

Local Market Update – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Western Counties

Defiance, Fulton, Henry, Paulding, Putnam and Williams

Summer 2022 has been a season of change for the U.S. real estate market. With housing affordability at a 33-year low, existing-home sales have continued to soften nationwide, falling 5.9% month-to-month and 20.9% year-over-year as of last measure, according to the National Association of REALTORS® (NAR). Pending home sales have also continued to decline, while new listings have steadily increased, with unsold inventory reaching 3.3 months' supply at the start of August. The pullback in demand has been particularly hard on homebuilders, causing new-home sales and construction to slow

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

Single Family Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	206	190	-7.8%	1,372	1,395	1.7%
Closed Sales	161	172	6.8%	1,132	1,137	0.4%
Days on Market	64	57	-10.9%	70	68	-2.9%
SP\$/SqFt	\$103.44	\$102.30	-1.1%	\$95.26	\$103.90	9.1%
Median Sales Price*	\$152,500	\$145,000	-4.9%	\$141,650	\$150,000	5.9%
Average Sales Price*	\$167,510	\$162,917	-2.7%	\$159,543	\$172,328	8.0%
Percent of List Price Received*	100%	99%	-1.0%	99%	99%	0.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume (in 1000's)	\$26,969,112	\$28,021,800	3.9%	\$180,602,813	\$195,937,030	8.5%

Condo/Villa Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	6	3	-50.0%	28	25	-10.7%
Closed Sales	4	2	-50.0%	21	21	0.0%
Days on Market	43	64	48.8%	62	54	-12.9%
SP\$/SqFt	\$131.17	\$127.54	-2.8%	\$109.69	\$129.85	18.4%
Median Sales Price*	\$263,500	\$196,500	-25.4%	\$155,000	\$185,000	19.4%
Average Sales Price*	\$224,250	\$196,500	-12.4%	\$164,152	\$175,248	6.8%
Percent of List Price Received*	107%	97%	-9.3%	100%	101%	1.0%
Months Supply of Inventory	2	4	100.0%	---	---	---
Total Volume (in 1000's)	\$897,000	\$393,000	-56.2%	\$3,447,200	\$3,680,200	6.8%

*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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,456	1,125	- 22.7%	9,489	8,989	- 5.3%
Pending Sales		1,144	1,101	- 3.8%	7,865	7,505	- 4.6%
Closed Sales		1,140	1,105	- 3.1%	7,711	7,374	- 4.4%
Days on Market Until Sale		59	52	- 11.9%	65	59	- 9.2%
Median Sales Price		\$170,000	\$175,000	+ 2.9%	\$160,000	\$170,000	+ 6.3%
Average Sales Price		\$201,754	\$206,397	+ 2.3%	\$191,949	\$205,227	+ 6.9%
Percent of List Price Received		100.6%	100.0%	- 0.6%	100.0%	100.4%	+ 0.4%
Housing Affordability Index		212	160	- 24.5%	225	164	- 27.1%
Inventory of Homes for Sale		2,577	2,137	- 17.1%	—	—	—
Months Supply of Inventory		2.6	2.2	- 15.4%	—	—	—

Local Market Update – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Defiance

MLS Area 61: 43512

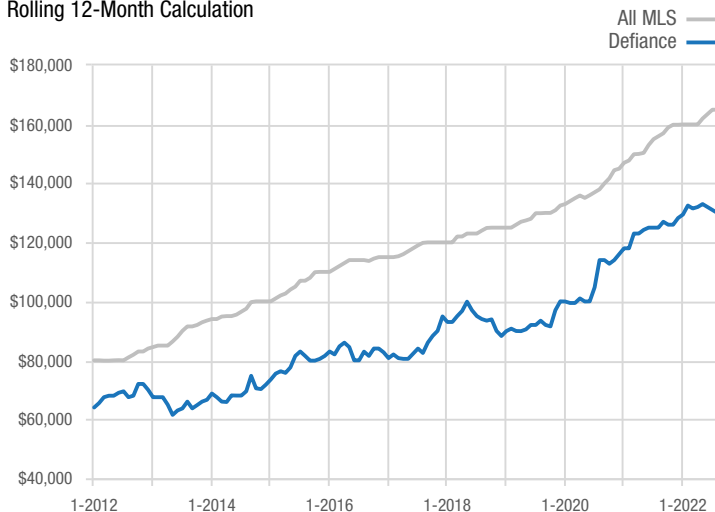
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	28	27	- 3.6%	197	172	- 12.7%
Pending Sales	27	25	- 7.4%	162	160	- 1.2%
Closed Sales	29	16	- 44.8%	155	148	- 4.5%
Days on Market Until Sale	58	66	+ 13.8%	65	75	+ 15.4%
Median Sales Price*	\$140,000	\$124,950	- 10.8%	\$130,250	\$131,000	+ 0.6%
Average Sales Price*	\$167,421	\$132,356	- 20.9%	\$155,990	\$151,345	- 3.0%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	100.1%	98.9%	- 1.2%
Inventory of Homes for Sale	50	39	- 22.0%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	1	- 66.7%	8	8	0.0%
Pending Sales	3	0	- 100.0%	8	6	- 25.0%
Closed Sales	1	0	- 100.0%	6	6	0.0%
Days on Market Until Sale	64	—	—	44	40	- 9.1%
Median Sales Price*	\$95,000	—	—	\$146,500	\$174,700	+ 19.2%
Average Sales Price*	\$95,000	—	—	\$161,600	\$179,133	+ 10.8%
Percent of List Price Received*	105.7%	—	—	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

