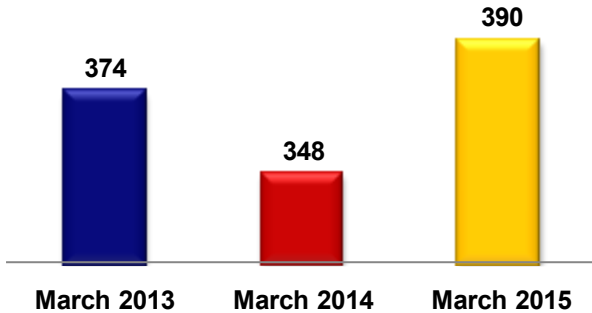
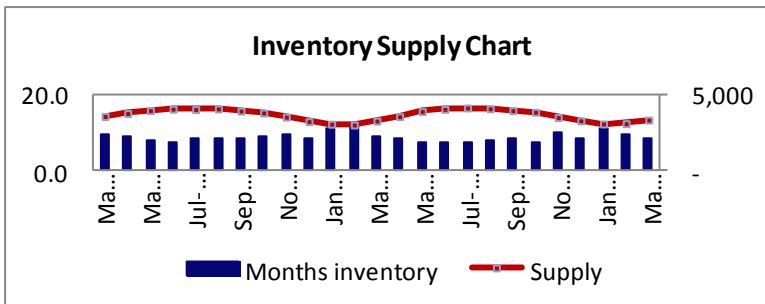
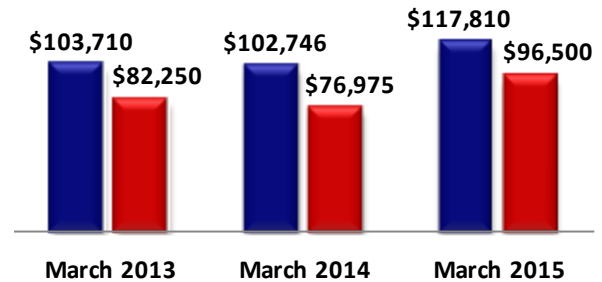


## Home Sales



## Average Sales Price Median Sales Price



March sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 390. This was an increase of 12% compared to March of 2014, and an increase of 21% compared to the previous month. Sales volume generated by March activity totaled \$46 million, which was up 28% percent from 2014. The median sales price was \$96,500 (an increase of 25% from March 2014), and the average sales price was \$117,810 (an increase of 15% compared to last March).

## Lucas and Upper Wood County

	March 2014	March 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	348	<b>390</b>	12%	879	997	13%
Pending	460	<b>501</b>	9%			
Median Sales Price	\$76,975	<b>\$96,500</b>	25%	\$70,000	\$90,000	29%
Average Sales Price	\$102,746	<b>\$117,810</b>	15%	\$101,141	\$115,283	14%
Average Price Per Square Foot	\$55	<b>\$63</b>	15%	\$54	\$61	13%
% of Original List Price Received	93%	<b>95%</b>	2%	94%	94%	0%
Average Days on Market	119	<b>115</b>	-3%	117	116	-1%
New Listings	762	<b>790</b>	4%	1,921	2,046	7%
Active & Contingent Listings	3,324	<b>3,381</b>	2%			
Months Supply of Inventory	<b>9.6</b>	<b>8.7</b>	-9%			
Volume (in 1000's)	\$35,756	<b>\$45,946</b>	28%	\$88,902	\$114,937	29%

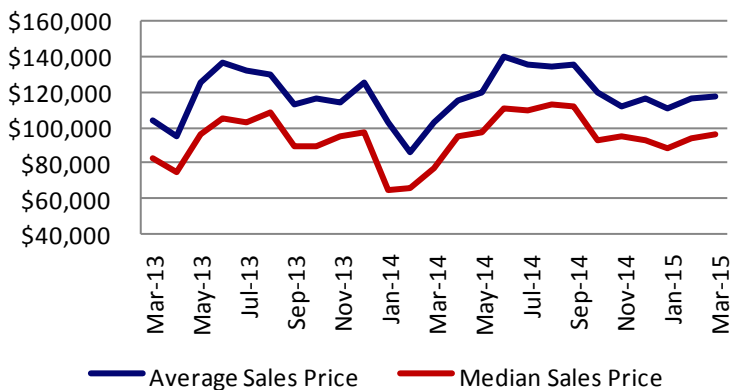
790 listings were added to the system in March, which was up 4% from last March 502, and up 36% from last month. Inventory of single-family listings showed 3,381 available at month's end which represented a supply of 8.7 months which is down 9% from March of 2014 and down 11% from the previous month.

