

August sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 542. This was an increase of 5% compared to August of 2014, and a decrease of 6% compared to the previous month. Sales volume generated by August activity totaled \$73 million, which was up 5% from 2014. The median sales price was \$135,000 (unchanged compared to August 2014), and the average sales price was \$135,000 (a decrease of 4% compared to last August).

804 listings were added to the system in August, which was up 8% from last August's 746, and down 6% from last month. Inventory of single-family listings showed 3,939 available at month's end which represented a supply of 7.3 months which is down 9% from August of 2014 and up 6% from the previous month.

## Lucas and Upper Wood County

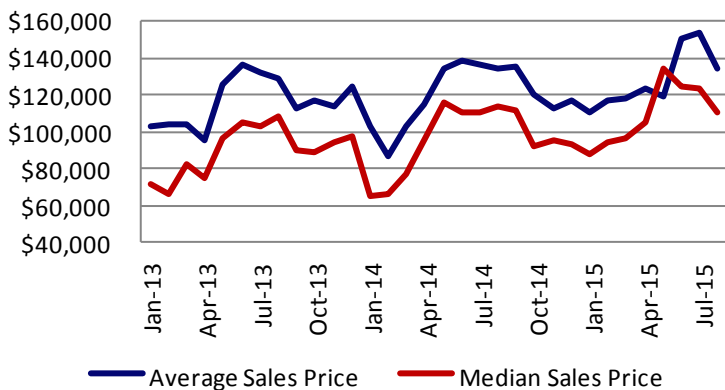
	August 2014	August 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	517	<b>542</b>	5%	3,455	3,750	9%
Pending	518	<b>547</b>	6%			
Median Sales Price	\$114,000	<b>\$110,000</b>	-4%	\$97,500	\$110,000	13%
Average Sales Price	\$134,658	<b>\$134,628</b>	0%	\$122,239	\$134,043	10%
Average Price Per Square Foot	\$70	<b>\$71</b>	1%	\$63	\$69	10%
% of Original List Price Received	95%	<b>96%</b>	1%	95%	95%	0%
Average Days on Market	102	<b>98</b>	-4%	111	108	-3%
New Listings	746	<b>804</b>	8%	6,421	6,364	-1%
Active & Contingent Listings	4,133	<b>3,939</b>	-5%			
Months Supply of Inventory	<b>8.0</b>	<b>7.3</b>	-9%			
Volume (in 1000's)	\$69,618	<b>\$72,834</b>	5%	\$422,345	\$502,527	19%

## Lucas County

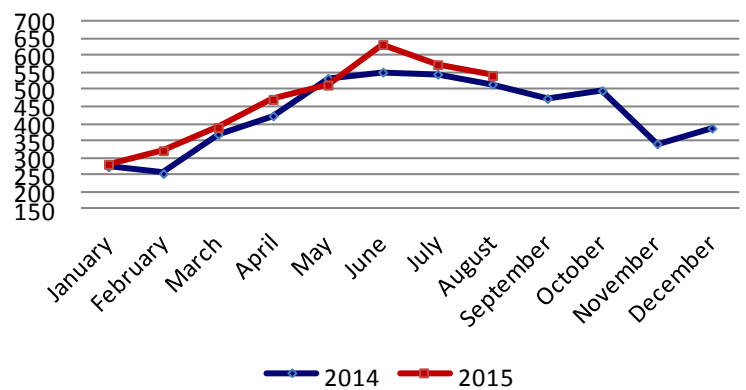
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	140	111	150	63	15	4	6
Pending	140	103	140	57	12	3	4
Active & Contingent	883	857	962	428	162	64	86
Months Supply of Inventory	6.3	7.7	6.4	6.8	10.8	16.0	14.3

