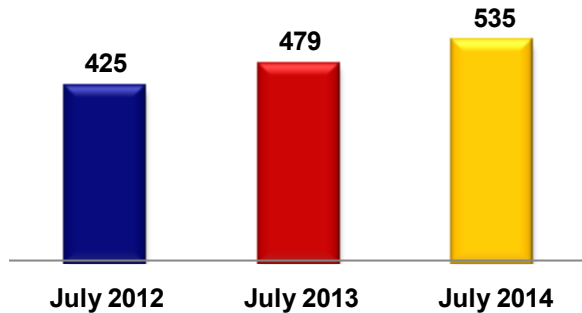
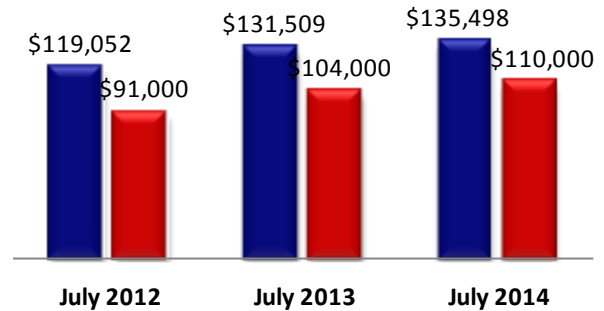


Local Market Update — July 2014

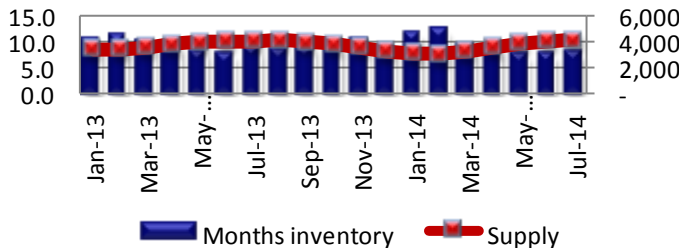
Home Sales



Average Sales Price Median Sales Price



Inventory Supply Chart



Lucas & Upper Wood County

July sales of single-family homes in Lucas and Upper Wood County, reported by the Toledo Board of REALTORS®, totaled 535. This was an increase of 12% compared to July of 2013, and a decrease of 1% compared to the previous month. Sales volume generated by July's activity totaled \$72.5 million, which was up 15% from 2013. The median sales price increased 6% compared to July 2013 to \$110,000, and the average sales price increased 3% to \$135,498.

940 listings were added to the system in July, which was

	July 2013	July 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	479	535	12%	2,996	2,920	-3%
Pending	540	574	6%			
Median Sales Price	\$104,000	\$110,000	6%	\$90,000	\$94,375	5%
Average Sales Price	\$131,509	\$135,498	3%	\$117,585	\$120,009	2%
Average Price Per Square Foot	\$66	\$69	5%	\$60	\$62	3%
% of Original List Price Received	96%	96%	0%	95%	95%	0%
Average Days on Market	115	106	-8%	119	112	-6%
New Listings	795	940	18%	5,349	5,675	6%
Active & Contingent Listings	4,081	4,177	2%			
Months Supply of Inventory	8.5	7.8	-8%			
Volume (in 1000's)	\$62,993	\$72,491	15%	\$352,284	\$350,427	-1%

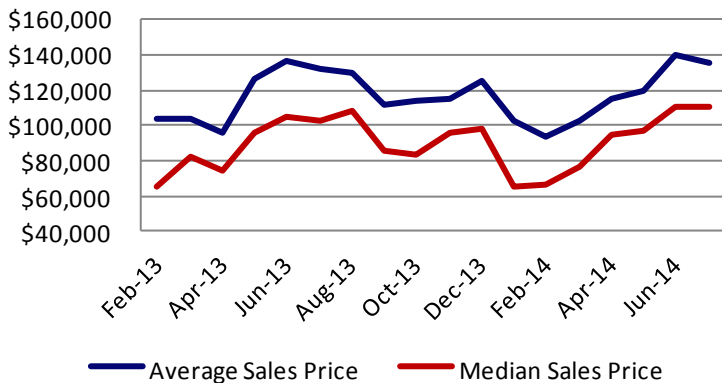
up 18% from last July's 795, and unchanged from last month. Inventory of single-family listings showed 4,177 available at month's end which represented a supply of 7.8 months. This is down 8% from July of 2013 and up 4% from the previous month.

