

Local Market Update – February 2023

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Lucas and Upper Wood County

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

In its continued effort to curb inflation, the Federal Reserve raised its benchmark interest rate in February by a quarter-percentage point to 4.50% - 4.75%, its 8th rate hike since March of last year, when the interest rate was nearly zero. Mortgage interest rates have dipped slightly from their peak last fall, leading pending sales to increase 8.1% month-to-month as of last measure, but affordability constraints continue to limit homebuyer activity overall, with existing-home sales declining for the twelfth consecutive month, according to the National Association of Realtors® (NAR).

With buyer demand down from peak levels, home price growth has continued to slow nationwide, although prices remain up from a year ago. Sellers have been increasingly cutting prices and offering sales incentives in an attempt to attract buyers, who have continued to struggle with affordability challenges this winter. The slight decline in mortgage rates earlier this year convinced some buyers to come off the sidelines, but with rates ticking up again in recent weeks, buyers are once again pulling back, causing sales activity to remain down heading into spring.

Single Family Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2 2022	Thru 2 2023	% Change
New Listings	403	392	-2.7%	819	797	-2.7%
Closed Sales	359	320	-10.9%	759	644	-15.2%
Days on Market	65	74	13.8%	71	71	0.0%
SP\$/SqFt	\$104.74	\$103.24	-1.4%	\$103.70	\$101.83	-1.8%
Median Sales Price*	\$152,600	\$142,115	-6.9%	\$146,000	\$142,000	-2.7%
Average Sales Price*	\$182,584	\$171,439	-6.1%	\$181,361	\$172,467	-4.9%
Percent of List Price Received*	101%	100%	-1.0%	101%	100%	-1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$65,547,747	\$54,860,431	-16.3%	\$137,553,035	\$111,008,539	-19.3%

Condo/Villa Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2 2022	Thru 2 2023	% Change
New Listings	39	43	500.0%	72	79	9.7%
Closed Sales	30	24	-20.0%	69	53	-23.2%
Days on Market	90	68	-24.4%	85	77	-9.4%
SP\$/SqFt	\$127.54	\$125.29	-1.8%	\$121.44	\$122.70	1.0%
Median Sales Price*	\$227,450	\$225,000	-1.1%	\$220,000	\$220,000	0.0%
Average Sales Price*	\$234,796	\$201,748	-14.1%	\$217,891	\$205,464	-5.7%
Percent of List Price Received*	99%	97%	-2.0%	98%	97%	-1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume (in 1000's)	\$7,043,885	\$4,841,950	-31.3%	\$15,034,457	\$10,889,600	-27.6%

*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	2-2022	2-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		727	658	- 9.5%	1,467	1,359	- 7.4%
Pending Sales		668	639	- 4.3%	1,406	1,226	- 12.8%
Closed Sales		653	597	- 8.6%	1,373	1,150	- 16.2%
Days on Market Until Sale		72	74	+ 2.8%	74	73	- 1.4%
Median Sales Price		\$165,000	\$152,500	- 7.6%	\$162,000	\$155,000	- 4.3%
Average Sales Price		\$193,569	\$177,305	- 8.4%	\$190,083	\$180,587	- 5.0%
Percent of List Price Received		99.4%	97.0%	- 2.4%	98.8%	97.2%	- 1.6%
Housing Affordability Index		229	192	- 16.2%	233	189	- 18.9%
Inventory of Homes for Sale		1,496	1,441	- 3.7%	—	—	—
Months Supply of Inventory		1.5	1.6	+ 6.7%	—	—	—

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Lucas County

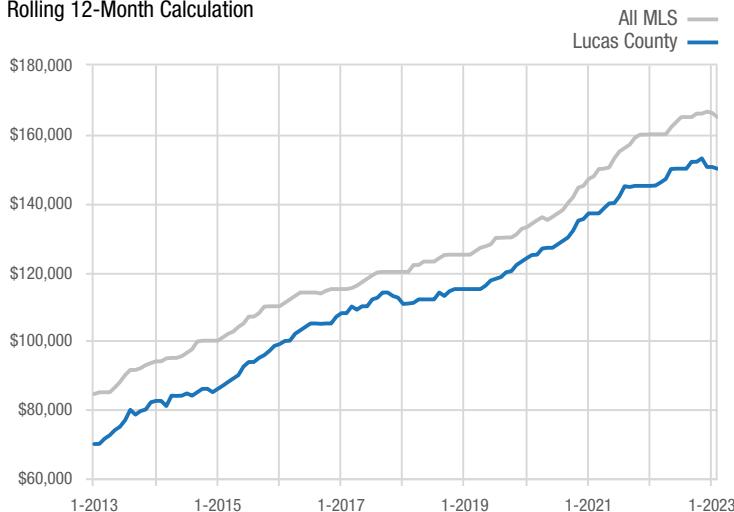
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	351	318	- 9.4%	727	673	- 7.4%
Pending Sales	323	306	- 5.3%	681	620	- 9.0%
Closed Sales	316	294	- 7.0%	657	588	- 10.5%
Days on Market Until Sale	64	75	+ 17.2%	69	70	+ 1.4%
Median Sales Price*	\$144,000	\$132,000	- 8.3%	\$139,700	\$133,100	- 4.7%
Average Sales Price*	\$177,050	\$160,018	- 9.6%	\$171,273	\$161,355	- 5.8%
Percent of List Price Received*	100.2%	97.3%	- 2.9%	99.3%	97.4%	- 1.9%
Inventory of Homes for Sale	685	657	- 4.1%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	31	37	+ 19.4%	63	68	+ 7.9%
Pending Sales	29	25	- 13.8%	55	54	- 1.8%
Closed Sales	28	22	- 21.4%	62	46	- 25.8%
Days on Market Until Sale	94	69	- 26.6%	85	78	- 8.2%
Median Sales Price*	\$227,450	\$225,000	- 1.1%	\$223,000	\$222,000	- 0.4%
Average Sales Price*	\$231,639	\$199,411	- 13.9%	\$218,345	\$202,057	- 7.5%
Percent of List Price Received*	98.6%	96.4%	- 2.2%	98.2%	96.1%	- 2.1%
Inventory of Homes for Sale	59	57	- 3.4%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

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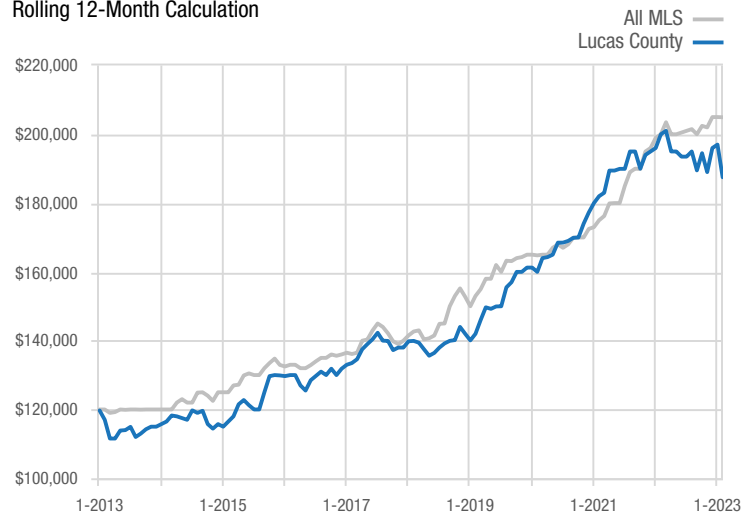
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

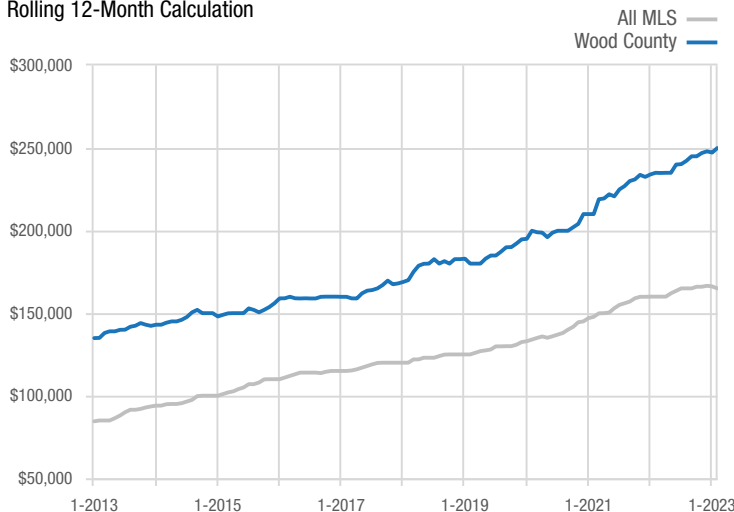
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	81	71	- 12.3%	143	132	- 7.7%
Pending Sales	69	57	- 17.4%	150	104	- 30.7%
Closed Sales	69	48	- 30.4%	153	93	- 39.2%
Days on Market Until Sale	64	75	+ 17.2%	73	76	+ 4.1%
Median Sales Price*	\$227,625	\$250,000	+ 9.8%	\$235,500	\$225,000	- 4.5%
Average Sales Price*	\$231,877	\$258,277	+ 11.4%	\$249,445	\$260,101	+ 4.3%
Percent of List Price Received*	102.6%	97.3%	- 5.2%	100.8%	96.9%	- 3.9%
Inventory of Homes for Sale	151	152	+ 0.7%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	10	4	- 60.0%	13	11	- 15.4%
Pending Sales	3	5	+ 66.7%	9	11	+ 22.2%
Closed Sales	3	5	+ 66.7%	9	12	+ 33.3%
Days on Market Until Sale	52	79	+ 51.9%	81	72	- 11.1%
Median Sales Price*	\$287,000	\$300,000	+ 4.5%	\$194,900	\$227,450	+ 16.7%
Average Sales Price*	\$281,667	\$296,980	+ 5.4%	\$224,822	\$249,575	+ 11.0%
Percent of List Price Received*	99.9%	97.3%	- 2.6%	98.9%	100.6%	+ 1.7%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

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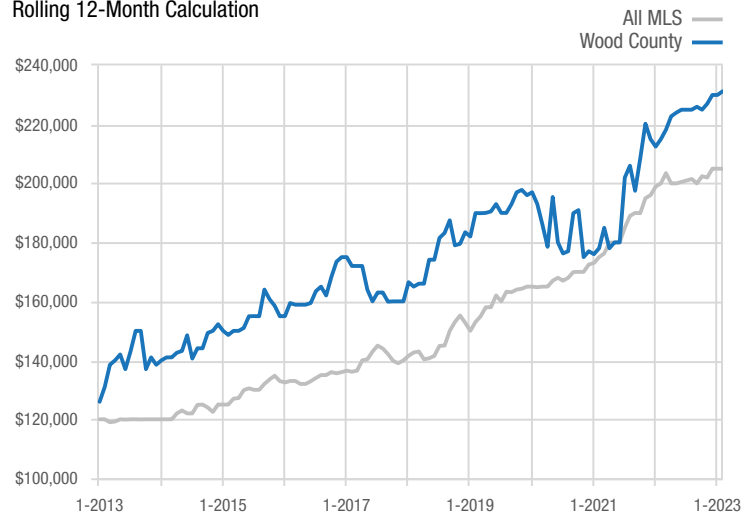
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

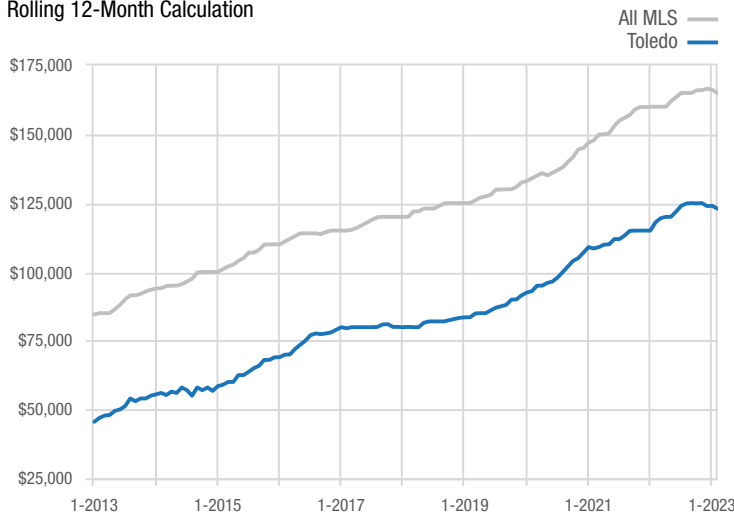
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	247	251	+ 1.6%	520	508	- 2.3%
Pending Sales	228	234	+ 2.6%	489	476	- 2.7%
Closed Sales	218	227	+ 4.1%	471	450	- 4.5%
Days on Market Until Sale	60	76	+ 26.7%	65	70	+ 7.7%
Median Sales Price*	\$119,000	\$108,000	- 9.2%	\$115,000	\$107,500	- 6.5%
Average Sales Price*	\$133,776	\$125,056	- 6.5%	\$129,303	\$124,869	- 3.4%
Percent of List Price Received*	99.7%	96.9%	- 2.8%	98.6%	97.0%	- 1.6%
Inventory of Homes for Sale	504	495	- 1.8%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	17	15	- 11.8%	31	29	- 6.5%
Pending Sales	14	11	- 21.4%	29	24	- 17.2%
Closed Sales	14	11	- 21.4%	32	23	- 28.1%
Days on Market Until Sale	62	60	- 3.2%	54	75	+ 38.9%
Median Sales Price*	\$179,000	\$145,000	- 19.0%	\$170,000	\$137,900	- 18.9%
Average Sales Price*	\$191,814	\$154,309	- 19.6%	\$176,703	\$165,896	- 6.1%
Percent of List Price Received*	98.3%	97.3%	- 1.0%	98.1%	96.5%	- 1.6%
Inventory of Homes for Sale	27	26	- 3.7%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

