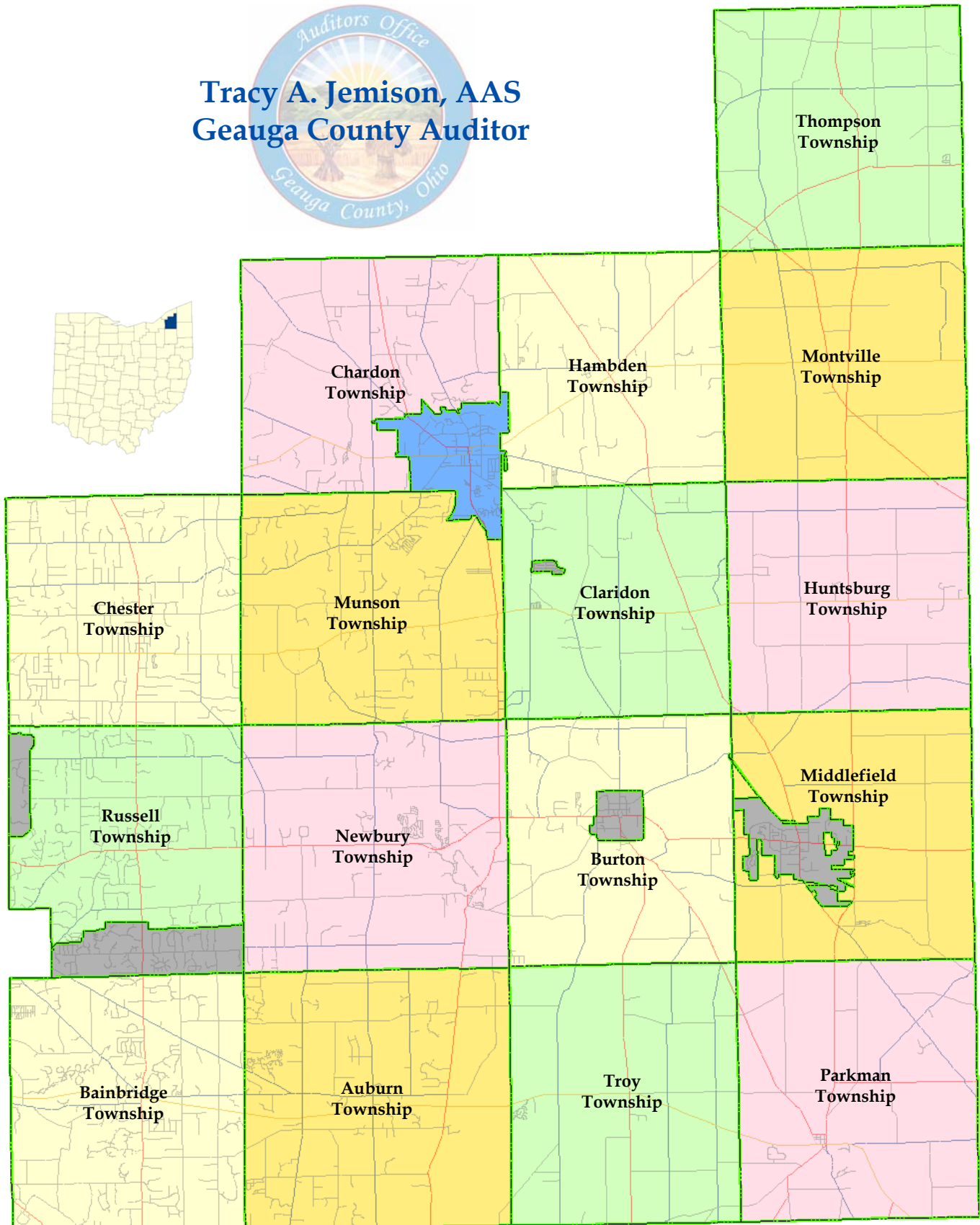
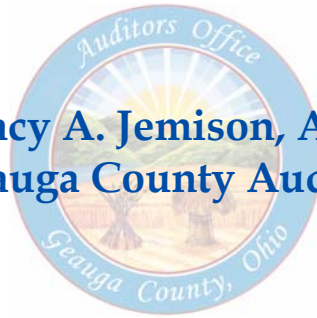


Geauga County, Ohio

2008 Real Estate Report

Tracy A. Jemison, AAS
Geauga County Auditor



Geauga County, Ohio

2008 Real Estate Report

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To the Citizens of Geauga County



I am pleased to present our third Real Estate Report. The purpose of this report is to share with our residents and local government officials meaningful statistics regarding the single family housing market. The single family market makes up approximately 70% of Geauga County. It is my hope that this report will provide an insight to our residents why the update of property values are important in maintaining the integrity of the real estate property tax system to ensure that everyone pays their fair share of the tax burden. This report will also provide valuable information to our local officials in preparing for the future growth in Geauga County.

As Auditor, I am required by Ohio Law to establish a current value for each parcel in the county once every six (6) years known as a county-wide reappraisal. The last reappraisal was in 2005. Every third year our office performs an update of values known as a triennial update where values are adjusted en masse based on a recommendation by the Ohio Department of Taxation.

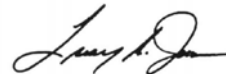
This year (2008) is a triennial update year. Our office has analyzed the relationship of the market values carried by the Auditor's Office to the sales prices that have occurred over the past three (3) years. While many of our residents are aware of the current economic state of the country this office has concentrated on the real estate market within Geauga County to analyze and consider local market activity for our 2008 valuation update. Our focus was the sales that occurred in the second half of 2007 and the first half of 2008 to determine what adjustments may or may not be necessary to property values for our 2008 triennial update. Based on our analysis and the analysis of the Ohio Department of Taxation we have come to the conclusion that the property values set in 2005 have met the goals and standards sought by the Ohio Department of Taxation for the 2008 triennial update. The property values that were put in place in 2005 will remain until 2011 when the next county-wide reappraisal will occur. The pages that follow this letter will illustrate how the 2005 values compare to the market sales in 2007 and 2008.

All information contained in this report was compiled using the Geographic Information Systems (G.I.S.) which is available to the public at our office, at any Geauga County public library, or via the Auditor's website at www.co.geauga.oh.us. Use of this system has allowed us to maintain quality control to ensure that fair and equitable values have been placed on every property. The criteria used for this report include single family residences on less than 10 acres that have been marked as valid arms length transactions that occurred between January 1, 2005 and June 30, 2008 with emphasis on July 2007 through June 2008 sales. Criteria used for New Homes Built include single family homes which are 100% complete as of January 1, 2007.

I hope you find this information useful and welcome any comments you may have concerning this report.



Sincerely,



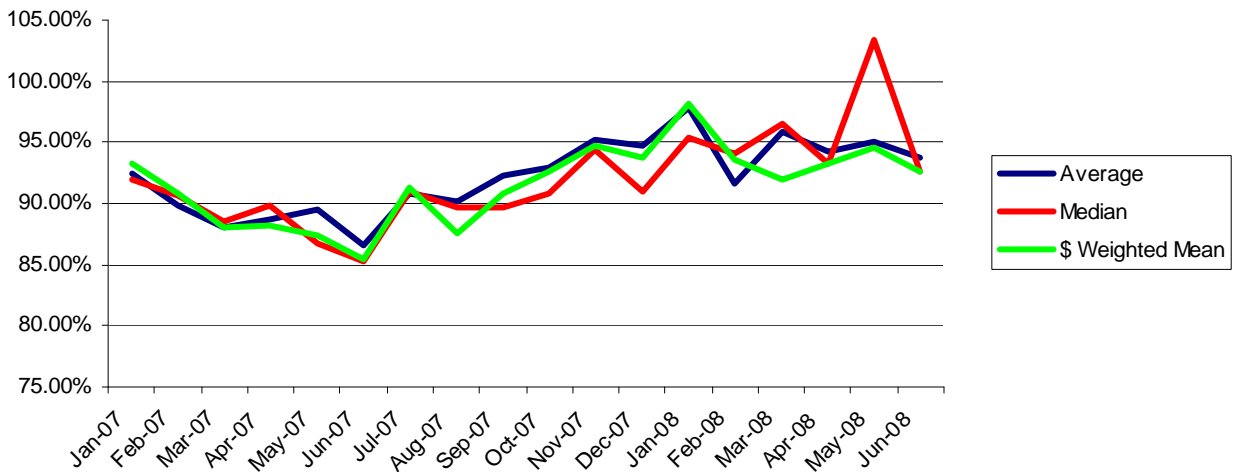
Tracy A. Jemison, AAS
Gauga County Auditor

Proudly serving the residents of Geauga County

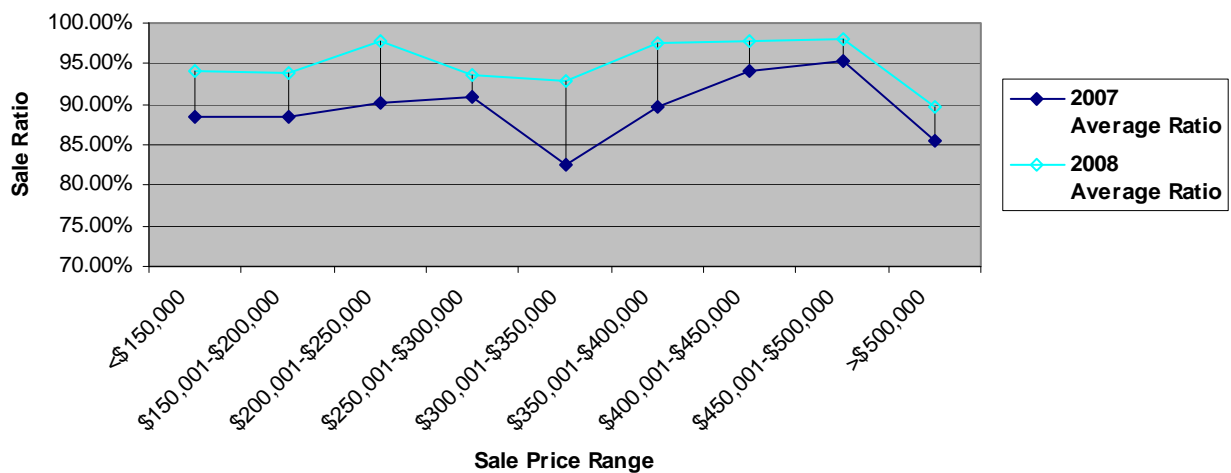
Geauga Single Family Sales from DTE Report - 2007-2008*

Month	Average	Median	\$ Weighted Mean	Std Dev	Abs Dev	COD	# Sales
Jan-07	92.48%	92.00%	93.27%	0.1461	0.1127	12.25	41
Feb-07	89.81%	90.59%	90.87%	0.1388	0.1092	12.05	34
Mar-07	88.05%	88.48%	88.01%	0.1412	0.1111	12.56	58
Apr-07	88.73%	89.84%	88.27%	0.1069	0.0838	9.32	43
May-07	89.45%	86.67%	87.39%	0.1395	0.0954	11.00	66
Jun-07	86.51%	85.29%	85.43%	0.1500	0.1168	13.69	90
Jul-07	90.87%	91.04%	91.30%	0.1299	0.0998	10.96	71
Aug-07	90.24%	89.71%	87.51%	0.1280	0.1020	11.37	87
Sep-07	92.24%	89.72%	90.86%	0.1668	0.1217	13.56	64
Oct-07	92.95%	90.82%	92.55%	0.1557	0.1158	12.75	51
Nov-07	95.24%	94.35%	94.76%	0.1581	0.1276	13.52	37
Dec-07	94.73%	90.95%	93.81%	0.1641	0.1303	14.33	29
Jan-08	97.76%	95.31%	98.19%	0.1598	0.1065	11.17	37
Feb-08	91.65%	94.04%	93.52%	0.1568	0.1213	12.90	39
Mar-08	95.95%	96.52%	91.95%	0.1599	0.1193	12.36	37
Apr-08	94.23%	93.23%	93.27%	0.1748	0.1226	13.15	44
May-08	95.05%	103.42%	94.54%	0.1317	0.0984	9.50	53
Jun-08	93.73%	92.54%	92.66%	0.1574	0.1163	12.57	61

Geauga Single Family Sales Ratios 2007-2008



Single Family Home Sales Average Ratio of Market Value to Sale Price



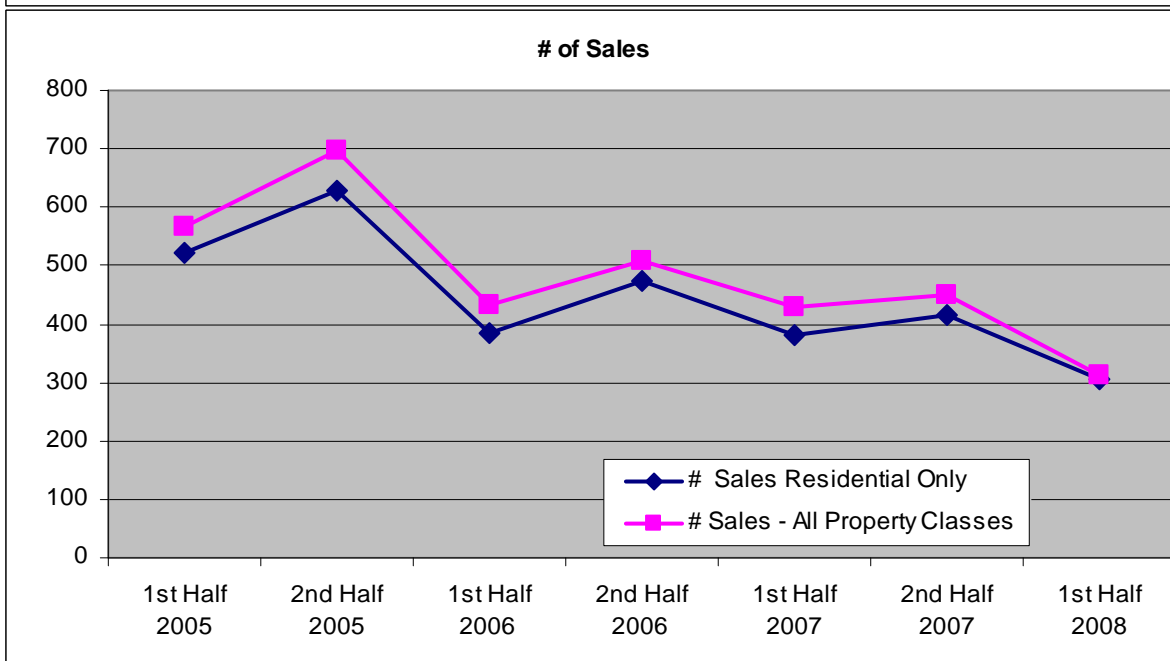
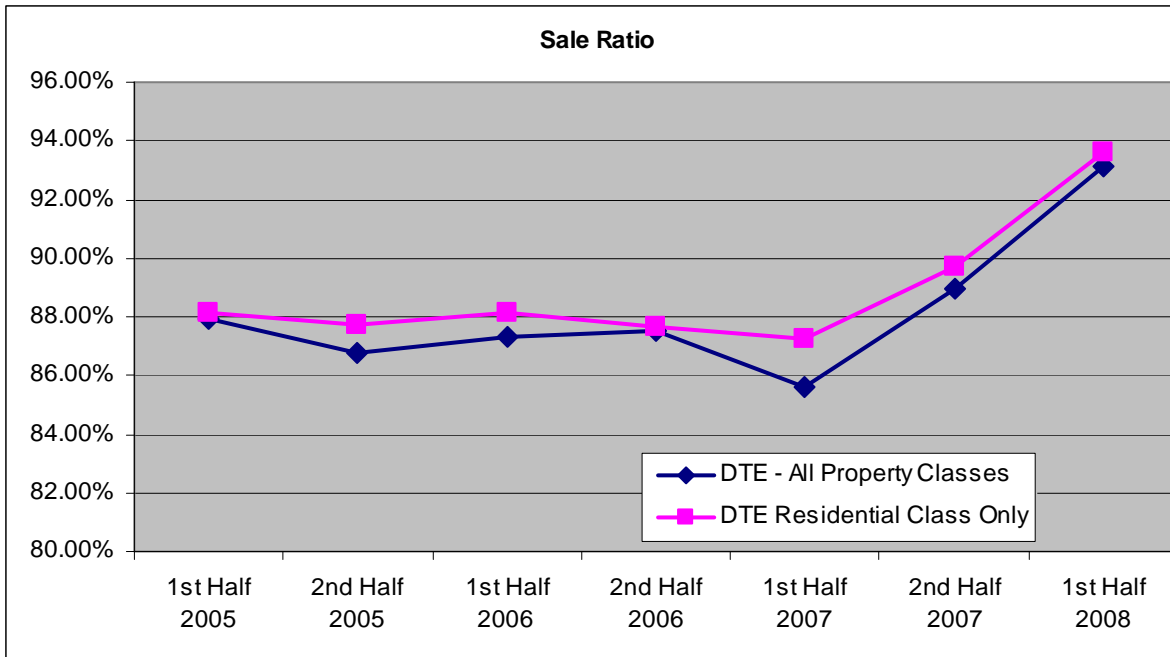
* January through December 2007 ratios from DTE A/S Report. January through June 2008 A/S ratios calculated by the Geauga County Auditor's Office based on valid single family sales for the period.

2005-2007 and First Half 2008 Sales Ratio Comparisons

Entity	1st Half 2005	2nd Half 2005	1st Half 2006	2nd Half 2006	1st Half 2007	2nd Half 2007	1st Half 2008
DTE - All Property Classes	87.94%	86.74%	87.29%	87.54%	85.60%	88.94%	93.14%
DTE Residential Class Only	88.11%	87.74%	88.17%	87.66%	87.23%	89.69%	93.62%

Volume of Sales 2005-2007 and Jan. Through June 2008

	1st Half 2005	2nd Half 2005	1st Half 2006	2nd Half 2006	1st Half 2007	2nd Half 2007	1st Half 2008
# Sales Residential Only	522	630	386	475	382	416	305
# Sales - All Property Classes	565	696	433	507	429	451	313



First half 2005 through second half 2007 sales ratios are from DTE sales ratio reports (Dollar Weighted Mean).
 First Half 2008 sales ratios computed by the Geauga County Auditor's Office using Access Geauga Advanced Search - all valid sales January 1, 2008 through June 30, 2008 1st Half 2008 Sales Ratio is Dollar Weighted Mean.

Geauga County, Ohio

Neighborhoods

- 220 - Auburn Township
- 221 - Auburn Lakes (Section 1)
- 221-01 - Auburn Lakes (Section 2)
- 222 - Taborville
- 220 - Bainbridge Township
- 223 - Lake Lucerne
- 224 - Lake in the Woods
- 260 - Chagrin Falls Park
- 308 - Tanglewood
- 310 - Canyon Lakes
- 311 - Chagrin Falls Village
- 312 - Weathervane
- 401 - Pilgrim Village
- 911 - Geauga Lake
- 913 - Laurel Springs
- 102 - Burton Township
- 150 - Burton Lakes
- 910 - Deer Lake
- 130 - Burton Village
- 106 - Shannon Court & Indian Ridge
- 240 - Chardon Township
- 903 - Wilders
- 912 - Thwing Road Estates
- 180 - City of Chardon
- 109 - Bridgewater
- 270 - Chardon Park Estates
- 271 - Burlington Oval
- 313 - Woods of Burlington
- 200 - Chester Township
- 302 - Chester Center
- 402 - Chester (West Central)
- 907 - Maywood

- 102 - Claridon Township
- 905 - Jacques
- 140 - Aquilla Village
- 300 - Hambden Township
- 904 - Terrace Glen
- 908 - Leaders
- 909 - Grennans
- 101 - Huntsburg Township
- 101-01 - Middlefield Township
- 902 - Middlefield
- 110 - Middlefield Village
- 107 - Woodsong Estates
- 108 - Nantucket Estates
- 315 - Glen Valley Farms
- 100 - Montville Township

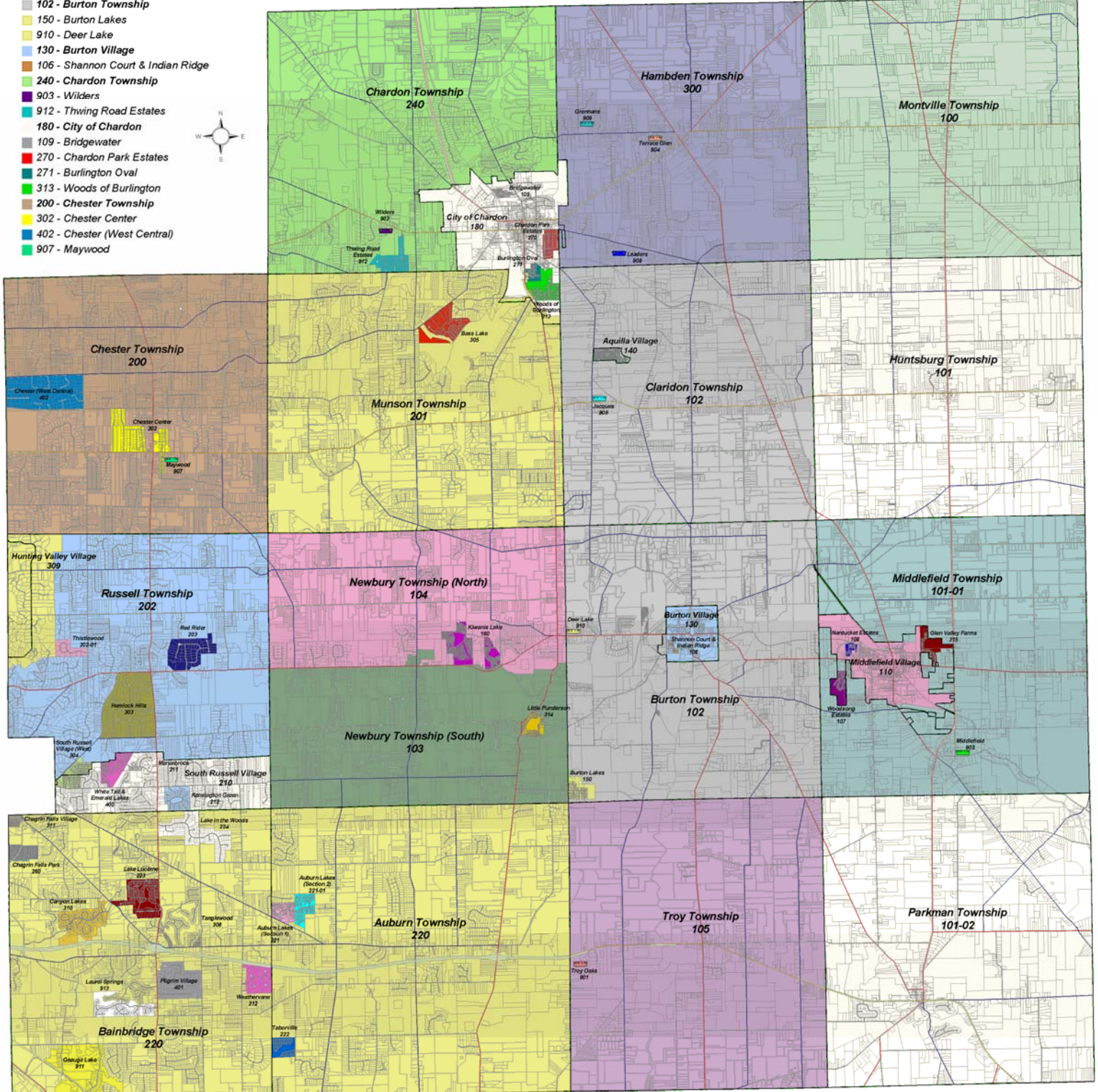
- 201 - Munson Township
- 305 - Bass Lake
- 104 - Newbury Township (North)
- 160 - Kiwanis Lake
- 103 - Newbury Township (South)
- 314 - Little Punderson
- 101-02 - Parkman Township

- 202 - Russell Township
- 202-01 - Thistlewood
- 203 - Red Rider
- 303 - Hemlock Hills
- 309 - Hunting Valley Village
- 210 - South Russell Village
- 211 - Manorbrook
- 212 - Kensington Green
- 304 - South Russell Village (West)
- 400 - White Tail & Emerald Lakes
- 100 - Thompson Township
- 906 - Rustic Pines
- 105 - Troy Township
- 901 - Troy Oaks

