

Local Market Update – April 2020

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Lucas and Upper Wood County

Lucas County, Perrysburg, Northwood, Rossford & Lake Twp.

While the stock market recovered significantly in March, the effects of COVID-19 to the economy continue to build. In just the last four weeks, more than 20 million people filed initial unemployment claims according to the United States Department of Labor, fueled by stay at home orders and a slowdown of economic activity across the country. Added to the unemployment claims from March, more than 30 million people have become unemployed since COVID-19 has become widespread in the U.S. In the face of these challenging times, real estate activity in April slowed significantly.

While the effect of COVID-19 continues to vary widely across the country, it is expected that social distancing, higher unemployment, and lower overall economic activity is likely to continue to constrain real estate activity in the near term. At the same time, the industry is adapting to the current environment by conducting business using technologies such as virtual showings and e-signing to help buyers and sellers with their housing needs in the face of these challenges.

Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	864	447	-48.3%	2,558	2,091	-18.3%
Closed Sales	546	451	-17.4%	1,668	1,567	-6.1%
Days on Market	85	82	-3.5%	91	88	-3.3%
Median Sales Price*	\$125,000	\$147,600	+18.1%	\$117,500	\$134,900	+14.8%
Average Sales Price*	\$161,237	\$169,201	+4.9%	\$145,177	\$161,411	+11.2%
Percent of List Price Received*	98.4%	98.5%	+0.1%	97.7%	97.9%	+0.2%
Months Supply of Inventory	4.0	4.0	---	---	---	---
Total Volume	\$87,923,433	\$76,309,564	-13.2%	\$241,865,691	\$252,770,360	+4.5%

Condo-Villa Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	84	41	-51.2%	233	212	-9.0%
Closed Sales	51	28	-45.1%	152	140	-7.9%
Days on Market	79	80	-1.3%	97	79	-18.6%
Median Sales Price*	\$169,900	\$166,250	-2.1%	\$176,000	\$168,500	-4.3%
Average Sales Price*	\$169,010	\$181,996	+7.7%	\$175,557	\$179,422	+2.2%
Percent of List Price Received*	98.1%	98.1%	---	97.3%	98.0%	+0.7%
Months Supply of Inventory	4.0	6.0	+50.0%	---	---	---
Total Volume	\$8,619,528	\$5,095,885	-40.9%	\$26,684,593	\$25,119,135	-5.9%

*Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2019	4-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,490	760	- 49.0%	4,480	3,608	- 19.5%
Pending Sales		1,093	802	- 26.6%	3,205	2,950	- 8.0%
Closed Sales		989	770	- 22.1%	2,984	2,844	- 4.7%
Days on Market Until Sale		89	84	- 5.6%	95	91	- 4.2%
Median Sales Price		\$128,250	\$142,600	+ 11.2%	\$124,000	\$135,000	+ 8.9%
Average Sales Price		\$157,218	\$163,568	+ 4.0%	\$147,947	\$158,111	+ 6.9%
Percent of List Price Received		96.8%	97.7%	+ 0.9%	96.1%	97.0%	+ 0.9%
Housing Affordability Index		238	224	- 5.9%	246	236	- 4.1%
Inventory of Homes for Sale		3,216	2,437	- 24.2%	—	—	—
Months Supply of Inventory		3.5	2.7	- 22.9%	—	—	—

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Lucas County

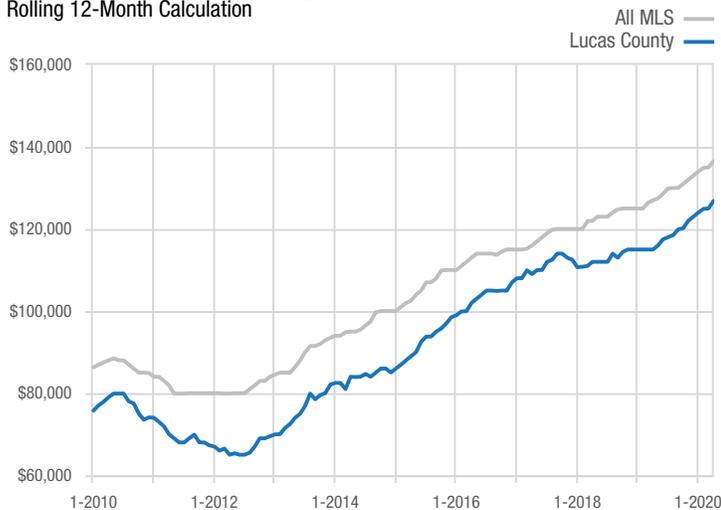
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	728	353	- 51.5%	2,196	1,755	- 20.1%
Pending Sales	521	420	- 19.4%	1,533	1,426	- 7.0%
Closed Sales	470	390	- 17.0%	1,433	1,341	- 6.4%
Days on Market Until Sale	85	82	- 3.5%	90	87	- 3.3%
Median Sales Price*	\$117,750	\$136,250	+ 15.7%	\$107,950	\$125,500	+ 16.3%
Average Sales Price*	\$145,624	\$161,235	+ 10.7%	\$132,105	\$150,709	+ 14.1%
Percent of List Price Received*	96.7%	97.3%	+ 0.6%	95.7%	96.7%	+ 1.0%
Inventory of Homes for Sale	1,512	1,103	- 27.1%	—	—	—
Months Supply of Inventory	3.4	2.5	- 26.5%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	73	37	- 49.3%	192	172	- 10.4%
Pending Sales	50	25	- 50.0%	141	119	- 15.6%
Closed Sales	39	20	- 48.7%	122	110	- 9.8%
Days on Market Until Sale	89	88	- 1.1%	103	82	- 20.4%
Median Sales Price*	\$140,000	\$140,750	+ 0.5%	\$166,500	\$168,000	+ 0.9%
Average Sales Price*	\$157,197	\$162,430	+ 3.3%	\$166,973	\$177,141	+ 6.1%
Percent of List Price Received*	97.2%	96.7%	- 0.5%	96.8%	96.7%	- 0.1%
Inventory of Homes for Sale	132	124	- 6.1%	—	—	—
Months Supply of Inventory	3.2	3.3	+ 3.1%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wood County

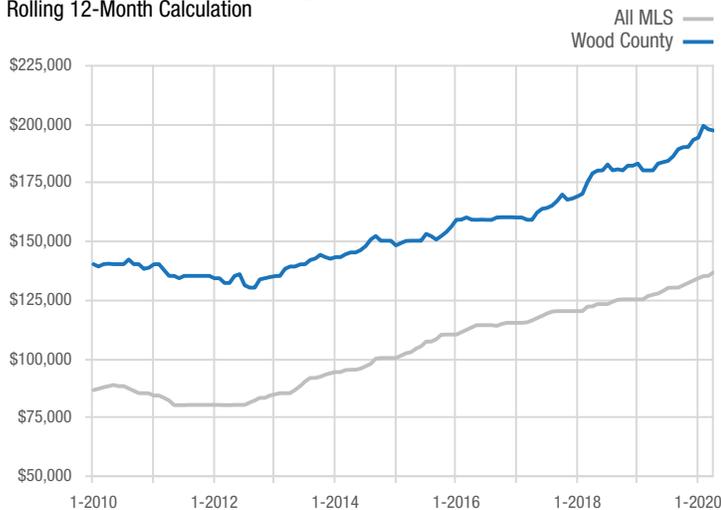
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	198	90	- 54.5%	541	439	- 18.9%
Pending Sales	125	98	- 21.6%	390	347	- 11.0%
Closed Sales	108	89	- 17.6%	357	331	- 7.3%
Days on Market Until Sale	84	82	- 2.4%	99	92	- 7.1%
Median Sales Price*	\$200,250	\$197,000	- 1.6%	\$180,000	\$194,950	+ 8.3%
Average Sales Price*	\$244,429	\$223,510	- 8.6%	\$210,082	\$214,957	+ 2.3%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	97.3%	98.4%	+ 1.1%
Inventory of Homes for Sale	372	296	- 20.4%	—	—	—
Months Supply of Inventory	3.3	2.7	- 18.2%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	14	3	- 78.6%	49	50	+ 2.0%
Pending Sales	17	9	- 47.1%	37	39	+ 5.4%
Closed Sales	14	9	- 35.7%	33	40	+ 21.2%
Days on Market Until Sale	55	59	+ 7.3%	78	73	- 6.4%
Median Sales Price*	\$205,250	\$223,500	+ 8.9%	\$198,400	\$171,500	- 13.6%
Average Sales Price*	\$208,481	\$222,143	+ 6.6%	\$206,932	\$188,088	- 9.1%
Percent of List Price Received*	98.0%	99.0%	+ 1.0%	96.5%	97.4%	+ 0.9%
Inventory of Homes for Sale	28	32	+ 14.3%	—	—	—
Months Supply of Inventory	3.0	3.7	+ 23.3%	—	—	—

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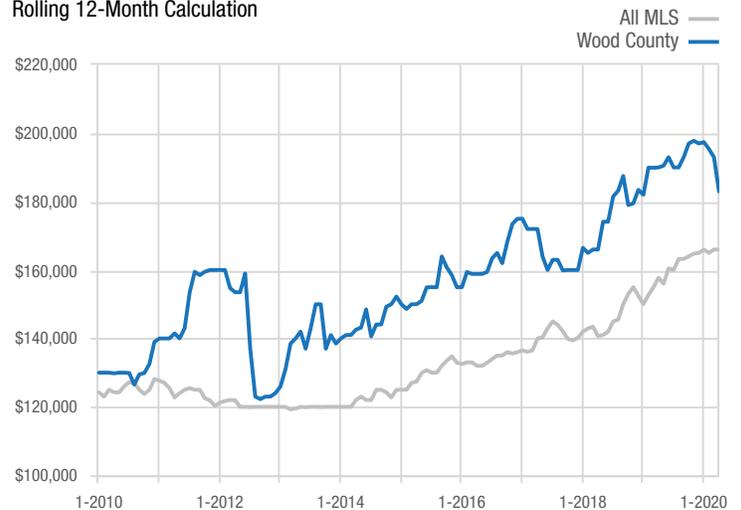
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Toledo

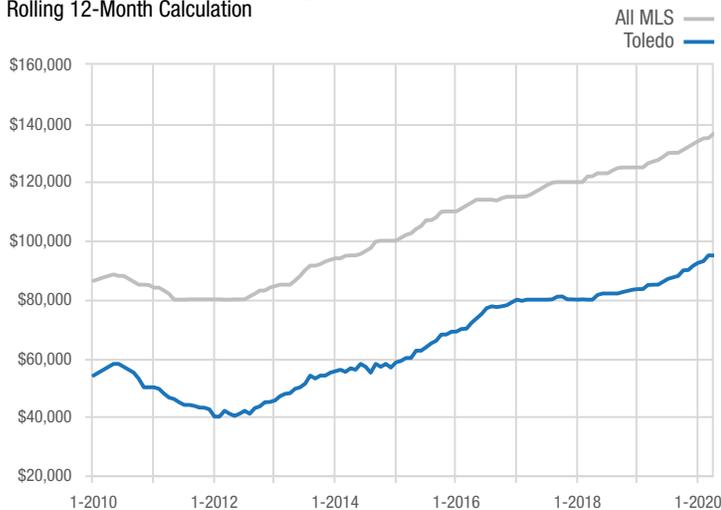
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	449	223	- 50.3%	1,416	1,167	- 17.6%
Pending Sales	335	272	- 18.8%	1,047	956	- 8.7%
Closed Sales	314	251	- 20.1%	1,002	890	- 11.2%
Days on Market Until Sale	83	84	+ 1.2%	89	83	- 6.7%
Median Sales Price*	\$89,900	\$97,500	+ 8.5%	\$80,000	\$91,950	+ 14.9%
Average Sales Price*	\$99,613	\$112,459	+ 12.9%	\$94,593	\$108,014	+ 14.2%
Percent of List Price Received*	96.3%	96.6%	+ 0.3%	94.8%	96.0%	+ 1.3%
Inventory of Homes for Sale	921	720	- 21.8%	—	—	—
Months Supply of Inventory	3.1	2.5	- 19.4%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	42	15	- 64.3%	119	79	- 33.6%
Pending Sales	26	15	- 42.3%	80	68	- 15.0%
Closed Sales	18	12	- 33.3%	67	66	- 1.5%
Days on Market Until Sale	95	69	- 27.4%	97	65	- 33.0%
Median Sales Price*	\$100,250	\$126,500	+ 26.2%	\$103,000	\$150,500	+ 46.1%
Average Sales Price*	\$115,306	\$132,200	+ 14.7%	\$128,620	\$150,689	+ 17.2%
Percent of List Price Received*	96.9%	96.9%	0.0%	96.7%	96.3%	- 0.4%
Inventory of Homes for Sale	82	48	- 41.5%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Sylvania

