

Local Market Update – May 2023

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Lucas and Upper Wood County

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

Existing-home sales slid for the second consecutive month, falling 3.4% nationwide as of last measure, according to the National Association of REALTORS® (NAR), as higher interest rates continue to impact buyer affordability. Sales are down 23% compared to the same period a year ago, while contract signings dropped 20.3% year-over-year. With sales cooling, buyers in some parts of the country have found relief in the form of declining sales prices, which are down 1.7% year-over-year nationally, although more affordable markets continue to see price gains.

While fluctuating interest rates have pushed some buyers to the sidelines, a shortage of inventory is also to blame for lower-than-average home sales this time of year, as current homeowners, many of whom locked in mortgage rates several percentage points below today's current rates, are delaying the decision to sell until market conditions improve. With only 2.9 months' supply heading into May, available homes are moving fast, with the typical home spending just over three weeks on the market, according to NAR.

Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5 2022	Thru 5 2023	% Change
New Listings	806	669	-17.0%	2,898	2,584	-10.8%
Closed Sales	544	498	-8.5%	2,242	1,948	-13.1%
Days on Market	57	49	-14.0%	62	61	-1.6%
SP\$/SqFt	\$117.61	\$117.47	-0.1%	\$109.82	\$110.14	0.3%
Median Sales Price*	\$170,000	\$175,000	2.9%	\$155,000	\$155,000	0.0%
Average Sales Price*	\$212,415	\$211,148	-0.6%	\$196,810	\$191,619	-2.6%
Percent of List Price Received*	103%	104%	1.0%	102%	---	---
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$115,553,779	\$105,150,776	-9.0%	\$441,247,248	\$373,213,686	-15.4%

Condo/Villa	May			Year to Date		
	2022	2023	% Change	Thru 5 2022	Thru 5 2023	% Change
New Listings	61	53	500.0%	271	232	-14.4%
Closed Sales	48	55	14.6%	218	185	-15.1%
Days on Market	60	41	-31.7%	72	53	-26.4%
SP\$/SqFt	\$122.28	\$138.71	13.4%	\$125.31	\$132.46	5.7%
Median Sales Price*	\$190,500	\$220,000	15.5%	\$204,950	\$220,000	7.3%
Average Sales Price*	\$202,897	\$222,367	9.6%	\$211,738	\$218,981	3.4%
Percent of List Price Received*	101%	102%	1.0%	101%	100%	-1.0%
Months Supply of Inventory	3	2	-33.3%	---	---	---
Total Volume (in 1000's)	\$9,739,046	\$12,230,193	25.6%	\$46,158,928	\$40,511,413	-12.2%

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

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	5-2022	5-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,396	1,041	- 25.4%	5,156	4,346	- 15.7%
Pending Sales		1,000	889	- 11.1%	4,180	3,672	- 12.2%
Closed Sales		971	880	- 9.4%	4,053	3,487	- 14.0%
Days on Market Until Sale		56	54	- 3.6%	65	64	- 1.5%
Median Sales Price		\$170,000	\$180,000	+ 5.9%	\$165,000	\$165,000	0.0%
Average Sales Price		\$209,340	\$215,064	+ 2.7%	\$199,312	\$195,731	- 1.8%
Percent of List Price Received		101.5%	100.7%	- 0.8%	100.2%	99.1%	- 1.1%
Housing Affordability Index		185	156	- 15.7%	191	171	- 10.5%
Inventory of Homes for Sale		2,096	1,668	- 20.4%	—	—	—
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—

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Lucas County

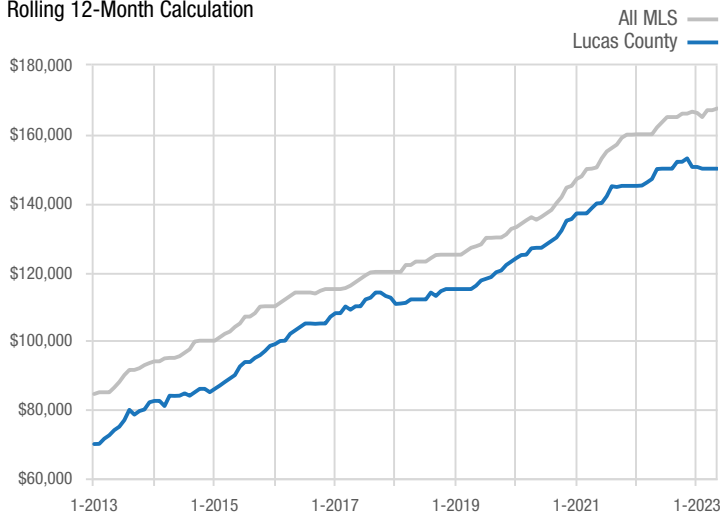
Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	675	535	- 20.7%	2,508	2,166	- 13.6%
Pending Sales	493	443	- 10.1%	2,027	1,801	- 11.1%
Closed Sales	474	434	- 8.4%	1,950	1,696	- 13.0%
Days on Market Until Sale	49	48	- 2.0%	59	60	+ 1.7%
Median Sales Price*	\$160,500	\$161,000	+ 0.3%	\$146,500	\$143,150	- 2.3%
Average Sales Price*	\$200,764	\$195,897	- 2.4%	\$182,880	\$176,073	- 3.7%
Percent of List Price Received*	102.8%	102.0%	- 0.8%	100.9%	99.8%	- 1.1%
Inventory of Homes for Sale	952	789	- 17.1%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

Condo-Villa Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	52	43	- 17.3%	235	197	- 16.2%
Pending Sales	50	43	- 14.0%	191	175	- 8.4%
Closed Sales	44	48	+ 9.1%	195	159	- 18.5%
Days on Market Until Sale	64	40	- 37.5%	76	51	- 32.9%
Median Sales Price*	\$174,000	\$207,500	+ 19.3%	\$204,950	\$210,000	+ 2.5%
Average Sales Price*	\$200,703	\$216,192	+ 7.7%	\$207,987	\$213,211	+ 2.5%
Percent of List Price Received*	100.5%	102.3%	+ 1.8%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale	82	55	- 32.9%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

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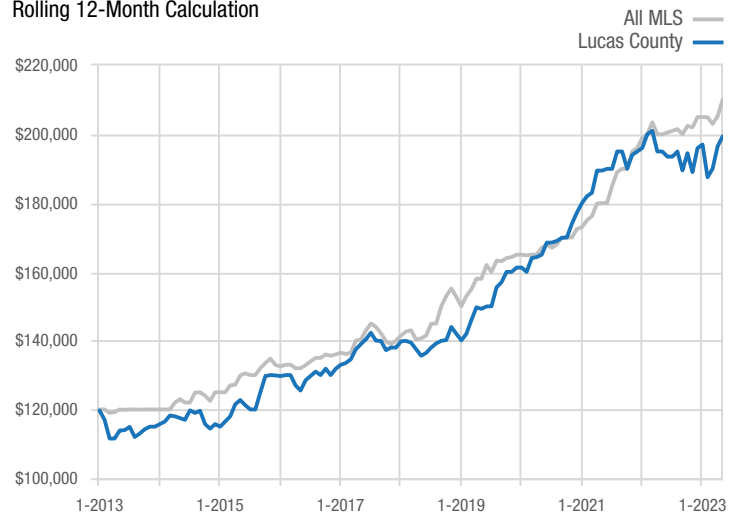
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

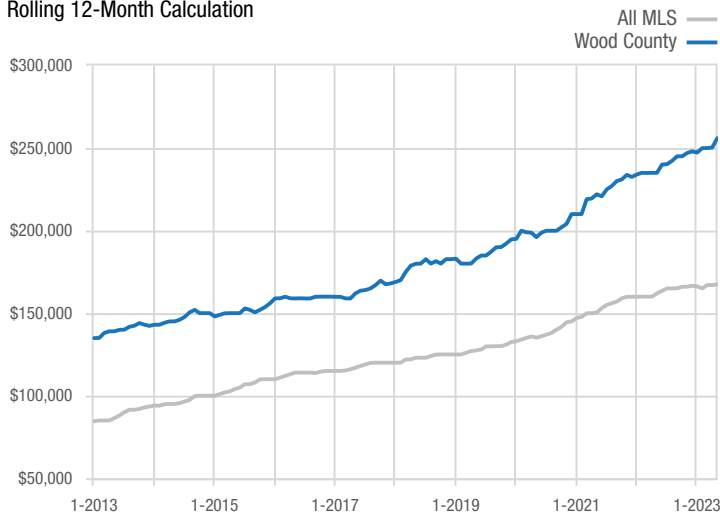
Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	182	125	- 31.3%	594	490	- 17.5%
Pending Sales	116	102	- 12.1%	472	370	- 21.6%
Closed Sales	112	95	- 15.2%	452	349	- 22.8%
Days on Market Until Sale	55	59	+ 7.3%	66	65	- 1.5%
Median Sales Price*	\$227,500	\$286,150	+ 25.8%	\$235,000	\$260,000	+ 10.6%
Average Sales Price*	\$269,724	\$326,063	+ 20.9%	\$271,881	\$289,991	+ 6.7%
Percent of List Price Received*	102.4%	101.9%	- 0.5%	101.9%	99.7%	- 2.2%
Inventory of Homes for Sale	254	211	- 16.9%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	12	9	- 25.0%	50	41	- 18.0%
Pending Sales	8	10	+ 25.0%	37	42	+ 13.5%
Closed Sales	8	12	+ 50.0%	34	39	+ 14.7%
Days on Market Until Sale	72	38	- 47.2%	53	61	+ 15.1%
Median Sales Price*	\$238,500	\$279,000	+ 17.0%	\$213,000	\$255,000	+ 19.7%
Average Sales Price*	\$237,040	\$278,825	+ 17.6%	\$237,961	\$265,636	+ 11.6%
Percent of List Price Received*	103.9%	102.3%	- 1.5%	101.2%	100.2%	- 1.0%
Inventory of Homes for Sale	18	9	- 50.0%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

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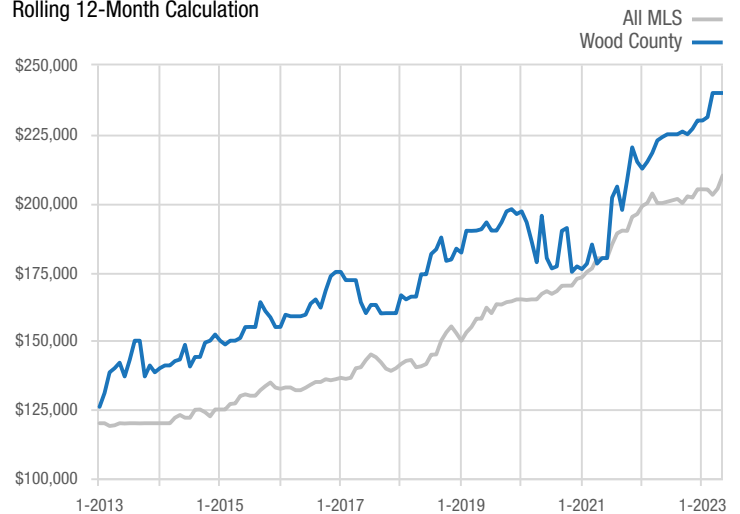
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

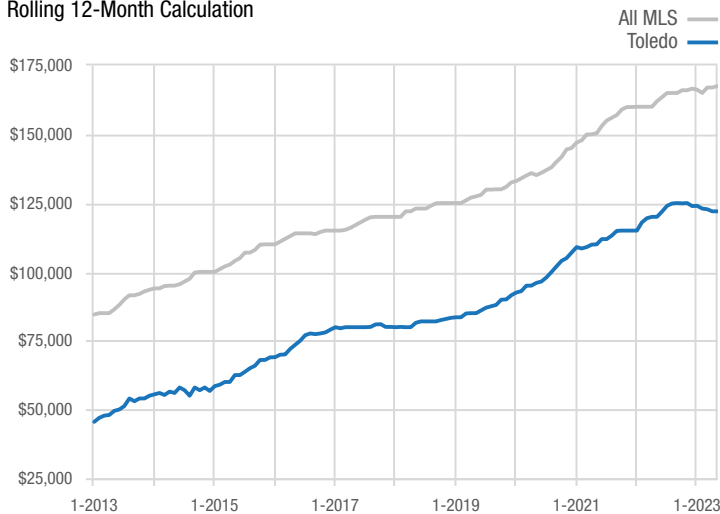
Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	472	376	- 20.3%	1,759	1,560	- 11.3%
Pending Sales	351	316	- 10.0%	1,447	1,348	- 6.8%
Closed Sales	326	316	- 3.1%	1,385	1,270	- 8.3%
Days on Market Until Sale	50	48	- 4.0%	58	61	+ 5.2%
Median Sales Price*	\$131,250	\$130,000	- 1.0%	\$120,000	\$115,000	- 4.2%
Average Sales Price*	\$154,830	\$150,181	- 3.0%	\$136,538	\$133,450	- 2.3%
Percent of List Price Received*	102.4%	101.8%	- 0.6%	100.3%	99.5%	- 0.8%
Inventory of Homes for Sale	656	544	- 17.1%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

Condo-Villa Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	27	28	+ 3.7%	125	103	- 17.6%
Pending Sales	32	24	- 25.0%	106	81	- 23.6%
Closed Sales	28	27	- 3.6%	103	78	- 24.3%
Days on Market Until Sale	52	31	- 40.4%	55	47	- 14.5%
Median Sales Price*	\$126,500	\$165,000	+ 30.4%	\$153,850	\$150,000	- 2.5%
Average Sales Price*	\$176,790	\$180,163	+ 1.9%	\$169,298	\$171,999	+ 1.6%
Percent of List Price Received*	99.8%	103.6%	+ 3.8%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale	41	35	- 14.6%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

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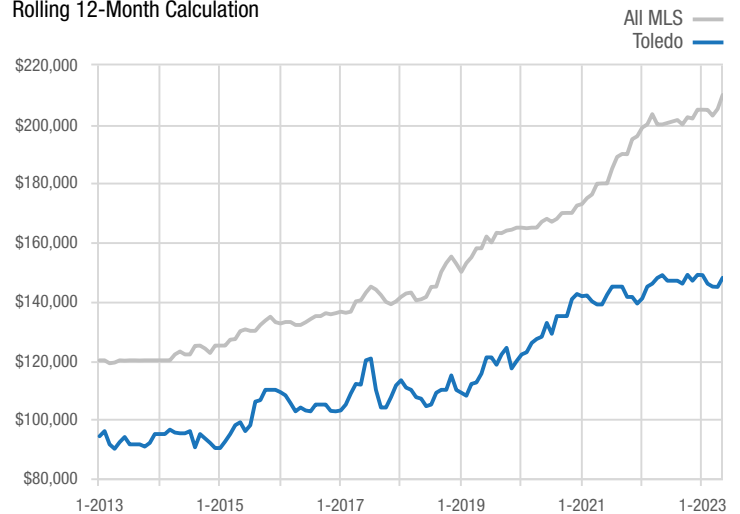
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Sylvania

