

Local Market Update – March 2025

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Lucas and Wood Counties

In March 2025, the single-family housing market in Lucas and Wood Counties showed modest growth in new listings, up 4.7% year-over-year, while closed sales remained nearly flat with a 0.7% increase. Despite a slight increase in days on market, home prices surged, with the median sales price jumping 17.8% to \$195,000 and average sales price rising 25.6%. Year-to-date, however, closed sales declined 7.9%, though overall pricing trends remained strong, driving a 9.5% increase in total sales volume.

Meanwhile, the condo/villa market experienced a sharp 54.1% increase in new listings for March, but closed sales dropped by 33.3%, significantly reducing total volume for the month. Year-to-date condo activity was more stable, with minimal changes in closed sales and average pricing. While demand softened slightly in the condo sector, increased inventory and steady price points suggest a more balanced market heading into spring.

Single Family Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	529	554	4.7%	1,437	1,482	3.1%
Closed Sales	409	412	0.7%	1,152	1,061	-7.9%
Days on Market	60	65	8.3%	65	68	4.6%
SP\$/SqFt	\$114.00	\$134.00	17.5%	\$113.00	\$127.00	12.4%
Median Sales Price*	\$165,500	\$195,000	17.8%	\$162,000	\$175,000	8.0%
Average Sales Price*	\$194,796	\$244,571	25.6%	\$190,293	\$223,343	17.4%
Percent of List Price Received*	100%	100%	0.0%	99%	100%	1.0%
Months Supply of Inventory	3	3	0.0%	---	---	---
Total Volume	\$79,671,649	\$100,763,428	26.5%	\$219,082,951	\$239,966,538	9.5%

Condo/Villa Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	37	57	54.1%	104	126	21.2%
Closed Sales	45	30	-33.3%	94	92	-2.1%
Days on Market	57	59	3.5%	68	68	0.0%
SP\$/SqFt	\$115.00	\$148.00	28.7%	\$143.00	\$140.00	-2.1%
Median Sales Price*	\$215,000	\$229,075	6.5%	\$217,450	\$219,950	1.1%
Average Sales Price*	\$225,165	\$225,781	0.3%	\$225,874	\$224,940	-0.4%
Percent of List Price Received*	99%	99%	0.0%	99%	100%	1.0%
Months Supply of Inventory	2	3	50.0%	---	---	---
Total Volume (in 1000's)	\$10,132,410	\$6,773,428	-33.2%	\$21,232,191	\$20,694,444	1.0%

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

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	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		836	913	+ 9.2%	2,282	2,428	+ 6.4%
Pending Sales		695	768	+ 10.5%	1,899	1,882	- 0.9%
Closed Sales		663	702	+ 5.9%	1,806	1,778	- 1.6%
Days on Market Until Sale		68	71	+ 4.4%	70	72	+ 2.9%
Median Sales Price		\$172,000	\$199,050	+ 15.7%	\$169,900	\$187,000	+ 10.1%
Average Sales Price		\$199,817	\$235,254	+ 17.7%	\$195,241	\$222,747	+ 14.1%
Percent of List Price Received		99.3%	99.0%	- 0.3%	98.4%	99.0%	+ 0.6%
Housing Affordability Index		175	152	- 13.1%	177	161	- 9.0%
Inventory of Homes for Sale		1,591	1,841	+ 15.7%	—	—	—
Months Supply of Inventory		2.1	2.4	+ 14.3%	—	—	—

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Lucas County

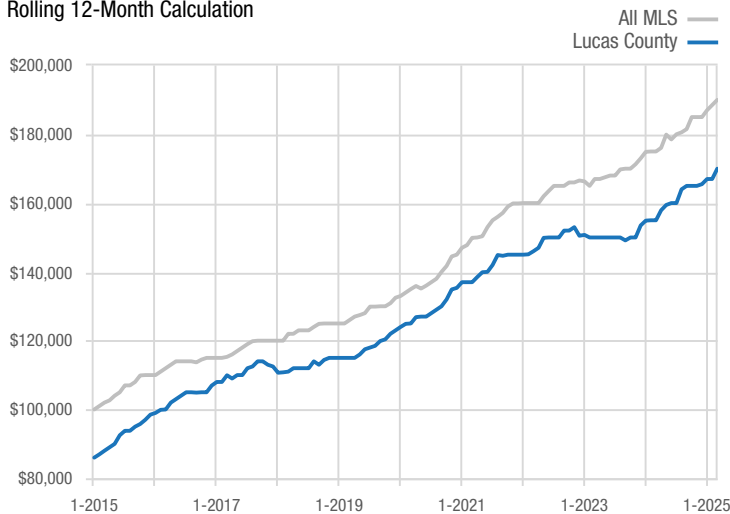
Single Family Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	414	419	+ 1.2%	1,144	1,158	+ 1.2%
Pending Sales	332	360	+ 8.4%	974	913	- 6.3%
Closed Sales	328	332	+ 1.2%	935	858	- 8.2%
Days on Market Until Sale	61	64	+ 4.9%	64	64	0.0%
Median Sales Price*	\$150,000	\$175,000	+ 16.7%	\$145,000	\$156,750	+ 8.1%
Average Sales Price*	\$172,969	\$222,139	+ 28.4%	\$167,048	\$199,776	+ 19.6%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	98.7%	99.5%	+ 0.8%
Inventory of Homes for Sale	724	774	+ 6.9%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Condo-Villa Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	30	46	+ 53.3%	87	98	+ 12.6%
Pending Sales	35	24	- 31.4%	79	71	- 10.1%
Closed Sales	35	24	- 31.4%	75	74	- 1.3%
Days on Market Until Sale	54	58	+ 7.4%	67	68	+ 1.5%
Median Sales Price*	\$208,000	\$229,075	+ 10.1%	\$208,000	\$229,075	+ 10.1%
Average Sales Price*	\$224,940	\$231,345	+ 2.8%	\$218,892	\$227,124	+ 3.8%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	98.8%	100.1%	+ 1.3%
Inventory of Homes for Sale	52	65	+ 25.0%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

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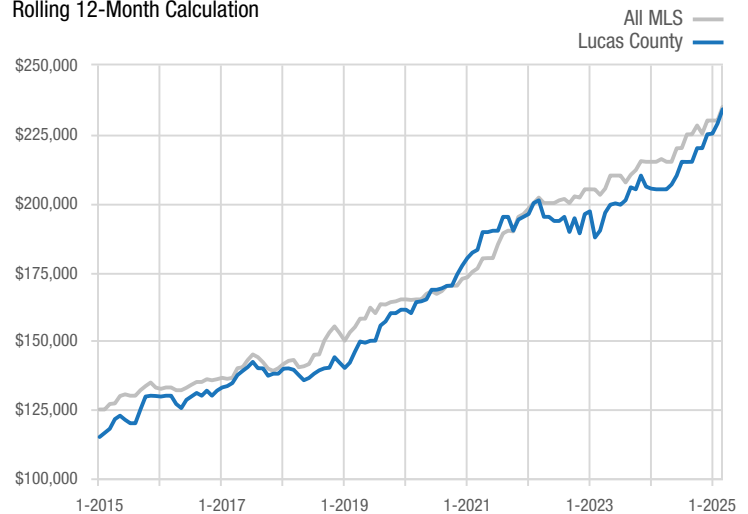
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

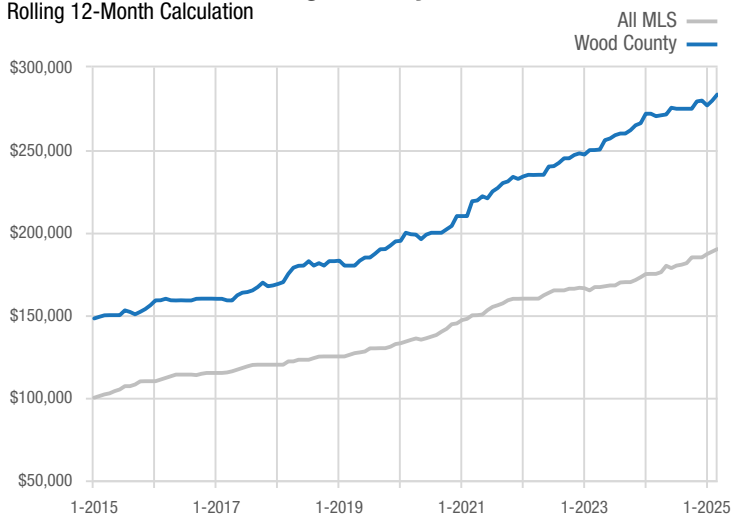
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	114	110	- 3.5%	293	296	+ 1.0%
Pending Sales	98	104	+ 6.1%	238	228	- 4.2%
Closed Sales	81	79	- 2.5%	216	202	- 6.5%
Days on Market Until Sale	56	69	+ 23.2%	72	85	+ 18.1%
Median Sales Price*	\$257,500	\$310,000	+ 20.4%	\$260,000	\$277,000	+ 6.5%
Average Sales Price*	\$280,693	\$347,877	+ 23.9%	\$293,043	\$327,686	+ 11.8%
Percent of List Price Received*	99.5%	101.6%	+ 2.1%	98.7%	100.1%	+ 1.4%
Inventory of Homes for Sale	191	223	+ 16.8%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	7	9	+ 28.6%	17	26	+ 52.9%
Pending Sales	6	4	- 33.3%	18	18	0.0%
Closed Sales	10	6	- 40.0%	19	18	- 5.3%
Days on Market Until Sale	66	64	- 3.0%	71	71	0.0%
Median Sales Price*	\$225,500	\$226,200	+ 0.3%	\$230,000	\$216,500	- 5.9%
Average Sales Price*	\$225,950	\$203,525	- 9.9%	\$253,438	\$215,958	- 14.8%
Percent of List Price Received*	98.5%	99.6%	+ 1.1%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	2.1	2.5	+ 19.0%	—	—	—

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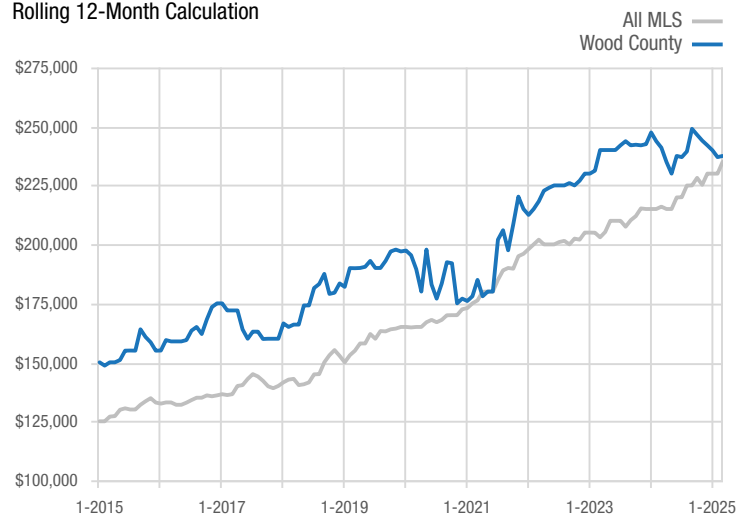
Median Sales Price - Single Family

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

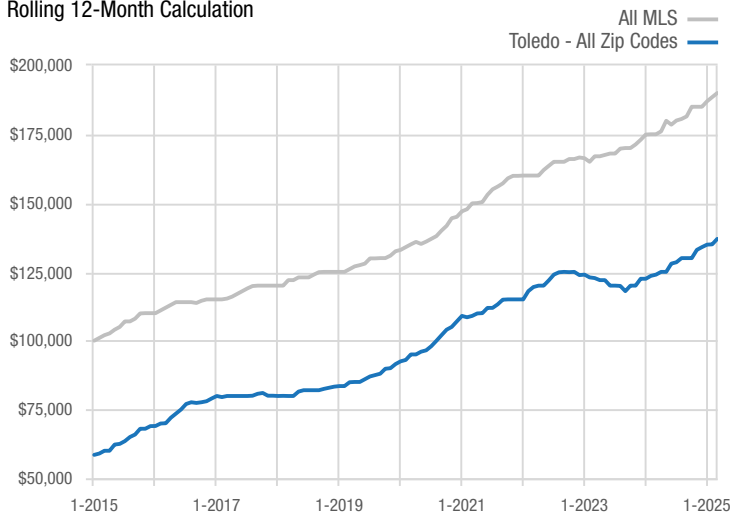
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	305	292	- 4.3%	835	802	- 4.0%
Pending Sales	243	250	+ 2.9%	742	659	- 11.2%
Closed Sales	254	226	- 11.0%	730	625	- 14.4%
Days on Market Until Sale	63	63	0.0%	64	62	- 3.1%
Median Sales Price*	\$115,000	\$145,748	+ 26.7%	\$113,000	\$129,900	+ 15.0%
Average Sales Price*	\$134,879	\$163,208	+ 21.0%	\$130,103	\$147,590	+ 13.4%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	98.5%	99.7%	+ 1.2%
Inventory of Homes for Sale	516	502	- 2.7%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	18	18	0.0%	44	48	+ 9.1%
Pending Sales	17	13	- 23.5%	33	42	+ 27.3%
Closed Sales	17	12	- 29.4%	34	41	+ 20.6%
Days on Market Until Sale	69	58	- 15.9%	71	66	- 7.0%
Median Sales Price*	\$169,900	\$187,750	+ 10.5%	\$195,250	\$180,000	- 7.8%
Average Sales Price*	\$176,088	\$178,663	+ 1.5%	\$188,538	\$196,903	+ 4.4%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	99.1%	101.3%	+ 2.2%
Inventory of Homes for Sale	27	26	- 3.7%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

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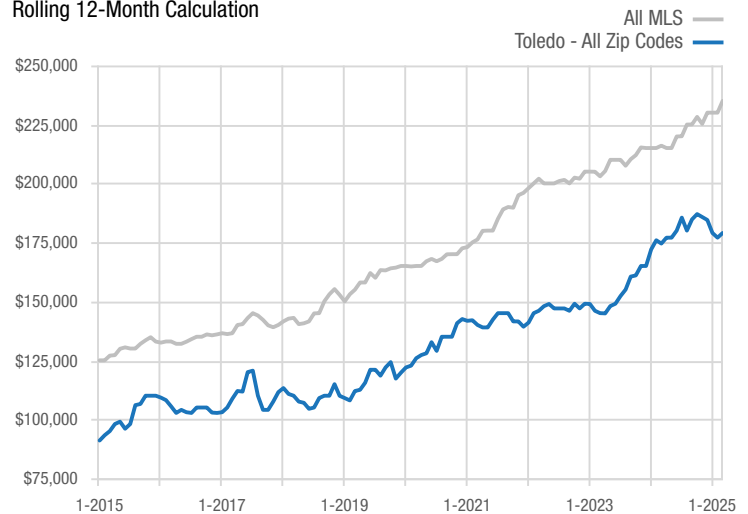
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Holland

