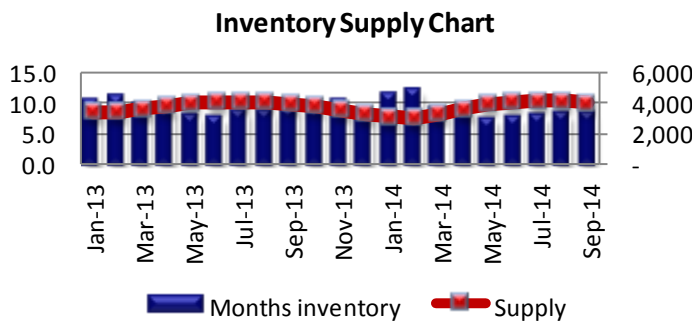
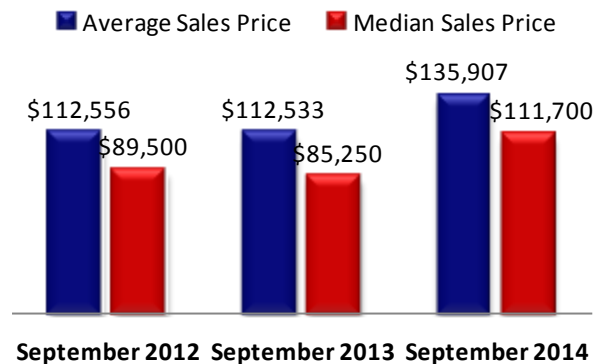
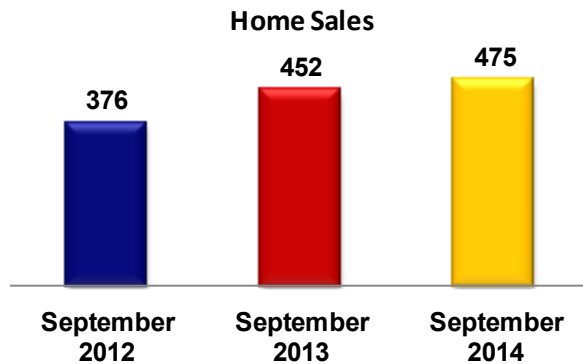


Local Market Update —September 2014



Lucas & Upper Wood County

September sales of single-family homes in Lucas and Upper Wood County, reported by the Toledo Board of REALTORS®, totaled 475. This was an increase of 5% compared to September of 2013, and a decrease of 6% compared to the previous month. Sales volume generated by September's activity totaled \$64.6 million, which was up 27% from 2013. The median sales price increased 31% compared to September 2013 to 111,700, and the average sales price increased 21% to \$135,907. 732 listings were added to the system in September,

	September 2013	September 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	452	475	5%	3,927	3,921	0%
Pending	453	504	11%			
Median Sales Price	\$85,250	\$111,700	31%	\$92,900	\$99,900	8%
Average Sales Price	\$112,533	\$135,907	21%	\$118,928	\$123,871	4%
Average Price Per Square Foot	\$61	\$69	13%	\$61	\$64	5%
% of Original List Price Received	94%	95%	1%	95%	95%	0%
Average Days on Market	119	98	-18%	117	109	-7%
New Listings	677	732	8%	6,852	7,153	4%
Active & Contingent Listings	3,973	4,000	1%			
Months Supply of Inventory	8.8	8.4	-4%			
Volume (in 1000's)	\$50,865	\$64,556	27%	\$467,030	\$485,696	4%

which was up 8% from last September's 677, and down 2% from last month. Inventory of single-family listings showed 4,000 available at month's end which represented a supply of 8.4 months. This is down 4% from September of 2013 and down 2% from the previous month.

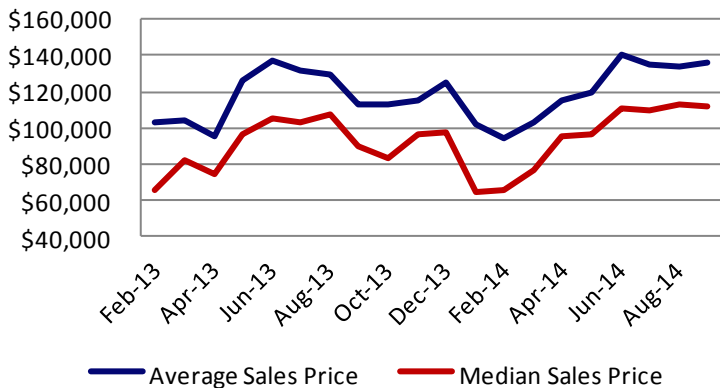
Lucas County

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	115	92	132	48	18	5	2
Pending	141	105	117	48	17	6	4
Active & Contingent	914	968	944	377	146	61	73
Months Supply of Inventory	7.9	10.5	7.2	7.9	8.1	12.2	36.5

