TOLEDO
Regional Association of REALTORS®
THE TRUSTED VOICE OF REAL ESTATE

Local Market Update —November 2016

NORTHWEST OHIO HOUSING MARKET

November 2016

434
Home Sales
+19% Increase

$118k
Median Sales Price
+14% Increase

-30%
Inventory Change
Great Time To Sell!!!

3.34%
Average Interest Rate
Buying Power

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

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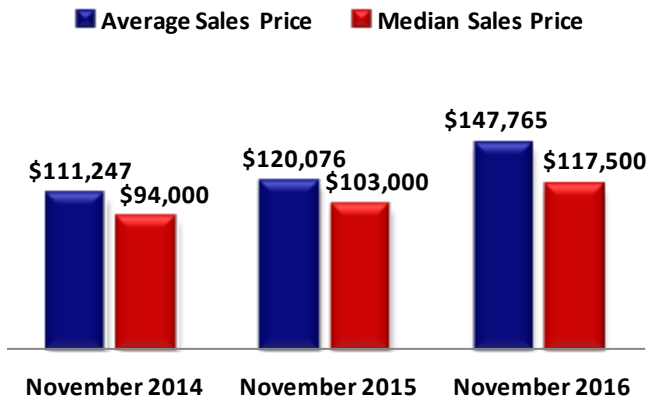

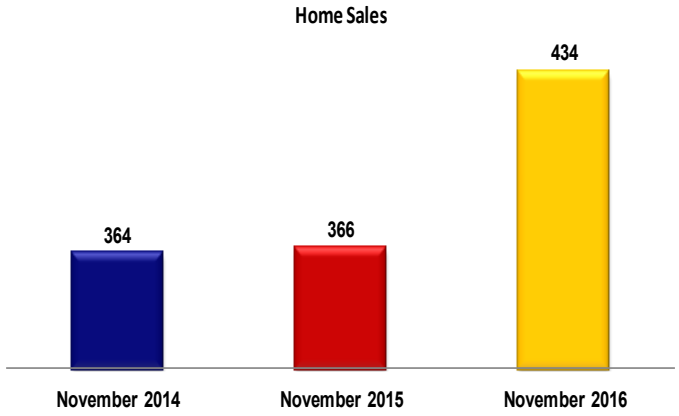

November sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 434. This was an increase of 19% compared to November of 2015. Sales volume generated by November activity totaled $64 million, which was up 47% from 2015. The median sales price was $117,500 (up 14% compared to November 2015), and the average sales price was $147,765 (an increase of 23% compared to last November). 518 listings were added to the system in November, which was up 3% from last November's 503. Inventory of single-family listings showed 2,355 available at month's end which represented a supply of 5.4 months which is down 30% from November of 2015 .

Lucas and Northern Wood County

	November 2015	November 2016	% Change	2015 YTD	**2016 YTD**	% Change
Closed Sales	366	**434**	19%	5,228	**5,428**	4%
Pending		**173**				
Median Sales Price	$103,000	**$117,500**	14%	$108,500	**$115,900**	7%
Average Sales Price	$120,076	**$147,765**	23%	$132,222	**$140,294**	6%
Average Price Per Square Foot	$66	**$75**	14%			#DIV/0!
% of Original List Price Received	94%	**95%**	1%	95%	**96%**	1%
Average Days on Market	115	**114**	-1%	125	**123**	-2%
New Listings	503	**518**	3%	8,260	**7,965**	-4%
Active & Contingent Listings	2,846	**2,355**	-17%			
Months Supply of Inventory	7.8	**5.4**	-30%			
Volume (in 1000's)	$43,587	**$63,982**	47%	$688,744	**$759,695**	10%

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	101	93	123	46	21	5	7
Pending	58	38	57	22	3	2	1
Active & Contingent	336	401	386	184	111	43	49
Months Supply of Inventory	3.3	4.3	3.1	4.0	5.3	8.6	7.0