Zip Code 43528

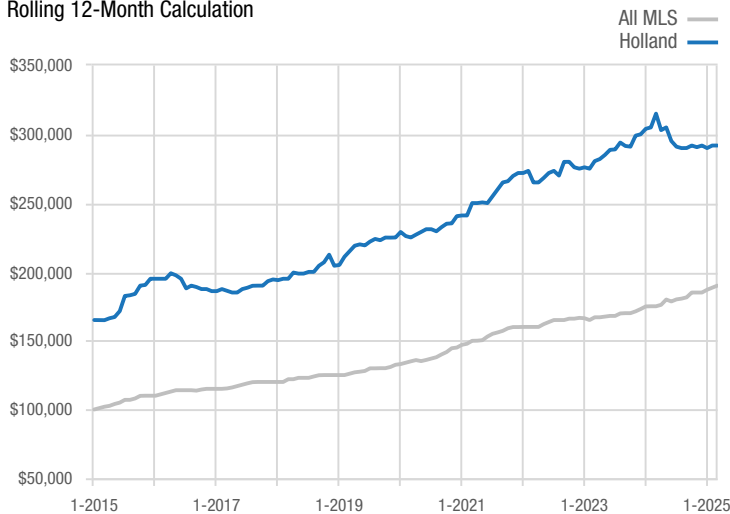
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	10	18	+ 80.0%	24	44	+ 83.3%
Pending Sales	9	12	+ 33.3%	22	35	+ 59.1%
Closed Sales	3	13	+ 333.3%	17	33	+ 94.1%
Days on Market Until Sale	66	39	- 40.9%	55	56	+ 1.8%
Median Sales Price*	\$449,900	\$300,000	- 33.3%	\$300,000	\$295,000	- 1.7%
Average Sales Price*	\$393,300	\$274,050	- 30.3%	\$306,182	\$285,253	- 6.8%
Percent of List Price Received*	96.9%	101.6%	+ 4.9%	97.8%	99.2%	+ 1.4%
Inventory of Homes for Sale	16	28	+ 75.0%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	6	+ 200.0%	5	10	+ 100.0%
Pending Sales	0	2	—	2	6	+ 200.0%
Closed Sales	1	2	+ 100.0%	2	6	+ 200.0%
Days on Market Until Sale	47	52	+ 10.6%	43	55	+ 27.9%
Median Sales Price*	\$350,000	\$349,500	- 0.1%	\$229,000	\$346,000	+ 51.1%
Average Sales Price*	\$350,000	\$349,500	- 0.1%	\$229,000	\$334,983	+ 46.3%
Percent of List Price Received*	103.0%	96.9%	- 5.9%	100.6%	98.9%	- 1.7%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

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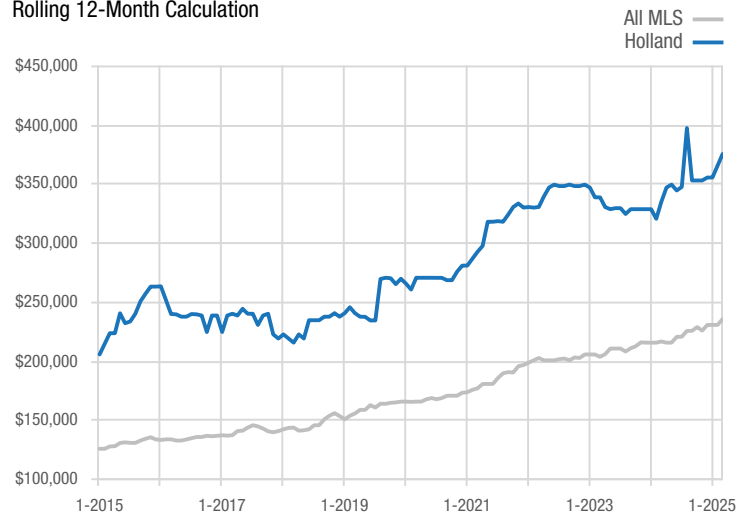
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Maumee

Zip Code 43537

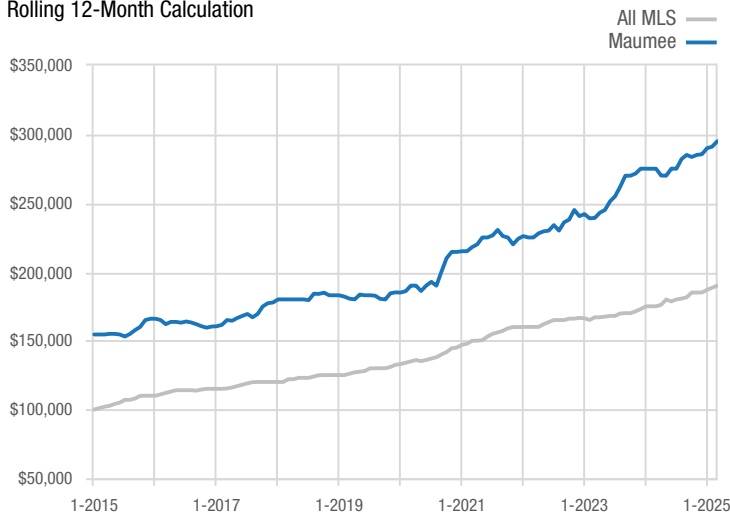
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	38	33	- 13.2%	92	85	- 7.6%
Pending Sales	21	29	+ 38.1%	71	52	- 26.8%
Closed Sales	20	21	+ 5.0%	65	44	- 32.3%
Days on Market Until Sale	51	72	+ 41.2%	62	67	+ 8.1%
Median Sales Price*	\$285,000	\$340,000	+ 19.3%	\$267,500	\$293,800	+ 9.8%
Average Sales Price*	\$288,191	\$366,986	+ 27.3%	\$284,101	\$341,679	+ 20.3%
Percent of List Price Received*	100.8%	98.5%	- 2.3%	99.8%	99.9%	+ 0.1%
Inventory of Homes for Sale	58	62	+ 6.9%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	4	+ 100.0%	12	10	- 16.7%
Pending Sales	6	2	- 66.7%	9	5	- 44.4%
Closed Sales	7	2	- 71.4%	9	6	- 33.3%
Days on Market Until Sale	30	38	+ 26.7%	38	59	+ 55.3%
Median Sales Price*	\$212,000	\$393,000	+ 85.4%	\$196,000	\$200,000	+ 2.0%
Average Sales Price*	\$309,559	\$393,000	+ 27.0%	\$283,657	\$247,333	- 12.8%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	98.6%	95.9%	- 2.7%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

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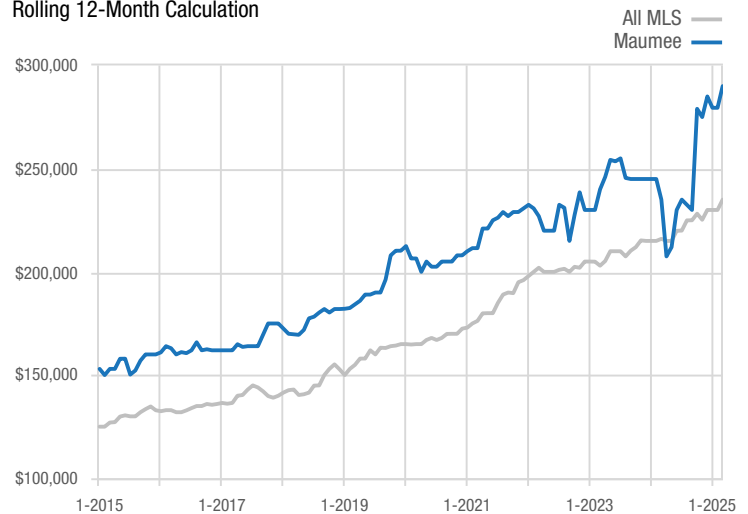
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

Zip Code 43542

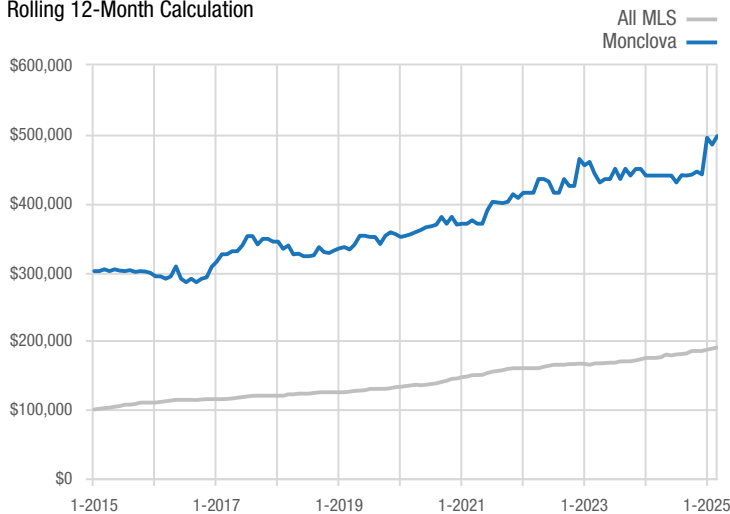
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	5	+ 66.7%	9	7	- 22.2%
Pending Sales	3	0	- 100.0%	6	2	- 66.7%
Closed Sales	2	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	103	—	—	77	84	+ 9.1%
Median Sales Price*	\$379,850	—	—	\$365,000	\$525,000	+ 43.8%
Average Sales Price*	\$379,850	—	—	\$344,033	\$544,333	+ 58.2%
Percent of List Price Received*	95.0%	—	—	94.2%	97.0%	+ 3.0%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	2.1	3.7	+ 76.2%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	2	+ 100.0%	4	2	- 50.0%
Pending Sales	2	2	0.0%	5	2	- 60.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	127	—	359	188	- 47.6%
Median Sales Price*	—	\$342,675	—	\$320,115	\$382,455	+ 19.5%
Average Sales Price*	—	\$342,675	—	\$320,115	\$378,785	+ 18.3%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

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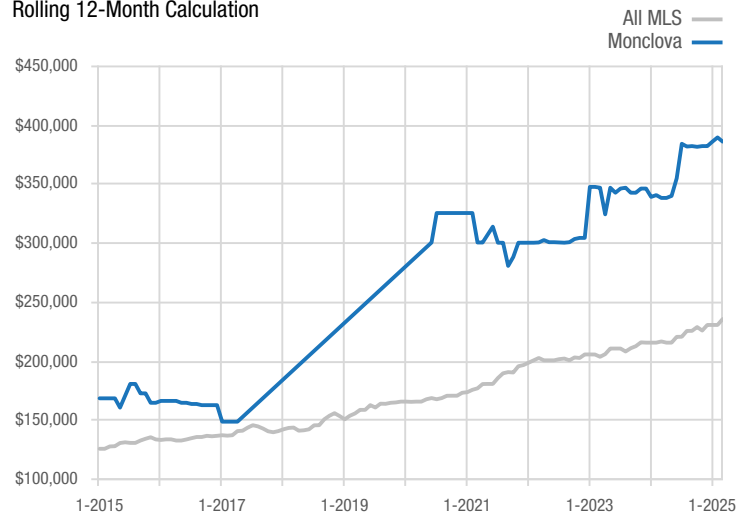
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Whitehouse

Zip Code 43571

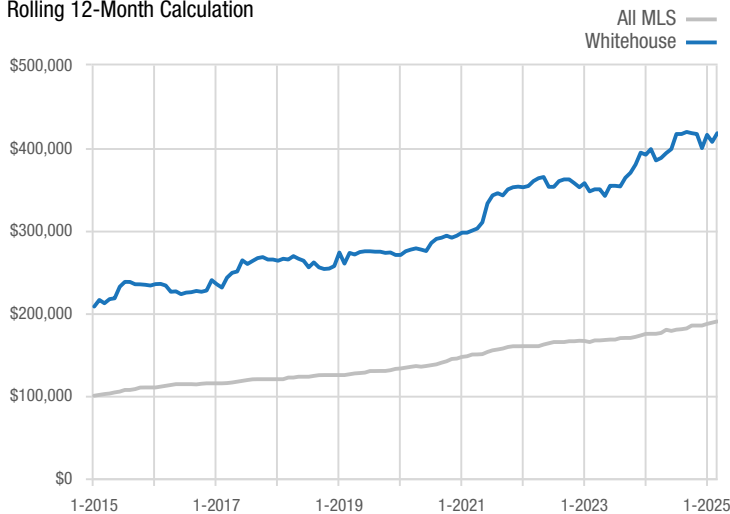
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	6	+ 100.0%	13	15	+ 15.4%
Pending Sales	7	7	0.0%	12	17	+ 41.7%
Closed Sales	6	4	- 33.3%	10	13	+ 30.0%
Days on Market Until Sale	53	42	- 20.8%	47	62	+ 31.9%
Median Sales Price*	\$217,500	\$453,750	+ 108.6%	\$223,000	\$515,000	+ 130.9%
Average Sales Price*	\$216,000	\$579,541	+ 168.3%	\$314,500	\$489,782	+ 55.7%
Percent of List Price Received*	99.3%	101.5%	+ 2.2%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.0	1.9	+ 90.0%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	17	—	—	17	—
Median Sales Price*	—	\$255,000	—	—	\$255,000	—
Average Sales Price*	—	\$255,000	—	—	\$255,000	—
Percent of List Price Received*	—	98.1%	—	—	98.1%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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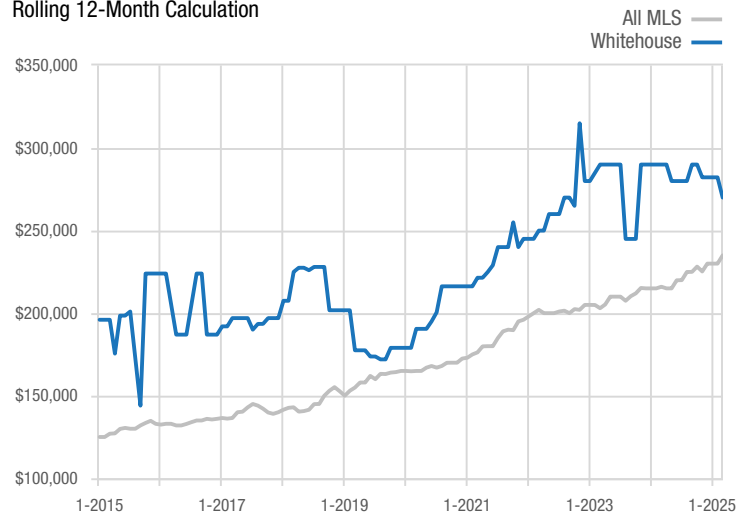
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Sylvania

Zip Code 43560

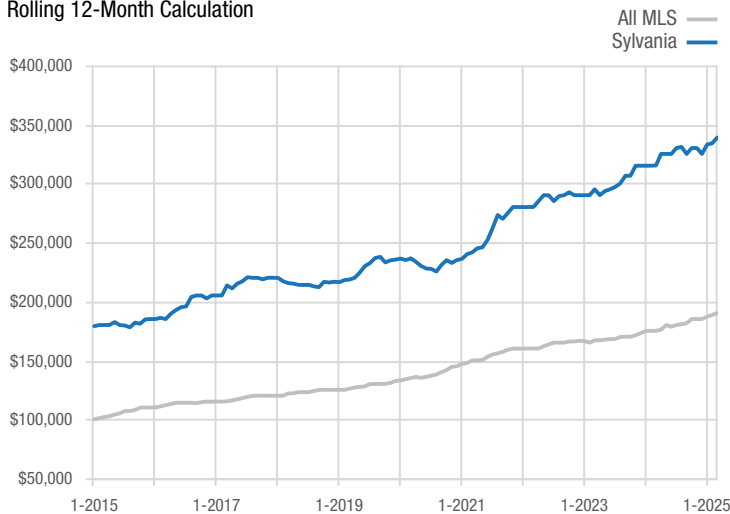
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	30	29	- 3.3%	83	90	+ 8.4%
Pending Sales	25	33	+ 32.0%	57	76	+ 33.3%
Closed Sales	24	35	+ 45.8%	51	70	+ 37.3%
Days on Market Until Sale	62	60	- 3.2%	70	75	+ 7.1%
Median Sales Price*	\$303,500	\$383,500	+ 26.4%	\$289,900	\$360,000	+ 24.2%
Average Sales Price*	\$328,113	\$385,157	+ 17.4%	\$331,655	\$364,514	+ 9.9%
Percent of List Price Received*	99.9%	100.9%	+ 1.0%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	60	59	- 1.7%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	7	15	+ 114.3%	15	25	+ 66.7%
Pending Sales	7	2	- 71.4%	23	10	- 56.5%
Closed Sales	8	4	- 50.0%	22	11	- 50.0%
Days on Market Until Sale	45	57	+ 26.7%	57	55	- 3.5%
Median Sales Price*	\$237,500	\$193,750	- 18.4%	\$217,450	\$165,000	- 24.1%
Average Sales Price*	\$244,438	\$225,625	- 7.7%	\$225,088	\$210,500	- 6.5%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	6	24	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	4.4	+ 450.0%	—	—	—