43560 and 43617

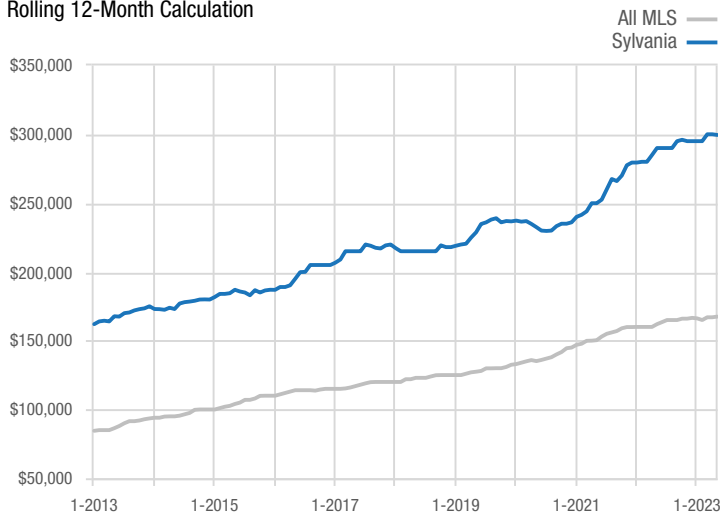
Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	72	62	- 13.9%	250	206	- 17.6%
Pending Sales	47	47	0.0%	194	164	- 15.5%
Closed Sales	53	46	- 13.2%	190	157	- 17.4%
Days on Market Until Sale	55	55	0.0%	67	63	- 6.0%
Median Sales Price*	\$320,000	\$328,550	+ 2.7%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$340,611	\$347,992	+ 2.2%	\$316,579	\$319,277	+ 0.9%
Percent of List Price Received*	103.0%	103.4%	+ 0.4%	102.4%	101.0%	- 1.4%
Inventory of Homes for Sale	100	90	- 10.0%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Condo-Villa Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	11	9	- 18.2%	69	49	- 29.0%
Pending Sales	13	14	+ 7.7%	62	55	- 11.3%
Closed Sales	11	15	+ 36.4%	66	48	- 27.3%
Days on Market Until Sale	45	42	- 6.7%	68	52	- 23.5%
Median Sales Price*	\$229,800	\$239,000	+ 4.0%	\$238,000	\$225,500	- 5.3%
Average Sales Price*	\$254,009	\$234,093	- 7.8%	\$240,138	\$225,539	- 6.1%
Percent of List Price Received*	101.3%	101.1%	- 0.2%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	24	7	- 70.8%	—	—	—
Months Supply of Inventory	1.9	0.6	- 68.4%	—	—	—

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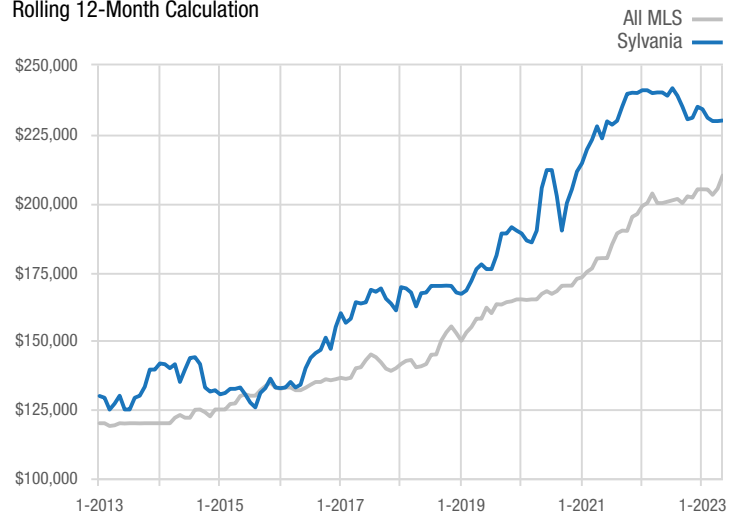
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

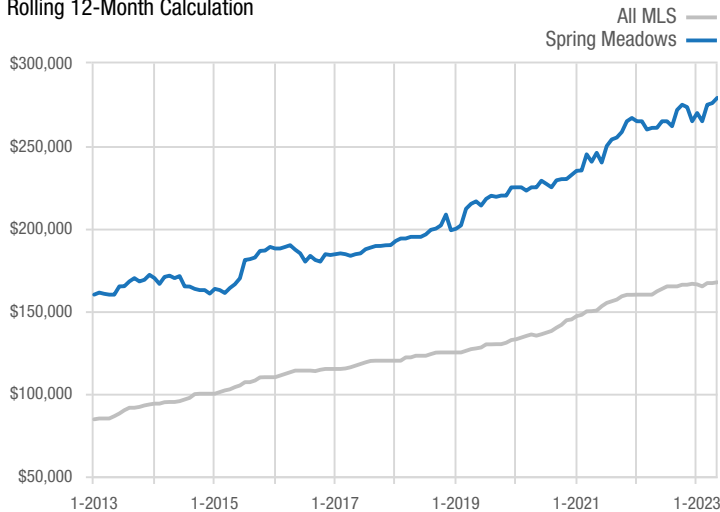
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	23	16	- 30.4%	109	83	- 23.9%
Pending Sales	25	21	- 16.0%	79	69	- 12.7%
Closed Sales	29	22	- 24.1%	81	64	- 21.0%
Days on Market Until Sale	41	37	- 9.8%	46	46	0.0%
Median Sales Price*	\$251,000	\$281,192	+ 12.0%	\$250,000	\$276,942	+ 10.8%
Average Sales Price*	\$293,200	\$302,945	+ 3.3%	\$256,883	\$275,817	+ 7.4%
Percent of List Price Received*	105.1%	103.4%	- 1.6%	103.8%	101.4%	- 2.3%
Inventory of Homes for Sale	45	23	- 48.9%	—	—	—
Months Supply of Inventory	2.4	1.4	- 41.7%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3	3	0.0%	16	16	0.0%
Pending Sales	3	6	+ 100.0%	13	14	+ 7.7%
Closed Sales	3	5	+ 66.7%	14	13	- 7.1%
Days on Market Until Sale	28	57	+ 103.6%	115	52	- 54.8%
Median Sales Price*	\$346,500	\$272,000	- 21.5%	\$335,750	\$302,500	- 9.9%
Average Sales Price*	\$348,667	\$235,400	- 32.5%	\$318,559	\$278,150	- 12.7%
Percent of List Price Received*	104.6%	99.6%	- 4.8%	99.5%	99.7%	+ 0.2%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

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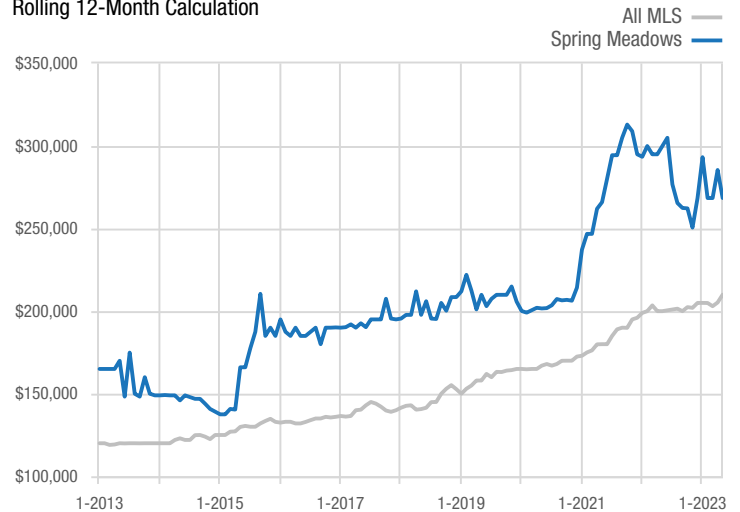
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

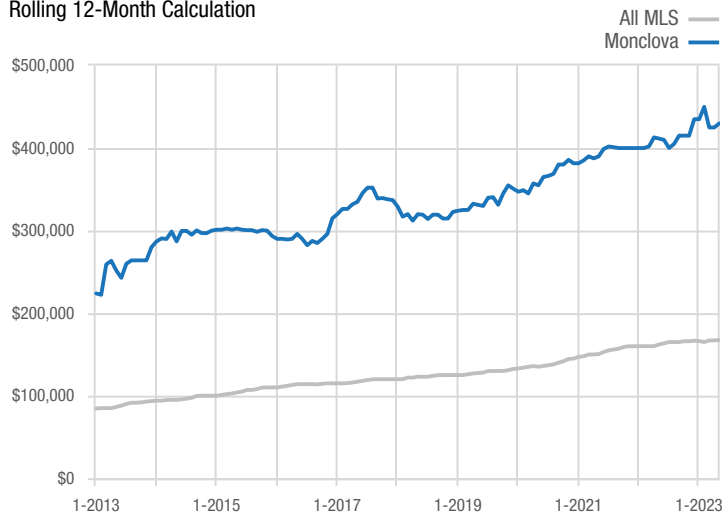
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	7	9	+ 28.6%	29	27	- 6.9%
Pending Sales	6	2	- 66.7%	20	15	- 25.0%
Closed Sales	6	3	- 50.0%	19	15	- 21.1%
Days on Market Until Sale	39	46	+ 17.9%	54	85	+ 57.4%
Median Sales Price*	\$431,700	\$525,000	+ 21.6%	\$468,500	\$449,900	- 4.0%
Average Sales Price*	\$507,550	\$526,333	+ 3.7%	\$488,079	\$476,825	- 2.3%
Percent of List Price Received*	98.7%	101.5%	+ 2.8%	103.4%	99.9%	- 3.4%
Inventory of Homes for Sale	16	19	+ 18.8%	—	—	—
Months Supply of Inventory	2.7	5.3	+ 96.3%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	—	4	13	+ 225.0%
Pending Sales	0	0	—	4	11	+ 175.0%
Closed Sales	2	3	+ 50.0%	9	6	- 33.3%
Days on Market Until Sale	414	83	- 80.0%	293	124	- 57.7%
Median Sales Price*	\$300,068	\$313,745	+ 4.6%	\$303,805	\$356,685	+ 17.4%
Average Sales Price*	\$300,068	\$327,027	+ 9.0%	\$322,758	\$356,483	+ 10.4%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

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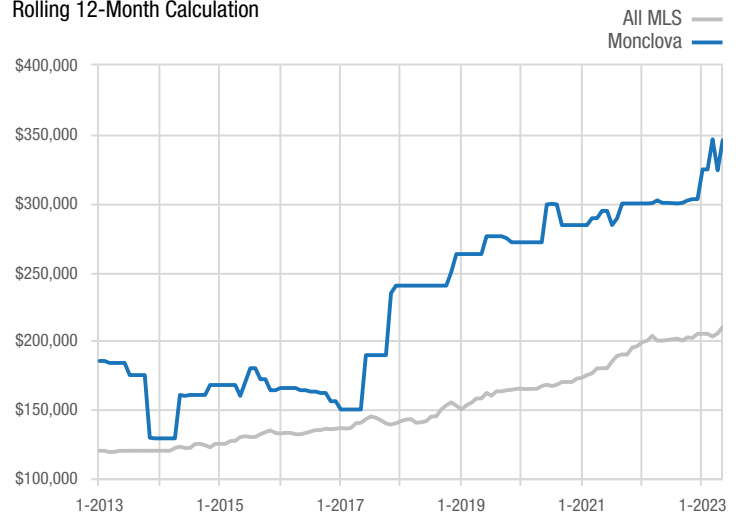
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

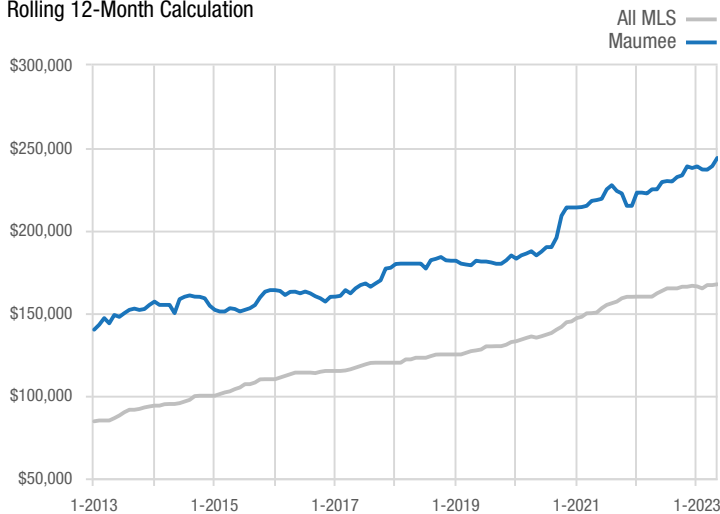
Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	47	32	- 31.9%	161	114	- 29.2%
Pending Sales	30	25	- 16.7%	123	97	- 21.1%
Closed Sales	30	25	- 16.7%	117	95	- 18.8%
Days on Market Until Sale	34	42	+ 23.5%	54	55	+ 1.9%
Median Sales Price*	\$266,250	\$285,000	+ 7.0%	\$255,000	\$272,900	+ 7.0%
Average Sales Price*	\$279,733	\$299,835	+ 7.2%	\$296,643	\$286,990	- 3.3%
Percent of List Price Received*	107.0%	102.6%	- 4.1%	103.6%	100.4%	- 3.1%
Inventory of Homes for Sale	60	42	- 30.0%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo-Villa Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	8	4	- 50.0%	18	26	+ 44.4%
Pending Sales	2	2	0.0%	13	24	+ 84.6%
Closed Sales	2	4	+ 100.0%	14	24	+ 71.4%
Days on Market Until Sale	51	56	+ 9.8%	94	54	- 42.6%
Median Sales Price*	\$136,500	\$234,650	+ 71.9%	\$158,000	\$245,500	+ 55.4%
Average Sales Price*	\$136,500	\$263,825	+ 93.3%	\$182,379	\$259,471	+ 42.3%
Percent of List Price Received*	96.1%	101.0%	+ 5.1%	101.3%	99.1%	- 2.2%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

* 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.

