

Lucas & Upper Wood County

November sales of single-family homes in Lucas and Upper Wood County, reported by the Toledo Regional Association of REALTORS®, totaled 342. This was a decrease of 5% compared to November of 2013, and a decrease of 31% compared to the previous month. Sales volume generated by November's activity totaled \$38.4million, which was down 6% from 2013.

518 listings were added to the system in November, which was up 1% from last November's 511, but down 28% from last month.

Inventory of single-family listings showed 3,547 available at month's end which represented a supply of 10.4 months. This is up 4% from November of 2013 and up 33% from the previous month.

Year to date figures closed show sales are up 1% , median sales price is up 7% and total volume is up 5%.

Lucas and Upper Wood County

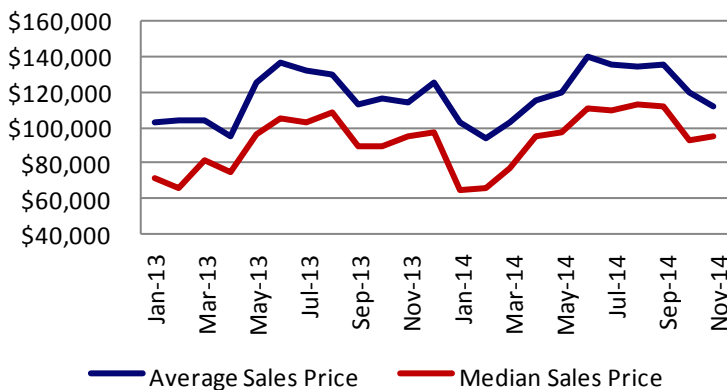
	November 2013	November 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	360	342	-5%	4,701	4,769	1%
Pending	369	362	-2%			
Median Sales Price	\$94,500	\$95,500	1%	\$92,500	\$98,900	7%
Average Sales Price	\$113,826	\$112,194	-1%	\$118,334	\$122,590	4%
Average Price Per Square Foot	\$60	\$63	5%	\$61	\$64	5%
% of Original List Price Received	95%	94%	-1%	95%	95%	0%
Average Days on Market	117	97	-17%	116	108	-7%
New Listings	511	518	1%	8,070	8,390	4%
Active & Contingent Listings	3,576	3,547	-1%			
Months Supply of Inventory	9.9	10.4	4%			
Volume (in 1000's)	\$40,977	\$38,369	-6%	\$556,288	\$584,629	5%