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

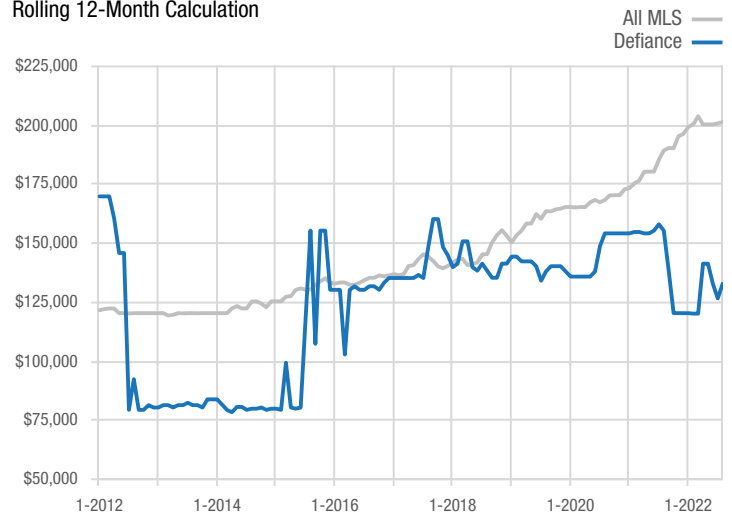
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Napoleon

MLS Area 76: 43545

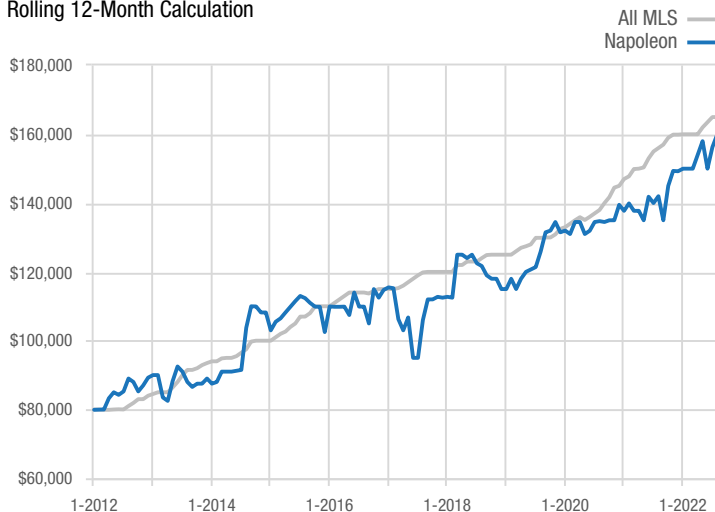
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	14	17	+ 21.4%	80	120	+ 50.0%
Pending Sales	12	14	+ 16.7%	66	87	+ 31.8%
Closed Sales	7	13	+ 85.7%	62	85	+ 37.1%
Days on Market Until Sale	52	46	- 11.5%	76	58	- 23.7%
Median Sales Price*	\$149,500	\$219,900	+ 47.1%	\$148,500	\$165,000	+ 11.1%
Average Sales Price*	\$164,179	\$226,369	+ 37.9%	\$168,298	\$193,640	+ 15.1%
Percent of List Price Received*	97.8%	96.7%	- 1.1%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	21	39	+ 85.7%	—	—	—
Months Supply of Inventory	2.3	3.5	+ 52.2%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	0	—	0	2	—
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	54	—	281	35	- 87.5%
Median Sales Price*	—	\$215,000	—	\$160,000	\$227,250	+ 42.0%
Average Sales Price*	—	\$215,000	—	\$160,000	\$227,250	+ 42.0%
Percent of List Price Received*	—	95.8%	—	97.0%	97.9%	+ 0.9%
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.

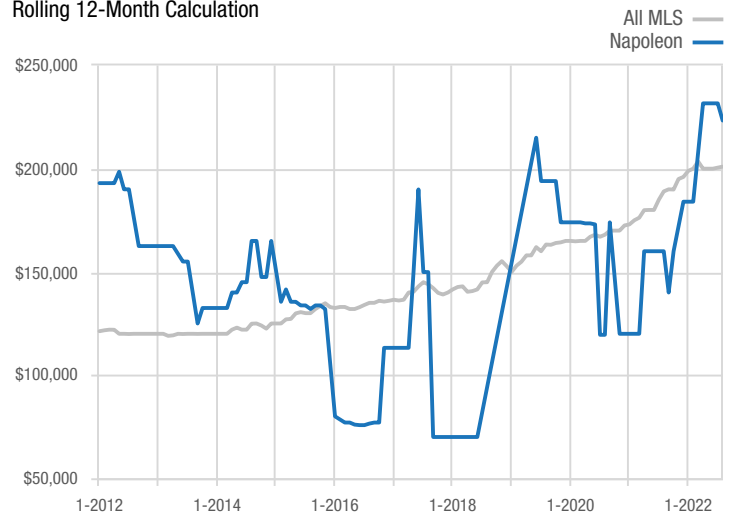
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Bryan

