

NORTHWEST OHIO HOUSING MARKET

March 2016

451

Home Sales

+12% Increase

\$103,000k

Median Sales Price

+5% Increase

-14%

Inventory Drop

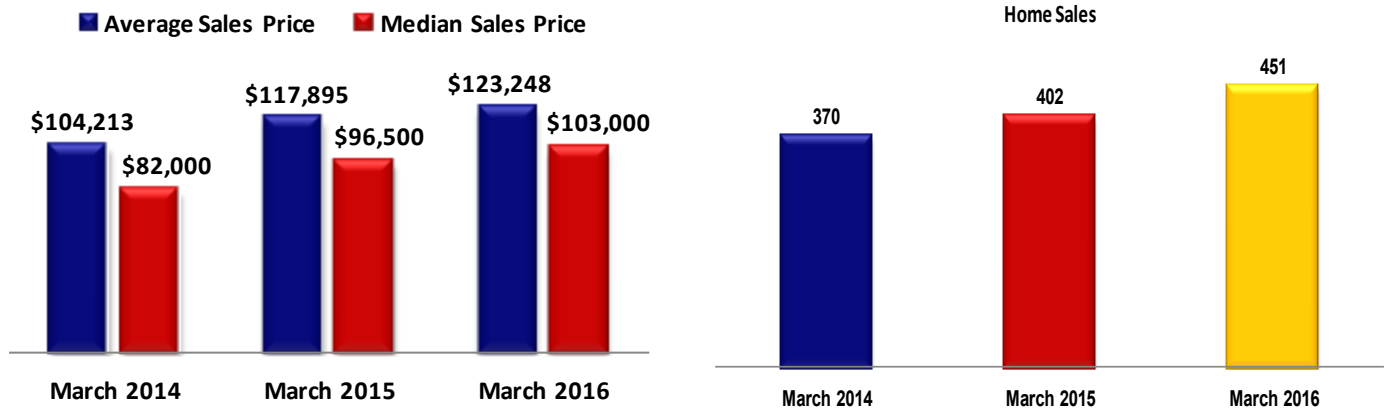
Great Time To Sell!!!

3.71%

Average Interest Rate

Buying Power

Contact Your Realtor To Find Out What's
Happening In Your Neighborhood.



March sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 451. This was an increase of 12% compared to March of 2015. Sales volume generated by March activity totaled \$54 million, which was up 16% from 2015. The median sales price was \$103,000 (up 7% compared to March 2015), and the average sales price was \$123,248 (an increase of 5% compared to last March). 771 listings were added to the system in March, which was down 2% from last March's 790, and inventory of single-family listings showed 3,271 available at month's end which represented a supply of 7.3 months which is down 14% from March of 2015.

Lucas and Northern Wood County

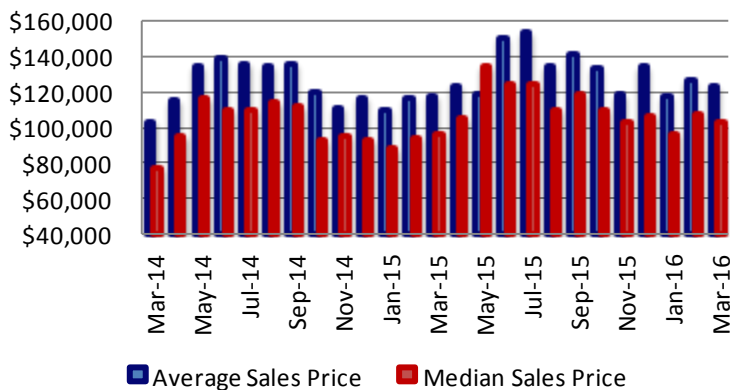
	March 2015	March 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	402	451	12%	1,027	1,134	10%
Pending	497	494	-1%			
Median Sales Price	\$96,500	\$103,000	7%	\$90,000	\$103,000	14%
Average Sales Price	\$117,895	\$123,248	5%	\$115,369	\$122,487	6%
Average Price Per Square Foot	\$63	\$68	8%	\$61	\$67	10%
% of Original List Price Received	95%	95%	0%	94%	95%	1%
Average Days on Market	114	115	1%	116	117	1%
New Listings	790	771	-2%	1,978	2,009	2%
Active & Contingent Listings	3,385	3,271	-3%			
Months Supply of Inventory	8.4	7.3	-14%			
Volume (in 1000's)	\$46,214	\$53,735	16%	\$115,715	\$134,123	16%