Geauga County GIS



Tracy A. Jemison, AAS
Geauga County Auditor



Geauga County

New Homes Built

	2005	2006	2007
Number of Homes Built	408	329	305
Average Sq. Footage of New Home	2,530	2,731	2,583
Average Value of New Home*	\$324,497	\$361,220	\$386,269
Average Value of Existing Homes*	\$221,919	\$224,014	\$226,081
Average Taxes Paid per Year**	\$3,692	\$3,806	\$3,848
Total Dollar Amount Added for New Home Construction	\$86,224,700	\$76,964,700	\$69,929,700

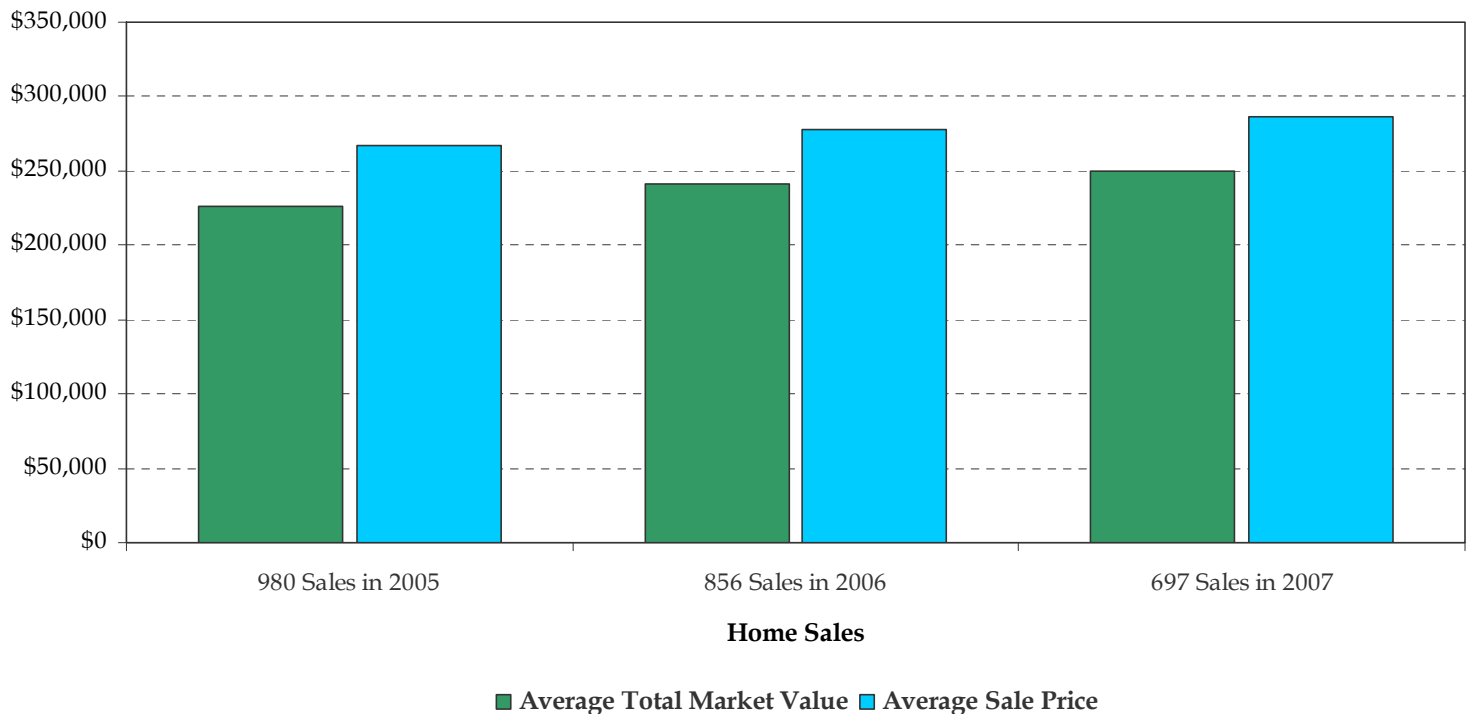
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	980	856	697
Average Home Sale Price	\$267,600	\$277,900	\$286,100
Average Sq. Foot per Home	2,157	2,176	2,205
Average Sale Price per Sq. Foot*	\$124	\$128	\$130
Avg. Market Value of Homes Sold	\$226,627	\$240,757	\$249,806
Average Age of Homes Sold	1968	1969	1972

* includes land

** 2007 average taxes may have decreased due to a large number of property owners that qualified for the new Homestead Exemption Law

Geauga County Home Sales 2005 - 2007



Auburn Township

New Homes Built

	2005	2006	2007
Number of Homes Built	54	47	61
Average Sq. Footage of New Home	3,021	3,058	3,005
Average Value of New Home*	\$384,383	\$419,291	\$406,689
Average Value of Existing Homes*	\$253,652	\$258,435	\$264,310
Average Taxes Paid per Year**	\$4,660	\$4,789	\$4,837
Total Dollar Amount Added for New Home Construction	\$14,217,800	\$13,900,600	\$13,657,400

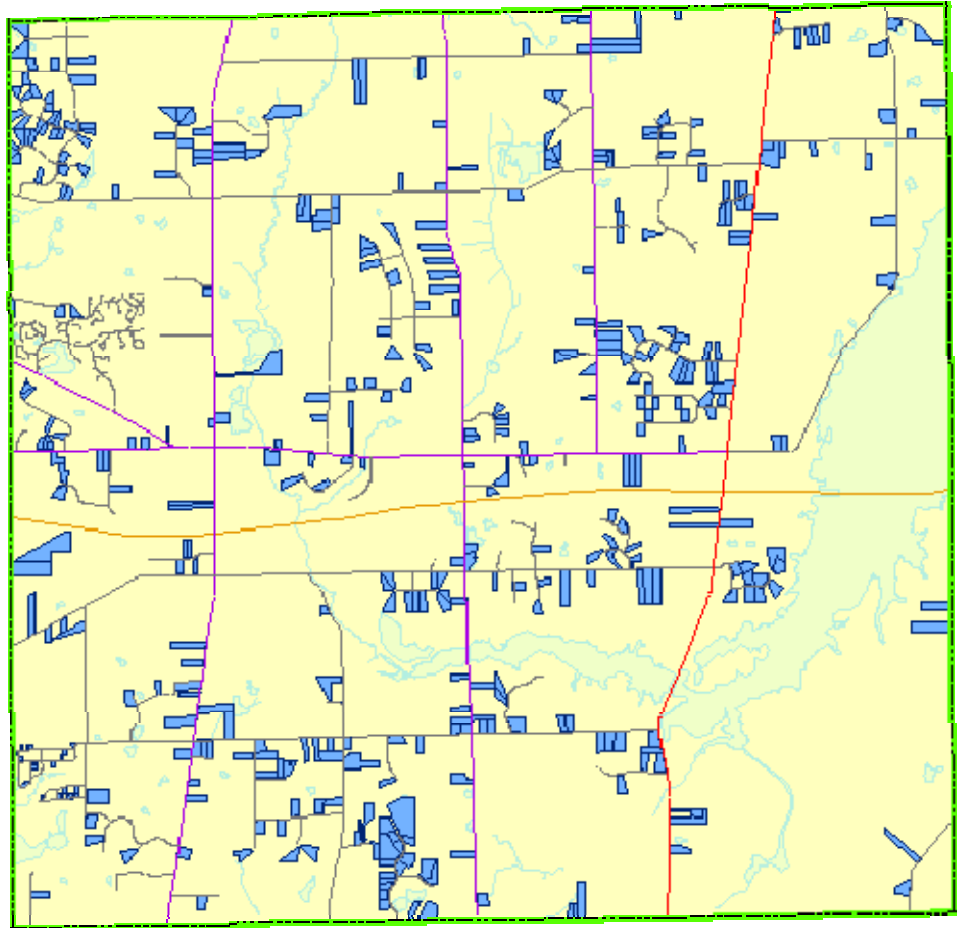
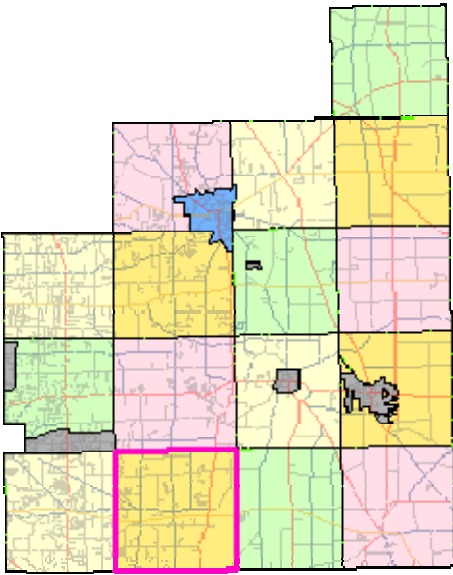
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	77	62	63
Average Home Sale Price	\$329,900	\$353,400	\$385,000
Average Sq. Foot per Home	2,509	2,618	2,784
Average Sale Price per Sq. Foot*	\$131	\$135	\$138
Avg. Market Value of Homes Sold	\$256,606	\$293,933	\$334,790
Average Age of Homes Sold	1984	1990	1991

* includes land

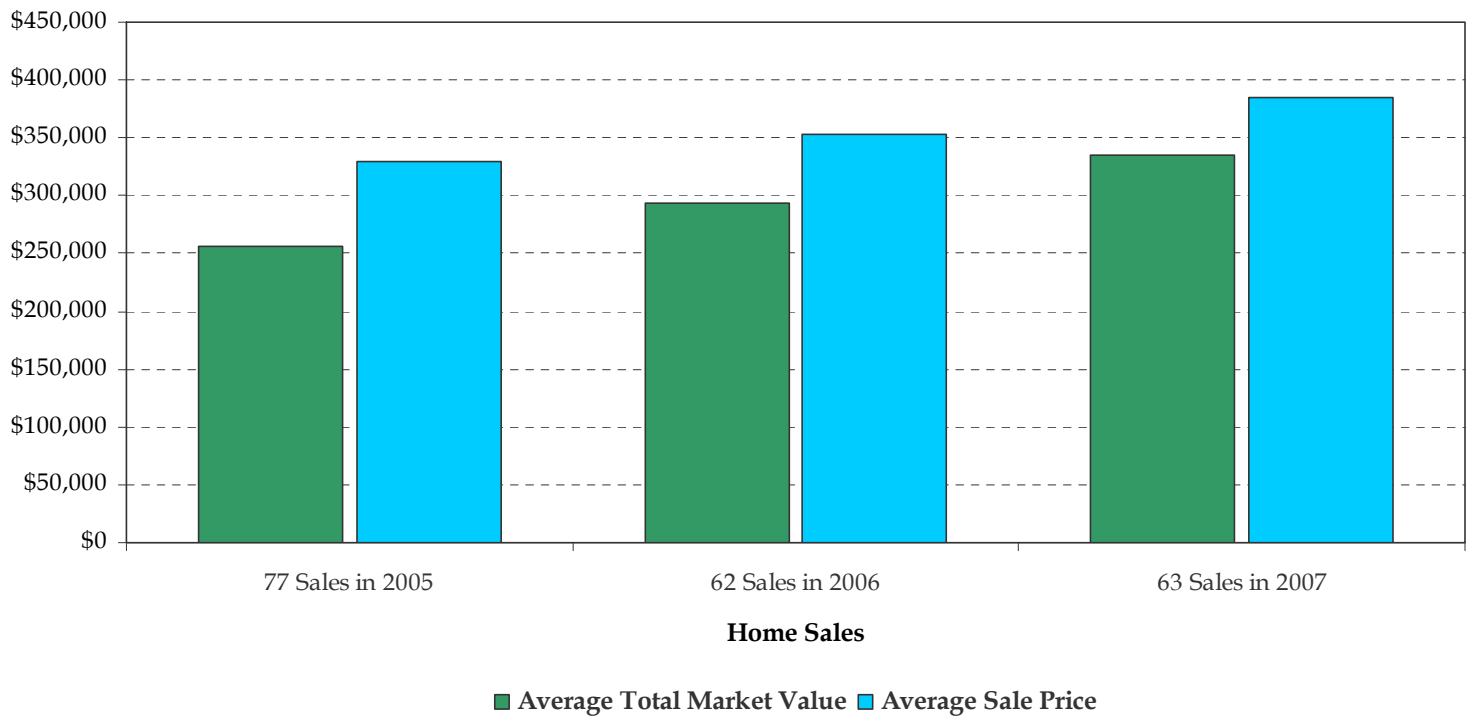
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Auburn Township



■ Homes Sold 2005-2007

Auburn Township Home Sales 2005 - 2007



Bainbridge Township

New Homes Built

	2005	2006	2007
Number of Homes Built	39	40	34
Average Sq. Footage of New Home	3,345	3,731	3,735
Average Value of New Home*	\$519,208	\$563,605	\$664,565
Average Value of Existing Homes*	\$275,114	\$278,764	\$283,048
Average Taxes Paid per Year**	\$2,604	\$5,677	\$5,796
Total Dollar Amount Added for New Home Construction	\$13,304,200	\$13,545,600	\$13,723,400

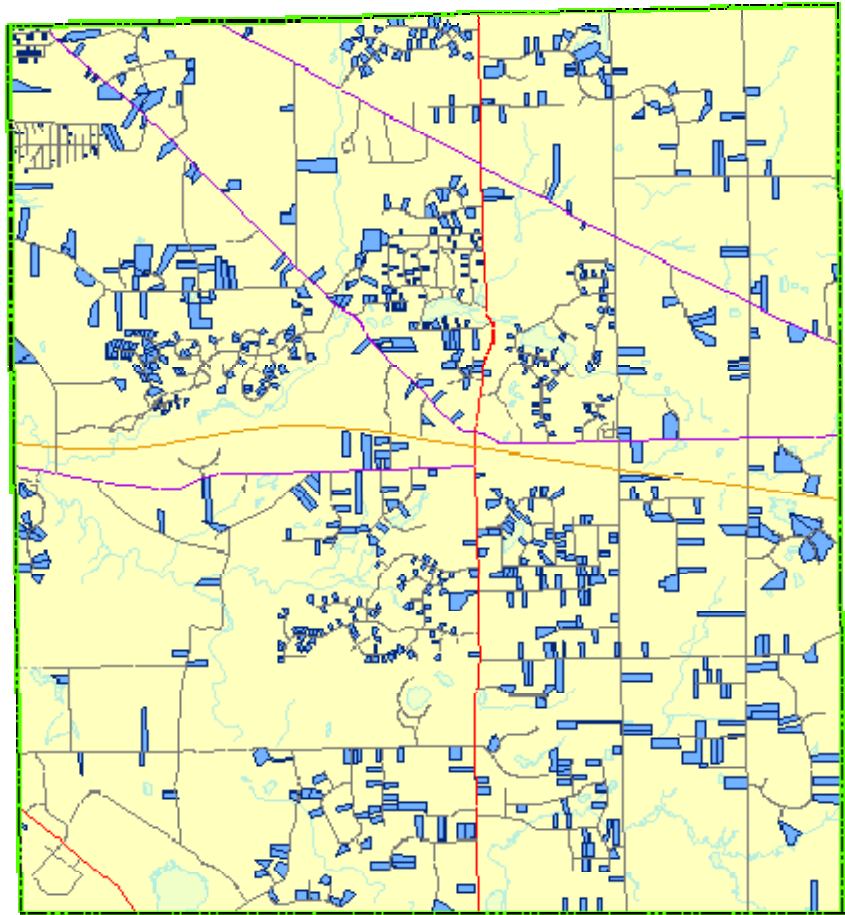
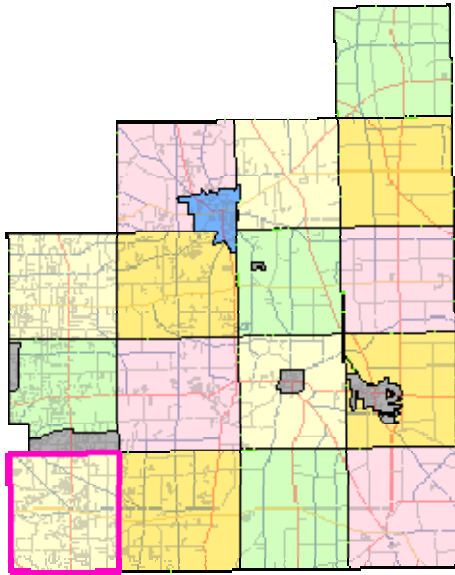
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	148	148	105
Average Home Sale Price	\$351,700	\$361,000	\$375,000
Average Sq. Foot per Home	2,637	2,638	2,639
Average Sale Price per Sq. Foot*	\$133	\$137	\$142
Avg. Market Value of Homes Sold	\$298,548	\$304,149	\$324,526
Average Age of Homes Sold	1975	1973	1975

* includes land

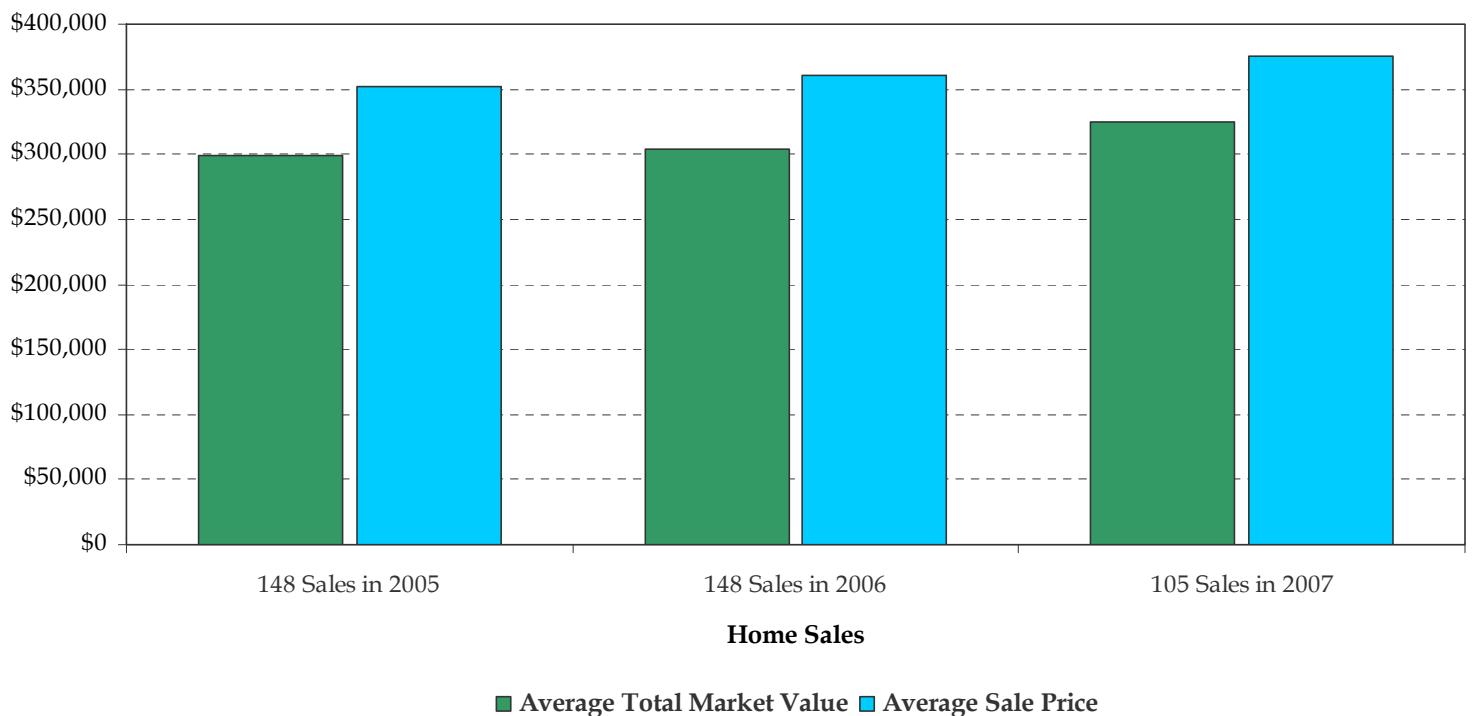
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Bainbridge Township



Homes Sold 2005-2007

Bainbridge Township Home Sales 2005 - 2007



Burton Township

New Homes Built

	2005	2006	2007
Number of Homes Built	12	11	9
Average Sq. Footage of New Home	1,941	2,180	2,643
Average Value of New Home*	\$223,050	\$267,473	\$279,822
Average Value of Existing Homes*	\$161,292	\$162,709	\$163,378
Average Taxes Paid per Year**	\$2,002	\$2,020	\$1,986
Total Dollar Amount Added for New Home Construction	\$1,484,200	\$1,425,200	\$1,321,500

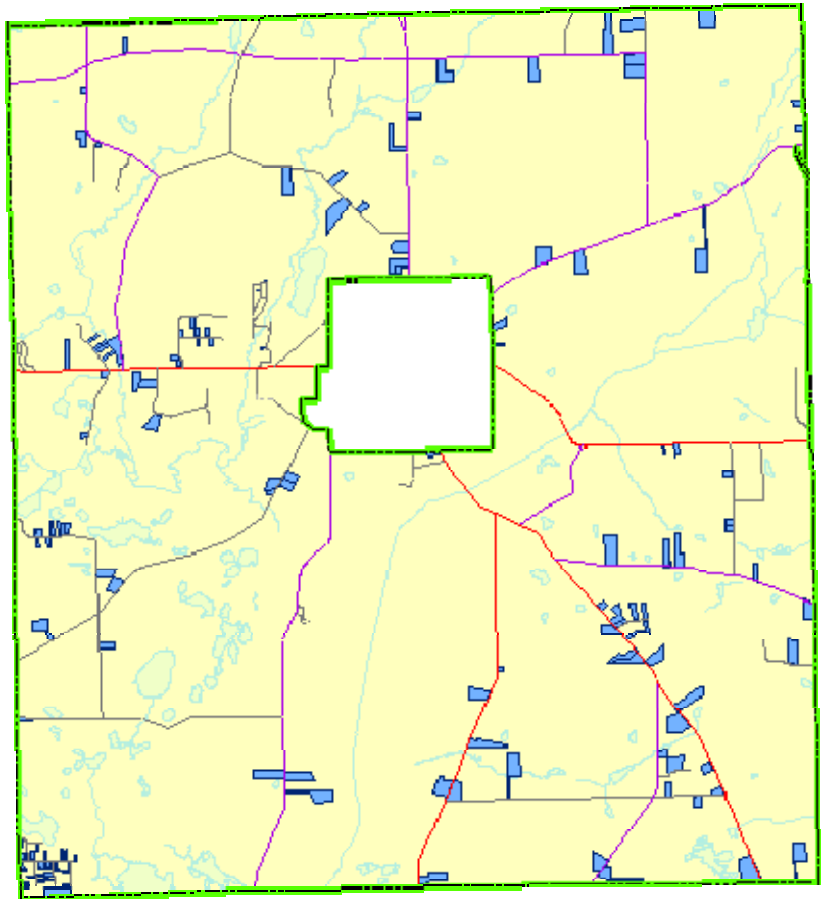
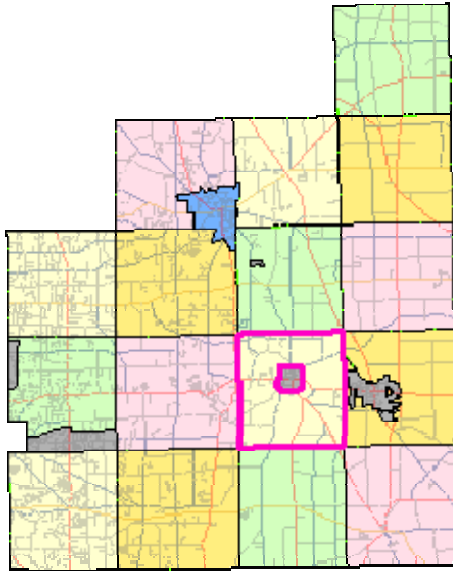
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	26	20	12
Average Home Sale Price	\$173,500	\$156,700	\$195,200
Average Sq. Foot per Home	1,624	1,474	1,580
Average Sale Price per Sq. Foot*	\$107	\$106	\$124
Avg. Market Value of Homes Sold	\$140,300	\$120,545	\$157,250
Average Age of Homes Sold	1953	1941	1961

