

Local Market Update – February 2025

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Lucas and Wood Counties

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

| Single Family | February | | | Year to Date | | |
|---------------------------------|--------------|---------------------|----------|---------------|----------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 445 | 440 | -1.1% | 909 | 915 | 0.7% |
| Closed Sales | 395 | 327 | -17.2% | 743 | 648 | -12.8% |
| Days on Market | 68 | 69 | 1.5% | 68 | 70 | 2.9% |
| SP\$/SqFt | \$112.17 | \$122.11 | 8.9% | \$112.17 | \$120.99 | 7.9% |
| Median Sales Price* | \$155,000 | \$163,098 | 5.2% | \$155,000 | \$165,000 | 6.5% |
| Average Sales Price* | \$192,147 | \$216,298 | 12.6% | \$187,815 | \$210,013 | 11.8% |
| Percent of List Price Received* | 99% | 98% | -1.0% | 99% | 100% | 1.0% |
| Months Supply of Inventory | 3 | 4 | 33.3% | --- | --- | --- |
| Total Volume | \$75,898,085 | \$70,729,291 | -6.8% | \$139,411,302 | \$136,088,110 | -2.4% |

| Condo/Villa | February | | | Year to Date | | |
|---------------------------------|-------------|--------------------|----------|--------------|---------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 39 | 40 | 2.6% | 67 | 68 | 1.5% |
| Closed Sales | 30 | 25 | -16.7% | 49 | 62 | 26.5% |
| Days on Market | 84 | 66 | -21.4% | 78 | 73 | -6.4% |
| SP\$/SqFt | \$141.26 | \$135.37 | -4.2% | \$141.29 | \$136.31 | -3.5% |
| Median Sales Price* | \$216,000 | \$221,000 | 2.3% | \$219,900 | \$217,950 | -0.9% |
| Average Sales Price* | \$227,115 | \$228,204 | 0.5% | \$226,526 | \$224,533 | -0.9% |
| Percent of List Price Received* | 98% | 100% | 2.0% | 98% | 100% | 2.0% |
| Months Supply of Inventory | 3 | 3 | 0.0% | --- | --- | --- |
| Total Volume (in 1000's) | \$6,813,441 | \$5,705,100 | -16.3% | \$11,099,781 | \$13,921,016 | 2.0% |

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

All Properties Combined

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



| Key Metrics | Historical Sparkbars | 2-2024 | 2-2025 | % Change | YTD 2024 | YTD 2025 | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 738 | 667 | - 9.6% | 1,446 | 1,425 | - 1.5% |
| Pending Sales | | 640 | 536 | - 16.3% | 1,204 | 1,115 | - 7.4% |
| Closed Sales | | 601 | 519 | - 13.6% | 1,143 | 1,070 | - 6.4% |
| Days on Market Until Sale | | 71 | 72 | + 1.4% | 70 | 73 | + 4.3% |
| Median Sales Price | | \$169,000 | \$177,500 | + 5.0% | \$165,000 | \$178,700 | + 8.3% |
| Average Sales Price | | \$195,749 | \$216,034 | + 10.4% | \$192,581 | \$214,832 | + 11.6% |
| Percent of List Price Received | | 97.8% | 99.1% | + 1.3% | 97.8% | 99.0% | + 1.2% |
| Housing Affordability Index | | 175 | 169 | - 3.4% | 180 | 167 | - 7.2% |
| Inventory of Homes for Sale | | 1,532 | 1,718 | + 12.1% | — | — | — |
| Months Supply of Inventory | | 2.0 | 2.3 | + 15.0% | — | — | — |

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Lucas County

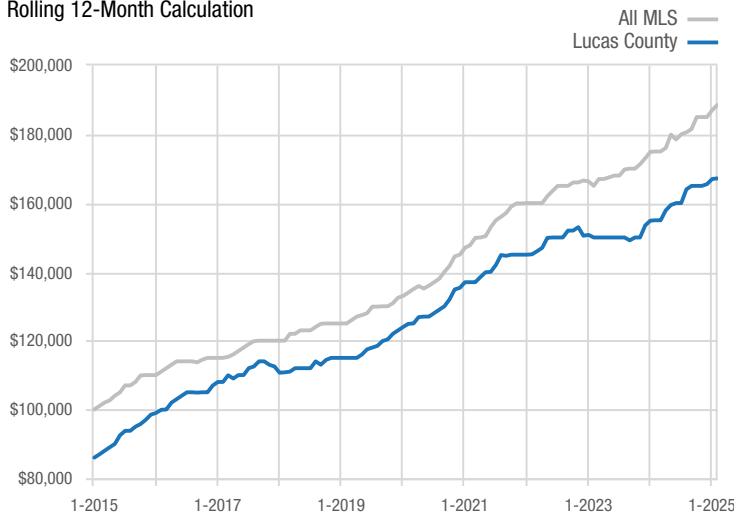
| Single Family Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 350 | 313 | - 10.6% | 730 | 689 | - 5.6% |
| Pending Sales | 341 | 274 | - 19.6% | 642 | 554 | - 13.7% |
| Closed Sales | 325 | 258 | - 20.6% | 607 | 520 | - 14.3% |
| Days on Market Until Sale | 65 | 64 | - 1.5% | 65 | 64 | - 1.5% |
| Median Sales Price* | \$140,500 | \$146,000 | + 3.9% | \$142,100 | \$148,000 | + 4.2% |
| Average Sales Price* | \$169,913 | \$189,306 | + 11.4% | \$163,836 | \$185,997 | + 13.5% |
| Percent of List Price Received* | 97.9% | 100.1% | + 2.2% | 98.0% | 99.6% | + 1.6% |
| Inventory of Homes for Sale | 688 | 722 | + 4.9% | — | — | — |
| Months Supply of Inventory | 1.8 | 2.0 | + 11.1% | — | — | — |

| Condo-Villa Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 32 | 29 | - 9.4% | 57 | 49 | - 14.0% |
| Pending Sales | 25 | 20 | - 20.0% | 44 | 47 | + 6.8% |
| Closed Sales | 27 | 20 | - 25.9% | 40 | 50 | + 25.0% |
| Days on Market Until Sale | 83 | 63 | - 24.1% | 79 | 72 | - 8.9% |
| Median Sales Price* | \$210,000 | \$242,000 | + 15.2% | \$204,500 | \$226,950 | + 11.0% |
| Average Sales Price* | \$211,720 | \$227,860 | + 7.6% | \$213,599 | \$225,098 | + 5.4% |
| Percent of List Price Received* | 98.1% | 100.0% | + 1.9% | 98.0% | 100.6% | + 2.7% |
| Inventory of Homes for Sale | 59 | 44 | - 25.4% | — | — | — |
| Months Supply of Inventory | 1.7 | 1.4 | - 17.6% | — | — | — |

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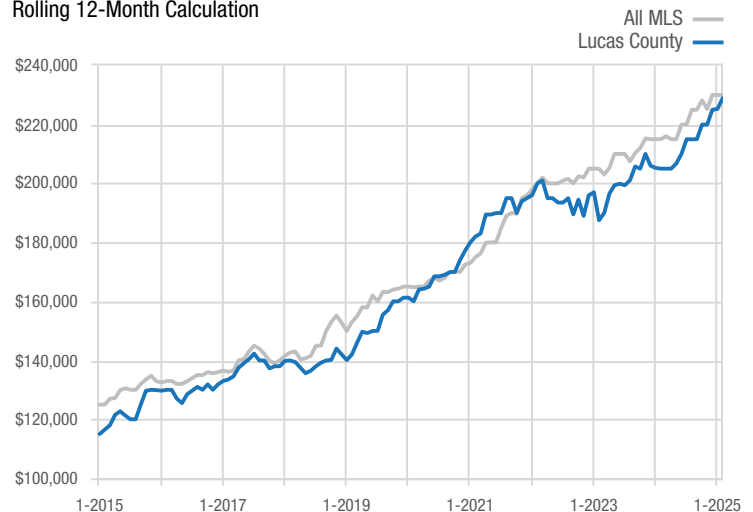
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

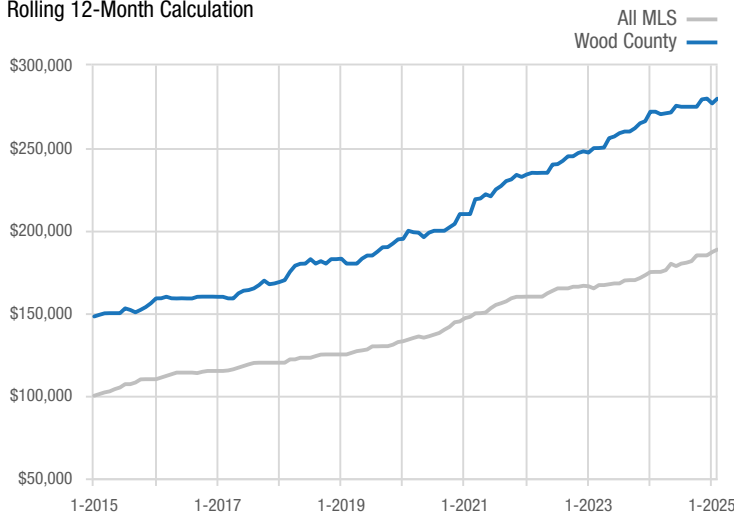
| Single Family Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 95 | 75 | - 21.1% | 179 | 174 | - 2.8% |
| Pending Sales | 77 | 55 | - 28.6% | 140 | 124 | - 11.4% |
| Closed Sales | 70 | 64 | - 8.6% | 135 | 123 | - 8.9% |
| Days on Market Until Sale | 83 | 90 | + 8.4% | 82 | 95 | + 15.9% |
| Median Sales Price* | \$255,000 | \$268,900 | + 5.5% | \$269,900 | \$265,750 | - 1.5% |
| Average Sales Price* | \$299,004 | \$328,171 | + 9.8% | \$300,361 | \$314,942 | + 4.9% |
| Percent of List Price Received* | 97.8% | 99.3% | + 1.5% | 98.3% | 99.2% | + 0.9% |
| Inventory of Homes for Sale | 183 | 217 | + 18.6% | — | — | — |
| Months Supply of Inventory | 2.0 | 2.4 | + 20.0% | — | — | — |

| Condo-Villa Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 7 | 8 | + 14.3% | 10 | 16 | + 60.0% |
| Pending Sales | 7 | 5 | - 28.6% | 12 | 14 | + 16.7% |
| Closed Sales | 3 | 5 | + 66.7% | 9 | 12 | + 33.3% |
| Days on Market Until Sale | 93 | 78 | - 16.1% | 76 | 74 | - 2.6% |
| Median Sales Price* | \$322,000 | \$217,000 | - 32.6% | \$257,515 | \$216,500 | - 15.9% |
| Average Sales Price* | \$365,667 | \$229,580 | - 37.2% | \$283,979 | \$222,175 | - 21.8% |
| Percent of List Price Received* | 97.7% | 98.1% | + 0.4% | 98.2% | 96.7% | - 1.5% |
| Inventory of Homes for Sale | 16 | 16 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.0 | 2.0 | 0.0% | — | — | — |

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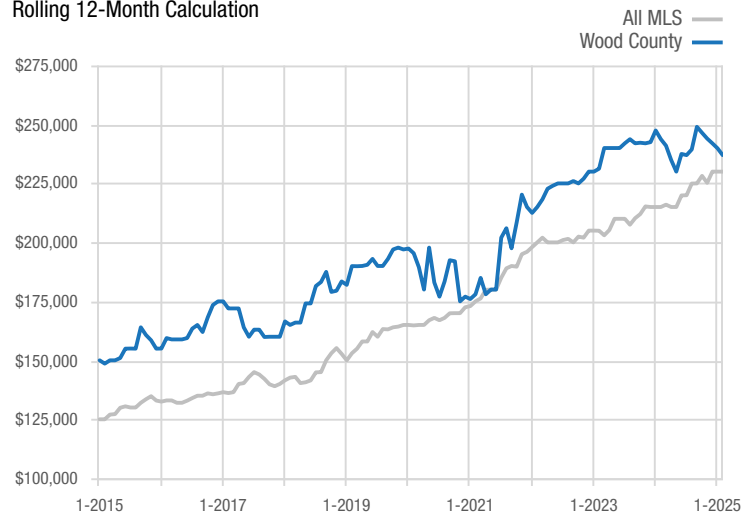
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - All Zip Codes

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

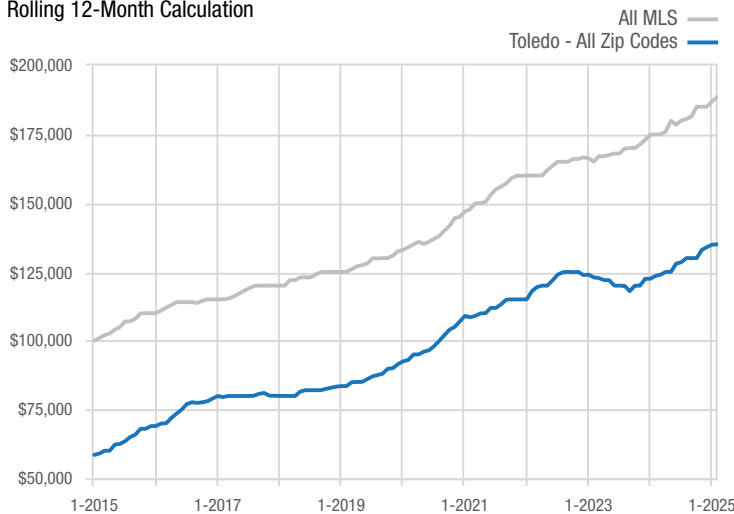
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 266 | 207 | - 22.2% | 530 | 473 | - 10.8% |
| Pending Sales | 266 | 194 | - 27.1% | 499 | 408 | - 18.2% |
| Closed Sales | 256 | 193 | - 24.6% | 476 | 394 | - 17.2% |
| Days on Market Until Sale | 66 | 62 | - 6.1% | 65 | 62 | - 4.6% |
| Median Sales Price* | \$122,750 | \$120,000 | - 2.2% | \$112,750 | \$119,950 | + 6.4% |
| Average Sales Price* | \$132,680 | \$138,385 | + 4.3% | \$127,532 | \$139,092 | + 9.1% |
| Percent of List Price Received* | 97.2% | 100.4% | + 3.3% | 97.7% | 100.0% | + 2.4% |
| Inventory of Homes for Sale | 488 | 461 | - 5.5% | — | — | — |
| Months Supply of Inventory | 1.8 | 1.8 | 0.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 15 | 19 | + 26.7% | 26 | 30 | + 15.4% |
| Pending Sales | 10 | 12 | + 20.0% | 16 | 29 | + 81.3% |
| Closed Sales | 12 | 13 | + 8.3% | 17 | 29 | + 70.6% |
| Days on Market Until Sale | 80 | 58 | - 27.5% | 73 | 70 | - 4.1% |
| Median Sales Price* | \$205,000 | \$167,400 | - 18.3% | \$212,000 | \$177,000 | - 16.5% |
| Average Sales Price* | \$192,500 | \$196,792 | + 2.2% | \$200,988 | \$204,450 | + 1.7% |
| Percent of List Price Received* | 98.2% | 100.6% | + 2.4% | 98.6% | 102.3% | + 3.8% |
| Inventory of Homes for Sale | 27 | 24 | - 11.1% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.5 | 0.0% | — | — | — |

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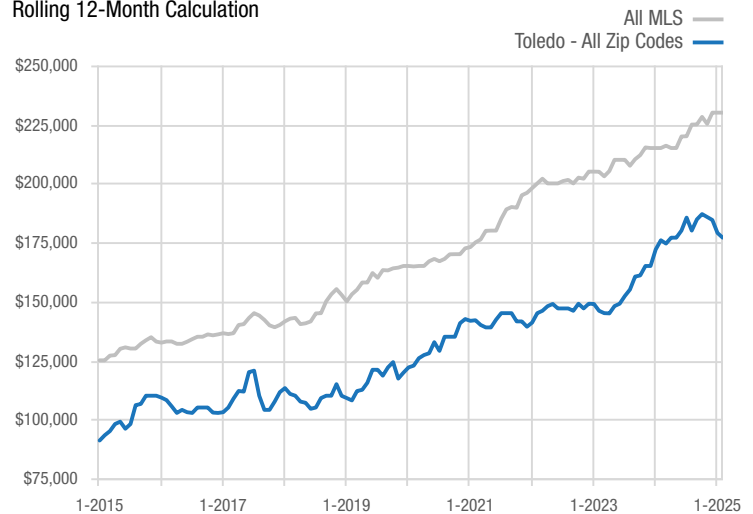
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

