



Local Market Update —2nd Quarter 2016

NORTHWEST OHIO HOUSING MARKET

2nd Quarter 2016

1,627

Home Sales

Unchanged

\$124,100k

Median Sales Price

+8% Increase

\$244k

Total Volume

+8% Increase

3.48%

Average Interest Rate

Buying Power

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

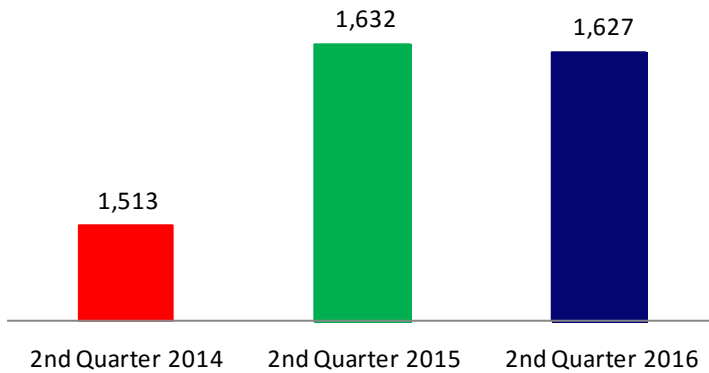
Single-Family Homes— Lucas & Northern Wood County

Second quarter sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 1,627. This was unchanged compared to the second quarter of 2015. Sales volume generated by second quarter activity totaled \$244 million, an eight percent increase from the second quarter of 2015. The average sales price was \$148,074, an increase of nine percent compared to the second quarter of 2015. 2,541 listings were added to the system during the second quarter, which was down seven percent from the second quarter of 2015.

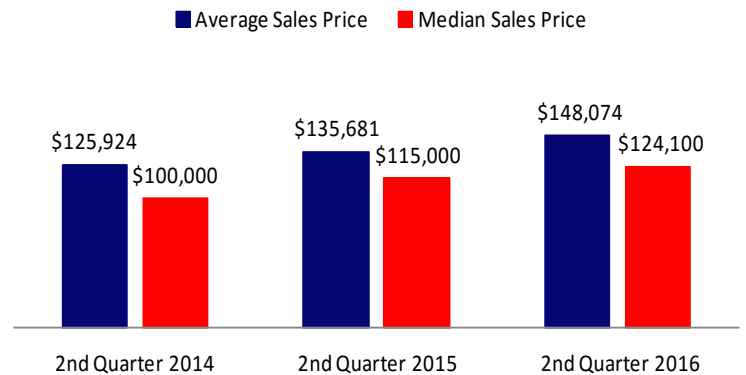
SFH - Lucas and Upper Wood County

	2nd Quarter 2016	2nd Quarter 2015	% Change
Closed Sales	1,627	1,632	0%
Median Sales Price	\$124,100	\$115,000	8%
Average Sales Price	\$148,074	\$135,681	9%
Average Price Per Square Foot	\$77	\$71	8%
% of Original List Price Received	97%	96%	1%
Average Days on Market	104	107	-3%
New Listings	2,541	2,731	-7%
Volume (in 1000's)	\$244,133	\$225,662	8%

Home Sales



Sales Prices



Lucas & Upper Wood County

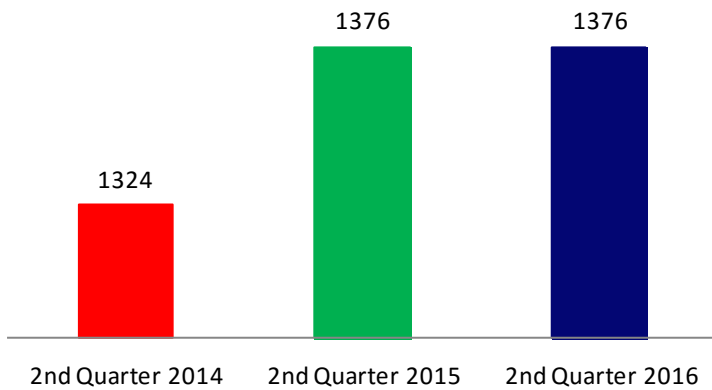
Quarter	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
2nd Quarter 2016	244	371	593	273	98	23	25
2nd Quarter 2015	343	362	553	243	81	23	27
% change	-29%	2%	7%	12%	21%	0%	-7%

