

October sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Board of REALTORS® totaled 431. This was an increase of 3% compared to October of 2012, and a decrease of 6% compared to the previous month. Sales volume generated by October activity totaled \$49 million, a 2% increase over 2012, and year to date sales volume is up 18% over the same time period in 2012. The median sales price was \$83,000 which was unchanged from October 2012, and the average sales price was \$113,385 a decrease of 1% compared to last October.

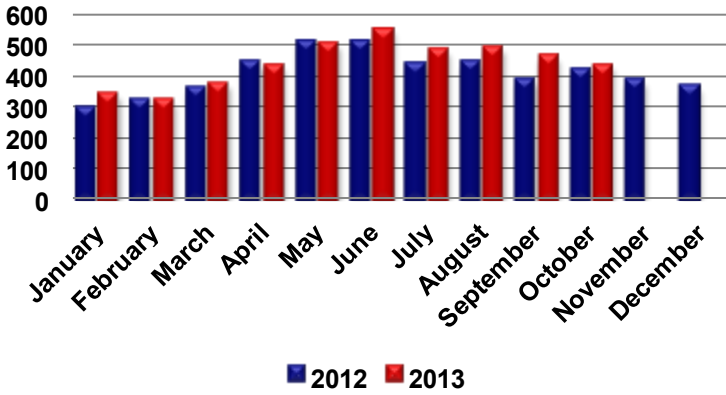
707 listings were added to the system in October, which was up 9% from last October's 650, and up 4% from last month. Year-to-date new listings totaled 7,559 which is statistically unchanged from the 7,525 submitted through October of last year. Inventory of single-family listings showed 3,842 available at month's end which represented a supply of 8.9 months which is down 8% from October 2012 and up 2% from the previous month.

Sales through October reached 4,469, a 9% increase over 2012 when 4,097 transactions occurred during the same period. The average sales price year-to-date stood at \$117,135 and represented an 8% increase from 2012's year-to-date numbers.

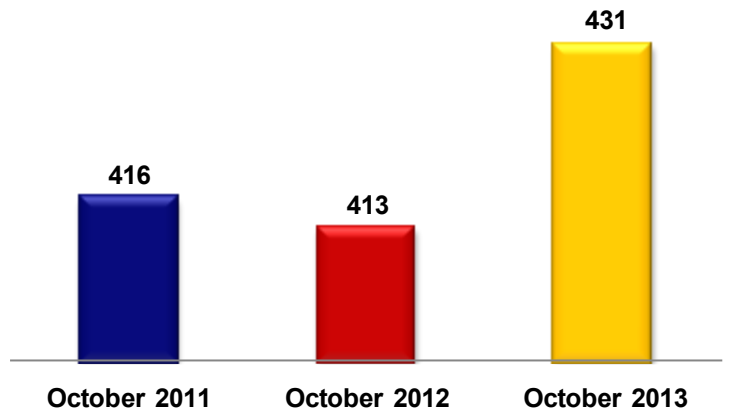
Lucas and Upper Wood County						
	October			Year to Date		
	2012	2013	+/-	2012	2013	+/-
<b>Closed Sales</b>	417	<b>431</b>	3%	4,097	<b>4,469</b>	9%
<b>Pending</b>	443	<b>463</b>	5%	4,251	<b>4,725</b>	11%
<b>Median Sales Price</b>	\$83,000	<b>\$83,000</b>	—	\$78,000	<b>\$90,000</b>	15%
<b>Average Sales Price</b>	\$114,811	<b>\$113,385</b>	-1%	\$108,345	<b>\$117,135</b>	8%
<b>Average Price Per Square Foot</b>	\$57	<b>\$59</b>	4%	\$55	<b>\$60</b>	9%
<b>% of Original List Price Received</b>	93%	<b>95%</b>	2%	93%	<b>95%</b>	2%
<b>Average Days On Market</b>	124	<b>102</b>	-18%	118	<b>114</b>	-4%
<b>New Listings</b>	650	<b>707</b>	9%	7,525	<b>7,559</b>	—
<b>Active Listings</b>	4,064	<b>3,842</b>	-5%	—	—	—
<b>Months Supply of Inventory</b>	9.7	<b>8.9</b>	-8%	—	—	
<b>Volume (in 1000's)</b>	\$47,647	<b>\$48,776</b>	2%	\$443,240	<b>\$522,610</b>	18%

Lucas and Upper Wood County							
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+
<b>Sold</b>	125	110	131	47	12	3	3
<b>Pending</b>	155	112	130	46	14	3	3
<b>Active</b>	628	799	763	304	117	35	69
<b>Months Supply of Inventory</b>	5.0	7.3	5.8	6.5	9.8	11.7	23.0

