

Local Market Update – August 2023

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Lucas and Upper Wood County

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

Higher mortgage rates, along with elevated sales prices and a lack of housing inventory, have continued to impact market activity during the summer homebuying season. The average 30-year fixed-rate mortgage has remained above 6.5% since May, recently hitting a two-decade high in August, according to Freddie Mac. As a result, existing-home sales have continued to slow nationwide, dropping 2.2% month-over-month as of last measure, with sales down 16.6% compared to the same time last year, according to the National Association of REALTORS® (NAR).

Falling home sales have done little to cool home prices, however, which have continued to sit at record high levels nationally thanks to a limited supply of homes for sale. According to NAR, there were 1.11 million homes for sale heading into August, 14.6% fewer homes than the same period last year, for a 3.3 months' supply at the current sales pace. The shortage of homes for sale has boosted competition for available properties and is driving sales prices higher, with NAR reporting a national median existing home price of \$406,700, a 1.9% increase from a year earlier.

Single Family Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8 2022	Thru 8 2023	% Change
New Listings	676	583	-13.8%	5,142	4,356	-15.3%
Closed Sales	621	559	-10.0%	4,112	3,579	-13.0%
Days on Market	50	55	10.0%	56	58	3.6%
SP\$/SqFt	\$116.20	\$119.87	3.2%	\$113.69	\$115.34	1.5%
Median Sales Price*	\$170,500	\$170,000	-0.3%	\$165,000	\$166,000	0.6%
Average Sales Price*	\$209,202	\$210,759	0.7%	\$204,318	\$205,976	0.8%
Percent of List Price Received*	102%	102%	0.0%	102%	---	---
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume	\$129,914,738	\$117,814,148	-9.3%	\$840,156,530	\$737,124,211	-12.3%

Condo/Villa Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8 2022	Thru 8 2023	% Change
New Listings	57	48	-15.8%	441	382	-13.4%
Closed Sales	55	40	-27.3%	395	323	-18.2%
Days on Market	52	42	-19.2%	64	50	-21.9%
SP\$/SqFt	\$130.14	\$136.93	5.2%	\$128.47	\$133.29	3.8%
Median Sales Price*	\$209,000	\$217,450	4.0%	\$205,000	\$215,000	4.9%
Average Sales Price*	\$210,886	\$230,021	9.1%	\$215,121	\$220,360	2.4%
Percent of List Price Received*	98%	99%	1.0%	100%	100%	0.0%
Months Supply of Inventory	2	2	0.0%	---	---	---
Total Volume (in 1000's)	\$11,598,714	\$9,200,845	-20.7%	\$84,972,622	\$71,176,159	-16.2%

*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	8-2022	8-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,209	1,024	- 15.3%	9,088	7,532	- 17.1%
Pending Sales		1,096	882	- 19.5%	7,490	6,408	- 14.4%
Closed Sales		1,121	922	- 17.8%	7,394	6,279	- 15.1%
Days on Market Until Sale		52	56	+ 7.7%	59	60	+ 1.7%
Median Sales Price		\$175,000	\$180,000	+ 2.9%	\$170,000	\$175,000	+ 2.9%
Average Sales Price		\$207,286	\$210,552	+ 1.6%	\$205,380	\$206,953	+ 0.8%
Percent of List Price Received		100.0%	100.8%	+ 0.8%	100.4%	100.0%	- 0.4%
Housing Affordability Index		179	148	- 17.3%	184	152	- 17.4%
Inventory of Homes for Sale		2,259	1,759	- 22.1%	—	—	—
Months Supply of Inventory		2.3	2.2	- 4.3%	—	—	—

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Lucas County

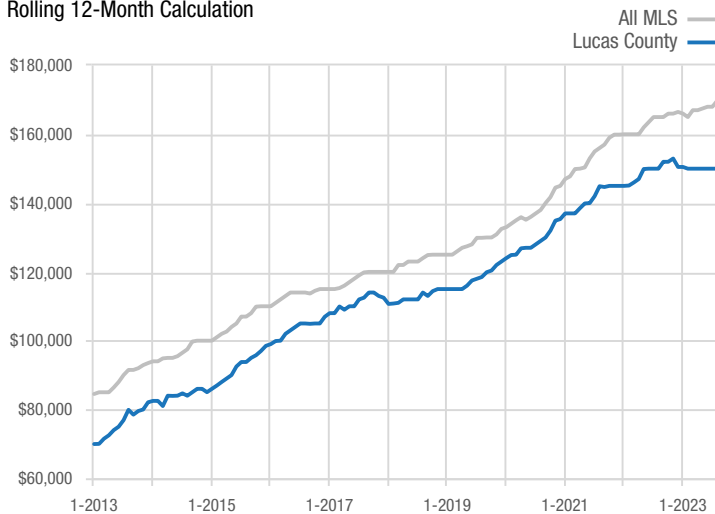
Single Family Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	602	469	- 22.1%	4,482	3,703	- 17.4%
Pending Sales	500	428	- 14.4%	3,598	3,143	- 12.6%
Closed Sales	513	481	- 6.2%	3,527	3,090	- 12.4%
Days on Market Until Sale	48	55	+ 14.6%	54	58	+ 7.4%
Median Sales Price*	\$156,100	\$151,250	- 3.1%	\$154,000	\$150,000	- 2.6%
Average Sales Price*	\$189,789	\$188,118	- 0.9%	\$188,695	\$186,941	- 0.9%
Percent of List Price Received*	100.7%	101.5%	+ 0.8%	101.2%	100.9%	- 0.3%
Inventory of Homes for Sale	1,105	776	- 29.8%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	49	37	- 24.5%	379	332	- 12.4%
Pending Sales	41	31	- 24.4%	328	293	- 10.7%
Closed Sales	48	34	- 29.2%	346	284	- 17.9%
Days on Market Until Sale	53	43	- 18.9%	67	49	- 26.9%
Median Sales Price*	\$198,250	\$217,450	+ 9.7%	\$200,000	\$205,000	+ 2.5%
Average Sales Price*	\$211,175	\$229,969	+ 8.9%	\$209,390	\$216,139	+ 3.2%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	100.2%	99.7%	- 0.5%
Inventory of Homes for Sale	70	64	- 8.6%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

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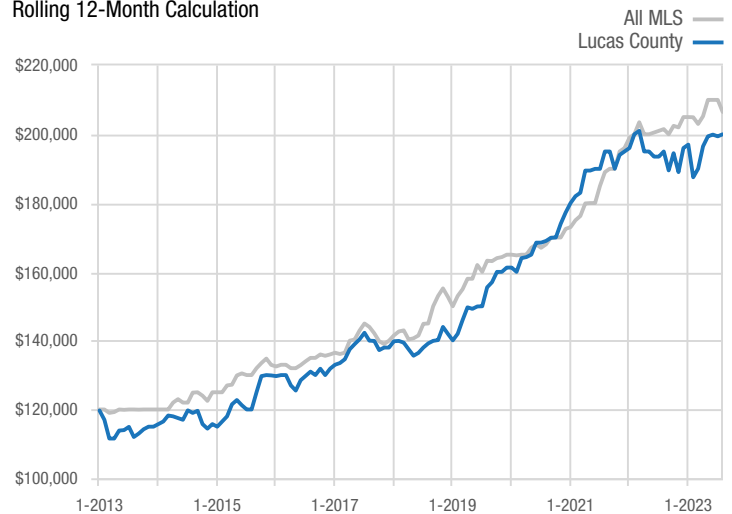
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

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Wood County

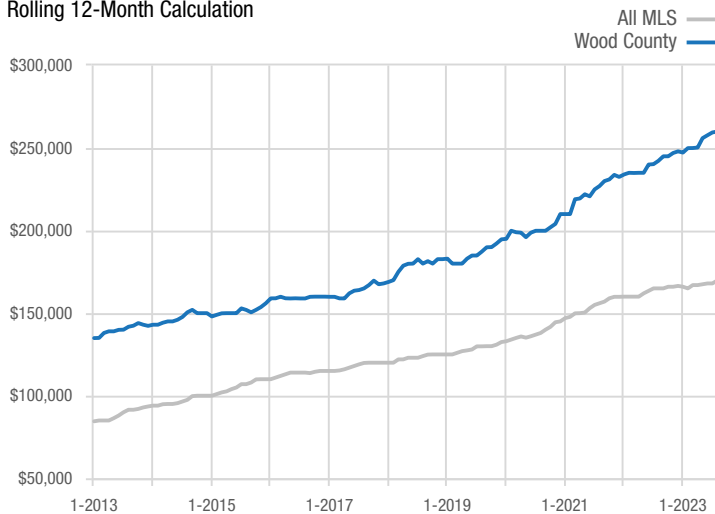
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	127	117	- 7.9%	996	862	- 13.5%
Pending Sales	133	113	- 15.0%	863	726	- 15.9%
Closed Sales	148	105	- 29.1%	867	703	- 18.9%
Days on Market Until Sale	49	52	+ 6.1%	59	59	0.0%
Median Sales Price*	\$261,300	\$310,125	+ 18.7%	\$247,000	\$267,500	+ 8.3%
Average Sales Price*	\$289,624	\$327,668	+ 13.1%	\$282,243	\$306,445	+ 8.6%
Percent of List Price Received*	102.0%	101.4%	- 0.6%	102.1%	100.5%	- 1.6%
Inventory of Homes for Sale	222	200	- 9.9%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	13	11	- 15.4%	86	65	- 24.4%
Pending Sales	11	6	- 45.5%	73	56	- 23.3%
Closed Sales	11	6	- 45.5%	73	56	- 23.3%
Days on Market Until Sale	37	40	+ 8.1%	46	54	+ 17.4%
Median Sales Price*	\$230,000	\$257,450	+ 11.9%	\$227,000	\$247,450	+ 9.0%
Average Sales Price*	\$227,318	\$252,217	+ 11.0%	\$242,150	\$257,986	+ 6.5%
Percent of List Price Received*	101.8%	98.7%	- 3.0%	102.5%	100.3%	- 2.1%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

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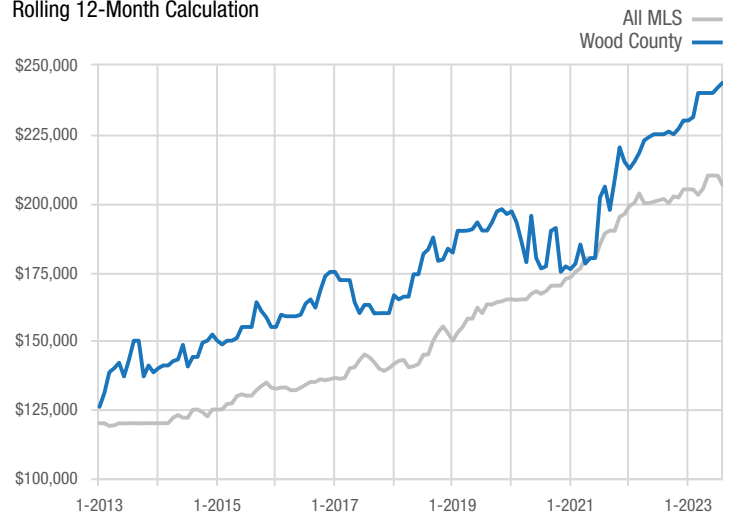
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

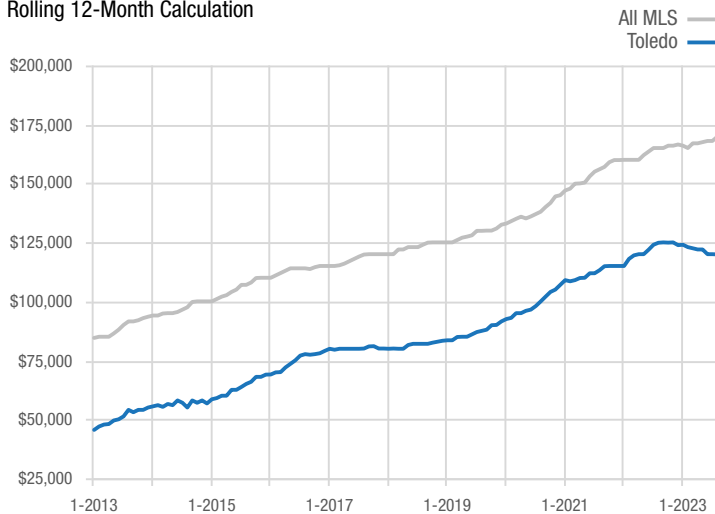
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	429	349	- 18.6%	3,145	2,676	- 14.9%
Pending Sales	352	309	- 12.2%	2,521	2,317	- 8.1%
Closed Sales	350	355	+ 1.4%	2,465	2,283	- 7.4%
Days on Market Until Sale	47	59	+ 25.5%	53	59	+ 11.3%
Median Sales Price*	\$129,400	\$125,000	- 3.4%	\$126,000	\$120,000	- 4.8%
Average Sales Price*	\$144,158	\$146,631	+ 1.7%	\$142,788	\$141,922	- 0.6%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	100.6%	100.7%	+ 0.1%
Inventory of Homes for Sale	776	546	- 29.6%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	27	22	- 18.5%	206	179	- 13.1%
Pending Sales	18	12	- 33.3%	175	149	- 14.9%
Closed Sales	22	18	- 18.2%	181	150	- 17.1%
Days on Market Until Sale	52	42	- 19.2%	51	47	- 7.8%
Median Sales Price*	\$170,450	\$175,000	+ 2.7%	\$151,500	\$162,500	+ 7.3%
Average Sales Price*	\$177,468	\$227,841	+ 28.4%	\$166,108	\$179,673	+ 8.2%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	42	38	- 9.5%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

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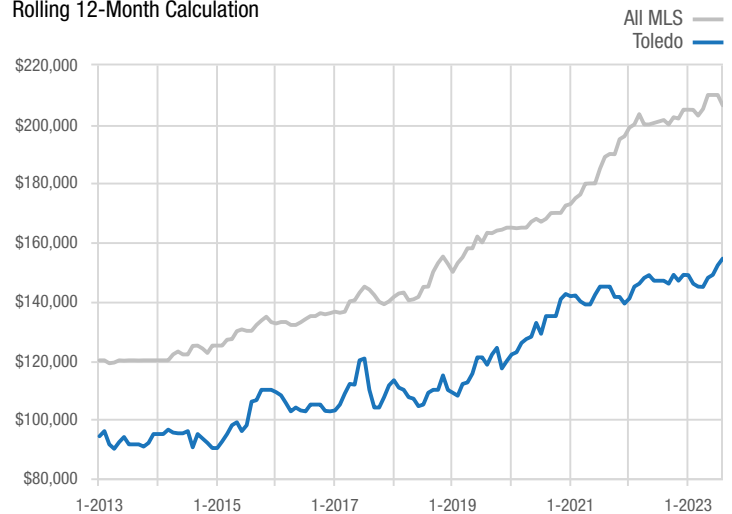
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Sylvania

