

NORTHWEST OHIO HOUSING MARKET

January 2016

336

Home Sales

+13% Increase

\$96,750k

Median Sales Price

+6% Increase

16%

Inventory Drop

Great Time To Sell!!!

3.87%

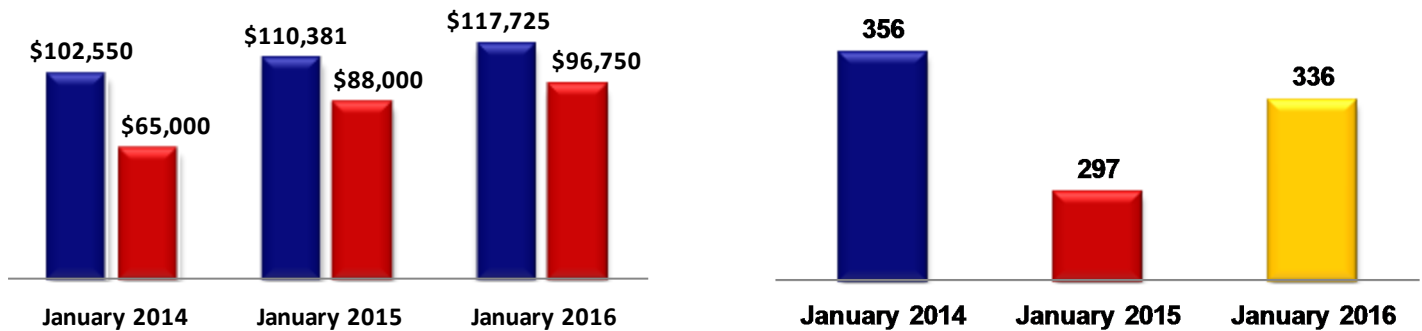
Average Interest Rate

Buying Power

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

■ Average Sales Price ■ Median Sales Price

January Home Sales



January sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 336. This was an increase of 13% compared to January of 2015. This increase may be attributed to a backlog of closings due to changes from the Consumer Federal Protection Bureau. Sales volume generated by January activity totaled \$36 million, which was up 24% from 2015. The median sales price was \$96,750 (up 11% compared to January 2015), and the average sales price was \$117,725 (an increase of 7% compared to last January). 541 listings were added to the system in January, which was down 11% from last January's 608, and inventory of single-family listings showed 2,963 available at month's end which represented a supply of 8.8 months which is down 16% from January of 2015.

Lucas and Upper Wood County

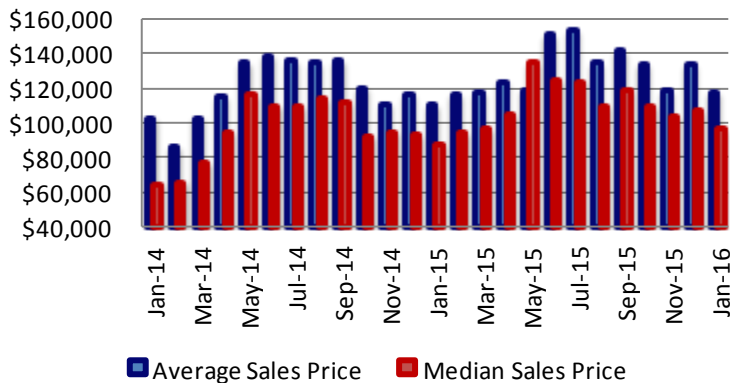
	January 2015	January 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	297	336	13%	297	336	13%
Pending	374	371	-1%			
Median Sales Price	\$87,350	\$96,750	11%	\$87,350	\$96,750	11%
Average Sales Price	\$110,284	\$117,725	7%	\$110,284	\$117,725	7%
Average Price Per Square Foot	\$58	\$64	10%	\$58	\$64	10%
% of Original List Price Received	94%	94%	0%	94%	94%	0%
Average Days on Market	113	124	10%	113	124	10%
New Listings	608	541	-11%	608	541	-11%
Active & Contingent Listings	3,127	2,963	-5%			
Months Supply of Inventory	10.5	8.8	-16%			
Volume (in 1000's)	\$29,446	\$36,495	24%	\$29,446	\$36,495	24%

