

Local Market Update – September 2024

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Lucas and Wood Counties

U.S. existing-home sales slid 2.5% month-over-month and 4.2% year-over year to a seasonally adjusted annual rate of 3.86 million units, according to the National Association of REALTORS® (NAR). Meanwhile, home prices have continued to reach record heights nationwide, with NAR reporting a median sales price of \$416,700 as of last measure, a 3.1% increase from the same time last year and a new high for the month.

Amid slower home sales, inventory has continued to grow across the country. According to NAR, there were 1.35 million units for sale heading into September, a 0.7% increase from the previous month and a 22.7% jump from the same time last year. And while monthly existing-home sales were lower than expected this period, NAR Chief Economist Lawrence Yun believes that the rise in inventory, along with lower mortgage rates, should help sales improve in the months ahead.

Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9 2023	Thru 9 2024	% Change
New Listings	563	617	9.6%	5196	5,325	2.5%
Closed Sales	453	479	5.7%	4,252	4,174	-1.8%
Days on Market	55	54	-1.8%	57	56	-1.8%
SP\$/SqFt	\$126.06	\$130.91	3.8%	\$116.87	\$125.75	7.6%
Median Sales Price*	\$186,000	\$197,689	6.3%	\$171,550	\$185,000	7.8%
Average Sales Price*	\$222,462	\$236,457	6.3%	\$209,237	\$222,033	6.1%
Percent of List Price Received*	101%	101%	---	---	102%	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$100,903,263	\$113,262,485	12.2%	\$889,614,529	\$926,628,230	4.2%

Condo/Villa	September			Year to Date		
	2023	2024	% Change	Thru 9 2023	Thru 9 2024	% Change
New Listings	62	40	-35.5%	466	419	-10.1%
Closed Sales	42	48	14.3%	384	363	-5.5%
Days on Market	51	60	17.6%	50	60	20.0%
SP\$/SqFt	\$140.18	\$154.32	10.1%	\$135.53	\$147.71	9.0%
Median Sales Price*	\$219,950	\$245,000	11.4%	\$219,400	\$230,000	4.8%
Average Sales Price*	\$225,870	\$266,301	17.9%	\$223,495	\$248,036	11.0%
Percent of List Price Received*	99%	99%	0.0%	101%	100%	-1.0%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume (in 1000's)	\$9,486,550	\$12,782,450	34.7%	\$85,822,176	\$90,036,953	-1.0%

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

All Properties Combined

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



Key Metrics	Historical Sparkbars	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		977	967	- 1.0%	8,624	8,649	+ 0.3%
Pending Sales		761	821	+ 7.9%	7,167	6,972	- 2.7%
Closed Sales		781	814	+ 4.2%	7,068	6,904	- 2.3%
Days on Market Until Sale		58	56	- 3.4%	60	60	0.0%
Median Sales Price		\$189,500	\$197,689	+ 4.3%	\$175,000	\$189,000	+ 8.0%
Average Sales Price		\$222,776	\$237,518	+ 6.6%	\$208,735	\$222,291	+ 6.5%
Percent of List Price Received		100.1%	99.9%	- 0.2%	100.0%	100.1%	+ 0.1%
Housing Affordability Index		152	161	+ 5.9%	164	168	+ 2.4%
Inventory of Homes for Sale		1,975	2,044	+ 3.5%	—	—	—
Months Supply of Inventory		2.5	2.7	+ 8.0%	—	—	—

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Lucas County

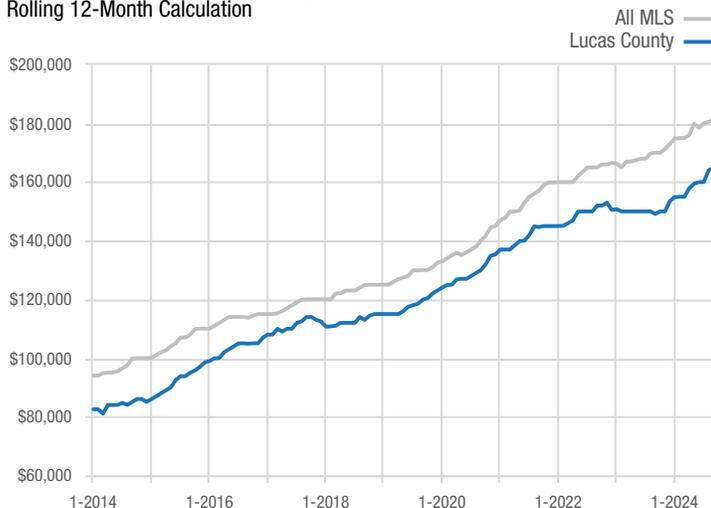
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	466	472	+ 1.3%	4,227	4,261	+ 0.8%
Pending Sales	332	384	+ 15.7%	3,468	3,392	- 2.2%
Closed Sales	349	376	+ 7.7%	3,440	3,342	- 2.8%
Days on Market Until Sale	55	52	- 5.5%	57	55	- 3.5%
Median Sales Price*	\$162,500	\$170,950	+ 5.2%	\$151,125	\$165,000	+ 9.2%
Average Sales Price*	\$199,516	\$213,567	+ 7.0%	\$188,305	\$200,860	+ 6.7%
Percent of List Price Received*	100.8%	100.7%	- 0.1%	100.9%	100.9%	0.0%
Inventory of Homes for Sale	910	942	+ 3.5%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	52	29	- 44.2%	389	331	- 14.9%
Pending Sales	33	35	+ 6.1%	329	289	- 12.2%
Closed Sales	31	40	+ 29.0%	317	289	- 8.8%
Days on Market Until Sale	47	61	+ 29.8%	49	61	+ 24.5%
Median Sales Price*	\$235,000	\$230,000	- 2.1%	\$206,000	\$220,450	+ 7.0%
Average Sales Price*	\$229,288	\$261,143	+ 13.9%	\$217,654	\$245,267	+ 12.7%
Percent of List Price Received*	99.8%	99.0%	- 0.8%	99.8%	99.9%	+ 0.1%
Inventory of Homes for Sale	81	57	- 29.6%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

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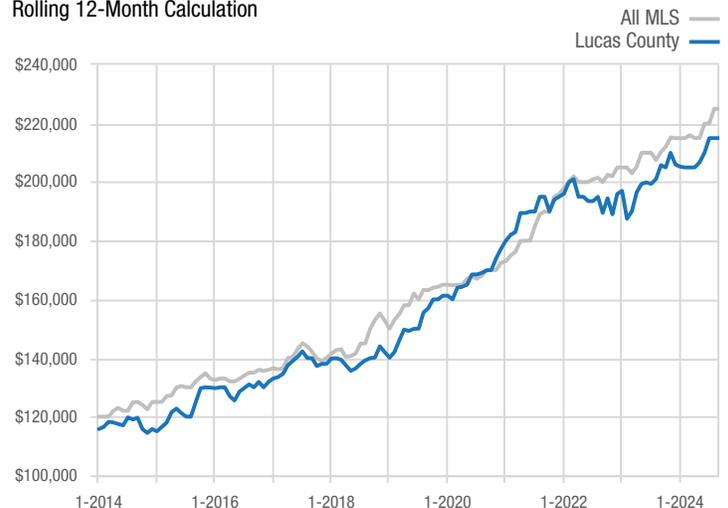
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

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

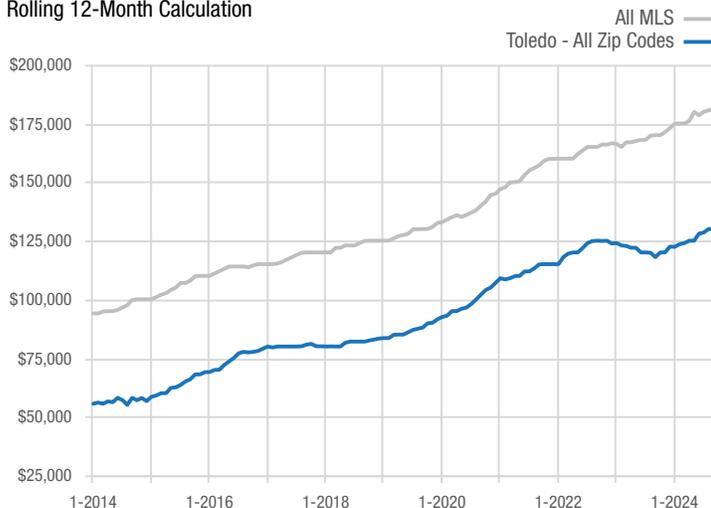
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	342	317	- 7.3%	3,057	2,970	- 2.8%
Pending Sales	238	261	+ 9.7%	2,548	2,435	- 4.4%
Closed Sales	246	261	+ 6.1%	2,530	2,417	- 4.5%
Days on Market Until Sale	55	52	- 5.5%	58	54	- 6.9%
Median Sales Price*	\$130,000	\$142,000	+ 9.2%	\$122,000	\$132,000	+ 8.2%
Average Sales Price*	\$150,449	\$158,898	+ 5.6%	\$142,773	\$151,299	+ 6.0%
Percent of List Price Received*	100.8%	100.4%	- 0.4%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	639	624	- 2.3%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	29	15	- 48.3%	210	166	- 21.0%
Pending Sales	19	15	- 21.1%	170	137	- 19.4%
Closed Sales	13	16	+ 23.1%	164	137	- 16.5%
Days on Market Until Sale	40	45	+ 12.5%	46	52	+ 13.0%
Median Sales Price*	\$150,000	\$185,750	+ 23.8%	\$160,500	\$179,000	+ 11.5%
Average Sales Price*	\$185,938	\$203,719	+ 9.6%	\$180,629	\$192,390	+ 6.5%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	99.8%	100.6%	+ 0.8%
Inventory of Homes for Sale	47	30	- 36.2%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

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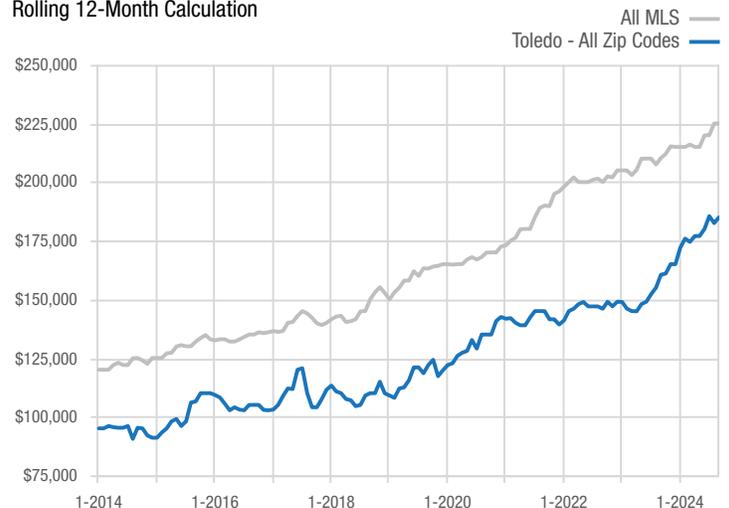
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

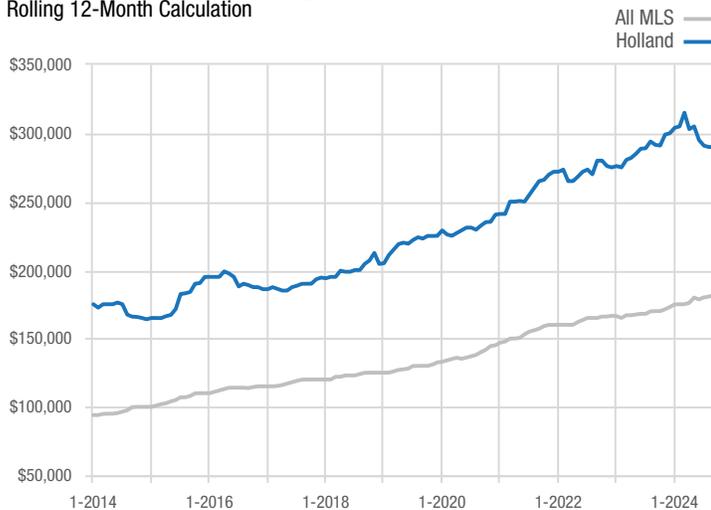
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	13	19	+ 46.2%	136	130	- 4.4%
Pending Sales	11	11	0.0%	104	96	- 7.7%
Closed Sales	9	12	+ 33.3%	100	95	- 5.0%
Days on Market Until Sale	49	71	+ 44.9%	45	54	+ 20.0%
Median Sales Price*	\$250,000	\$310,000	+ 24.0%	\$301,000	\$289,950	- 3.7%
Average Sales Price*	\$234,211	\$314,833	+ 34.4%	\$303,001	\$311,681	+ 2.9%
Percent of List Price Received*	97.3%	108.4%	+ 11.4%	101.5%	101.7%	+ 0.2%
Inventory of Homes for Sale	27	35	+ 29.6%	—	—	—
Months Supply of Inventory	2.4	3.4	+ 41.7%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	6	1	- 83.3%	28	18	- 35.7%
Pending Sales	0	1	—	20	13	- 35.0%
Closed Sales	2	2	0.0%	20	13	- 35.0%
Days on Market Until Sale	44	42	- 4.5%	51	75	+ 47.1%
Median Sales Price*	\$558,500	\$264,000	- 52.7%	\$329,025	\$355,000	+ 7.9%
Average Sales Price*	\$558,500	\$264,000	- 52.7%	\$343,655	\$361,869	+ 5.3%
Percent of List Price Received*	103.8%	96.1%	- 7.4%	99.4%	97.8%	- 1.6%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

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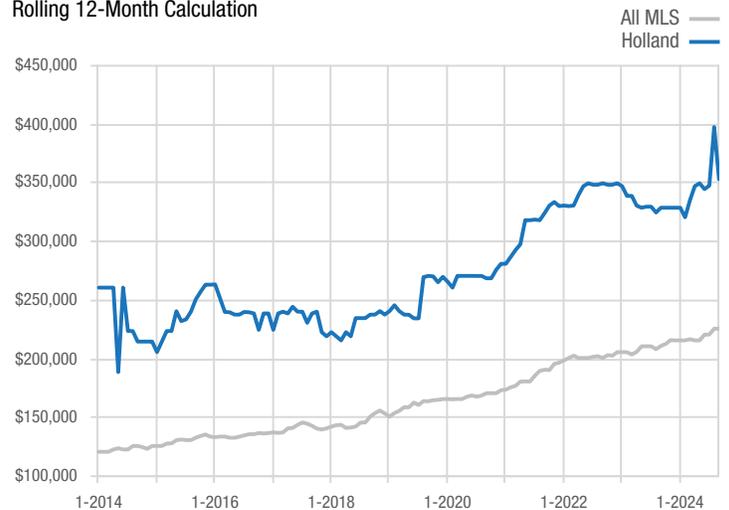
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