43560 and 43617

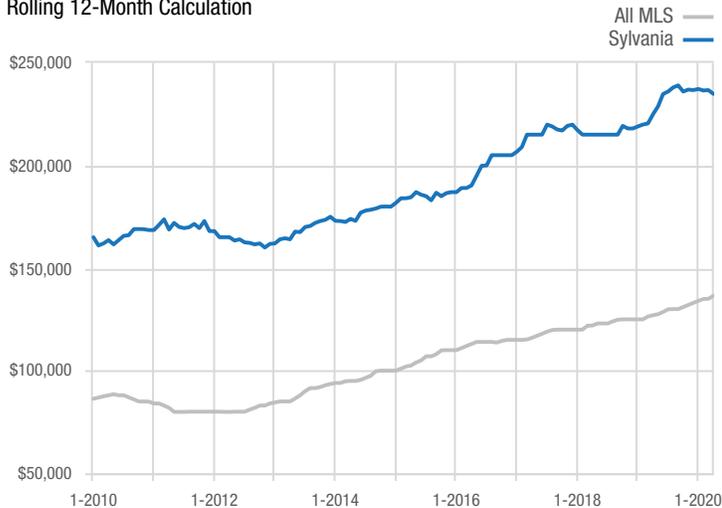
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	106	48	- 54.7%	255	212	- 16.9%
Pending Sales	50	58	+ 16.0%	137	173	+ 26.3%
Closed Sales	40	58	+ 45.0%	120	163	+ 35.8%
Days on Market Until Sale	87	85	- 2.3%	94	96	+ 2.1%
Median Sales Price*	\$261,250	\$217,000	- 16.9%	\$233,450	\$225,285	- 3.5%
Average Sales Price*	\$273,340	\$242,334	- 11.3%	\$244,163	\$244,096	- 0.0%
Percent of List Price Received*	97.5%	98.5%	+ 1.0%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	221	136	- 38.5%	—	—	—
Months Supply of Inventory	4.5	2.6	- 42.2%	—	—	—

Condo-Villa Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	25	13	- 48.0%	60	57	- 5.0%
Pending Sales	19	7	- 63.2%	38	35	- 7.9%
Closed Sales	18	6	- 66.7%	36	31	- 13.9%
Days on Market Until Sale	89	94	+ 5.6%	109	120	+ 10.1%
Median Sales Price*	\$182,250	\$212,500	+ 16.6%	\$195,700	\$208,000	+ 6.3%
Average Sales Price*	\$183,311	\$210,700	+ 14.9%	\$200,166	\$203,157	+ 1.5%
Percent of List Price Received*	96.8%	98.9%	+ 2.2%	97.4%	97.7%	+ 0.3%
Inventory of Homes for Sale	41	42	+ 2.4%	—	—	—
Months Supply of Inventory	3.4	3.8	+ 11.8%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Spring Meadows

MLS Area 05: 43528 (Includes Holland)

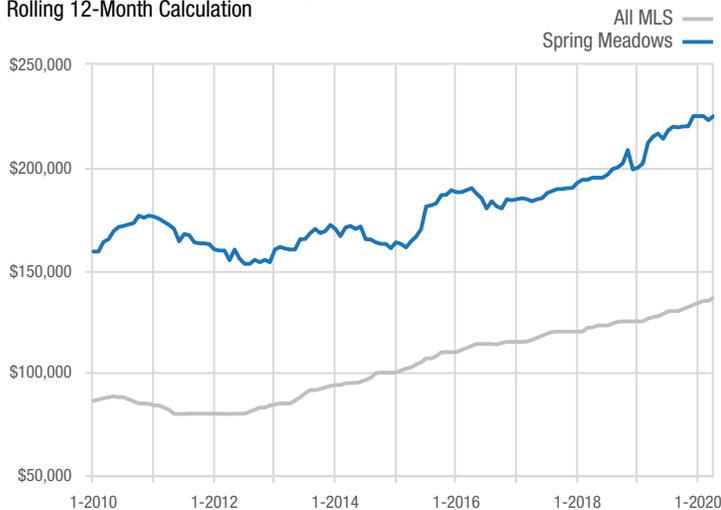
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	45	18	- 60.0%	113	78	- 31.0%
Pending Sales	26	17	- 34.6%	68	58	- 14.7%
Closed Sales	29	16	- 44.8%	65	57	- 12.3%
Days on Market Until Sale	96	61	- 36.5%	94	89	- 5.3%
Median Sales Price*	\$225,000	\$263,750	+ 17.2%	\$223,950	\$225,000	+ 0.5%
Average Sales Price*	\$219,072	\$269,375	+ 23.0%	\$212,479	\$227,770	+ 7.2%
Percent of List Price Received*	96.9%	98.0%	+ 1.1%	97.8%	97.0%	- 0.8%
Inventory of Homes for Sale	79	52	- 34.2%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	4	5	+ 25.0%	12	21	+ 75.0%
Pending Sales	5	2	- 60.0%	12	14	+ 16.7%
Closed Sales	3	1	- 66.7%	10	13	+ 30.0%
Days on Market Until Sale	92	83	- 9.8%	132	70	- 47.0%
Median Sales Price*	\$138,500	\$245,000	+ 76.9%	\$210,532	\$202,038	- 4.0%
Average Sales Price*	\$135,633	\$245,000	+ 80.6%	\$214,716	\$222,815	+ 3.8%
Percent of List Price Received*	99.2%	88.1%	- 11.2%	95.1%	97.1%	+ 2.1%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	3.4	3.7	+ 8.8%	—	—	—

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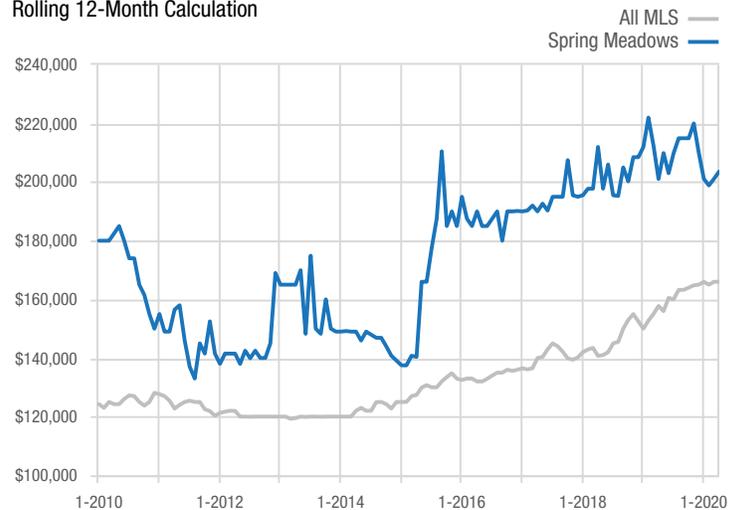
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Monclova

MLS Area 06: 43542

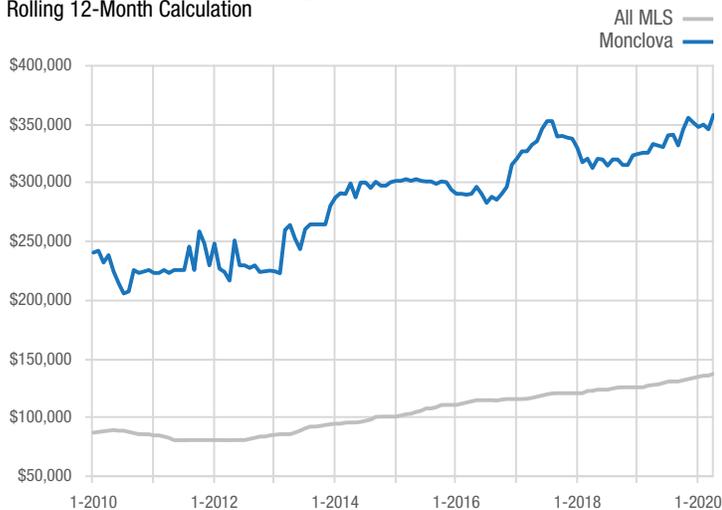
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	6	4	- 33.3%	34	26	- 23.5%
Pending Sales	11	10	- 9.1%	20	21	+ 5.0%
Closed Sales	7	9	+ 28.6%	17	21	+ 23.5%
Days on Market Until Sale	68	70	+ 2.9%	110	137	+ 24.5%
Median Sales Price*	\$382,500	\$390,000	+ 2.0%	\$356,925	\$365,000	+ 2.3%
Average Sales Price*	\$422,171	\$417,056	- 1.2%	\$377,316	\$362,263	- 4.0%
Percent of List Price Received*	98.8%	101.6%	+ 2.8%	97.5%	98.2%	+ 0.7%
Inventory of Homes for Sale	30	25	- 16.7%	—	—	—
Months Supply of Inventory	5.1	4.1	- 19.6%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	2	—	0	4	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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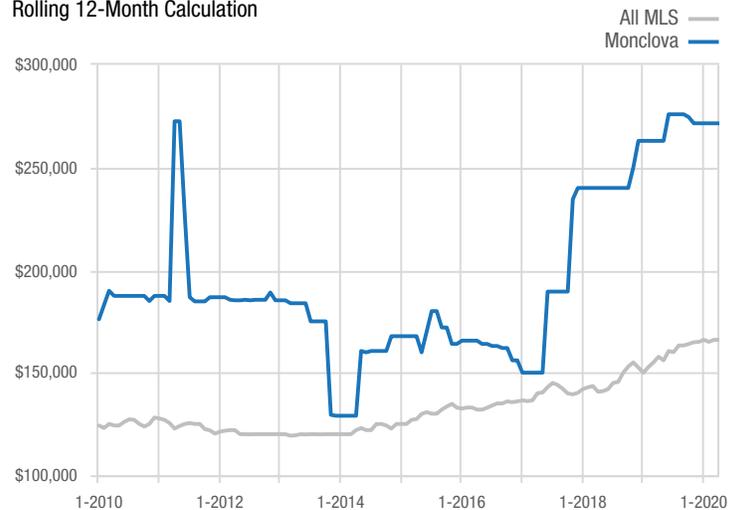
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Maumee

MLS Area 07: 43537

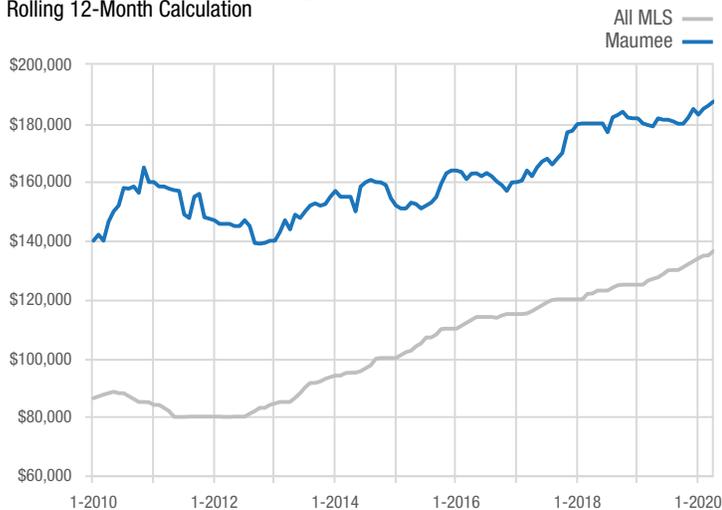
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	61	30	- 50.8%	193	143	- 25.9%
Pending Sales	54	33	- 38.9%	127	99	- 22.0%
Closed Sales	45	33	- 26.7%	111	98	- 11.7%
Days on Market Until Sale	79	74	- 6.3%	77	81	+ 5.2%
Median Sales Price*	\$171,250	\$186,000	+ 8.6%	\$168,000	\$182,400	+ 8.6%
Average Sales Price*	\$223,575	\$211,617	- 5.3%	\$205,066	\$218,424	+ 6.5%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	124	81	- 34.7%	—	—	—
Months Supply of Inventory	3.6	2.5	- 30.6%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	9	4	- 55.6%	21	21	0.0%
Pending Sales	8	2	- 75.0%	19	13	- 31.6%
Closed Sales	5	1	- 80.0%	16	12	- 25.0%
Days on Market Until Sale	42	223	+ 431.0%	80	67	- 16.3%
Median Sales Price*	\$214,000	\$83,000	- 61.2%	\$199,500	\$140,750	- 29.4%
Average Sales Price*	\$216,999	\$83,000	- 61.8%	\$224,562	\$203,610	- 9.3%
Percent of List Price Received*	97.7%	92.3%	- 5.5%	97.1%	96.1%	- 1.0%
Inventory of Homes for Sale	11	19	+ 72.7%	—	—	—
Months Supply of Inventory	2.2	4.3	+ 95.5%	—	—	—

