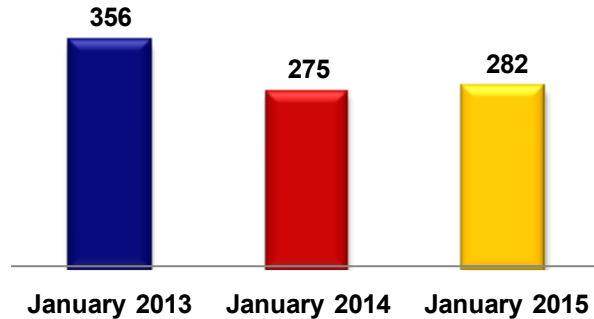
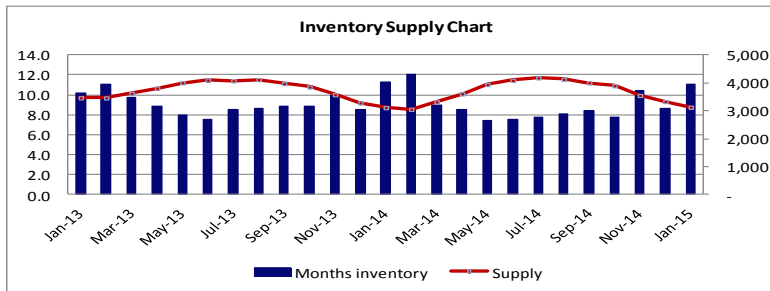
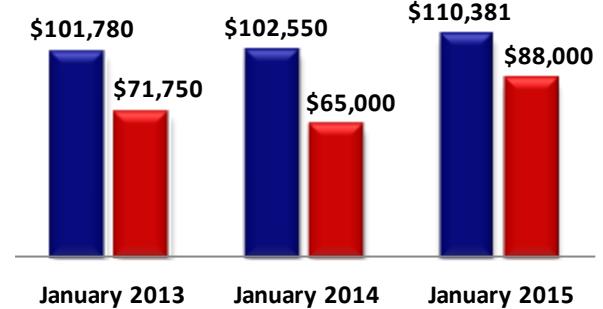


Home Sales



Average Sales Price Median Sales Price



January sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 282. This was an increase of 2% compared to January of 2014, and decrease of 27% compared to the previous month. Sales volume generated by January activity totaled \$31.1 million, which was up 7% percent from 2014. The median sales price was 88,000 (an increase of 28% from January 2014), and the average sales price was \$110,381 (an increase of 5%) compared to last January.

Lucas and Upper Wood County

	January 2014	January 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	276	282	2%	276	282	2%
Pending	284	379	33%			
Median Sales Price	\$69,000	\$88,000	28%	\$69,000	\$88,000	28%
Average Sales Price	\$105,347	\$110,381	5%	\$105,347	\$110,381	5%
Average Price Per Square Foot	\$53	\$58	9%	\$53	\$58	9%
% of Original List Price Received	94%	94%	0%	94%	94%	0%
Average Days on Market	116	114	-2%	116	114	-2%
New Listings	613	608	-1%	613	608	-1%
Active & Contingent Listings	3,112	3,126	0%			
Months Supply of Inventory	11.3	11.1	-2%			
Volume (in 1000's)	\$29,075	\$31,128	7%	\$29,075	\$31,128	7%

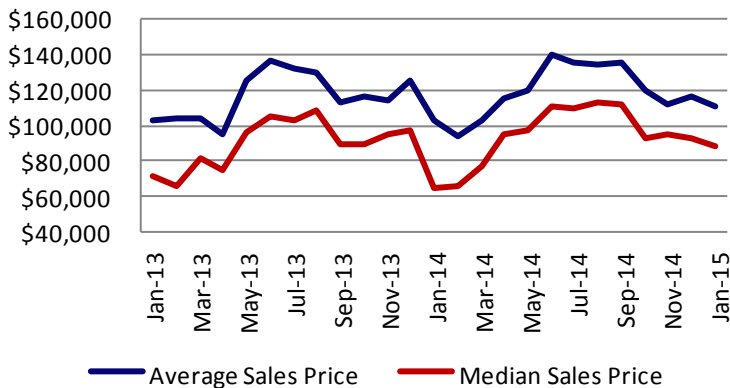
608 listings were added to the system in January, which was down 1% from last January's 613, and up 25% from last month. Inventory of single-family listings showed 3,126 available at month's end which represented a supply of 11.1 months which is down 2% from January of 2013 and up 32% from the previous month.

