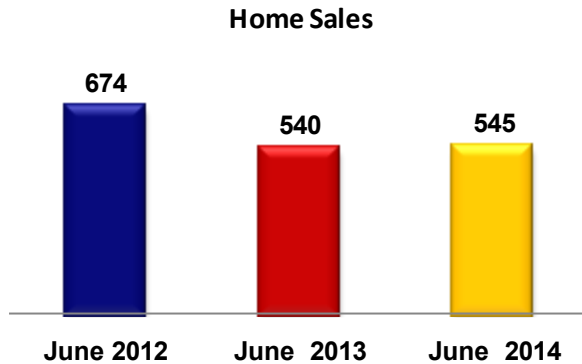
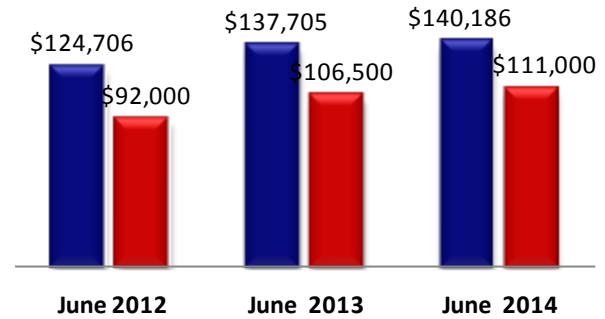


# Local Market Update — June 2014

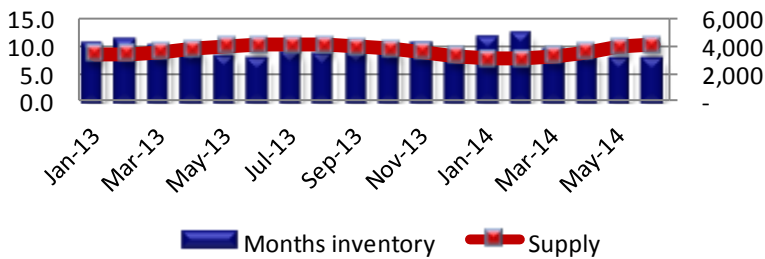
## Home Sales



## Average Sales Price / Median Sales Price



## Inventory Supply Chart



## Lucas & Upper Wood County

June sales of single-family homes in Lucas and Upper Wood County, reported by the Toledo Board of REALTORS®, totaled 545. This was an increase of 1% compared to June of 2013, and an increase of 3% compared to the previous month. Sales volume generated by June's activity totaled \$76.4 million, which was up 3% from 2013. The median sales price increased 4% compared to June 2013 to \$111,000, and the average sales price increased 2% to \$140,186.

## Lucas and Upper Wood County

	June 2013	June 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	540	<b>545</b>	1%	2,517	2,379	-5%
Pending	529	<b>564</b>	7%			
Median Sales Price	\$106,500	<b>\$111,000</b>	4%	\$87,500	\$89,900	3%
Average Sales Price	\$137,705	<b>\$140,186</b>	2%	\$114,935	\$116,513	1%
Average Price Per Square Foot	\$67	<b>\$69</b>	3%	\$59	\$61	3%
% of Original List Price Received	96%	<b>96%</b>	0%	94%	95%	1%
Average Days on Market	117	<b>105</b>	-10%	120	114	-5%
New Listings	843	<b>936</b>	11%	4,554	4,736	4%
Active & Contingent Listings	4,102	<b>4,085</b>	0%			
Months Supply of Inventory	7.6	<b>7.5</b>	-1%			
Volume (in 1000's)	\$74,361	<b>\$76,401</b>	3%	\$289,292	\$277,183	-4%

936 listings were added to the system in June, which was up 11% from last June's 843, and down 7% from last month. Inventory of single-family listings showed 4,085 available at month's end which represented a supply of 7.5 months. This is down 1% from June of 2013 and up 1% from the previous month.

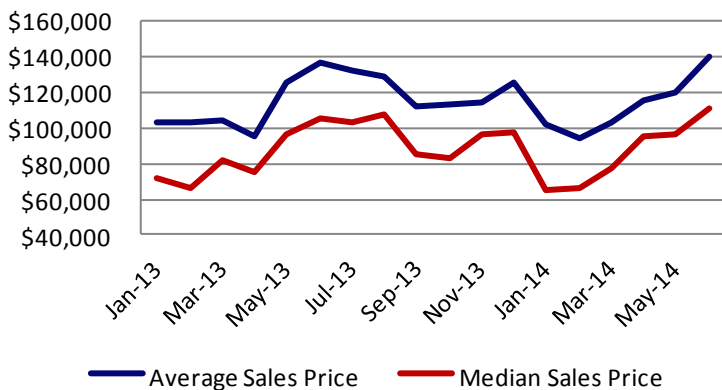
## Lucas County

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+
Sold	125	117	137	51	22	7	7
Pending	155	112	129	60	20	5	8
Active & Contingent	934	999	963	379	148	60	76
Months Supply of Inventory	7.5	8.5	7.0	7.4	6.7	8.6	10.9

