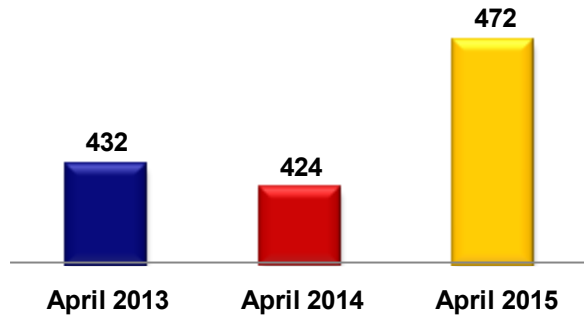
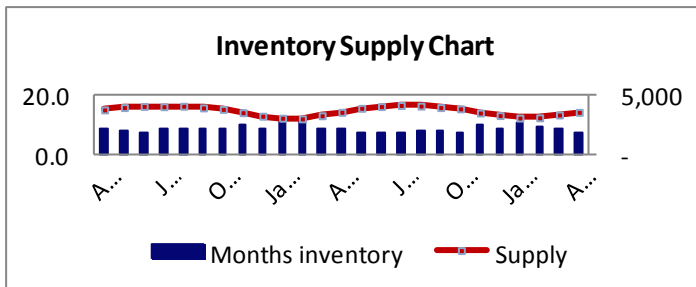
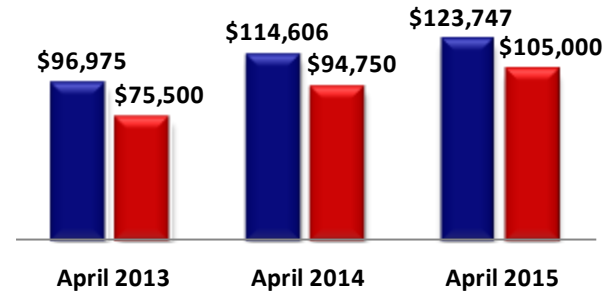


Home Sales



Average Sales Price Median Sales Price



April sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 472. This was an increase of 11% compared to April of 2014, and an increase of 21% compared to the previous month. Sales volume generated by April activity totaled \$58 million, which was up 20% from 2014. The median sales price was \$105,000 (an increase of 11% compared to April 2014), and the average sales price was \$123,747 (an increase of 8% compared to last April).

Lucas and Upper Wood County

	April 2014	April 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	424	472	11%	1,303	1,470	13%
Pending	560	566	1%			
Median Sales Price	\$94,750	\$105,000	11%	\$78,000	\$95,653	23%
Average Sales Price	\$114,606	\$123,747	8%	\$105,523	\$118,100	12%
Average Price Per Square Foot	\$61	\$67	10%	\$56	\$63	13%
% of Original List Price Received	95%	95%	0%	94%	94%	0%
Average Days on Market	128	114	-11%	121	116	-4%
New Listings	918	857	-7%	2,795	2,835	1%
Active & Contingent Listings	3,618	3,604	0%			
Months Supply of Inventory	8.5	7.6	-11%			
Volume (in 1000's)	\$48,593	\$58,408	20%	\$137,495	\$173,606	26%

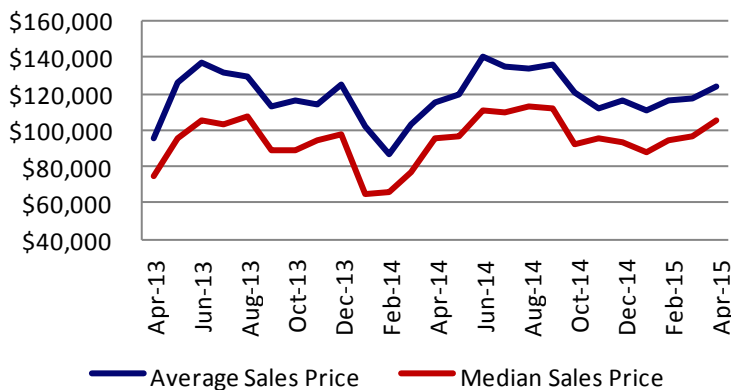
857 listings were added to the system in April, which was down 7% from last April's 918, and up 8% from last month. Inventory of single-family listings showed 3,604 available at month's end which represented a supply of 7.6 months which is down 11% from April of 2014 and down 13% from the previous month.