MLS Area 87: 43506

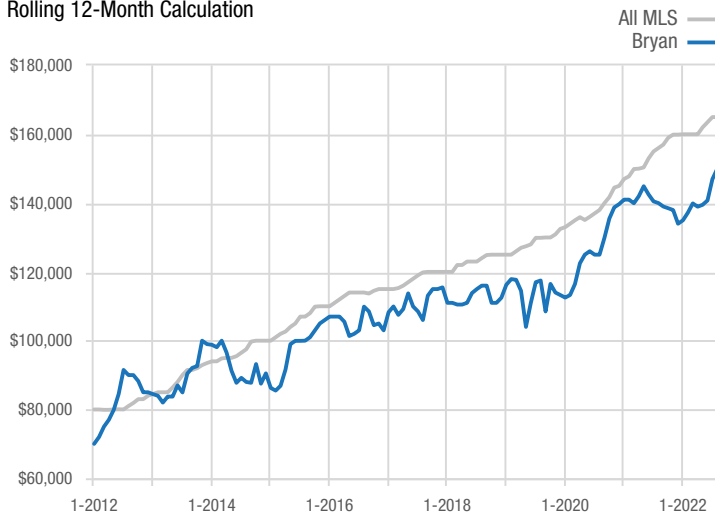
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	20	16	- 20.0%	156	141	- 9.6%
Pending Sales	16	17	+ 6.3%	141	133	- 5.7%
Closed Sales	16	16	0.0%	143	134	- 6.3%
Days on Market Until Sale	55	54	- 1.8%	69	67	- 2.9%
Median Sales Price*	\$151,400	\$180,000	+ 18.9%	\$134,125	\$160,000	+ 19.3%
Average Sales Price*	\$145,181	\$216,167	+ 48.9%	\$149,363	\$186,692	+ 25.0%
Percent of List Price Received*	100.7%	98.0%	- 2.7%	99.1%	99.2%	+ 0.1%
Inventory of Homes for Sale	43	34	- 20.9%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	—	2	5	+ 150.0%
Pending Sales	0	0	—	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	19	—	—	95	51	- 46.3%
Median Sales Price*	\$262,000	—	—	\$172,750	\$191,500	+ 10.9%
Average Sales Price*	\$262,000	—	—	\$173,175	\$175,625	+ 1.4%
Percent of List Price Received*	116.4%	—	—	100.1%	104.7%	+ 4.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

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

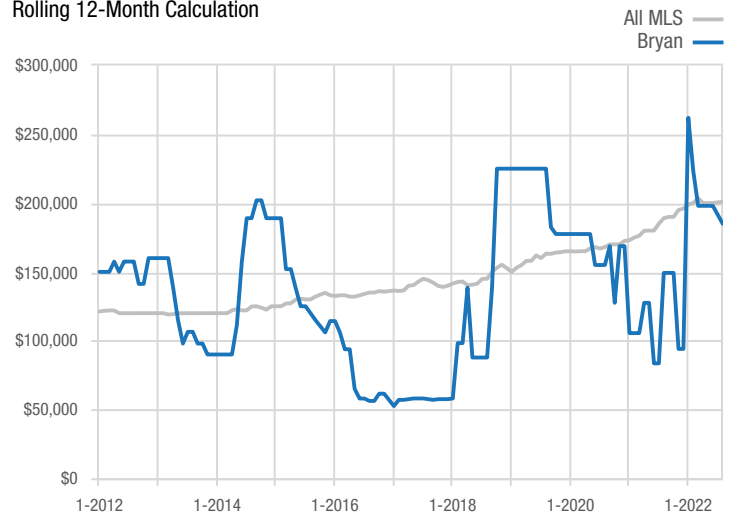
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Wauseon

MLS Area 96: 43567

Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	18	14	- 22.2%	92	113	+ 22.8%
Pending Sales	10	17	+ 70.0%	73	75	+ 2.7%
Closed Sales	12	14	+ 16.7%	72	72	0.0%
Days on Market Until Sale	52	43	- 17.3%	64	58	- 9.4%
Median Sales Price*	\$175,000	\$166,500	- 4.9%	\$162,889	\$192,000	+ 17.9%
Average Sales Price*	\$181,281	\$187,075	+ 3.2%	\$180,632	\$205,906	+ 14.0%
Percent of List Price Received*	98.2%	101.4%	+ 3.3%	99.7%	98.8%	- 0.9%
Inventory of Homes for Sale	32	39	+ 21.9%	—	—	—
Months Supply of Inventory	3.1	3.7	+ 19.4%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	0	- 100.0%	5	1	- 80.0%
Pending Sales	0	0	—	3	1	- 66.7%
Closed Sales	0	0	—	3	1	- 66.7%
Days on Market Until Sale	—	—	—	25	14	- 44.0%
Median Sales Price*	—	—	—	\$69,900	\$103,000	+ 47.4%
Average Sales Price*	—	—	—	\$98,300	\$103,000	+ 4.8%
Percent of List Price Received*	—	—	—	99.9%	103.5%	+ 3.6%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

* 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.