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	132	99	133	57	12	10	6
Pending	133	107	155	57	17	5	5
Active & Contingent	918	1,022	987	405	153	65	75
Months Supply of Inventory	7.0	10.3	7.4	7.1	12.8	6.5	12.5

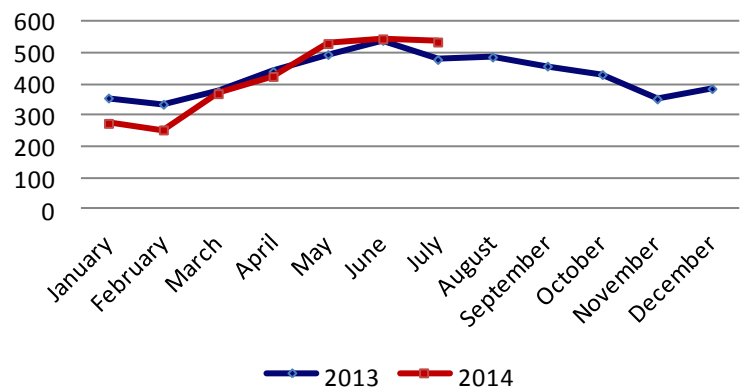
Lucas & Upper Wood County — July 2014

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	391	104	53	67	\$221,403	\$208,000	73	7.4
Airport/Swanton (4) [43558]	76	13	14	10	\$173,359	\$174,500	143	5.4
Spring Meadows (5) [43528]	162	38	22	20	\$198,350	\$164,250	121	7.4
Monclova (6) [43542]	51	12	6	6	\$357,025	\$376,000	177	8.5
Maumee (7) [43537]	272	69	42	43	\$175,635	\$159,900	138	6.5
Whitehouse (8) [43571]	72	14	14	11	\$182,425	\$164,950	60	5.1
Waterville (10) [43566]	56	13	9	15	\$173,022	\$182,000	73	6.2
Franklin Park/Trilby (11) [43613]	185	45	19	21	\$102,216	\$102,000	106	9.7
Tremainsville (12) [43613]	421	100	40	46	\$ 69,258	\$ 57,400	132	10.5
Five Points/North Towne (13) [43612]	249	43	31	24	\$ 42,880	\$ 31,000	102	8.0
Point Place (14) [43611]	190	39	20	23	\$ 80,857	\$ 78,900	142	9.5
Wildwood/Reynolds Corner (15) [43615]	258	56	33	28	\$133,034	\$ 91,500	79	7.8
Ottawa Hills (16) [43615 & 43606]	73	10	8	8	\$403,188	\$365,000	110	9.1
Ottawa Park/Westgate (17) [43606]	176	40	23	19	\$112,990	\$117,500	110	7.7
Old West End (18) [43610, 43620]	40	4	5	6	\$ 12,689	\$ 15,000	121	8.0
Old North End (19) [43608]	108	24	16	19	\$ 11,109	\$ 8,988	71	6.8
Town Centre (20) [43624, 43602, 43604]	4	2	-	-	\$ -	\$ -	0	-
South Park (21) [43607]	129	28	11	18	\$ 17,868	\$ 10,000	95	11.7
Old South End (22) [43609]	151	31	14	10	\$ 22,453	\$ 13,950	106	10.8
Heatherdowns (23) [43614]	273	55	30	38	\$102,658	\$ 91,000	116	9.1
East River (24) [43605]	139	26	21	21	\$ 14,586	\$ 11,000	103	6.6
Oregon (25) [43616]	163	35	20	23	\$146,735	\$126,750	92	8.2
East Suburbs (26) [43634, 43618, 43412]	15	2	2	3	\$205,950	\$205,950	109	7.5
Perrysburg (53) [43551, 43552]	324	84	55	63	\$220,297	\$209,000	91	5.9
Rossford (54) [43460]	182	47	27	27	\$106,002	\$103,000	122	6.7