* includes land

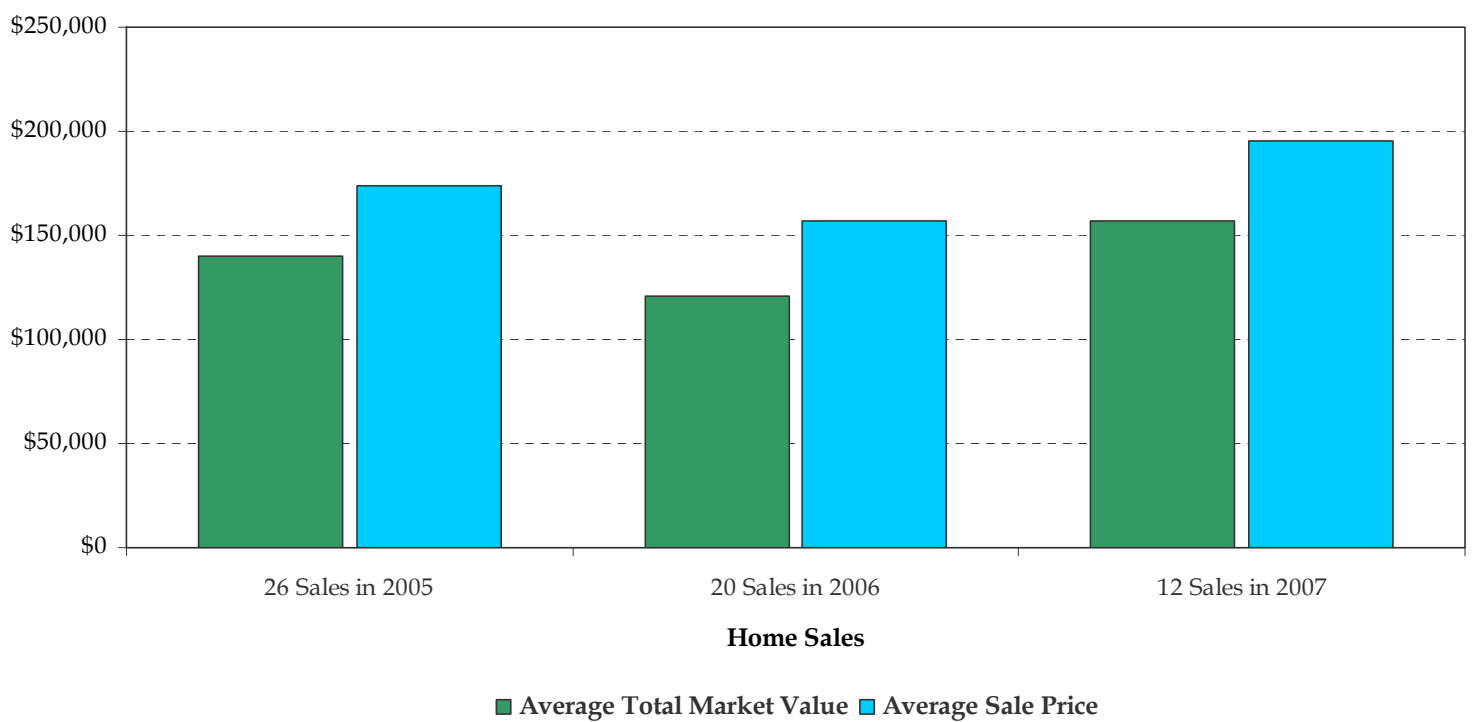
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Burton Township



■ Homes Sold 2005-2007

Burton Township Home Sales 2005 - 2007



Burton Village

New Homes Built

	2005	2006	2007
Number of Homes Built	2	0	0
Average Sq. Footage of New Home	2,311	0	0
Average Value of New Home*	\$240,050	\$0	\$0
Average Value of Existing Homes*	\$136,494	\$136,485	\$137,071
Average Taxes Paid**	\$1,864	\$1,800	\$1,758
Total Dollar Amount Added for New Home Construction	\$311,400	\$0	\$0

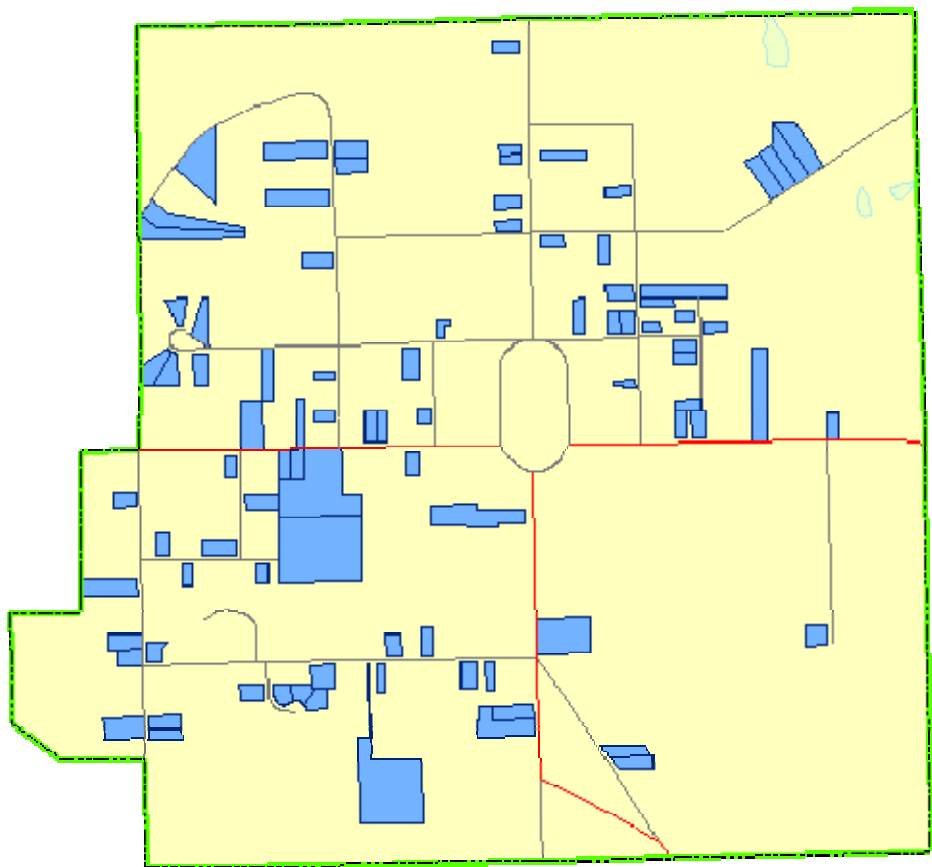
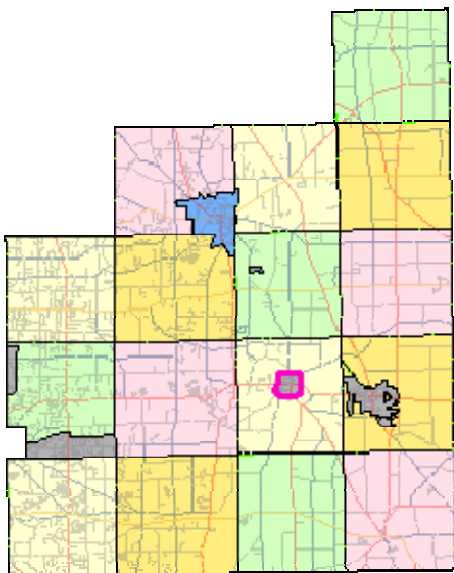
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	17	13	9
Average Home Sale Price	\$182,700	\$164,100	\$143,300
Average Sq. Foot per Home	1,840	1,500	1,309
Average Sale Price per Sq. Foot*	\$99	\$109	\$109
Avg. Market Value of Homes Sold	\$165,205	\$149,546	\$117,911
Average Age of Homes Sold	1947	1944	1954

* includes land

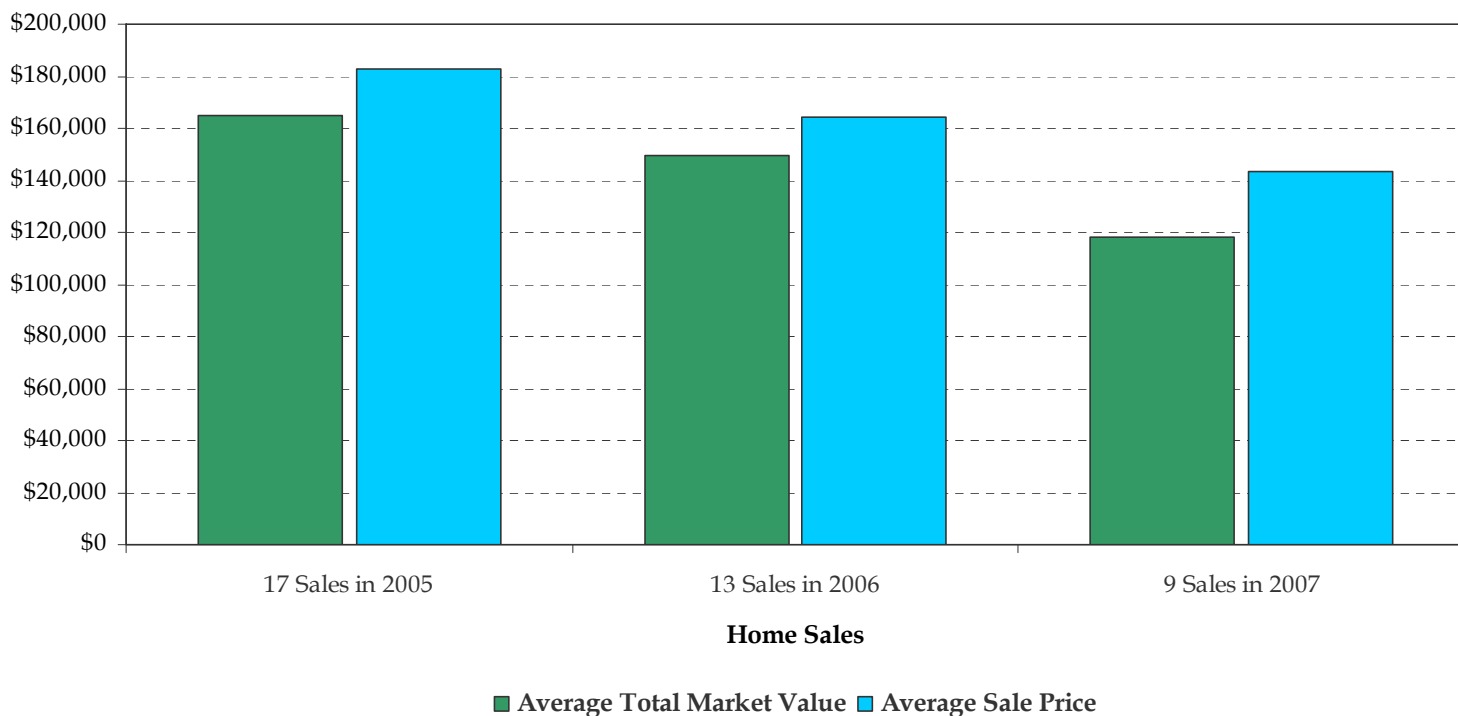
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Burton Village



■ Homes Sold 2005-2007

Burton Village Home Sales 2005 - 2007



Chardon Township

New Homes Built

	2005	2006	2007
Number of Homes Built	14	18	7
Average Sq. Footage of New Home	3,508	3,017	3,243
Average Value of New Home*	\$493,864	\$420,106	\$435,643
Average Value of Existing Homes*	\$231,807	\$234,296	\$234,828
Average Taxes Paid per Year**	\$3,196	\$3,630	\$3,580
Total Dollar Amount Added for New Home Construction	\$5,127,800	\$5,387,900	\$2,090,800

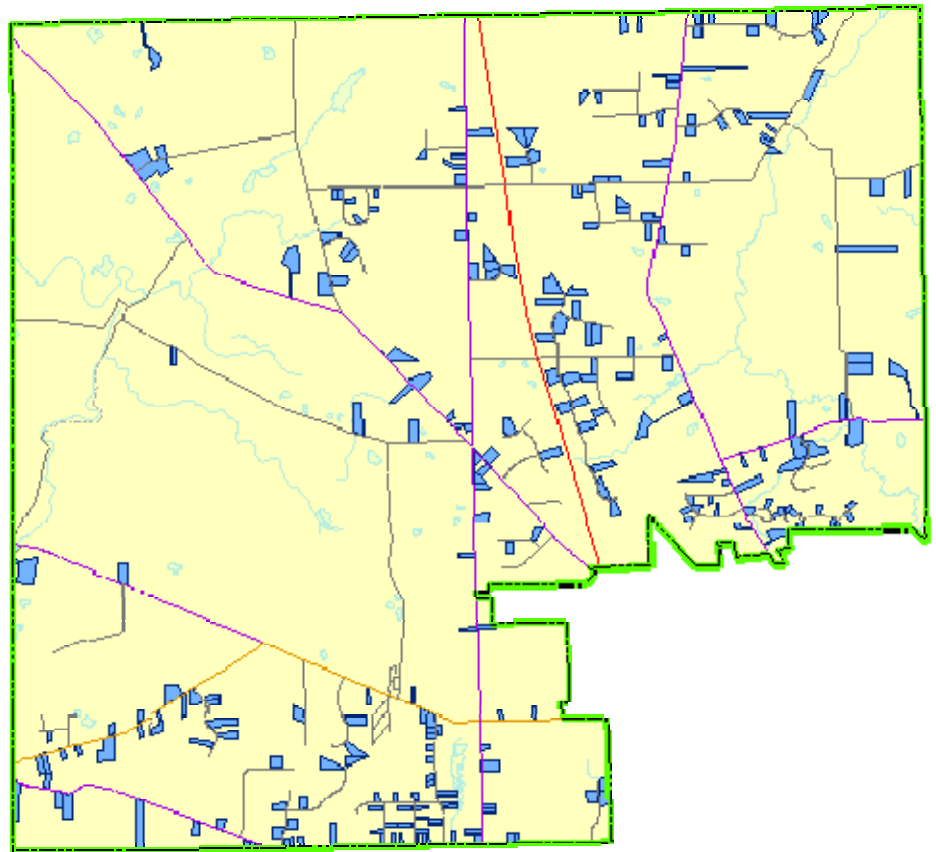
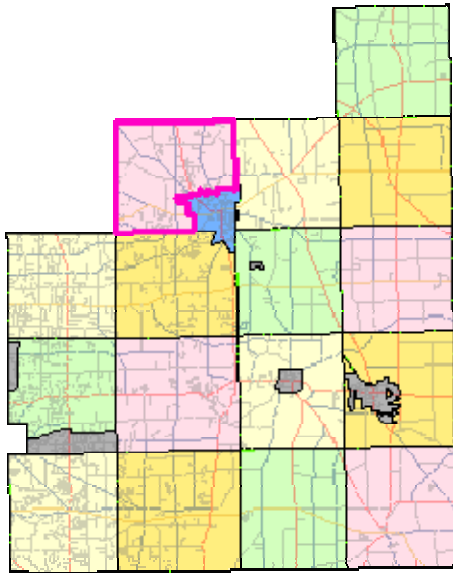
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	49	43	18
Average Home Sale Price	\$282,600	\$290,200	\$230,800
Average Sq. Foot per Home	2,110	2,281	2,033
Average Sale Price per Sq. Foot*	\$134	\$127	\$114
Average Total Market Value of Home	\$245,254	\$256,193	\$208,317
Average Age of Homes Sold	1971	1981	1968

* includes land

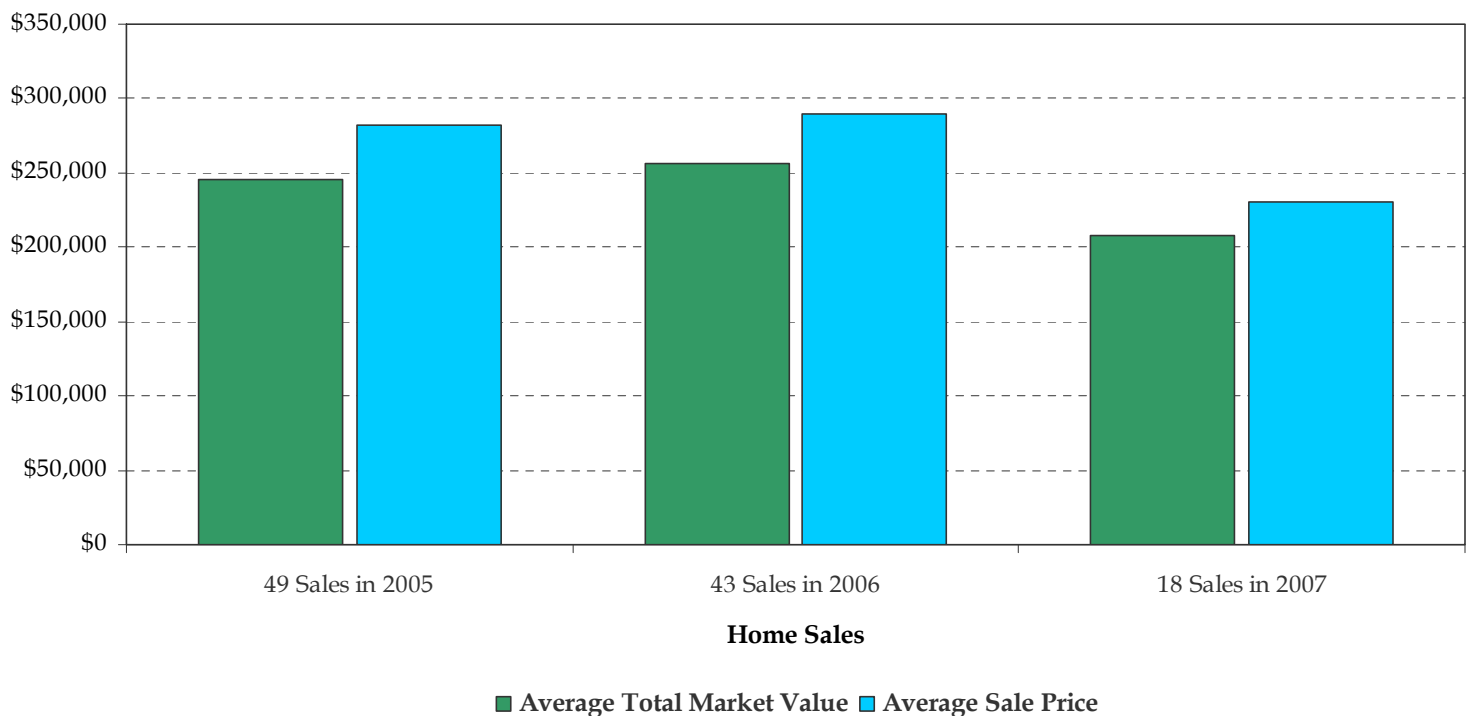
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Chardon Township



Homes Sold 2005-2007

Chardon Township Home Sales 2005 - 2007



City of Chardon

New Homes Built

	2005	2006	2007
Number of Homes Built	19	10	2
Average Sq. Footage of New Home	2,000	2,102	2,085
Average Value of New Home*	\$264,368	\$271,350	\$277,000
Average Value of Existing Homes*	\$178,725	\$159,771	\$160,166
Average Taxes Paid per Year**	\$2,272	\$2,571	\$2,530
Total Dollar Amount Added for New Home Construction	\$3,666,500	\$2,014,500	\$255,400

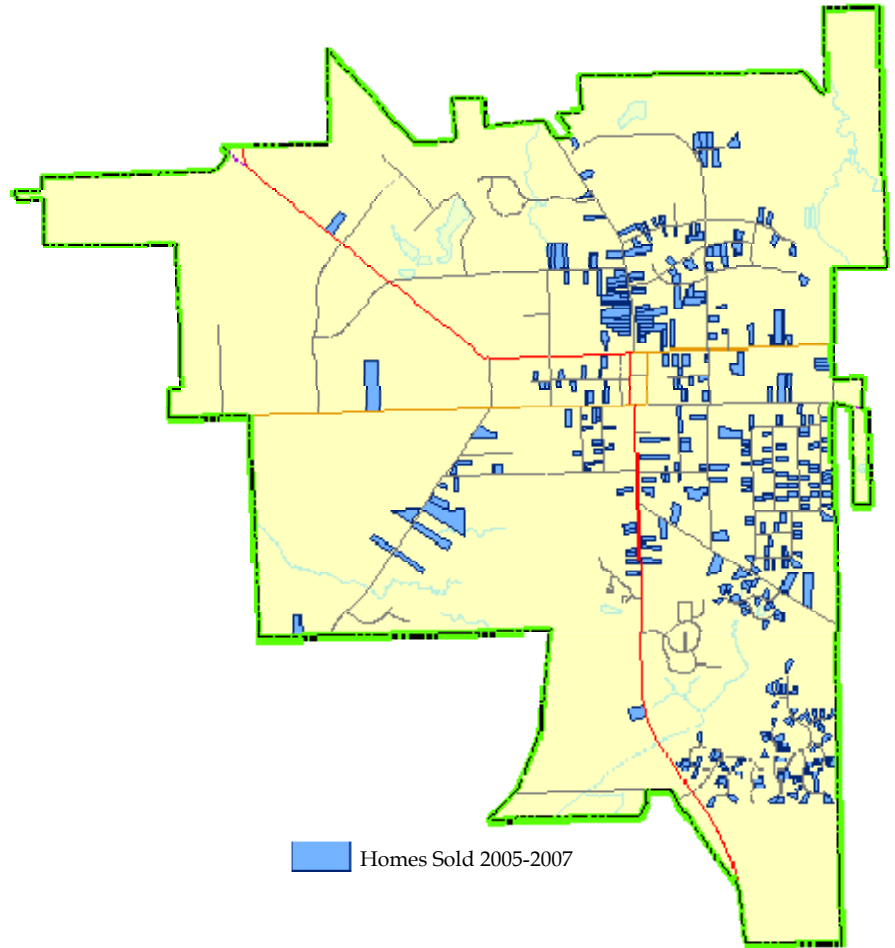
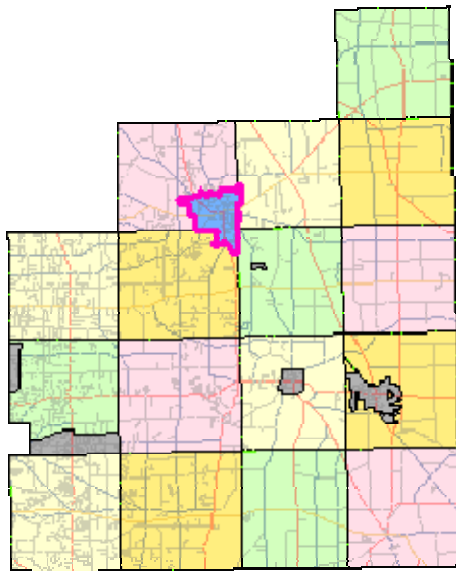
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	71	58	55
Average Home Sale Price	\$193,400	\$196,500	\$195,500
Average Sq. Foot per Home	1,642	1,679	1,681
Average Sale Price per Sq. Foot*	\$118	\$117	\$116
Avg. Market Value of Homes Sold	\$160,223	\$178,255	\$169,667
Average Age of Homes Sold	1960	1965	1952