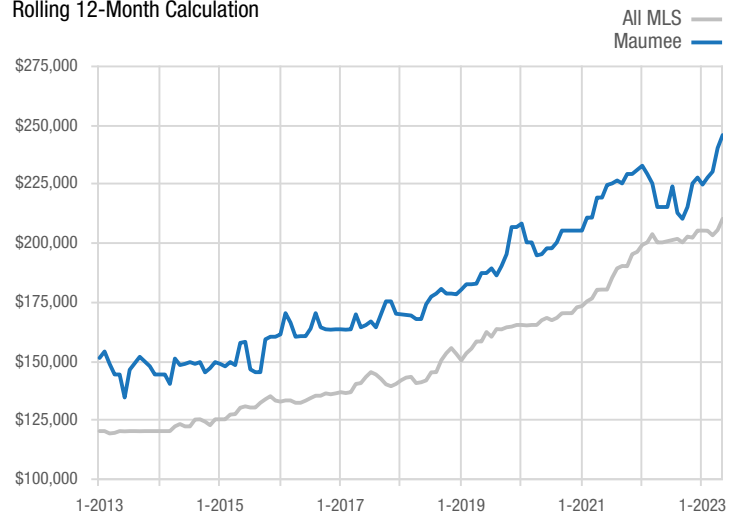
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2023

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Whitehouse

MLS Area 08: 43571

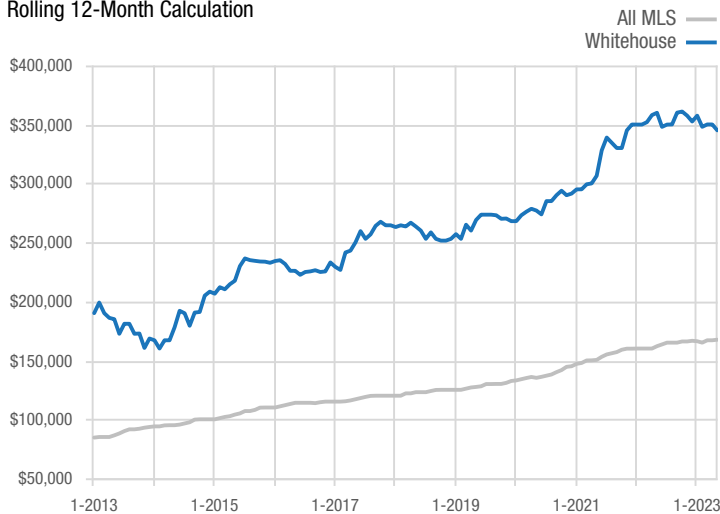
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	13	10	- 23.1%	49	41	- 16.3%
Pending Sales	12	6	- 50.0%	41	25	- 39.0%
Closed Sales	8	6	- 25.0%	39	25	- 35.9%
Days on Market Until Sale	79	42	- 46.8%	68	66	- 2.9%
Median Sales Price*	\$404,740	\$265,000	- 34.5%	\$365,000	\$353,500	- 3.2%
Average Sales Price*	\$376,185	\$298,522	- 20.6%	\$360,395	\$369,341	+ 2.5%
Percent of List Price Received*	101.6%	95.1%	- 6.4%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	2	0	- 100.0%	3	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	—	1	1	0.0%
Days on Market Until Sale	—	—	—	39	35	- 10.3%
Median Sales Price*	—	—	—	\$280,000	\$290,000	+ 3.6%
Average Sales Price*	—	—	—	\$280,000	\$290,000	+ 3.6%
Percent of List Price Received*	—	—	—	105.3%	97.0%	- 7.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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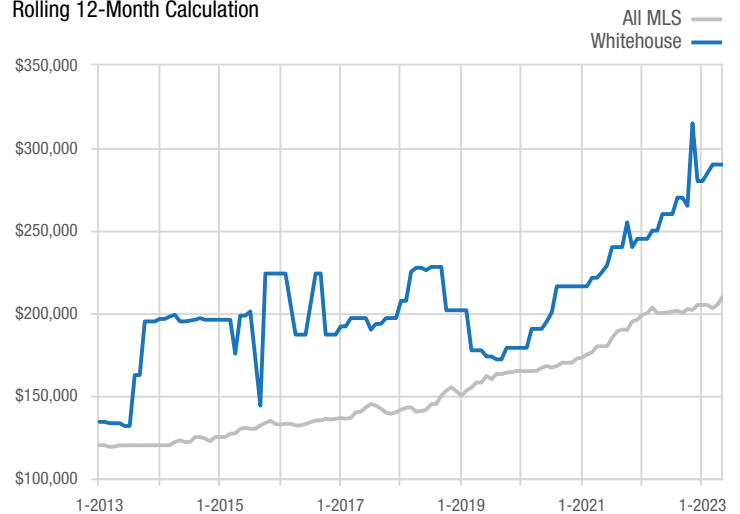
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Waterville

MLS Area 10: 43566

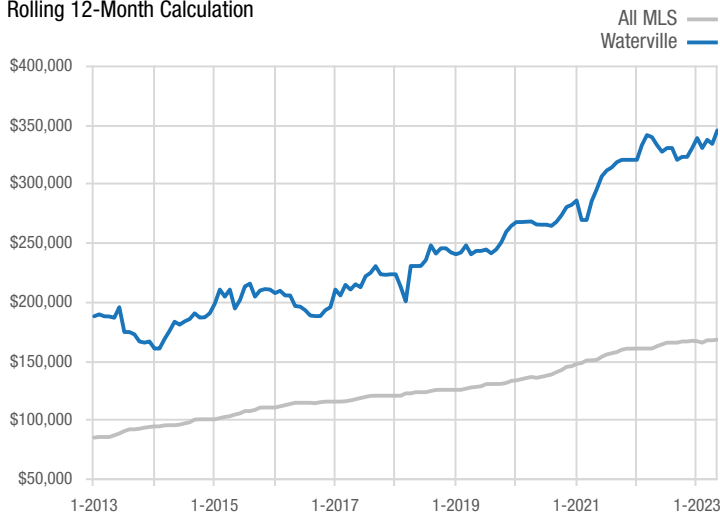
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	24	16	- 33.3%	72	70	- 2.8%
Pending Sales	13	8	- 38.5%	63	40	- 36.5%
Closed Sales	12	7	- 41.7%	49	35	- 28.6%
Days on Market Until Sale	43	40	- 7.0%	74	64	- 13.5%
Median Sales Price*	\$292,000	\$393,000	+ 34.6%	\$350,000	\$382,500	+ 9.3%
Average Sales Price*	\$311,533	\$388,250	+ 24.6%	\$332,429	\$367,621	+ 10.6%
Percent of List Price Received*	102.2%	100.0%	- 2.2%	101.3%	99.4%	- 1.9%
Inventory of Homes for Sale	25	25	0.0%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3	3	0.0%	11	5	- 54.5%
Pending Sales	2	2	0.0%	6	3	- 50.0%
Closed Sales	1	3	+ 200.0%	4	3	- 25.0%
Days on Market Until Sale	33	37	+ 12.1%	32	37	+ 15.6%
Median Sales Price*	\$300,000	\$210,000	- 30.0%	\$227,500	\$210,000	- 7.7%
Average Sales Price*	\$300,000	\$203,333	- 32.2%	\$225,000	\$203,333	- 9.6%
Percent of List Price Received*	109.1%	100.2%	- 8.2%	103.5%	100.2%	- 3.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.6	+ 220.0%	—	—	—

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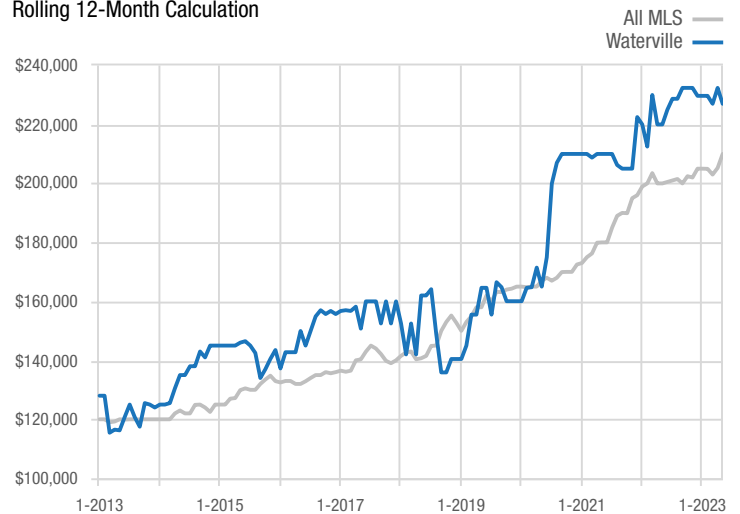
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2023

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Franklin Park / Trilby

MLS Area 11: 43623

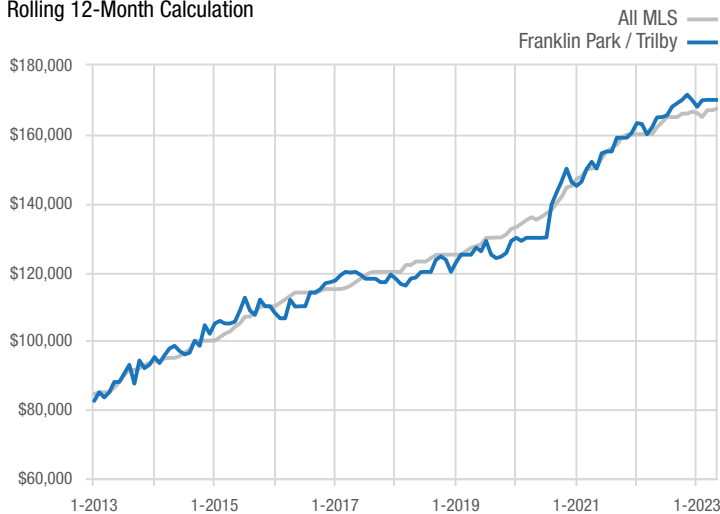
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	25	36	+ 44.0%	109	102	- 6.4%
Pending Sales	27	19	- 29.6%	95	94	- 1.1%
Closed Sales	22	20	- 9.1%	89	86	- 3.4%
Days on Market Until Sale	34	43	+ 26.5%	52	60	+ 15.4%
Median Sales Price*	\$169,000	\$157,500	- 6.8%	\$155,500	\$152,552	- 1.9%
Average Sales Price*	\$174,932	\$179,473	+ 2.6%	\$182,571	\$174,280	- 4.5%
Percent of List Price Received*	103.2%	103.5%	+ 0.3%	103.6%	100.5%	- 3.0%
Inventory of Homes for Sale	34	36	+ 5.9%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3	0	- 100.0%	7	4	- 42.9%
Pending Sales	0	1	—	4	3	- 25.0%
Closed Sales	0	1	—	4	3	- 25.0%
Days on Market Until Sale	—	21	—	52	22	- 57.7%
Median Sales Price*	—	\$180,000	—	\$202,500	\$148,000	- 26.9%
Average Sales Price*	—	\$180,000	—	\$206,250	\$157,667	- 23.6%
Percent of List Price Received*	—	112.6%	—	98.5%	105.0%	+ 6.6%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.7	0.7	- 74.1%	—	—	—

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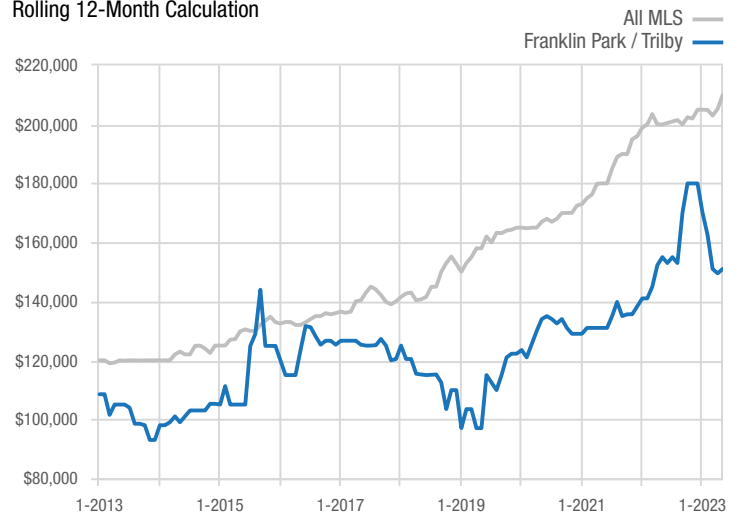
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

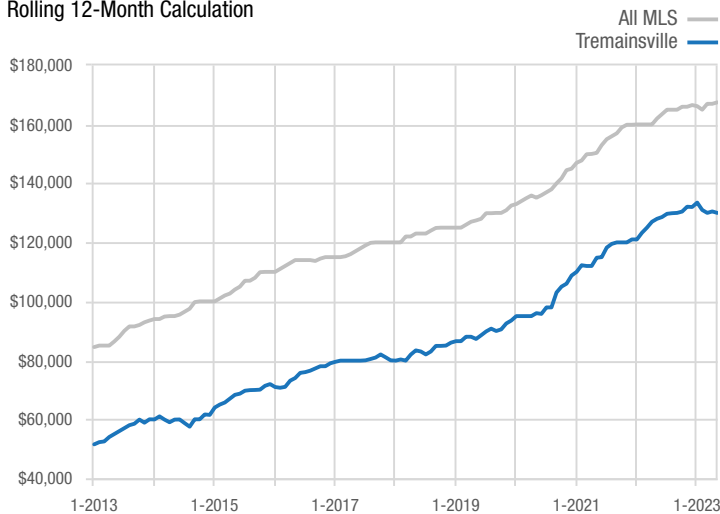
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	66	49	- 25.8%	251	215	- 14.3%
Pending Sales	40	47	+ 17.5%	220	199	- 9.5%
Closed Sales	41	42	+ 2.4%	221	192	- 13.1%
Days on Market Until Sale	41	40	- 2.4%	56	56	0.0%
Median Sales Price*	\$159,900	\$136,250	- 14.8%	\$130,000	\$125,000	- 3.8%
Average Sales Price*	\$148,717	\$140,430	- 5.6%	\$125,695	\$125,514	- 0.1%
Percent of List Price Received*	108.5%	106.3%	- 2.0%	102.6%	100.6%	- 1.9%
Inventory of Homes for Sale	88	60	- 31.8%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	—	0	1	—
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	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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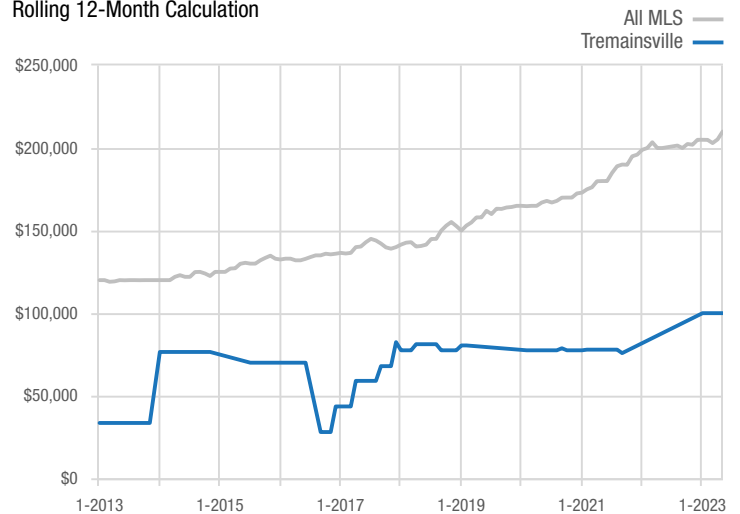
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