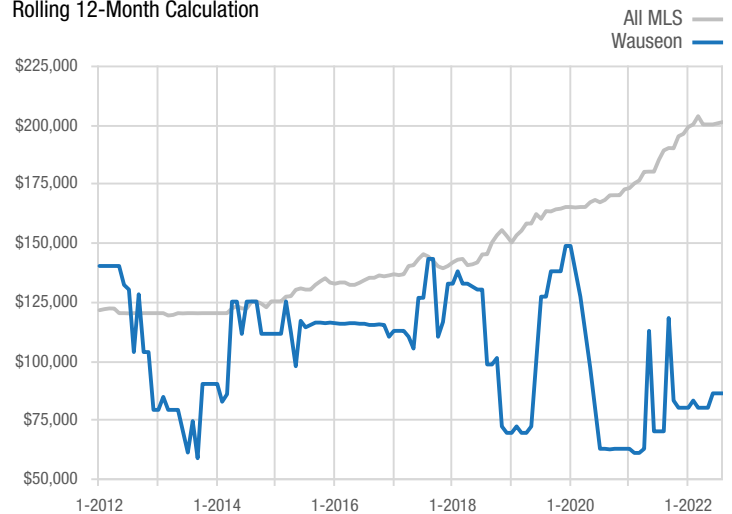
Median Sales Price - Single Family

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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Archbold

MLS Area 98: 43502

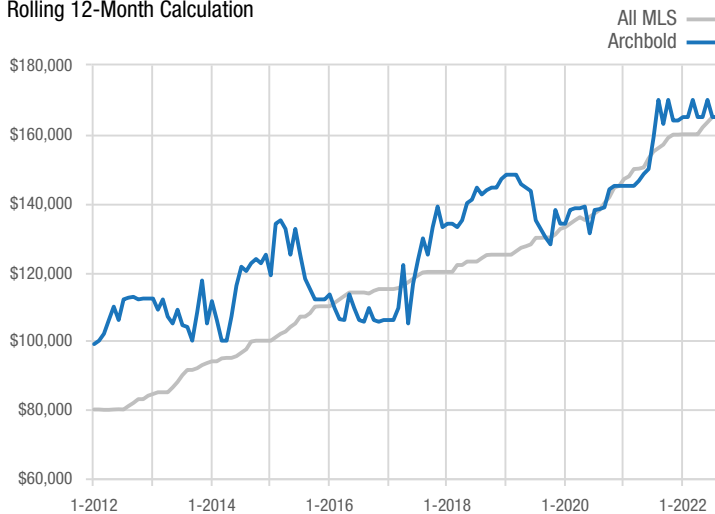
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	9	+ 200.0%	37	43	+ 16.2%
Pending Sales	6	3	- 50.0%	37	31	- 16.2%
Closed Sales	6	2	- 66.7%	37	30	- 18.9%
Days on Market Until Sale	53	37	- 30.2%	61	63	+ 3.3%
Median Sales Price*	\$164,950	\$204,000	+ 23.7%	\$172,800	\$170,500	- 1.3%
Average Sales Price*	\$162,333	\$204,000	+ 25.7%	\$208,987	\$193,979	- 7.2%
Percent of List Price Received*	99.1%	114.2%	+ 15.2%	98.8%	100.2%	+ 1.4%
Inventory of Homes for Sale	8	16	+ 100.0%	—	—	—
Months Supply of Inventory	1.5	3.8	+ 153.3%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	1	—	3	1	- 66.7%
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	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

* 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.

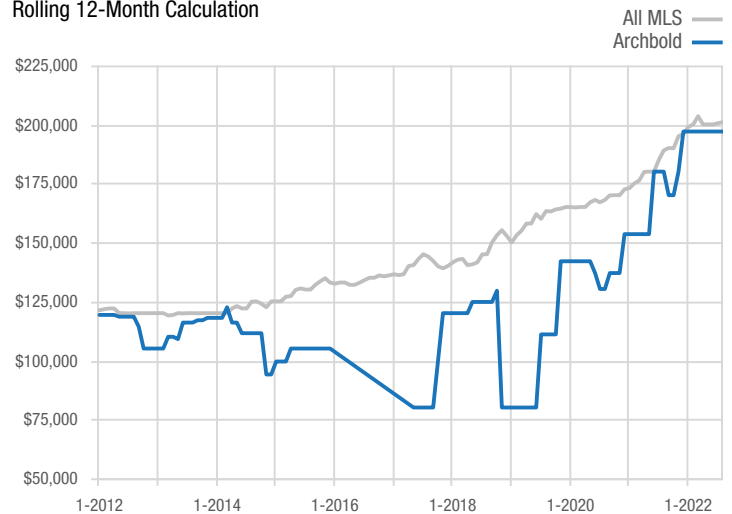
Median Sales Price - Single Family

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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Defiance County