Lucas County

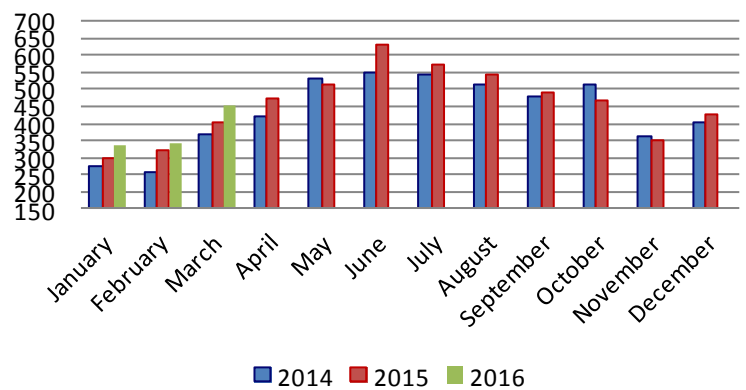
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	117	100	122	37	8	2	4
Pending	108	115	138	42	14	0	5
Active & Contingent	662	749	760	358	164	51	85
Months Supply of Inventory	5.7	7.5	6.2	9.7	20.5	25.5	21.3

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	336	88	43	38	\$171,988	\$169,450	113	7.8
Airport/Swanton (4) [43558]	50	12	11	8	\$173,445	\$179,900	122	4.5
Spring Meadows (5) [43528]	150	34	17	17	\$202,621	\$175,000	102	8.8
Monclova (6) [43542]	42	6	3	5	\$442,500	\$370,000	40	14.0
Maumee (7) [43537]	211	60	32	37	\$190,603	\$152,000	98	6.6
Whitehouse (8) [43571]	74	27	11	13	\$171,391	\$164,900	114	6.7
Waterville (10) [43566]	47	16	6	9	\$223,083	\$227,500	61	7.8
Franklin Park/Trilby (11) [43613]	155	49	22	21	\$124,932	\$108,500	125	7.0
Tremainsville (12) [43613]	277	72	36	49	\$ 69,045	\$ 71,000	113	7.7
Five Points/North Towne (13) [43612]	197	37	35	30	\$ 41,428	\$ 31,000	110	5.6
Point Place (14) [43611]	127	21	25	27	\$ 70,310	\$ 77,500	92	5.1
Wildwood/Reynolds Corner (15) [43615]	168	31	19	33	\$ 89,607	\$101,000	116	8.8
Ottawa Hills (16) [43615 & 43606]	97	24	3	6	\$162,000	\$162,000	148	32.3
Ottawa Park/Westgate (17) [43606]	136	30	20	24	\$100,633	\$101,500	149	6.8
Old West End (18) [43610, 43620]	24	4	2	1	\$ 35,200	\$ 35,200	73	12.0
Old North End (19) [43608]	87	12	18	14	\$ 9,517	\$ 8,500	69	4.8
Town Centre (20) [43624, 43602, 43604]	14	2	-	-	\$ -	\$ -	--	0.0
South Park (21) [43607]	97	26	4	11	\$ 16,083	\$ 14,000	188	24.3
Old South End (22) [43609]	137	25	14	14	\$ 16,613	\$ 11,501	96	9.8
Heatherdowns (23) [43614]	201	53	40	41	\$101,143	\$104,000	123	5.0
East River (24) [43605]	114	16	12	9	\$ 26,341	\$ 22,000	63	9.5
Oregon (25) [43616]	87	13	14	12	\$131,650	\$132,000	126	6.2
East Suburbs (26) [43634, 43618, 43412]	19	2	4	3	\$ 88,125	\$ 49,750	119	0.0
Perrysburg & Twp. (53) [43551, 43552]	290	82	38	49	\$222,562	\$197,600	129	7.6
Northwood/Rossford/Lake (54) [43460]	125	28	18	21	\$116,524	\$102,500	119	6.9

