

FILE
FAX

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PUCO

BEFORE
THE PUBLIC UTILITIES COMMISSION OF OHIO

In the Matter of the Application of Ohio)
Edison Company, The Cleveland Electric)
Illuminating Company and The Toledo) Case No. 10-176-EL-ATA
Edison Company for Approval of a New)
Rider and Revision of an Existing Rider.)

DIRECT TESTIMONY
Of
LARRY FRAWLEY

ON BEHALF OF
BOB SCHMITT HOMES, INC., CKAP. SUE STEIGERWALD and JOAN
HEGINBOTHAM
8501 Woodbridge Court
North Ridgeville, Ohio 44039
440 316-4821

January 10, 2011

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Testimony of Larry Frawley
On Behalf of BOB SCHMITT HOMES, INC., CKAP, SUE STEIGERWALD and JOAN
HEGINBOTHAM
PUCO Case No. 10-176-EL-ATA

BACKGROUND AND EXPERIENCE

Q1. PLEASE STATE YOUR NAME, POSITION AND BUSINESS ADDRESS.

A1. Larry Frawley, Director of Education and a sales agent with Keller Williams Greater Cleveland West 30400 Detroit Road, Westlake Ohio 44145.

Q2. PLEASE SUMMARIZE YOUR QUALIFICATIONS AND EXPERIENCE.

A2. I am a full-time real estate agent and was licensed in 2003 after attending classes at Hondros College which included Law, Ethics and Finance. I'm a Notary Public. I am a CPDE (Certified Distressed Property Expert). I am the Chairperson of the Government Affairs board of the Cleveland Area Board of Realtors. I am also a member of NAR (National Association of Realtors) and OAR (Ohio Association of Realtors), and was the office leader for the RE/MAX Crossroads Strongsville Office. In my 7+ years in business I've sold more than 200 homes, land and commercial listings and have had more than \$56 million in production.

Q3. HAVE YOU PREVIOUSLY SUBMITTED TESTIMONY IN REGULATORY PROCEEDINGS?

A3. No.

PURPOSE OF DIRECT TESTIMONY

Q4. FOR WHOM ARE YOU APPEARING IN THIS PROCEEDING?

A4. I am appearing on behalf of Bob Schmitt Homes, Inc., Sue Steigerwald, Citizens for Keeping the All-Electric Promise and Joan Heginbotham and any owner of an all-electric home.

Q5. WHAT IS THE PURPOSE OF YOUR TESTIMONY?

A5. My testimony will support the position of the all-electric homeowners who have testified in this matter that their home will lose significant marketability and value, and the negative impact that will have on cities, schools, libraries and any other entity that derives its revenue from real estate taxes.

Q6. WHAT CAN YOU TELL US ABOUT THE MARKETABILITY OF ALL-ELECTRIC HOMES?

A6. As a real estate agent operating at a Strongsville location, I am very familiar with all-electric homes and the large concentration of all-electric homes throughout the City of Strongsville. All-electric homes have received a large amount of media coverage due to the removal of the discount. In my experience, the reports of large increases in utility bills have created a stigma for all-electric

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homes. Potential homebuyers have heard these reports and have been reluctant to look at homes that are all-electric. For example, buyers wanted to make sure that we weren't going to see any "of those" all-electric homes that she'd been hearing about in the news. They did buy a home in Strongsville but it wasn't an all-electric home. A purchase of another all-electric home fell through because the media reports spooked the potential buyer and caused them to look elsewhere. Another potential buyer liked a house but was concerned about the electric rates doubling. There are just a few examples of this type of behavior that is occurring throughout the all-electric market area.

This matter has had a chilling effect on the marketability of all-electric homes. The owners would like to sell but buyers are staying away.