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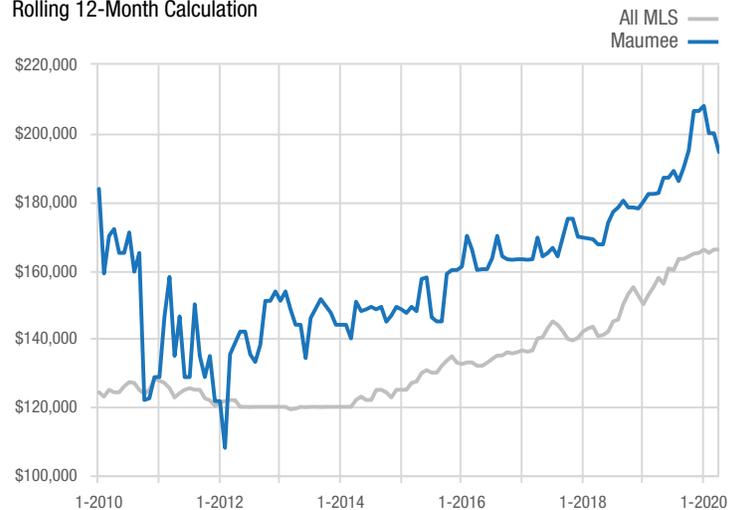
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Whitehouse

MLS Area 08: 43571

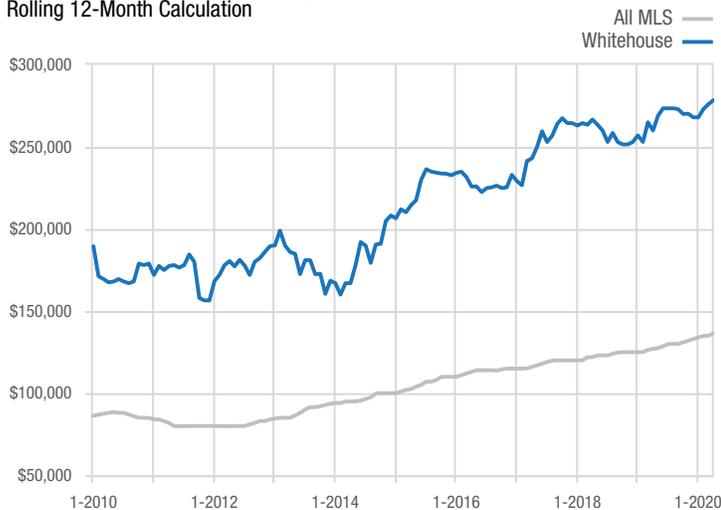
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	22	9	- 59.1%	66	40	- 39.4%
Pending Sales	12	10	- 16.7%	40	27	- 32.5%
Closed Sales	9	7	- 22.2%	33	27	- 18.2%
Days on Market Until Sale	78	64	- 17.9%	105	106	+ 1.0%
Median Sales Price*	\$268,000	\$363,500	+ 35.6%	\$269,000	\$302,500	+ 12.5%
Average Sales Price*	\$275,367	\$337,714	+ 22.6%	\$258,351	\$307,893	+ 19.2%
Percent of List Price Received*	97.8%	96.7%	- 1.1%	98.7%	96.7%	- 2.0%
Inventory of Homes for Sale	44	32	- 27.3%	—	—	—
Months Supply of Inventory	4.6	3.3	- 28.3%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	—	0	2	—
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	39	—
Median Sales Price*	—	—	—	—	\$200,500	—
Average Sales Price*	—	—	—	—	\$200,500	—
Percent of List Price Received*	—	—	—	—	101.7%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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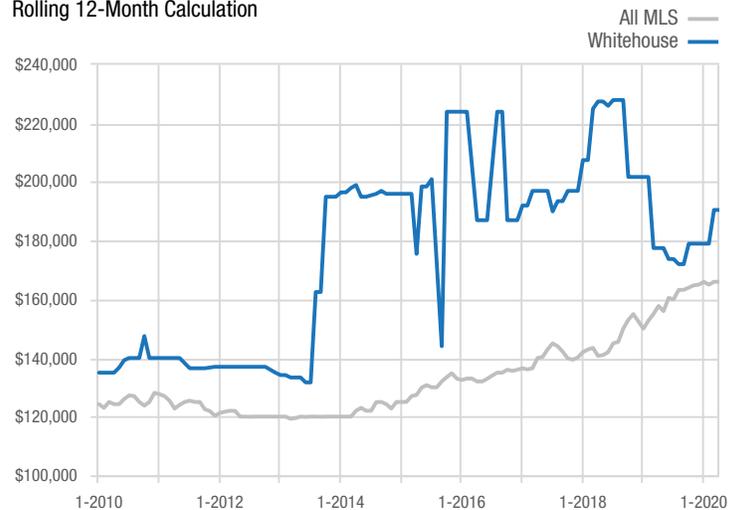
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Waterville

MLS Area 10: 43566

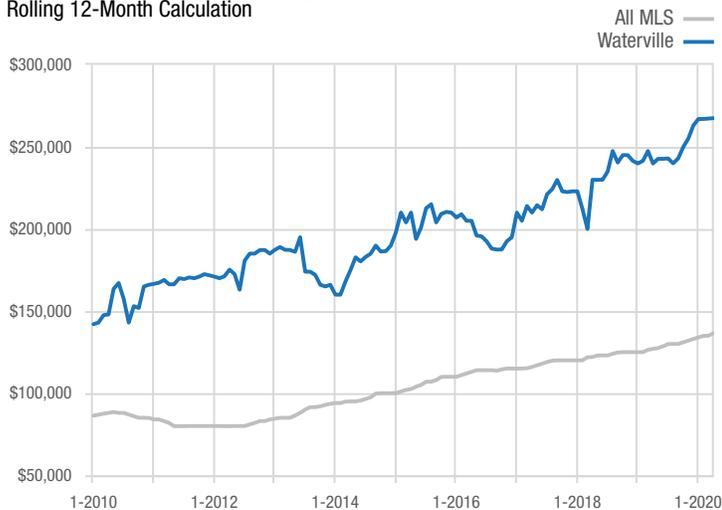
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	14	8	- 42.9%	59	36	- 39.0%
Pending Sales	18	9	- 50.0%	38	27	- 28.9%
Closed Sales	11	6	- 45.5%	31	26	- 16.1%
Days on Market Until Sale	87	110	+ 26.4%	89	101	+ 13.5%
Median Sales Price*	\$239,000	\$222,500	- 6.9%	\$241,250	\$281,800	+ 16.8%
Average Sales Price*	\$213,045	\$231,067	+ 8.5%	\$241,087	\$274,962	+ 14.1%
Percent of List Price Received*	96.4%	95.7%	- 0.7%	98.4%	97.2%	- 1.2%
Inventory of Homes for Sale	36	30	- 16.7%	—	—	—
Months Supply of Inventory	3.5	3.0	- 14.3%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	2	+ 100.0%	9	6	- 33.3%
Pending Sales	2	1	- 50.0%	9	4	- 55.6%
Closed Sales	3	1	- 66.7%	7	3	- 57.1%
Days on Market Until Sale	83	98	+ 18.1%	72	106	+ 47.2%
Median Sales Price*	\$132,000	\$290,000	+ 119.7%	\$155,500	\$290,000	+ 86.5%
Average Sales Price*	\$145,667	\$290,000	+ 99.1%	\$164,057	\$264,967	+ 61.5%
Percent of List Price Received*	99.3%	95.1%	- 4.2%	99.7%	96.8%	- 2.9%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	1.0	3.7	+ 270.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Franklin Park / Trilby

MLS Area 11: 43623

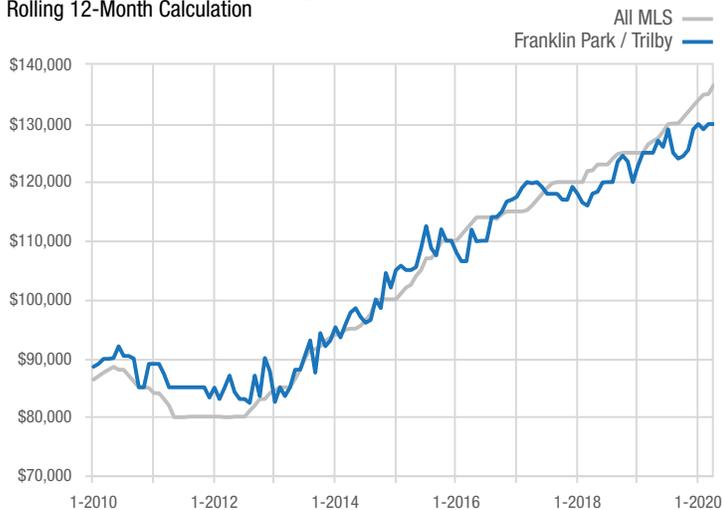
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	32	11	- 65.6%	93	77	- 17.2%
Pending Sales	26	23	- 11.5%	72	78	+ 8.3%
Closed Sales	25	25	0.0%	69	70	+ 1.4%
Days on Market Until Sale	112	103	- 8.0%	95	91	- 4.2%
Median Sales Price*	\$132,000	\$123,000	- 6.8%	\$129,000	\$133,950	+ 3.8%
Average Sales Price*	\$167,396	\$143,123	- 14.5%	\$157,658	\$153,162	- 2.9%
Percent of List Price Received*	98.3%	97.4%	- 0.9%	98.1%	96.5%	- 1.6%
Inventory of Homes for Sale	51	34	- 33.3%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	3	1	- 66.7%	9	6	- 33.3%
Pending Sales	1	2	+ 100.0%	7	5	- 28.6%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	37	—	—	51	38	- 25.5%
Median Sales Price*	\$93,700	—	—	\$94,350	\$80,000	- 15.2%
Average Sales Price*	\$93,700	—	—	\$108,417	\$89,000	- 17.9%
Percent of List Price Received*	100.9%	—	—	101.1%	86.3%	- 14.6%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	2.2	+ 100.0%	—	—	—

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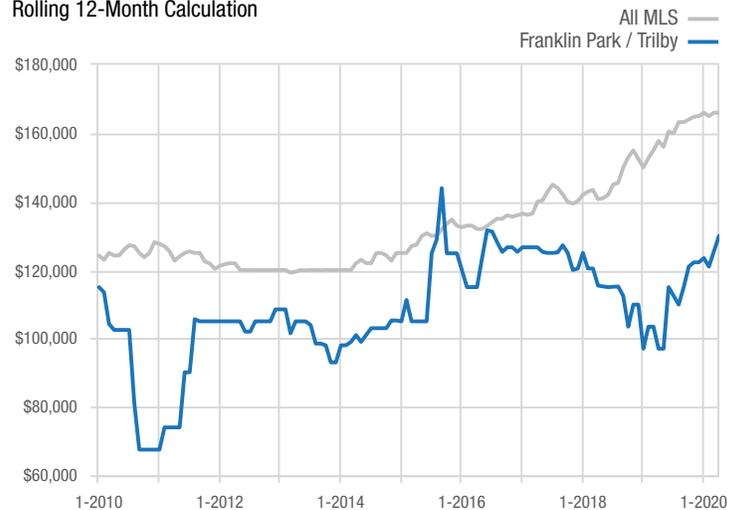
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Tremainsville