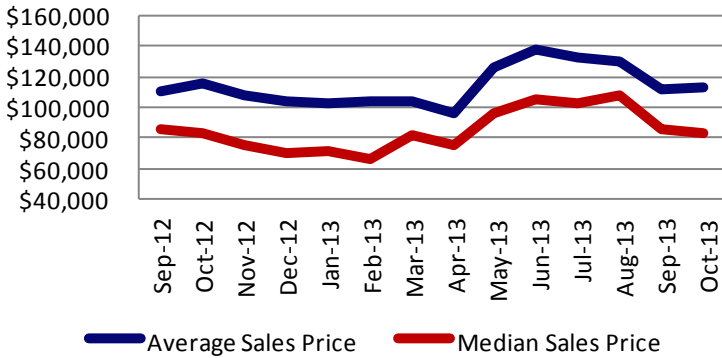
## Lucas and Upper Wood County Home Sales



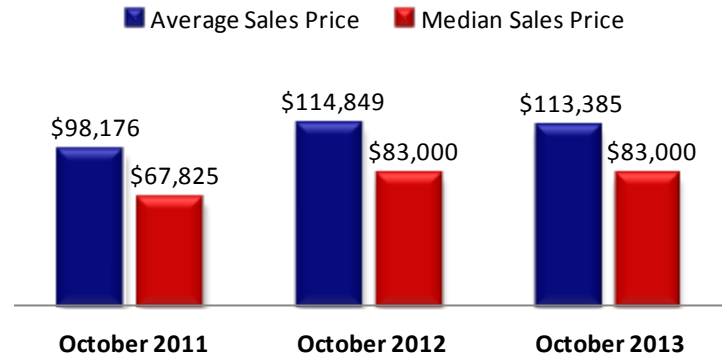
## Lucas and Upper Wood County Home Sales



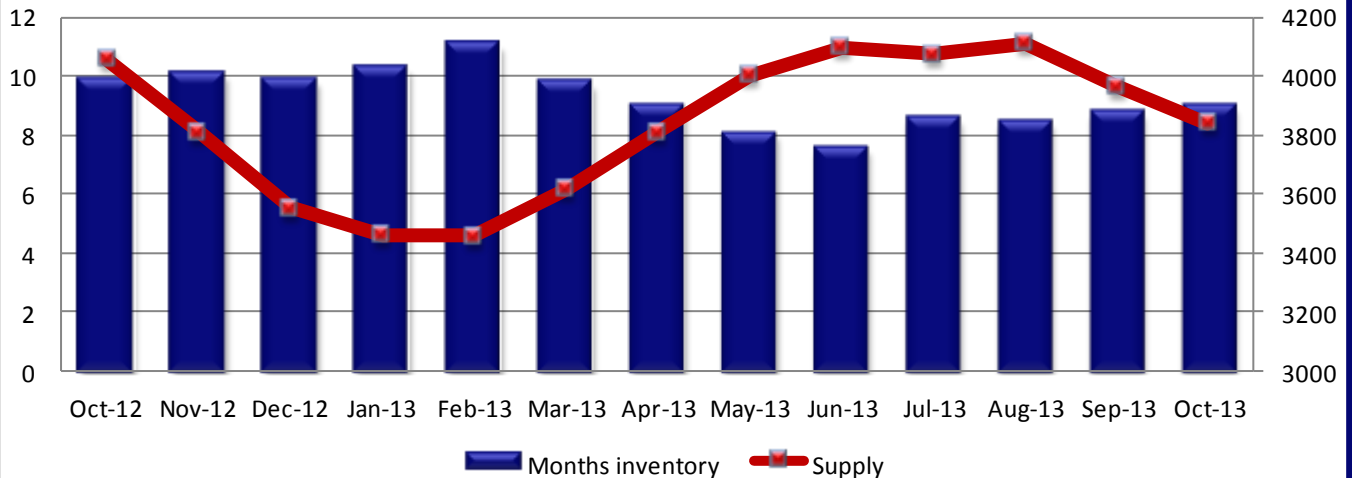
## Lucas and Upper Wood County Average and Median Sales Prices



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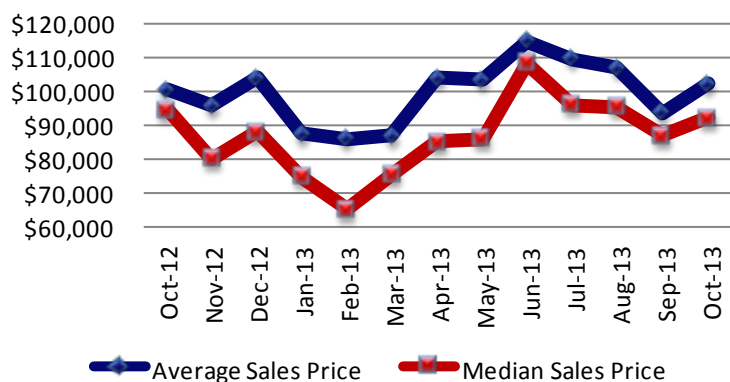
## Inventory Supply Chart



