

Local Market Update—June 2012

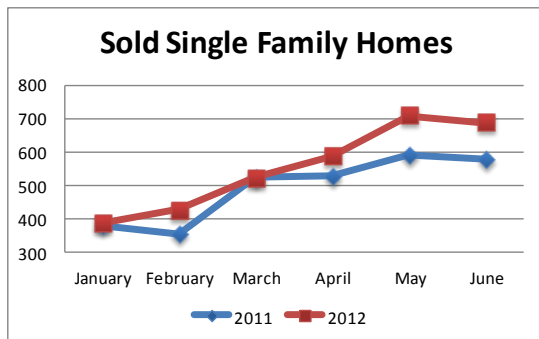
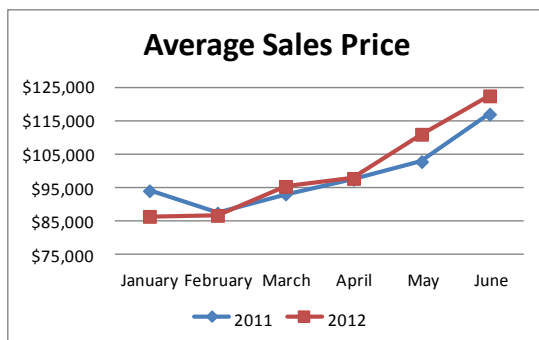
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Northwest Area Home Sales for June 2012

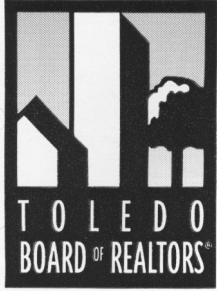
June sales of single-family homes reported in Toledo and the surrounding area by the Toledo Board of REALTORS® totaled 688. This was an increase of 19% compared to June of 2011. Sales volume generated by June's activity totaled \$84 million, leading to an average sales price of \$122,406. This represented an increase in sales price of 5% compared to last June.

Sales through June reached 3,323, a 13% increase over 2011 when 2,952 transactions occurred for the same period. The average sales price year-to-date stood at \$102,517 and represented a 3% increase from 2011's year-to-date numbers.

1,417 listings were added to the system in June, which was down 14% from last June's 1,645. Year to date listings totaled 8,602, an increase of 1% from the 8,539 submitted through June of last year. The overall MLS inventory of single-family listings showed 6,472 available at month's end which represented a supply of 9.4 months.



Entire MLS	June			Year to Date		
	2011	2012	+/-	2011	2012	+/-
Closed Sales	578	688	19%	2,952	3,323	13%
Pending	601	659	10%	3,561	4,132	16%
Average Sales Price	\$116,931	\$122,406	5%	\$99,877	\$102,517	3%
Median Sales price	\$90,500	\$89,450	-1%	\$73,000	\$75,000	3%
Average Price Per Square Foot	\$59.77	\$59.49	—	\$53.24	\$53.63	—
% of Original List Price Received	94%	94%	—	93%	94%	1%
Average Days On Market Until Sale	122	116	-5%	129	121	-6%
New Listings	1,645	1,417	-14%	8,539	8,602	1%
Inventory of Homes For Sale	4,825	6,472	34%	—	—	—
Months Supply of Inventory	8.3	9.4	13%	—	—	—
Unemployment Rate (May)	9.3	7.6%	-1.7%	—	—	—