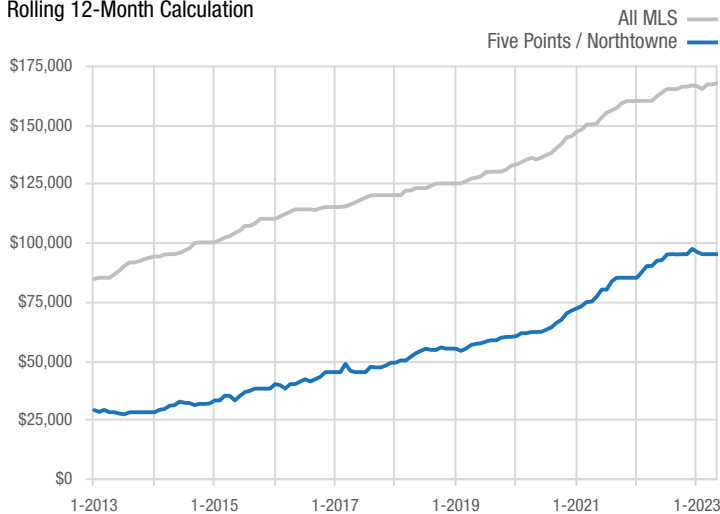
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	71	47	- 33.8%	224	203	- 9.4%
Pending Sales	36	47	+ 30.6%	184	197	+ 7.1%
Closed Sales	45	42	- 6.7%	174	182	+ 4.6%
Days on Market Until Sale	45	68	+ 51.1%	59	68	+ 15.3%
Median Sales Price*	\$91,100	\$96,000	+ 5.4%	\$94,900	\$89,950	- 5.2%
Average Sales Price*	\$95,217	\$106,661	+ 12.0%	\$96,613	\$95,199	- 1.5%
Percent of List Price Received*	100.7%	99.6%	- 1.1%	100.6%	99.1%	- 1.5%
Inventory of Homes for Sale	86	59	- 31.4%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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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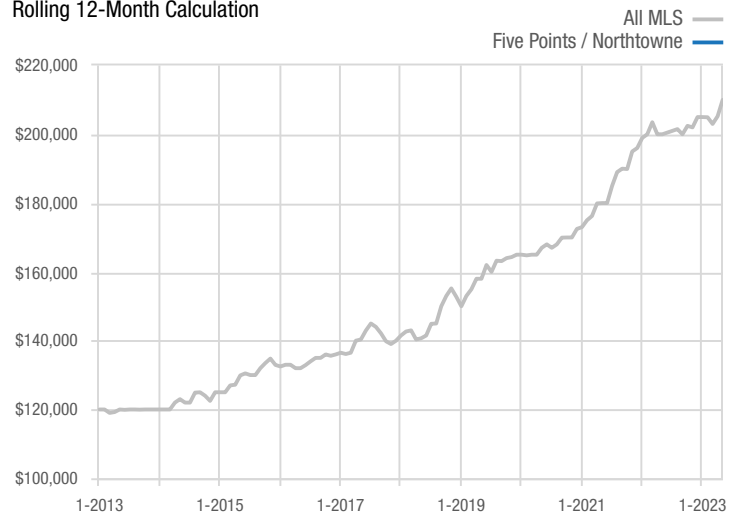
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

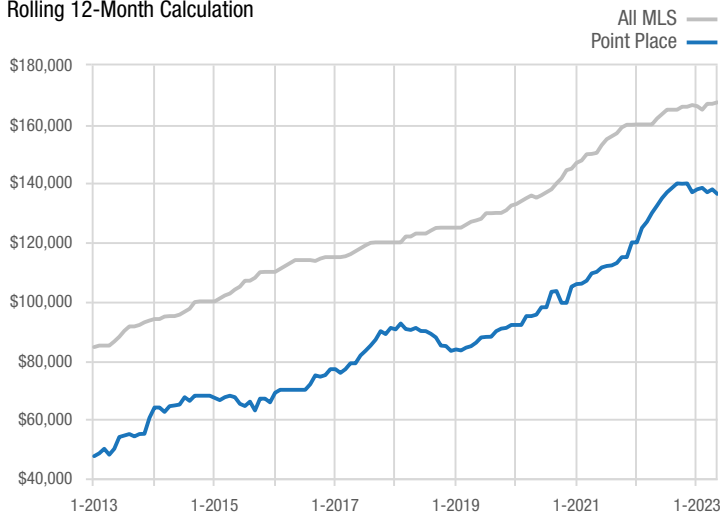
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	27	27	0.0%	119	93	- 21.8%
Pending Sales	27	17	- 37.0%	108	85	- 21.3%
Closed Sales	26	19	- 26.9%	103	86	- 16.5%
Days on Market Until Sale	59	48	- 18.6%	63	65	+ 3.2%
Median Sales Price*	\$141,000	\$142,000	+ 0.7%	\$140,000	\$142,230	+ 1.6%
Average Sales Price*	\$150,461	\$142,164	- 5.5%	\$151,518	\$147,895	- 2.4%
Percent of List Price Received*	103.2%	104.7%	+ 1.5%	101.2%	101.0%	- 0.2%
Inventory of Homes for Sale	36	36	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	34	—	—	53	80	+ 50.9%
Median Sales Price*	\$85,460	—	—	\$143,730	\$175,000	+ 21.8%
Average Sales Price*	\$85,460	—	—	\$143,730	\$175,000	+ 21.8%
Percent of List Price Received*	95.1%	—	—	92.8%	94.6%	+ 1.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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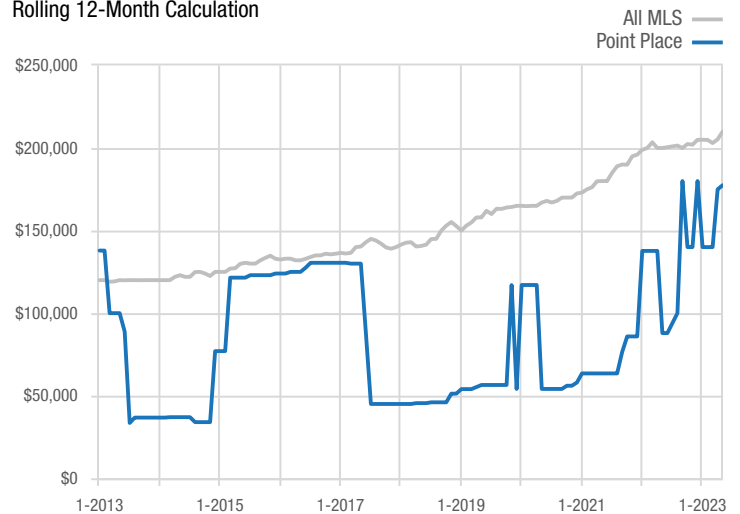
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

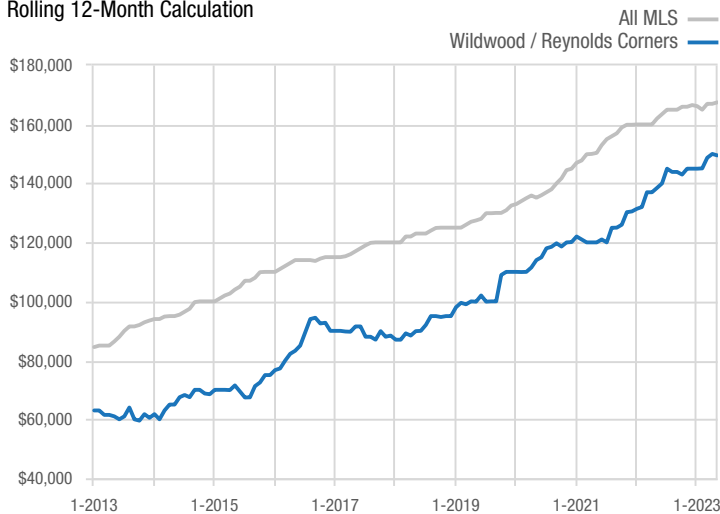
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	51	34	- 33.3%	167	134	- 19.8%
Pending Sales	39	27	- 30.8%	133	110	- 17.3%
Closed Sales	35	30	- 14.3%	127	103	- 18.9%
Days on Market Until Sale	49	36	- 26.5%	55	50	- 9.1%
Median Sales Price*	\$150,000	\$155,000	+ 3.3%	\$142,601	\$151,000	+ 5.9%
Average Sales Price*	\$178,642	\$171,710	- 3.9%	\$166,421	\$167,035	+ 0.4%
Percent of List Price Received*	103.7%	102.6%	- 1.1%	101.8%	102.3%	+ 0.5%
Inventory of Homes for Sale	58	45	- 22.4%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	9	9	0.0%	36	26	- 27.8%
Pending Sales	8	4	- 50.0%	33	16	- 51.5%
Closed Sales	4	5	+ 25.0%	28	15	- 46.4%
Days on Market Until Sale	47	34	- 27.7%	47	42	- 10.6%
Median Sales Price*	\$131,500	\$170,000	+ 29.3%	\$149,700	\$137,900	- 7.9%
Average Sales Price*	\$149,750	\$177,200	+ 18.3%	\$154,415	\$161,287	+ 4.5%
Percent of List Price Received*	96.4%	104.3%	+ 8.2%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

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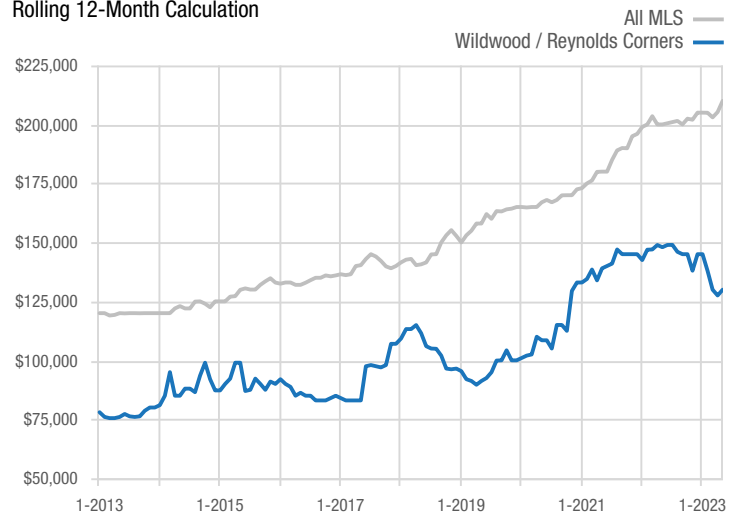
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

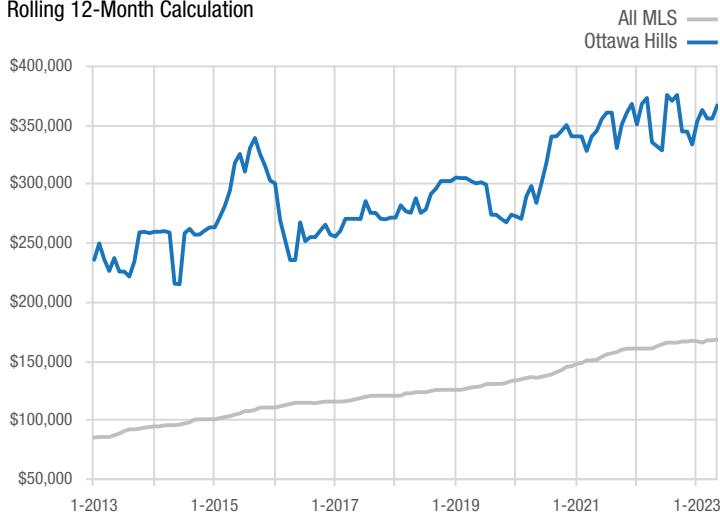
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	8	11	+ 37.5%	38	39	+ 2.6%
Pending Sales	9	12	+ 33.3%	30	29	- 3.3%
Closed Sales	11	12	+ 9.1%	31	25	- 19.4%
Days on Market Until Sale	56	48	- 14.3%	59	57	- 3.4%
Median Sales Price*	\$322,000	\$414,950	+ 28.9%	\$315,000	\$409,000	+ 29.8%
Average Sales Price*	\$558,728	\$476,900	- 14.6%	\$458,673	\$501,112	+ 9.3%
Percent of List Price Received*	98.9%	101.2%	+ 2.3%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	14	15	+ 7.1%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3	1	- 66.7%	6	3	- 50.0%
Pending Sales	2	2	0.0%	4	2	- 50.0%
Closed Sales	2	2	0.0%	4	2	- 50.0%
Days on Market Until Sale	35	10	- 71.4%	61	10	- 83.6%
Median Sales Price*	\$382,500	\$122,500	- 68.0%	\$230,500	\$122,500	- 46.9%
Average Sales Price*	\$382,500	\$122,500	- 68.0%	\$249,500	\$122,500	- 50.9%
Percent of List Price Received*	105.3%	105.0%	- 0.3%	105.1%	105.0%	- 0.1%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.4	—	—	—	—	—

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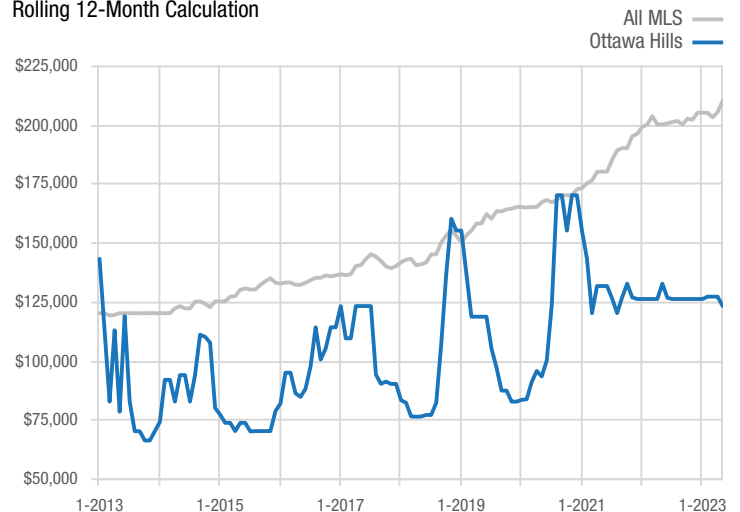
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

