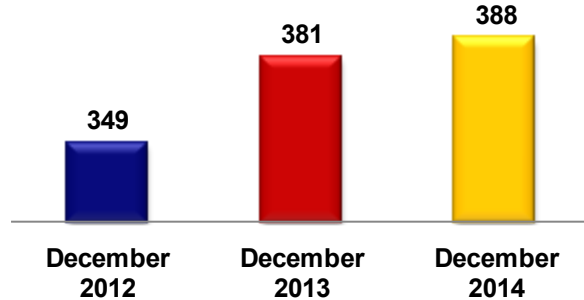


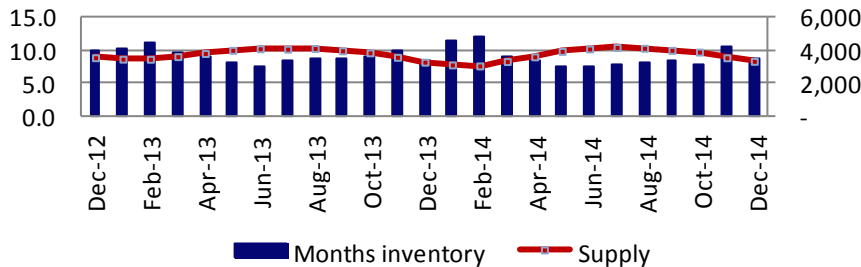
## Home Sales



## Average Sales Price Median Sales Price



## Inventory Supply Chart



## Lucas & Upper Wood County

December sales of single-family homes in Lucas and Upper Wood County, reported by the Toledo Regional Association of REALTORS®, totaled 388. This was an increase of 2% compared to December of 2013, and an increase of 13% compared to the previous month.

Sales volume generated by December's activity totaled \$45.3 million, which was down 7% from 2013.

485 listings were added to the system in December, which was up 16% from last December's 417, but down 6% from last month. Inventory of single-family listings showed 3,331 available at month's end which represented a supply of 8.6 months. This is unchanged from December of 2013 and down 17% from the previous month. Year to date figures show closed sales are up 2%, median sales price is up 5% and total volume is up 4%.

## Lucas and Upper Wood County

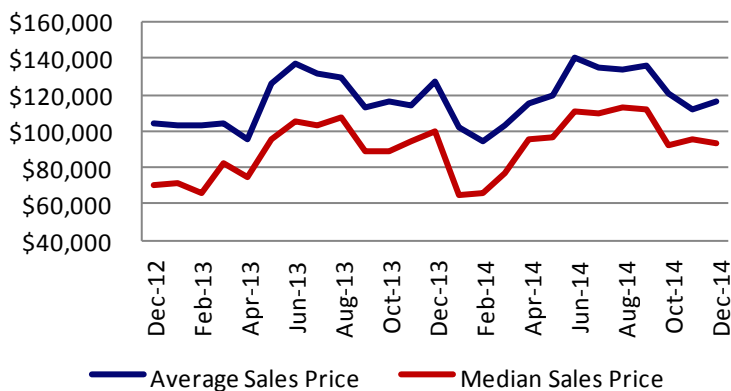
	December 2013	December 2014	% Change	Year End 2013	Year End 2014	% Change
Closed Sales	381	388	2%	5,082	5,159	2%
Pending	358	370	3%			
Median Sales Price	\$99,900	\$92,870	-7%	\$93,000	\$98,000	5%
Average Sales Price	\$127,664	\$116,757	-9%	\$119,033	\$122,270	3%
Average Price Per Square Foot	\$65	\$64	-2%	\$61	\$64	5%
% of Original List Price Received	95%	94%	-1%	95%	95%	0%
Average Days on Market	114	106	-7%	116	108	-7%
New Listings	417	485	16%	8,487	8,875	5%
Active & Contingent Listings	3,287	3,331	1%			
Months Supply of Inventory	8.6	8.6	0%			
Volume (in 1000's)	\$48,639	\$45,302	-7%	\$604,927	\$630,790	4%

## Lucas County

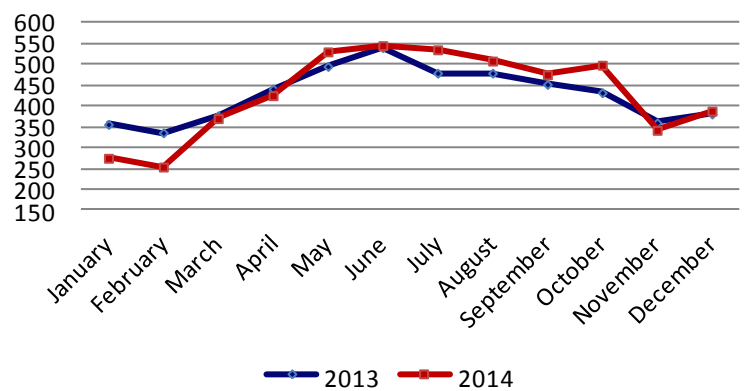
Status	\$0 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000+
Sold	117	88	91	30	10	4	3
Pending	111	92	77	25	8	3	1
Active & Contingent	828	806	715	295	126	55	60
Months Supply of Inventory	7.1	9.2	7.9	9.8	12.6	13.8	20.0