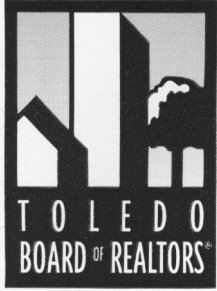


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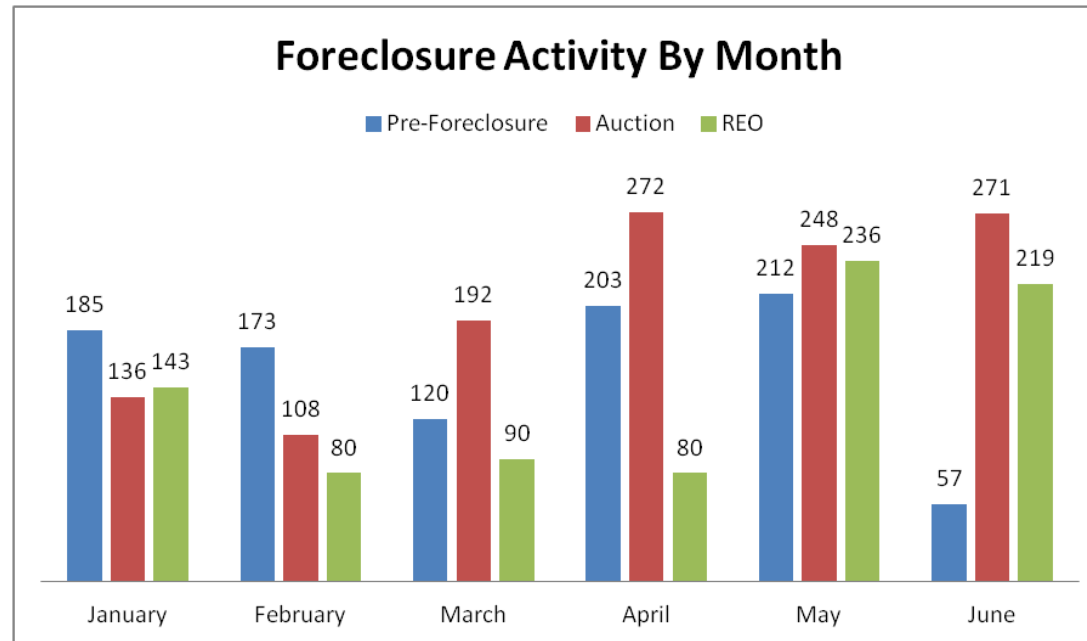
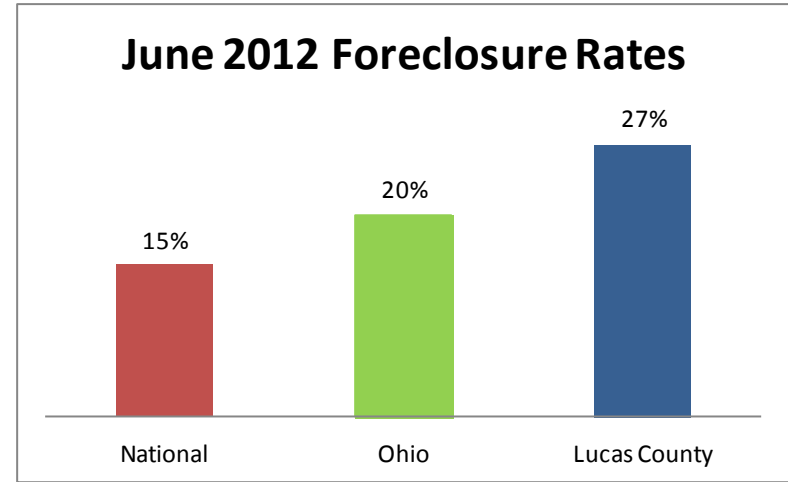
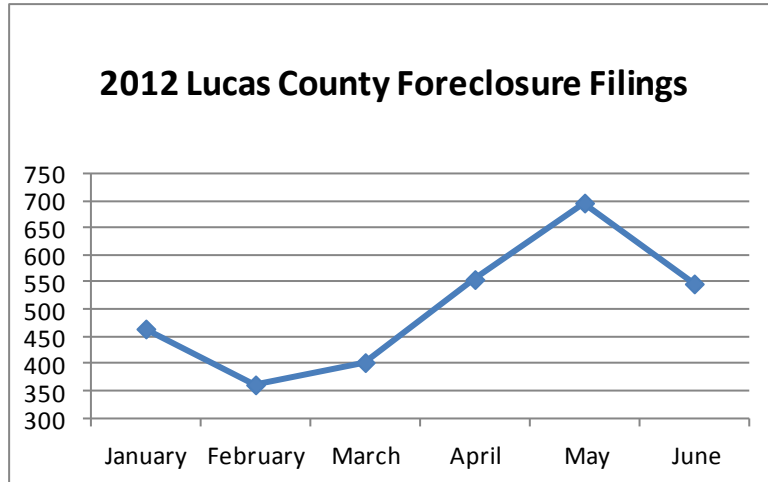
Status	\$0— \$49,999	\$50,000— \$99,999	\$100,000— \$199,999	\$200,000— \$299,999	\$300,000— \$399,999	\$400,000— \$499,999	\$500,000 +
Sold	206	170	197	73	21	9	13
Sold Previous Month	221	183	189	81	23	5	4
Pending	202	171	188	62	16	8	9
Active	1,408	1,976	2,184	677	165	78	127
Months Supply of Inventory	7.0	11.9	10.9	9.3	7.9	8.7	9.8

