Local Market Update —November 2015

NORTHWEST OHIO HOUSING MARKET

November 2015

352 **Home Sales** **-3% Increase**	**$104k** **Median Sales Price** **+9% Increase**
-7% **Inventory Drop** **Buyer Demand!**	**4.01%** **Average Interest Rate** **Buying Power**

Contact Your Realtor To Find Out What's Happening In Your Neighborhood

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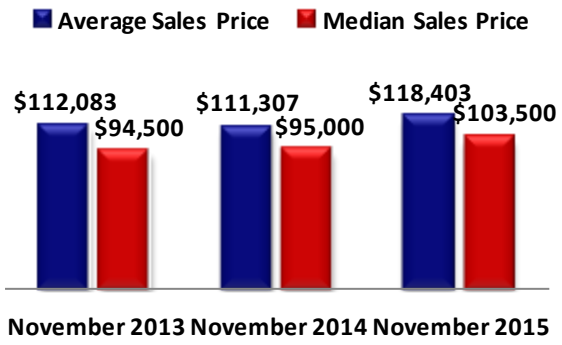

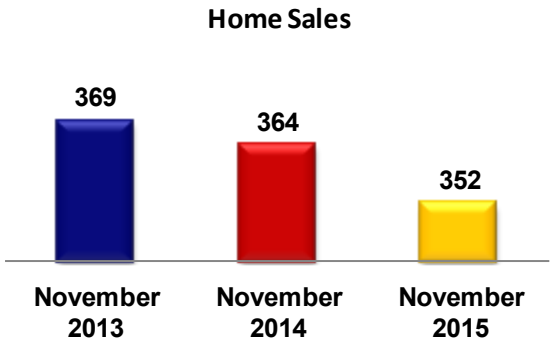

November sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 352. This was a decrease of 3% compared to November of 2014, and a decrease of 25% compared to the previous month. Sales volume generated by November activity totaled $41 million, which was up 7% from 2014. The median sales price was $103,500 (up 9% compared to November 2014), and the average sales price was $118,403 (an increase of 6% compared to last November).

493 listings were added to the system in November, which was down 5% from last November's 518, and down 28% from last month. Inventory of single-family listings showed 3,343 available at month's end which represented a supply of 9.5 months which is down 3% from November of 2014 and up 20% from the previous month.

Lucas and Upper Wood County

	November 2014	November 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	364	**352**	-3%	4,909	5,183	6%
Pending	356	**391**	10%			
Median Sales Price	$95,000	**$103,500**	9%	$99,000	$110,000	11%
Average Sales Price	$111,307	**$118,403**	6%	$120,551	$131,444	9%
Average Price Per Square Foot	$63	**$66**	5%	$64	$69	8%
% of Original List Price Received	94%	**94%**	0%	95%	95%	0%
Average Days on Market	97	**99**	2%	108	106	-2%
New Listings	518	**493**	-5%	8,390	8,255	-2%
Active & Contingent Listings	3,552	**3,343**	-6%			
Months Supply of Inventory	**9.8**	**9.5**	-3%			
Volume (in 1000's)	$38,434	**$41,075**	7%	$587,126	$676,434	15%

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	96	77	98	40	1	1	2
Pending	103	81	109	42	8	3	1
Active & Contingent	787	738	757	354	141	45	87
Months Supply of Inventory	8.2	9.6	7.7	8.9	141.0	45.0	43.5