Single-Family Homes— Lucas County

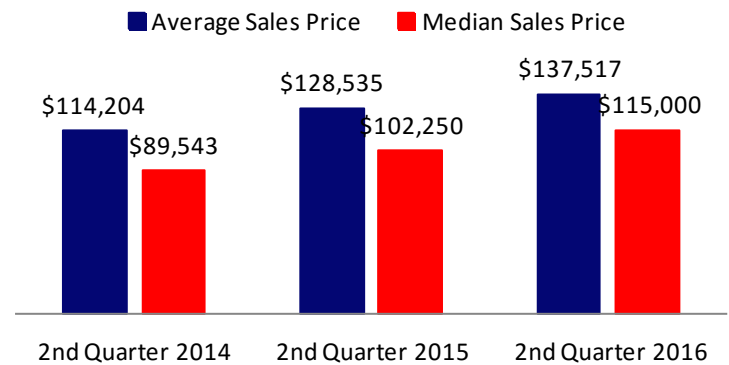
SFH - Lucas County

	2nd Quarter 2016	2nd Quarter 2015	% Change
Closed Sales	1,376	1,376	0%
Median Sales Price	\$115,000	\$102,250	12%
Average Sales Price	\$137,517	\$128,535	7%
Average Price Per Square Foot	\$73	\$67	9%
% of Original List Price Received	96%	96%	0%
Average Days on Market	103	108	-5%
New Listings	2,196	2,373	-7%
Volume (in 1000's)	\$189,224	\$176,863	7%

Home Sales



Home Sale Prices

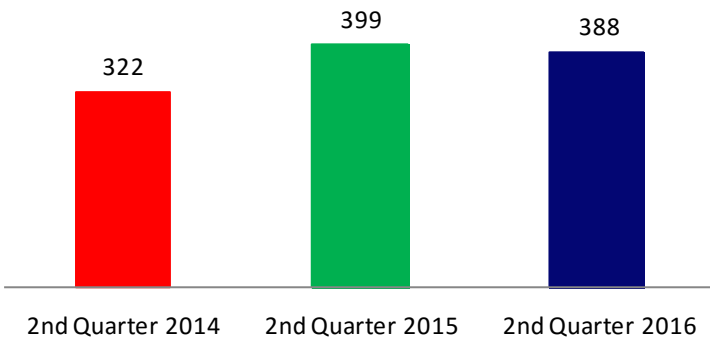


	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
2nd Quarter 2016	238	343	491	209	65	17	13
2nd Quarter 2015	337	329	437	175	56	20	22
% change	-29%	4%	12%	19%	16%	-15%	-41%

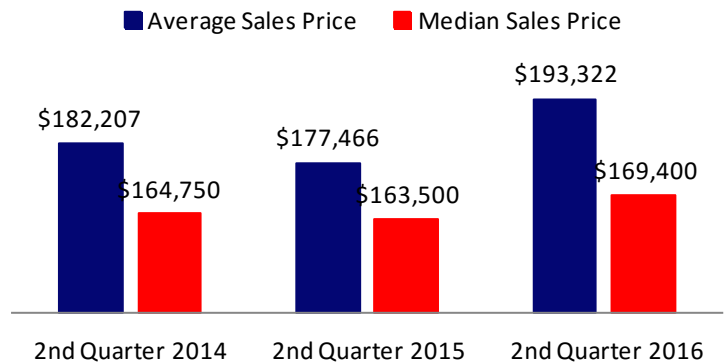
Single-Family Homes— Wood County

	2nd Quarter 2016	2nd Quarter 2015	% Change
Closed Sales	388	399	-3%
Median Sales Price	\$169,400	\$163,500	4%
Average Sales Price	\$193,322	\$177,466	9%
Average Price Per Square Foot	\$93	\$90	3%
% of Original List Price Received	98%	97%	1%
Average Days on Market	115	106	8%
New Listings	551	602	-8%
Volume (in 1000's)	\$75,009	\$70,277	7%