Lucas County

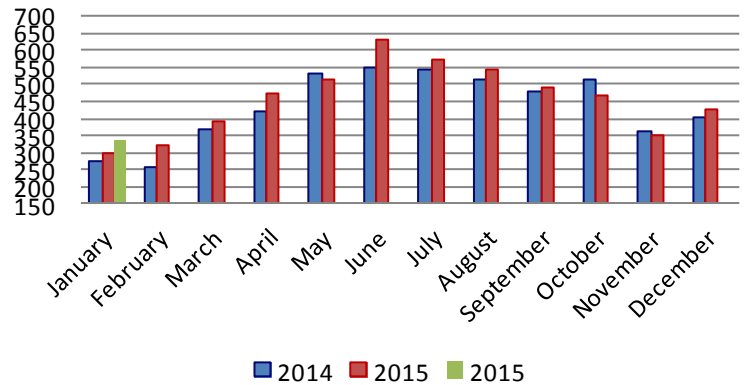
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	100	61	90	23	9	1	2
Pending	89	90	84	26	11	1	4
Active & Contingent	698	669	658	287	137	46	76
Months Supply of Inventory	7.0	11.0	7.3	12.5	15.2	46.0	38.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	267	44	32	37	\$201,766	\$175,250	132	8.3
Airport/Swanton (4) [43558]	47	8	7	11	\$129,573	\$117,000	80	6.7
Spring Meadows (5) [43528]	138	24	11	10	\$210,380	\$125,000	136	12.5
Monclova (6) [43542]	36	7	2	2	\$155,500	\$155,500	103	18.0
Maumee (7) [43537]	174	39	20	19	\$169,199	\$137,225	120	8.7
Whitehouse (8) [43571]	49	9	8	8	\$250,588	\$249,950	121	6.1
Waterville (10) [43566]	38	8	5	3	\$160,220	\$170,000	135	7.6
Franklin Park/Trilby (11) [43613]	119	20	10	16	\$102,450	\$ 97,500	111	11.9
Tremainsville (12) [43613]	253	47	37	35	\$ 61,579	\$ 56,500	155	6.8
Five Points/North Towne (13) [43612]	211	40	26	27	\$ 49,375	\$ 48,000	135	8.1
Point Place (14) [43611]	118	22	12	15	\$ 75,317	\$ 75,950	141	9.8
Wildwood/Reynolds Corner (15) [43615]	156	32	19	20	\$ 98,648	\$ 97,000	120	8.2
Ottawa Hills (16) [43615 & 43606]	87	16	7	5	\$231,986	\$195,000	140	12.4
Ottawa Park/Westgate (17) [43606]	123	26	15	24	\$112,461	\$131,925	122	8.2
Old West End (18) [43610, 43620]	26	5	1	6	\$ 8,000	\$ 8,000	172	26.0
Old North End (19) [43608]	84	12	5	5	\$ 11,480	\$ 10,000	70	16.8
Town Centre (20) [43624, 43602, 43604]	13	2	1	1	\$ 2,500	\$ 2,500	107	13.0
South Park (21) [43607]	109	17	15	14	\$ 32,522	\$ 24,501	108	7.3
Old South End (22) [43609]	129	21	12	8	\$ 22,686	\$ 17,500	97	10.8
Heatherdowns (23) [43614]	188	39	15	20	\$ 99,532	\$107,000	107	12.5
East River (24) [43605]	119	25	15	12	\$ 12,238	\$ 8,000	109	7.9
Oregon (25) [43616]	93	14	11	13	\$119,178	\$120,000	116	8.5
East Suburbs (26) [43634, 43618, 43412]	16	2	2	-	\$ 97,250	\$ 97,250	106	8.0
Perrysburg & Twp. (53) [43551, 43552]	246	41	29	33	\$198,405	\$182,500	132	8.5
Northwood/Rossford/Lake (54) [43460]	116	20	18	25	\$127,359	\$133,000	88	6.4

