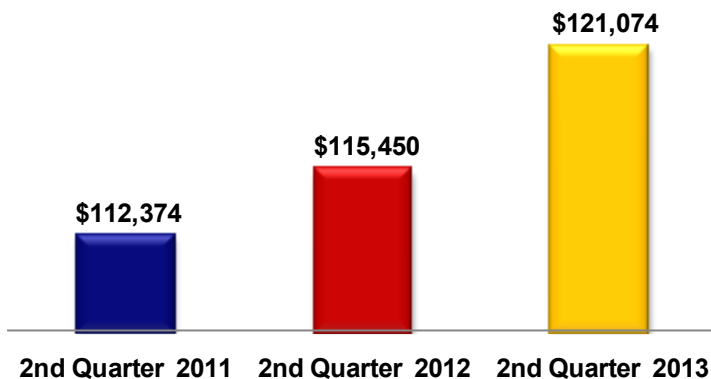


Lucas & Upper Wood County

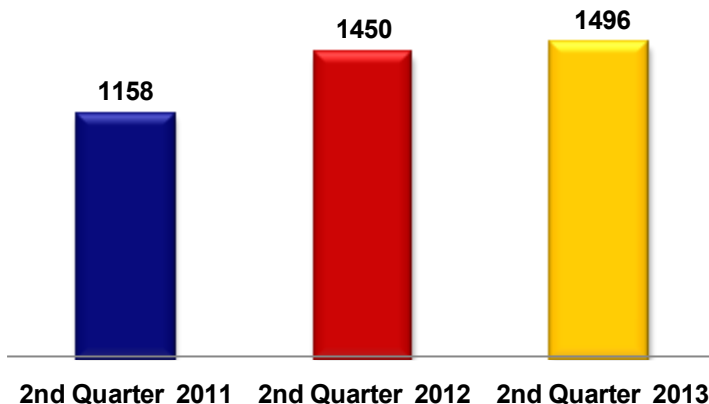
Second quarter sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Board of REALTORS® totaled 1,496. This was an increase of 3% compared to the second quarter of 2012. Sales volume generated by first quarter activity totaled \$182 million, a 1% increase from second quarter of 2012. The average sales price was \$121,074 an increase of 5% compared to the second quarter of 2012. 2,555 listings were added to the system during the first quarter, which was down 2% from the second quarter of 2012.

Lucas and Upper Wood County			
	1st Quarter		
	2012	2013	+/-
Closed Sales	1,450	1,496	3%
Average Sales Price	\$115,450	\$121,074	5%
Average Price Per Square Foot	\$57	\$62	9%
% of Original List Price Received	94%	95%	1%
Average Days On Market	114	117	2%
New Listings	2,602	2,555	-2%
Volume (in 1000's)	\$167,403	\$182,253	1%

Lucas and Upper Wood County Average Sales Price



Lucas and Upper Wood County Home Sales



Lucas 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+
Sold	443	303	340	133	42	12	14

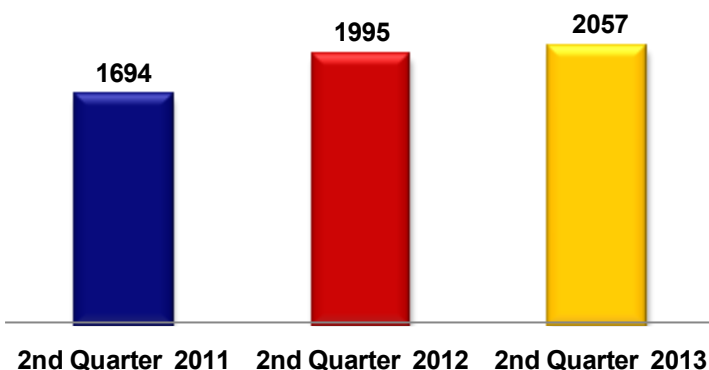
Entire NORIS MLS

Second quarter sales of single-family homes in Northwest Ohio reported by the Toledo Board of REALTORS® totaled 2,057. This was an increase of 3% compared to the second quarter of 2012. Sales volume generated by first quarter activity totaled \$243 million, a 9% increase from second quarter of 2012. The average sales price was \$117,307 an increase of 5% compared to the first quarter of 2012. 3,672 listings were added to the system during the second quarter, which was down 9% from the second quarter of 2012.