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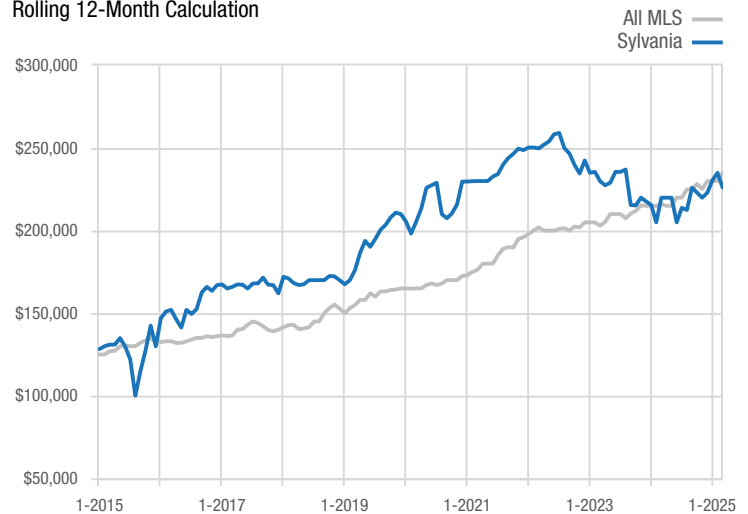
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Waterville

Zip Code 43566

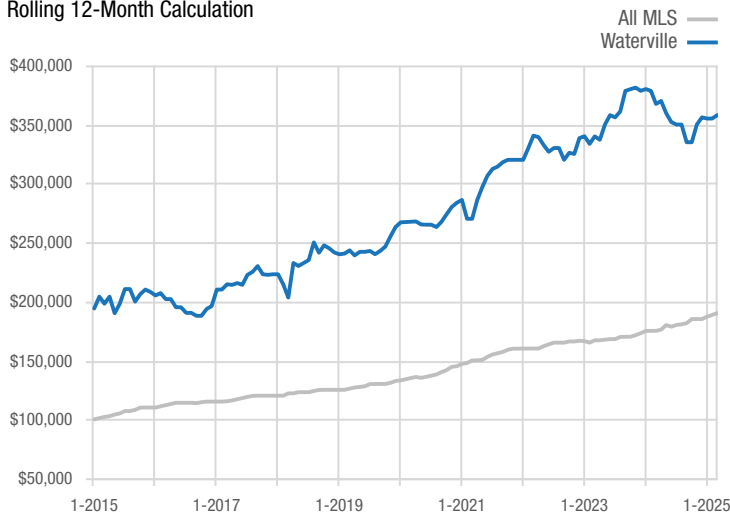
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	6	12	+ 100.0%	27	42	+ 55.6%
Pending Sales	5	7	+ 40.0%	20	22	+ 10.0%
Closed Sales	9	9	0.0%	18	19	+ 5.6%
Days on Market Until Sale	44	69	+ 56.8%	59	66	+ 11.9%
Median Sales Price*	\$369,900	\$456,000	+ 23.3%	\$357,400	\$359,900	+ 0.7%
Average Sales Price*	\$355,011	\$403,811	+ 13.7%	\$343,122	\$369,432	+ 7.7%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	17	32	+ 88.2%	—	—	—
Months Supply of Inventory	2.0	3.7	+ 85.0%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	3	1	- 66.7%
Pending Sales	2	2	0.0%	4	3	- 25.0%
Closed Sales	1	2	+ 100.0%	3	3	0.0%
Days on Market Until Sale	53	74	+ 39.6%	39	58	+ 48.7%
Median Sales Price*	\$181,500	\$211,575	+ 16.6%	\$210,000	\$233,150	+ 11.0%
Average Sales Price*	\$181,500	\$211,575	+ 16.6%	\$217,667	\$231,383	+ 6.3%
Percent of List Price Received*	100.9%	98.6%	- 2.3%	98.3%	99.8%	+ 1.5%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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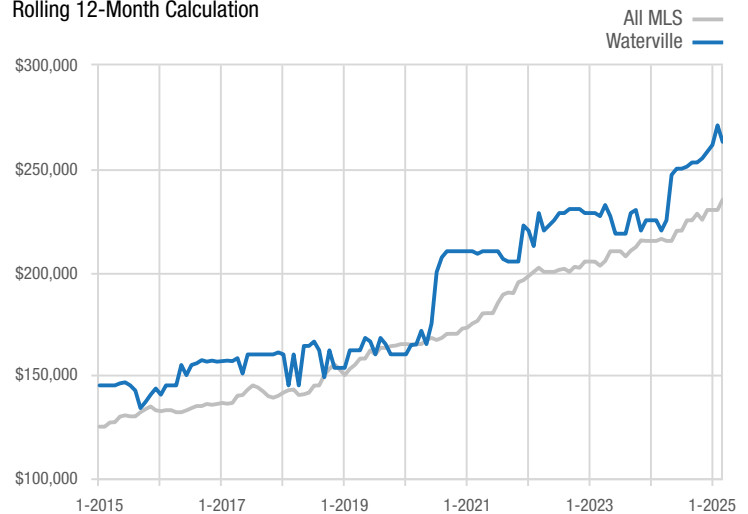
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo - 43604

Zip Code 43604

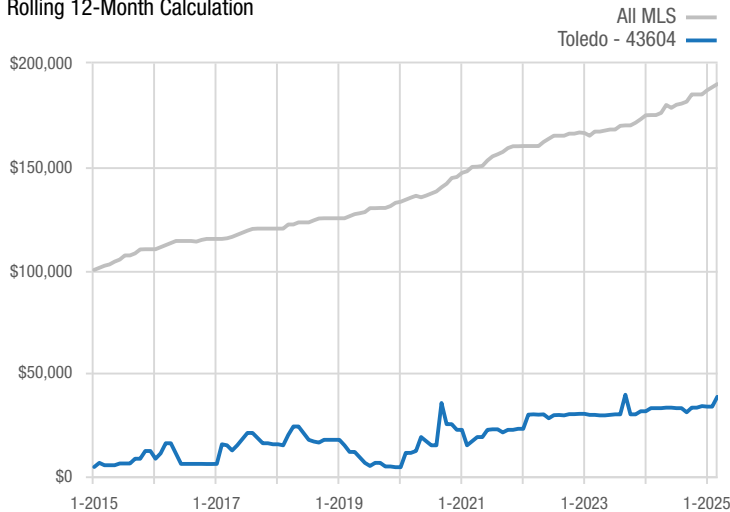
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	5	+ 25.0%	9	9	0.0%
Pending Sales	4	3	- 25.0%	6	7	+ 16.7%
Closed Sales	4	1	- 75.0%	6	6	0.0%
Days on Market Until Sale	68	4	- 94.1%	99	66	- 33.3%
Median Sales Price*	\$30,750	\$305,000	+ 891.9%	\$32,750	\$56,000	+ 71.0%
Average Sales Price*	\$31,575	\$305,000	+ 866.0%	\$45,550	\$103,400	+ 127.0%
Percent of List Price Received*	92.3%	100.0%	+ 8.3%	92.0%	84.8%	- 7.8%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.9	2.4	- 17.2%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	1	- 66.7%	6	3	- 50.0%
Pending Sales	2	1	- 50.0%	6	2	- 66.7%
Closed Sales	4	1	- 75.0%	6	2	- 66.7%
Days on Market Until Sale	105	41	- 61.0%	82	122	+ 48.8%
Median Sales Price*	\$240,500	\$225,000	- 6.4%	\$240,500	\$257,500	+ 7.1%
Average Sales Price*	\$248,475	\$225,000	- 9.4%	\$247,967	\$257,500	+ 3.8%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

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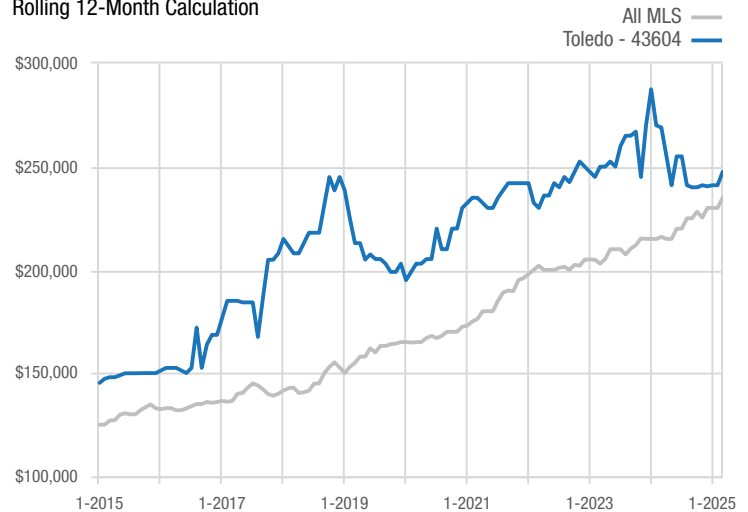
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo - 43605

Zip Code 43605

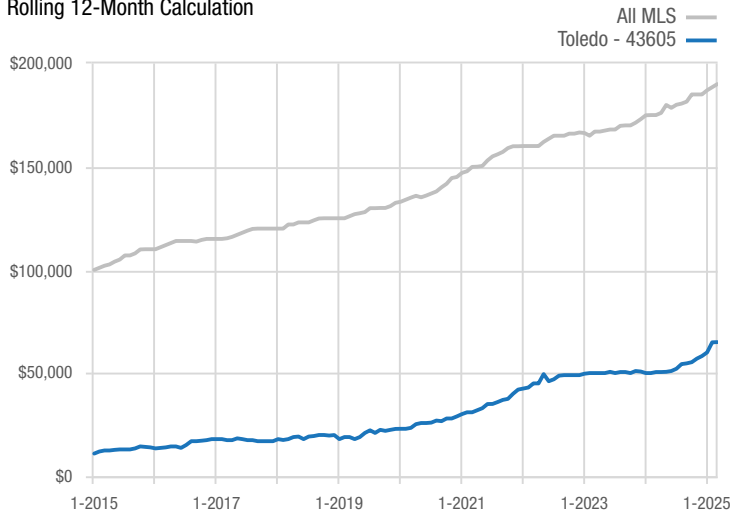
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	20	23	+ 15.0%	90	82	- 8.9%
Pending Sales	18	21	+ 16.7%	70	73	+ 4.3%
Closed Sales	23	22	- 4.3%	69	70	+ 1.4%
Days on Market Until Sale	68	52	- 23.5%	60	50	- 16.7%
Median Sales Price*	\$57,000	\$92,500	+ 62.3%	\$50,300	\$72,500	+ 44.1%
Average Sales Price*	\$63,452	\$80,177	+ 26.4%	\$54,854	\$73,488	+ 34.0%
Percent of List Price Received*	105.2%	95.6%	- 9.1%	100.9%	99.1%	- 1.8%
Inventory of Homes for Sale	47	51	+ 8.5%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	20	—
Median Sales Price*	—	—	—	—	\$360,000	—
Average Sales Price*	—	—	—	—	\$360,000	—
Percent of List Price Received*	—	—	—	—	97.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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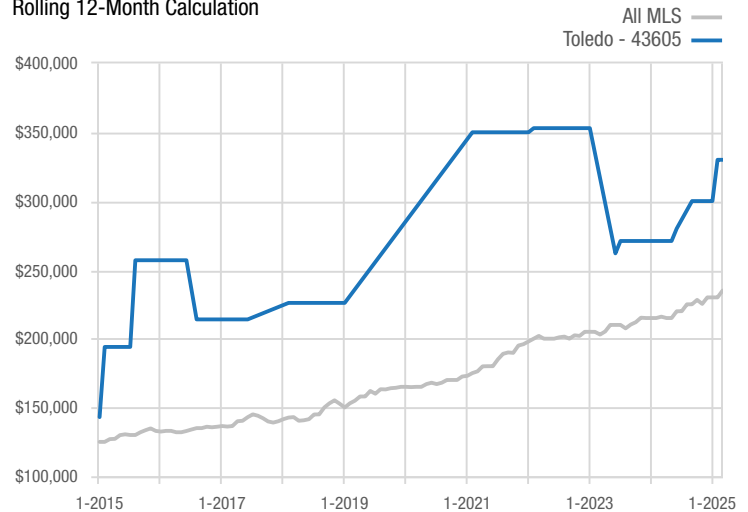
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43606

Zip Code 43606

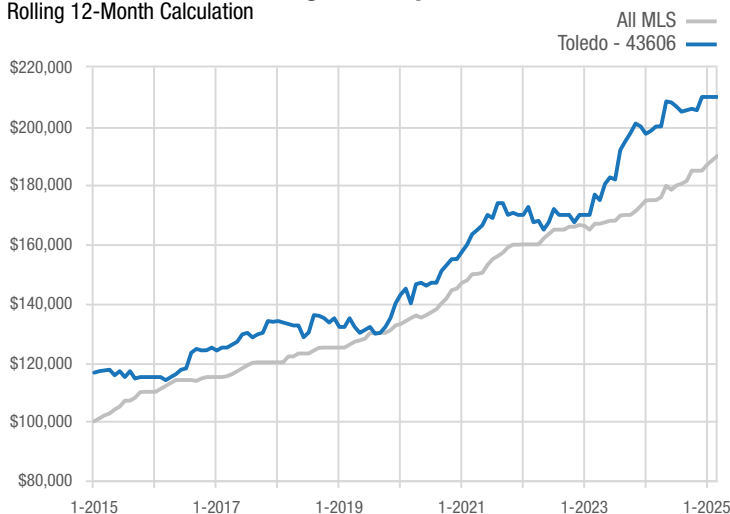
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	31	17	- 45.2%	69	46	- 33.3%
Pending Sales	20	15	- 25.0%	54	44	- 18.5%
Closed Sales	20	15	- 25.0%	54	45	- 16.7%
Days on Market Until Sale	70	75	+ 7.1%	64	66	+ 3.1%
Median Sales Price*	\$215,000	\$177,500	- 17.4%	\$182,500	\$185,000	+ 1.4%
Average Sales Price*	\$227,694	\$172,610	- 24.2%	\$196,701	\$198,807	+ 1.1%
Percent of List Price Received*	101.0%	97.0%	- 4.0%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	42	29	- 31.0%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	1	0.0%	3	2	- 33.3%
Pending Sales	2	1	- 50.0%	2	3	+ 50.0%
Closed Sales	2	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	46	—	—	61	53	- 13.1%
Median Sales Price*	\$99,950	—	—	\$100,000	\$136,000	+ 36.0%
Average Sales Price*	\$99,950	—	—	\$99,967	\$136,000	+ 36.0%
Percent of List Price Received*	95.5%	—	—	97.0%	95.0%	- 2.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

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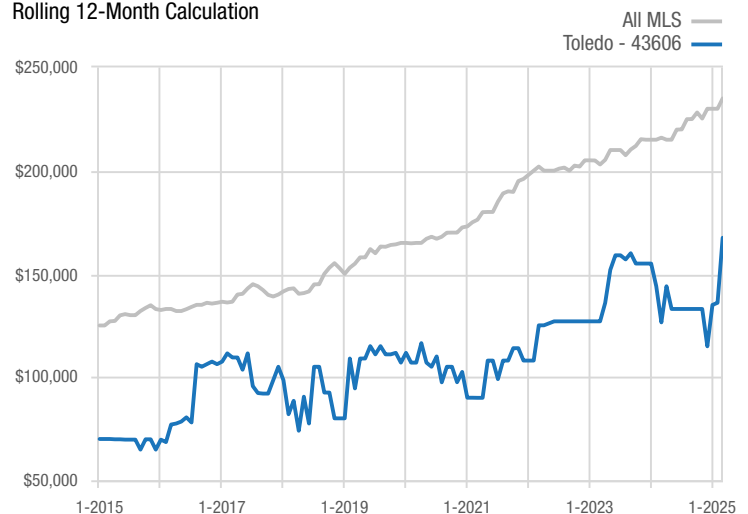
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43607

