

## NORTHWEST OHIO HOUSING MARKET

February 2016

**469**

**Home Sales**

+7% Increase

**\$102,000k**

**Median Sales Price**

+18% Increase

**13%**

**Inventory Drop**

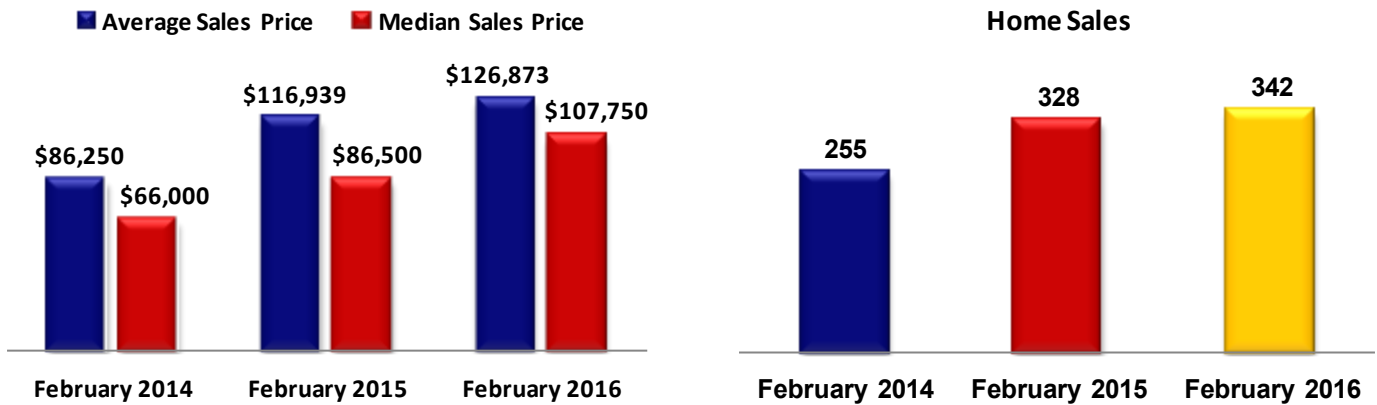
Great Time To Sell!!!

**2.79%**

**Average Interest Rate**

Buying Power

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



**February** sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 342. This was an increase of 4% compared to February of 2015. Sales volume generated by February activity totaled \$42 million, which was up 10% from 2015. The median sales price was \$107,750 (up 25% compared to February 2015), and the average sales price was \$126,873 (an increase of 8% compared to last February). 697 listings were added to the system in February, which was up 20% from last February's 580, and inventory of single-family listings showed 3,060 available at month's end which represented a supply of 9.3 months which is down 10% from February of 2015.

## Lucas and Upper Wood County

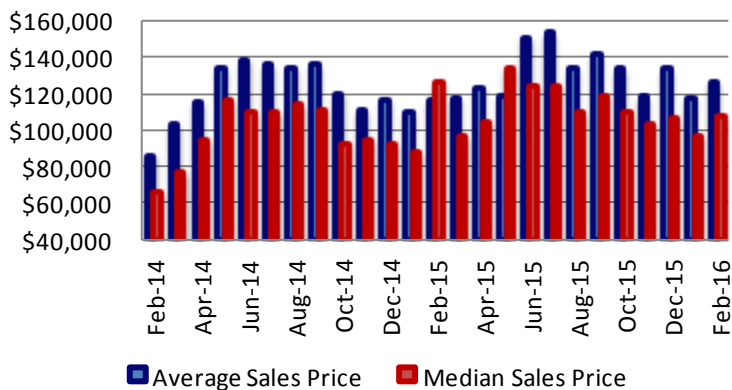
	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	328	<b>342</b>	4%	625	<b>680</b>	9%
Pending	386	<b>415</b>	8%			
Median Sales Price	\$86,500	<b>\$107,750</b>	25%	\$87,000	<b>\$103,250</b>	19%
Average Sales Price	\$116,939	<b>\$126,873</b>	8%	\$113,748	<b>\$122,220</b>	7%
Average Price Per Square Foot	\$60	<b>\$68</b>	13%	\$59	<b>\$66</b>	12%
% of Original List Price Received	94%	<b>94%</b>	0%	94%	<b>94%</b>	0%
Average Days on Market	120	<b>116</b>	-3%	117	<b>119</b>	2%
New Listings	580	<b>697</b>	20%	1,188	<b>1,238</b>	4%
Active & Contingent Listings	3,147	<b>3,060</b>	-3%			
Months Supply of Inventory	<b>10.3</b>	<b>9.3</b>	-10%			
Volume (in 1000's)	\$38,122	<b>\$41,868</b>	10%	\$69,500	<b>\$80,177</b>	15%

