

July sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 574. This was an increase of 5% compared to July of 2014, and a decrease of 9% compared to the previous month. Sales volume generated by July activity totaled \$88 million, which was up 19% from 2014. The median sales price was \$124,000 (an increase of 13% compared to July 2014), and the average sales price was \$153,568 (an increase of 13% compared to last July).

851 listings were added to the system in July, which was down 5% from last July's 940, and down 11% from last month. Inventory of single-family listings showed 3,978 available at month's end which represented a supply of 6.9 months which is down 10% from July of 2014 and up 8% from the previous month.

## Lucas and Upper Wood County

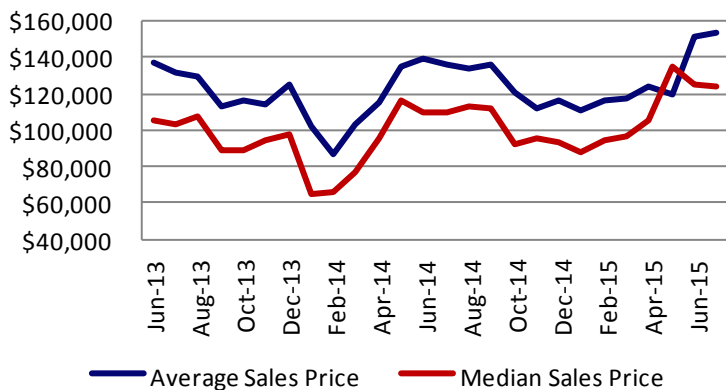
	July 2014	July 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	546	<b>574</b>	5%	2,938	3,205	9%
Pending	578	<b>625</b>	8%			
Median Sales Price	\$110,000	<b>\$124,000</b>	13%	\$94,000	\$110,000	17%
Average Sales Price	\$135,980	<b>\$153,568</b>	13%	\$120,054	\$133,889	12%
Average Price Per Square Foot	\$69	<b>\$75</b>	9%	\$62	\$68	10%
% of Original List Price Received	96%	<b>96%</b>	0%	95%	95%	0%
Average Days on Market	105	<b>102</b>	-3%	112	102	-9%
New Listings	940	<b>851</b>	-9%	5,675	5,560	-2%
Active & Contingent Listings	4,187	<b>3,978</b>	-5%			
Months Supply of Inventory	<b>7.7</b>	<b>6.9</b>	-10%			
Volume (in 1000's)	\$74,245	<b>\$88,148</b>	19%	\$352,717	\$429,114	22%

## Lucas County

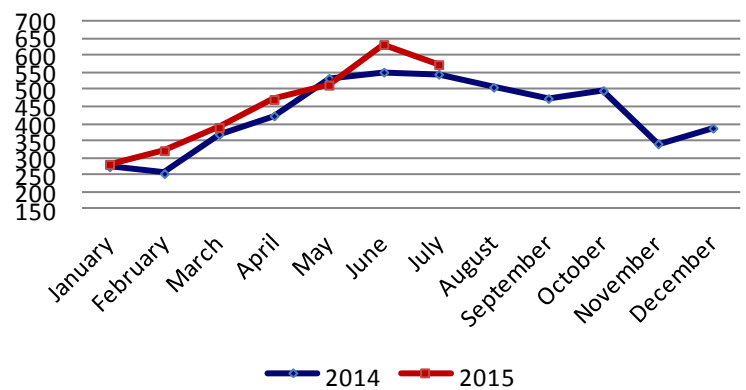
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	107	117	140	67	25	6	9
Pending	146	119	149	78	24	5	6
Active & Contingent	873	833	964	443	175	60	96
Months Supply of Inventory	8.2	7.1	6.9	6.6	7.0	10.0	10.7