## Lucas County

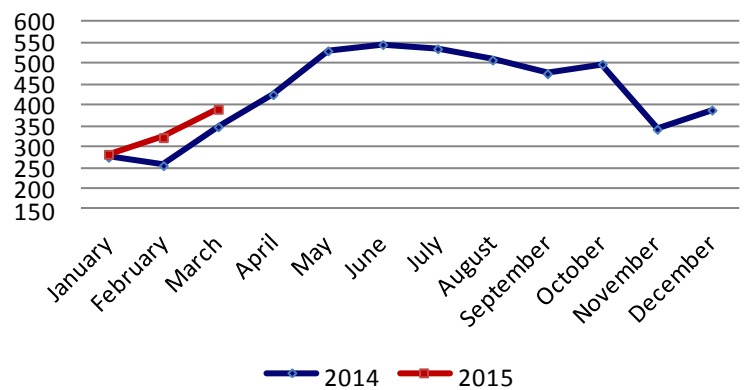
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	119	88	88	33	7	5	4
Pending	144	99	117	45	14	3	3
Active & Contingent	801	759	751	330	143	61	65
Months Supply of Inventory	6.7	8.6	8.5	10.0	20.4	12.2	16.3

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	355	98	46	52	\$193,727	\$169,300	120	7.7
Airport/Swanton (4) [43558]	58	19	9	12	\$156,500	\$150,001	133	6.4
Spring Meadows (5) [43528]	116	37	8	12	\$187,675	\$151,950	154	14.5
Monclova (6) [43542]	40	15	6	7	\$297,439	\$309,950	106	6.7
Maumee (7) [43537]	197	38	24	30	\$167,651	\$168,500	95	8.2
Whitehouse (8) [43571]	55	8	8	9	\$190,981	\$162,675	79	6.9
Wartville (10) [43566]	57	8	3	9	\$256,167	\$268,500	94	19.0
Franklin Park/Trilby (11) [43613]	132	36	13	15	\$101,610	\$ 95,000	107	10.2
Tremainsville (12) [43613]	285	62	38	60	\$ 66,124	\$ 65,000	144	7.5
Five Points/North Towne (13) [43612]	194	38	20	27	\$ 50,098	\$ 49,125	188	9.7
Point Place (14) [43611]	130	28	18	23	\$ 68,911	\$ 84,500	117	7.2
Wildwood/Reynolds Corner (15) [43615]	210	44	31	19	\$ 58,829	\$ 53,000	98	6.8
Ottawa Hills (16) [43615 & 43606]	78	15	6	12	\$449,083	\$450,000	111	13.0
Ottawa Park/Westgate (17) [43606]	172	42	17	29	\$ 89,868	\$ 89,900	58	10.1
Old West End (18) [43610, 43620]	32	10	4	6	\$ 39,713	\$ 10,300	65	8.0
Old North End (19) [43608]	94	36	8	10	\$ 16,238	\$ 19,450	65	11.8
Town Centre (20) [43624, 43602, 43604]	6	2	1	1	\$ 6,200	\$ 6,200	84	6.0
South Park (21) [43607]	95	15	7	11	\$ 26,249	\$ 35,250	117	13.6
Old South End (22) [43609]	125	22	15	22	\$ 19,140	\$ 19,000	106	8.3
Heatherdowns (23) [43614]	217	44	25	31	\$101,688	\$ 98,900	111	8.7
East River (24) [43605]	155	42	17	21	\$ 19,078	\$ 15,000	114	9.1
Oregon (25) [43616]	124	24	11	12	\$119,982	\$105,000	93	11.3
East Suburbs (26) [43634, 43618, 43412]	13	2	3	2	\$ 72,667	\$ 51,000	169	---
Perrysburg (53) [43551, 43552]	289	74	34	43	\$201,374	\$177,000	119	8.5
Rossford (54) [43460]	141	30	17	25	\$108,051	\$102,000	112	8.3

