

NORTHWEST OHIO HOUSING MARKET

February 2017

378

Home Sales

+10% Increase

\$107k

Median Sales Price

+3% Increase

-25%

Inventory Change

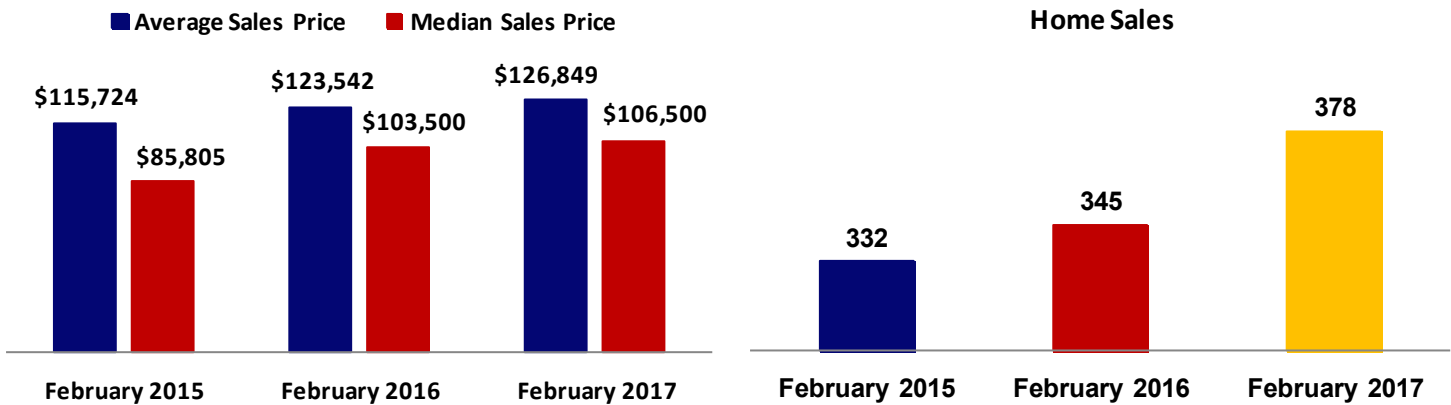
Houses Needed!

4.16%

Average Interest Rate

**According to Freddiemac.com as
of 2/23/17**

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



February sales of single-family homes in Lucas and Northern Wood County reported by the Toledo Regional Association of REALTORS® totaled 378. This was an increase of 10% compared to February of 2016. Sales volume generated by February activity totaled \$50 million, which was up 13% from 2016. The median sales price was \$106,500 (up 3% compared to February 2016), and the average sales price was \$126,849 (an increase of 3% compared to last February). 607 listings were added to the system in February, which was down –12% from last February's 691. Inventory of single-family listings showed 2,309 available at month's end which represented a supply of 6months which is down –25% from February of 2016.

Lucas and Northern Wood County

	February 2016	February 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	345	378	10%	687	697	1%
Pending		380				
Median Sales Price	\$103,500	\$106,500	3%	\$100,000	\$109,450	9%
Average Sales Price	\$123,542	\$126,849	3%	\$119,162	\$129,350	9%
Average Price Per Square Foot	\$66	\$69	5%	\$65	\$69	6%
% of Original List Price Received	95%	97%	2%	96%	98%	127%
Average Days on Market	113	110	-3%	117	110	-6%
New Listings	691	607	-12%	1,264	1,188	-6%
Active & Contingent Listings	2,639	2,309	-13%			
Months Supply of Inventory	8.0	6.0	-25%			
Volume (in 1000's)	\$42,621	\$47,949	13%	\$81,861	\$89,982	10%

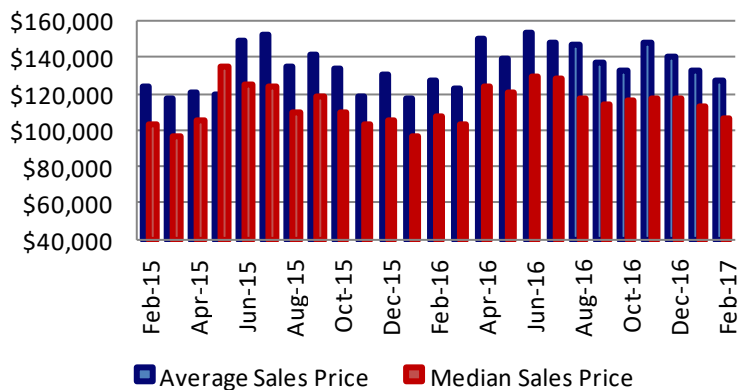
Lucas and Upper Wood County

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 - \$749,999	\$750,000+
Sold	98	84	121	50	15	8	1	1
Pending	44	47	61	20	2	1	1	0
Active	308	376	360	189	144	69	65	22
Months of Inventory	4.0	7.0	5.0	6.0	13.0	10.0	74.0	22.0