Average and Median Sales Prices



Home Sales



Bowling Green

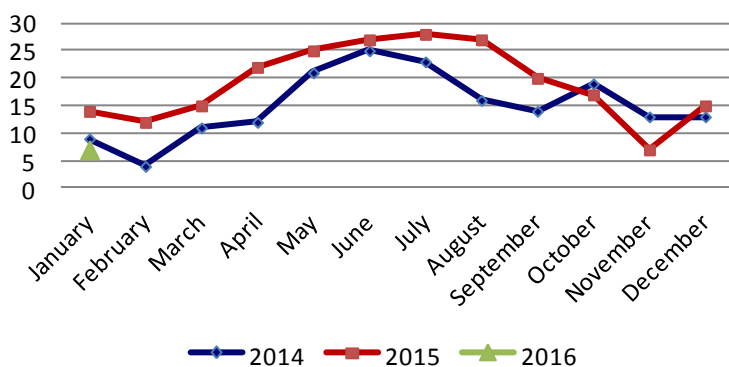
	January 2015	January 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	14	7	-50%	14	7	-50%
Pending	14	5	-64%			
Median Sales Price	\$141,000	\$169,500	20%	\$141,000	\$169,500	20%
Average Sales Price	\$128,647	\$176,129	37%	\$128,647	\$176,129	37%
Average Price Per Square Foot	\$74	\$83	12%	\$74	\$83	12%
% of Original List Price Received	98%	94%	-4%	98%	94%	-4%
Average Days on Market	104	82	-21%	104	82	-21%
New Listings	19	12	-37%	19	12	-37%
Active & Contingent Listings	94	88	-6%			
Months Supply of Inventory	6.7	12.6	87%			
Volume (in 1000's)	\$1,801	\$1,233	-32%	\$1,801	\$1,233	-32%

Wood County

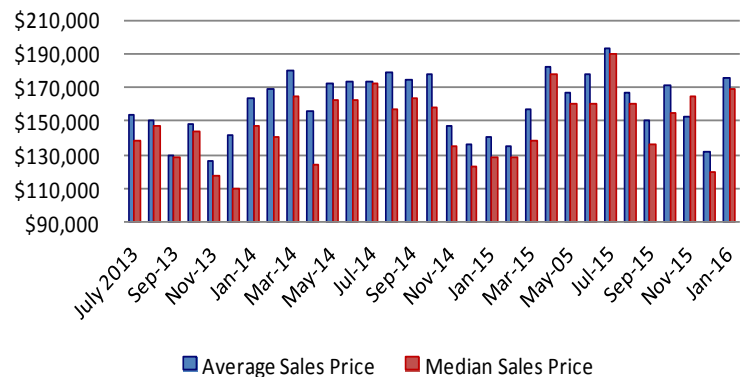
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	4	14	32	15	2	0	1
Pending	6	17	32	17	8	0	1
Active & Contingent	29	95	245	99	72	11	39
Months Supply of Inventory	7.3	6.8	7.7	6.6	36.0	--	7.3

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Bowling Green (55)	88	12	7	5	\$176,129	\$169,500	82	12.6
Outlying Wood County (51,52, 56 & 57)	145	23	14	17	\$119,257	\$103,050	149	10.4

