

# Local Market Update – December 2018

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## Anthony Wayne Local School District

### Whitehouse

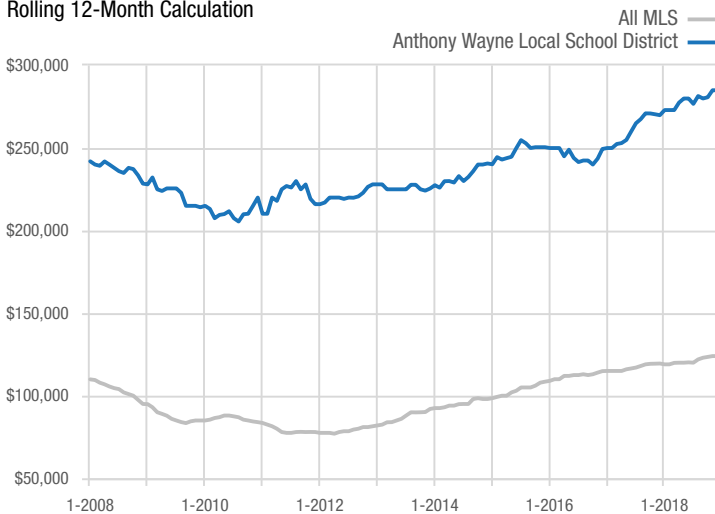
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	25	13	- 48.0%	592	590	- 0.3%
Pending Sales	26	19	- 26.9%	441	455	+ 3.2%
Closed Sales	30	32	+ 6.7%	449	459	+ 2.2%
Days on Market Until Sale	113	103	- 8.8%	99	93	- 6.1%
Median Sales Price*	\$283,000	<b>\$294,200</b>	+ 4.0%	\$269,900	<b>\$285,000</b>	+ 5.6%
Average Sales Price*	\$282,796	<b>\$292,633</b>	+ 3.5%	\$281,783	<b>\$289,130</b>	+ 2.6%
Percent of List Price Received*	95.0%	<b>97.2%</b>	+ 2.3%	97.4%	<b>98.3%</b>	+ 0.9%
Inventory of Homes for Sale	116	110	- 5.2%	—	—	—
Months Supply of Inventory	3.2	2.9	- 9.4%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	2	3	+ 50.0%	66	85	+ 28.8%
Pending Sales	4	0	- 100.0%	58	64	+ 10.3%
Closed Sales	6	0	- 100.0%	60	64	+ 6.7%
Days on Market Until Sale	48	—	—	70	63	- 10.0%
Median Sales Price*	\$209,300	—	—	\$177,800	<b>\$188,000</b>	+ 5.7%
Average Sales Price*	\$242,263	—	—	\$207,647	<b>\$218,307</b>	+ 5.1%
Percent of List Price Received*	99.1%	—	—	98.1%	<b>98.0%</b>	- 0.1%
Inventory of Homes for Sale	10	15	+ 50.0%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

\* 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.

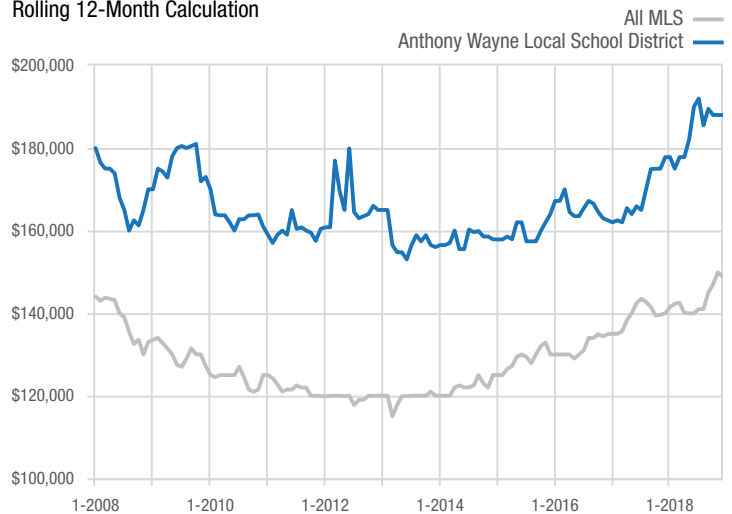
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Bowling Green City School District

### Bowling Green

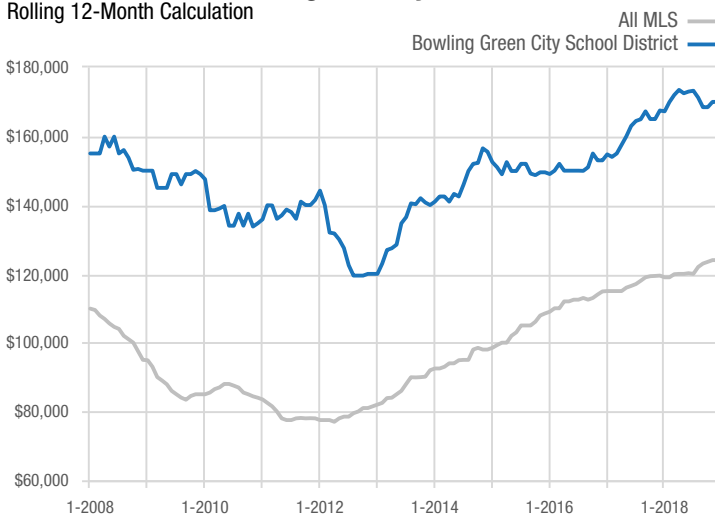
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	15	9	- 40.0%	276	310	+ 12.3%
Pending Sales	17	18	+ 5.9%	237	269	+ 13.5%
Closed Sales	20	21	+ 5.0%	240	268	+ 11.7%
Days on Market Until Sale	69	86	+ 24.6%	76	78	+ 2.6%
Median Sales Price*	\$168,300	<b>\$154,000</b>	- 8.5%	\$167,500	<b>\$170,000</b>	+ 1.5%
Average Sales Price*	\$166,070	<b>\$188,557</b>	+ 13.5%	\$182,595	<b>\$186,129</b>	+ 1.9%
Percent of List Price Received*	95.8%	<b>98.7%</b>	+ 3.0%	96.9%	<b>97.7%</b>	+ 0.8%
Inventory of Homes for Sale	53	52	- 1.9%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	1	2	+ 100.0%	20	29	+ 45.0%
Pending Sales	0	2	—	20	26	+ 30.0%
Closed Sales	0	2	—	22	26	+ 18.2%
Days on Market Until Sale	—	8	—	70	52	- 25.7%
Median Sales Price*	—	<b>\$175,750</b>	—	\$161,700	<b>\$187,400</b>	+ 15.9%
Average Sales Price*	—	<b>\$175,750</b>	—	\$171,182	<b>\$201,944</b>	+ 18.0%
Percent of List Price Received*	—	<b>98.3%</b>	—	98.1%	<b>98.9%</b>	+ 0.8%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