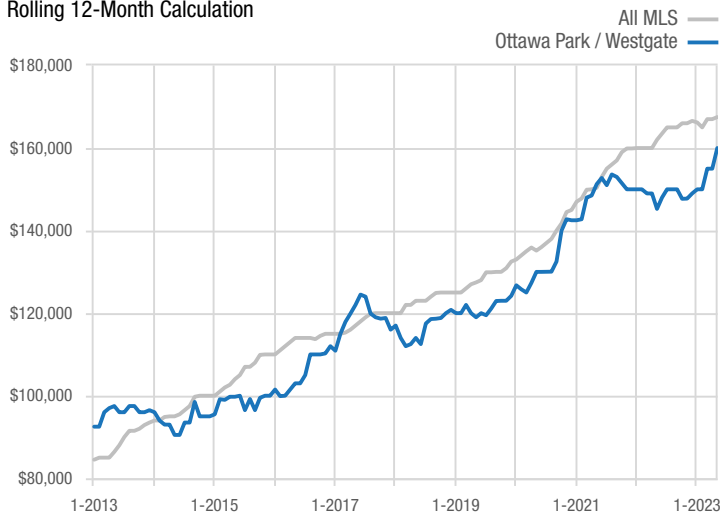
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	41	16	- 61.0%	134	81	- 39.6%
Pending Sales	27	17	- 37.0%	104	75	- 27.9%
Closed Sales	21	21	0.0%	100	73	- 27.0%
Days on Market Until Sale	51	41	- 19.6%	56	56	0.0%
Median Sales Price*	\$150,000	\$194,000	+ 29.3%	\$139,900	\$186,500	+ 33.3%
Average Sales Price*	\$154,038	\$171,762	+ 11.5%	\$147,752	\$167,862	+ 13.6%
Percent of List Price Received*	101.6%	101.3%	- 0.3%	99.5%	100.5%	+ 1.0%
Inventory of Homes for Sale	52	27	- 48.1%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	1	1	0.0%	9	2	- 77.8%
Pending Sales	5	1	- 80.0%	9	2	- 77.8%
Closed Sales	6	1	- 83.3%	9	2	- 77.8%
Days on Market Until Sale	40	14	- 65.0%	36	16	- 55.6%
Median Sales Price*	\$116,000	\$165,000	+ 42.2%	\$125,075	\$142,500	+ 13.9%
Average Sales Price*	\$120,375	\$165,000	+ 37.1%	\$118,647	\$142,500	+ 20.1%
Percent of List Price Received*	100.3%	110.1%	+ 9.8%	98.5%	105.0%	+ 6.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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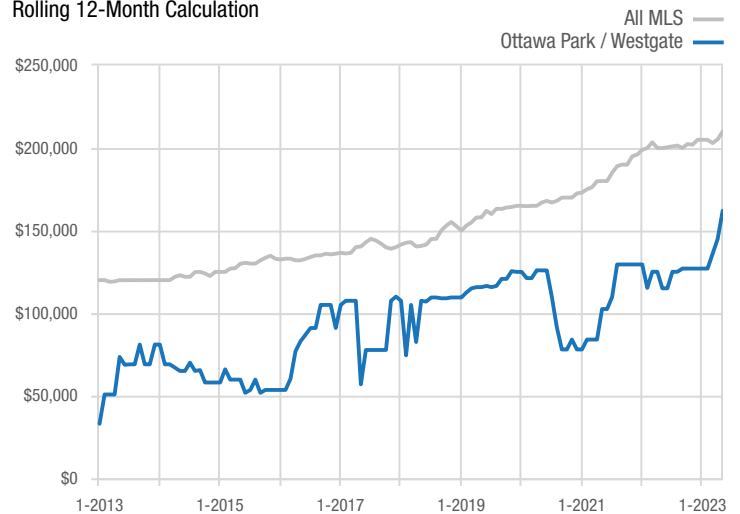
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2023

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Olde West End

MLS Area 18: 43610 and 43620

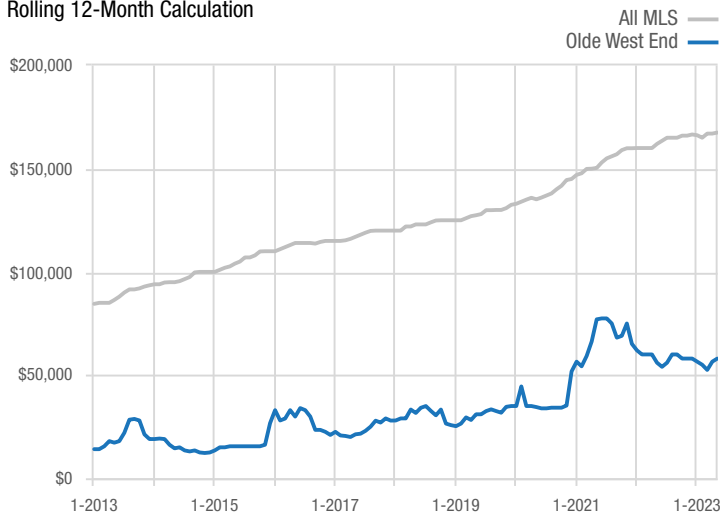
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	10	8	- 20.0%	47	28	- 40.4%
Pending Sales	6	3	- 50.0%	45	13	- 71.1%
Closed Sales	6	4	- 33.3%	41	14	- 65.9%
Days on Market Until Sale	43	70	+ 62.8%	65	110	+ 69.2%
Median Sales Price*	\$74,500	\$142,500	+ 91.3%	\$60,000	\$88,000	+ 46.7%
Average Sales Price*	\$84,854	\$140,000	+ 65.0%	\$86,220	\$87,587	+ 1.6%
Percent of List Price Received*	102.8%	96.9%	- 5.7%	98.4%	91.9%	- 6.6%
Inventory of Homes for Sale	17	18	+ 5.9%	—	—	—
Months Supply of Inventory	2.5	4.8	+ 92.0%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	2	—	2	5	+ 150.0%
Pending Sales	0	1	—	0	4	—
Closed Sales	0	1	—	1	4	+ 300.0%
Days on Market Until Sale	—	8	—	270	26	- 90.4%
Median Sales Price*	—	\$40,000	—	\$74,000	\$40,000	- 45.9%
Average Sales Price*	—	\$40,000	—	\$74,000	\$48,000	- 35.1%
Percent of List Price Received*	—	80.2%	—	93.7%	85.8%	- 8.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.6	- 70.0%	—	—	—

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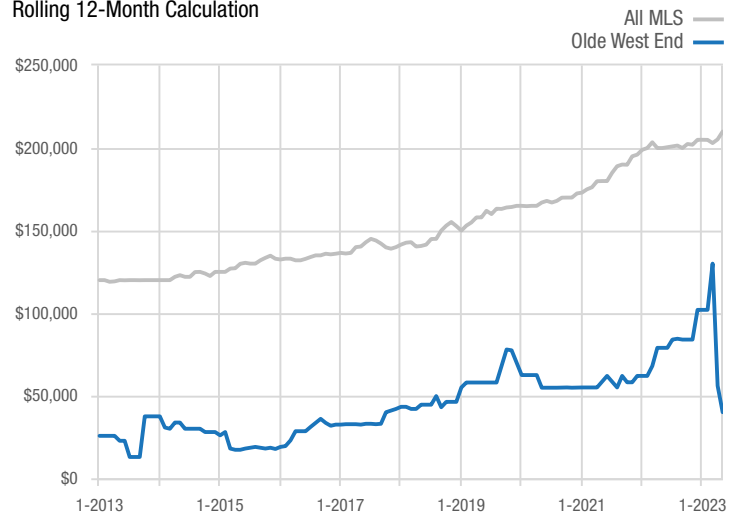
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

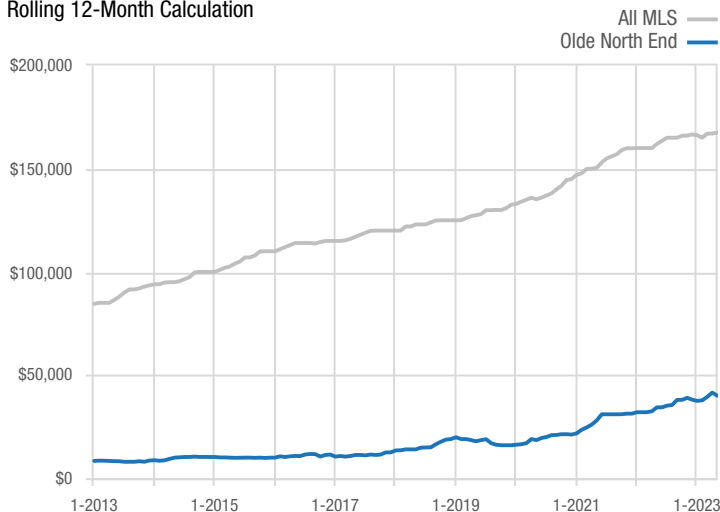
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	17	21	+ 23.5%	78	109	+ 39.7%
Pending Sales	12	21	+ 75.0%	58	83	+ 43.1%
Closed Sales	8	15	+ 87.5%	51	72	+ 41.2%
Days on Market Until Sale	47	51	+ 8.5%	67	68	+ 1.5%
Median Sales Price*	\$42,750	\$35,200	- 17.7%	\$35,100	\$39,000	+ 11.1%
Average Sales Price*	\$43,875	\$40,127	- 8.5%	\$42,812	\$42,769	- 0.1%
Percent of List Price Received*	96.2%	95.2%	- 1.0%	93.7%	97.5%	+ 4.1%
Inventory of Homes for Sale	31	42	+ 35.5%	—	—	—
Months Supply of Inventory	2.7	3.0	+ 11.1%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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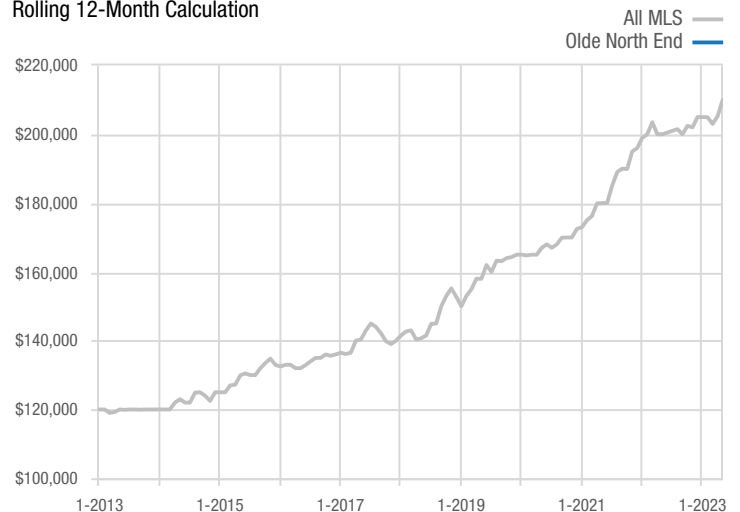
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

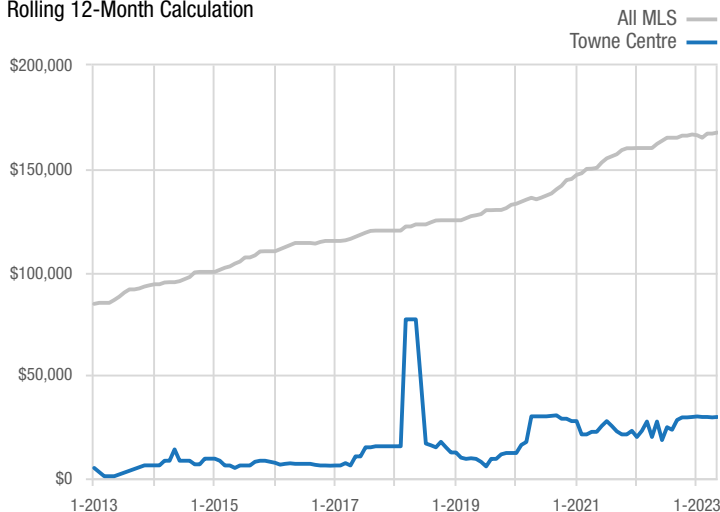
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	1	0	- 100.0%	5	7	+ 40.0%
Pending Sales	1	2	+ 100.0%	1	6	+ 500.0%
Closed Sales	1	2	+ 100.0%	2	6	+ 200.0%
Days on Market Until Sale	47	61	+ 29.8%	63	44	- 30.2%
Median Sales Price*	\$138,000	\$124,500	- 9.8%	\$73,500	\$29,750	- 59.5%
Average Sales Price*	\$138,000	\$124,500	- 9.8%	\$73,500	\$57,400	- 21.9%
Percent of List Price Received*	92.1%	97.1%	+ 5.4%	91.5%	86.4%	- 5.6%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	5.0	1.1	- 78.0%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	1	2	+ 100.0%	6	6	0.0%
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	287	—	—	97	110	+ 13.4%
Median Sales Price*	\$180,000	—	—	\$220,000	\$231,500	+ 5.2%
Average Sales Price*	\$180,000	—	—	\$227,600	\$231,500	+ 1.7%
Percent of List Price Received*	94.8%	—	—	98.0%	99.0%	+ 1.0%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.7	3.5	+ 105.9%	—	—	—

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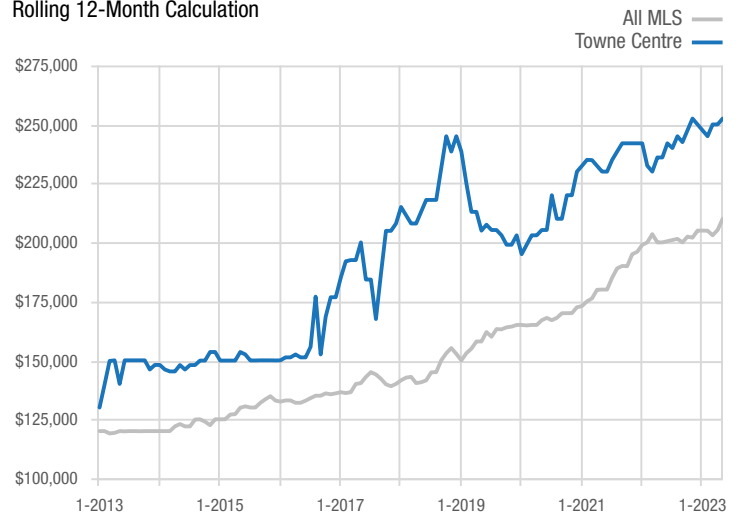
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