Zip Code 43607

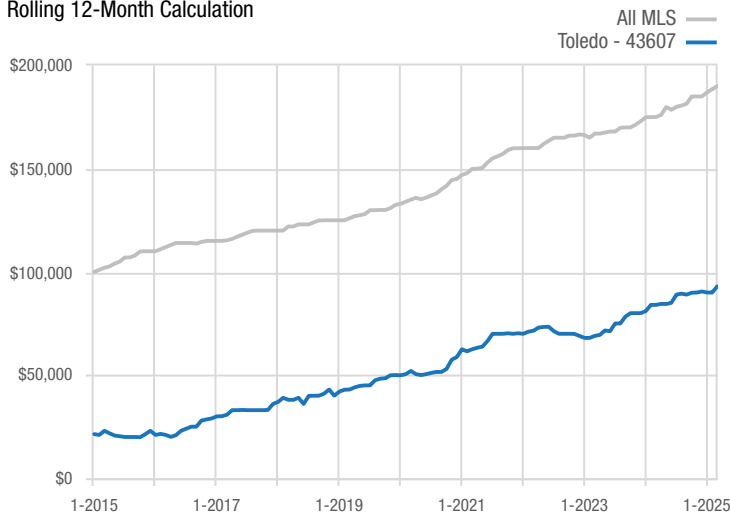
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	19	18	- 5.3%	58	51	- 12.1%
Pending Sales	22	12	- 45.5%	57	38	- 33.3%
Closed Sales	22	9	- 59.1%	53	37	- 30.2%
Days on Market Until Sale	78	74	- 5.1%	69	69	0.0%
Median Sales Price*	\$74,000	\$120,000	+ 62.2%	\$79,000	\$93,000	+ 17.7%
Average Sales Price*	\$85,963	\$124,189	+ 44.5%	\$86,178	\$98,971	+ 14.8%
Percent of List Price Received*	97.3%	97.3%	0.0%	95.1%	98.0%	+ 3.0%
Inventory of Homes for Sale	43	31	- 27.9%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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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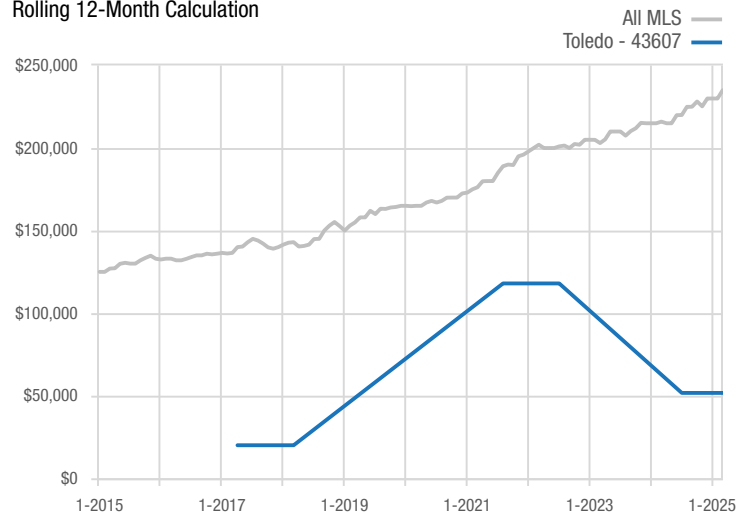
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43608

Zip Code 43608

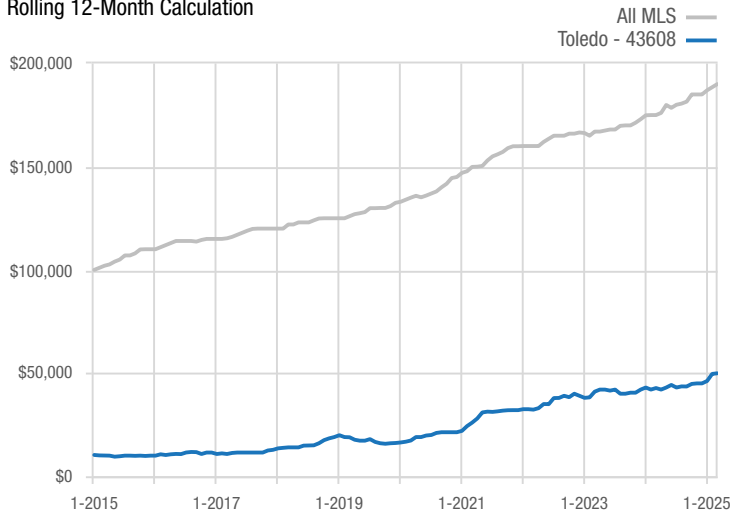
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	20	14	- 30.0%	63	49	- 22.2%
Pending Sales	12	13	+ 8.3%	47	38	- 19.1%
Closed Sales	17	8	- 52.9%	50	34	- 32.0%
Days on Market Until Sale	43	93	+ 116.3%	58	68	+ 17.2%
Median Sales Price*	\$35,000	\$53,000	+ 51.4%	\$41,500	\$60,000	+ 44.6%
Average Sales Price*	\$52,176	\$64,863	+ 24.3%	\$49,135	\$58,875	+ 19.8%
Percent of List Price Received*	97.6%	84.7%	- 13.2%	98.0%	94.8%	- 3.3%
Inventory of Homes for Sale	43	30	- 30.2%	—	—	—
Months Supply of Inventory	2.9	2.1	- 27.6%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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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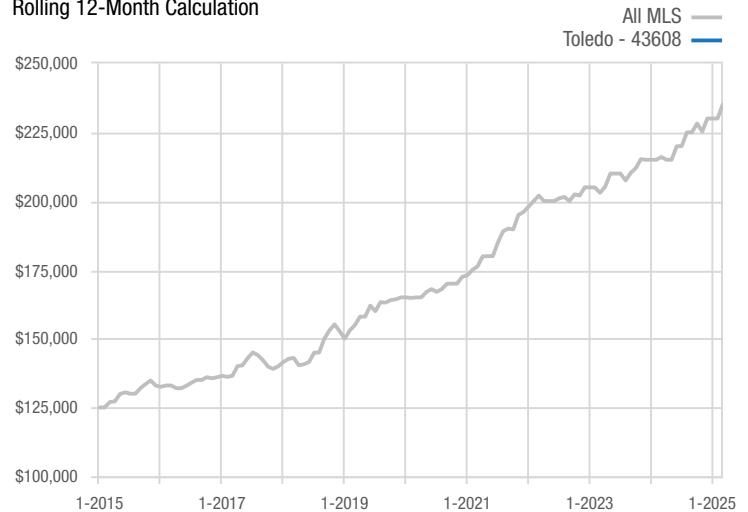
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43609

Zip Code 43609

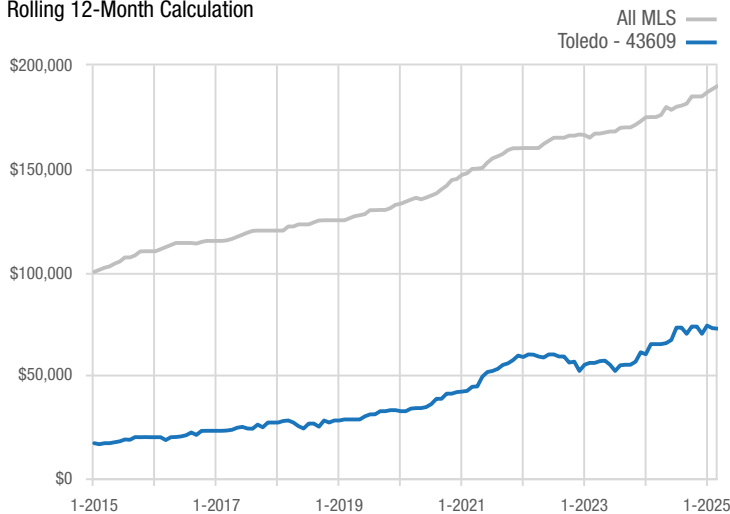
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	18	20	+ 11.1%	49	56	+ 14.3%
Pending Sales	13	19	+ 46.2%	47	48	+ 2.1%
Closed Sales	11	14	+ 27.3%	44	40	- 9.1%
Days on Market Until Sale	70	60	- 14.3%	71	62	- 12.7%
Median Sales Price*	\$50,000	\$62,500	+ 25.0%	\$67,000	\$67,000	0.0%
Average Sales Price*	\$59,545	\$64,271	+ 7.9%	\$66,964	\$71,832	+ 7.3%
Percent of List Price Received*	92.5%	96.0%	+ 3.8%	94.6%	96.5%	+ 2.0%
Inventory of Homes for Sale	38	39	+ 2.6%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
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	—	—	—	—	—	—

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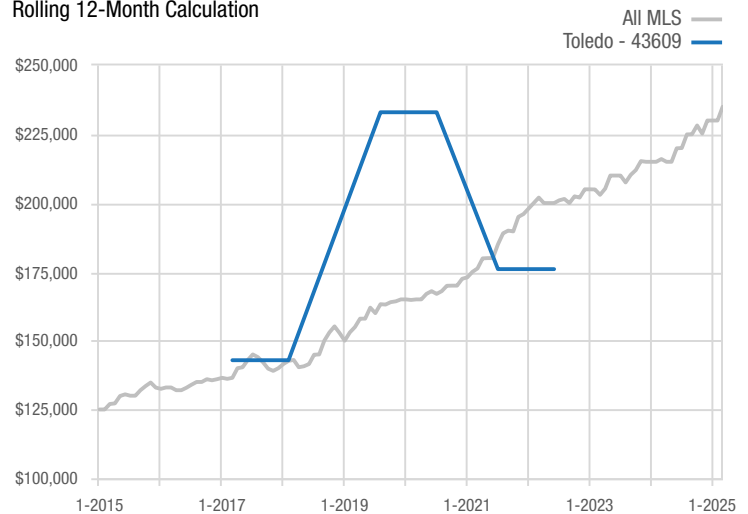
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo-43610

Zip Code 43610

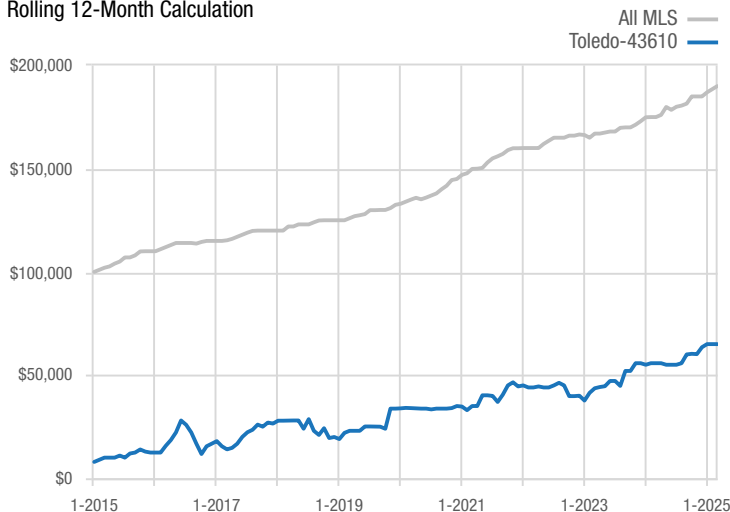
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	4	0.0%	14	12	- 14.3%
Pending Sales	4	6	+ 50.0%	14	10	- 28.6%
Closed Sales	8	3	- 62.5%	15	6	- 60.0%
Days on Market Until Sale	49	28	- 42.9%	64	39	- 39.1%
Median Sales Price*	\$61,200	\$93,000	+ 52.0%	\$55,000	\$86,500	+ 57.3%
Average Sales Price*	\$67,522	\$97,667	+ 44.6%	\$64,623	\$92,833	+ 43.7%
Percent of List Price Received*	92.9%	100.4%	+ 8.1%	92.8%	94.8%	+ 2.2%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	1.8	2.8	+ 55.6%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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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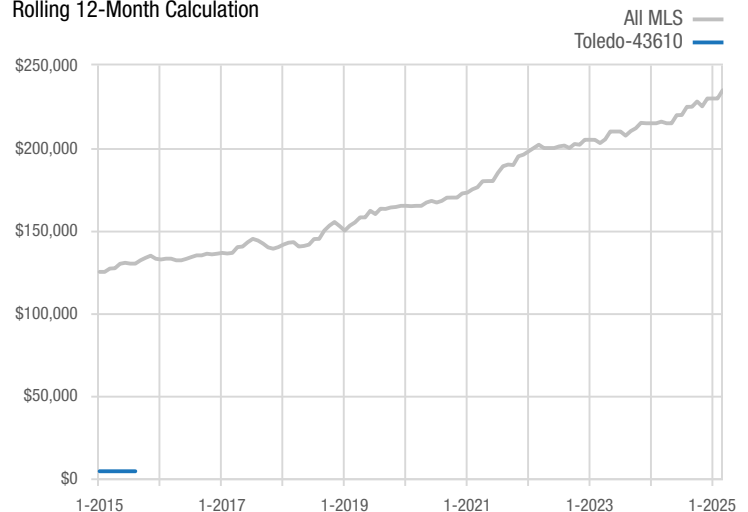
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo - 43611

Zip Code 43611

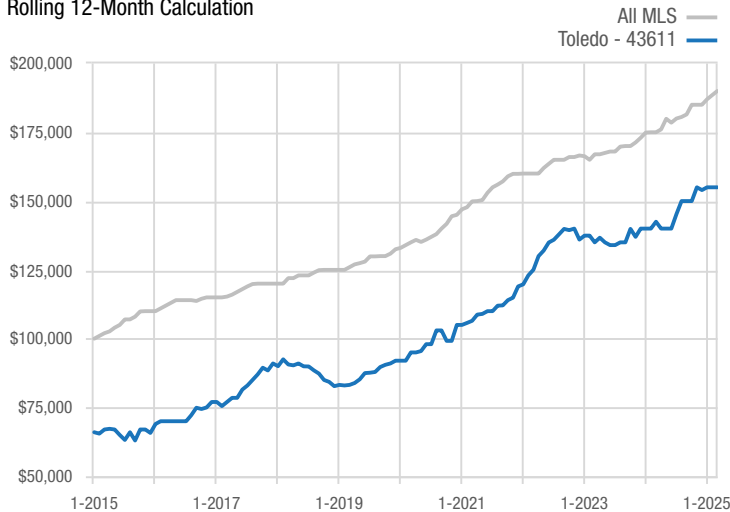
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	26	24	- 7.7%	53	57	+ 7.5%
Pending Sales	16	21	+ 31.3%	46	44	- 4.3%
Closed Sales	17	19	+ 11.8%	44	39	- 11.4%
Days on Market Until Sale	85	65	- 23.5%	74	66	- 10.8%
Median Sales Price*	\$155,000	\$152,175	- 1.8%	\$150,000	\$157,500	+ 5.0%
Average Sales Price*	\$148,294	\$153,091	+ 3.2%	\$147,121	\$156,051	+ 6.1%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	36	42	+ 16.7%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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	—	—	—	44	—	—
Median Sales Price*	—	—	—	\$95,000	—	—
Average Sales Price*	—	—	—	\$95,000	—	—
Percent of List Price Received*	—	—	—	82.0%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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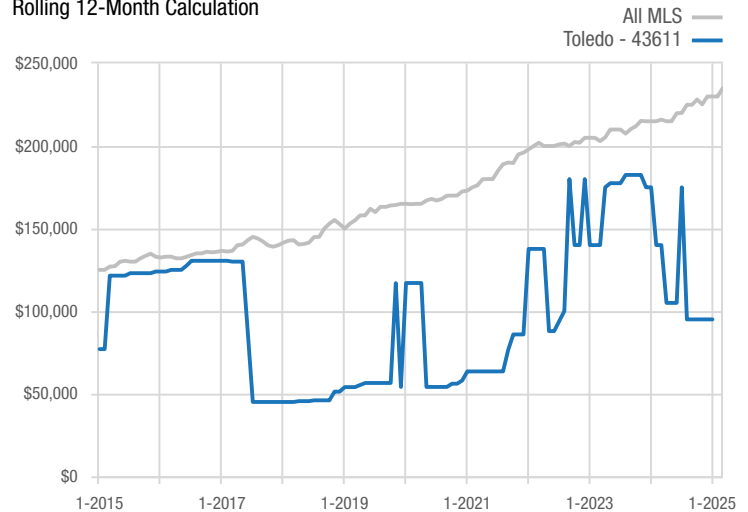
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43612

