

# Local Market Update—First Quarter 2019

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## LUCAS AND UPPER WOOD COUNTY HOUSING MARKET

*The information below compares the month of Q1 2019 to Q1 2018*

**1,113**  
**Home Sales**  
-3.6% Decrease from  
Q1 2018

**\$110,000**  
**Med. Sales Price**  
+2.8% Increase from  
Q1 2018

**\$135,694**  
**Av. Sales Price**  
+1.2% Increase from  
Q1 2018

**95**  
**Av. Days on Mkt.**  
-7.8% Decrease from  
Q1 2018

**1,680**  
**New Listings**  
-10.1% Decrease from  
Q1 2018

**\$150,892**  
**Sales Volume**  
(in 1,000's)  
-2.5% Decrease from  
Q1 2018

# Marketwatch Report

Q1-2019



## All Counties Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change
Defiance County	\$112,000	+ 16.1%	95.3%	- 0.7%	94	- 13.6%	82	- 5.7%
Fulton County	\$130,000	+ 13.0%	93.7%	+ 1.1%	110	- 0.1%	59	- 14.5%
Henry County	\$110,000	- 2.7%	90.6%	- 0.1%	112	- 3.4%	37	+ 19.4%
Lucas County	\$103,000	+ 3.1%	92.3%	- 0.5%	94	- 7.3%	1,040	- 5.5%
Paulding County	\$78,000	- 2.5%	93.1%	+ 3.0%	93	- 19.2%	25	- 24.2%
Putnam County	\$99,950	+ 18.3%	94.7%	+ 4.3%	76	- 46.3%	4	- 42.9%
Williams County	\$85,000	- 2.9%	94.6%	+ 3.8%	96	- 13.5%	73	- 20.7%
Wood County	\$180,000	- 2.3%	94.3%	- 1.3%	106	+ 1.5%	248	- 1.2%