Average and Median Sales Prices



Home Sales



Bowling Green

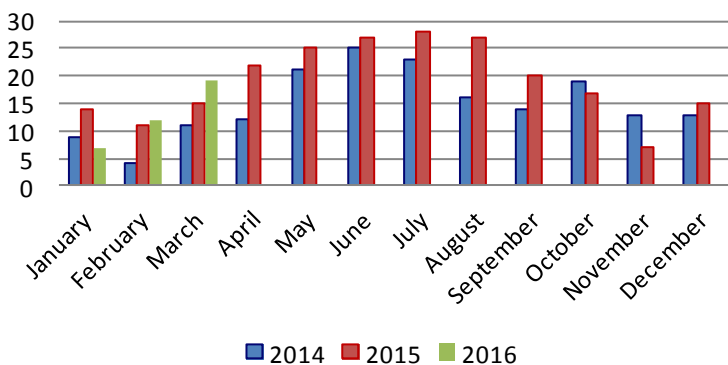
	March 2015	March 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	15	19	27%	41	36	-12%
Pending	22	21	-5%			
Median Sales Price	\$138,000	\$153,500	11%	\$137,000	\$154,000	12%
Average Sales Price	\$156,949	\$184,879	18%	\$138,970	\$175,778	26%
Average Price Per Square Foot	\$91	\$99	9%	\$81	\$92	14%
% of Original List Price Received	97%	98%	1%	97%	97%	0%
Average Days on Market	174	109	-37%	126	104	-17%
New Listings	34	18	-47%	68	47	-31%
Active & Contingent Listings	110	95	-14%			
Months Supply of Inventory	7.3	5.0	-32%			
Volume (in 1000's)	\$2,354	\$3,513	49%	\$5,698	\$6,328	11%

Wood County

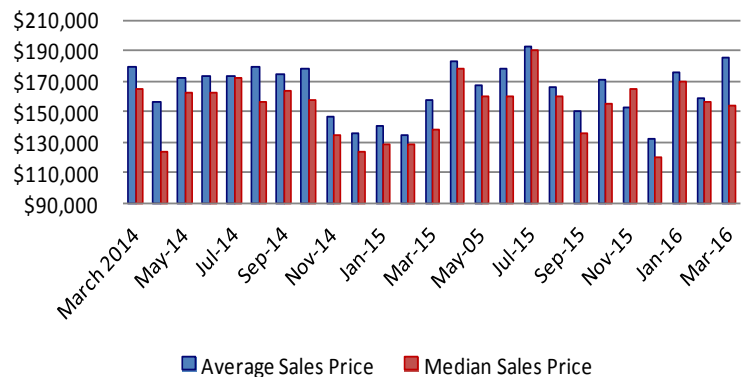
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	3	14	47	20	6	3	1
Pending	5	14	52	25	13	4	0
Active & Contingent	29	98	265	120	94	20	42
Months Supply of Inventory	9.7	7.0	5.6	6.0	15.7	6.7	9.7

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	95	18	19	21	\$184,879	\$153,500	109	5.0
Outlying Wood County (51,52, 56 & 57)	161	28	18	21	\$148,925	\$153,000	128	8.9