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	380	80	64	61	\$ 188,347	\$178,950	88	5.9
Airport/Swanton (4) [43558]	73	9	11	16	\$ 122,367	\$120,000	67	6.6
Spring Meadows (5) [43528]	181	40	33	24	\$ 172,792	\$179,251	76	5.5
Monclova (6) [43542]	50	7	7	7	\$ 237,414	\$204,000	87	7.1
Maumee (7) [43537]	234	59	30	32	\$ 241,848	\$233,500	102	7.8
Whitehouse (8) [43571]	65	12	13	9	\$ 200,485	\$208,000	71	5.0
Waterville (10) [43566]	62	14	14	8	\$ 219,086	\$224,250	127	4.4
Franklin Park/Trilby (11) [43613]	174	36	26	31	\$ 121,504	\$103,700	116	6.7
Tremainsville (12) [43613]	357	88	40	44	\$ 61,939	\$ 68,450	91	8.9
Five Points/North Towne (13) [43612]	239	53	24	24	\$ 48,020	\$ 49,950	106	10.0
Point Place (14) [43611]	164	28	27	21	\$ 73,150	\$ 67,000	80	6.1
Wildwood/Reynolds Corner (15) [43615]	246	48	37	35	\$ 80,600	\$ 77,000	116	6.6
Ottawa Hills (16) [43615 & 43606]	97	12	4	5	\$ 413,025	\$443,550	125	24.3
Ottawa Park/Westgate (17) [43606]	165	27	22	22	\$ 103,273	\$110,000	93	7.5
Old West End (18) [43610, 43620]	33	10	1	3	\$ 149,777	\$149,777	116	33.0
Old North End (19) [43608]	98	17	8	8	\$ 10,481	\$ 7,700	65	12.3
Town Centre (20) [43624, 43602, 43604]	10	2	-	1	\$ -	\$ -	0	--
South Park (21) [43607]	117	23	11	12	\$ 47,664	\$ 15,000	74	10.6
Old South End (22) [43609]	162	28	15	33	\$ 21,987	\$ 18,000	107	10.8
Heatherdowns (23) [43614]	279	55	42	38	\$ 103,217	\$101,400	112	6.6
East River (24) [43605]	137	20	22	18	\$ 18,002	\$ 12,972	109	6.2
Oregon (25) [43616]	122	24	20	17	\$ 123,080	\$112,000	120	6.1
East Suburbs (26) [43634, 43618, 43412]	26	6	3	1	\$ 57,333	\$ 30,500	188	8.7
Perrysburg & Twp. (53) [43551, 43552]	302	71	46	49	\$ 267,641	\$228,450	97	6.6
Northwood/Rossford/Lake (54) [43460]	148	32	21	26	\$ 123,395	\$108,000	117	7.0

**Average and Median Sales Prices**



**Home Sales**



## Bowling Green

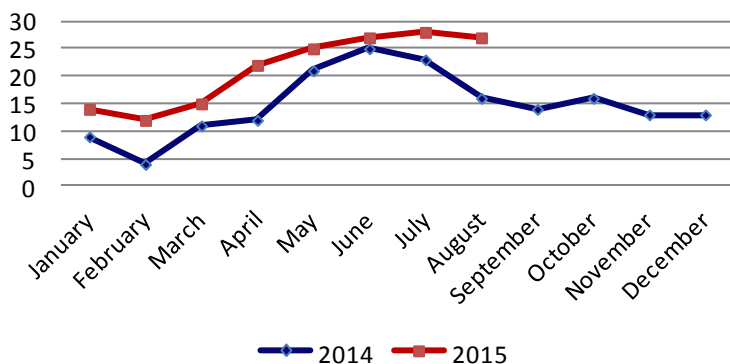
	August 2014	August 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	16	27	69%	121	170	40%
Pending	14	29	107%			
Median Sales Price	\$156,750	<b>\$160,000</b>	2%	\$162,500	\$159,500	-2%
Average Sales Price	\$179,341	<b>\$166,482</b>	-7%	\$170,619	\$168,167	-1%
Average Price Per Square Foot	\$92	<b>\$89</b>	-3%	\$88	\$88	0%
% of Original List Price Received	98%	<b>96%</b>	-2%	96%	96%	0%
Average Days on Market	90	<b>82</b>	-9%	100	106	6%
New Listings	26	<b>20</b>	-23%	190	225	18%
Active & Contingent Listings	108	<b>125</b>	16%			
Months Supply of Inventory	<b>6.8</b>	<b>4.6</b>	-31%			
Volume (in 1000's)	\$2,869	<b>\$4,495</b>	57%	\$20,645	\$28,588	38%