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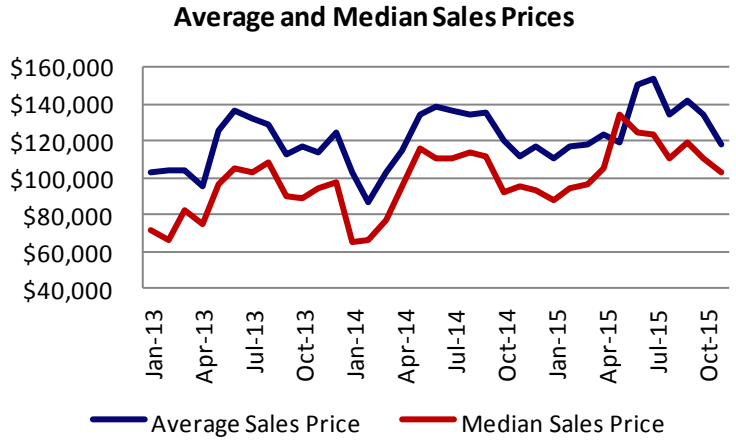
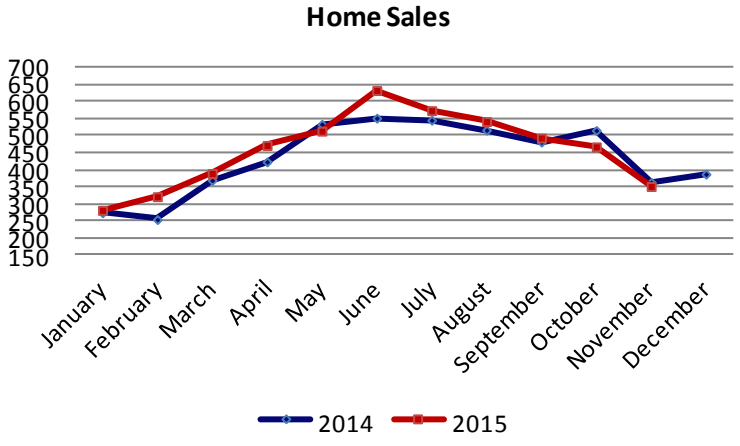
Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales $	Median Sales $	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	305	42	24	29	$ 226,942	$197,750	80	12.7
Airport/Swanton (4) [43558]	62	11	8	9	$ 122,707	$123,900	71	7.8
Spring Meadows (5) [43528]	161	22	12	18	$ 143,958	$130,000	111	13.4
Monclova (6) [43542]	34	4	2	5	$ 252,000	$252,000	62	17.0
Maumee (7) [43537]	200	39	22	27	$ 217,655	$232,500	104	9.1
Whitehouse (8) [43571]	55	7	3	7	$ 207,417	$235,450	93	18.3
Waterville (10) [43566]	54	14	10	10	$ 194,790	$210,000	76	5.4
Franklin Park/Trilby (11) [43613]	145	18	16	18	$ 102,249	$ 81,345	96	9.1
Tremainsville (12) [43613]	272	35	31	43	$ 75,281	$ 85,000	79	8.8
Five Points/North Towne (13) [43612]	231	48	26	23	$ 35,637	$ 34,000	100	8.9
Point Place (14) [43611]	132	13	15	10	$ 78,843	$ 66,500	94	8.8
Wildwood/Reynolds Corner (15) [43615]	193	20	30	22	$ 87,015	$ 85,188	130	6.4
Ottawa Hills (16) [43615 & 43606]	89	14	2	4	$ 146,250	$146,250	107	44.5
Ottawa Park/Westgate (17) [43606]	135	23	18	11	$ 95,100	$ 85,000	126	7.5
Old West End (18) [43610, 43620]	31	3	3	1	$ 18,500	$ 18,500	76	10.3
Old North End (19) [43608]	85	14	7	6	$ 12,876	$ 7,505	117	12.1
Town Centre (20) [43624, 43602, 43604]	11	1	2	2	$ 40,000	$ 40,000	133	5.5
South Park (21) [43607]	99	16	5	9	$ 76,380	$ 32,000	61	19.8
Old South End (22) [43609]	159	22	12	14	$ 20,518	$ 16,450	85	13.3
Heatherdowns (23) [43614]	212	28	32	28	$ 96,795	$ 98,900	101	6.6
East River (24) [43605]	128	25	11	17	$ 8,409	$ 5,875	76	11.6
Oregon (25) [43616]	121	20	18	24	$ 116,183	$122,000	99	6.7
East Suburbs (26) [43634, 43618, 43412]	20	1	2	4	$ 95,750	$ 95,750	255	10.0
Perrysburg & Twp. (53) [43551, 43552]	277	38	29	31	$ 240,825	$187,000	107	9.6
Northwood/Rossford/Lake (54) [43460]	117	15	10	16	$ 108,305	$118,200	80	11.7