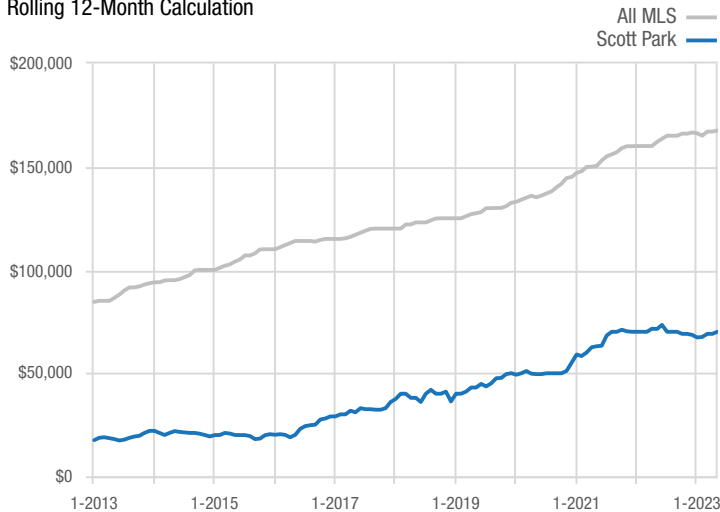
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	24	21	- 12.5%	85	105	+ 23.5%
Pending Sales	11	18	+ 63.6%	63	90	+ 42.9%
Closed Sales	12	17	+ 41.7%	62	95	+ 53.2%
Days on Market Until Sale	136	48	- 64.7%	73	62	- 15.1%
Median Sales Price*	\$71,250	\$106,000	+ 48.8%	\$70,000	\$75,500	+ 7.9%
Average Sales Price*	\$67,795	\$92,482	+ 36.4%	\$83,344	\$79,647	- 4.4%
Percent of List Price Received*	92.7%	96.7%	+ 4.3%	95.6%	96.3%	+ 0.7%
Inventory of Homes for Sale	44	40	- 9.1%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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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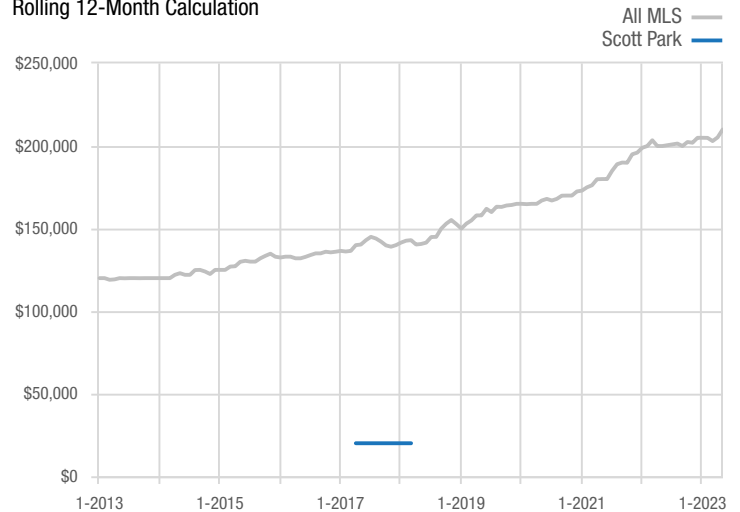
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

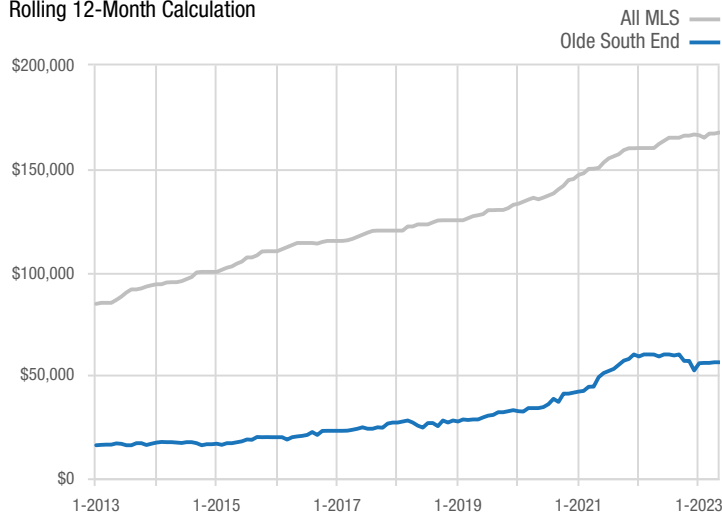
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	32	24	- 25.0%	122	124	+ 1.6%
Pending Sales	27	23	- 14.8%	98	97	- 1.0%
Closed Sales	23	23	0.0%	93	84	- 9.7%
Days on Market Until Sale	70	48	- 31.4%	70	60	- 14.3%
Median Sales Price*	\$50,500	\$55,000	+ 8.9%	\$49,950	\$55,450	+ 11.0%
Average Sales Price*	\$57,470	\$58,382	+ 1.6%	\$55,865	\$58,234	+ 4.2%
Percent of List Price Received*	95.2%	99.0%	+ 4.0%	93.4%	96.5%	+ 3.3%
Inventory of Homes for Sale	48	46	- 4.2%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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	—	—	—	—	—	—

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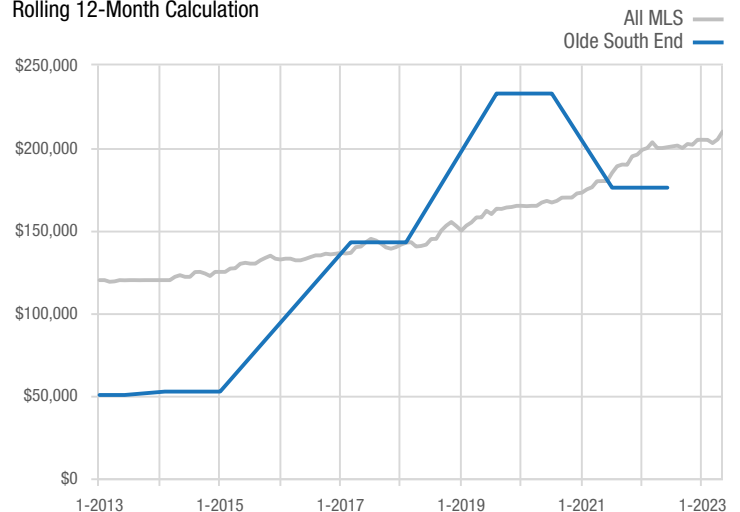
Median Sales Price - Single Family

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

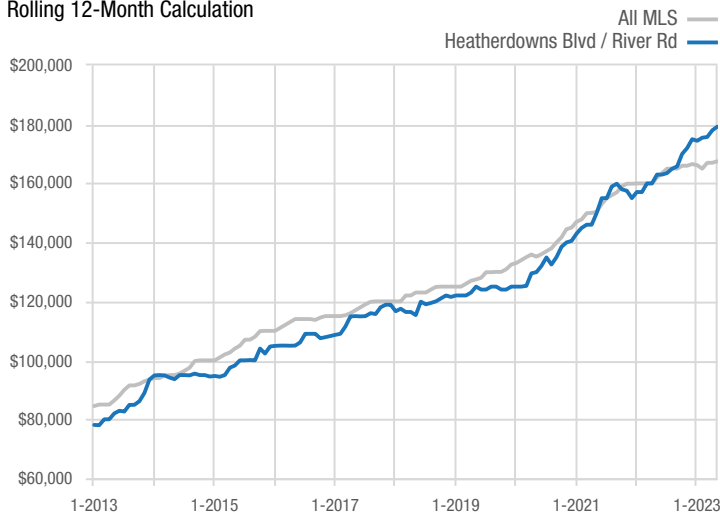
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	47	38	- 19.1%	176	145	- 17.6%
Pending Sales	43	25	- 41.9%	160	126	- 21.3%
Closed Sales	39	28	- 28.2%	155	124	- 20.0%
Days on Market Until Sale	38	36	- 5.3%	49	57	+ 16.3%
Median Sales Price*	\$190,000	\$202,500	+ 6.6%	\$180,000	\$196,000	+ 8.9%
Average Sales Price*	\$195,967	\$196,935	+ 0.5%	\$182,991	\$194,505	+ 6.3%
Percent of List Price Received*	107.0%	105.7%	- 1.2%	103.2%	102.6%	- 0.6%
Inventory of Homes for Sale	55	52	- 5.5%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	7	5	- 28.6%	32	25	- 21.9%
Pending Sales	9	7	- 22.2%	25	26	+ 4.0%
Closed Sales	8	6	- 25.0%	22	25	+ 13.6%
Days on Market Until Sale	40	25	- 37.5%	42	50	+ 19.0%
Median Sales Price*	\$97,000	\$153,500	+ 58.2%	\$83,000	\$119,900	+ 44.5%
Average Sales Price*	\$97,688	\$169,333	+ 73.3%	\$89,023	\$148,244	+ 66.5%
Percent of List Price Received*	97.9%	109.6%	+ 12.0%	97.6%	101.5%	+ 4.0%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

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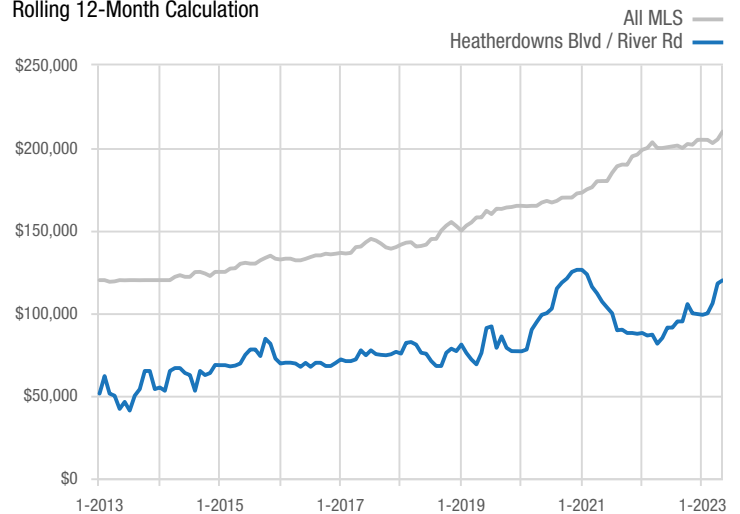
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

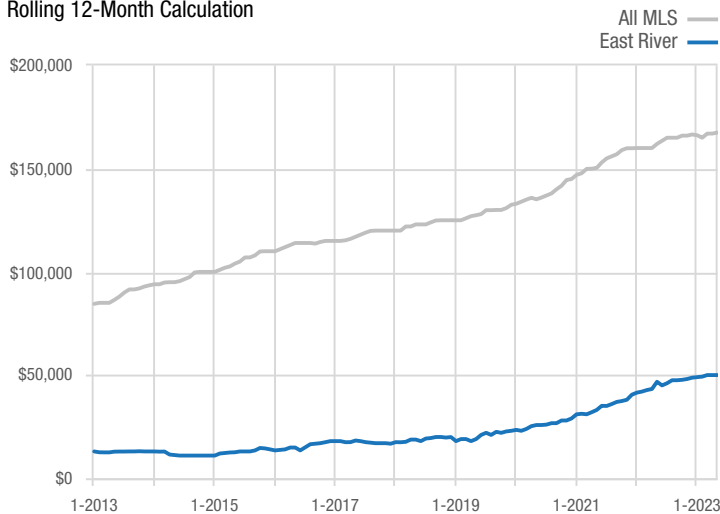
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	33	27	- 18.2%	132	115	- 12.9%
Pending Sales	27	24	- 11.1%	91	99	+ 8.8%
Closed Sales	20	23	+ 15.0%	80	82	+ 2.5%
Days on Market Until Sale	33	61	+ 84.8%	53	71	+ 34.0%
Median Sales Price*	\$49,950	\$46,900	- 6.1%	\$46,750	\$51,500	+ 10.2%
Average Sales Price*	\$49,918	\$49,702	- 0.4%	\$48,607	\$53,231	+ 9.5%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	96.4%	95.5%	- 0.9%
Inventory of Homes for Sale	60	41	- 31.7%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	—	1	2	+ 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	31	—	—
Median Sales Price*	—	—	—	\$353,000	—	—
Average Sales Price*	—	—	—	\$353,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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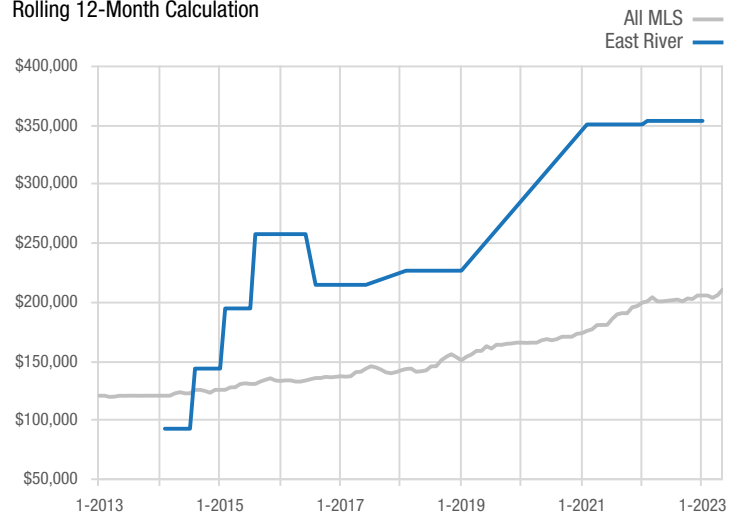
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2023

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Oregon

MLS Area 25: 43616

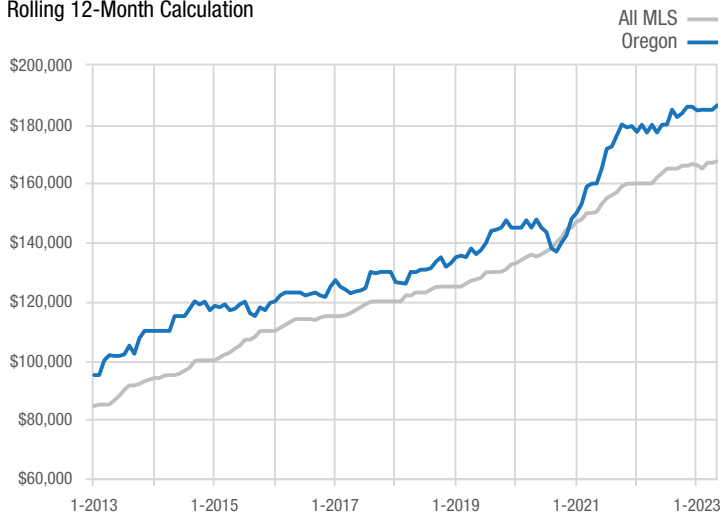
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	27	21	- 22.2%	106	77	- 27.4%
Pending Sales	21	20	- 4.8%	86	58	- 32.6%
Closed Sales	22	16	- 27.3%	96	54	- 43.8%
Days on Market Until Sale	53	45	- 15.1%	74	45	- 39.2%
Median Sales Price*	\$157,500	\$202,400	+ 28.5%	\$182,000	\$181,450	- 0.3%
Average Sales Price*	\$196,073	\$205,870	+ 5.0%	\$196,745	\$199,513	+ 1.4%
Percent of List Price Received*	102.1%	103.9%	+ 1.8%	100.4%	102.1%	+ 1.7%
Inventory of Homes for Sale	45	30	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	—	9	5	- 44.4%
Pending Sales	2	2	0.0%	4	5	+ 25.0%
Closed Sales	2	2	0.0%	5	5	0.0%
Days on Market Until Sale	29	27	- 6.9%	60	26	- 56.7%
Median Sales Price*	\$228,751	\$255,207	+ 11.6%	\$201,000	\$205,000	+ 2.0%
Average Sales Price*	\$228,751	\$255,207	+ 11.6%	\$217,500	\$233,883	+ 7.5%
Percent of List Price Received*	104.2%	99.7%	- 4.3%	101.9%	101.9%	0.0%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.8	0.6	- 78.6%	—	—	—