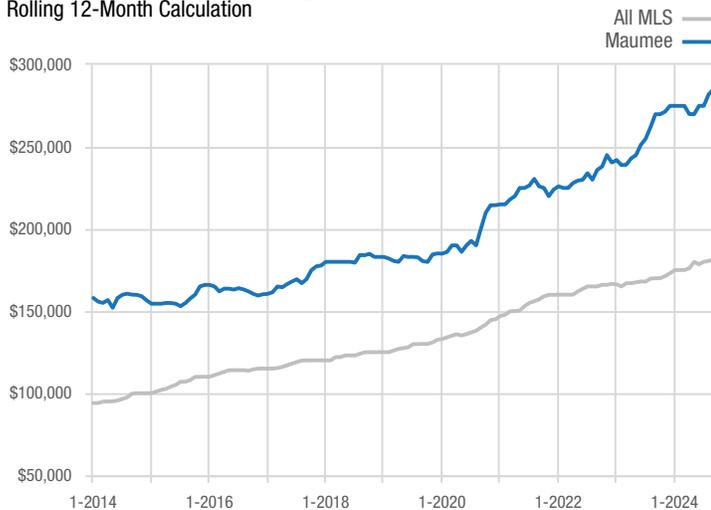
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	32	46	+ 43.8%	275	329	+ 19.6%
Pending Sales	28	26	- 7.1%	224	253	+ 12.9%
Closed Sales	27	24	- 11.1%	220	250	+ 13.6%
Days on Market Until Sale	55	42	- 23.6%	49	56	+ 14.3%
Median Sales Price*	\$272,500	\$330,000	+ 21.1%	\$278,950	\$290,000	+ 4.0%
Average Sales Price*	\$309,774	\$334,413	+ 8.0%	\$301,587	\$318,438	+ 5.6%
Percent of List Price Received*	103.1%	100.9%	- 2.1%	101.8%	101.3%	- 0.5%
Inventory of Homes for Sale	64	78	+ 21.9%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	4	4	0.0%	44	43	- 2.3%
Pending Sales	3	2	- 33.3%	38	37	- 2.6%
Closed Sales	5	2	- 60.0%	38	37	- 2.6%
Days on Market Until Sale	30	25	- 16.7%	50	44	- 12.0%
Median Sales Price*	\$245,000	\$601,312	+ 145.4%	\$250,500	\$279,000	+ 11.4%
Average Sales Price*	\$238,400	\$601,312	+ 152.2%	\$274,291	\$343,715	+ 25.3%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	2.1	0.8	- 61.9%	—	—	—

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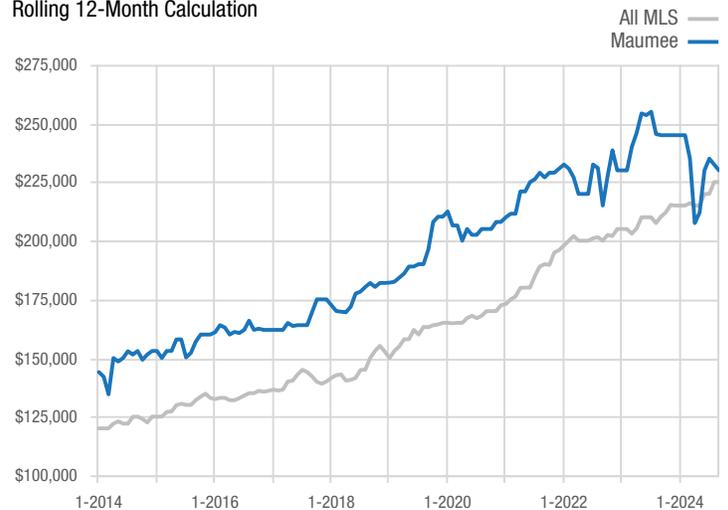
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

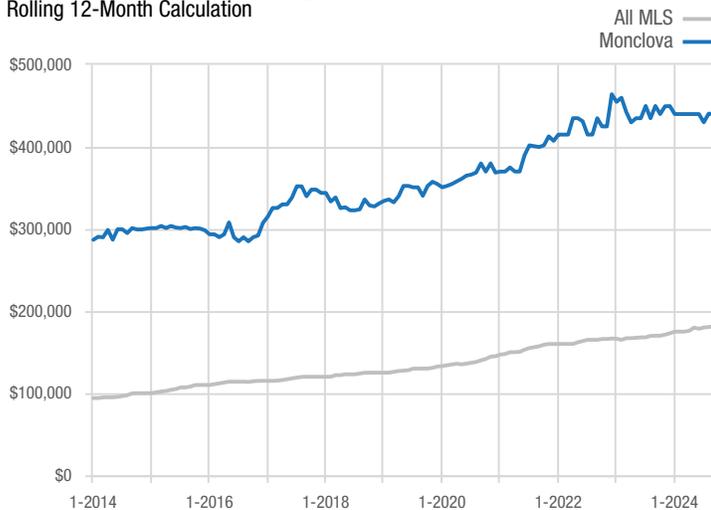
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	10	5	- 50.0%	48	43	- 10.4%
Pending Sales	5	6	+ 20.0%	33	30	- 9.1%
Closed Sales	4	6	+ 50.0%	31	30	- 3.2%
Days on Market Until Sale	72	61	- 15.3%	90	75	- 16.7%
Median Sales Price*	\$510,000	\$550,000	+ 7.8%	\$475,000	\$441,000	- 7.2%
Average Sales Price*	\$508,611	\$517,000	+ 1.6%	\$476,061	\$477,306	+ 0.3%
Percent of List Price Received*	103.6%	100.6%	- 2.9%	101.0%	98.6%	- 2.4%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	5.5	3.4	- 38.2%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	1	—	12	11	- 8.3%
Pending Sales	0	2	—	11	12	+ 9.1%
Closed Sales	1	3	+ 200.0%	9	14	+ 55.6%
Days on Market Until Sale	235	259	+ 10.2%	143	269	+ 88.1%
Median Sales Price*	\$336,815	\$381,415	+ 13.2%	\$338,575	\$381,643	+ 12.7%
Average Sales Price*	\$336,815	\$395,017	+ 17.3%	\$348,748	\$380,108	+ 9.0%
Percent of List Price Received*	91.8%	100.0%	+ 8.9%	99.2%	100.1%	+ 0.9%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

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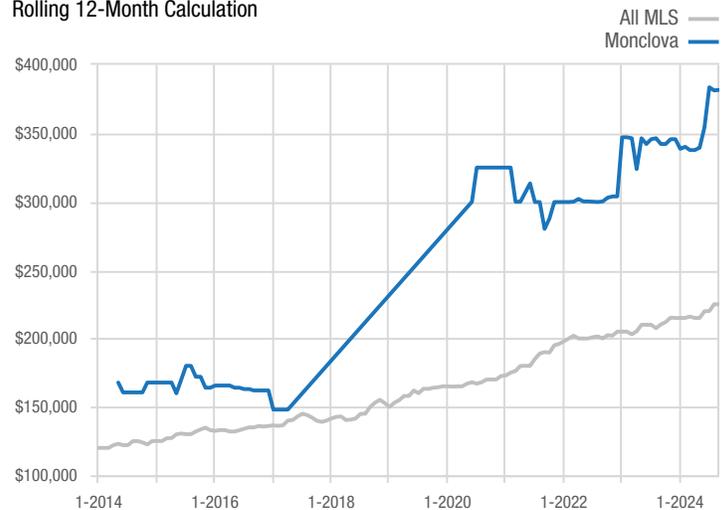
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

Zip Code 43560

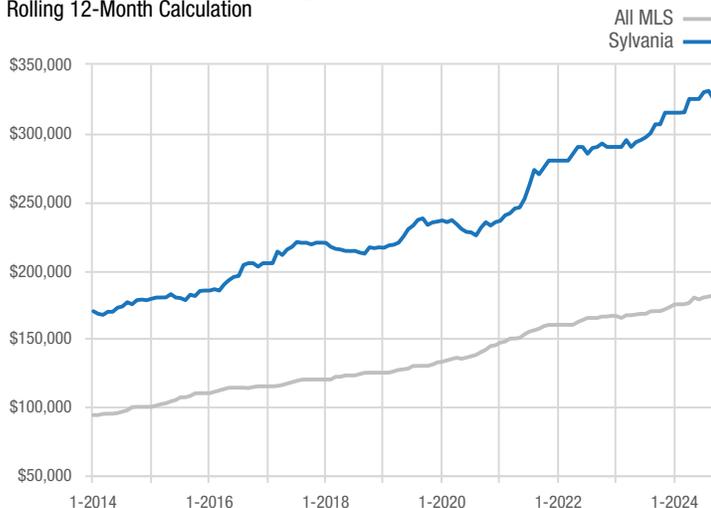
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	38	34	- 10.5%	318	347	+ 9.1%
Pending Sales	22	28	+ 27.3%	263	268	+ 1.9%
Closed Sales	32	28	- 12.5%	266	262	- 1.5%
Days on Market Until Sale	61	52	- 14.8%	58	54	- 6.9%
Median Sales Price*	\$326,250	\$274,500	- 15.9%	\$315,250	\$332,000	+ 5.3%
Average Sales Price*	\$350,364	\$357,343	+ 2.0%	\$335,599	\$363,160	+ 8.2%
Percent of List Price Received*	101.4%	99.2%	- 2.2%	101.4%	101.2%	- 0.2%
Inventory of Homes for Sale	76	77	+ 1.3%	—	—	—
Months Supply of Inventory	2.6	2.6	0.0%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	8	7	- 12.5%	74	66	- 10.8%
Pending Sales	8	10	+ 25.0%	73	63	- 13.7%
Closed Sales	7	11	+ 57.1%	70	61	- 12.9%
Days on Market Until Sale	55	52	- 5.5%	47	47	0.0%
Median Sales Price*	\$185,000	\$235,000	+ 27.0%	\$217,700	\$226,000	+ 3.8%
Average Sales Price*	\$189,129	\$244,809	+ 29.4%	\$216,533	\$240,545	+ 11.1%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

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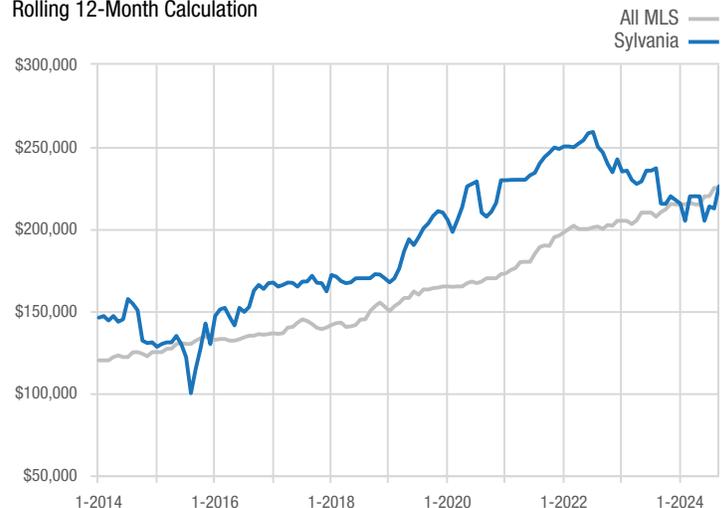
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

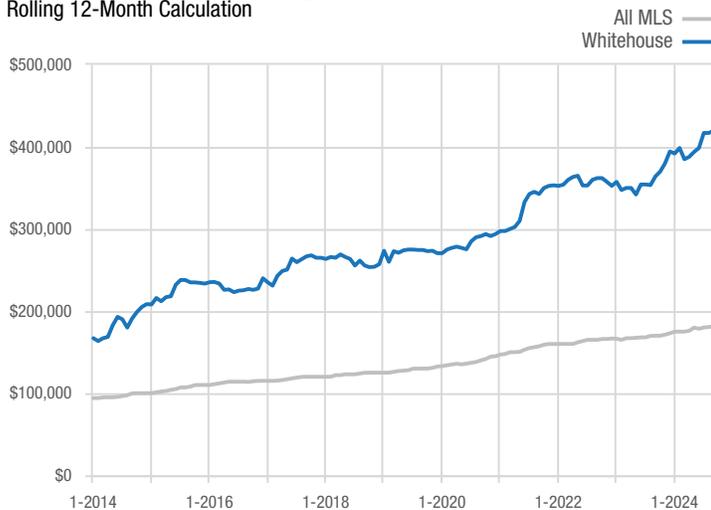
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	6	2	- 66.7%	78	67	- 14.1%
Pending Sales	5	10	+ 100.0%	62	52	- 16.1%
Closed Sales	5	8	+ 60.0%	60	48	- 20.0%
Days on Market Until Sale	36	59	+ 63.9%	55	52	- 5.5%
Median Sales Price*	\$425,000	\$425,750	+ 0.2%	\$375,500	\$418,000	+ 11.3%
Average Sales Price*	\$404,400	\$405,813	+ 0.3%	\$380,123	\$410,376	+ 8.0%
Percent of List Price Received*	96.8%	99.6%	+ 2.9%	100.4%	99.7%	- 0.7%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	20	—	35	41	+ 17.1%
Median Sales Price*	—	\$294,500	—	\$290,000	\$282,250	- 2.7%
Average Sales Price*	—	\$294,500	—	\$290,000	\$282,250	- 2.7%
Percent of List Price Received*	—	100.0%	—	97.0%	96.6%	- 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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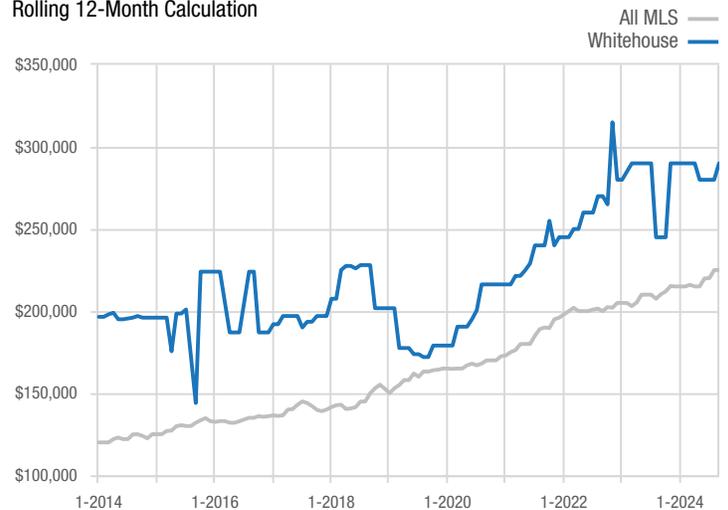
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Waterville