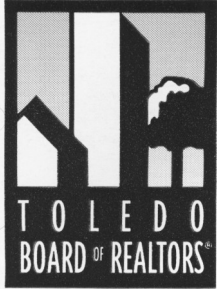
Area	Active Listings June	+/- From May	Closed Sales June	+/- From May	Pending June	+/- From May	New Listings June	+/- From May	Average Sales Price June	+/- From May	% of List Price June	+/- From May	Months of Inventory June	+/- From May	Av. Days On Market June	+/- From May
Sylvania (2 & 3)	384	15%	45	13%	53	—	98	4%	\$215,057	27%	96%	4%	8.5	2		
Airport/Swanton (4)	105	-5%	8	-43%	16	7%	13	-28	\$199,238	71%	90%	-7%	13.1	65%	158	-1%
Spring Meadows (5)	183	4%	24	-23%	22	5	38	6	\$196,810	11%	95%	—	7.6	33%	84	-38%
Monclova (6)	41	11%	4	-43%	2	-67	11	22	\$240,625	-41%	97%	-2%	10.3	94%	77	-64%
Maumee (7)	239	7%	32	-22%	41	—	53	4	\$267,403	-41%	96%	1%	7.5	39%	123	24%
Whitehouse (8)	61	11%	13	86%	13	63	7	-59	\$184,393	21%	99%	6%	4.7	-41%	94	-1%
Waterville (10)	53	-10%	6	-67%	7	-53	13	44	\$175,486	-10%	96%	—	8.8	166%	109	—
Toledo (11—15 & 17)	1,576	10%	166	-1%	170	-11	329	5	\$74,011	26%	93%	—	9.5	12%	118	-7%
Ottawa Hills (16)	89	20%	17	183%	20	100	15	-21	\$305,618	29%	93	—	5.2	-58%	120	-18%
Toledo (18-22)	523	5%	46	5%	57	21	97	3	\$17,431	-4%	94%	1%	11.4	—	86	8%
Heatherdowns (23)	321	15%	35	35%	6	-74	55	-8	\$84,638	-9%	92%	-3%	9.2	-15%	104	2%
East River (24)	176	11%	22	47%	2	-92	48	12	\$18,008	29%	96%	5%	8.0	-25%	71	9%
Oregon East Suburbs (25 & 26)	157	9%	18	-33%	1	-96	39	-7	\$107,906	-3%	98%	4	8.7	64%	107	-34%
Perrysburg & Rossford (53 & 54)	513	11%	60	-3%	78	22	135	30	\$202,288	10%	96%	-2%	8.6	15%	115	2%
Entire MLS	6,464	9%	689	-3%	771	2	1,417	9%	\$122,243	10%	94%	—	9.4	12%	116	-4%



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The following figures are based on First Quarter Statistics released from the US Census Bureau and the Federal Housing Finance Agency.