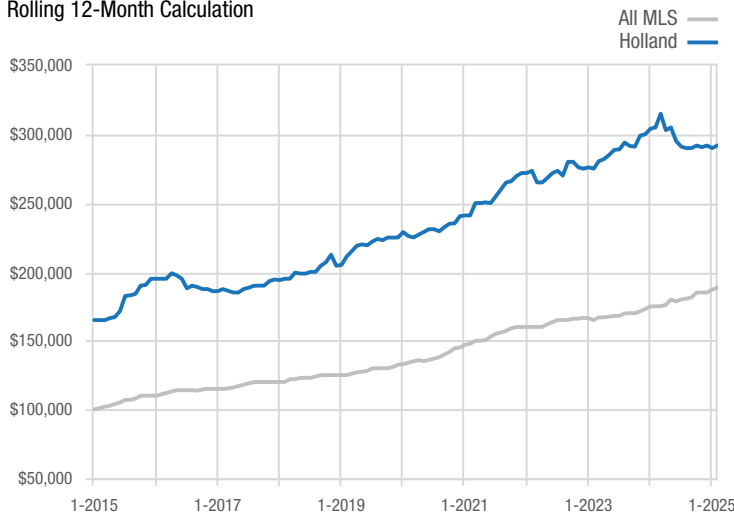
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 5 | 14 | + 180.0% | 14 | 25 | + 78.6% |
| Pending Sales | 6 | 15 | + 150.0% | 13 | 24 | + 84.6% |
| Closed Sales | 7 | 11 | + 57.1% | 14 | 20 | + 42.9% |
| Days on Market Until Sale | 51 | 74 | + 45.1% | 52 | 67 | + 28.8% |
| Median Sales Price* | \$272,000 | \$313,000 | + 15.1% | \$294,950 | \$287,450 | - 2.5% |
| Average Sales Price* | \$231,329 | \$293,664 | + 26.9% | \$287,514 | \$292,535 | + 1.7% |
| Percent of List Price Received* | 96.2% | 96.5% | + 0.3% | 98.0% | 97.7% | - 0.3% |
| Inventory of Homes for Sale | 15 | 22 | + 46.7% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.8 | + 28.6% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 1 | 0.0% | 3 | 4 | + 33.3% |
| Pending Sales | 2 | 3 | + 50.0% | 2 | 4 | + 100.0% |
| Closed Sales | 1 | 4 | + 300.0% | 1 | 4 | + 300.0% |
| Days on Market Until Sale | 38 | 57 | + 50.0% | 38 | 57 | + 50.0% |
| Median Sales Price* | \$108,000 | \$346,000 | + 220.4% | \$108,000 | \$346,000 | + 220.4% |
| Average Sales Price* | \$108,000 | \$327,725 | + 203.4% | \$108,000 | \$327,725 | + 203.4% |
| Percent of List Price Received* | 98.2% | 99.9% | + 1.7% | 98.2% | 99.9% | + 1.7% |
| Inventory of Homes for Sale | 3 | 1 | - 66.7% | — | — | — |
| Months Supply of Inventory | 1.0 | 0.5 | - 50.0% | — | — | — |

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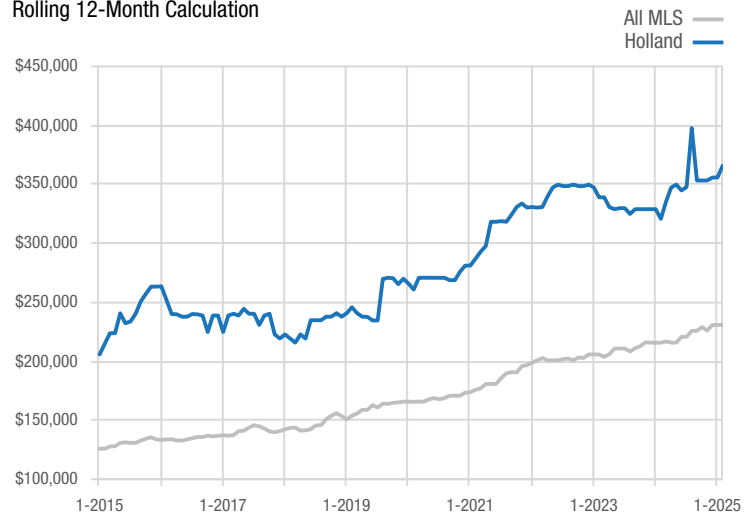
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

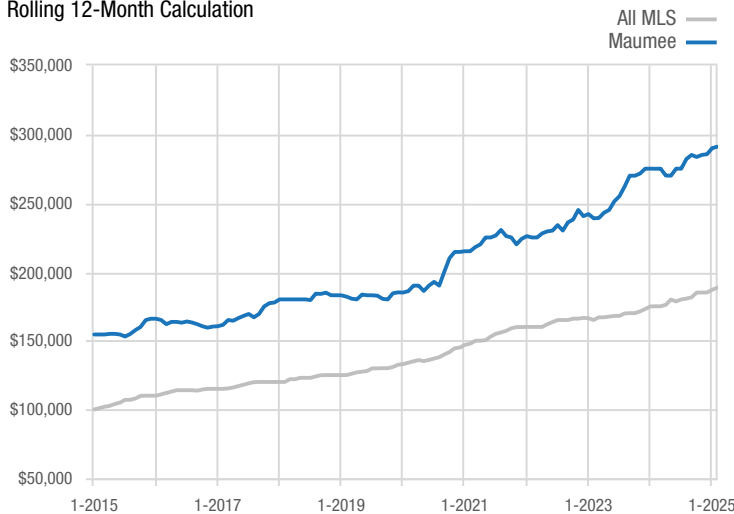
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 18 | 24 | + 33.3% | 54 | 49 | - 9.3% |
| Pending Sales | 28 | 9 | - 67.9% | 50 | 23 | - 54.0% |
| Closed Sales | 22 | 9 | - 59.1% | 45 | 23 | - 48.9% |
| Days on Market Until Sale | 65 | 61 | - 6.2% | 68 | 64 | - 5.9% |
| Median Sales Price* | \$264,500 | \$280,000 | + 5.9% | \$265,000 | \$289,000 | + 9.1% |
| Average Sales Price* | \$294,754 | \$290,577 | - 1.4% | \$282,375 | \$318,574 | + 12.8% |
| Percent of List Price Received* | 101.1% | 106.7% | + 5.5% | 99.4% | 101.1% | + 1.7% |
| Inventory of Homes for Sale | 42 | 60 | + 42.9% | — | — | — |
| Months Supply of Inventory | 1.6 | 2.3 | + 43.8% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 9 | 3 | - 66.7% | 10 | 5 | - 50.0% |
| Pending Sales | 1 | 1 | 0.0% | 3 | 3 | 0.0% |
| Closed Sales | 1 | 1 | 0.0% | 2 | 4 | + 100.0% |
| Days on Market Until Sale | 72 | 48 | - 33.3% | 69 | 70 | + 1.4% |
| Median Sales Price* | \$190,000 | \$263,000 | + 38.4% | \$193,000 | \$195,000 | + 1.0% |
| Average Sales Price* | \$190,000 | \$263,000 | + 38.4% | \$193,000 | \$174,500 | - 9.6% |
| Percent of List Price Received* | 92.7% | 101.5% | + 9.5% | 95.4% | 93.9% | - 1.6% |
| Inventory of Homes for Sale | 11 | 4 | - 63.6% | — | — | — |
| Months Supply of Inventory | 2.8 | 0.9 | - 67.9% | — | — | — |

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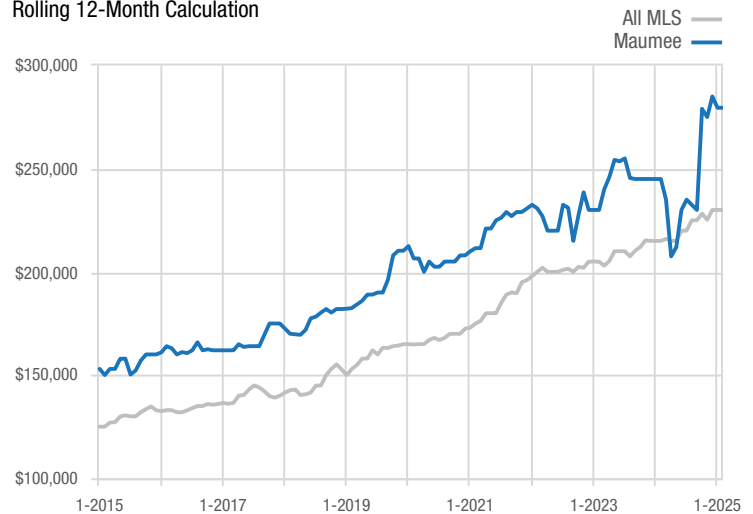
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

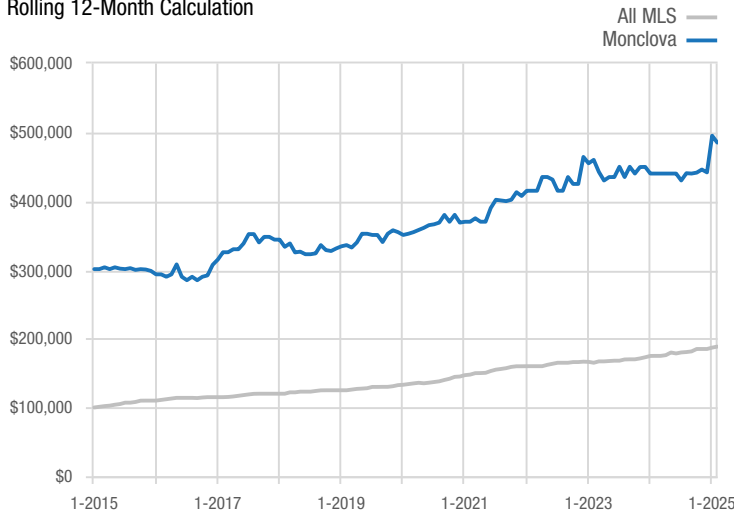
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 4 | 2 | - 50.0% | 6 | 2 | - 66.7% |
| Pending Sales | 1 | 2 | + 100.0% | 3 | 2 | - 33.3% |
| Closed Sales | 1 | 2 | + 100.0% | 4 | 3 | - 25.0% |
| Days on Market Until Sale | 29 | 98 | + 237.9% | 65 | 84 | + 29.2% |
| Median Sales Price* | \$599,500 | \$437,500 | - 27.0% | \$280,000 | \$525,000 | + 87.5% |
| Average Sales Price* | \$599,500 | \$437,500 | - 27.0% | \$326,125 | \$544,333 | + 66.9% |
| Percent of List Price Received* | 99.9% | 95.0% | - 4.9% | 93.8% | 97.0% | + 3.4% |
| Inventory of Homes for Sale | 9 | 10 | + 11.1% | — | — | — |
| Months Supply of Inventory | 2.2 | 2.7 | + 22.7% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 2 | 0 | - 100.0% | 3 | 0 | - 100.0% |
| Pending Sales | 2 | 0 | - 100.0% | 3 | 0 | - 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 3 | + 50.0% |
| Days on Market Until Sale | 391 | — | — | 359 | 208 | - 42.1% |
| Median Sales Price* | \$341,605 | — | — | \$320,115 | \$422,235 | + 31.9% |
| Average Sales Price* | \$341,605 | — | — | \$320,115 | \$390,822 | + 22.1% |
| Percent of List Price Received* | 100.0% | — | — | 100.0% | 100.0% | 0.0% |
| Inventory of Homes for Sale | 5 | 2 | - 60.0% | — | — | — |
| Months Supply of Inventory | 1.6 | 1.1 | - 31.3% | — | — | — |

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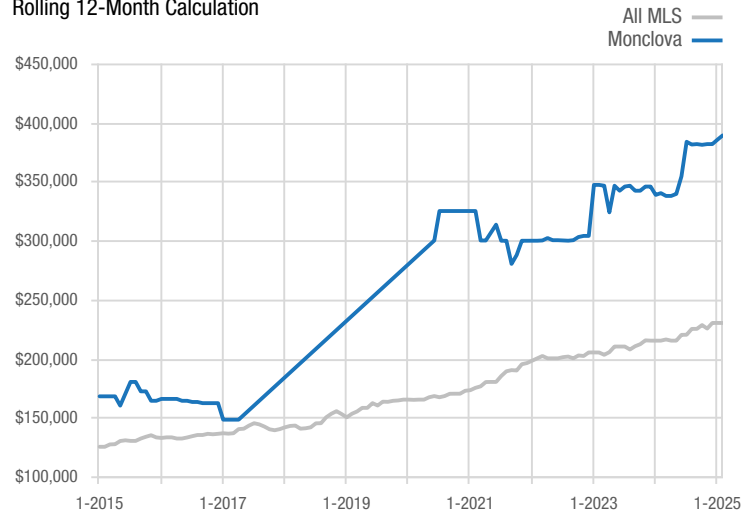
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

Zip Code 43571

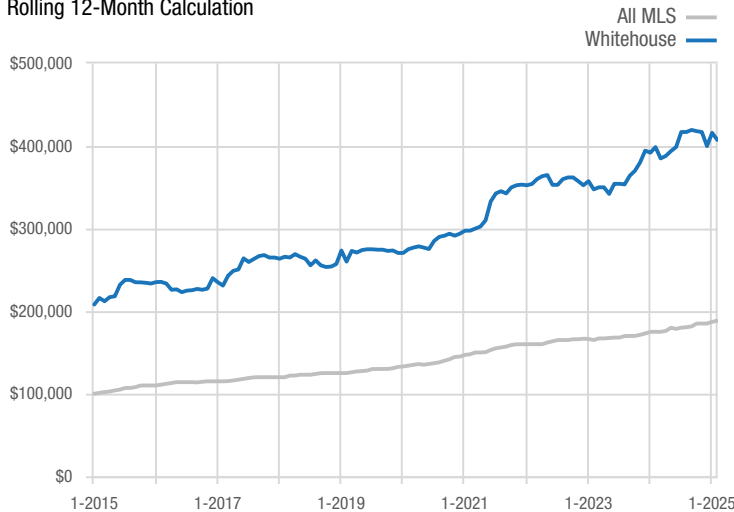
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 3 | 3 | 0.0% | 10 | 9 | - 10.0% |
| Pending Sales | 3 | 5 | + 66.7% | 5 | 10 | + 100.0% |
| Closed Sales | 3 | 5 | + 66.7% | 4 | 9 | + 125.0% |
| Days on Market Until Sale | 43 | 68 | + 58.1% | 39 | 71 | + 82.1% |
| Median Sales Price* | \$574,000 | \$515,000 | - 10.3% | \$526,000 | \$515,000 | - 2.1% |
| Average Sales Price* | \$558,000 | \$462,400 | - 17.1% | \$462,250 | \$449,889 | - 2.7% |
| Percent of List Price Received* | 98.2% | 97.5% | - 0.7% | 97.9% | 97.9% | 0.0% |
| Inventory of Homes for Sale | 13 | 14 | + 7.7% | — | — | — |
| Months Supply of Inventory | 2.0 | 2.2 | + 10.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 1 | 0.0% | 1 | 1 | 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 | 1 | 1 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.0 | 1.0 | 0.0% | — | — | — |

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

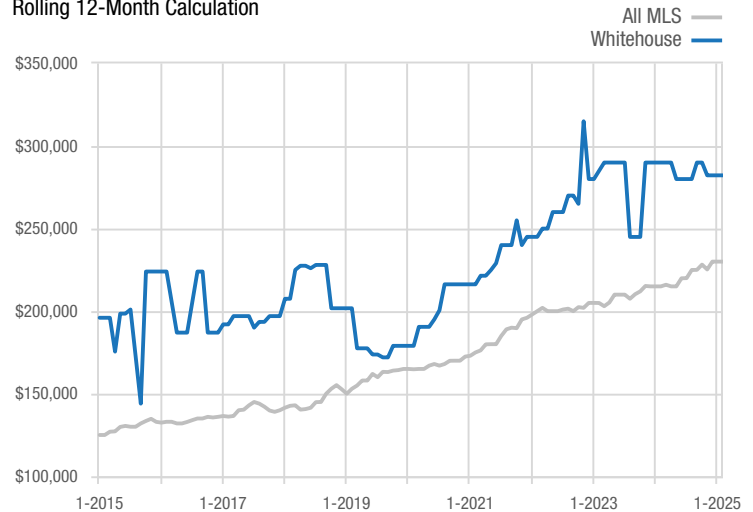
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Sylvania

Zip Code 43560

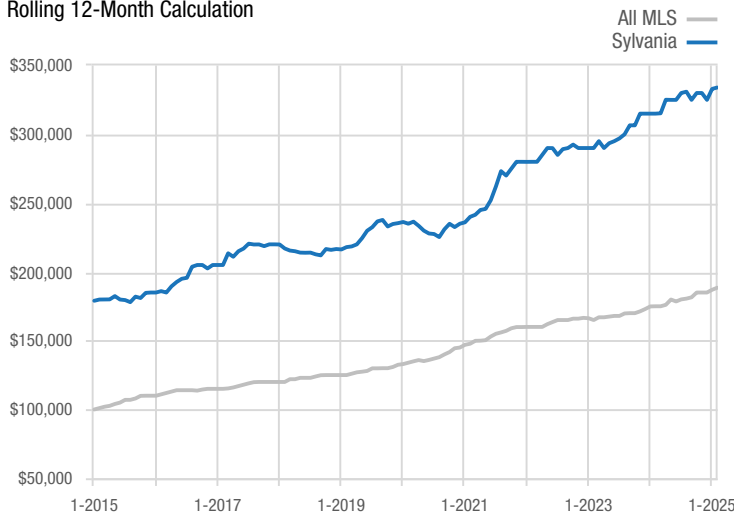
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 28 | 28 | 0.0% | 53 | 57 | + 7.5% |
| Pending Sales | 19 | 28 | + 47.4% | 32 | 44 | + 37.5% |
| Closed Sales | 16 | 21 | + 31.3% | 27 | 34 | + 25.9% |
| Days on Market Until Sale | 84 | 83 | - 1.2% | 78 | 84 | + 7.7% |
| Median Sales Price* | \$288,950 | \$335,000 | + 15.9% | \$288,000 | \$334,500 | + 16.1% |
| Average Sales Price* | \$353,319 | \$349,152 | - 1.2% | \$334,804 | \$341,944 | + 2.1% |
| Percent of List Price Received* | 100.7% | 99.1% | - 1.6% | 100.2% | 97.4% | - 2.8% |
| Inventory of Homes for Sale | 60 | 65 | + 8.3% | — | — | — |
| Months Supply of Inventory | 2.2 | 2.2 | 0.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 2 | 4 | + 100.0% | 8 | 8 | 0.0% |
| Pending Sales | 9 | 4 | - 55.6% | 16 | 8 | - 50.0% |
| Closed Sales | 9 | 2 | - 77.8% | 14 | 7 | - 50.0% |
| Days on Market Until Sale | 79 | 112 | + 41.8% | 64 | 54 | - 15.6% |
| Median Sales Price* | \$170,000 | \$212,500 | + 25.0% | \$169,100 | \$165,000 | - 2.4% |
| Average Sales Price* | \$214,482 | \$212,500 | - 0.9% | \$214,031 | \$201,857 | - 5.7% |
| Percent of List Price Received* | 98.5% | 95.3% | - 3.2% | 98.5% | 97.8% | - 0.7% |
| Inventory of Homes for Sale | 6 | 10 | + 66.7% | — | — | — |
| Months Supply of Inventory | 0.8 | 1.7 | + 112.5% | — | — | — |

* 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.