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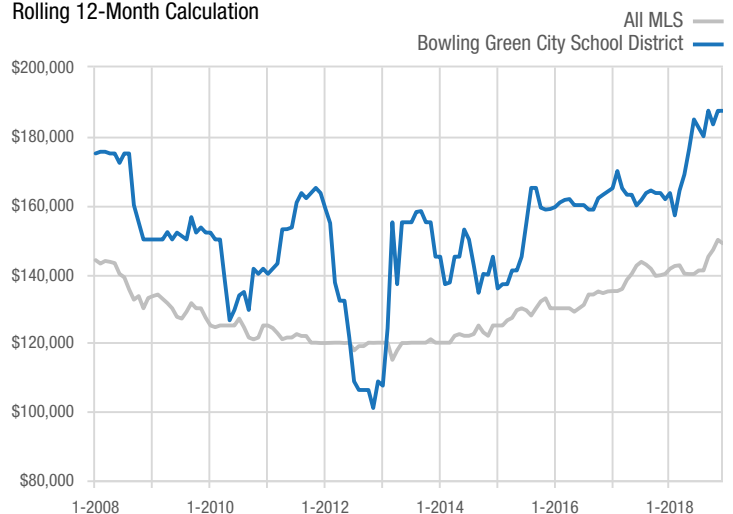
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Maumee City School District

### Maumee

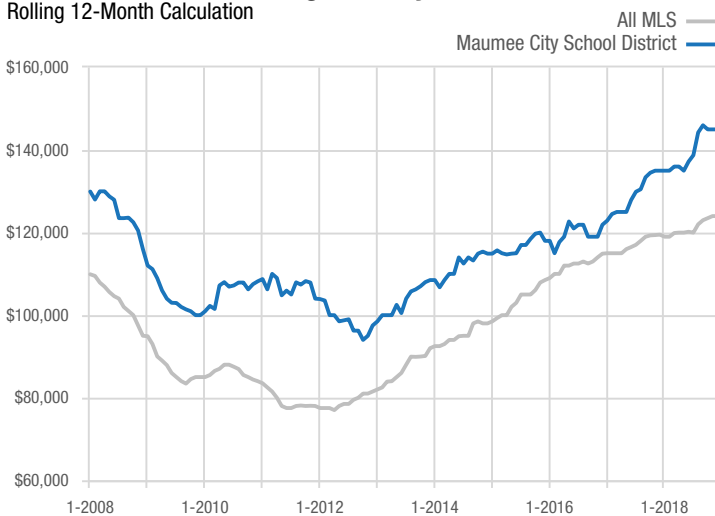
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	13	19	+ 46.2%	305	326	+ 6.9%
Pending Sales	9	14	+ 55.6%	250	249	- 0.4%
Closed Sales	16	17	+ 6.3%	253	249	- 1.6%
Days on Market Until Sale	68	66	- 2.9%	75	72	- 4.0%
Median Sales Price*	\$122,750	<b>\$139,000</b>	+ 13.2%	\$135,000	<b>\$145,000</b>	+ 7.4%
Average Sales Price*	\$131,450	<b>\$145,684</b>	+ 10.8%	\$145,115	<b>\$157,479</b>	+ 8.5%
Percent of List Price Received*	94.0%	<b>97.1%</b>	+ 3.3%	97.6%	<b>98.5%</b>	+ 0.9%
Inventory of Homes for Sale	53	63	+ 18.9%	—	—	—
Months Supply of Inventory	2.5	3.0	+ 20.0%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	1	—	19	21	+ 10.5%
Pending Sales	1	1	0.0%	17	12	- 29.4%
Closed Sales	2	1	- 50.0%	17	12	- 29.4%
Days on Market Until Sale	58	65	+ 12.1%	111	51	- 54.1%
Median Sales Price*	\$110,250	<b>\$114,000</b>	+ 3.4%	\$110,000	<b>\$123,000</b>	+ 11.8%
Average Sales Price*	\$110,250	<b>\$114,000</b>	+ 3.4%	\$131,799	<b>\$124,417</b>	- 5.6%
Percent of List Price Received*	96.1%	<b>100.9%</b>	+ 5.0%	92.1%	<b>104.6%</b>	+ 13.6%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

