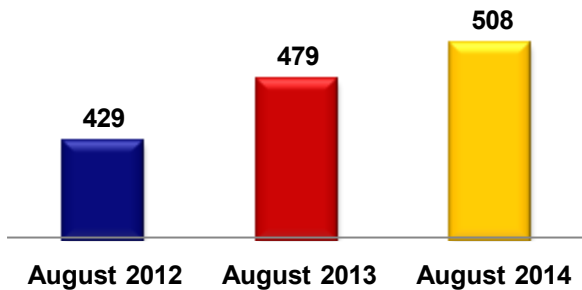
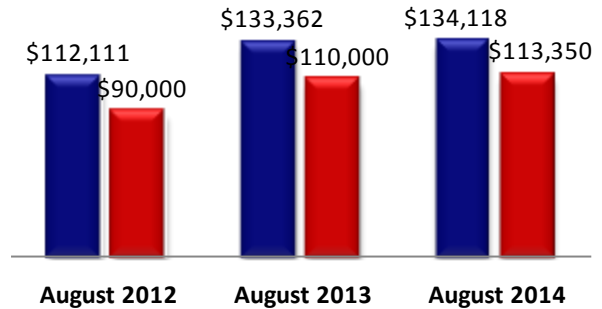


Local Market Update — August 2014

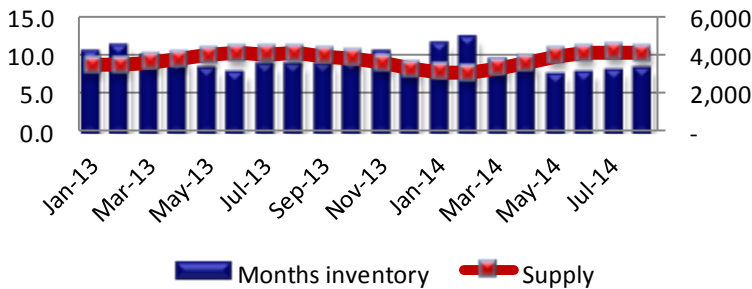
Home Sales



Average Sales Price Median Sales Price



Inventory Supply Chart



Lucas & Upper Wood County

August sales of single-family homes in Lucas and Upper Wood County, reported by the Toledo Board of REALTORS®, totaled 508. This was an increase of 6% compared to August of 2013, and a decrease of 5% compared to the previous month. Sales volume generated by August's activity totaled \$68.1 million, which was up 7% from 2013. The median sales price increased 3% compared to August 2013 to 113,350, and the average sales price increased 1% to \$134,118. 746 listings were added to the system in August, which

was down 10% from last August's 826, and down 21% from last month. Inventory of single-family listings showed 4,126 available at month's end which represented a supply of 8.1 months. This is down 5% from August of 2013 and up 4% from the previous month.

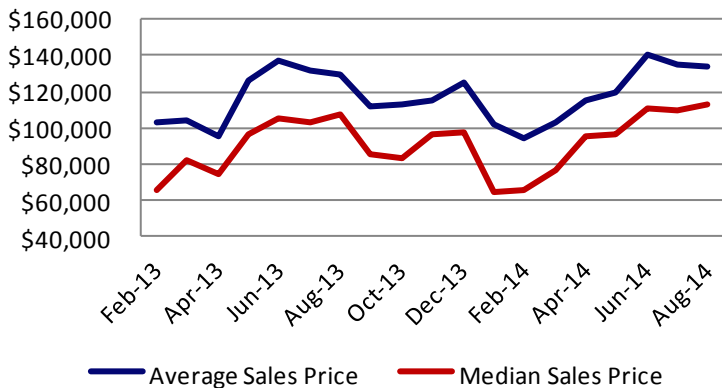
	August 2013	August 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	479	508	6%	3,475	3,439	-1%
Pending	487	518	6%			
Median Sales Price	\$110,000	\$113,350	3%	\$93,000	\$97,500	5%
Average Sales Price	\$133,362	\$134,118	1%	\$119,760	\$122,252	2%
Average Price Per Square Foot	\$67	\$69	3%	\$61	\$63	3%
% of Original List Price Received	96%	95%	-1%	95%	95%	0%
Average Days on Market	102	102	0%	117	111	-5%
New Listings	826	746	-10%	6,175	6,421	4%
Active & Contingent Listings	4,114	4,126	0%			
Months Supply of Inventory	8.6	8.1	-5%			
Volume (in 1000's)	\$63,880	\$68,132	7%	\$416,165	\$420,425	1%

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	147	98	132	48	22	2	4
Pending	144	92	125	49	12	4	2
Active & Contingent	944	998	971	398	147	60	76
Months Supply of Inventory	6.4	10.2	7.4	8.3	6.7	30.0	19.0