MLS Area 12: 43613

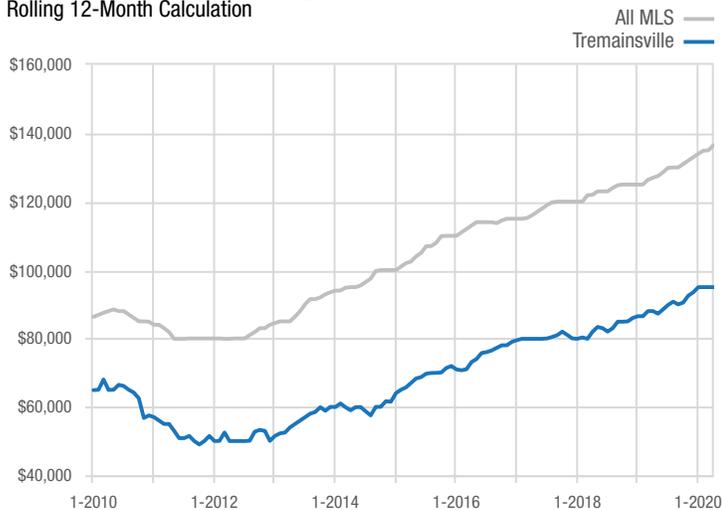
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	72	39	- 45.8%	223	176	- 21.1%
Pending Sales	60	43	- 28.3%	171	150	- 12.3%
Closed Sales	49	38	- 22.4%	156	132	- 15.4%
Days on Market Until Sale	92	85	- 7.6%	100	73	- 27.0%
Median Sales Price*	\$93,200	\$94,500	+ 1.4%	\$86,000	\$92,000	+ 7.0%
Average Sales Price*	\$87,584	\$95,208	+ 8.7%	\$85,995	\$92,582	+ 7.7%
Percent of List Price Received*	96.1%	95.4%	- 0.7%	96.0%	96.7%	+ 0.7%
Inventory of Homes for Sale	149	90	- 39.6%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	62	—
Median Sales Price*	—	—	—	—	\$77,500	—
Average Sales Price*	—	—	—	—	\$77,500	—
Percent of List Price Received*	—	—	—	—	91.3%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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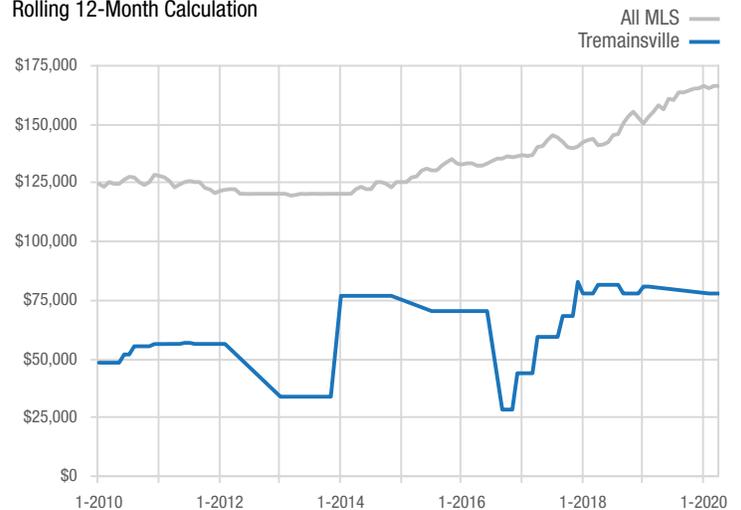
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Five Points / Northtowne

MLS Area 13: 43612

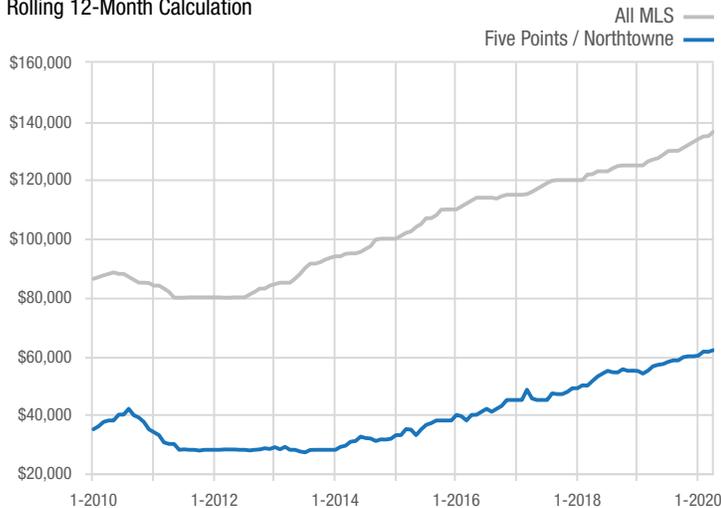
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	47	24	- 48.9%	152	140	- 7.9%
Pending Sales	47	35	- 25.5%	139	124	- 10.8%
Closed Sales	43	31	- 27.9%	130	122	- 6.2%
Days on Market Until Sale	83	83	0.0%	98	80	- 18.4%
Median Sales Price*	\$60,000	\$73,000	+ 21.7%	\$54,900	\$60,000	+ 9.3%
Average Sales Price*	\$63,247	\$72,585	+ 14.8%	\$58,959	\$65,790	+ 11.6%
Percent of List Price Received*	95.1%	99.1%	+ 4.2%	93.5%	97.1%	+ 3.9%
Inventory of Homes for Sale	80	82	+ 2.5%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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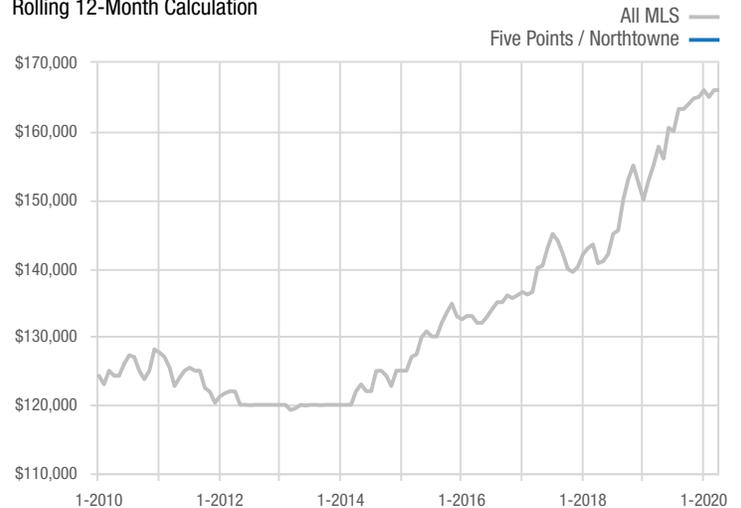
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Point Place

MLS Area 14: 43611

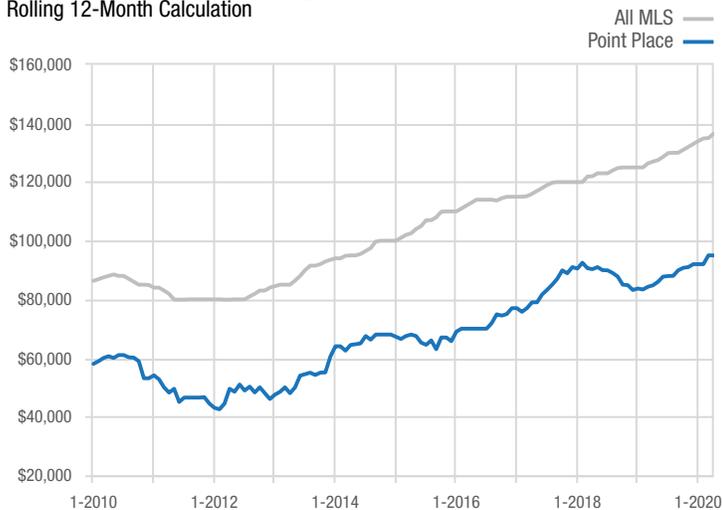
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	27	13	- 51.9%	92	86	- 6.5%
Pending Sales	25	25	0.0%	77	79	+ 2.6%
Closed Sales	25	19	- 24.0%	76	76	0.0%
Days on Market Until Sale	74	60	- 18.9%	77	81	+ 5.2%
Median Sales Price*	\$89,900	\$105,000	+ 16.8%	\$82,297	\$95,000	+ 15.4%
Average Sales Price*	\$93,247	\$100,987	+ 8.3%	\$81,174	\$95,865	+ 18.1%
Percent of List Price Received*	97.0%	94.4%	- 2.7%	94.9%	95.8%	+ 0.9%
Inventory of Homes for Sale	54	53	- 1.9%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	38	—	—
Median Sales Price*	—	—	—	\$54,000	—	—
Average Sales Price*	—	—	—	\$54,000	—	—
Percent of List Price Received*	—	—	—	90.2%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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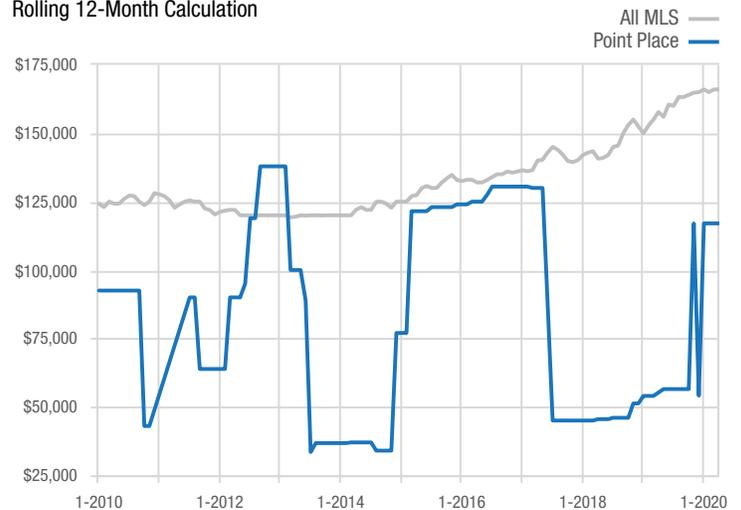
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Wildwood / Reynolds Corners

MLS Area 15: 43615 (except Ottawa Hills)

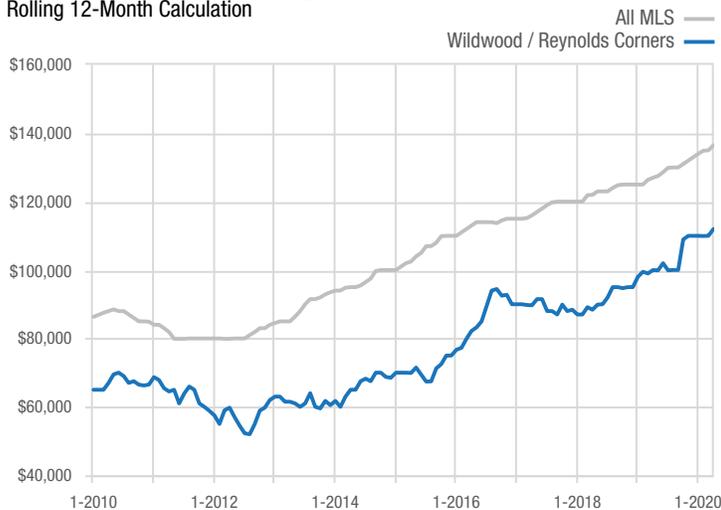
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	52	22	- 57.7%	140	122	- 12.9%
Pending Sales	30	26	- 13.3%	106	86	- 18.9%
Closed Sales	33	23	- 30.3%	100	80	- 20.0%
Days on Market Until Sale	89	69	- 22.5%	83	76	- 8.4%
Median Sales Price*	\$110,000	\$125,900	+ 14.5%	\$93,000	\$115,700	+ 24.4%
Average Sales Price*	\$122,688	\$160,265	+ 30.6%	\$117,427	\$129,914	+ 10.6%
Percent of List Price Received*	98.5%	96.6%	- 1.9%	96.7%	98.3%	+ 1.7%
Inventory of Homes for Sale	88	68	- 22.7%	—	—	—
Months Supply of Inventory	3.2	2.2	- 31.3%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	12	7	- 41.7%	31	26	- 16.1%
Pending Sales	6	4	- 33.3%	19	19	0.0%
Closed Sales	3	5	+ 66.7%	14	19	+ 35.7%
Days on Market Until Sale	102	48	- 52.9%	103	64	- 37.9%
Median Sales Price*	\$52,500	\$140,000	+ 166.7%	\$84,042	\$110,000	+ 30.9%
Average Sales Price*	\$67,167	\$129,500	+ 92.8%	\$82,820	\$115,908	+ 40.0%
Percent of List Price Received*	95.5%	96.5%	+ 1.0%	95.6%	97.1%	+ 1.6%
Inventory of Homes for Sale	22	17	- 22.7%	—	—	—
Months Supply of Inventory	3.0	3.1	+ 3.3%	—	—	—