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	402	93	69	72	\$201,519	\$186,500	107	5.8
Airport/Swanton (4) [43558]	91	22	21	16	\$157,490	\$144,000	104	4.3
Spring Meadows (5) [43528]	175	47	20	27	\$283,836	\$225,950	97	8.8
Monclova (6) [43542]	54	9	8	11	\$386,969	\$304,000	110	6.8
Maumee (7) [43537]	218	42	34	31	\$209,660	\$158,350	94	6.4
Whitehouse (8) [43571]	70	15	12	16	\$250,192	\$257,500	70	5.8
Waterville (10) [43566]	65	14	13	15	\$201,831	\$215,100	99	5.0
Franklin Park/Trilby (11) [43613]	173	45	25	21	\$124,000	\$143,816	97	6.9
Tremainsville (12) [43613]	333	81	34	37	\$ 79,968	\$ 79,450	126	9.8
Five Points/North Towne (13) [43612]	252	57	42	43	\$ 48,068	\$ 45,450	88	6.0
Point Place (14) [43611]	160	34	18	26	\$ 77,625	\$ 83,500	72	8.9
Wildwood/Reynolds Corner (15) [43615]	253	49	34	49	\$105,429	\$ 63,500	117	7.4
Ottawa Hills (16) [43615 & 43606]	105	17	12	11	\$324,150	\$321,500	232	8.8
Ottawa Park/Westgate (17) [43606]	172	37	24	27	\$ 91,996	\$ 90,250	84	7.2
Old West End (18) [43610, 43620]	29	8	4	4	\$ 81,739	\$ 71,389	106	7.3
Old North End (19) [43608]	93	11	10		\$ 14,473	\$ 11,000	161	9.3
Town Centre (20) [43624, 43602, 43604]	9	1	-	1	\$ -	\$ -	0	--
South Park (21) [43607]	114	25	6	15	\$ 29,833	\$ 26,000	167	19.0
Old South End (22) [43609]	144	29	5	11	\$ 20,850	\$ 22,500	212	28.8
Heatherdowns (23) [43614]	267	57	34	37	\$ 96,155	\$ 97,950	92	7.9
East River (24) [43605]	148	31	21	21	\$ 12,165	\$ 8,050	75	7.0
Oregon (25) [43616]	134	35	24	29	\$154,261	\$133,500	86	5.6
East Suburbs (26) [43634, 43618, 43412]	24	2	2	5	\$172,500	\$172,500	75	12.0
Perrysburg & Twp. (53) [43551, 43552]	317	50	72	57	\$236,315	\$218,950	97	4.4
Northwood/Rossford/Lake (54) [43460]	156	36	29	30	\$142,858	\$141,500	90	5.4

### Average and Median Sales Prices



### Home Sales



## Bowling Green

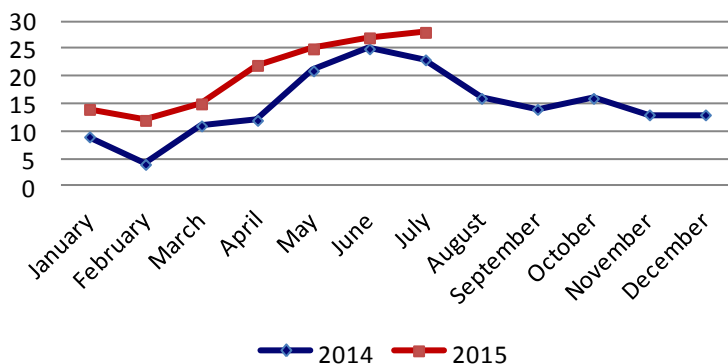
	July 2014	July 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	23	<b>28</b>	22%	105	143	36%
Pending	20	<b>26</b>	30%			
Median Sales Price	\$172,000	<b>\$189,750</b>	10%	\$164,000	\$159,000	-3%
Average Sales Price	\$173,304	<b>\$192,754</b>	11%	\$169,290	\$168,485	0%
Average Price Per Square Foot	\$90	<b>\$93</b>	3%	\$87	\$88	1%
% of Original List Price Received	97%	<b>97%</b>	0%	96%	97%	1%
Average Days on Market	80	<b>83</b>	4%	101	111	10%
New Listings	30	<b>19</b>	-37%	164	205	25%
Active & Contingent Listings	114	<b>140</b>	23%			
Months Supply of Inventory	<b>5.0</b>	<b>5.0</b>	1%			
Volume (in 1000's)	\$3,986	<b>\$5,397</b>	35%	\$17,775	\$24,093	36%