Home Sales



Sales Prices

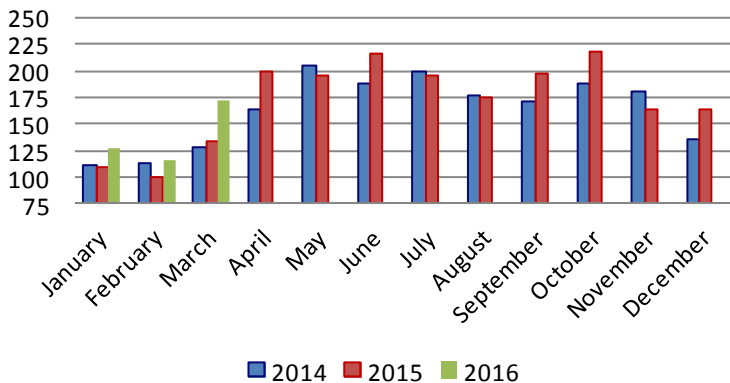


Outlying Areas

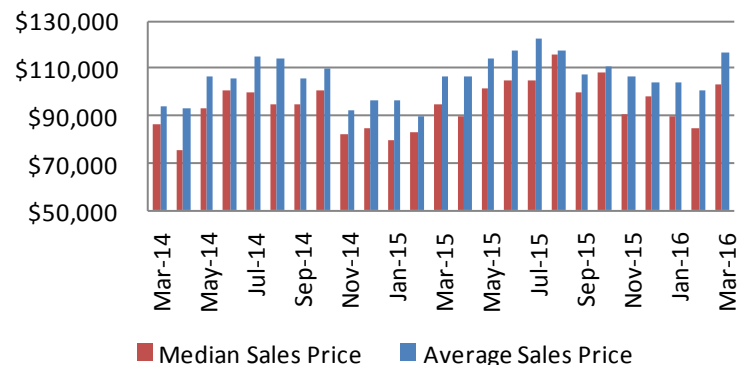
	March 2015	March 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	134	173	29%	346	420	21%
Pending	147	189	29%			
Median Sales Price	\$94,450	\$103,000	9%	\$86,050	\$93,000	8%
Average Sales Price	\$106,418	\$117,019	10%	\$98,420	\$109,253	11%
Average Price Per Square Foot	\$61	\$66	8%	\$56	\$63	13%
% of Original List Price Received	92%	96%	4%	92%	95%	3%
Average Days on Market	165	139	-16%	88	129	47%
New Listings	306	257	-16%	711	676	-5%
Active & Contingent Listings	1,487	1,333	-10%			
Months Supply of Inventory	11.1	7.7	-31%			
Volume (in 1000's)	\$14,260	\$20,478	44%	\$33,856	\$45,121	33%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. Months DOM	Months of Inv.
Defiance (61)	133	30	12	19	\$ 75,808	\$ 87,000	109	11.1
Defiance County (62-66)	119	23	14	13	\$136,807	\$122,950	106	8.5
Paulding County (67-70)	88	12	8	13	\$ 72,986	\$ 57,500	176	11.0
Henry County (72-75)	67	13	9	9	\$102,400	\$ 74,600	190	7.4
Napoleon (76)	74	10	20	19	\$117,245	\$125,000	162	3.7
Putnam County (78-80)	15	5	2	4	\$ 37,500	\$ 37,500	155	7.5
Williams County (82-86 & 88-91)	118	25	13	17	\$ 85,304	\$ 86,000	129	9.1
Bryan (87)	121	17	15	16	\$112,862	\$116,000	154	8.1
Fulton County (93-95 & 97-99)	90	19	20	16	\$125,433	\$118,760	116	4.5
Wauseon (96)	64	19	6	7	\$104,210	\$ 91,500	97	10.7

Home Sales



Sales Prices



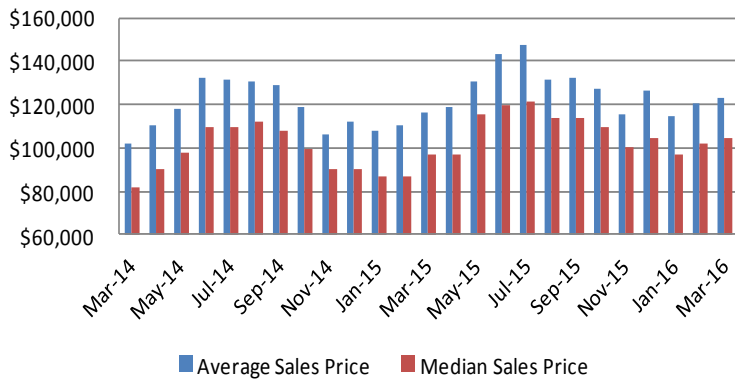
Entire MLS

	March 2015	March 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	551	643	17%	1414	1590	12%
Pending	666	704	6%			
Median Sales Price	\$97,000	\$104,250	7%	\$90,000	\$103,000	14%
Average Sales Price	\$116,135	\$123,376	6%	\$111,865	\$120,190	7%
Average Price Per Square Foot	\$63	\$68	8%	\$61	\$66	8%
% of Original List Price Received	94%	96%	2%	94%	95%	1%
Average Days on Market	128	121	-5%	123	120	-2%
New Listings	1,130	1,046	-7%	2,757	2,732	-1%
Active & Contingent Listings	4,982	4,699	-6%			
Months Supply of Inventory	9.0	7.3	-19%			
Volume (in 1000's)	\$62,829	\$77,726	24%	\$155,269	\$185,572	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	142	174	235	74	18	5	5
Pending	139	193	259	80	29	4	5
Active & Contingent	849	1,302	1,441	601	295	83	137
Months Supply of Inventory	6.0	7.5	6.1	8.1	16.4	16.6	27.4

Home Sales Prices



Home Sales