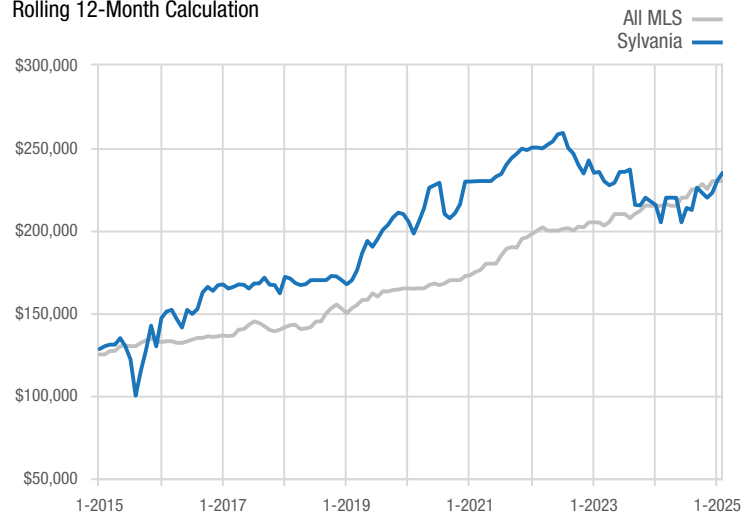
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Waterville

Zip Code 43566

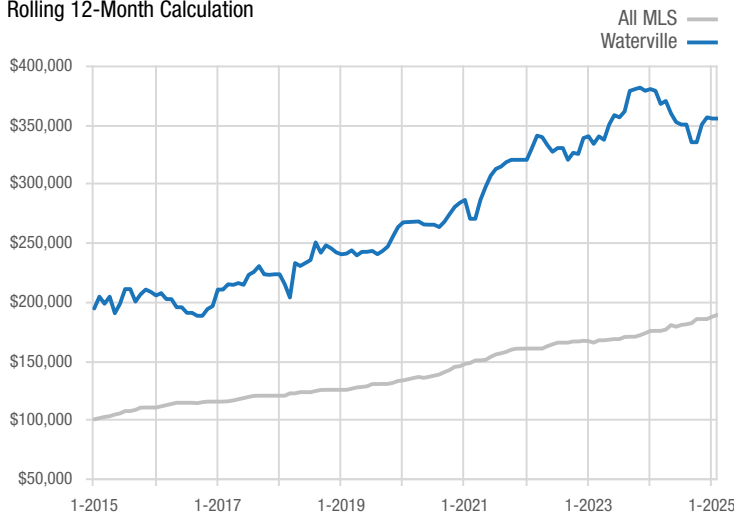
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 9 | 13 | + 44.4% | 21 | 27 | + 28.6% |
| Pending Sales | 8 | 9 | + 12.5% | 15 | 14 | - 6.7% |
| Closed Sales | 5 | 8 | + 60.0% | 9 | 10 | + 11.1% |
| Days on Market Until Sale | 71 | 60 | - 15.5% | 74 | 63 | - 14.9% |
| Median Sales Price* | \$301,500 | \$328,950 | + 9.1% | \$301,500 | \$315,000 | + 4.5% |
| Average Sales Price* | \$328,240 | \$345,425 | + 5.2% | \$331,233 | \$338,490 | + 2.2% |
| Percent of List Price Received* | 100.4% | 98.3% | - 2.1% | 100.1% | 99.3% | - 0.8% |
| Inventory of Homes for Sale | 16 | 26 | + 62.5% | — | — | — |
| Months Supply of Inventory | 1.8 | 3.1 | + 72.2% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 1 | 0.0% | 3 | 1 | - 66.7% |
| Pending Sales | 1 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Closed Sales | 2 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Days on Market Until Sale | 32 | — | — | 32 | 26 | - 18.8% |
| Median Sales Price* | \$235,750 | — | — | \$235,750 | \$271,000 | + 15.0% |
| Average Sales Price* | \$235,750 | — | — | \$235,750 | \$271,000 | + 15.0% |
| Percent of List Price Received* | 97.0% | — | — | 97.0% | 102.3% | + 5.5% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.3 | 0.9 | - 30.8% | — | — | — |

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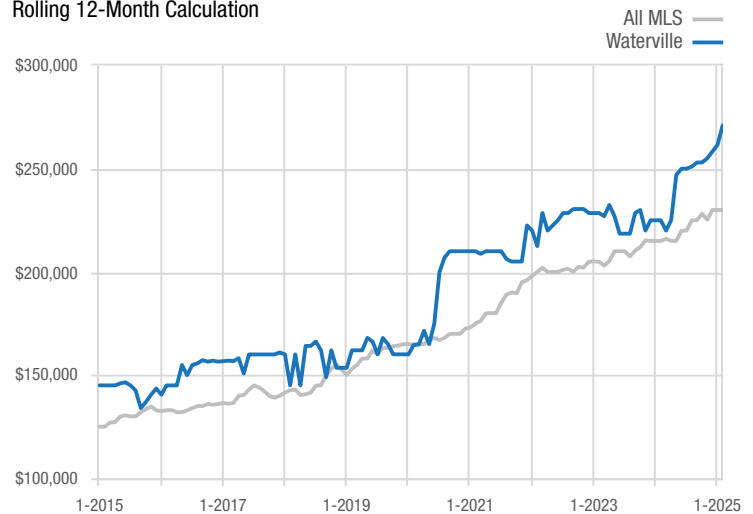
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43604

Zip Code 43604

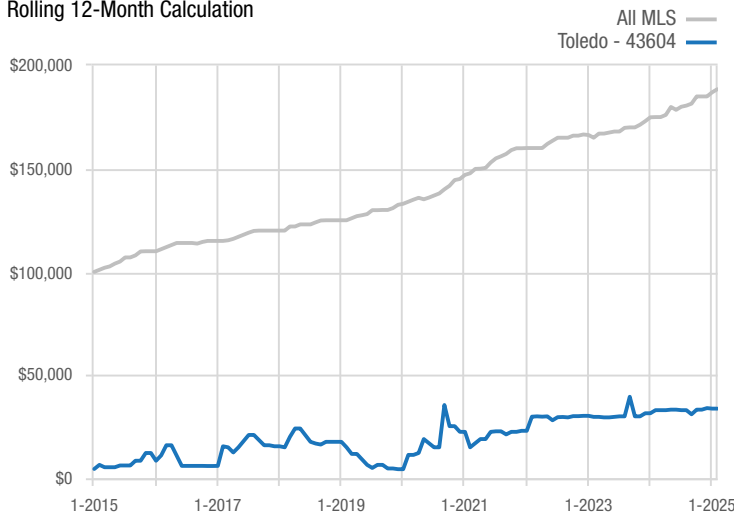
| Single Family | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 4 | 1 | - 75.0% | 5 | 4 | - 20.0% |
| Pending Sales | 2 | 1 | - 50.0% | 2 | 4 | + 100.0% |
| Closed Sales | 2 | 2 | 0.0% | 2 | 5 | + 150.0% |
| Days on Market Until Sale | 162 | 113 | - 30.2% | 162 | 79 | - 51.2% |
| Median Sales Price* | \$73,500 | \$52,750 | - 28.2% | \$73,500 | \$30,000 | - 59.2% |
| Average Sales Price* | \$73,500 | \$52,750 | - 28.2% | \$73,500 | \$63,080 | - 14.2% |
| Percent of List Price Received* | 91.3% | 84.4% | - 7.6% | 91.3% | 81.8% | - 10.4% |
| Inventory of Homes for Sale | 8 | 4 | - 50.0% | — | — | — |
| Months Supply of Inventory | 3.3 | 1.5 | - 54.5% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|------------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 2 | + 100.0% | 3 | 2 | - 33.3% |
| Pending Sales | 2 | 1 | - 50.0% | 4 | 1 | - 75.0% |
| Closed Sales | 1 | 1 | 0.0% | 2 | 1 | - 50.0% |
| Days on Market Until Sale | 14 | 202 | + 1,342.9% | 37 | 202 | + 445.9% |
| Median Sales Price* | \$269,000 | \$290,000 | + 7.8% | \$246,950 | \$290,000 | + 17.4% |
| Average Sales Price* | \$269,000 | \$290,000 | + 7.8% | \$246,950 | \$290,000 | + 17.4% |
| Percent of List Price Received* | 100.0% | 97.5% | - 2.5% | 100.0% | 97.5% | - 2.5% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.1 | 1.6 | + 45.5% | — | — | — |

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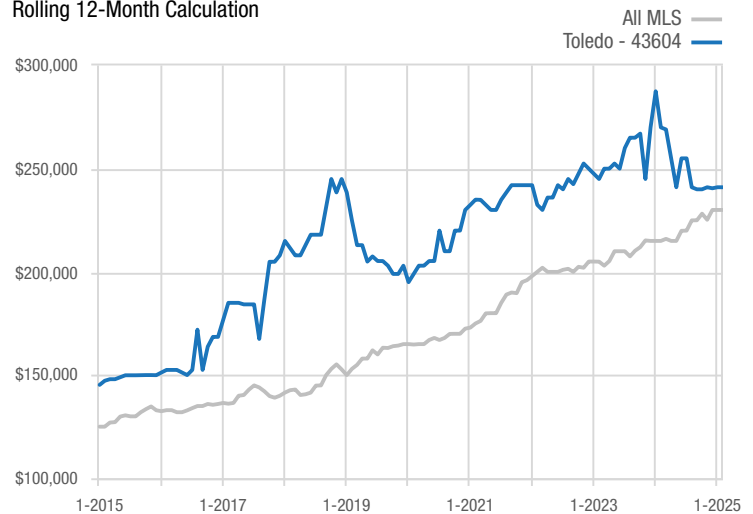
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43605

Zip Code 43605

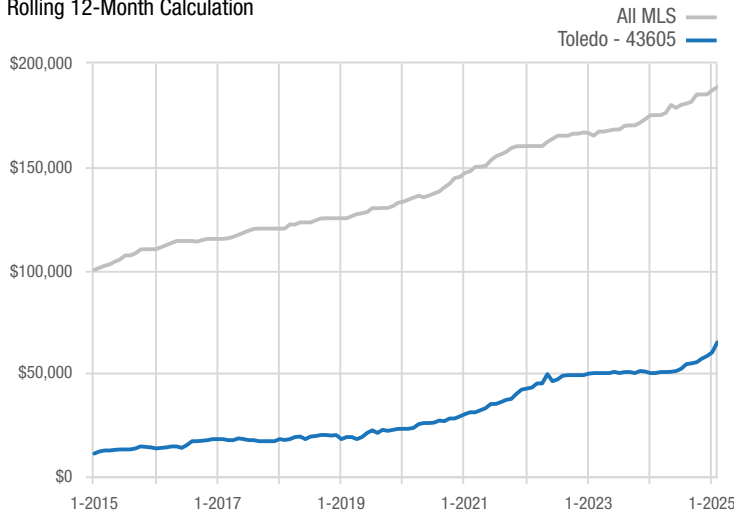
| Single Family | February | | | Year to Date | | |
|---------------------------------|----------|-----------------|----------|--------------|-----------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 32 | 28 | - 12.5% | 70 | 58 | - 17.1% |
| Pending Sales | 24 | 17 | - 29.2% | 52 | 53 | + 1.9% |
| Closed Sales | 28 | 20 | - 28.6% | 46 | 48 | + 4.3% |
| Days on Market Until Sale | 64 | 47 | - 26.6% | 57 | 50 | - 12.3% |
| Median Sales Price* | \$46,600 | \$70,000 | + 50.2% | \$45,700 | \$69,500 | + 52.1% |
| Average Sales Price* | \$53,074 | \$75,544 | + 42.3% | \$50,460 | \$70,422 | + 39.6% |
| Percent of List Price Received* | 94.1% | 102.1% | + 8.5% | 98.7% | 100.7% | + 2.0% |
| Inventory of Homes for Sale | 52 | 44 | - 15.4% | — | — | — |
| Months Supply of Inventory | 2.4 | 2.1 | - 12.5% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 1 | — | 0 | 1 | — |
| Pending Sales | 0 | 1 | — | 0 | 1 | — |
| Closed Sales | 0 | 1 | — | 0 | 1 | — |
| Days on Market Until Sale | — | 20 | — | — | 20 | — |
| Median Sales Price* | — | \$360,000 | — | — | \$360,000 | — |
| Average Sales Price* | — | \$360,000 | — | — | \$360,000 | — |
| Percent of List Price Received* | — | 97.3% | — | — | 97.3% | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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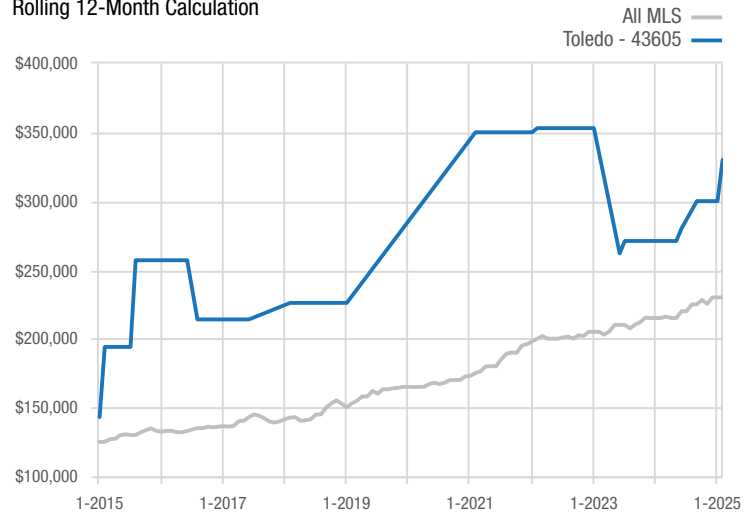
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43606

Zip Code 43606

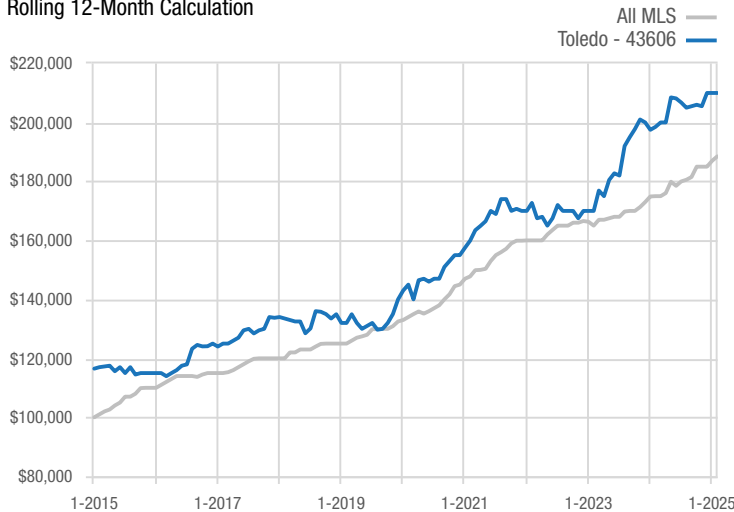
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 21 | 11 | - 47.6% | 38 | 27 | - 28.9% |
| Pending Sales | 21 | 17 | - 19.0% | 34 | 29 | - 14.7% |
| Closed Sales | 20 | 18 | - 10.0% | 34 | 30 | - 11.8% |
| Days on Market Until Sale | 64 | 58 | - 9.4% | 61 | 61 | 0.0% |
| Median Sales Price* | \$182,500 | \$181,000 | - 0.8% | \$174,000 | \$192,000 | + 10.3% |
| Average Sales Price* | \$183,288 | \$218,561 | + 19.2% | \$178,856 | \$211,906 | + 18.5% |
| Percent of List Price Received* | 94.5% | 104.2% | + 10.3% | 97.8% | 101.1% | + 3.4% |
| Inventory of Homes for Sale | 32 | 25 | - 21.9% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.2 | - 20.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 1 | 0.0% | 2 | 1 | - 50.0% |
| Pending Sales | 0 | 1 | — | 0 | 2 | — |
| Closed Sales | 1 | 1 | 0.0% | 1 | 2 | + 100.0% |
| Days on Market Until Sale | 93 | 55 | - 40.9% | 93 | 53 | - 43.0% |
| Median Sales Price* | \$100,000 | \$117,000 | + 17.0% | \$100,000 | \$136,000 | + 36.0% |
| Average Sales Price* | \$100,000 | \$117,000 | + 17.0% | \$100,000 | \$136,000 | + 36.0% |
| Percent of List Price Received* | 100.0% | 90.1% | - 9.9% | 100.0% | 95.0% | - 5.0% |
| Inventory of Homes for Sale | 2 | 1 | - 50.0% | — | — | — |
| Months Supply of Inventory | 1.5 | 0.8 | - 46.7% | — | — | — |