## Wood County

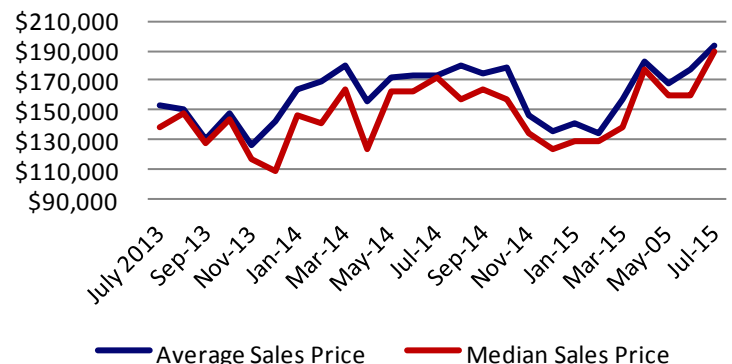
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	9	16	67	46	11	5	5
Pending	5	17	67	37	13	4	2
Active & Contingent	40	106	354	156	72	31	47
Months Supply of Inventory	4.4	6.6	5.3	3.4	6.5	6.2	9.4

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	140	19	28	26	\$192,754	\$189,750	83	5.0
Outlying Wood County (51,52, 56 & 57)	196	43	30	30	\$170,758	\$138,250	98	6.5