# Marketwatch Report

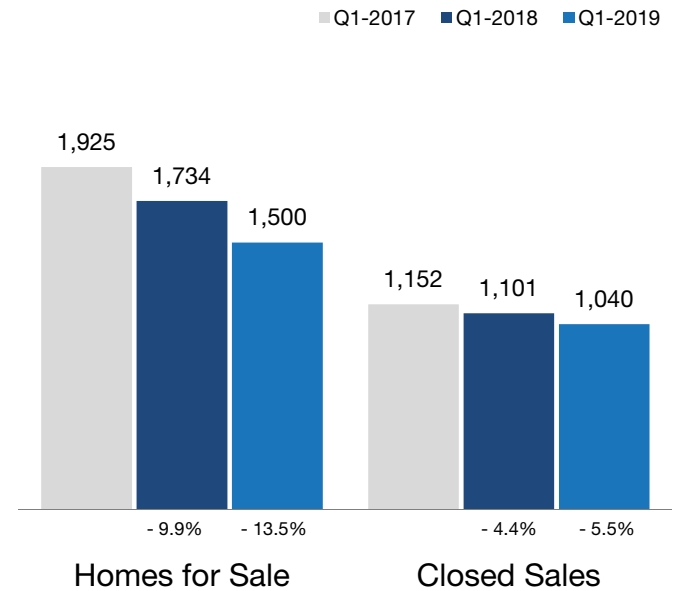
## Q1-2019



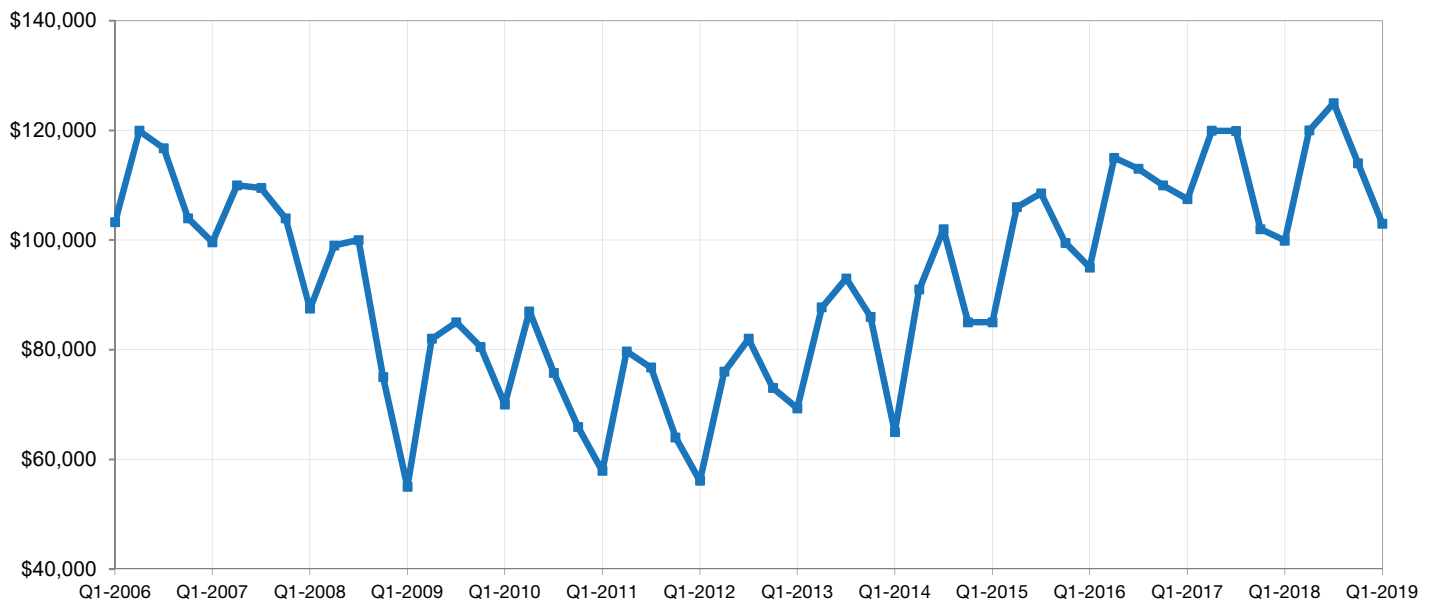
## Lucas County

Key Metrics	Q1-2019	1-Year Change
Median Sales Price	\$103,000	+ 3.1%
Average Sales Price	\$127,680	+ 2.3%
Pct. of Orig. Price Rec'd.	92.3%	- 0.5%
Homes for Sale	1,500	- 13.5%
Closed Sales	1,040	- 5.5%
Months Supply	3.1	- 16.4%
Days on Market	94	- 7.3%

### Market Activity



### Historical Median Sales Price for Lucas County



# Marketwatch Report

Q1-2019



## Lucas County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change
43412	\$160,000	+ 137.2%	89.5%	+ 7.4%	89	- 25.8%	5	- 64.3%
43445	\$180,000	--	89.8%	--	58	--	2	--
43504	\$130,000	- 56.7%	83.8%	- 13.7%	88	- 53.2%	2	+ 100.0%
43522	\$122,750	- 9.0%	86.5%	- 13.7%	89	+ 8.2%	9	+ 50.0%
43528	\$223,950	+ 25.5%	95.7%	- 1.3%	106	+ 5.6%	41	- 16.3%
43532	\$202,500	+ 87.5%	84.6%	- 12.0%	202	+ 107.9%	3	0.0%
43537	\$169,250	- 6.0%	96.0%	+ 0.1%	79	- 16.3%	77	- 4.9%
43542	\$332,000	+ 9.9%	93.3%	- 0.9%	123	- 24.6%	9	+ 80.0%
43558	\$149,003	- 3.1%	96.3%	+ 3.7%	97	- 20.0%	14	- 44.0%