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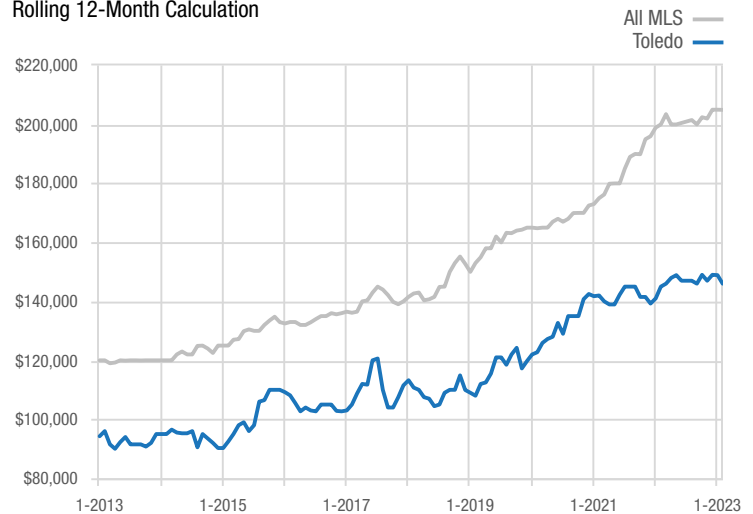
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

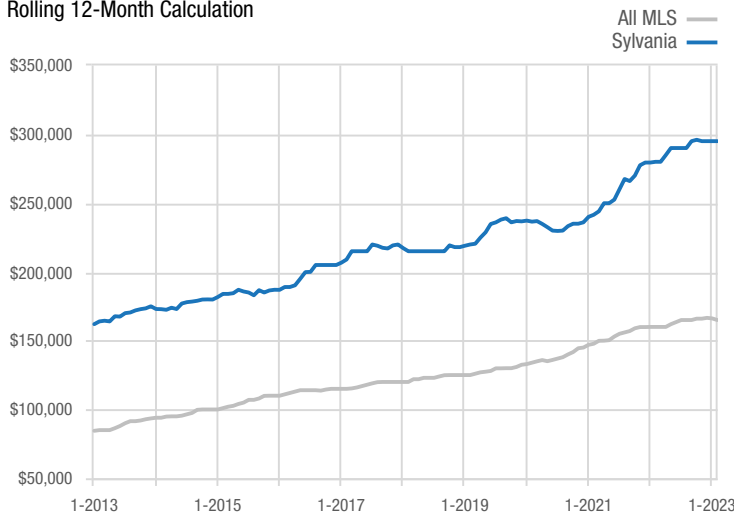
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	31	21	- 32.3%	71	52	- 26.8%
Pending Sales	31	27	- 12.9%	69	58	- 15.9%
Closed Sales	35	29	- 17.1%	68	55	- 19.1%
Days on Market Until Sale	86	75	- 12.8%	91	76	- 16.5%
Median Sales Price*	\$285,000	\$277,000	- 2.8%	\$282,000	\$277,000	- 1.8%
Average Sales Price*	\$296,040	\$321,573	+ 8.6%	\$293,664	\$307,854	+ 4.8%
Percent of List Price Received*	102.5%	100.3%	- 2.1%	101.4%	98.7%	- 2.7%
Inventory of Homes for Sale	59	53	- 10.2%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	9	12	+ 33.3%	24	17	- 29.2%
Pending Sales	8	6	- 25.0%	19	13	- 31.6%
Closed Sales	7	5	- 28.6%	21	11	- 47.6%
Days on Market Until Sale	56	79	+ 41.1%	64	73	+ 14.1%
Median Sales Price*	\$235,000	\$230,000	- 2.1%	\$241,000	\$230,000	- 4.6%
Average Sales Price*	\$229,843	\$215,200	- 6.4%	\$229,312	\$217,636	- 5.1%
Percent of List Price Received*	98.8%	94.1%	- 4.8%	99.4%	93.9%	- 5.5%
Inventory of Homes for Sale	24	18	- 25.0%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

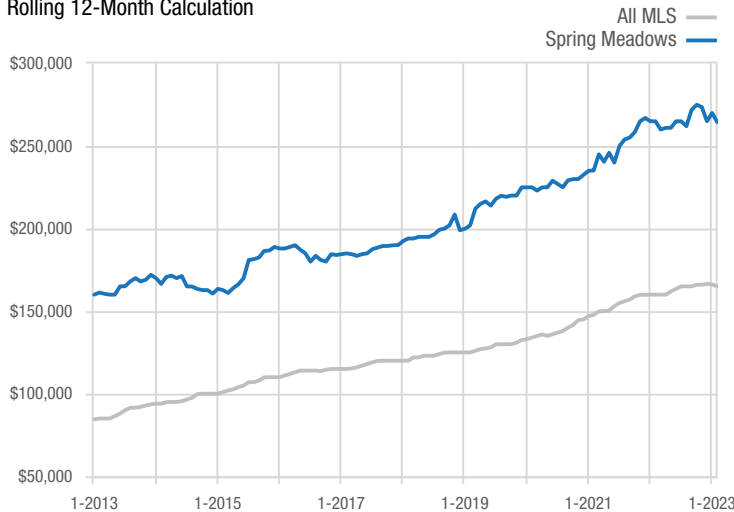
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	15	13	- 13.3%	31	27	- 12.9%
Pending Sales	12	12	0.0%	26	25	- 3.8%
Closed Sales	15	10	- 33.3%	26	21	- 19.2%
Days on Market Until Sale	55	64	+ 16.4%	53	57	+ 7.5%
Median Sales Price*	\$232,500	\$186,500	- 19.8%	\$233,750	\$191,350	- 18.1%
Average Sales Price*	\$228,682	\$203,960	- 10.8%	\$222,928	\$209,470	- 6.0%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	101.2%	99.3%	- 1.9%
Inventory of Homes for Sale	26	18	- 30.8%	—	—	—
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	5	6	+ 20.0%
Pending Sales	4	2	- 50.0%	7	4	- 42.9%
Closed Sales	4	2	- 50.0%	8	4	- 50.0%
Days on Market Until Sale	108	89	- 17.6%	103	59	- 42.7%
Median Sales Price*	\$337,000	\$298,325	- 11.5%	\$275,000	\$298,325	+ 8.5%
Average Sales Price*	\$331,750	\$298,325	- 10.1%	\$287,152	\$289,138	+ 0.7%
Percent of List Price Received*	97.0%	97.1%	+ 0.1%	97.8%	98.5%	+ 0.7%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

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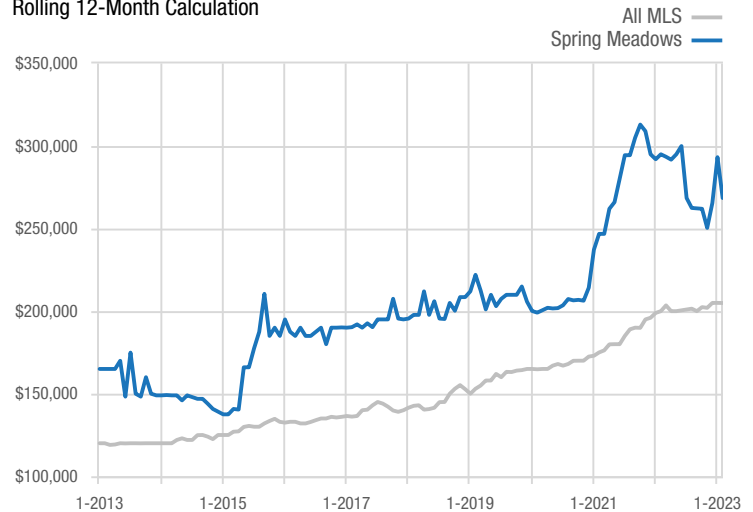
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

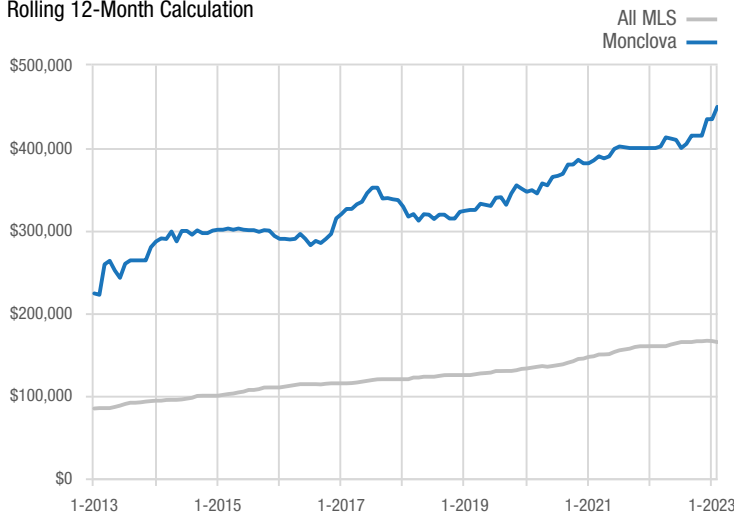
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	2	—	3	9	+ 200.0%
Pending Sales	4	1	- 75.0%	8	5	- 37.5%
Closed Sales	4	1	- 75.0%	6	5	- 16.7%
Days on Market Until Sale	74	99	+ 33.8%	62	114	+ 83.9%
Median Sales Price*	\$369,450	\$400,000	+ 8.3%	\$412,500	\$449,900	+ 9.1%
Average Sales Price*	\$350,975	\$400,000	+ 14.0%	\$400,400	\$488,360	+ 22.0%
Percent of List Price Received*	111.9%	96.4%	- 13.9%	108.6%	98.8%	- 9.0%
Inventory of Homes for Sale	4	14	+ 250.0%	—	—	—
Months Supply of Inventory	0.6	3.7	+ 516.7%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	3	+ 200.0%	1	9	+ 800.0%
Pending Sales	1	2	+ 100.0%	2	5	+ 150.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	463	—	—	423	393	- 7.1%
Median Sales Price*	\$319,293	—	—	\$303,805	\$444,450	+ 46.3%
Average Sales Price*	\$319,293	—	—	\$314,130	\$444,450	+ 41.5%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.7	2.8	+ 64.7%	—	—	—

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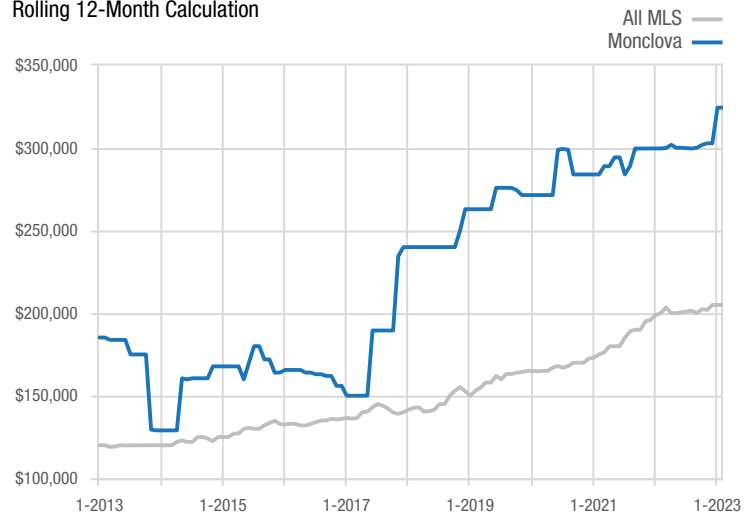
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

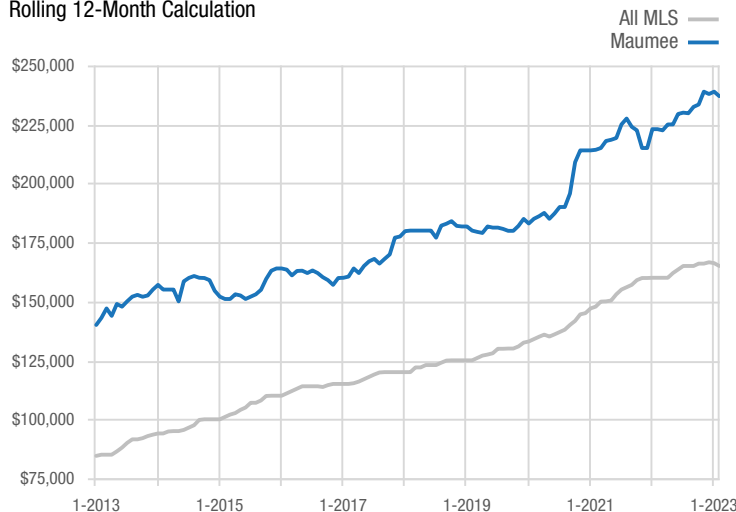
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	26	9	- 65.4%	43	29	- 32.6%
Pending Sales	22	13	- 40.9%	43	28	- 34.9%
Closed Sales	23	14	- 39.1%	39	30	- 23.1%
Days on Market Until Sale	61	69	+ 13.1%	71	56	- 21.1%
Median Sales Price*	\$271,000	\$204,250	- 24.6%	\$241,500	\$232,500	- 3.7%
Average Sales Price*	\$273,327	\$243,664	- 10.9%	\$284,803	\$264,287	- 7.2%
Percent of List Price Received*	101.0%	96.6%	- 4.4%	100.4%	99.6%	- 0.8%
Inventory of Homes for Sale	29	31	+ 6.9%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	11	+ 450.0%	2	15	+ 650.0%
Pending Sales	3	6	+ 100.0%	4	9	+ 125.0%
Closed Sales	2	6	+ 200.0%	4	8	+ 100.0%
Days on Market Until Sale	96	81	- 15.6%	90	72	- 20.0%
Median Sales Price*	\$143,750	\$232,500	+ 61.7%	\$182,500	\$222,000	+ 21.6%
Average Sales Price*	\$143,750	\$218,750	+ 52.2%	\$190,625	\$197,688	+ 3.7%
Percent of List Price Received*	96.7%	97.6%	+ 0.9%	97.1%	96.5%	- 0.6%
Inventory of Homes for Sale	2	11	+ 450.0%	—	—	—
Months Supply of Inventory	0.4	2.8	+ 600.0%	—	—	—

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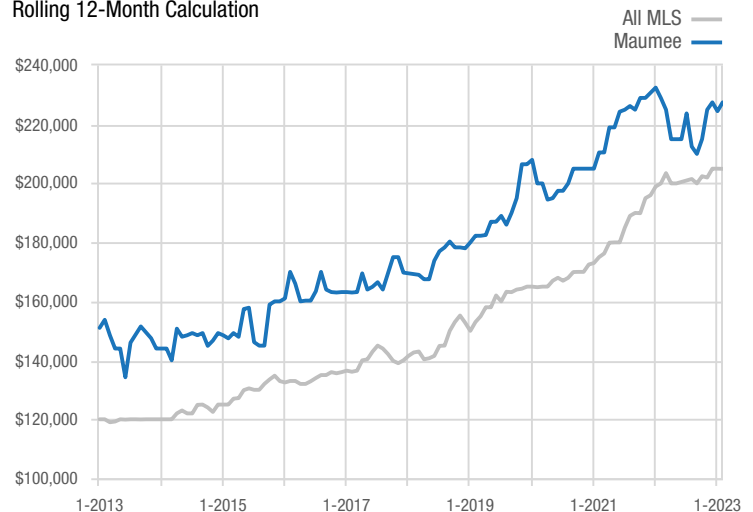
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2023

