

Local Market Update—3rd Quarter 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 the 3rd Quarter of 2012

Sales of single-family homes reported in Toledo and the surrounding area by the Toledo Board of REALTORS® totaled 1,782. This was a decrease of 3% compared to the same time period in 2011. Sales volume generated during this time period totaled \$191.8 million, leading to an average sales price of \$107,812. This represented an increase in average sales price of 1% compared to the same time period in 2011. 3,621 listings were added to the system during the time period, which was a decrease of 12% 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 (current year)	531	468	562	156	36	18	11
Sold (previous year)	619	481	491	163	50	21	16
% Change	-14%	-3%	14%	-4%	-28%	-14%	-31%

Entire MLS

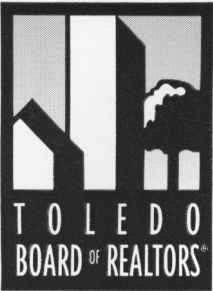
Year to Date

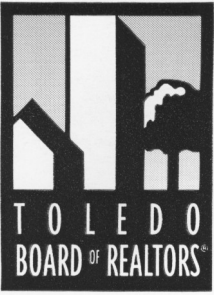
	2011	2012	+/-
Closed Sales	1,841	1,782	-3%
Average Sales Price	\$106,514	\$107,812	1%
Median Sales price	\$80,000	\$86,250	8%
Average Price Per Square Foot	\$56	\$58	4%
% of Original List Price Received	—	93%	—
Average Days On Market Until Sale	128	123	-4%
New Listings	4,109	3,621	-12%
Total Volume (in '000s)	\$196,092	\$191,763	-2%

Local Market Update—3rd Quarter 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.

Area	Active Listings	Closed Sales	New Listings	Average Sales Price	% of List Price	Av. Days On Market
Sylvania (2 &3)	1,566	122	206	\$178,211	96%	128
Airport/Swanton (4)	557	41	70	\$133,753	94%	143
Spring Meadows (5)	763	54	120	\$188,845	97%	98
Monclova (6)	289	12	51	\$240,517	96%	103
Maumee (7)	1,064	88	147	\$174,819	95%	121
Whitehouse (8)	297	20	44	\$174,334	96%	118
Waterville (10)	311	14	41	\$190,062	96%	108
Toledo (11—15 & 17)	5,383	426	810	\$66,219	91%	117
Ottawa Hills (16)	290	20	36	\$232,303	93%	129
Toledo (18-22)	2,083	110	299	\$20,500	93%	110
Heatherdowns (23)	1,155	61	173	\$96,019	93%	136
East River (24)	703	50	105	\$15,891	87%	103
Oregon East Suburbs (25 & 26)	711	60	94	\$111,910	95%	121
Perrysburg & Rossford (53 & 54)	2,187	174	285	\$179,554	96%	134
Ottawa County (27 & 28)	774	26	76	\$91,705	90%	125
Sandusky County (29)	489	28	92	\$107,884	94%	140
Wood County (51, 52, 56 & 57)	845	69	74	\$111,159	96%	110
Bowling Green (55)	1,083	37	75	\$114,671	92%	104
Defiance (61)	954	43	113	\$83,346	93%	126
Defiance County (62—66)	997	56	111	\$100,392	95%	151
Pauling County (67-70)	466	19	66	\$69,406	89%	155
Henry County (72-75)	354	22	39	\$85,816	93%	166
Napoleon (76)	485	23	46	\$109,339	92%	100
Putnam County (78—80)	94	3	14	\$144,000	85%	38
Williams County (82-86 & 88-91)	1,036	63	112	\$60,829	89%	128
Bryan (87)	763	50	94	\$98,752	93%	115
Fulton County (93-95 & 97-99)	702	47	88	\$101,462	96%	140
Wauseon (96)	499	29	60	\$101,724	92%	168

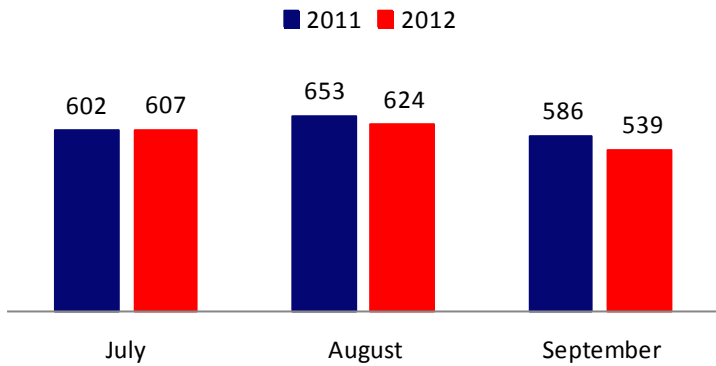




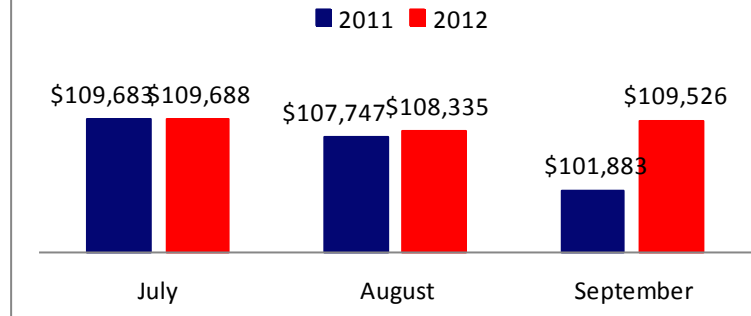
Local Market Update—Jan.—Nov. 2012

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.