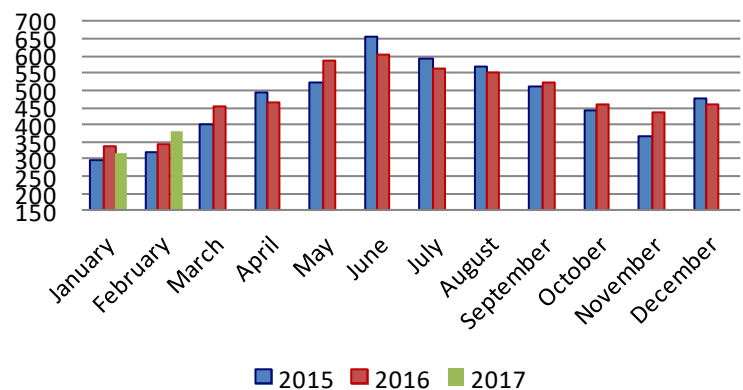
Local Market Update — February 2017

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	237	60	35	41	\$ 223,693	\$228,000	112	7.0
Airport/Swanton (4) [43558]	52	18	9	2	\$ 170,344	\$192,500	123	6.0
Spring Meadows (5) [43528]	92	23	18	16	\$ 138,586	\$124,950	100	5.0
Monclova (6) [43542]	23	2	2	2	\$ 448,875	\$448,875	237	12.0
Maumee (7) [43537]	146	36	25	26	\$ 219,033	\$155,000	121	6.0
Whitehouse (8) [43571]	35	12	7	5	\$ 217,557	\$202,000	120	5.0
Waterville (10) [43566]	49	10	6	8	\$ 305,000	\$238,417	144	8.0
Franklin Park/Trilby (11) [43613]	108	30	17	21	\$ 139,929	\$127,500	126	6.0
Tremainsville (12) [43613]	195	65	35	37	\$ 64,597	\$ 65,000	97	6.0
Five Points/North Towne (13) [43612]	153	41	18	35	\$ 43,916	\$ 38,347	84	9.0
Point Place (14) [43611]	103	27	24	17	\$ 66,871	\$ 60,000	105	4.0
Wildwood/Reynolds Corner (15) [43615]	139	25	22	23	\$ 78,947	\$ 74,000	97	6.0
Ottawa Hills (16) [43615 & 43606]	62	14	4	3	\$ 294,211	\$317,423	119	16.0
Ottawa Park/Westgate (17) [43606]	69	18	15	6	\$ 115,687	\$134,600	121	5.0
Old West End (18) [43610, 43620]	23	3	2	7	\$ 10,000	\$ 10,000	41	12.0
Old North End (19) [43608]	55	11	5	5	\$ 23,115	\$ 16,000	146	11.0
Town Centre (20) [43624, 43602, 43604]	7	2	-	1	\$ -	\$ -	--	--
Scott Park (21) [43607]	59	19	16	10	\$ 39,013	\$ 34,000	86	4.0
Old South End (22) [43609]	75	21	9	8	\$ 18,314	\$ 18,000	68	8.0
Heatherdowns (23) [43614]	156	44	27	22	\$ 102,296	\$114,900	150	6.0
East River (24) [43605]	82	24	17	20	\$ 23,380	\$ 17,000	66	5.0
Oregon (25) [43616]	79	18	19	18	\$ 138,242	\$127,000	114	4.0
East Suburbs (26) [43634, 43618, 43412]	9	2	1	-	\$ 78,000	\$ 78,000	196	9.0
Perrysburg & Twp. (53) [43551, 43552]	206	62	28	25	\$ 232,455	\$217,500	129	7.0
Northwood/Rossford/Lake (54) [43460]	90	19	15	23	\$ 88,910	\$ 90,000	113	6.0

