

September sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 494. This was an increase of 2% compared to September of 2014, and a decrease of 9% compared to the previous month. Sales volume generated by September activity totaled \$70 million, which was up 7% from 2014. The median sales price was \$119,000 (up 6% compared to September 2014), and the average sales price was \$141,553 (an increase of 4% compared to last September).

711 listings were added to the system in September, which was down 3% from last September's 732, and down 12% from last month. Inventory of single-family listings showed 3,814 available at month's end which represented a supply of 7.7

months which is down 5% from September of 2014 and up 5% from the previous month.

Lucas and Upper Wood County

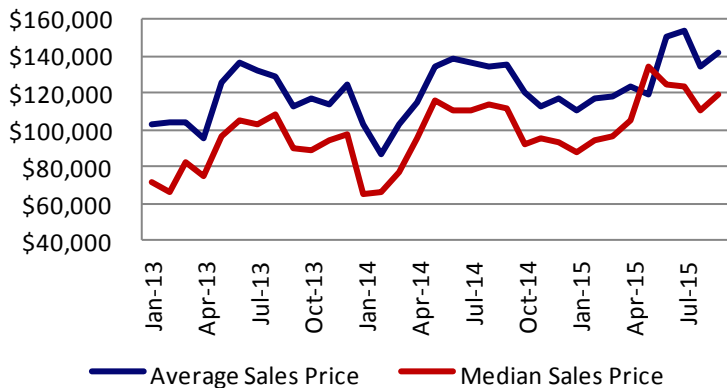
	September 2014	September 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	482	494	2%	3,937	4,248	8%
Pending	499	522	5%			
Median Sales Price	\$112,150	\$119,000	6%	\$99,900	\$110,331	10%
Average Sales Price	\$136,168	\$141,553	4%	\$123,944	\$135,016	9%
Average Price Per Square Foot	\$69	\$73	6%	\$64	\$69	8%
% of Original List Price Received	95%	94%	-1%	95%	95%	0%
Average Days on Market	98	103	5%	109	107	-2%
New Listings	732	711	-3%	7,153	7,075	-1%
Active & Contingent Listings	4,008	3,814	-5%			
Months Supply of Inventory	8.3	7.7	-7%			
Volume (in 1000's)	\$65,633	\$69,926	7%	\$487,968	\$573,547	18%

Lucas County

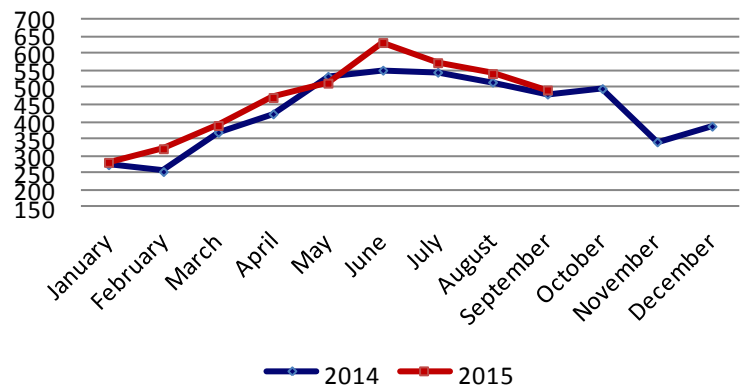
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	97	101	146	62	21	2	3
Pending	115	99	141	68	18	5	5
Active & Contingent	849	818	914	425	173	56	87
Months Supply of Inventory	8.8	8.1	6.3	6.9	8.2	28.0	29.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	362	72	66	67	\$ 206,563	\$203,410	96	5.5
Airport/Swanton (4) [43558]	69	11	16	12	\$ 147,263	\$140,950	124	4.3
Spring Meadows (5) [43528]	167	27	17	19	\$ 233,535	\$210,000	87	9.8
Monclova (6) [43542]	42	4	9	8	\$ 343,564	\$308,000	92	4.7
Maumee (7) [43537]	238	52	33	38	\$ 187,152	\$162,000	89	7.2
Whitehouse (8) [43571]	59	13	5	8	\$ 227,594	\$249,600	100	11.8
Waterville (10) [43566]	57	14	12	13	\$ 160,085	\$130,000	74	4.8
Franklin Park/Trilby (11) [43613]	182	41	26	17	\$ 156,082	\$127,500	89	7.0
Tremainsville (12) [43613]	337	46	40	50	\$ 80,742	\$ 73,750	93	8.4
Five Points/North Towne (13) [43612]	247	51	36	32	\$ 52,064	\$ 42,000	136	6.9
Point Place (14) [43611]	157	29	12	16	\$ 66,252	\$ 67,500	193	13.1
Wildwood/Reynolds Corner (15) [43615]	232	41	30	33	\$ 98,065	\$ 83,200	91	7.7
Ottawa Hills (16) [43615 & 43606]	97	15	5	6	\$ 248,100	\$230,000	148	19.4
Ottawa Park/Westgate (17) [43606]	146	18	17	21	\$ 98,832	\$100,000	110	8.6
Old West End (18) [43610, 43620]	40	11	6	5	\$ 56,400	\$ 35,750	71	6.7
Old North End (19) [43608]	103	23	3	7	\$ 7,500	\$ 7,500	63	34.3
Town Centre (20) [43624, 43602, 43604]	10	-	2	1	\$ 11,750	\$ 11,750	95	--
South Park (21) [43607]	113	17	12	13	\$ 23,753	\$ 19,750	81	9.4
Old South End (22) [43609]	156	24	11	13	\$ 34,945	\$ 32,500	160	14.2
Heatherdowns (23) [43614]	249	36	31	42	\$ 102,711	\$ 95,000	108	8.0
East River (24) [43605]	133	27	13	13	\$ 23,454	\$ 16,000	111	10.2
Oregon (25) [43616]	130	34	21	16	\$ 135,740	\$119,000	90	6.2
East Suburbs (26) [43634, 43618, 43412]	28	7	3	4	\$ 99,133	\$105,000	51	9.3
Perrysburg & Twp. (53) [43551, 43552]	306	137	39	40	\$ 245,346	\$217,000	97	7.8
Northwood/Rossford/Lake (54) [43460]	137	26	26	25	\$ 152,277	\$132,500	109	5.3