Zip Code 43566

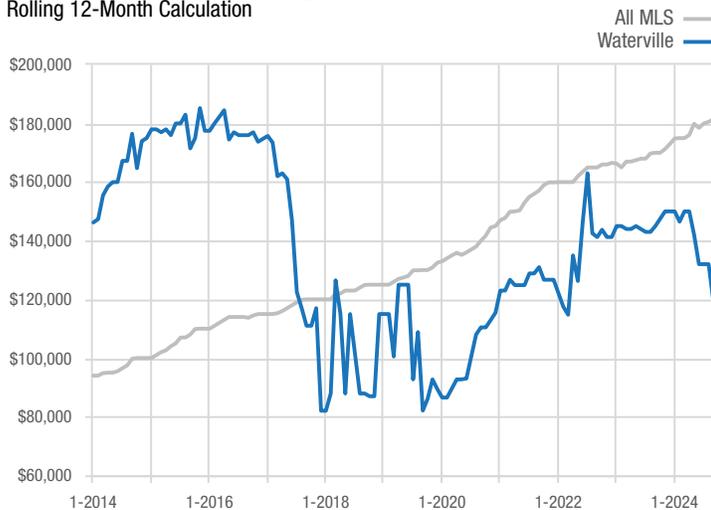
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	4	1	- 75.0%	21	13	- 38.1%
Pending Sales	0	1	—	16	11	- 31.3%
Closed Sales	2	1	- 50.0%	16	11	- 31.3%
Days on Market Until Sale	53	40	- 24.5%	73	71	- 2.7%
Median Sales Price*	\$232,000	\$87,900	- 62.1%	\$147,500	\$90,000	- 39.0%
Average Sales Price*	\$232,000	\$87,900	- 62.1%	\$150,988	\$112,473	- 25.5%
Percent of List Price Received*	102.2%	100.0%	- 2.2%	98.6%	96.1%	- 2.5%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	3.1	2.1	- 32.3%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	107	—	—
Median Sales Price*	—	—	—	\$122,500	—	—
Average Sales Price*	—	—	—	\$122,500	—	—
Percent of List Price Received*	—	—	—	93.8%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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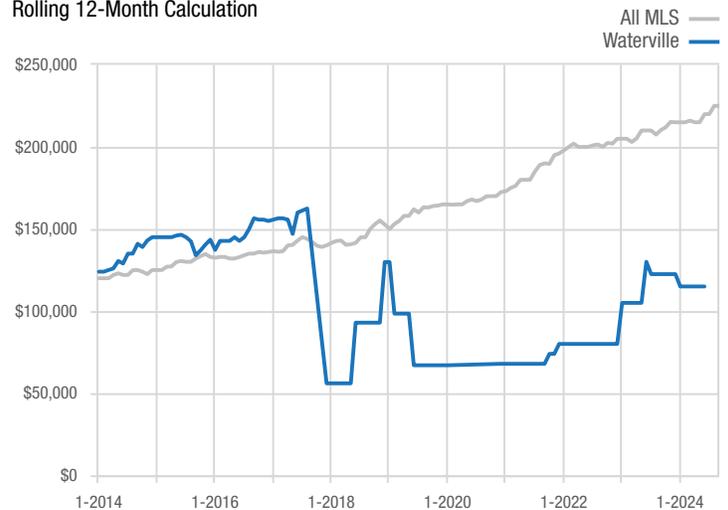
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43604

Zip Code 43604

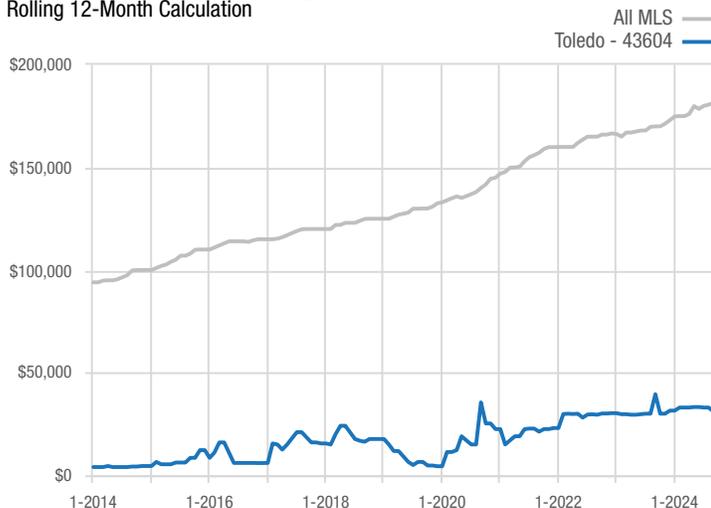
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	6	1	- 83.3%	28	27	- 3.6%
Pending Sales	7	4	- 42.9%	18	20	+ 11.1%
Closed Sales	3	3	0.0%	15	19	+ 26.7%
Days on Market Until Sale	76	45	- 40.8%	62	85	+ 37.1%
Median Sales Price*	\$63,000	\$25,000	- 60.3%	\$53,000	\$33,500	- 36.8%
Average Sales Price*	\$63,000	\$35,667	- 43.4%	\$74,392	\$50,397	- 32.3%
Percent of List Price Received*	90.4%	90.8%	+ 0.4%	91.1%	89.7%	- 1.5%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	0	- 100.0%	11	13	+ 18.2%
Pending Sales	0	1	—	6	12	+ 100.0%
Closed Sales	0	2	—	6	12	+ 100.0%
Days on Market Until Sale	—	65	—	68	77	+ 13.2%
Median Sales Price*	—	\$197,500	—	\$253,500	\$240,000	- 5.3%
Average Sales Price*	—	\$197,500	—	\$269,233	\$245,733	- 8.7%
Percent of List Price Received*	—	98.0%	—	98.3%	100.4%	+ 2.1%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	3.8	2.0	- 47.4%	—	—	—

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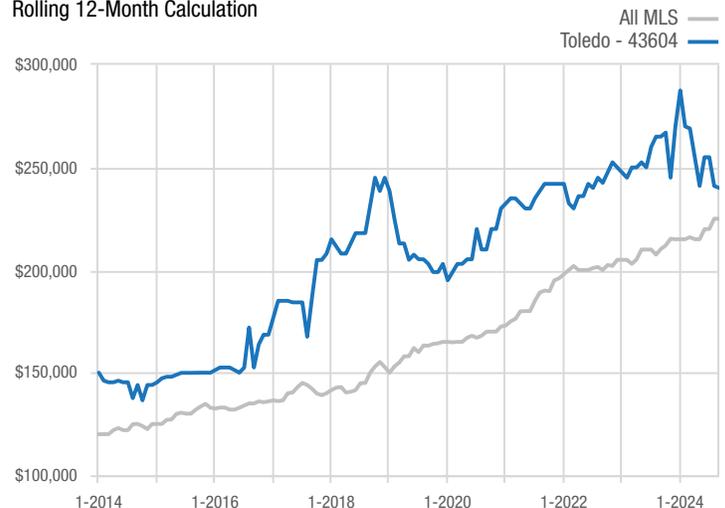
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43605

Zip Code 43605

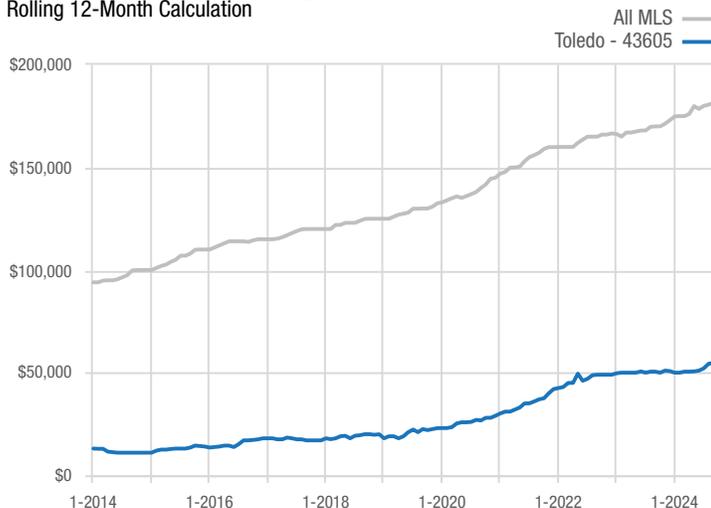
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	30	23	- 23.3%	228	250	+ 9.6%
Pending Sales	20	17	- 15.0%	168	188	+ 11.9%
Closed Sales	19	19	0.0%	161	186	+ 15.5%
Days on Market Until Sale	60	57	- 5.0%	73	57	- 21.9%
Median Sales Price*	\$52,000	\$75,000	+ 44.2%	\$52,000	\$56,000	+ 7.7%
Average Sales Price*	\$61,130	\$73,275	+ 19.9%	\$53,070	\$61,795	+ 16.4%
Percent of List Price Received*	105.7%	93.6%	- 11.4%	97.4%	97.4%	0.0%
Inventory of Homes for Sale	65	44	- 32.3%	—	—	—
Months Supply of Inventory	3.6	2.1	- 41.7%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	1	—	2	1	- 50.0%
Closed Sales	0	1	—	2	1	- 50.0%
Days on Market Until Sale	—	46	—	146	46	- 68.5%
Median Sales Price*	—	\$299,999	—	\$271,000	\$299,999	+ 10.7%
Average Sales Price*	—	\$299,999	—	\$271,000	\$299,999	+ 10.7%
Percent of List Price Received*	—	100.0%	—	99.6%	100.0%	+ 0.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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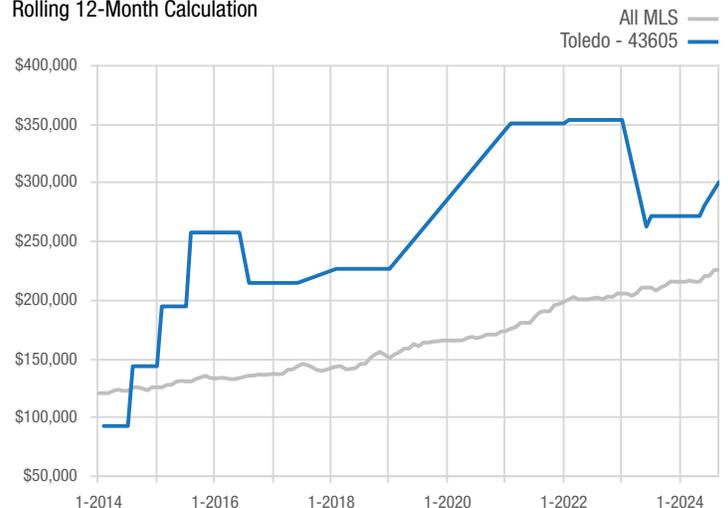
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43606

Zip Code 43606

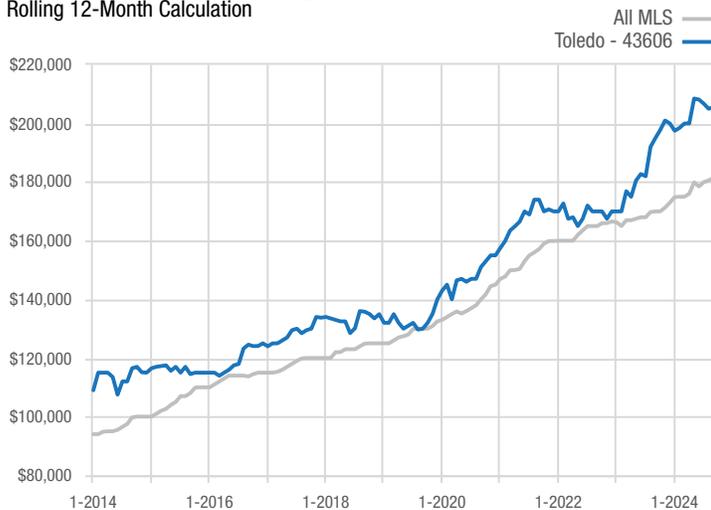
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	30	25	- 16.7%	241	237	- 1.7%
Pending Sales	17	20	+ 17.6%	200	200	0.0%
Closed Sales	15	25	+ 66.7%	195	203	+ 4.1%
Days on Market Until Sale	46	51	+ 10.9%	48	50	+ 4.2%
Median Sales Price*	\$205,000	\$217,000	+ 5.9%	\$205,000	\$210,000	+ 2.4%
Average Sales Price*	\$207,427	\$243,460	+ 17.4%	\$216,326	\$228,267	+ 5.5%
Percent of List Price Received*	97.4%	104.6%	+ 7.4%	101.3%	102.3%	+ 1.0%
Inventory of Homes for Sale	50	42	- 16.0%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	1	0	- 100.0%	6	4	- 33.3%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	0	0	—	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	24	54	+ 125.0%
Median Sales Price*	—	—	—	\$155,000	\$114,900	- 25.9%
Average Sales Price*	—	—	—	\$146,667	\$134,380	- 8.4%
Percent of List Price Received*	—	—	—	104.5%	97.3%	- 6.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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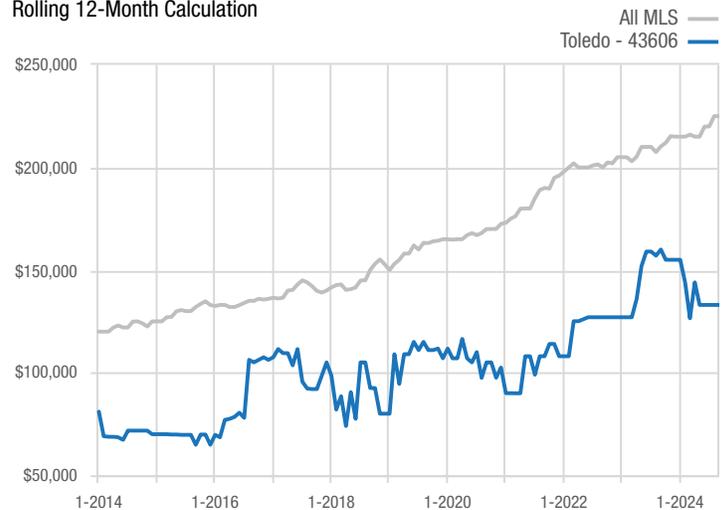
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43607

Zip Code 43607

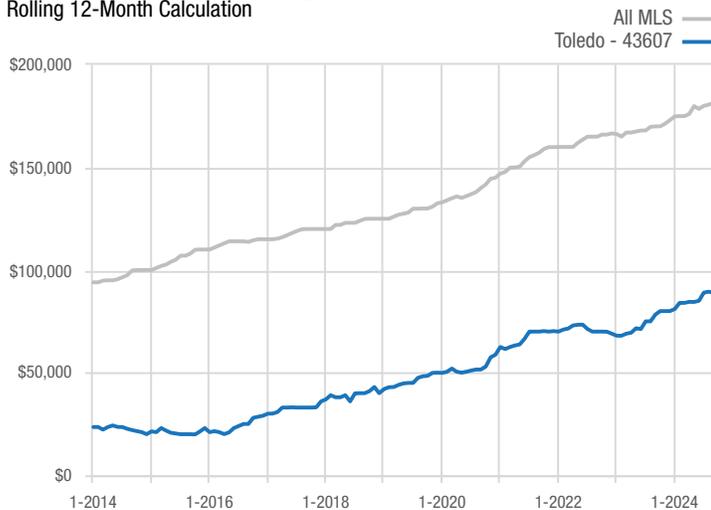
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	19	30	+ 57.9%	181	199	+ 9.9%
Pending Sales	9	19	+ 111.1%	145	160	+ 10.3%
Closed Sales	7	15	+ 114.3%	155	153	- 1.3%
Days on Market Until Sale	59	52	- 11.9%	64	61	- 4.7%
Median Sales Price*	\$125,000	\$90,000	- 28.0%	\$80,000	\$89,900	+ 12.4%
Average Sales Price*	\$112,334	\$87,893	- 21.8%	\$83,789	\$94,003	+ 12.2%
Percent of List Price Received*	96.6%	96.3%	- 0.3%	96.4%	97.7%	+ 1.3%
Inventory of Homes for Sale	44	51	+ 15.9%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	71	—
Median Sales Price*	—	—	—	—	\$51,700	—
Average Sales Price*	—	—	—	—	\$51,700	—
Percent of List Price Received*	—	—	—	—	86.2%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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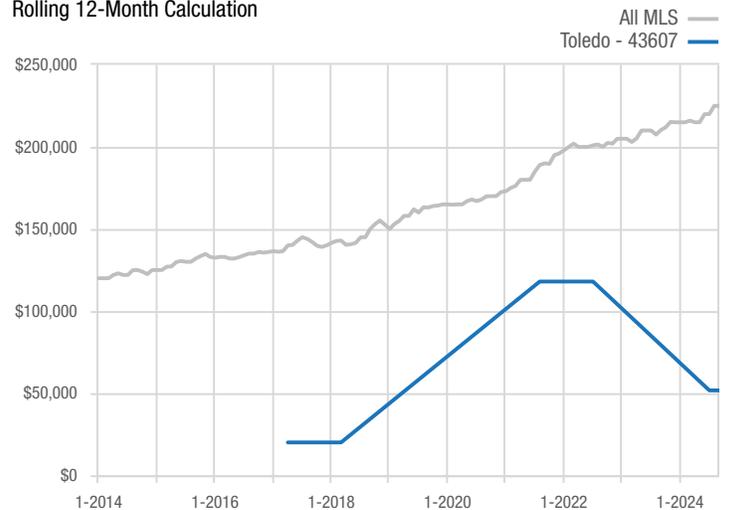
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

