

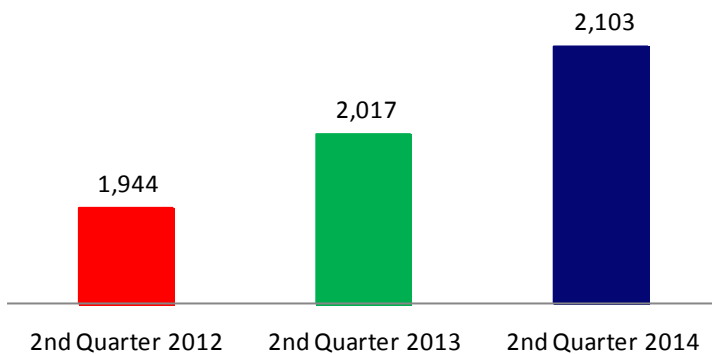
Single-Family Homes— Lucas & Upper Wood County

Second quarter sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Board of REALTORS® totaled 1,503. This was an increase of two percent compared to the second quarter of 2013. Sales volume generated by second quarter activity totaled \$189 million, a four percent increase from the second quarter of 2013. The average sales price was \$100,121, an increase of five percent compared to the second quarter of 2013. 2,859 listings were added to the system during the second quarter, which was up twelve percent from the second quarter of 2013.

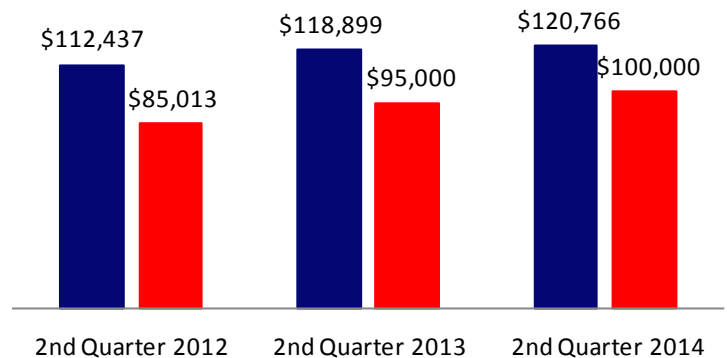
SFH - Lucas and Upper Wood County

	2nd Quarter 2013	2nd Quarter 2014	% Change
Closed Sales	1,467	1,503	2%
Median Sales Price	\$95,000	\$100,121	5%
Average Sales Price	\$123,141	\$125,568	2%
Average Price Per Square Foot	\$62	\$65	5%
% of Original List Price Received	95%	96%	1%
Average Days on Market	118	112	-5%
New Listings	2,555	2,859	12%
Volume (in 1000's)	\$180,648	\$188,729	4%

Home Sales



Sales Prices

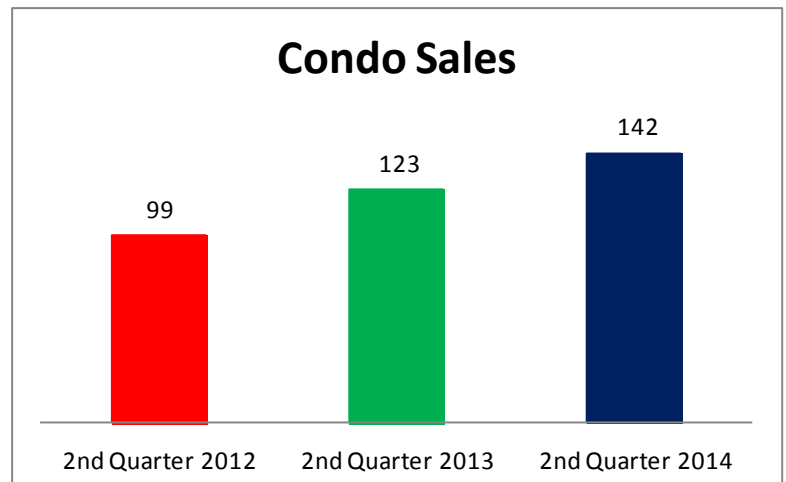
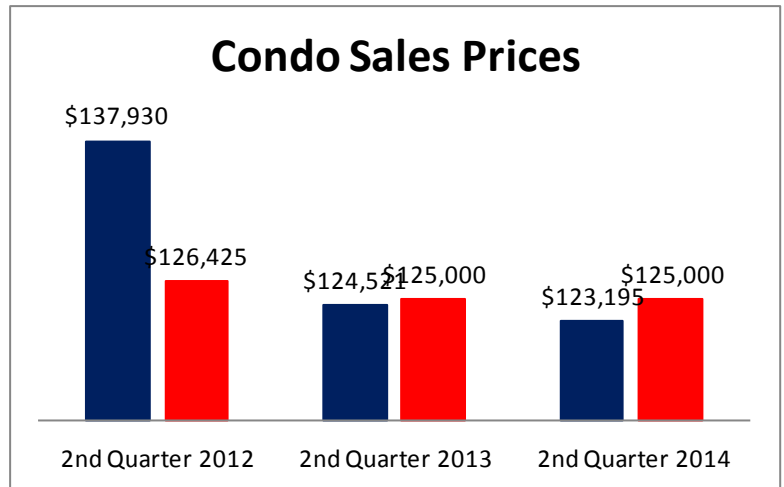


Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 +
2nd Quarter 2013	434	329	431	183	51	19	20
2nd Quarter 2014	393	351	476	187	64	19	13
% change	-9%	7%	10%	2%	25%	0%	-35%

Condos— Lucas & Upper Wood County

Second quarter sales of condos in Lucas and Upper Wood County reported by the Toledo Board of REALTORS® totaled 142. This was an increase of fifteen percent compared to the second quarter of 2013. Sales volume generated by second quarter activity totaled \$17 million, a fourteen percent increase from the second quarter of 2013. The average sales price was \$123,195 a decrease of one percent compared to the second quarter of 2013. 253 listings were added to the system during the second quarter, which was up eleven percent from the second quarter of 2013.

	2nd Quarter 2013	2nd Quarter 2014	% Change
Closed Sales	123	142	15%
Median Sales Price	\$125,000	\$125,000	0%
Average Sales Price	\$124,521	\$123,195	-1%
Average Price Per Square Foot	\$73	\$73	0%
% of Original List Price Received	93%	94%	1%
Average Days on Market	123	140	14%
New Listings	227	253	11%
Volume (in 1000's)	\$15,316	\$17,494	14%



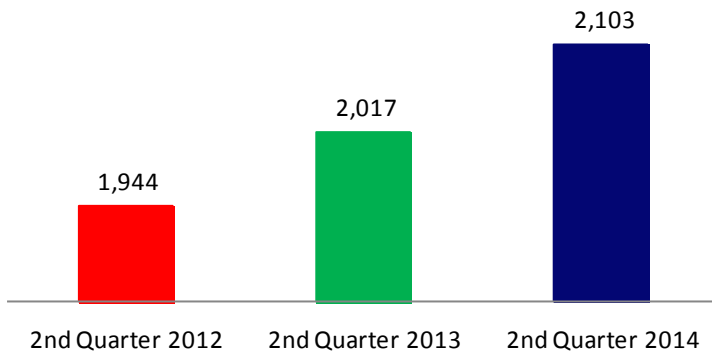
Local Market Update —2nd Quarter

Entire NORIS MLS

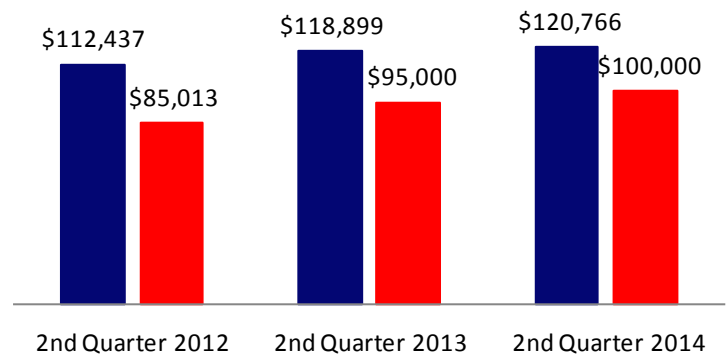
Second quarter sales of single-family homes in Northwest Ohio reported by the Toledo Board of REALTORS® totaled 2,103. This was an increase of four percent compared to the second quarter of 2013. Sales volume generated by second quarter activity totaled \$254 million, a six percent increase from the second quarter of 2013. The average sales price was \$120,766 an increase of two percent compared to the second quarter of 2013. 4,067 listings were added to the system during the second quarter, which was up fifteen eleven from the second quarter of 2013.