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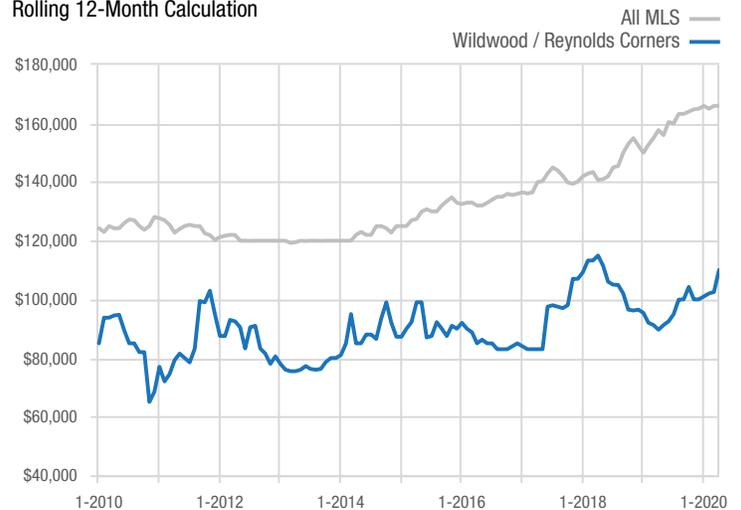
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Hills

MLS Area 16: Village Limits (TD 88, 89 and 90)

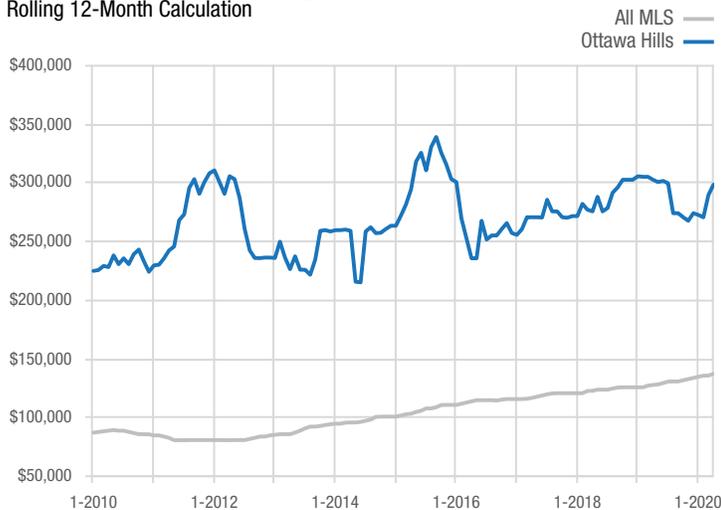
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	13	10	- 23.1%	51	51	0.0%
Pending Sales	8	4	- 50.0%	25	23	- 8.0%
Closed Sales	6	5	- 16.7%	23	22	- 4.3%
Days on Market Until Sale	106	92	- 13.2%	141	97	- 31.2%
Median Sales Price*	\$244,500	\$415,000	+ 69.7%	\$259,500	\$387,500	+ 49.3%
Average Sales Price*	\$270,922	\$332,580	+ 22.8%	\$348,779	\$407,968	+ 17.0%
Percent of List Price Received*	94.7%	98.5%	+ 4.0%	95.0%	95.0%	0.0%
Inventory of Homes for Sale	50	46	- 8.0%	—	—	—
Months Supply of Inventory	6.1	6.3	+ 3.3%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	5	1	- 80.0%	7	6	- 14.3%
Pending Sales	2	1	- 50.0%	7	4	- 42.9%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Days on Market Until Sale	445	170	- 61.8%	179	96	- 46.4%
Median Sales Price*	\$82,000	\$95,500	+ 16.5%	\$82,000	\$260,500	+ 217.7%
Average Sales Price*	\$82,000	\$95,500	+ 16.5%	\$80,000	\$241,625	+ 202.0%
Percent of List Price Received*	96.5%	95.6%	- 0.9%	97.8%	93.4%	- 4.5%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

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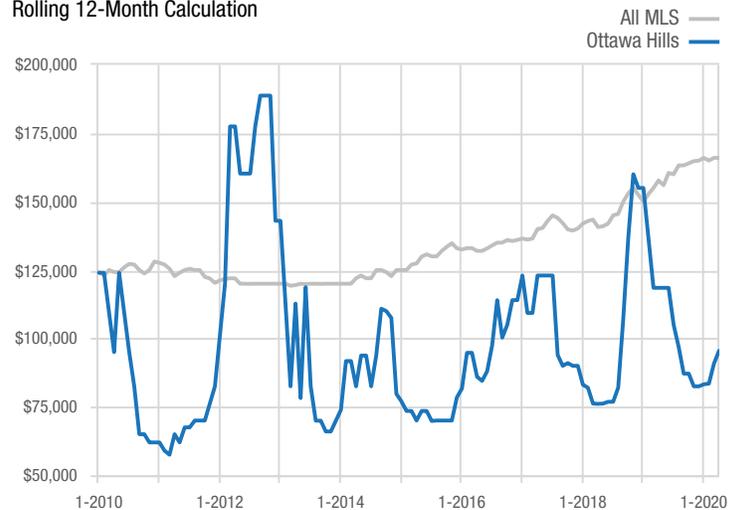
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Ottawa Park / Westgate

MLS Area 17: 43606 (except Ottawa Hills)

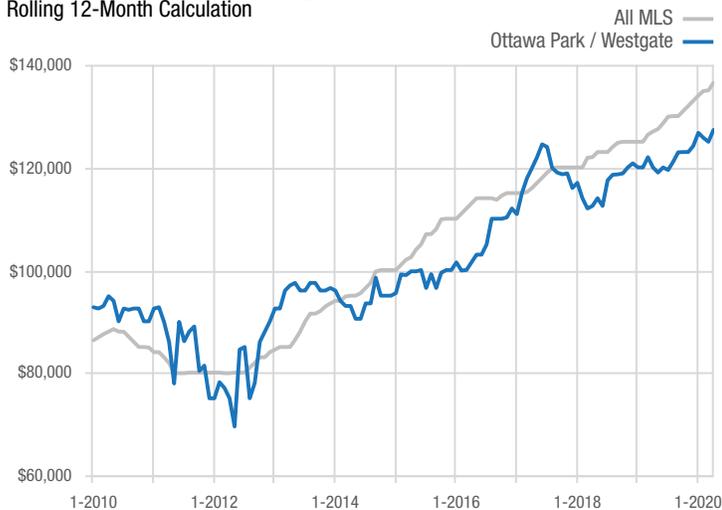
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	23	21	- 8.7%	90	93	+ 3.3%
Pending Sales	24	23	- 4.2%	81	71	- 12.3%
Closed Sales	27	15	- 44.4%	78	65	- 16.7%
Days on Market Until Sale	61	90	+ 47.5%	84	90	+ 7.1%
Median Sales Price*	\$119,000	\$150,500	+ 26.5%	\$115,000	\$124,700	+ 8.4%
Average Sales Price*	\$121,873	\$156,775	+ 28.6%	\$112,526	\$120,529	+ 7.1%
Percent of List Price Received*	98.4%	97.2%	- 1.2%	96.0%	97.7%	+ 1.8%
Inventory of Homes for Sale	55	50	- 9.1%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	1	—	3	1	- 66.7%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	107	—	—	96	—	—
Median Sales Price*	\$105,750	—	—	\$116,500	—	—
Average Sales Price*	\$105,750	—	—	\$112,167	—	—
Percent of List Price Received*	96.1%	—	—	96.4%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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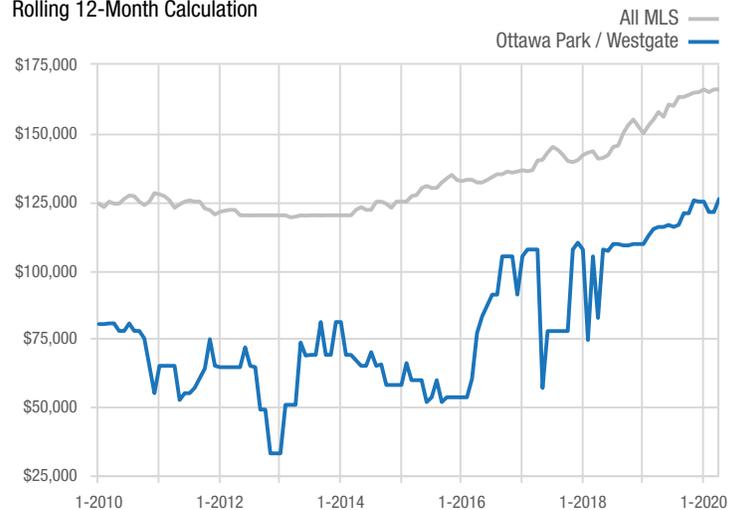
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde West End

MLS Area 18: 43610 and 43620

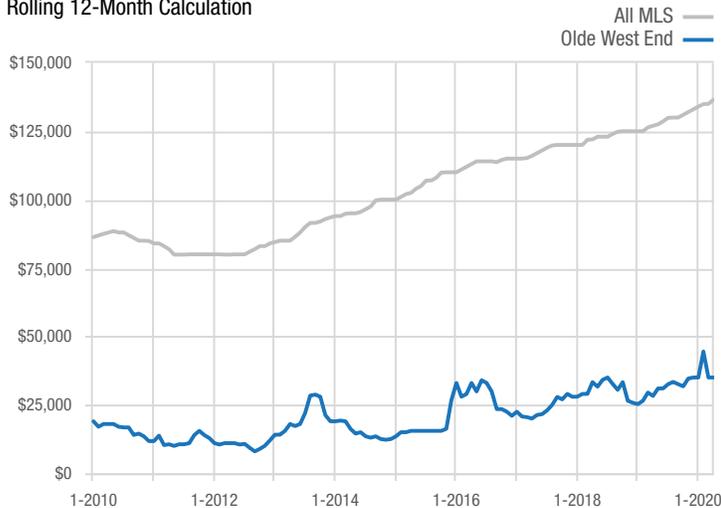
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	6	5	- 16.7%	27	22	- 18.5%
Pending Sales	4	6	+ 50.0%	15	15	0.0%
Closed Sales	7	3	- 57.1%	14	12	- 14.3%
Days on Market Until Sale	109	97	- 11.0%	99	74	- 25.3%
Median Sales Price*	\$34,625	\$11,500	- 66.8%	\$34,250	\$28,500	- 16.8%
Average Sales Price*	\$80,005	\$18,833	- 76.5%	\$65,299	\$44,781	- 31.4%
Percent of List Price Received*	92.4%	86.7%	- 6.2%	89.0%	91.3%	+ 2.6%
Inventory of Homes for Sale	25	27	+ 8.0%	—	—	—
Months Supply of Inventory	6.4	5.3	- 17.2%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	—	2	1	- 50.0%
Days on Market Until Sale	—	—	—	117	0	- 100.0%
Median Sales Price*	—	—	—	\$69,000	\$54,850	- 20.5%
Average Sales Price*	—	—	—	\$69,000	\$54,850	- 20.5%
Percent of List Price Received*	—	—	—	89.2%	100.0%	+ 12.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

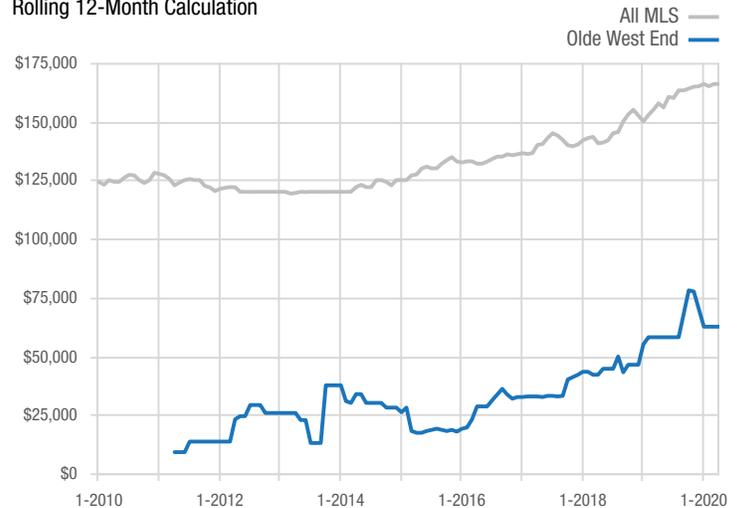
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Olde North End