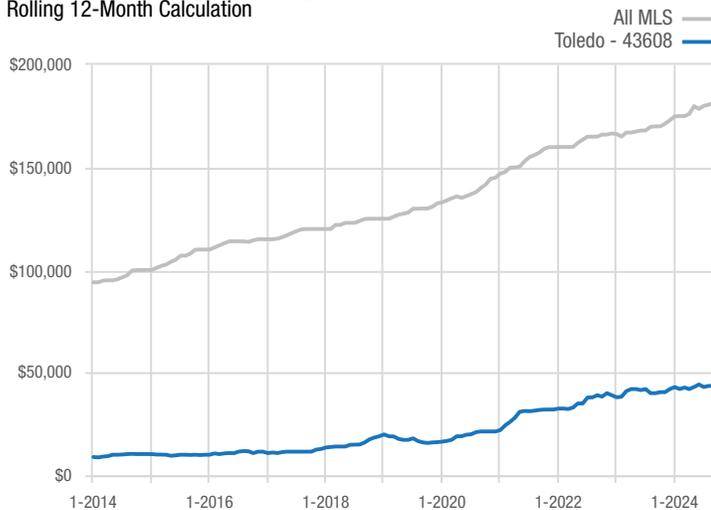
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	15	18	+ 20.0%	178	184	+ 3.4%
Pending Sales	12	15	+ 25.0%	139	128	- 7.9%
Closed Sales	16	14	- 12.5%	139	126	- 9.4%
Days on Market Until Sale	56	54	- 3.6%	62	62	0.0%
Median Sales Price*	\$42,250	\$37,250	- 11.8%	\$42,000	\$44,250	+ 5.4%
Average Sales Price*	\$45,759	\$42,271	- 7.6%	\$43,896	\$49,092	+ 11.8%
Percent of List Price Received*	96.7%	93.7%	- 3.1%	97.2%	95.4%	- 1.9%
Inventory of Homes for Sale	35	49	+ 40.0%	—	—	—
Months Supply of Inventory	2.5	3.7	+ 48.0%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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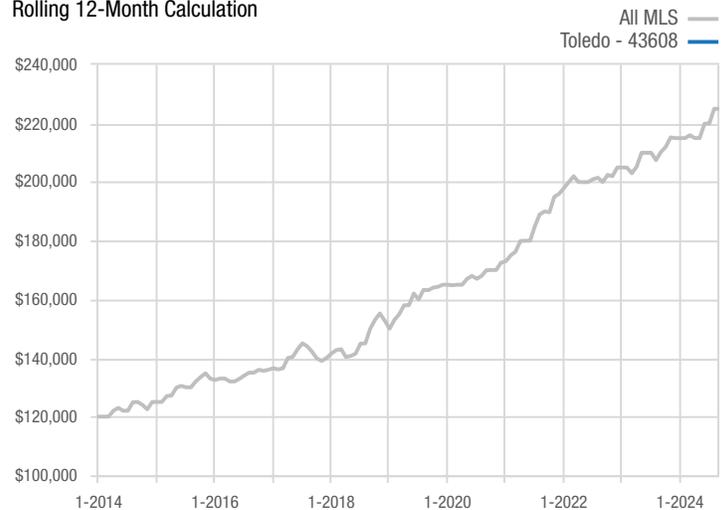
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

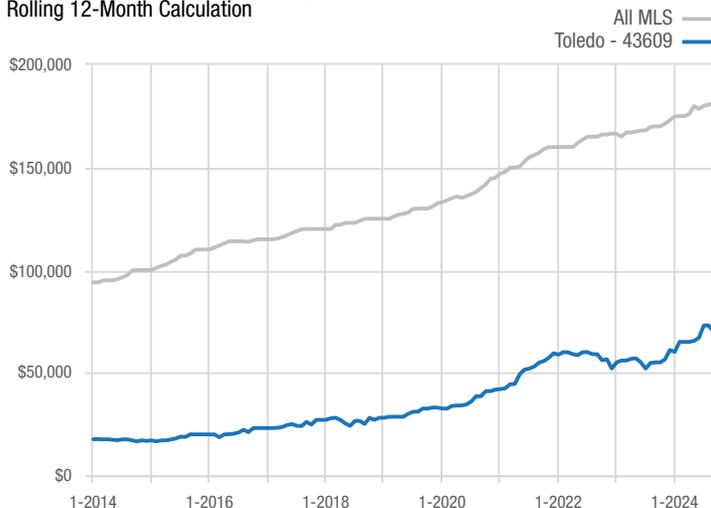
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	20	25	+ 25.0%	217	191	- 12.0%
Pending Sales	14	15	+ 7.1%	158	150	- 5.1%
Closed Sales	16	17	+ 6.3%	160	150	- 6.3%
Days on Market Until Sale	71	55	- 22.5%	63	63	0.0%
Median Sales Price*	\$67,743	\$53,350	- 21.2%	\$56,500	\$69,450	+ 22.9%
Average Sales Price*	\$68,085	\$58,525	- 14.0%	\$61,306	\$72,428	+ 18.1%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	100.4%	96.8%	- 3.6%
Inventory of Homes for Sale	63	45	- 28.6%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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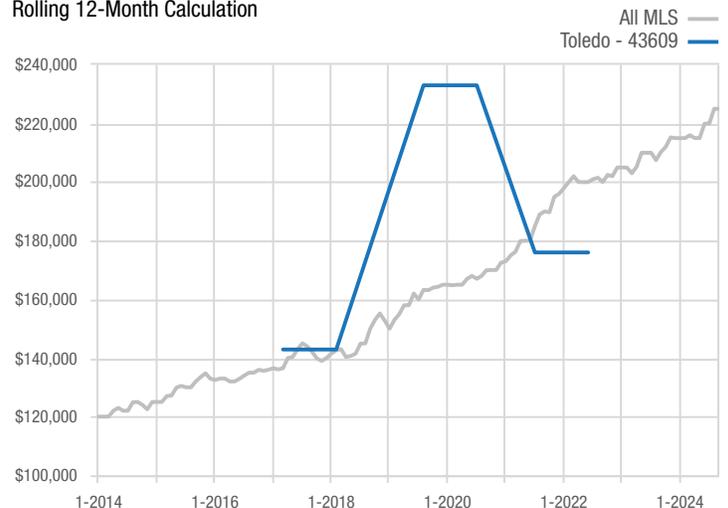
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

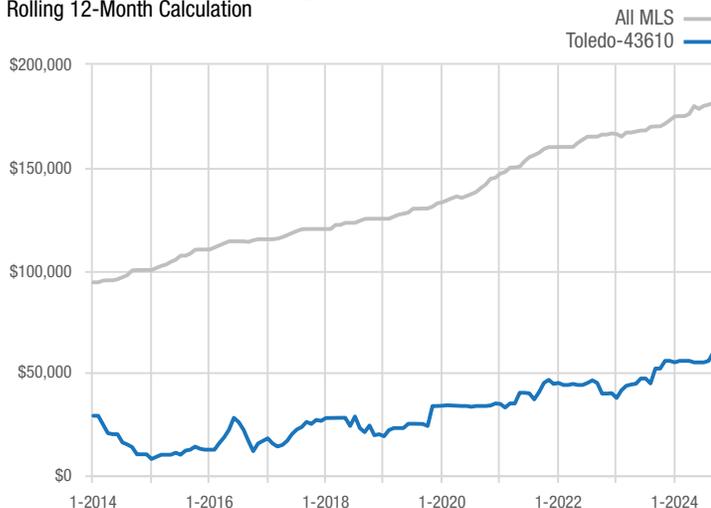
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	7	3	- 57.1%	35	43	+ 22.9%
Pending Sales	3	4	+ 33.3%	25	31	+ 24.0%
Closed Sales	5	4	- 20.0%	26	31	+ 19.2%
Days on Market Until Sale	53	58	+ 9.4%	83	57	- 31.3%
Median Sales Price*	\$55,000	\$90,000	+ 63.6%	\$60,500	\$65,000	+ 7.4%
Average Sales Price*	\$71,800	\$89,225	+ 24.3%	\$72,667	\$66,117	- 9.0%
Percent of List Price Received*	95.2%	99.0%	+ 4.0%	95.5%	97.2%	+ 1.8%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	4.5	2.8	- 37.8%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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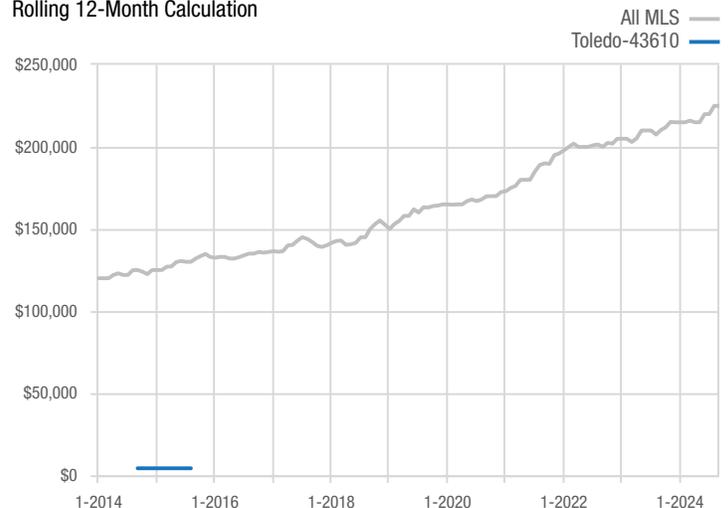
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43611

Zip Code 43611

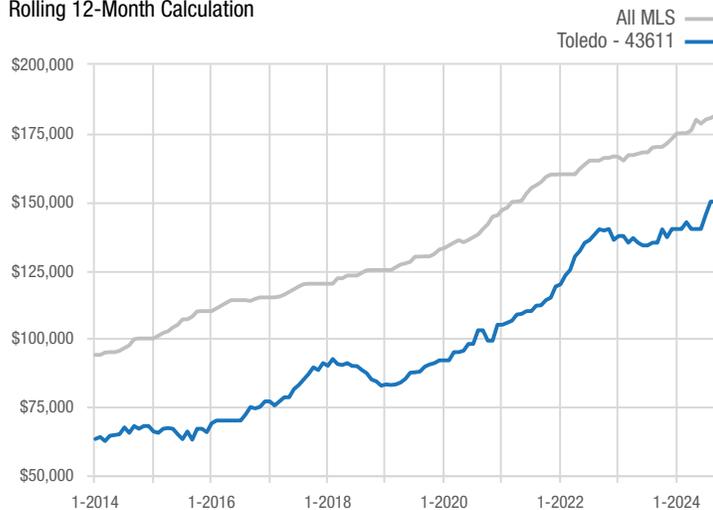
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	17	24	+ 41.2%	182	209	+ 14.8%
Pending Sales	12	18	+ 50.0%	166	175	+ 5.4%
Closed Sales	17	18	+ 5.9%	171	173	+ 1.2%
Days on Market Until Sale	80	46	- 42.5%	64	57	- 10.9%
Median Sales Price*	\$135,000	\$151,000	+ 11.9%	\$140,000	\$155,000	+ 10.7%
Average Sales Price*	\$131,517	\$154,694	+ 17.6%	\$149,394	\$158,155	+ 5.9%
Percent of List Price Received*	101.4%	104.8%	+ 3.4%	102.6%	102.0%	- 0.6%
Inventory of Homes for Sale	34	41	+ 20.6%	—	—	—
Months Supply of Inventory	1.7	2.3	+ 35.3%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	4	2	- 50.0%
Pending Sales	0	0	—	3	2	- 33.3%
Closed Sales	0	0	—	3	2	- 33.3%
Days on Market Until Sale	—	—	—	51	33	- 35.3%
Median Sales Price*	—	—	—	\$175,000	\$95,000	- 45.7%
Average Sales Price*	—	—	—	\$178,333	\$95,000	- 46.7%
Percent of List Price Received*	—	—	—	92.5%	82.0%	- 11.4%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

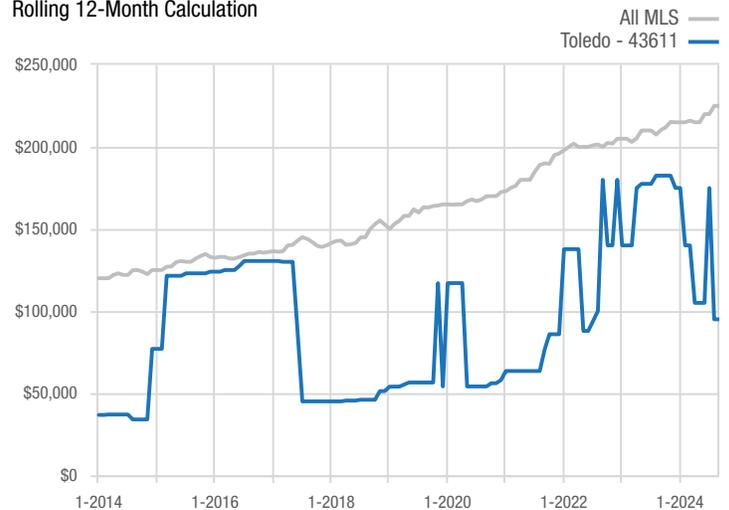
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43612

Zip Code 43612

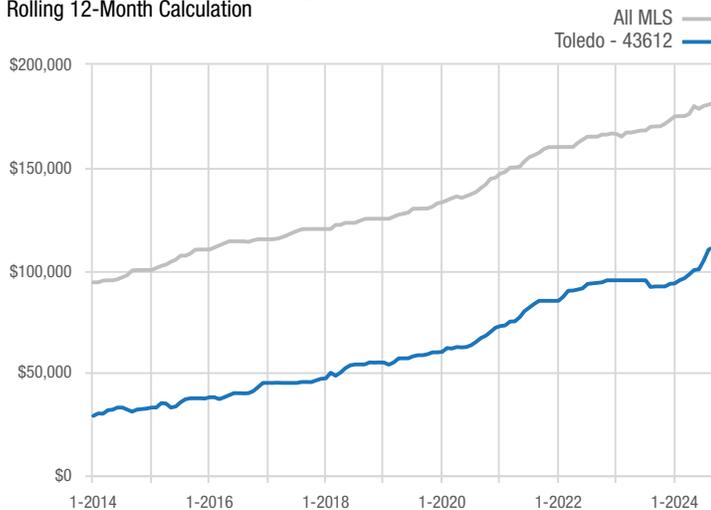
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	62	41	- 33.9%	452	356	- 21.2%
Pending Sales	26	24	- 7.7%	393	302	- 23.2%
Closed Sales	33	28	- 15.2%	392	303	- 22.7%
Days on Market Until Sale	64	56	- 12.5%	69	62	- 10.1%
Median Sales Price*	\$109,900	\$118,250	+ 7.6%	\$90,000	\$113,000	+ 25.6%
Average Sales Price*	\$105,319	\$118,679	+ 12.7%	\$97,021	\$116,599	+ 20.2%
Percent of List Price Received*	99.2%	101.3%	+ 2.1%	100.7%	100.5%	- 0.2%
Inventory of Homes for Sale	88	73	- 17.0%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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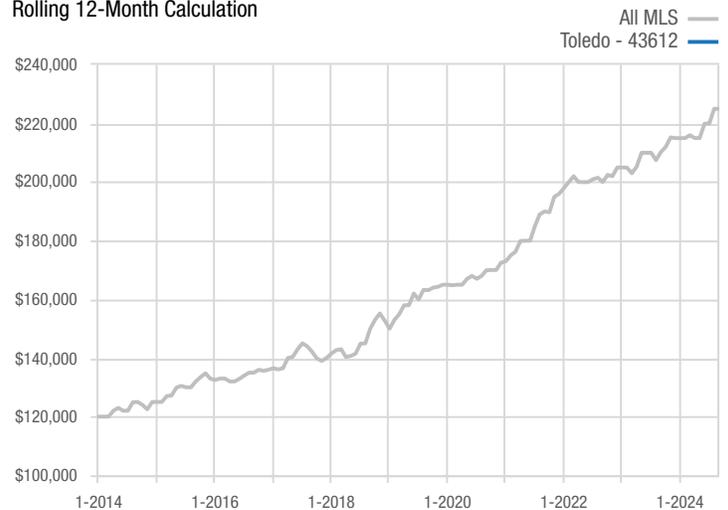
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43613