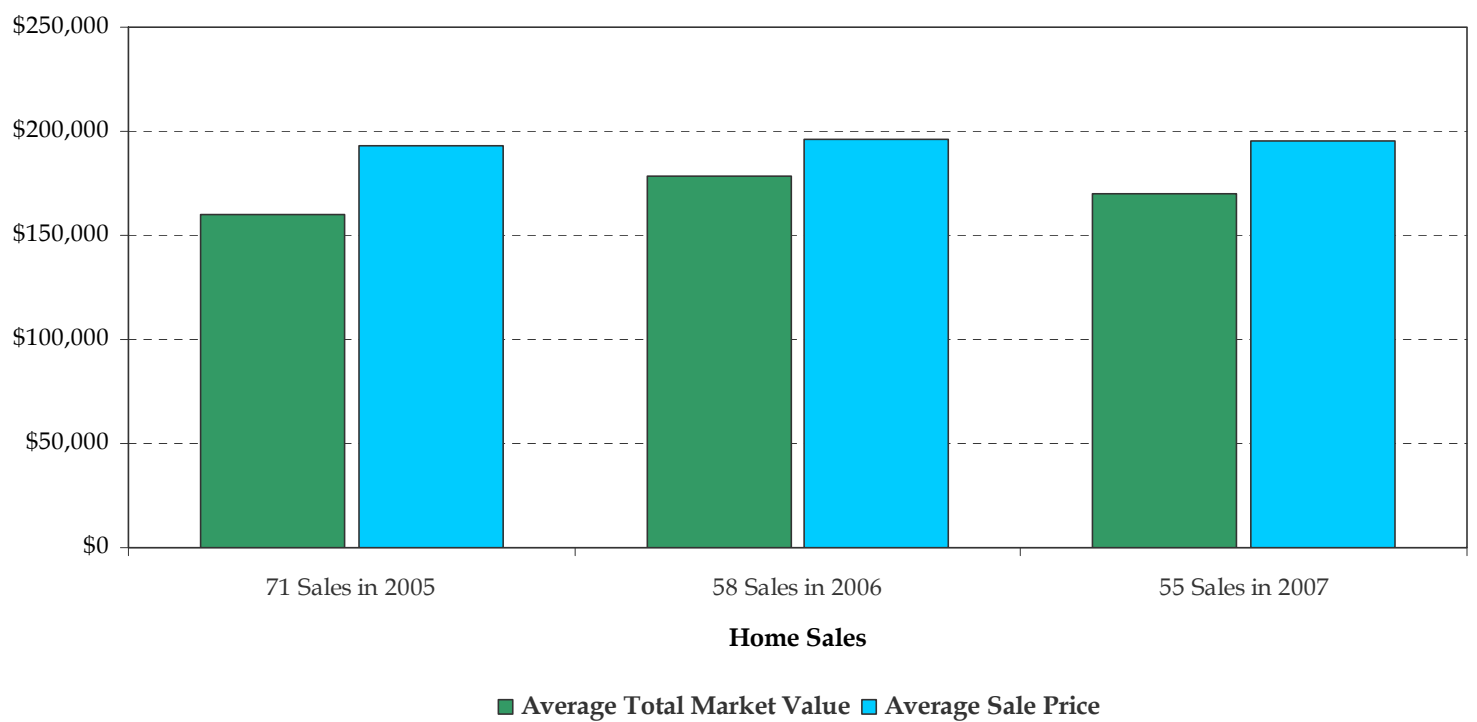
* includes land

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City of Chardon



City of Chardon Home Sales 2005 - 2007



Chester Township

New Homes Built

	2005	2006	2007
Number of Homes Built	20	11	7
Average Sq. Footage of New Home	3,017	3,199	3,658
Average Value of New Home*	\$379,705	\$431,173	\$621,686
Average Value of Existing Homes*	\$225,917	\$226,650	\$227,514
Average Taxes Paid per Year**	\$4,028	\$4,051	\$3,961
Total Dollar Amount Added for New Home Construction	\$4,448,000	\$3,311,900	\$2,275,000

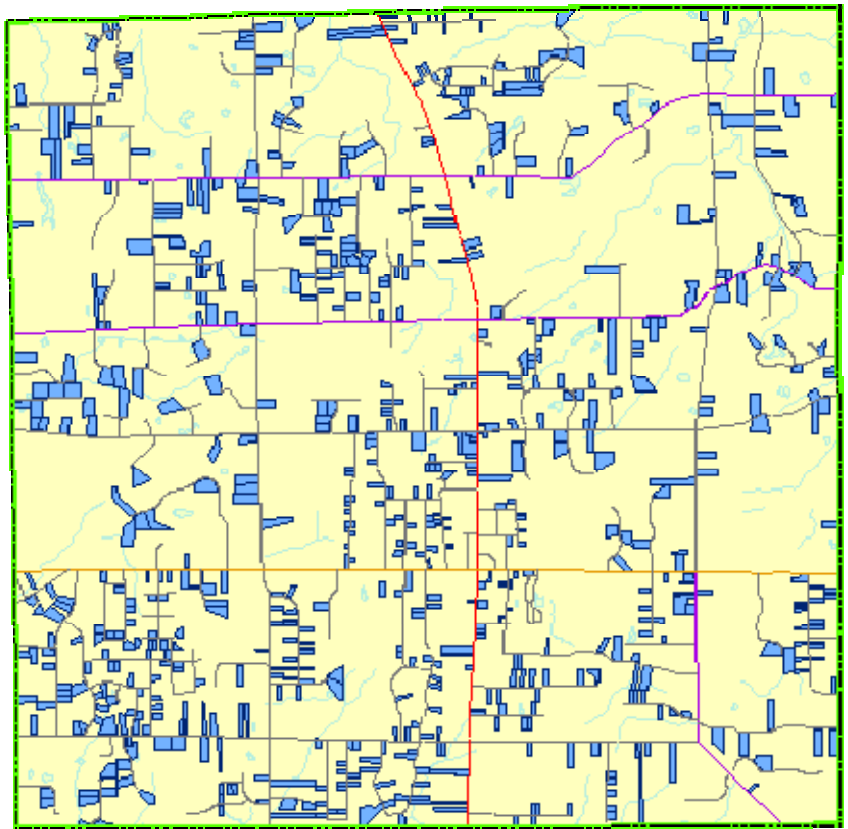
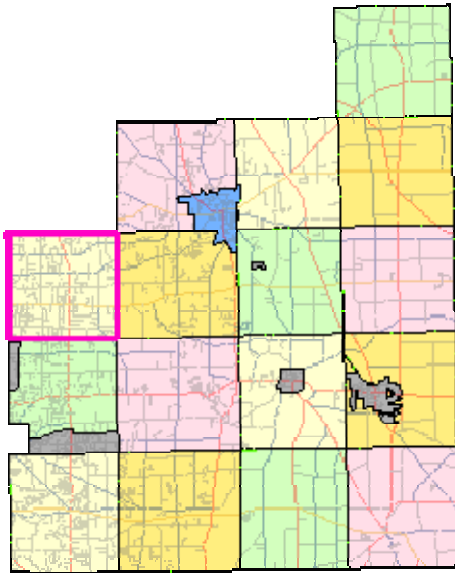
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	129	97	82
Average Home Sale Price	\$261,300	\$236,300	\$243,500
Average Sq. Foot per Home	2,139	2,025	2,044
Average Sale Price per Sq. Foot*	\$122	\$117	\$119
Avg. Market Value of Homes Sold	\$227,487	\$211,491	\$217,806
Average Age of Homes Sold	1965	1962	1967

* includes land

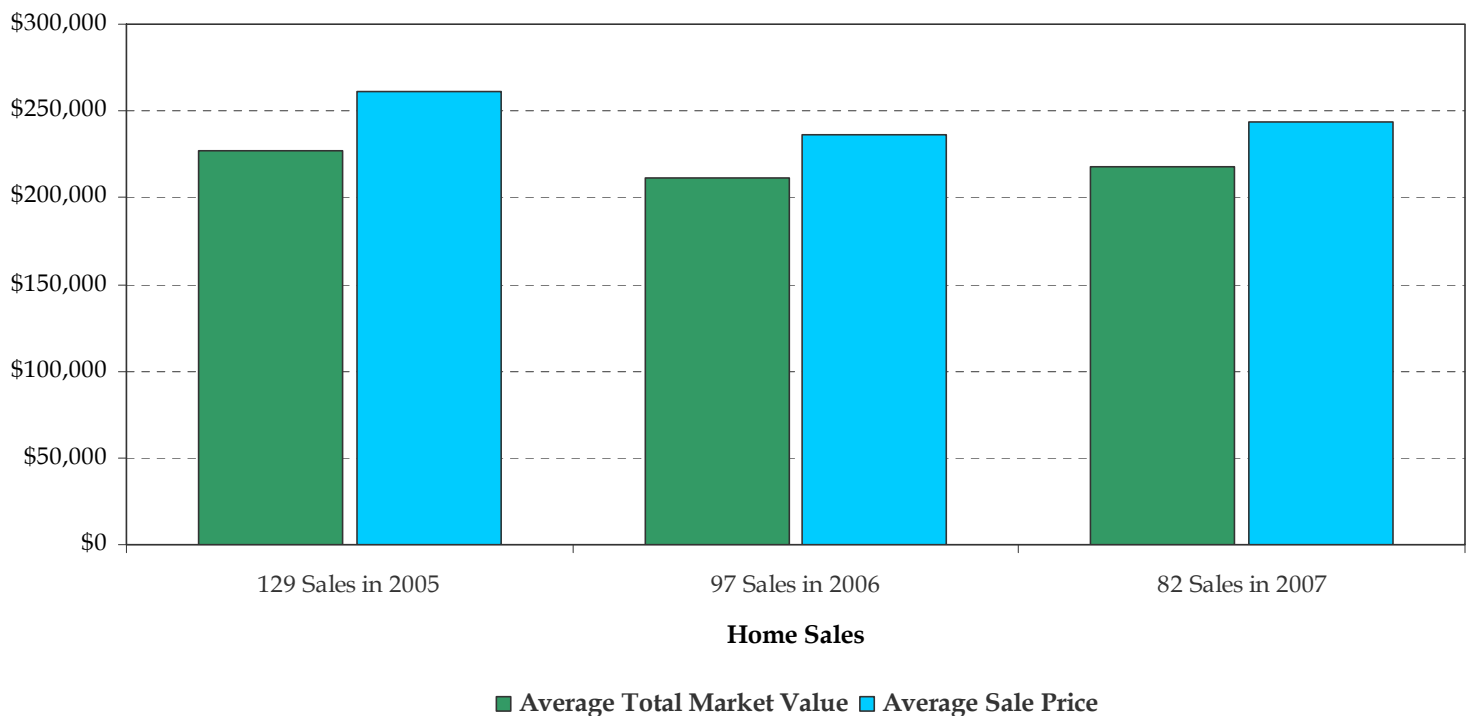
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Chester Township



 Homes Sold 2005-2007

Chester Township Home Sales 2005 - 2007



Claridon Township

New Homes Built

	2005	2006	2007
Number of Homes Built	13	8	11
Average Sq. Footage of New Home	2,505	2,381	2,388
Average Value of New Home*	\$302,046	\$282,350	\$291,264
Average Value of Existing Homes*	\$182,677	\$184,410	\$186,019
Average Taxes Paid per Year**	\$2,336	\$2,419	\$2,388
Total Dollar Amount Added for New Home Construction	\$2,647,300	\$1,390,100	\$2,042,700

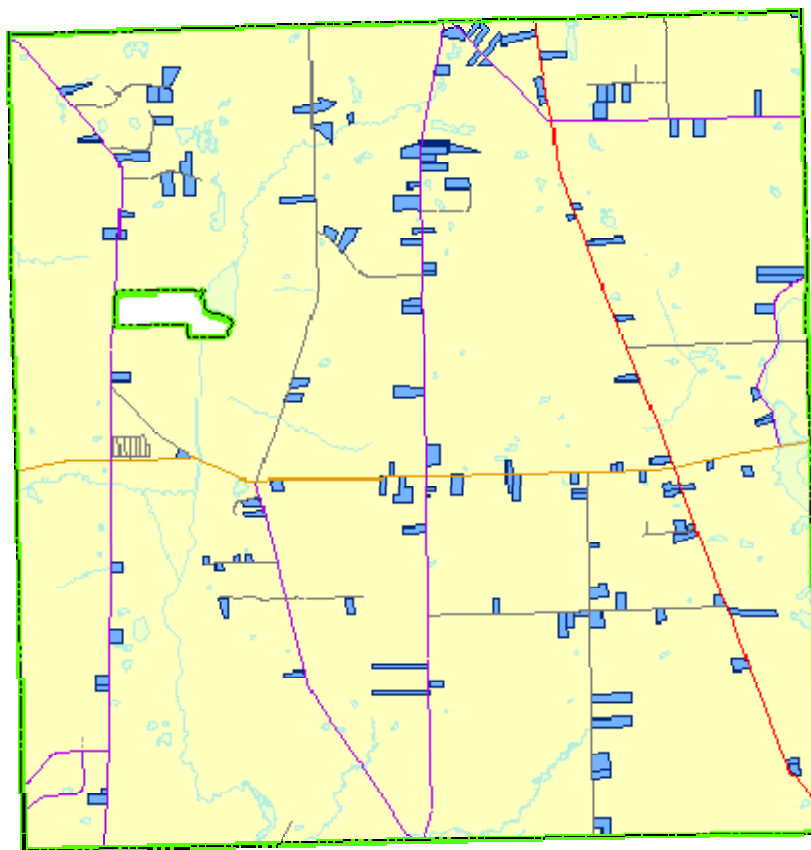
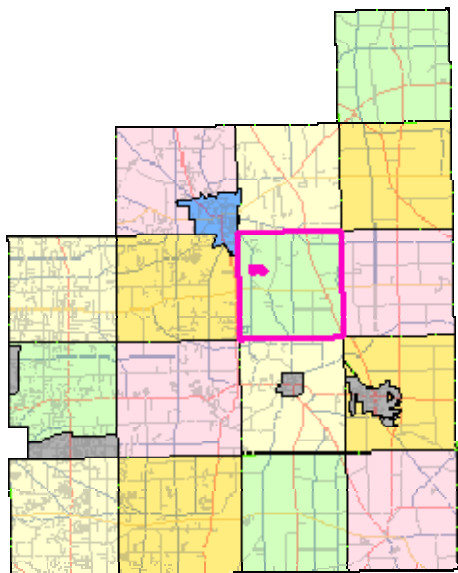
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	17	24	11
Average Home Sale Price	\$192,300	\$209,100	\$239,600
Average Sq. Foot per Home	1,830	1,884	1,845
Average Sale Price per Sq. Foot*	\$105	\$111	\$130
Average Total Market Value of Home	\$159,247	\$184,148	\$202,300
Average Age of Homes Sold	1959	1959	1972

* includes land

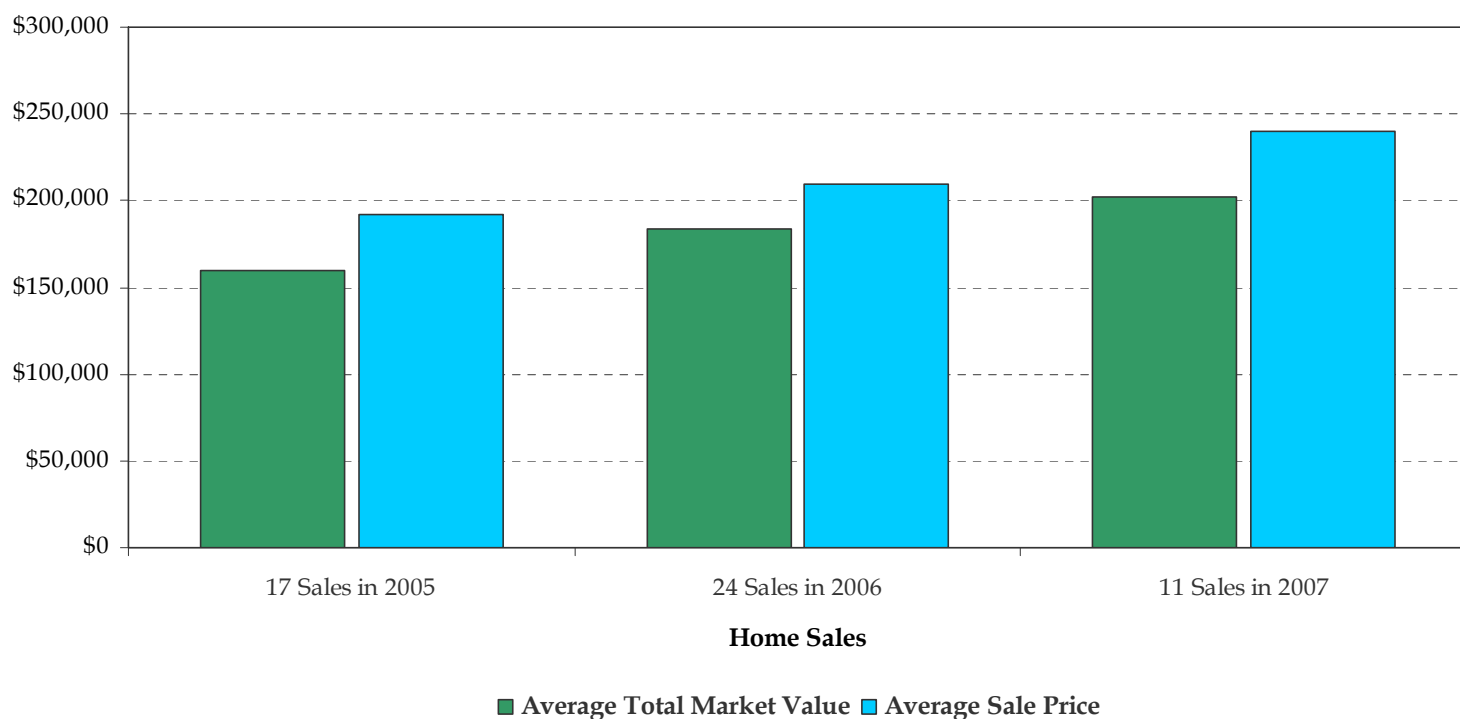
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Claridon Township



Homes Sold 2005-2007

Claridon Township Home Sales 2005 - 2007



Aquila Village

New Homes Built

	2005	2006	2007
Number of Homes Built	0	2	1
Average Sq. Footage of New Home	-	1,342	1,400
Average Value of New Home*	-	\$126,500	\$132,600
Average Value of Existing Homes*	\$83,675	\$84,269	\$85,017
Average Taxes Paid per Year**	\$1,388	\$1,538	\$1,544
Total Dollar Amount Added for New Home Construction	-	\$147,000	\$117,100

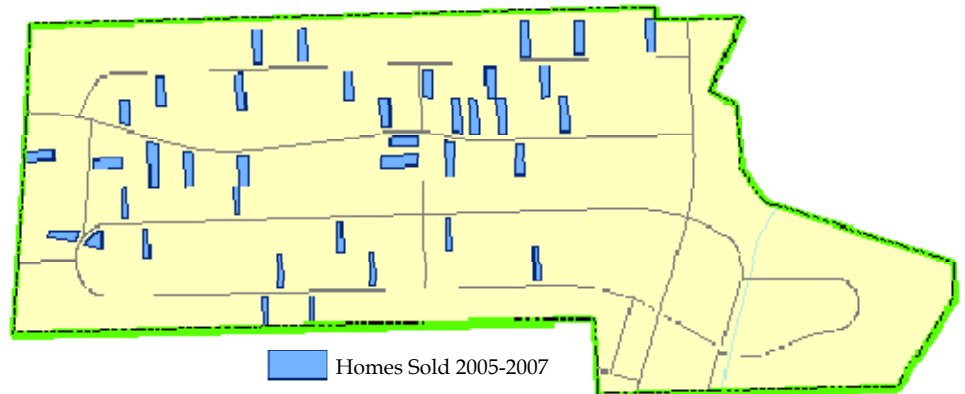
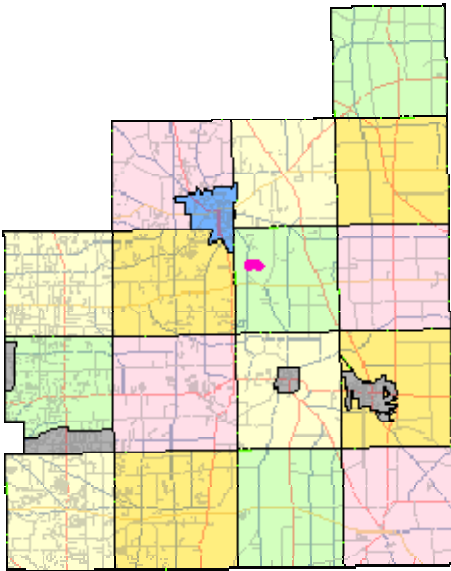
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	3	11	5
Average Home Sale Price	\$100,500	\$102,000	\$116,600
Average Sq. Foot per Home	1,610	908	1,191
Average Sale Price per Sq. Foot*	\$62	\$112	\$98
Avg. Market Value of Homes Sold	\$99,000	\$73,130	\$99,340
Average Age of Homes Sold	1930	1942	1942

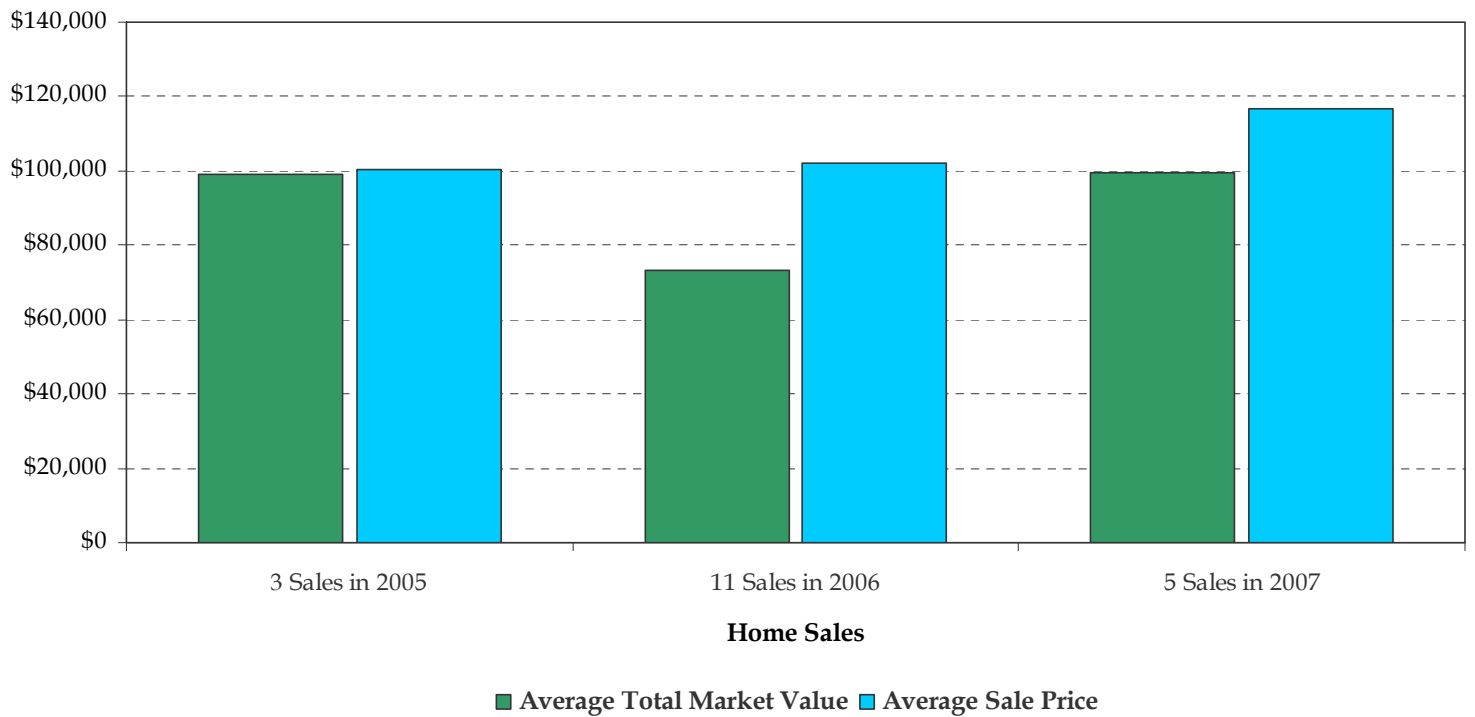
* includes land

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Aquila Village



Aquila Village Home Sales 2005 - 2007



Hambden Township

New Homes Built

	2005	2006	2007
Number of Homes Built	51	42	34
Average Sq. Footage of New Home	2,586	2,658	2,725
Average Value of New Home*	\$300,639	\$329,967	\$361,524
Average Value of Existing Homes*	\$207,991	\$212,909	\$216,746
Average Taxes Paid per Year**	\$2,890	\$3,391	\$3,431
Total Dollar Amount Added for New Home Construction	\$9,635,900	\$9,083,300	\$7,538,800