## Wood County

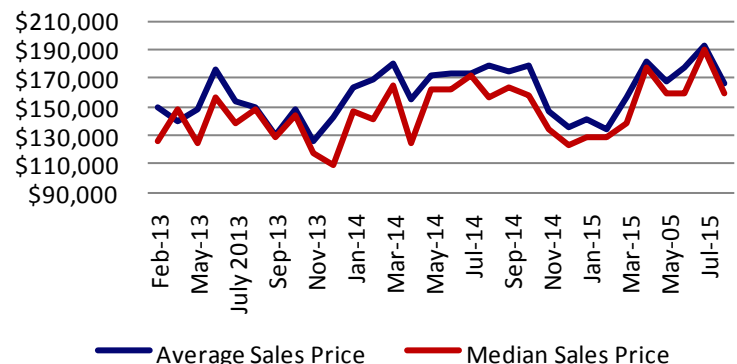
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	4	18	62	27	10	5	2
Pending	10	18	63	32	6	5	3
Active & Contingent	41	112	342	136	81	23	45
Months Supply of Inventory	10.3	6.2	5.5	5.0	8.1	4.6	22.5

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	125	20	27	29	\$ 166,482	\$160,000	82	4.6
Outlying Wood County (51,52, 56 & 57)	209	48	32	34	\$ 139,853	\$133,500	119	6.5