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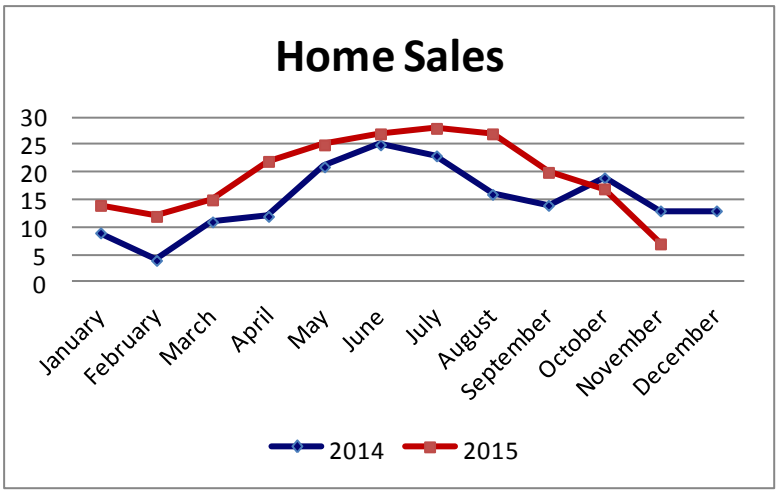
Bowling Green

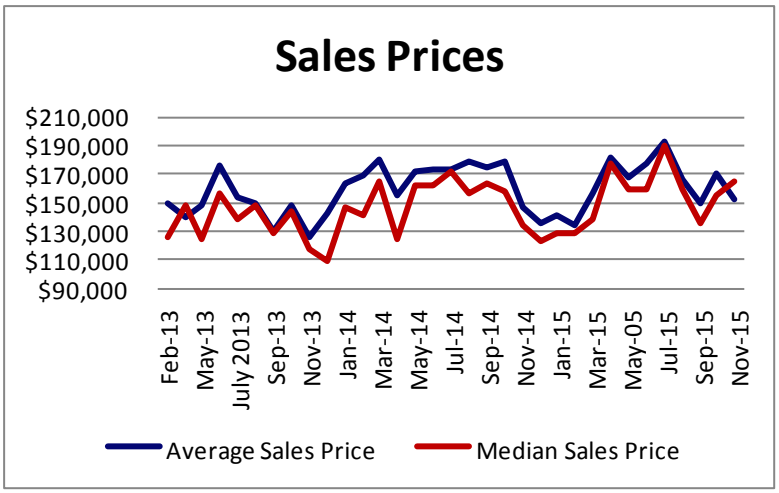
	November 2014	November 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	13	**7**	-46%	170	214	26%
Pending	13	**8**	-38%			
Median Sales Price	$135,000	**$165,000**	22%	$160,750	$154,000	-4%
Average Sales Price	$147,115	**$152,786**	4%	$166,863	$165,871	-1%
Average Price Per Square Foot	$86	**$87**	1%	$88	$89	1%
% of Original List Price Received	98%	**94%**	-4%	97%	96%	-1%
Average Days on Market	85	**117**	38%	96	106	10%
New Listings	16	**19**	19%	252	289	15%
Active & Contingent Listings	93	**102**	10%			
Months Supply of Inventory	**7.2**	**14.6**	104%			
Volume (in 1000's)	$1,913	**$1,070**	-44%	$27,853	$35,520	28%