Zip Code 43612

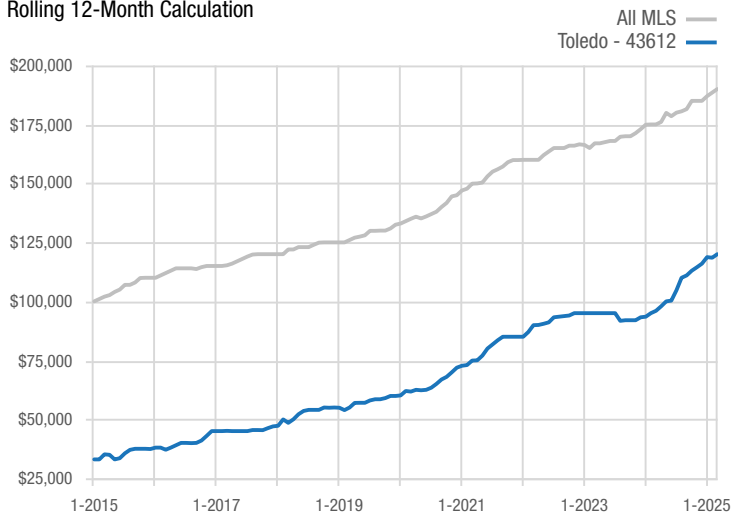
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	30	34	+ 13.3%	79	88	+ 11.4%
Pending Sales	26	31	+ 19.2%	83	87	+ 4.8%
Closed Sales	26	26	0.0%	84	85	+ 1.2%
Days on Market Until Sale	88	80	- 9.1%	87	67	- 23.0%
Median Sales Price*	\$105,500	\$125,000	+ 18.5%	\$103,000	\$116,437	+ 13.0%
Average Sales Price*	\$108,094	\$124,146	+ 14.9%	\$106,655	\$117,747	+ 10.4%
Percent of List Price Received*	96.1%	98.4%	+ 2.4%	96.1%	100.7%	+ 4.8%
Inventory of Homes for Sale	61	47	- 23.0%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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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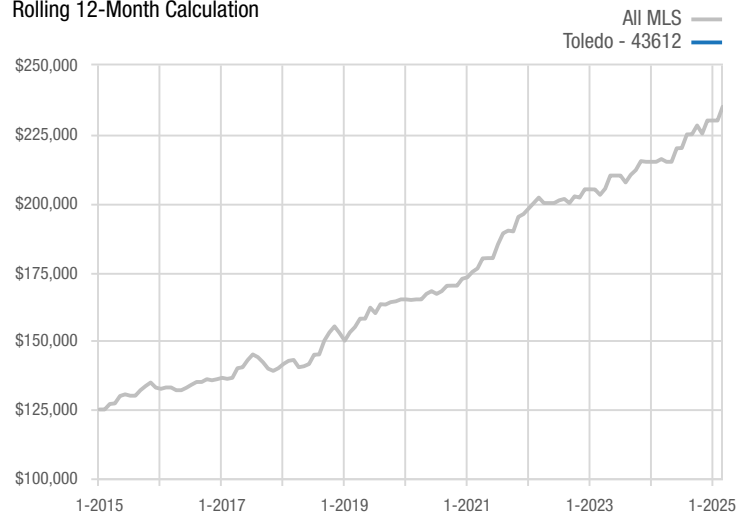
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo - 43613

Zip Code 43613

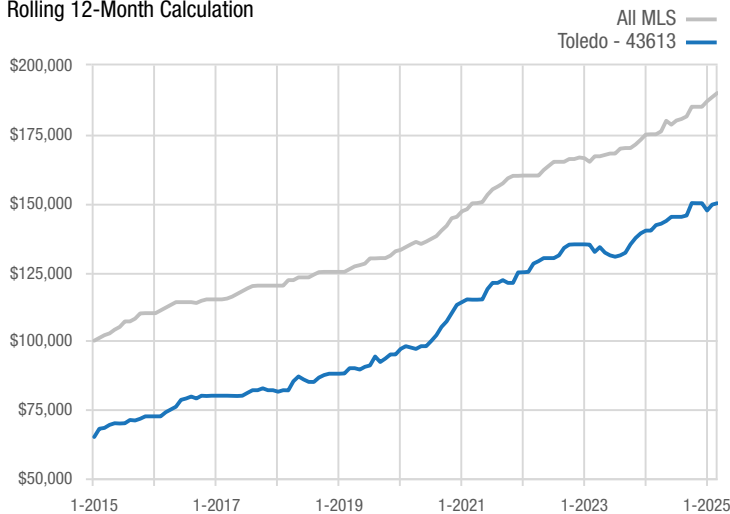
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	46	37	- 19.6%	117	97	- 17.1%
Pending Sales	40	37	- 7.5%	104	85	- 18.3%
Closed Sales	36	38	+ 5.6%	99	79	- 20.2%
Days on Market Until Sale	49	60	+ 22.4%	53	60	+ 13.2%
Median Sales Price*	\$150,000	\$155,000	+ 3.3%	\$144,000	\$145,000	+ 0.7%
Average Sales Price*	\$135,239	\$158,007	+ 16.8%	\$132,280	\$145,553	+ 10.0%
Percent of List Price Received*	101.7%	101.4%	- 0.3%	99.4%	101.7%	+ 2.3%
Inventory of Homes for Sale	67	59	- 11.9%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	96	—	—	96	—
Median Sales Price*	—	\$120,000	—	—	\$120,000	—
Average Sales Price*	—	\$120,000	—	—	\$120,000	—
Percent of List Price Received*	—	104.3%	—	—	104.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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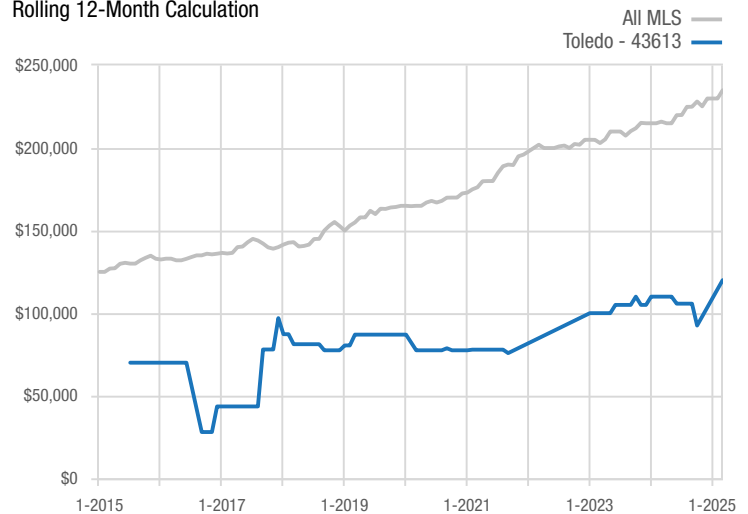
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo-43614

Zip Code 43614

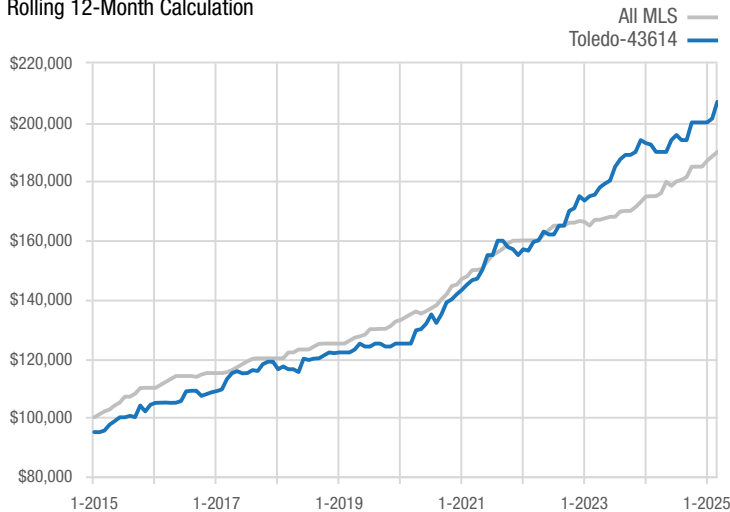
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	26	30	+ 15.4%	72	76	+ 5.6%
Pending Sales	24	23	- 4.2%	80	55	- 31.3%
Closed Sales	21	19	- 9.5%	78	54	- 30.8%
Days on Market Until Sale	58	58	0.0%	57	60	+ 5.3%
Median Sales Price*	\$157,000	\$221,000	+ 40.8%	\$169,000	\$199,000	+ 17.8%
Average Sales Price*	\$172,481	\$223,726	+ 29.7%	\$179,384	\$204,518	+ 14.0%
Percent of List Price Received*	101.0%	106.7%	+ 5.6%	100.1%	103.8%	+ 3.7%
Inventory of Homes for Sale	33	47	+ 42.4%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	3	0.0%	9	11	+ 22.2%
Pending Sales	3	3	0.0%	6	9	+ 50.0%
Closed Sales	2	3	+ 50.0%	5	9	+ 80.0%
Days on Market Until Sale	22	69	+ 213.6%	58	45	- 22.4%
Median Sales Price*	\$141,500	\$72,000	- 49.1%	\$199,000	\$77,000	- 61.3%
Average Sales Price*	\$141,500	\$67,000	- 52.7%	\$186,700	\$116,100	- 37.8%
Percent of List Price Received*	101.8%	96.8%	- 4.9%	100.1%	99.4%	- 0.7%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

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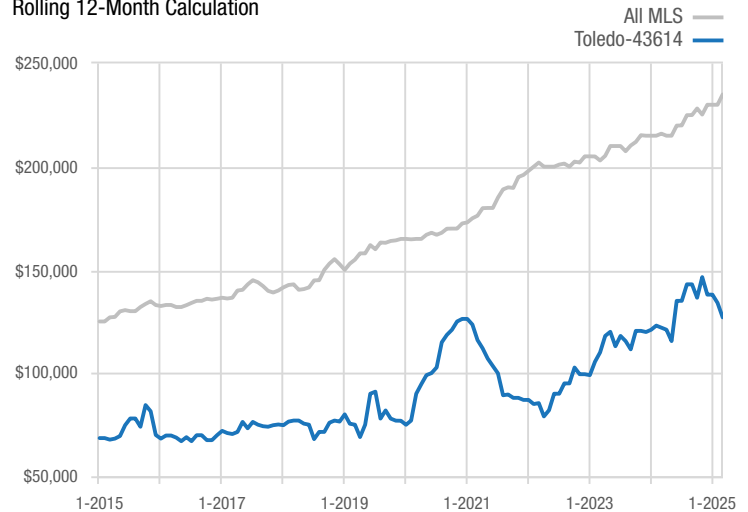
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo - 43615

Zip Code 43615

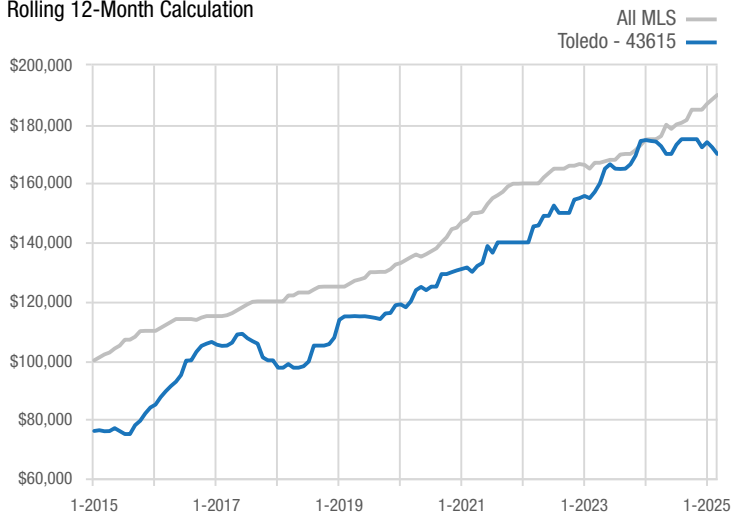
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	34	29	- 14.7%	88	85	- 3.4%
Pending Sales	20	24	+ 20.0%	67	64	- 4.5%
Closed Sales	20	27	+ 35.0%	65	69	+ 6.2%
Days on Market Until Sale	45	75	+ 66.7%	57	67	+ 17.5%
Median Sales Price*	\$178,250	\$166,500	- 6.6%	\$163,750	\$164,000	+ 0.2%
Average Sales Price*	\$227,636	\$177,009	- 22.2%	\$205,626	\$192,850	- 6.2%
Percent of List Price Received*	106.4%	101.3%	- 4.8%	100.8%	99.7%	- 1.1%
Inventory of Homes for Sale	53	56	+ 5.7%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	8	11	+ 37.5%	18	21	+ 16.7%
Pending Sales	8	4	- 50.0%	12	17	+ 41.7%
Closed Sales	7	4	- 42.9%	12	19	+ 58.3%
Days on Market Until Sale	64	57	- 10.9%	79	86	+ 8.9%
Median Sales Price*	\$169,900	\$187,750	+ 10.5%	\$180,750	\$180,000	- 0.4%
Average Sales Price*	\$187,343	\$205,250	+ 9.6%	\$201,358	\$215,797	+ 7.2%
Percent of List Price Received*	102.1%	99.5%	- 2.5%	100.1%	103.1%	+ 3.0%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

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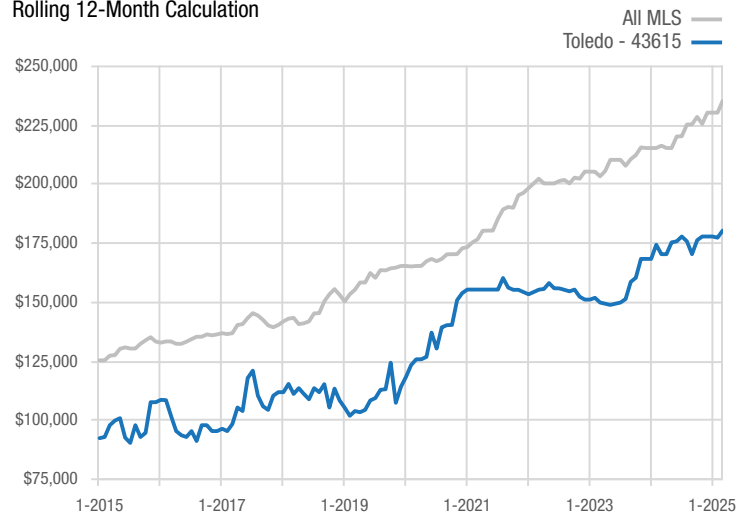
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo - 43617