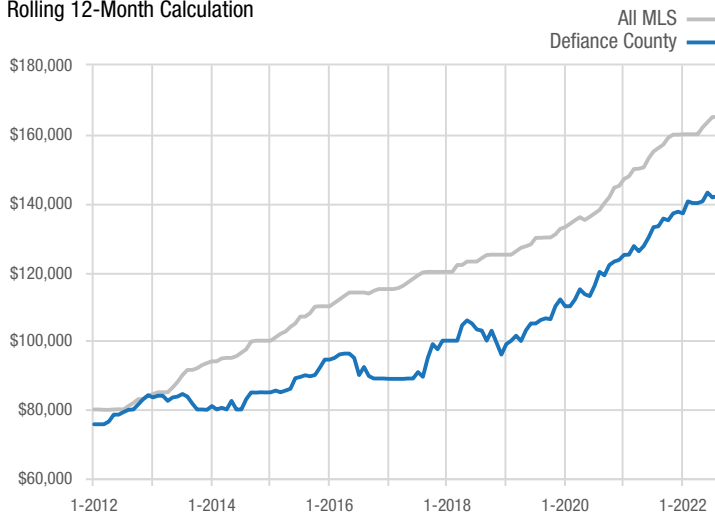
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	57	50	- 12.3%	347	313	- 9.8%
Pending Sales	43	45	+ 4.7%	286	270	- 5.6%
Closed Sales	45	41	- 8.9%	282	258	- 8.5%
Days on Market Until Sale	58	59	+ 1.7%	67	73	+ 9.0%
Median Sales Price*	\$147,500	\$145,250	- 1.5%	\$138,000	\$142,950	+ 3.6%
Average Sales Price*	\$167,259	\$159,330	- 4.7%	\$164,100	\$159,053	- 3.1%
Percent of List Price Received*	99.9%	100.6%	+ 0.7%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	97	85	- 12.4%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	2	- 33.3%	14	13	- 7.1%
Pending Sales	3	1	- 66.7%	12	11	- 8.3%
Closed Sales	2	1	- 50.0%	10	12	+ 20.0%
Days on Market Until Sale	54	74	+ 37.0%	44	49	+ 11.4%
Median Sales Price*	\$180,000	\$178,000	- 1.1%	\$146,500	\$173,750	+ 18.6%
Average Sales Price*	\$180,000	\$178,000	- 1.1%	\$169,460	\$158,817	- 6.3%
Percent of List Price Received*	105.9%	98.9%	- 6.6%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—

* 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.

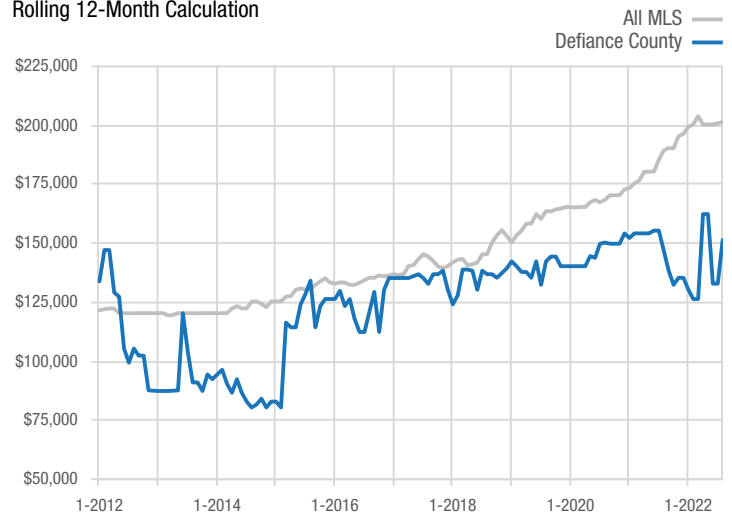
Median Sales Price - Single Family

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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Fulton County

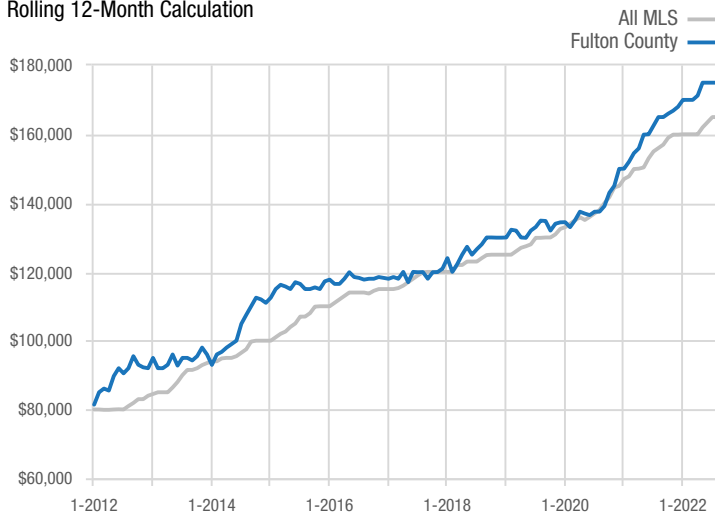
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	44	38	- 13.6%	311	333	+ 7.1%
Pending Sales	39	41	+ 5.1%	265	248	- 6.4%
Closed Sales	42	37	- 11.9%	261	244	- 6.5%
Days on Market Until Sale	58	45	- 22.4%	66	55	- 16.7%
Median Sales Price*	\$177,450	\$174,481	- 1.7%	\$169,000	\$180,500	+ 6.8%
Average Sales Price*	\$200,706	\$188,903	- 5.9%	\$191,883	\$197,835	+ 3.1%
Percent of List Price Received*	98.8%	101.5%	+ 2.7%	100.1%	100.1%	0.0%
Inventory of Homes for Sale	93	100	+ 7.5%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	3	1	- 66.7%	12	3	- 75.0%
Pending Sales	0	0	—	6	1	- 83.3%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	47	—	—	35	14	- 60.0%
Median Sales Price*	\$275,000	—	—	\$130,500	\$103,000	- 21.1%
Average Sales Price*	\$275,000	—	—	\$149,983	\$103,000	- 31.3%
Percent of List Price Received*	100.0%	—	—	99.9%	103.5%	+ 3.6%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	3.8	1.1	- 71.1%	—	—	—

* 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.