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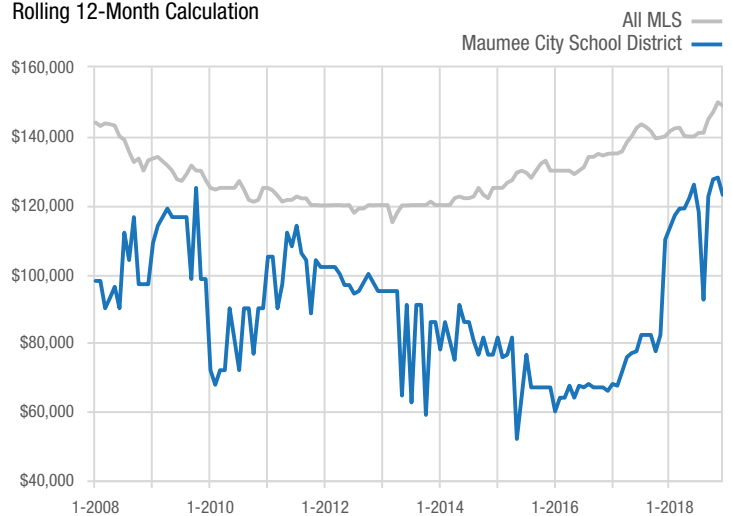
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Oregon City School District

Oregon

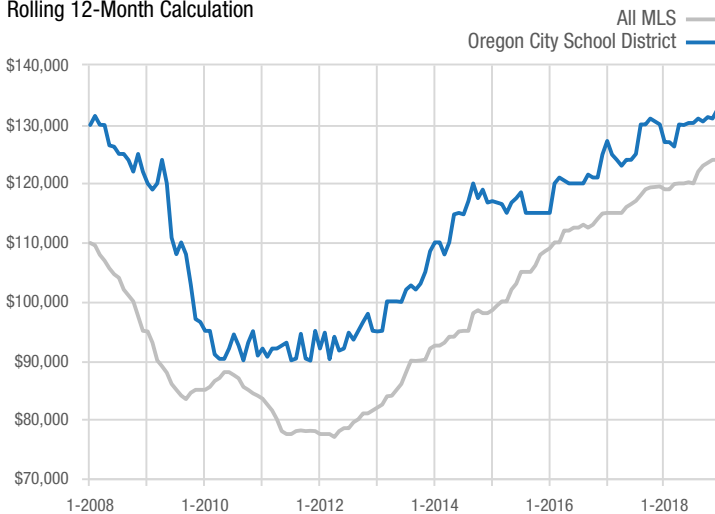
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	13	17	+ 30.8%	329	360	+ 9.4%
Pending Sales	17	14	- 17.6%	251	269	+ 7.2%
Closed Sales	16	16	0.0%	249	278	+ 11.6%
Days on Market Until Sale	105	98	- 6.7%	105	91	- 13.3%
Median Sales Price*	\$171,500	<b>\$144,950</b>	- 15.5%	\$130,000	<b>\$132,500</b>	+ 1.9%
Average Sales Price*	\$193,327	<b>\$162,948</b>	- 15.7%	\$142,176	<b>\$146,929</b>	+ 3.3%
Percent of List Price Received*	97.6%	<b>96.7%</b>	- 0.9%	96.7%	<b>96.8%</b>	+ 0.1%
Inventory of Homes for Sale	78	75	- 3.8%	—	—	—
Months Supply of Inventory	3.7	3.3	- 10.8%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	12	6	- 50.0%
Pending Sales	0	0	—	11	6	- 45.5%
Closed Sales	0	0	—	11	6	- 45.5%
Days on Market Until Sale	—	—	—	42	70	+ 66.7%
Median Sales Price*	—	—	—	\$148,000	<b>\$184,075</b>	+ 24.4%
Average Sales Price*	—	—	—	\$155,096	<b>\$167,942</b>	+ 8.3%
Percent of List Price Received*	—	—	—	98.0%	<b>98.4%</b>	+ 0.4%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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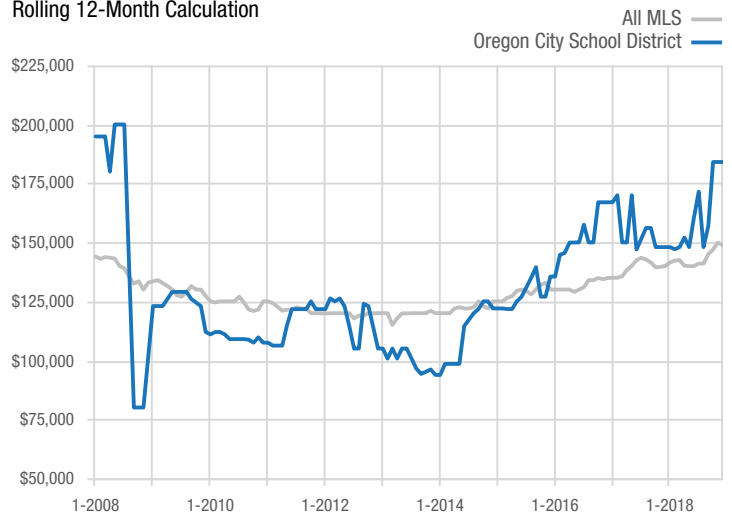
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Ottawa Hills Local School District