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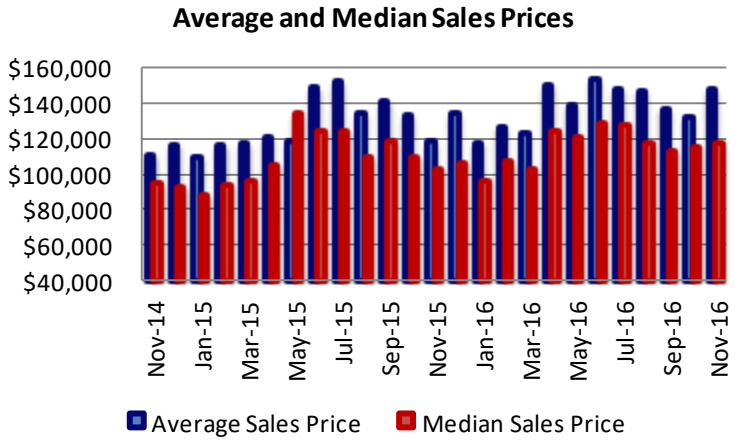
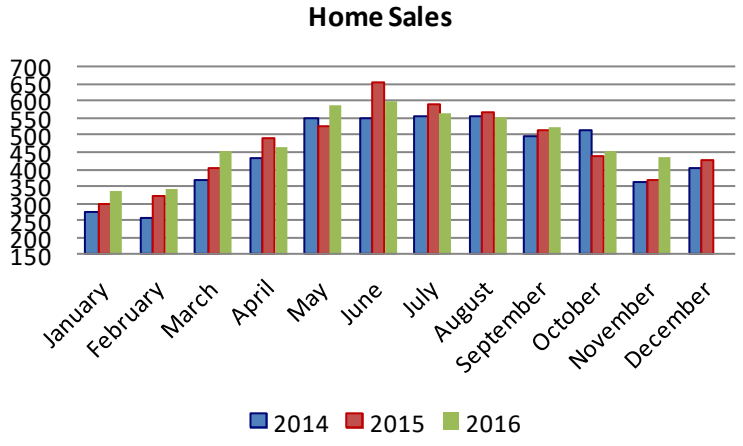
Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales $	Median Sales $	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	208	52	38	18	$ 199,103	$189,700	84	5.5
Airport/Swanton (4) [43558]	44	12	11	2	$ 197,368	$211,900	75	4.0
Spring Meadows (5) [43528]	101	27	25	9	$ 205,080	$184,000	120	4.0
Monclova (6) [43542]	21	3	3	1	$ 361,233	$369,850	170	7.0
Maumee (7) [43537]	125	27	30	6	$ 197,462	$153,750	122	4.2
Whitehouse (8) [43571]	37	13	8	5	$ 251,466	$274,950	135	4.6
Waterville (10) [43566]	43	11	12	2	$ 242,567	$212,750	78	3.6
Franklin Park/Trilby (11) [43613]	106	29	20	6	$ 217,666	$117,200	109	5.3
Tremainsville (12) [43613]	173	38	28	20	$ 86,820	$ 88,975	75	6.2
Five Points/North Towne (13) [43612]	131	35	34	14	$ 44,371	$ 45,200	98	3.9
Point Place (14) [43611]	100	27	11	12	$ 166,000	$ 82,573	151	9.1
Wildwood/Reynolds Corner (15) [43615]	123	31	25	11	$ 95,899	$ 91,500	120	4.9
Ottawa Hills (16) [43615 & 43606]	59	8	6	-	$ 353,399	$304,017	167	9.8
Ottawa Park/Westgate (17) [43606]	70	20	12	4	$ 82,383	$ 73,750	112	5.8
Old West End (18) [43610, 43620]	26	5	2	2	$ 17,000	$ 17,000	92	13.0
Old North End (19) [43608]	66	10	12	-	$ 18,230	$ 10,975	95	5.5
Town Centre (20) [43624, 43602, 43604]	8	-	-	-	$ -	$ -	--	--
South Park (21) [43607]	58	21	14	6	$ 27,810	$ 30,062	70	4.1
Old South End (22) [43609]	70	18	16	6	$ 32,221	$ 16,325	116	4.4
Heatherdowns (23) [43614]	130	30	32	10	$ 100,165	$ 89,200	116	4.1
East River (24) [43605]	70	20	7	5	$ 21,946	$ 18,300	99	10.0
Oregon (25) [43616]	72	16	15	-	$ 127,020	$115,000	102	4.8
East Suburbs (26) [43634, 43618, 43412]	5	1	1	8	$ 187,000	$187,000	202	5.0
Perrysburg & Twp. (53) [43551, 43552]	173	42	51	16	$ 264,697	$218,000	101	3.4
Northwood/Rossford/Lake (54) [43460]	87	17	20	9	$ 122,321	$121,500	90	4.4