Table 1 lists the homes sold in the years 2008-2010 and breakdown between the type of home and the percentage of All-Electric homes of the total.¹

TABLE 1
STRONGSVILLE

	All-Electric	Mixed Utilities	%All-Electric
Current Active Listings	78	258	23.2%
2010 Sold Homes	66	310	17.5%
2009 Sold Homes	50	344	12.6%
2008 Sold Homes	64	332	16.1%

It is common knowledge that the real estate market has declined the past several years. The number of homes sold has decreased and the property values have decreased as well. Table 1 demonstrates that All-Electric homeowners have increased their attempts to sell their homes since the discount was removed. Despite the temporary reinstatement of that discount, the rate that All-Electric homeowners are attempting to sell their homes continues to increase. This is clear from the increasing percentage of all-electric homes as a total of the current homes listed for sale and from the 2010 percentage of all-electric homes sold.

Q7. AS MENTIONED, PROPERTY VALUES HAVE DROPPED. HOW HAVE THE ALL-ELECTRIC HOMES PROPERTY VALUES HELD UP?

A7. Property values depend on many factors including location and supply and demand. In this instance, the all-electric home offers a competitive utility cost when the discount is factored in. Just as the removal of the discount has a chilling effect on an all-electric homes' marketability, it has the same effect on the property's valuation. Realtors are required to provide potential buyers with estimated utility costs for a home. A home with a utility cost that is higher than comparable homes is going to be passed over by those potential buyers. Table 2 demonstrates the Price per Square Foot Differential between All-Electric homes and Mixed Utility Homes sold in 2008-2010.¹

¹ The information contained in Tables 1 and 2 is compiled through from the attached Comparative Market Analysis (CMA) Reports obtained through the Multiple Listing Service (MLS).

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TABLE 2
STRONGSVILLE
PRICE PER SQUARE FOOT

	All-Electric	Mixed Utilities	Differential
2010 Sold Homes	\$77.20	\$88.36	(\$11.16)
2009 Sold Homes	\$77.23	\$86.17	(\$8.94)
2008 Sold Homes	\$83.17	\$90.62	(\$7.45)

Table 2 demonstrates that Price Per Square Foot of All-Electric homes sold from 2008-2010 continues to decline and 2009 saw a significant drop. Mixed Utility homes have kept a narrow range of prices and it is possible that these homes saw their prices increase due to the negativity surrounding all-electric homes since Strongsville remains a desirable location. Table 2 also notes the differential between the different classes of homes. The All-Electric homes clearly trade at a discount to the Mixed Utility homes and that discount has increased during this controversy.

Q8. PLEASE EXPLAIN YOUR COMMENT REGARDING THE NEGATIVE IMPACT THIS ISSUE WILL HAVE ON CITIES, SCHOOLS, LIBRARIES AND ANY OTHER ENTITY THAT DERIVES ITS REVENUE FROM REAL ESTATE TAXES.

A8. If the all-electric rate discount were removed, those homes would stay on the market longer and the homes would continue to lose value as Table 2 demonstrates. Strongsville is just one city impacted by this issue and other cities are experiencing this as well. Decreasing property values are not good for a community. Property values dictate the amount of property taxes that are paid. A loss of value means a loss of property taxes. One of our Strongsville residents has already successfully reduced his property value and his property taxes. This loss of revenue to our cities safety services, schools, libraries and other entities that rely on property taxes would have a detrimental effect on the services that those entities provide. Our economy has not recovered from its decline and a loss of property values and taxes will only make matters worse.

SUMMARY OF TESTIMONY

Q8. PLEASE SUMMARIZE YOUR TESTIMONY.

A9. The real estate market trends demonstrate that the owners of all-electric homes are increasing their attempts to sell their homes. These owners are receiving less for their homes than a mixed utility home and those differentials are increasing. The biggest jump in sales and pricing occurred when the discount was removed and those trends are continuing due to the uncertainty

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surrounding the all-electric discount rate. A loss of property value will in turn lead to less property taxes being paid which will have a negative impact on governmental entities and the like and the services that they provide. This will have a negative impact on our future.

RECOMMENDATIONS

Q10. DO YOU HAVE ANY RECOMMENDATIONS?