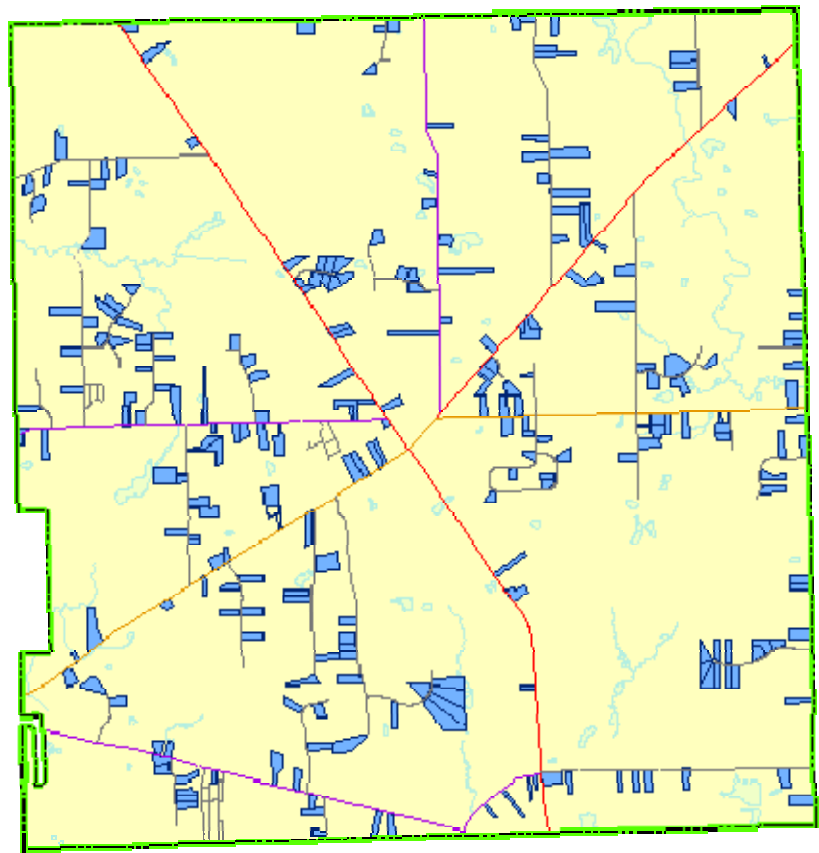
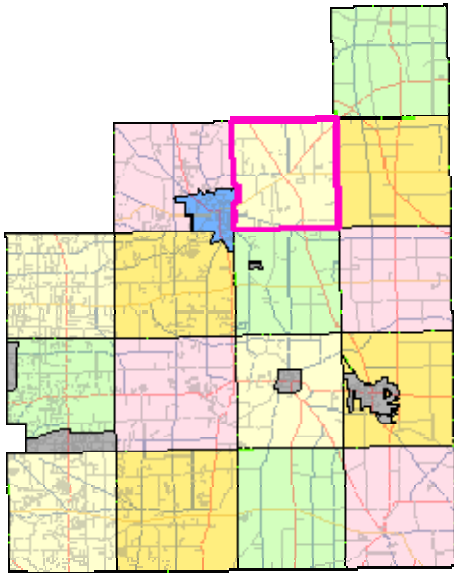
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	37	32	37
Average Home Sale Price	\$268,300	\$244,600	\$257,800
Average Sq. Foot per Home	2,034	1,955	2,190
Average Sale Price per Sq. Foot*	\$132	\$125	\$118
Average Total Market Value of Home	\$209,031	\$221,019	\$237,197
Average Age of Homes Sold	1981	1985	1979

* includes land

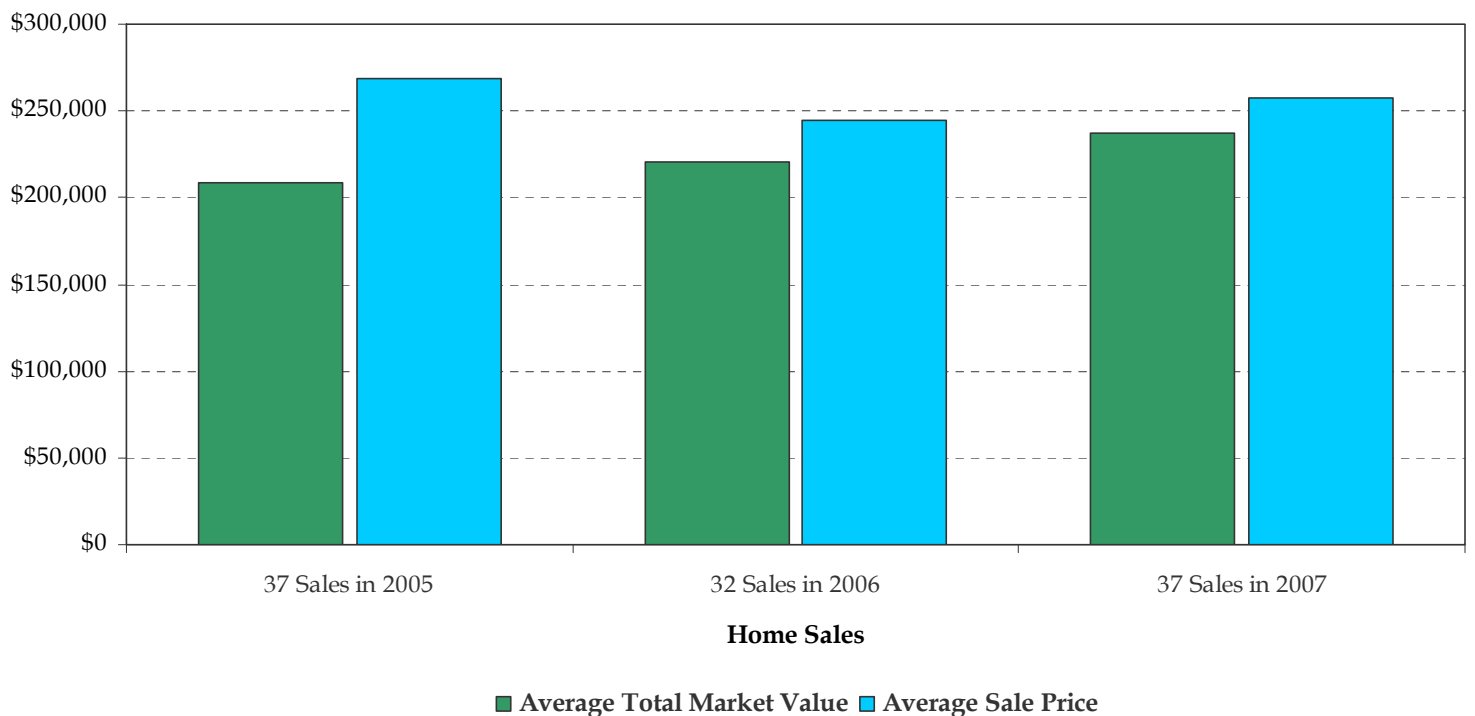
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Hambden Township



Homes Sold 2005-2007

Hambden Township Home Sales 2005 - 2007



Huntsburg Township

New Homes Built

	2005	2006	2007
Number of Homes Built	23	10	11
Average Sq. Footage of New Home	1,789	2,184	2,024
Average Value of New Home*	\$211,461	\$240,080	\$237,745
Average Value of Existing Homes*	\$156,078	\$156,930	\$157,800
Average Taxes Paid per Year**	\$2,056	\$2,061	\$2,310
Total Dollar Amount Added for New Home Construction	\$2,829,700	\$1,466,100	\$1,393,900

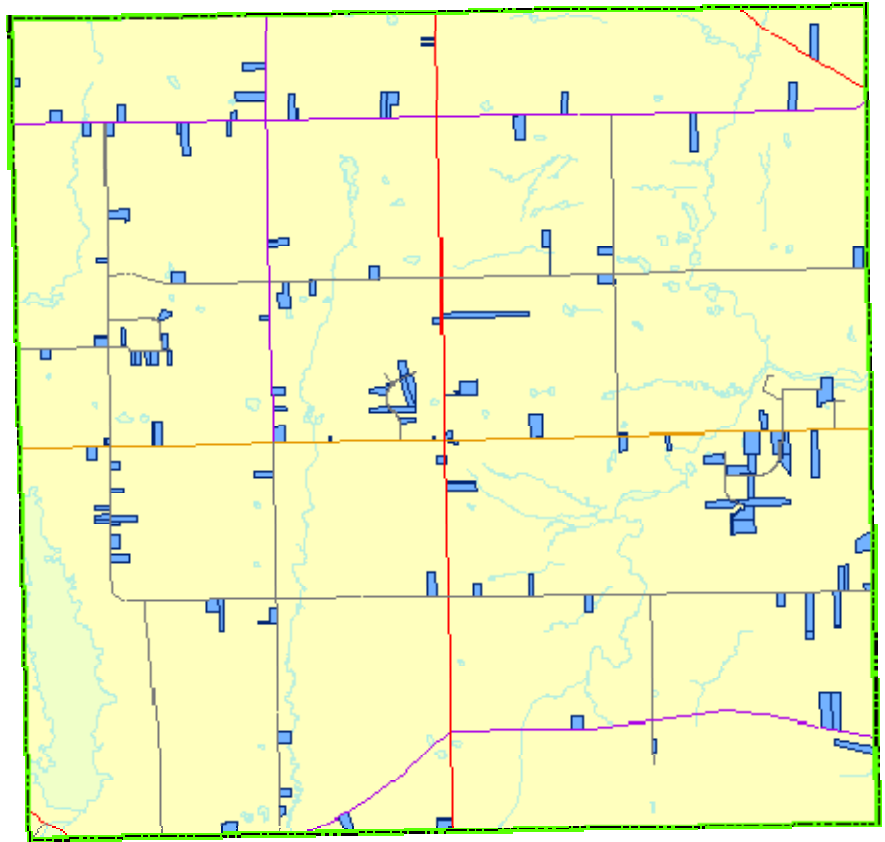
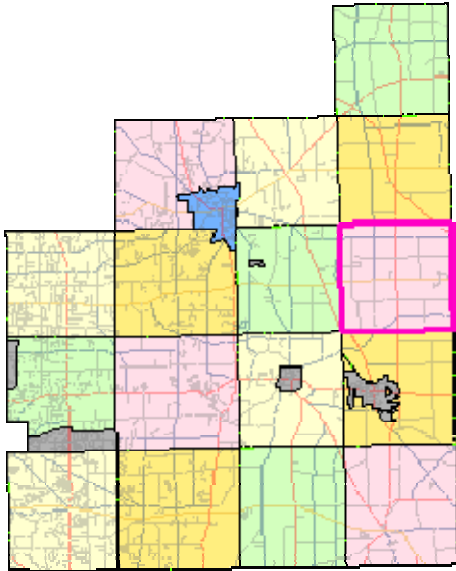
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	14	13	10
Average Home Sale Price	\$194,700	\$173,700	\$199,700
Average Sq. Foot per Home	1,915	1,830	2,007
Average Sale Price per Sq. Foot*	\$102	\$95	\$100
Avg. Market Value of Homes Sold	\$177,227	\$155,708	\$190,810
Average Age of Homes Sold	1985	1967	1979

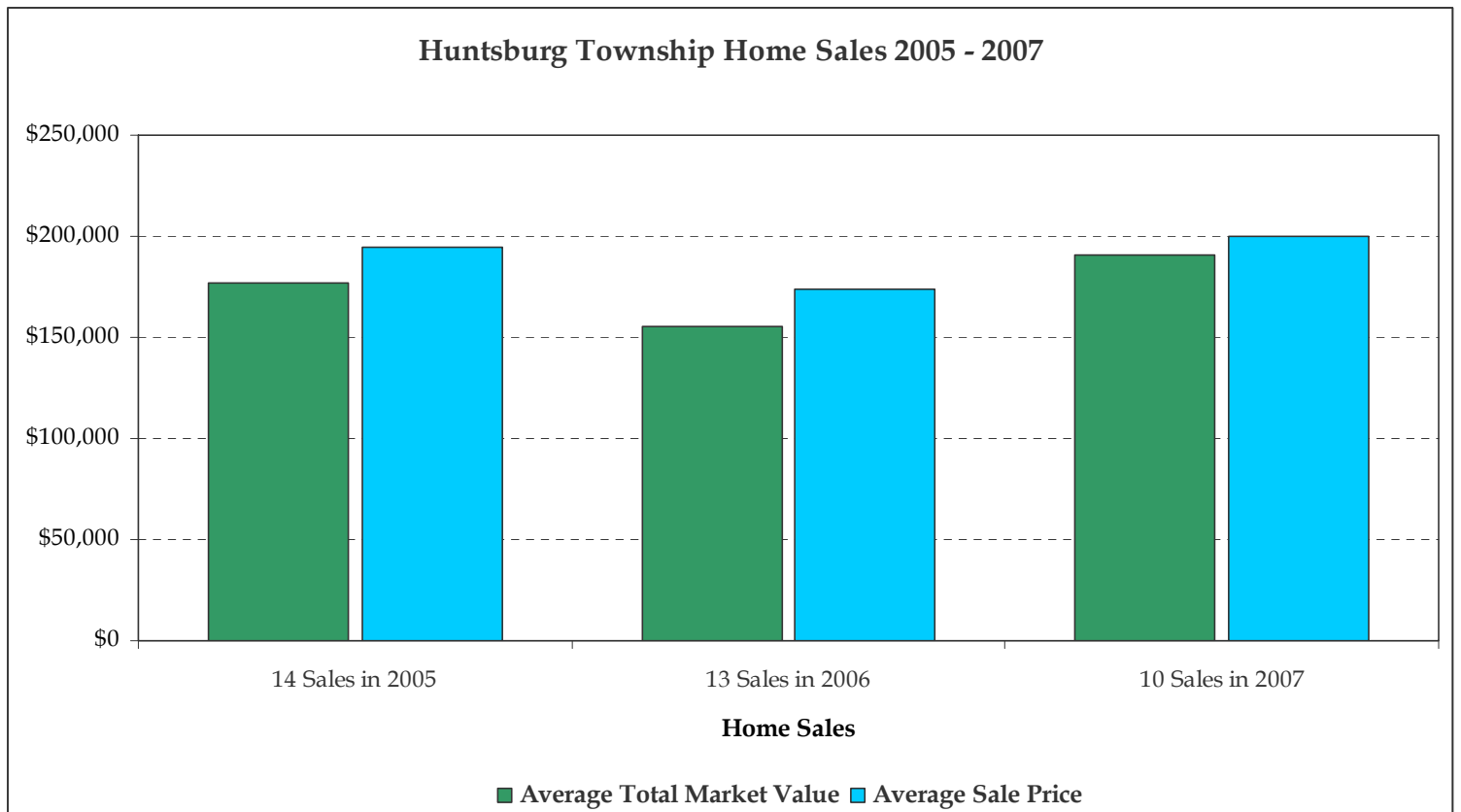
* includes land

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Huntsburg Township



Homes Sold 2005-2007



Middlefield Township

New Homes Built

	2005	2006	2007
Number of Homes Built	17	4	9
Average Sq. Footage of New Home	2,284	1,578	1,554
Average Value of New Home*	\$209,535	\$151,600	\$160,478
Average Value of Existing Homes*	\$140,172	\$140,799	\$141,168
Average Taxes Paid per Year**	\$1,936	\$1,888	\$1,967
Total Dollar Amount Added for New Home Construction	\$1,846,900	\$464,400	\$960,400

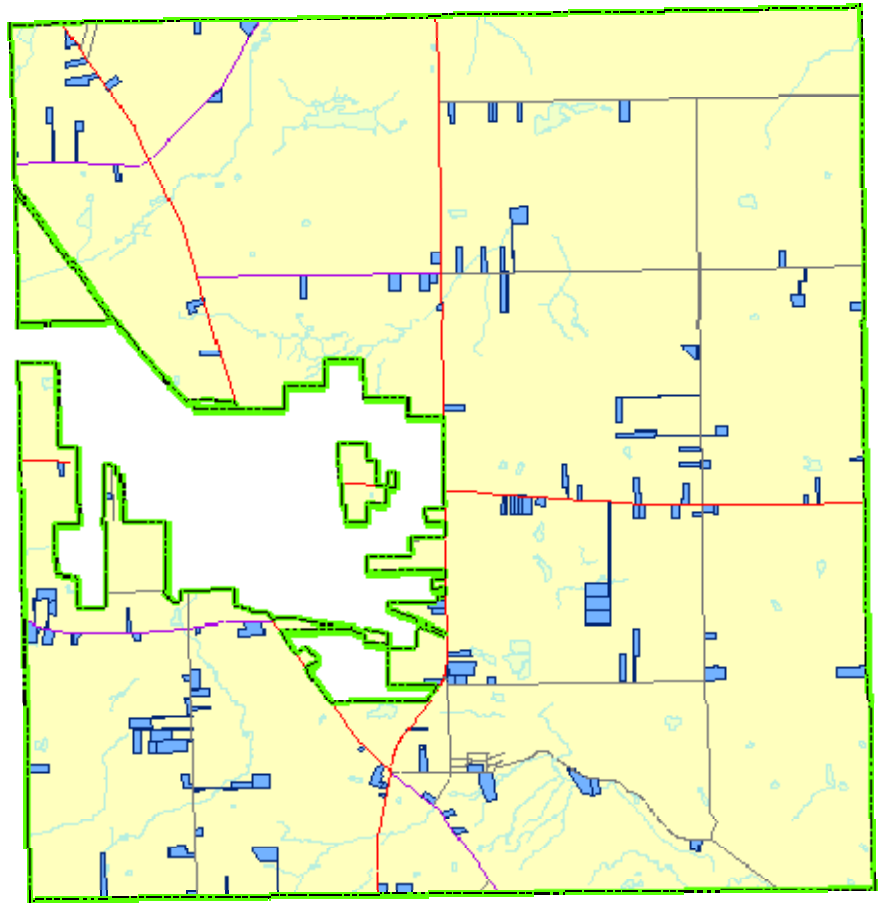
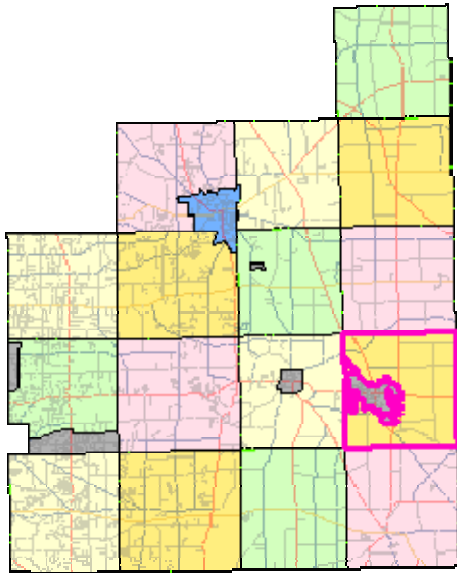
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	17	13	7
Average Home Sale Price	\$176,800	\$164,500	\$173,500
Average Sq. Foot per Home	1,935	1,814	1,935
Average Sale Price per Sq. Foot*	\$91	\$91	\$90
Average Total Market Value of Home	\$158,400	\$138,800	\$138,771
Average Age of Homes Sold	1971	1958	1935

* includes land

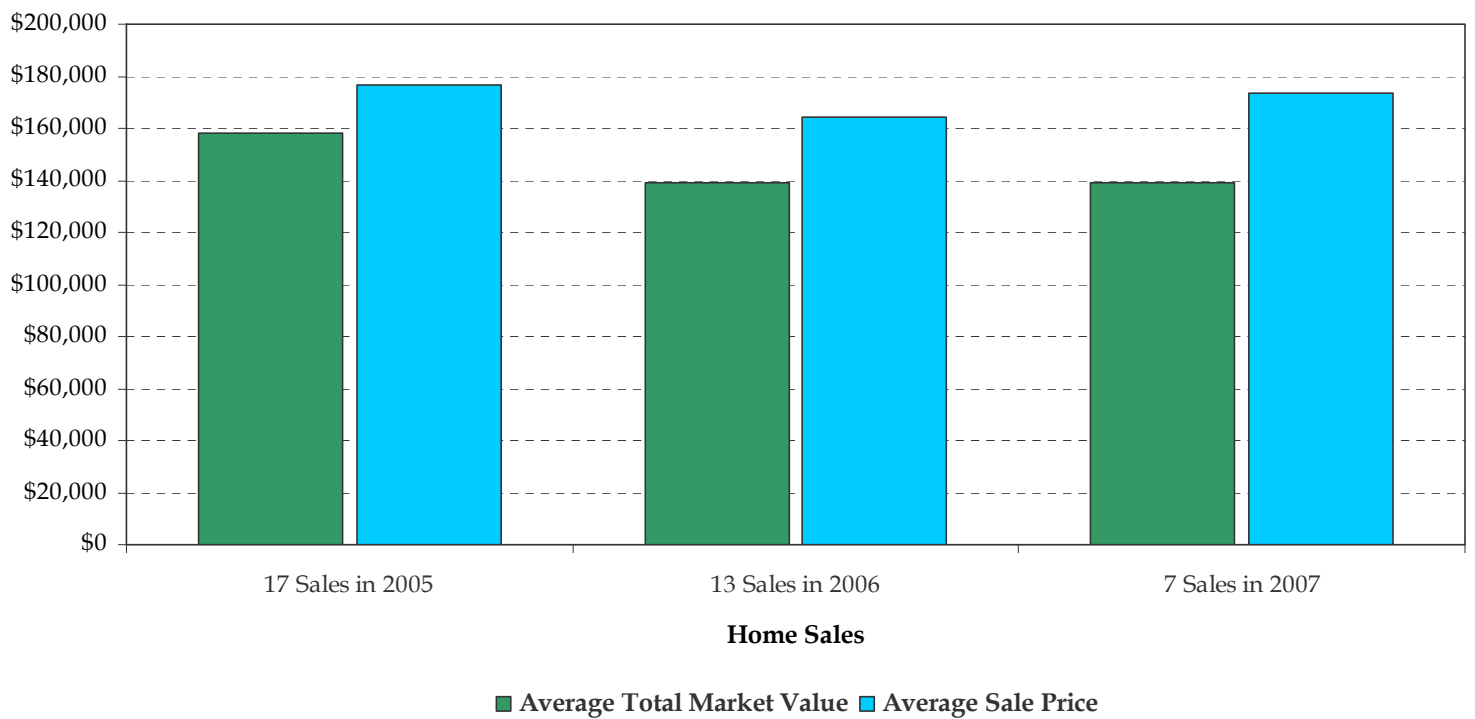
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Middlefield Township



Homes Sold 2005-2007

Middlefield Township Home Sales 2005 - 2007



Middlefield Village

New Homes Built

	2005	2006	2007
Number of Homes Built	37	32	31
Average Sq. Footage of New Home	1,745	1,809	2,253
Average Value of New Home*	\$175,627	\$187,216	\$225,858
Average Value of Existing Homes*	\$136,984	\$140,250	\$142,120
Average Taxes Paid per Year**	\$1,838	\$1,834	\$1,924
Total Dollar Amount Added for New Home Construction	\$5,141,600	\$3,901,700	\$4,969,000