Lucas County

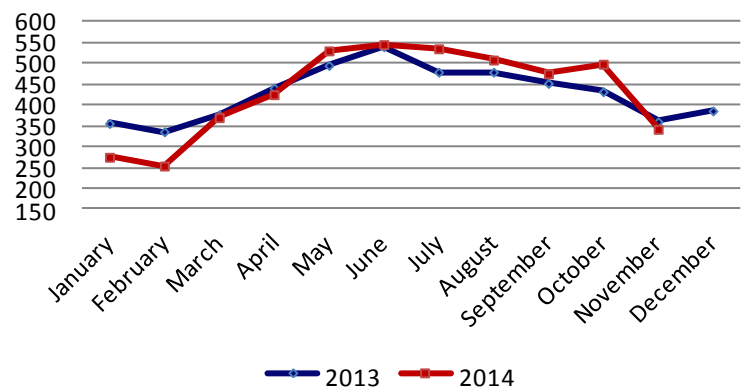
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	95	89	98	21	8	3	1
Pending	102	74	89	30	5	3	2
Active & Contingent	859	861	797	314	133	58	64
Months Supply of Inventory	9.0	9.7	8.1	15.0	16.6	19.3	64.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	314	46	38	41	\$182,365	\$161,500	98	8.3
Airport/Swanton (4) [43558]	66	8	8	10	\$115,523	\$129,000	42	8.3
Spring Meadows (5) [43528]	117	20	8	13	\$125,050	\$109,250	69	14.6
Monclova (6) [43542]	38	4	1	2	\$269,900	\$269,900	95	38.0
Maumee (7) [43537]	202	26	21	20	\$125,284	\$127,500	115	9.6
Whitehouse (8) [43571]	68	13	9	7	\$246,033	\$271,500	88	7.6
Waterville (10) [43566]	64	10	8	9	\$165,675	\$162,500	92	8.0
Franklin Park/Trilby (11) [43613]	147	25	16	15	\$108,289	\$114,375	99	9.2
Tremainsville (12) [43613]	349	42	36	35	\$ 62,643	\$ 68,950	98	9.7
Five Points/North Towne (13) [43612]	204	26	13	17	\$ 39,615	\$ 31,500	108	15.7
Point Place (14) [43611]	158	20	21	16	\$ 65,422	\$ 67,000	119	7.5
Wildwood/Reynolds Corner (15) [43615]	223	37	24	23	\$ 61,732	\$ 56,275	103	9.3
Ottawa Hills (16) [43615 & 43606]	63	4	5	4	\$317,680	\$279,900	107	12.6
Ottawa Park/Westgate (17) [43606]	175	30	20	19	\$ 96,357	\$ 95,500	97	8.8
Old West End (18) [43610, 43620]	36	6	6	9	\$ 11,000	\$ 12,000	33	6.0
Old North End (19) [43608]	84	14	2	6	\$ 34,000	\$ 34,000	100	42.0
Town Centre (20) [43624, 43602, 43604]	4	-	-	-	\$ -	\$ -	--	--
South Park (21) [43607]	110	24	11	11	\$ 24,945	\$ 13,500	82	10.0
Old South End (22) [43609]	137	16	9	8	\$ 15,023	\$ 14,500	52	15.2
Heatherdowns (23) [43614]	237	39	18	25	\$120,979	\$111,389	121	13.2
East River (24) [43605]	138	13	10	7	\$ 18,780	\$ 11,500	59	13.8
Oregon (25) [43616]	149	23	8	11	\$149,300	\$135,250	111	18.6
East Suburbs (26) [43634, 43618, 43412]	20	4	-	3	\$ -	\$ -	--	--
Perrysburg (53) [43551, 43552]	269	39	29	30	\$198,581	\$194,900	120	9.3
Rossford (54) [43460]	157	27	15	18	\$112,620	\$105,000	95	10.5