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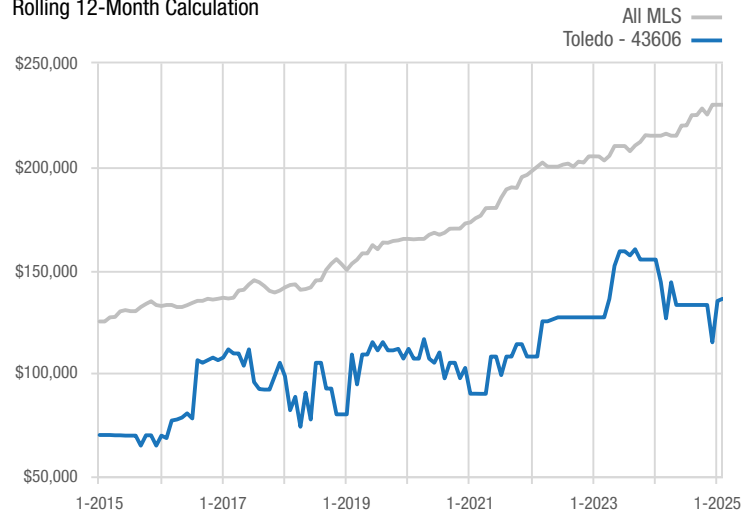
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43607

Zip Code 43607

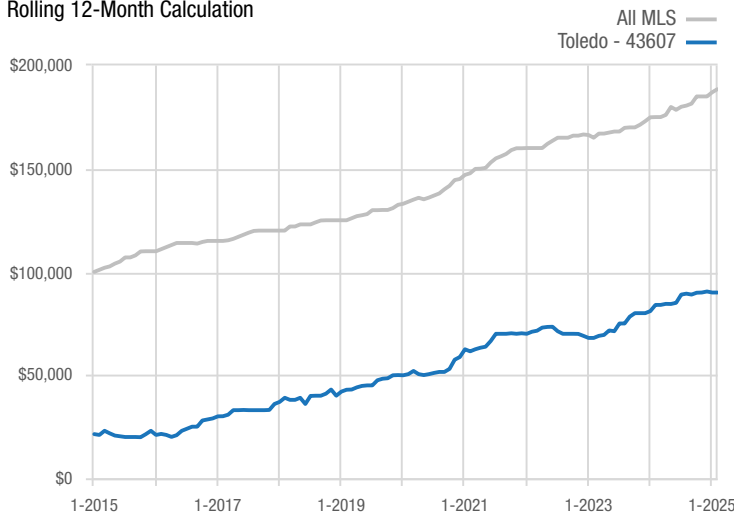
| Single Family | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 17 | 15 | - 11.8% | 39 | 33 | - 15.4% |
| Pending Sales | 21 | 10 | - 52.4% | 35 | 26 | - 25.7% |
| Closed Sales | 21 | 13 | - 38.1% | 31 | 28 | - 9.7% |
| Days on Market Until Sale | 65 | 72 | + 10.8% | 63 | 67 | + 6.3% |
| Median Sales Price* | \$82,500 | \$97,500 | + 18.2% | \$82,500 | \$88,950 | + 7.8% |
| Average Sales Price* | \$86,179 | \$94,869 | + 10.1% | \$86,331 | \$90,865 | + 5.3% |
| Percent of List Price Received* | 91.7% | 96.0% | + 4.7% | 93.6% | 98.2% | + 4.9% |
| Inventory of Homes for Sale | 47 | 33 | - 29.8% | — | — | — |
| Months Supply of Inventory | 3.0 | 2.0 | - 33.3% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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.

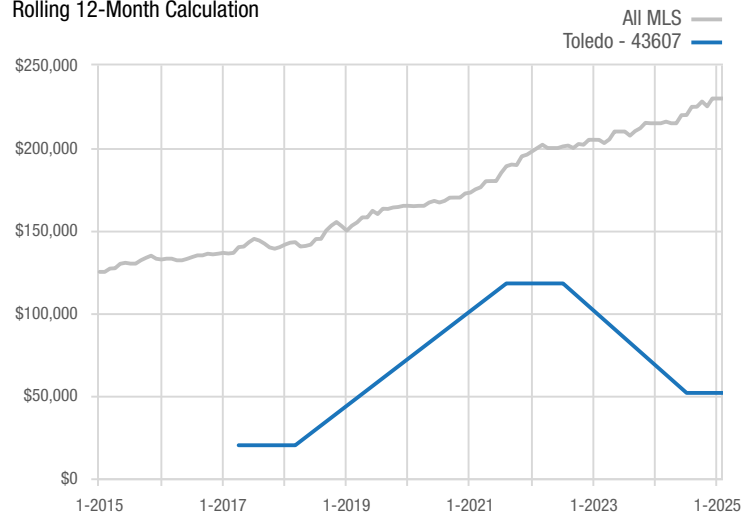
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

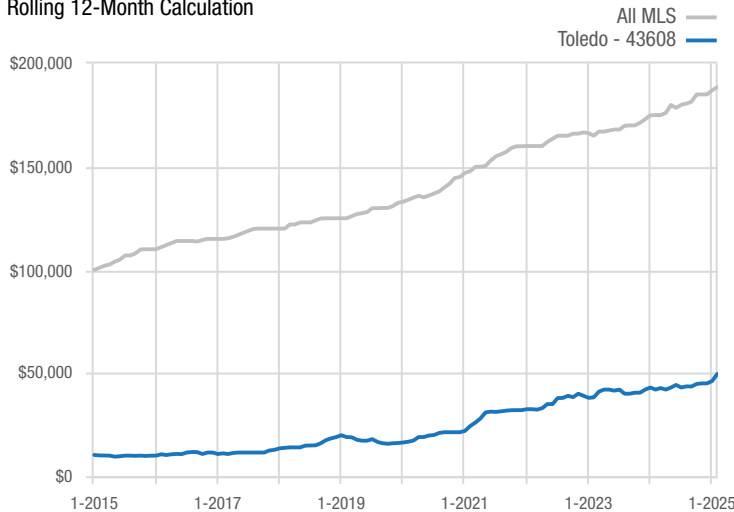
| Single Family | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 19 | 21 | + 10.5% | 43 | 32 | - 25.6% |
| Pending Sales | 14 | 15 | + 7.1% | 35 | 24 | - 31.4% |
| Closed Sales | 15 | 16 | + 6.7% | 33 | 24 | - 27.3% |
| Days on Market Until Sale | 59 | 59 | 0.0% | 66 | 65 | - 1.5% |
| Median Sales Price* | \$40,000 | \$59,000 | + 47.5% | \$43,000 | \$62,500 | + 45.3% |
| Average Sales Price* | \$42,200 | \$58,834 | + 39.4% | \$47,568 | \$57,035 | + 19.9% |
| Percent of List Price Received* | 95.5% | 102.4% | + 7.2% | 98.2% | 97.8% | - 0.4% |
| Inventory of Homes for Sale | 39 | 34 | - 12.8% | — | — | — |
| Months Supply of Inventory | 2.6 | 2.4 | - 7.7% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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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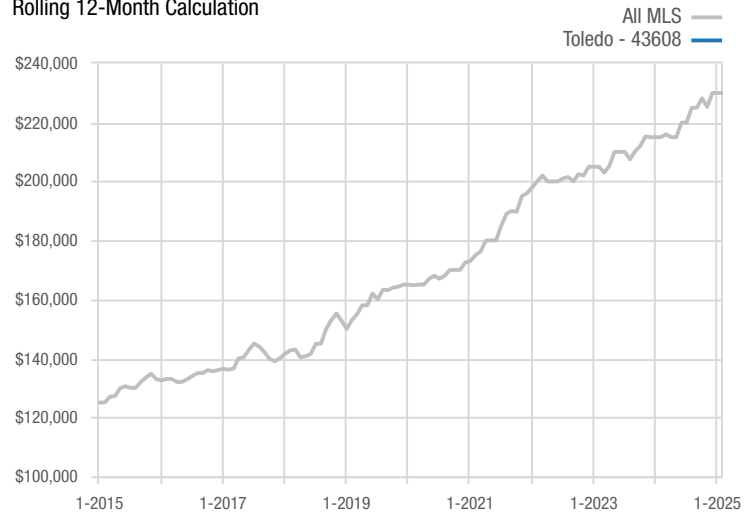
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

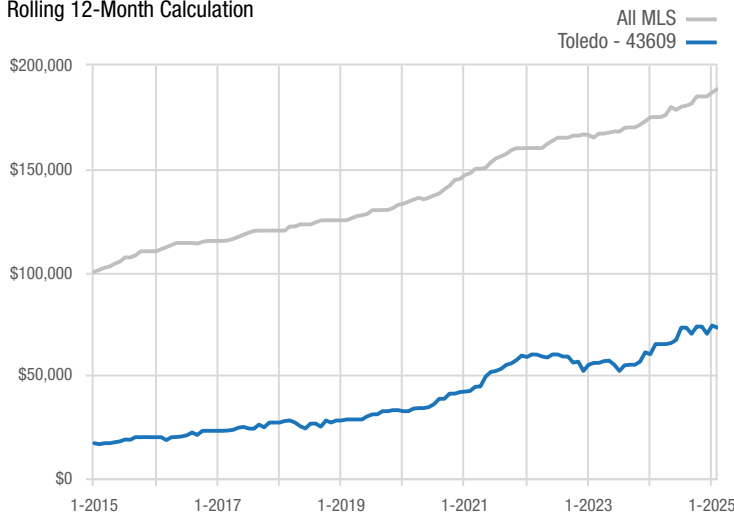
| Single Family | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 15 | 19 | + 26.7% | 31 | 34 | + 9.7% |
| Pending Sales | 17 | 16 | - 5.9% | 34 | 29 | - 14.7% |
| Closed Sales | 15 | 13 | - 13.3% | 33 | 25 | - 24.2% |
| Days on Market Until Sale | 65 | 67 | + 3.1% | 71 | 65 | - 8.5% |
| Median Sales Price* | \$87,500 | \$52,000 | - 40.6% | \$67,000 | \$72,500 | + 8.2% |
| Average Sales Price* | \$79,393 | \$66,885 | - 15.8% | \$69,436 | \$76,944 | + 10.8% |
| Percent of List Price Received* | 98.0% | 97.6% | - 0.4% | 95.3% | 96.7% | + 1.5% |
| Inventory of Homes for Sale | 35 | 38 | + 8.6% | — | — | — |
| Months Supply of Inventory | 2.0 | 2.4 | + 20.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 0 | 1 | — |
| Pending Sales | 0 | 1 | — | 0 | 1 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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

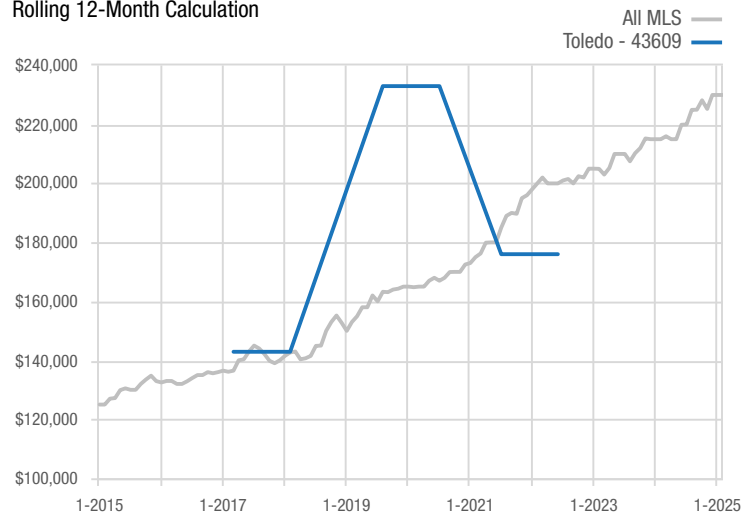
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo-43610

Zip Code 43610

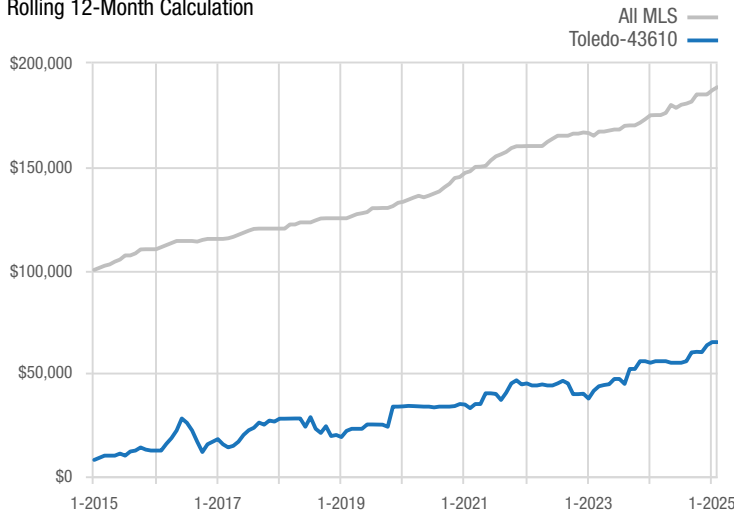
| Single Family | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 4 | 4 | 0.0% | 10 | 8 | - 20.0% |
| Pending Sales | 7 | 1 | - 85.7% | 10 | 4 | - 60.0% |
| Closed Sales | 4 | 1 | - 75.0% | 7 | 3 | - 57.1% |
| Days on Market Until Sale | 103 | 64 | - 37.9% | 81 | 50 | - 38.3% |
| Median Sales Price* | \$82,550 | \$80,000 | - 3.1% | \$50,750 | \$80,000 | + 57.6% |
| Average Sales Price* | \$79,350 | \$80,000 | + 0.8% | \$60,758 | \$88,000 | + 44.8% |
| Percent of List Price Received* | 96.9% | 84.2% | - 13.1% | 92.6% | 89.3% | - 3.6% |
| Inventory of Homes for Sale | 7 | 13 | + 85.7% | — | — | — |
| Months Supply of Inventory | 1.9 | 4.3 | + 126.3% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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.

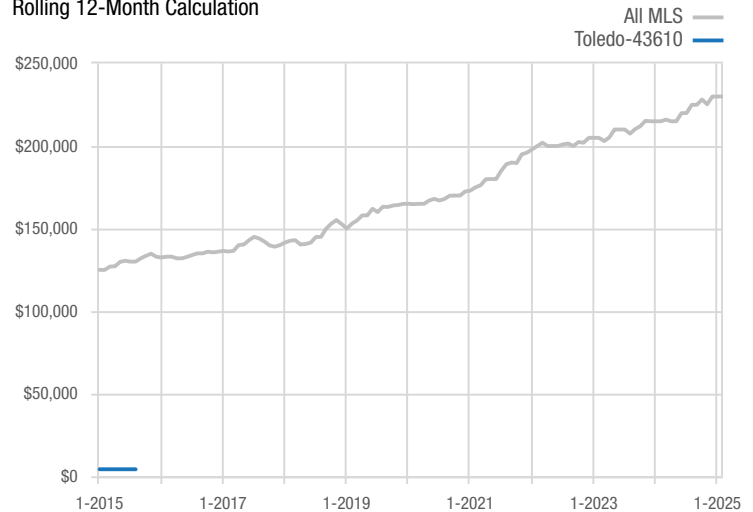
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43611

Zip Code 43611

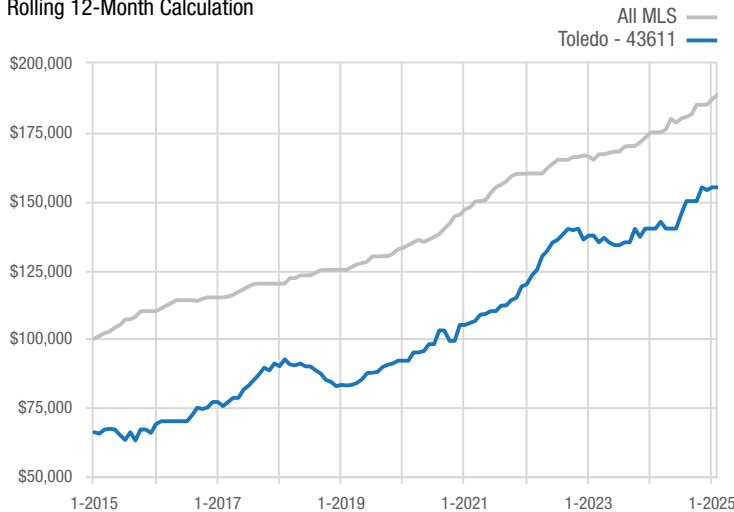
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 13 | 9 | - 30.8% | 27 | 32 | + 18.5% |
| Pending Sales | 16 | 12 | - 25.0% | 30 | 23 | - 23.3% |
| Closed Sales | 12 | 10 | - 16.7% | 27 | 20 | - 25.9% |
| Days on Market Until Sale | 45 | 71 | + 57.8% | 67 | 68 | + 1.5% |
| Median Sales Price* | \$139,250 | \$156,450 | + 12.4% | \$140,000 | \$160,500 | + 14.6% |
| Average Sales Price* | \$159,242 | \$167,290 | + 5.1% | \$146,382 | \$158,715 | + 8.4% |
| Percent of List Price Received* | 98.4% | 98.9% | + 0.5% | 98.2% | 99.5% | + 1.3% |
| Inventory of Homes for Sale | 31 | 38 | + 22.6% | — | — | — |
| Months Supply of Inventory | 1.8 | 2.0 | + 11.1% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 1 | 0 | - 100.0% |
| Pending Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | 44 | — | — | 44 | — | — |
| Median Sales Price* | \$95,000 | — | — | \$95,000 | — | — |
| Average Sales Price* | \$95,000 | — | — | \$95,000 | — | — |
| Percent of List Price Received* | 82.0% | — | — | 82.0% | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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

