

Local Market Update—2012 Year In Review

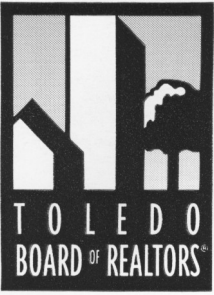
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Northwest Area Home Sales for the Year 2012

Sales of single-family homes reported in Toledo and the surrounding area by the Toledo Board of REALTORS® totaled 6,793. This was an increase of 6% compared to the year 2011. Sales volume generated during this time period totaled \$711 million, an increase of 10% from 2011 and lead to an average sales price of \$104,869. This represented an increase in average sales price of 4% compared to 2011. 15,253 listings were added to the system during the time period, which was a decrease of 4% from 2011.

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 (2012)	2,295	1,742	1,887	590	159	64	51
Sold (2011)	2,279	1,679	1,651	535	148	56	44
% Change	—	4%	13%	10%	7%	14%	16%

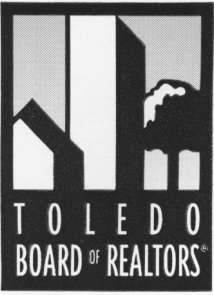
Entire MLS		Year to Date		
	2011	2012	+/-	
Closed Sales	6,390	6,793	6%	
Average Sales Price	\$100,879	\$104,869	4%	
Median Sales price	\$75,000	\$80,000	7%	
Average Price Per Square Foot	\$54	\$55	2%	
% of Original List Price Received	—	93%	—	
Average Days On Market Until Sale	127	123	-3%	
New Listings	15,933	15,253	-4%	
Total Volume (in '000s)	\$644,413	\$711,426	10%	



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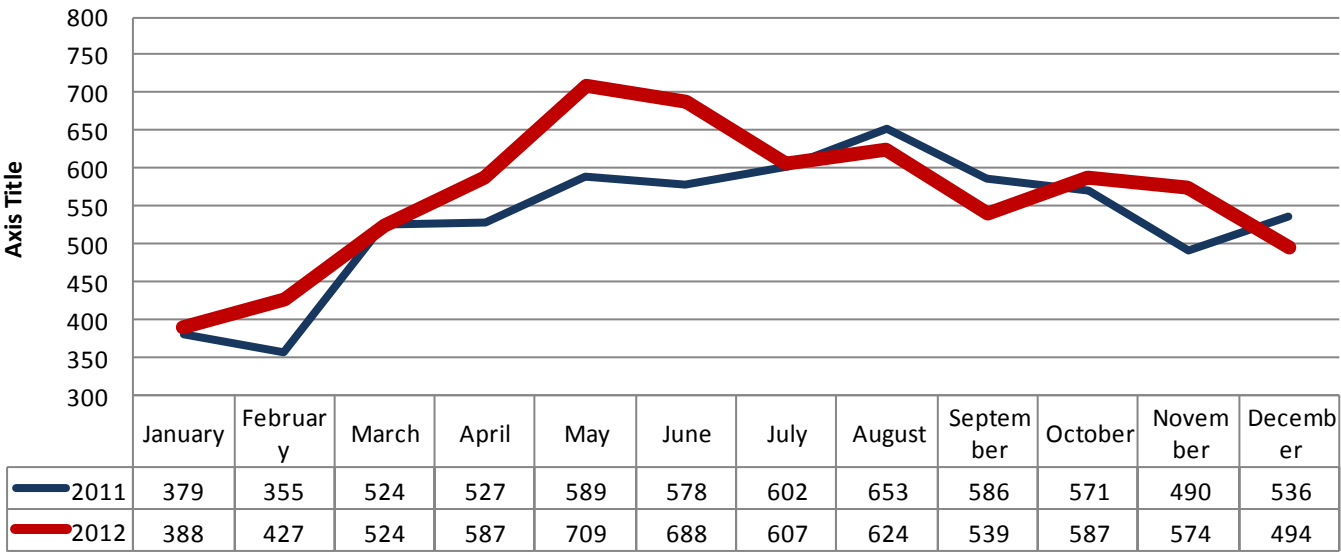
Area	Closed Sales	New Listings	Average Sales Price	% of List Price	Av. Days On Market	Price Per Square Ft
Sylvania (2 & 3)	437	982	\$175,209	95%	126	\$75
Airport/Swanton (4)	127	246	\$119,305	95%	136	\$69
Spring Meadows (5)	205	453	\$162,305	96%	115	\$75
Monclova (6)	47	121	\$239,298	97%	134	\$98
Maumee (7)	313	604	\$188,009	96%	120	\$85
Whitehouse (8)	72	163	\$191,530	96%	113	\$90
Waterville (10)	73	177	\$181,686	96%	118	\$88
Toledo (11—15 & 17)	1,677	3,426	\$62,701	92%	120	\$42
Ottawa Hills (16)	78	171	\$287,357	92%	143	\$93
Toledo (18-22)	512	1638	\$18,822	91%	94	\$14
Heatherdowns (23)	305	698	\$88,190	93%	136	\$53
East River (24)	185	454	\$16,035	90%	87	\$14
Oregon East Suburbs (25 & 26)	201	400	\$106,188	96%	120	\$63
Perrysburg & Rossford (53 & 54)	589	710	\$185,773	96%	130	\$82
Ottawa County (27 & 28)	133	155	\$115,362	92%	147	\$68
Sandusky County (29)	118	307	\$98,597	92%	146	\$62
Wood County (51, 52, 56 & 57)	223	472	\$111,288	95%	115	\$61
Bowling Green (55)	167	469	\$133,475	95%	95	\$71
Defiance (61)	168	449	\$82,828	93%	134	\$50
Defiance County (62—66)	190	418	\$110,401	94%	143	\$60
Paulding County (67-70)	92	274	\$67,103	91%	144	\$45
Henry County (72-75)	83	179	\$73,743	92%	170	\$42
Napoleon (76)	82	230	\$107,238	92%	122	\$59
Putnam County (78—80)	23	70	\$97,232	90%	81	\$52
Williams County (82-86 & 88-91)	197	466	\$67,708	90%	137	\$40
Bryan (87)	182	375	\$98,603	94%	139	\$57
Fulton County (93-95 & 97-99)	160	394	\$92,285	95%	126	\$56
Wauseon (96)	97	249	\$96,634	93%	138	\$55