### Ottawa Hills

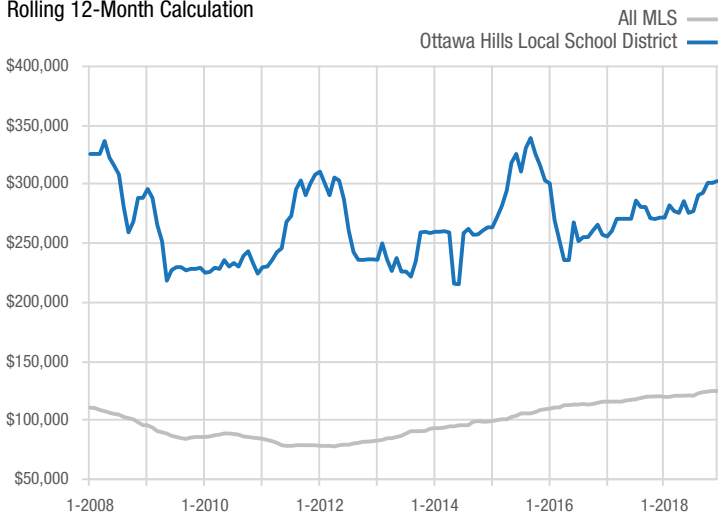
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	9	9	0.0%	160	162	+ 1.3%
Pending Sales	4	2	- 50.0%	92	103	+ 12.0%
Closed Sales	4	3	- 25.0%	91	105	+ 15.4%
Days on Market Until Sale	121	132	+ 9.1%	116	87	- 25.0%
Median Sales Price*	\$232,500	<b>\$237,500</b>	+ 2.2%	\$271,000	<b>\$302,000</b>	+ 11.4%
Average Sales Price*	\$399,475	<b>\$272,133</b>	- 31.9%	\$332,256	<b>\$346,426</b>	+ 4.3%
Percent of List Price Received*	97.8%	<b>99.3%</b>	+ 1.5%	95.6%	<b>96.9%</b>	+ 1.4%
Inventory of Homes for Sale	44	34	- 22.7%	—	—	—
Months Supply of Inventory	5.7	4.0	- 29.8%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	4	1	- 75.0%	20	21	+ 5.0%
Pending Sales	0	0	—	8	14	+ 75.0%
Closed Sales	0	0	—	9	14	+ 55.6%
Days on Market Until Sale	—	—	—	116	117	+ 0.9%
Median Sales Price*	—	—	—	\$72,072	<b>\$117,250</b>	+ 62.7%
Average Sales Price*	—	—	—	\$72,975	<b>\$147,118</b>	+ 101.6%
Percent of List Price Received*	—	—	—	88.0%	<b>93.6%</b>	+ 6.4%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	6.0	4.5	- 25.0%	—	—	—

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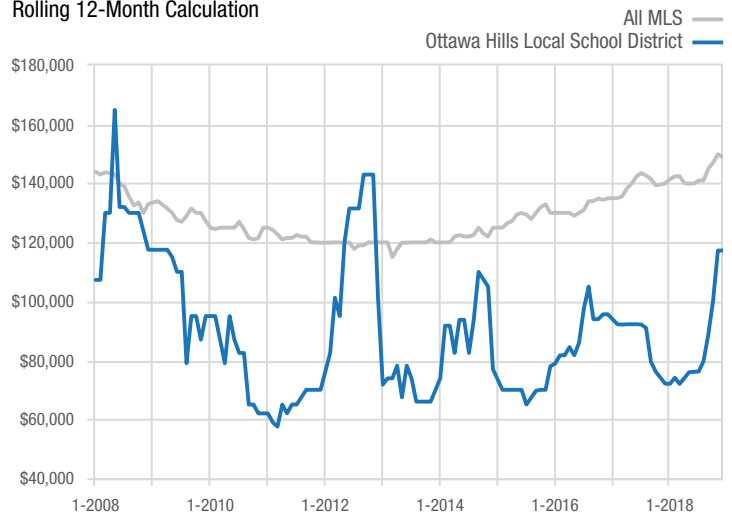
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Perrysburg Exempted Village School District

### Perrysburg

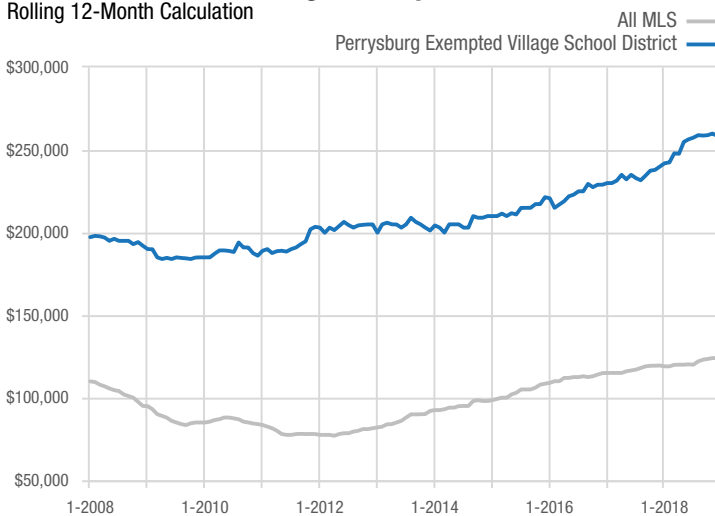
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	26	24	- 7.7%	588	554	- 5.8%
Pending Sales	30	25	- 16.7%	468	473	+ 1.1%
Closed Sales	31	22	- 29.0%	468	470	+ 0.4%
Days on Market Until Sale	111	96	- 13.5%	102	98	- 3.9%
Median Sales Price*	\$276,500	<b>\$227,000</b>	- 17.9%	\$240,000	<b>\$258,500</b>	+ 7.7%
Average Sales Price*	\$299,962	<b>\$248,880</b>	- 17.0%	\$269,416	<b>\$285,024</b>	+ 5.8%
Percent of List Price Received*	98.6%	<b>97.3%</b>	- 1.3%	98.1%	<b>98.6%</b>	+ 0.5%
Inventory of Homes for Sale	110	99	- 10.0%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	1	2	+ 100.0%	85	62	- 27.1%
Pending Sales	3	2	- 33.3%	74	58	- 21.6%
Closed Sales	4	4	0.0%	80	59	- 26.3%
Days on Market Until Sale	169	99	- 41.4%	101	87	- 13.9%
Median Sales Price*	\$321,000	<b>\$210,200</b>	- 34.5%	\$180,700	<b>\$185,000</b>	+ 2.4%
Average Sales Price*	\$303,375	<b>\$210,850</b>	- 30.5%	\$202,618	<b>\$201,560</b>	- 0.5%
Percent of List Price Received*	98.0%	<b>98.2%</b>	+ 0.2%	97.0%	<b>97.7%</b>	+ 0.7%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

