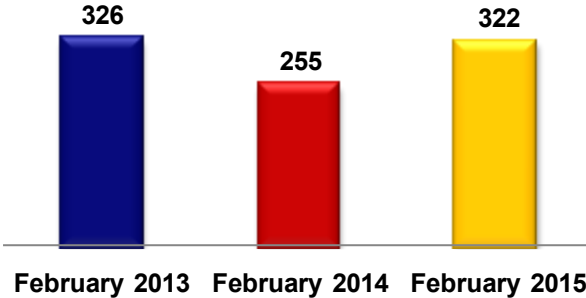
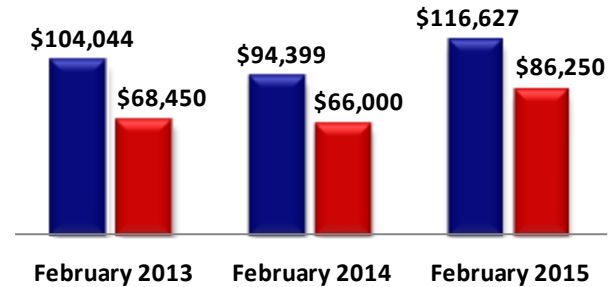


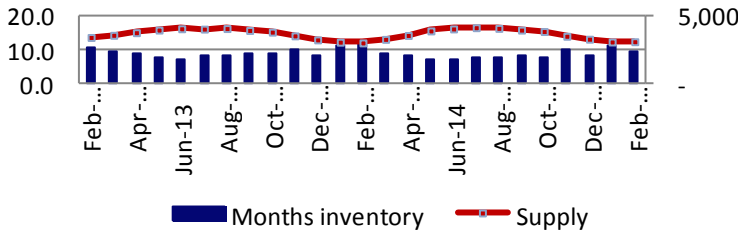
Home Sales



Average Sales Price Median Sales Price



Inventory Supply Chart



February sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 322. This was an increase of 26% compared to February of 2014, and an increase of 14% compared to the previous month. Sales volume generated by February activity totaled \$37.6 million, which was up 56% percent from 2014. The median sales price was \$86,250 (an increase of 31% from February 2014), and the average sales price was \$116,627 (an increase of 24% compared to last February).

Lucas and Upper Wood County

| | February 2014 | February 2015 | % Change | YTD 2014 | YTD 2015 | % Change |
|-----------------------------------|---------------|---------------|----------|-----------|-----------|----------|
| Closed Sales | 255 | 322 | 26% | 531 | 606 | 14% |
| Pending | 314 | 400 | 27% | | | |
| Median Sales Price | \$66,000 | \$86,250 | 31% | \$68,000 | \$87,000 | 28% |
| Average Sales Price | \$94,399 | \$116,627 | 24% | \$100,089 | \$113,674 | 14% |
| Average Price Per Square Foot | \$52 | \$60 | 15% | \$53 | \$59 | 11% |
| % of Original List Price Received | 94% | 94% | 0% | 94% | 94% | 0% |
| Average Days on Market | 115 | 120 | 4% | 116 | 117 | 1% |
| New Listings | 502 | 580 | 16% | 1,115 | 1,188 | 7% |
| Active & Contingent Listings | 3,057 | 3,146 | 3% | | | |
| Months Supply of Inventory | 12.0 | 9.8 | -19% | | | |
| Volume (in 1000's) | \$24,072 | \$37,554 | 56% | \$53,147 | \$68,886 | 30% |

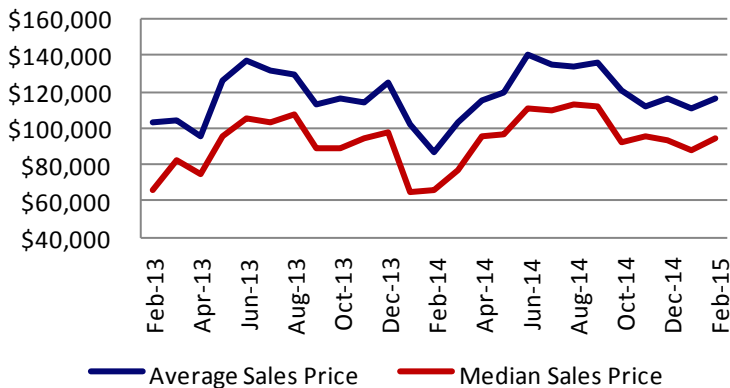
580 listings were added to the system in February, which was up 16% from last February's 502, and down 5% from last month. Inventory of single-family listings showed 3,146 available at month's end which represented a supply of 9.8 months which is down 19% from February of 2014 and down 12% from the previous month.