Average and Median Sales Prices



Home Sales



Bowling Green

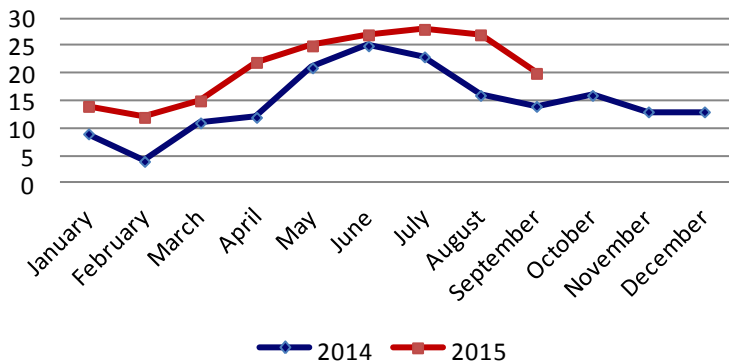
	September 2014	September 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	14	20	43%	135	190	41%
Pending	16	23	44%			
Median Sales Price	\$164,000	\$135,924	-17%	\$163,000	\$154,000	-6%
Average Sales Price	\$174,529	\$149,887	-14%	\$171,025	\$166,243	-3%
Average Price Per Square Foot	\$93	\$91	-2%	\$88	\$89	1%
% of Original List Price Received	97%	95%	-2%	97%	96%	-1%
Average Days on Market	119	103	-13%	102	106	4%
New Listings	27	20	-26%	217	245	13%
Active & Contingent Listings	111	114	3%			
Months Supply of Inventory	7.9	5.7	-28%			
Volume (in 1000's)	\$2,443	\$2,998	23%	\$23,088	\$31,586	37%

Wood County

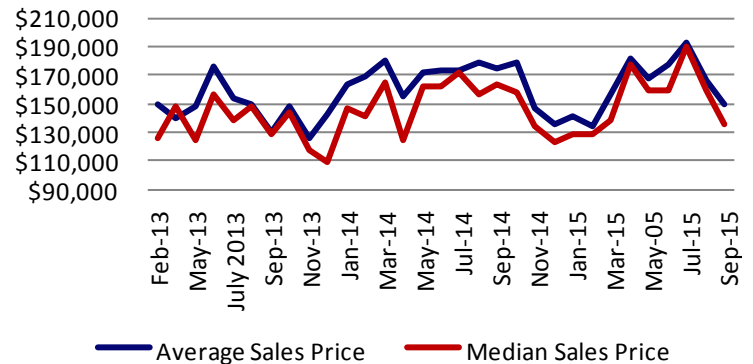
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	6	16	56	19	5	3	3
Pending	8	18	56	16	7	4	3
Active & Contingent	36	104	335	126	86	20	48
Months Supply of Inventory	6.0	6.5	6.0	6.6	17.2	6.7	16.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	114	20	22	23	\$ 114,874	\$101,341	96	5.2
Outlying Wood County (51,52, 56 & 57)	201	38	20	25	\$ 149,887	\$135,924	103	10.1