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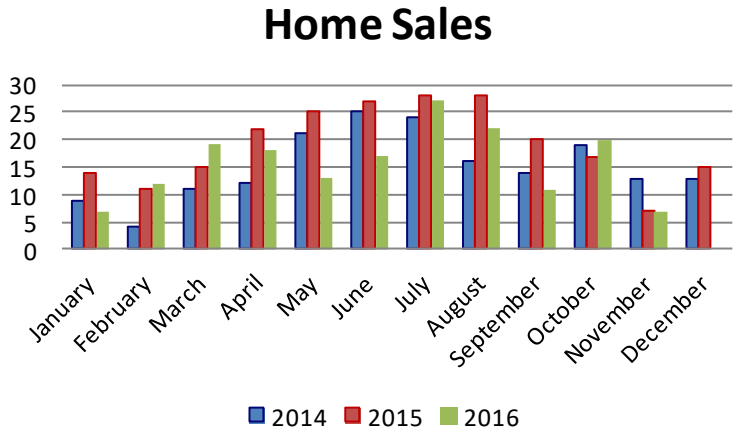
Bowling Green

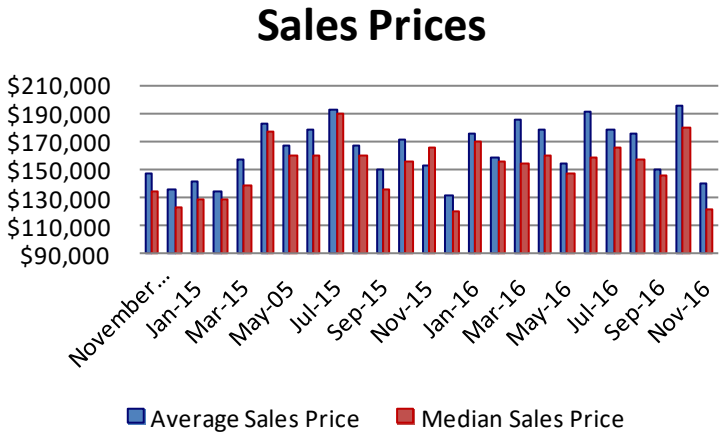
	November 2015	November 2016	% Change	2015 YTD	**2016 YTD**	% Change
Closed Sales	7	**7**	0%	215	**176**	-18%
Pending		**50**				
Median Sales Price	$165,000	**$122,000**	-26%	$154,000	**$159,700**	4%
Average Sales Price	$152,786	**$139,700**	-9%	$165,716	**$176,914**	7%
Average Price Per Square Foot	$87	**$93**	7%			7%
% of Original List Price Received	95%	**98%**	3%	96%	**96%**	0%
Average Days on Market	118	**109**	-8%	119	**118**	-1%
New Listings	12	**15**	25%	285	**203**	-29%
Active & Contingent Listings	87	**52**	-40%			
Months Supply of Inventory	**12.4**	**7.4**	-40%			
Volume	$1,069,500	**$977,900**	-9%	$35,629	**$31,137**	-13%