Zip Code 43613

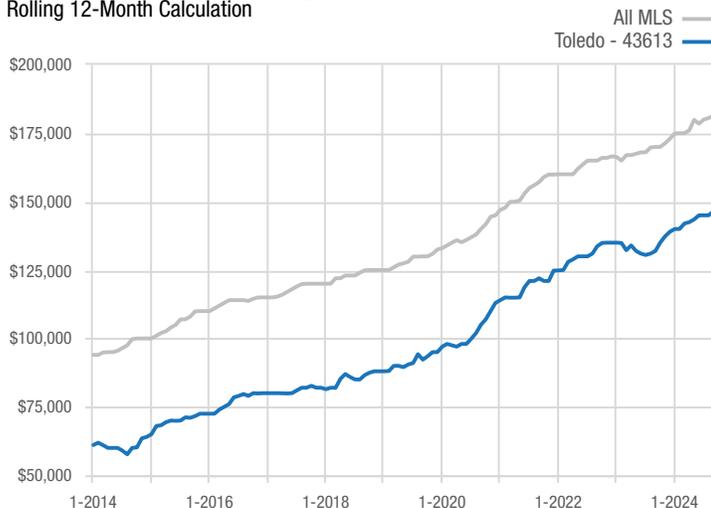
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	45	54	+ 20.0%	427	417	- 2.3%
Pending Sales	39	39	0.0%	363	351	- 3.3%
Closed Sales	39	32	- 17.9%	363	348	- 4.1%
Days on Market Until Sale	47	51	+ 8.5%	50	49	- 2.0%
Median Sales Price*	\$139,000	\$146,000	+ 5.0%	\$138,000	\$150,000	+ 8.7%
Average Sales Price*	\$138,504	\$147,972	+ 6.8%	\$133,091	\$143,203	+ 7.6%
Percent of List Price Received*	103.2%	100.2%	- 2.9%	102.5%	102.5%	0.0%
Inventory of Homes for Sale	78	97	+ 24.4%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
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	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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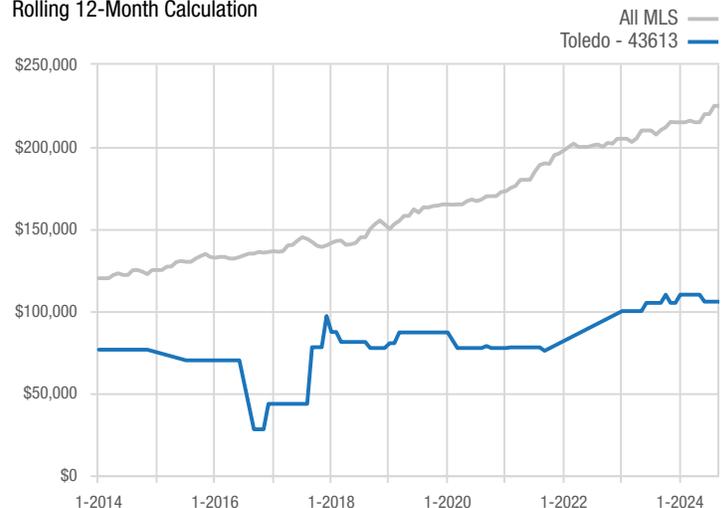
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo-43614

Zip Code 43614

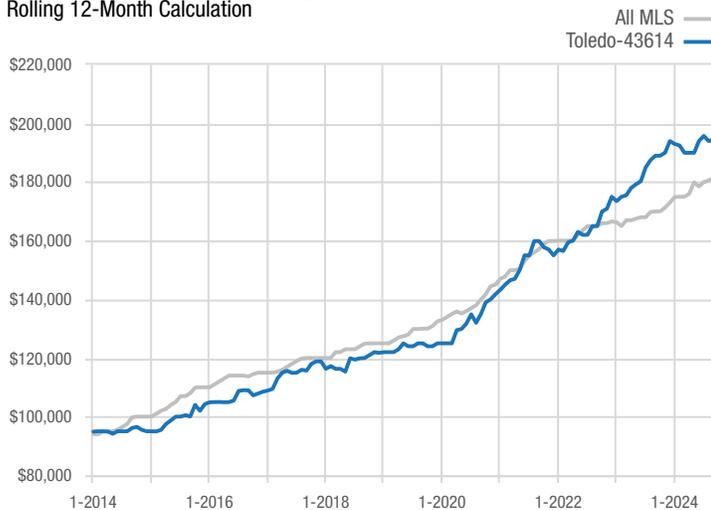
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	38	21	- 44.7%	299	250	- 16.4%
Pending Sales	27	29	+ 7.4%	263	240	- 8.7%
Closed Sales	22	25	+ 13.6%	257	236	- 8.2%
Days on Market Until Sale	41	45	+ 9.8%	50	45	- 10.0%
Median Sales Price*	\$200,000	\$195,000	- 2.5%	\$196,000	\$198,400	+ 1.2%
Average Sales Price*	\$186,591	\$199,624	+ 7.0%	\$197,573	\$201,839	+ 2.2%
Percent of List Price Received*	103.3%	102.0%	- 1.3%	102.4%	102.4%	0.0%
Inventory of Homes for Sale	61	42	- 31.1%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	3	3	0.0%	43	31	- 27.9%
Pending Sales	3	1	- 66.7%	43	28	- 34.9%
Closed Sales	1	1	0.0%	42	29	- 31.0%
Days on Market Until Sale	35	67	+ 91.4%	47	51	+ 8.5%
Median Sales Price*	\$121,000	\$103,000	- 14.9%	\$118,950	\$150,000	+ 26.1%
Average Sales Price*	\$121,000	\$103,000	- 14.9%	\$149,896	\$167,071	+ 11.5%
Percent of List Price Received*	91.7%	105.6%	+ 15.2%	99.6%	101.5%	+ 1.9%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

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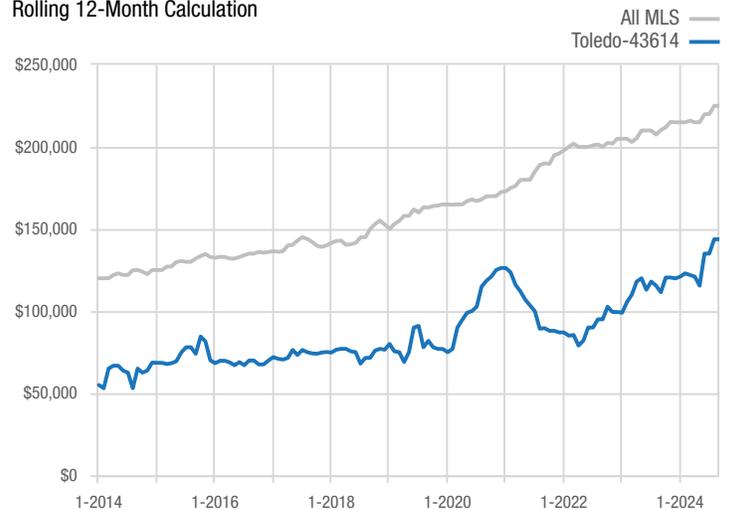
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43615

Zip Code 43615

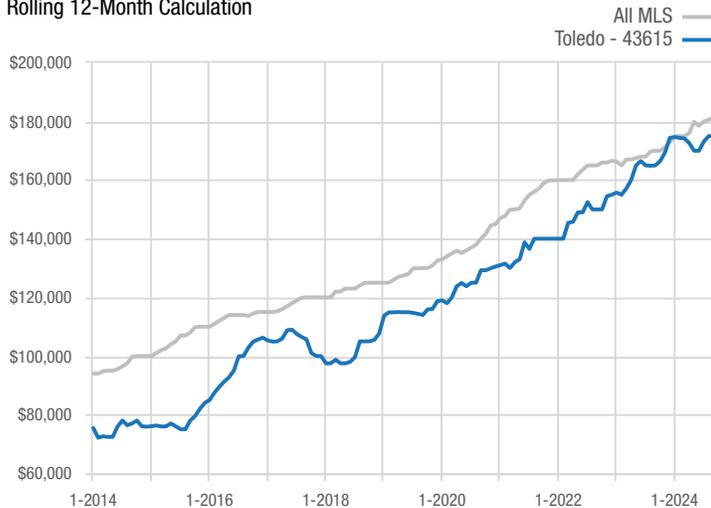
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	25	22	- 12.0%	302	319	+ 5.6%
Pending Sales	33	29	- 12.1%	264	262	- 0.8%
Closed Sales	27	30	+ 11.1%	251	261	+ 4.0%
Days on Market Until Sale	55	53	- 3.6%	51	52	+ 2.0%
Median Sales Price*	\$185,000	\$204,000	+ 10.3%	\$173,250	\$174,500	+ 0.7%
Average Sales Price*	\$313,846	\$209,956	- 33.1%	\$237,586	\$225,605	- 5.0%
Percent of List Price Received*	101.0%	101.1%	+ 0.1%	101.3%	103.4%	+ 2.1%
Inventory of Homes for Sale	52	61	+ 17.3%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	18	9	- 50.0%	86	77	- 10.5%
Pending Sales	9	7	- 22.2%	67	60	- 10.4%
Closed Sales	8	7	- 12.5%	65	57	- 12.3%
Days on Market Until Sale	42	33	- 21.4%	41	51	+ 24.4%
Median Sales Price*	\$252,700	\$160,000	- 36.7%	\$165,000	\$169,900	+ 3.0%
Average Sales Price*	\$225,400	\$177,071	- 21.4%	\$188,375	\$190,811	+ 1.3%
Percent of List Price Received*	101.6%	99.0%	- 2.6%	100.6%	100.9%	+ 0.3%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	2.7	2.2	- 18.5%	—	—	—

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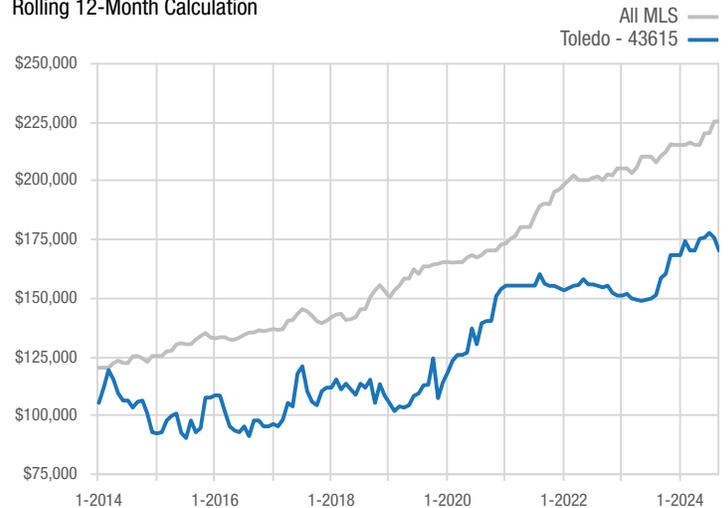
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43617

Zip Code 43617

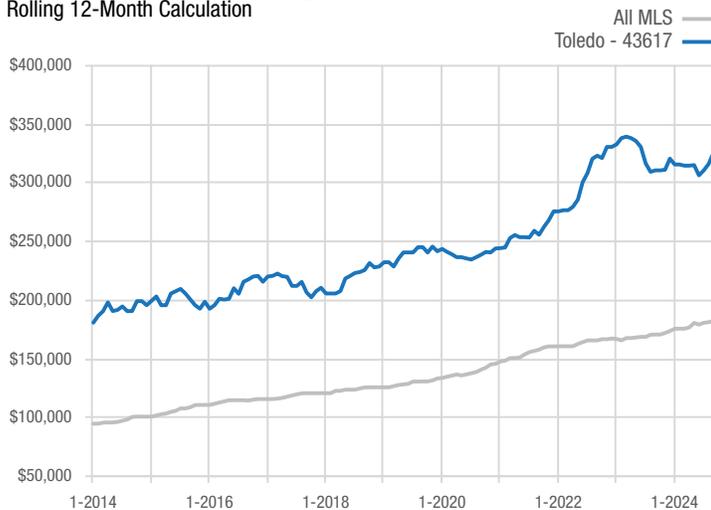
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	6	9	+ 50.0%	70	76	+ 8.6%
Pending Sales	5	8	+ 60.0%	56	58	+ 3.6%
Closed Sales	8	8	0.0%	58	58	0.0%
Days on Market Until Sale	53	89	+ 67.9%	61	52	- 14.8%
Median Sales Price*	\$298,500	\$387,500	+ 29.8%	\$304,250	\$315,000	+ 3.5%
Average Sales Price*	\$311,938	\$399,550	+ 28.1%	\$297,140	\$318,862	+ 7.3%
Percent of List Price Received*	100.7%	100.0%	- 0.7%	101.1%	102.0%	+ 0.9%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	5	1	- 80.0%	31	19	- 38.7%
Pending Sales	2	1	- 50.0%	24	14	- 41.7%
Closed Sales	1	1	0.0%	23	15	- 34.8%
Days on Market Until Sale	43	74	+ 72.1%	52	39	- 25.0%
Median Sales Price*	\$235,000	\$242,000	+ 3.0%	\$237,350	\$259,000	+ 9.1%
Average Sales Price*	\$235,000	\$242,000	+ 3.0%	\$250,080	\$254,305	+ 1.7%
Percent of List Price Received*	106.8%	93.1%	- 12.8%	100.9%	102.3%	+ 1.4%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

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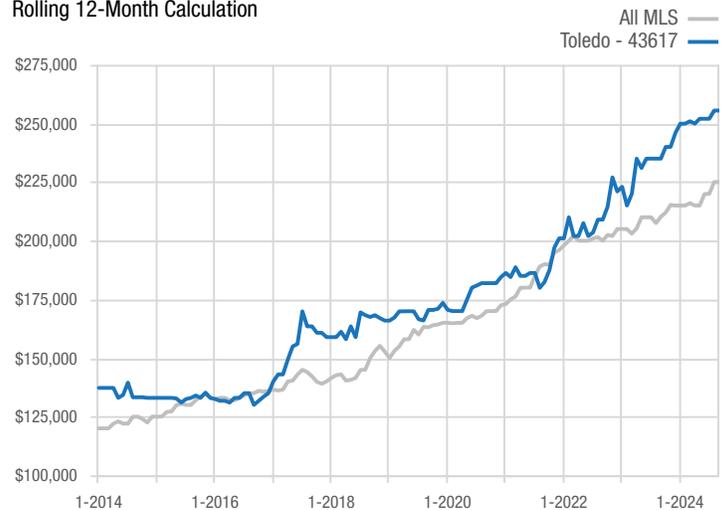
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo - 43620