Zip Code 43617

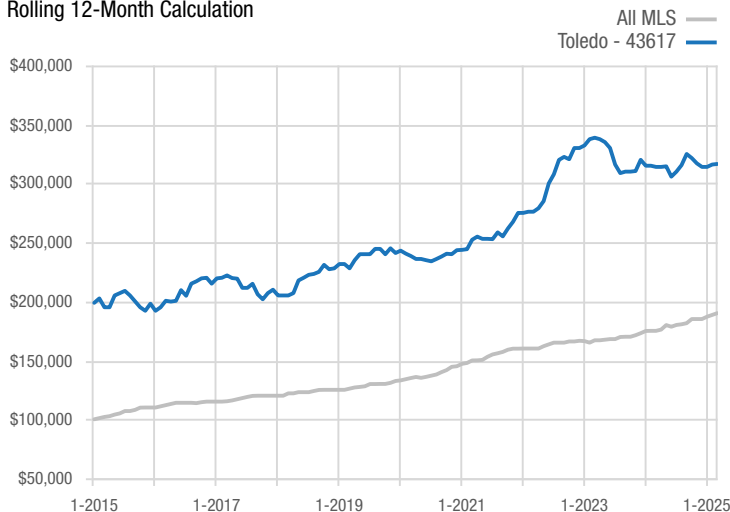
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	12	+ 200.0%	17	23	+ 35.3%
Pending Sales	6	6	0.0%	13	17	+ 30.8%
Closed Sales	6	8	+ 33.3%	12	17	+ 41.7%
Days on Market Until Sale	49	50	+ 2.0%	43	61	+ 41.9%
Median Sales Price*	\$272,250	\$307,750	+ 13.0%	\$289,750	\$345,000	+ 19.1%
Average Sales Price*	\$276,583	\$317,625	+ 14.8%	\$284,542	\$337,512	+ 18.6%
Percent of List Price Received*	110.2%	101.1%	- 8.3%	101.9%	101.4%	- 0.5%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	2	7	+ 250.0%
Pending Sales	0	3	—	1	8	+ 700.0%
Closed Sales	0	3	—	2	7	+ 250.0%
Days on Market Until Sale	—	41	—	29	31	+ 6.9%
Median Sales Price*	—	\$255,000	—	\$271,500	\$250,000	- 7.9%
Average Sales Price*	—	\$258,984	—	\$271,500	\$237,279	- 12.6%
Percent of List Price Received*	—	99.0%	—	101.6%	101.9%	+ 0.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.3	0.4	+ 33.3%	—	—	—

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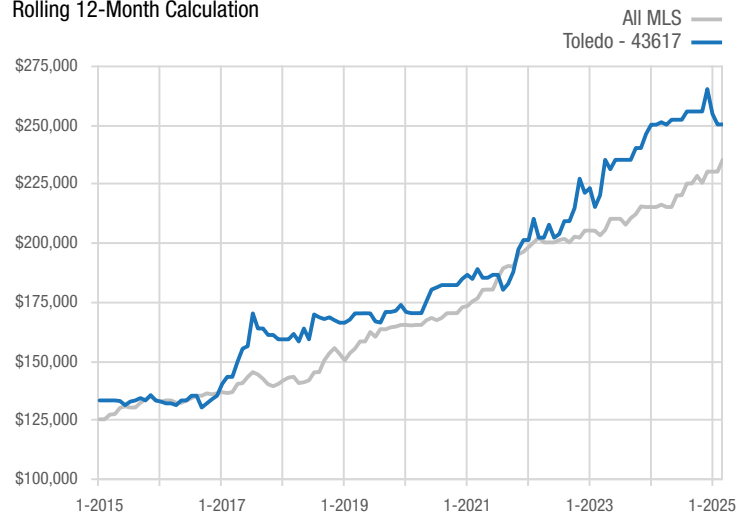
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo - 43620

Zip Code 43620

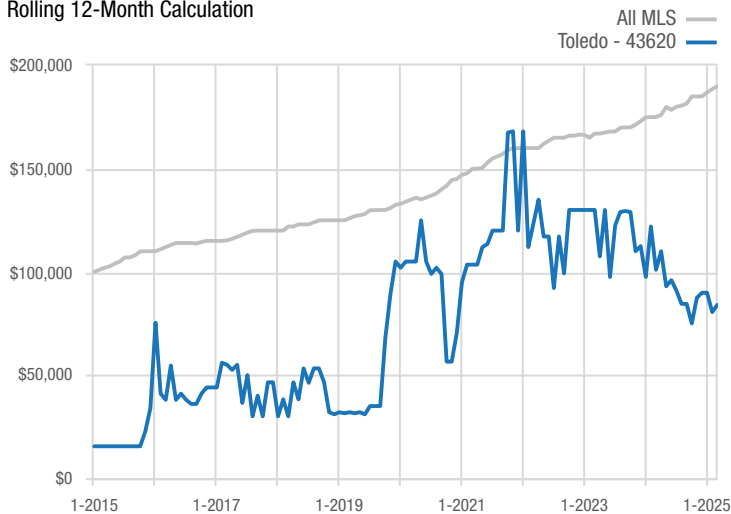
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	5	1	- 80.0%	11	4	- 63.6%
Pending Sales	6	3	- 50.0%	12	8	- 33.3%
Closed Sales	7	2	- 71.4%	11	7	- 36.4%
Days on Market Until Sale	69	51	- 26.1%	84	74	- 11.9%
Median Sales Price*	\$51,500	\$205,250	+ 298.5%	\$85,000	\$77,000	- 9.4%
Average Sales Price*	\$93,254	\$205,250	+ 120.1%	\$121,889	\$111,357	- 8.6%
Percent of List Price Received*	90.9%	92.9%	+ 2.2%	94.1%	93.7%	- 0.4%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	2	0.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	56	—	—	61	—	—
Median Sales Price*	\$78,300	—	—	\$80,650	—	—
Average Sales Price*	\$78,300	—	—	\$80,650	—	—
Percent of List Price Received*	92.2%	—	—	94.9%	—	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

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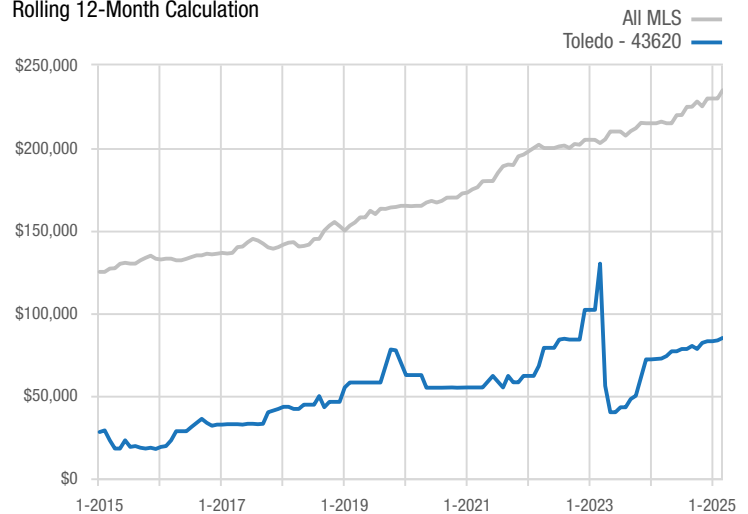
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Toledo-43623

Zip Code 43623

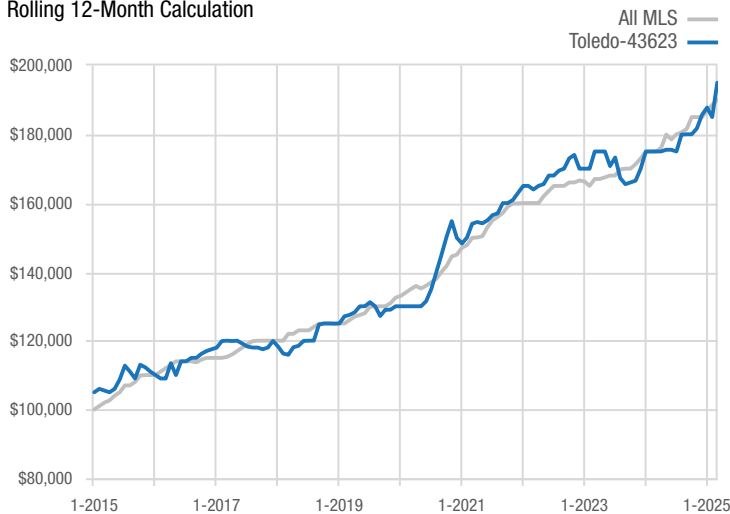
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	18	24	+ 33.3%	46	67	+ 45.7%
Pending Sales	12	16	+ 33.3%	42	41	- 2.4%
Closed Sales	16	15	- 6.3%	46	37	- 19.6%
Days on Market Until Sale	50	35	- 30.0%	52	53	+ 1.9%
Median Sales Price*	\$175,100	\$216,500	+ 23.6%	\$175,100	\$195,000	+ 11.4%
Average Sales Price*	\$221,995	\$351,929	+ 58.5%	\$191,473	\$270,606	+ 41.3%
Percent of List Price Received*	103.6%	101.5%	- 2.0%	101.8%	102.0%	+ 0.2%
Inventory of Homes for Sale	22	40	+ 81.8%	—	—	—
Months Supply of Inventory	1.3	2.4	+ 84.6%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	121	—	—	91	—	—
Median Sales Price*	\$127,000	—	—	\$127,000	—	—
Average Sales Price*	\$127,000	—	—	\$157,833	—	—
Percent of List Price Received*	97.7%	—	—	102.8%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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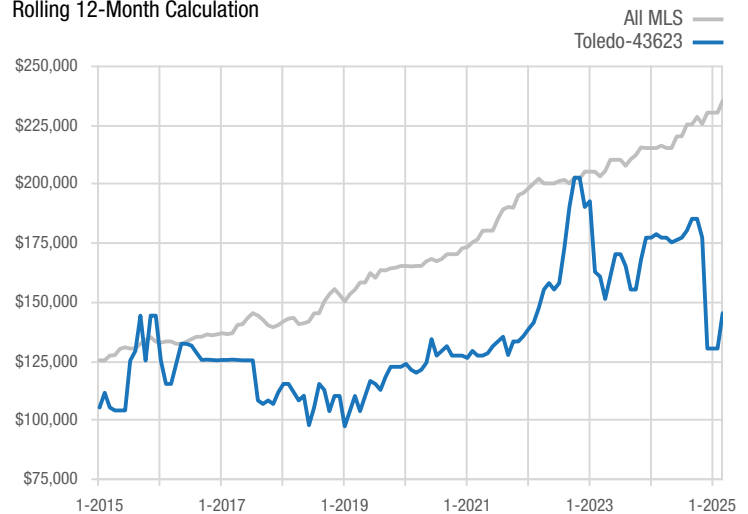
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Oregon

Zip Code 43616

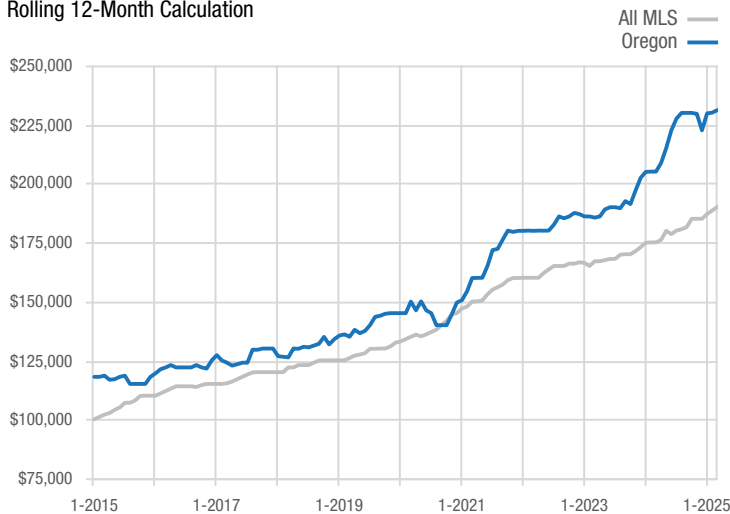
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	13	19	+ 46.2%	44	59	+ 34.1%
Pending Sales	12	18	+ 50.0%	30	39	+ 30.0%
Closed Sales	8	17	+ 112.5%	29	38	+ 31.0%
Days on Market Until Sale	47	57	+ 21.3%	54	64	+ 18.5%
Median Sales Price*	\$207,000	\$255,000	+ 23.2%	\$215,000	\$263,500	+ 22.6%
Average Sales Price*	\$251,583	\$265,647	+ 5.6%	\$238,917	\$292,467	+ 22.4%
Percent of List Price Received*	100.1%	98.1%	- 2.0%	100.8%	98.7%	- 2.1%
Inventory of Homes for Sale	28	53	+ 89.3%	—	—	—
Months Supply of Inventory	2.2	3.2	+ 45.5%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	38	—	—	36	37	+ 2.8%
Median Sales Price*	\$225,500	—	—	\$225,500	\$230,250	+ 2.1%
Average Sales Price*	\$225,500	—	—	\$250,167	\$230,250	- 8.0%
Percent of List Price Received*	100.3%	—	—	94.0%	100.2%	+ 6.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

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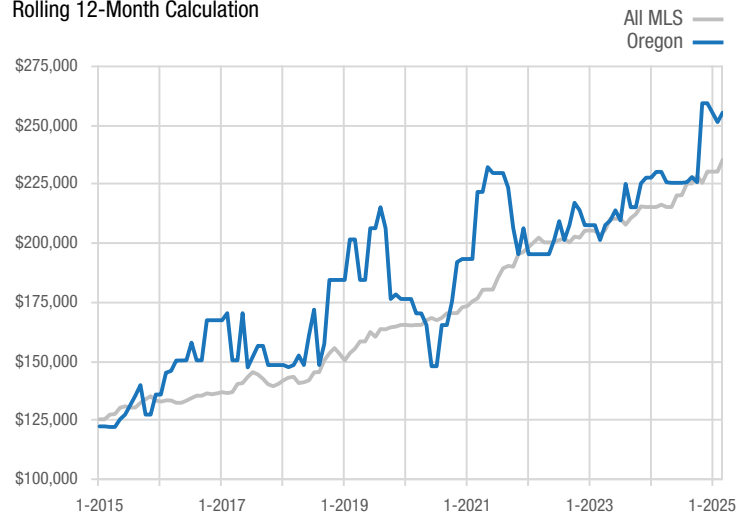
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Bowling Green

Zip Code 43402

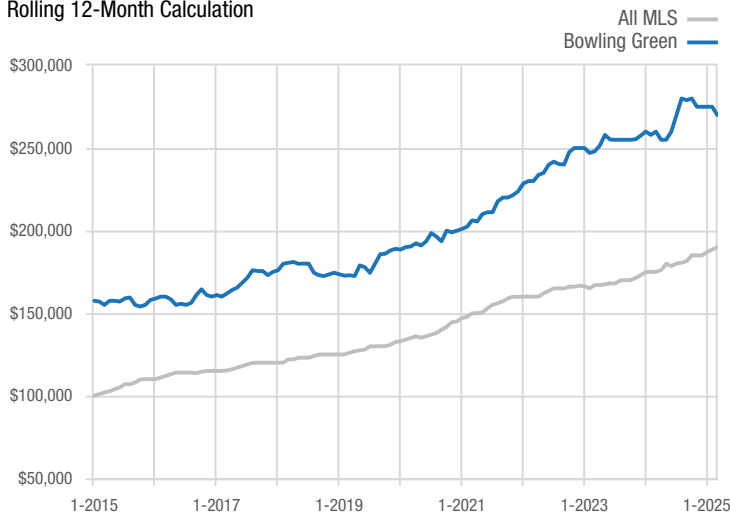
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	14	14	0.0%	46	44	- 4.3%
Pending Sales	15	14	- 6.7%	39	36	- 7.7%
Closed Sales	17	13	- 23.5%	39	33	- 15.4%
Days on Market Until Sale	46	66	+ 43.5%	51	63	+ 23.5%
Median Sales Price*	\$290,000	\$250,000	- 13.8%	\$277,000	\$250,000	- 9.7%
Average Sales Price*	\$292,328	\$285,786	- 2.2%	\$298,009	\$283,199	- 5.0%
Percent of List Price Received*	100.2%	103.8%	+ 3.6%	98.3%	100.7%	+ 2.4%
Inventory of Homes for Sale	25	29	+ 16.0%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	1	- 75.0%	9	6	- 33.3%
Pending Sales	3	1	- 66.7%	7	4	- 42.9%
Closed Sales	4	1	- 75.0%	6	4	- 33.3%
Days on Market Until Sale	48	25	- 47.9%	61	28	- 54.1%
Median Sales Price*	\$172,250	\$214,900	+ 24.8%	\$177,250	\$217,950	+ 23.0%
Average Sales Price*	\$178,875	\$214,900	+ 20.1%	\$186,083	\$212,775	+ 14.3%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