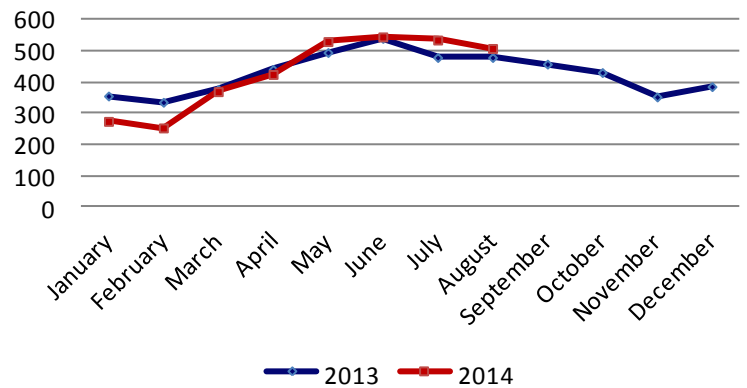
Lucas & Upper Wood County — August 2014

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	375	60	59	50	\$213,548	\$190,000	97	6.4
Airport/Swanton (4) [43558]	75	14	14	15	\$161,511	\$164,875	132	5.4
Spring Meadows (5) [43528]	162	34	23	22	\$159,298	\$164,900	126	7.0
Monclova (6) [43542]	53	13	8	8	\$304,637	\$278,500	89	6.6
Maumee (7) [43537]	268	54	36	35	\$194,139	\$177,500	101	7.4
Whitehouse (8) [43571]	68	12	4	13	\$138,250	\$137,000	128	17.0
Waterville (10) [43566]	57	13	10	6	\$214,485	\$232,250	123	5.7
Franklin Park/Trilby (11) [43613]	178	32	27	24	\$105,576	\$111,900	92	6.6
Tremainsville (12) [43613]	420	59	47	54	\$ 63,292	\$ 56,500	106	8.9
Five Points/North Towne (13) [43612]	248	48	31	31	\$ 48,293	\$ 38,100	96	8.0
Point Place (14) [43611]	185	31	18	24	\$ 69,922	\$ 64,500	98	10.3
Wildwood/Reynolds Corner (15) [43615]	249	48	25	32	\$ 91,768	\$ 76,000	89	10.0
Ottawa Hills (16) [43615 & 43606]	71	10	6	6	\$288,583	\$291,500	56	11.8
Ottawa Park/Westgate (17) [43606]	177	31	10	16	\$ 81,595	\$ 90,450	105	17.7
Old West End (18) [43610, 43620]	37	5	2	3	\$ 5,750	\$ 5,750	50	18.5
Old North End (19) [43608]	107	22	7	10	\$ 98,645	\$ 10,122	86	15.3
Town Centre (20) [43624, 43602, 43604]	5	1	-	1	\$ -	\$ -	0	--
South Park (21) [43607]	137	27	15	15	\$ 24,130	\$ 21,000	59	9.1
Old South End (22) [43609]	163	31	18	19	\$ 23,797	\$ 19,100	71	9.1
Heatherdowns (23) [43614]	268	43	26	24	\$104,159	\$ 94,000	95	10.3
East River (24) [43605]	133	21	12	11	\$ 17,924	\$ 12,250	124	11.1
Oregon (25) [43616]	161	28	23	18	\$137,865	\$125,000	111	7.0
East Suburbs (26) [43634, 43618, 43412]	19	5	4	4	\$120,350	\$128,200	156	4.8
Perrysburg (53) [43551, 43552]	311	65	58	50	\$230,916	\$215,000	108	5.4
Rossford (54) [43460]	179	35	24	26	\$123,477	\$125,500	136	7.5

