

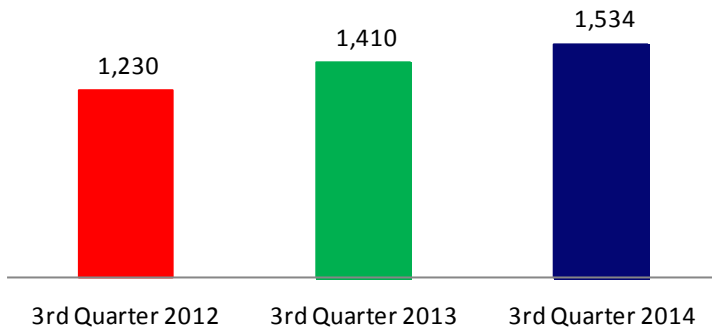
Single-Family Homes— Lucas & Upper Wood County

Third quarter sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Board of REALTORS® totaled 1,534. This was an increase of nine percent compared to the third quarter of 2013. Sales volume generated by third quarter activity totaled \$208 million, a 17 percent increase from the third quarter of 2013. The average sales price was \$135,508, an increase of seven percent compared to the third quarter of 2013. 2,418 listings were added to the system during the third quarter, which was up five percent from the third quarter of 2013.

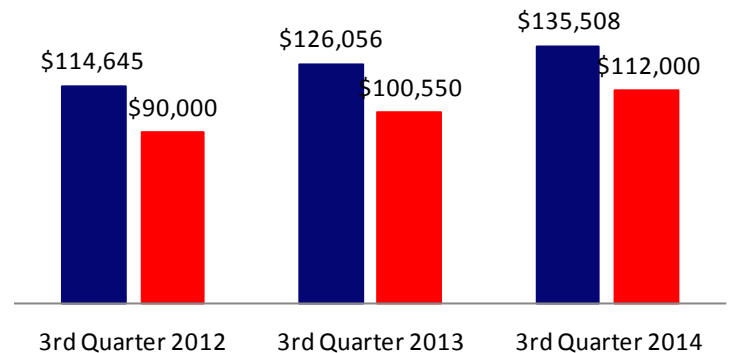
SFH - Lucas and Upper Wood County

	3rd Quarter 2013	3rd Quarter 2014	% Change
Closed Sales	1,410	1,534	9%
Median Sales Price	\$100,550	\$112,000	11%
Average Sales Price	\$126,056	\$135,508	7%
Average Price Per Square Foot	\$65	\$69	6%
% of Original List Price Received	95%	95%	0%
Average Days on Market	112	102	-9%
New Listings	2,298	2,418	5%
Volume (in 1000's)	\$177,738	\$207,869	17%

Home Sales



Sales Prices

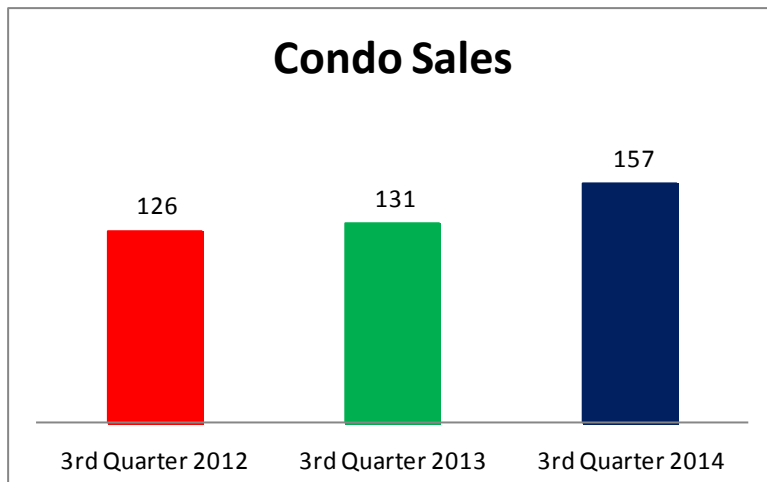
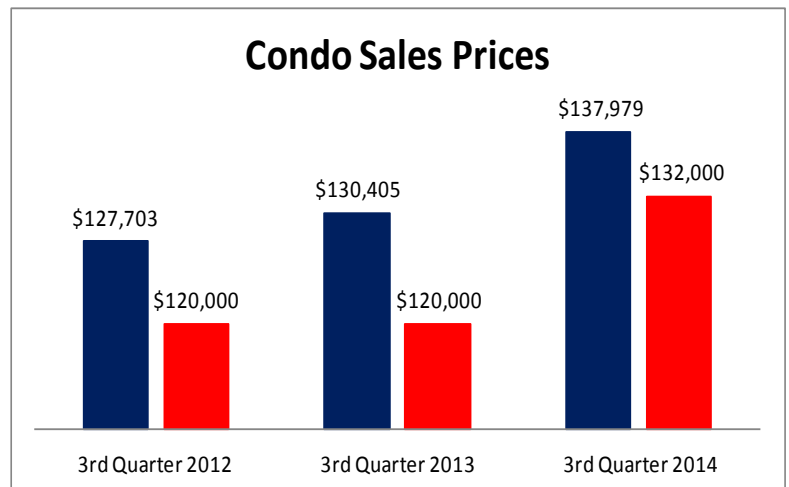


Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
3rd Quarter 2013	364	332	450	1209	52	25	15
3rd Quarter 2014	365	320	526	1285	67	28	17
% change	0%	-4%	17%	6%	29%	12%	13%

Condos— Lucas & Upper Wood County

Third quarter sales of condos in Lucas and Upper Wood County reported by the Toledo Board of REALTORS® totaled 157. This was an increase of twenty percent compared to the third quarter of 2013. Sales volume generated by third quarter activity totaled \$22 million, a twenty-seven percent increase from the third quarter of 2013. The average sales price was \$137,979 an increase of six percent compared to the third quarter of 2013. 203 listings were added to the system during the third quarter, which was down six percent from the third quarter of 2013.

	3rd Quarter 2013	3rd Quarter 2014	% Change
Closed Sales	131	157	20%
Median Sales Price	\$120,000	\$132,000	10%
Average Sales Price	\$130,405	\$137,979	6%
Average Price Per Square Foot	\$77	\$80	4%
% of Original List Price Received	93%	94%	1%
Average Days on Market	121	110	-9%
New Listings	216	203	-6%
Volume (in 1000's)	\$17,083	\$21,663	27%



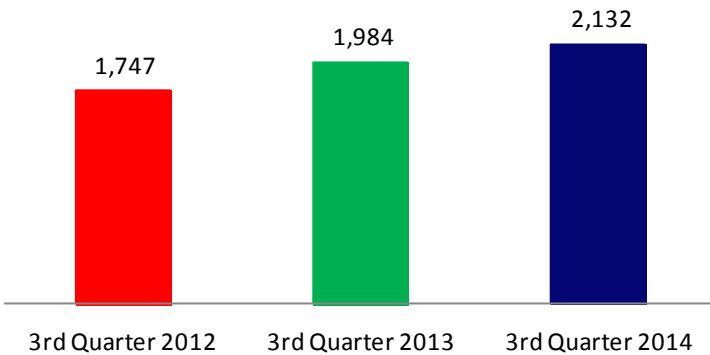
Entire NORIS MLS

Third quarter sales of single-family homes in Northwest Ohio reported by the Toledo Board of REALTORS® totaled 2,132. This was an increase of seven percent compared to the third quarter of 2013. Sales volume generated by third quarter activity totaled \$278 million, a seventeen percent increase from the third quarter of 2013. The average sales price was \$130,434 an increase of nine percent compared to the third quarter of 2013. 3,463 listings were added to the system during the third quarter, which was up five percent from the third quarter of 2013.