A10. In order to avoid a potentially devastating economic impact to our fragile economy, I would recommend that the all-electric rate discount be continued at its current rate differential on a permanent basis and allow that rate to remain attached to the property. This would ensure current and future marketability of all-electric homes and allow the property valuation to stabilize.

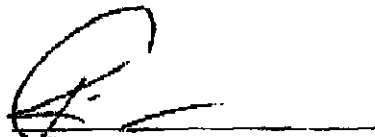
Q11. DOES THIS CONCLUDE YOUR TESTIMONY?

A11. Yes, but I reserve the right to incorporate new information should it become available.

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CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Direct Testimony of Larry Frawley
was served electronically to the counsel identified below this 10th day of January 2011.



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To: PUCO Docketing	From: Kevin Corcoran
Fax: 614 466-0313	Pages: 29 including cover
Phone:	Date: 1/10/2011
Re: Case No. 10-176-EL-ATA	CC:
OHIO EDISON COMPANY/THE CLEVELAND ELECTRIC ILLUMINATING COMPANY/THE TOLEDO EDISON COMPANY	
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle	

Exhibits for Direct Testimony of Larry Frawley

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:48pm

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✕ Property Type: Residential Area: Strongsville Status: Closed (1/1/2008 to 12/31/2008) Heating Fuel: Coal OR Dual OR Gas OR None OR Oil OR Other
OR Pella OR Porcelain OR Solar OR Wood