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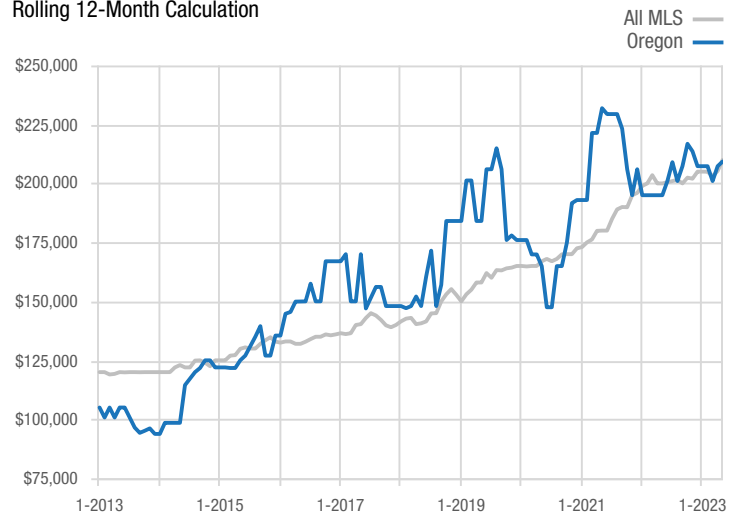
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – May 2023

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

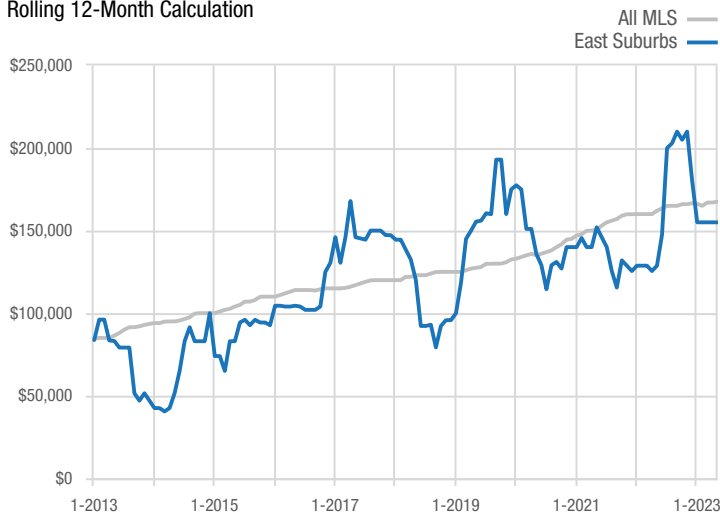
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	3	2	- 33.3%	9	5	- 44.4%
Pending Sales	3	3	0.0%	5	5	0.0%
Closed Sales	1	3	+ 200.0%	3	4	+ 33.3%
Days on Market Until Sale	38	27	- 28.9%	58	59	+ 1.7%
Median Sales Price*	\$220,000	\$202,000	- 8.2%	\$220,000	\$172,575	- 21.6%
Average Sales Price*	\$220,000	\$223,000	+ 1.4%	\$251,867	\$203,038	- 19.4%
Percent of List Price Received*	100.5%	102.2%	+ 1.7%	102.9%	100.5%	- 2.3%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.5	0.5	- 80.0%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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	—	—	—	—	—	—

* 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.

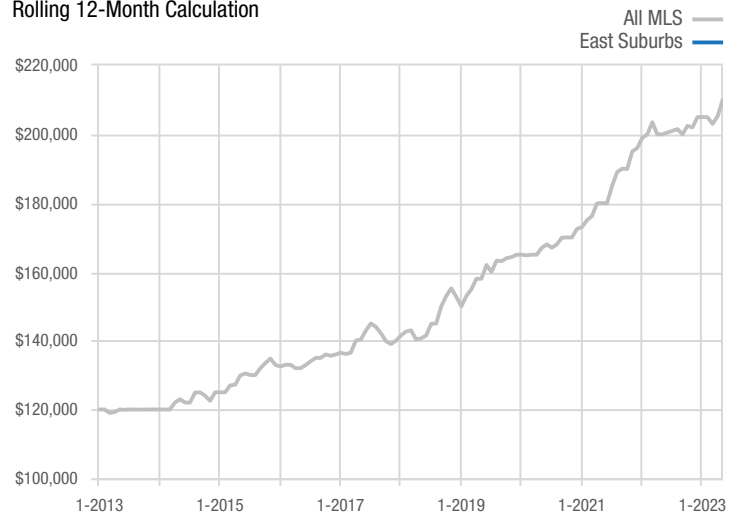
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

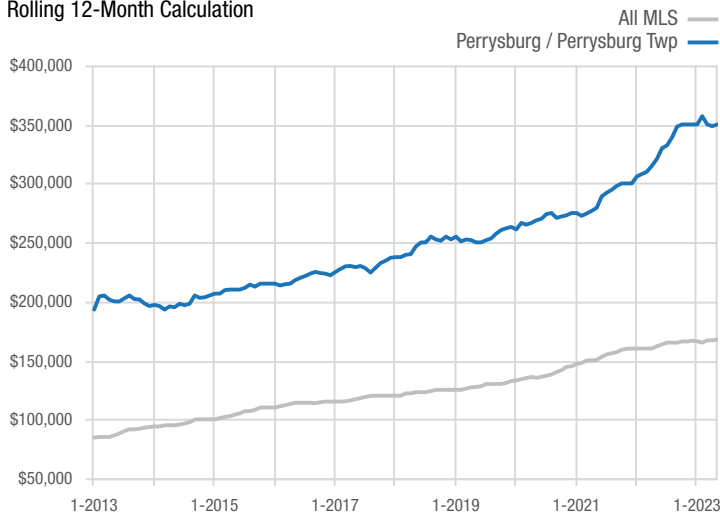
Single Family Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	80	60	- 25.0%	233	223	- 4.3%
Pending Sales	50	46	- 8.0%	176	145	- 17.6%
Closed Sales	40	33	- 17.5%	158	132	- 16.5%
Days on Market Until Sale	68	66	- 2.9%	80	72	- 10.0%
Median Sales Price*	\$372,800	\$386,400	+ 3.6%	\$371,000	\$353,000	- 4.9%
Average Sales Price*	\$358,588	\$426,961	+ 19.1%	\$375,175	\$381,533	+ 1.7%
Percent of List Price Received*	102.6%	102.6%	0.0%	102.2%	100.1%	- 2.1%
Inventory of Homes for Sale	112	107	- 4.5%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

Condo-Villa Key Metrics	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	9	5	- 44.4%	29	27	- 6.9%
Pending Sales	3	5	+ 66.7%	21	24	+ 14.3%
Closed Sales	3	6	+ 100.0%	21	21	0.0%
Days on Market Until Sale	28	47	+ 67.9%	48	51	+ 6.3%
Median Sales Price*	\$230,000	\$315,000	+ 37.0%	\$194,900	\$255,000	+ 30.8%
Average Sales Price*	\$220,367	\$300,000	+ 36.1%	\$246,548	\$273,852	+ 11.1%
Percent of List Price Received*	108.3%	101.7%	- 6.1%	101.9%	100.4%	- 1.5%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

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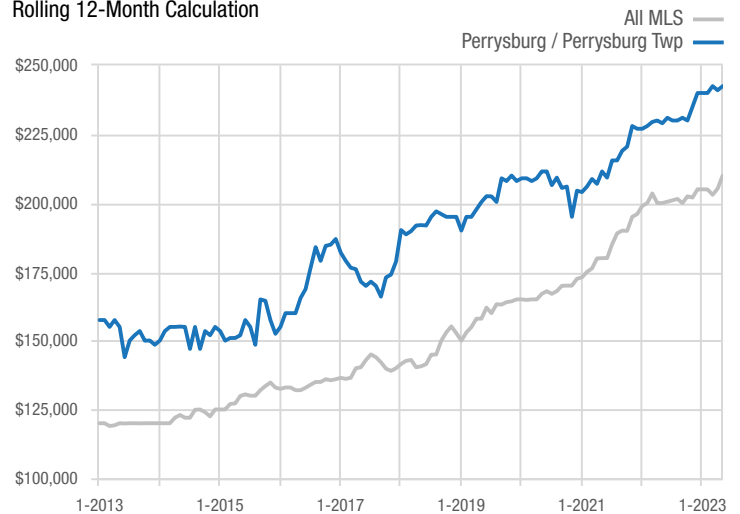
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

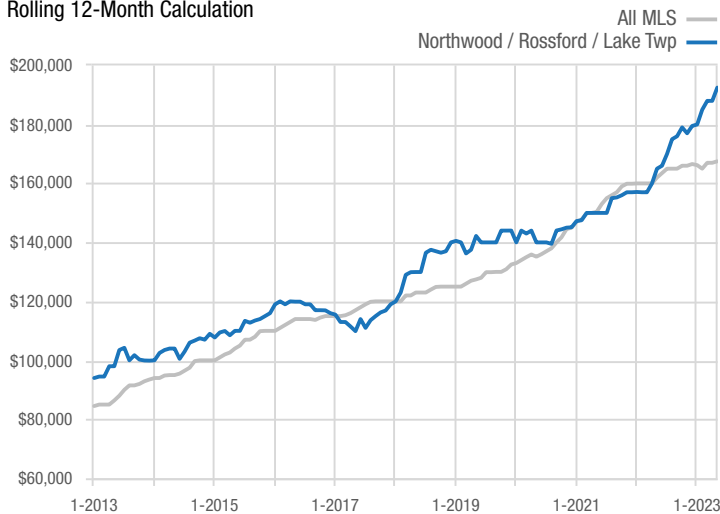
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	34	17	- 50.0%	114	101	- 11.4%
Pending Sales	23	22	- 4.3%	99	94	- 5.1%
Closed Sales	20	22	+ 10.0%	97	86	- 11.3%
Days on Market Until Sale	33	44	+ 33.3%	60	52	- 13.3%
Median Sales Price*	\$177,775	\$245,000	+ 37.8%	\$164,900	\$195,000	+ 18.3%
Average Sales Price*	\$220,678	\$262,284	+ 18.9%	\$203,973	\$224,341	+ 10.0%
Percent of List Price Received*	101.6%	100.2%	- 1.4%	103.2%	101.1%	- 2.0%
Inventory of Homes for Sale	40	24	- 40.0%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	1	—	6	3	- 50.0%
Pending Sales	0	1	—	2	4	+ 100.0%
Closed Sales	1	1	0.0%	2	5	+ 150.0%
Days on Market Until Sale	21	28	+ 33.3%	22	114	+ 418.2%
Median Sales Price*	\$247,000	\$53,000	- 78.5%	\$237,000	\$242,000	+ 2.1%
Average Sales Price*	\$247,000	\$53,000	- 78.5%	\$237,000	\$171,980	- 27.4%
Percent of List Price Received*	103.3%	96.4%	- 6.7%	103.3%	97.2%	- 5.9%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.4	0.7	- 79.4%	—	—	—

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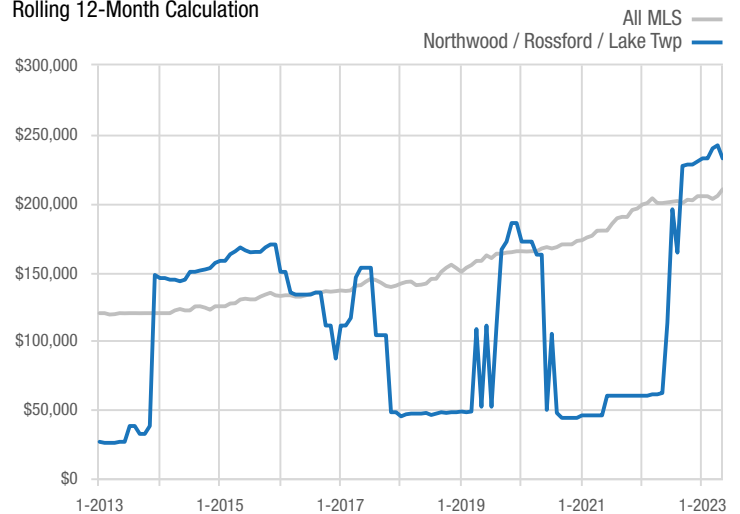
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

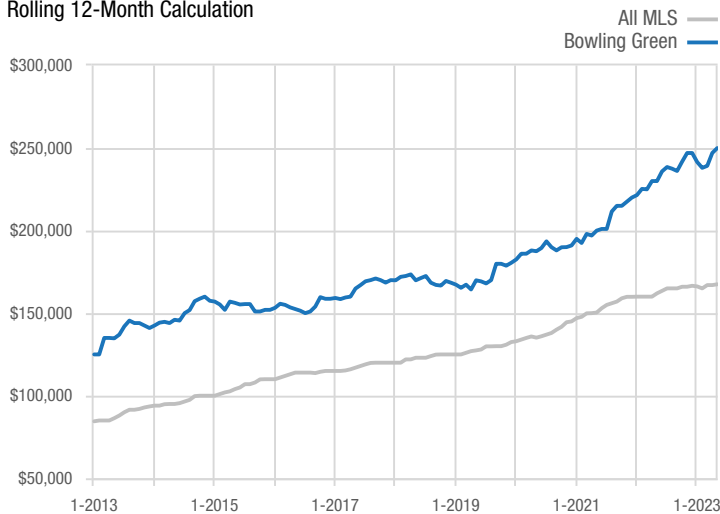
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	23	20	- 13.0%	87	64	- 26.4%
Pending Sales	17	14	- 17.6%	79	53	- 32.9%
Closed Sales	23	19	- 17.4%	79	54	- 31.6%
Days on Market Until Sale	32	46	+ 43.8%	45	43	- 4.4%
Median Sales Price*	\$230,000	\$256,000	+ 11.3%	\$245,000	\$259,500	+ 5.9%
Average Sales Price*	\$235,496	\$331,863	+ 40.9%	\$256,201	\$288,805	+ 12.7%
Percent of List Price Received*	100.6%	101.7%	+ 1.1%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	26	22	- 15.4%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	2	2	0.0%	11	9	- 18.2%
Pending Sales	2	3	+ 50.0%	10	12	+ 20.0%
Closed Sales	3	5	+ 66.7%	9	12	+ 33.3%
Days on Market Until Sale	146	30	- 79.5%	78	59	- 24.4%
Median Sales Price*	\$256,000	\$268,000	+ 4.7%	\$255,000	\$309,950	+ 21.5%
Average Sales Price*	\$287,740	\$298,580	+ 3.8%	\$252,796	\$301,400	+ 19.2%
Percent of List Price Received*	101.0%	104.2%	+ 3.2%	99.3%	100.4%	+ 1.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.0	0.4	- 60.0%	—	—	—