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Whitehouse

MLS Area 08: 43571

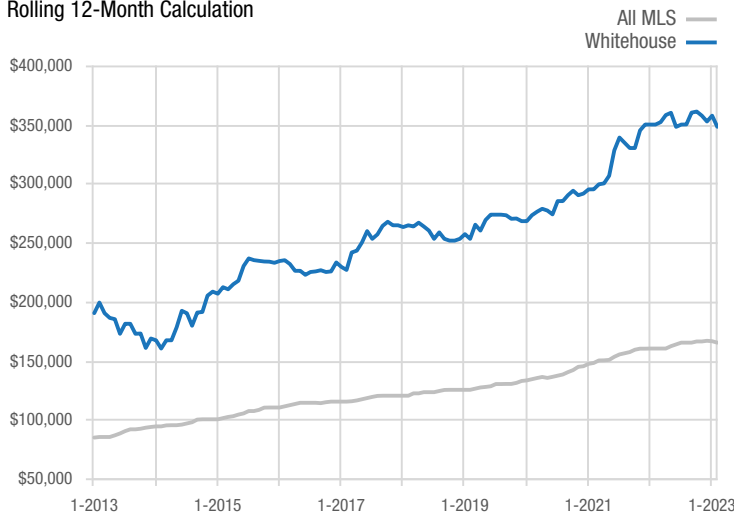
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	8	4	- 50.0%	18	9	- 50.0%
Pending Sales	6	7	+ 16.7%	14	9	- 35.7%
Closed Sales	7	7	0.0%	15	8	- 46.7%
Days on Market Until Sale	53	81	+ 52.8%	84	76	- 9.5%
Median Sales Price*	\$359,900	\$295,000	- 18.0%	\$354,900	\$312,500	- 11.9%
Average Sales Price*	\$339,543	\$317,429	- 6.5%	\$327,896	\$331,500	+ 1.1%
Percent of List Price Received*	100.2%	97.2%	- 3.0%	98.8%	97.7%	- 1.1%
Inventory of Homes for Sale	15	8	- 46.7%	—	—	—
Months Supply of Inventory	1.7	1.1	- 35.3%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	35	—	—	35	—
Median Sales Price*	—	\$290,000	—	—	\$290,000	—
Average Sales Price*	—	\$290,000	—	—	\$290,000	—
Percent of List Price Received*	—	97.0%	—	—	97.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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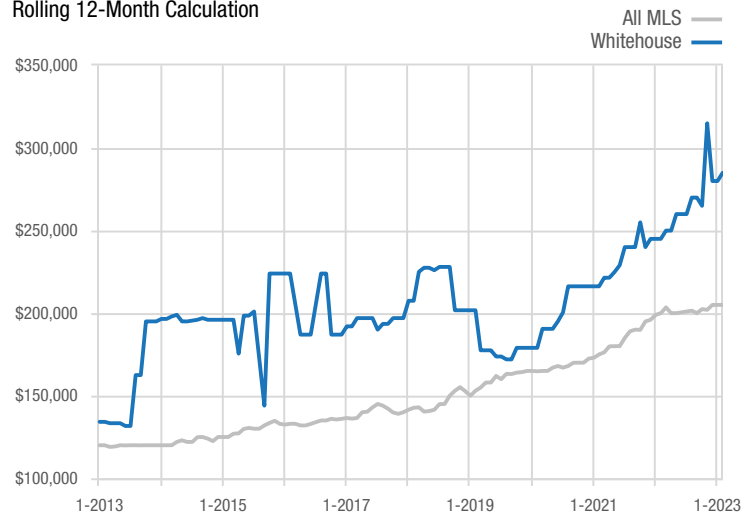
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

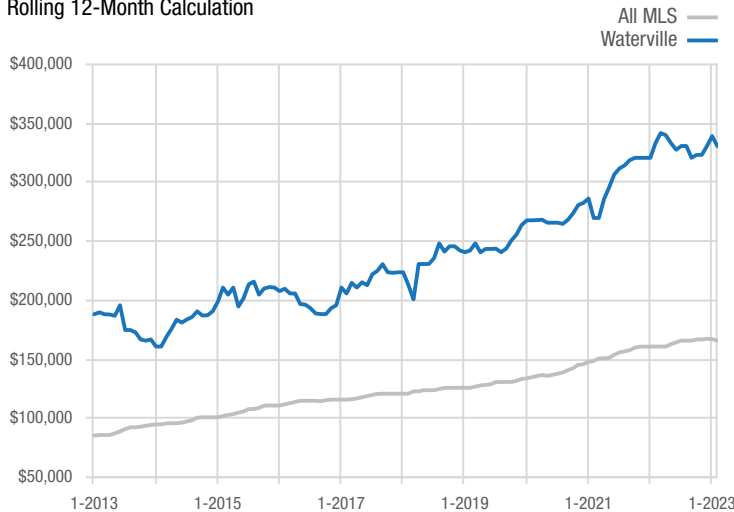
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	9	9	0.0%	16	21	+ 31.3%
Pending Sales	11	6	- 45.5%	21	9	- 57.1%
Closed Sales	8	4	- 50.0%	18	9	- 50.0%
Days on Market Until Sale	105	80	- 23.8%	97	76	- 21.6%
Median Sales Price*	\$365,450	\$230,000	- 37.1%	\$328,000	\$308,500	- 5.9%
Average Sales Price*	\$317,775	\$334,225	+ 5.2%	\$304,178	\$338,589	+ 11.3%
Percent of List Price Received*	100.2%	97.0%	- 3.2%	100.0%	98.3%	- 1.7%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	3	0	- 100.0%	3	0	- 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	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

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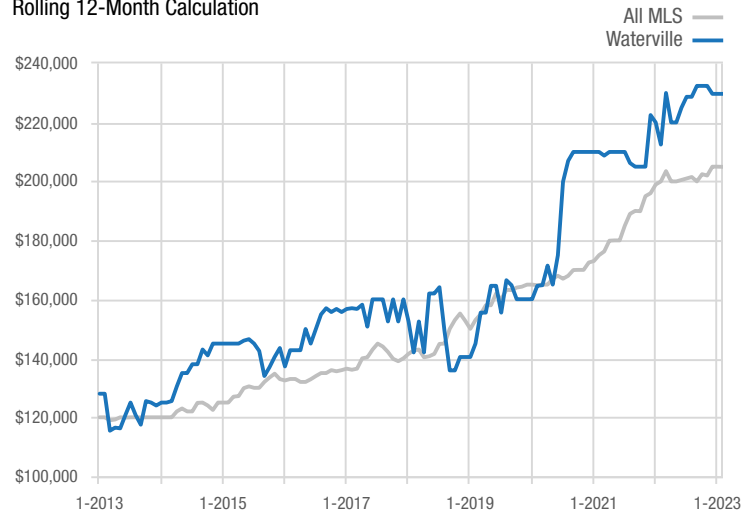
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

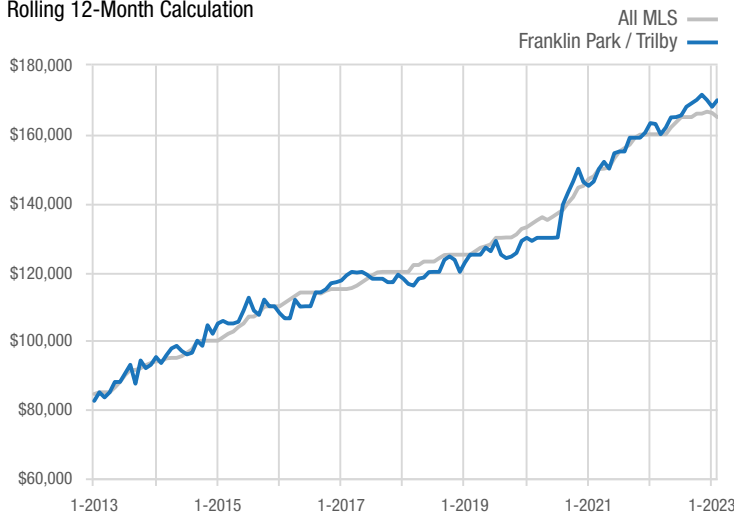
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	15	12	- 20.0%	34	24	- 29.4%
Pending Sales	15	17	+ 13.3%	30	36	+ 20.0%
Closed Sales	15	17	+ 13.3%	28	31	+ 10.7%
Days on Market Until Sale	57	81	+ 42.1%	67	83	+ 23.9%
Median Sales Price*	\$138,000	\$145,900	+ 5.7%	\$146,800	\$145,000	- 1.2%
Average Sales Price*	\$163,474	\$165,466	+ 1.2%	\$177,792	\$169,175	- 4.8%
Percent of List Price Received*	103.5%	100.1%	- 3.3%	107.1%	97.2%	- 9.2%
Inventory of Homes for Sale	29	19	- 34.5%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	—	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	13	—	31	13	- 58.1%
Median Sales Price*	—	\$145,000	—	\$190,000	\$145,000	- 23.7%
Average Sales Price*	—	\$145,000	—	\$190,000	\$145,000	- 23.7%
Percent of List Price Received*	—	103.6%	—	88.4%	103.6%	+ 17.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

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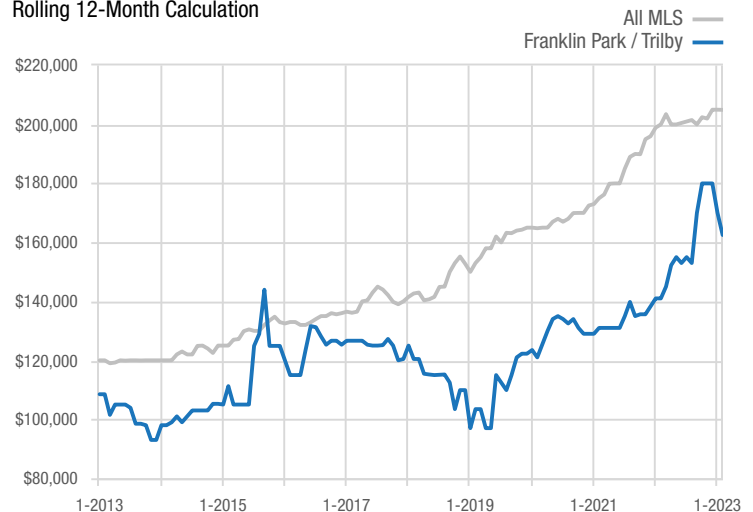
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

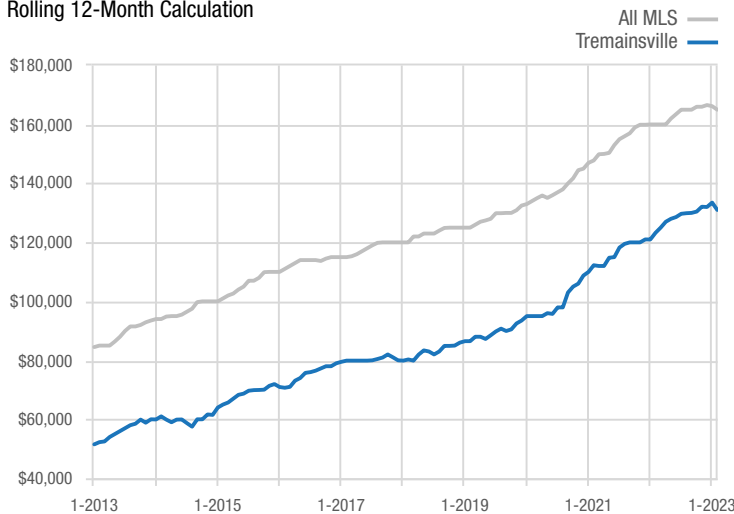
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	48	41	- 14.6%	80	86	+ 7.5%
Pending Sales	38	30	- 21.1%	81	75	- 7.4%
Closed Sales	36	39	+ 8.3%	84	78	- 7.1%
Days on Market Until Sale	65	66	+ 1.5%	64	67	+ 4.7%
Median Sales Price*	\$138,794	\$117,000	- 15.7%	\$123,665	\$118,250	- 4.4%
Average Sales Price*	\$127,454	\$113,188	- 11.2%	\$117,055	\$116,457	- 0.5%
Percent of List Price Received*	102.2%	98.1%	- 4.0%	98.7%	97.5%	- 1.2%
Inventory of Homes for Sale	68	66	- 2.9%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	159	—
Median Sales Price*	—	—	—	—	\$100,000	—
Average Sales Price*	—	—	—	—	\$100,000	—
Percent of List Price Received*	—	—	—	—	90.9%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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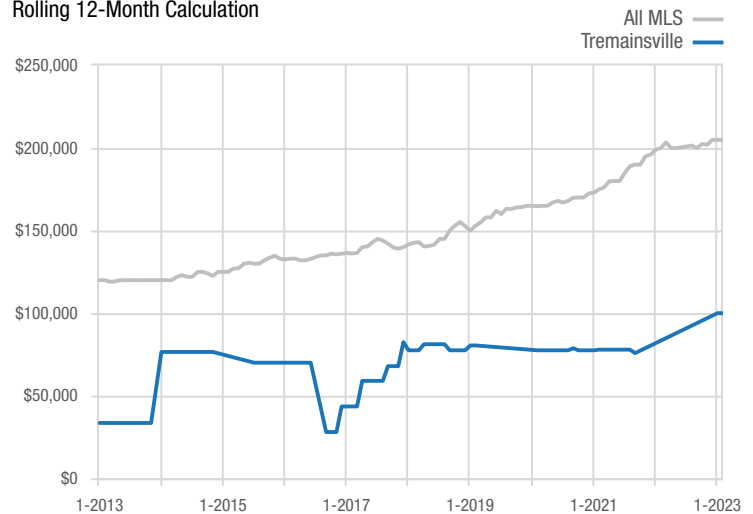
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