Lucas County

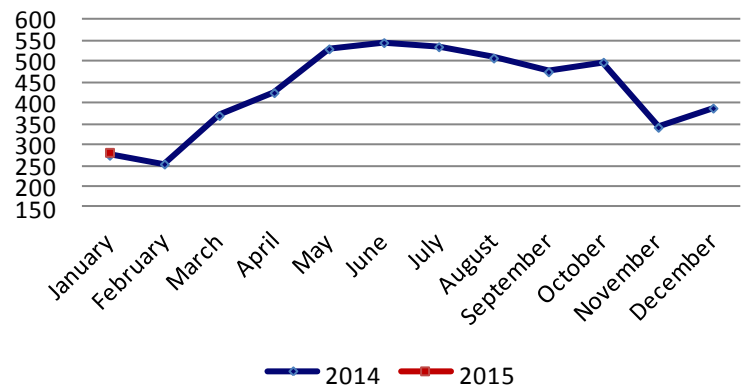
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	93	62	69	19	6	3	3
Pending	123	73	89	21	7	3	1
Active & Contingent	781	746	684	273	118	54	58
Months Supply of Inventory	8.4	12.0	9.9	14.4	19.7	18.0	19.3

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	281	63	24	34	\$197,740	\$179,450	111	11.7
Airport/Swanton (4) [43558]	57	12	5	8	\$165,580	\$117,000	114	11.4
Spring Meadows (5) [43528]	96	18	6	12	\$164,833	\$175,500	93	16.0
Monclova (6) [43542]	30	6	-	1	\$ -	\$ -	0	--
Maumee (7) [43537]	169	47	14	18	\$141,868	\$139,475	113	12.1
Whitehouse (8) [43571]	54	11	4	6	\$156,813	\$145,450	75	13.5
Waterville (10) [43566]	60	12	2	4	\$151,500	\$151,500	137	30.0
Franklin Park/Trilby (11) [43613]	118	20	14	15	\$139,622	\$128,597	180	8.4
Tremainsville (12) [43613]	286	50	24	29	\$ 71,195	\$ 73,000	121	11.9
Five Points/North Towne (13) [43612]	196	37	23	27	\$ 38,795	\$ 35,150	99	8.5
Point Place (14) [43611]	134	22	11	20	\$ 45,905	\$ 32,660	118	12.2
Wildwood/Reynolds Corner (15) [43615]	203	46	18	22	\$ 99,700	\$ 73,250	128	11.3
Ottawa Hills (16) [43615 & 43606]	68	18	5	5	\$347,020	\$341,600	129	13.6
Ottawa Park/Westgate (17) [43606]	137	27	14	17	\$ 94,007	\$104,500	119	9.8
Old West End (18) [43610, 43620]	33	5	9	12	\$ 24,765	\$ 15,500	58	3.7
Old North End (19) [43608]	73	14	5	10	\$ 10,230	\$ 9,500	48	14.6
Town Centre (20) [43624, 43602, 43604]	6	2	-	1	\$ -	\$ -	0.0	--
South Park (21) [43607]	100	18	4	5	\$ 35,975	\$ 31,250	64	25.0
Old South End (22) [43609]	120	19	12	17	\$ 22,067	\$ 21,001	80	10.0
Heatherdowns (23) [43614]	215	37	22	28	\$104,359	\$112,500	105	9.8
East River (24) [43605]	144	30	10	12	\$ 18,374	\$ 10,787	86	14.4
Oregon (25) [43616]	137	27	12	16	\$129,663	\$115,000	117	11.4
East Suburbs (26) [43634, 43618, 43412]	16	-	5	1	\$ 51,470	\$ 45,000	139	--
Perrysburg (53) [43551, 43552]	242	40	23	32	\$212,501	\$182,000	140	10.5
Rossford (54) [43460]	137	24	15	23	\$108,927	\$ 99,000	140	9.1