## Lucas County

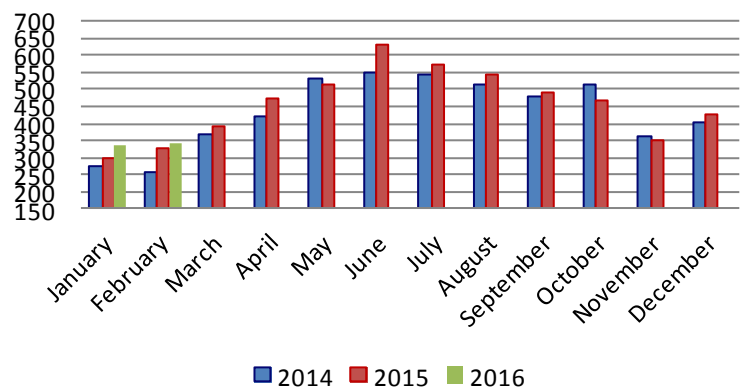
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	93	61	80	35	12	1	3
Pending	110	80	106	38	10	2	3
Active & Contingent	665	698	679	312	155	47	86
Months Supply of Inventory	7.4	11.8	8.8	9.2	13.4	48.6	29.7

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	236	62	26	33	\$211,488	\$208,000	120	9.7
Airport/Swanton (4) [43558]	47	11	6	19	\$156,900	\$164,750	98	8.4
Spring Meadows (5) [43528]	145	33	16	19	\$150,988	\$113,500	104	9.7
Monclova (6) [43542]	42	8	3	1	\$325,617	\$314,850	231	15.0
Maumee (7) [43537]	189	49	26	25	\$167,500	\$128,500	141	7.8
Whitehouse (8) [43571]	59	19	5	5	\$259,400	\$250,000	148	12.6
Waterville (10) [43566]	44	14	7	7	\$234,574	\$239,900	112	6.7
Franklin Park/Trilby (11) [43613]	132	33	15	21	\$105,305	\$ 83,000	133	9.4
Tremainsville (12) [43613]	253	58	29	32	\$ 57,132	\$ 50,000	99	9.3
Five Points/North Towne (13) [43612]	202	40	24	28	\$ 47,360	\$ 36,500	90	9.0
Point Place (14) [43611]	121	34	11	15	\$ 72,595	\$ 72,000	161	11.8
Wildwood/Reynolds Corner (15) [43615]	160	31	13	22	\$123,233	\$ 76,650	139	13.2
Ottawa Hills (16) [43615 & 43606]	83	13	6	7	\$201,750	\$167,000	124	14.8
Ottawa Park/Westgate (17) [43606]	128	30	15	19	\$ 87,823	\$ 80,000	106	9.1
Old West End (18) [43610, 43620]	27	5	7	4	\$ 36,933	\$ 20,000	106	4.1
Old North End (19) [43608]	88	19	6	15	\$ 10,840	\$ 11,500	74	15.7
Town Centre (20) [43624, 43602, 43604]	15	5	2	2	\$ 3,966	\$ 3,966	87	8.0
South Park (21) [43607]	96	16	15	9	\$ 19,592	\$ 18,500	102	6.8
Old South End (22) [43609]	125	23	5	15	\$ 28,750	\$ 22,000	66	26.7
Heatherdowns (23) [43614]	189	41	25	32	\$104,657	\$ 93,000	128	8.1
East River (24) [43605]	110	17	6	9	\$ 14,335	\$ 13,056	101	19.6
Oregon (25) [43616]	94	20	15	18	\$145,851	\$ 150,000	92	6.7
East Suburbs (26) [43634, 43618, 43412]	18	3	-	-	\$ -	\$ -	0	0.0
Perrysburg & Twp. (53) [43551, 43552]	265	67	35	41	\$198,232	\$198,999	100	8.1
Northwood/Rossford/Lake (54) [43460]	119	30	16	16	\$127,938	\$141,150	148	8.0