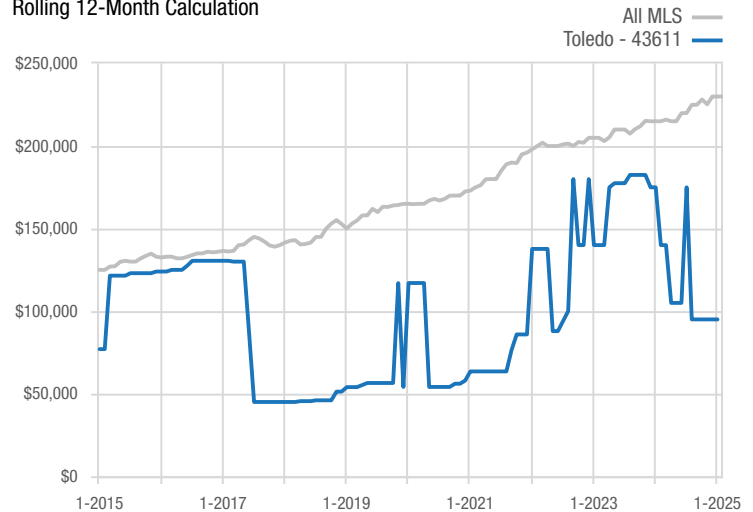
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43612

Zip Code 43612

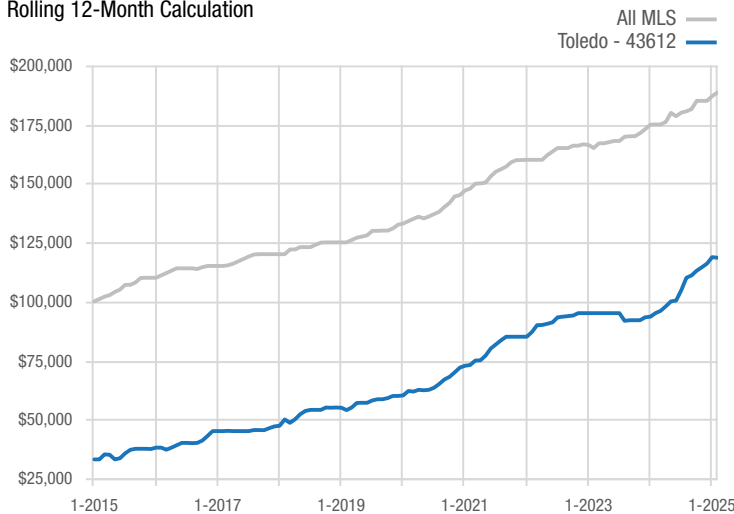
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 27 | 18 | - 33.3% | 49 | 52 | + 6.1% |
| Pending Sales | 29 | 24 | - 17.2% | 57 | 55 | - 3.5% |
| Closed Sales | 32 | 25 | - 21.9% | 58 | 59 | + 1.7% |
| Days on Market Until Sale | 92 | 69 | - 25.0% | 87 | 61 | - 29.9% |
| Median Sales Price* | \$109,000 | \$103,500 | - 5.0% | \$97,886 | \$112,000 | + 14.4% |
| Average Sales Price* | \$109,660 | \$101,165 | - 7.7% | \$105,999 | \$114,928 | + 8.4% |
| Percent of List Price Received* | 97.5% | 99.8% | + 2.4% | 96.1% | 101.8% | + 5.9% |
| Inventory of Homes for Sale | 59 | 53 | - 10.2% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.6 | + 6.7% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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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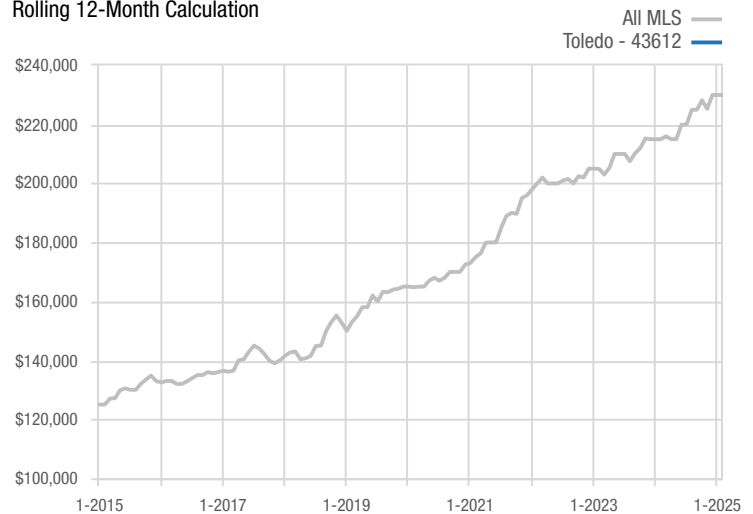
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43613

Zip Code 43613

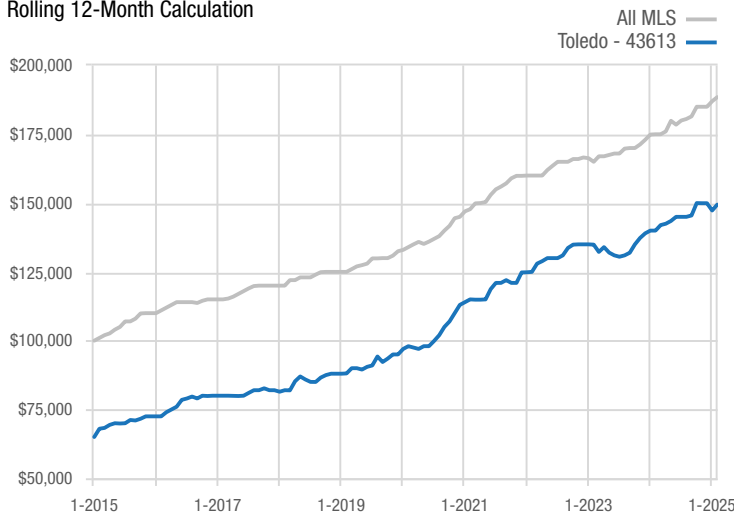
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 39 | 21 | - 46.2% | 71 | 55 | - 22.5% |
| Pending Sales | 35 | 26 | - 25.7% | 64 | 49 | - 23.4% |
| Closed Sales | 33 | 22 | - 33.3% | 63 | 41 | - 34.9% |
| Days on Market Until Sale | 63 | 48 | - 23.8% | 56 | 59 | + 5.4% |
| Median Sales Price* | \$135,000 | \$147,000 | + 8.9% | \$142,100 | \$130,000 | - 8.5% |
| Average Sales Price* | \$128,245 | \$149,997 | + 17.0% | \$130,589 | \$134,010 | + 2.6% |
| Percent of List Price Received* | 97.1% | 100.1% | + 3.1% | 98.1% | 101.9% | + 3.9% |
| Inventory of Homes for Sale | 66 | 52 | - 21.2% | — | — | — |
| Months Supply of Inventory | 1.7 | 1.4 | - 17.6% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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 | 1 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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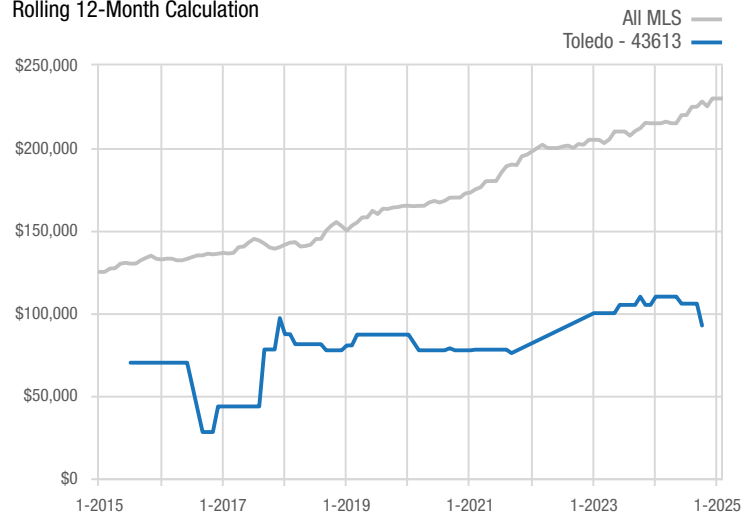
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo-43614

Zip Code 43614

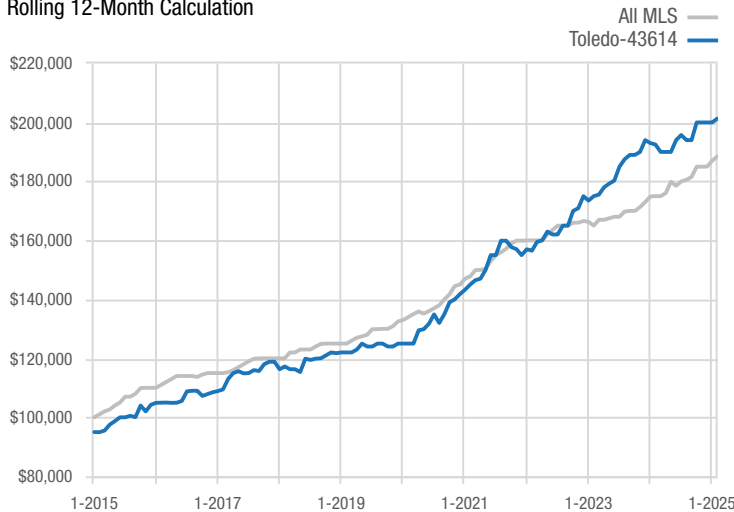
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 25 | 15 | - 40.0% | 46 | 35 | - 23.9% |
| Pending Sales | 29 | 13 | - 55.2% | 56 | 32 | - 42.9% |
| Closed Sales | 31 | 12 | - 61.3% | 57 | 35 | - 38.6% |
| Days on Market Until Sale | 63 | 70 | + 11.1% | 57 | 62 | + 8.8% |
| Median Sales Price* | \$185,000 | \$193,750 | + 4.7% | \$170,000 | \$193,750 | + 14.0% |
| Average Sales Price* | \$188,961 | \$192,656 | + 2.0% | \$181,973 | \$193,785 | + 6.5% |
| Percent of List Price Received* | 101.3% | 105.8% | + 4.4% | 99.8% | 102.1% | + 2.3% |
| Inventory of Homes for Sale | 33 | 31 | - 6.1% | — | — | — |
| Months Supply of Inventory | 1.1 | 1.3 | + 18.2% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 6 | 5 | - 16.7% | 6 | 8 | + 33.3% |
| Pending Sales | 2 | 2 | 0.0% | 3 | 6 | + 100.0% |
| Closed Sales | 2 | 3 | + 50.0% | 3 | 6 | + 100.0% |
| Days on Market Until Sale | 101 | 39 | - 61.4% | 83 | 32 | - 61.4% |
| Median Sales Price* | \$225,750 | \$154,900 | - 31.4% | \$199,000 | \$155,200 | - 22.0% |
| Average Sales Price* | \$225,750 | \$126,467 | - 44.0% | \$216,833 | \$140,650 | - 35.1% |
| Percent of List Price Received* | 98.1% | 101.8% | + 3.8% | 99.0% | 100.7% | + 1.7% |
| Inventory of Homes for Sale | 6 | 8 | + 33.3% | — | — | — |
| Months Supply of Inventory | 1.6 | 2.2 | + 37.5% | — | — | — |

* 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.

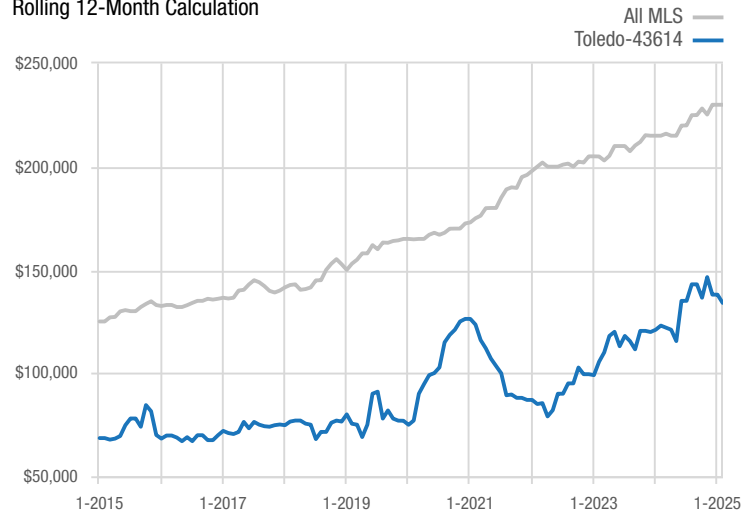
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43615

Zip Code 43615

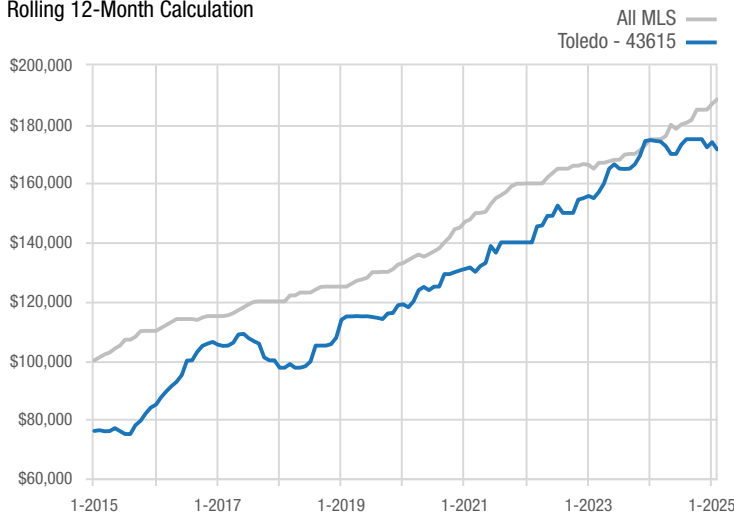
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 29 | 23 | - 20.7% | 54 | 54 | 0.0% |
| Pending Sales | 26 | 21 | - 19.2% | 47 | 39 | - 17.0% |
| Closed Sales | 22 | 24 | + 9.1% | 45 | 41 | - 8.9% |
| Days on Market Until Sale | 59 | 58 | - 1.7% | 63 | 62 | - 1.6% |
| Median Sales Price* | \$162,500 | \$150,000 | - 7.7% | \$158,500 | \$156,500 | - 1.3% |
| Average Sales Price* | \$199,242 | \$172,792 | - 13.3% | \$195,621 | \$200,612 | + 2.6% |
| Percent of List Price Received* | 99.1% | 100.6% | + 1.5% | 98.3% | 98.6% | + 0.3% |
| Inventory of Homes for Sale | 43 | 54 | + 25.6% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.9 | + 26.7% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 6 | 6 | 0.0% | 10 | 10 | 0.0% |
| Pending Sales | 2 | 3 | + 50.0% | 4 | 13 | + 225.0% |
| Closed Sales | 3 | 5 | + 66.7% | 5 | 15 | + 200.0% |
| Days on Market Until Sale | 119 | 68 | - 42.9% | 101 | 94 | - 6.9% |
| Median Sales Price* | \$212,000 | \$239,000 | + 12.7% | \$212,000 | \$180,000 | - 15.1% |
| Average Sales Price* | \$233,333 | \$205,580 | - 11.9% | \$220,980 | \$218,610 | - 1.1% |
| Percent of List Price Received* | 96.0% | 102.4% | + 6.7% | 97.3% | 104.1% | + 7.0% |
| Inventory of Homes for Sale | 14 | 8 | - 42.9% | — | — | — |
| Months Supply of Inventory | 2.0 | 1.1 | - 45.0% | — | — | — |

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

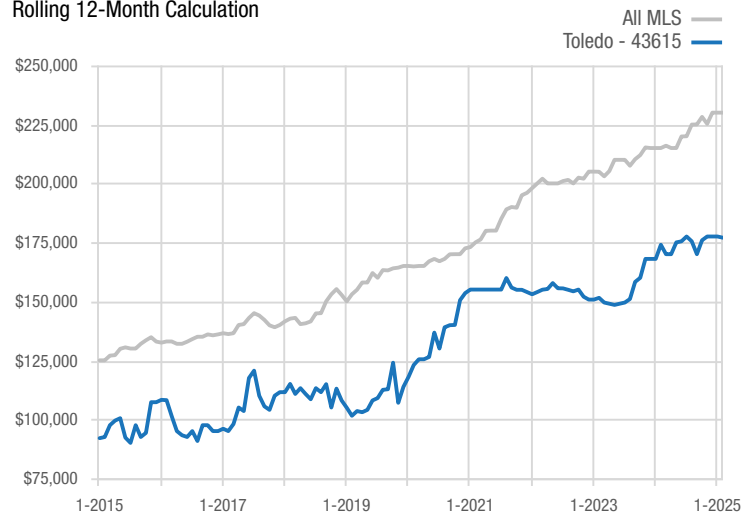
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43617