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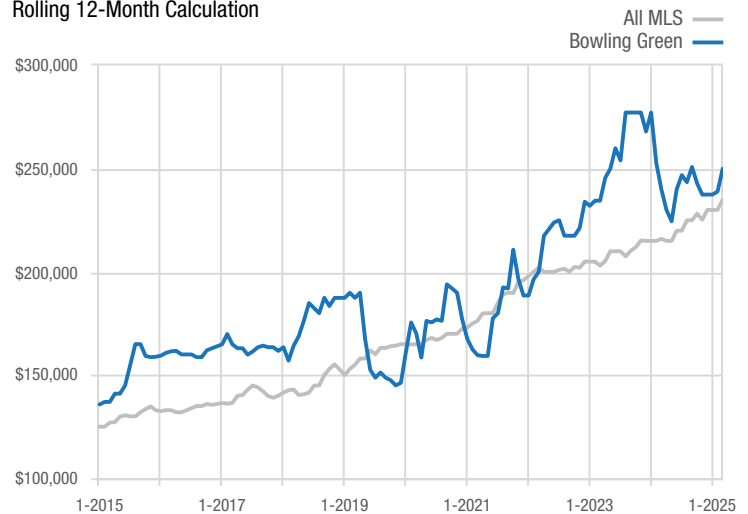
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Millbury

Zip Code 43447

Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	1	- 66.7%	6	12	+ 100.0%
Pending Sales	3	3	0.0%	6	13	+ 116.7%
Closed Sales	3	3	0.0%	6	6	0.0%
Days on Market Until Sale	32	42	+ 31.3%	39	116	+ 197.4%
Median Sales Price*	\$165,500	\$330,050	+ 99.4%	\$235,000	\$250,000	+ 6.4%
Average Sales Price*	\$201,167	\$302,216	+ 50.2%	\$227,584	\$247,091	+ 8.6%
Percent of List Price Received*	101.2%	101.7%	+ 0.5%	101.1%	100.7%	- 0.4%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.6	0.9	- 65.4%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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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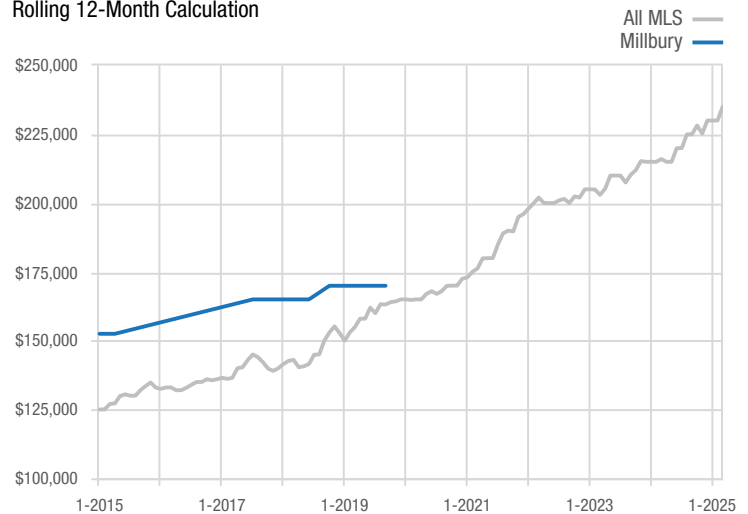
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Rossford

Zip Code 43460

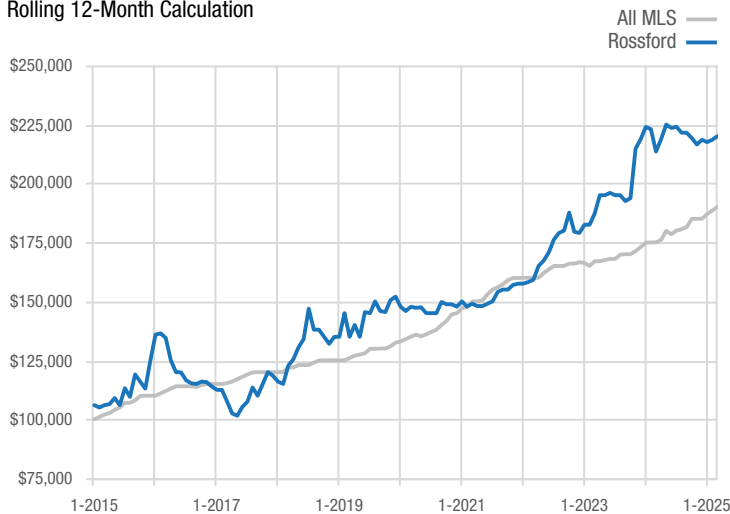
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	8	11	+ 37.5%	16	18	+ 12.5%
Pending Sales	8	2	- 75.0%	15	9	- 40.0%
Closed Sales	4	1	- 75.0%	11	7	- 36.4%
Days on Market Until Sale	73	42	- 42.5%	74	86	+ 16.2%
Median Sales Price*	\$180,000	\$220,000	+ 22.2%	\$190,000	\$220,000	+ 15.8%
Average Sales Price*	\$171,325	\$220,000	+ 28.4%	\$209,809	\$224,286	+ 6.9%
Percent of List Price Received*	99.5%	97.8%	- 1.7%	97.1%	99.1%	+ 2.1%
Inventory of Homes for Sale	7	16	+ 128.6%	—	—	—
Months Supply of Inventory	1.3	3.1	+ 138.5%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	61	—	—	61	—
Median Sales Price*	—	\$237,500	—	—	\$237,500	—
Average Sales Price*	—	\$237,500	—	—	\$237,500	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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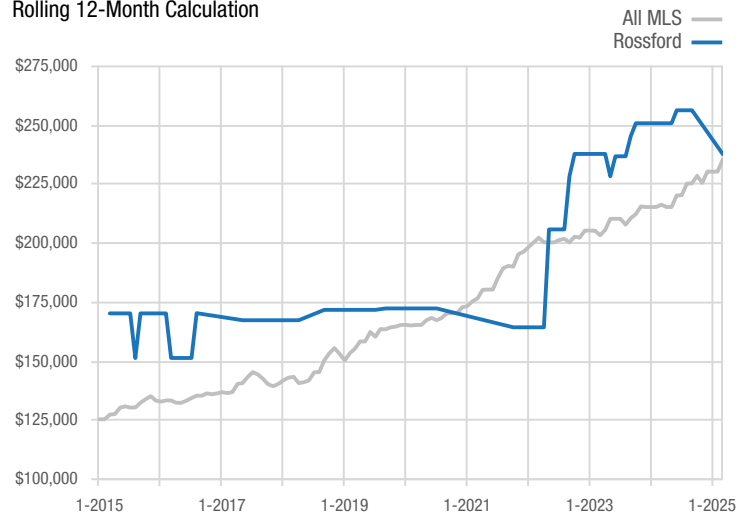
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Walbridge

Zip Code 43465

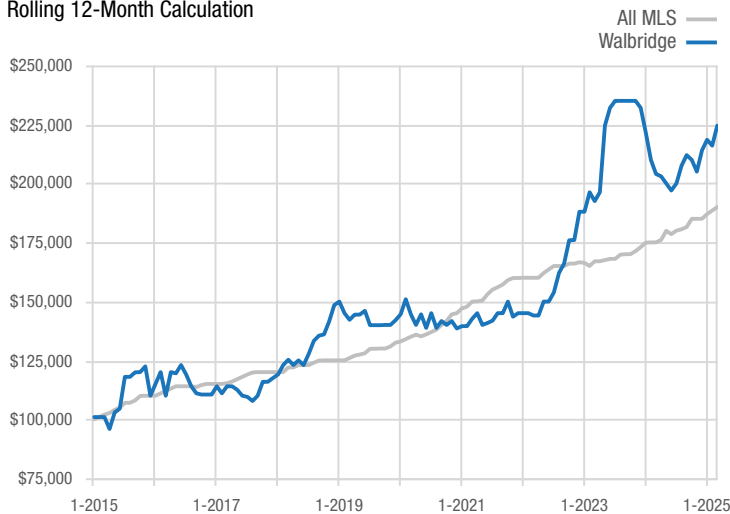
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	3	- 25.0%	11	11	0.0%
Pending Sales	5	4	- 20.0%	10	11	+ 10.0%
Closed Sales	4	4	0.0%	11	10	- 9.1%
Days on Market Until Sale	54	37	- 31.5%	72	40	- 44.4%
Median Sales Price*	\$158,750	\$270,000	+ 70.1%	\$192,900	\$240,000	+ 24.4%
Average Sales Price*	\$157,500	\$256,750	+ 63.0%	\$191,536	\$243,500	+ 27.1%
Percent of List Price Received*	101.1%	102.3%	+ 1.2%	97.1%	101.2%	+ 4.2%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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	—	—	—	—	—	—

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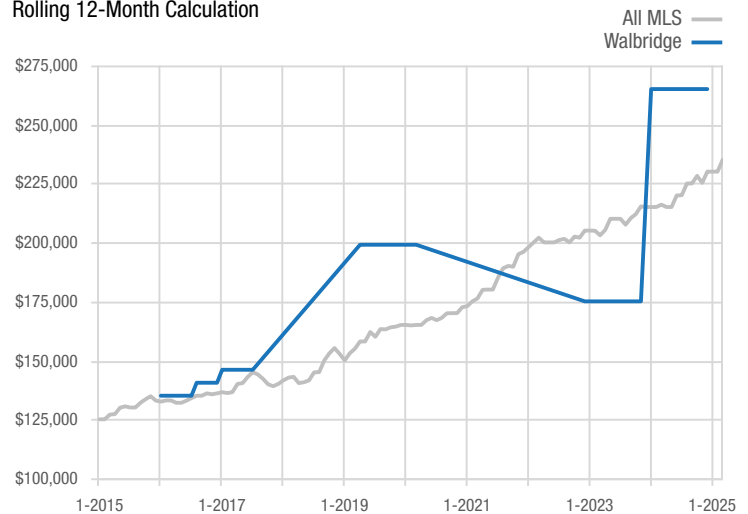
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Northwood

Zip Code 43619

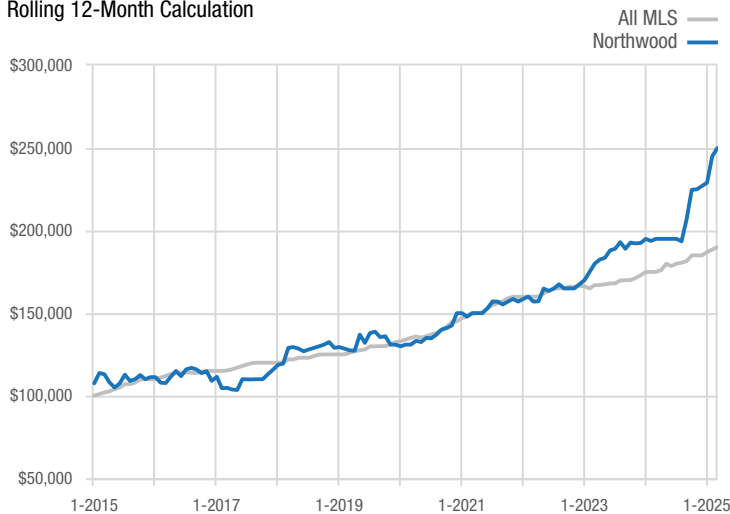
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	16	11	- 31.3%	37	22	- 40.5%
Pending Sales	7	11	+ 57.1%	21	18	- 14.3%
Closed Sales	7	8	+ 14.3%	21	15	- 28.6%
Days on Market Until Sale	71	100	+ 40.8%	66	103	+ 56.1%
Median Sales Price*	\$182,000	\$200,625	+ 10.2%	\$179,900	\$211,250	+ 17.4%
Average Sales Price*	\$200,773	\$219,320	+ 9.2%	\$186,587	\$228,273	+ 22.3%
Percent of List Price Received*	101.2%	98.9%	- 2.3%	100.3%	101.6%	+ 1.3%
Inventory of Homes for Sale	29	29	0.0%	—	—	—
Months Supply of Inventory	3.8	3.9	+ 2.6%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	69	—	—	69	—
Median Sales Price*	—	\$96,000	—	—	\$96,000	—
Average Sales Price*	—	\$96,000	—	—	\$96,000	—
Percent of List Price Received*	—	104.4%	—	—	104.4%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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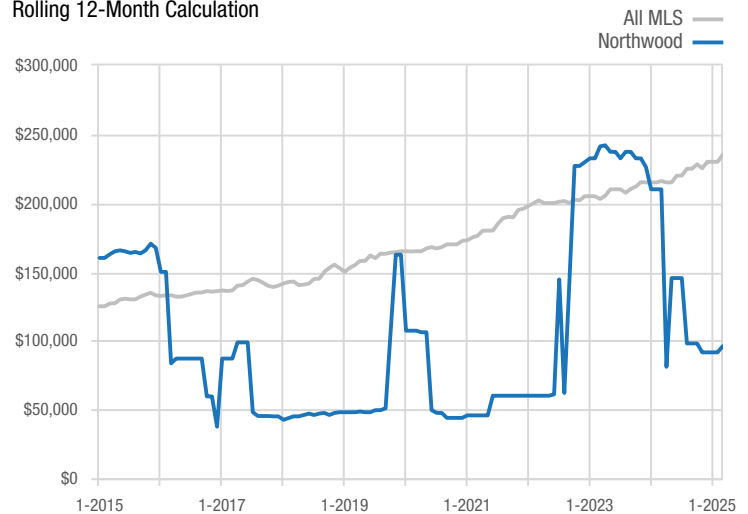
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Perrysburg and Perrysburg Twp

Zip Code 43551 and 43552

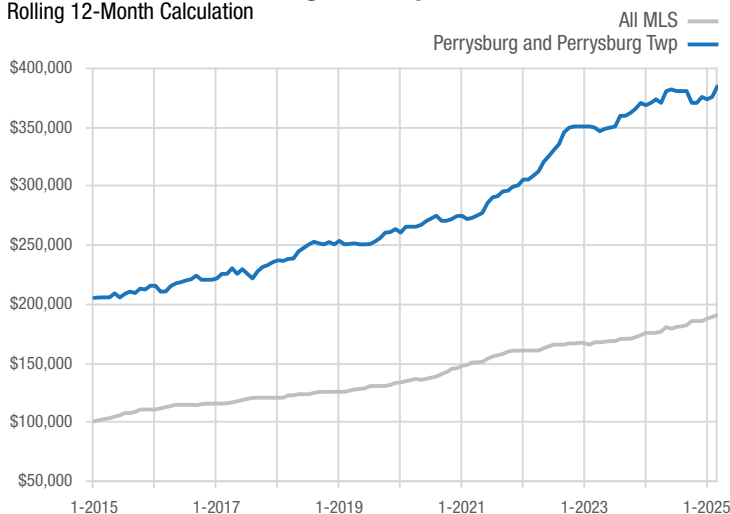
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	46	46	0.0%	124	130	+ 4.8%
Pending Sales	44	43	- 2.3%	104	91	- 12.5%
Closed Sales	36	32	- 11.1%	90	87	- 3.3%
Days on Market Until Sale	57	69	+ 21.1%	79	94	+ 19.0%
Median Sales Price*	\$344,750	\$413,860	+ 20.0%	\$361,500	\$389,950	+ 7.9%
Average Sales Price*	\$350,428	\$485,153	+ 38.4%	\$377,346	\$446,380	+ 18.3%
Percent of List Price Received*	98.5%	102.4%	+ 4.0%	99.2%	100.6%	+ 1.4%
Inventory of Homes for Sale	82	99	+ 20.7%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	5	+ 66.7%	8	14	+ 75.0%
Pending Sales	3	2	- 33.3%	10	11	+ 10.0%
Closed Sales	6	3	- 50.0%	12	11	- 8.3%
Days on Market Until Sale	79	77	- 2.5%	73	83	+ 13.7%
Median Sales Price*	\$244,500	\$252,750	+ 3.4%	\$253,258	\$217,000	- 14.3%
Average Sales Price*	\$257,333	\$224,250	- 12.9%	\$286,151	\$226,150	- 21.0%
Percent of List Price Received*	98.3%	97.7%	- 0.6%	98.1%	96.2%	- 1.9%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