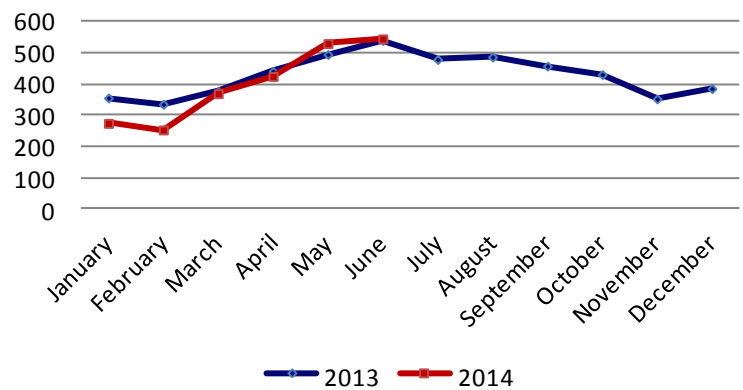
# Lucas & Upper Wood County —June 2014

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	362	87	55	57	\$223,351	\$199,000	88	6.6
Airport/Swanton (4) [43558]	82	12	15	13	\$120,087	\$ 98,750	111	5.5
Spring Meadows (5) [43528]	154	23	18	25	\$198,684	\$181,460	133	8.6
Monclova (6) [43542]	45	13	6	5	\$375,433	\$356,425	238	7.5
Maumee (7) [43537]	251	66	34	37	\$240,301	\$212,500	114	7.4
Whitehouse (8) [43571]	75	24	13	16	\$221,808	\$233,500	100	5.8
Waterville (10) [43566]	61	19	11	11	\$195,618	\$184,000	81	5.5
Franklin Park/Trilby (11) [43613]	171	28	19	20	\$150,674	\$ 91,000	101	9.0
Tremainsville (12) [43613]	409	105	64	45	\$ 66,182	\$ 66,250	115	6.4
Five Points/North Towne (13) [43612]	275	57	42	50	\$ 42,069	\$ 32,000	74	6.5
Point Place (14) [43611]	181	43	19	24	\$ 76,813	\$ 79,680	131	9.5
Wildwood/Reynolds Corner (15) [43615]	260	60	31	44	\$ 86,724	\$ 78,000	91	8.4
Ottawa Hills (16) [43615 & 43606]	78	16	11	8	\$280,091	\$255,000	101	7.1
Ottawa Park/Westgate (17) [43606]	176	36	23	18	\$ 98,960	\$105,000	151	7.7
Old West End (18) [43610, 43620]	47	8	5	6	\$ 24,755	\$ 17,000	141	9.4
Old North End (19) [43608]	111	29	5	11	\$ 8,343	\$ 9,000	60	22.2
Town Centre (20) [43624, 43602, 43604]	5	-	2	-	\$ 4,450	\$ 4,450	72	2.5
South Park (21) [43607]	120	31	8	11	\$ 22,292	\$ 19,619	92	15.0
Old South End (22) [43609]	155	24	12	20	\$ 18,533	\$ 17,751	69	12.9
Heatherdowns (23) [43614]	274	73	37	33	\$102,860	\$103,000	121	7.4
East River (24) [43605]	135	33	11	21	\$ 15,726	\$ 12,901	41	12.3
Oregon (25) [43616]	154	33	20	20	\$120,665	\$109,200	83	7.7
East Suburbs (26) [43634, 43618, 43412]	18	3	3	3	\$150,133	\$ 83,000	190	6.0
Perrysburg (53) [43551, 43552]	317	64	65	46	\$244,112	\$211,500	104	4.9
Rossford (54) [43460]	154	44	13	17	\$103,851	\$107,000	118	11.8