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	10	23	35	24	13	2	3
Pending	2	8	12	10	3	1	0
Active & Contingent	12	42	114	58	43	23	31
Months Supply of Inventory	1.2	1.8	3.3	2.4	3.3	11.5	10.3

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales $	Median Sales $	Av. DOM	Months of Inv.
Bowling Green (55)	49	15	7	2	$ 139,700	$122,000	109	7.0
Outlying Wood County (51,52, 56 & 57)	90	14	20	7	$ 117,743	$ 99,000	131	4.5





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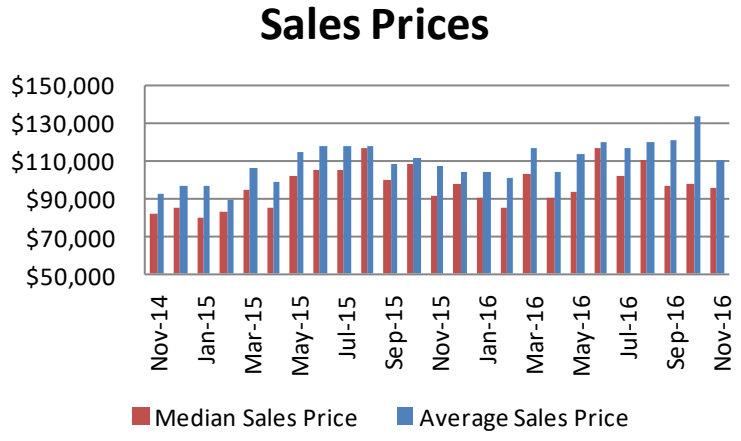
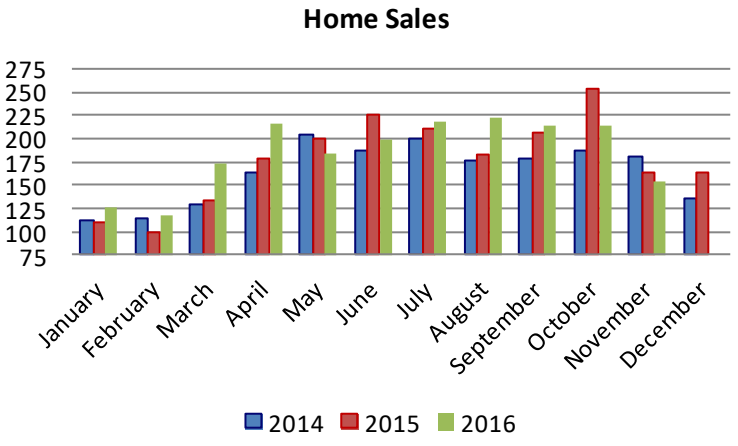
Outlying Areas

	November 2015	November 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	164	**155**	-6%	1,936	**2,040**	5%
Pending		**4**				
Median Sales Price	$89,250	**$95,500**	7%	$96,300	**$98,000**	2%
Average Sales Price	$107,378	**$109,734**	2%	$109,233	**$113,807**	4%
Average Price Per Square Foot	$64	**$65**	2%			3%
% of Original List Price Received	95%	**95%**	0%	94%	**95%**	1%
Average Days on Market	131	**119**	-10%	145	**136**	-6%
New Listings	218	**174**	-25%	3,192	**2,874**	-10%
Active & Contingent Listings	1,271	**985**	-29%			
Months Supply of Inventory	7.8	**6.4**	-18%			
Volume (in 1000's)	$17,610	**$17,009**	-3%	$211,257	**$232,167**	10%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales $	Median Sales $	Av. DOM	Months of Inv.
Defiance (61)	68	19	9	3	$ 71,359	$ 67,500	130	7.6
Defiance County (62-66)	56	9	17	5	$ 148,059	$145,000	115	3.3
Paulding County (67-70)	68	16	4	3	$ 114,050	$ 90,600	58	17.0
Henry County (72-75)	36	7	13	3	$ 117,117	$119,900	100	2.8
Napoleon (76)	41	9	7	0	$ 91,672	$ 59,900	151	5.9
Putnam County (78-80)	15	2	0	1	--	-	--	-
Williams County (82-86 & 88-91)	99	13	15	7	$ 81,413	$ 81,000	77	6.6
Bryan (87)	80	14	16	2	$ 107,863	$102,550	88	5.0
Fulton County (93-95 & 97-99)	65	15	17	3	$ 110,454	$ 89,000	78	3.8
Wauseon (96)	42	12	9	3	$ 118,500	$105,000	88	4.7