Lucas County

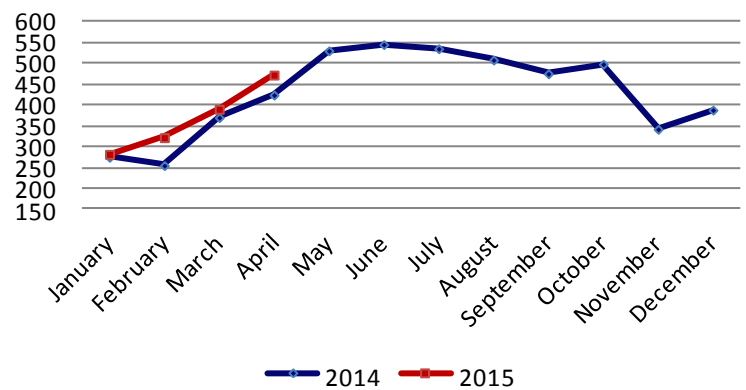
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	133	95	121	45	14	4	2
Pending	157	109	130	51	21	12	6
Active & Contingent	809	792	811	347	174	71	76
Months Supply of Inventory	6.1	8.3	6.7	7.7	12.4	17.8	38.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	355	76	48	60	\$183,008	\$167,500	90	7.4
Airport/Swanton (4) [43558]	61	16	9	12	\$177,969	\$189,000	61	6.8
Spring Meadows (5) [43528]	140	41	14	23	\$155,282	\$175,000	152	10.0
Monclova (6) [43542]	45	11	5	9	\$283,139	\$285,000	119	9.0
Maumee (7) [43537]	212	50	37	42	\$169,397	\$153,000	103	5.7
Whitehouse (8) [43571]	64	20	8	10	\$228,979	\$252,500	163	8.0
Waterville (10) [43566]	58	9	8	10	\$211,744	\$215,000	132	7.3
Franklin Park/Trilby (11) [43613]	148	41	15	23	\$108,600	\$ 89,900	68	9.9
Tremainsville (12) [43613]	313	86	46	42	\$ 68,391	\$ 56,950	132	6.8
Five Points/North Towne (13) [43612]	204	51	26	39	\$ 40,954	\$ 33,363	93	7.8
Point Place (14) [43611]	131	26	21	24	\$ 67,832	\$ 71,500	115	6.2
Wildwood/Reynolds Corner (15) [43615]	230	63	24	33	\$ 92,376	\$ 74,000	128	9.6
Ottawa Hills (16) [43615 & 43606]	90	21	10	7	\$311,874	\$270,000	112	9.0
Ottawa Park/Westgate (17) [43606]	172	31	28	34	\$101,093	\$ 97,250	102	6.1
Old West End (18) [43610, 43620]	31	5	5	5	\$ 17,515	\$ 9,000	84	6.2
Old North End (19) [43608]	94	13	7	12	\$ 14,921	\$ 10,000	96	13.4
Town Centre (20) [43624, 43602, 43604]	4	-	-	-	\$ -	\$ -	0	--
South Park (21) [43607]	101	20	7	12	\$ 23,031	\$ 20,700	70	14.4
Old South End (22) [43609]	127	27	21	15	\$ 19,552	\$ 13,000	149	6.0
Heatherdowns (23) [43614]	237	63	38	38	\$117,342	\$106,000	123	6.2
East River (24) [43605]	145	21	13	21	\$ 15,116	\$ 13,000	98	11.2
Oregon (25) [43616]	130	27	12	12	\$116,815	\$ 18,000	168	10.8
East Suburbs (26) [43634, 43618, 43412]	14	4	-	-	\$ -	\$ -	0	---
Perrysburg (53) [43551, 43552]	327	92	50	57	\$207,122	\$222,000	108	6.5
Rossford (54) [43460]	156	38	18	22	\$ 97,681	\$ 86,500	155	8.7