	2nd Quarter 2013	2nd Quarter 2014	% Change
Closed Sales	2,017	2,103	4%
Median Sales Price	\$95,000	\$100,000	5%
Average Sales Price	\$118,899	\$120,766	2%
Average Price Per Square Foot	\$62	\$65	5%
% of Original List Price Received	94%	95%	1%
Average Days on Market	121	116	-4%
New Listings	3,672	4,067	11%
Volume (in 1000's)	\$239,819	\$253,971	6%

Home Sales



Sales Prices



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 +
2nd Quarter 2013	646	500	643	215	61	19	23
2nd Quarter 2014	493	556	717	232	72	20	13
% change	-24%	11%	12%	8%	18%	5%	-43%

Local Market Update —2nd Quarter 2014

Area & Zip Codes	2nd Qtr. 2014 Av. Sales Price	% Change 2013	2nd Qtr. Sold	% Change 2013	2nd Qtr. 2014 New Listings	% Change 2013	2nd Qtr. 2014 DOM	% Change 2013
Sylvania (2&3) [43560, 43617]	\$ 200,392	3%	167	18%	288	25%	117	5%
Airport/Swanton (4) [43558]	\$ 124,723	9%	30	3%	52	-6%	139	-23%
Spring Meadows (5) [43528]	\$ 176,056	-3%	62	-2%	96	-8%	121	-1%
Monclova (6) [43542]	\$ 306,673	5%	15	7%	31	7%	198	32%
Maumee (7) [43537]	\$ 195,352	8%	95	-17%	190	12%	110	-1%
Whitehouse (8) [43571]	\$ 181,912	14%	26	-19%	54	39%	146	-23%
Waterville (10) [43566]	\$ 209,435	14%	34	21%	49	11%	88	-19%
Franklin Park/Trilby (11) [43613]	\$ 133,253	-2%	60	-21%	128	8%	105	-11%
Tremainsville (12) [43613]	\$ 64,369	1%	152	17%	291	16%	111	-13%
Five Points/North Towne (13) [43612]	\$ 42,087	26%	99	-10%	180	9%	99	10%
Point Place (14) [43611]	\$ 72,944	18%	52	0%	127	29%	110	-11%
Wildwood/Reynolds Corner (15) [43615]	\$ 83,759	21%	84	8%	160	2%	129	14%
Ottawa Hills (16) [43615 & 43606]	\$ 237,967	-22%	18	-45%	42	5%	113	-7%
Ottawa Park/Westgate (17) [43606]	\$ 100,102	0%	65	10%	117	6%	142	33%
Old West End (18) [43610, 43620]	\$ 21,635	19%	20	300%	30	50%	79	-38%
Old North End (19) [43608]	\$ 15,713	47%	33	22%	80	18%	90	27%
Town Centre (20) [43624, 43602, 43604]	\$ 9,225	--	4	--	2	0%	101	--
South Park (21) [43607]	\$ 27,145	25%	31	-3%	84	62%	74	-51%
Old South End (22) [43609]	\$ 17,701	-2%	41	-21%	105	-5%	95	-16%
Heatherdowns (23) [43614]	\$ 102,407	13%	120	28%	204	11%	118	-13%
East River (24) [43605]	\$ 14,889	-19%	41	-16%	86	2%	79	-18%
Oregon (25) [43616]	\$ 122,508	5%	60	13%	109	10%	104	-26%
East Suburbs (26) [43634, 43618, 43412]	\$ 112,650	68%	6	20%	13	-8%	139	152%
Perrysburg (53) [43551, 43552]	\$ 228,278	3%	144	-2%	229	13%	96	-11%
Rossford (54) [43460]	\$ 120,292	2%	44	4%	100	-1%	142	19%