43560	\$222,000	+ 14.4%	96.4%	+ 1.6%	107	- 5.6%	78	- 38.6%
43566	\$239,950	+ 24.0%	97.8%	+ 1.2%	85	- 13.7%	25	+ 13.6%
43571	\$273,000	+ 18.7%	96.3%	- 0.7%	124	+ 2.5%	24	+ 14.3%
43601	\$0	--	0.0%	--	0	--	0	--
43604	\$185,000	- 22.8%	93.6%	- 2.6%	96	+ 67.7%	11	+ 175.0%
43605	\$17,688	- 6.9%	84.9%	- 3.2%	78	+ 4.2%	43	- 8.5%
43606	\$118,000	+ 1.5%	92.8%	- 1.6%	90	- 2.2%	60	- 3.2%
43607	\$47,750	+ 42.5%	87.4%	- 0.6%	103	+ 30.7%	49	+ 19.5%
43608	\$14,000	- 12.5%	79.9%	- 18.2%	44	- 50.6%	16	- 27.3%
43609	\$27,000	+ 21.9%	91.1%	+ 2.7%	72	- 20.3%	57	+ 72.7%
43610	\$32,550	+ 104.7%	97.4%	+ 5.7%	103	- 20.2%	5	0.0%
43611	\$78,500	+ 4.7%	90.4%	- 3.0%	79	- 39.3%	54	+ 14.9%
43612	\$49,900	+ 2.9%	88.3%	- 1.8%	104	+ 5.1%	86	0.0%
43613	\$85,650	+ 13.4%	90.4%	+ 1.1%	106	- 7.3%	107	0.0%
43614	\$119,500	+ 4.4%	93.7%	+ 0.6%	93	- 7.8%	79	- 7.1%
43615	\$96,500	+ 1.6%	93.3%	+ 0.1%	94	- 0.8%	94	- 21.0%
43616	\$131,000	+ 5.2%	94.0%	+ 0.1%	102	+ 7.2%	40	- 7.0%
43617	\$220,450	+ 10.8%	94.9%	+ 1.2%	88	- 14.4%	20	- 13.0%
43620	\$69,000	+ 66.3%	79.8%	- 19.8%	85	- 12.8%	4	- 42.9%
43623	\$125,250	+ 31.2%	95.0%	+ 4.8%	83	- 13.0%	47	0.0%