**Average and Median Sales Prices**



**Home Sales**



## Bowling Green

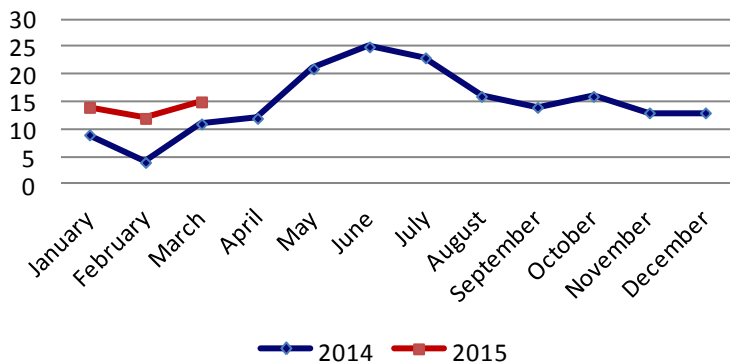
	March 2014	March 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	11	<b>15</b>	36%	24	41	71%
Pending	13	<b>22</b>	69%			
Median Sales Price	\$164,500	<b>\$138,000</b>	-16%	\$164,250	\$137,000	-17%
Average Sales Price	\$179,682	<b>\$156,949</b>	-13%	\$165,517	\$138,970	-16%
Average Price Per Square Foot	\$83	<b>\$91</b>	10%	\$83	\$80	-4%
% of Original List Price Received	95%	<b>97%</b>	2%	94%	97%	3%
Average Days on Market	150	<b>174</b>	16%	112	126	13%
New Listings	16	<b>34</b>	113%	44	68	55%
Active & Contingent Listings	87	<b>110</b>	26%			
Months Supply of Inventory	<b>7.9</b>	<b>7.3</b>	-7%			
Volume (in 1000's)	\$1,977	<b>\$2,354</b>	19%	\$3,972	\$5,698	43%

## Wood County

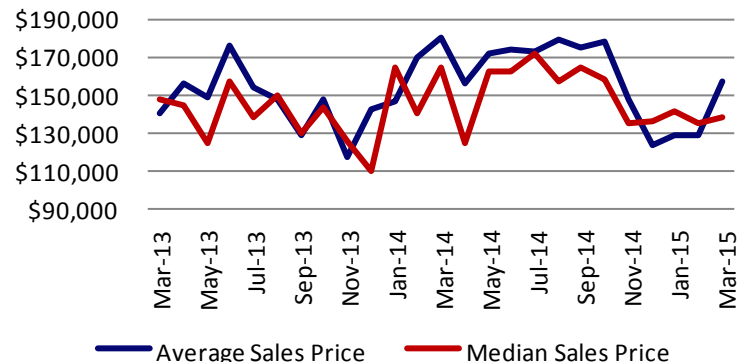
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	6	10	46	14	4	1	0
Pending	5	13	57	20	5	1	0
Active & Contingent	34	113	314	139	58	21	32
Months Supply of Inventory	5.7	11.3	6.8	9.9	14.5	21.0	--

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	110	34	15	22	\$156,949	\$138,000	174	7.3
Outlying Wood County (51,52, 56 & 57)	172	35	15	12	\$122,033	\$126,000	125	11.5