Home Sales



Sales Prices

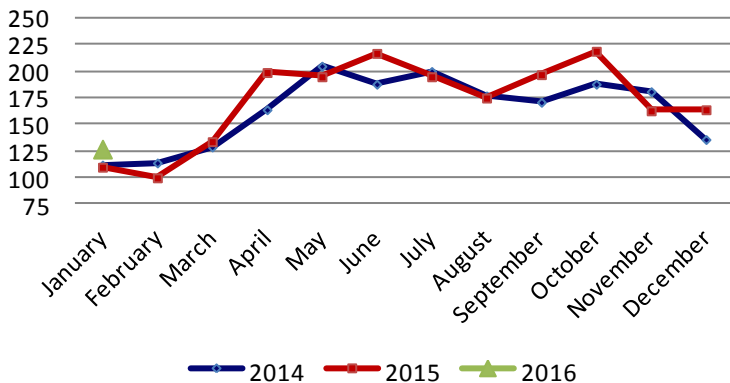


Outlying Areas

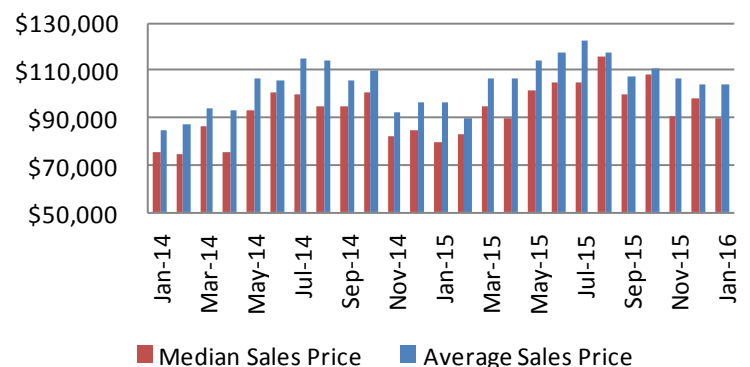
	January 2015	January 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	112	127	13%	112	127	13%
Pending	128	125	-2%			
Median Sales Price	\$79,900	\$90,000	13%	\$79,900	\$90,000	13%
Average Sales Price	\$96,758	\$104,247	8%	\$96,758	\$104,247	8%
Average Price Per Square Foot	\$58	\$62	7%	\$58	\$62	7%
% of Original List Price Received	93%	93%	0%	93%	93%	0%
Average Days on Market	137	115	-16%	137	115	-16%
New Listings	206	195	-5%	206	195	-5%
Active & Contingent Listings	1,378	1,261	-8%			
Months Supply of Inventory	12.3	9.9	-19%			
Volume (in 1000's)	\$10,643	\$12,822	20%	\$10,643	\$12,822	20%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Defiance (61)	122	19	14	15	\$108,664	\$ 99,000	85	8.7
Defiance County (62-66)	115	18	13	10	\$117,445	\$100,900	117	8.8
Paulding County (67-70)	90	11	4	10	\$ 84,350	\$ 62,950	96	22.5
Henry County (72-75)	63	7	7	5	\$ 85,000	\$ 82,000	105	9.0
Napoleon (76)	71	16	6	4	\$ 89,817	\$ 94,200	118	11.8
Putnam County (78-80)	12	2	2	2	\$ 82,500	\$ 82,500	88	0.0
Williams County (82-86 & 88-91)	114	17	15	13	\$ 89,717	\$ 89,950	126	7.6
Bryan (87)	123	13	18	11	\$108,348	\$111,000	115	6.8
Fulton County (93-95 & 97-99)	84	17	5	8	\$ 99,380	\$106,000	107	16.8
Wauseon (96)	56	12	6	4	\$ 83,825	\$ 94,000	79	9.3

Home Sales



Sales Prices



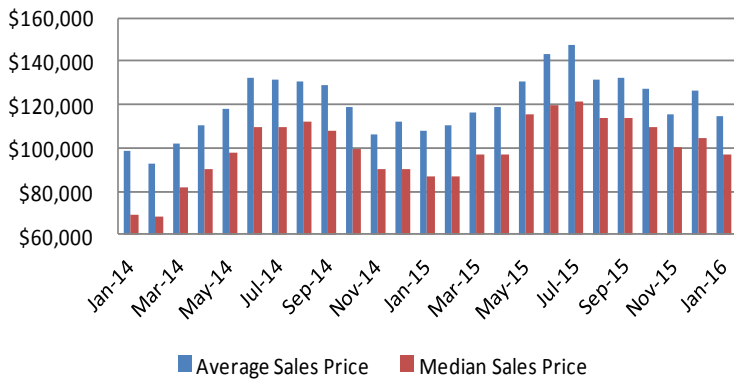
Entire MLS

	January 2015	January 2016	% Change	2015 YTD	2016 YTD	% Change
Closed Sales	423	470	11%	423	470	11%
Pending	516	501	-3%			
Median Sales Price	\$86,900	\$97,000	12%	\$86,900	\$97,000	12%
Average Sales Price	\$107,145	\$114,913	7%	\$107,145	\$114,913	7%
Average Price Per Square Foot	\$59	\$64	8%	\$59	\$64	8%
% of Original List Price Received	94%	93%	-1%	94%	93%	-1%
Average Days on Market	120	120	0%	120	120	0%
New Listings	833	748	-10%	833	748	-10%
Active & Contingent Listings	4,599	4,312	-6%			
Months Supply of Inventory	10.9	9.2	-16%			
Volume (in 1000's)	\$43,822	\$52,055	19%	\$43,822	\$52,055	19%

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	116	166	45	12	2	3
Pending	115	153	162	49	19	1	5
Active & Contingent	883	1,184	1,315	505	237	68	122
Months Supply of Inventory	6.9	10.2	7.9	11.2	19.8	34.0	40.7

Home Sales Prices



Home Sales