Home Sales



Sales Prices

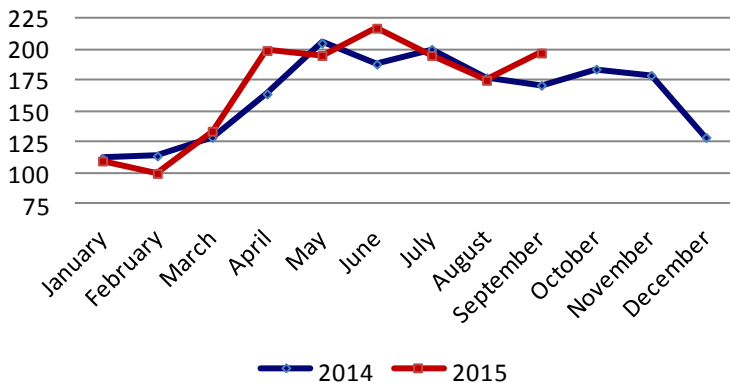


Outlying Areas

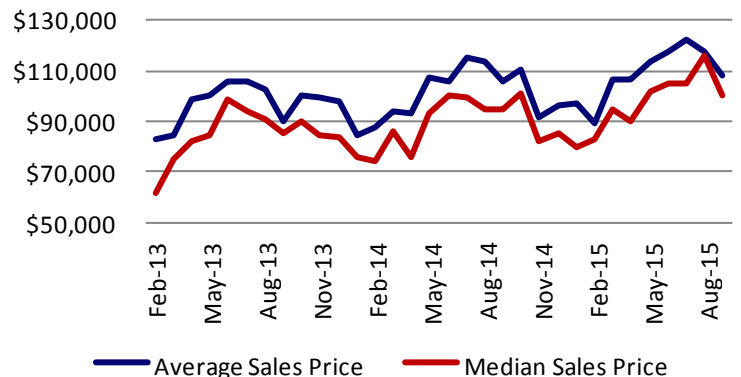
	September 2014	September 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	171	197	15%	1,448	1,507	4%
Pending	179	197	10%			
Median Sales Price	\$94,500	\$100,000	6%	\$90,875	\$96,500	6%
Average Sales Price	\$105,857	\$107,788	2%	\$102,784	\$109,687	7%
Average Price Per Square Foot	\$63	\$65	3%	\$60	\$64	7%
% of Original List Price Received	95%	94%	-1%	94%	94%	0%
Average Days on Market	133	134	1%	128	129	1%
New Listings	286	284	-1%	2,754	2,685	-3%
Active & Contingent Listings	1,802	1,701	-6%			
Months Supply of Inventory	10.5	8.6	-18%			
Volume (in 1000's)	\$18,102	\$21,234	17%	\$148,831	\$165,297	11%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	169	30	24	20	\$ 89,504	\$ 81,500	114	7.0
Defiance County (62-66)	149	24	16	19	\$ 101,903	\$ 97,750	190	9.3
Paulding County (67-70)	113	17	13	16	\$ 87,692	\$ 80,000	93	8.7
Henry County (72-75)	77	13	6	4	\$ 120,600	\$135,000	90	12.8
Napoleon (76)	103	20	6	8	\$ 125,733	\$113,700	256	17.2
Putnam County (78-80)	23	4	2	2	\$ 34,140	\$ 34,140	78	0.0
Williams County (82-86 & 88-91)	166	25	15	21	\$ 97,027	\$ 95,000	173	11.1
Bryan (87)	177	25	24	25	\$ 106,642	\$104,500	141	7.4
Fulton County (93-95 & 97-99)	119	22	16	9	\$ 120,551	\$111,750	116	7.4
Wauseon (96)	80	16	6	9	\$ 109,792	\$112,750	139	13.3

Home Sales



Sales Prices



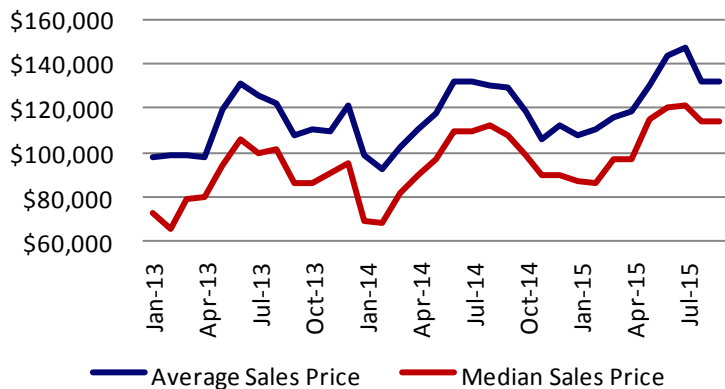
Entire MLS

	September 2014	September 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	667	711	7%	5,520	5,945	8%
Pending	694	742	7%			
Median Sales Price	\$109,000	\$114,000	5%	\$98,825	\$109,000	10%
Average Sales Price	\$129,202	\$132,432	2%	\$119,545	\$129,593	8%
Average Price Per Square Foot	\$68	\$71	4%	\$64	\$68	6%
% of Original List Price Received	95%	94%	-1%	95%	95%	0%
Average Days on Market	107	111	4%	114	113	-1%
New Listings	1,045	1,015	-3%	10,124	10,005	-1%
Active & Contingent Listings	5,921	5,629	-5%			
Months Supply of Inventory	8.9	7.9	-11%			
Volume (in 1000's)	\$86,178	\$94,158	9%	\$659,887	\$770,430	17%

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	134	177	287	93	27	5	6
Pending	155	168	278	101	26	9	8
Active & Contingent	1,116	1,441	1,839	695	306	89	144
Months Supply of Inventory	8.3	8.1	6.4	7.5	11.3	17.8	24.0

Home Sales Prices



Home Sales

