



July sales of single-family homes in Lucas and Upper Wood County reported by the Toledo Regional Association of REALTORS® totaled 574. This was an increase of 5% compared to July of 2014, and a decrease of 9% compared to the previous month. Sales volume generated by July activity totaled \$88 million, which was up 19% from 2014. The median sales price was \$124,000 (an increase of 13% compared to July 2014), and the average sales price was \$153,568 (an increase of 13% compared to last July).

851 listings were added to the system in July, which was down 5% from last July's 940, and down 11% from last month. Inventory of single-family listings showed 3,978 available at month's end which represented a supply of 6.9 months which is down 10% from July of 2014 and up 8% from the previous month.

Lucas and Upper Wood County

	July 2014	July 2015	% Change	YTD 2014	YTD 2015	% Change
Closed Sales	546	574	5%	2,938	3,205	9%
Pending	578	625	8%			
Median Sales Price	\$110,000	\$124,000	13%	\$94,000	\$110,000	17%
Average Sales Price	\$135,980	\$153,568	13%	\$120,054	\$133,889	12%
Average Price Per Square Foot	\$69	\$75	9%	\$62	\$68	10%
% of Original List Price Received	96%	96%	0%	95%	95%	0%
Average Days on Market	105	102	-3%	112	102	-9%
New Listings	940	851	-9%	5,675	5,560	-2%
Active & Contingent Listings	4,187	3,978	-5%			
Months Supply of Inventory	7.7	6.9	-10%			
Volume (in 1000's)	\$74,245	\$88,148	19%	\$352,717	\$429,114	22%

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	107	117	140	67	25	6	9
Pending	146	119	149	78	24	5	6
Active & Contingent	873	833	964	443	175	60	96
Months Supply of Inventory	8.2	7.1	6.9	6.6	7.0	10.0	10.7