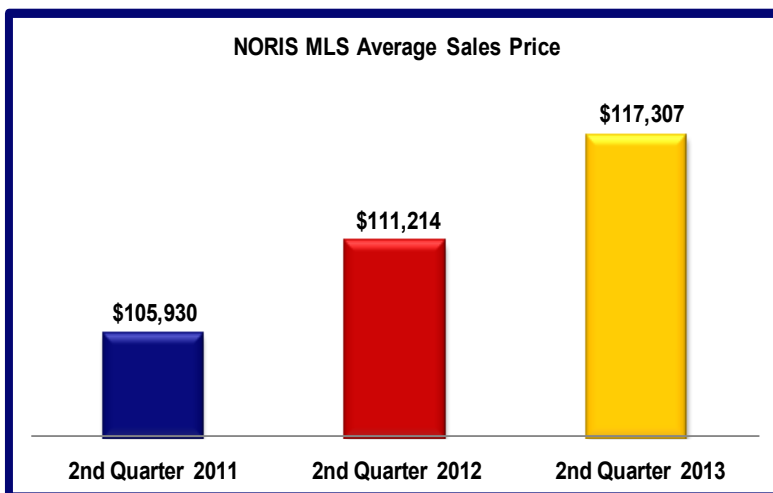
Entire NORIS MLS

	1st Quarter		
	2012	2013	+/-
Closed Sales	1,995	2,057	3%
Average Sales Price	\$111,214	\$117,307	5%
Average Price Per Square Foot	\$57	\$62	9%
% of Original List Price Received	94%	95%	1%
Average Days On Market	120	120	—
New Listings	3,741	3,672	-2%
Volume (in 1000's)	\$221,872	\$242,899	9%

NORIS MLS Home Sales



NORIS MLS Average Sales Price



Entire NORIS 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	581	513	648	216	62	19	22

Area & Zip Codes	New Listings	Sold	Average Sales Price	Av. Days on Market
Sylvania (2 &3) [43560, 43617]	231	141	\$193,648	112
Airport/Swanton (4) [43558]	49	30	\$116,583	177
Spring Meadows (5) [43528]	104	64	\$178,115	122
Monclova (6) [43542]	29	15	\$277,570	142
Maumee (7) [43537]	170	114	\$184,265	111
Whitehouse (8) [43571]	39	28	\$183,821	138
Waterville (10) [43566]	44	28	\$183,136	108
Toledo (11—15 & 17) [43623, 43613, 43612, 43611, 43615, 43606]	901	510	\$72,292	116
Ottawa Hills (16) [43615 & 43606]	40	32	\$294,419	121
Toledo (18-22) [43610, 43620, 43608, 43602, 43604, 43624, 43607, 43609]	252	125	\$16,948	110
Heatherdowns (23) [43614]	183	96	\$90,239	134
East River (24) [43605]	84	53	\$17,207	96
Oregon East Suburbs (25 & 26) [43616, 43434, 43618, 43412]	113	61	\$113,039	135
Perrysburg & Rossford (53 & 54) [43551, 43552, 43460]	304	195	\$195,665	110
Ottawa County (27 & 28)	81	41	\$129,460	121
Sandusky County (29)	74	30	\$100,107	181
Wood County (51, 52, 56 & 57)	109	58	\$109,141	114
Bowling Green (55)	90	59	\$158,002	109
Defiance (61)	100	48	\$77,409	137
Defiance County (62—66)	82	58	\$94,570	128
Paulding County (67-70)	58	37	\$73,002	151
Henry County (72-75)	56	15	\$93,269	152
Napoleon (76)	66	27	\$110,137	113
Putnam County (78—80)	14	8	\$69,422	113
Williams County (82-86 & 88-91)	111	49	\$92,708	138
Bryan (87)	85	52	\$135,346	112
Fulton County (93-95 & 97-99)	109	39	\$105,503	121
Wauseon (96)	52	16	\$108,963	78