Lucas County

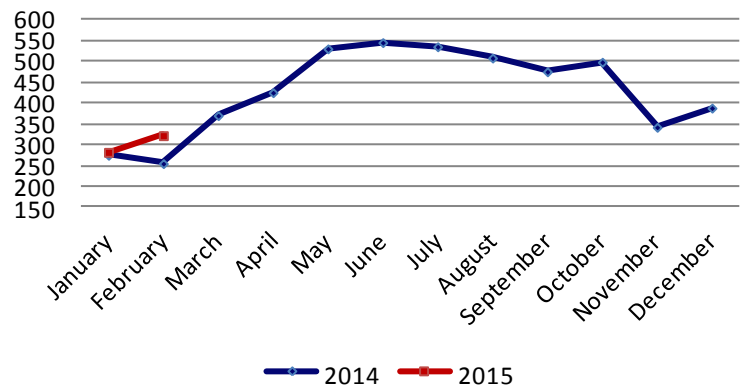
| Status | \$0 - \$49,999 | \$50,000 - \$99,999 | \$100,000 - \$199,999 | \$200,000 - \$299,999 | \$300,000 - \$399,999 | \$400,000 - \$499,999 | \$500,000+ |
|----------------------------|----------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------|
| Sold | 106 | 63 | 70 | 27 | 10 | 4 | 0 |
| Pending | 116 | 87 | 83 | 37 | 9 | 8 | 5 |
| Active & Contingent | 764 | 723 | 699 | 296 | 116 | 62 | 64 |
| Months Supply of Inventory | 7.2 | 11.5 | 10.0 | 11.0 | 11.6 | 15.5 | --- |

| Area & Zip Codes | Active Listings | New Listings | Sold | Pending | Average Sales \$ | Median Sales \$ | Av. DOM | Months of Inv. |
|---|-----------------|--------------|------|---------|------------------|-----------------|---------|----------------|
| Sylvania (2&3) [43560, 43617] | 311 | 77 | 25 | 37 | \$182,647 | \$180,000 | 110 | 12.4 |
| Airport/Swanton (4) [43558] | 51 | 5 | 8 | 6 | \$135,919 | \$119,500 | 86 | 6.4 |
| Spring Meadows (5) [43528] | 97 | 18 | 12 | 10 | \$151,275 | \$114,900 | 93 | 8.1 |
| Monclova (6) [43542] | 35 | 8 | 8 | 8 | \$249,311 | \$288,875 | 132 | 4.4 |
| Maumee (7) [43537] | 185 | 46 | 11 | 24 | \$185,218 | \$139,000 | 108 | 16.8 |
| Whitehouse (8) [43571] | 54 | 8 | 4 | 5 | \$253,125 | \$253,500 | 49 | 13.5 |
| Waterville (10) [43566] | 56 | 4 | 3 | 3 | \$296,667 | \$245,000 | 93 | 18.7 |
| Franklin Park/Trilby (11) [43613] | 119 | 23 | 10 | 14 | \$121,520 | \$ 91,500 | 115 | 11.9 |
| Tremainsville (12) [43613] | 267 | 37 | 31 | 35 | \$ 64,083 | \$ 60,000 | 101 | 8.6 |
| Five Points/North Towne (13) [43612] | 193 | 37 | 17 | 26 | \$ 49,591 | \$ 39,000 | 116 | 11.4 |
| Point Place (14) [43611] | 127 | 18 | 20 | 21 | \$ 71,421 | \$ 52,250 | 139 | 6.4 |
| Wildwood/Reynolds Corner (15) [43615] | 194 | 24 | 22 | 37 | \$ 70,459 | \$ 50,850 | 114 | 8.8 |
| Ottawa Hills (16) [43615 & 43606] | 69 | 14 | 3 | 4 | \$288,333 | \$335,000 | 138 | 23.0 |
| Ottawa Park/Westgate (17) [43606] | 160 | 47 | 16 | 23 | \$107,212 | \$112,450 | 126 | 10.0 |
| Old West End (18) [43610, 43620] | 30 | 9 | 6 | 5 | \$ 89,167 | \$ 89,250 | 168 | 5.0 |
| Old North End (19) [43608] | 74 | 16 | 7 | 7 | \$ 6,186 | \$ 5,000 | 80 | 10.6 |
| Town Centre (20) [43624, 43602, 43604] | 6 | - | 1 | - | \$ 8,500 | \$ 8,500 | 75.0 | 6.0 |
| South Park (21) [43607] | 101 | 13 | 7 | 10 | \$ 33,914 | \$ 32,500 | 173 | 14.4 |
| Old South End (22) [43609] | 118 | 22 | 10 | 13 | \$ 25,390 | \$ 19,950 | 190 | 11.8 |
| Heatherdowns (23) [43614] | 213 | 41 | 28 | 28 | \$ 90,348 | \$ 84,250 | 147 | 7.6 |
| East River (24) [43605] | 141 | 17 | 11 | 19 | \$ 14,900 | \$ 12,600 | 107 | 12.8 |
| Oregon (25) [43616] | 126 | 15 | 16 | 13 | \$110,743 | \$ 82,950 | 115 | 7.9 |
| East Suburbs (26) [43634, 43618, 43412] | 13 | 2 | - | - | \$ - | \$ - | 0 | --- |
| Perrysburg (53) [43551, 43552] | 258 | 56 | 30 | 42 | \$224,559 | \$229,750 | 133 | 8.6 |
| Rossford (54) [43460] | 134 | 22 | 13 | 9 | \$149,119 | \$125,000 | 104 | 10.3 |