43560 and 43617

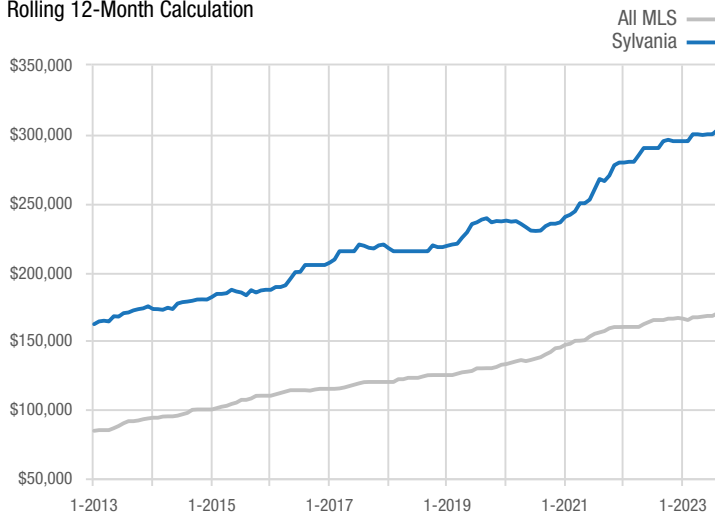
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	47	38	- 19.1%	443	340	- 23.3%
Pending Sales	47	44	- 6.4%	362	292	- 19.3%
Closed Sales	52	44	- 15.4%	356	284	- 20.2%
Days on Market Until Sale	58	43	- 25.9%	61	58	- 4.9%
Median Sales Price*	\$306,000	\$315,000	+ 2.9%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$318,255	\$326,277	+ 2.5%	\$320,379	\$326,747	+ 2.0%
Percent of List Price Received*	102.3%	101.7%	- 0.6%	102.4%	101.3%	- 1.1%
Inventory of Homes for Sale	102	74	- 27.5%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	20	6	- 70.0%	117	89	- 23.9%
Pending Sales	16	10	- 37.5%	105	86	- 18.1%
Closed Sales	18	12	- 33.3%	108	84	- 22.2%
Days on Market Until Sale	40	40	0.0%	62	48	- 22.6%
Median Sales Price*	\$218,500	\$217,450	- 0.5%	\$234,550	\$233,675	- 0.4%
Average Sales Price*	\$212,378	\$219,892	+ 3.5%	\$233,308	\$227,385	- 2.5%
Percent of List Price Received*	101.2%	99.5%	- 1.7%	100.2%	100.3%	+ 0.1%
Inventory of Homes for Sale	23	13	- 43.5%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

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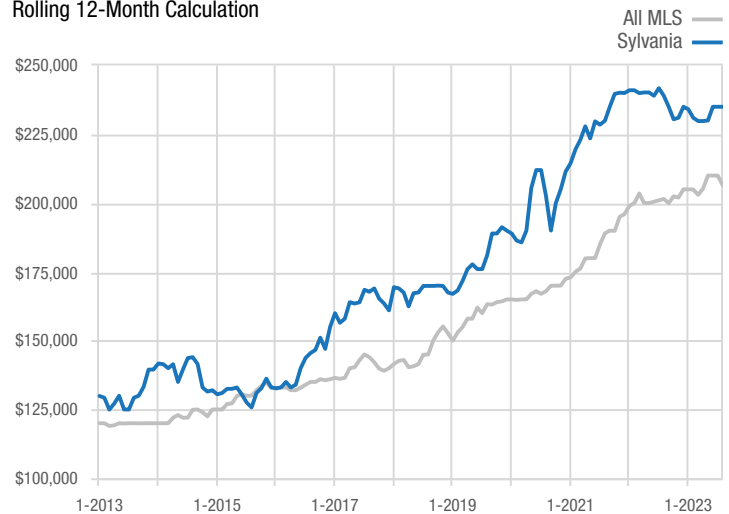
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

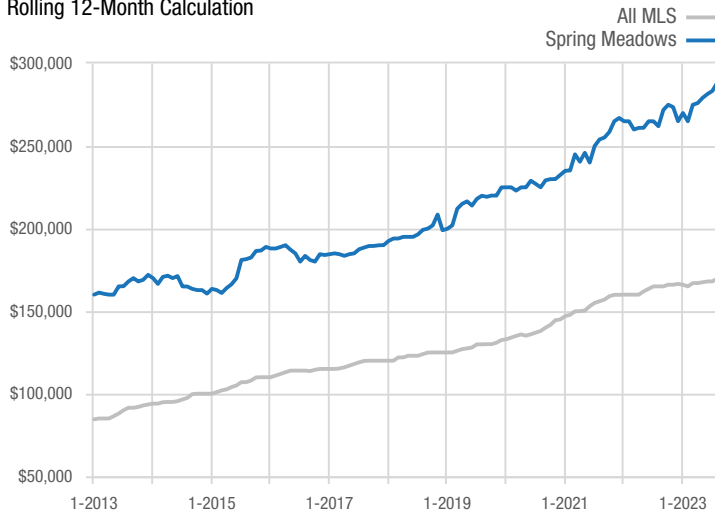
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	29	14	- 51.7%	186	136	- 26.9%
Pending Sales	17	14	- 17.6%	146	106	- 27.4%
Closed Sales	22	16	- 27.3%	147	104	- 29.3%
Days on Market Until Sale	51	41	- 19.6%	50	45	- 10.0%
Median Sales Price*	\$265,500	\$330,450	+ 24.5%	\$255,000	\$293,500	+ 15.1%
Average Sales Price*	\$270,282	\$339,894	+ 25.8%	\$263,489	\$298,905	+ 13.4%
Percent of List Price Received*	100.9%	102.5%	+ 1.6%	102.9%	101.7%	- 1.2%
Inventory of Homes for Sale	48	27	- 43.8%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	5	+ 66.7%	23	31	+ 34.8%
Pending Sales	3	6	+ 100.0%	21	26	+ 23.8%
Closed Sales	3	5	+ 66.7%	23	24	+ 4.3%
Days on Market Until Sale	48	41	- 14.6%	95	53	- 44.2%
Median Sales Price*	\$205,450	\$290,000	+ 41.2%	\$296,500	\$298,750	+ 0.8%
Average Sales Price*	\$205,450	\$277,900	+ 35.3%	\$312,533	\$296,771	- 5.0%
Percent of List Price Received*	97.5%	97.5%	0.0%	99.7%	99.7%	0.0%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

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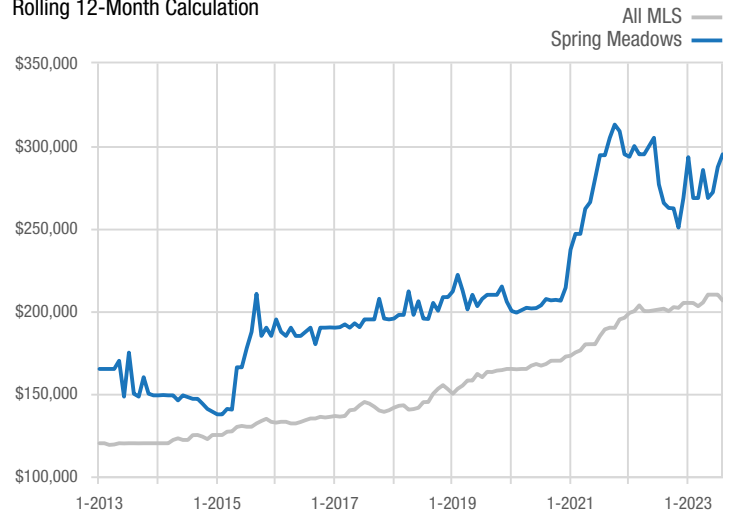
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

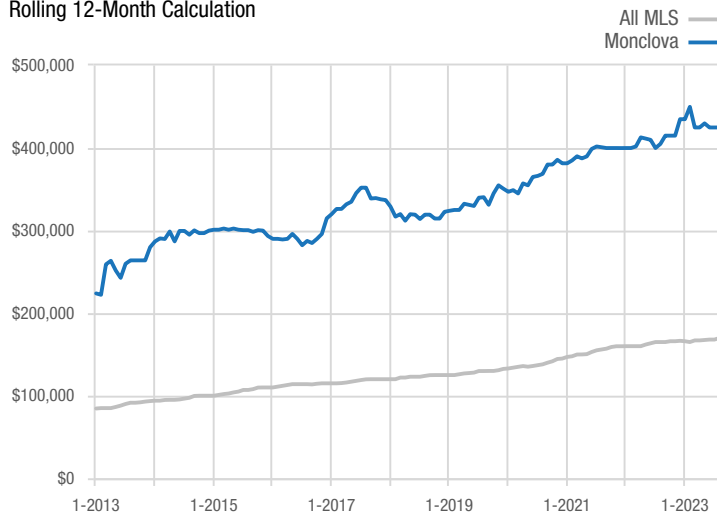
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	8	+ 166.7%	46	51	+ 10.9%
Pending Sales	6	7	+ 16.7%	36	35	- 2.8%
Closed Sales	3	7	+ 133.3%	32	33	+ 3.1%
Days on Market Until Sale	40	61	+ 52.5%	46	82	+ 78.3%
Median Sales Price*	\$405,000	\$404,800	- 0.0%	\$496,750	\$434,900	- 12.5%
Average Sales Price*	\$406,398	\$402,329	- 1.0%	\$480,912	\$456,495	- 5.1%
Percent of List Price Received*	99.4%	101.5%	+ 2.1%	102.3%	100.6%	- 1.7%
Inventory of Homes for Sale	17	17	0.0%	—	—	—
Months Supply of Inventory	3.2	4.3	+ 34.4%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	0	- 100.0%	5	13	+ 160.0%
Pending Sales	0	0	—	4	12	+ 200.0%
Closed Sales	1	0	- 100.0%	13	9	- 30.8%
Days on Market Until Sale	446	—	—	316	120	- 62.0%
Median Sales Price*	\$290,810	—	—	\$301,905	\$338,575	+ 12.1%
Average Sales Price*	\$290,810	—	—	\$333,287	\$344,102	+ 3.2%
Percent of List Price Received*	100.0%	—	—	101.8%	100.0%	- 1.8%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

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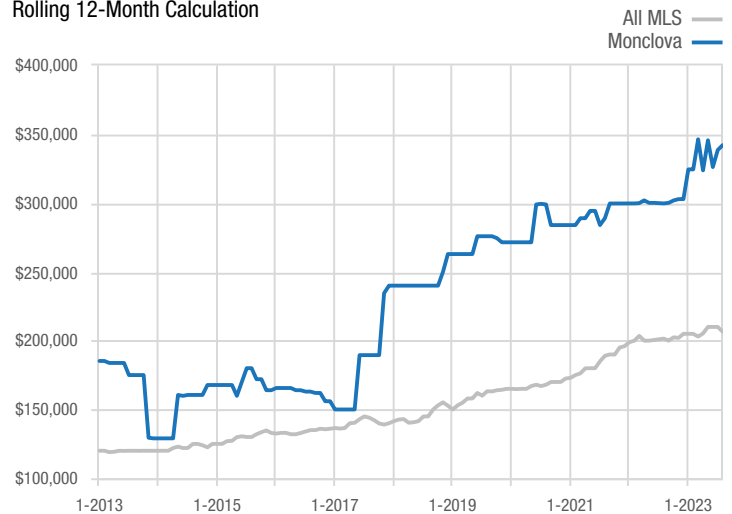
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

MLS Area 07: 43537

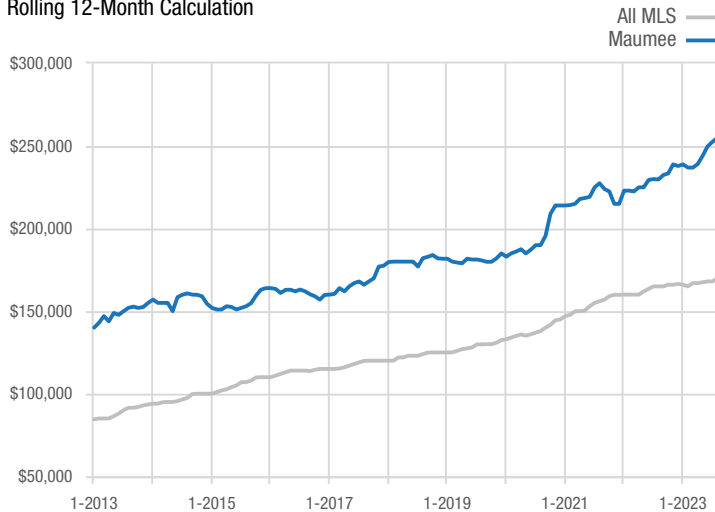
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	38	30	- 21.1%	310	224	- 27.7%
Pending Sales	37	30	- 18.9%	257	188	- 26.8%
Closed Sales	40	34	- 15.0%	253	186	- 26.5%
Days on Market Until Sale	39	37	- 5.1%	45	48	+ 6.7%
Median Sales Price*	\$201,700	\$235,500	+ 16.8%	\$249,750	\$278,000	+ 11.3%
Average Sales Price*	\$260,728	\$270,146	+ 3.6%	\$290,657	\$297,966	+ 2.5%
Percent of List Price Received*	101.1%	101.7%	+ 0.6%	103.5%	101.7%	- 1.7%
Inventory of Homes for Sale	66	53	- 19.7%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	4	6	+ 50.0%	34	40	+ 17.6%
Pending Sales	5	4	- 20.0%	33	36	+ 9.1%
Closed Sales	6	2	- 66.7%	33	34	+ 3.0%
Days on Market Until Sale	34	46	+ 35.3%	59	54	- 8.5%
Median Sales Price*	\$231,625	\$210,000	- 9.3%	\$210,000	\$245,500	+ 16.9%
Average Sales Price*	\$288,255	\$210,000	- 27.1%	\$251,654	\$269,501	+ 7.1%
Percent of List Price Received*	103.6%	102.1%	- 1.4%	101.6%	99.1%	- 2.5%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

* 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.

