

# Local Market Update—July 2012

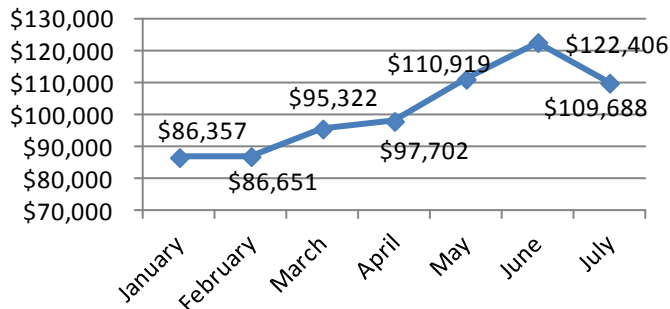
The following is a research tool provided by the Toledo Board of REALTORS® and is based on residential real estate data only. This representation is based in whole or in part on data supplied by the Toledo Board of REALTORS® and the Northwest Ohio Real Estate Information Systems' (NORIS) Multiple Listing Service. TBR and NORIS do not guarantee and are not responsible in any way for its accuracy. Data maintained by TBR and NORIS may not reflect all real estate activity in the market.

## Northwest Area Home Sales for July 2012

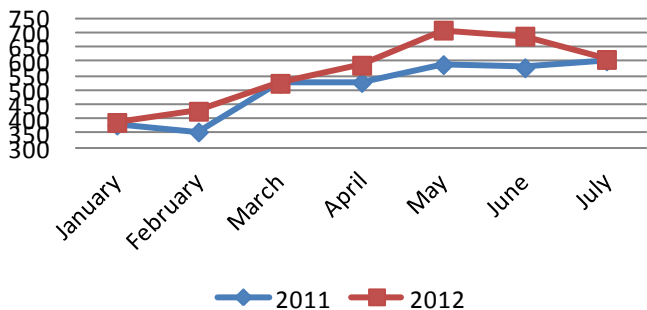
July sales of single-family homes reported in Toledo and the surrounding area by the Toledo Board of REALTORS® totaled 607. This was statistically unchanged compared to July of 2011. Sales volume generated by July's activity totaled \$66 million, leading to an average sales price of 109,688. This was statistically unchanged compared to last July.

Sales through July reached 3,938, an 11% increase over 2011 when 3,554 transactions occurred for the same period. The average sales price year-to-date stood at \$103,777 and represented a 2% increase from 2011's year-to-date numbers.

### 2012 Average Sales Price

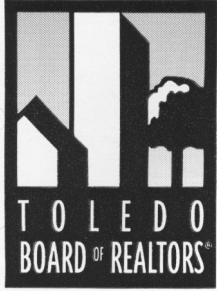


### Home Sales



1,226 listings were added to the system in July, which was down 12% from last July's 1,394. Year to date listings totaled 9,828, a decrease of 1% from the 9,933 submitted through July of last year. The overall MLS inventory of single-family listings showed 6,493 available at month's end which represented a supply of 9.7 months.

	Entire MLS			Year to Date		
	2011	2012	+/-	2011	2012	+/-
Closed Sales	602	<b>607</b>	—	3,554	<b>3,938</b>	11%
Pending	690	<b>634</b>	-8%	—	—	—
Average Sales Price	\$109,683	<b>\$109,688</b>	—	\$101,538	<b>\$103,777</b>	2%
Median Sales price	\$82,750	<b>\$82,250</b>	—	\$75,000	<b>\$77,000</b>	3%
Average Price Per Square Foot	\$57.00	<b>\$57.50</b>	—	\$53.87	<b>\$54.30</b>	1%
% of Original List Price Received	—	<b>93%</b>	—	—	<b>94%</b>	—
Average Days On Market Until Sale	128	<b>120</b>	-6%	129	<b>121</b>	-6%
New Listings	1,394	<b>1,226</b>	-12%	9,933	<b>9,828</b>	-1%
Inventory of Homes For Sale	4,437	<b>6,493</b>	46%	—	—	—
Months Supply of Inventory	1.5	<b>9.7</b>	547%	—	—	—
Unemployment Rate (June)	10.2%	<b>8.2%</b>	-2%	—	—	—