3rd Quarter Home Sales



3rd Quarter Average Sales Price



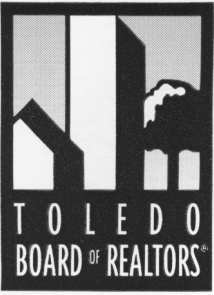
Inventory Supply Chart

For the Period Jul 1, 2012 to Sep 30, 2012

View:



	Jul-12	Aug-12	Sep-12
# Months Inventory	9.01	8.17	8.77
# Active Listings	5,485	5,166	4,744
# Sold Listings	609	632	541
Absorption Rate	609	632	541

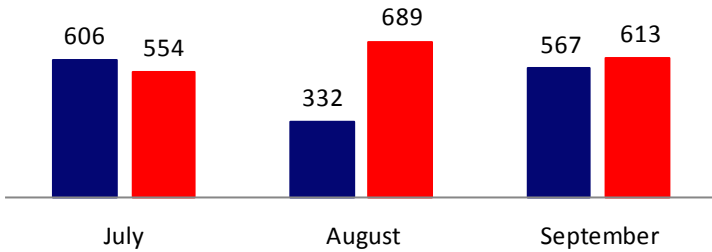


Local Market Update—3rd Quarter 2012

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.

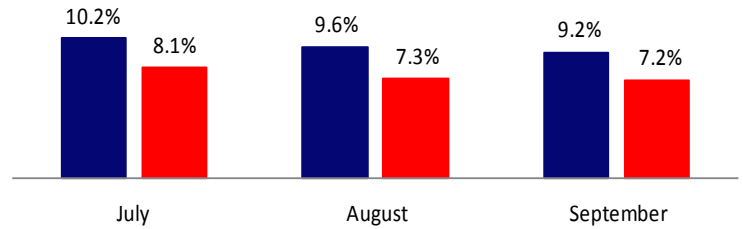
3rd Quarter Foreclosure Filings

■ 2011 ■ 2012

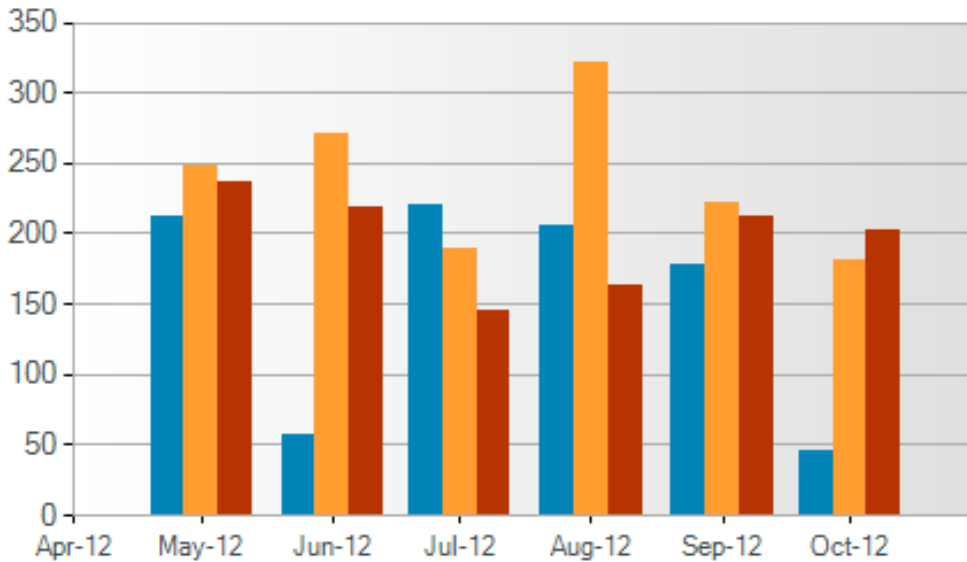


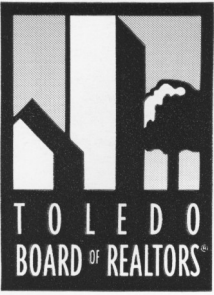
3rd Quarter Toledo MSA Unemployment Rates

■ 2011 ■ 2012



Pre-Foreclosure ■ Auction ■ REO ■





Local Market Update—3rd Quarter 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.