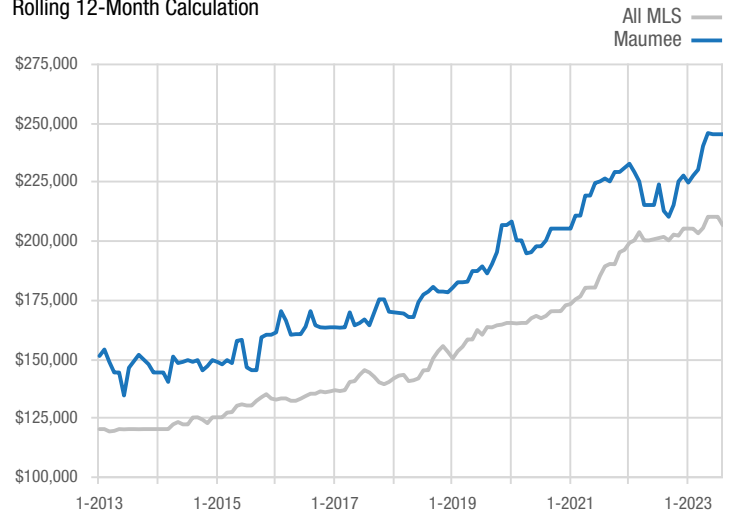
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2023

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Whitehouse

MLS Area 08: 43571

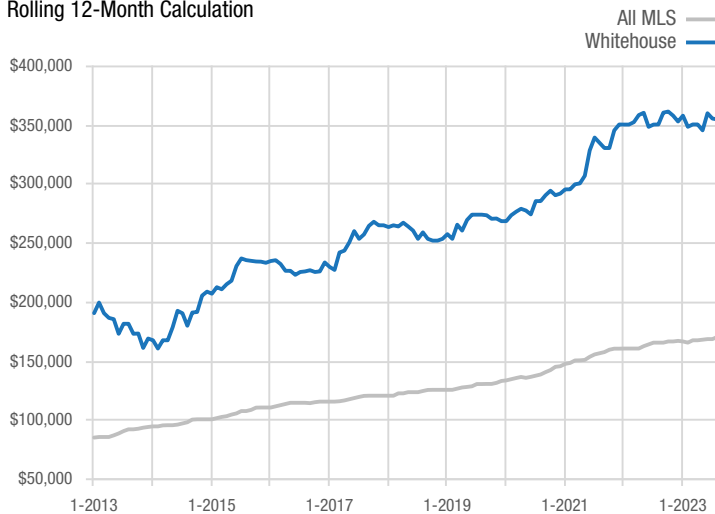
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	13	11	- 15.4%	75	69	- 8.0%
Pending Sales	7	7	0.0%	63	56	- 11.1%
Closed Sales	7	7	0.0%	62	55	- 11.3%
Days on Market Until Sale	32	54	+ 68.8%	57	59	+ 3.5%
Median Sales Price*	\$338,000	\$327,500	- 3.1%	\$362,000	\$370,000	+ 2.2%
Average Sales Price*	\$389,143	\$351,467	- 9.7%	\$353,930	\$377,267	+ 6.6%
Percent of List Price Received*	102.2%	99.1%	- 3.0%	101.0%	100.5%	- 0.5%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	—	4	0	- 100.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	41	—	—	34	35	+ 2.9%
Median Sales Price*	\$315,000	—	—	\$297,500	\$290,000	- 2.5%
Average Sales Price*	\$315,000	—	—	\$294,500	\$290,000	- 1.5%
Percent of List Price Received*	100.0%	—	—	101.7%	97.0%	- 4.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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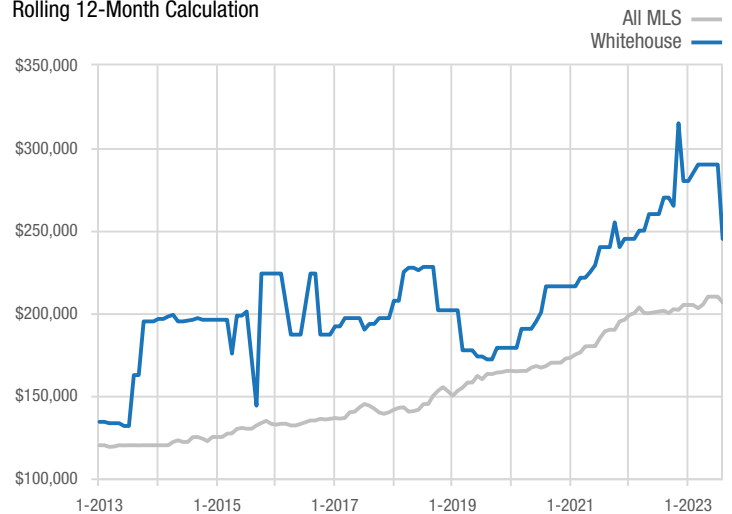
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2023

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Waterville

MLS Area 10: 43566

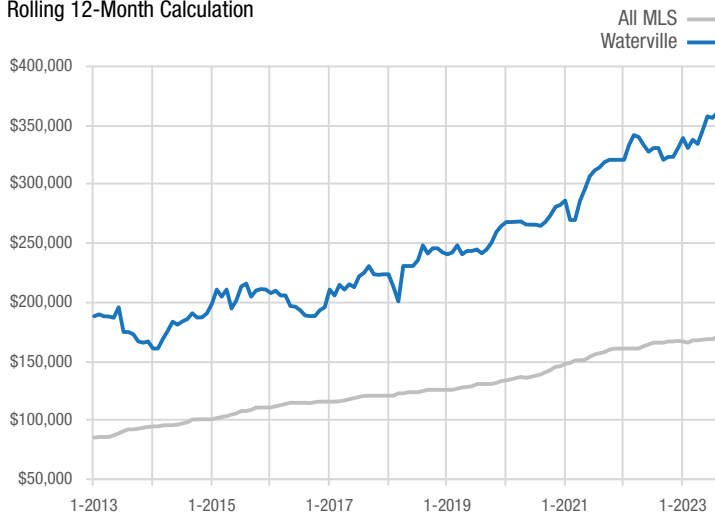
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	14	9	- 35.7%	116	105	- 9.5%
Pending Sales	13	7	- 46.2%	98	68	- 30.6%
Closed Sales	16	9	- 43.8%	92	66	- 28.3%
Days on Market Until Sale	60	51	- 15.0%	70	61	- 12.9%
Median Sales Price*	\$312,500	\$369,900	+ 18.4%	\$335,000	\$381,250	+ 13.8%
Average Sales Price*	\$352,188	\$378,922	+ 7.6%	\$335,627	\$372,442	+ 11.0%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	101.0%	99.8%	- 1.2%
Inventory of Homes for Sale	29	25	- 13.8%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	2	—	12	7	- 41.7%
Pending Sales	0	0	—	7	5	- 28.6%
Closed Sales	0	0	—	7	5	- 28.6%
Days on Market Until Sale	—	—	—	40	35	- 12.5%
Median Sales Price*	—	—	—	\$232,400	\$210,000	- 9.6%
Average Sales Price*	—	—	—	\$241,057	\$213,400	- 11.5%
Percent of List Price Received*	—	—	—	103.9%	100.7%	- 3.1%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.3	+ 160.0%	—	—	—

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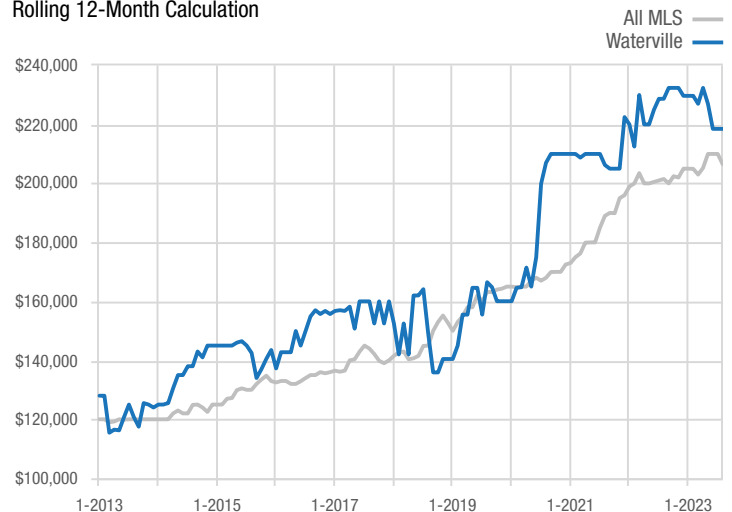
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

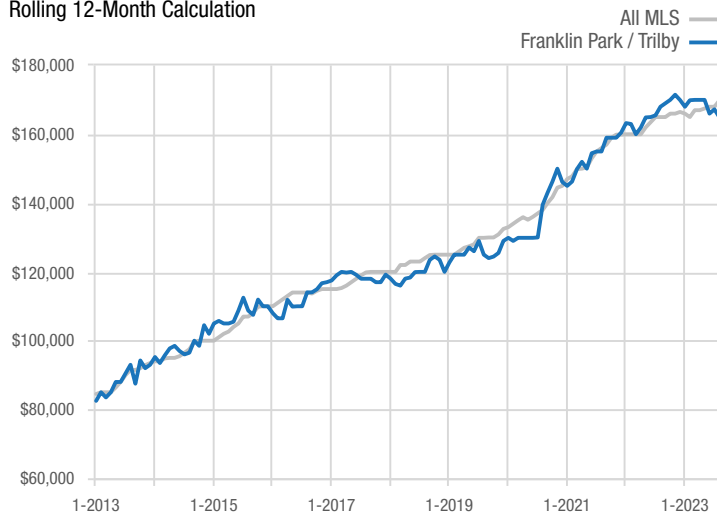
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	34	19	- 44.1%	215	168	- 21.9%
Pending Sales	31	22	- 29.0%	175	163	- 6.9%
Closed Sales	26	24	- 7.7%	171	157	- 8.2%
Days on Market Until Sale	38	33	- 13.2%	46	51	+ 10.9%
Median Sales Price*	\$197,000	\$171,000	- 13.2%	\$170,000	\$165,500	- 2.6%
Average Sales Price*	\$221,635	\$214,700	- 3.1%	\$206,556	\$201,530	- 2.4%
Percent of List Price Received*	101.8%	104.0%	+ 2.2%	103.8%	102.0%	- 1.7%
Inventory of Homes for Sale	55	24	- 56.4%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	3	+ 200.0%	9	12	+ 33.3%
Pending Sales	1	0	- 100.0%	9	8	- 11.1%
Closed Sales	2	1	- 50.0%	9	8	- 11.1%
Days on Market Until Sale	74	42	- 43.2%	52	31	- 40.4%
Median Sales Price*	\$144,950	\$160,000	+ 10.4%	\$190,000	\$155,000	- 18.4%
Average Sales Price*	\$144,950	\$160,000	+ 10.4%	\$177,867	\$156,881	- 11.8%
Percent of List Price Received*	92.0%	95.9%	+ 4.2%	95.9%	103.3%	+ 7.7%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	2.7	+ 350.0%	—	—	—

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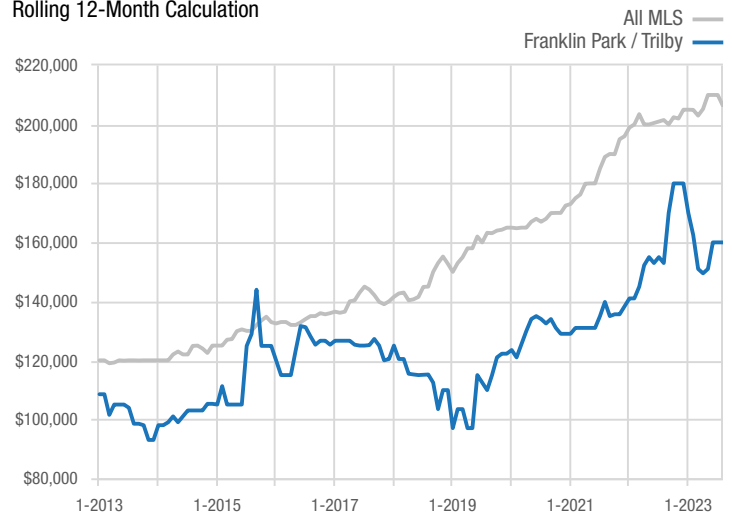
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

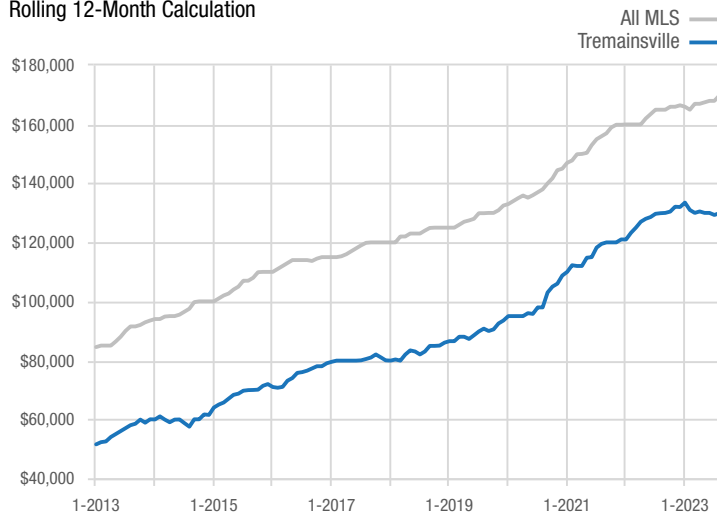
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	56	53	- 5.4%	459	398	- 13.3%
Pending Sales	47	60	+ 27.7%	385	348	- 9.6%
Closed Sales	49	64	+ 30.6%	383	343	- 10.4%
Days on Market Until Sale	40	48	+ 20.0%	50	52	+ 4.0%
Median Sales Price*	\$138,500	\$139,000	+ 0.4%	\$135,000	\$130,000	- 3.7%
Average Sales Price*	\$130,884	\$132,667	+ 1.4%	\$129,736	\$129,007	- 0.6%
Percent of List Price Received*	104.5%	104.2%	- 0.3%	102.7%	102.6%	- 0.1%
Inventory of Homes for Sale	103	74	- 28.2%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	107	—
Median Sales Price*	—	—	—	—	\$105,000	—
Average Sales Price*	—	—	—	—	\$105,000	—
Percent of List Price Received*	—	—	—	—	95.5%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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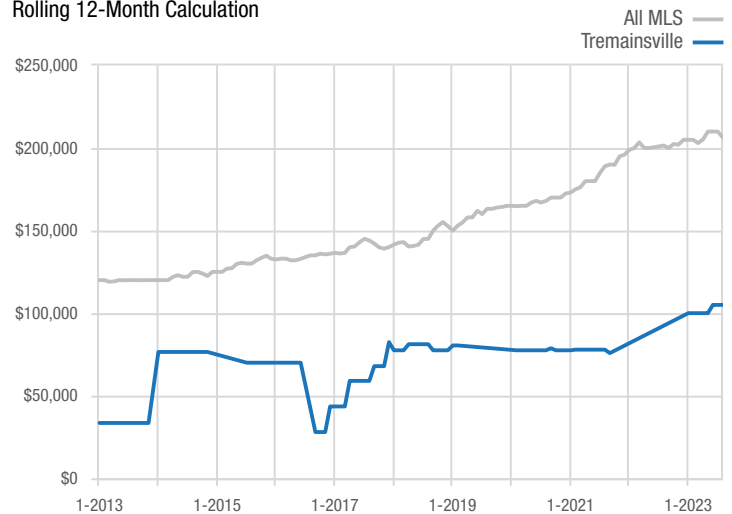
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