### Average and Median Sales Prices



### Home Sales



## Bowling Green

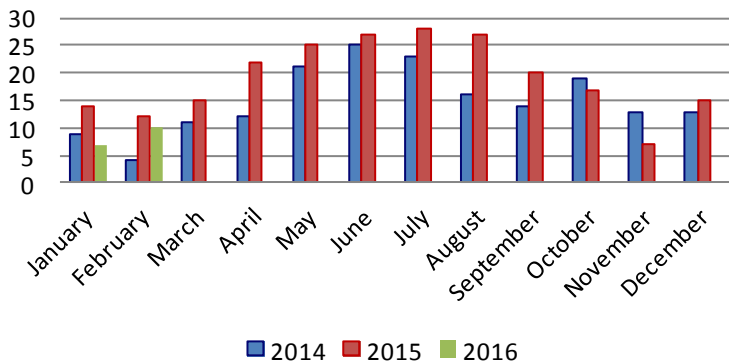
	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	12	10	-17%	26	17	-35%
Pending	11	12	9%			
Median Sales Price	\$134,750	<b>\$156,250</b>	16%	\$136,250	<b>\$168,000</b>	23%
Average Sales Price	\$128,539	<b>\$158,240</b>	23%	\$128,597	<b>\$165,606</b>	29%
Average Price Per Square Foot	\$74	<b>\$85</b>	15%	\$74	<b>\$84</b>	14%
% of Original List Price Received	94%	<b>96%</b>	2%	96%	<b>95%</b>	-1%
Average Days on Market	93	<b>111</b>	19%	99	<b>99</b>	0%
New Listings	15	<b>18</b>	20%	34	<b>30</b>	-12%
Active & Contingent Listings	90	<b>91</b>	1%			
Months Supply of Inventory	<b>8.0</b>	<b>9.4</b>	17%			
Volume (in 1000's)	\$1,542	<b>\$1,582</b>	3%	\$3,344	<b>\$2,815</b>	-16%

## Wood County

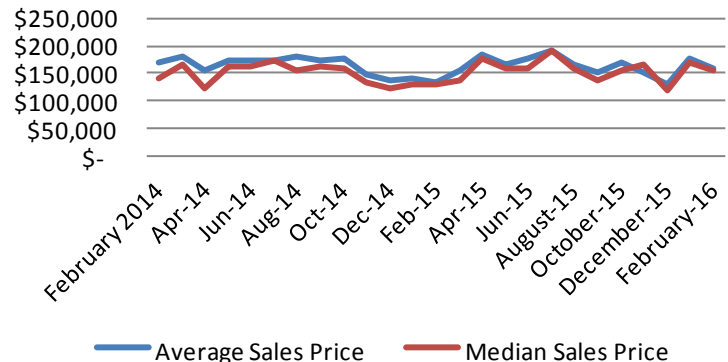
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	5	11	36	19	4	0	0
Pending	5	10	41	22	7	1	2
Active & Contingent	33	96	253	113	84	13	37
Months Supply of Inventory	6.8	9.0	7.3	6.2	21.7	0.0	0.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	91	18	10	12	\$158,240	\$156,250	111	9.7
Outlying Wood County (51,52, 56 & 57)	156	35	13	21	\$143,728	\$134,700	137	12.8