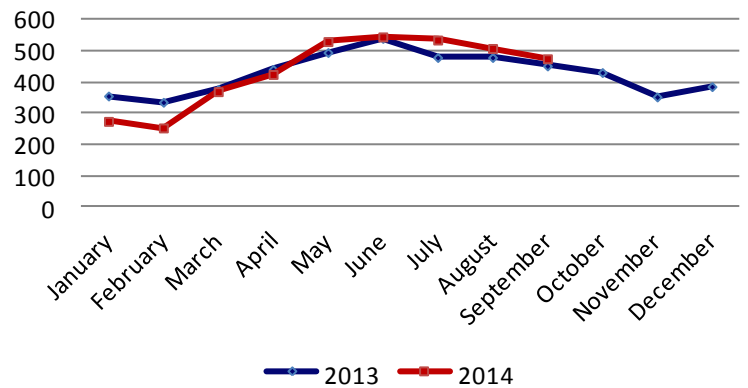
Lucas & Upper Wood County —September 2014

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	353	70	57	53	\$189,546	\$179,000	93	6.2
Airport/Swanton (4) [43558]	73	14	7	9	\$187,214	\$205,000	130	10.4
Spring Meadows (5) [43528]	150	25	23	19	\$167,185	\$167,500	94	6.5
Monclova (6) [43542]	48	5	9	7	\$330,700	\$325,000	91	5.3
Maumee (7) [43537]	260	43	40	43	\$172,157	\$146,750	107	6.5
Whitehouse (8) [43571]	71	12	10	9	\$212,452	\$242,950	99	7.1
Waterville (10) [43566]	61	18	2	5	\$253,250	\$253,250	105	30.5
Franklin Park/Trilby (11) [43613]	174	37	18	20	\$128,778	\$118,450	84	9.7
Tremainsville (12) [43613]	411	71	44	49	\$ 73,510	\$ 74,950	88	9.3
Five Points/North Towne (13) [43612]	234	43	27	37	\$ 38,985	\$ 26,500	85	8.7
Point Place (14) [43611]	184	34	25	20	\$ 92,034	\$ 72,000	108	7.4
Wildwood/Reynolds Corner (15) [43615]	239	42	25	29	\$ 76,711	\$ 70,000	110	9.6
Ottawa Hills (16) [43615 & 43606]	75	15	8	10	\$213,672	\$193,063	112	9.4
Ottawa Park/Westgate (17) [43606]	167	21	16	13	\$109,514	\$116,250	96	10.4
Old West End (18) [43610, 43620]	41	10	4	8	\$ 40,125	\$ 21,500	210	10.3
Old North End (19) [43608]	93	19	5	11	\$ 15,600	\$ 15,500	56	18.6
Town Centre (20) [43624, 43602, 43604]	5	-	1	-	\$ 4,500	\$ 4,500	58	5.0
South Park (21) [43607]	122	14	15	14	\$ 39,818	\$ 20,000	83	8.1
Old South End (22) [43609]	148	18	9	15	\$ 15,085	\$ 13,011	85	16.4
Heatherdowns (23) [43614]	264	41	31	36	\$ 98,765	\$101,900	125	8.5
East River (24) [43605]	156	52	11	18	\$ 25,995	\$ 12,500	83	14.2
Oregon (25) [43616]	153	36	15	18	\$139,530	\$147,500	72	10.2
East Suburbs (26) [43634, 43618, 43412]	19	2	1	1	\$ 30,000	\$ 30,000	54	19.0
Perrysburg (53) [43551, 43552]	289	52	43	35	\$277,526	\$237,000	100	6.7
Rossford (54) [43460]	182	35	26	23	\$112,231	\$108,750	103	7.0