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Sylvania (2&3) [43560, 43617]	290	44	39	30	\$ 206,687	\$ 176,500	104	7.4
Airport/Swanton (4) [43558]	61	12	8	8	\$ 115,899	\$ 97,750	98	7.6
Spring Meadows (5) [43528]	103	15	10	8	\$ 152,430	\$ 151,000	105	10.3
Monclova (6) [43542]	35	2	3	2	\$ 255,350	\$ 301,050	174	11.7
Maumee (7) [43537]	177	20	30	23	\$ 165,885	\$ 135,000	121	5.9
Whitehouse (8) [43571]	60	6	10	9	\$ 264,040	\$ 241,450	146	6.0
Waterville (10) [43566]	55	5	3	2	\$ 177,550	\$ 198,000	84	18.3
Franklin Park/Trilby (11) [43613]	143	30	19	20	\$ 106,743	\$ 75,000	91	7.5
Tremainsville (12) [43613]	315	40	36	37	\$ 62,981	\$ 68,500	145	8.8
Five Points/North Towne (13) [43612]	200	27	19	20	\$ 40,092	\$ 27,500	97	10.5
Point Place (14) [43611]	144	17	16	13	\$ 51,589	\$ 46,200	118	9.0
Wildwood/Reynolds Corner (15) [43615]	206	26	20	24	\$ 71,728	\$ 58,500	94	10.3
Ottawa Hills (16) [43615 & 43606]	65	9	4	5	\$ 415,625	\$ 392,500	101	16.3
Ottawa Park/Westgate (17) [43606]	145	16	13	12	\$ 84,202	\$ 82,000	102	11.2
Old West End (18) [43610, 43620]	40	14	9	8	\$ 18,389	\$ 15,500	26	4.4
Old North End (19) [43608]	85	14	14	12	\$ 9,539	\$ 9,600	92	6.1
Town Centre (20) [43624, 43602, 43604]	6	2	-	-	\$ -	\$ -	0.0	--
South Park (21) [43607]	104	18	12	11	\$ 22,918	\$ 14,506	68	8.7
Old South End (22) [43609]	127	18	11	18	\$ 18,718	\$ 16,500	90	11.5
Heatherdowns (23) [43614]	233	40	27	31	\$ 94,889	\$ 92,740	95	8.6
East River (24) [43605]	143	23	8	7	\$ 17,625	\$ 16,000	177	17.9
Oregon (25) [43616]	151	24	22	22	\$ 96,683	\$ 101,750	102	6.9
East Suburbs (26) [43634, 43618, 43412]	20	-	2	3	\$ 166,500	\$ 166,500	46.0	--
Perrysburg (53) [43551, 43552]	253	36	31	27	\$ 235,659	\$ 210,000	105	8.2
Rossford (54) [43460]	156	24	21	17	\$ 112,435	\$ 113,500	101	7.4