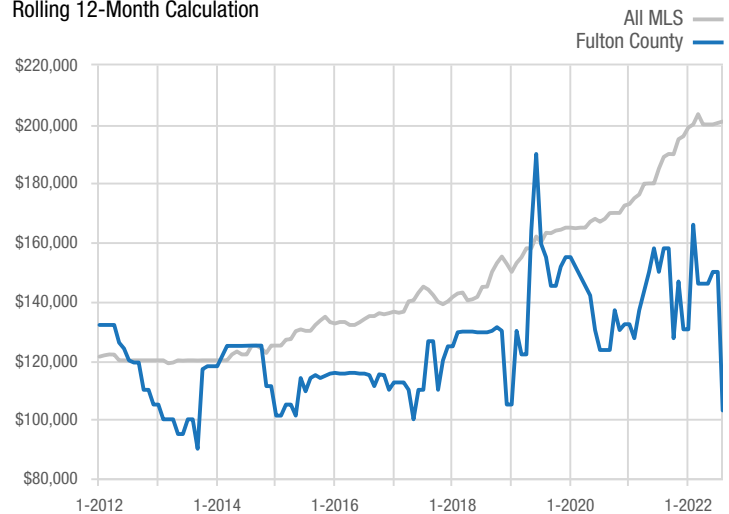
Median Sales Price - Single Family

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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Henry County

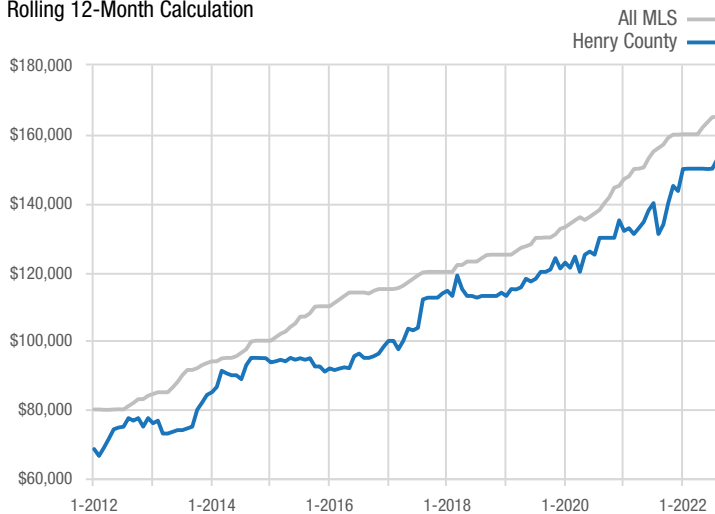
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	23	31	+ 34.8%	153	211	+ 37.9%
Pending Sales	20	26	+ 30.0%	134	175	+ 30.6%
Closed Sales	14	26	+ 85.7%	131	171	+ 30.5%
Days on Market Until Sale	61	48	- 21.3%	74	64	- 13.5%
Median Sales Price*	\$133,000	\$157,500	+ 18.4%	\$135,500	\$152,800	+ 12.8%
Average Sales Price*	\$143,268	\$179,877	+ 25.6%	\$153,808	\$182,305	+ 18.5%
Percent of List Price Received*	99.2%	95.8%	- 3.4%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	43	54	+ 25.6%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	0	—	0	3	—
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	54	—	281	35	- 87.5%
Median Sales Price*	—	\$215,000	—	\$160,000	\$227,250	+ 42.0%
Average Sales Price*	—	\$215,000	—	\$160,000	\$227,250	+ 42.0%
Percent of List Price Received*	—	95.8%	—	97.0%	97.9%	+ 0.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	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.

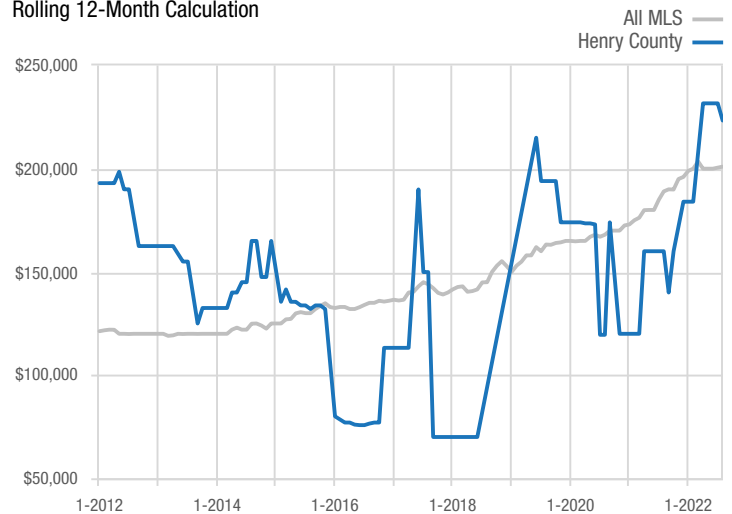
Median Sales Price - Single Family

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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Paulding County