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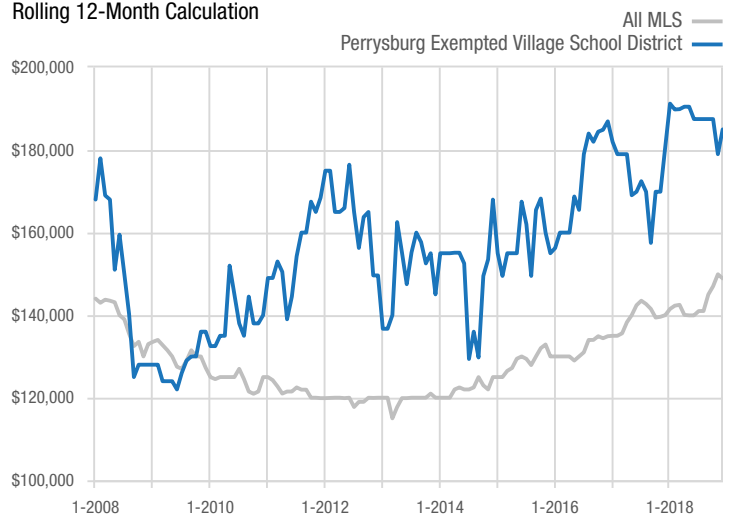
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Rossford Exempted Village School District

### Rossford

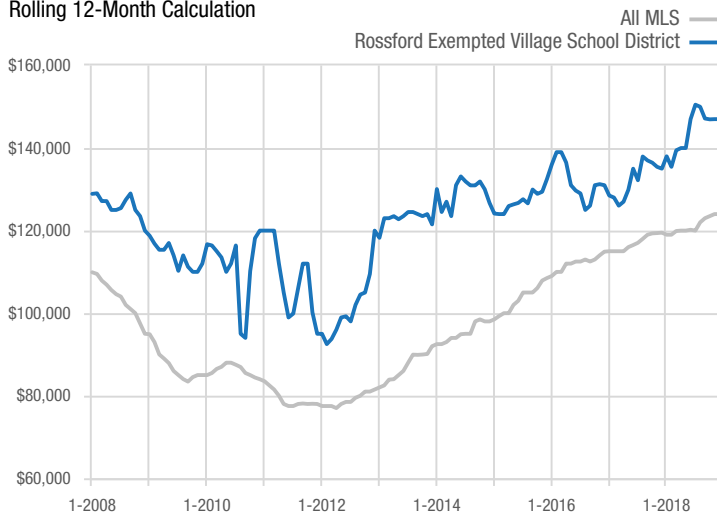
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	11	8	- 27.3%	177	199	+ 12.4%
Pending Sales	13	16	+ 23.1%	139	149	+ 7.2%
Closed Sales	13	14	+ 7.7%	137	146	+ 6.6%
Days on Market Until Sale	98	81	- 17.3%	105	79	- 24.8%
Median Sales Price*	\$130,000	<b>\$143,000</b>	+ 10.0%	\$135,000	<b>\$147,000</b>	+ 8.9%
Average Sales Price*	\$132,481	<b>\$162,745</b>	+ 22.8%	\$149,813	<b>\$155,250</b>	+ 3.6%
Percent of List Price Received*	97.1%	<b>97.7%</b>	+ 0.6%	96.7%	<b>98.1%</b>	+ 1.4%
Inventory of Homes for Sale	38	34	- 10.5%	—	—	—
Months Supply of Inventory	3.3	2.7	- 18.2%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	0	3	—	13	22	+ 69.2%
Pending Sales	0	0	—	9	10	+ 11.1%
Closed Sales	0	1	—	10	10	0.0%
Days on Market Until Sale	—	41	—	75	54	- 28.0%
Median Sales Price*	—	<b>\$219,000</b>	—	\$170,000	<b>\$192,500</b>	+ 13.2%
Average Sales Price*	—	<b>\$219,000</b>	—	\$181,940	<b>\$197,330</b>	+ 8.5%
Percent of List Price Received*	—	<b>95.3%</b>	—	94.7%	<b>97.5%</b>	+ 3.0%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	1.1	4.8	+ 336.4%	—	—	—

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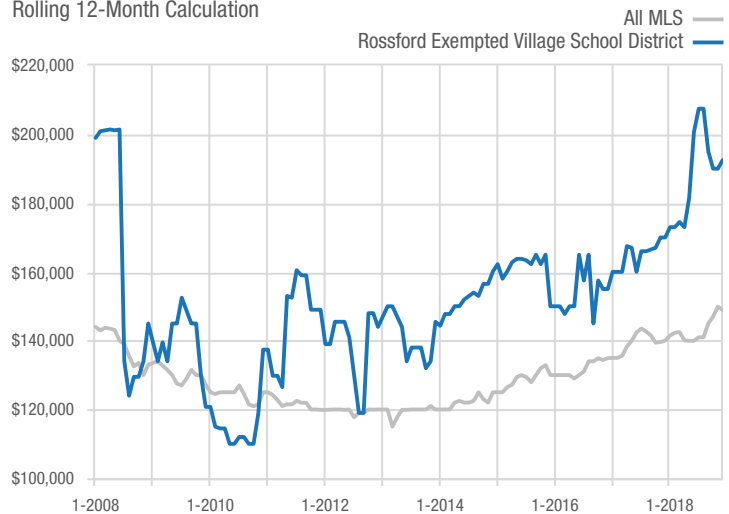
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

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## Springfield Local School District