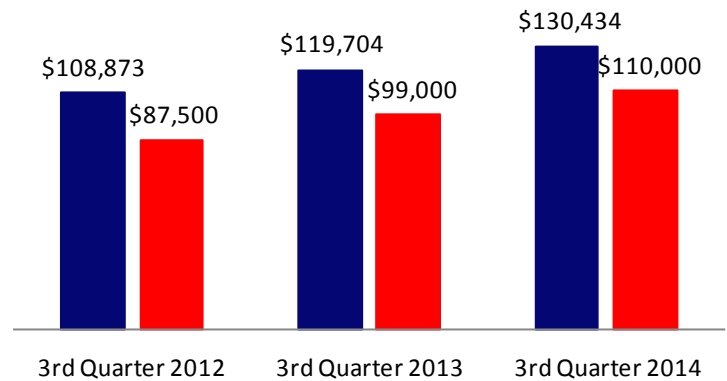
Entire NORIS MLS

	3rd Quarter 2013	3rd Quarter 2014	% Change
Closed Sales	1,984	2,132	7%
Median Sales Price	\$99,000	\$110,000	11%
Average Sales Price	\$119,704	\$130,434	9%
Average Price Per Square Foot	\$64	\$68	6%
% of Original List Price Received	95%	95%	0%
Average Days on Market	117	106	-9%
New Listings	3,283	3,463	5%
Volume (in 1000's)	\$237,492	\$278,086	17%

Home Sales



Sales Prices



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+
3rd Quarter 2013	521	540	674	213	60	26	15
3rd Quarter 2014	499	536	778	276	78	30	17
% change	-4%	-1%	15%	30%	30%	15%	13%

Local Market Update —3rd Quarter 2014

Area & Zip Codes	3rd Qtr. Av. Sales Price	% Change 2013	3rd Qtr. Sold	% Change 2013	3rd Qtr. New Listings	% Change 2013	3rd Qtr. DOM	% Change 2013
Sylvania (2&3) [43560, 43617]	\$ 208,303	6%	171	10%	234	14%	88	-21%
Airport/Swanton (4) [43558]	\$ 171,391	36%	35	-5%	41	-34%	136	32%
Spring Meadows (5) [43528]	\$ 174,600	-11%	68	31%	97	1%	114	5%
Monclova (6) [43542]	\$ 328,502	-1%	23	44%	30	36%	113	-9%
Maumee (7) [43537]	\$ 185,392	-1%	120	26%	166	25%	116	10%
Whitehouse (8) [43571]	\$ 186,838	-2%	28	22%	38	-16%	84	-31%
Waterville (10) [43566]	\$ 200,407	18%	21	0%	44	16%	100	8%
Franklin Park/Trilby (11) [43613]	\$ 111,578	-21%	66	0%	114	25%	93	-23%
Tremainsville (12) [43613]	\$ 68,154	4%	133	9%	230	6%	108	7%
Five Points/North Towne (13) [43612]	\$ 43,444	6%	90	0%	134	-15%	95	-16%
Point Place (14) [43611]	\$ 82,168	27%	63	21%	104	17%	116	4%
Wildwood/Reynolds Corner (15) [43615]	\$ 104,412	25%	84	15%	146	7%	92	-35%
Ottawa Hills (16) [43615 & 43606]	\$ 303,017	5%	22	22%	35	-10%	96	-34%
Ottawa Park/Westgate (17) [43606]	\$ 105,448	12%	49	-21%	92	-16%	104	-15%
Old West End (18) [43610, 43620]	\$ 21,404	-58%	11	57%	19	19%	140	-29%
Old North End (19) [43608]	\$ 11,388	-3%	29	4%	65	2%	72	-19%
Town Centre (20) [43624, 43602, 43604]	\$ 4,500	—	1	—	3	50%	58	—
South Park (21) [43607]	\$ 28,190	2%	41	17%	69	-7%	77	-46%
Old South End (22) [43609]	\$ 21,425	-5%	41	-56%	80	-8%	86	115%
Heatherdowns (23) [43614]	\$ 101,237	5%	89	-10%	139	-4%	112	0%
East River (24) [43605]	\$ 18,152	7%	45	0%	99	11%	102	7%
Oregon (25) [43616]	\$ 141,354	13%	58	-5%	98	21%	94	-1%
East Suburbs (26) [43634, 43618, 43412]	\$ 131,900	82%	7	133%	10	0%	128	167%
Perrysburg (53) [43551, 43552]	\$ 241,166	8%	157	13%	201	16%	100	-10%
Rossford (54) [43460]	\$ 113,552	2%	77	13%	117	16%	120	0%