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	4	8	34	9	5	0	3
Pending	8	15	39	8	4	0	2
Active & Contingent	38	94	299	105	74	15	41
Months Supply of Inventory	9.5	11.8	8.8	11.7	14.8	--	9.5

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales $	Median Sales $	Av. DOM	Months of Inv.
Bowling Green (55)	102	19	7	8	$ 152,786	$165,000	117	14.6
Outlying Wood County (51,52, 56 & 57)	175	24	18	22	$ 136,989	$148,500	91	9.7





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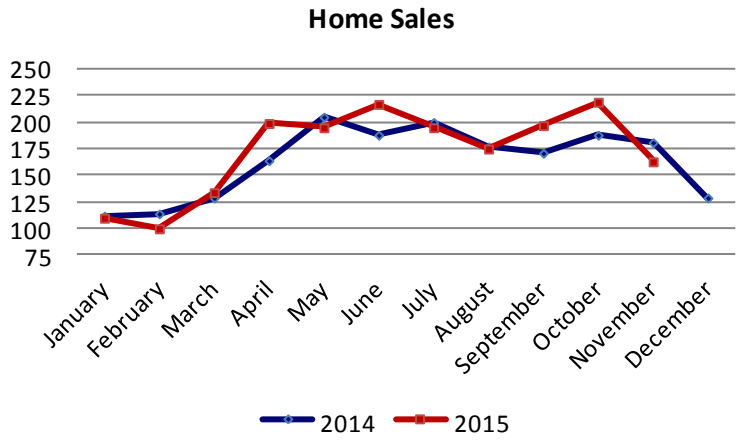
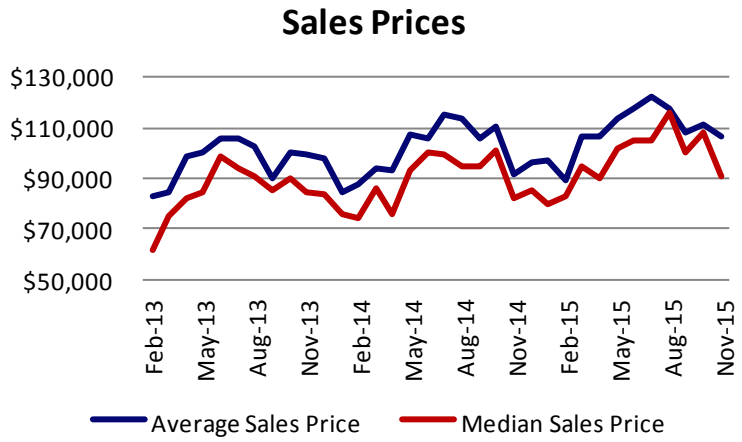
Outlying Areas

	November 2014	November 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	181	**163**	-10%	1,843	1,932	5%
Pending	158	**156**	-1%			
Median Sales Price	$82,000	**$91,000**	11%	$91,000	$98,000	8%
Average Sales Price	$92,096	**$106,820**	16%	$101,509	$108,944	7%
Average Price Per Square Foot	$56	**$66**	18%	$60	$65	8%
% of Original List Price Received	94%	**93%**	-1%	94%	94%	0%
Average Days on Market	136	**120**	-12%	128	126	-2%
New Listings	217	**221**	2%	3,241	3,179	-2%
Active & Contingent Listings	1,617	**1,498**	-7%			
Months Supply of Inventory	**8.9**	**9.2**	3%			
Volume (in 1000's)	$16,449	**$16,898**	3%	$185,570	$206,300	11%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales $	Median Sales $	Av. DOM	Months of Inv.
Defiance (61)	140	27	12	10	$ 115,583	$ 80,500	111	11.7
Defiance County (62-66)	124	17	14	11	$ 155,439	$145,000	152	8.9
Paulding County (67-70)	110	16	10	15	$ 63,060	$ 52,100	120	11.0
Henry County (72-75)	86	10	10	8	$ 86,960	$ 81,000	73	8.6
Napoleon (76)	84	14	11	10	$ 84,536	$ 75,000	143	7.6
Putnam County (78-80)	17	1	1	1	$ 124,000	$124,000	72	0.0
Williams County (82-86 & 88-91)	135	17	12	5	$ 52,325	$ 37,500	159	11.3
Bryan (87)	149	20	16	16	$ 91,006	$ 90,000	170	9.3
Fulton County (93-95 & 97-99)	101	12	11	12	$ 106,930	$116,000	143	9.2
Wauseon (96)	63	10	14	13	$ 134,279	$103,750	101	4.5