## Home Sales



## Sales Prices

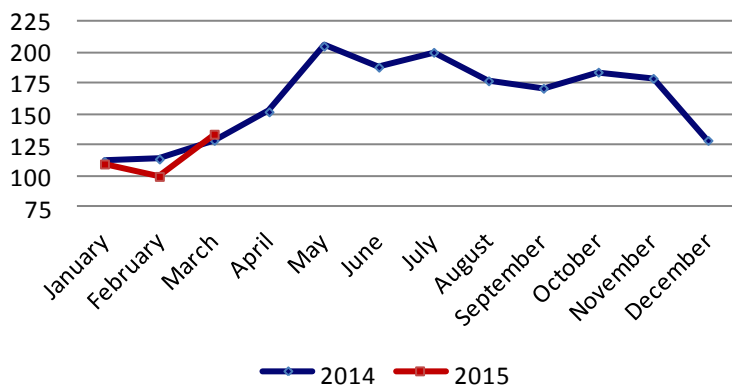


## Outlying Areas

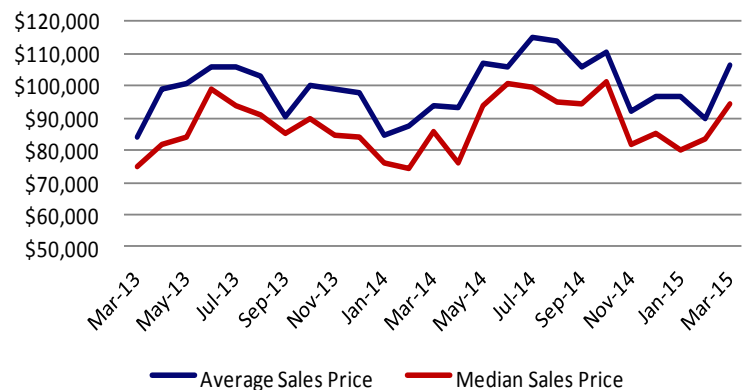
	March 2014	March 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	129	<b>134</b>	4%	355	344	-3%
Pending	141	<b>148</b>	5%			
Median Sales Price	\$86,000	<b>\$94,450</b>	10%	\$79,000	\$86,050	9%
Average Sales Price	\$93,915	<b>\$106,418</b>	13%	\$88,898	\$98,420	11%
Average Price Per Square Foot	\$53	<b>\$61</b>	15%	\$51	\$59	16%
% of Original List Price Received	93%	<b>92%</b>	-1%	93%	92%	-1%
Average Days on Market	148	<b>165</b>	11%	141	144	2%
New Listings	278	<b>306</b>	10%	673	711	6%
Active & Contingent Listings	1,487	<b>1,486</b>	0%			
Months Supply of Inventory	<b>11.5</b>	<b>11.1</b>	-4%			
Volume (in 1000's)	\$12,115	<b>\$14,260</b>	18%	\$31,559	\$33,856	7%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	138	26	17	20	\$ 67,781	\$ 70,875	94	8.1
Defiance County (62-66)	168	42	9	13	\$109,722	\$ 88,000	247	18.7
Paulding County (67-70)	96	15	9	10	\$ 57,345	\$ 46,000	166	10.7
Henry County (72-75)	68	15	5	4	\$118,090	\$101,500	189	13.6
Napoleon (76)	84	24	6	7	\$141,927	\$118,130	221	14.0
Putnam County (78-80)	10	1	0	0	\$ -	\$ -	0	#DIV/0!
Williams County (82-86 & 88-91)	135	25	10	13	\$ 66,900	\$ 75,000	126	13.5
Bryan (87)	151	26	16	2	\$150,000	\$113,750	155	9.4
Fulton County (93-95 & 97-99)	118	22	16	9	\$119,113	\$104,500	124	7.4
Wauseon (96)	94	18	5	10	\$171,740	\$165,000	386	18.8

### Home Sales



### Sales Prices



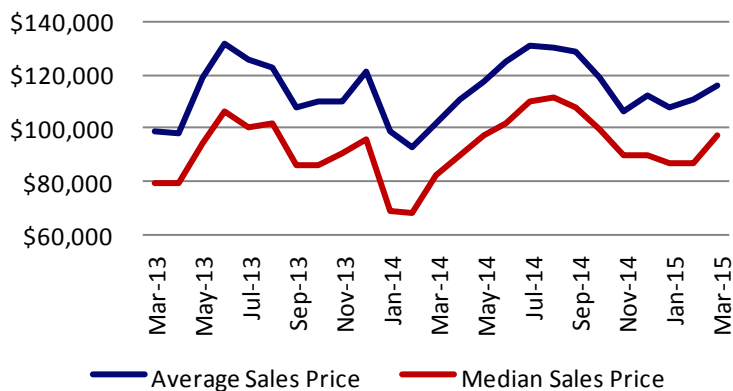
## Entire MLS

	March 2014	March 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	488	<b>539</b>	10%	1,258	1,382	10%
Pending	614	<b>671</b>	9%			
Median Sales Price	\$82,000	<b>\$97,000</b>	18%	\$74,975	\$90,000	20%
Average Sales Price	\$102,146	<b>\$116,067</b>	14%	\$98,914	\$111,788	13%
Average Price Per Square Foot	\$55	<b>\$63</b>	15%	\$53	\$61	15%
% of Original List Price Received	83%	<b>95%</b>	14%	93%	94%	1%
Average Days on Market	127	<b>129</b>	2%	124	124	0%
New Listings	1,056	<b>1,130</b>	7%	2,594	2,757	6%
Active & Contingent Listings	4,898	<b>4,977</b>	2%			
Months Supply of Inventory	<b>10.0</b>	<b>9.2</b>	-8%			
Volume (in 1000's)	\$49,847	<b>\$62,560</b>	26%	\$124,434	\$154,491	24%

## Entire 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	152	139	180	55	13	7	4
Pending	176	169	225	73	20	6	3
Active & Contingent	1,032	1,383	1,551	580	236	91	106
Months Supply of Inventory	6.8	9.9	8.6	10.5	18.2	13.0	26.5

### Home Sales Prices



### Home Sales