## Home Sales



## Sales Prices

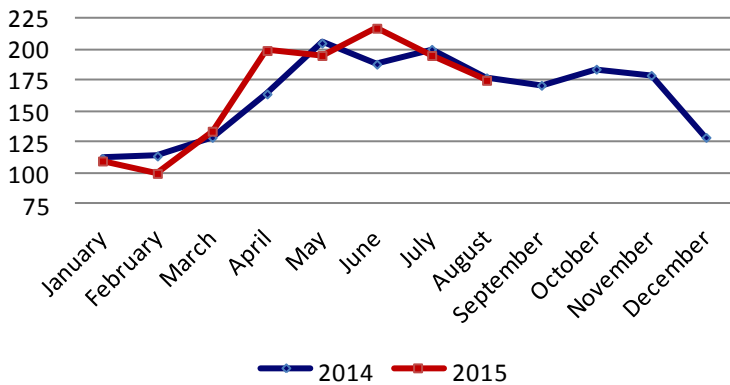


## Outlying Areas

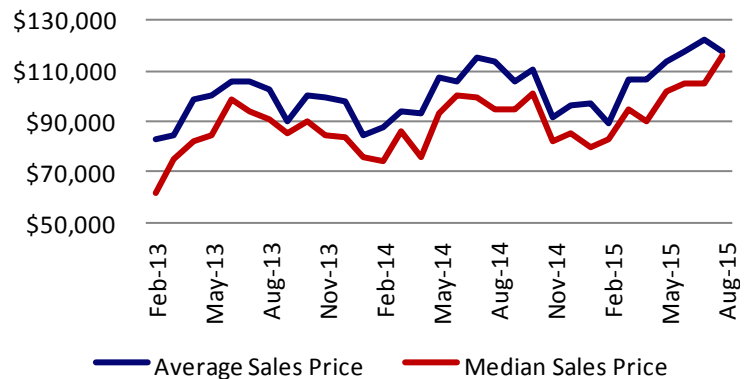
	August 2014	August 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	177	<b>175</b>	-1%	1,277	1,309	3%
Pending	196	<b>207</b>	6%			
Median Sales Price	\$95,000	<b>\$116,000</b>	22%	\$90,000	\$95,000	6%
Average Sales Price	\$113,811	<b>\$117,859</b>	4%	\$102,373	\$109,992	7%
Average Price Per Square Foot	\$66	<b>\$69</b>	5%	\$59	\$64	8%
% of Original List Price Received	94%	<b>96%</b>	2%	94%	95%	1%
Average Days on Market	121	<b>128</b>	6%	127	128	1%
New Listings	316	<b>332</b>	5%	2,468	2,401	-3%
Active & Contingent Listings	1,806	<b>1,713</b>	-5%			
Months Supply of Inventory	<b>10.2</b>	<b>9.8</b>	-4%			
Volume (in 1000's)	\$20,145	<b>\$20,625</b>	2%	\$130,730	\$143,979	10%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	160	29	10	16	\$ 118,990	\$120,250	58	16.0
Defiance County (62-66)	159	27	23	24	\$ 117,030	\$ 96,000	159	6.9
Paulding County (67-70)	117	25	10	6	\$ 96,768	\$100,950	82	11.7
Henry County (72-75)	81	16	8	9	\$ 113,963	\$127,000	210	10.1
Napoleon (76)	98	19	8	13	\$ 92,000	\$ 78,550	125	12.3
Putnam County (78-80)	20	6	0	1	\$ -	\$ -	0	0.0
Williams County (82-86 & 88-91)	167	32	18	21	\$ 76,667	\$ 65,500	88	9.3
Bryan (87)	178	26	19	22	\$ 129,426	\$103,000	173	9.4
Fulton County (93-95 & 97-99)	116	18	12	16	\$ 118,408	\$106,250	139	9.7
Wauseon (96)	76	9	5	5	\$ 148,040	\$143,000	152	15.2

### Home Sales



### Sales Prices



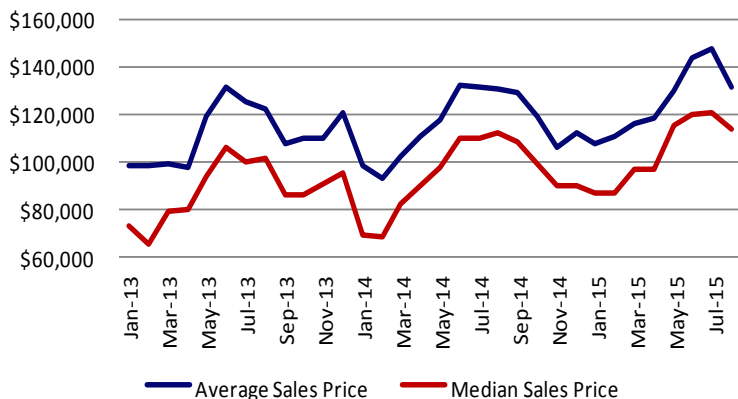
## Entire MLS

	August 2014	August 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	710	<b>744</b>	5%	4,853	5,229	8%
Pending	728	<b>783</b>	8%			
Median Sales Price	\$111,950	<b>\$113,900</b>	2%	\$97,000	\$107,900	11%
Average Sales Price	\$130,468	<b>\$131,836</b>	1%	\$118,218	\$129,131	9%
Average Price Per Square Foot	\$69	<b>\$71</b>	3%	\$63	\$68	8%
% of Original List Price Received	95%	<b>96%</b>	1%	95%	95%	0%
Average Days on Market	106	<b>105</b>	-1%	115	113	-2%
New Listings	1,088	<b>1,156</b>	6%	9079	8990	-1%
Active & Contingent Listings	6,047	<b>5,777</b>	-4%			
Months Supply of Inventory	<b>8.5</b>	<b>7.8</b>	-9%			
Volume (in 1000's)	\$92,632	<b>\$97,954</b>	6%	\$573,709	\$675,094	18%

## 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	163	186	278	104	25	9	8
Pending	178	181	275	108	21	8	7
Active & Contingent	1,126	1,511	1,904	707	289	100	141
Months Supply of Inventory	6.9	8.1	6.8	6.8	11.6	11.1	17.6

## Home Sales Prices



## Home Sales