Average and Median Sales Prices



Home Sales



Bowling Green

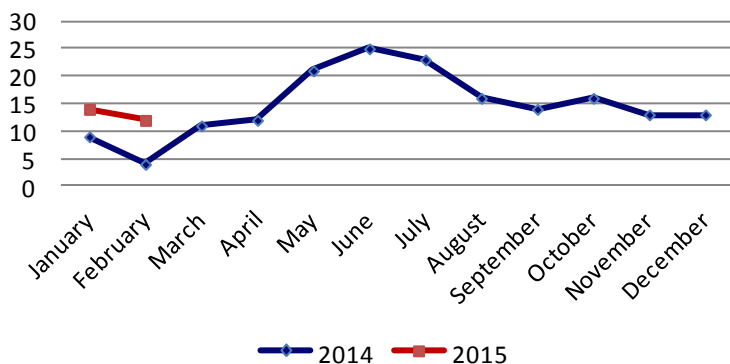
| | February 2014 | February 2015 | % Change | YTD 2014 | YTD 2015 | % Change |
|-----------------------------------|---------------|------------------|----------|-----------|-----------|----------|
| Closed Sales | 4 | 12 | 200% | 13 | 26 | 100% |
| Pending | 4 | 11 | 175% | | | |
| Median Sales Price | \$140,700 | \$128,539 | -4% | \$164,000 | \$136,250 | -17% |
| Average Sales Price | \$169,225 | \$134,750 | -24% | \$153,531 | \$128,597 | -16% |
| Average Price Per Square Foot | \$81 | \$74 | -9% | \$83 | \$74 | -11% |
| % of Original List Price Received | 93% | 94% | 1% | 94% | 96% | 2% |
| Average Days on Market | 89 | 93 | 4% | 79 | 99 | 25% |
| New Listings | 14 | 15 | 7% | 28 | 34 | 21% |
| Active & Contingent Listings | 79 | 91 | 15% | | | |
| Months Supply of Inventory | 19.8 | 7.6 | -62% | | | |
| Volume (in 1000's) | \$676 | \$1,542 | 128% | \$1,996 | \$3,343 | 67% |