## Home Sales



## Average & Median Sales Prices

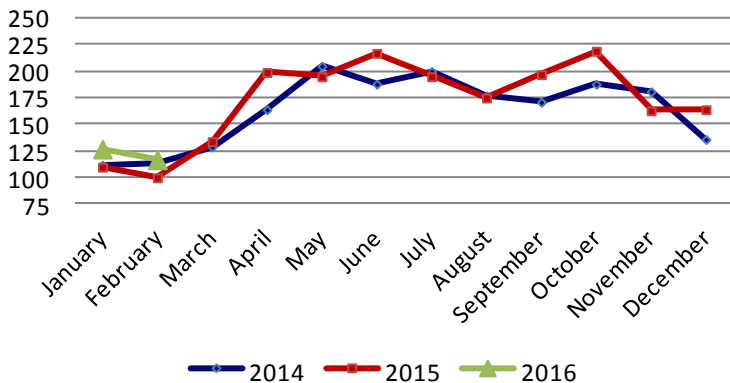


## Outlying Areas

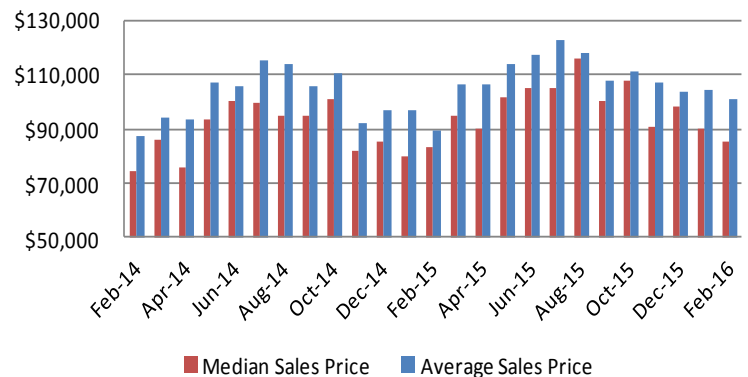
	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	100	<b>117</b>	17%	212	<b>245</b>	16%
Pending	112	<b>128</b>	14%			
Median Sales Price	\$83,250	<b>\$85,000</b>	2%	\$82,200	<b>\$89,200</b>	9%
Average Sales Price	\$89,529	<b>\$100,627</b>	12%	\$93,316	<b>\$103,543</b>	11%
Average Price Per Square Foot	\$55	<b>\$59</b>	7%	\$57	<b>\$61</b>	7%
% of Original List Price Received	92%	<b>95%</b>	3%	93%	<b>94%</b>	1%
Average Days on Market	124	<b>129</b>	4%	131	<b>121</b>	-8%
New Listings	199	<b>223</b>	12%	405	<b>418</b>	3%
Active & Contingent Listings	1,359	<b>1,266</b>	-7%			
Months Supply of Inventory	<b>14.6</b>	<b>11.2</b>	-23%			
Volume (in 1000's)	\$8,953	<b>\$11,572</b>	29%	\$19,596	<b>\$24,643</b>	26%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	127	30	17	14	\$ 75,791	\$ 70,250	102	8.0
Defiance County (62-66)	107	15	6	9	\$141,833	\$ 95,000	154	19.1
Paulding County (67-70)	94	11	12	9	\$120,929	\$102,000	119	8.4
Henry County (72-75)	61	12	0	4	\$ -	\$ -	0	0.0
Napoleon (76)	70	11	6	7	\$114,800	\$125,000	201	12.5
Putnam County (78-80)	13	2	2	1	\$ 33,100	\$ 33,100	108	6.9
Williams County (82-86 & 88-91)	111	17	11	9	\$ 68,225	\$ 67,100	152	10.8
Bryan (87)	116	20	9	12	\$ 77,530	\$ 89,200	122	13.8
Fulton County (93-95 & 97-99)	88	15	10	9	\$106,675	\$105,000	125	9.4
Wauseon (96)	55	11	7	5	\$ 65,308	\$ 43,155	95	8.4

## Home Sales



## Sales Prices



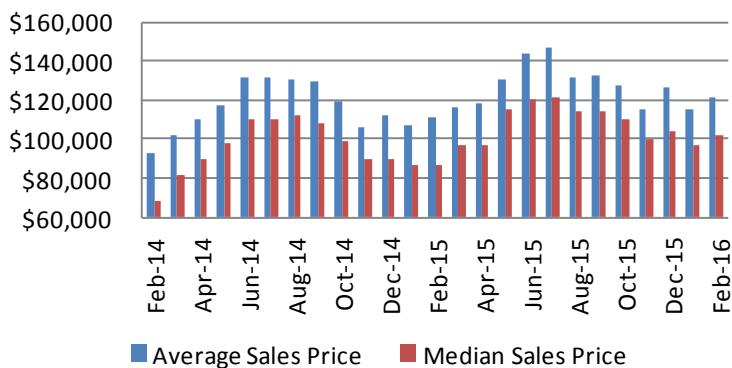
## Entire MLS

	February 2015	February 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	440	<b>469</b>	7%	863	<b>942</b>	9%
Pending	509	<b>555</b>	9%			
Median Sales Price	\$86,750	<b>\$102,000</b>	18%	\$86,900	<b>\$100,000</b>	15%
Average Sales Price	\$110,999	<b>\$120,929</b>	9%	\$109,138	<b>\$118,151</b>	8%
Average Price Per Square Foot	\$59	<b>\$66</b>	12%	\$59	<b>\$65</b>	10%
% of Original List Price Received	94%	<b>95%</b>	1%	94%	<b>94%</b>	0%
Average Days on Market	120	<b>119</b>	-1%	120	<b>119</b>	-1%
New Listings	794	<b>938</b>	18%	1,627	<b>1,686</b>	4%
Active & Contingent Listings	4,596	<b>4,417</b>	-4%			
Months Supply of Inventory	<b>11.2</b>	<b>9.7</b>	-13%			
Volume (in 1000's)	\$48,618	<b>\$55,023</b>	13%	\$92,440	<b>\$107,635</b>	16%

## 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	128	110	152	62	16	1	3
Pending	142	127	182	74	19	4	5
Active & Contingent	860	1,214	1,329	542	271	71	131
Months Supply of Inventory	7.0	11.4	9.0	9.0	17.5	73.4	45.2

## Home Sales Prices



## Home Sales