### Holland

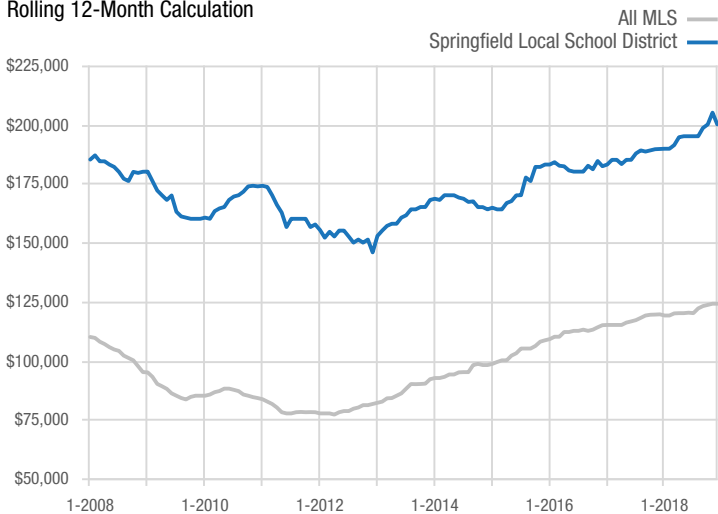
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	31	15	- 51.6%	455	448	- 1.5%
Pending Sales	27	19	- 29.6%	341	326	- 4.4%
Closed Sales	20	23	+ 15.0%	342	332	- 2.9%
Days on Market Until Sale	113	72	- 36.3%	96	92	- 4.2%
Median Sales Price*	\$185,950	<b>\$158,700</b>	- 14.7%	\$189,600	<b>\$200,000</b>	+ 5.5%
Average Sales Price*	\$262,507	<b>\$166,780</b>	- 36.5%	\$202,031	<b>\$214,366</b>	+ 6.1%
Percent of List Price Received*	96.0%	<b>97.8%</b>	+ 1.9%	97.7%	<b>98.4%</b>	+ 0.7%
Inventory of Homes for Sale	94	85	- 9.6%	—	—	—
Months Supply of Inventory	3.3	3.1	- 6.1%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	5	3	- 40.0%	94	111	+ 18.1%
Pending Sales	2	3	+ 50.0%	66	91	+ 37.9%
Closed Sales	2	4	+ 100.0%	66	91	+ 37.9%
Days on Market Until Sale	67	69	+ 3.0%	95	92	- 3.2%
Median Sales Price*	\$77,250	<b>\$127,250</b>	+ 64.7%	\$117,500	<b>\$138,750</b>	+ 18.1%
Average Sales Price*	\$77,250	<b>\$124,850</b>	+ 61.6%	\$138,347	<b>\$140,260</b>	+ 1.4%
Percent of List Price Received*	93.3%	<b>99.0%</b>	+ 6.1%	94.8%	<b>95.8%</b>	+ 1.1%
Inventory of Homes for Sale	27	18	- 33.3%	—	—	—
Months Supply of Inventory	4.9	2.4	- 51.0%	—	—	—

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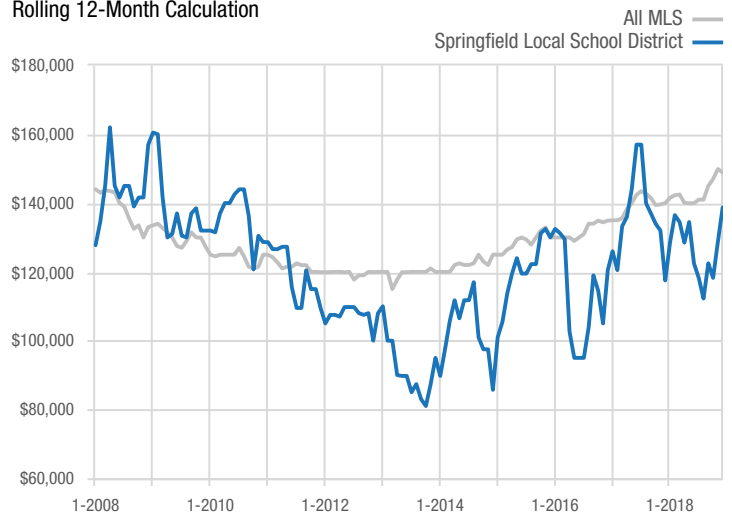
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Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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# Local Market Update – December 2018

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## Sylvania City School District