## Home Sales



## Sales Prices

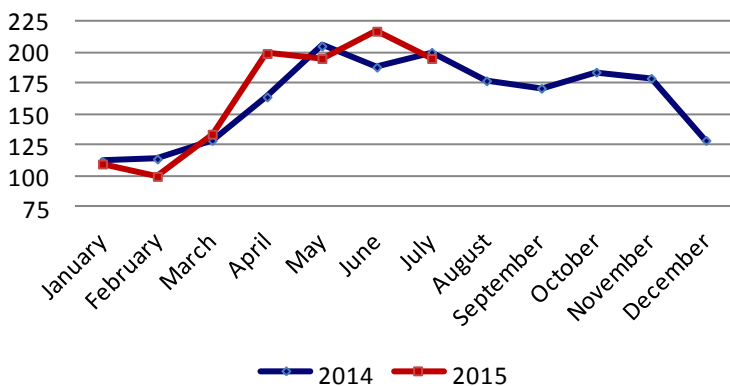


## Outlying Areas

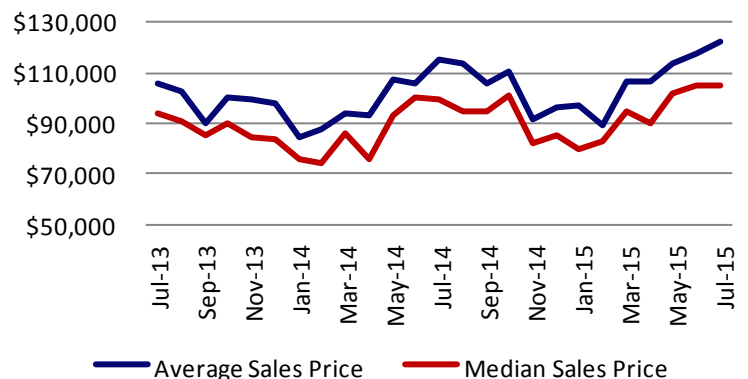
	July 2014	July 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	200	<b>195</b>	-3%	1,100	1,132	3%
Pending	197	<b>202</b>	3%			
Median Sales Price	\$99,500	<b>\$105,000</b>	6%	\$89,950	\$94,250	5%
Average Sales Price	\$115,089	<b>\$122,373</b>	6%	\$100,532	\$108,702	8%
Average Price Per Square Foot	\$61	<b>\$66</b>	8%	\$58	\$63	9%
% of Original List Price Received	94%	<b>95%</b>	1%	93%	94%	1%
Average Days on Market	106	<b>106</b>	0%	128	128	0%
New Listings	360	<b>306</b>	-15%	2,152	2,069	-4%
Active & Contingent Listings	1,816	<b>1,694</b>	-7%			
Months Supply of Inventory	<b>9.1</b>	<b>8.7</b>	-4%			
Volume (in 1000's)	\$23,018	<b>\$23,863</b>	4%	\$110,585	\$123,051	11%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	153	31	16	13	\$115,853	\$102,250	96	9.6
Defiance County (62-66)	166	26	15	16	\$148,380	\$133,000	145	11.1
Paulding County (67-70)	123	28	16	16	\$ 81,981	\$ 77,700	119	7.7
Henry County (72-75)	83	16	13	14	\$106,962	\$ 87,500	75	6.4
Napoleon (76)	98	15	14	14	\$125,014	\$121,950	110	7.0
Putnam County (78-80)	18	3	1	2	\$239,000	\$239,000	43	18.0
Williams County (82-86 & 88-91)	168	25	17	20	\$ 62,029	\$ 62,500	123	9.9
Bryan (87)	176	25	15	17	\$133,200	\$108,000	91	11.7
Fulton County (93-95 & 97-99)	122	28	17	13	\$121,305	\$116,500	122	7.2
Wauseon (96)	79	11	9		\$131,550	\$136,000	138	8.8

### Home Sales



### Sales Prices



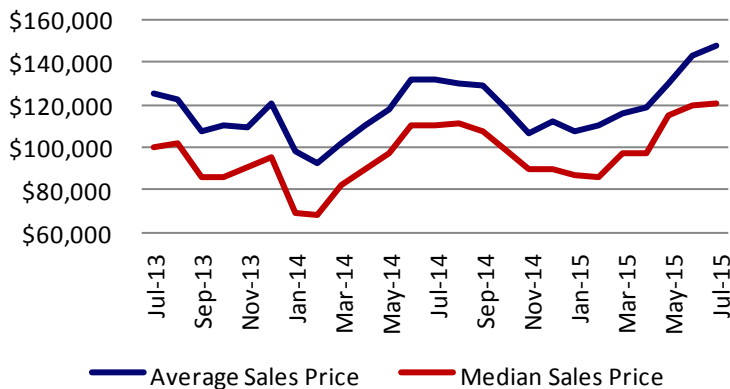
## Entire MLS

	July 2014	July 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	769	<b>797</b>	4%	4,143	4,480	8%
Pending	795	<b>853</b>	7%			
Median Sales Price	\$110,000	<b>\$121,000</b>	10%	\$95,000	\$106,000	12%
Average Sales Price	\$131,663	<b>\$147,312</b>	12%	\$116,118	\$128,629	11%
Average Price Per Square Foot	\$68	<b>\$73</b>	7%	\$62	\$68	10%
% of Original List Price Received	95%	<b>96%</b>	1%	95%	95%	0%
Average Days on Market	105	<b>102</b>	-3%	116	114	-2%
New Listings	1,330	<b>1,176</b>	-12%	7,991	7,834	-2%
Active & Contingent Listings	6,117	<b>5,812</b>	-5%			
Months Supply of Inventory	<b>8.0</b>	<b>7.3</b>	-8%			
Volume (in 1000's)	\$101,249	<b>\$117,408</b>	16%	\$481,077	\$576,258	20%

## 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	151	193	281	134	38	11	14
Pending	190	199	287	127	39	10	7
Active & Contingent	1,114	1,488	1,920	740	294	104	155
Months Supply of Inventory	7.4	7.7	6.8	5.5	7.7	9.5	11.1

## Home Sales Prices



## Home Sales