Average and Median Sales Prices



Home Sales

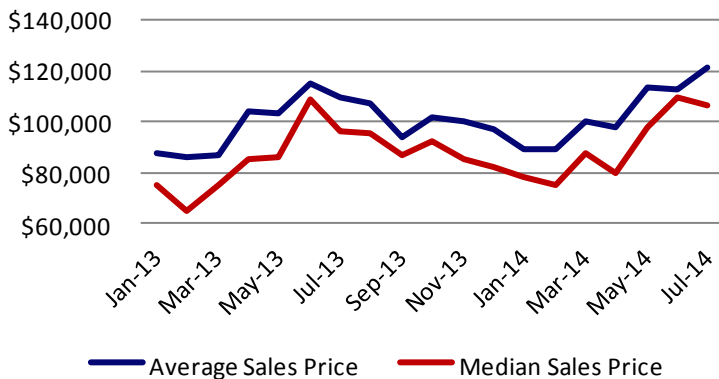


Outlying Areas — July 2014

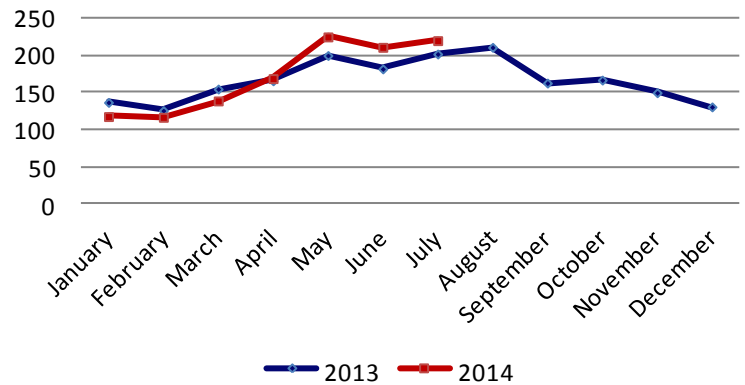
	July 2013	July 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	201	220	9%	1,167	1,200	3%
Pending	211	211	0%			
Median Sales Price	\$97,400	\$106,500	9%	\$87,000	\$96,100	10%
Average Sales Price	\$110,258	\$120,992	10%	\$101,308	\$106,259	5%
Average Price Per Square Foot	\$63	\$64	2%	\$52	\$61	17%
% of Original List Price Received	95%	95%	0%	93%	94%	1%
Average Days on Market	126	103	-18%	132	126	-5%
New Listings	352	390	11%	2,327	2,316	0%
Active & Contingent Listings	1,984	1,927	-3%			
Months Supply of Inventory	9.9	8.8	-11%			
Volume (in 1000's)	\$22,162	\$26,618	20%	\$118,227	\$127,511	8%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Wood County (51,52, 56 & 57)	203	45	22	24	\$117,544	\$100,750	95	9.2
Bowling Green (55)	113	30	22	20	\$173,364	\$171,000	72	5.1
Defiance (61)	157	32	18	18	\$ 84,972	\$ 85,000	100	8.7
Defiance County (62-66)	177	45	17	12	\$140,759	\$117,000	95	10.4
Paulding County (67-70)	120	23	7	8	\$ 74,471	\$ 58,000	106	17.1
Henry County (72-75)	89	16	3	5	\$ 92,667	\$ 86,000	133	29.7
Napoleon (76)	101	17	12	11	\$114,194	\$ 96,250	144	8.4
Putnam County (78-80)	17	1	0	0	\$ -	\$ -	0	-
Williams County (82-86 & 88-91)	202	50	22	24	\$101,964	\$ 86,000	102	9.2
Bryan (87)	195	25	25	23	\$110,732	\$100,000	103	7.8
Fulton County (93-95 & 97-99)	166	30	27	24	\$133,344	\$118,000	73	6.1
Wauseon (96)	77	7	8	10	\$138,778	\$123,613	100	9.6

Sales Prices



Home Sales

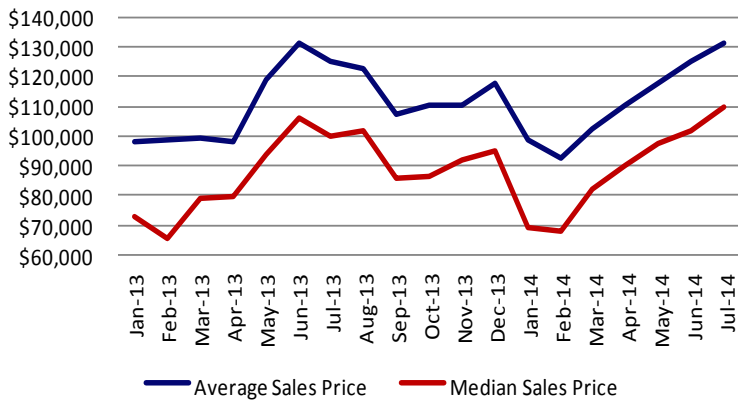


Entire NORIS MLS — July 2014

	July 2013	July 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	680	755	11%	4,163	4,120	-1%
Pending	751	785	5%			
Median Sales Price	\$101,538	\$110,000	8%	\$89,000	\$95,000	7%
Average Sales Price	\$125,227	\$131,271	5%	\$113,022	\$116,005	3%
Average Price Per Square Foot	\$65	\$68	5%	\$60	\$62	3%
% of Original List Price Received	96%	95%	-1%	94%	95%	1%
Average Days on Market	118	105	-11%	123	116	-6%
New Listings	1,147	1,330	16%	7,676	7,991	4%
Active & Contingent Listings	6,065	6,104	1%			
Months Supply of Inventory	8.9	8.1	-9%			
Volume (in 1000's)	\$85,155	\$99,109	16%	\$470,511	\$477,938	2%

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	170	185	276	105	18	13	7
Pending	160	196	294	104	26	10	7
Active & Contingent	1,155	1,769	2,024	704	243	109	106
Months Supply of Inventory	6.8	9.6	7.3	6.7	13.5	8.4	15.1

Home Sales Prices



Home Sales