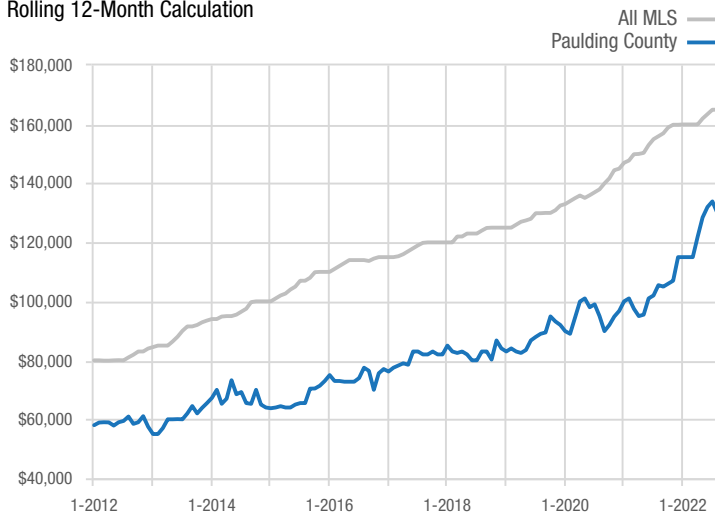
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	15	15	0.0%	106	134	+ 26.4%
Pending Sales	10	17	+ 70.0%	88	106	+ 20.5%
Closed Sales	9	16	+ 77.8%	84	105	+ 25.0%
Days on Market Until Sale	49	82	+ 67.3%	67	69	+ 3.0%
Median Sales Price*	\$145,000	\$115,500	- 20.3%	\$109,000	\$136,000	+ 24.8%
Average Sales Price*	\$156,567	\$110,063	- 29.7%	\$117,400	\$153,101	+ 30.4%
Percent of List Price Received*	97.3%	94.1%	- 3.3%	98.6%	97.4%	- 1.2%
Inventory of Homes for Sale	28	39	+ 39.3%	—	—	—
Months Supply of Inventory	2.8	3.0	+ 7.1%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

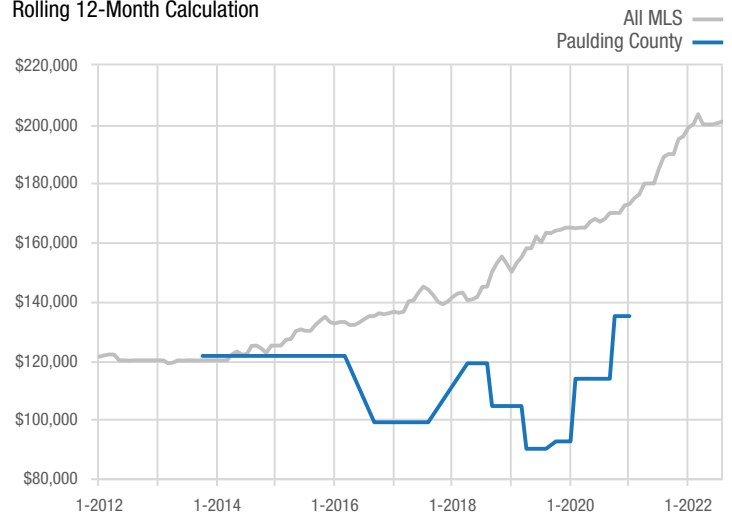
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Putnam County

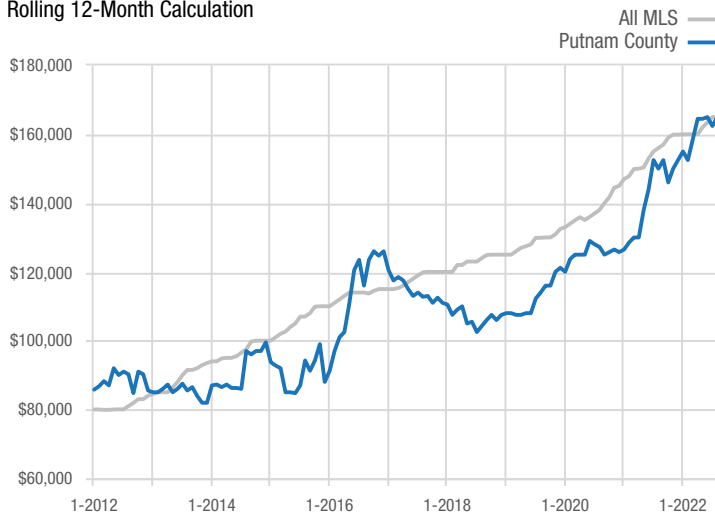
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	15	8	- 46.7%	97	76	- 21.6%
Pending Sales	9	13	+ 44.4%	72	69	- 4.2%
Closed Sales	11	12	+ 9.1%	71	68	- 4.2%
Days on Market Until Sale	75	59	- 21.3%	84	74	- 11.9%
Median Sales Price*	\$145,000	\$155,255	+ 7.1%	\$155,475	\$174,500	+ 12.2%
Average Sales Price*	\$160,980	\$180,868	+ 12.4%	\$170,910	\$189,858	+ 11.1%
Percent of List Price Received*	100.5%	95.5%	- 5.0%	98.9%	97.2%	- 1.7%
Inventory of Homes for Sale	34	18	- 47.1%	—	—	—
Months Supply of Inventory	3.9	1.8	- 53.8%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	57	—
Median Sales Price*	—	—	—	—	\$193,000	—
Average Sales Price*	—	—	—	—	\$193,000	—
Percent of List Price Received*	—	—	—	—	99.0%	—
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.