Wood

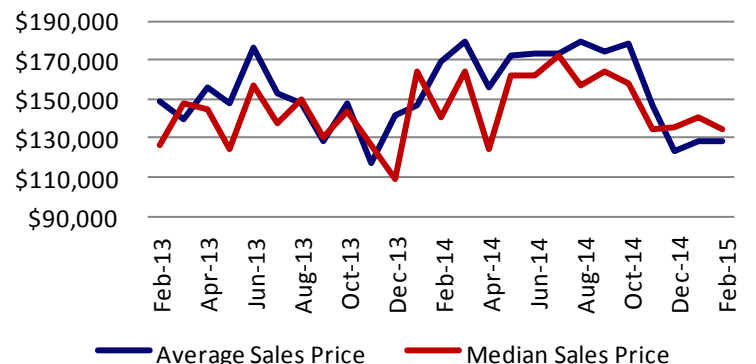
| Status | \$0 - \$49,999 | \$50,000 - \$99,999 | \$100,000 - \$199,999 | \$200,000 - \$299,999 | \$300,000 - \$399,999 | \$400,000 - \$499,999 | \$500,000+ |
|----------------------------|----------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------|
| Sold | 6 | 8 | 30 | 16 | 5 | 1 | 0 |
| Pending | 4 | 10 | 28 | 20 | 8 | 1 | 2 |
| Active & Contingent | 34 | 103 | 272 | 130 | 51 | 15 | 28 |
| Months Supply of Inventory | 5.7 | 12.9 | 9.1 | 8.1 | 10.2 | 15.0 | |

| Area & Zip Codes | Active Listings | New Listings | Sold | Pending | Average Sales \$ | Median Sales \$ | Av. DOM | Months of Inv. |
|------------------------------|-----------------|--------------|------|---------|------------------|-----------------|---------|----------------|
| Wood County (51,52, 56 & 57) | 152 | 22 | 11 | 12 | \$ 91,541 | \$ 65,100 | 98 | 13.8 |
| Bowling Green (55) | 91 | 15 | 12 | 11 | \$128,539 | \$134,750 | 93 | 7.6 |

Home Sales



Sales Prices

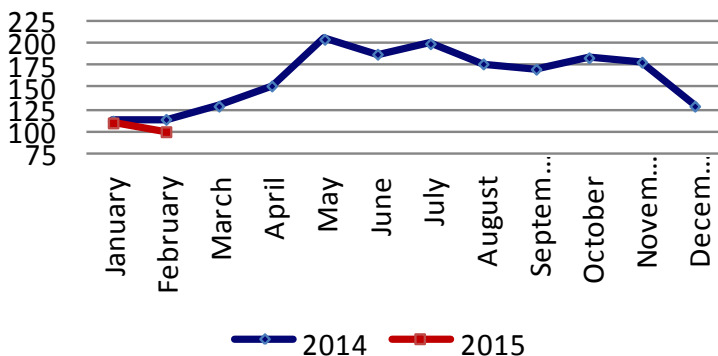


Outlying Areas

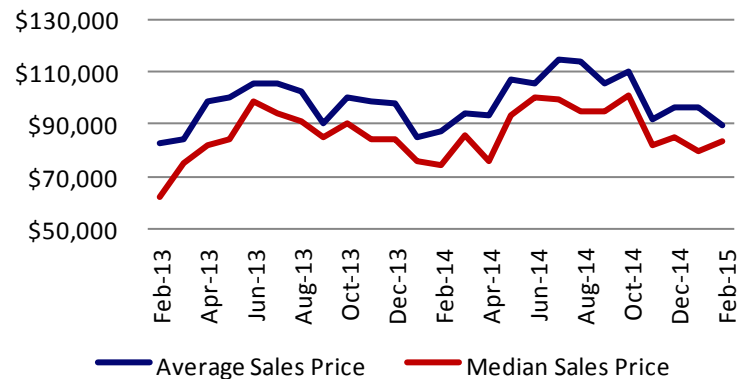
| | February 2014 | February 2015 | % Change | YTD 2014 | YTD 2015 | % Change |
|-----------------------------------|---------------|-----------------|----------|----------|----------|----------|
| Closed Sales | 114 | 100 | -12% | 226 | 210 | -7% |
| Pending | 121 | 113 | -7% | | | |
| Median Sales Price | \$74,450 | \$83,250 | 12% | \$75,250 | \$82,200 | 9% |
| Average Sales Price | \$87,323 | \$89,529 | 3% | \$86,035 | \$93,316 | 8% |
| Average Price Per Square Foot | \$51 | \$55 | 8% | \$50 | \$57 | 14% |
| % of Original List Price Received | 92% | 92% | 0% | 92% | 9% | -90% |
| Average Days on Market | 139 | 124 | -11% | 137 | 131 | -4% |
| New Listings | 213 | 199 | -7% | 395 | 405 | 3% |
| Active & Contingent Listings | 1,459 | 1,358 | -7% | | | |
| Months Supply of Inventory | 12.8 | 13.6 | 6% | | | |
| Volume (in 1000's) | \$9,955 | \$8,953 | -10% | \$19,444 | \$19,596 | 1% |