Zip Code 43617

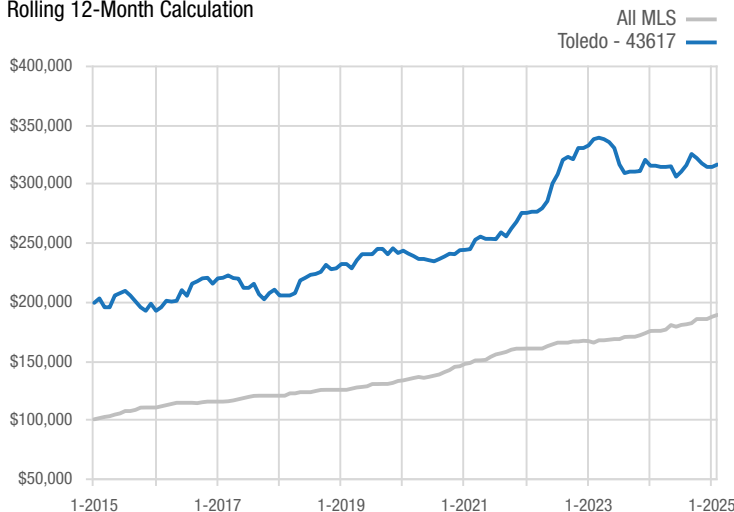
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 6 | 3 | - 50.0% | 13 | 10 | - 23.1% |
| Pending Sales | 5 | 7 | + 40.0% | 7 | 11 | + 57.1% |
| Closed Sales | 4 | 5 | + 25.0% | 6 | 9 | + 50.0% |
| Days on Market Until Sale | 37 | 81 | + 118.9% | 37 | 71 | + 91.9% |
| Median Sales Price* | \$339,500 | \$392,000 | + 15.5% | \$302,000 | \$363,000 | + 20.2% |
| Average Sales Price* | \$356,250 | \$457,280 | + 28.4% | \$292,500 | \$355,189 | + 21.4% |
| Percent of List Price Received* | 97.8% | 101.0% | + 3.3% | 93.7% | 101.6% | + 8.4% |
| Inventory of Homes for Sale | 12 | 7 | - 41.7% | — | — | — |
| Months Supply of Inventory | 1.9 | 1.0 | - 47.4% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 4 | + 300.0% | 2 | 7 | + 250.0% |
| Pending Sales | 0 | 3 | — | 1 | 5 | + 400.0% |
| Closed Sales | 1 | 2 | + 100.0% | 2 | 4 | + 100.0% |
| Days on Market Until Sale | 29 | 12 | - 58.6% | 29 | 23 | - 20.7% |
| Median Sales Price* | \$265,000 | \$192,000 | - 27.5% | \$271,500 | \$250,000 | - 7.9% |
| Average Sales Price* | \$265,000 | \$192,000 | - 27.5% | \$271,500 | \$221,000 | - 18.6% |
| Percent of List Price Received* | 103.9% | 102.8% | - 1.1% | 101.6% | 104.0% | + 2.4% |
| Inventory of Homes for Sale | 1 | 4 | + 300.0% | — | — | — |
| Months Supply of Inventory | 0.3 | 1.8 | + 500.0% | — | — | — |

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

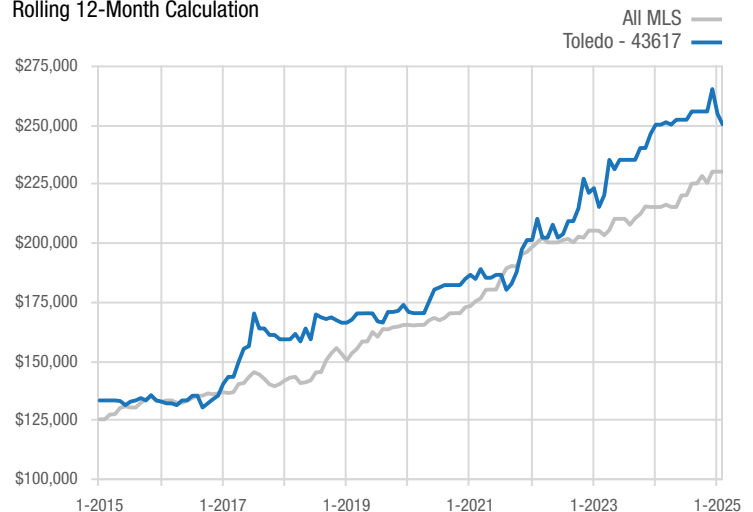
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo - 43620

Zip Code 43620

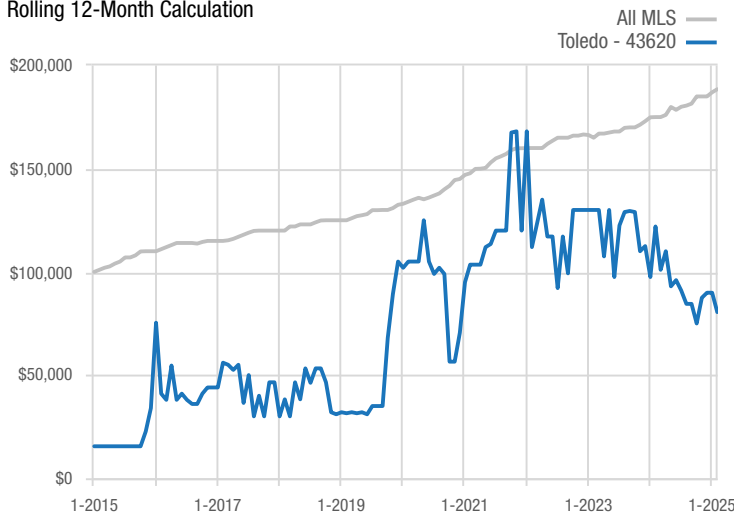
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------------|----------|--------------|-----------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 2 | 1 | - 50.0% | 6 | 3 | - 50.0% |
| Pending Sales | 4 | 3 | - 25.0% | 6 | 5 | - 16.7% |
| Closed Sales | 2 | 3 | + 50.0% | 4 | 5 | + 25.0% |
| Days on Market Until Sale | 78 | 80 | + 2.6% | 109 | 83 | - 23.9% |
| Median Sales Price* | \$275,000 | \$77,000 | - 72.0% | \$125,000 | \$77,000 | - 38.4% |
| Average Sales Price* | \$275,000 | \$81,333 | - 70.4% | \$172,000 | \$73,800 | - 57.1% |
| Percent of List Price Received* | 103.9% | 94.2% | - 9.3% | 99.7% | 94.0% | - 5.7% |
| Inventory of Homes for Sale | 8 | 6 | - 25.0% | — | — | — |
| Months Supply of Inventory | 3.4 | 2.1 | - 38.2% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 1 | 0 | - 100.0% |
| Pending Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | 66 | — | — | 66 | — | — |
| Median Sales Price* | \$83,000 | — | — | \$83,000 | — | — |
| Average Sales Price* | \$83,000 | — | — | \$83,000 | — | — |
| Percent of List Price Received* | 97.6% | — | — | 97.6% | — | — |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 0.7 | — | — | — | — | — |

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

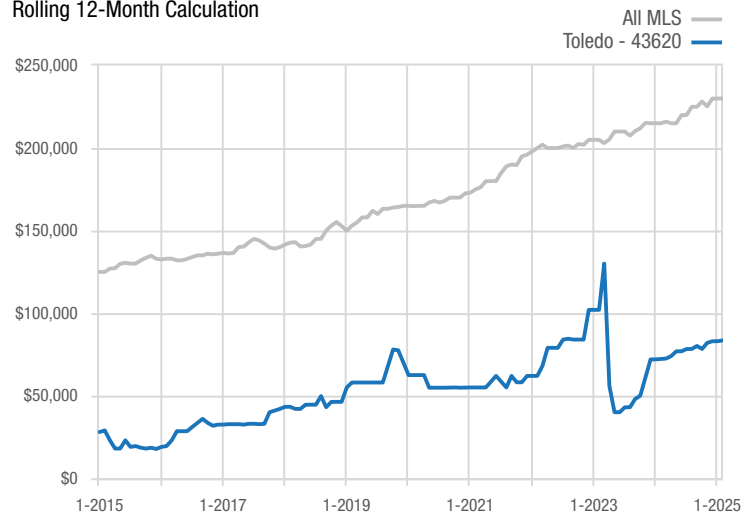
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Toledo-43623

Zip Code 43623

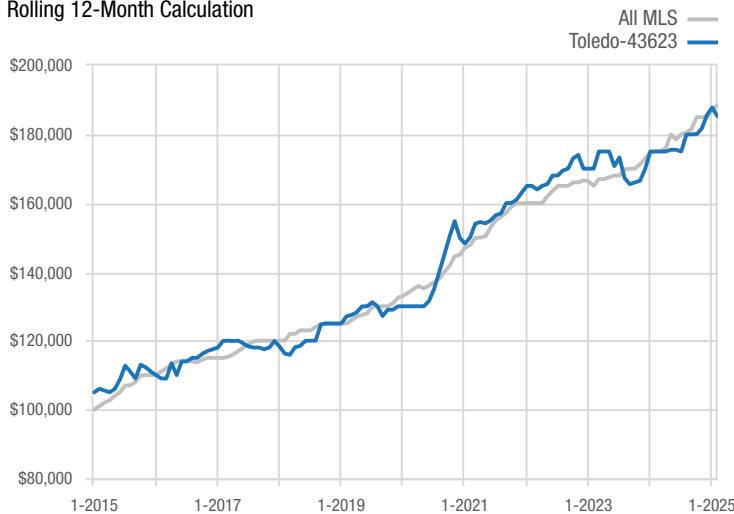
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 13 | 18 | + 38.5% | 28 | 36 | + 28.6% |
| Pending Sales | 16 | 11 | - 31.3% | 30 | 25 | - 16.7% |
| Closed Sales | 15 | 9 | - 40.0% | 30 | 21 | - 30.0% |
| Days on Market Until Sale | 53 | 64 | + 20.8% | 53 | 64 | + 20.8% |
| Median Sales Price* | \$170,000 | \$155,000 | - 8.8% | \$176,500 | \$177,500 | + 0.6% |
| Average Sales Price* | \$181,007 | \$171,389 | - 5.3% | \$175,194 | \$219,929 | + 25.5% |
| Percent of List Price Received* | 102.3% | 99.3% | - 2.9% | 100.9% | 102.5% | + 1.6% |
| Inventory of Homes for Sale | 16 | 29 | + 81.3% | — | — | — |
| Months Supply of Inventory | 0.9 | 1.8 | + 100.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 1 | 0 | - 100.0% |
| Pending Sales | 2 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Closed Sales | 2 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Days on Market Until Sale | 76 | — | — | 76 | — | — |
| Median Sales Price* | \$173,250 | — | — | \$173,250 | — | — |
| Average Sales Price* | \$173,250 | — | — | \$173,250 | — | — |
| Percent of List Price Received* | 105.3% | — | — | 105.3% | — | — |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 0.6 | — | — | — | — | — |

* 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.

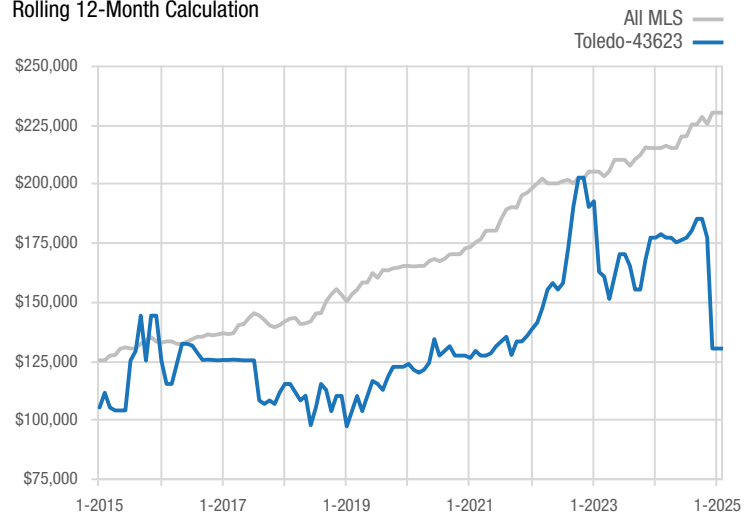
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

Zip Code 43616

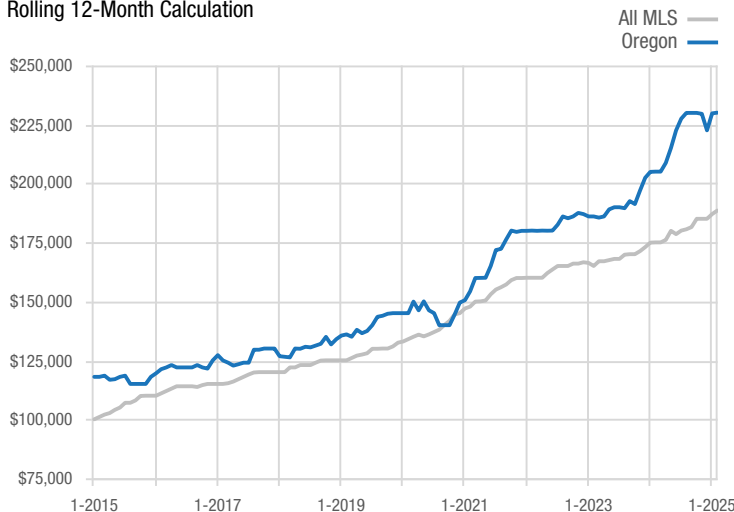
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 13 | 19 | + 46.2% | 31 | 39 | + 25.8% |
| Pending Sales | 9 | 8 | - 11.1% | 18 | 22 | + 22.2% |
| Closed Sales | 12 | 6 | - 50.0% | 21 | 21 | 0.0% |
| Days on Market Until Sale | 43 | 69 | + 60.5% | 57 | 68 | + 19.3% |
| Median Sales Price* | \$237,410 | \$414,250 | + 74.5% | \$235,900 | \$277,000 | + 17.4% |
| Average Sales Price* | \$245,210 | \$407,562 | + 66.2% | \$234,091 | \$314,179 | + 34.2% |
| Percent of List Price Received* | 102.3% | 98.3% | - 3.9% | 101.0% | 99.2% | - 1.8% |
| Inventory of Homes for Sale | 31 | 53 | + 71.0% | — | — | — |
| Months Supply of Inventory | 2.5 | 3.3 | + 32.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 0 | - 100.0% | 3 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | — | 2 | 2 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 2 | 0.0% |
| Days on Market Until Sale | 17 | — | — | 35 | 37 | + 5.7% |
| Median Sales Price* | \$365,000 | — | — | \$262,500 | \$230,250 | - 12.3% |
| Average Sales Price* | \$365,000 | — | — | \$262,500 | \$230,250 | - 12.3% |
| Percent of List Price Received* | 97.3% | — | — | 90.8% | 100.2% | + 10.4% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | — | — | — |
| Months Supply of Inventory | 1.3 | — | — | — | — | — |

* 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.

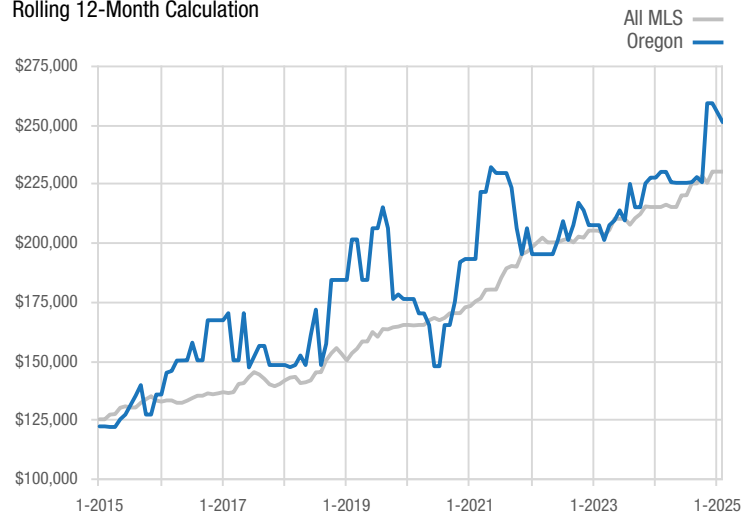
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Bowling Green

Zip Code 43402

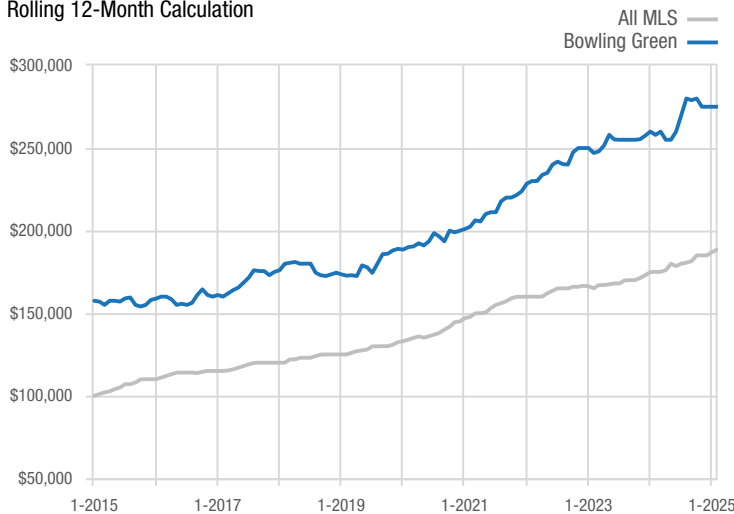
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 20 | 10 | - 50.0% | 32 | 30 | - 6.3% |
| Pending Sales | 15 | 10 | - 33.3% | 24 | 22 | - 8.3% |
| Closed Sales | 12 | 11 | - 8.3% | 22 | 20 | - 9.1% |
| Days on Market Until Sale | 51 | 56 | + 9.8% | 55 | 61 | + 10.9% |
| Median Sales Price* | \$227,500 | \$285,000 | + 25.3% | \$232,250 | \$250,000 | + 7.6% |
| Average Sales Price* | \$305,350 | \$309,136 | + 1.2% | \$302,140 | \$281,429 | - 6.9% |
| Percent of List Price Received* | 94.8% | 98.0% | + 3.4% | 97.0% | 98.5% | + 1.5% |
| Inventory of Homes for Sale | 27 | 30 | + 11.1% | — | — | — |
| Months Supply of Inventory | 1.7 | 1.9 | + 11.8% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 3 | 2 | - 33.3% | 5 | 4 | - 20.0% |
| Pending Sales | 3 | 1 | - 66.7% | 4 | 3 | - 25.0% |
| Closed Sales | 1 | 2 | + 100.0% | 2 | 3 | + 50.0% |
| Days on Market Until Sale | 100 | 43 | - 57.0% | 88 | 29 | - 67.0% |
| Median Sales Price* | \$230,000 | \$253,000 | + 10.0% | \$200,500 | \$221,000 | + 10.2% |
| Average Sales Price* | \$230,000 | \$253,000 | + 10.0% | \$200,500 | \$212,067 | + 5.8% |
| Percent of List Price Received* | 100.0% | 99.1% | - 0.9% | 98.9% | 99.4% | + 0.5% |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | — | — | — |
| Months Supply of Inventory | 1.8 | 0.8 | - 55.6% | — | — | — |

