

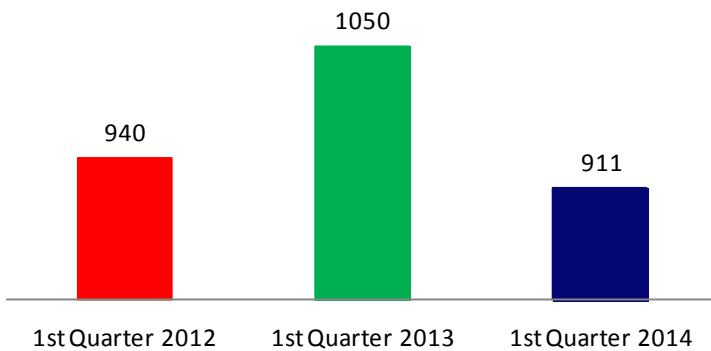
Lucas & Upper Wood County

First quarter sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Board of REALTORS® totaled 911. This was a decrease of thirteen compared to the first quarter of 2013. Sales volume generated by first quarter activity totaled 88 million, a ninety-two percent decrease from first quarter of 2013. The average sales price was \$101,020 a decrease of seven percent compared to the first quarter of 2013. 1,877 listings were added to the system during the first quarter, which was down six percent from the first quarter of 2013.

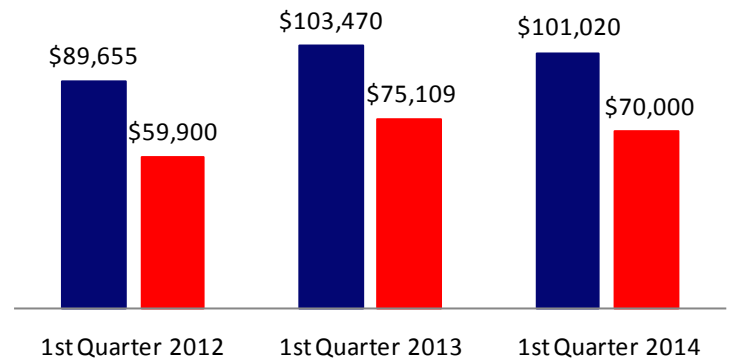
Lucas and Upper Wood County

	1st Quarter 2013	1st Quarter 2014	% Change
Closed Sales	1,050	911	-13%
Median Sales Price	\$75,109	\$70,000	-7%
Average Sales Price	\$103,470	\$101,020	-2%
Average Price Per Square Foot	\$54	\$53	-2%
% of Original List Price Received	94%	94%	0%
Average Days on Market	123	117	-5%
New Listings	1,999	1,877	-6%
Volume (in 1000's)	\$108,644	\$88,289	-18%

Home Sales



Sales Prices



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+
1st Quarter 2013	384	255	266	107	22	8	8
1st Quarter 2014	335	202	235	65	21	7	9
% change	-13%	-21%	-12%	-39%	-5%	-13%	13%

Local Market Update —1st Quarter

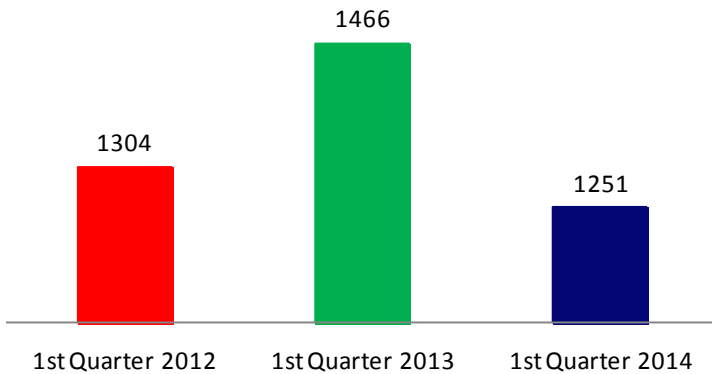
Entire NORIS MLS

First quarter sales of single-family homes in Northwest Ohio reported by the Toledo Board of REALTORS® totaled 1,251. This was an decrease of fifteen percent compared to the first quarter of 2013. Sales volume generated by first quarter activity totaled \$124 million, a fifteen percent decrease from first quarter of 2013. The average sales price was \$98,777 an decrease of one percent compared to the first quarter of 2013. 2,594 listings were added to the system during the first quarter, which was down fifteen from the first quarter of 2013.