Average and Median Sales Prices



Home Sales

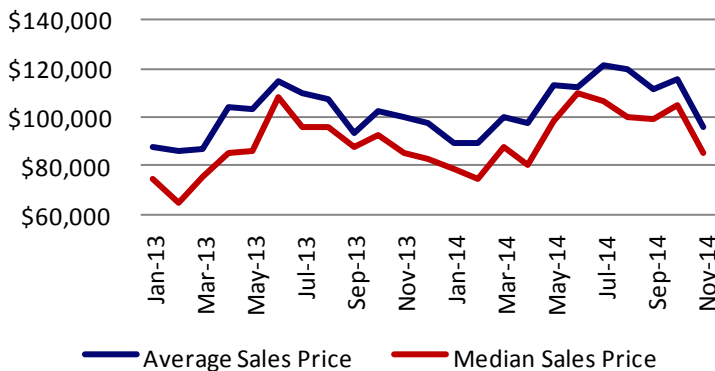


Outlying Areas

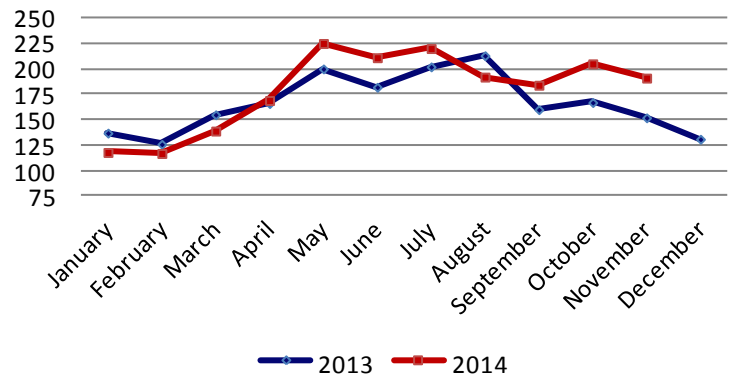
	November 2013	November 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	152	191	26%	1,855	1,972	6%
Pending	150	173	15%			
Median Sales Price	\$85,000	\$85,500	1%	\$88,900	\$96,500	9%
Average Sales Price	\$99,993	\$95,554	-4%	\$101,200	\$108,090	7%
Average Price Per Square Foot	\$57	\$58	2%	\$59	\$62	5%
% of Original List Price Received	94%	95%	1%	93%	94%	1%
Average Days on Market	142	133	-6%	132	126	-5%
New Listings	251	233	-7%	3,528	3,493	-1%
Active & Contingent Listings	1,806	1,709	-5%			
Months Supply of Inventory	11.9	8.9	-25%			
Volume (in 1000's)	\$15,199	\$18,251	20%	\$187,767	\$213,153	14%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Wood County (51,52, 56 & 57)	186	21	21	20	\$ 96,107	\$ 90,000	144	8.9
Bowling Green (55)	93	16	13	13	\$147,115	\$135,000	85	7.2
Defiance (61)	148	23	16	14	\$ 67,719	\$ 58,700	97	9.3
Defiance County (62-66)	156	27	15	13	\$102,317	\$103,200	168	10.4
Paulding County (67-70)	111	14	11	11	\$ 48,364	\$ 41,500	161	10.1
Henry County (72-75)	72	6	4	5	\$ 75,975	\$ 76,950	187	18.0
Napoleon (76)	89	18	9	6	\$ 94,711	\$ 91,000	146	9.9
Putnam County (78-80)	18	2	2	1	\$ 87,010	\$ 87,010	73	9.0
Williams County (82-86 & 88-91)	151	25	21	16	\$ 83,200	\$ 74,000	120	7.2
Bryan (87)	177	24	18	17	\$ 97,392	\$ 89,250	113	9.8
Fulton County (93-95 & 97-99)	147	17	16	17	\$133,313	\$116,500	143	9.2
Wauseon (96)	89	11	6	9	\$130,201	\$102,000	127	14.8

Sales Prices



Home Sales



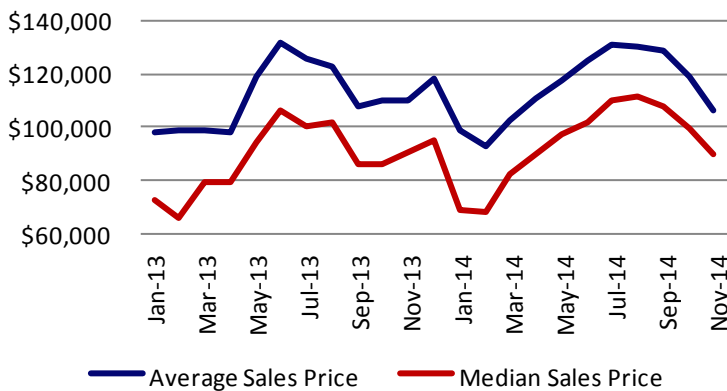
Entire MLS

	November 2013	November 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	512	533	4%	6,556	6,741	3%
Pending	519	535	3%			
Median Sales Price	\$90,875	\$90,000	-1%	\$91,000	\$98,000	8%
Average Sales Price	\$109,719	\$106,231	-3%	\$113,486	\$118,348	4%
Average Price Per Square Foot	\$59	\$61	3%	\$60	\$63	5%
% of Original List Price Received	95%	94%	-1%	94%	95%	1%
Average Days on Market	125	110	-12%	121	113	-7%
New Listings	762	751	-1%	11,598	11,883	2%
Active & Contingent Listings	5,382	5,256	-2%			
Months Supply of Inventory	10.5	9.9	-6%			
Volume (in 1000's)	\$56,176	\$56,620	1%	\$744,015	\$797,781	7%

Entire 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+
Sold	142	166	192	42	10	4	1
Pending	139	155	178	46	9	3	2
Active & Contingent	1,098	1,568	1,639	566	213	83	93
Months Supply of Inventory	7.7	9.4	8.5	13.5	21.3	20.8	93.0

Home Sales Prices



Home Sales