### Sylvania

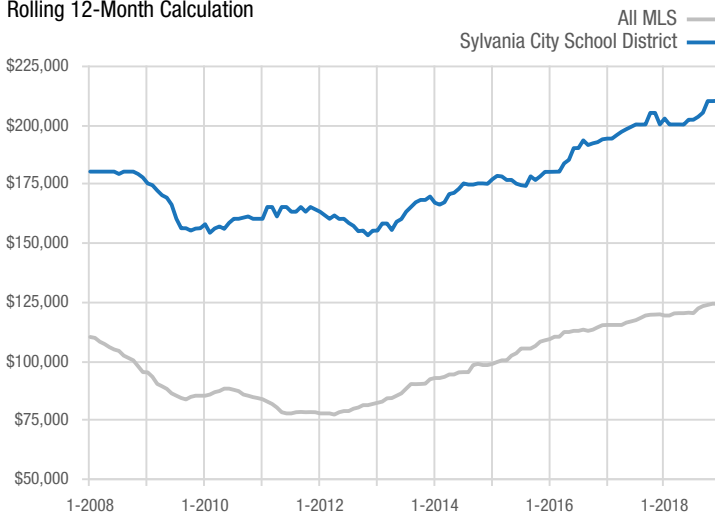
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	47	<b>45</b>	- 4.3%	999	<b>1,089</b>	+ 9.0%
Pending Sales	46	<b>45</b>	- 2.2%	726	<b>809</b>	+ 11.4%
Closed Sales	48	<b>43</b>	- 10.4%	738	<b>808</b>	+ 9.5%
Days on Market Until Sale	88	<b>81</b>	- 8.0%	95	<b>84</b>	- 11.6%
Median Sales Price*	\$191,500	<b>\$208,000</b>	+ 8.6%	\$200,000	<b>\$210,000</b>	+ 5.0%
Average Sales Price*	\$182,587	<b>\$237,712</b>	+ 30.2%	\$220,809	<b>\$226,616</b>	+ 2.6%
Percent of List Price Received*	96.9%	<b>98.2%</b>	+ 1.3%	97.7%	<b>98.0%</b>	+ 0.3%
Inventory of Homes for Sale	199	<b>201</b>	+ 1.0%	—	—	—
Months Supply of Inventory	3.3	<b>3.0</b>	- 9.1%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
<b>Key Metrics</b>						
New Listings	11	<b>6</b>	- 45.5%	196	<b>235</b>	+ 19.9%
Pending Sales	15	<b>15</b>	0.0%	171	<b>185</b>	+ 8.2%
Closed Sales	14	<b>14</b>	0.0%	169	<b>189</b>	+ 11.8%
Days on Market Until Sale	87	<b>152</b>	+ 74.7%	93	<b>90</b>	- 3.2%
Median Sales Price*	\$186,695	<b>\$121,150</b>	- 35.1%	\$154,200	<b>\$164,000</b>	+ 6.4%
Average Sales Price*	\$190,685	<b>\$128,314</b>	- 32.7%	\$162,759	<b>\$167,454</b>	+ 2.9%
Percent of List Price Received*	95.7%	<b>93.8%</b>	- 2.0%	96.5%	<b>96.4%</b>	- 0.1%
Inventory of Homes for Sale	37	<b>35</b>	- 5.4%	—	—	—
Months Supply of Inventory	2.6	<b>2.3</b>	- 11.5%	—	—	—

\* 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.

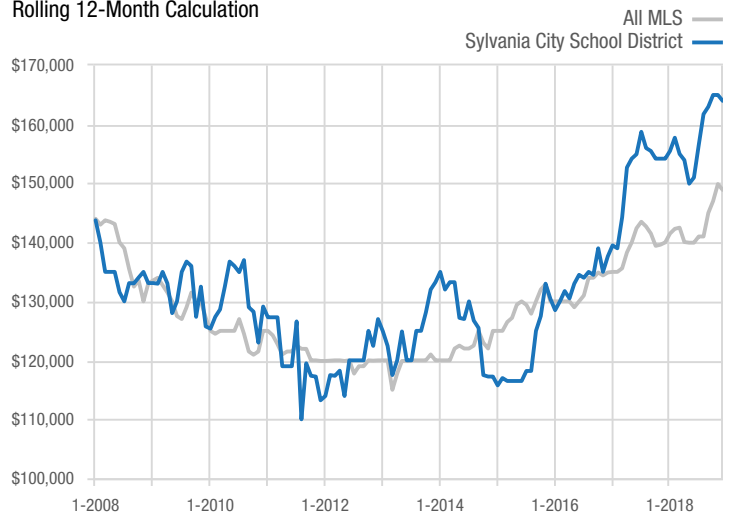
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Toledo City School District

### Toledo

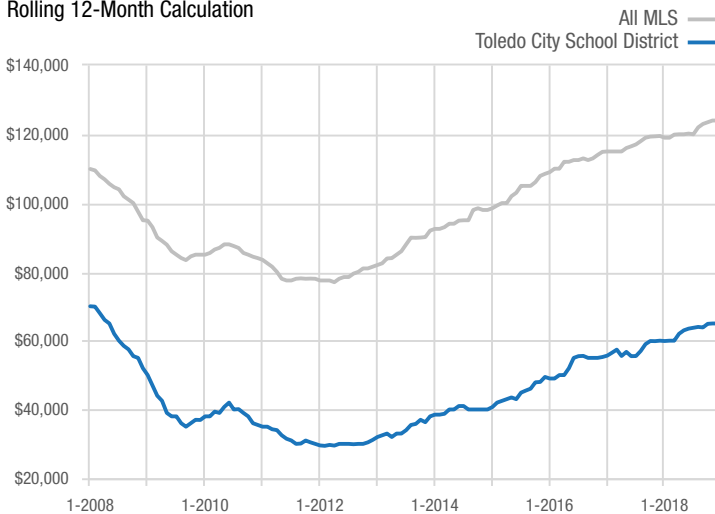
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	184	<b>140</b>	- 23.9%	3,306	<b>3,255</b>	- 1.5%
Pending Sales	179	<b>167</b>	- 6.7%	2,402	<b>2,571</b>	+ 7.0%
Closed Sales	197	<b>181</b>	- 8.1%	2,404	<b>2,565</b>	+ 6.7%
Days on Market Until Sale	90	<b>90</b>	0.0%	92	<b>84</b>	- 8.7%
Median Sales Price*	\$62,400	<b>\$67,550</b>	+ 8.3%	\$60,000	<b>\$65,000</b>	+ 8.3%
Average Sales Price*	\$67,914	<b>\$73,994</b>	+ 9.0%	\$69,297	<b>\$73,802</b>	+ 6.5%
Percent of List Price Received*	94.2%	<b>94.9%</b>	+ 0.7%	94.9%	<b>94.6%</b>	- 0.3%
Inventory of Homes for Sale	741	<b>559</b>	- 24.6%	—	—	—
Months Supply of Inventory	3.7	<b>2.6</b>	- 29.7%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	5	<b>7</b>	+ 40.0%	133	<b>124</b>	- 6.8%
Pending Sales	7	<b>2</b>	- 71.4%	98	<b>104</b>	+ 6.1%
Closed Sales	6	<b>3</b>	- 50.0%	100	<b>105</b>	+ 5.0%
Days on Market Until Sale	72	<b>46</b>	- 36.1%	115	<b>80</b>	- 30.4%
Median Sales Price*	\$98,000	<b>\$99,900</b>	+ 1.9%	\$113,250	<b>\$96,500</b>	- 14.8%
Average Sales Price*	\$101,500	<b>\$102,300</b>	+ 0.8%	\$110,616	<b>\$108,945</b>	- 1.5%
Percent of List Price Received*	98.7%	<b>99.4%</b>	+ 0.7%	95.5%	<b>94.1%</b>	- 1.5%
Inventory of Homes for Sale	32	<b>30</b>	- 6.3%	—	—	—
Months Supply of Inventory	3.9	<b>3.5</b>	- 10.3%	—	—	—