Average and Median Sales Prices



Home Sales



Bowling Green

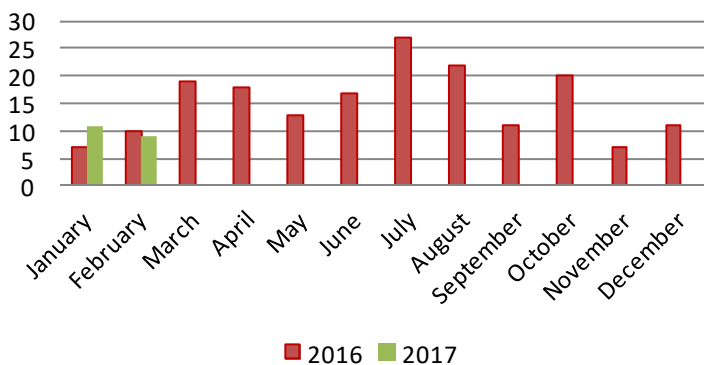
	February 2016	February 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	10	9	-10%	17	20	18%
Pending		6				
Median Sales Price	\$156,250	\$132,500	-15%	\$168,000	\$154,500	-8%
Average Sales Price	\$158,240	\$126,490	-20%	\$165,606	\$168,813	2%
Average Price Per Square Foot	\$85	\$81	-5%	\$84	\$87	4%
% of Original List Price Received	94%	92%	-2%	93%	94%	1%
Average Days on Market	111	93	-16%	99	95	-4%
New Listings	19	16	-16%	30	23	-23%
Active & Contingent Listings	81	47	-42%			
Months Supply of Inventory	8.0	5.0	-38%			
Volume	\$1,582	\$1,138	-28%	\$2,815	\$3,376	20%

Remaining Wood County

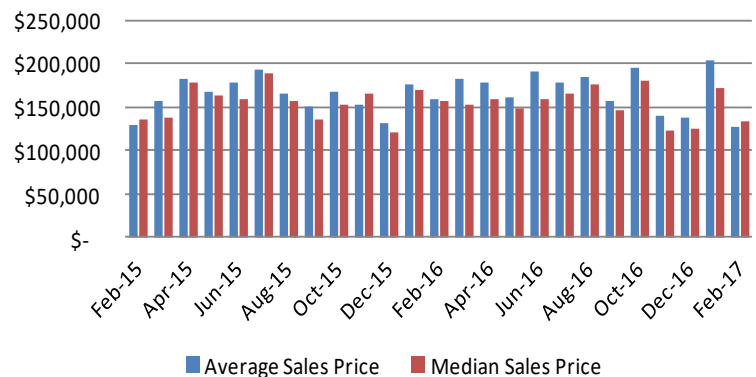
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$749,999	\$750,000+
Sold	2	4	10	3	1	0	0	0
Pending	2	4	0	2	0	0	0	0
Active	5	8	24	21	5	3	1	0
Months of Inventory	5.0	6.0	6.0	9.0	7.0	--	--	--

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	47	16	9	6	\$ 126,490	\$132,500	93	5.0
Outlying Wood County (51,52, 56 & 57)	84	20	11	19	\$ 147,557	\$112,000	99	8.0