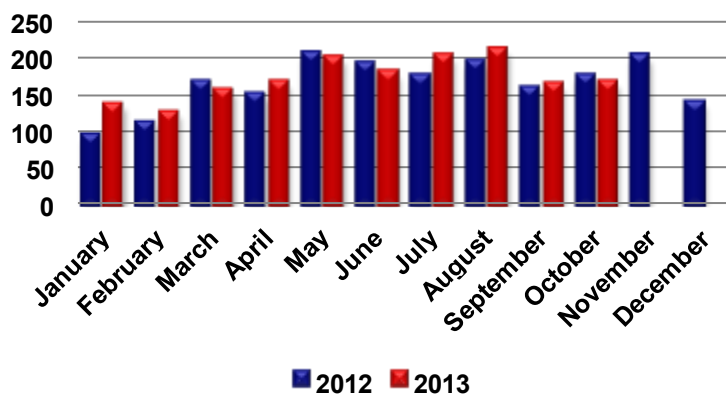
Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inventory
<b>Sylvania (2 &amp;3) [43560, 43617]</b>	335	68	42	45	\$166,651	\$178,000	117	8.0
<b>Airport/Swanton (4) [43558]</b>	86	13	10	10	\$96,814	\$64,900	91	8.6
<b>Spring Meadows (5) [43528]</b>	147	25	16	17	\$139,328	\$108,000	103	9.2
<b>Monclova (6) [43542]</b>	32	3	3	2	\$322,300	\$345,000	36	10.7
<b>Maumee (7) [43537]</b>	212	42	20	21	\$174,105	\$137,306	101	10.6
<b>Whitehouse (8) [43571]</b>	66	10	8	8	\$197,135	\$212,564	66	8.3
<b>Waterville (10) [43566]</b>	53	5	12	8	\$204,517	\$189,950	91	4.4
<b>Toledo (11 &amp; 15 ) [43623 &amp; 43615]</b>	408	66	35	49	\$94,627	\$72,100	93	11.7
<b>West Toledo (12 &amp; 13) [43613,13612]</b>	660	122	75	83	\$53,804	\$42,000	92	8.8
<b>Point Place (14) [43611]</b>	155	29	23	14	\$77,517	\$74,900	93	6.7
<b>Ottawa Hills (16) [43615 &amp; 43606]</b>	70	18	6	7	\$291,150	\$306,450	42	11.7
<b>Ottawa Park/Westgate (17) [43606 no Ot-tawa Hills]</b>	171	22	19	11	\$89,213	\$81,125	114	9.0
<b>Toledo (18-22) [43610, 43620, 43608, 43602, 43604, 43624, 43607, 43609]</b>	442	93	43	42	\$27,945	\$19,625	123	10.3
<b>Heatherdowns (23) [43614]</b>	253	35	27	27	\$104,309	\$99,375	111	9.4
<b>East River (24) [43605]</b>	141	29	15	9	\$14,074	\$9,350	84	9.4
<b>Oregon (25 ) [43616]</b>	140	34	16	14	\$127,518	\$125,000	107	8.8
<b>East Suburbs (26) [43434, 43618, 43412]</b>	16	2	0	1	—	—	—	—
<b>Perrysburg (53) [43551, 43552]</b>	281	62	33	33	\$228,964	\$201,500	113	8.5
<b>Rossford (54) [43460]</b>	152	28	15	13	\$104,475	\$96,750	89	10.1
<b>Ottawa County (27 &amp; 28)</b>	140	24	13	14	\$108,612	\$65,000	201	10.8
<b>Sandusky County (29)</b>	115	24	7	9	74,917	\$75,700	106	16.4
<b>Wood County (51, 52, 56 &amp; 57)</b>	183	31	20	9	\$112,970	\$127,750	136	9.2
<b>Bowling Green (55)</b>	96	20	8	12	\$148,000	\$143,750	67	12.0
<b>Defiance (61)</b>	176	33	20	23	\$96,462	\$90,000	130	8.8
<b>Defiance County (62—66)</b>	172	28	13	19	\$125,032	\$110,000	120	13.2
<b>Pauling County (67-70)</b>	131	30	13	11	\$57,986	\$49,900	126	10.1
<b>Henry County (72-75)</b>	106	10	6	4	\$104,900	\$84,250	151	17.7
<b>Napoleon (76)</b>	112	17	12	14	\$117,417	\$93,500	136	9.3
<b>Putnam County (78—80)</b>	30	4	2	0	\$56,250	\$56,250	88	15.0
<b>Williams County (82-86 &amp; 88-91)</b>	190	21	16	24	\$74,991	\$75,275	119	11.9
<b>Bryan (87)</b>	171	27	13	16	\$98,107	\$81,750	97	13.2
<b>Fulton County (93-95 &amp; 97-99)</b>	158	21	8	10	\$109,313	\$93,250	89	19.8
<b>Wauseon (96)</b>	86	17	9	10	\$122,700	\$92,900	129	9.6