**Average and Median Sales Prices**



**Home Sales**

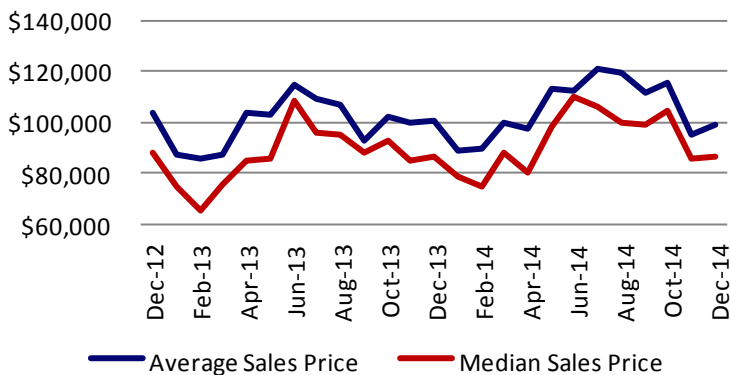


## Outlying Areas

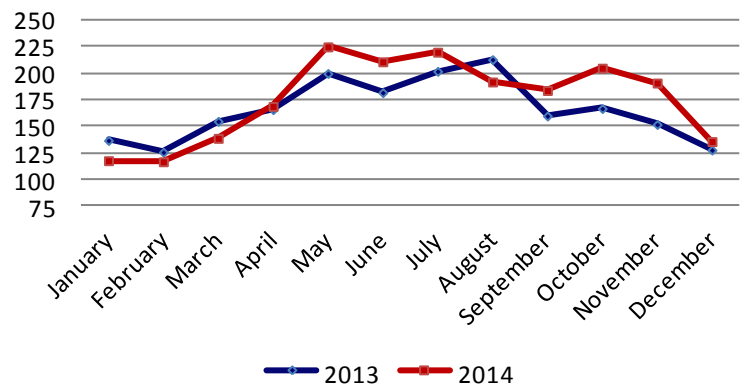
	December 2013	December 2014	% Change	Year End 2013	Year End 2014	% Change
Closed Sales	128	<b>136</b>	6%	1,983	2,109	6%
Pending	121	<b>143</b>	18%			
Median Sales Price	\$86,575	<b>\$86,250</b>	0%	\$88,900	\$95,900	8%
Average Sales Price	\$100,750	<b>\$98,820</b>	-2%	\$101,171	\$107,493	6%
Average Price Per Square Foot	\$58	<b>\$57</b>	-2%	\$59	\$62	5%
% of Original List Price Received	92%	<b>94%</b>	2%	93%	94%	1%
Average Days on Market	138	<b>116</b>	-16%	132	125	-5%
New Listings	176	<b>189</b>	7%	3,704	3,682	-1%
Active & Contingent Listings	1,672	<b>1,568</b>	-6%			
Months Supply of Inventory	13.1	<b>11.5</b>	-12%			
Volume (in 1000's)	\$12,897	<b>\$13,440</b>	4%	\$200,623	\$226,703	13%

Area & Zip Codes	Active Listings	New Listings	Sold	Pending	Average Sales \$	Median Sales \$	Av. DOM	Months of Inv.
Wood County (51,52, 56 & 57)	179	26	14	14	\$ 80,500	\$ 85,875	101	12.8
Bowling Green (55)	93	19	12	13	\$ 119,292	\$ 131,500	68	7.8
Defiance (61)	138	21	14	19	\$ 73,993	\$ 66,000	126	9.9
Defiance County (62-66)	149	17	11	11	\$ 73,323	\$ 65,900	116	13.5
Paulding County (67-70)	102	12	10	11	\$ 58,320	\$ 55,000	139	10.2
Henry County (72-75)	67	8	5	5	\$ 42,000	\$ 45,000	93	13.4
Napoleon (76)	78	5	7	8	\$ 118,000	\$ 115,500	137	11.1
Putnam County (78-80)	16	2	1	2	\$ 119,000	\$ 119,000	51	16.0
Williams County (82-86 & 88-91)	139	18	7	9	\$ 57,849	\$ 54,000	115	19.9
Bryan (87)	148	10	14	13	\$ 119,990	\$ 99,800	149	10.6
Fulton County (93-95 & 97-99)	134	13	11	9	\$ 98,705	\$ 88,500	102	12.2
Wauseon (96)	84	8	4	5	\$ 112,000	\$ 101,500	88	21.0

## Sales Prices



## Home Sales



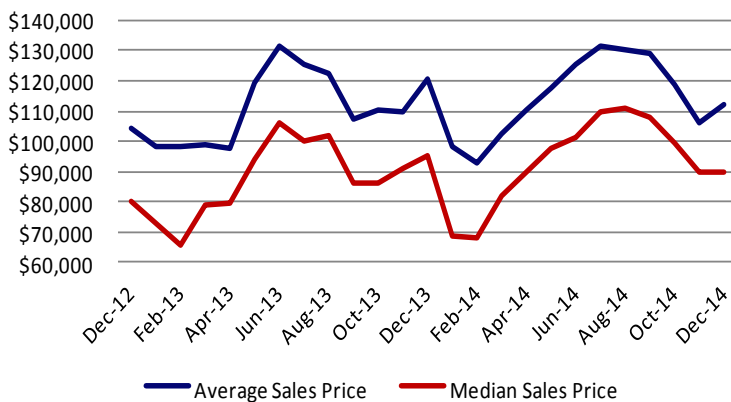
## Entire MLS

	December 2013	December 2014	% Change	Year End 2013	Year End 2014	% Change
Closed Sales	509	<b>524</b>	3%	7,065	7,268	3%
Pending	479	<b>513</b>	7%			
Median Sales Price	\$95,500	<b>\$89,900</b>	-6%	\$91,300	\$97,500	7%
Average Sales Price	\$120,896	<b>\$112,102</b>	-7%	\$114,020	\$117,982	3%
Average Price Per Square Foot	\$63	<b>\$62</b>	-2%	\$61	\$63	3%
% of Original List Price Received	94%	<b>94%</b>	0%	94%	95%	1%
Average Days on Market	120	<b>109</b>	-9%	121	113	-7%
New Listings	593	<b>674</b>	14%	12,191	12,557	3%
Active & Contingent Listings	4,959	<b>4,899</b>	-1%			
Months Supply of Inventory	9.7	<b>9.3</b>	-4%			

## 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	152	170	48	14	6	4
Pending	146	149	160	40	12	7	2
Active & Contingent	1,058	1,459	1,485	526	201	80	92
Months Supply of Inventory	7.0	9.6	8.7	11.0	14.4	13.3	23.0

## Home Sales Prices



## Home Sales