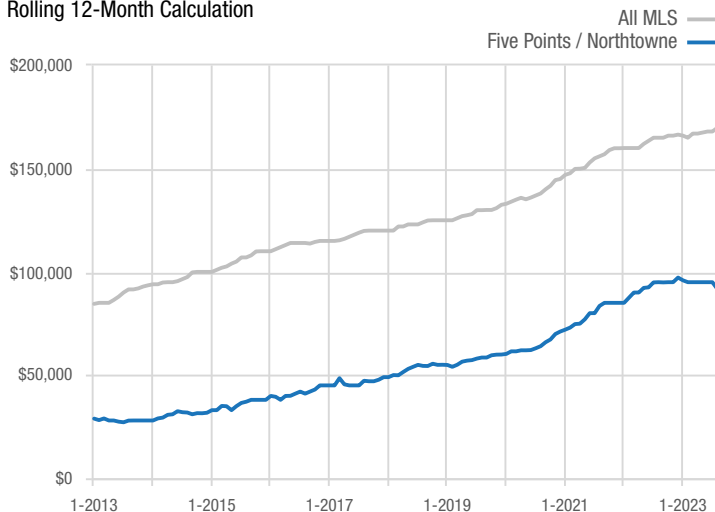
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	48	38	- 20.8%	390	367	- 5.9%
Pending Sales	45	35	- 22.2%	321	347	+ 8.1%
Closed Sales	37	79	+ 113.5%	302	339	+ 12.3%
Days on Market Until Sale	44	83	+ 88.6%	52	70	+ 34.6%
Median Sales Price*	\$95,000	\$69,298	- 27.1%	\$99,000	\$87,660	- 11.5%
Average Sales Price*	\$95,818	\$88,139	- 8.0%	\$100,013	\$96,263	- 3.7%
Percent of List Price Received*	99.2%	101.7%	+ 2.5%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	84	53	- 36.9%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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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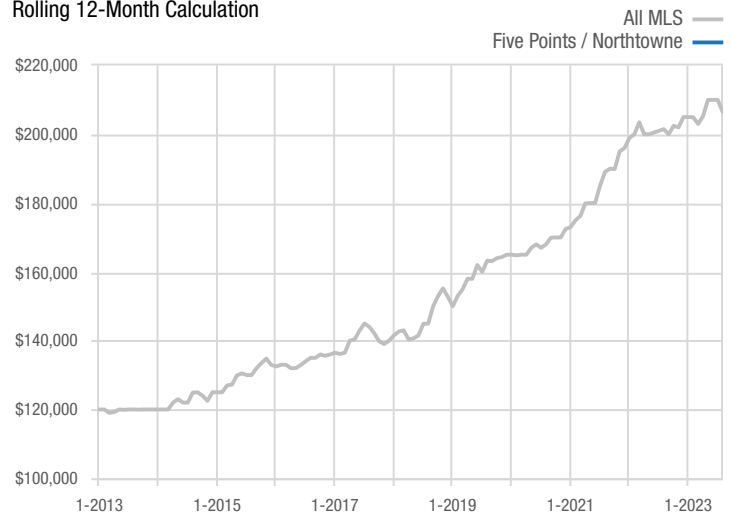
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

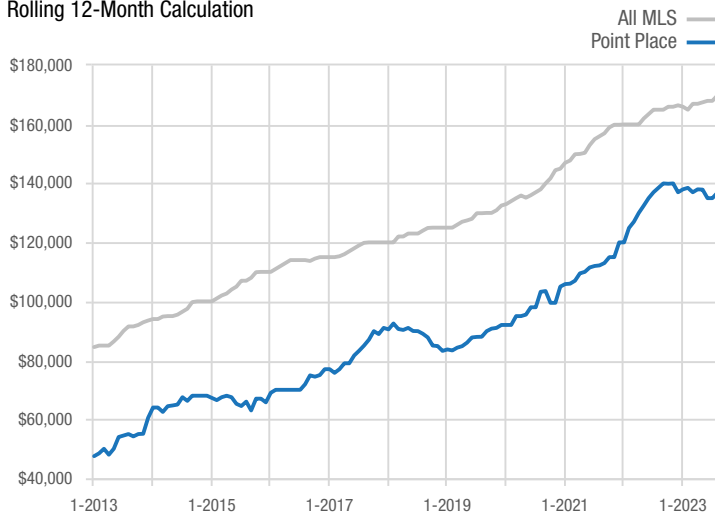
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	39	21	- 46.2%	219	156	- 28.8%
Pending Sales	24	22	- 8.3%	184	148	- 19.6%
Closed Sales	20	21	+ 5.0%	179	149	- 16.8%
Days on Market Until Sale	47	49	+ 4.3%	57	61	+ 7.0%
Median Sales Price*	\$138,500	\$143,000	+ 3.2%	\$140,000	\$143,000	+ 2.1%
Average Sales Price*	\$125,533	\$157,995	+ 25.9%	\$150,775	\$154,474	+ 2.5%
Percent of List Price Received*	101.4%	97.9%	- 3.5%	101.7%	102.0%	+ 0.3%
Inventory of Homes for Sale	51	26	- 49.0%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	—	3	4	+ 33.3%
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	43	47	+ 9.3%	41	51	+ 24.4%
Median Sales Price*	\$180,000	\$255,000	+ 41.7%	\$140,000	\$175,000	+ 25.0%
Average Sales Price*	\$180,000	\$255,000	+ 41.7%	\$141,865	\$178,333	+ 25.7%
Percent of List Price Received*	100.1%	102.0%	+ 1.9%	95.3%	92.5%	- 2.9%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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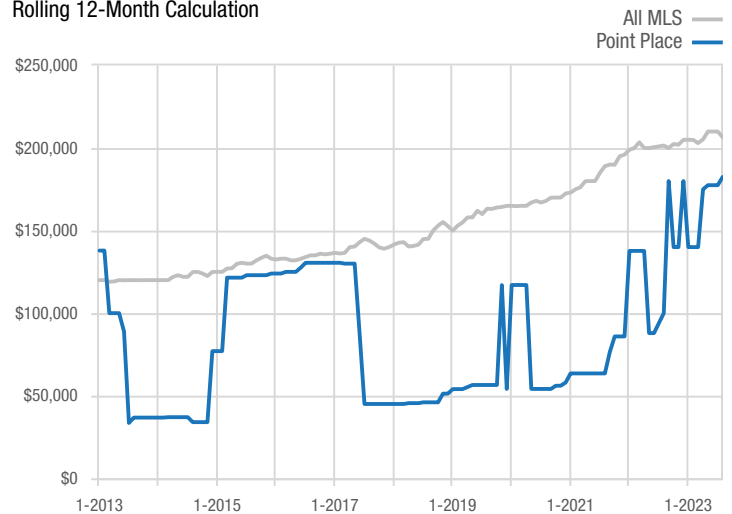
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

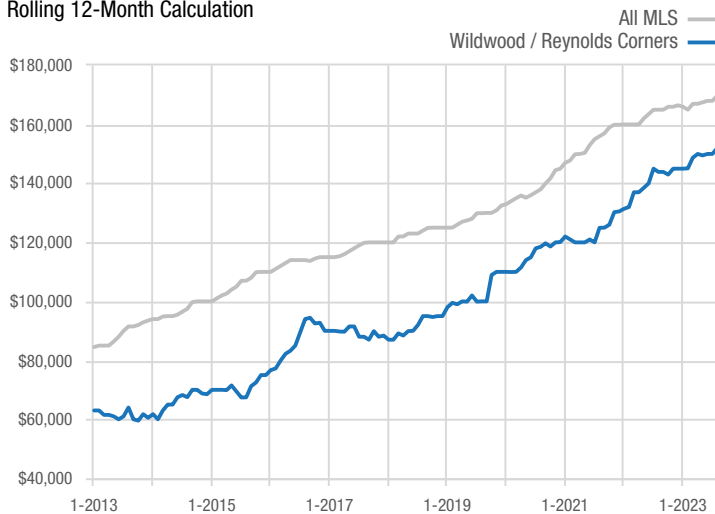
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	38	35	- 7.9%	297	228	- 23.2%
Pending Sales	35	27	- 22.9%	234	200	- 14.5%
Closed Sales	40	28	- 30.0%	233	194	- 16.7%
Days on Market Until Sale	42	61	+ 45.2%	50	50	0.0%
Median Sales Price*	\$143,750	\$158,750	+ 10.4%	\$145,100	\$157,200	+ 8.3%
Average Sales Price*	\$163,124	\$193,970	+ 18.9%	\$168,014	\$180,054	+ 7.2%
Percent of List Price Received*	101.2%	101.5%	+ 0.3%	102.2%	101.9%	- 0.3%
Inventory of Homes for Sale	70	45	- 35.7%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	6	5	- 16.7%	55	46	- 16.4%
Pending Sales	5	5	0.0%	49	39	- 20.4%
Closed Sales	5	4	- 20.0%	49	39	- 20.4%
Days on Market Until Sale	46	34	- 26.1%	48	41	- 14.6%
Median Sales Price*	\$145,000	\$138,750	- 4.3%	\$149,000	\$160,000	+ 7.4%
Average Sales Price*	\$149,880	\$146,600	- 2.2%	\$147,948	\$163,743	+ 10.7%
Percent of List Price Received*	101.0%	101.2%	+ 0.2%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

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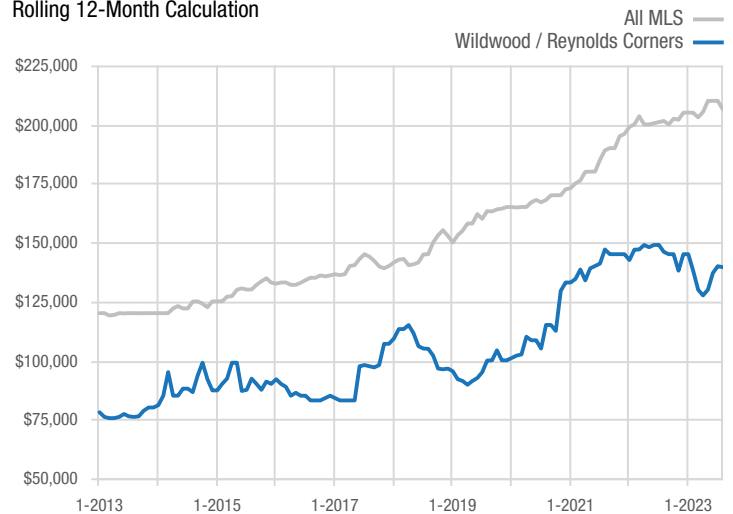
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

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

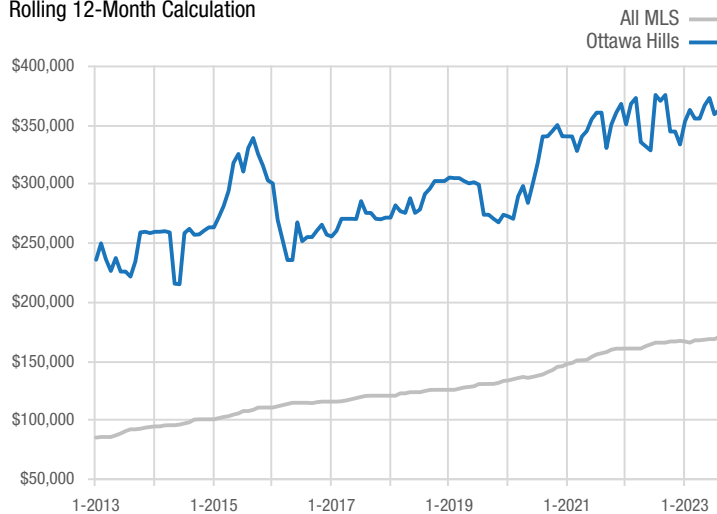
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	5	8	+ 60.0%	76	72	- 5.3%
Pending Sales	10	6	- 40.0%	59	56	- 5.1%
Closed Sales	10	8	- 20.0%	58	55	- 5.2%
Days on Market Until Sale	48	45	- 6.3%	51	51	0.0%
Median Sales Price*	\$325,000	\$330,000	+ 1.5%	\$380,000	\$409,000	+ 7.6%
Average Sales Price*	\$456,824	\$438,249	- 4.1%	\$471,736	\$491,374	+ 4.2%
Percent of List Price Received*	99.4%	95.7%	- 3.7%	100.5%	98.5%	- 2.0%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	0	- 100.0%	11	7	- 36.4%
Pending Sales	0	1	—	8	5	- 37.5%
Closed Sales	1	1	0.0%	8	5	- 37.5%
Days on Market Until Sale	20	62	+ 210.0%	52	24	- 53.8%
Median Sales Price*	\$121,000	\$369,900	+ 205.7%	\$123,500	\$130,000	+ 5.3%
Average Sales Price*	\$121,000	\$369,900	+ 205.7%	\$181,472	\$172,980	- 4.7%
Percent of List Price Received*	100.9%	97.4%	- 3.5%	102.9%	103.2%	+ 0.3%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.8	0.6	- 66.7%	—	—	—

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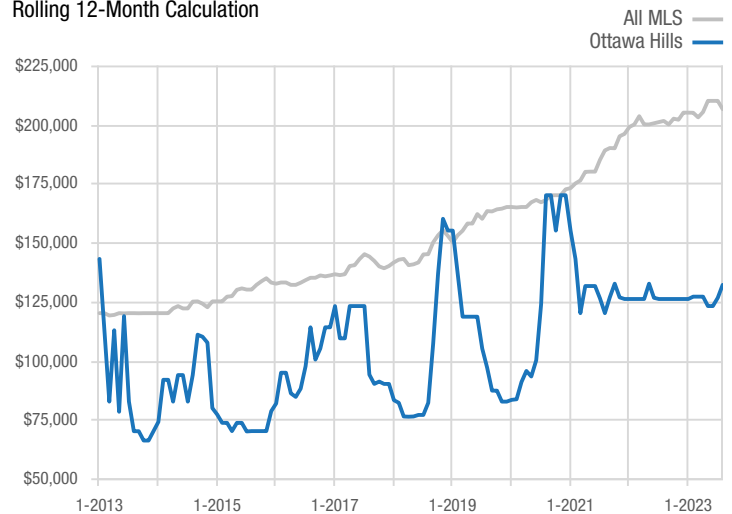
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2023

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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