Average and Median Sales Prices



Home Sales

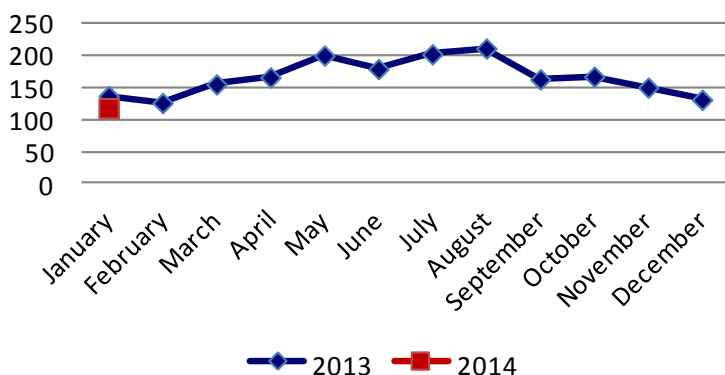


Outlying Areas

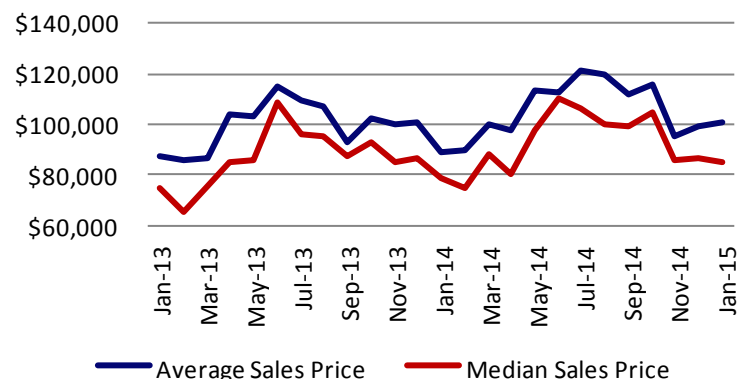
	January 2014	January 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	121	123	2%	121	123	2%
Pending	116	142	22%			
Median Sales Price	\$80,000	\$85,000	6%	\$80,000	\$85,000	6%
Average Sales Price	\$89,323	\$100,914	13%	\$89,323	\$100,914	13%
Average Price Per Square Foot	\$51	\$60	18%	\$51	\$60	18%
% of Original List Price Received	91%	94%	3%	91%	94%	3%
Average Days on Market	131	133	2%	131	133	2%
New Listings	196	225	15%	196	225	15%
Active & Contingent Listings	1,564	1,472	-6%		1,564	
Months Supply of Inventory	13.3	12.0	-10%			
Volume (in 1000's)	\$10,808	\$12,412	15%	\$10,808	\$12,412	15%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Wood County (51,52, 56 & 57)	159	26	14	17	\$ 95,256	\$ 85,200	75	11.4
Bowling Green (55)	94	19	14	14	\$128,647	\$141,000	104	6.7
Defiance (61)	124	21	14	9	\$122,925	\$ 82,200	135	8.9
Defiance County (62-66)	144	16	9	7	\$121,156	\$103,000	130	16.0
Paulding County (67-70)	94	11	5	5	\$ 50,737	\$ 63,000	184	18.8
Henry County (72-75)	66	11	6	9	\$ 85,600	\$ 87,750	157	11.0
Napoleon (76)	75	11	7	10	\$ 78,914	\$ 85,000	121	10.7
Putnam County (78-80)	15	4	3	2	\$ 82,333	\$ 65,000	171	5.0
Williams County (82-86 & 88-91)	134	23	11	14	\$ 87,883	\$ 74,000	145	12.2
Bryan (87)	142	20	12	16	\$ 83,125	\$ 74,250	172	11.8
Fulton County (93-95 & 97-99)	116	13	13	17	\$106,919	\$ 95,000	156	8.9
Wauseon (96)	81	12	5	4	\$ 89,700	\$ 94,500	93	16.2

Home Sales



Sales Prices



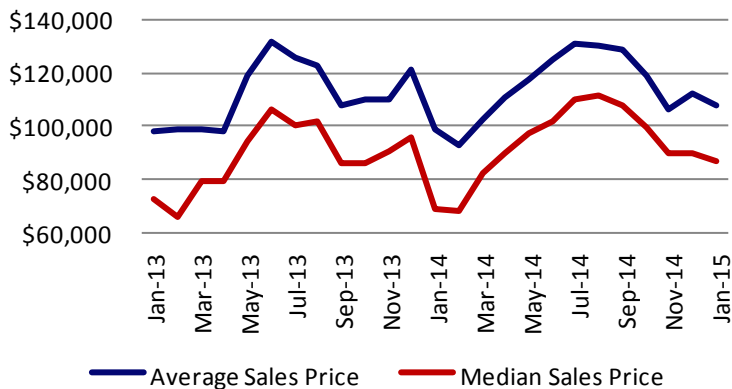
Entire MLS

	January 2014	January 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	397	405	2%	397	405	2%
Pending	400	521	30%			
Median Sales Price	\$74,900	\$87,000	16%	\$74,900	\$87,000	16%
Average Sales Price	\$100,463	\$107,506	7%	\$100,463	\$107,506	7%
Average Price Per Square Foot	\$53	\$59	11%	\$53	\$59	11%
% of Original List Price Received	93%	94%	1%	93%	94%	1%
Average Days on Market	121	120	-1%	121	120	-1%
New Listings	809	833	3%	809	833	3%
Active & Contingent Listings	4,676	4,598	-2%	4,676	4,598	-2%
Months Supply of Inventory	11.9	11.4	-5%			
Volume (in 1000's)	\$39,883	\$43,540	9%	\$39,883	\$43,540	9%

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	118	127	129	32	11	5	0
Pending	150	142	162	44	13	3	4
Active & Contingent	994	1,347	1,395	488	202	76	96
Months Supply of Inventory	8.4	10.6	10.8	15.3	18.4	15.2	--

Home Sales Prices



Home Sales