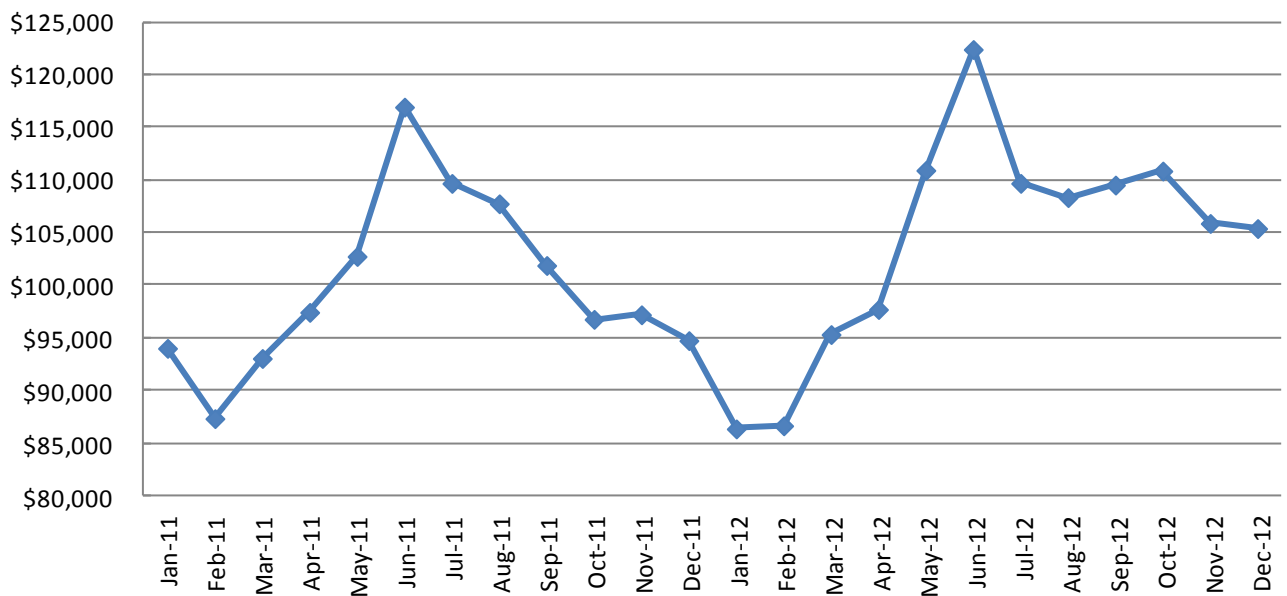
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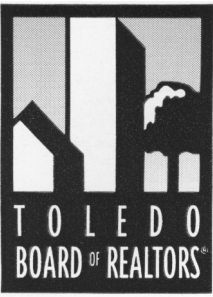
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Home Sales