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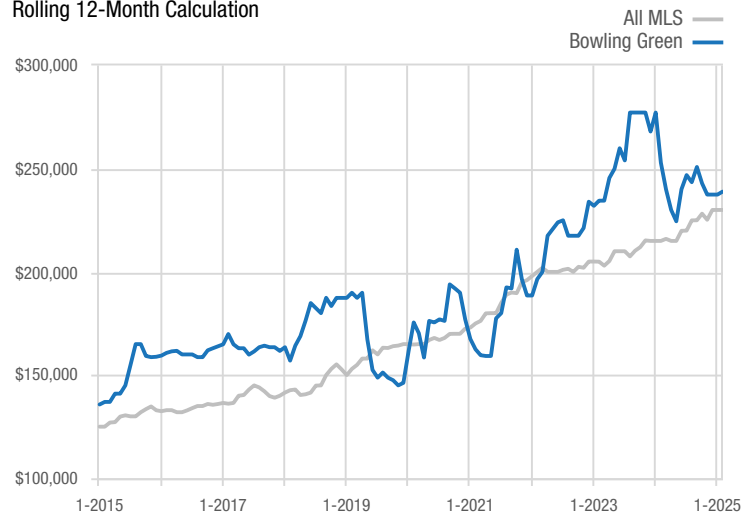
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Millbury

Zip Code 43447

| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 4 | + 100.0% | 3 | 11 | + 266.7% |
| Pending Sales | 2 | 1 | - 50.0% | 3 | 10 | + 233.3% |
| Closed Sales | 2 | 0 | - 100.0% | 3 | 3 | 0.0% |
| Days on Market Until Sale | 54 | — | — | 45 | 189 | + 320.0% |
| Median Sales Price* | \$271,000 | — | — | \$250,000 | \$165,000 | - 34.0% |
| Average Sales Price* | \$271,000 | — | — | \$254,000 | \$191,967 | - 24.4% |
| Percent of List Price Received* | 101.6% | — | — | 101.1% | 99.8% | - 1.3% |
| Inventory of Homes for Sale | 6 | 6 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.8 | 1.8 | - 35.7% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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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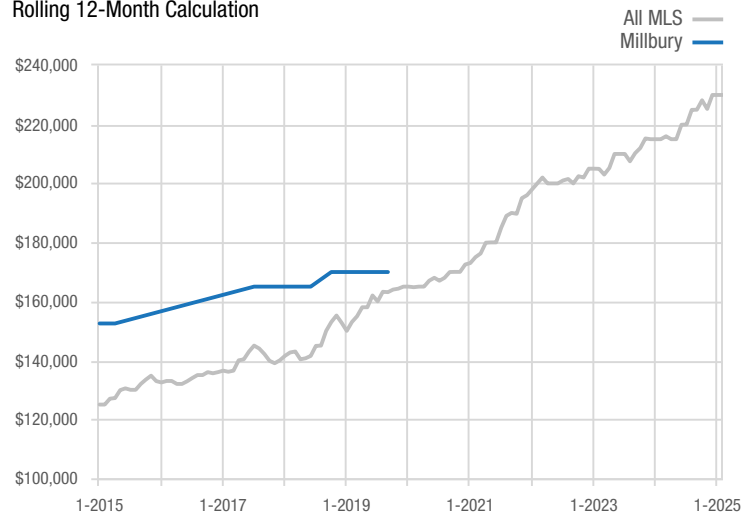
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

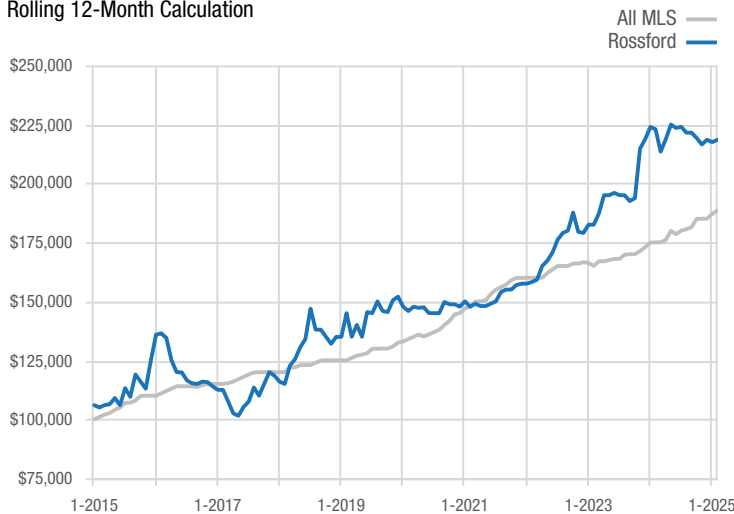
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 4 | 1 | - 75.0% | 8 | 6 | - 25.0% |
| Pending Sales | 4 | 4 | 0.0% | 7 | 7 | 0.0% |
| Closed Sales | 4 | 4 | 0.0% | 7 | 6 | - 14.3% |
| Days on Market Until Sale | 91 | 88 | - 3.3% | 74 | 94 | + 27.0% |
| Median Sales Price* | \$201,750 | \$234,500 | + 16.2% | \$213,500 | \$234,500 | + 9.8% |
| Average Sales Price* | \$248,150 | \$217,375 | - 12.4% | \$231,800 | \$225,000 | - 2.9% |
| Percent of List Price Received* | 95.3% | 97.0% | + 1.8% | 95.7% | 99.3% | + 3.8% |
| Inventory of Homes for Sale | 8 | 6 | - 25.0% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.1 | - 26.7% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 0 | 1 | — |
| Pending Sales | 0 | 0 | — | 0 | 1 | — |
| 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.

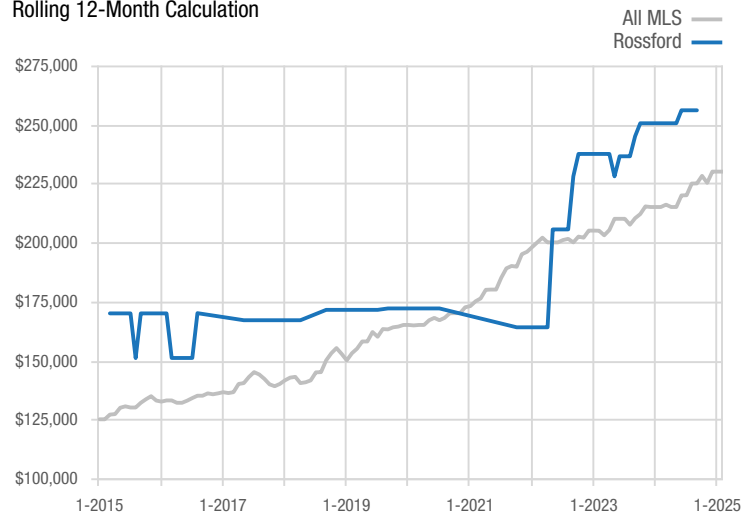
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

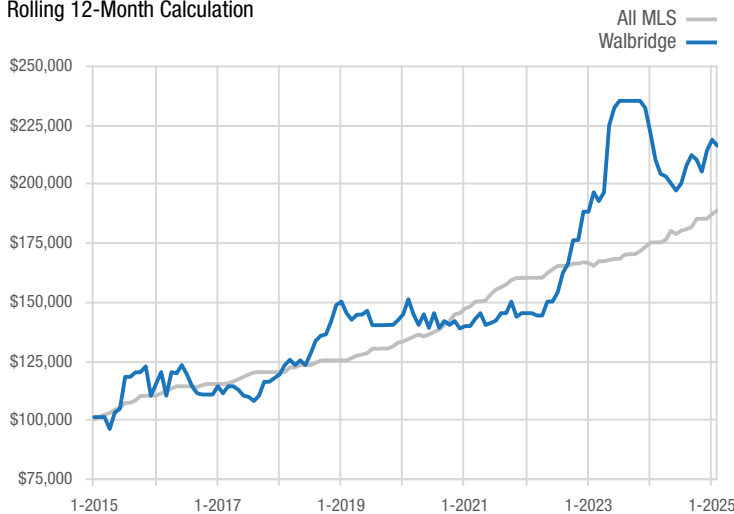
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 1 | 4 | + 300.0% | 7 | 7 | 0.0% |
| Pending Sales | 1 | 4 | + 300.0% | 5 | 7 | + 40.0% |
| Closed Sales | 1 | 3 | + 200.0% | 7 | 6 | - 14.3% |
| Days on Market Until Sale | 37 | 48 | + 29.7% | 82 | 42 | - 48.8% |
| Median Sales Price* | \$199,999 | \$170,000 | - 15.0% | \$199,999 | \$227,500 | + 13.8% |
| Average Sales Price* | \$199,999 | \$178,333 | - 10.8% | \$210,986 | \$234,667 | + 11.2% |
| Percent of List Price Received* | 100.0% | 98.2% | - 1.8% | 94.9% | 100.4% | + 5.8% |
| Inventory of Homes for Sale | 6 | 5 | - 16.7% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.3 | - 13.3% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 1 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | — | 1 | 0 | - 100.0% |
| Days on Market Until Sale | — | — | — | 105 | — | — |
| Median Sales Price* | — | — | — | \$265,000 | — | — |
| Average Sales Price* | — | — | — | \$265,000 | — | — |
| Percent of List Price Received* | — | — | — | 98.1% | — | — |
| Inventory of Homes for Sale | 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.

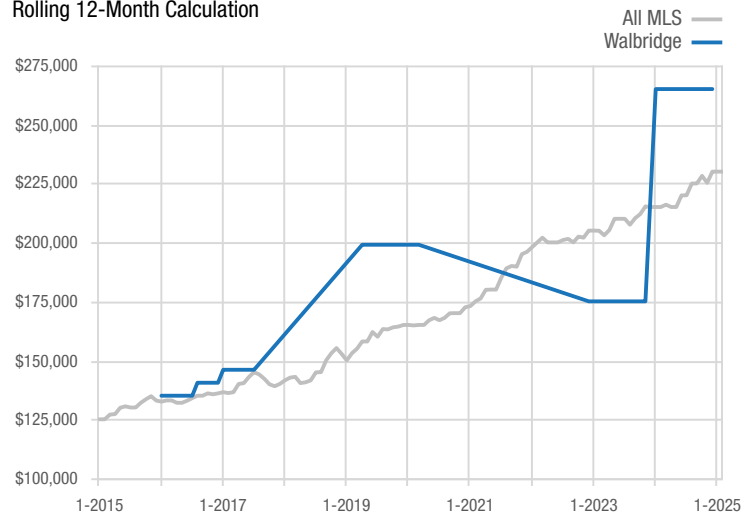
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

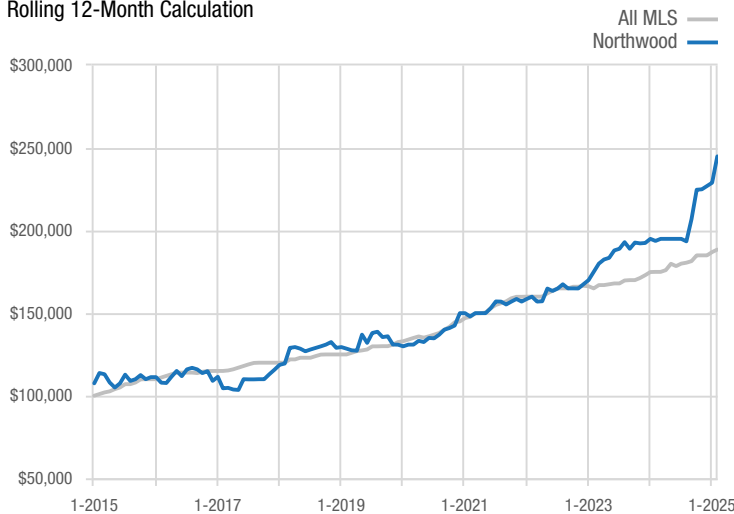
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 17 | 5 | - 70.6% | 21 | 9 | - 57.1% |
| Pending Sales | 10 | 3 | - 70.0% | 14 | 7 | - 50.0% |
| Closed Sales | 10 | 2 | - 80.0% | 14 | 7 | - 50.0% |
| Days on Market Until Sale | 68 | 202 | + 197.1% | 63 | 107 | + 69.8% |
| Median Sales Price* | \$169,750 | \$227,454 | + 34.0% | \$177,450 | \$235,000 | + 32.4% |
| Average Sales Price* | \$172,091 | \$227,454 | + 32.2% | \$179,494 | \$238,505 | + 32.9% |
| Percent of List Price Received* | 100.3% | 119.3% | + 18.9% | 99.9% | 104.7% | + 4.8% |
| Inventory of Homes for Sale | 20 | 30 | + 50.0% | — | — | — |
| Months Supply of Inventory | 2.6 | 4.2 | + 61.5% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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 | 2 | — | — | — | — |
| Months Supply of Inventory | — | 1.0 | — | — | — | — |

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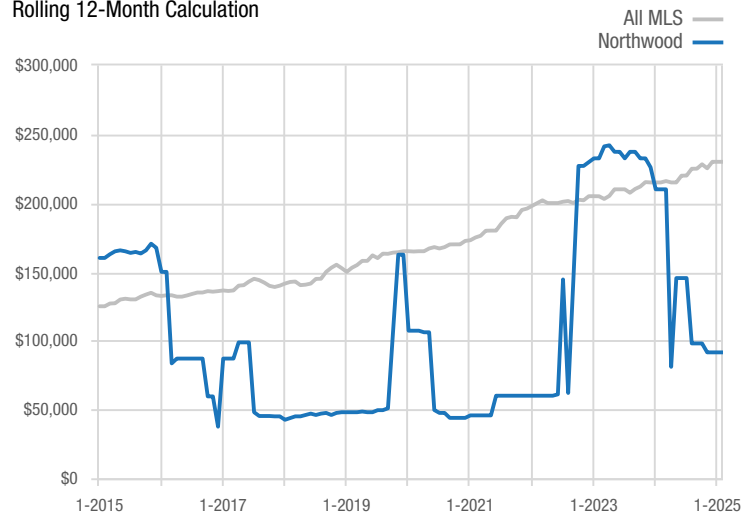
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

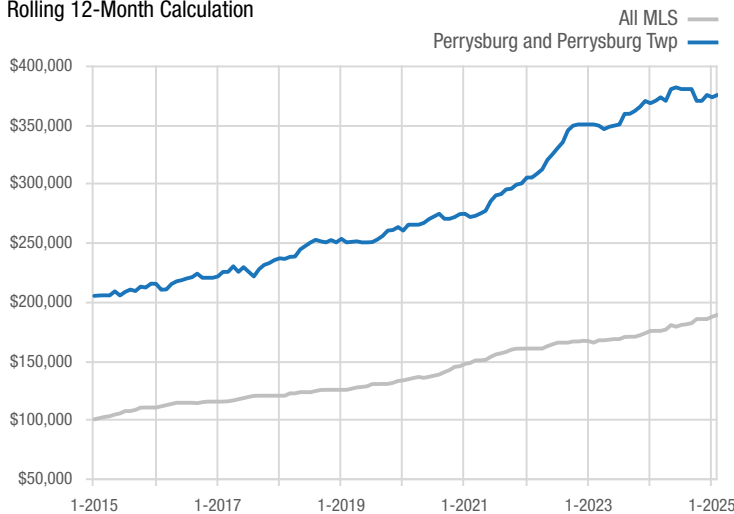
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 37 | 33 | - 10.8% | 78 | 77 | - 1.3% |
| Pending Sales | 30 | 22 | - 26.7% | 60 | 48 | - 20.0% |
| Closed Sales | 25 | 29 | + 16.0% | 54 | 55 | + 1.9% |
| Days on Market Until Sale | 87 | 103 | + 18.4% | 93 | 109 | + 17.2% |
| Median Sales Price* | \$406,000 | \$469,900 | + 15.7% | \$379,750 | \$385,000 | + 1.4% |
| Average Sales Price* | \$395,379 | \$468,892 | + 18.6% | \$395,292 | \$424,526 | + 7.4% |
| Percent of List Price Received* | 99.3% | 99.6% | + 0.3% | 99.7% | 99.6% | - 0.1% |
| Inventory of Homes for Sale | 85 | 93 | + 9.4% | — | — | — |
| Months Supply of Inventory | 2.2 | 2.5 | + 13.6% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 5 | + 25.0% | 5 | 9 | + 80.0% |
| Pending Sales | 4 | 3 | - 25.0% | 7 | 9 | + 28.6% |
| Closed Sales | 2 | 2 | 0.0% | 6 | 8 | + 33.3% |
| Days on Market Until Sale | 90 | 89 | - 1.1% | 67 | 85 | + 26.9% |
| Median Sales Price* | \$433,500 | \$213,450 | - 50.8% | \$289,758 | \$216,500 | - 25.3% |
| Average Sales Price* | \$433,500 | \$213,450 | - 50.8% | \$314,969 | \$226,863 | - 28.0% |
| Percent of List Price Received* | 96.5% | 97.3% | + 0.8% | 97.9% | 95.6% | - 2.3% |
| Inventory of Homes for Sale | 11 | 11 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.2 | 2.3 | + 4.5% | — | — | — |