Average and Median Sales Prices



Home Sales

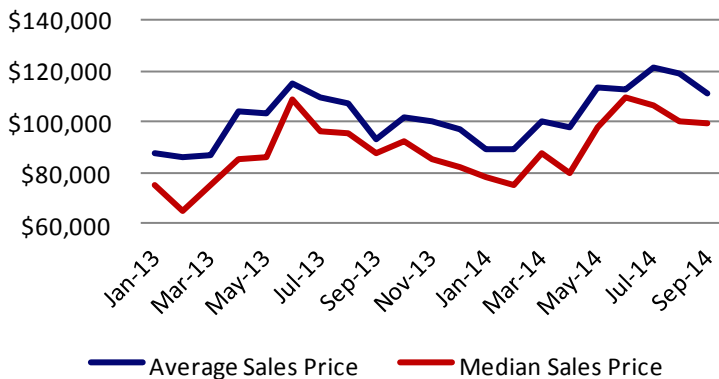


Outlying Areas —September 2014

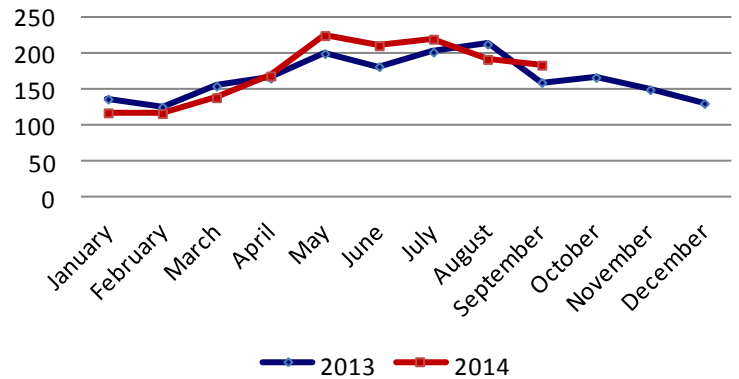
	September 2013	September 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	160	184	15%	1,540	1,579	3%
Pending	154	194	26%			
Median Sales Price	\$87,750	\$99,250	13%	\$88,500	\$97,000	10%
Average Sales Price	\$93,022	\$111,418	20%	\$101,181	\$108,597	7%
Average Price Per Square Foot	\$59	\$66	12%	\$59	\$62	5%
% of Original List Price Received	94%	95%	1%	94%	94%	0%
Average Days on Market	127	133	5%	132	126	-5%
New Listings	283	313	11%	2,960	2,971	0%
Active & Contingent Listings	1,923	1,909	-1%			
Months Supply of Inventory	12.0	10.4	-14%			
Volume (in 1000's)	\$14,884	\$20,501	38%	\$155,819	\$171,475	10%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Wood County (51,52, 56 & 57)	194	32	23	24	\$144,422	\$122,500	158	8.4
Bowling Green (55)	111	27	14	16	\$174,529	\$164,000	119	7.9
Defiance (61)	164	35	15	13	\$102,803	\$ 98,000	82	10.9
Defiance County (62-66)	173	22	19	16	\$ 92,489	\$ 89,500	193	9.1
Paulding County (67-70)	125	16	15	16	\$ 77,120	\$ 65,000	121	8.3
Henry County (72-75)	96	21	11	14	\$ 84,477	\$ 75,000	104	8.7
Napoleon (76)	96	15	5	10	\$123,500	\$119,500	138	19.2
Putnam County (78-80)	22	3	0	1	\$ -	\$ -	0	--
Williams County (82-86 & 88-91)	185	26	24	3	\$ 80,701	\$ 72,200	133	7.7
Bryan (87)	186	24	8	11	\$ 91,491	\$ 90,200	117	23.3
Fulton County (93-95 & 97-99)	157	28	11	10	\$125,682	\$135,000	123	14.3
Wauseon (96)	80	12	8	8	\$138,706	\$136,450	121	10.0

Sales Prices



Home Sales

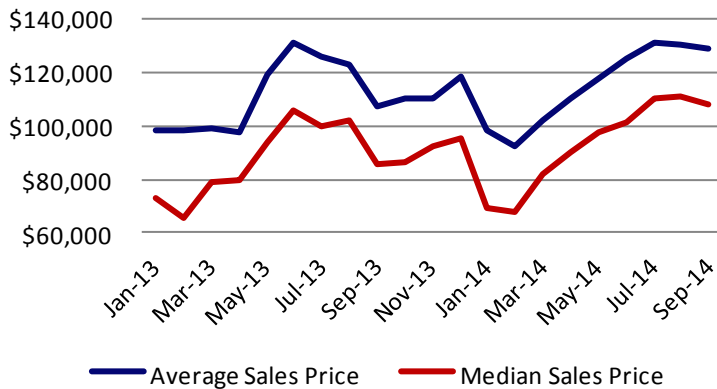


Entire NORIS MLS —September 2014

	September 2013	September 2014	% Change	YTD 2013	YTD 2014	% Change
Closed Sales	612	659	8%	5,467	5,500	1%
Pending	607	698	15%			
Median Sales Price	\$86,000	\$108,000	26%	\$91,000	\$98,500	8%
Average Sales Price	\$107,432	\$129,070	20%	\$113,929	\$119,486	5%
Average Price Per Square Foot	\$60	\$68	13%	\$60	\$64	7%
% of Original List Price Received	94%	95%	1%	94%	95%	1%
Average Days on Market	121	108	-11%	121	114	-6%
New Listings	960	1,045	9%	9,812	10,124	3%
Active & Contingent Listings	5,896	5,909	0%			
Months Supply of Inventory	9.6	9.0	-7%			
Volume (in 1000's)	\$65,749	\$85,057	29%	\$622,849	\$657,171	6%

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	146	170	247	80	27	7	5
Pending	189	164	228	73	26	7	7
Active & Contingent	1,164	1,700	1,948	660	236	97	104
Months Supply of Inventory	8.0	10.0	7.9	8.3	8.7	13.9	20.8

Home Sales Prices



Home Sales