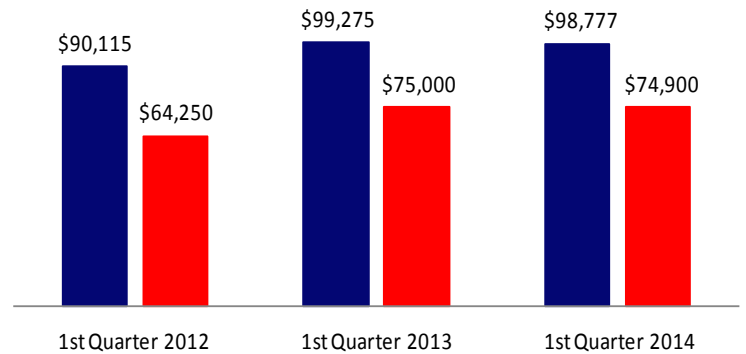
Entire NORIS MLS

	1st Quarter 2013	1st Quarter 2014	% Change
Closed Sales	1,466	1,251	-15%
Median Sales Price	\$75,000	\$74,900	0%
Average Sales Price	\$99,275	\$98,777	-1%
Average Price Per Square Foot	\$53	\$53	0%
% of Original List Price Received	94%	93%	-1%
Average Days on Market	128	124	-3%
New Listings	2,857	2,594	-9%
Volume (in 1000's)	\$145,538	\$123,568	-15%

Home Sales



Sales Prices



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+
1st Quarter 2013	526	391	373	133	25	10	8
1st Quarter 2014	441	324	361	82	26	8	9
% change	-16%	-17%	-3%	-38%	4%	-20%	13%

Local Market Update —1st Quarter

Area & Zip Codes	1st Qtr. 2014 Av. Sales Price	% Change 2013	1st Qtr. Sold	% Change 2013	1st Qtr. 2014 New Listings	% Change 2013	1st Qtr. 2014 DOM	% Change 2013
Sylvania (2&3) [43560, 43617]	\$ 167,071	-10%	84	-5%	71	22%	135	-8%
Airport/Swanton (4) [43558]	\$ 141,239	13%	9	-64%	18	0%	152	3%
Spring Meadows (5) [43528]	\$ 167,921	-1%	46	0%	34	21%	113	-28%
Monclova (6) [43542]	\$ 216,667	2%	3	-75%	3	-57%	143	-8%
Maumee (7) [43537]	\$ 194,883	18%	41	-39%	31	-40%	153	21%
Whitehouse (8) [43571]	\$ 179,880	-4%	10	-23%	10	-17%	97	-7%
Waterville (10) [43566]	\$ 173,819	3%	16	-11%	15	115%	153	7%
Franklin Park/Trilby (11) [43613]	\$ 106,875	31%	34	-37%	31	-14%	97	-10%
Tremainsville (12) [43613]	\$ 50,239	-7%	88	-7%	75	21%	112	-6%
Five Points/North Towne (13) [43612]	\$ 35,976	4%	79	-12%	43	-32%	107	-4%
Point Place (14) [43611]	\$ 66,703	11%	33	-23%	33	50%	119	-6%
Wildwood/Reynolds Corner (15) [43615]	\$ 64,169	-2%	56	22%	46	7%	108	16%
Ottawa Hills (16) [43615 & 43606]	\$ 395,585	5%	10	43%	17	42%	185	8%
Ottawa Park/Westgate (17) [43606]	\$ 91,057	0%	36	-3%	35	-8%	115	8%
Old West End (18) [43610, 43620]	\$ 34,947	141%	17	240%	17	325%	87	6%
Old North End (19) [43608]	\$ 9,217	-29%	22	-19%	29	45%	89	3%
Town Centre (20) [43624, 43602, 43604]	\$ 73,000	--	1	--	2	--	39	--
South Park (21) [43607]	\$ 24,769	-6%	30	-17%	24	50%	85	-38%
Old South End (22) [43609]	\$ 20,223	28%	37	-20%	24	50%	107	5%
Heatherdowns (23) [43614]	\$ 87,546	-2%	55	-32%	42	11%	132	-10%
East River (24) [43605]	\$ 15,224	41%	35	3%	35	40%	86	30%
Oregon (25) [43616]	\$ 105,328	-4%	28	-22%	26	-7%	128	-12%
East Suburbs (26) [43634, 43618, 43412]	\$ -	--	0	---	1	-50%	0	--
Perrysburg (53) [43551, 43552]	\$ 201,839	-8%	66	-22%	73	7%	125	5%
Rossford (54) [43460]	\$ 104,615	6%	36	-29%	24	-8%	116	--