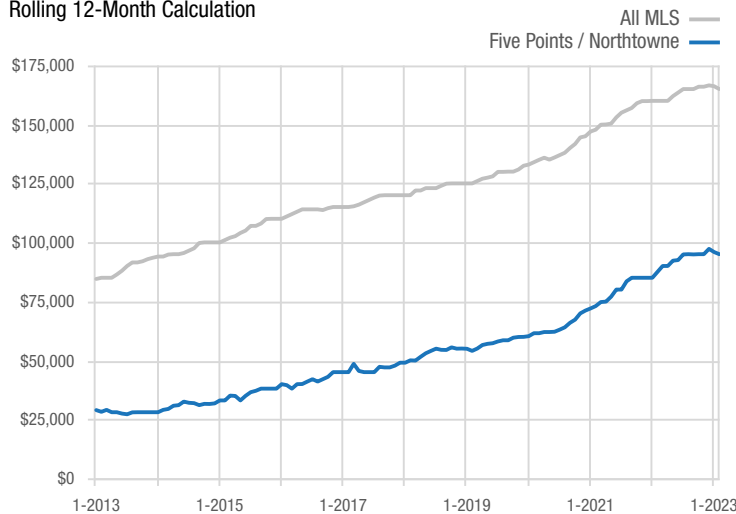
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	27	42	+ 55.6%	59	75	+ 27.1%
Pending Sales	25	36	+ 44.0%	65	68	+ 4.6%
Closed Sales	25	28	+ 12.0%	59	55	- 6.8%
Days on Market Until Sale	63	84	+ 33.3%	56	74	+ 32.1%
Median Sales Price*	\$100,000	\$92,500	- 7.5%	\$99,250	\$88,500	- 10.8%
Average Sales Price*	\$97,766	\$91,023	- 6.9%	\$94,978	\$91,265	- 3.9%
Percent of List Price Received*	98.1%	98.0%	- 0.1%	100.5%	98.0%	- 2.5%
Inventory of Homes for Sale	53	76	+ 43.4%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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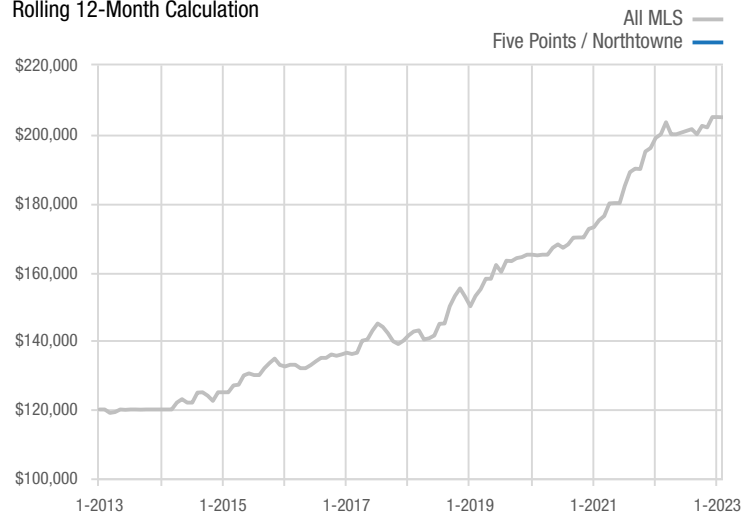
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

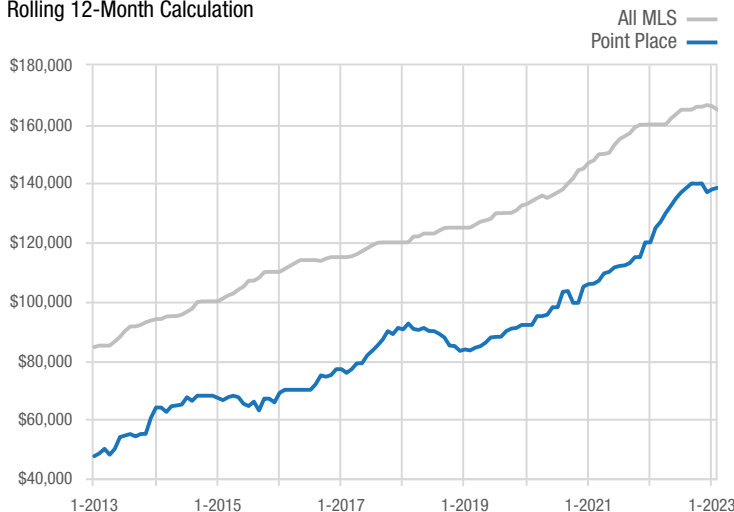
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	16	14	- 12.5%	37	28	- 24.3%
Pending Sales	11	23	+ 109.1%	27	34	+ 25.9%
Closed Sales	14	21	+ 50.0%	27	34	+ 25.9%
Days on Market Until Sale	69	73	+ 5.8%	82	66	- 19.5%
Median Sales Price*	\$128,750	\$124,900	- 3.0%	\$122,500	\$131,550	+ 7.4%
Average Sales Price*	\$185,700	\$134,690	- 27.5%	\$161,979	\$142,376	- 12.1%
Percent of List Price Received*	101.9%	101.3%	- 0.6%	101.4%	99.3%	- 2.1%
Inventory of Homes for Sale	40	30	- 25.0%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	72	—	—
Median Sales Price*	—	—	—	\$202,000	—	—
Average Sales Price*	—	—	—	\$202,000	—	—
Percent of List Price Received*	—	—	—	90.6%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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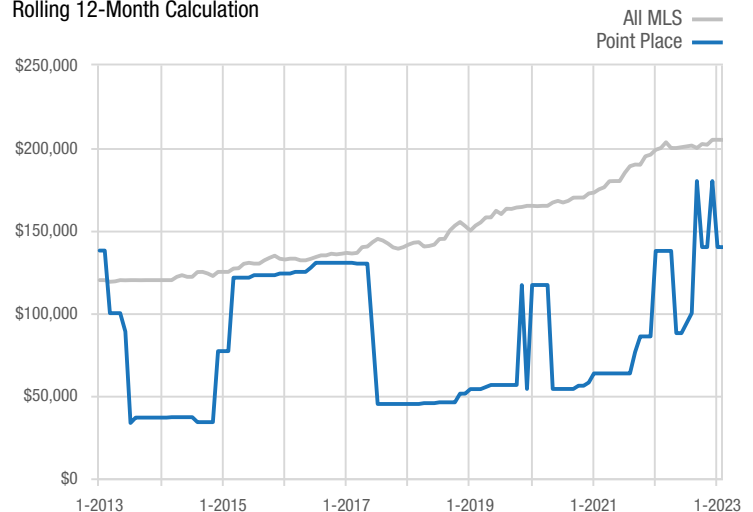
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

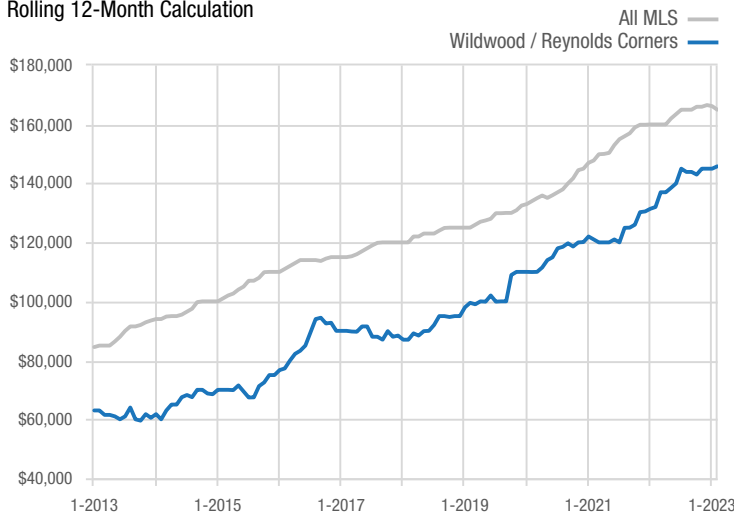
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	21	16	- 23.8%	47	39	- 17.0%
Pending Sales	23	15	- 34.8%	42	33	- 21.4%
Closed Sales	21	14	- 33.3%	39	31	- 20.5%
Days on Market Until Sale	45	74	+ 64.4%	57	64	+ 12.3%
Median Sales Price*	\$137,100	\$150,500	+ 9.8%	\$135,475	\$150,000	+ 10.7%
Average Sales Price*	\$158,375	\$163,300	+ 3.1%	\$160,060	\$165,396	+ 3.3%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	100.1%	100.1%	0.0%
Inventory of Homes for Sale	36	40	+ 11.1%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	1	- 83.3%	11	3	- 72.7%
Pending Sales	4	0	- 100.0%	7	2	- 71.4%
Closed Sales	5	1	- 80.0%	8	3	- 62.5%
Days on Market Until Sale	42	14	- 66.7%	45	63	+ 40.0%
Median Sales Price*	\$172,000	\$97,000	- 43.6%	\$159,450	\$99,900	- 37.3%
Average Sales Price*	\$170,180	\$97,000	- 43.0%	\$150,550	\$111,600	- 25.9%
Percent of List Price Received*	98.3%	97.1%	- 1.2%	96.3%	98.8%	+ 2.6%
Inventory of Homes for Sale	11	3	- 72.7%	—	—	—
Months Supply of Inventory	2.2	0.5	- 77.3%	—	—	—

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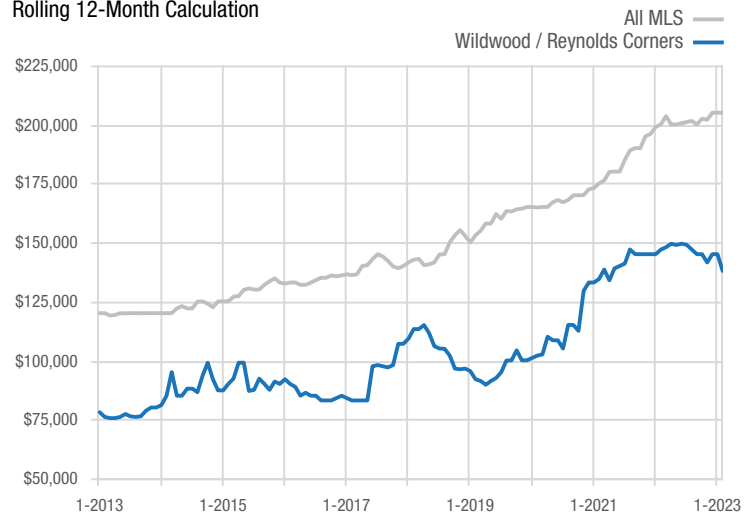
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

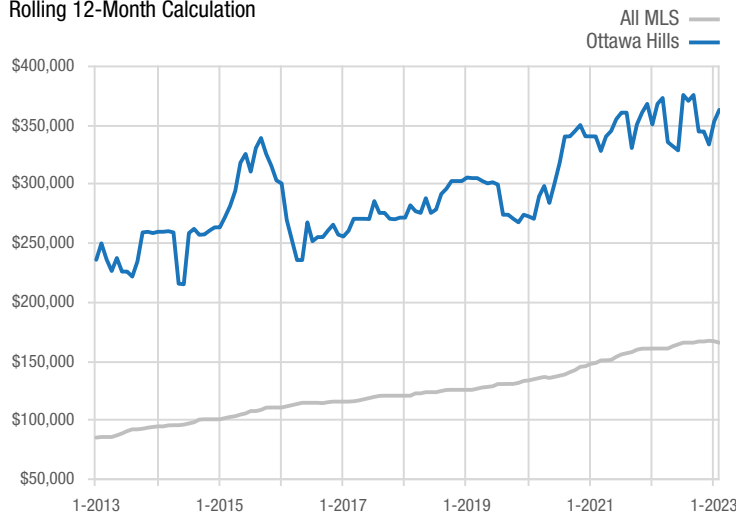
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	6	1	- 83.3%	13	7	- 46.2%
Pending Sales	7	5	- 28.6%	11	9	- 18.2%
Closed Sales	6	3	- 50.0%	10	7	- 30.0%
Days on Market Until Sale	46	107	+ 132.6%	43	85	+ 97.7%
Median Sales Price*	\$377,000	\$555,000	+ 47.2%	\$307,500	\$555,000	+ 80.5%
Average Sales Price*	\$391,483	\$642,500	+ 64.1%	\$339,890	\$567,714	+ 67.0%
Percent of List Price Received*	98.0%	93.5%	- 4.6%	97.6%	92.4%	- 5.3%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	87	—	—	87	—	—
Median Sales Price*	\$116,500	—	—	\$116,500	—	—
Average Sales Price*	\$116,500	—	—	\$116,500	—	—
Percent of List Price Received*	105.0%	—	—	105.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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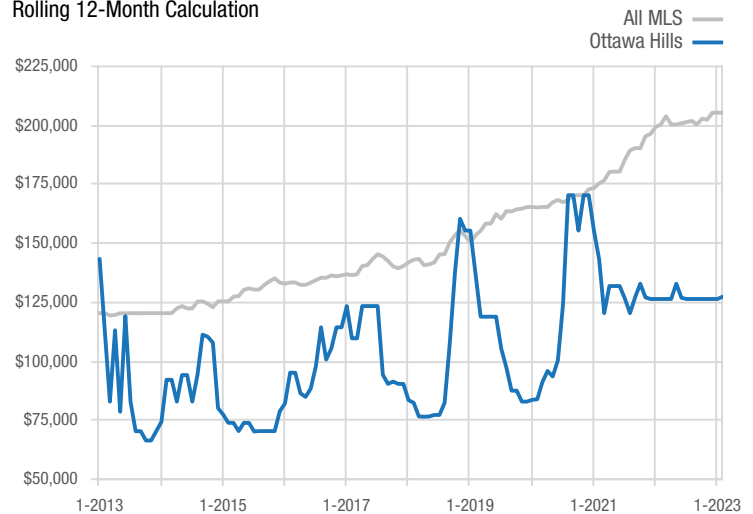
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

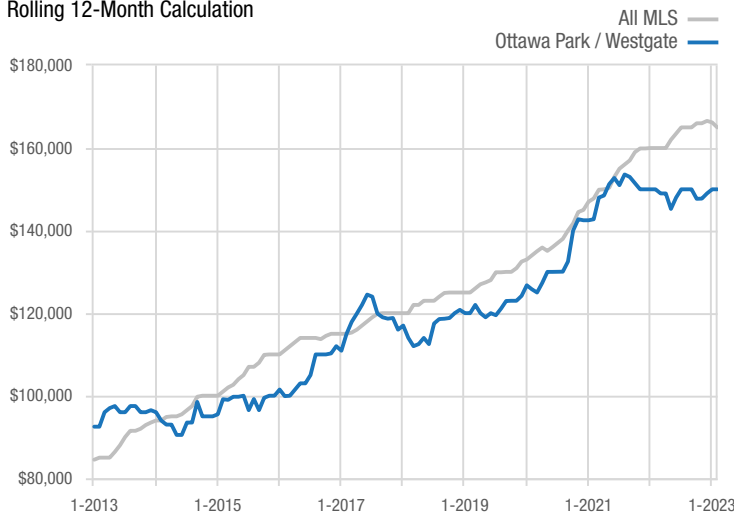
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	19	10	- 47.4%	40	22	- 45.0%
Pending Sales	18	13	- 27.8%	34	24	- 29.4%
Closed Sales	12	11	- 8.3%	30	21	- 30.0%
Days on Market Until Sale	56	92	+ 64.3%	59	74	+ 25.4%
Median Sales Price*	\$147,300	\$186,500	+ 26.6%	\$139,900	\$168,000	+ 20.1%
Average Sales Price*	\$161,236	\$174,018	+ 7.9%	\$156,157	\$171,614	+ 9.9%
Percent of List Price Received*	101.9%	97.2%	- 4.6%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	39	22	- 43.6%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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	0	- 100.0%	—	—	—
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.

