



Local Market Update—May 2012

THE FOLLOWING INFORMATION IS PROVIDED BY THE TOLEDO BOARD REALTORS® AND REFLECTS THE SALE OF SINGLE FAMILY HOMES. IT IS BASED ON INFORMATION FROM THE ENTIRE MLS.

Northwest Area Home Sales for May 2012

Sales of single-family homes reported in May by the Toledo Board of REALTORS® totaled 706, the highest figure yet this year! This was an increase of 20% compared to May of 2011. The Northwest Ohio area has now experienced monthly increases in sales for the last 5 months.

Sales volume generated by May's activity totaled \$874 million, leading to an average sales price of \$110,737. This represented an increase of 8% compared to last May.

Sales through May reached 2,616, a 10% increase over 2011 when 2,370 transactions occurred for the same period.

The average sales price year-to-date stood at \$126,871 and represented a 2% decline from 2011's year-to-date numbers.

1,304 listings were added to the system, which was up 5% from last April's 1,239. Year to date listings totaled 6,044, an increase of 9% from the 5,523 submitted through April last year.

The overall MLS inventory of single-family listings showed 6,683 available at month's end, 284 more than in April, which represented a supply of 9.5 months. By contrast, April 2011 had 6,898 available listings and a supply of 11.7 months, a much slower sales pace.

	May			Year to Date		
	2011	2012	+/-	2011	2012	+/-
Closed Sales	589	706	20%	2,370	2,616	10%
In Contracts	568	754	33%	2,539	3,028	19%
Active Listings	6,898	6,683	-3%	—	—	—
Average Sales Price	\$102,740	\$110,737	8%	\$128,855	\$126,871	-2%
Median Sales Price	\$93,464	\$96,530	3%	—	—	—
% of Original List Price Received	96%	95%	-1%	—	—	—
New Listings	1,239	1,304	+5%	5,523	6,044	9%
Average List Price of New Listings	\$106,333	\$119,980	13%	\$105,098	\$103,551	-1%
Inventory of Homes For Sale	6,898	6,683	-3%	—	—	—
Months Supply of Inventory	11.7	9.5	-2%	—	—	—
Unemployment Rate	9.3%	8.2%	-1.2%	—	—	—



Local Market Update—May 2012

THE FOLLOWING INFORMATION IS PROVIDED BY THE TOLEDO BOARD REALTORS® AND REFLECTS THE SALE OF SINGLE FAMILY HOMES. IT IS BASED ON INFORMATION FROM THE ENTIRE MLS.

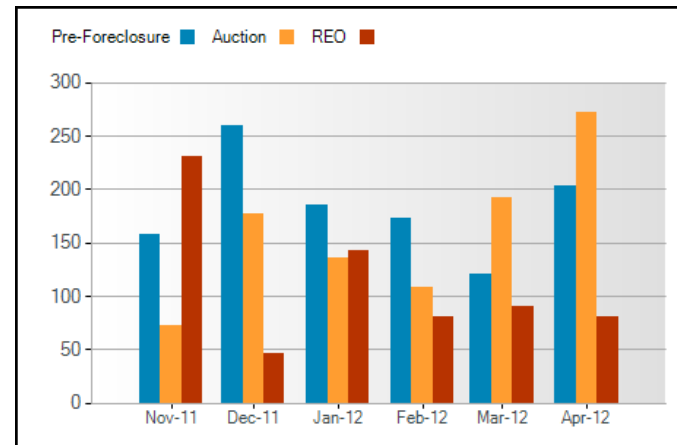
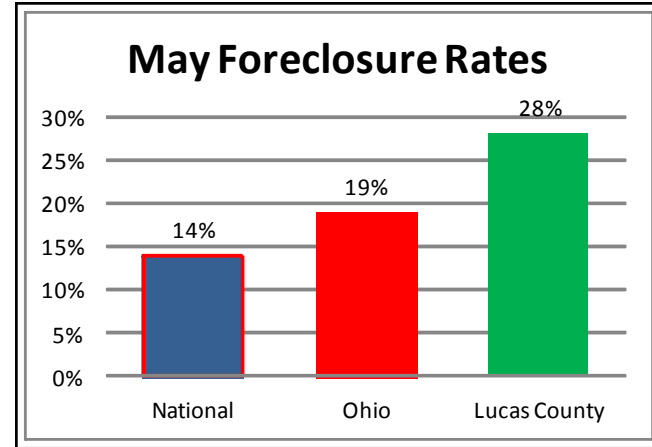
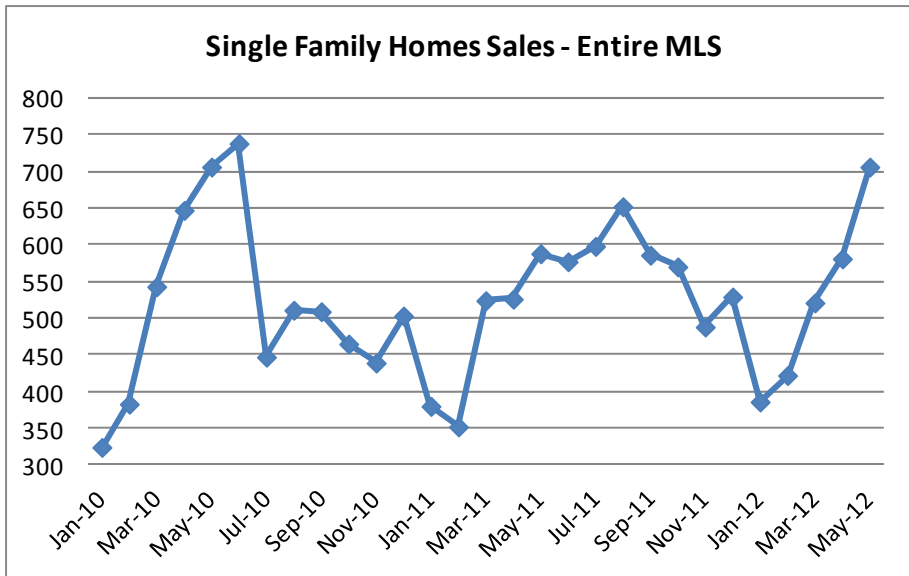
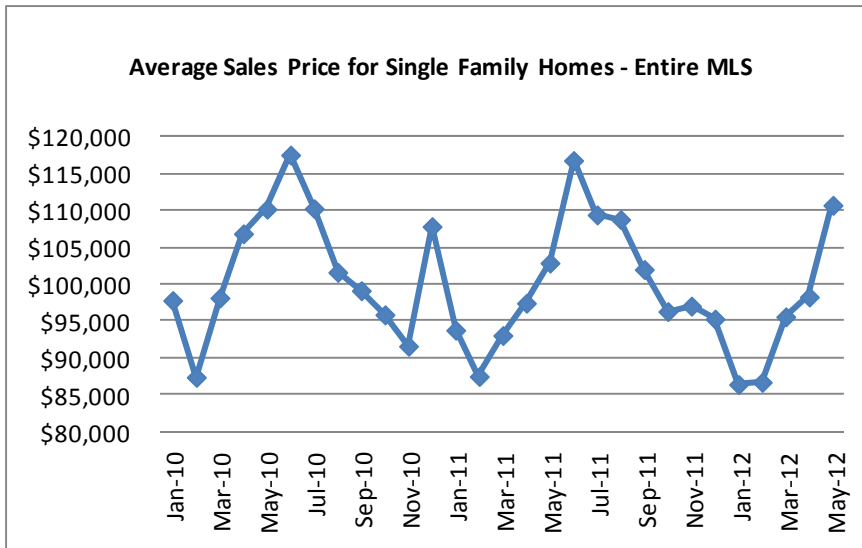
Status	\$0— \$49,999	\$50,000— \$99,999	\$100,000— \$199,999	\$200,000— \$299,999	\$300,000— \$399,999	\$400,000— \$499,999	\$500,000 +
Sold	221	183	189	81	23	5	4
Sold Previous Month	206	157	157	38	13	6	4
Pending	228	179	225	80	24	13	5
Active	1,454	1,989	2,184	690	167	77	122
Absorption Rate	6.6	10.9	11.3	8.5	7.3	15.4	30.5

