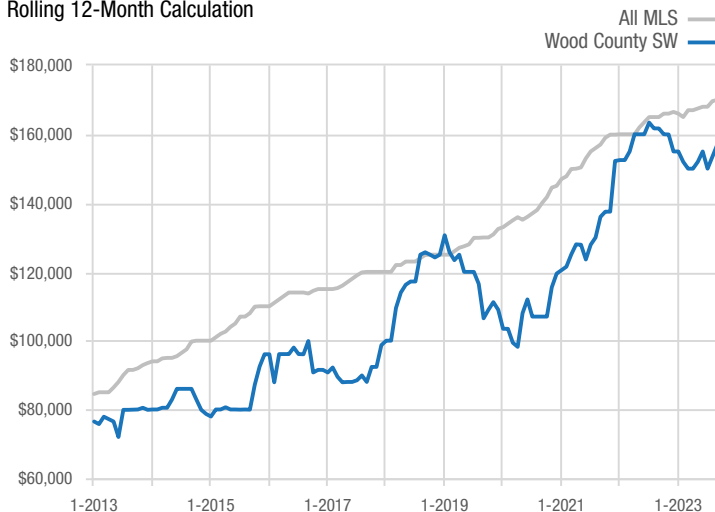
Single Family	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	8	10	+ 25.0%	71	59	- 16.9%
Pending Sales	7	8	+ 14.3%	62	47	- 24.2%
Closed Sales	6	8	+ 33.3%	60	46	- 23.3%
Days on Market Until Sale	50	32	- 36.0%	58	68	+ 17.2%
Median Sales Price*	\$168,500	\$182,555	+ 8.3%	\$160,000	\$165,500	+ 3.4%
Average Sales Price*	\$221,500	\$183,922	- 17.0%	\$174,892	\$172,121	- 1.6%
Percent of List Price Received*	100.7%	102.3%	+ 1.6%	101.2%	100.8%	- 0.4%
Inventory of Homes for Sale	14	17	+ 21.4%	—	—	—
Months Supply of Inventory	2.0	3.2	+ 60.0%	—	—	—

Condo-Villa	September			Year to Date		
Key Metrics	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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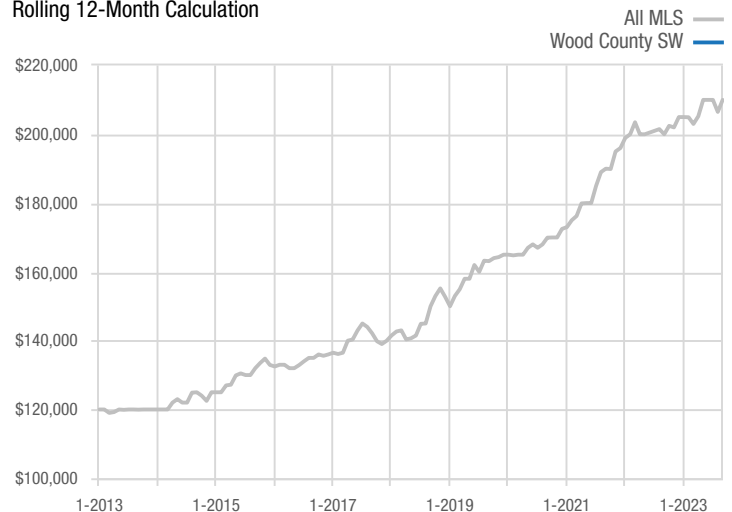
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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