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

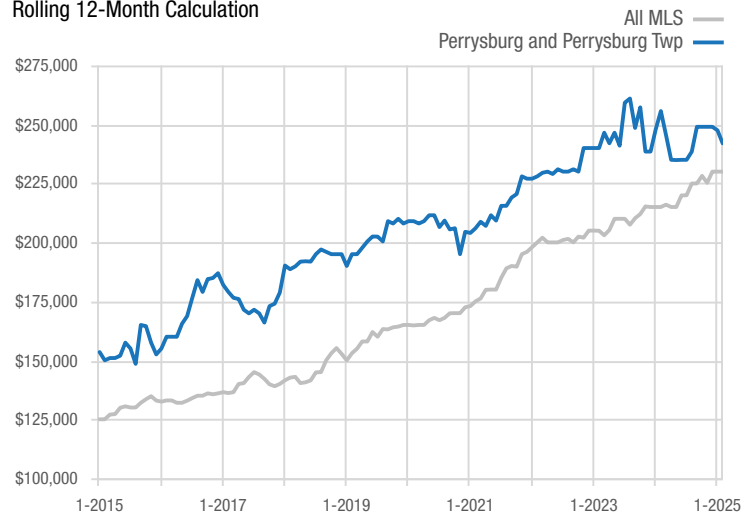
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – February 2025

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Genoa

Zip Code 43430

| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 4 | + 100.0% | 5 | 5 | 0.0% |
| Pending Sales | 1 | 1 | 0.0% | 7 | 3 | - 57.1% |
| Closed Sales | 3 | 1 | - 66.7% | 8 | 2 | - 75.0% |
| Days on Market Until Sale | 41 | 32 | - 22.0% | 59 | 30 | - 49.2% |
| Median Sales Price* | \$158,900 | \$60,500 | - 61.9% | \$166,000 | \$136,250 | - 17.9% |
| Average Sales Price* | \$159,633 | \$60,500 | - 62.1% | \$188,488 | \$136,250 | - 27.7% |
| Percent of List Price Received* | 98.9% | 151.6% | + 53.3% | 98.1% | 126.3% | + 28.7% |
| Inventory of Homes for Sale | 5 | 6 | + 20.0% | — | — | — |
| Months Supply of Inventory | 1.3 | 1.8 | + 38.5% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| 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 | — | — | — | — | — | — |

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

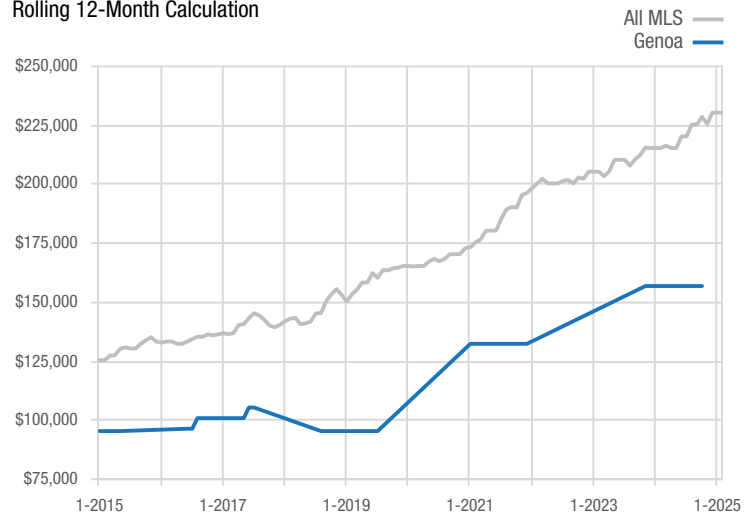
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Wood County NE

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

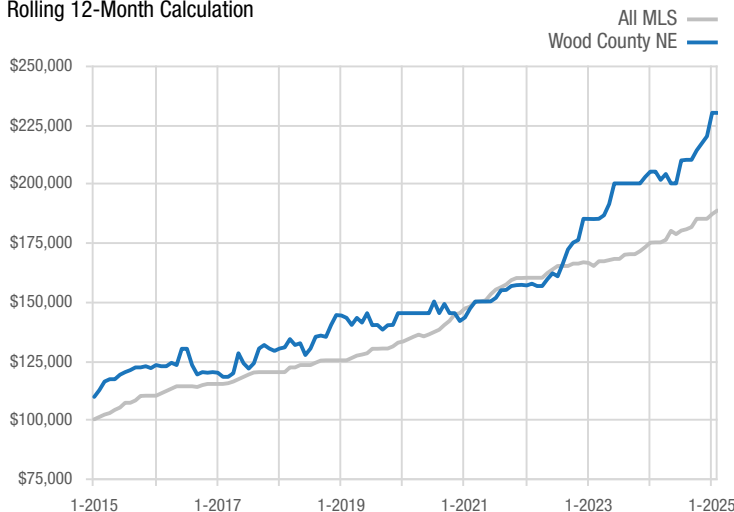
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 6 | 10 | + 66.7% | 18 | 17 | - 5.6% |
| Pending Sales | 5 | 7 | + 40.0% | 20 | 15 | - 25.0% |
| Closed Sales | 7 | 6 | - 14.3% | 23 | 13 | - 43.5% |
| Days on Market Until Sale | 64 | 58 | - 9.4% | 78 | 53 | - 32.1% |
| Median Sales Price* | \$199,999 | \$185,000 | - 7.5% | \$192,900 | \$215,000 | + 11.5% |
| Average Sales Price* | \$226,843 | \$172,150 | - 24.1% | \$220,383 | \$213,300 | - 3.2% |
| Percent of List Price Received* | 97.9% | 110.5% | + 12.9% | 96.4% | 105.2% | + 9.1% |
| Inventory of Homes for Sale | 18 | 18 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.7 | + 13.3% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 1 | — | 0 | 1 | — |
| Pending Sales | 0 | 0 | — | 1 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | — | 1 | 0 | - 100.0% |
| Days on Market Until Sale | — | — | — | 105 | — | — |
| Median Sales Price* | — | — | — | \$265,000 | — | — |
| Average Sales Price* | — | — | — | \$265,000 | — | — |
| Percent of List Price Received* | — | — | — | 98.1% | — | — |
| Inventory of Homes for Sale | 0 | 1 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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

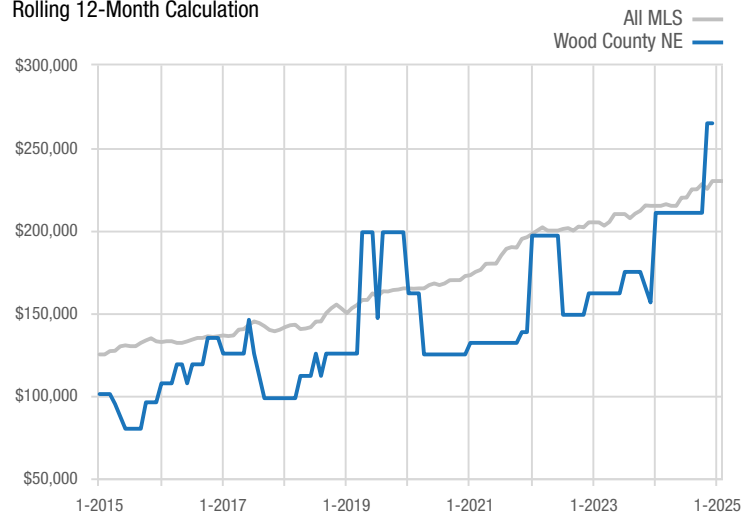
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Wood County NW

Zip Codes 43522 and 43525

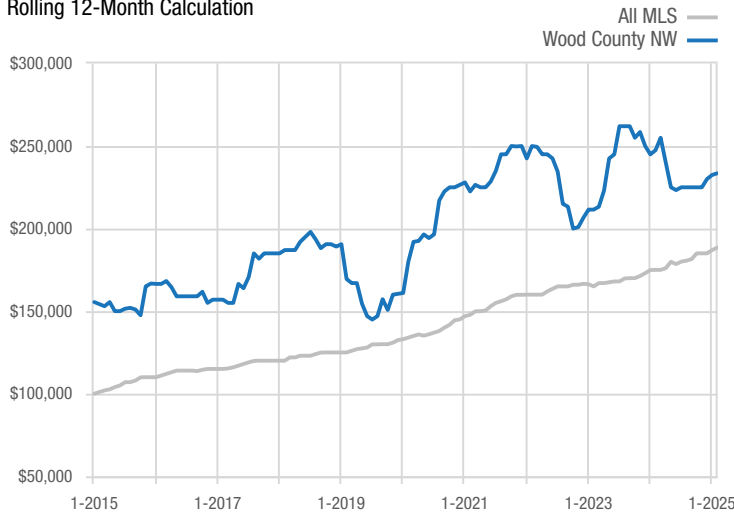
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 3 | 3 | 0.0% | 8 | 7 | - 12.5% |
| Pending Sales | 3 | 2 | - 33.3% | 4 | 3 | - 25.0% |
| Closed Sales | 3 | 2 | - 33.3% | 4 | 6 | + 50.0% |
| Days on Market Until Sale | 117 | 36 | - 69.2% | 98 | 86 | - 12.2% |
| Median Sales Price* | \$325,000 | \$282,500 | - 13.1% | \$260,000 | \$305,000 | + 17.3% |
| Average Sales Price* | \$316,667 | \$282,500 | - 10.8% | \$278,750 | \$322,500 | + 15.7% |
| Percent of List Price Received* | 90.4% | 111.8% | + 23.7% | 92.1% | 104.4% | + 13.4% |
| Inventory of Homes for Sale | 6 | 12 | + 100.0% | — | — | — |
| Months Supply of Inventory | 1.7 | 4.1 | + 141.2% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 1 | — | 0 | 1 | — |
| Closed Sales | 0 | 1 | — | 0 | 1 | — |
| Days on Market Until Sale | — | 126 | — | — | 126 | — |
| Median Sales Price* | — | \$215,000 | — | — | \$215,000 | — |
| Average Sales Price* | — | \$215,000 | — | — | \$215,000 | — |
| Percent of List Price Received* | — | 97.8% | — | — | 97.8% | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

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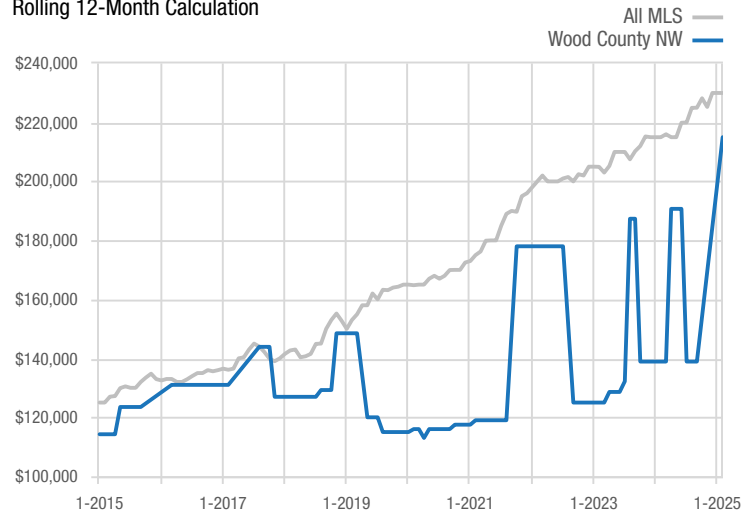
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Wood County SE

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

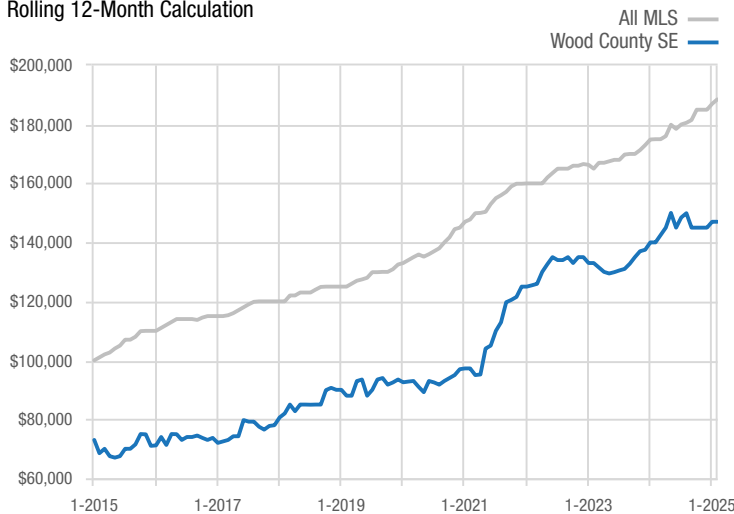
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 15 | 16 | + 6.7% | 32 | 33 | + 3.1% |
| Pending Sales | 18 | 16 | - 11.1% | 27 | 28 | + 3.7% |
| Closed Sales | 17 | 14 | - 17.6% | 26 | 27 | + 3.8% |
| Days on Market Until Sale | 92 | 74 | - 19.6% | 84 | 74 | - 11.9% |
| Median Sales Price* | \$135,000 | \$135,500 | + 0.4% | \$134,950 | \$144,000 | + 6.7% |
| Average Sales Price* | \$150,371 | \$118,493 | - 21.2% | \$145,713 | \$133,320 | - 8.5% |
| Percent of List Price Received* | 98.3% | 89.5% | - 9.0% | 97.8% | 93.1% | - 4.8% |
| Inventory of Homes for Sale | 40 | 39 | - 2.5% | — | — | — |
| Months Supply of Inventory | 2.5 | 2.4 | - 4.0% | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 1 | — | 0 | 2 | — |
| Pending Sales | 0 | 0 | — | 0 | 1 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | — | — | — |
| Months Supply of Inventory | 1.0 | 2.0 | + 100.0% | — | — | — |

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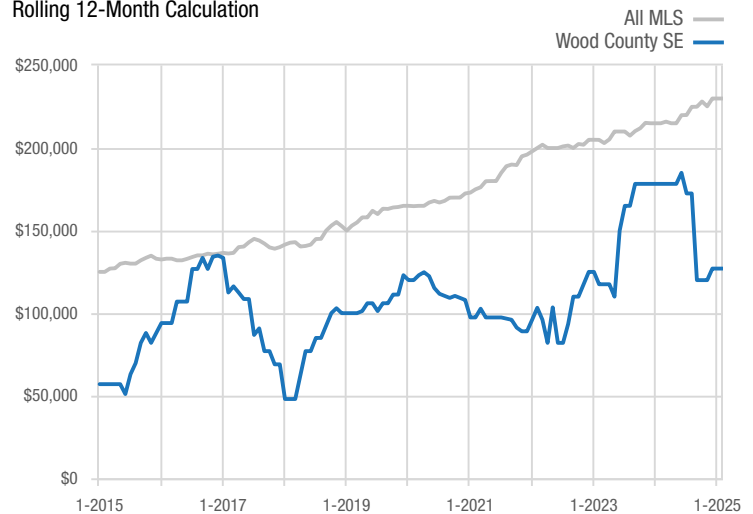
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – February 2025

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Wood County SW

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

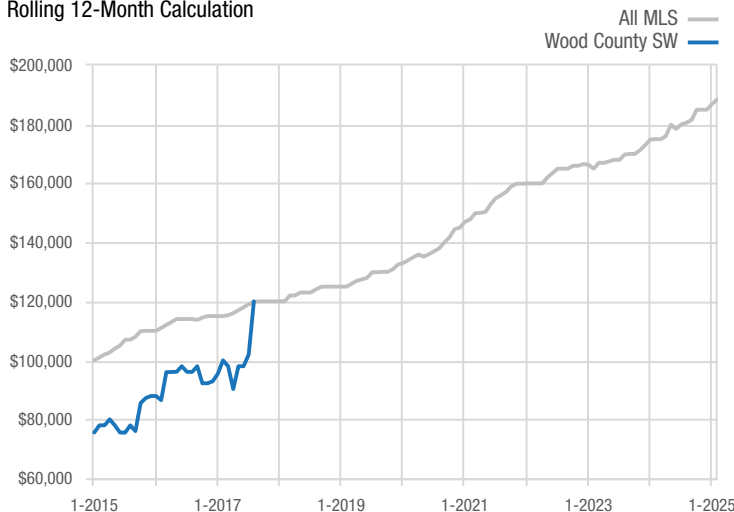
| Single Family | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 0 | 0 | — | 0 | 0 | — |
| Pending Sales | 0 | 0 | — | 0 | 0 | — |
| Closed Sales | 0 | 0 | — | 0 | 0 | — |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 0 | 0 | — | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

| Condo-Villa | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % 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.

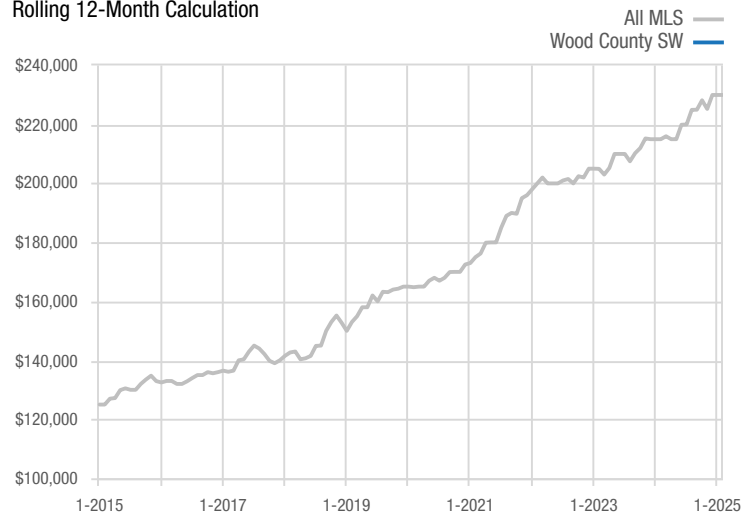
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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