MLS Area 19: 43608

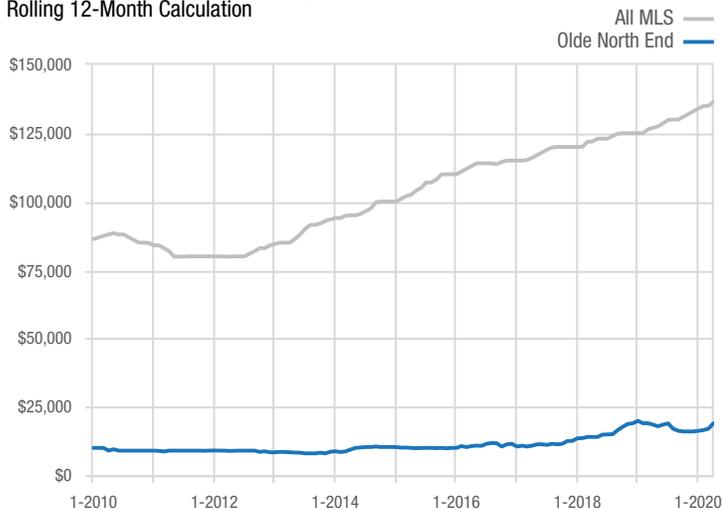
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	27	7	- 74.1%	80	39	- 51.3%
Pending Sales	13	7	- 46.2%	35	26	- 25.7%
Closed Sales	17	9	- 47.1%	35	25	- 28.6%
Days on Market Until Sale	88	78	- 11.4%	68	94	+ 38.2%
Median Sales Price*	\$12,950	\$21,340	+ 64.8%	\$13,000	\$21,000	+ 61.5%
Average Sales Price*	\$18,455	\$20,563	+ 11.4%	\$17,927	\$22,294	+ 24.4%
Percent of List Price Received*	94.4%	102.7%	+ 8.8%	87.6%	94.1%	+ 7.4%
Inventory of Homes for Sale	49	32	- 34.7%	—	—	—
Months Supply of Inventory	5.5	4.6	- 16.4%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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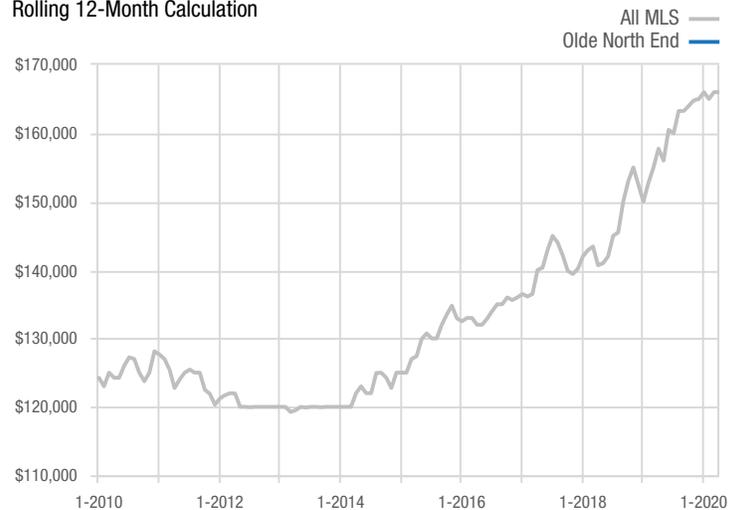
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Towne Centre

MLS Area 20: 43604

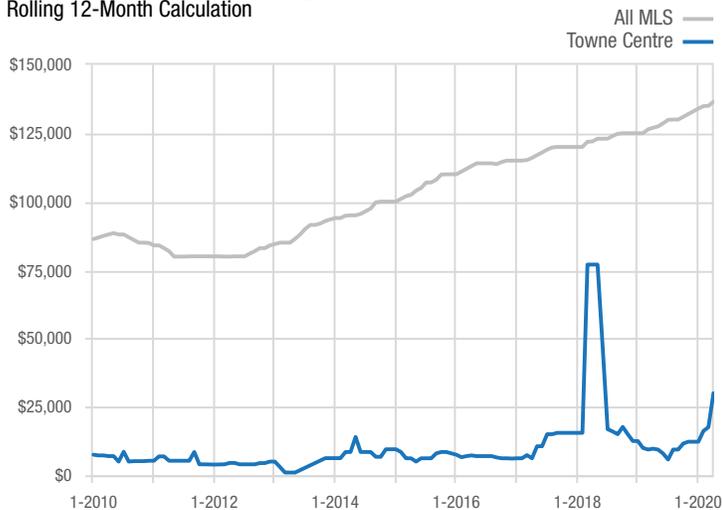
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	3	1	- 66.7%	11	6	- 45.5%
Pending Sales	1	2	+ 100.0%	4	6	+ 50.0%
Closed Sales	3	2	- 33.3%	4	6	+ 50.0%
Days on Market Until Sale	41	22	- 46.3%	52	62	+ 19.2%
Median Sales Price*	\$11,600	\$20,625	+ 77.8%	\$9,050	\$35,250	+ 289.5%
Average Sales Price*	\$11,422	\$20,625	+ 80.6%	\$9,141	\$50,375	+ 451.1%
Percent of List Price Received*	102.2%	85.7%	- 16.1%	90.0%	88.0%	- 2.2%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	5.7	3.8	- 33.3%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	0	0	—	9	2	- 77.8%
Closed Sales	0	0	—	9	3	- 66.7%
Days on Market Until Sale	—	—	—	101	57	- 43.6%
Median Sales Price*	—	—	—	\$190,000	\$190,000	0.0%
Average Sales Price*	—	—	—	\$199,961	\$209,333	+ 4.7%
Percent of List Price Received*	—	—	—	98.4%	93.0%	- 5.5%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.8	0.9	- 67.9%	—	—	—

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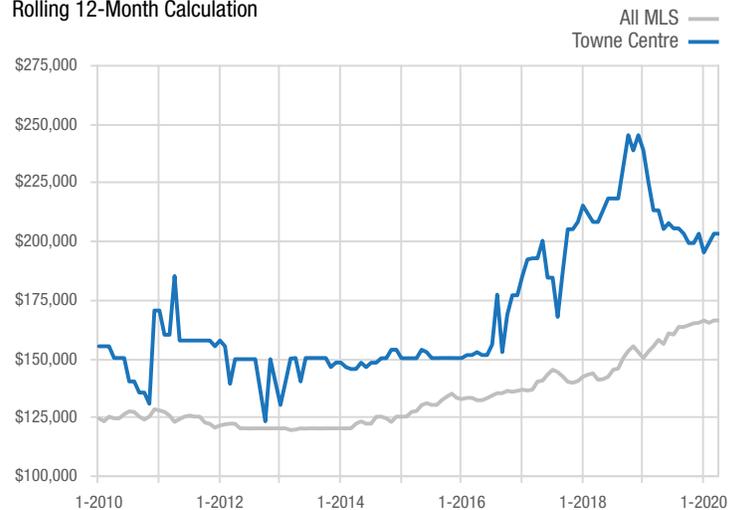
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Scott Park

MLS Area 21: 43607

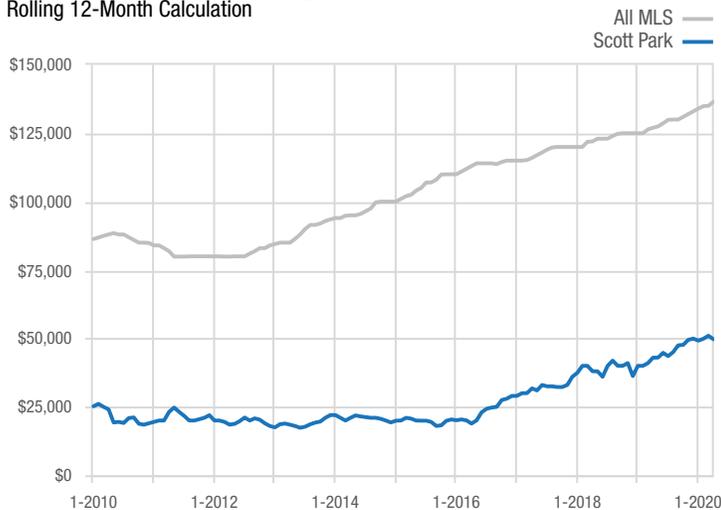
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	15	7	- 53.3%	65	42	- 35.4%
Pending Sales	16	8	- 50.0%	60	38	- 36.7%
Closed Sales	13	9	- 30.8%	60	36	- 40.0%
Days on Market Until Sale	80	70	- 12.5%	95	69	- 27.4%
Median Sales Price*	\$53,450	\$25,000	- 53.2%	\$49,750	\$43,000	- 13.6%
Average Sales Price*	\$51,675	\$29,200	- 43.5%	\$47,876	\$57,221	+ 19.5%
Percent of List Price Received*	96.4%	86.4%	- 10.4%	92.4%	89.7%	- 2.9%
Inventory of Homes for Sale	46	22	- 52.2%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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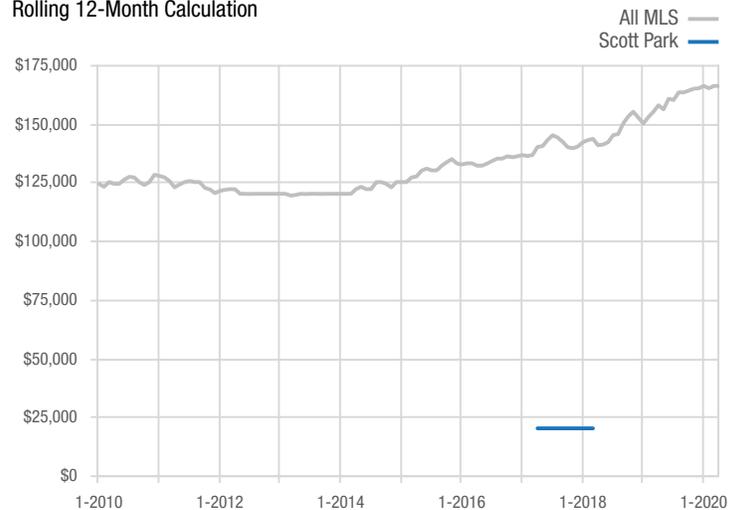
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Olde South End

