

Local Market Update—2012 Year In Review

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 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

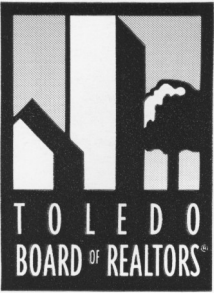
Year to Date

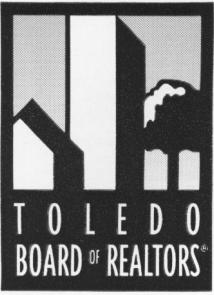
	2011	2012	+/-
Closed Sales	6,390	6,793	6%
Average Sales Price	\$100,879	\$104,869	4%
Median Sales price	\$75,000	\$80,000	7%
Average Price Per Square Foot	\$54	\$55	2%
% of Original List Price Received	—	93%	—
Average Days On Market Until Sale	127	123	-3%
New Listings	15,933	15,253	-4%
Total Volume (in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

Local Market Update—2012 Year In Review

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.

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
Pauling 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

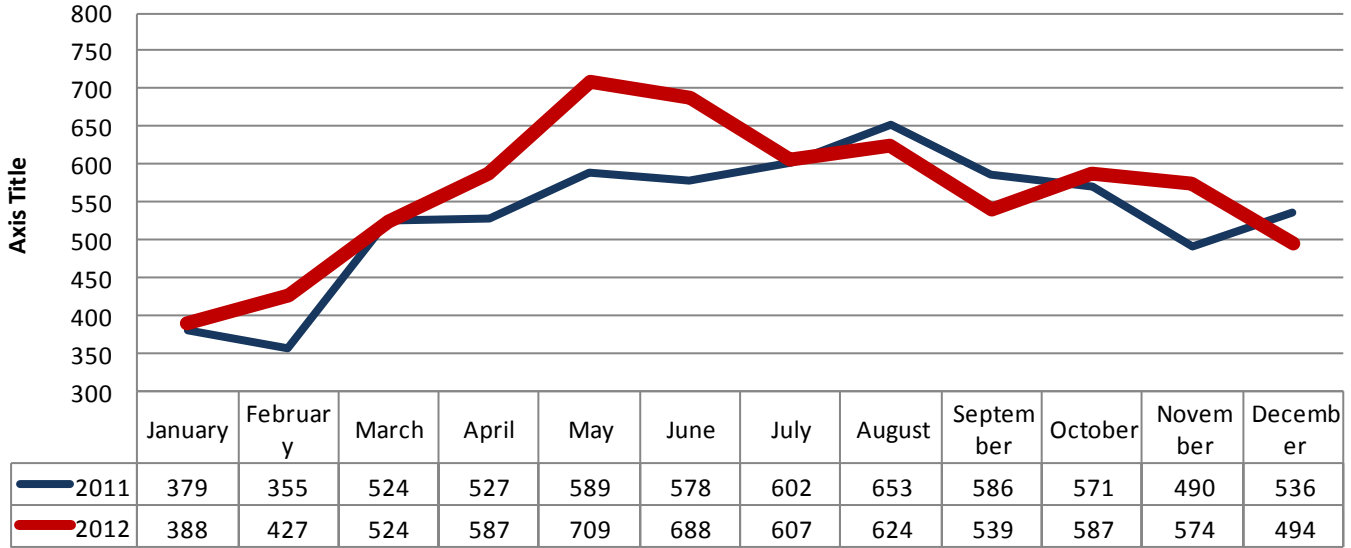




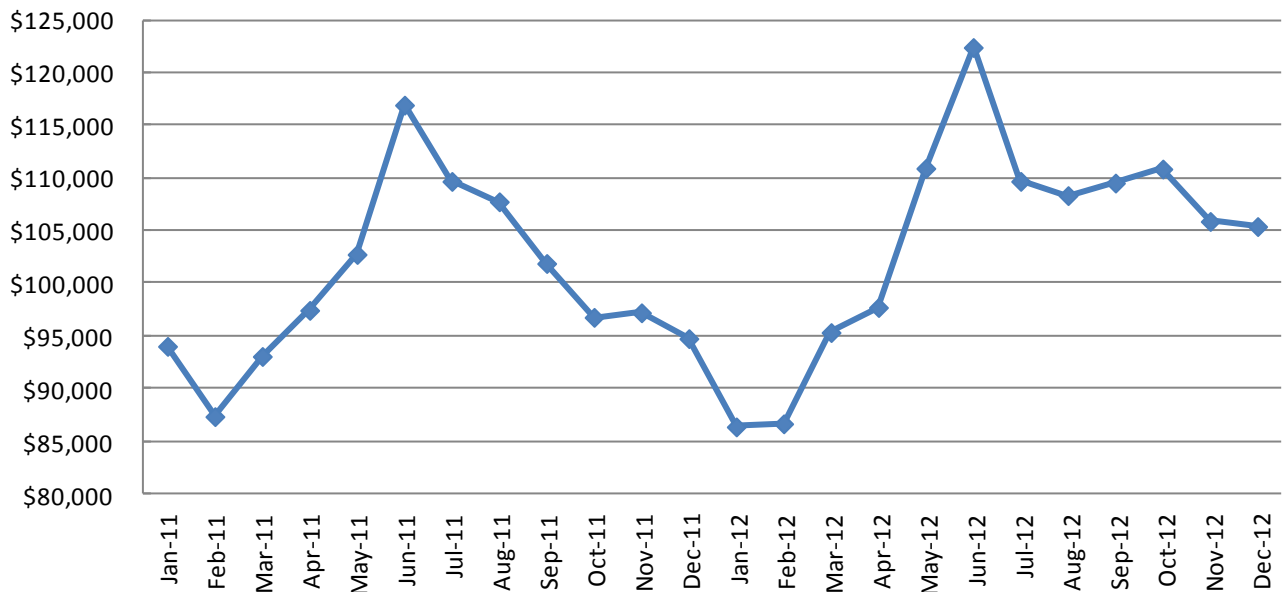
Local Market Update—2012 Year In Review

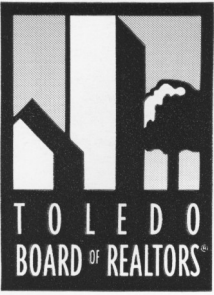