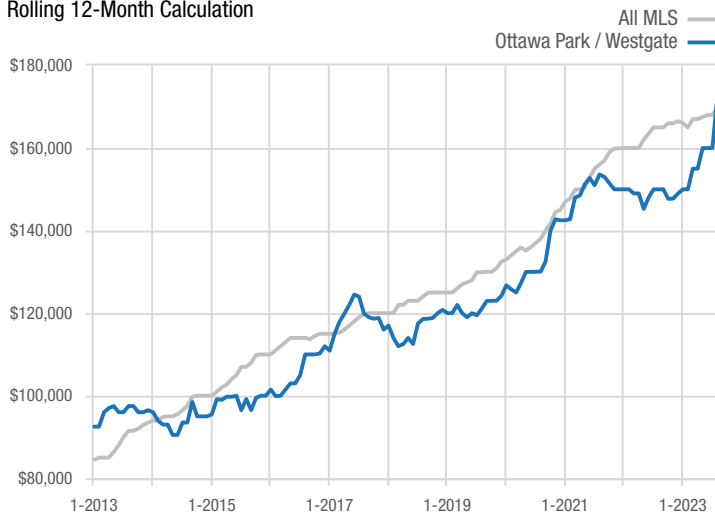
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	24	19	- 20.8%	235	150	- 36.2%
Pending Sales	28	22	- 21.4%	194	140	- 27.8%
Closed Sales	34	23	- 32.4%	190	137	- 27.9%
Days on Market Until Sale	52	44	- 15.4%	51	49	- 3.9%
Median Sales Price*	\$145,175	\$235,000	+ 61.9%	\$150,000	\$190,000	+ 26.7%
Average Sales Price*	\$148,526	\$214,612	+ 44.5%	\$159,117	\$182,672	+ 14.8%
Percent of List Price Received*	99.0%	106.3%	+ 7.4%	100.5%	101.8%	+ 1.3%
Inventory of Homes for Sale	53	25	- 52.8%	—	—	—
Months Supply of Inventory	2.2	1.4	- 36.4%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	1	0.0%	12	5	- 58.3%
Pending Sales	0	0	—	10	2	- 80.0%
Closed Sales	0	0	—	10	2	- 80.0%
Days on Market Until Sale	—	—	—	36	16	- 55.6%
Median Sales Price*	—	—	—	\$126,038	\$142,500	+ 13.1%
Average Sales Price*	—	—	—	\$124,283	\$142,500	+ 14.7%
Percent of List Price Received*	—	—	—	99.6%	105.0%	+ 5.4%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

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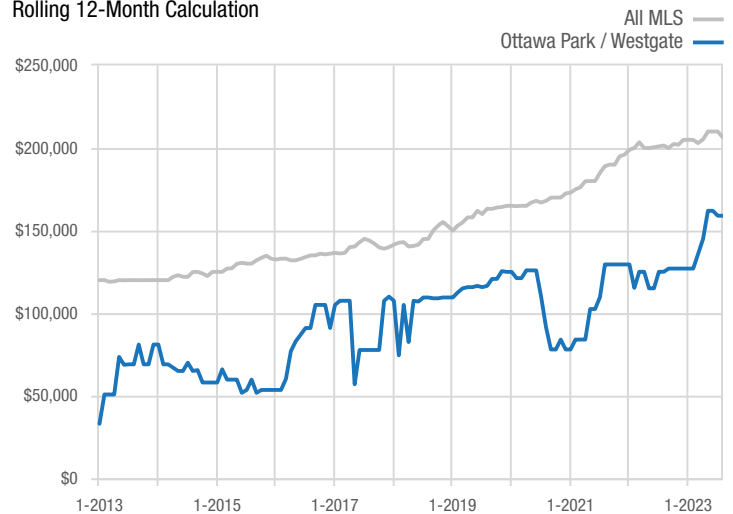
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2023

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Olde West End

MLS Area 18: 43610 and 43620

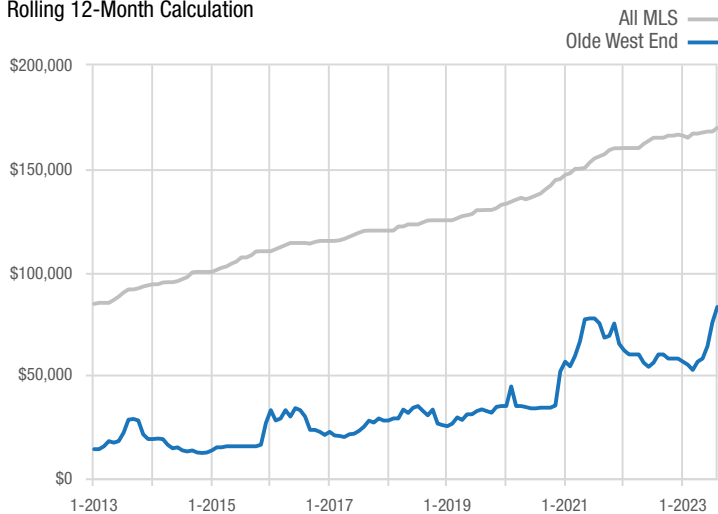
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	4	7	+ 75.0%	63	50	- 20.6%
Pending Sales	4	6	+ 50.0%	61	34	- 44.3%
Closed Sales	4	5	+ 25.0%	58	33	- 43.1%
Days on Market Until Sale	94	80	- 14.9%	66	79	+ 19.7%
Median Sales Price*	\$86,000	\$95,000	+ 10.5%	\$60,000	\$104,750	+ 74.6%
Average Sales Price*	\$93,350	\$96,800	+ 3.7%	\$86,026	\$98,985	+ 15.1%
Percent of List Price Received*	98.4%	90.4%	- 8.1%	96.9%	97.5%	+ 0.6%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	2.0	3.4	+ 70.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	1	—	2	9	+ 350.0%
Pending Sales	0	0	—	1	6	+ 500.0%
Closed Sales	0	0	—	2	6	+ 200.0%
Days on Market Until Sale	—	—	—	154	34	- 77.9%
Median Sales Price*	—	—	—	\$102,000	\$43,000	- 57.8%
Average Sales Price*	—	—	—	\$102,000	\$48,000	- 52.9%
Percent of List Price Received*	—	—	—	98.9%	88.2%	- 10.8%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

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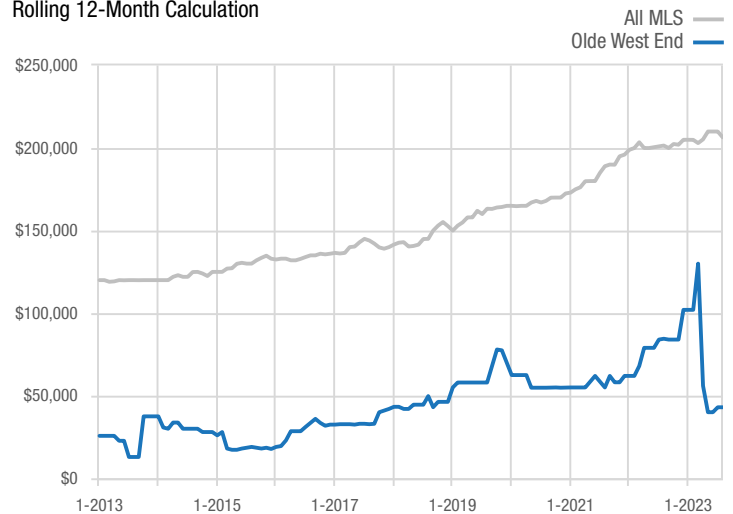
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde North End

MLS Area 19: 43608

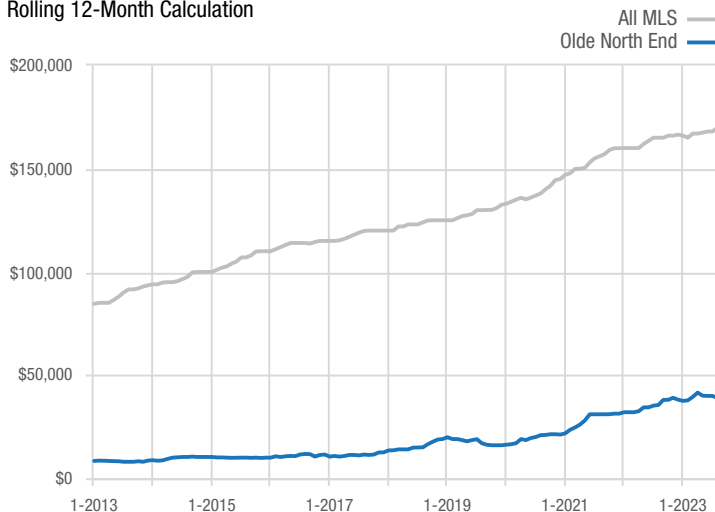
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	33	23	- 30.3%	153	184	+ 20.3%
Pending Sales	17	15	- 11.8%	89	139	+ 56.2%
Closed Sales	14	13	- 7.1%	84	134	+ 59.5%
Days on Market Until Sale	60	45	- 25.0%	61	63	+ 3.3%
Median Sales Price*	\$41,500	\$39,000	- 6.0%	\$38,150	\$39,950	+ 4.7%
Average Sales Price*	\$46,532	\$35,367	- 24.0%	\$44,563	\$46,596	+ 4.6%
Percent of List Price Received*	89.5%	101.4%	+ 13.3%	92.2%	98.1%	+ 6.4%
Inventory of Homes for Sale	58	44	- 24.1%	—	—	—
Months Supply of Inventory	5.5	2.8	- 49.1%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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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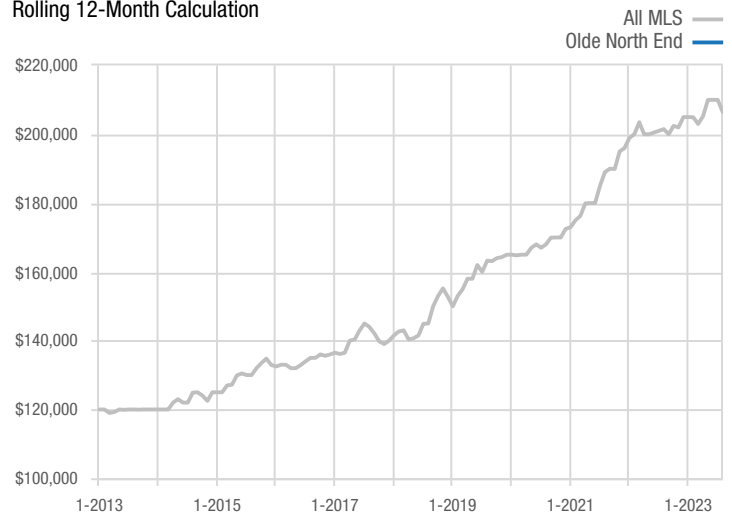
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

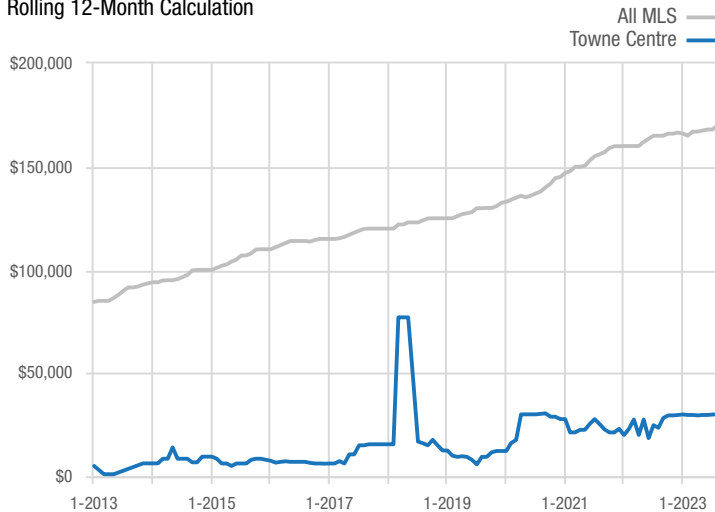
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	1	0.0%	11	9	- 18.2%
Pending Sales	1	0	- 100.0%	6	7	+ 16.7%
Closed Sales	2	0	- 100.0%	6	8	+ 33.3%
Days on Market Until Sale	116	—	—	74	63	- 14.9%
Median Sales Price*	\$23,500	—	—	\$28,250	\$39,500	+ 39.8%
Average Sales Price*	\$23,500	—	—	\$42,583	\$59,200	+ 39.0%
Percent of List Price Received*	70.1%	—	—	85.5%	86.5%	+ 1.2%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	1	0.0%	11	10	- 9.1%
Pending Sales	0	0	—	9	6	- 33.3%
Closed Sales	2	2	0.0%	10	6	- 40.0%
Days on Market Until Sale	39	48	+ 23.1%	72	68	- 5.6%
Median Sales Price*	\$290,000	\$249,950	- 13.8%	\$242,500	\$232,250	- 4.2%
Average Sales Price*	\$290,000	\$249,950	- 13.8%	\$245,300	\$252,567	+ 3.0%
Percent of List Price Received*	95.6%	80.4%	- 15.9%	96.8%	92.4%	- 4.5%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

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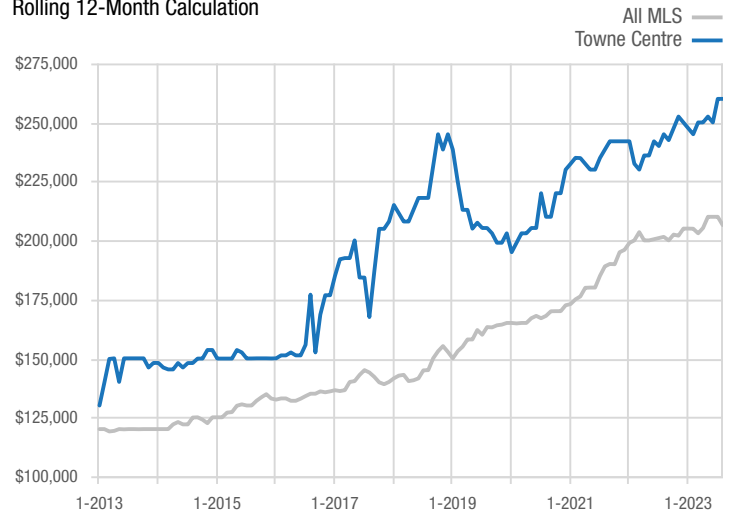
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