Zip Code 43620

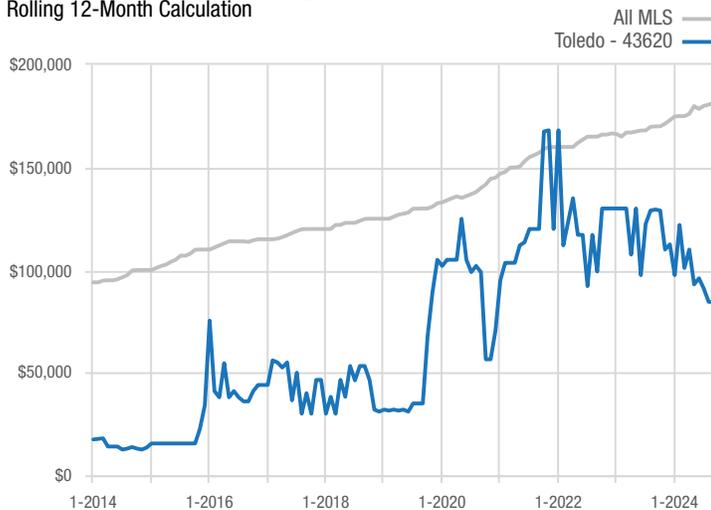
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	6	0	- 100.0%	32	24	- 25.0%
Pending Sales	1	2	+ 100.0%	16	24	+ 50.0%
Closed Sales	2	2	0.0%	16	25	+ 56.3%
Days on Market Until Sale	36	70	+ 94.4%	65	72	+ 10.8%
Median Sales Price*	\$143,500	\$72,450	- 49.5%	\$129,000	\$89,900	- 30.3%
Average Sales Price*	\$143,500	\$72,450	- 49.5%	\$132,912	\$102,827	- 22.6%
Percent of List Price Received*	93.4%	102.3%	+ 9.5%	99.0%	99.8%	+ 0.8%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	4.3	1.4	- 67.4%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	1	0	- 100.0%	10	5	- 50.0%
Pending Sales	2	1	- 50.0%	8	5	- 37.5%
Closed Sales	2	1	- 50.0%	8	5	- 37.5%
Days on Market Until Sale	41	76	+ 85.4%	36	52	+ 44.4%
Median Sales Price*	\$74,000	\$63,000	- 14.9%	\$48,000	\$82,000	+ 70.8%
Average Sales Price*	\$74,000	\$63,000	- 14.9%	\$54,500	\$78,260	+ 43.6%
Percent of List Price Received*	102.3%	96.2%	- 6.0%	91.7%	95.0%	+ 3.6%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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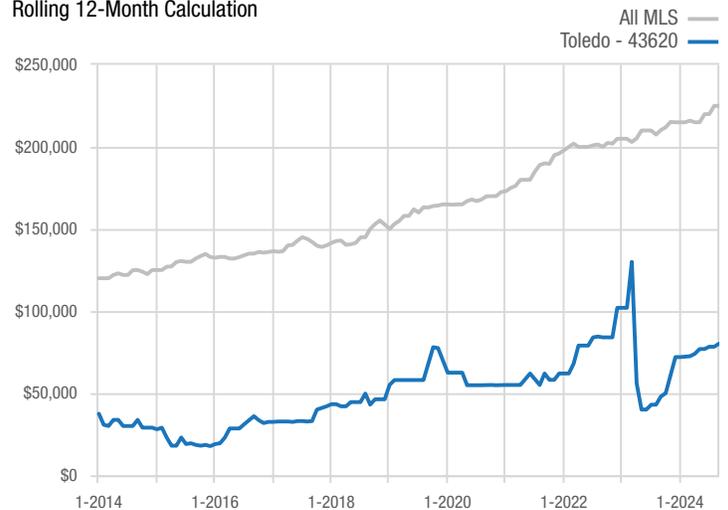
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Toledo-43623

Zip Code 43623

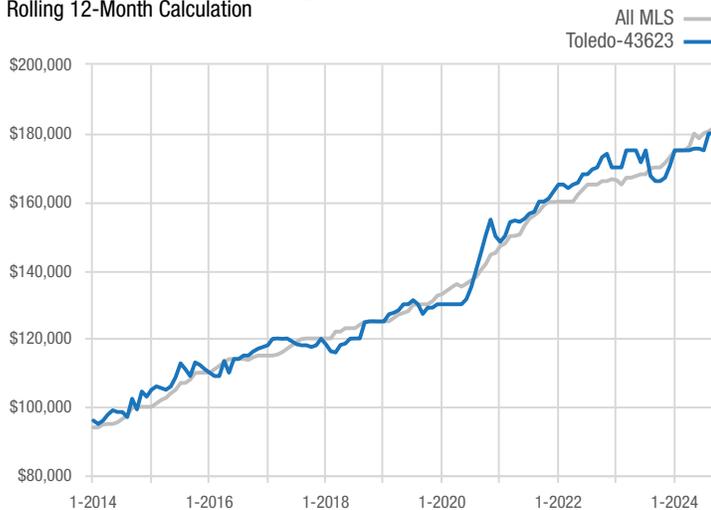
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	16	21	+ 31.3%	185	188	+ 1.6%
Pending Sales	13	18	+ 38.5%	174	146	- 16.1%
Closed Sales	17	21	+ 23.5%	171	145	- 15.2%
Days on Market Until Sale	35	37	+ 5.7%	49	43	- 12.2%
Median Sales Price*	\$170,000	\$230,000	+ 35.3%	\$170,000	\$180,000	+ 5.9%
Average Sales Price*	\$187,255	\$224,467	+ 19.9%	\$207,441	\$222,304	+ 7.2%
Percent of List Price Received*	102.6%	103.2%	+ 0.6%	102.4%	103.9%	+ 1.5%
Inventory of Homes for Sale	26	42	+ 61.5%	—	—	—
Months Supply of Inventory	1.4	2.7	+ 92.9%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	0	2	—	13	11	- 15.4%
Pending Sales	1	3	+ 200.0%	10	10	0.0%
Closed Sales	1	3	+ 200.0%	10	10	0.0%
Days on Market Until Sale	18	34	+ 88.9%	28	55	+ 96.4%
Median Sales Price*	\$110,000	\$187,000	+ 70.0%	\$155,000	\$173,500	+ 11.9%
Average Sales Price*	\$110,000	\$305,666	+ 177.9%	\$155,295	\$217,040	+ 39.8%
Percent of List Price Received*	88.1%	102.3%	+ 16.1%	102.0%	102.4%	+ 0.4%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.1	0.7	- 66.7%	—	—	—

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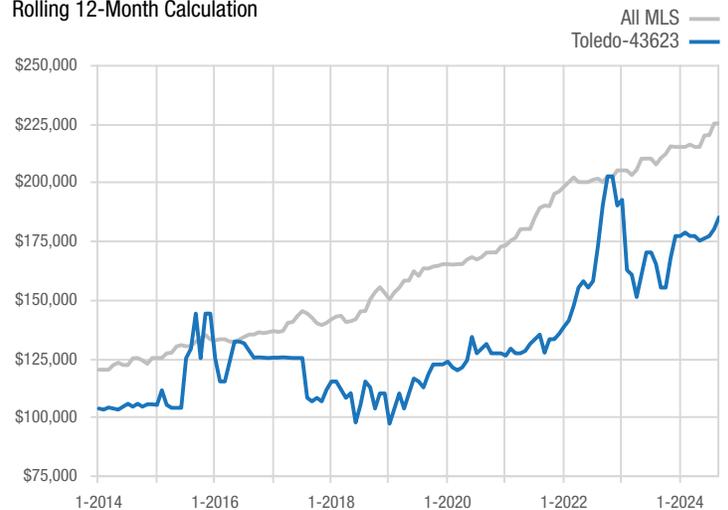
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Oregon

Zip Code 43616

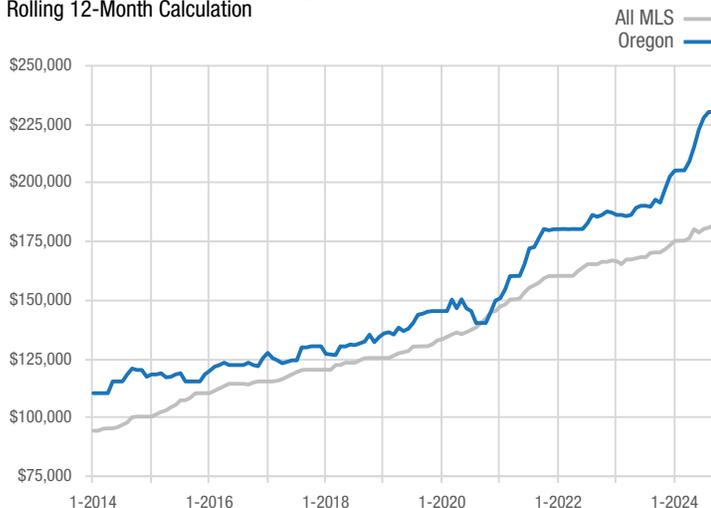
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	16	28	+ 75.0%	134	192	+ 43.3%
Pending Sales	10	23	+ 130.0%	104	129	+ 24.0%
Closed Sales	9	19	+ 111.1%	103	120	+ 16.5%
Days on Market Until Sale	57	47	- 17.5%	47	52	+ 10.6%
Median Sales Price*	\$199,050	\$192,848	- 3.1%	\$199,050	\$230,535	+ 15.8%
Average Sales Price*	\$207,217	\$222,903	+ 7.6%	\$212,737	\$241,980	+ 13.7%
Percent of List Price Received*	99.4%	105.3%	+ 5.9%	102.4%	102.9%	+ 0.5%
Inventory of Homes for Sale	29	53	+ 82.8%	—	—	—
Months Supply of Inventory	2.2	3.7	+ 68.2%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	2	1	- 50.0%	9	9	0.0%
Pending Sales	1	0	- 100.0%	9	8	- 11.1%
Closed Sales	1	0	- 100.0%	8	8	0.0%
Days on Market Until Sale	19	—	—	29	43	+ 48.3%
Median Sales Price*	\$214,900	—	—	\$225,450	\$242,250	+ 7.5%
Average Sales Price*	\$214,900	—	—	\$239,727	\$251,375	+ 4.9%
Percent of List Price Received*	100.0%	—	—	101.4%	97.4%	- 3.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

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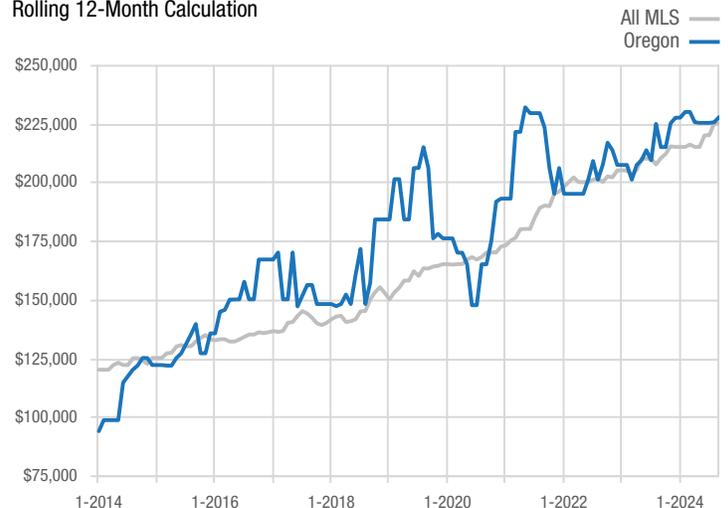
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Bowling Green

Zip Code 43402

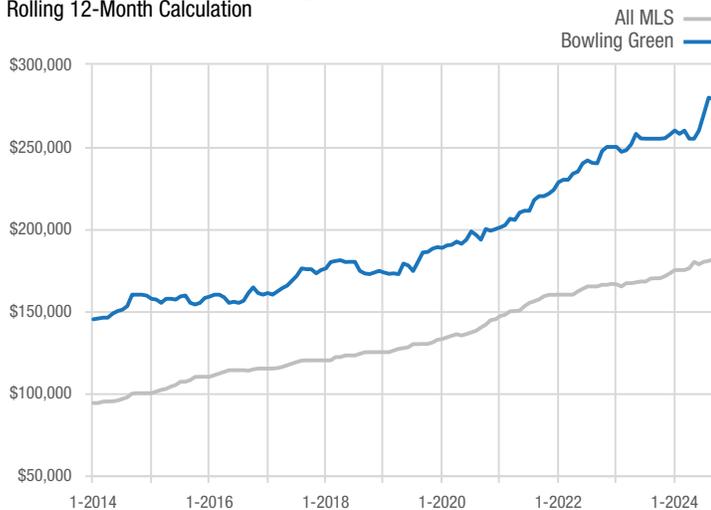
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	17	15	- 11.8%	172	172	0.0%
Pending Sales	14	13	- 7.1%	146	146	0.0%
Closed Sales	13	17	+ 30.8%	144	148	+ 2.8%
Days on Market Until Sale	37	54	+ 45.9%	43	48	+ 11.6%
Median Sales Price*	\$291,000	\$262,000	- 10.0%	\$255,650	\$280,000	+ 9.5%
Average Sales Price*	\$259,497	\$281,029	+ 8.3%	\$283,240	\$301,207	+ 6.3%
Percent of List Price Received*	100.1%	100.4%	+ 0.3%	100.6%	100.4%	- 0.2%
Inventory of Homes for Sale	35	32	- 8.6%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	2	+ 100.0%	18	26	+ 44.4%
Pending Sales	5	2	- 60.0%	21	24	+ 14.3%
Closed Sales	5	2	- 60.0%	20	25	+ 25.0%
Days on Market Until Sale	19	47	+ 147.4%	48	53	+ 10.4%
Median Sales Price*	\$240,000	\$480,615	+ 100.3%	\$277,200	\$242,900	- 12.4%
Average Sales Price*	\$253,727	\$480,615	+ 89.4%	\$278,425	\$276,747	- 0.6%
Percent of List Price Received*	99.9%	94.9%	- 5.0%	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.4	1.7	+ 325.0%	—	—	—

* 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.