Area	Active Listings May	+/- From April	Closed Sales May	+/- From April	Pending May	+/- From April	New Listings May	+/- From April	Average Sales Price May	+/- From April	% of List Price May	+/- From April	Months of Inventory May	+/- From April
Sylvania (2 & 3)	387	13%	40	25%	53	51%	94	24%	\$189,524	11%	95%	-4%	9.7	-10%
Airport/Swanton (4)	116	-2%	14	56%	15	25%	18	-49%	\$116,786	32%	122%	20%	8.3	-37%
Spring Meadows (5)	199	3%	30	77%	21	-28%	36	-18%	\$176,808	46%	95%	-3%	6.6	-45%
Monclova (6)	44	10%	7	133%	6	-14%	9	—	\$409,521	158%	98%	-3%	6.3	-53%
Maumee (7)	261	2%	38	52%	41	21%	51	4%	\$188,280	6%	95%	-1%	6.9	-33%
Whitehouse (8)	70	8%	6	50%	8	14%	17	-6%	\$143,650	-40%	95%	-1%	11.7	-28%
Waterville (10)	67	5%	17	467%	15	88%	9	-57%	\$196,347	19%	96%	—	3.9	-82%
Toledo (11—15 & 17)	1,620	1%	162	3%	191	12%	312	3%	\$61,314	-1%	93%	—	10.0	-1%
Ottawa Hills (16)	91	7%	5	-58%	10	43%	19	138%	\$241,050	-35%	92%	-1%	18.2	157%
Toledo (18-22)	545	-	39	-30%	47	-10%	94	-15%	\$19,806	25%	90%	2%	14.0	43%
Heatherdowns (23)	320	-11%	14	-52%	23	-26%	60	-3%	\$91,391	-6%	96%	1%	22.9	84%
East River (24)	175	7%	13	0%	25	39%	43	26%	\$14,582	-34%	125%	32%	13.5	7%
Oregon East Suburbs (25 & 26)	163	8%	26	-50%	26	37%	42	45%	\$114,765	-4%	94%	2%	18.4	117%
Perrysburg & Rossford (53 & 54)	527	2%	61	9%	64	19%	104	-3%	\$173,987	19%	97%	-3%	8.6	-6%
Entire MLS	6,683	4%	706	22%	754	11%	1,304	-16%	\$110,737	13%	96%	—	9.5	-14%



Local Market Update—May 2012

THE FOLLOWING INFORMATION IS PROVIDED BY THE TOLEDO BOARD REALTORS® AND REFLECTS THE SALE OF SINGLE FAMILY HOMES. IT IS BASED ON INFORMATION FROM THE ENTIRE MLS.



Financing	Units	Financing	Units
Agent-Owner	0	Lease Purchase	0
Assumption	0	Owner Financing	2
Cash	238	Seller Assist	4
Conventional	286	Trade/Exchange	0
FHA	137	VA	24
FMHA	2	Other	13
Lease	0		