MLS Area 22: 43609

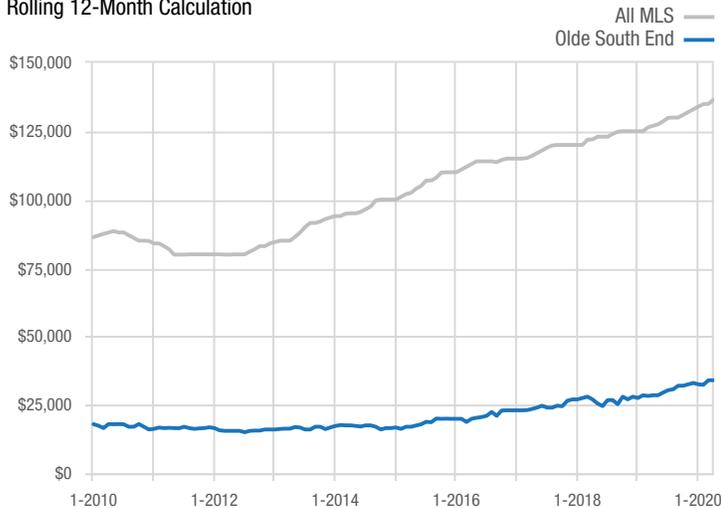
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	20	11	- 45.0%	96	73	- 24.0%
Pending Sales	9	11	+ 22.2%	60	57	- 5.0%
Closed Sales	9	13	+ 44.4%	66	57	- 13.6%
Days on Market Until Sale	52	58	+ 11.5%	70	78	+ 11.4%
Median Sales Price*	\$33,750	\$45,000	+ 33.3%	\$27,000	\$32,000	+ 18.5%
Average Sales Price*	\$31,806	\$51,183	+ 60.9%	\$31,325	\$38,505	+ 22.9%
Percent of List Price Received*	92.2%	94.4%	+ 2.4%	93.1%	92.1%	- 1.1%
Inventory of Homes for Sale	64	48	- 25.0%	—	—	—
Months Supply of Inventory	3.3	3.3	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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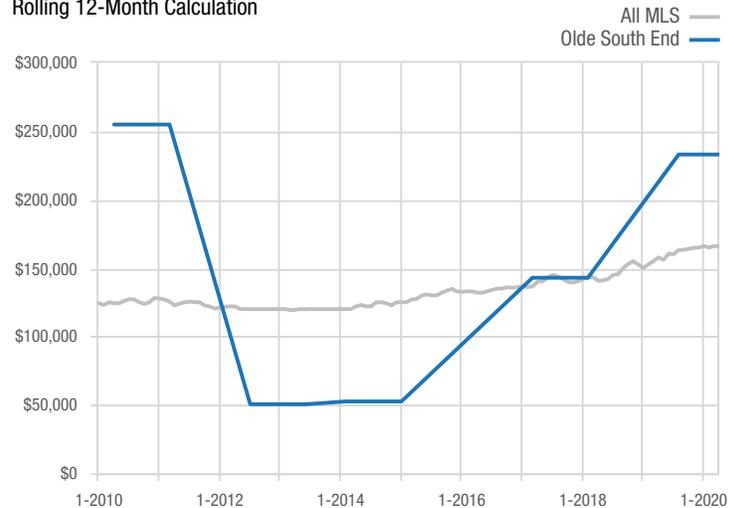
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Heatherdowns Blvd / River Rd

MLS Area 23: 43614

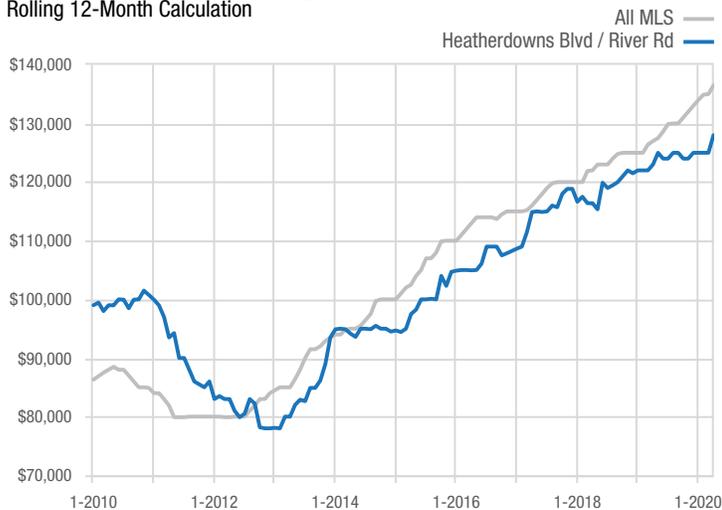
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	67	31	- 53.7%	150	136	- 9.3%
Pending Sales	38	34	- 10.5%	111	121	+ 9.0%
Closed Sales	29	31	+ 6.9%	102	111	+ 8.8%
Days on Market Until Sale	77	108	+ 40.3%	88	95	+ 8.0%
Median Sales Price*	\$124,000	\$148,000	+ 19.4%	\$124,500	\$135,500	+ 8.8%
Average Sales Price*	\$133,739	\$149,127	+ 11.5%	\$126,870	\$137,725	+ 8.6%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	98.2%	96.8%	- 1.4%
Inventory of Homes for Sale	103	79	- 23.3%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	9	2	- 77.8%	25	12	- 52.0%
Pending Sales	6	3	- 50.0%	13	12	- 7.7%
Closed Sales	2	4	+ 100.0%	8	13	+ 62.5%
Days on Market Until Sale	32	84	+ 162.5%	89	70	- 21.3%
Median Sales Price*	\$52,000	\$126,500	+ 143.3%	\$73,450	\$132,400	+ 80.3%
Average Sales Price*	\$52,000	\$133,475	+ 156.7%	\$73,863	\$138,642	+ 87.7%
Percent of List Price Received*	95.8%	98.1%	+ 2.4%	93.1%	97.7%	+ 4.9%
Inventory of Homes for Sale	21	7	- 66.7%	—	—	—
Months Supply of Inventory	4.7	1.7	- 63.8%	—	—	—

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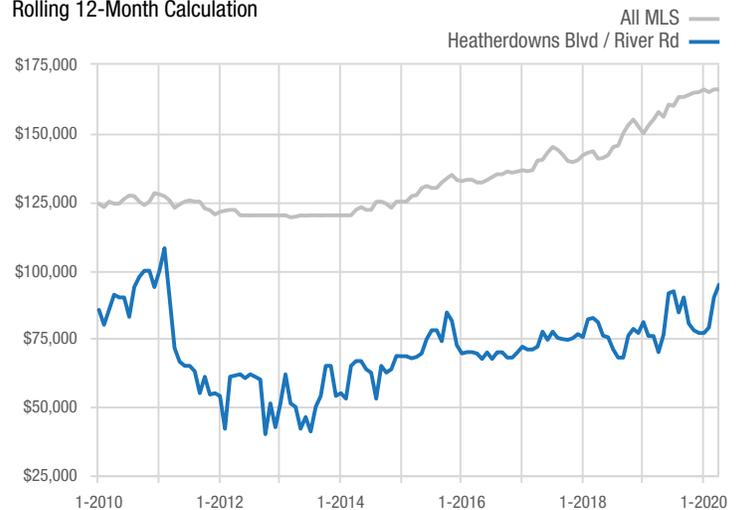
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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East River

MLS Area 24: 43605

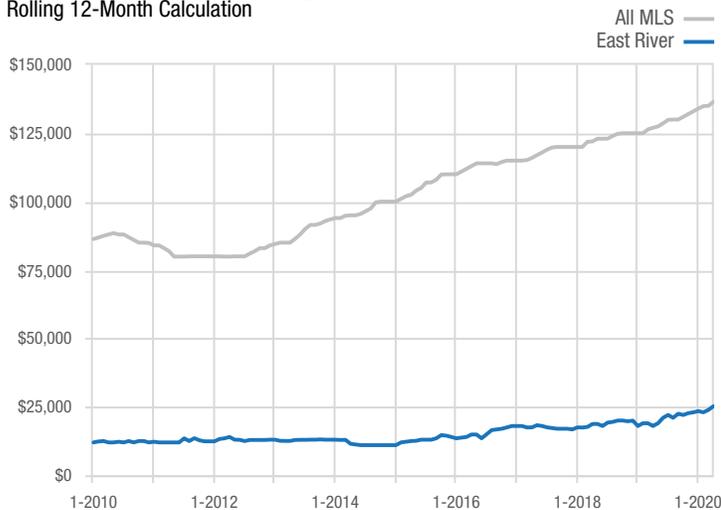
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	18	10	- 44.4%	78	46	- 41.0%
Pending Sales	20	11	- 45.0%	57	37	- 35.1%
Closed Sales	18	14	- 22.2%	60	36	- 40.0%
Days on Market Until Sale	77	90	+ 16.9%	78	94	+ 20.5%
Median Sales Price*	\$15,700	\$21,340	+ 35.9%	\$17,500	\$21,340	+ 21.9%
Average Sales Price*	\$21,297	\$31,416	+ 47.5%	\$22,289	\$25,993	+ 16.6%
Percent of List Price Received*	88.1%	100.0%	+ 13.5%	88.8%	94.5%	+ 6.4%
Inventory of Homes for Sale	49	41	- 16.3%	—	—	—
Months Supply of Inventory	3.0	3.2	+ 6.7%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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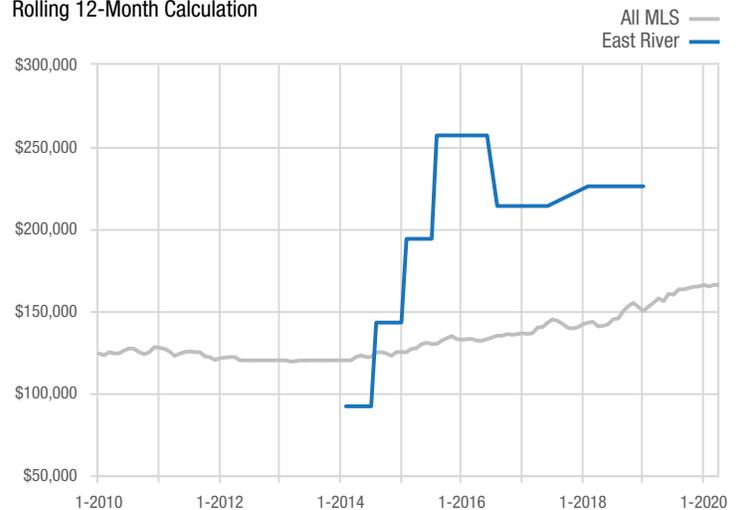
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Oregon

MLS Area 25: 43616

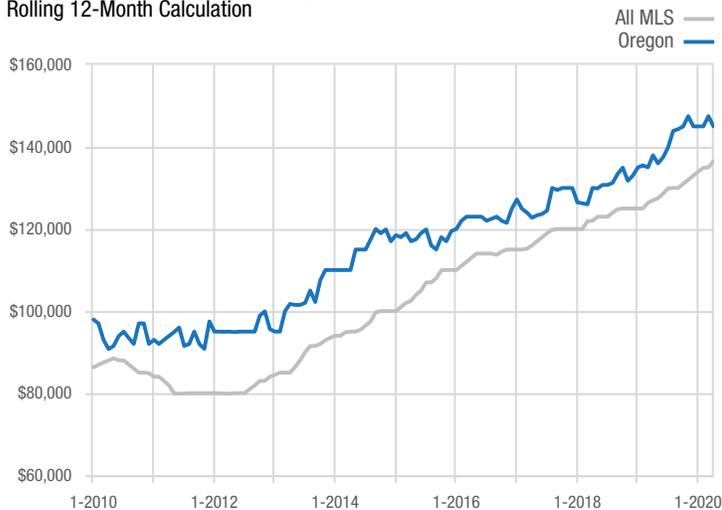
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	39	20	- 48.7%	93	82	- 11.8%
Pending Sales	22	20	- 9.1%	68	80	+ 17.6%
Closed Sales	20	18	- 10.0%	61	72	+ 18.0%
Days on Market Until Sale	93	76	- 18.3%	99	94	- 5.1%
Median Sales Price*	\$174,185	\$148,000	- 15.0%	\$138,200	\$140,000	+ 1.3%
Average Sales Price*	\$185,459	\$148,454	- 20.0%	\$161,521	\$160,357	- 0.7%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	97.7%	99.2%	+ 1.5%
Inventory of Homes for Sale	73	50	- 31.5%	—	—	—
Months Supply of Inventory	3.7	2.2	- 40.5%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	0	0	—	0	2	—
Closed Sales	0	0	—	0	2	—
Days on Market Until Sale	—	—	—	—	76	—
Median Sales Price*	—	—	—	—	\$147,450	—
Average Sales Price*	—	—	—	—	\$147,450	—
Percent of List Price Received*	—	—	—	—	96.7%	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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East Suburbs

MLS Area 26: 43412 (Lucas County Only)