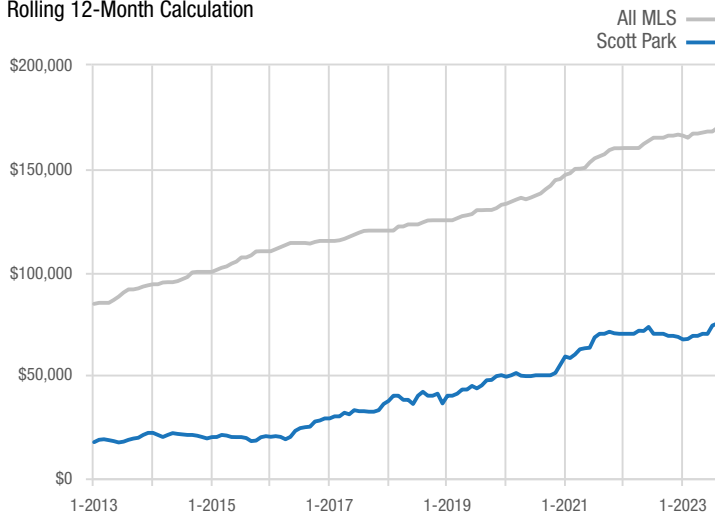
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	30	17	- 43.3%	153	156	+ 2.0%
Pending Sales	20	13	- 35.0%	112	130	+ 16.1%
Closed Sales	12	15	+ 25.0%	104	141	+ 35.6%
Days on Market Until Sale	49	53	+ 8.2%	63	66	+ 4.8%
Median Sales Price*	\$81,950	\$76,500	- 6.7%	\$71,250	\$78,075	+ 9.6%
Average Sales Price*	\$127,388	\$77,633	- 39.1%	\$89,208	\$80,797	- 9.4%
Percent of List Price Received*	98.5%	94.1%	- 4.5%	96.6%	96.7%	+ 0.1%
Inventory of Homes for Sale	47	35	- 25.5%	—	—	—
Months Supply of Inventory	3.3	2.1	- 36.4%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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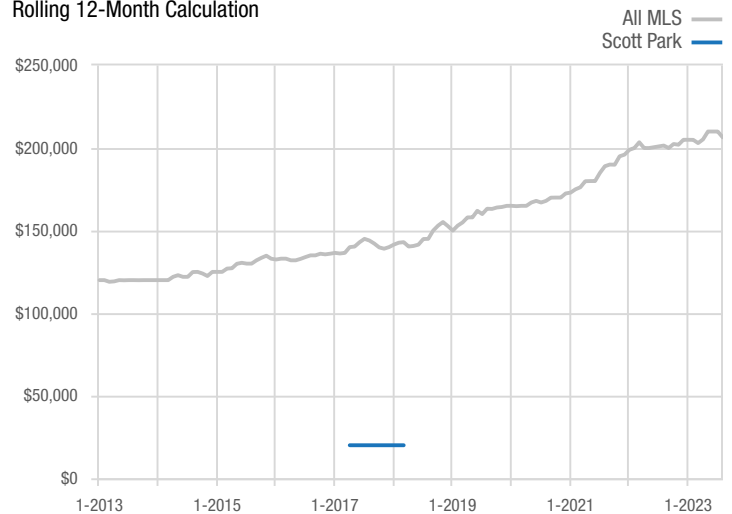
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

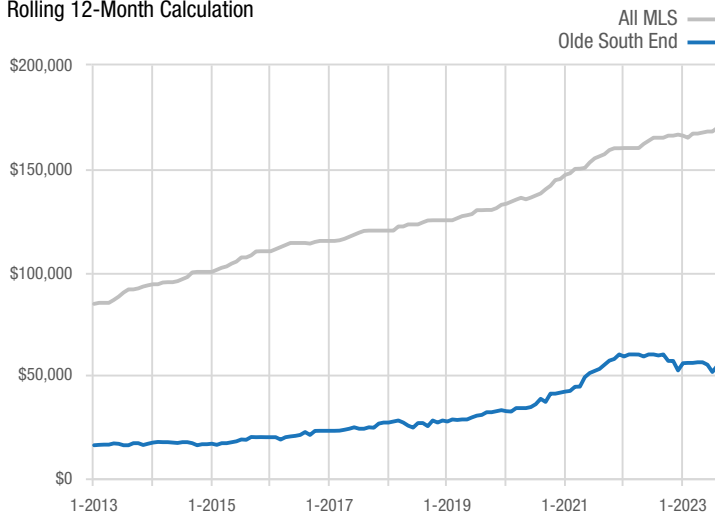
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	39	29	- 25.6%	219	193	- 11.9%
Pending Sales	20	17	- 15.0%	166	143	- 13.9%
Closed Sales	22	13	- 40.9%	164	140	- 14.6%
Days on Market Until Sale	49	57	+ 16.3%	63	63	0.0%
Median Sales Price*	\$55,500	\$94,000	+ 69.4%	\$52,000	\$52,900	+ 1.7%
Average Sales Price*	\$53,977	\$82,838	+ 53.5%	\$57,648	\$59,954	+ 4.0%
Percent of List Price Received*	96.0%	101.2%	+ 5.4%	94.9%	100.4%	+ 5.8%
Inventory of Homes for Sale	62	57	- 8.1%	—	—	—
Months Supply of Inventory	3.1	2.9	- 6.5%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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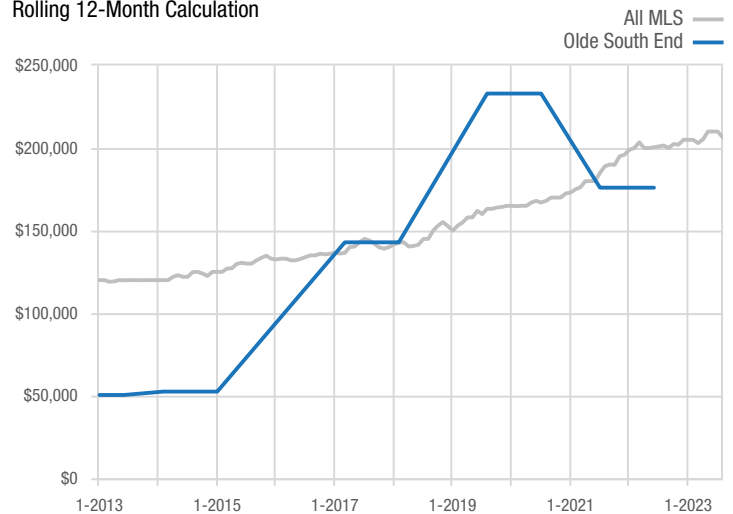
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

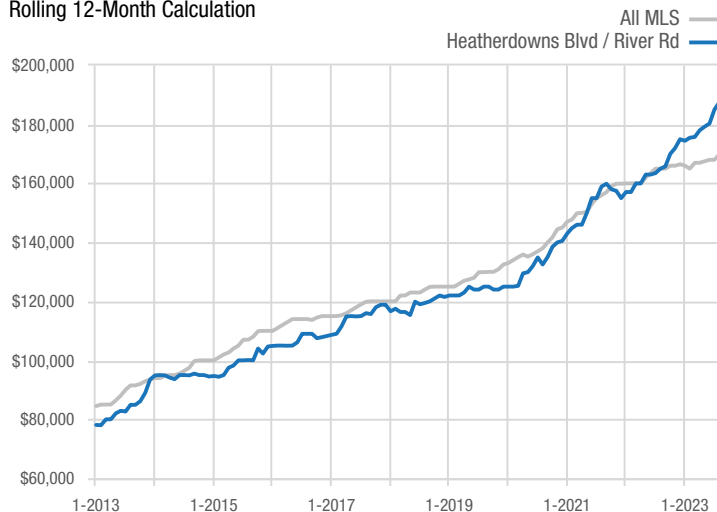
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	41	36	- 12.2%	316	250	- 20.9%
Pending Sales	37	34	- 8.1%	280	233	- 16.8%
Closed Sales	41	31	- 24.4%	277	233	- 15.9%
Days on Market Until Sale	40	51	+ 27.5%	47	51	+ 8.5%
Median Sales Price*	\$185,000	\$205,000	+ 10.8%	\$176,500	\$196,000	+ 11.0%
Average Sales Price*	\$191,608	\$207,077	+ 8.1%	\$183,249	\$198,468	+ 8.3%
Percent of List Price Received*	103.7%	101.2%	- 2.4%	104.1%	102.4%	- 1.6%
Inventory of Homes for Sale	64	45	- 29.7%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	4	4	0.0%	51	37	- 27.5%
Pending Sales	6	2	- 66.7%	44	38	- 13.6%
Closed Sales	4	5	+ 25.0%	43	39	- 9.3%
Days on Market Until Sale	81	53	- 34.6%	47	47	0.0%
Median Sales Price*	\$144,000	\$146,000	+ 1.4%	\$95,000	\$118,000	+ 24.2%
Average Sales Price*	\$142,500	\$252,709	+ 77.3%	\$107,656	\$152,504	+ 41.7%
Percent of List Price Received*	96.2%	99.0%	+ 2.9%	98.1%	100.3%	+ 2.2%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

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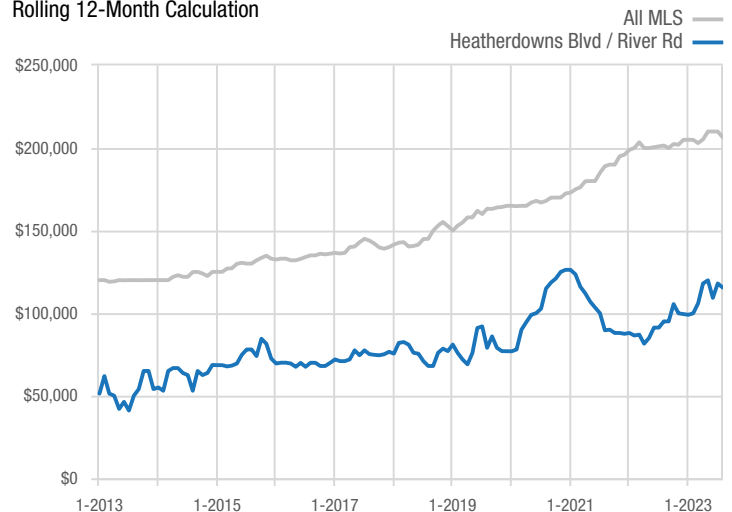
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

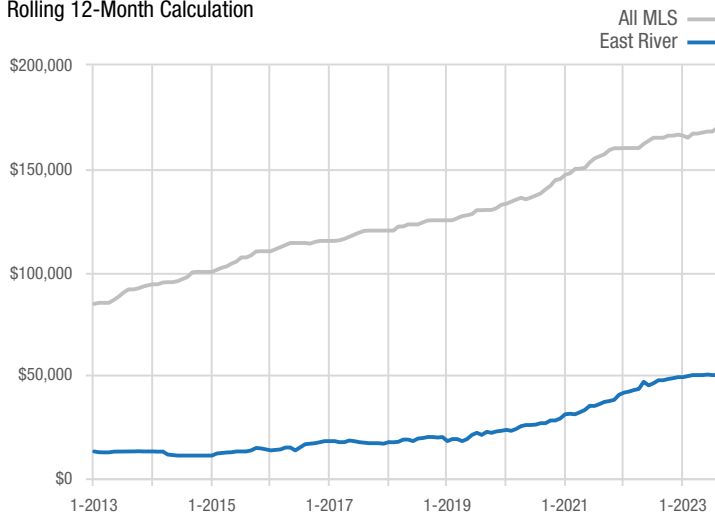
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	24	26	+ 8.3%	221	194	- 12.2%
Pending Sales	24	15	- 37.5%	162	149	- 8.0%
Closed Sales	30	16	- 46.7%	162	142	- 12.3%
Days on Market Until Sale	67	93	+ 38.8%	53	75	+ 41.5%
Median Sales Price*	\$50,000	\$55,000	+ 10.0%	\$47,701	\$50,500	+ 5.9%
Average Sales Price*	\$49,129	\$55,540	+ 13.0%	\$49,310	\$51,631	+ 4.7%
Percent of List Price Received*	95.7%	93.9%	- 1.9%	95.8%	96.3%	+ 0.5%
Inventory of Homes for Sale	68	59	- 13.2%	—	—	—
Months Supply of Inventory	3.5	3.2	- 8.6%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	—	1	2	+ 100.0%
Closed Sales	0	0	—	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	31	146	+ 371.0%
Median Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Average Sales Price*	—	—	—	\$353,000	\$271,000	- 23.2%
Percent of List Price Received*	—	—	—	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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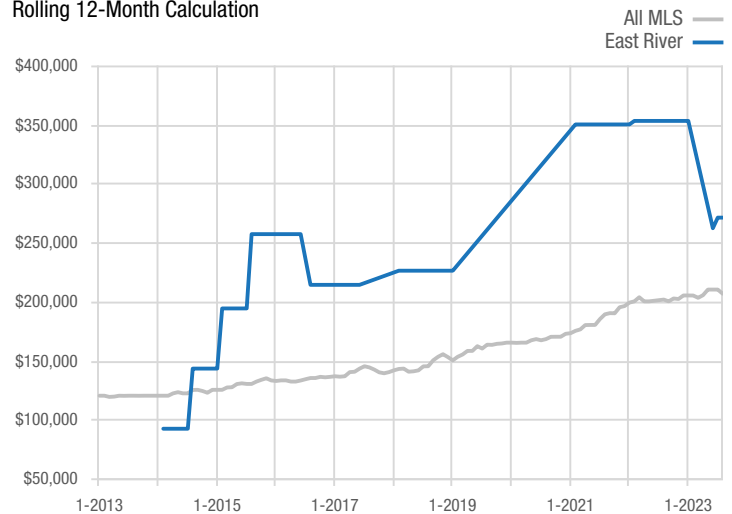
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

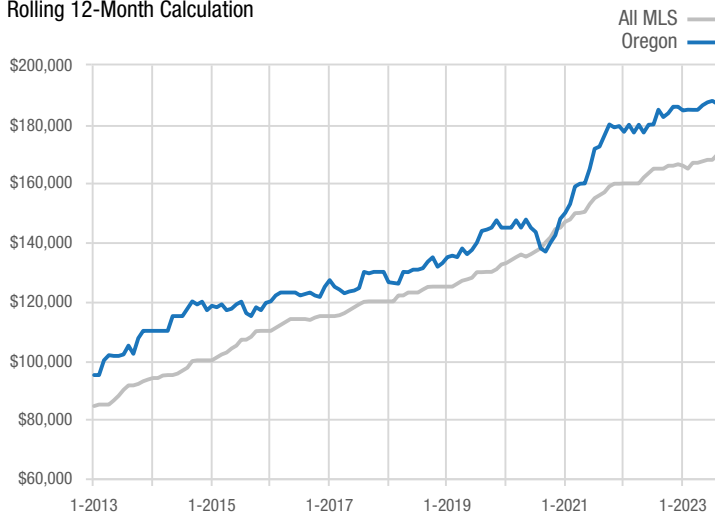
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	32	11	- 65.6%	193	123	- 36.3%
Pending Sales	22	15	- 31.8%	157	101	- 35.7%
Closed Sales	25	14	- 44.0%	161	100	- 37.9%
Days on Market Until Sale	49	55	+ 12.2%	63	45	- 28.6%
Median Sales Price*	\$189,900	\$180,000	- 5.2%	\$186,000	\$191,250	+ 2.8%
Average Sales Price*	\$215,620	\$188,557	- 12.6%	\$202,222	\$210,957	+ 4.3%
Percent of List Price Received*	105.3%	103.6%	- 1.6%	101.6%	102.5%	+ 0.9%
Inventory of Homes for Sale	48	22	- 54.2%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	2	1	- 50.0%	17	7	- 58.8%
Pending Sales	2	2	0.0%	10	8	- 20.0%
Closed Sales	3	1	- 66.7%	11	7	- 36.4%
Days on Market Until Sale	39	43	+ 10.3%	47	30	- 36.2%
Median Sales Price*	\$195,000	\$236,000	+ 21.0%	\$201,000	\$236,000	+ 17.4%
Average Sales Price*	\$208,592	\$236,000	+ 13.1%	\$213,253	\$243,273	+ 14.1%
Percent of List Price Received*	98.5%	102.7%	+ 4.3%	100.9%	101.6%	+ 0.7%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.1	—	—	—	—	—