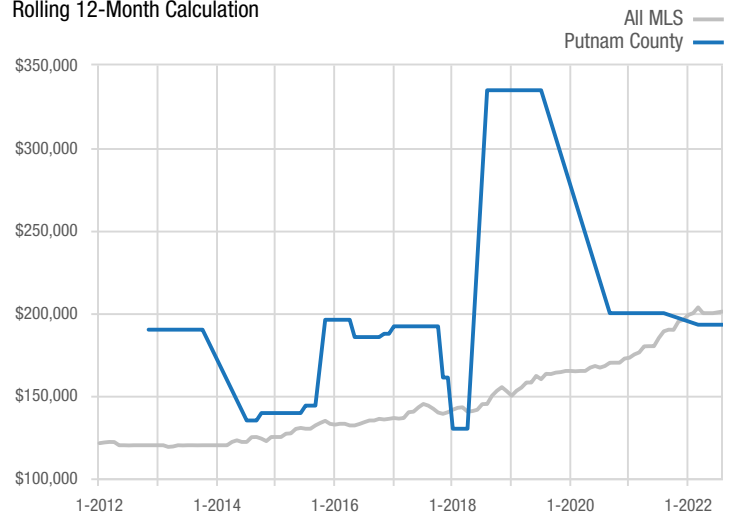
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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 – August 2022

This representation is based in whole or in part on data supplied by the Northwest Ohio Real Estate Information System (NORIS) Multiple Listing Service. NORIS does not guarantee or is not responsible in any way for its accuracy. Data maintained by NORIS may not reflect all real estate activity in the market.



Williams County

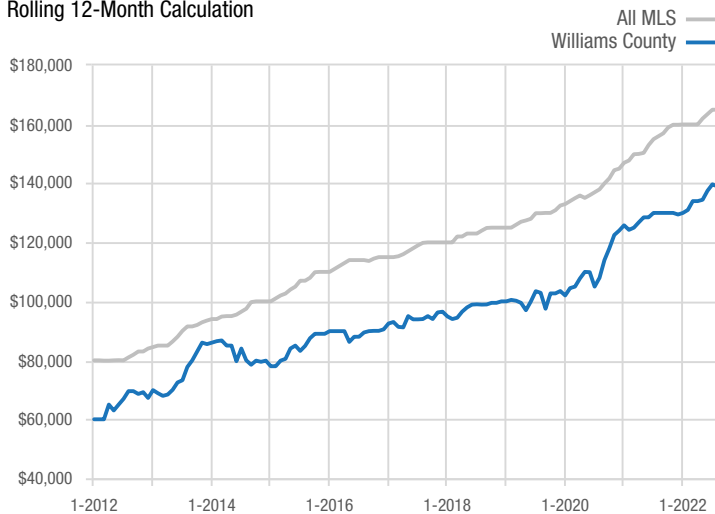
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	52	42	- 19.2%	358	322	- 10.1%
Pending Sales	43	38	- 11.6%	305	291	- 4.6%
Closed Sales	40	38	- 5.0%	303	289	- 4.6%
Days on Market Until Sale	56	61	+ 8.9%	70	71	+ 1.4%
Median Sales Price*	\$139,950	\$130,500	- 6.8%	\$128,500	\$143,950	+ 12.0%
Average Sales Price*	\$141,690	\$150,942	+ 6.5%	\$140,035	\$162,031	+ 15.7%
Percent of List Price Received*	100.5%	96.9%	- 3.6%	98.6%	98.0%	- 0.6%
Inventory of Homes for Sale	105	90	- 14.3%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

Condo-Villa	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	0	0	—	2	5	+ 150.0%
Pending Sales	0	0	—	3	5	+ 66.7%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Days on Market Until Sale	19	—	—	95	83	- 12.6%
Median Sales Price*	\$262,000	—	—	\$172,750	\$198,000	+ 14.6%
Average Sales Price*	\$262,000	—	—	\$173,175	\$204,780	+ 18.3%
Percent of List Price Received*	116.4%	—	—	100.1%	103.7%	+ 3.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

* 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.

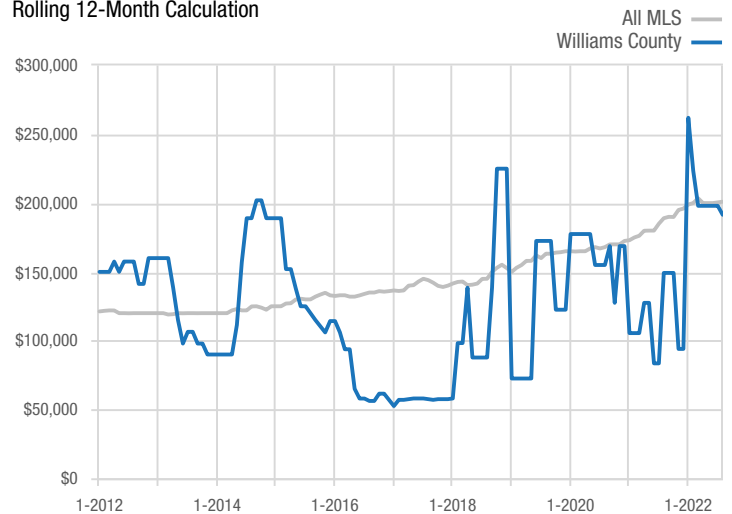
Median Sales Price - Single Family

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.