RESIDENTIAL**CLOSED Properties**

Address	City	Bd	Bth	SqFt	LotSz	Year Date	\$/SqFt	DOM	DOM	Orig Price	List Price	Sale Price	% L1
18179 Marks Road	Strongsville	2	(1 0)	882	1.580ac	1928/02/18/08	65.88	80/72		88,500	88,900	45,000	79.13
10024 W 130th St	Strongsville	3	(1 0)	1403	0.880ac	1954/03/12/08	38.35	28/28		74,000	80,000	51,000	85.00
15030 Prospect	Strongsville	2	(1 0)	1212	0.730ac	1920/08/28/08	55.48	69/28		74,800	89,900	88,450	97.93
20179 Westwood	Strongsville	3	(2 0)	1852	0.880ac	1935/04/06/08	37.74	60/49		88,900	79,900	88,900	87.48
12290 Janette	Strongsville	3	(1 0)	1040	0.580ac	1959/06/27/08	78.85	20/18		95,000	95,000	82,000	86.32
20430 Carlyle	Strongsville	3	(1 1)	888	0.290ac	1959/10/31/08	85.93	31/28		84,800	84,900	84,900	100.00
14950 Lenox Dr	Strongsville	2	(2 0)	1227		2000/10/17/08	70.80	79/77		94,900	88,000	87,000	97.76
13464 Blazey	Strongsville	3	(1 1)	1232	0.320ac	1952/08/29/08	71.02	121/210		118,855	98,900	87,500	88.47
19110 Bankow	Strongsville	3	(1 1)	1347	0.800ac	1958/12/22/08	68.82	67/86		99,900	89,900	90,000	100.11
15004 Lenox	Strongsville	2	(2 0)	1185		2000/10/24/08	75.95	86/364		107,000	107,000	90,000	84.11
8719 Fair	Strongsville	4	(2 1)	2382	0.380ac	1983/12/01/08	39.92	10/179		95,000	95,000	95,500	100.63
20987 Springfield	Strongsville	2	(2 0)	1502	0.140ac	1988/12/15/08	63.91	68/77		128,000	116,200	98,000	83.33
10136 Fair	Strongsville	4	(2 1)	2596	0.240ac	1984/12/19/08	38.52	18/39		118,500	118,500	100,000	84.39
14729 Lenox Dr #129	Strongsville	2	(2 0)	0	0.560ac	1989/06/13/08	0.00	239/203		126,000	106,000	100,000	95.24
8498 Lincolnshire	Strongsville	3	(1 1)	1688	0.270ac	1988/12/05/08	69.24	107/186		114,900	99,900	100,000	100.10
7981 Lito	Strongsville	4	(1 1)	1332	0.430ac	1965/08/25/08	78.83	21/17		130,000	130,000	108,000	80.77
14727 Lenox #127	Strongsville	2	(2 0)	1185		1989/11/07/08	69.45	180/167		114,900	110,900	106,000	95.58
12297 Webster Road	Strongsville	4	(2 0)	0	0.880ac	1958/10/30/08	0.00	48/73		118,900	118,900	107,000	89.24
16107 Lenox Dr #407	Strongsville	3	(2 0)	0	0.580ac	2000/01/07/08	0.00	91/42		118,800	118,900	109,000	90.91
8844 Twelve Oaks	Strongsville	2	(2 0)	1822	0.070ac	1988/05/20/08	72.27	129/101		142,500	114,900	110,000	85.74
21630 Boston	Strongsville	3	(1 0)	1224	0.430ac	1951/01/17/08	90.69	112/352		129,900	129,900	111,000	85.45
14007 Drake Road	Strongsville	3	(2 1)	1417	0.870ac	1973/10/13/08	79.39	33/31		122,000	122,000	112,600	92.21
16253 Lanier	Strongsville	3	(1 1)	2312	0.330ac	1952/08/23/08	48.88	5/31		119,900	119,900	113,000	94.25