Home Sales



Home Sale Prices

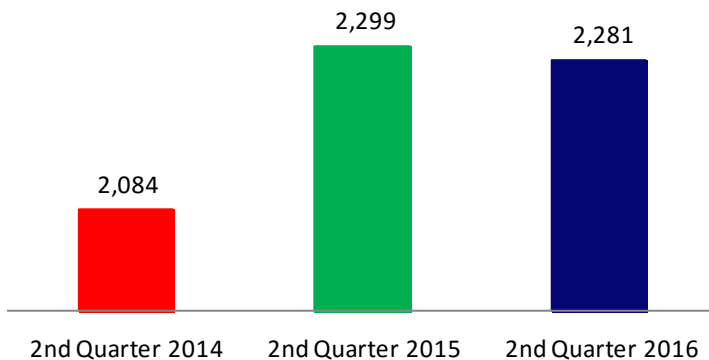


Quarter	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
2nd Quarter 2016	16	55	172	84	41	6	14
2nd Quarter 2015	16	56	202	84	30	6	5
% change	0%	-2%	-15%	0%	37%	0%	180%

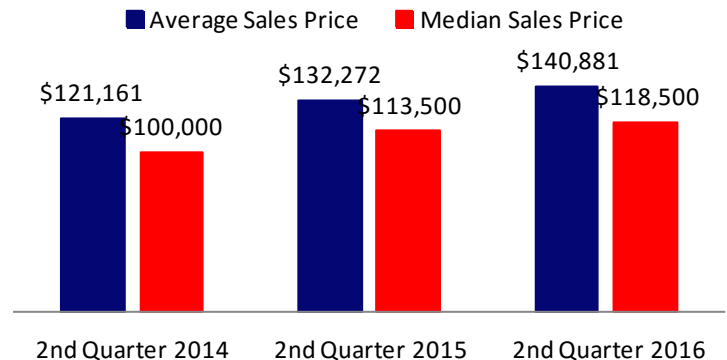
Single-Family Homes— Entire MLS

	2nd Quarter 2016	2nd Quarter 2015	% Change
Closed Sales	2,281	2,299	-1%
Median Sales Price	\$118,500	\$113,500	4%
Average Sales Price	\$140,881	\$132,272	7%
Average Price Per Square Foot	\$75	\$70	7%
% of Original List Price Received	96%	96%	0%
Average Days on Market	112	113	-1%
New Listings	3,577	3,901	-8%
Volume (in 1000's)	\$321,350	\$304,092	6%

Home Sales



Sales Prices



Quarter	\$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+
2nd Quarter 2016	320	601	867	331	111	24	27
2nd Quarter 2015	435	580	837	299	92	28	28
% change	-26%	4%	4%	11%	21%	-14%	-4%