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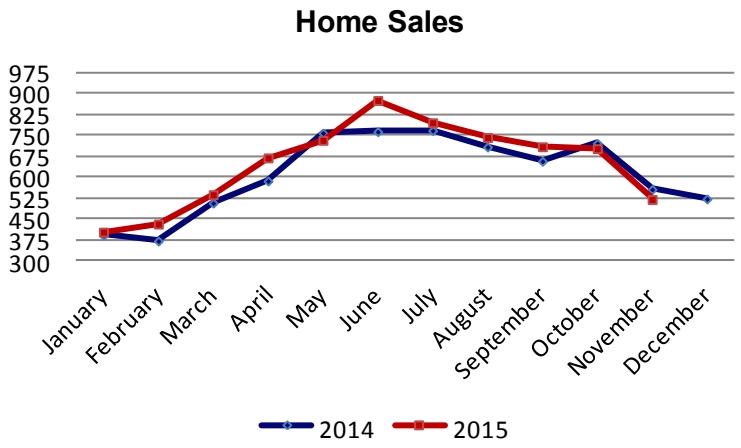
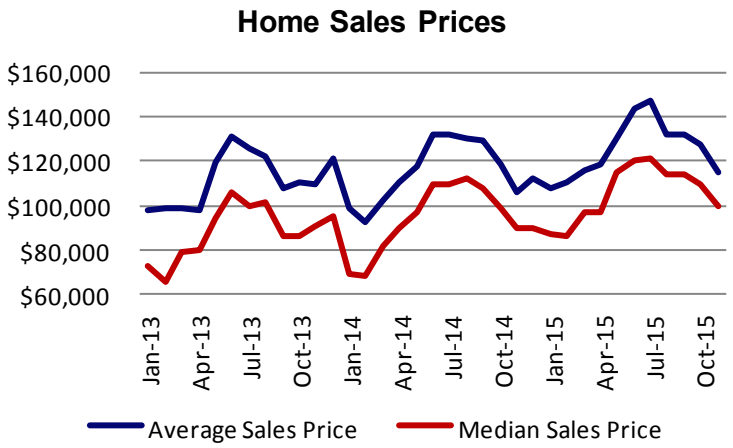
Entire MLS

	November 2014	November 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	558	**522**	-6%	6,758	7,140	6%
Pending	527	**555**	5%			
Median Sales Price	$90,000	**$100,000**	11%	$98,000	$108,000	10%
Average Sales Price	$105,910	**$115,247**	9%	$118,460	$128,607	9%
Average Price Per Square Foot	$61	**$66**	8%	$63	$68	8%
% of Original List Price Received	94%	**94%**	0%	95%	95%	0%
Average Days on Market	110	**106**	-4%	113	111	-2%
New Listings	751	**733**	-2%	751	733	-2%
Active & Contingent Listings	5,262	**4,943**	-6%			
Months Supply of Inventory	**9.4**	**9.5**	0%			
Volume (in 1000's)	$56,796	**$59,042**	4%	$800,550	$918,254	15%

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	131	140	182	56	9	3	5
Pending	140	141	203	55	13	5	3
Active & Contingent	1,040	1,308	1,540	593	254	75	137
Months Supply of Inventory	7.9	9.3	8.5	10.6	28.2	25.0	27.4





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