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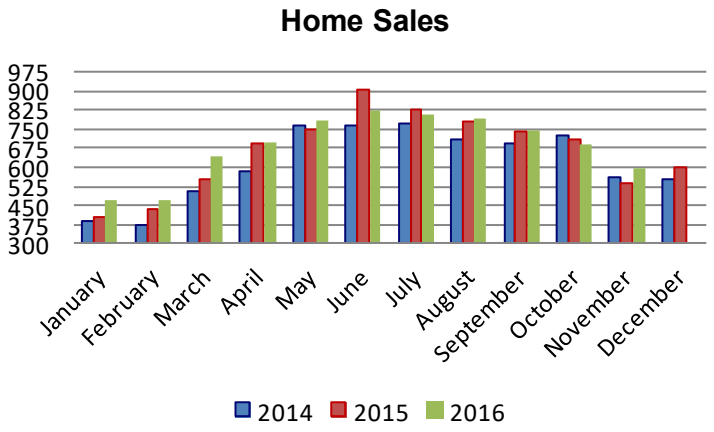
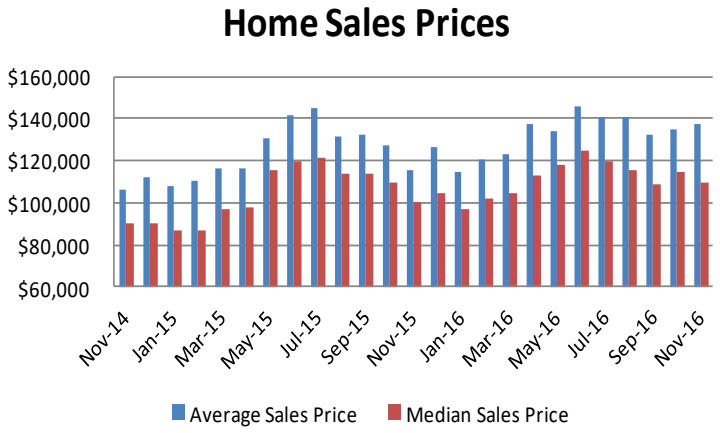
Entire MLS

	November 2015	November 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	537	**596**	11%	7,379	**7,644**	4%
Pending		**227**				
Median Sales Price	$99,700	**$110,000**	10%	$105,900	**$112,600**	6%
Average Sales Price	$116,605	**$137,763**	18%	$127,158	**$134,058**	5%
Average Price Per Square Foot	$66	**$72**	9%			#DIV/0!
% of Original List Price Received	94%	**95%**	1%	95%	**96%**	1%
Average Days on Market	120	**115**	-4%	130	**127**	-2%
New Listings	733	**707**	-4%	11,737	**11,042**	-6%
Active & Contingent Listings	4,204	**3,394**	-19%			
Months Supply of Inventory	**7.8**	**5.5**	-30%			
Volume (in 1000's)	$62,267	**$81,969**	32%	$935,630	**$1,022,998**	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	141	167	217	86	34	8	10
Pending	75	69	86	33	7	3	1
Active & Contingent	420	693	743	300	191	75	98
Months Supply of Inventory	3.0	4.1	3.4	3.5	5.6	9.4	3.0





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