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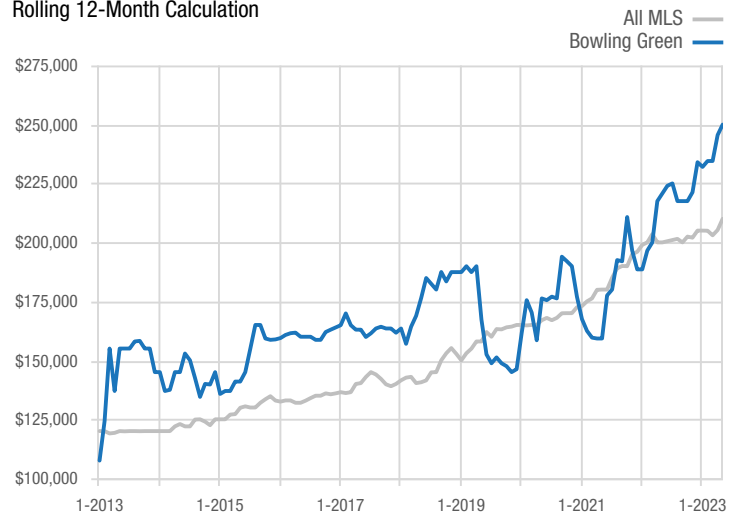
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NE

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

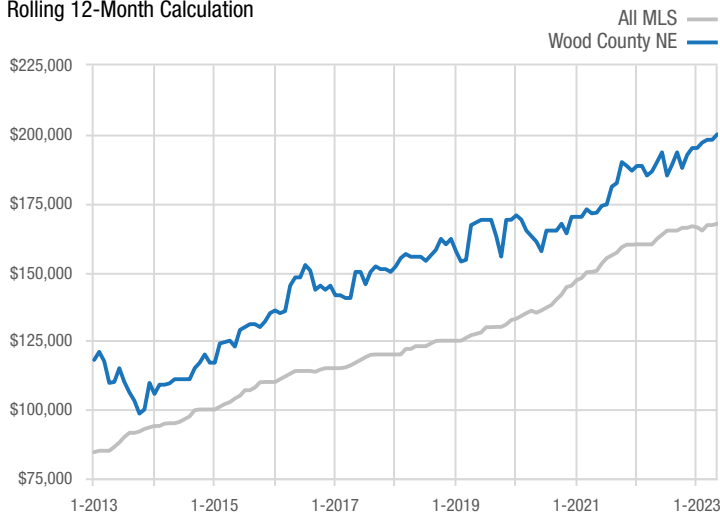
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	9	9	0.0%	27	31	+ 14.8%
Pending Sales	6	7	+ 16.7%	22	18	- 18.2%
Closed Sales	6	5	- 16.7%	23	16	- 30.4%
Days on Market Until Sale	39	37	- 5.1%	72	57	- 20.8%
Median Sales Price*	\$192,250	\$285,500	+ 48.5%	\$169,950	\$198,000	+ 16.5%
Average Sales Price*	\$225,667	\$262,310	+ 16.2%	\$194,480	\$195,437	+ 0.5%
Percent of List Price Received*	96.3%	103.1%	+ 7.1%	99.3%	97.2%	- 2.1%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	2.2	4.7	+ 113.6%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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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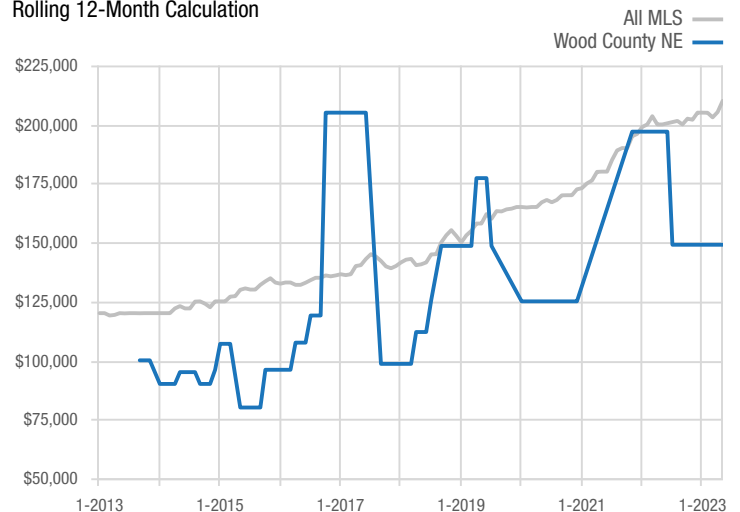
Median Sales Price - Single Family

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

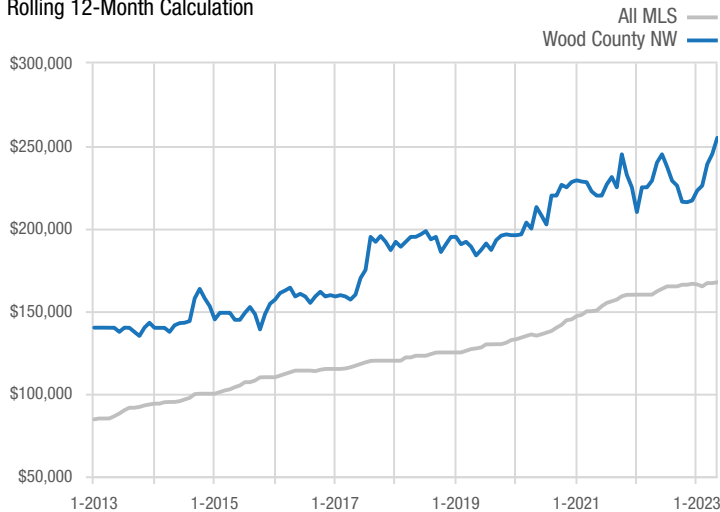
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	15	9	- 40.0%	41	27	- 34.1%
Pending Sales	4	2	- 50.0%	24	19	- 20.8%
Closed Sales	6	5	- 16.7%	25	19	- 24.0%
Days on Market Until Sale	39	40	+ 2.6%	47	80	+ 70.2%
Median Sales Price*	\$265,300	\$301,100	+ 13.5%	\$199,900	\$300,000	+ 50.1%
Average Sales Price*	\$262,600	\$330,220	+ 25.8%	\$244,538	\$315,132	+ 28.9%
Percent of List Price Received*	106.0%	103.4%	- 2.5%	102.9%	100.2%	- 2.6%
Inventory of Homes for Sale	24	15	- 37.5%	—	—	—
Months Supply of Inventory	3.7	2.7	- 27.0%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	35	—
Median Sales Price*	—	—	—	—	\$132,200	—
Average Sales Price*	—	—	—	—	\$132,200	—
Percent of List Price Received*	—	—	—	—	110.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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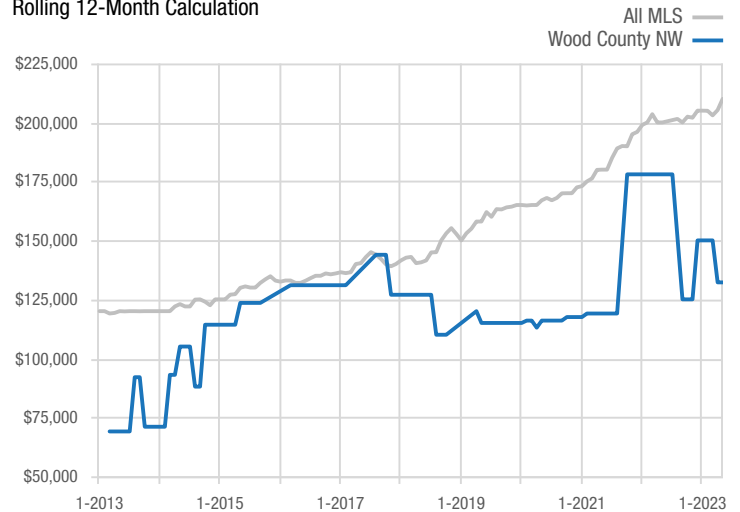
Median Sales Price - Single Family

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

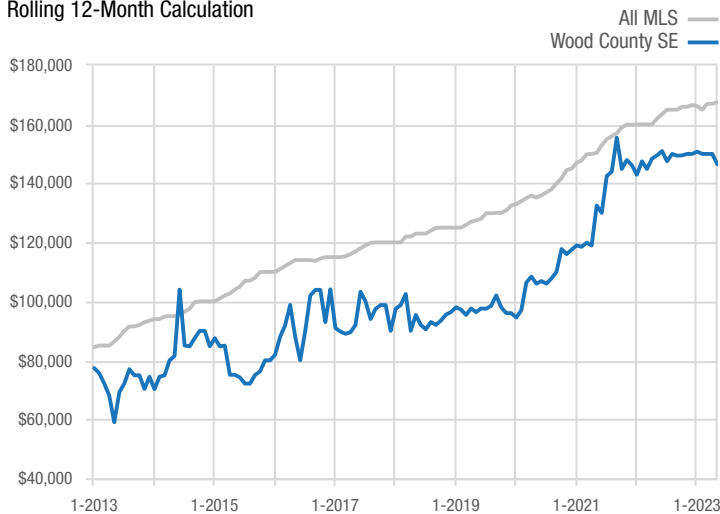
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	12	4	- 66.7%	38	19	- 50.0%
Pending Sales	9	5	- 44.4%	27	19	- 29.6%
Closed Sales	9	6	- 33.3%	27	20	- 25.9%
Days on Market Until Sale	123	155	+ 26.0%	89	108	+ 21.3%
Median Sales Price*	\$170,000	\$140,000	- 17.6%	\$141,250	\$135,000	- 4.4%
Average Sales Price*	\$205,374	\$115,000	- 44.0%	\$192,644	\$122,983	- 36.2%
Percent of List Price Received*	105.0%	97.7%	- 7.0%	100.9%	91.9%	- 8.9%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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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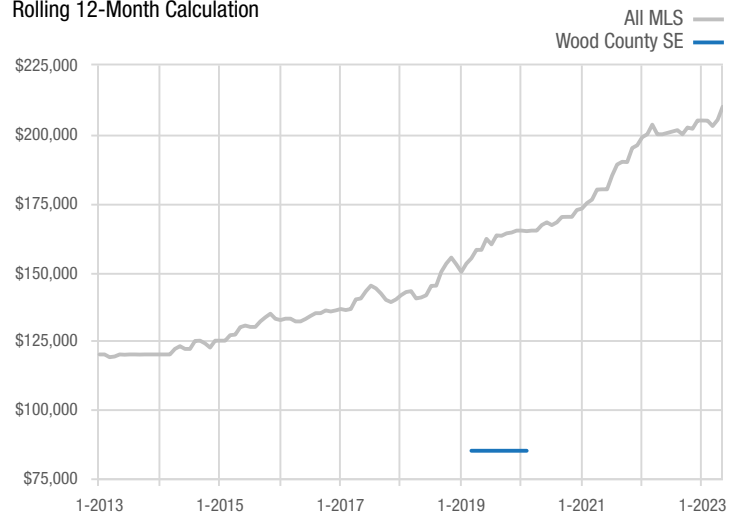
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County SW

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

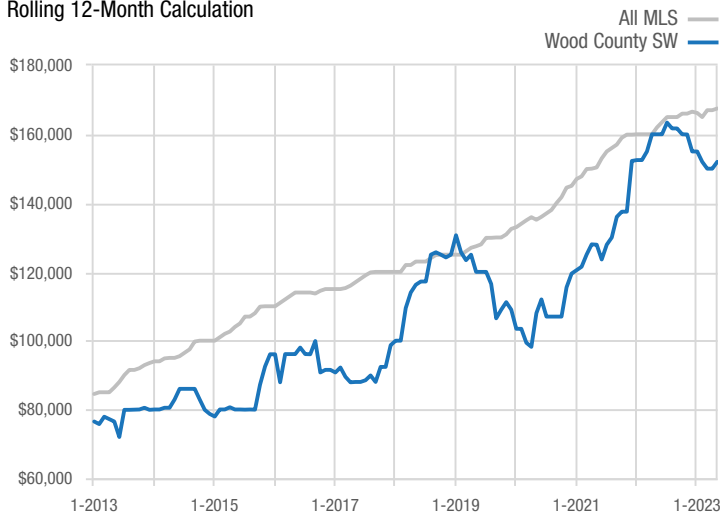
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	8	4	- 50.0%	41	22	- 46.3%
Pending Sales	4	6	+ 50.0%	35	20	- 42.9%
Closed Sales	4	5	+ 25.0%	33	19	- 42.4%
Days on Market Until Sale	64	51	- 20.3%	61	83	+ 36.1%
Median Sales Price*	\$148,700	\$245,900	+ 65.4%	\$160,000	\$154,750	- 3.3%
Average Sales Price*	\$139,075	\$231,600	+ 66.5%	\$163,522	\$186,394	+ 14.0%
Percent of List Price Received*	105.7%	107.1%	+ 1.3%	99.8%	97.5%	- 2.3%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

Condo-Villa	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% 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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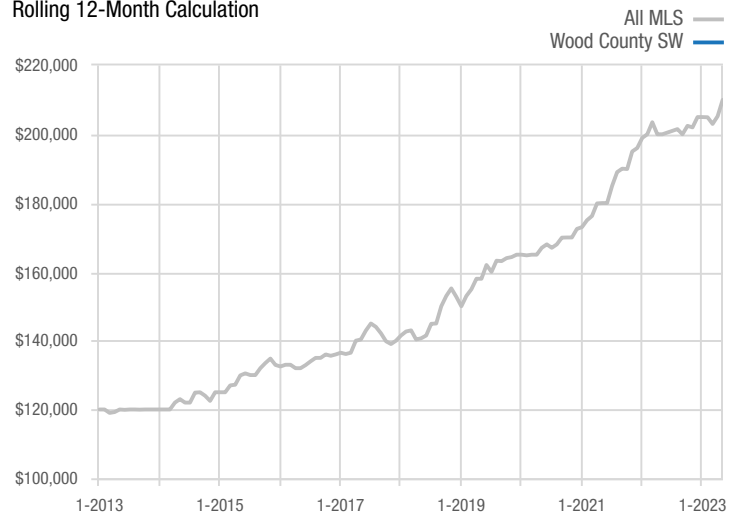
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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