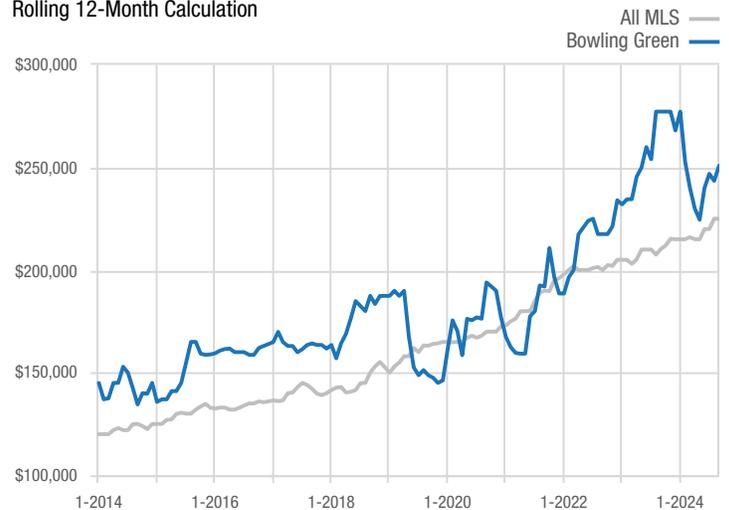
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Millbury

Zip Code 43447

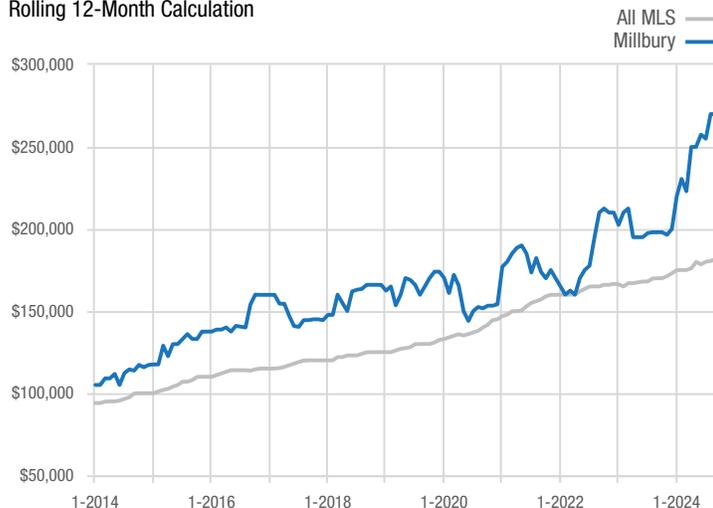
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	4	+ 300.0%	21	28	+ 33.3%
Pending Sales	1	4	+ 300.0%	26	24	- 7.7%
Closed Sales	1	5	+ 400.0%	26	24	- 7.7%
Days on Market Until Sale	50	54	+ 8.0%	73	50	- 31.5%
Median Sales Price*	\$395,000	\$300,000	- 24.1%	\$199,000	\$275,000	+ 38.2%
Average Sales Price*	\$395,000	\$313,800	- 20.6%	\$226,308	\$268,263	+ 18.5%
Percent of List Price Received*	103.2%	107.5%	+ 4.2%	102.3%	105.6%	+ 3.2%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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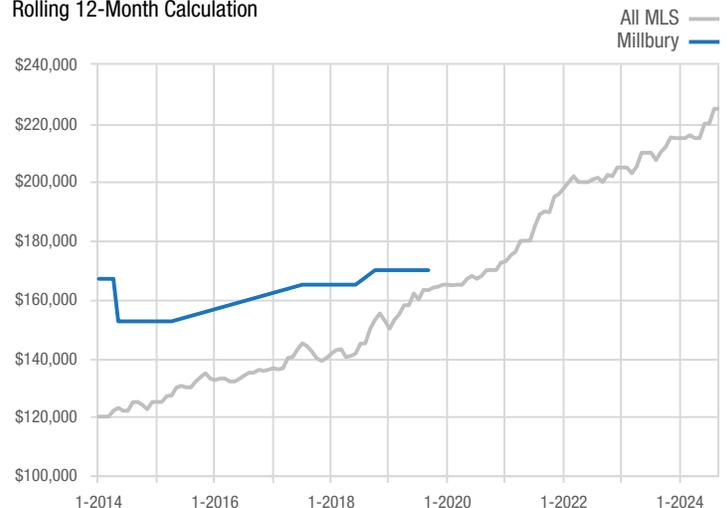
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Rossford

Zip Code 43460

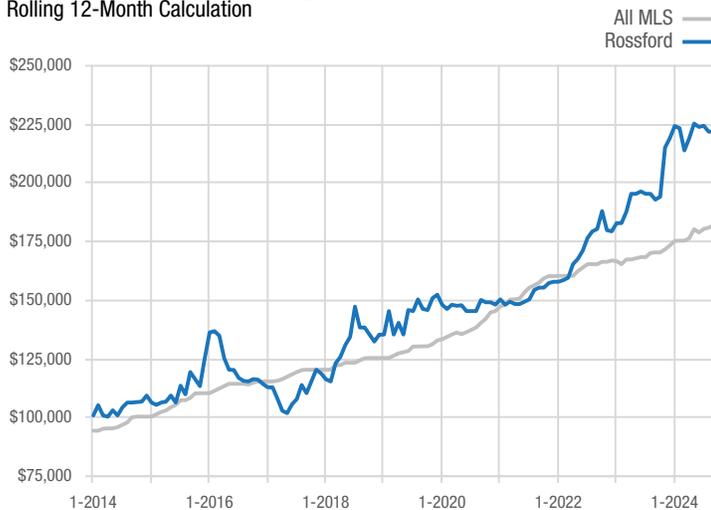
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	6	10	+ 66.7%	54	61	+ 13.0%
Pending Sales	4	7	+ 75.0%	49	50	+ 2.0%
Closed Sales	4	4	0.0%	48	47	- 2.1%
Days on Market Until Sale	42	42	0.0%	55	46	- 16.4%
Median Sales Price*	\$240,000	\$230,750	- 3.9%	\$196,000	\$216,500	+ 10.5%
Average Sales Price*	\$246,875	\$212,375	- 14.0%	\$222,532	\$238,847	+ 7.3%
Percent of List Price Received*	104.3%	100.2%	- 3.9%	100.6%	101.6%	+ 1.0%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	28	—	—
Median Sales Price*	—	—	—	\$245,000	—	—
Average Sales Price*	—	—	—	\$245,000	—	—
Percent of List Price Received*	—	—	—	106.6%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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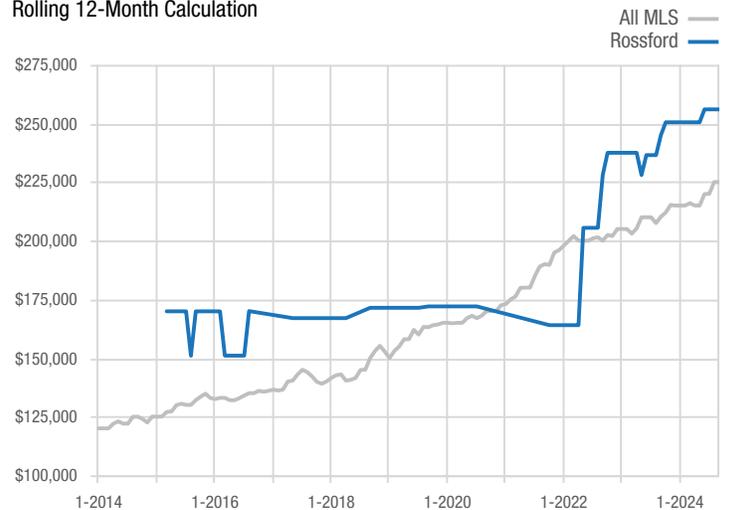
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Walbridge

Zip Code 43465

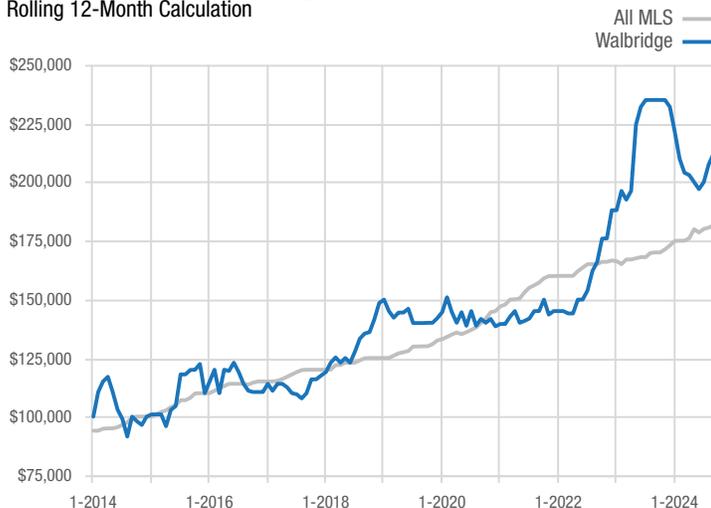
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	6	1	- 83.3%	41	41	0.0%
Pending Sales	3	4	+ 33.3%	32	35	+ 9.4%
Closed Sales	2	4	+ 100.0%	29	37	+ 27.6%
Days on Market Until Sale	36	57	+ 58.3%	40	53	+ 32.5%
Median Sales Price*	\$137,450	\$167,500	+ 21.9%	\$235,000	\$214,000	- 8.9%
Average Sales Price*	\$137,450	\$202,750	+ 47.5%	\$238,095	\$214,424	- 9.9%
Percent of List Price Received*	95.3%	99.6%	+ 4.5%	102.3%	100.5%	- 1.8%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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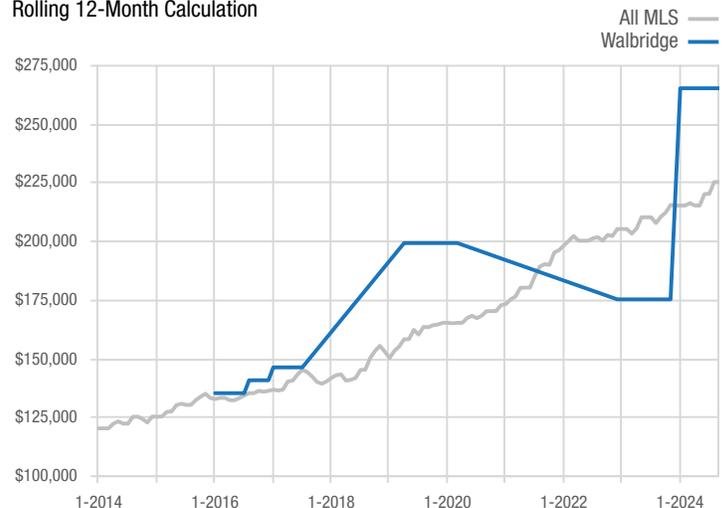
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	12	5	- 58.3%	76	105	+ 38.2%
Pending Sales	11	10	- 9.1%	67	76	+ 13.4%
Closed Sales	12	12	0.0%	64	74	+ 15.6%
Days on Market Until Sale	58	35	- 39.7%	45	55	+ 22.2%
Median Sales Price*	\$153,250	\$274,900	+ 79.4%	\$192,750	\$225,000	+ 16.7%
Average Sales Price*	\$173,158	\$284,567	+ 64.3%	\$214,202	\$231,738	+ 8.2%
Percent of List Price Received*	109.1%	100.6%	- 7.8%	102.7%	101.6%	- 1.1%
Inventory of Homes for Sale	16	36	+ 125.0%	—	—	—
Months Supply of Inventory	2.3	4.5	+ 95.7%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	3	6	+ 100.0%
Pending Sales	0	2	—	4	5	+ 25.0%
Closed Sales	0	3	—	5	5	0.0%
Days on Market Until Sale	—	75	—	114	53	- 53.5%
Median Sales Price*	—	\$98,000	—	\$242,000	\$98,000	- 59.5%
Average Sales Price*	—	\$159,333	—	\$171,980	\$131,400	- 23.6%
Percent of List Price Received*	—	101.1%	—	97.2%	103.5%	+ 6.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

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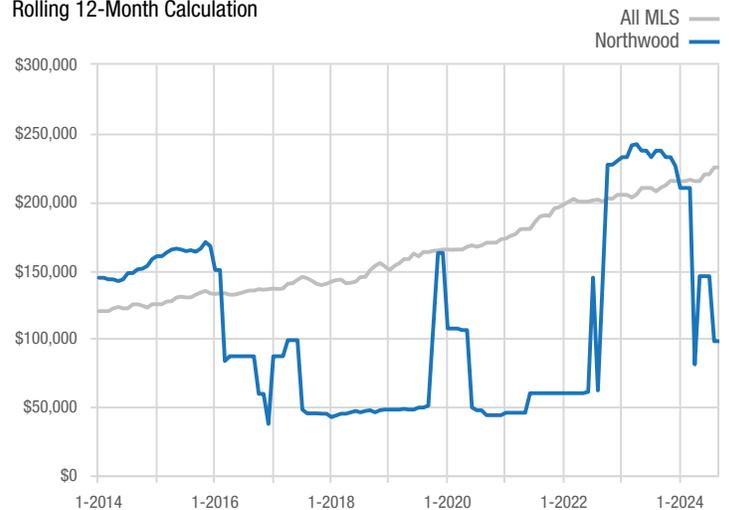
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

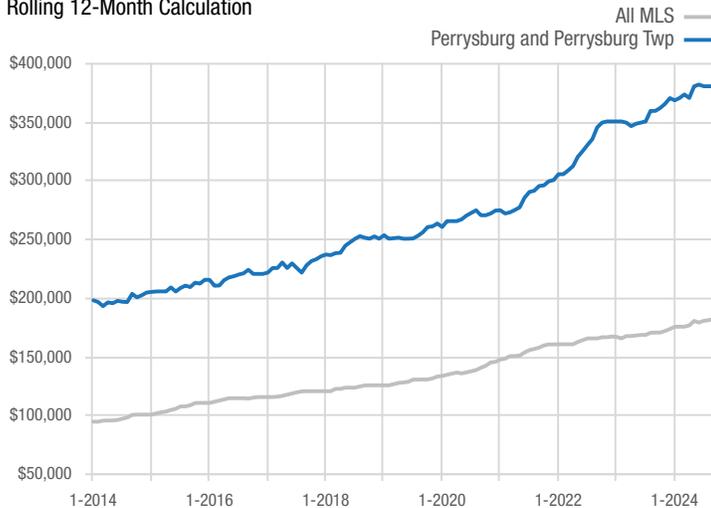
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	31	45	+ 45.2%	416	415	- 0.2%
Pending Sales	39	45	+ 15.4%	347	350	+ 0.9%
Closed Sales	51	44	- 13.7%	347	340	- 2.0%
Days on Market Until Sale	60	78	+ 30.0%	65	73	+ 12.3%
Median Sales Price*	\$371,623	\$386,000	+ 3.9%	\$363,695	\$380,000	+ 4.5%
Average Sales Price*	\$390,056	\$427,237	+ 9.5%	\$399,379	\$406,695	+ 1.8%
Percent of List Price Received*	101.4%	101.3%	- 0.1%	100.6%	100.8%	+ 0.2%
Inventory of Homes for Sale	79	97	+ 22.8%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	7	8	+ 14.3%	49	54	+ 10.2%
Pending Sales	6	4	- 33.3%	39	42	+ 7.7%
Closed Sales	6	3	- 50.0%	38	43	+ 13.2%
Days on Market Until Sale	95	43	- 54.7%	53	59	+ 11.3%
Median Sales Price*	\$185,000	\$285,000	+ 54.1%	\$229,950	\$249,000	+ 8.3%
Average Sales Price*	\$185,000	\$299,167	+ 61.7%	\$253,757	\$267,236	+ 5.3%
Percent of List Price Received*	95.0%	99.6%	+ 4.8%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	9	19	+ 111.1%	—	—	—
Months Supply of Inventory	2.1	3.8	+ 81.0%	—	—	—