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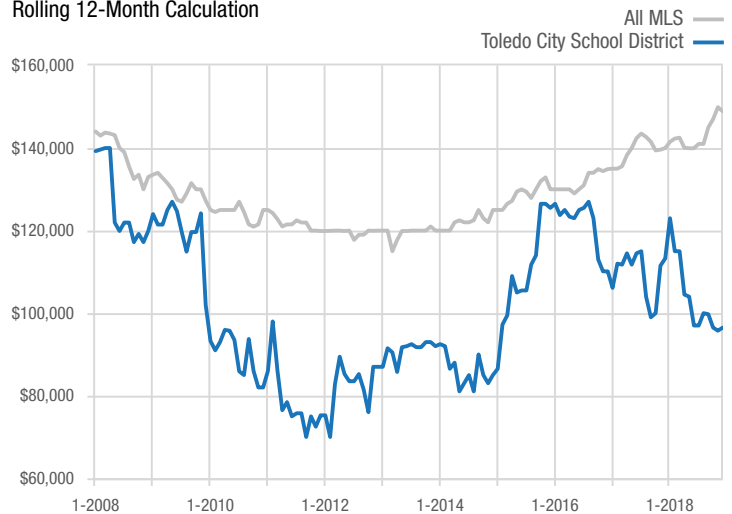
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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## Washington Local School District

Toledo

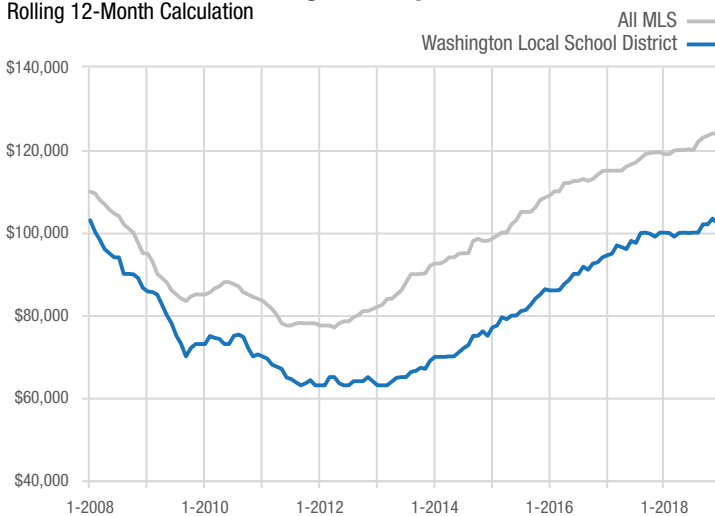
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	26	32	+ 23.1%	846	816	- 3.5%
Pending Sales	45	40	- 11.1%	669	636	- 4.9%
Closed Sales	49	29	- 40.8%	665	632	- 5.0%
Days on Market Until Sale	99	72	- 27.3%	91	83	- 8.8%
Median Sales Price*	\$105,000	\$97,950	- 6.7%	\$100,000	\$102,250	+ 2.3%
Average Sales Price*	\$111,947	\$103,980	- 7.1%	\$101,869	\$103,626	+ 1.7%
Percent of List Price Received*	96.8%	96.9%	+ 0.1%	96.6%	97.3%	+ 0.7%
Inventory of Homes for Sale	144	164	+ 13.9%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

Condo-Villa	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	1	2	+ 100.0%	18	17	- 5.6%
Pending Sales	0	2	—	12	16	+ 33.3%
Closed Sales	0	0	—	12	14	+ 16.7%
Days on Market Until Sale	—	—	—	76	86	+ 13.2%
Median Sales Price*	—	—	—	\$106,500	\$96,950	- 9.0%
Average Sales Price*	—	—	—	\$87,575	\$89,964	+ 2.7%
Percent of List Price Received*	—	—	—	93.4%	97.2%	+ 4.1%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	3.0	1.7	- 43.3%	—	—	—

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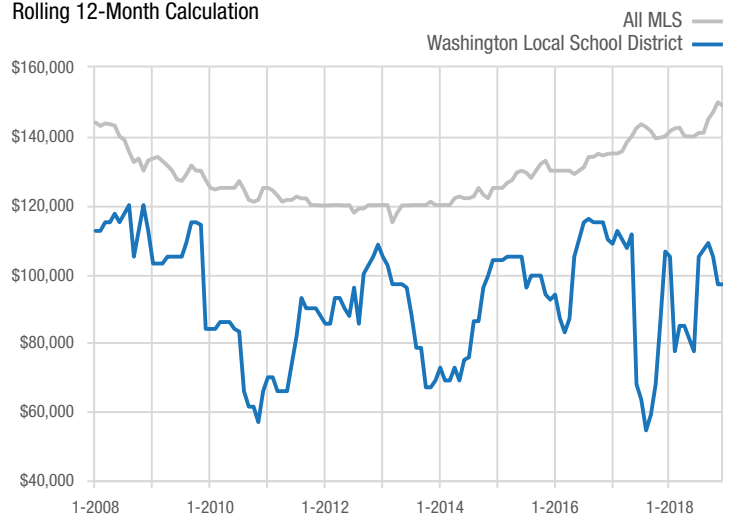
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo-Villa

Rolling 12-Month Calculation



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