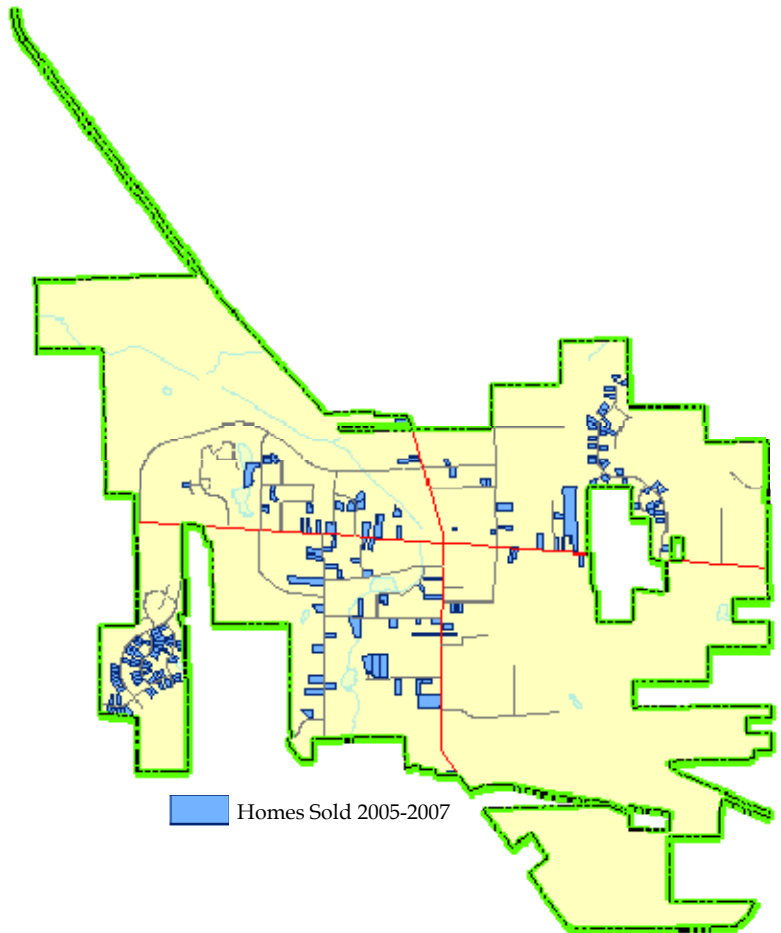
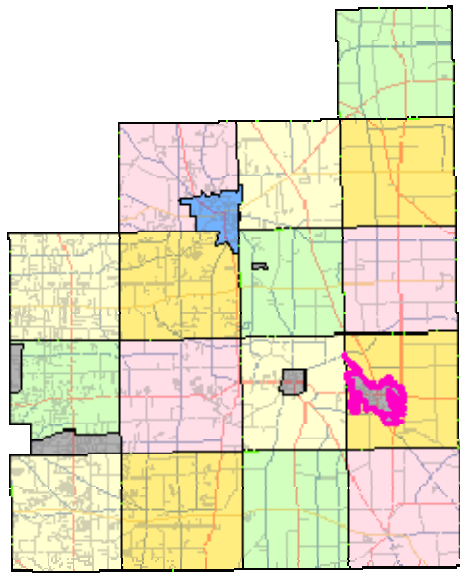
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	45	17	36
Average Home Sale Price	\$180,100	\$177,600	\$175,900
Average Sq. Foot per Home	1,813	1,560	1,609
Average Sale Price per Sq. Foot*	\$99	\$114	\$109
Avg. Market Value of Homes Sold	\$143,167	\$139,278	\$161,200
Average Age of Homes Sold	1978	1986	1985

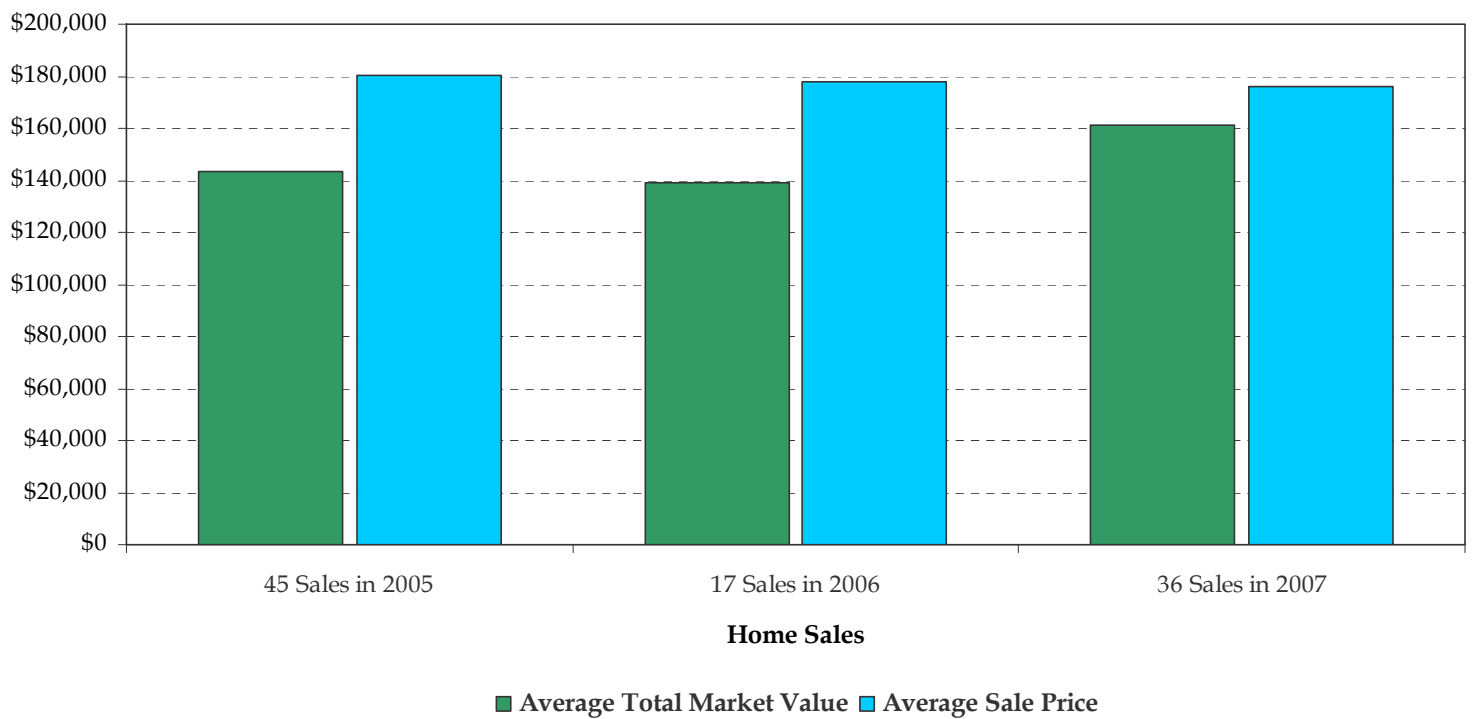
* includes land

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Middlefield Village



Middlefield Village Home Sales 2005 - 2007



Montville Township

New Homes Built

	2005	2006	2007
Number of Homes Built	6	14	9
Average Sq. Footage of New Home	1,866	1,824	2,180
Average Value of New Home*	\$216,367	\$212,529	\$256,300
Average Value of Existing Homes*	\$146,010	\$147,529	\$149,486
Average Taxes Paid per Year**	\$1,850	\$1,874	\$1,863
Total Dollar Amount Added for New Home Construction	\$847,800	\$2,089,600	\$1,501,300

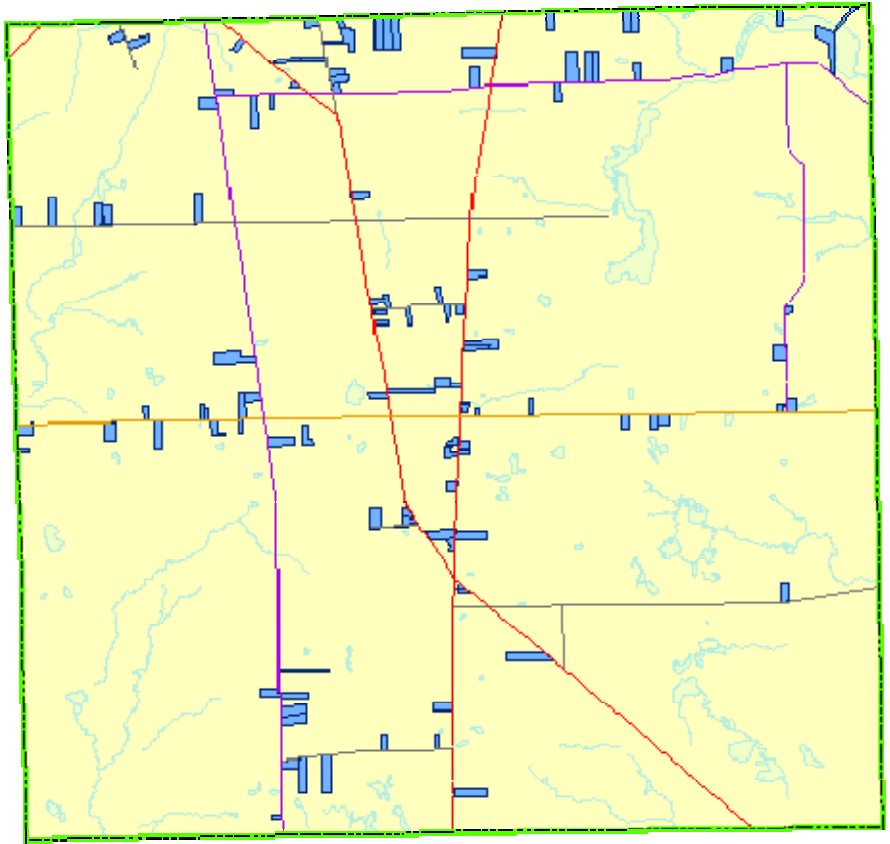
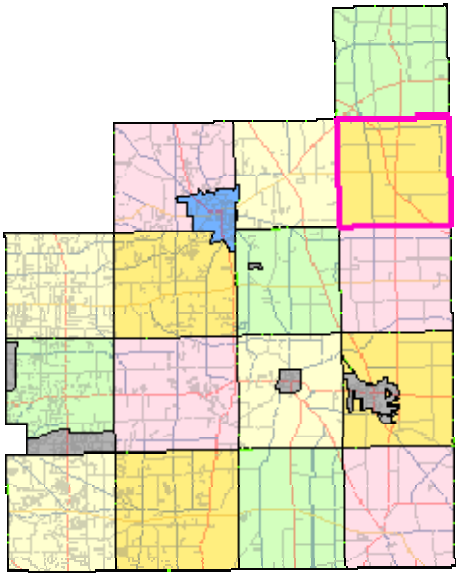
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	19	17	9
Average Home Sale Price	\$173,800	\$196,500	\$192,100
Average Sq. Foot per Home	1,471	1,686	1,685
Average Sale Price per Sq. Foot*	\$118	\$117	\$114
Avg. Market Value of Homes Sold	\$141,432	\$159,306	\$168,867
Average Age of Homes Sold	1952	1969	1973

* includes land

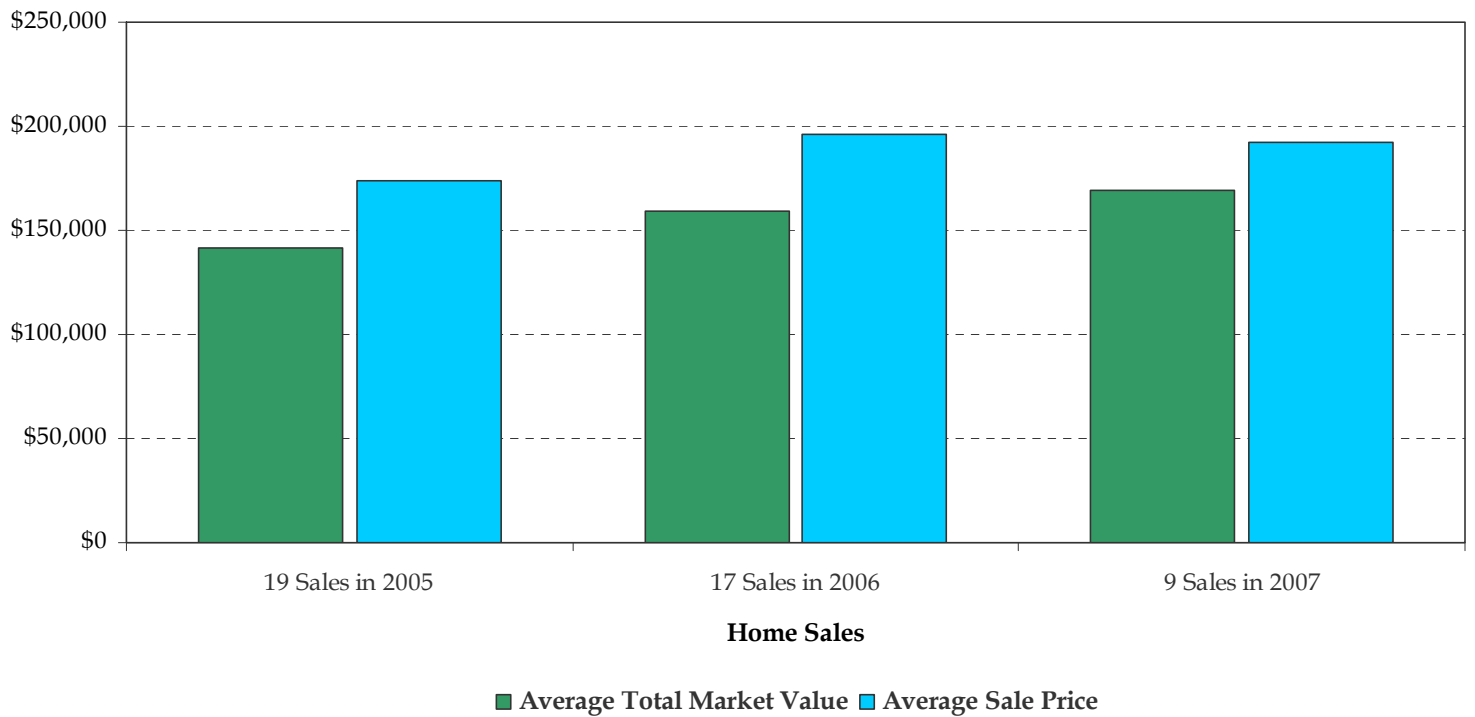
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Montville Township



Homes Sold 2005-2007

Montville Township Home Sales 2005 - 2007



Munson Township

New Homes Built

	2005	2006	2007
Number of Homes Built	26	26	19
Average Sq. Footage of New Home	2,853	3,427	3,115
Average Value of New Home*	\$415,696	\$465,262	\$473,447
Average Value of Existing Homes*	\$242,141	\$246,313	\$247,890
Average Taxes Paid per Year**	\$3,486	\$3,939	\$3,955
Total Dollar Amount Added for New Home Construction	\$7,120,400	\$8,261,300	\$5,267,700

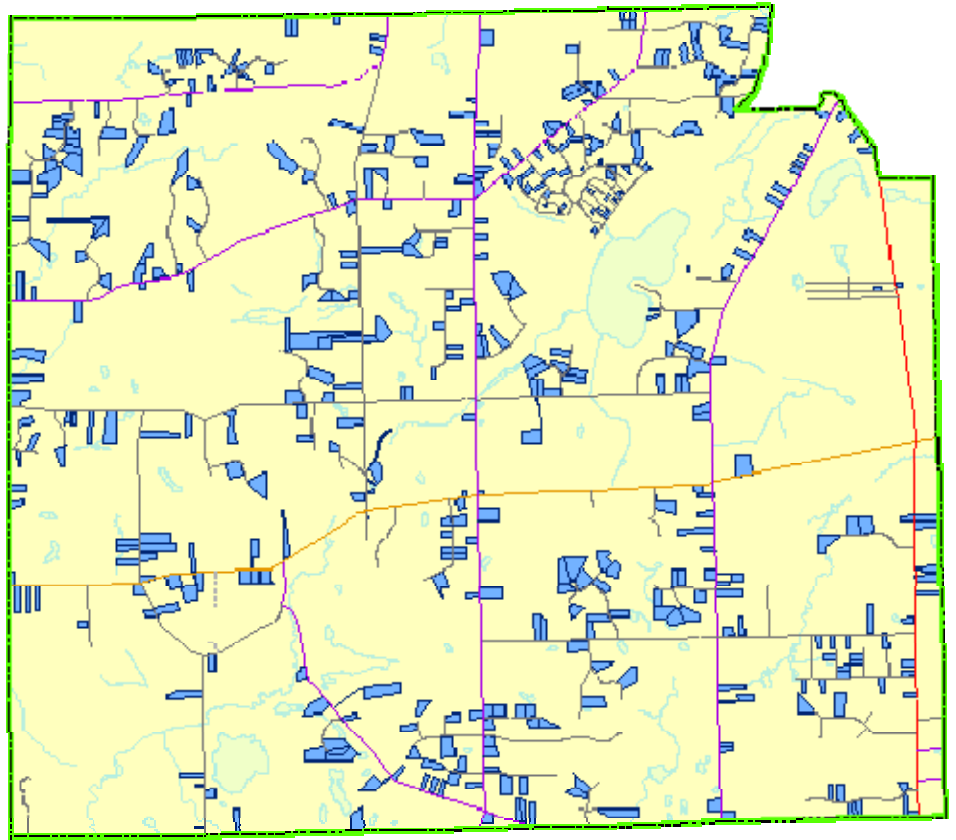
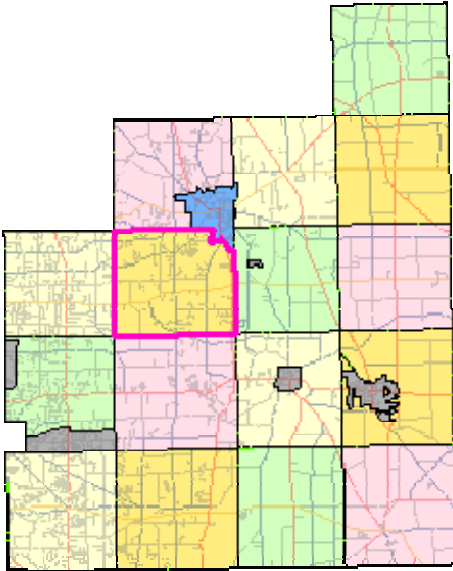
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	67	65	59
Average Home Sale Price	\$292,000	\$311,100	\$289,100
Average Sq. Foot per Home	2,383	2,368	2,427
Average Sale Price per Sq. Foot*	\$123	\$131	\$119
Avg. Market Value of Homes Sold	\$251,337	\$278,614	\$264,449
Average Age of Homes Sold	1969	1970	1974

* includes land

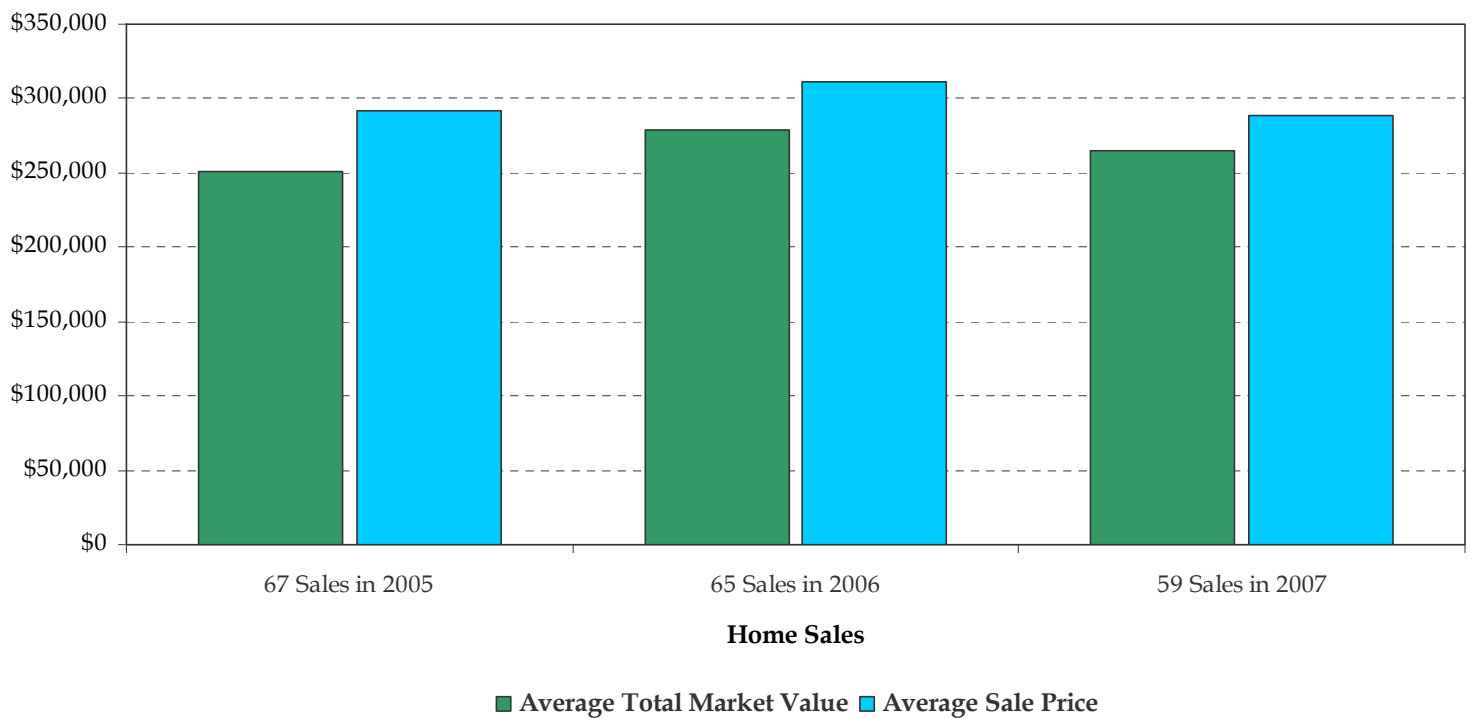
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Munson Township



Homes Sold 2005-2007

Munson Township Home Sales 2005 - 2007



Newbury Township

New Homes Built

	2005	2006	2007
Number of Homes Built	12	8	12
Average Sq. Footage of New Home	2,320	2,508	2,506
Average Value of New Home*	\$276,317	\$337,825	\$360,267
Average Value of Existing Homes*	\$174,335	\$175,313	\$175,932
Average Taxes Paid per Year**	\$2,556	\$2,565	\$2,517
Total Dollar Amount Added for New Home Construction	\$1,579,500	\$1,565,700	\$2,199,000

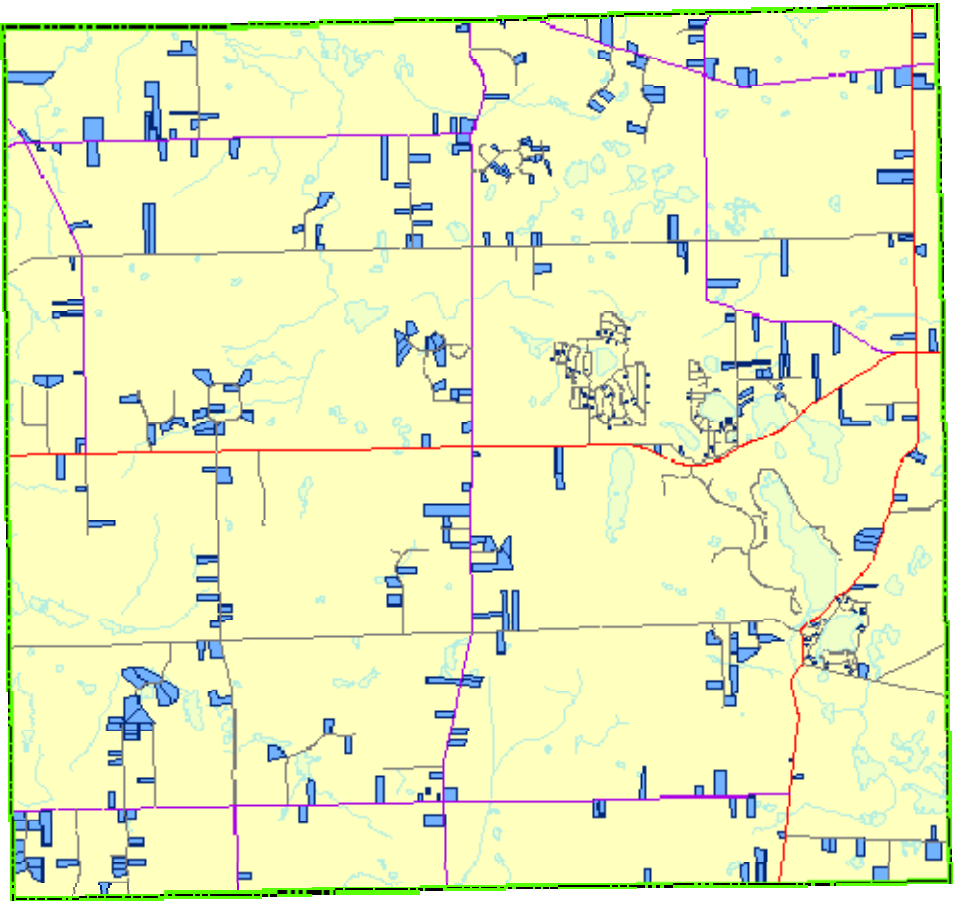
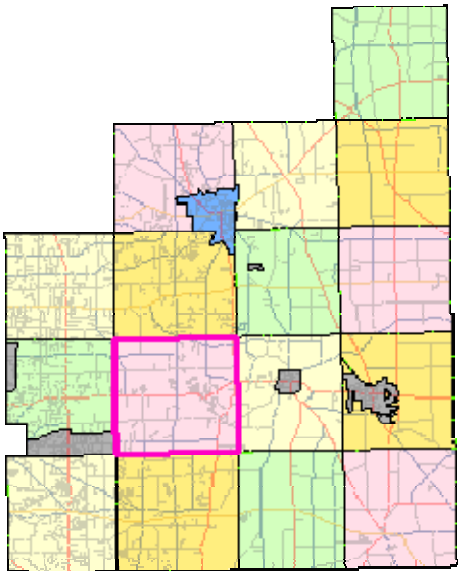
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	49	54	38
Average Home Sale Price	\$194,800	\$225,100	\$233,300
Average Sq. Foot per Home	1,719	1,789	1,824
Average Sale Price per Sq. Foot	\$113	\$126	\$128
Avg. Market Value of Homes Sold	\$165,060	\$197,546	\$199,747
Average Age of Homes Sold	1957	1968	1969