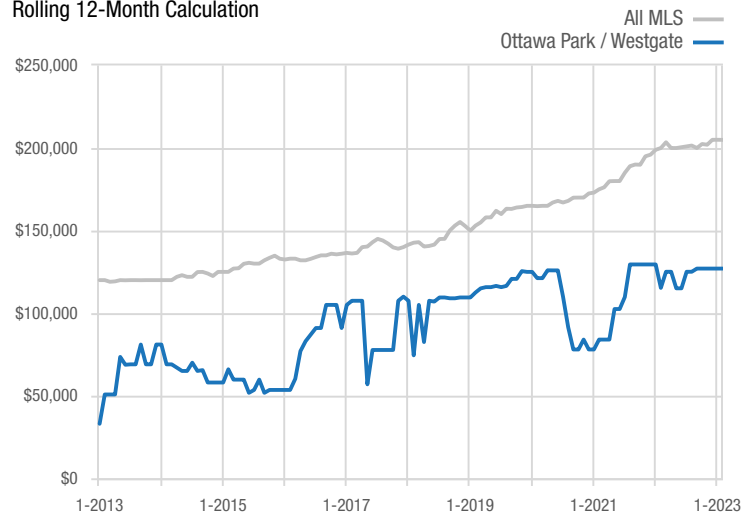
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2023

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Olde West End

MLS Area 18: 43610 and 43620

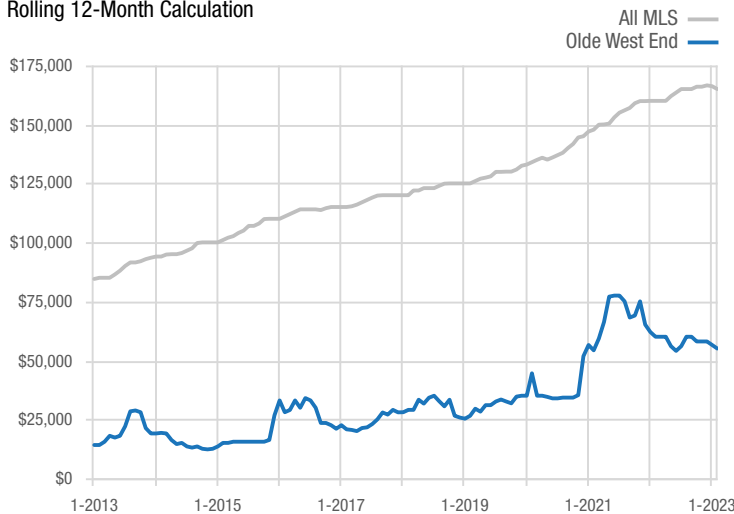
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	3	- 25.0%	14	10	- 28.6%
Pending Sales	5	4	- 20.0%	19	5	- 73.7%
Closed Sales	7	4	- 42.9%	17	6	- 64.7%
Days on Market Until Sale	48	117	+ 143.8%	67	85	+ 26.9%
Median Sales Price*	\$32,500	\$24,917	- 23.3%	\$43,000	\$25,117	- 41.6%
Average Sales Price*	\$83,796	\$26,458	- 68.4%	\$75,509	\$31,456	- 58.3%
Percent of List Price Received*	104.2%	80.7%	- 22.6%	96.7%	86.5%	- 10.5%
Inventory of Homes for Sale	17	15	- 11.8%	—	—	—
Months Supply of Inventory	2.8	2.9	+ 3.6%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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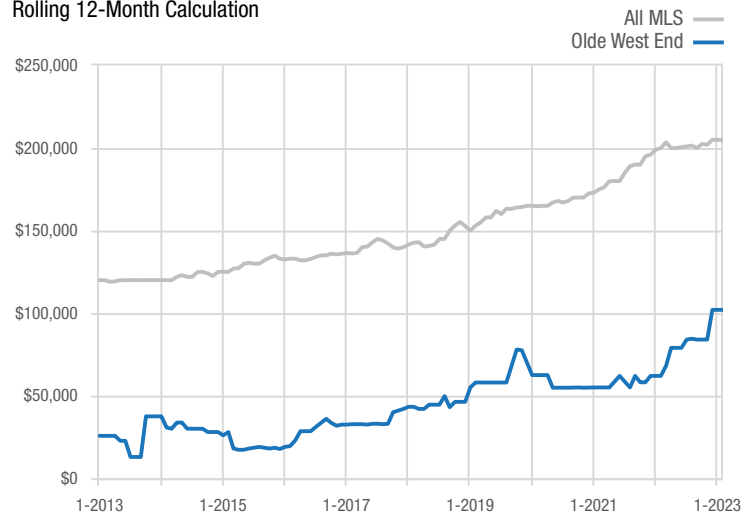
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

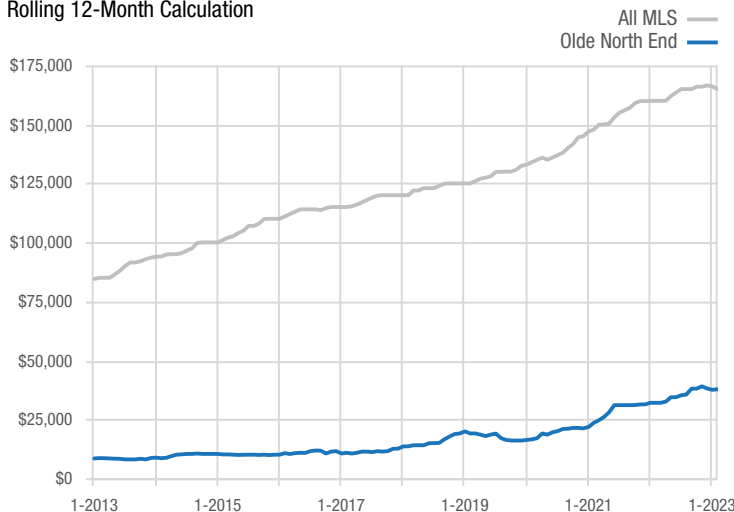
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	14	18	+ 28.6%	32	38	+ 18.8%
Pending Sales	11	14	+ 27.3%	21	27	+ 28.6%
Closed Sales	8	13	+ 62.5%	15	28	+ 86.7%
Days on Market Until Sale	93	74	- 20.4%	84	69	- 17.9%
Median Sales Price*	\$39,000	\$49,750	+ 27.6%	\$36,875	\$33,000	- 10.5%
Average Sales Price*	\$42,843	\$46,266	+ 8.0%	\$41,761	\$36,338	- 13.0%
Percent of List Price Received*	91.8%	89.8%	- 2.2%	89.1%	97.0%	+ 8.9%
Inventory of Homes for Sale	32	39	+ 21.9%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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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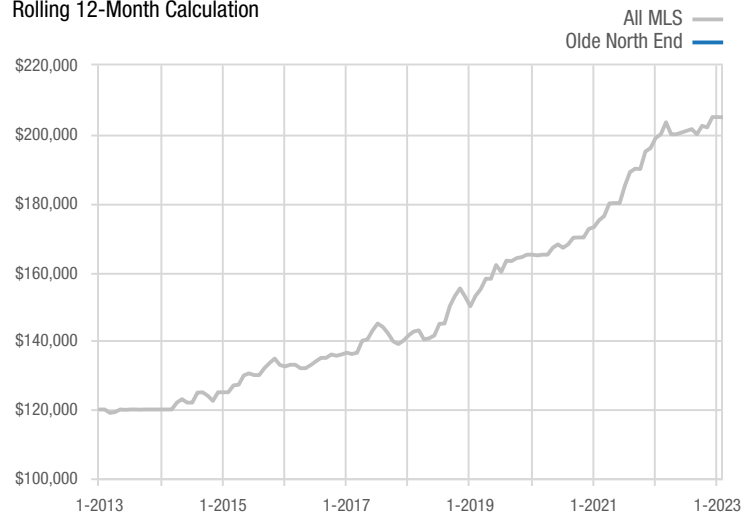
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

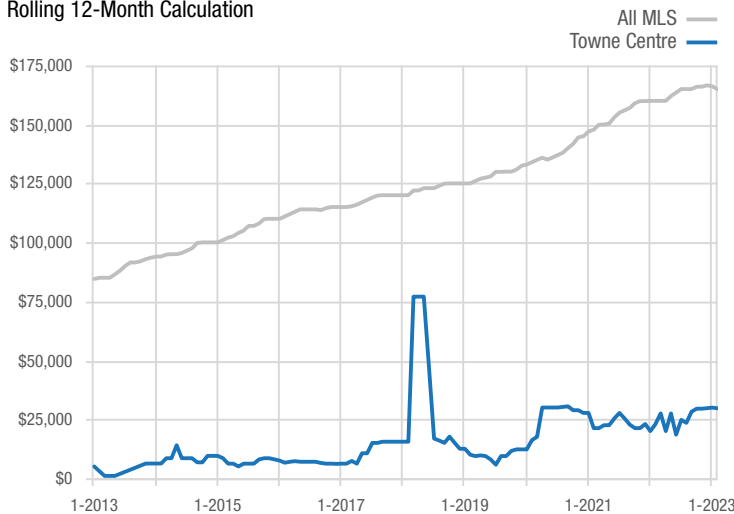
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	2	—	1	3	+ 200.0%
Days on Market Until Sale	—	50	—	79	41	- 48.1%
Median Sales Price*	—	\$20,000	—	\$9,000	\$20,000	+ 122.2%
Average Sales Price*	—	\$20,000	—	\$9,000	\$26,500	+ 194.4%
Percent of List Price Received*	—	80.0%	—	90.9%	86.7%	- 4.6%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	91	—	—	67	110	+ 64.2%
Median Sales Price*	\$290,000	—	—	\$255,000	\$231,500	- 9.2%
Average Sales Price*	\$290,000	—	—	\$255,000	\$231,500	- 9.2%
Percent of List Price Received*	93.9%	—	—	96.9%	99.0%	+ 2.2%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

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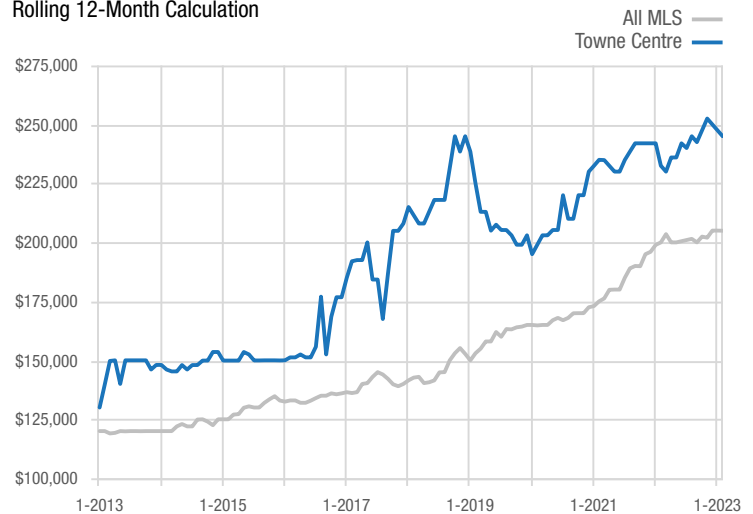
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