Average and Median Sales Prices



Home Sales

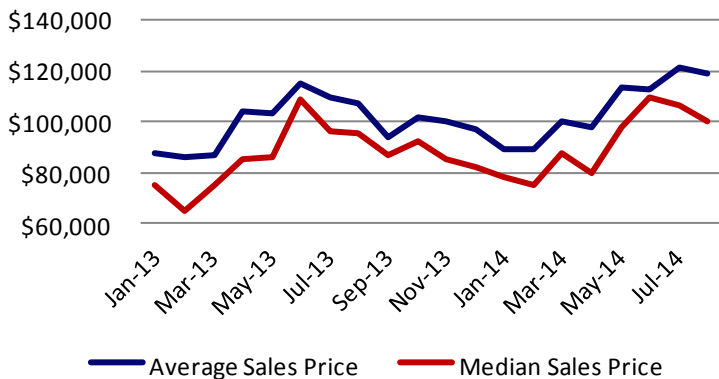


Outlying Areas — August 2014

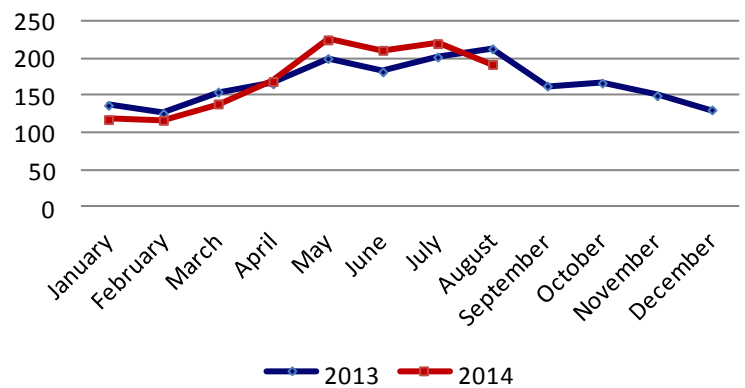
	August 2013	August 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	213	192	-10%	1,380	1,394	1%
Pending	200	209	5%			
Median Sales Price	\$96,000	\$99,950	4%	\$88,850	\$96,500	9%
Average Sales Price	\$106,614	\$119,265	12%	\$102,127	\$108,041	6%
Average Price Per Square Foot	\$62	\$69	11%	\$59	\$62	5%
% of Original List Price Received	94%	95%	1%	93%	94%	1%
Average Days on Market	136	119	-13%	132	125	-5%
New Listings	350	342	-2%	2,677	2,658	-1%
Active & Contingent Listings	1,993	1,914	-4%			
Months Supply of Inventory	9.4	10.0	7%			
Volume (in 1000's)	\$22,709	\$22,899	1%	\$140,935	\$150,609	7%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Wood County (51,52, 56 & 57)	201	37	20	22	\$130,760	\$ 98,750	108	10.1
Bowling Green (55)	109	26	16	14	\$179,341	\$156,750	90	6.8
Defiance (61)	152	25	10	13	\$114,260	\$ 93,500	73	15.2
Defiance County (62-66)	174	28	11	16	\$123,591	\$130,000	106	15.8
Paulding County (67-70)	130	21	10	16	\$ 91,240	\$ 74,250	172	13.0
Henry County (72-75)	93	13	14	12	\$ 82,636	\$ 81,500	86	6.6
Napoleon (76)	101	18	12	13	\$109,688	\$106,750	95	8.4
Putnam County (78-80)	26	9	2	1	\$ 73,500	\$ 73,500	84	13.0
Williams County (82-86 & 88-91)	188	24	23	30	\$ 82,126	\$ 75,000	107	8.2
Bryan (87)	187	34	11	9	\$110,441	\$ 99,750	152	17.0
Fulton County (93-95 & 97-99)	157	31	18	15	\$125,211	\$ 97,450	172	8.7
Wauseon (96)	80	16	7	6	\$191,114	\$135,000	194	11.4

Sales Prices



Home Sales

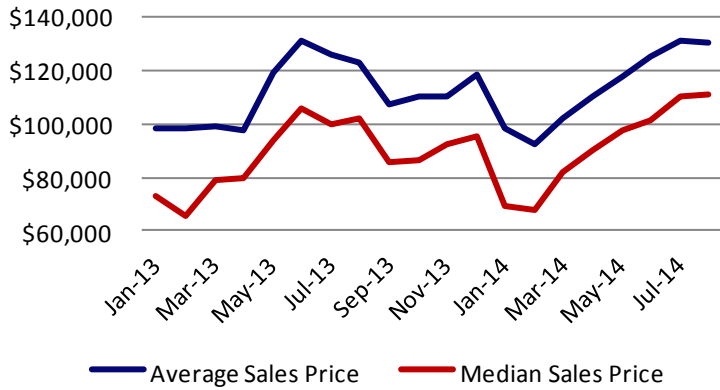


Entire NORIS MLS — August 2014

	August 2013	August 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	692	700	1%	4,855	4,833	0%
Pending	687	727	6%			
Median Sales Price	\$106,000	\$111,250	5%	\$92,000	\$97,000	5%
Average Sales Price	\$125,129	\$130,044	4%	\$114,748	\$118,153	3%
Average Price Per Square Foot	\$65	\$69	6%	\$60	\$63	5%
% of Original List Price Received	95%	95%	0%	94%	95%	1%
Average Days on Market	112	107	-4%	121	115	-5%
New Listings	1,176	1,088	-7%	8,852	9,079	3%
Active & Contingent Listings	6,107	6,040	-1%			
Months Supply of Inventory	8.8	8.6	-2%			
Volume (in 1000's)	\$86,589	\$91,031	5%	\$557,100	\$571,034	3%

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	177	179	250	88	33	9	4
Pending	180	190	239	88	22	8	2
Active & Contingent	1,170	1,740	2,003	688	234	99	109
Months Supply of Inventory	6.6	9.7	8.0	7.8	7.1	11.0	27.3

Home Sales Prices



Home Sales