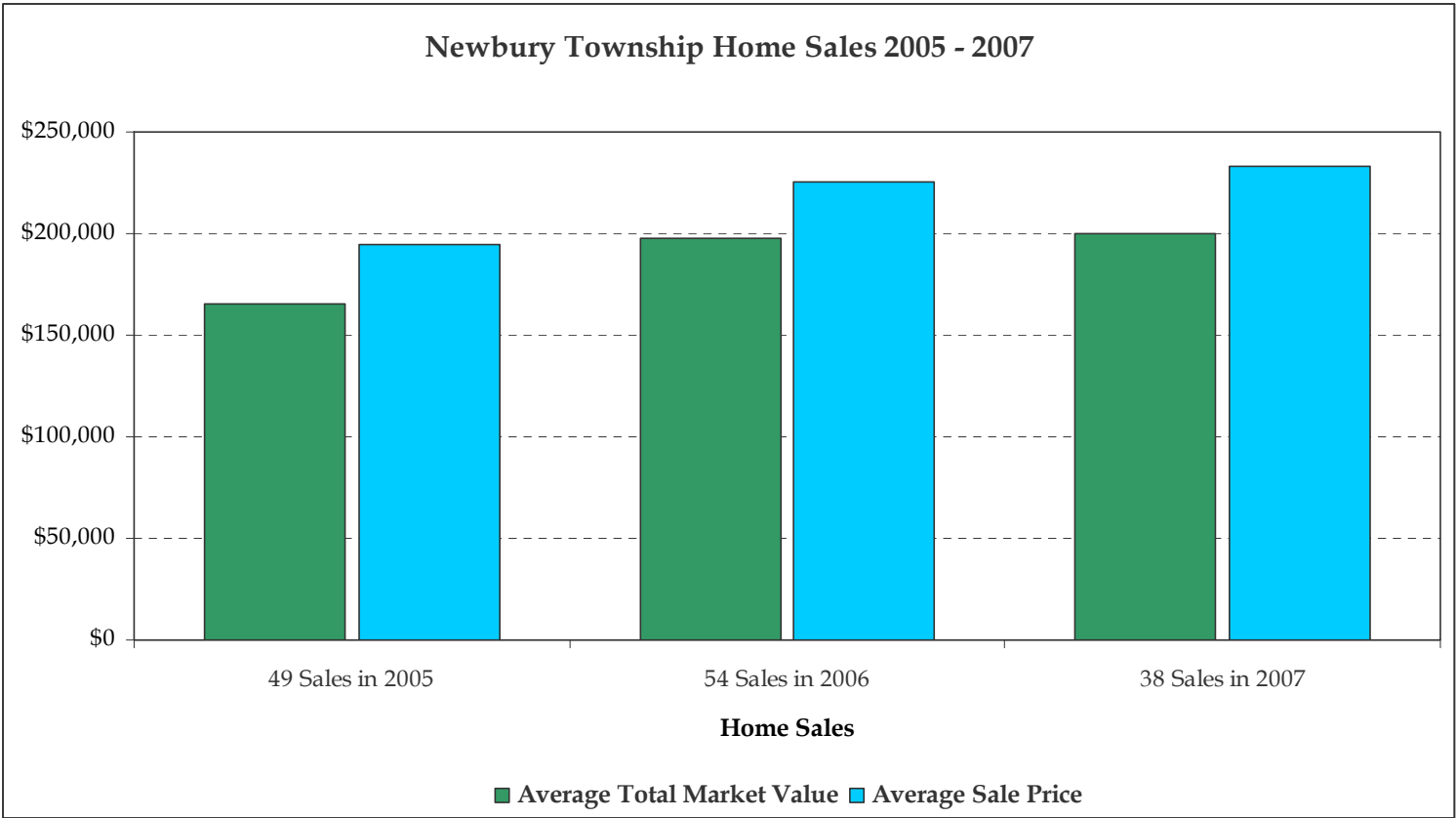
* includes land

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Newbury Township



Homes Sold 2005-2007



Parkman Township

New Homes Built

	2005	2006	2007
Number of Homes Built	31	14	17
Average Sq. Footage of New Home	2,133	1,948	2,466
Average Value of New Home *	\$238,048	\$229,393	\$289,912
Average Value of Existing Homes*	\$152,020	\$153,481	\$156,677
Average Taxes Paid per Year**	\$2,020	\$2,033	\$2,148
Total Dollar Amount Added for New Home Construction	\$4,448,100	\$1,591,400	\$3,303,900

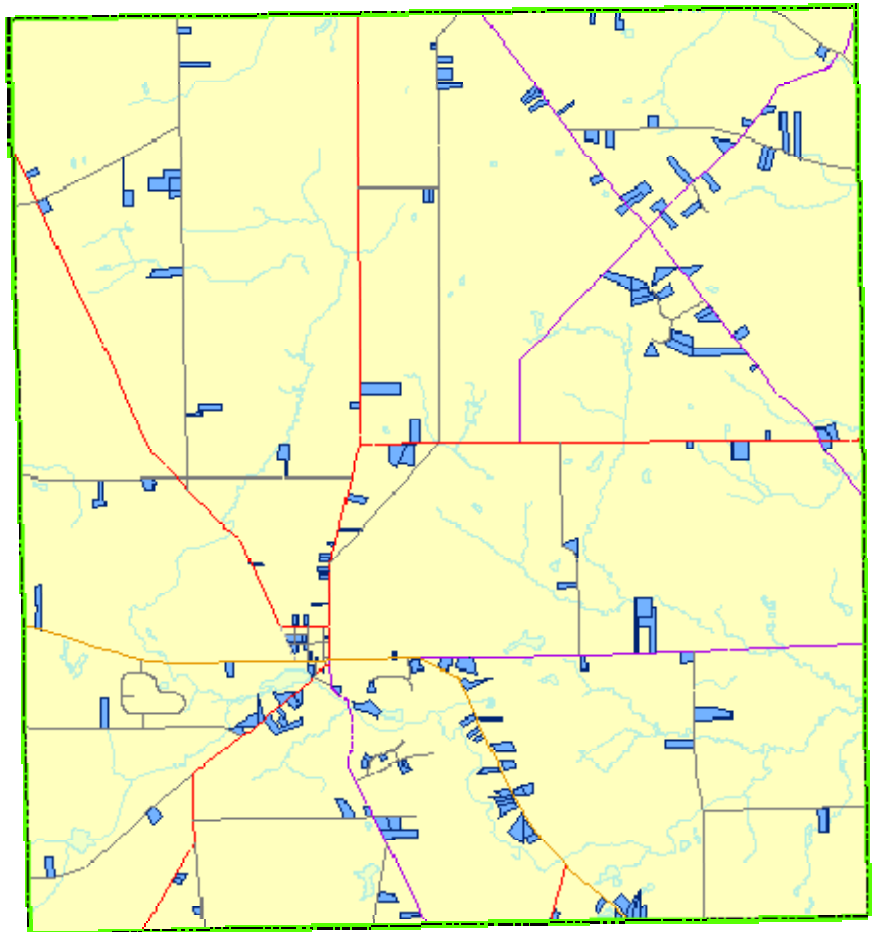
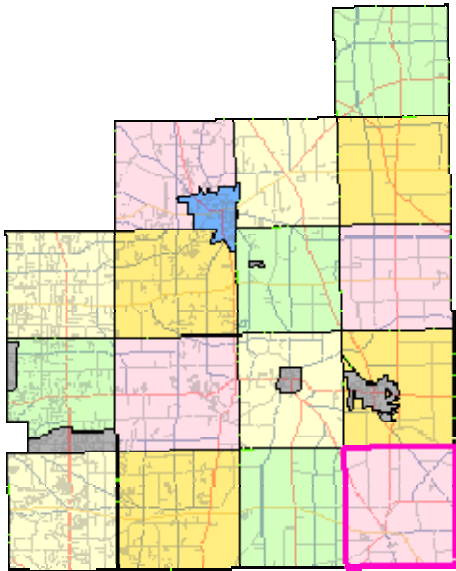
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	23	10	17
Average Home Sale Price	\$157,700	\$178,200	\$194,000
Average Sq. Foot per Home	1,556	1,627	1,809
Average Sale Price per Sq. Foot *	\$101	\$110	\$107
Avg. Market Value of Homes Sold	\$134,041	\$151,770	\$163,982
Average Age of Homes Sold	1970	1965	1968

* includes land

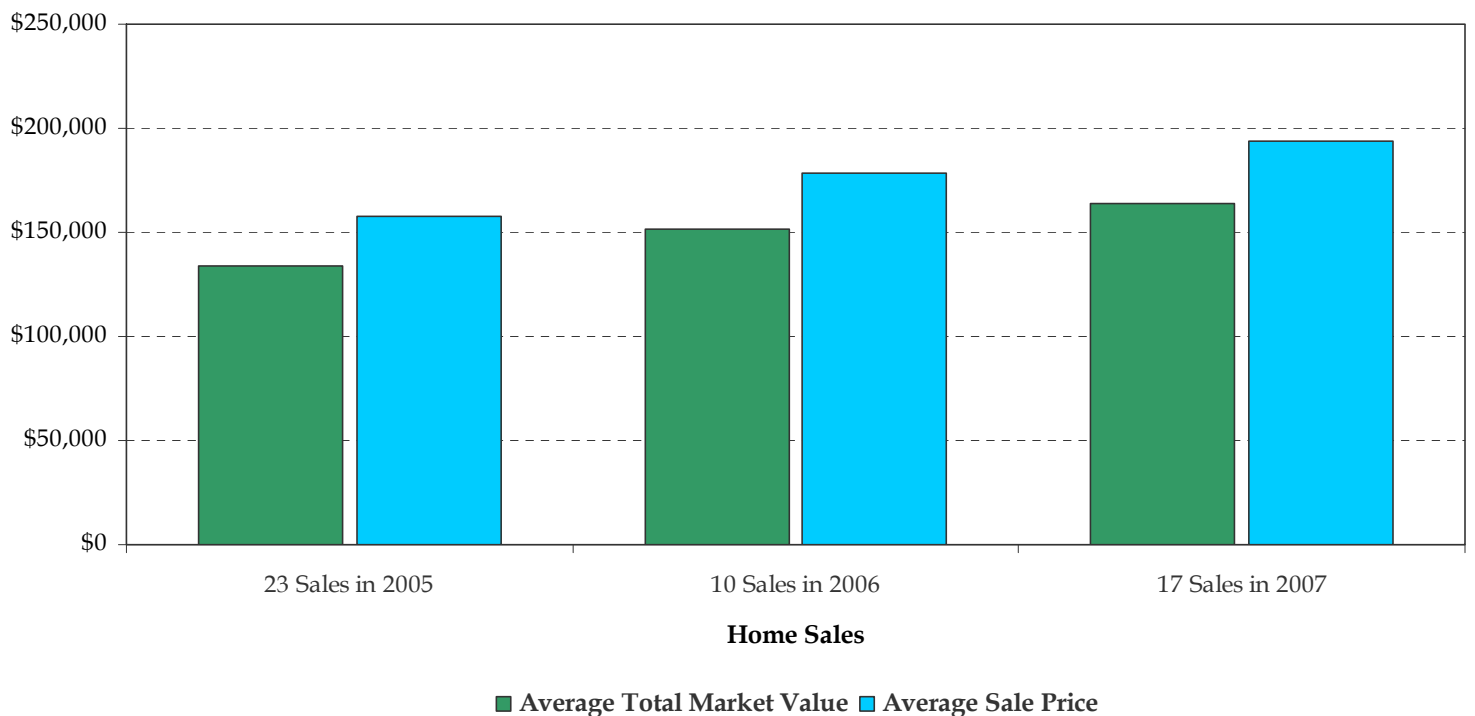
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Parkman Township



Homes Sold 2005-2007

Parkman Township Home Sales 2005 - 2007



Russell Township

New Homes Built

	2005	2006	2007
Number of Homes Built	8	7	8
Average Sq. Footage of New Home	3,874	4,103	3,989
Average Value of New Home*	\$652,613	\$646,643	\$677,550
Average Value of Existing Homes*	\$321,989	\$323,108	\$325,072
Average Taxes Paid per Year**	\$5,712	\$5,856	\$5,718
Total Dollar Amount Added for New Home Construction	\$3,425,300	\$2,786,400	\$2,991,900

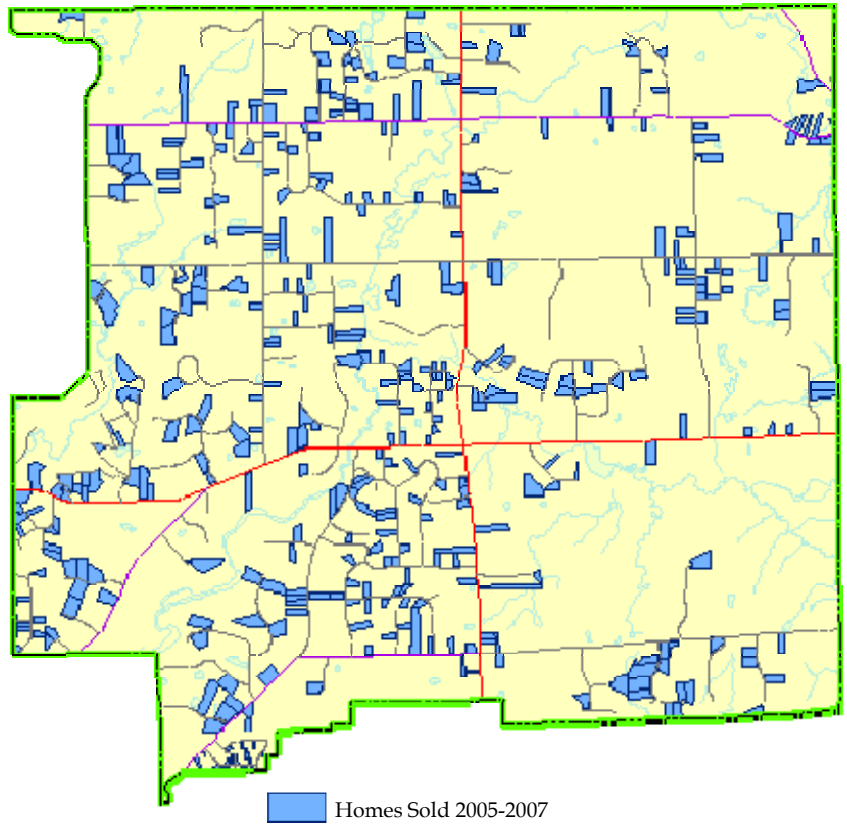
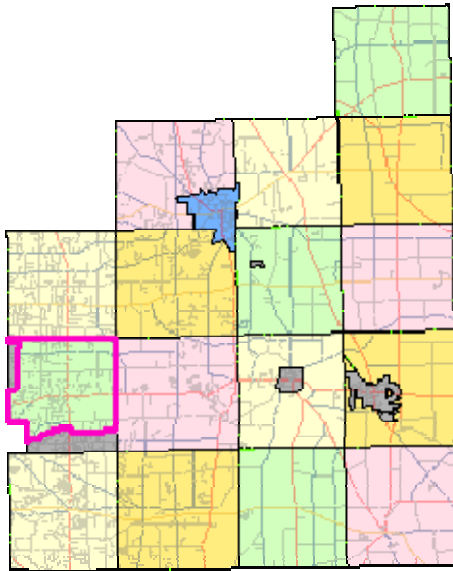
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	74	67	46
Average Home Sale Price	\$354,400	\$340,800	\$443,000
Average Sq. Foot per Home	2,546	2,366	2,754
Average Sale Price per Sq. Foot	\$139	\$144	\$161
Avg. Market Value of Homes Sold	\$314,101	\$314,919	\$363,500
Average Age of Homes Sold	1968	1961	1970

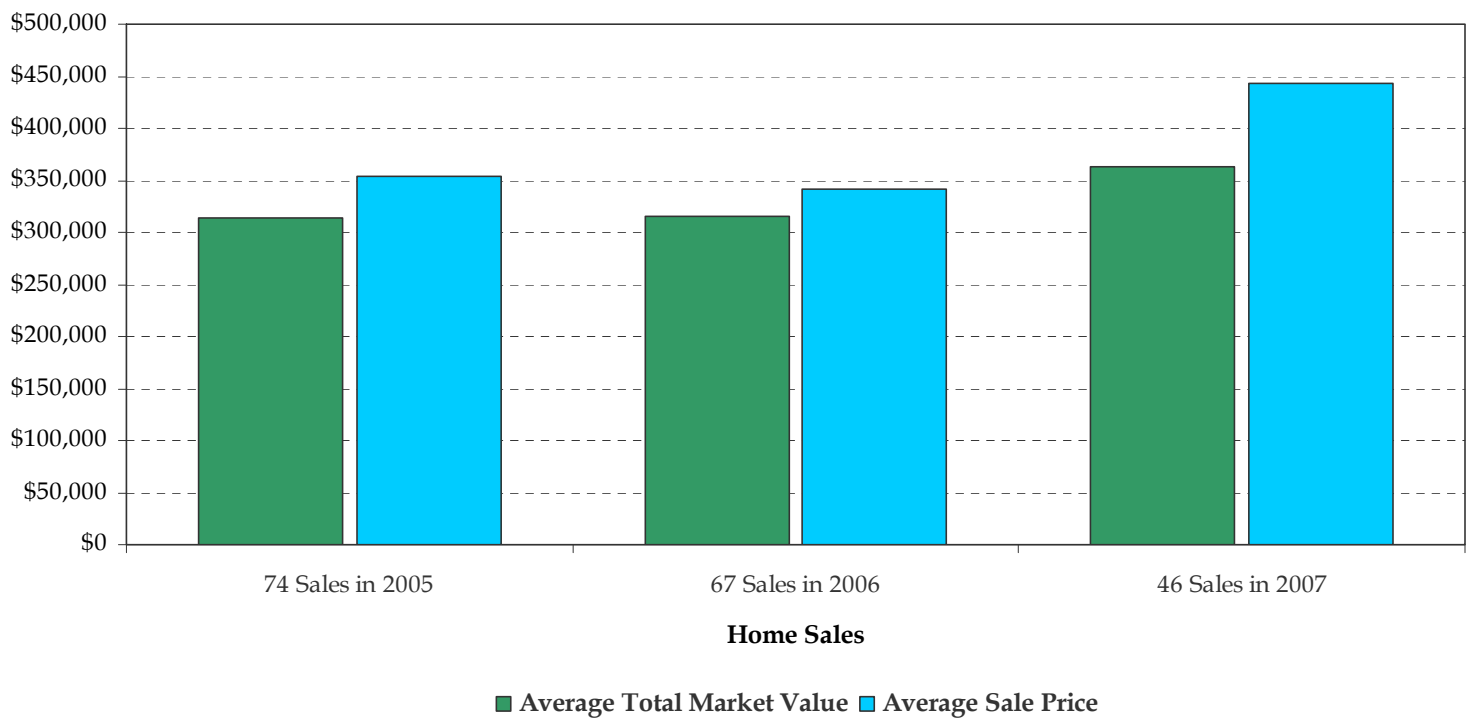
* includes land

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Russell Township



Russell Township Home Sales 2005 - 2007



Hunting Valley Village

New Homes Built

	2005	2006	2007
Number of Homes Built	-	-	-
Average Sq. Footage of New Home	-	-	-
Average Value of New Home*	-	-	-
Average Value of Existing Homes*	\$749,686	\$751,822	\$751,871
Average Taxes Paid per Year**	\$11,800	\$11,767	\$11,719
Total Dollar Amount Added for New Home Construction	-	-	-

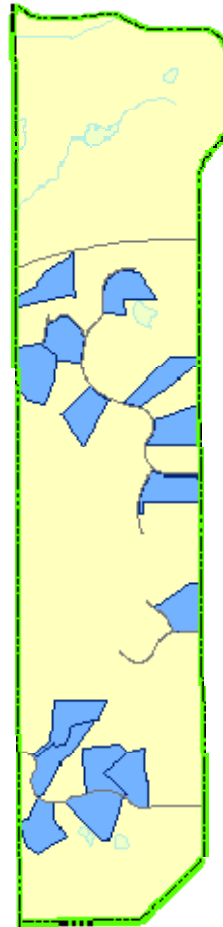
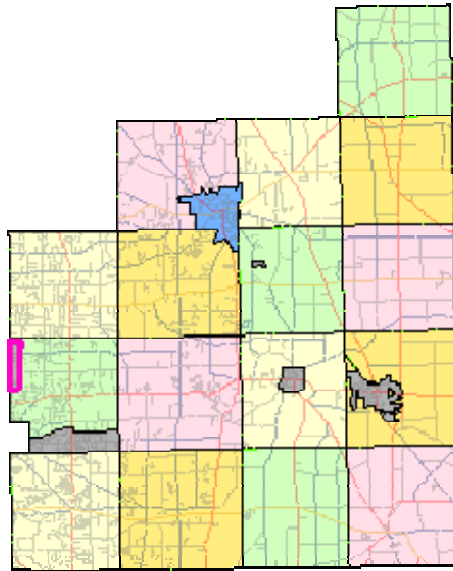
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	1	4	4
Average Home Sale Price	\$636,500	\$660,600	\$753,800
Average Sq. Foot per Home	3,467	3,226	3,613
Average Sale Price per Sq. Foot*	\$184	\$205	\$209
Average Total Market Value of Home	\$596,700	\$597,100	\$737,600
Average Age of Homes Sold	1941	1961	1971