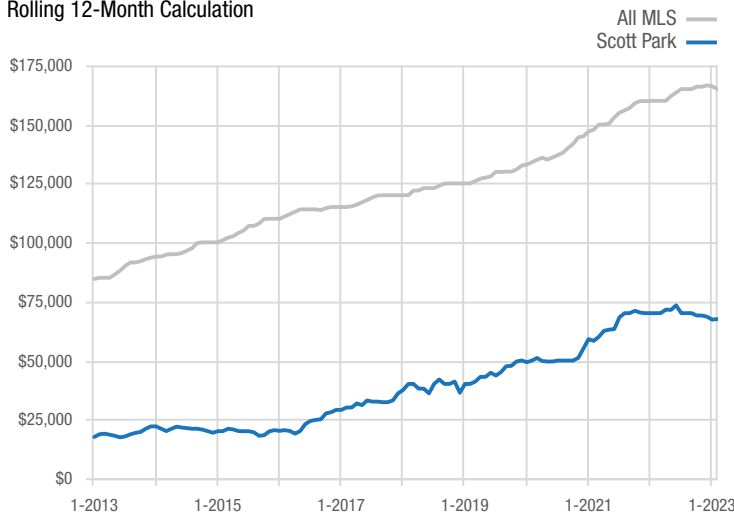
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	10	19	+ 90.0%	23	37	+ 60.9%
Pending Sales	12	21	+ 75.0%	19	35	+ 84.2%
Closed Sales	12	21	+ 75.0%	20	37	+ 85.0%
Days on Market Until Sale	53	83	+ 56.6%	55	70	+ 27.3%
Median Sales Price*	\$68,000	\$70,000	+ 2.9%	\$66,000	\$60,000	- 9.1%
Average Sales Price*	\$69,492	\$74,373	+ 7.0%	\$67,120	\$71,060	+ 5.9%
Percent of List Price Received*	98.2%	94.9%	- 3.4%	94.5%	95.5%	+ 1.1%
Inventory of Homes for Sale	35	38	+ 8.6%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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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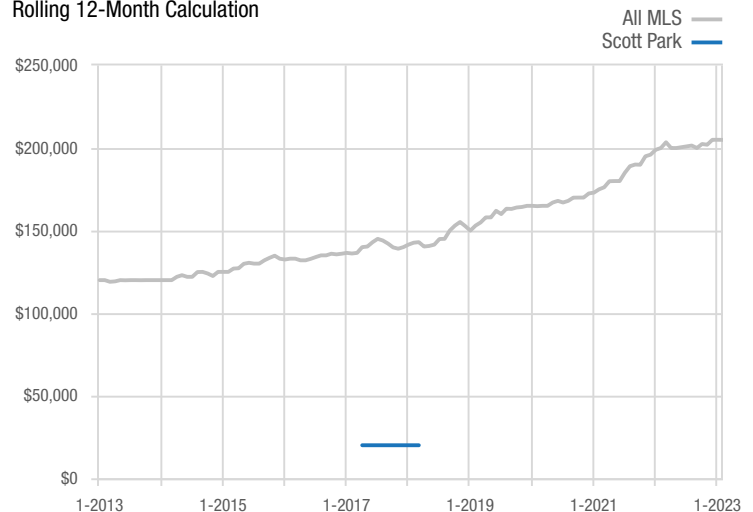
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

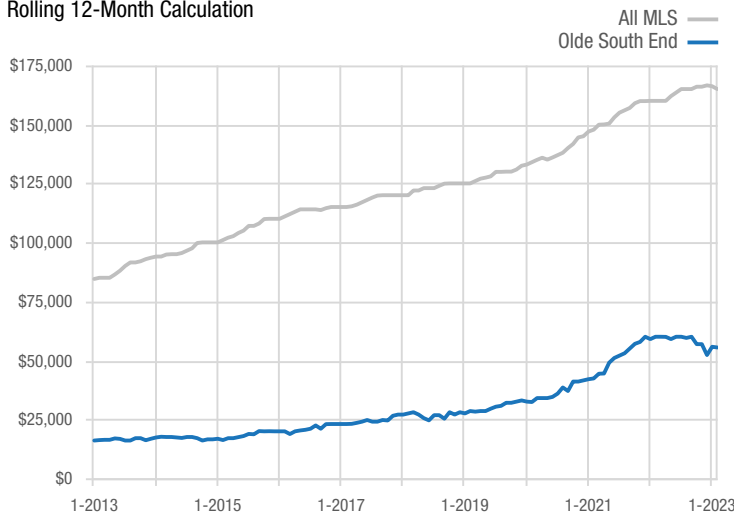
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	13	26	+ 100.0%	36	45	+ 25.0%
Pending Sales	17	17	0.0%	41	36	- 12.2%
Closed Sales	13	11	- 15.4%	37	32	- 13.5%
Days on Market Until Sale	73	59	- 19.2%	76	68	- 10.5%
Median Sales Price*	\$60,000	\$55,900	- 6.8%	\$40,000	\$57,450	+ 43.6%
Average Sales Price*	\$57,817	\$54,273	- 6.1%	\$50,819	\$54,380	+ 7.0%
Percent of List Price Received*	94.1%	91.3%	- 3.0%	92.0%	90.7%	- 1.4%
Inventory of Homes for Sale	43	46	+ 7.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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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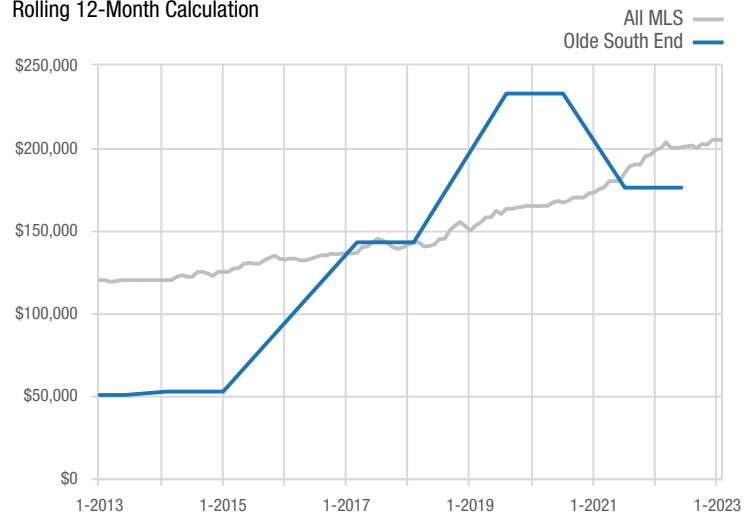
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

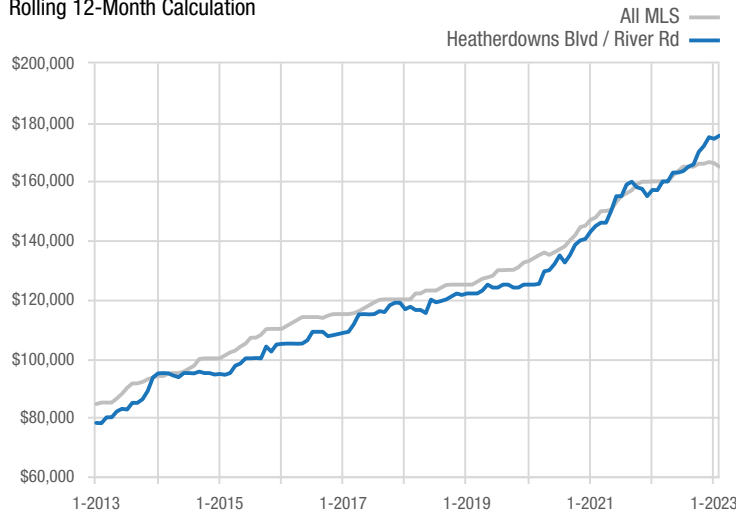
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	28	17	- 39.3%	52	38	- 26.9%
Pending Sales	27	22	- 18.5%	54	49	- 9.3%
Closed Sales	25	23	- 8.0%	56	47	- 16.1%
Days on Market Until Sale	52	72	+ 38.5%	64	69	+ 7.8%
Median Sales Price*	\$160,000	\$185,000	+ 15.6%	\$173,750	\$178,000	+ 2.4%
Average Sales Price*	\$161,326	\$186,096	+ 15.4%	\$177,203	\$187,541	+ 5.8%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.7%	98.8%	- 0.9%
Inventory of Homes for Sale	44	28	- 36.4%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	5	+ 25.0%	4	8	+ 100.0%
Pending Sales	1	6	+ 500.0%	5	11	+ 120.0%
Closed Sales	1	5	+ 400.0%	5	10	+ 100.0%
Days on Market Until Sale	56	73	+ 30.4%	51	78	+ 52.9%
Median Sales Price*	\$67,000	\$99,900	+ 49.1%	\$85,000	\$89,950	+ 5.8%
Average Sales Price*	\$67,000	\$143,580	+ 114.3%	\$89,800	\$141,040	+ 57.1%
Percent of List Price Received*	97.1%	95.7%	- 1.4%	96.7%	93.4%	- 3.4%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

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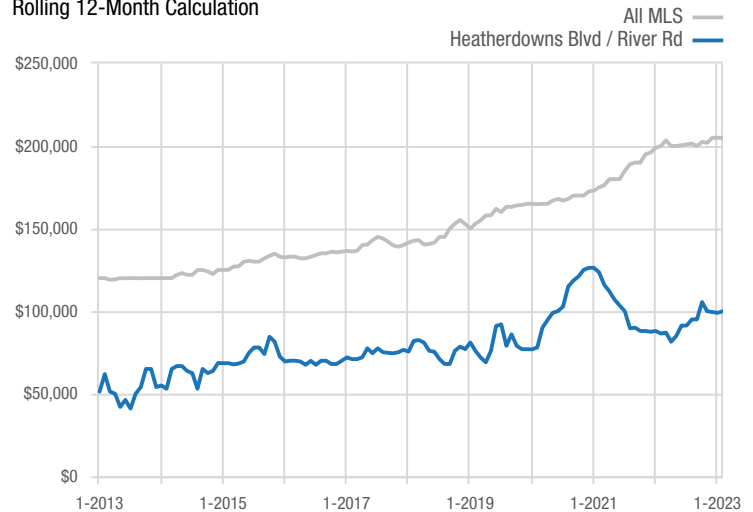
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

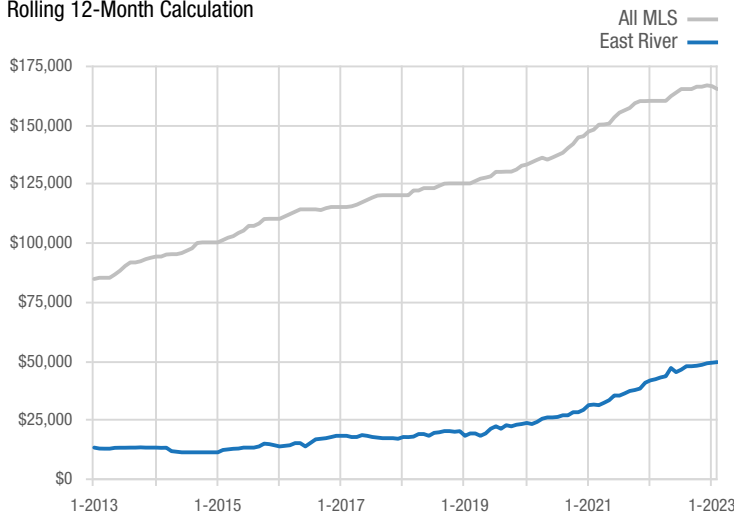
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	17	25	+ 47.1%	34	44	+ 29.4%
Pending Sales	12	13	+ 8.3%	24	29	+ 20.8%
Closed Sales	15	12	- 20.0%	25	24	- 4.0%
Days on Market Until Sale	64	74	+ 15.6%	78	76	- 2.6%
Median Sales Price*	\$42,000	\$37,450	- 10.8%	\$42,250	\$44,950	+ 6.4%
Average Sales Price*	\$47,433	\$41,234	- 13.1%	\$46,822	\$47,259	+ 0.9%
Percent of List Price Received*	92.6%	91.4%	- 1.3%	92.0%	94.8%	+ 3.0%
Inventory of Homes for Sale	43	53	+ 23.3%	—	—	—
Months Supply of Inventory	2.5	2.7	+ 8.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	31	—	—	31	—	—
Median Sales Price*	\$353,000	—	—	\$353,000	—	—
Average Sales Price*	\$353,000	—	—	\$353,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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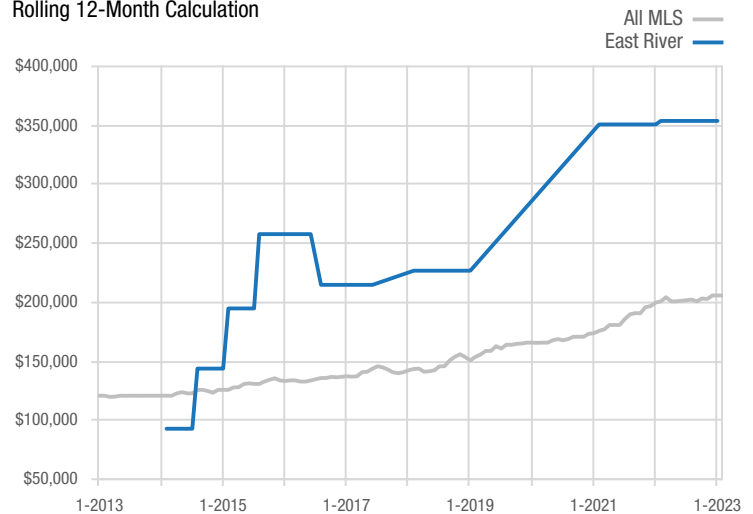
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

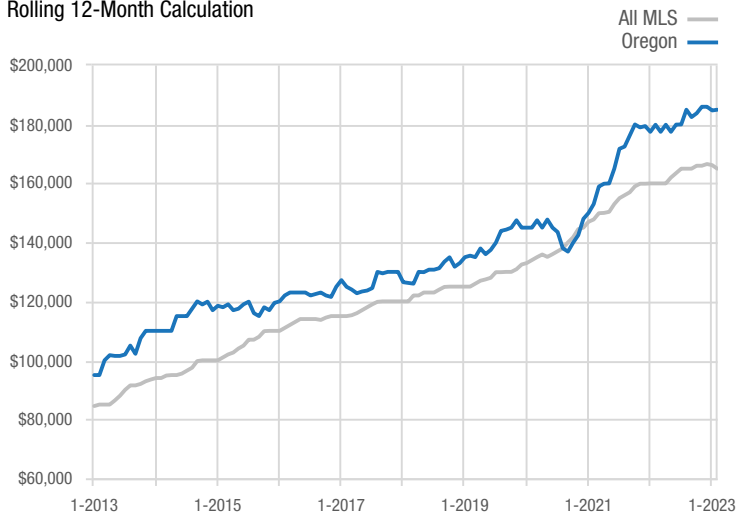
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	18	8	- 55.6%	31	19	- 38.7%
Pending Sales	15	8	- 46.7%	28	20	- 28.6%
Closed Sales	15	8	- 46.7%	31	19	- 38.7%
Days on Market Until Sale	72	55	- 23.6%	75	49	- 34.7%
Median Sales Price*	\$158,500	\$187,250	+ 18.1%	\$189,900	\$176,200	- 7.2%
Average Sales Price*	\$168,794	\$181,575	+ 7.6%	\$191,256	\$184,915	- 3.3%
Percent of List Price Received*	100.9%	96.7%	- 4.2%	101.0%	99.6%	- 1.4%
Inventory of Homes for Sale	30	17	- 43.3%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	3	1	- 66.7%
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	44	—	—	80	34	- 57.5%
Median Sales Price*	\$222,500	—	—	\$190,000	\$198,000	+ 4.2%
Average Sales Price*	\$222,500	—	—	\$210,000	\$198,000	- 5.7%
Percent of List Price Received*	100.4%	—	—	100.3%	103.1%	+ 2.8%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.1	—	—	—	—