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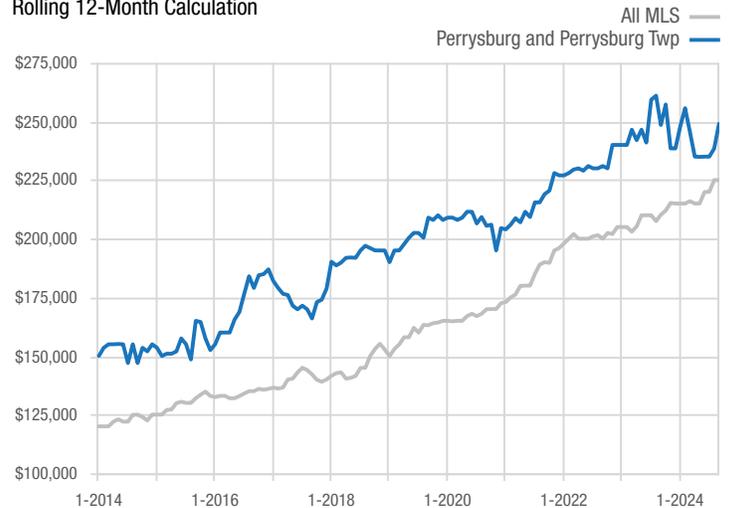
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

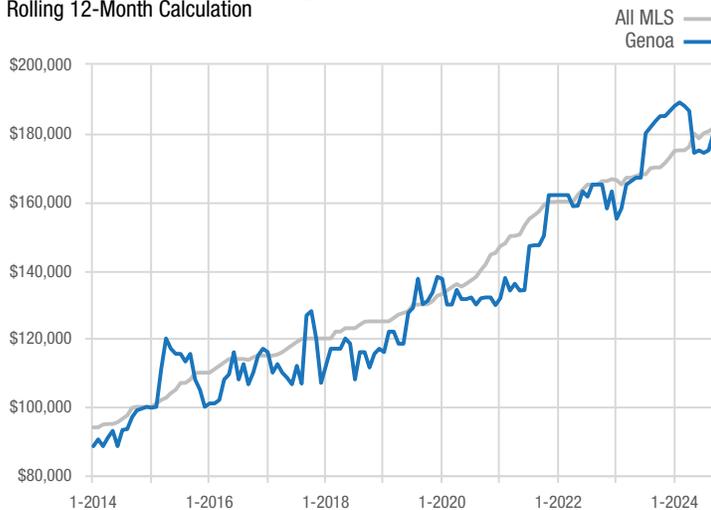
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	3	6	+ 100.0%	41	39	- 4.9%
Pending Sales	4	5	+ 25.0%	38	34	- 10.5%
Closed Sales	3	6	+ 100.0%	37	35	- 5.4%
Days on Market Until Sale	75	53	- 29.3%	60	54	- 10.0%
Median Sales Price*	\$173,500	\$216,000	+ 24.5%	\$188,500	\$180,000	- 4.5%
Average Sales Price*	\$192,167	\$233,333	+ 21.4%	\$203,969	\$206,394	+ 1.2%
Percent of List Price Received*	92.8%	96.3%	+ 3.8%	100.8%	98.3%	- 2.5%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.3	2.8	+ 115.4%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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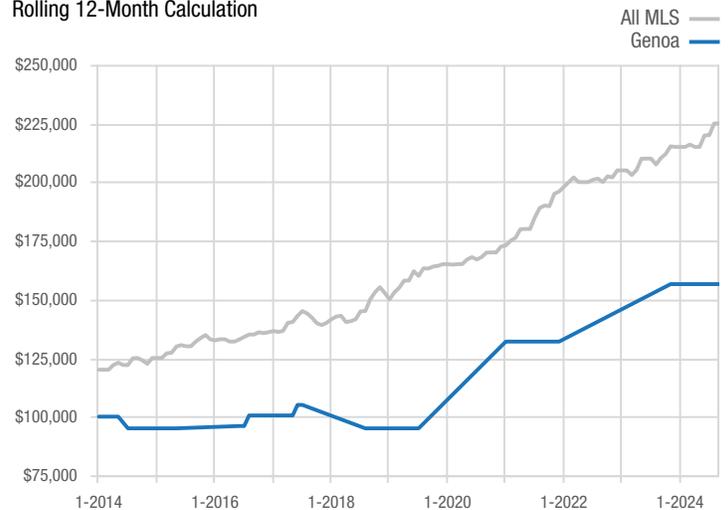
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

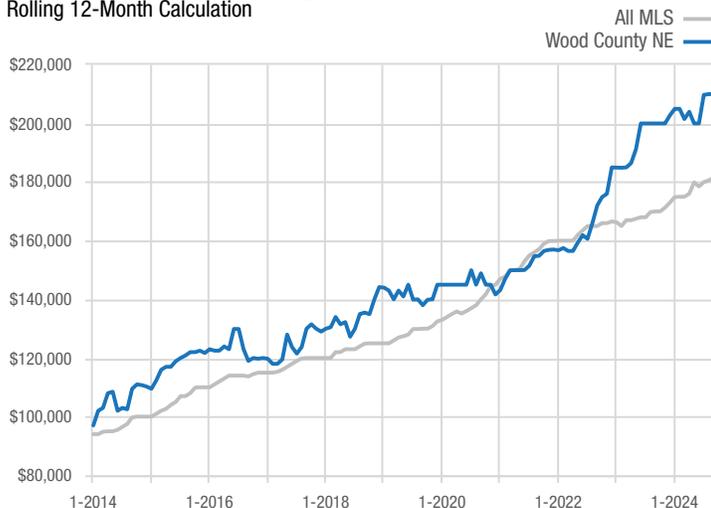
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	11	12	+ 9.1%	130	117	- 10.0%
Pending Sales	10	13	+ 30.0%	106	105	- 0.9%
Closed Sales	11	13	+ 18.2%	102	107	+ 4.9%
Days on Market Until Sale	74	52	- 29.7%	54	58	+ 7.4%
Median Sales Price*	\$195,000	\$226,000	+ 15.9%	\$201,251	\$214,900	+ 6.8%
Average Sales Price*	\$214,264	\$225,615	+ 5.3%	\$232,587	\$232,541	- 0.0%
Percent of List Price Received*	96.5%	98.1%	+ 1.7%	100.4%	99.1%	- 1.3%
Inventory of Homes for Sale	27	25	- 7.4%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	105	—
Median Sales Price*	—	—	—	—	\$265,000	—
Average Sales Price*	—	—	—	—	\$265,000	—
Percent of List Price Received*	—	—	—	—	98.1%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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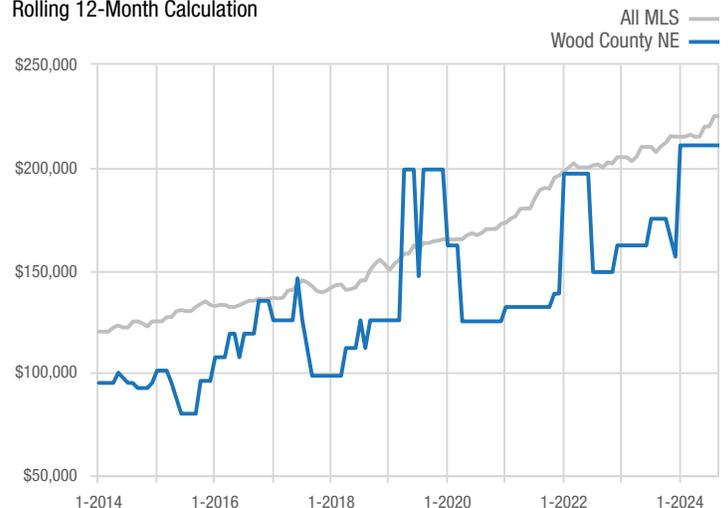
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Wood County NW

Zip Codes 43522 and 43525

Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	7	+ 600.0%	29	37	+ 27.6%
Pending Sales	0	4	—	26	30	+ 15.4%
Closed Sales	1	4	+ 300.0%	28	30	+ 7.1%
Days on Market Until Sale	77	40	- 48.1%	66	51	- 22.7%
Median Sales Price*	—	\$295,750	—	\$263,500	\$230,750	- 12.4%
Average Sales Price*	—	\$357,272	—	\$265,935	\$263,125	- 1.1%
Percent of List Price Received*	—	96.6%	—	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	1.3	2.6	+ 100.0%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	3	0	- 100.0%
Pending Sales	0	0	—	2	0	- 100.0%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	38	—	—
Median Sales Price*	—	—	—	\$187,350	—	—
Average Sales Price*	—	—	—	\$187,350	—	—
Percent of List Price Received*	—	—	—	103.6%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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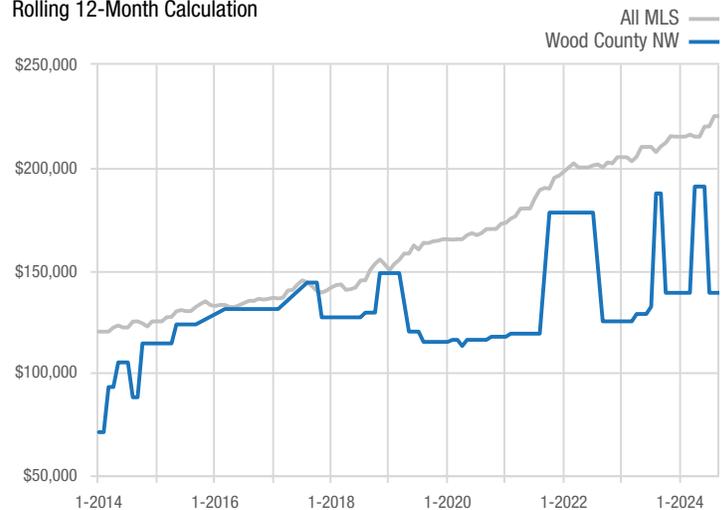
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 2024

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Wood County SE

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

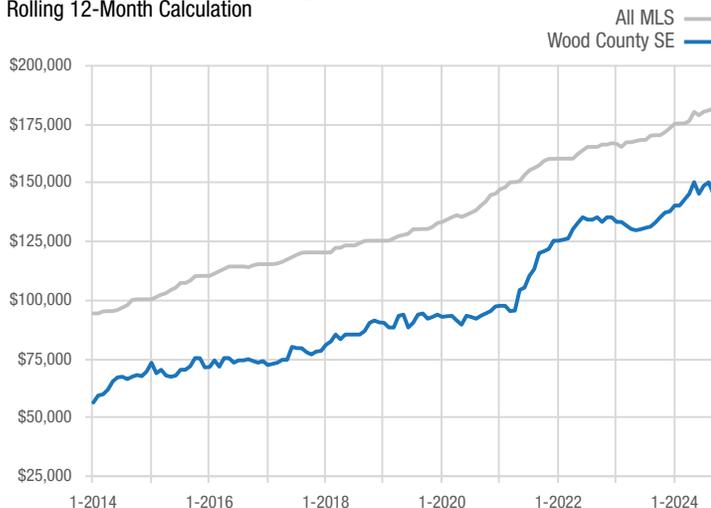
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	23	17	- 26.1%	164	166	+ 1.2%
Pending Sales	14	20	+ 42.9%	142	153	+ 7.7%
Closed Sales	13	20	+ 53.8%	140	152	+ 8.6%
Days on Market Until Sale	45	55	+ 22.2%	63	69	+ 9.5%
Median Sales Price*	\$155,000	\$145,000	- 6.5%	\$137,000	\$145,000	+ 5.8%
Average Sales Price*	\$188,454	\$144,921	- 23.1%	\$143,449	\$156,332	+ 9.0%
Percent of List Price Received*	100.2%	97.2%	- 3.0%	98.2%	99.4%	+ 1.2%
Inventory of Homes for Sale	49	34	- 30.6%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
Key Metrics						
New Listings	0	0	—	4	1	- 75.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	23	—	—	57	169	+ 196.5%
Median Sales Price*	\$225,000	—	—	\$181,650	—	—
Average Sales Price*	\$225,000	—	—	\$180,825	—	—
Percent of List Price Received*	98.3%	—	—	98.7%	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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

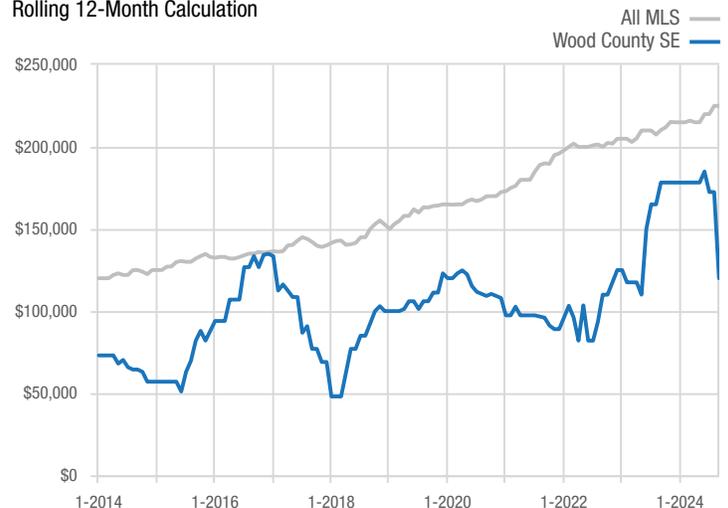
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – September 2024

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Wood County SW

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

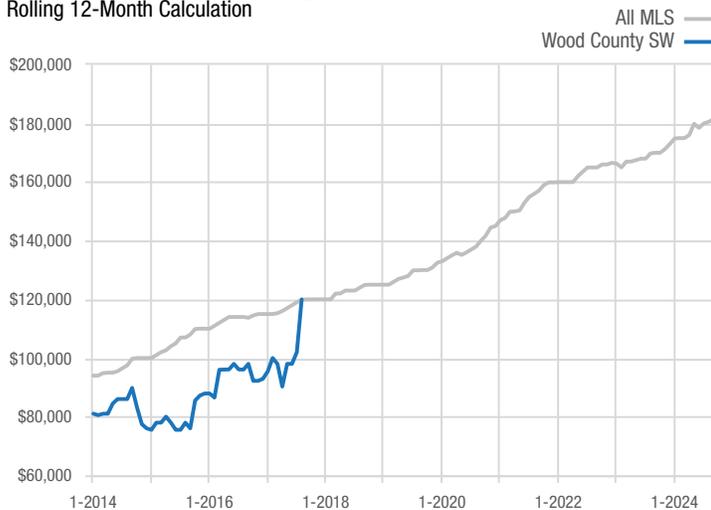
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo-Villa	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

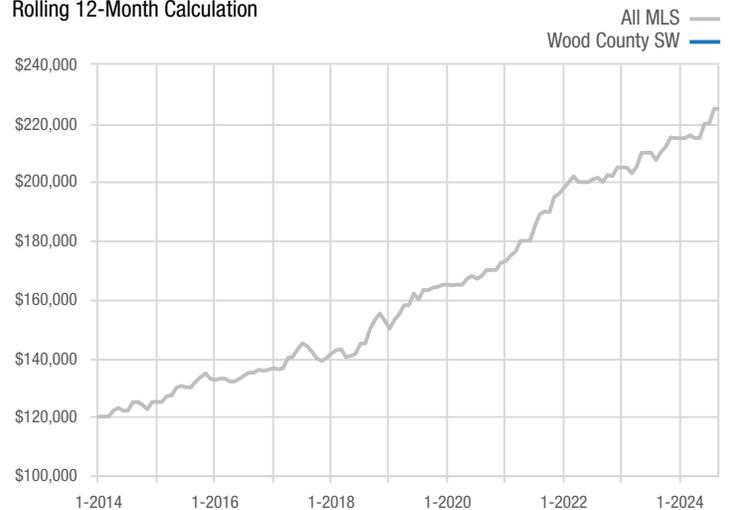
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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