* includes land

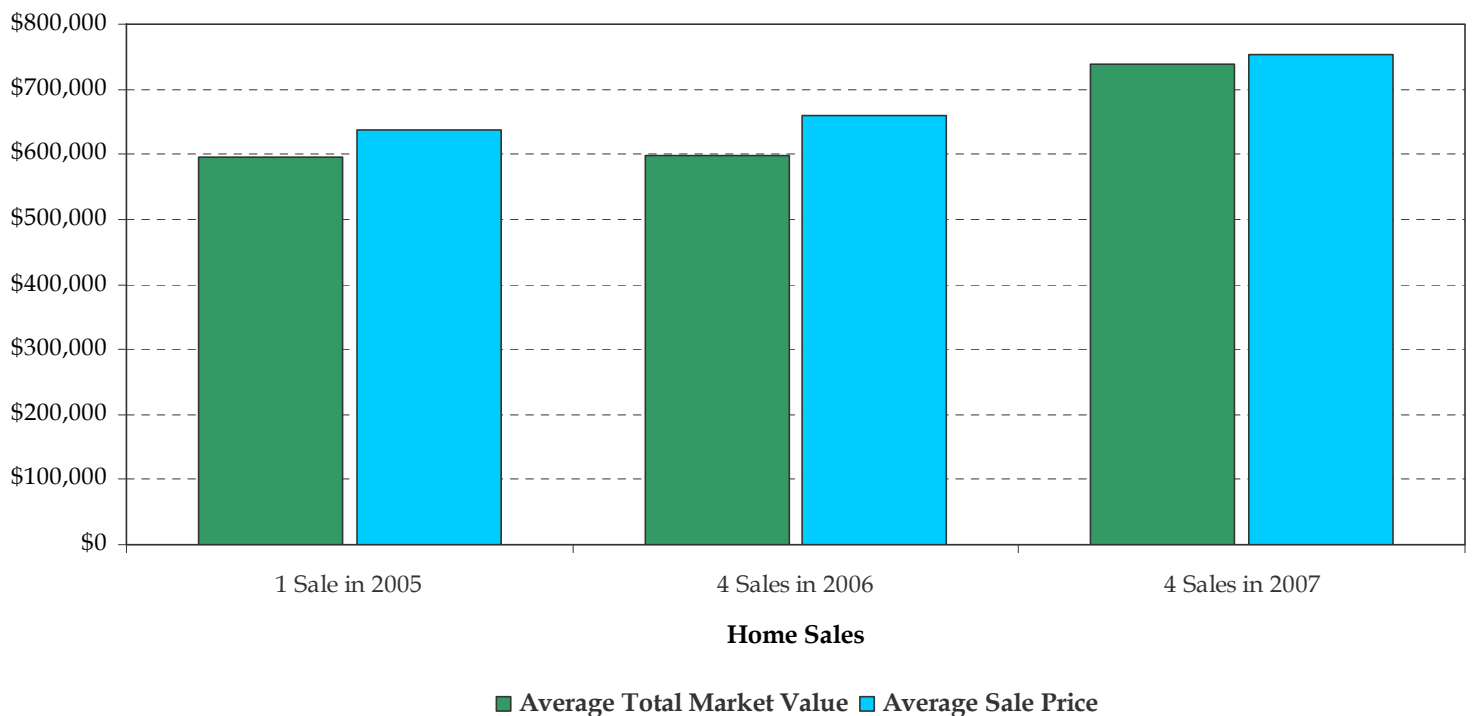
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Hunting Valley Village



Homes Sold 2005-2007

Hunting Valley Village Home Sales 2005 - 2007



South Russell Village

New Homes Built

	2005	2006	2007
Number of Homes Built	5	3	3
Average Sq. Footage of New Home	2,669	5,298	4,337
Average Value of New Home*	\$352,740	\$923,433	\$784,733
Average Value of Existing Homes*	\$281,481	\$283,365	\$285,717
Average Taxes Paid per Year**	\$5,374	\$5,218	\$5,887
Total Dollar Amount Added for New Home Construction	\$1,153,400	\$1,869,000	\$1,775,600

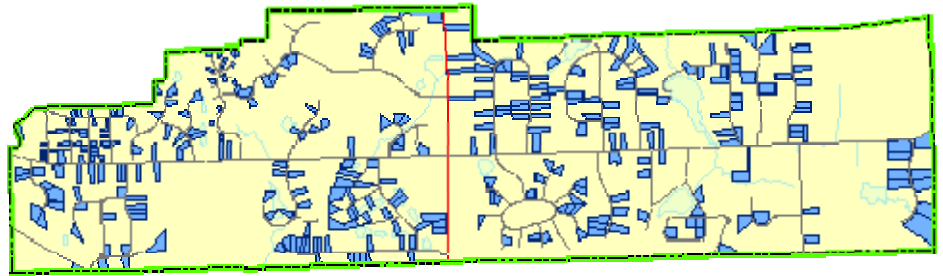
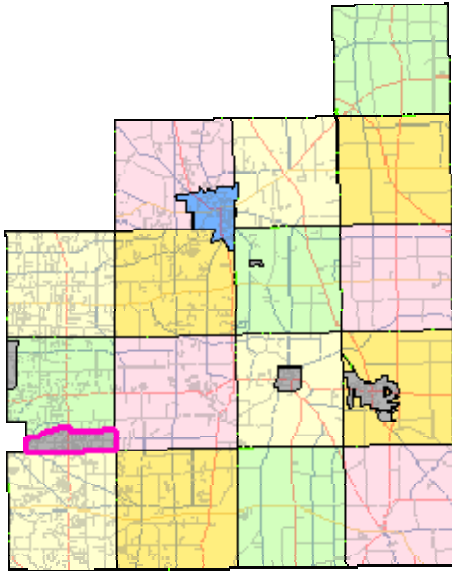
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	72	61	53
Average Home Sale Price	\$309,800	\$346,500	\$329,100
Average Sq. Foot per Home	2,330	2,384	2,361
Average Sale Price per Sq. Foot*	\$133	\$145	\$139
Avg. Market Value of Homes Sold	\$254,217	\$288,837	\$284,394
Average Age of Homes Sold	1968	1970	1970

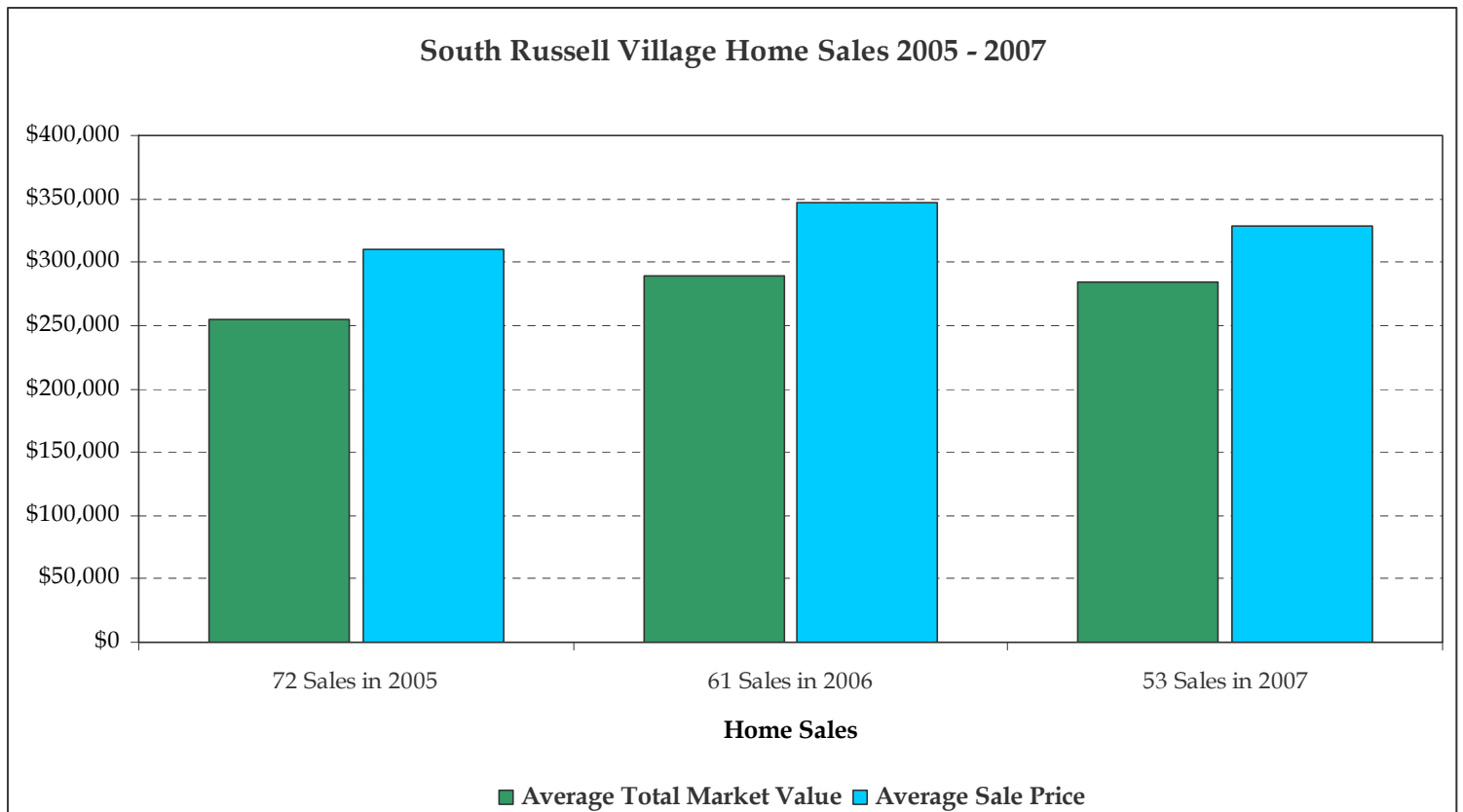
* includes land

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South Russell Village



■ Homes Sold 2005-2007



Thompson Township

New Homes Built

	2005	2006	2007
Number of Homes Built	8	10	9
Average Sq. Footage of New Home	2,245	2,158	2,130
Average Value of New Home*	\$246,863	\$223,110	\$281,467
Average Value of Existing Homes*	\$130,122	\$131,986	\$134,274
Average Taxes Paid per Year**	\$1,714	\$1,732	\$1,720
Total Dollar Amount Added for New Home Construction	\$1,574,600	\$1,374,600	\$1,276,500

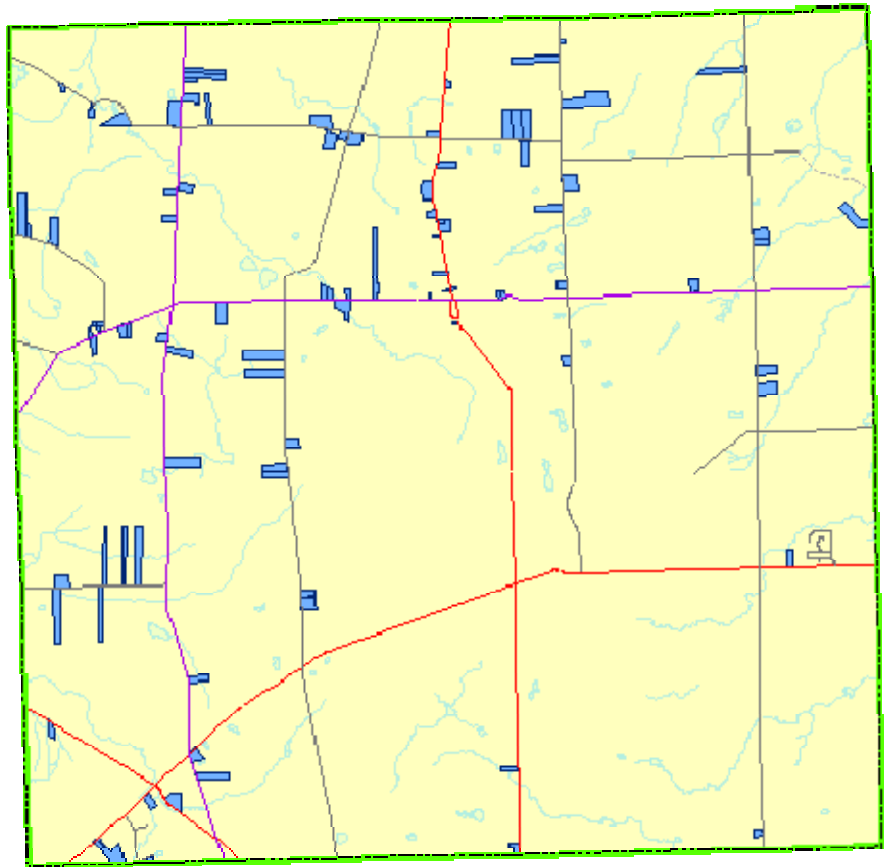
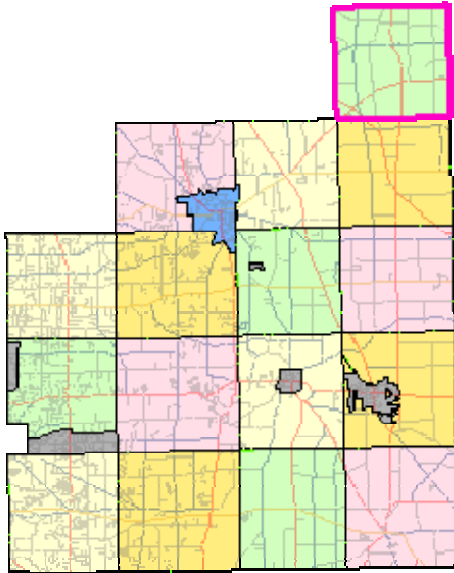
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	13	18	9
Average Home Sale Price	\$164,700	\$180,300	\$176,700
Average Sq. Foot per Home	2,019	1,598	1,485
Average Sale Price per Sq. Foot*	\$82	\$113	\$119
Avg. Market Value of Homes Sold	\$124,200	\$143,417	\$139,956
Average Age of Homes Sold	1946	1954	1974

* includes land

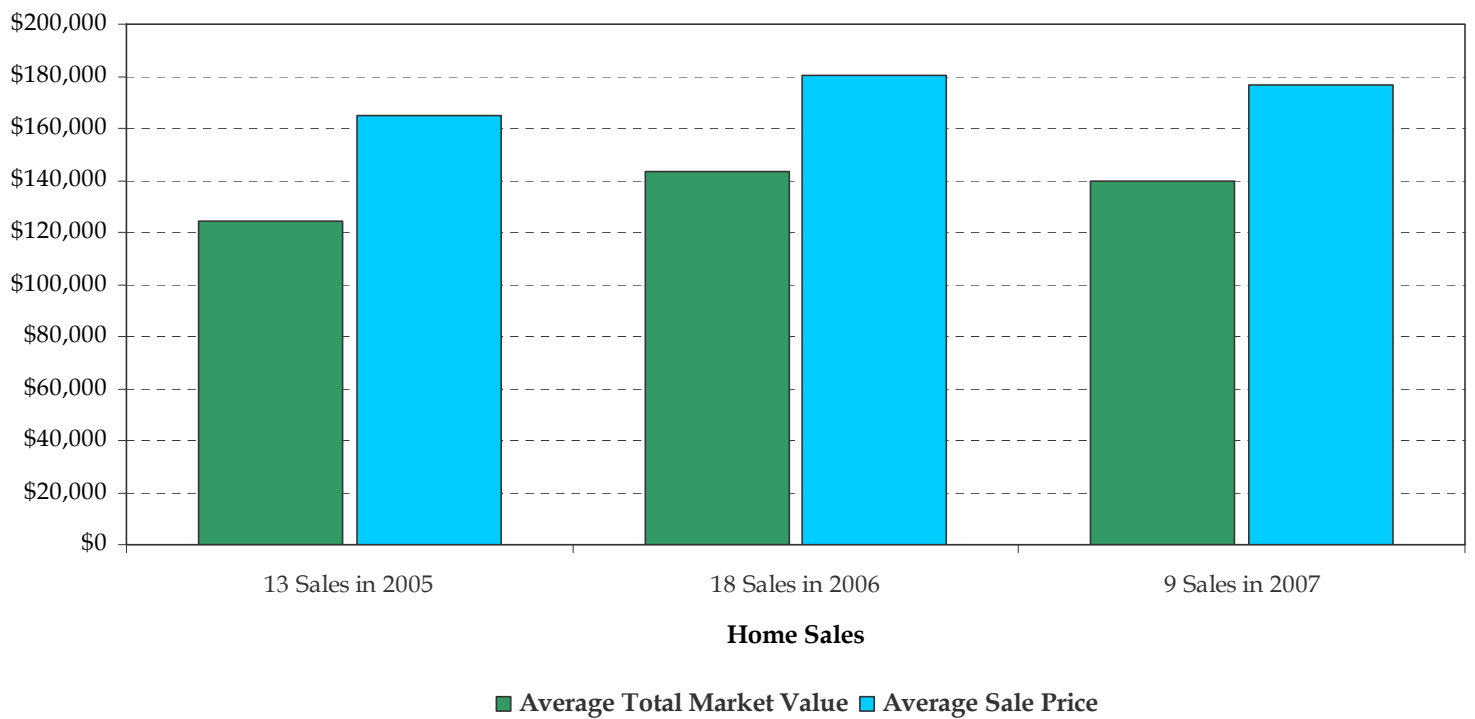
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Thompson Township



Homes Sold 2005-2007

Thompson Township Home Sales 2005 - 2007



Troy Township

New Homes Built

	2005	2006	2007
Number of Homes Built	11	11	11
Average Sq. Footage of New Home	2,262	2,290	2,229
Average Value of New Home*	\$250,618	\$249,764	\$224,918
Average Value of Existing Homes*	\$156,401	\$157,127	\$158,453
Average Taxes Paid per Year**	\$2,082	\$2,103	\$2,075
Total Dollar Amount Added for New Home Construction	\$1,384,300	\$1,408,400	\$1,268,400

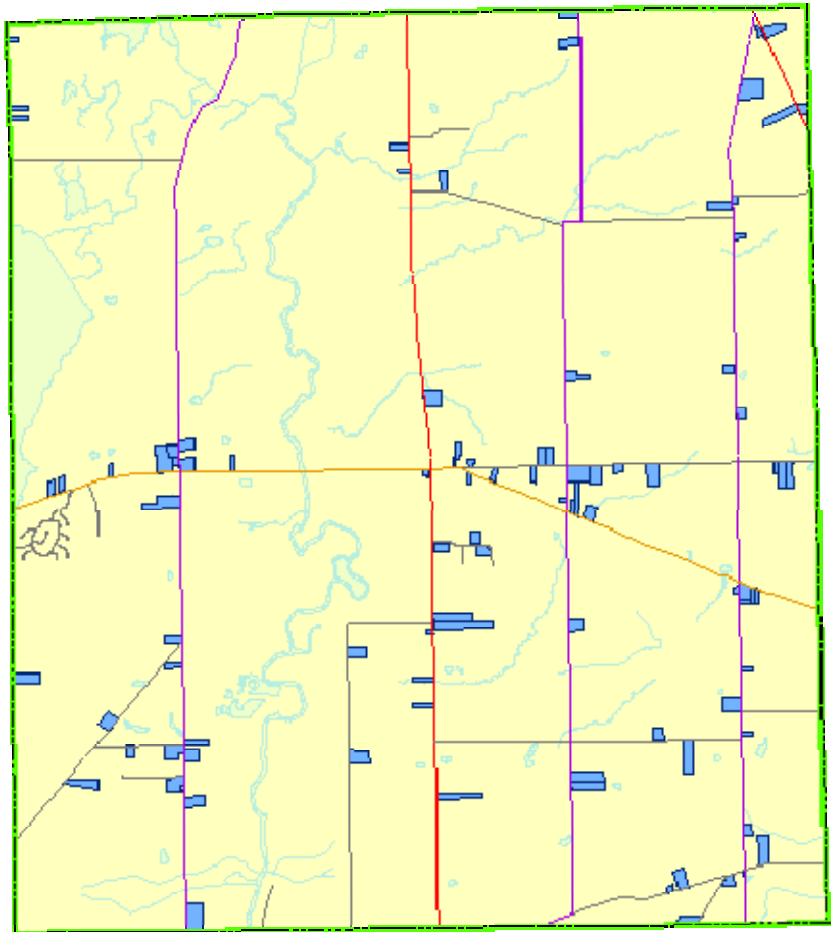
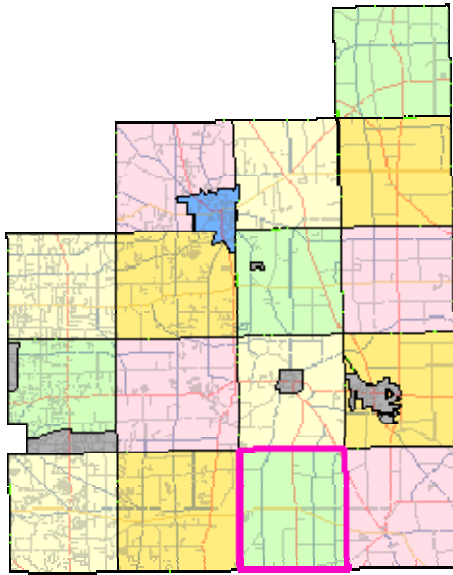
Existing Home Sales

	2005	2006	2007
Number of Homes Sold	12	9	12
Average Home Sale Price	\$196,850	\$206,500	\$192,600
Average Sq. Foot per Home	1,872	1,820	1,730
Average Sale Price per Sq. Foot*	\$105	\$113	\$111
Avg. Market Value of Homes Sold	\$164,817	\$182,211	\$172,283
Average Age of Homes Sold	1953	1956	1959

* includes land

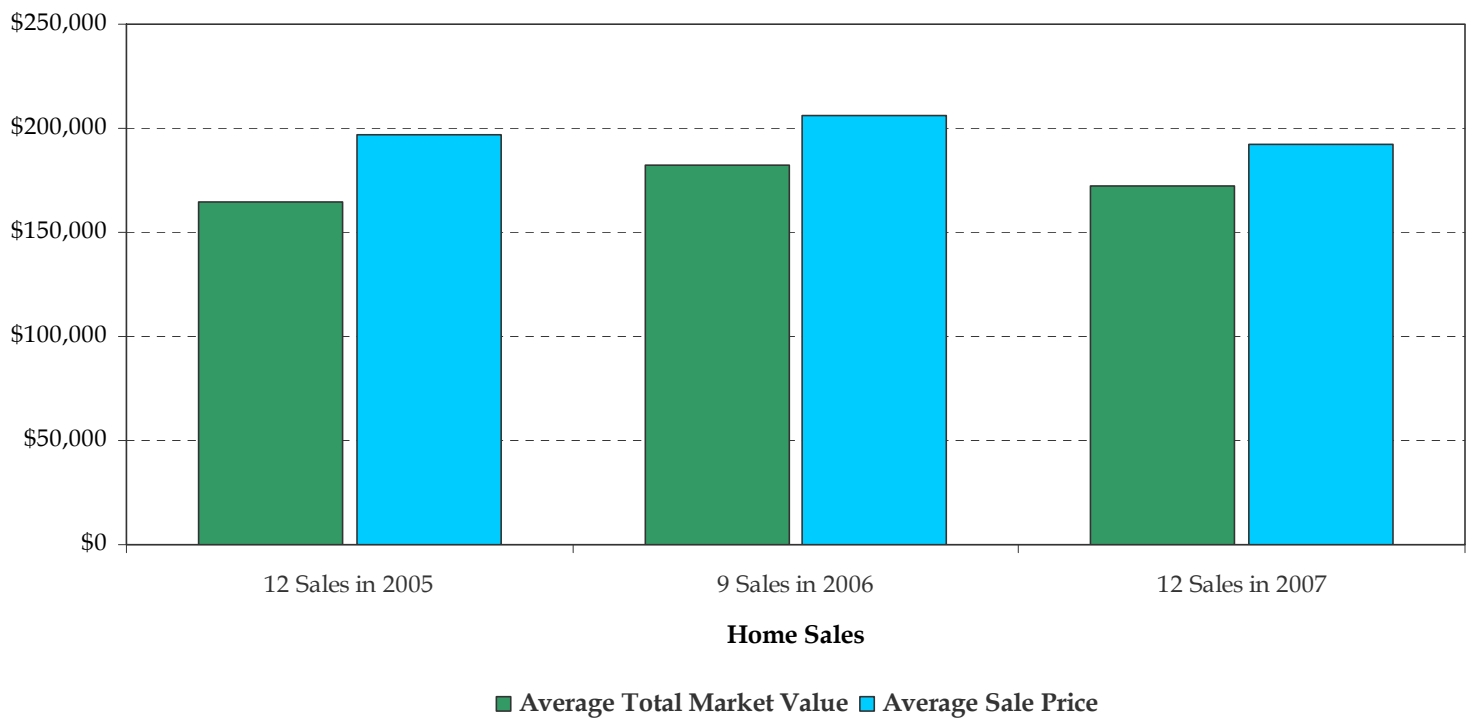
** 2007 average taxes may have decreased due to a large number of property owners that qualified for the new Homestead Exemption Law

Troy Township



Homes Sold 2005-2007

Troy Township Home Sales 2005 - 2007





The 2008 Real Estate Report was produced in-house at a cost of \$1.85 per unit by the Geauga County Auditor's Office in July 2008. This report can be obtained by visiting the Auditor's Office website at:

www.auditor.co.geauga.oh.us