Average and Median Sales Prices



Home Sales



Bowling Green

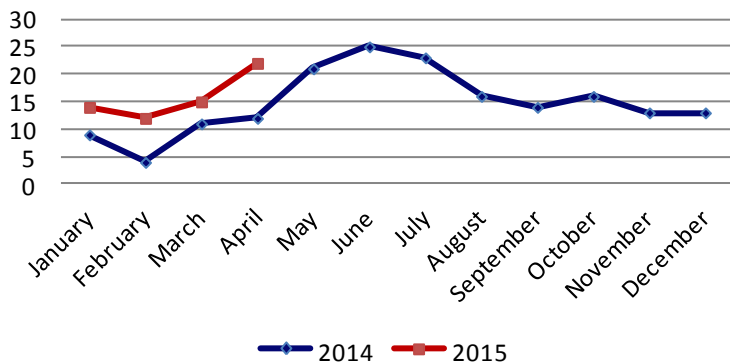
	April 2014	April 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	12	22	83%	36	63	75%
Pending	17	18	6%			
Median Sales Price	\$124,000	\$177,500	43%	\$158,500	\$146,800	-7%
Average Sales Price	\$155,742	\$182,300	17%	\$162,258	\$154,101	-5%
Average Price Per Square Foot	\$87	\$89	2%	\$84	\$83	-1%
% of Original List Price Received	95%	97%	2%	95%	97%	2%
Average Days on Market	163	121	-26%	129	124	-4%
New Listings	25	45	80%	69	113	64%
Active & Contingent Listings	96	134	40%			
Months Supply of Inventory	8.0	6.1	-24%			
Volume (in 1000's)	\$1,869	\$4,011	115%	\$5,841	\$9,708	66%

Wood

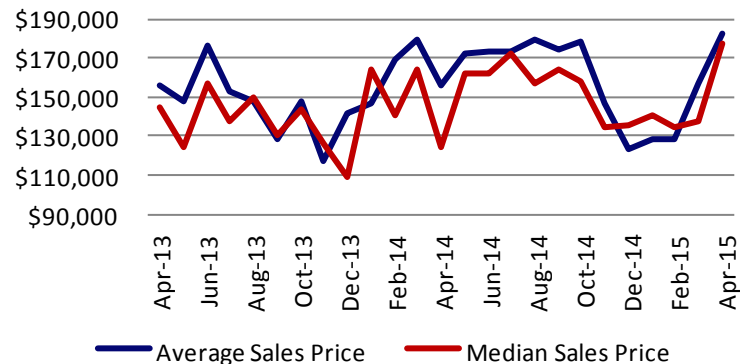
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	4	17	47	28	4	0	0
Pending	6	16	62	29	9	0	1
Active & Contingent	35	119	355	152	76	23	36
Months Supply of Inventory	8.8	7.0	7.6	5.4	19.0	--	--

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	134	45	22	18	\$182,300	\$177,500	121	6
Outlying Wood County (51,52, 56 & 57)	181	45	9	21	\$104,956	\$110,000	171	20.1