Outlying Areas						
	October			Year to Date		
	2012	2013	+/-	2012	2013	+/-
<b>Closed Sales</b>	174	<b>167</b>	-4%	1,618	<b>1,740</b>	8%
<b>Pending</b>	183	<b>200</b>	10%	1,674	<b>1,790</b>	7%
<b>Median Sales Price</b>	\$94,500	<b>\$92,250</b>	-2%	\$84,000	<b>\$88,500</b>	5%
<b>Average Sales Price</b>	\$100,872	<b>\$102,121</b>	1%	\$97,051	<b>\$100,749</b>	4%
<b>Average Price Per Square Foot</b>	\$61	<b>\$60</b>	-2%	\$56	<b>\$59</b>	5%
<b>% of Original List Price Received</b>	93%	<b>91%</b>	-2%	93%	<b>93%</b>	—
<b>Average Days On Market</b>	141	<b>126</b>	-11%	131	<b>130</b>	-1%
<b>New Listings</b>	301	<b>317</b>	5%	3,287	<b>3,277</b>	—
<b>Active Listings</b>	1,970	<b>1,912</b>	-3%	—	—	—
<b>Months Supply of Inventory</b>	11.3	<b>11.4</b>	—	—	—	—
<b>Volume (in 1000's)</b>	\$17,552	<b>\$16,952</b>	-3%	\$157,028	<b>\$175,202</b>	12%

### Outlying Areas Sale Prices



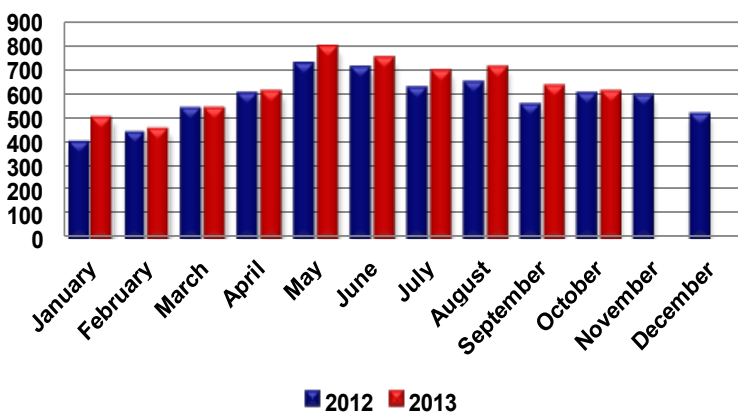
### Outlying Areas Average Home Sales



Entire NORIS MLS						
	October			Year to Date		
	2012	2013	+/-	2012	2013	+/-
<b>Closed Sales</b>	591	598	1%	5,715	<b>6,209</b>	9%
<b>Pending</b>	626	<b>567</b>	-9%	5,925	<b>6,515</b>	10%
<b>Median Sales Price</b>	\$86,000	<b>\$86,250</b>	—	\$80,000	<b>\$89,500</b>	12%
<b>Average Sales Price</b>	\$110,694	<b>\$110,248</b>	—	\$105,144	<b>\$112,539</b>	7%
<b>Average Price Per Square Foot</b>	\$58	<b>\$60</b>	3%	\$56	<b>\$60</b>	7%
<b>% of Original List Price Received</b>	93%	<b>94%</b>	1%	93%	<b>94%</b>	1%
<b>Average Days On Market</b>	129	<b>126</b>	-2%	122	<b>119</b>	-2%
<b>New Listings</b>	951	<b>1,024</b>	8%	10,812	<b>10,836</b>	—
<b>Active Listings</b>	6,034	<b>5,754</b>	-5%	—	—	—
<b>Months Supply of Inventory</b>	10.2	<b>9.6</b>	-6%	—	—	—
<b>Volume (in 1000's)</b>	\$65,199	<b>\$65,708</b>	1%	\$600,268	<b>\$697,812</b>	16%

Entire NORIS MLS							
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+
<b>Sold</b>	160	171	192	55	14	3	3
<b>Pending</b>	186	148	160	52	18	3	3
<b>Active</b>	804	1,317	1,380	413	144	54	75
<b>Months Supply of Inventory</b>	5.0	7.7	7.2	7.5	10.3	18.0	25.0

**NORIS MLS Homes Sales**



**NORIS MLS Home Sale Prices**