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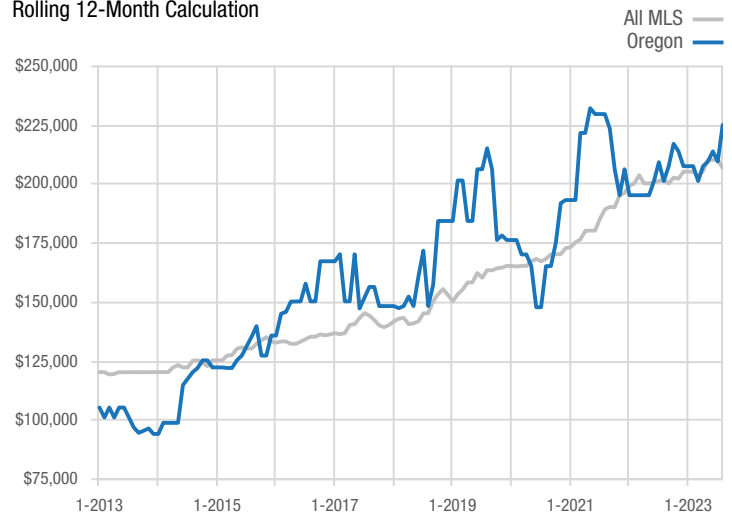
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 2023

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

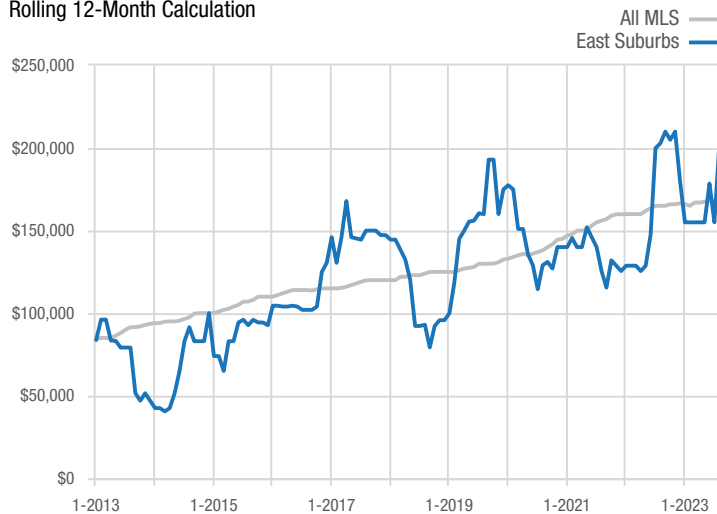
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	0	3	—	14	9	- 35.7%
Pending Sales	0	2	—	10	7	- 30.0%
Closed Sales	0	2	—	10	7	- 30.0%
Days on Market Until Sale	—	51	—	54	60	+ 11.1%
Median Sales Price*	—	\$315,000	—	\$209,950	\$290,000	+ 38.1%
Average Sales Price*	—	\$315,000	—	\$217,260	\$258,164	+ 18.8%
Percent of List Price Received*	—	100.1%	—	101.9%	99.1%	- 2.7%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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.

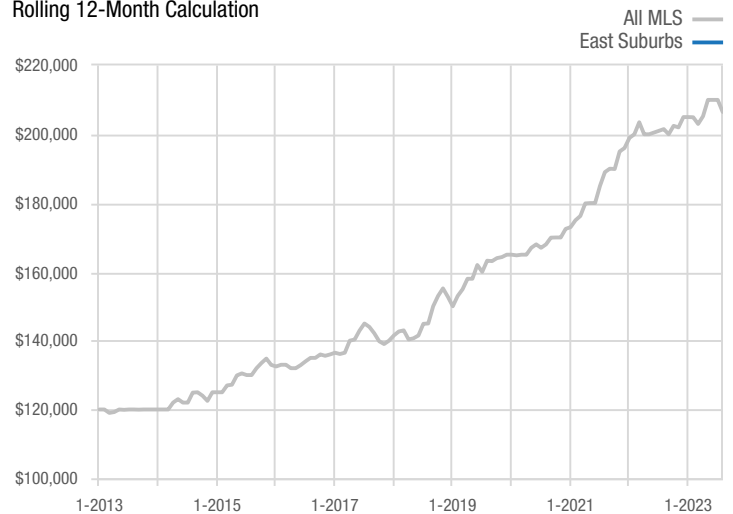
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

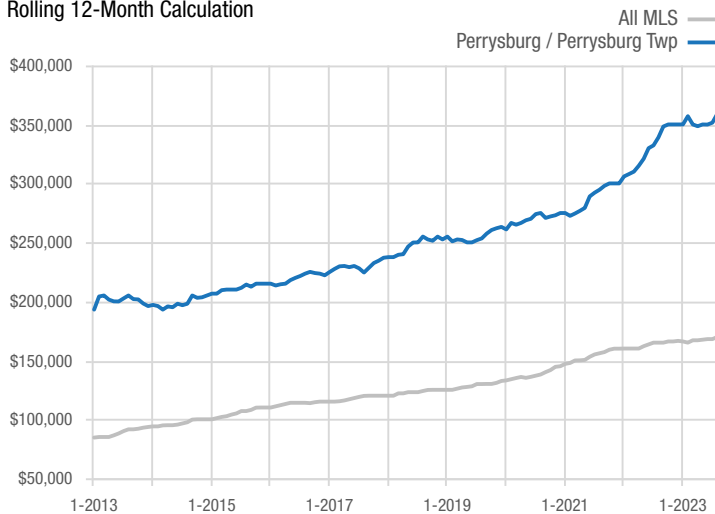
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	52	42	- 19.2%	401	384	- 4.2%
Pending Sales	54	54	0.0%	341	309	- 9.4%
Closed Sales	63	50	- 20.6%	342	296	- 13.5%
Days on Market Until Sale	51	61	+ 19.6%	67	65	- 3.0%
Median Sales Price*	\$350,000	\$402,150	+ 14.9%	\$359,900	\$363,000	+ 0.9%
Average Sales Price*	\$379,092	\$416,083	+ 9.8%	\$377,023	\$401,645	+ 6.5%
Percent of List Price Received*	101.6%	101.6%	0.0%	102.8%	100.5%	- 2.2%
Inventory of Homes for Sale	96	87	- 9.4%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	6	6	0.0%	52	42	- 19.2%
Pending Sales	6	5	- 16.7%	45	33	- 26.7%
Closed Sales	6	5	- 16.7%	45	32	- 28.9%
Days on Market Until Sale	51	36	- 29.4%	44	45	+ 2.3%
Median Sales Price*	\$235,000	\$234,900	- 0.0%	\$230,000	\$257,250	+ 11.8%
Average Sales Price*	\$265,667	\$245,380	- 7.6%	\$265,911	\$266,649	+ 0.3%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	103.1%	100.2%	- 2.8%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.0	2.1	+ 110.0%	—	—	—

* 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.

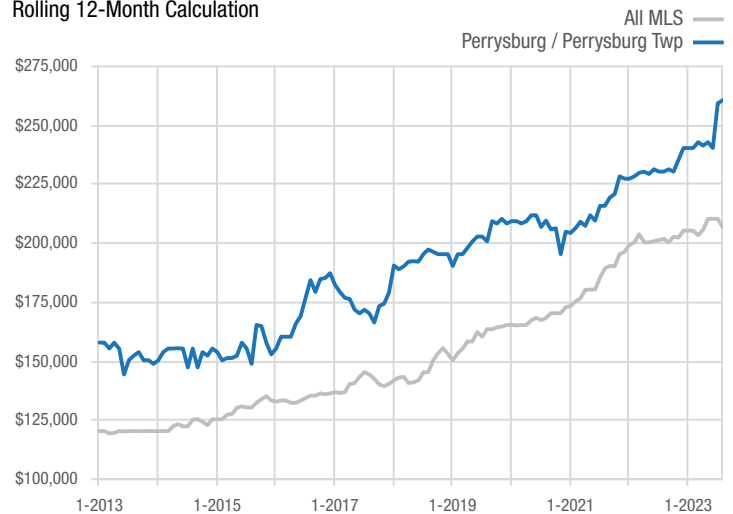
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

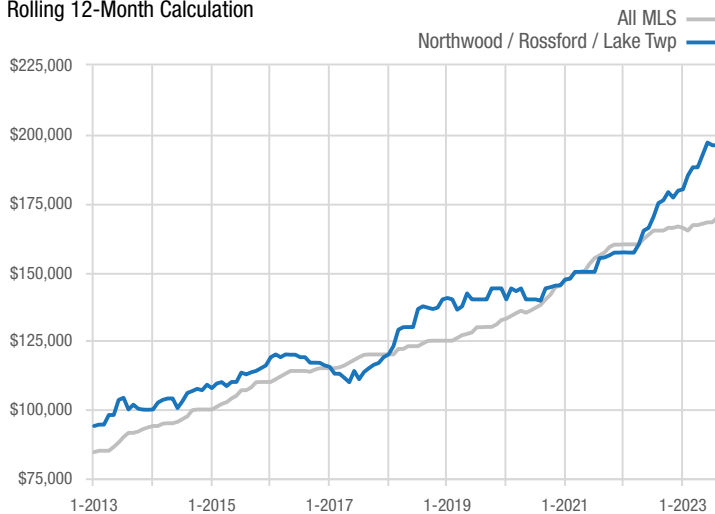
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	18	16	- 11.1%	189	156	- 17.5%
Pending Sales	31	24	- 22.6%	174	147	- 15.5%
Closed Sales	35	21	- 40.0%	176	140	- 20.5%
Days on Market Until Sale	50	37	- 26.0%	53	49	- 7.5%
Median Sales Price*	\$216,500	\$226,000	+ 4.4%	\$177,775	\$205,000	+ 15.3%
Average Sales Price*	\$218,229	\$227,256	+ 4.1%	\$205,458	\$228,201	+ 11.1%
Percent of List Price Received*	102.1%	103.4%	+ 1.3%	102.8%	101.5%	- 1.3%
Inventory of Homes for Sale	31	24	- 22.6%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2	1	- 50.0%	9	4	- 55.6%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	1	0	- 100.0%	4	6	+ 50.0%
Days on Market Until Sale	31	—	—	50	100	+ 100.0%
Median Sales Price*	\$57,000	—	—	\$237,000	\$243,500	+ 2.7%
Average Sales Price*	\$57,000	—	—	\$199,000	\$184,150	- 7.5%
Percent of List Price Received*	95.0%	—	—	99.9%	98.7%	- 1.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.4	0.6	- 82.4%	—	—	—

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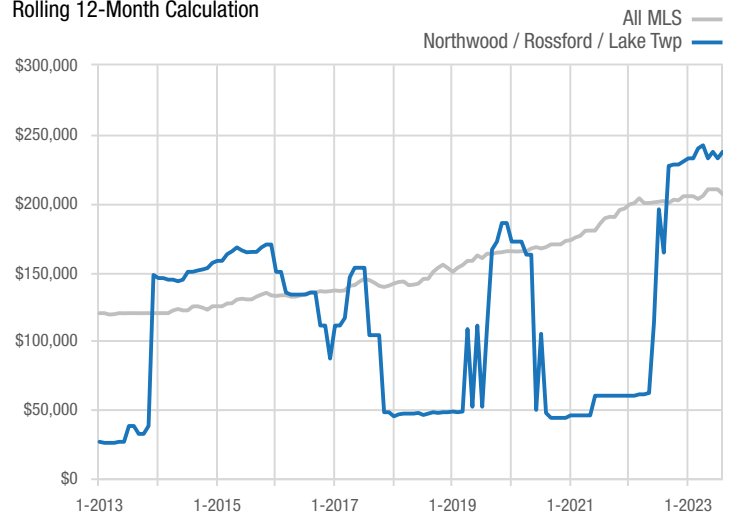
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

MLS Area 55: 43402

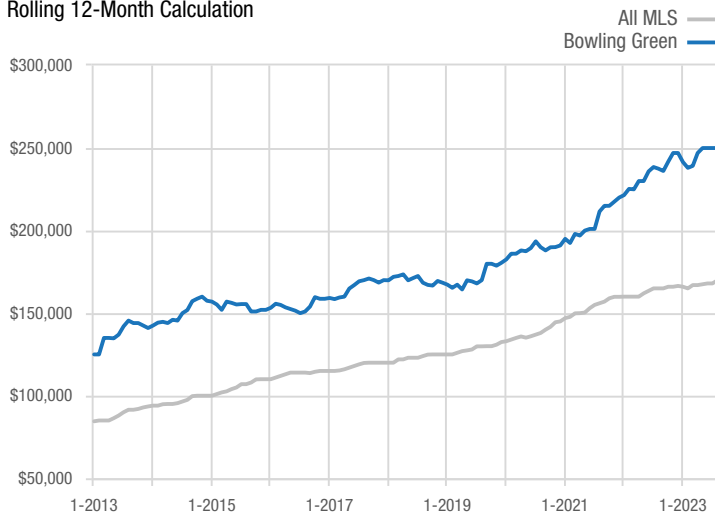
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	20	17	- 15.0%	148	121	- 18.2%
Pending Sales	23	12	- 47.8%	138	108	- 21.7%
Closed Sales	19	13	- 31.6%	134	108	- 19.4%
Days on Market Until Sale	42	44	+ 4.8%	42	40	- 4.8%
Median Sales Price*	\$225,000	\$239,900	+ 6.6%	\$247,000	\$254,750	+ 3.1%
Average Sales Price*	\$230,137	\$248,004	+ 7.8%	\$257,278	\$275,880	+ 7.2%
Percent of List Price Received*	102.5%	99.8%	- 2.6%	102.2%	100.9%	- 1.3%
Inventory of Homes for Sale	24	22	- 8.3%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	4	4	0.0%	19	16	- 15.8%
Pending Sales	3	1	- 66.7%	18	15	- 16.7%
Closed Sales	3	1	- 66.7%	18	15	- 16.7%
Days on Market Until Sale	23	60	+ 160.9%	58	58	0.0%
Median Sales Price*	\$234,000	\$286,400	+ 22.4%	\$229,500	\$286,400	+ 24.8%
Average Sales Price*	\$241,500	\$286,400	+ 18.6%	\$242,608	\$286,658	+ 18.2%
Percent of List Price Received*	110.7%	97.1%	- 12.3%	102.9%	100.5%	- 2.3%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.2	2.5	+ 108.3%	—	—	—