Area & Zip Codes	2nd Qtr. Av. Sales Price	% Change 2016	2nd Qtr. Sold	% Change 2016	2nd Qtr. New Listings	% Change 2016	2nd Qtr. DOM	% Change 2016
Sylvania (2&3) [43560, 43617]	\$ 217,550	7%	177	-2%	242	-10%	106	9%
Airport/Swanton (4) [43558]	\$ 145,860	6%	29	-19%	56	-20%	136	58%
Spring Meadows (5) [43528]	\$ 200,522	0%	61	0%	118	-6%	119	-11%
Monclova (6) [43542]	\$ 288,399	-15%	24	4%	35	-26%	125	16%
Maumee (7) [43537]	\$ 192,749	-7%	122	3%	188	14%	87	-12%
Whitehouse (8) [43571]	\$ 209,815	-12%	45	22%	45	-25%	88	-36%
Waterville (10) [43566]	\$ 199,687	-2%	36	29%	41	-11%	98	-26%
Franklin Park/Trilby (11) [43613]	\$ 131,182	10%	94	22%	140	9%	93	11%
Tremainsville (12) [43613]	\$ 81,090	16%	139	-7%	244	8%	99	-17%
Five Points/North Towne (13) [43612]	\$ 54,207	29%	82	3%	155	-8%	99	3%
Point Place (14) [43611]	\$ 72,515	1%	61	-3%	106	3%	121	0%
Wildwood/Reynolds Corner (15) [43615]	\$ 94,370	19%	93	2%	138	-20%	105	-4%
Ottawa Hills (16) [43615 & 43606]	\$ 339,888	1%	42	100%	57	-5%	116	9%
Ottawa Park/Westgate (17) [43606]	\$ 104,579	7%	78	-10%	101	-10%	110	4%
Old West End (18) [43610, 43620]	\$ 58,519	25%	12	-20%	25	19%	68	8%
Old North End (19) [43608]	\$ 10,405	-18%	21	-25%	30	-35%	68	-25%
Town Centre (20) [43624, 43602, 43604]	\$ 7,250	--	2	--	4	-20%	68	--
Scott Park (21) [43607]	\$ 37,849	70%	34	13%	40	-41%	79	-6%
Old South End (22) [43609]	\$ 27,669	39%	44	-21%	87	-15%	135	17%
Heatherdowns (23) [43614]	\$ 112,375	-2%	122	9%	169	-13%	97	-12%
East River (24) [43605]	\$ 20,058	-10%	34	-24%	68	3%	78	-21%
Oregon (25) [43616]	\$ 126,347	-1%	43	-31%	83	1%	107	-18%
East Suburbs (26) [43634, 43618, 43412]	\$ 144,500	17%	7	133%	11	-35%	79	-32%
Perrysburg (53) [43551, 43552]	\$ 260,387	18%	175	-6%	238	-6%	114	15%
Rossford (54) [43460]	\$ 120,133	8%	76	6%	107	2%	105	-8%

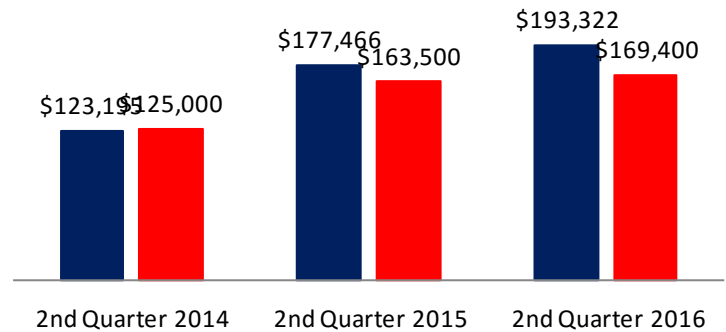
Condos— Lucas & Northern Wood County

Second quarter sales of condos in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 155. This was an second of thirteen percent compared to the first quarter of 2015. Sales volume generated by second quarter activity totaled \$21 million, a one percent increase from the second quarter of 2015. The average sales price was \$135,822 a decrease of ten percent compared to the second quarter of 2015. 204 listings were added to the system during the second quarter, which was down four percent from the first quarter of 2015.

Condos - Lucas and Upper Wood County

	2nd Quarter 2016	2nd Quarter 2015	% Change
Closed Sales	155	137	13%
Median Sales Price	\$128,500	\$135,000	-5%
Average Sales Price	\$135,822	\$151,397	-10%
Average Price Per Square Foot	\$83	\$86	-3%
% of Original List Price Received	96%	95%	1%
Average Days on Market	100	100	0%
New Listings	204	212	-4%
Volume (in 1000's)	\$21,052	\$20,741	1%

Condo Sales Prices



Condo Sales