20496 Drake Road	Strongsville	3	(1 1)	2092	0.780ac	1965/01/18/08	54.25	29/185		124,900	124,900	113,600	90.87
8829 Plum Brook Lane	Strongsville	3	(2 0)	2047	0.270ac	1978/08/28/08	56.18	58/101		139,900	125,910	115,000	91.34
18249 Meadow Lane	Strongsville	3	(2 0)	1359	0.380ac	1957/11/03/08	85.38	10/247		129,900	129,900	116,000	89.30
16683 Groves Pointe Oval	Strongsville	2	(1 1)	1442		1987/08/25/08	80.44	134/131		139,900	122,900	115,000	94.38
17585 Drake	Strongsville	2	(1 1)	1306	0.530ac	1905/10/21/08	91.12	33/0		138,999	119,900	119,000	99.26
11281 Brady	Strongsville	3	(1 0)	1527	0.360ac	1959/12/18/08	78.59	61/56		129,900	124,900	120,000	95.08
20610 Boston Road	Strongsville	3	(1 0)	1243	1.180ac	1953/03/14/08	96.54	43/40		135,000	125,000	120,000	85.00
11725 Point Overlook Pl	Strongsville	3	(2 1)	0		1972/10/27/08	0.00	138/136		164,900	164,900	122,500	79.08
18268 South Dr	Strongsville	2	(1 0)	912	0.210ac	1956/07/22/08	134.32	13/11		135,000	135,000	122,500	90.74
8493 Lincolnshire	Strongsville	3	(1 1)	1638	0.270ac	1968/02/28/08	76.09	175/173		144,900	135,900	123,000	90.51
16604 Glendale	Strongsville	3	(1 2)	1649	0.440ac	1957/03/10/08	66.52	50/232		139,000	139,000	123,000	88.49
19345 Wheelers Lane	Strongsville	2	(1 1)	1482		1993/10/24/08	83.33	257/927		144,900	134,900	123,500	91.56
19761 Dell Dr	Strongsville	2	(1 1)	0		1972/08/18/08	0.00	48/46		128,000	128,000	125,000	96.90
22341 W Sprague Road	Strongsville	6	(3 1)	2184	0.670ac	1958/05/30/08	57.78	77/78		204,800	184,900	125,000	67.80
18178 Howe	Strongsville	4	(2 1)	2274	0.290ac	1977/11/13/08	55.41	74/78		144,900	134,900	125,000	93.40
17266 Akita	Strongsville	3	(2 1)	1944	3.590ac	1971/04/28/08	64.87	52/9		124,900	124,900	125,100	100.96
8488 Webster Road	Strongsville	3	(1 1)	1180	0.350ac	1969/08/28/08	107.63	87/37		145,999	132,900	127,000	95.58
19105 Wheelers Lane	Strongsville	2	(2 0)	1328		1994/05/28/08	96.15	114/105		140,000	135,000	127,500	94.44
14445 Settlers Way #103	Strongsville	2	(2 0)	1546		1992/12/12/08	82.79	329/315		157,900	135,900	128,000	95.59
19265 Heather	Strongsville	2	(2 1)	1810	0.400ac	1972/11/17/08	79.50	144/113		134,543	134,848	128,000	95.14
16650 Albion	Strongsville	3	(1 1)	1828	0.680ac	1957/08/29/08	79.89	128/86		174,900	129,900	129,900	100.00
8804 Lincolnshire Blvd	Strongsville	3	(2 0)	0	0.270ac	1984/04/07/08	0.00	43/58		134,900	134,900	128,800	96.29
18482 Shumer Road	Strongsville	4	(3 0)	2230	0.750ac	1967/08/10/08	69.30	18/40		117,500	117,500	130,000	110.64