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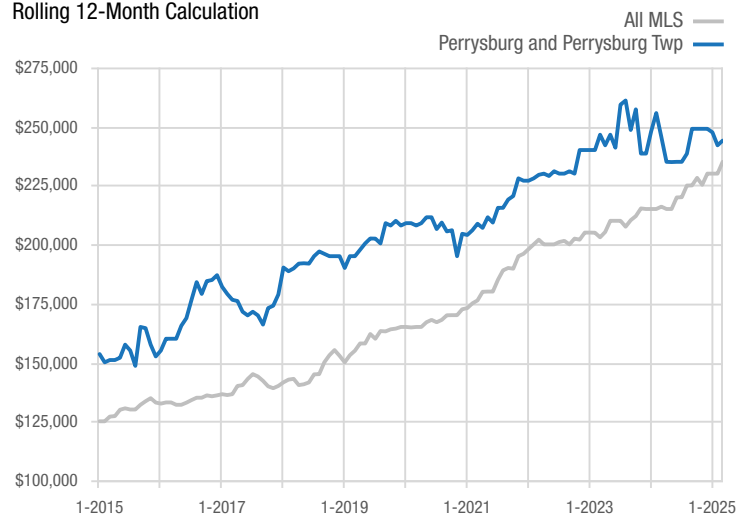
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Genoa

Zip Code 43430

Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	4	4	0.0%	9	9	0.0%
Pending Sales	2	4	+ 100.0%	9	7	- 22.2%
Closed Sales	1	5	+ 400.0%	9	7	- 22.2%
Days on Market Until Sale	27	61	+ 125.9%	56	52	- 7.1%
Median Sales Price*	\$45,000	\$119,900	+ 166.4%	\$163,000	\$119,900	- 26.4%
Average Sales Price*	\$45,000	\$129,440	+ 187.6%	\$172,544	\$131,386	- 23.9%
Percent of List Price Received*	80.4%	96.6%	+ 20.1%	96.1%	105.1%	+ 9.4%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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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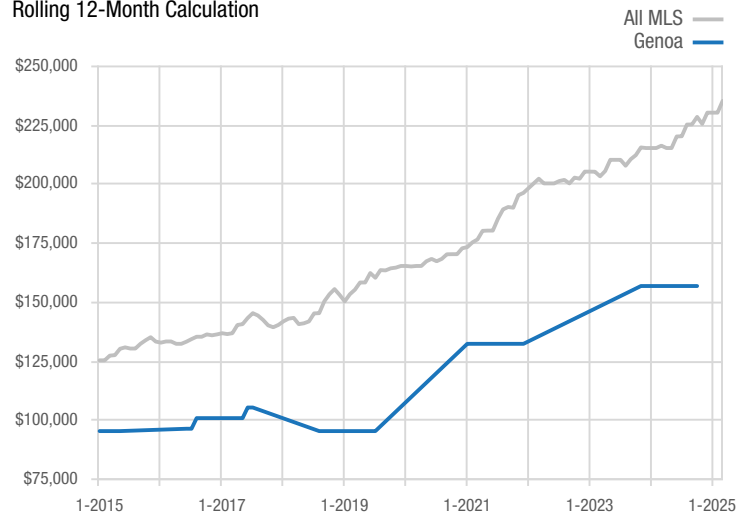
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Wood County NE

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

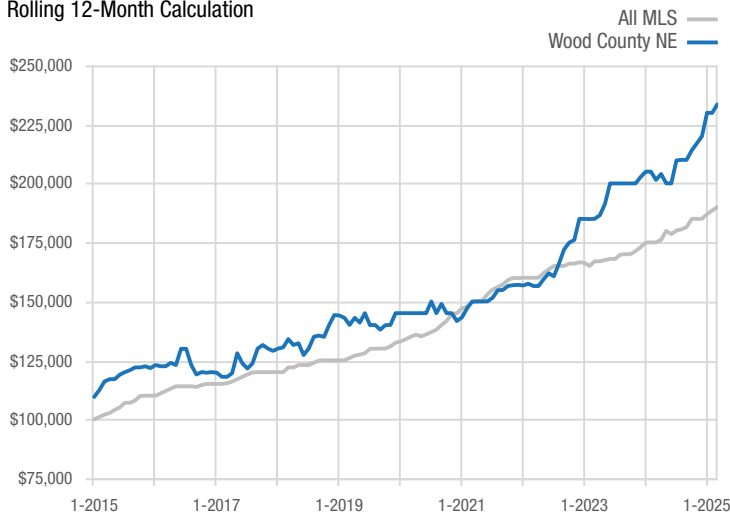
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	11	12	+ 9.1%	29	30	+ 3.4%
Pending Sales	12	12	0.0%	32	27	- 15.6%
Closed Sales	8	11	+ 37.5%	31	24	- 22.6%
Days on Market Until Sale	60	56	- 6.7%	73	55	- 24.7%
Median Sales Price*	\$172,500	\$211,000	+ 22.3%	\$175,000	\$213,500	+ 22.0%
Average Sales Price*	\$156,250	\$222,518	+ 42.4%	\$203,832	\$217,525	+ 6.7%
Percent of List Price Received*	97.4%	99.3%	+ 2.0%	96.7%	102.5%	+ 6.0%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	0	2	—
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	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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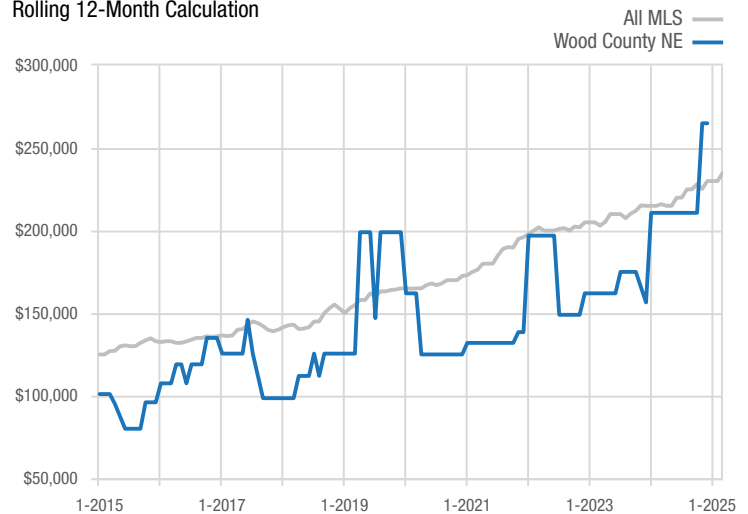
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County NW

Zip Codes 43522 and 43525

Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	10	11	+ 10.0%
Pending Sales	4	5	+ 25.0%	8	8	0.0%
Closed Sales	2	4	+ 100.0%	6	10	+ 66.7%
Days on Market Until Sale	47	66	+ 40.4%	81	78	- 3.7%
Median Sales Price*	\$298,103	\$322,500	+ 8.2%	\$298,103	\$310,000	+ 4.0%
Average Sales Price*	\$298,103	\$322,500	+ 8.2%	\$285,201	\$322,500	+ 13.1%
Percent of List Price Received*	97.6%	101.3%	+ 3.8%	93.9%	103.1%	+ 9.8%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	3.3	+ 200.0%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	126	—
Median Sales Price*	—	—	—	—	\$215,000	—
Average Sales Price*	—	—	—	—	\$215,000	—
Percent of List Price Received*	—	—	—	—	97.8%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

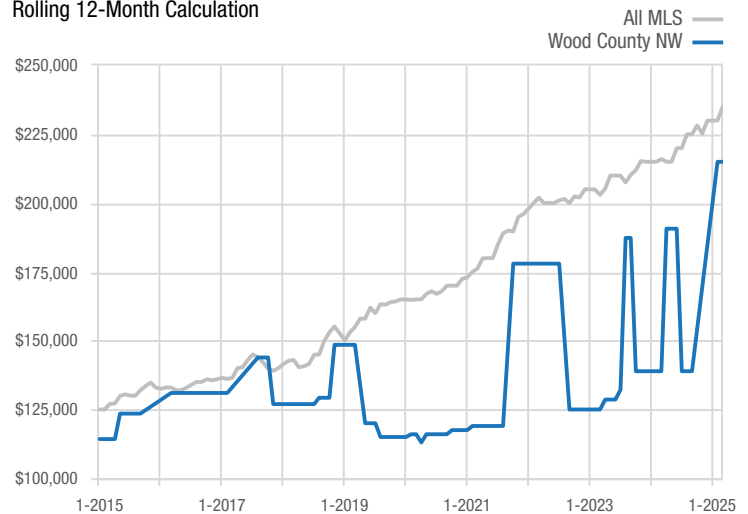
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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

Local Market Update – March 2025

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Wood County SE

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

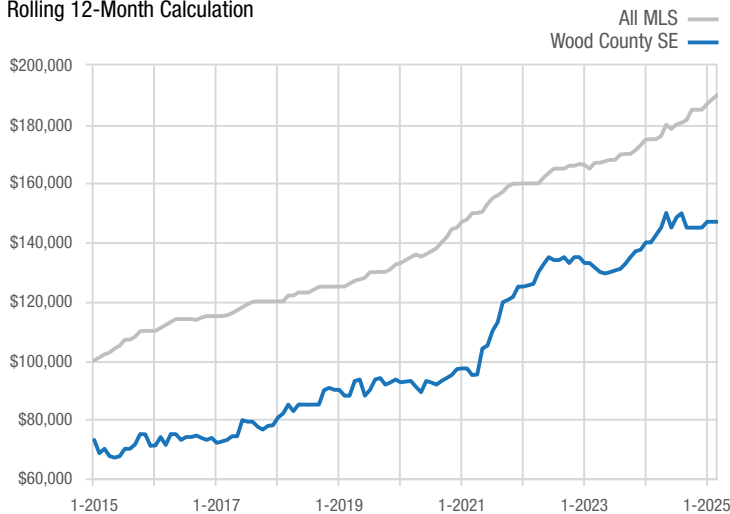
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	21	27	+ 28.6%	53	60	+ 13.2%
Pending Sales	20	20	0.0%	47	48	+ 2.1%
Closed Sales	16	13	- 18.8%	42	40	- 4.8%
Days on Market Until Sale	63	79	+ 25.4%	76	76	0.0%
Median Sales Price*	\$141,000	\$143,500	+ 1.8%	\$135,000	\$143,750	+ 6.5%
Average Sales Price*	\$159,181	\$149,775	- 5.9%	\$150,844	\$138,668	- 8.1%
Percent of List Price Received*	98.5%	97.0%	- 1.5%	98.1%	94.4%	- 3.8%
Inventory of Homes for Sale	39	44	+ 12.8%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	1	—	0	2	—
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	90	—	—	90	—
Median Sales Price*	—	\$137,250	—	—	\$137,250	—
Average Sales Price*	—	\$137,250	—	—	\$137,250	—
Percent of List Price Received*	—	99.1%	—	—	99.1%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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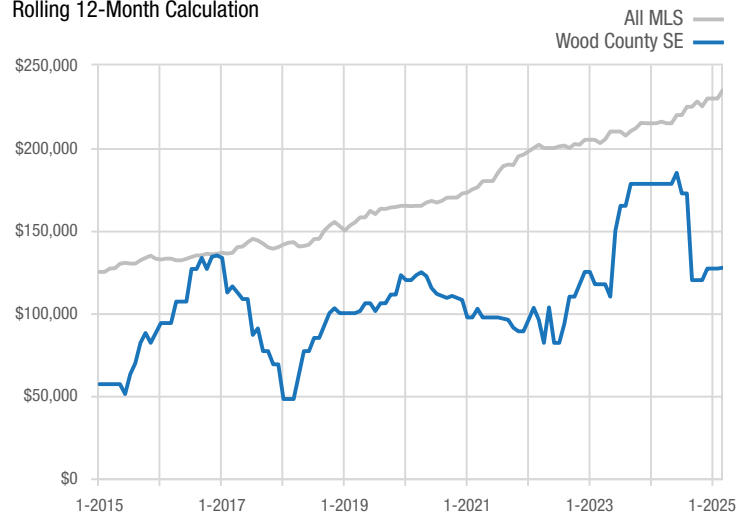
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – March 2025

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Wood County SW

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

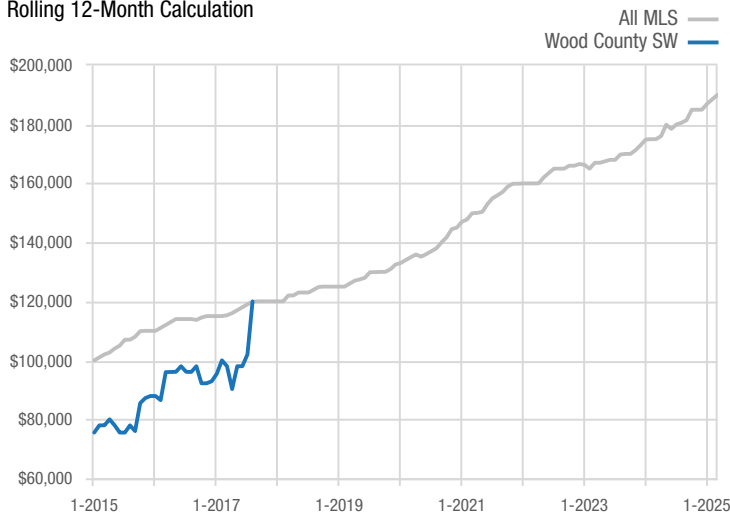
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo-Villa	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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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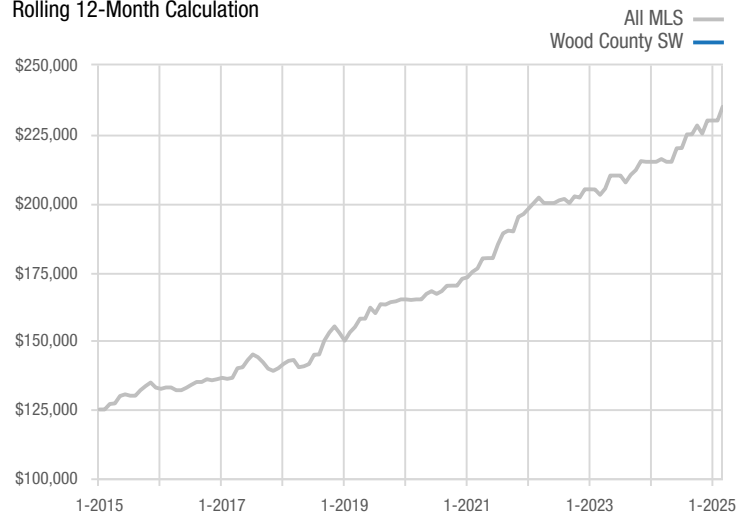
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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