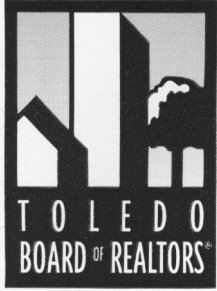


# Local Market Update—July 2012

The following is a research tool provided by the Toledo Board of REALTORS® and is based on residential real estate data only. This representation is based in whole or in part on data supplied by the Toledo Board of REALTORS® and the Northwest Ohio Real Estate Information Systems' (NORIS) Multiple Listing Service. TBR and NORIS do not guarantee and are not responsible in any way for its accuracy. Data maintained by TBR and NORIS may not reflect all real estate activity in the market.

Status	\$0— \$49,999	\$50,000— \$99,999	\$100,000— \$199,999	\$200,000— \$299,999	\$300,000— \$399,999	\$400,000— \$499,999	\$500,000 +
Sold	184	161	184	51	14	7	6
Sold Previous Month	221	183	189	81	23	5	4
Pending	187	156	206	58	15	9	3
Active	1,347	19,89	2,167	643	155	81	111
Months Supply of Inventory	7.4	12.2	11.9	12.7	11.05	11.6	18.5

Area	Active Listings July	+/- From June	Closed Sales July	+/- From June	Pending July	+/- From June	New Listings July	+/- From June	Average Sales Price July	+/- From June	% of List Price July	+/- From June	Months of Inventory July	+/- From June	Av. Days On Market July	+/- From June
Sylvania (2 & 3)	546	42%	58	29%	61	15%	64	-35%	\$182,263	-15%	97%	1%	7.5	-12%	128	23%
Airport/Swanton (4)	178	70%	10	25%	9	-44%	23	77%	\$100,373	-50%	100%	11%	11	-16%	122	-23%
Spring Meadows (5)	260	42%	25	4%	23	5%	35	-8%	\$192,541	-2	97%	2%	9.4	24%	144	71%
Monclova (6)	90	120%	3	-25%	6	200%	12	9%	\$241,450	—	98%	1%	15	46%	113	48%
Maumee (7)	376	57%	38	19%	46	12%	68	28%	\$174,974	-35%	93%	-3%	7.3	-3%	109	-11%
Whitehouse (8)	107	75%	9	-31%	9	-31%	18	157%	\$168,265	-9%	95%	-4%	6.7	43%	122	30%
Waterville (10)	103	94%	8	33%	8	14%	13	—	\$207,500	18%	97%	1%	8.5	-3%	92	-16%
Toledo (11—15 & 17)	1,830	16%	163	-2%	154	-9%	423	29%	\$65,111	-12%	92%	-1%	9.3	-2%	134	14%
Ottawa Hills (16)	98	10%	7	-59%	6	-70%	12	-20%	\$226,425	-26%	93%	—	11.3	117%	147	23%
Toledo (18-22)	690	32%	43	-7%	59	4%	100	3%	\$20,643	18%	87%	-7%	12.0	5%	165	92%
Heatherdowns (23)	385	20%	21	-5%	25	317%	58	5%	\$110,356	30%	96%	4%	15.6	70%	137	32%
East River (24)	240	37%	18	-18%	23	1050%	35	-27%	\$16,345	-9%	88%	-8%	10.2	28%	134	89%
Oregon East Suburbs (25 & 26)	248	58%	23	28%	24	2300%	38	-3%	\$102,710	-5%	97%	-1%	8.0	-8%	121	13%
Perrysburg & Rossford (53 & 54)	751	46%	72	20%	74	-5%	94	-30%	\$208,890	3%	95%	-1%	7.3	-15%	130	13%
Entire MLS	6,493	—	608	-12%	739	-4%	1,226	-13%	\$109,688	-10%	93%	-1%	9.6	2%	136	17%



# Local Market Update—July 2012

The following is a research tool provided by the Toledo Board of REALTORS® and is based on residential real estate data only. This representation is based in whole or in part on data supplied by the Toledo Board of REALTORS® and the Northwest Ohio Real Estate Information Systems' (NORIS) Multiple Listing Service. TBR and NORIS do not guarantee and are not responsible in any way for its accuracy. Data maintained by TBR and NORIS may not reflect all real estate activity in the market.