| Area & Zip Codes | Active Listings | New Listings | Sold | Pending | Average Sales \$ | Median Sales \$ | Av. DOM | Months of Inv. |
|---------------------------------|-----------------|--------------|------|---------|------------------|-----------------|---------|----------------|
| Defiance (61) | 120 | 16 | 5 | 8 | \$ 78,040 | \$ 67,000 | 103 | 24.0 |
| Defiance County (62-66) | 143 | 18 | 10 | 10 | \$ 73,650 | \$ 84,750 | 179 | 14.3 |
| Paulding County (67-70) | 98 | 14 | 7 | 9 | \$ 77,143 | \$ 78,500 | 206 | 14.0 |
| Henry County (72-75) | 63 | 8 | 5 | 6 | \$ 80,370 | \$ 90,500 | 86 | 12.6 |
| Napoleon (76) | 68 | 4 | 4 | 4 | \$171,388 | \$157,776 | 88 | 17.0 |
| Putnam County (78-80) | 13 | 2 | 2 | 2 | \$ 67,500 | \$ 67,500 | 104 | 6.5 |
| Williams County (82-86 & 88-91) | 124 | 17 | 9 | 9 | \$ 68,000 | \$ 35,000 | 145 | 13.8 |
| Bryan (87) | 145 | 21 | 10 | 6 | \$ 70,330 | \$ 68,750 | 86 | 14.5 |
| Fulton County (93-95 & 97-99) | 116 | 19 | 11 | 14 | \$131,809 | \$127,000 | 131 | 10.5 |
| Wauseon (96) | 85 | 18 | 7 | 5 | \$110,414 | \$120,000 | 79 | 12.1 |

Home Sales



Sales Prices



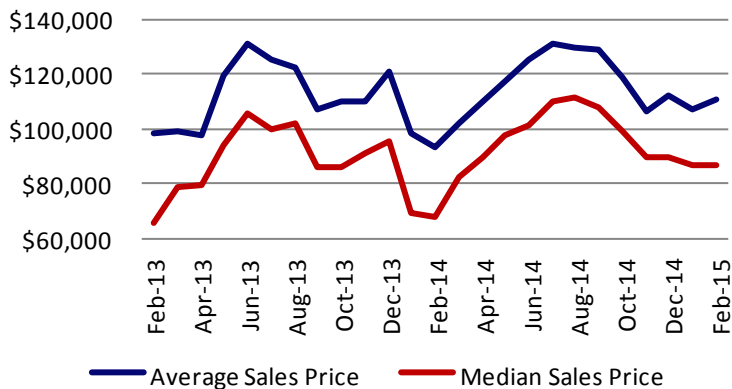
Entire MLS

| | February 2014 | February 2015 | % Change | YTD 2014 | YTD 2015 | % Change |
|-----------------------------------|---------------|------------------|----------|----------|-----------|----------|
| Closed Sales | 373 | 434 | 16% | 770 | 842 | 9% |
| Pending | 439 | 524 | 19% | | | |
| Median Sales Price | \$68,000 | \$86,500 | 27% | \$69,950 | \$86,700 | 24% |
| Average Sales Price | \$93,039 | \$110,713 | 19% | \$96,867 | \$109,057 | 13% |
| Average Price Per Square Foot | \$52 | \$59 | 13% | \$52 | \$59 | 13% |
| % of Original List Price Received | 94% | 94% | 0% | 94% | 94% | 0% |
| Average Days on Market | 122 | 120 | -2% | 122 | 120 | -2% |
| New Listings | 729 | 794 | 9% | 1,538 | 1,627 | 6% |
| Active & Contingent Listings | 4,595 | 4,595 | 0% | | | |
| Months Supply of Inventory | 11.9 | 10.6 | -11% | | | |
| Volume (in 1000's) | \$34,703 | \$48,049 | 38% | \$74,587 | \$91,826 | 23% |

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 | 136 | 104 | 129 | 50 | 15 | 5 | 0 |
| Pending | 149 | 126 | 149 | 65 | 18 | 9 | 7 |
| Active & Contingent | 975 | 1,298 | 1,410 | 527 | 201 | 84 | 99 |
| Months Supply of Inventory | 7.2 | 12.5 | 10.9 | 10.5 | 13.4 | 16.8 | |

Home Sales Prices



Home Sales