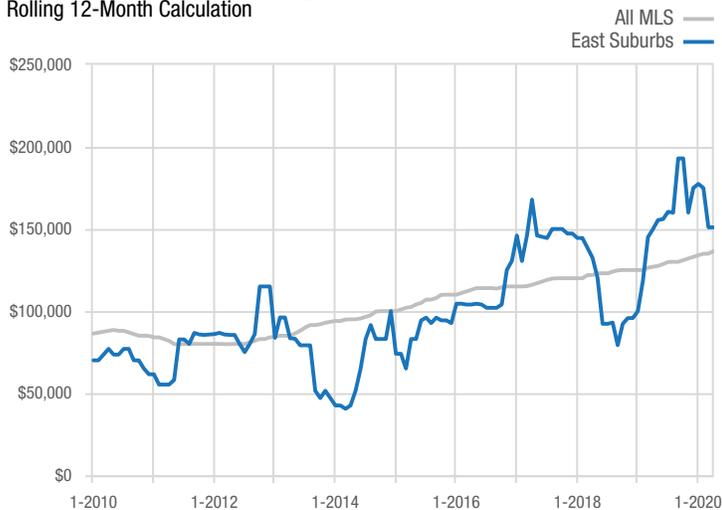
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	2	—	2	8	+ 300.0%
Pending Sales	0	1	—	4	5	+ 25.0%
Closed Sales	0	2	—	4	4	0.0%
Days on Market Until Sale	—	53	—	82	111	+ 35.4%
Median Sales Price*	—	\$180,500	—	\$180,000	\$113,000	- 37.2%
Average Sales Price*	—	\$180,500	—	\$180,500	\$146,750	- 18.7%
Percent of List Price Received*	—	104.1%	—	91.9%	101.4%	+ 10.3%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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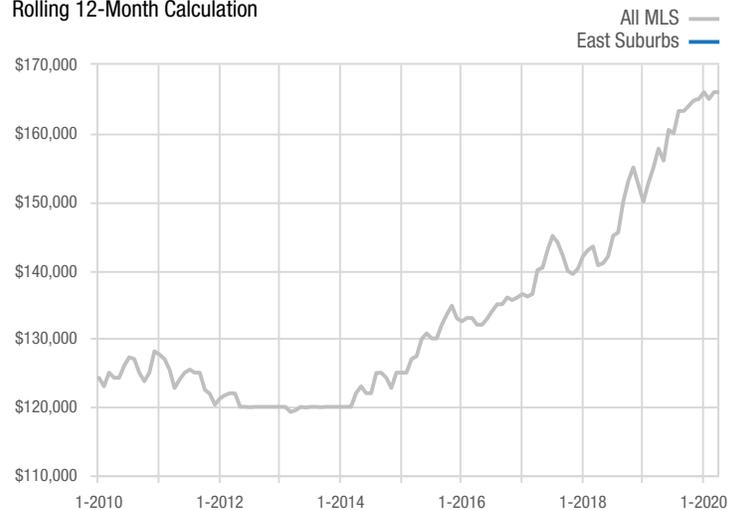
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

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Perrysburg / Perrysburg Twp

MLS Area 53: 43551

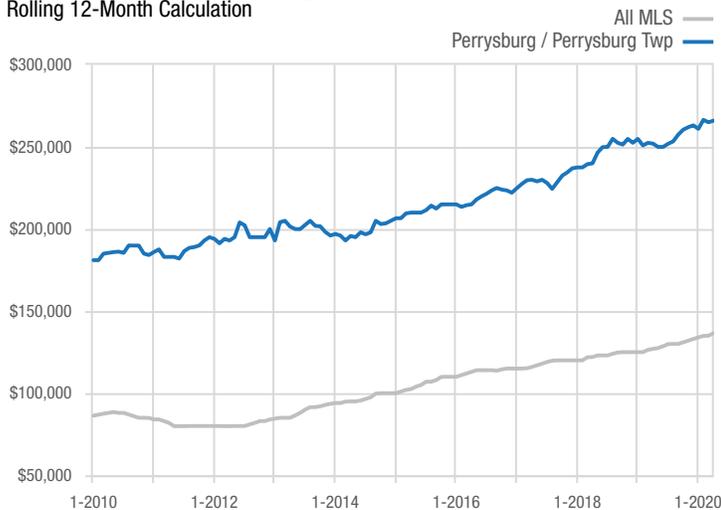
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	90	40	- 55.6%	248	202	- 18.5%
Pending Sales	55	34	- 38.2%	166	139	- 16.3%
Closed Sales	45	36	- 20.0%	139	137	- 1.4%
Days on Market Until Sale	70	78	+ 11.4%	102	98	- 3.9%
Median Sales Price*	\$250,000	\$266,000	+ 6.4%	\$249,000	\$272,250	+ 9.3%
Average Sales Price*	\$327,435	\$294,816	- 10.0%	\$286,985	\$290,407	+ 1.2%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	172	152	- 11.6%	—	—	—
Months Supply of Inventory	3.8	3.4	- 10.5%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	11	3	- 72.7%	36	40	+ 11.1%
Pending Sales	10	8	- 20.0%	30	28	- 6.7%
Closed Sales	8	8	0.0%	26	29	+ 11.5%
Days on Market Until Sale	40	61	+ 52.5%	77	69	- 10.4%
Median Sales Price*	\$211,500	\$231,750	+ 9.6%	\$197,700	\$173,000	- 12.5%
Average Sales Price*	\$223,042	\$230,911	+ 3.5%	\$215,745	\$192,952	- 10.6%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	96.3%	98.1%	+ 1.9%
Inventory of Homes for Sale	19	23	+ 21.1%	—	—	—
Months Supply of Inventory	3.2	3.9	+ 21.9%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

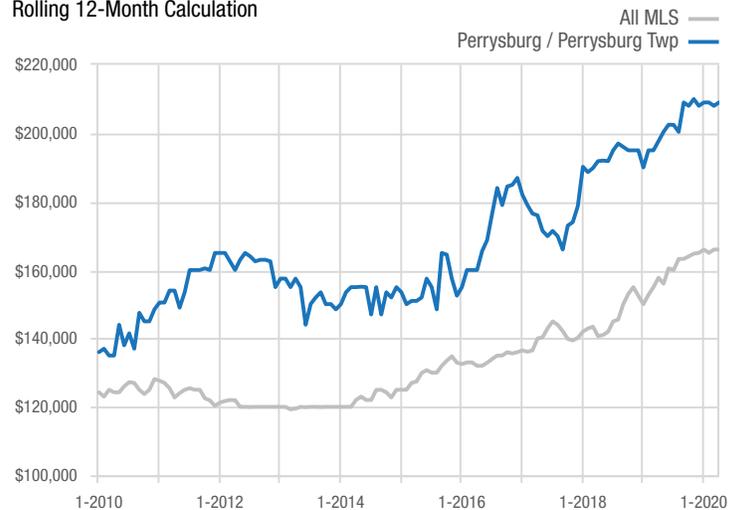
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Northwood / Rossford / Lake Twp

MLS Area 54: Includes Millbury, Moline and Walbridge

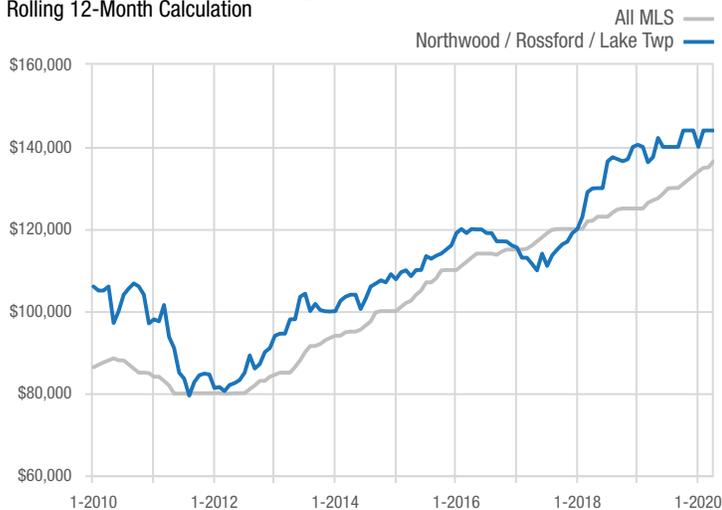
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	36	24	- 33.3%	93	90	- 3.2%
Pending Sales	26	18	- 30.8%	79	68	- 13.9%
Closed Sales	27	15	- 44.4%	83	66	- 20.5%
Days on Market Until Sale	110	90	- 18.2%	100	89	- 11.0%
Median Sales Price*	\$152,500	\$150,000	- 1.6%	\$138,950	\$138,000	- 0.7%
Average Sales Price*	\$176,091	\$173,787	- 1.3%	\$152,088	\$144,793	- 4.8%
Percent of List Price Received*	98.0%	98.3%	+ 0.3%	98.0%	99.5%	+ 1.5%
Inventory of Homes for Sale	65	58	- 10.8%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

Condo-Villa	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	0	0	—	6	1	- 83.3%
Pending Sales	4	0	- 100.0%	4	1	- 75.0%
Closed Sales	4	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	63	—	—	63	66	+ 4.8%
Median Sales Price*	\$200,500	—	—	\$200,500	\$38,000	- 81.0%
Average Sales Price*	\$176,125	—	—	\$176,125	\$38,000	- 78.4%
Percent of List Price Received*	97.4%	—	—	97.4%	84.4%	- 13.3%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

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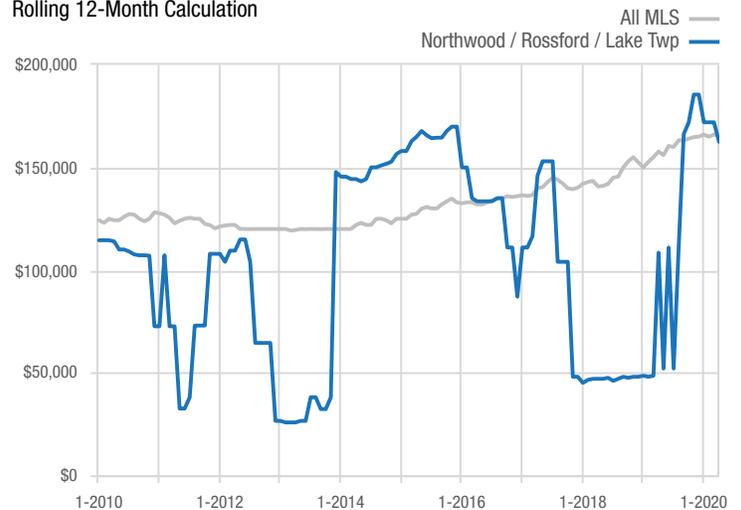
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Bowling Green

MLS Area 55: 43402

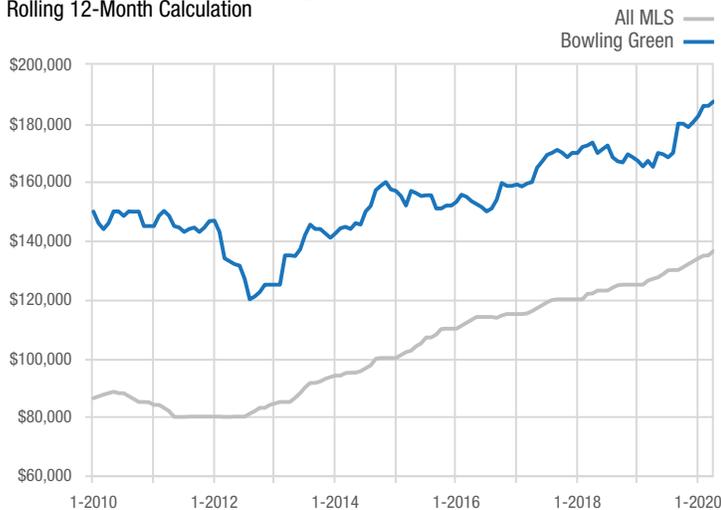
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	32	9	- 71.9%	73	47	- 35.6%
Pending Sales	17	18	+ 5.9%	56	57	+ 1.8%
Closed Sales	12	18	+ 50.0%	52	52	0.0%
Days on Market Until Sale	57	83	+ 45.6%	94	77	- 18.1%
Median Sales Price*	\$171,100	\$193,000	+ 12.8%	\$159,500	\$193,000	+ 21.0%
Average Sales Price*	\$193,592	\$204,995	+ 5.9%	\$192,165	\$201,420	+ 4.8%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	49	18	- 63.3%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

Condo-Villa	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	2	0	- 100.0%	4	9	+ 125.0%
Pending Sales	2	1	- 50.0%	2	8	+ 300.0%
Closed Sales	1	1	0.0%	1	8	+ 700.0%
Days on Market Until Sale	153	38	- 75.2%	153	85	- 44.4%
Median Sales Price*	\$309,900	\$152,000	- 51.0%	\$309,900	\$187,500	- 39.5%
Average Sales Price*	\$309,900	\$152,000	- 51.0%	\$309,900	\$206,113	- 33.5%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	100.0%	97.9%	- 2.1%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	2.0	3.5	+ 75.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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