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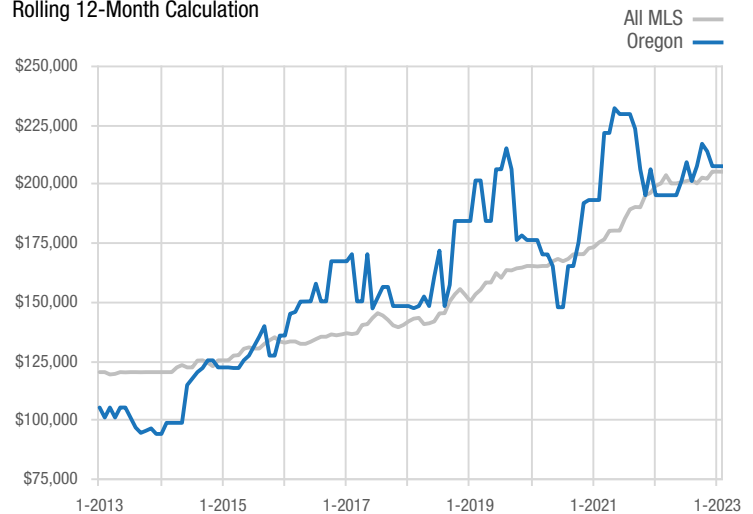
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

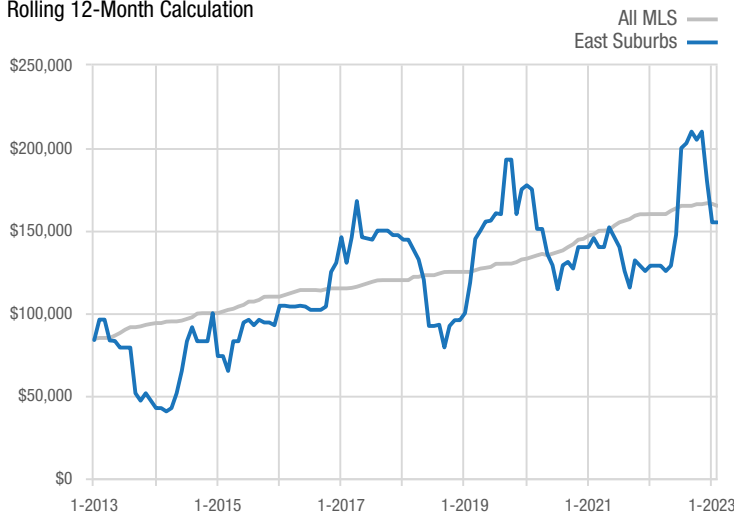
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	0	0	—	2	0	- 100.0%
Pending Sales	0	0	—	1	1	0.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	45	155	+ 244.4%
Median Sales Price*	—	—	—	\$450,600	\$143,150	- 68.2%
Average Sales Price*	—	—	—	\$450,600	\$143,150	- 68.2%
Percent of List Price Received*	—	—	—	112.7%	95.5%	- 15.3%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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.

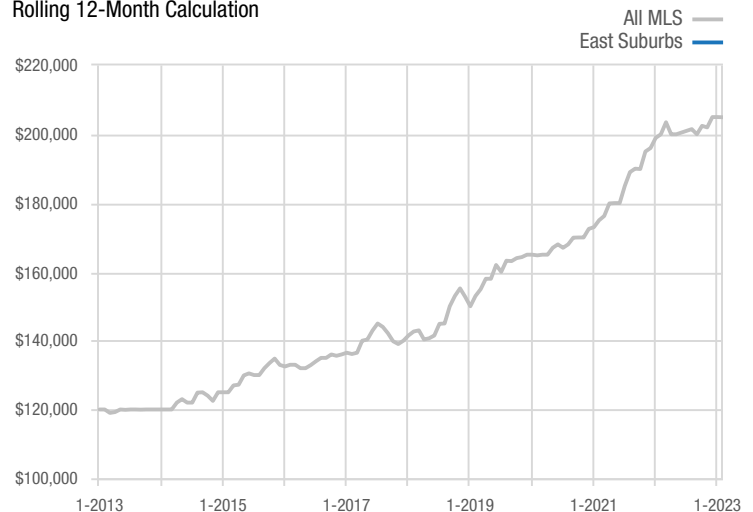
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2023

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

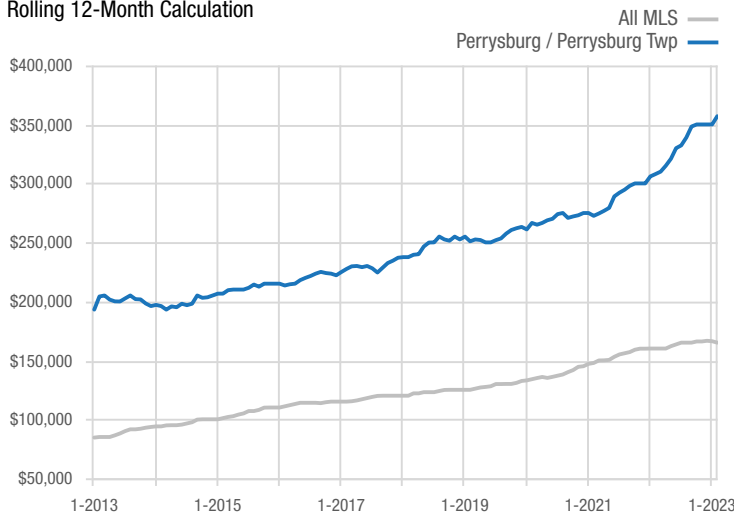
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	27	35	+ 29.6%	50	66	+ 32.0%
Pending Sales	21	21	0.0%	49	34	- 30.6%
Closed Sales	20	17	- 15.0%	48	31	- 35.4%
Days on Market Until Sale	58	69	+ 19.0%	80	78	- 2.5%
Median Sales Price*	\$272,550	\$307,500	+ 12.8%	\$325,700	\$364,950	+ 12.1%
Average Sales Price*	\$306,863	\$365,684	+ 19.2%	\$350,278	\$386,046	+ 10.2%
Percent of List Price Received*	102.0%	98.8%	- 3.1%	101.4%	97.9%	- 3.5%
Inventory of Homes for Sale	65	78	+ 20.0%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	3	- 50.0%	7	8	+ 14.3%
Pending Sales	1	3	+ 200.0%	6	6	0.0%
Closed Sales	2	2	0.0%	7	6	- 14.3%
Days on Market Until Sale	31	49	+ 58.1%	87	69	- 20.7%
Median Sales Price*	\$279,000	\$227,450	- 18.5%	\$194,900	\$197,950	+ 1.6%
Average Sales Price*	\$279,000	\$227,450	- 18.5%	\$222,486	\$222,500	+ 0.0%
Percent of List Price Received*	103.6%	98.1%	- 5.3%	99.3%	102.7%	+ 3.4%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

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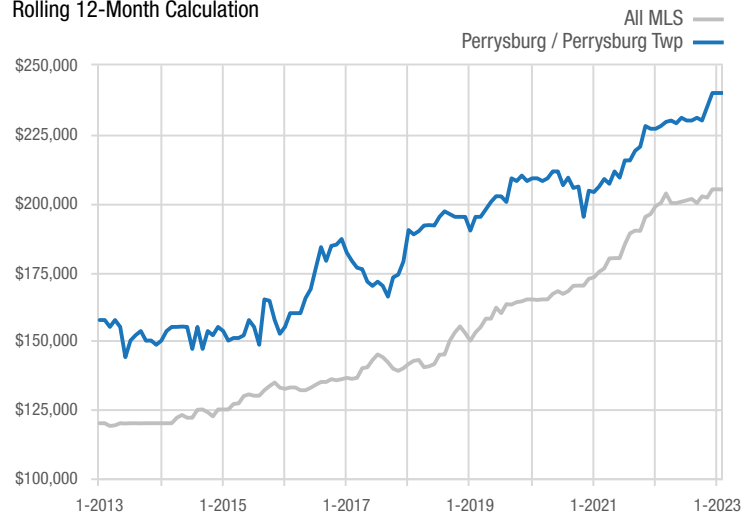
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

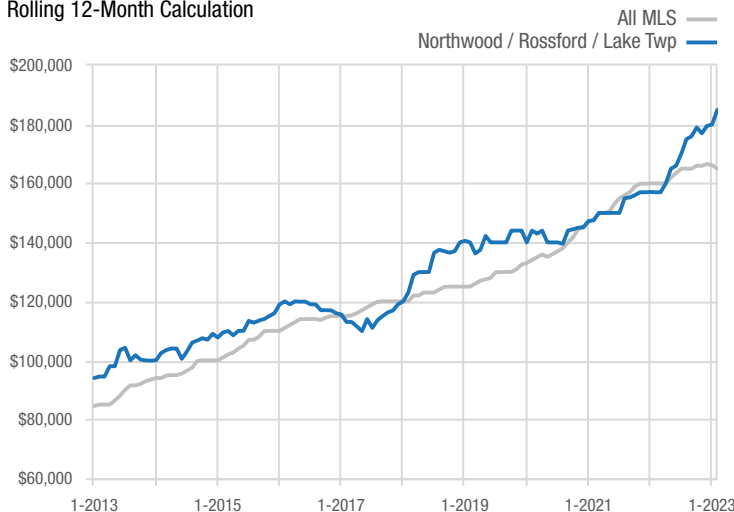
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	19	16	- 15.8%	29	27	- 6.9%
Pending Sales	15	8	- 46.7%	36	22	- 38.9%
Closed Sales	17	6	- 64.7%	38	18	- 52.6%
Days on Market Until Sale	82	91	+ 11.0%	84	84	0.0%
Median Sales Price*	\$137,500	\$236,600	+ 72.1%	\$145,000	\$177,000	+ 22.1%
Average Sales Price*	\$152,141	\$235,720	+ 54.9%	\$167,981	\$201,035	+ 19.7%
Percent of List Price Received*	108.9%	100.6%	- 7.6%	102.6%	98.8%	- 3.7%
Inventory of Homes for Sale	25	30	+ 20.0%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	1	- 50.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	104	—
Median Sales Price*	—	—	—	—	\$260,000	—
Average Sales Price*	—	—	—	—	\$260,000	—
Percent of List Price Received*	—	—	—	—	101.0%	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	2.5	+ 212.5%	—	—	—

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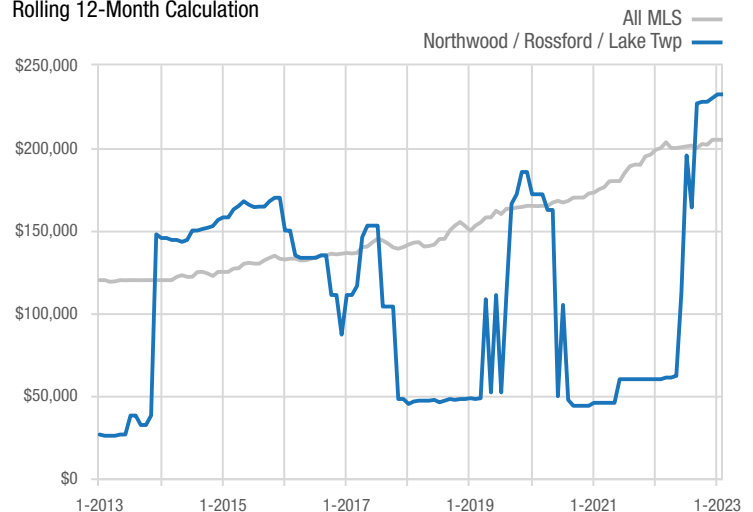
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

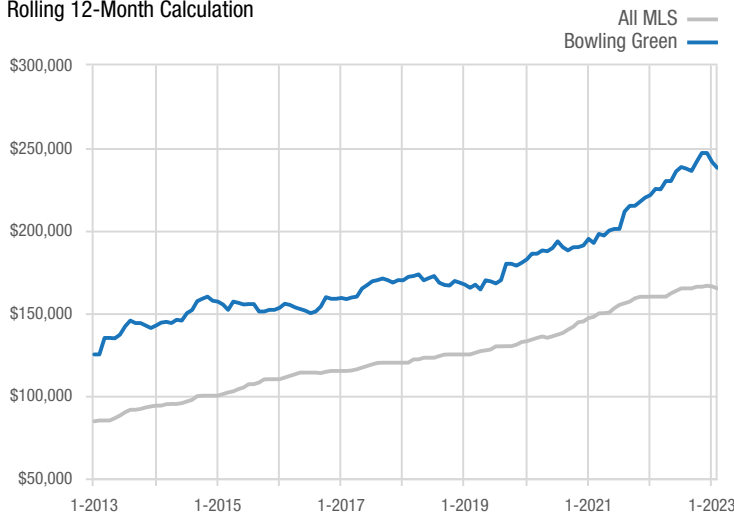
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	14	9	- 35.7%	27	16	- 40.7%
Pending Sales	14	10	- 28.6%	27	19	- 29.6%
Closed Sales	15	9	- 40.0%	28	18	- 35.7%
Days on Market Until Sale	51	49	- 3.9%	56	42	- 25.0%
Median Sales Price*	\$255,000	\$216,500	- 15.1%	\$255,000	\$226,500	- 11.2%
Average Sales Price*	\$260,119	\$239,956	- 7.8%	\$263,170	\$233,534	- 11.3%
Percent of List Price Received*	102.9%	99.6%	- 3.2%	101.0%	99.5%	- 1.5%
Inventory of Homes for Sale	21	10	- 52.4%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	0	- 100.0%	4	2	- 50.0%
Pending Sales	1	2	+ 100.0%	2	5	+ 150.0%
Closed Sales	1	3	+ 200.0%	2	5	+ 150.0%
Days on Market Until Sale	93	99	+ 6.5%	59	69	+ 16.9%
Median Sales Price*	\$287,000	\$360,000	+ 25.4%	\$233,000	\$300,000	+ 28.8%
Average Sales Price*	\$287,000	\$343,333	+ 19.6%	\$233,000	\$279,980	+ 20.2%
Percent of List Price Received*	92.6%	96.7%	+ 4.4%	97.5%	98.0%	+ 0.5%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.3	0.4	- 69.2%	—	—	—