# Marketwatch Report

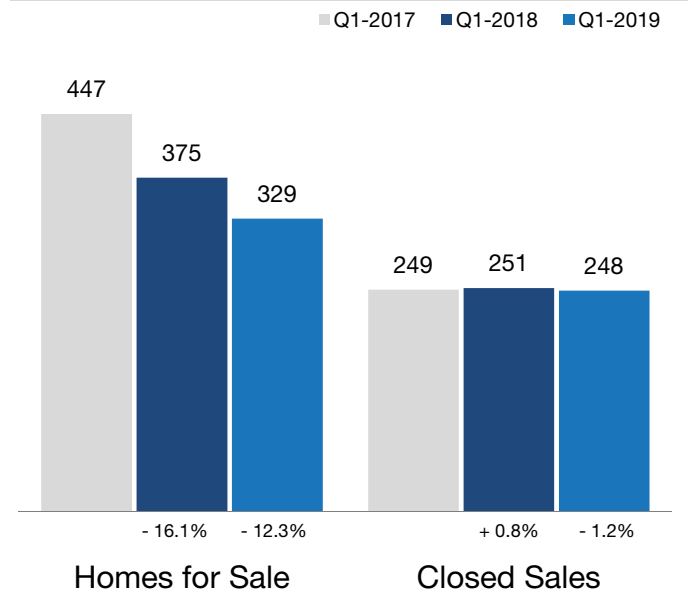
## Q1-2019



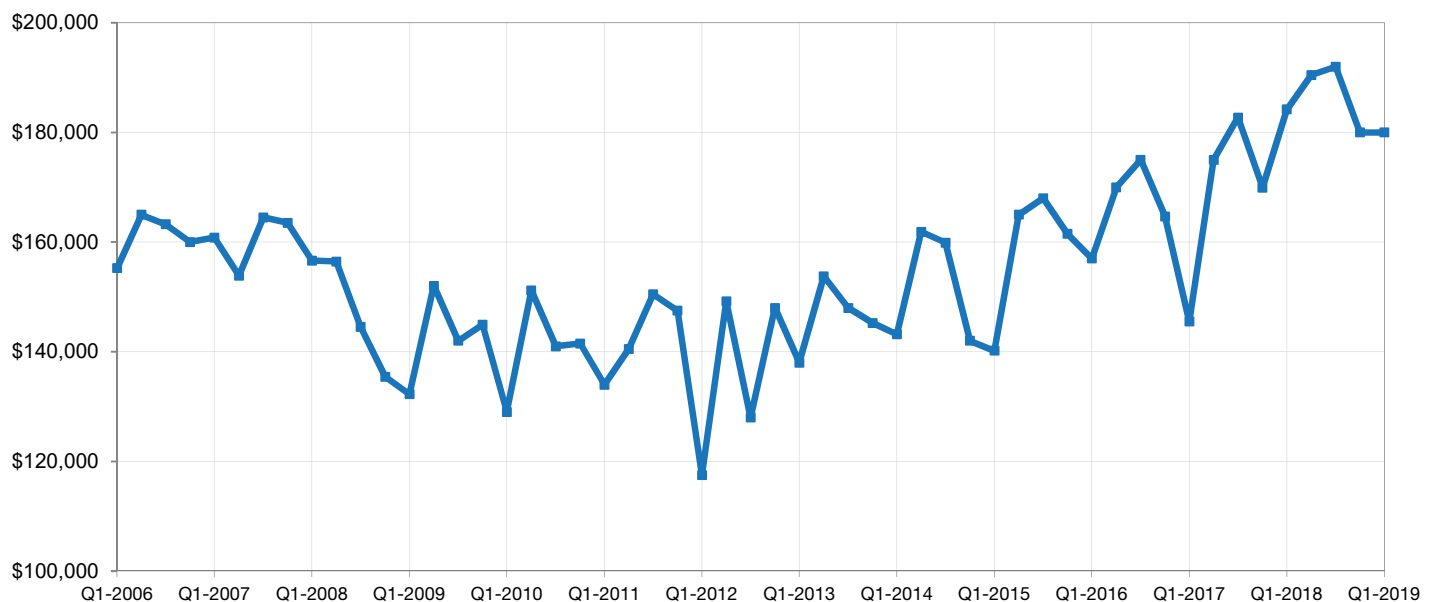
## Wood County

Key Metrics	Q1-2019	1-Year Change
Median Sales Price	\$180,000	- 2.3%
Average Sales Price	\$201,235	- 2.2%
Pct. of Orig. Price Rec'd.	94.3%	- 1.3%
Homes for Sale	329	- 12.3%
Closed Sales	248	- 1.2%
Months Supply	2.8	- 11.5%
Days on Market	106	+ 1.5%

### Market Activity



### Historical Median Sales Price for Wood County



# Marketwatch Report

Q1-2019



## Wood County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change
43402	\$173,000	- 10.8%	95.8%	- 0.9%	98	+ 16.7%	45	- 21.1%
43406	\$88,000	- 67.2%	81.2%	- 15.2%	171	+ 200.0%	4	+ 300.0%
43413	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43430	\$150,000	+ 28.2%	90.3%	- 5.6%	112	+ 44.2%	4	- 63.6%
43443	\$112,500	- 29.7%	90.2%	- 9.1%	50	- 44.9%	4	+ 33.3%
43447	\$125,000	- 33.9%	94.9%	- 0.7%	178	+ 89.4%	3	- 40.0%
43450	\$130,000	--	93.7%	--	129	--	3	--
43451	\$129,900	--	92.9%	--	275	--	1	--
43457	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43460	\$160,000	+ 14.4%	97.1%	+ 4.5%	103	- 5.9%	13	- 13.3%
43462	\$37,750	- 81.5%	86.0%	- 10.6%	102	+ 15.5%	5	+ 150.0%
43465	\$126,500	- 23.3%	94.0%	- 6.1%	101	+ 1.4%	19	+ 111.1%
43466	\$82,000	+ 20.6%	96.5%	- 8.8%	87	- 41.4%	1	- 50.0%
43551	\$240,380	+ 4.4%	95.1%	- 0.4%	113	+ 0.8%	111	- 0.9%