**Average and Median Sales Prices**



**Home Sales**

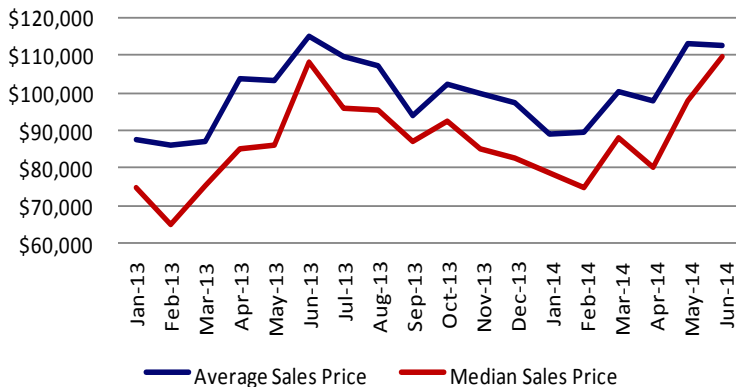


# Outlying Areas — June 2014

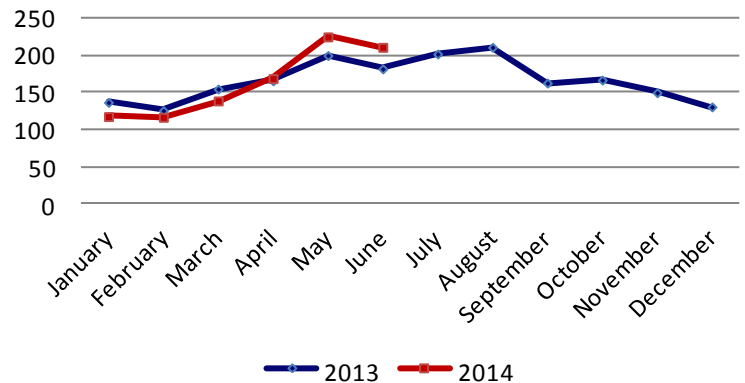
	June 2013	June 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	182	<b>211</b>	16%	966	979	1%
Pending	191	<b>227</b>	19%			
Median Sales Price	\$109,450	<b>\$109,900</b>	0%	\$85,000	\$93,500	10%
Average Sales Price	\$114,896	<b>\$112,543</b>	-2%	\$99,446	\$102,936	4%
Average Price Per Square Foot	\$63	<b>\$67</b>	6%	\$57	\$60	5%
% of Original List Price Received	94%	<b>94%</b>	0%	93%	93%	0%
Average Days on Market	119	<b>119</b>	0%	133	131	-2%
New Listings	329	<b>417</b>	27%	1,975	1,925	-3%
Active & Contingent Listings	1,933	<b>1,873</b>	-3%			
Months Supply of Inventory	10.6	<b>8.9</b>	-16%			
Volume (in 1000's)	\$20,911	<b>\$23,747</b>	14%	\$96,065	\$100,774	5%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Wood County (51,52, 56 & 57)	192	50	24	23	\$128,548	\$127,250	83	8.0
Bowling Green (55)	115	29	25	25	\$173,441	\$162,000	87	4.6
Defiance (61)	161	39	18	15	\$ 91,249	\$ 73,000	163	8.9
Defiance County (62-66)	162	33	21	22	\$ 94,719	\$ 94,000	148	7.7
Paulding County (67-70)	115	25	15	14	\$ 65,563	\$ 53,500	202	7.7
Henry County (72-75)	83	15	6	3	\$ 85,317	\$ 80,200	122	13.8
Napoleon (76)	107	22	11	12	\$104,100	\$106,500	94	9.7
Putnam County (78-80)	19	6	2	2	\$ 99,000	\$ 99,000	54	9.5
Williams County (82-86 & 88-91)	184	42	17	19	\$ 78,026	\$ 76,500	128	10.8
Bryan (87)	194	37	18	20	\$ 91,328	\$ 92,750	100	10.8
Fulton County (93-95 & 97-99)	161	33	18	27	\$132,192	\$125,000	143	8.9
Wauseon (96)	84	22	6	9	\$133,367	\$129,800	124	14.0

**Sales Prices**



**Home Sales**

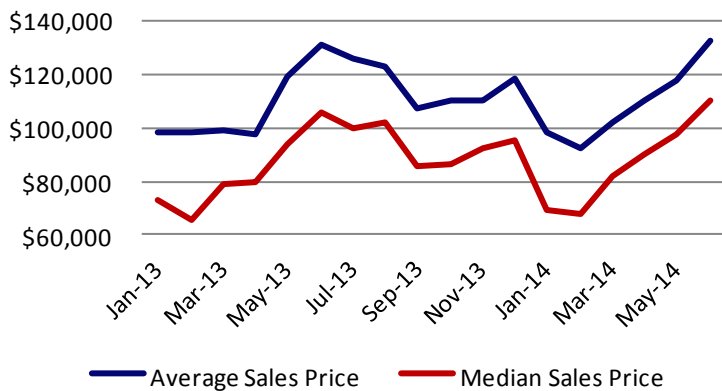


# Entire NORIS MLS — June 2014

	June 2013	June 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	722	<b>756</b>	5%	3,483	3,358	-4%
Pending	720	<b>791</b>	10%			
Median Sales Price	\$107,750	<b>\$110,000</b>	2%	\$86,000	\$90,000	5%
Average Sales Price	\$131,955	<b>\$132,471</b>	0%	\$110,639	\$112,554	2%
Average Price Per Square Foot	\$66	<b>\$68</b>	3%	\$58	\$61	5%
% of Original List Price Received	95%	<b>96%</b>	1%	94%	95%	1%
Average Days on Market	118	<b>109</b>	-8%	124	119	-4%
New Listings	1,172	<b>1,353</b>	15%	6,529	6,661	2%
Active & Contingent Listings	6,035	<b>5,958</b>	-1%			
Months Supply of Inventory	8.4	<b>7.9</b>	-6%			
Volume (in 1000's)	\$95,272	<b>\$100,148</b>	5%	\$385,357	\$377,957	-2%

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	167	186	271	96	33	9	9
Pending	195	179	268	101	30	7	9
Active & Contingent	1,157	1,713	1,985	662	244	98	103
Months Supply of Inventory	6.9	9.2	7.3	6.9	7.4	10.9	11.4

**Home Sales Prices**



**Home Sales**