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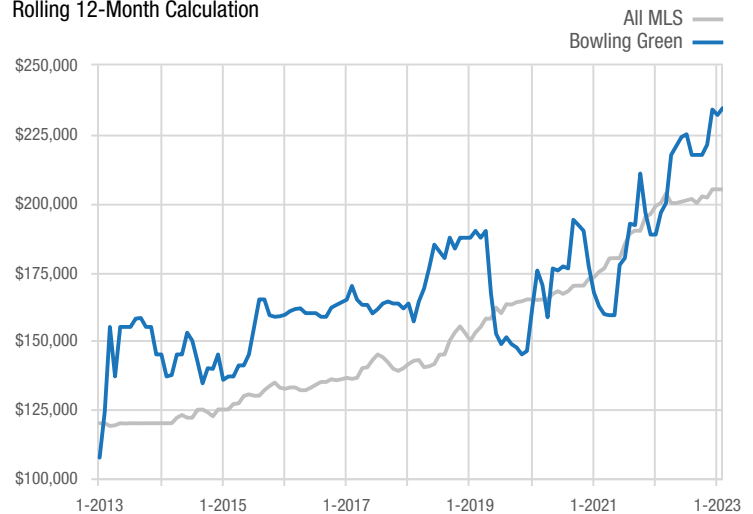
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2023

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Wood County NE

MLS Area 56: North of US 6, East of SR 25, excluding MLS Areas 53, 54 and 55

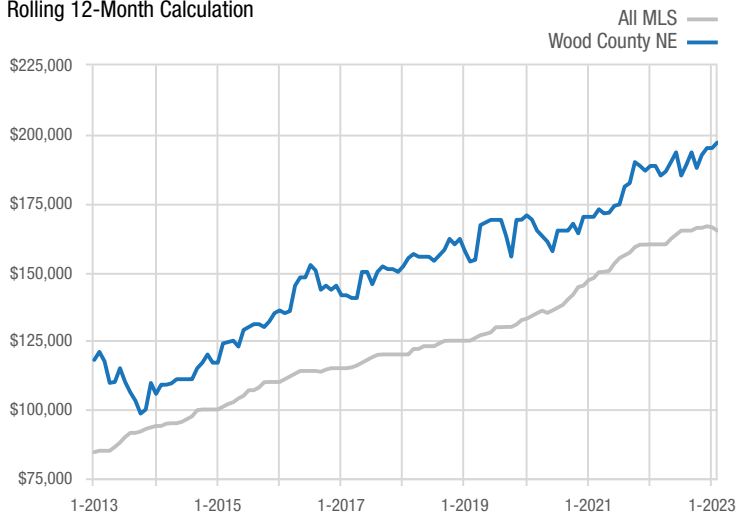
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	3	+ 50.0%	6	7	+ 16.7%
Pending Sales	3	4	+ 33.3%	8	6	- 25.0%
Closed Sales	4	4	0.0%	8	6	- 25.0%
Days on Market Until Sale	82	76	- 7.3%	79	78	- 1.3%
Median Sales Price*	\$164,000	\$167,500	+ 2.1%	\$160,000	\$137,000	- 14.4%
Average Sales Price*	\$182,175	\$158,750	- 12.9%	\$178,100	\$147,000	- 17.5%
Percent of List Price Received*	96.9%	97.9%	+ 1.0%	98.0%	92.6%	- 5.5%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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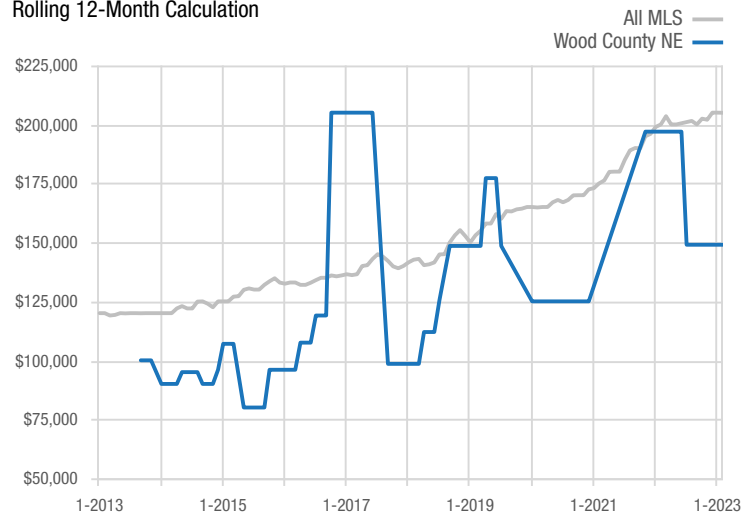
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

MLS Area 51: North of US 6, West of SR 25, excluding MLS Areas 53 and 55

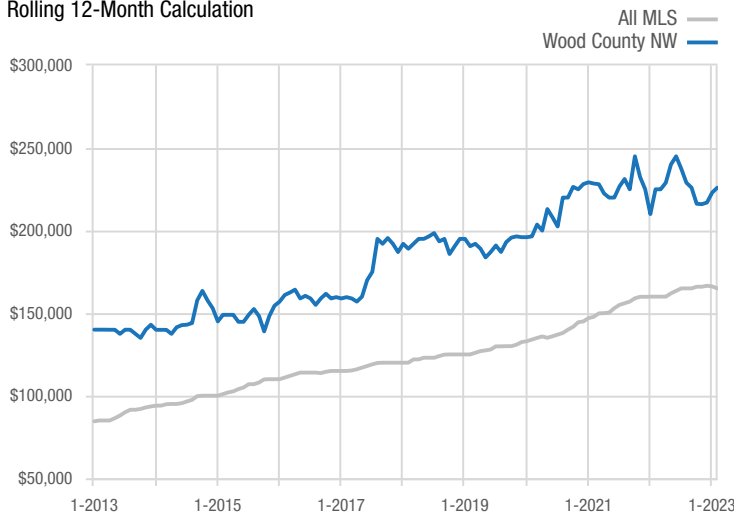
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	7	2	- 71.4%	9	4	- 55.6%
Pending Sales	7	5	- 28.6%	10	6	- 40.0%
Closed Sales	4	3	- 25.0%	9	3	- 66.7%
Days on Market Until Sale	47	91	+ 93.6%	52	91	+ 75.0%
Median Sales Price*	\$312,500	\$347,000	+ 11.0%	\$199,900	\$347,000	+ 73.6%
Average Sales Price*	\$312,500	\$362,667	+ 16.1%	\$241,811	\$362,667	+ 50.0%
Percent of List Price Received*	100.0%	94.7%	- 5.3%	102.3%	94.7%	- 7.4%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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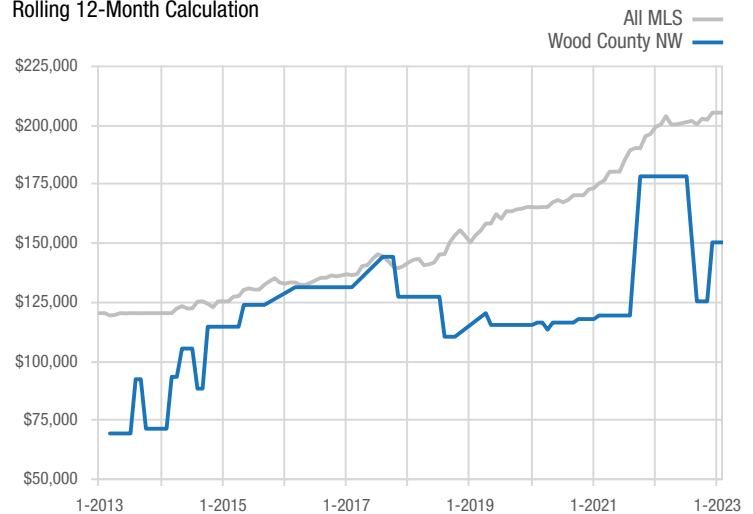
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SE

MLS Area 57: South of US 6, East of SR 25

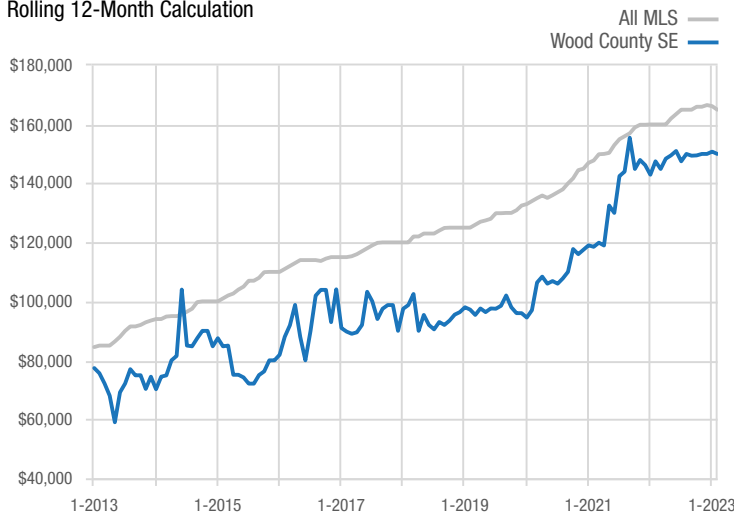
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	4	3	- 25.0%	7	8	+ 14.3%
Pending Sales	2	5	+ 150.0%	3	9	+ 200.0%
Closed Sales	2	5	+ 150.0%	4	9	+ 125.0%
Days on Market Until Sale	123	93	- 24.4%	101	94	- 6.9%
Median Sales Price*	\$168,000	\$128,500	- 23.5%	\$119,617	\$132,750	+ 11.0%
Average Sales Price*	\$168,000	\$119,436	- 28.9%	\$139,971	\$131,773	- 5.9%
Percent of List Price Received*	97.7%	90.6%	- 7.3%	93.6%	92.5%	- 1.2%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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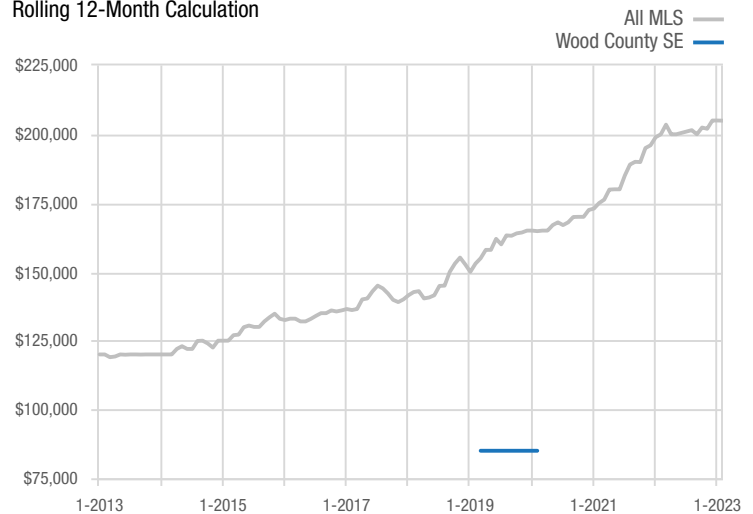
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

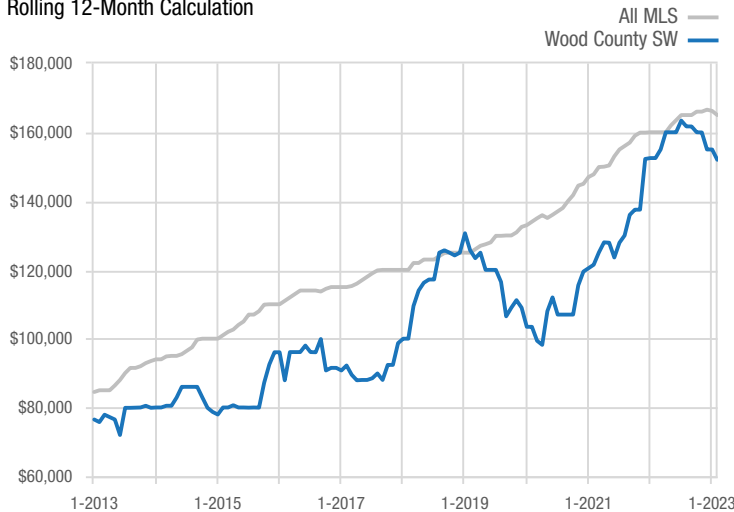
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
Key Metrics						
New Listings	7	2	- 71.4%	13	3	- 76.9%
Pending Sales	7	4	- 42.9%	13	7	- 46.2%
Closed Sales	7	4	- 42.9%	13	6	- 53.8%
Days on Market Until Sale	54	99	+ 83.3%	57	95	+ 66.7%
Median Sales Price*	\$125,000	\$60,500	- 51.6%	\$155,000	\$96,000	- 38.1%
Average Sales Price*	\$137,917	\$66,000	- 52.1%	\$181,642	\$114,533	- 36.9%
Percent of List Price Received*	93.3%	91.6%	- 1.8%	97.0%	90.0%	- 7.2%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	2.1	0.8	- 61.9%	—	—	—

Condo-Villa	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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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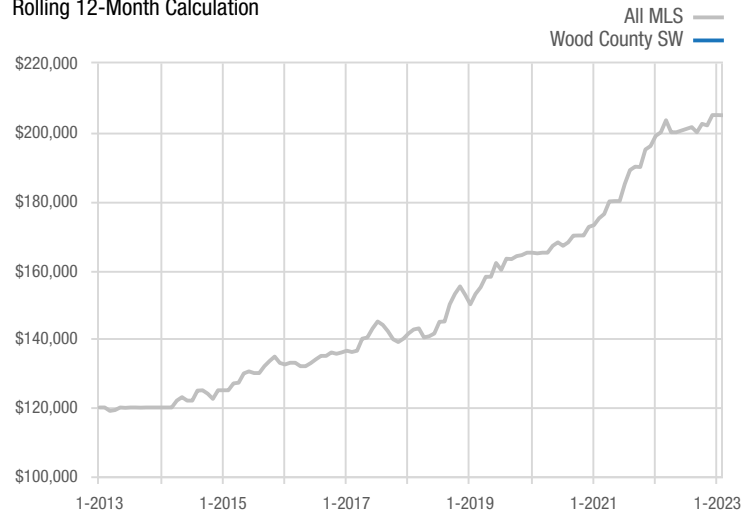
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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