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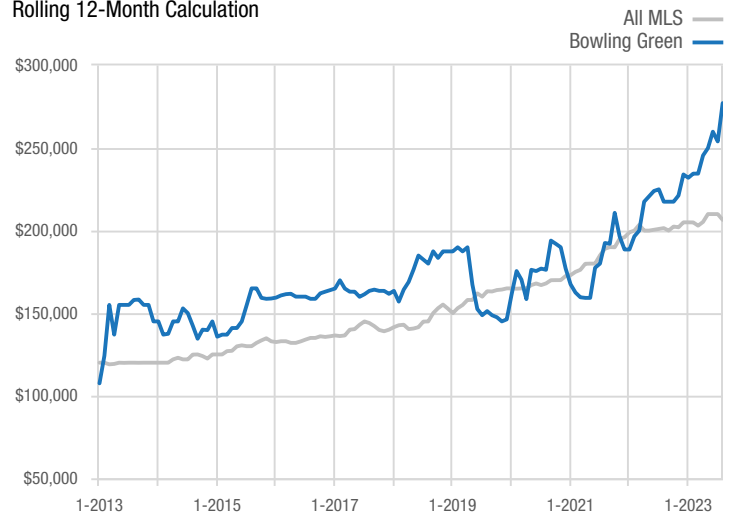
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

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

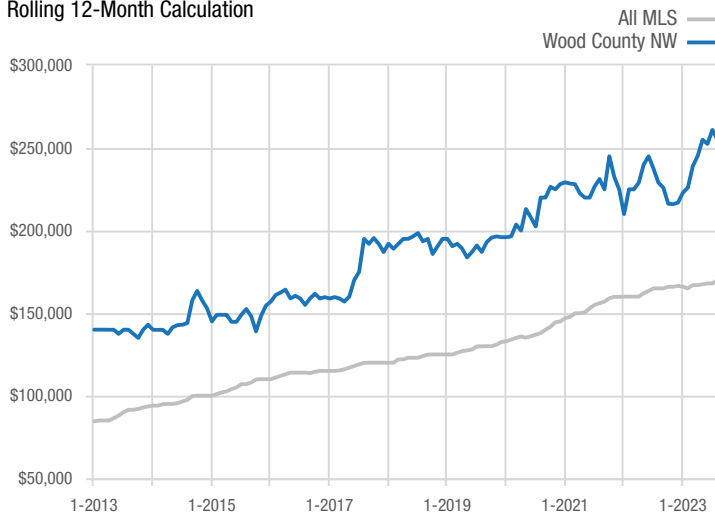
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	6	3	- 50.0%	63	46	- 27.0%
Pending Sales	8	4	- 50.0%	54	42	- 22.2%
Closed Sales	10	5	- 50.0%	56	41	- 26.8%
Days on Market Until Sale	46	36	- 21.7%	48	60	+ 25.0%
Median Sales Price*	\$297,500	\$237,500	- 20.2%	\$211,000	\$265,000	+ 25.6%
Average Sales Price*	\$325,200	\$246,204	- 24.3%	\$265,156	\$291,772	+ 10.0%
Percent of List Price Received*	99.0%	106.0%	+ 7.1%	101.1%	101.2%	+ 0.1%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	0	—	—	0	38	—
Median Sales Price*	\$125,000	—	—	\$125,000	\$187,350	+ 49.9%
Average Sales Price*	\$125,000	—	—	\$125,000	\$187,350	+ 49.9%
Percent of List Price Received*	100.0%	—	—	100.0%	103.6%	+ 3.6%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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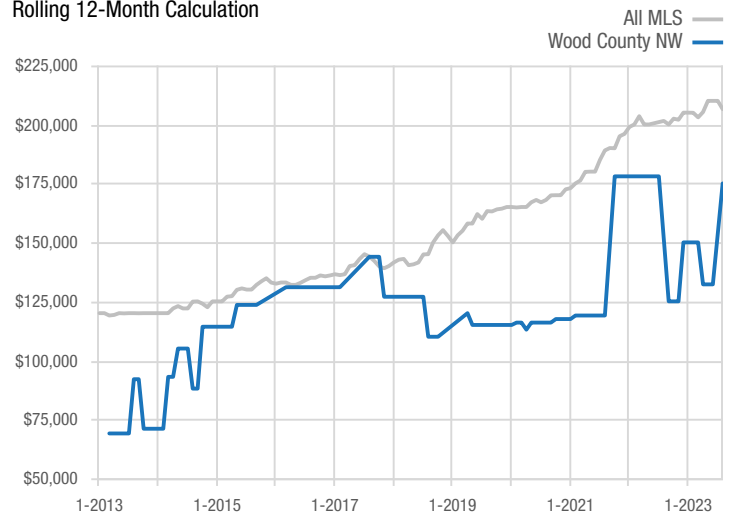
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – August 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

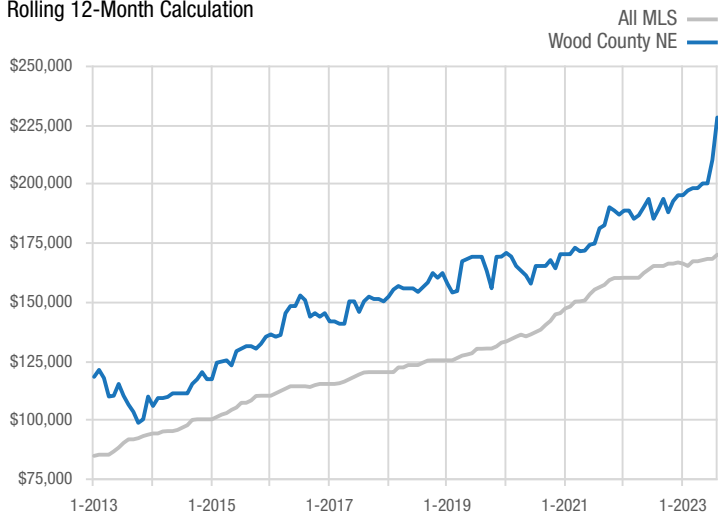
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	13	18	+ 38.5%	50	62	+ 24.0%
Pending Sales	6	9	+ 50.0%	38	42	+ 10.5%
Closed Sales	7	7	0.0%	39	39	0.0%
Days on Market Until Sale	51	50	- 2.0%	66	52	- 21.2%
Median Sales Price*	\$215,000	\$318,000	+ 47.9%	\$187,500	\$248,050	+ 32.3%
Average Sales Price*	\$233,929	\$358,295	+ 53.2%	\$207,903	\$249,336	+ 19.9%
Percent of List Price Received*	102.0%	97.5%	- 4.4%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	17	25	+ 47.1%	—	—	—
Months Supply of Inventory	3.2	4.8	+ 50.0%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	8	—	—
Median Sales Price*	—	—	—	\$149,000	—	—
Average Sales Price*	—	—	—	\$149,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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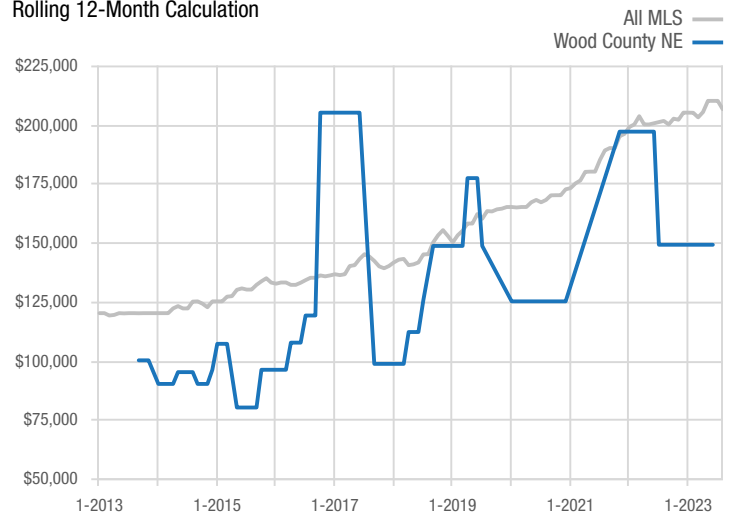
Median Sales Price - Single Family

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

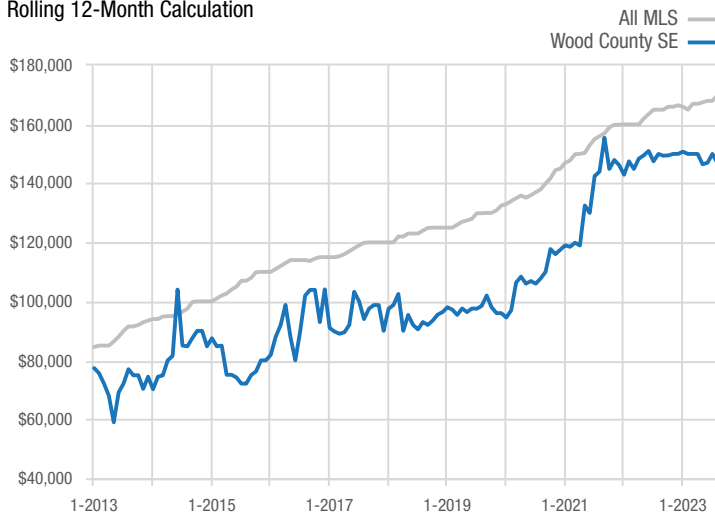
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	8	7	- 12.5%	63	36	- 42.9%
Pending Sales	5	4	- 20.0%	46	34	- 26.1%
Closed Sales	8	4	- 50.0%	47	35	- 25.5%
Days on Market Until Sale	44	47	+ 6.8%	72	85	+ 18.1%
Median Sales Price*	\$180,000	\$199,950	+ 11.1%	\$151,555	\$146,000	- 3.7%
Average Sales Price*	\$173,532	\$216,225	+ 24.6%	\$183,211	\$157,912	- 13.8%
Percent of List Price Received*	97.6%	97.1%	- 0.5%	99.7%	95.7%	- 4.0%
Inventory of Homes for Sale	18	11	- 38.9%	—	—	—
Months Supply of Inventory	3.2	2.3	- 28.1%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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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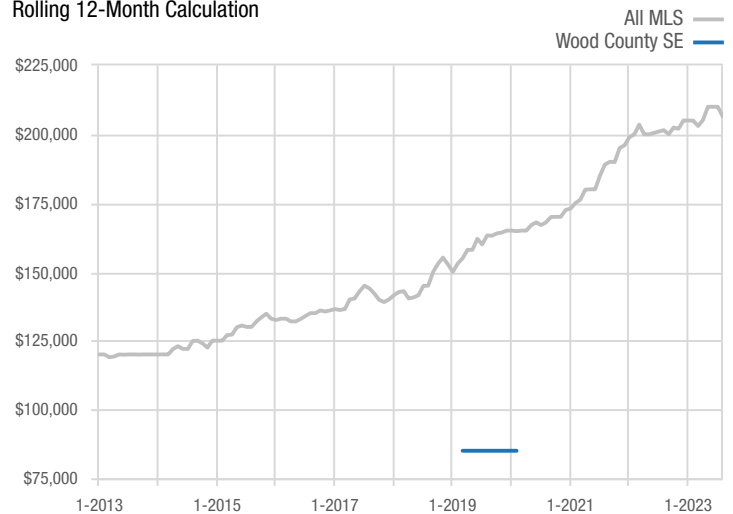
Median Sales Price - Single Family

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

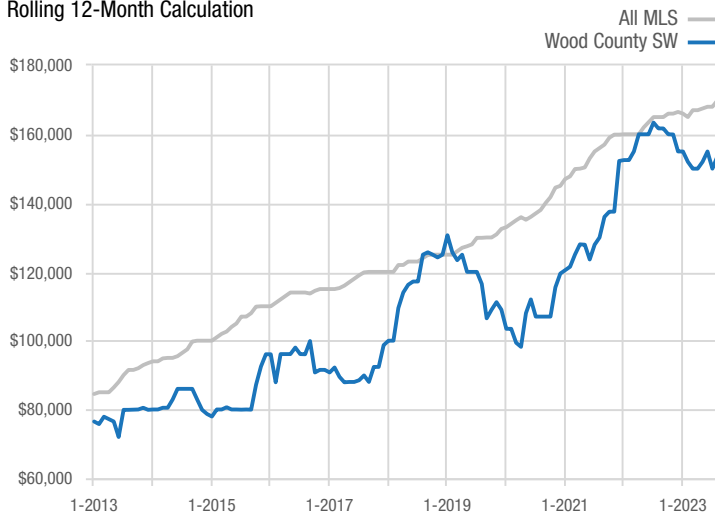
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	7	12	+ 71.4%	63	49	- 22.2%
Pending Sales	6	6	0.0%	55	39	- 29.1%
Closed Sales	5	4	- 20.0%	54	38	- 29.6%
Days on Market Until Sale	51	59	+ 15.7%	58	75	+ 29.3%
Median Sales Price*	\$105,000	\$200,500	+ 91.0%	\$160,000	\$160,000	0.0%
Average Sales Price*	\$116,775	\$172,275	+ 47.5%	\$169,514	\$169,888	+ 0.2%
Percent of List Price Received*	121.6%	100.8%	- 17.1%	101.3%	100.5%	- 0.8%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	2.2	3.2	+ 45.5%	—	—	—

Condo-Villa	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% 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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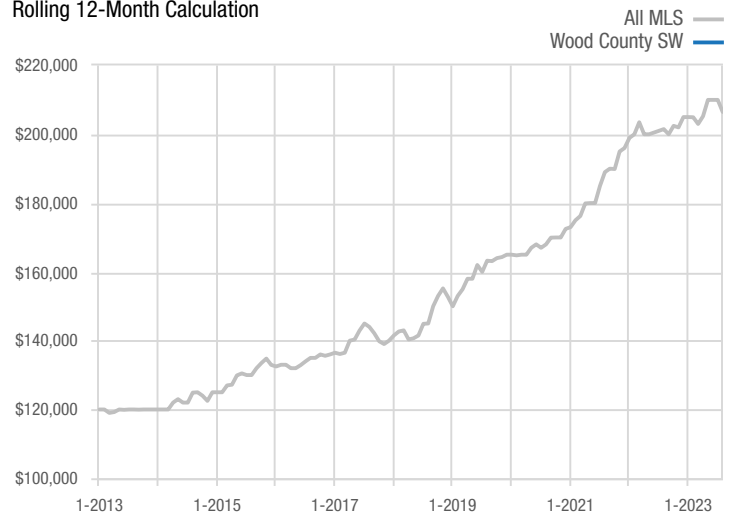
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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