# Marketwatch Report

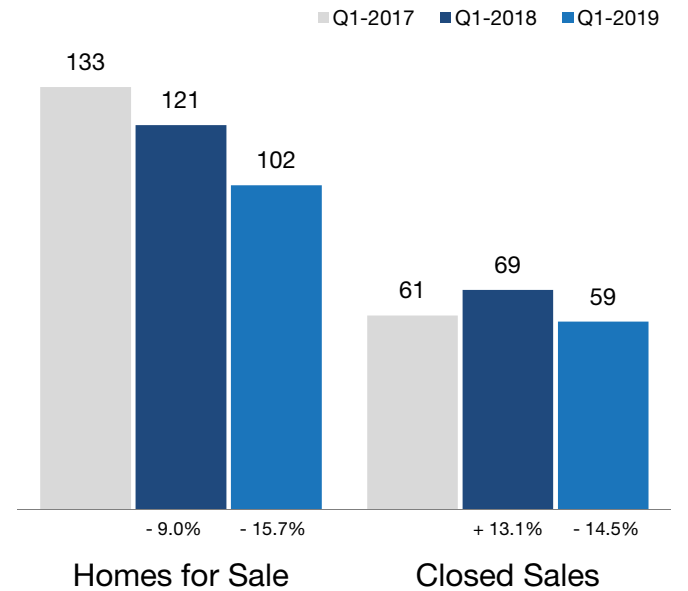
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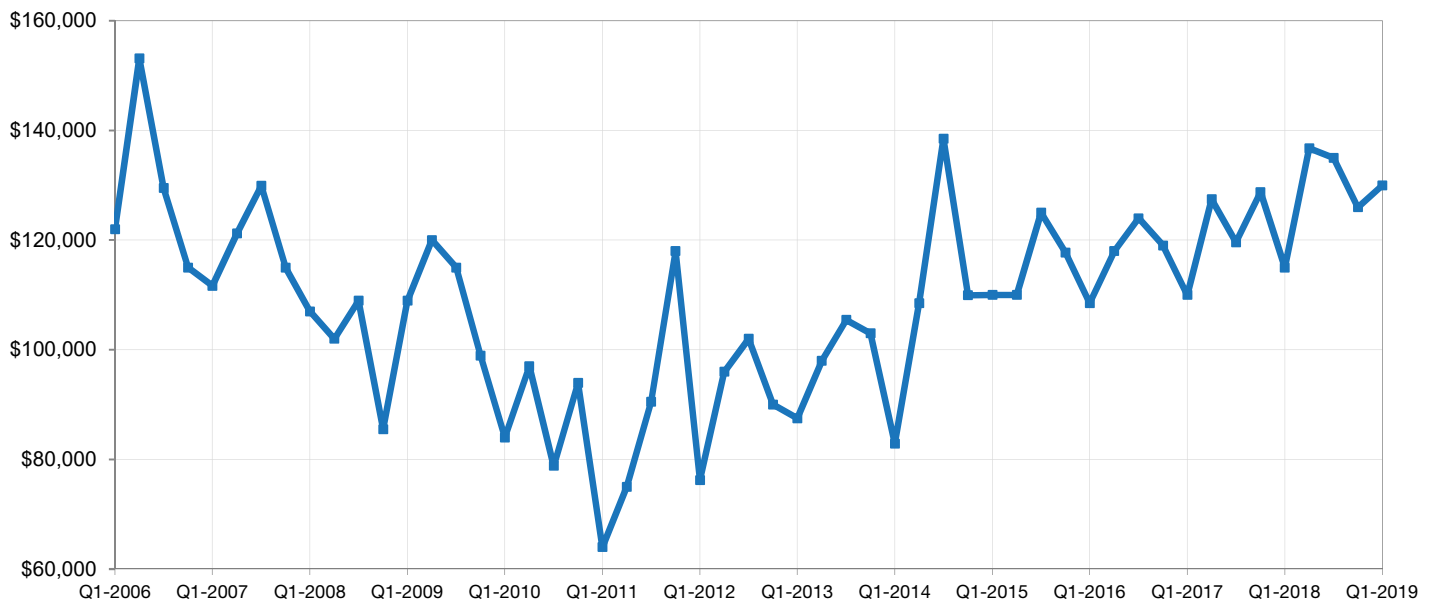
## Fulton County

Key Metrics	Q1-2019	1-Year Change
Median Sales Price	\$130,000	+ 13.0%
Average Sales Price	\$141,725	+ 8.7%
Pct. of Orig. Price Rec'd.	93.7%	+ 1.1%
Homes for Sale	102	- 15.7%
Closed Sales	59	- 14.5%
Months Supply	3.5	- 6.9%
Days on Market	110	- 0.1%

### Market Activity



### Historical Median Sales Price for Fulton County



# Marketwatch Report

Q1-2019



## Fulton County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change	Q1-2019	1-Year Change
43502	\$139,000	+ 6.9%	88.9%	- 2.0%	112	+ 40.9%	8	- 20.0%
43504	\$130,000	- 56.7%	83.8%	- 13.7%	88	- 53.2%	2	+ 100.0%
43515	\$125,000	- 3.8%	92.8%	- 1.3%	90	- 20.9%	16	- 11.1%
43521	\$108,000	+ 151.2%	91.5%	+ 6.9%	83	- 52.6%	7	0.0%
43532	\$202,500	+ 87.5%	84.6%	- 12.0%	202	+ 107.9%	3	0.0%
43533	\$84,900	- 45.2%	95.8%	- 2.0%	128	+ 12,700.0%	3	0.0%
43540	\$0	--	0.0%	--	0	--	0	--
43557	\$91,200	+ 4.2%	99.2%	+ 14.7%	86	+ 52.2%	4	- 66.7%
43558	\$149,003	- 3.1%	96.3%	+ 3.7%	97	- 20.0%	14	- 44.0%
43567	\$137,000	+ 26.9%	96.0%	+ 2.1%	143	+ 38.1%	16	+ 14.3%
43570	\$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%