Home Sales



Sales Prices

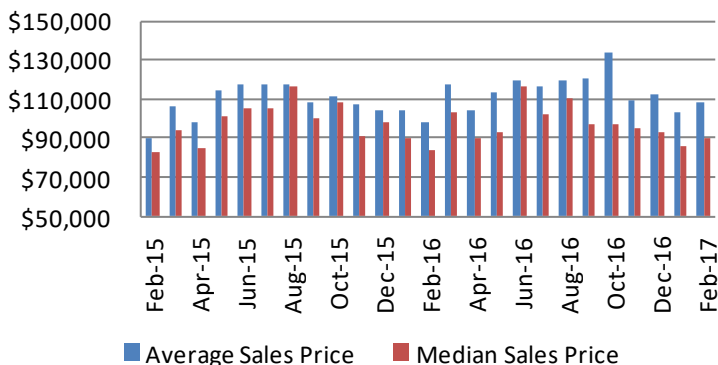


Outlying Areas

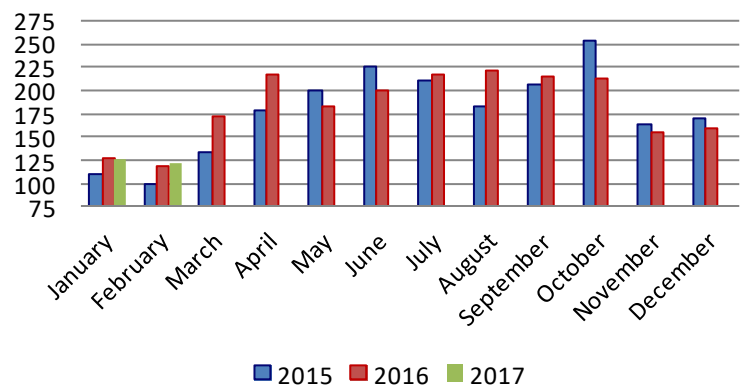
	February 2016	February 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	119	121	2%	247	249	1%
Pending		98				
Median Sales Price	\$84,000	\$90,000	7%	\$86,500	\$88,500	2%
Average Sales Price	\$98,564	\$108,246	10%	\$100,960	\$105,865	5%
Average Price Per Square Foot	\$57	\$62	9%	\$59	\$62	5%
% of Original List Price Received	94%	90%	-4%	91%	90%	-1%
Average Days on Market	135	133	-1%	125	131	5%
New Listings	227	205	-10%	427	386	-10%
Active & Contingent Listings	1,132	888	-22%			
Months Supply of Inventory	10.0	7.0	-30%			
Volume (in 1000's)	\$11,729	\$13,098	12%	\$24,937	\$26,360	6%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	64	13	9	8	\$ 73,244	\$ 75,000	171	7.0
Defiance County (62-66)	74	15	10	7	\$ 149,123	\$151,500	105	7.0
Paulding County (67-70)	66	11	8	11	\$ 83,913	\$ 76,000	149	8.0
Henry County (72-75)	35	16	9	2	\$ 72,449	\$ 62,500	140	4.0
Napoleon (76)	38	13	4	3	\$ 117,125	\$117,250	84	10.0
Putnam County (78-80)	14	1	1	1	\$ 118,500	\$118,500	140	14.0
Williams County (82-86 & 88-91)	90	19	18	6	\$ 85,878	\$ 73,950	101	5.0
Bryan (87)	88	22	12	5	\$ 123,042	\$ 86,250	154	7.0
Fulton County (93-95 & 97-99)	70	15	4	4	\$ 116,500	\$120,000	168	18.0
Wauseon (96)	39	9	7	3	\$ 95,857	\$114,000	154	6.0

Sales Prices



Home Sales



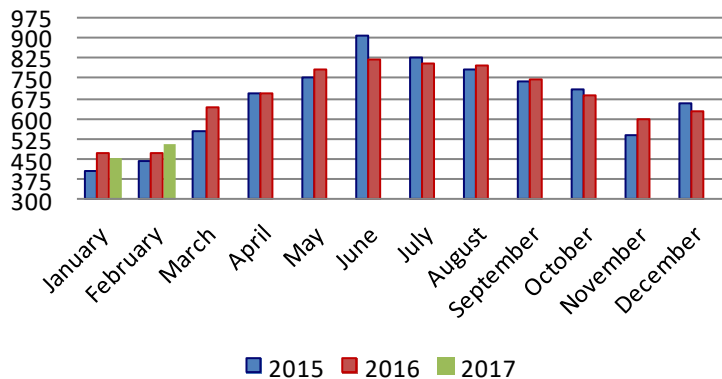
Entire MLS

	February 2016	February 2017	% Change	2016 YTD	2017 YTD	% Change
Closed Sales	474	508	7%	951	966	2%
Pending		484				
Median Sales Price	\$99,700	\$103,825	4%	\$97,450	\$105,000	8%
Average Sales Price	\$118,003	\$122,412	4%	\$115,359	\$124,113	8%
Average Price Per Square Foot	\$64	\$67	5%	\$64	\$68	6%
% of Original List Price Received	95%	92%	-3%	92%	94%	99%
Average Days on Market	119	115	-3%	119	115	-3%
New Listings	937	828	-12%	1,721	1,597	-7%
Active & Contingent Listings	3,852	3,244	-16%			
Months Supply of Inventory	8.0	6.0	-25%			
Volume (in 1000's)	\$55,933	\$62,815	12%	\$109,614	\$119,718	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 - \$749,999	\$750,000+
Sold	125	125	167	61	20	8	1	1
Pending	53	61	73	23	2	1	1	0
Active	371	570	577	269	183	81	74	29
Months of Inventory	4.0	7.0	6.0	7.0	12.0	12.0	84.0	28.0

Home Sales



Home Sales Prices