The following is a research tool provided by the Toledo Board of REALTORS® and is based on residential real estate data only. This representation is based in whole or in part on data supplied by the Toledo Board of REALTORS® and the Northwest Ohio Real Estate Information Systems' (NORIS) Multiple Listing 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.

Home Sales



Average Sales Price

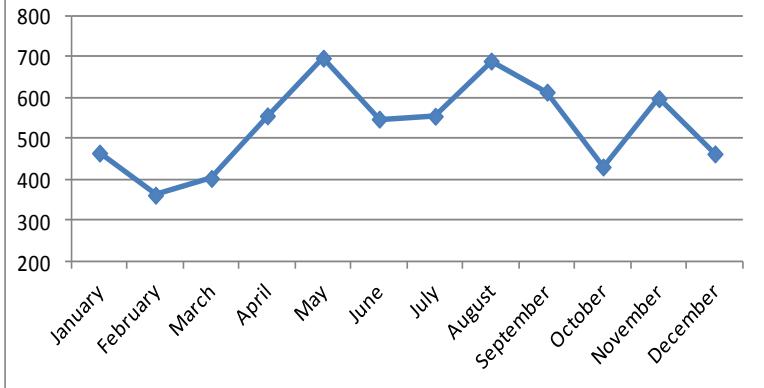




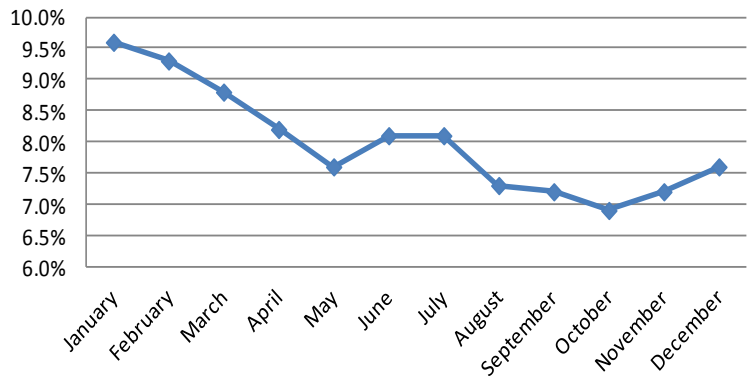
Local Market Update—2012 Year In Review

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.

2012 Foreclosure Filings



2012 Unemployment Rates

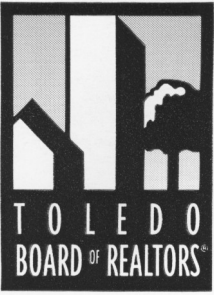


Inventory Supply Chart

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

View:



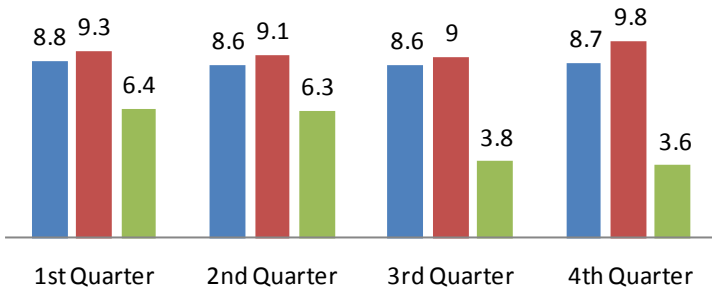


Local Market Update—2012 Year In Review

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.

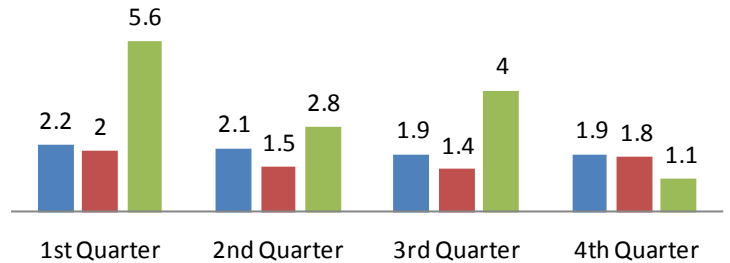
2012 Rental Vacancy Rates

■ National ■ Ohio ■ Toledo MSA



2012 Residential Vacancy Rates

■ National ■ Ohio ■ Toledo MSA



2012 Home Ownership Rates

■ National ■ Ohio ■ Toledo MSA