Average Sales Price

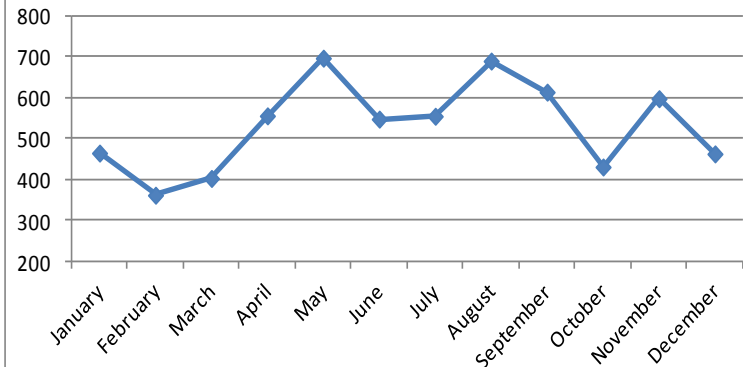




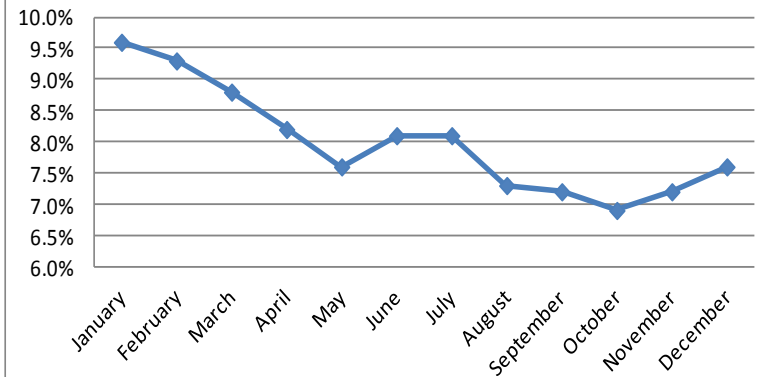
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2012 Foreclosure Filings



2012 Unemployment Rates

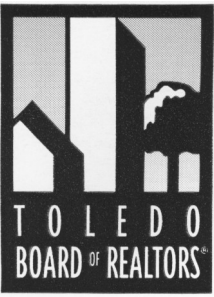


Inventory Supply Chart

For the Period Jan 1, 2012 to Dec 31, 2012

View:



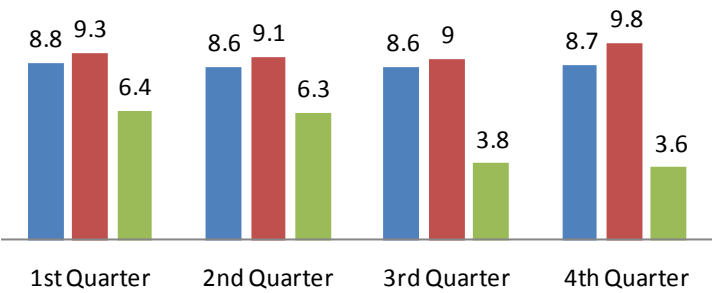


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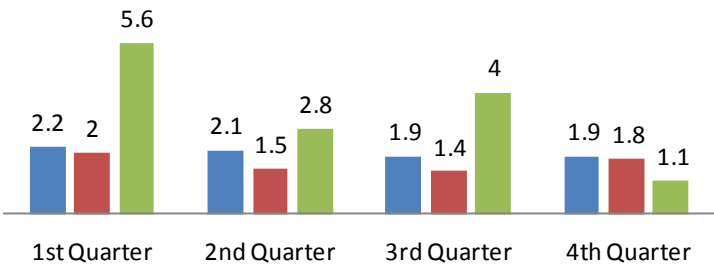
2012 Rental Vacancy Rates

■ National ■ Ohio ■ Toledo MSA



2012 Residential Vacancy Rates

■ National ■ Ohio ■ Toledo MSA



2012 Home Ownership Rates

■ National ■ Ohio ■ Toledo MSA