Home Sales



Sales Prices

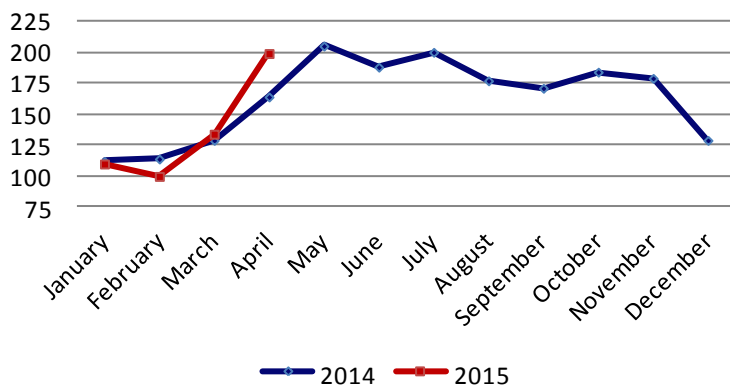


Outlying Areas

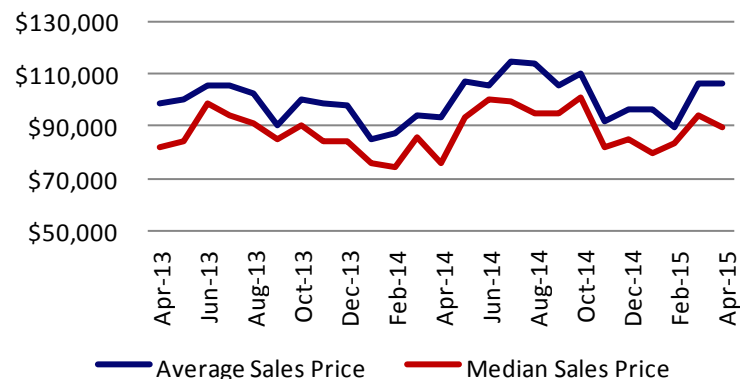
	April 2014	April 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	164	199	21%	543	584	8%
Pending	197	211	7%			
Median Sales Price	\$82,250	\$89,900	9%	\$84,500	\$89,950	6%
Average Sales Price	\$97,883	\$106,356	9%	\$94,998	\$103,971	9%
Average Price Per Square Foot	\$59	\$61	3%	\$55	\$61	11%
% of Original List Price Received	92%	94%	2%	93%	93%	0%
Average Days on Market	141	148	5%	140	144	3%
New Listings	384	389	1%	1,101	1,168	6%
Active & Contingent Listings	1,706	1,715	1%			
Months Supply of Inventory	10.4	8.6	-17%			
Volume (in 1000's)	\$16,053	\$21,165	32%	\$51,584	\$60,719	18%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Outlying Wood County (51,52, 56 & 57)	181	45	9	21	\$104,956	\$110,000	171	20.1
Defiance (61)	144	32	25	19	\$ 81,409	\$ 69,000	133	5.8
Defiance County (62-66)	190	39	21	21	\$100,187	\$ 89,400	130	9.0
Paulding County (67-70)	93	12	13	12	\$ 88,012	\$ 73,000	219	7.2
Henry County (72-75)	70	15	7	7	\$ 70,986	\$ 63,000	133	10.0
Napoleon (76)	81	7	11	12	\$159,209	\$ 92,500	215	7.4
Putnam County (78-80)	11	1	0	1	\$ -	\$ -	0	--
Williams County (82-86 & 88-91)	154	39	10	9	\$ 77,330	\$ 76,500	174	15.4
Bryan (87)	151	29	18	21	\$104,523	\$ 95,500	167	8.4
Fulton County (93-95 & 97-99)	125	32	13	18	\$ 97,957	\$ 85,000	121	9.6
Wauseon (96)	100	19	15	14	\$ 99,580	\$ 95,000	130	6.7

Home Sales



Sales Prices



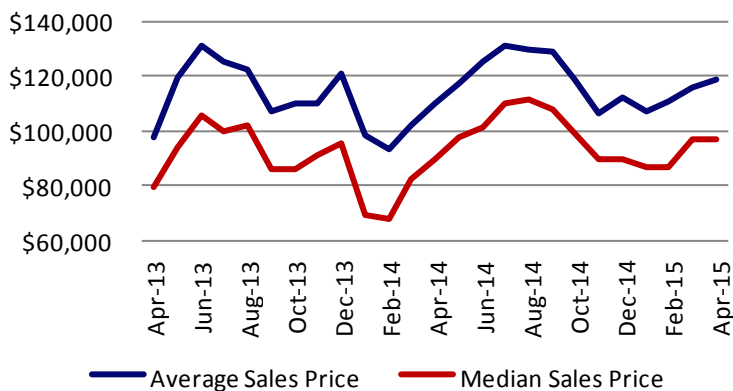
Entire MLS

	April 2014	April 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	588	671	14%	1,846	2,054	11%
Pending	757	777	3%			
Median Sales Price	\$89,593	\$97,023	8%	\$79,900	\$93,250	17%
Average Sales Price	\$109,942	\$118,590	8%	\$102,427	\$114,083	11%
Average Price Per Square Foot	\$61	\$66	8%	\$56	\$62	11%
% of Original List Price Received	95%	95%	0%	94%	94%	0%
Average Days on Market	132	124	-6%	126	124	-2%
New Listings	1,302	1,246	-4%	3,896	4,003	3%
Active & Contingent Listings	5,324	5,319	0%			
Months Supply of Inventory	9.1	7.9	-12%			
Volume (in 1000's)	\$64,646	\$79,573	23%	\$189,079	\$234,325	24%

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	172	190	222	78	20	4	3
Pending	197	197	251	93	32	14	7
Active & Contingent	1,053	1,446	1,680	631	286	101	123
Months Supply of Inventory	6.1	7.6	7.6	8.1	14.3	25.3	41.0

Home Sales Prices



Home Sales