Presented By: Lawrence H Frawley Sr. / Keller Williams Greater Cleveland West Phone: 440-879-4706

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:48pm

Page 2

Address	City	Bd	Bth	SqFt	LotSz	YearDate	S/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	% LI
10077 Priem Road	Strongsville	3	(1 1)	1084	0.340ac	196001/31/08	122.18	168/183	149,900	137,000	130,000	94.88
13374 Tarnson Dr	Strongsville	3	(1 0)	1250	0.300ac	195909/30/08	104.00	37/8	134,900	134,900	130,000	96.37
20937 Sun Meadow Trl	Strongsville	2	(2 0)	0		199104/26/08	0.00	193/182	168,900	139,600	130,000	93.19
18383 Hunt Road	Strongsville	3	(2 1)	1776	0.930ac	198307/28/08	73.31	13/10	145,000	145,000	130,200	89.79
8854 Lincolnshire	Strongsville	3	(1 1)	0	0.270ac	196305/28/08	0.00	66/62	149,900	140,000	131,790	94.14
19445 Lynne Lane #97	Strongsville	3	(2 0)	1328		199103/12/08	99.92	173/165	139,900	139,900	132,500	94.71
18734 Lake Circle Dr	Strongsville	2	(2 0)	1426	0.070ac	198510/13/08	93.27	330/328	154,900	139,900	133,000	95.07
17303 Iyami Ct	Strongsville	3	(2 1)	1988		197107/23/08	87.40	31/10	137,900	137,900	134,000	97.17
10609 Scottsdale	Strongsville	2	(2 0)	1547	0.090ac	198909/20/08	86.88	283/278	167,900	137,400	134,400	97.82
20686 Rayston Road	Strongsville	3	(2 0)	2234		195508/05/08	80.45	98/86	155,000	146,900	135,000	90.06
8445 Marks Road	Strongsville	3	(1 0)	1281	0.810ac	195409/16/08	105.39	133/120	144,900	144,900	135,000	93.17
18771 Lanier	Strongsville	3	(1 1)	0		197301/29/08	0.00	199/188	154,900	136,900	135,000	96.50
18995 Bonnie Lane	Strongsville	3	(1 1)	1801	0.420ac	196207/25/08	75.24	168/166	159,900	144,900	135,500	93.51
19480 Drake Road	Strongsville	4	(2 0)	1720	0.950ac	194504/11/08	79.07	36/127	134,900	134,900	136,000	100.82
14430 Sellers Way	Strongsville	2	(2 0)	0		198208/28/08	0.00	69/63	142,900	142,900	135,000	95.17
14270 Bent Tree	Strongsville	3	(2 1)	1798	0.110ac	198805/30/08	78.06	136/134	152,000	144,900	136,600	94.27
20677 Chestnut	Strongsville	2	(2 0)	0	0.290ac	197206/02/08	0.00	131/826	155,000	139,000	137,000	98.59
8854 Ashwood Dr	Strongsville	3	(2 0)	0	0.340ac	197211/07/08	0.00	81/885	155,000	139,999	138,000	98.67
19153 Wheelers Lane #13	Strongsville	2	(2 0)	1326	0.010ac	199402/06/08	104.45	78/76	144,900	144,900	138,800	95.58
19644 Westwood	Strongsville	3	(1 0)	1229	0.770ac	194107/03/08	113.10	77/76	149,900	149,900	138,000	92.73
20841 Sun Meadow Trl #4	Strongsville	2	(1 1)	1780		199109/26/08	79.94	92/92	159,900	139,900	126,000	92.35
13257 Whitney Road	Strongsville	3	(1 1)	1462	0.340ac	198801/31/08	95.76	106/492	144,900	139,699	138,999	100.00
9757 Hazelwood Ave	Strongsville	3	(1 1)	1656	0.500ac	196606/21/08	84.64	84/27	167,000	157,000	140,000	89.17
10519 Decatur Dr	Strongsville	2	(2 0)	1499		199009/18/08	93.40	151/149	149,900	149,900	140,000	93.40
8363 Barlon	Strongsville	4	(1 1)	2128	0.280ac	197312/29/08	86.09	55/51	149,800	139,900	140,600	100.43
16290 Cypress Ave	Strongsville	3	(1 1)	1104	0.440ac	195909/25/08	128.82	76/73	162,000	152,000	142,000	93.42
16492 Morning Star	Strongsville	4	(2 1)	2802	0.310ac	197711/19/08	57.23	32/42	172,900	129,900	143,200	110.24
13504 Wolf Dr	Strongsville	3	(1 1)	1489	0.370ac	195804/29/08	97.89	134/131	152,500	144,000	143,500	99.55
14594 Sellers Way #163	Strongsville	3	(2 0)	1404		199307/01/08	103.28	275/457	159,900	149,900	145,000	98.73
12973 Ridge Creek CRK	Strongsville	3	(2 0)	1972	0.280ac	196803/13/08	73.53	8/4	149,900	149,900	145,000	98.73
11235 Co Moor Blvd	Strongsville	2	(2 0)	1452	0.110ac	198705/16/08	100.55	37/407	149,500	149,500	146,000	97.66
19128 Westwood Dr	Strongsville	3	(1 1)	1619	0.380ac	192807/09/08	90.18	248/598	158,900	149,900	146,000	97.40
10630 Blodgett CRK	Strongsville	3	(2 0)	1646	0.140ac	198808/29/08	89.36	189/647	163,500	154,777	147,000	94.98
19885 Old Towne Trl	Strongsville	3	(2 0)	2058	0.300ac	198003/03/08	71.43	230/120	152,000	152,000	147,000	96.71
18274 Glenbrook Lane	Strongsville	2	(2 0)	1800	0.140ac	197607/02/08	87.78	38/213	152,900	149,900	149,000	99.40
12873 Ridge Creek CRK	Strongsville	3	(2 0)	1972	0.280ac	196801/18/08	76.06	74/47	159,900	159,900	150,000	93.81
13101 Richards Dr	Strongsville	3	(1 0)	1540	0.320ac	198004/22/08	97.40	234/203	159,900	153,900	150,000	97.47
8486 Fair Road	Strongsville	3	(2 0)	1860	0.310ac	196611/20/08	80.86	96/279	159,900	159,900	150,000	93.81
15127 Colony Ct	Strongsville	3	(2 1)	1842	0.110ac	195511/24/08	81.43	37/852	164,900	164,900	150,000	90.86
18436 Cook Ave	Strongsville	3	(2 1)	0	0.320ac	198812/16/08	0.00	82/81	162,000	162,000	150,000	92.58
11379 Co Moor Blvd	Strongsville	2	(2 0)	0	0.100ac	198708/21/08	0.00	102/414	159,900	154,900	152,000	98.13
18202 Braxton Dr	Strongsville	3	(1 1)	1330	0.180ac	196207/29/08	114.29	69/65	161,900	159,900	152,000	98.06
19858 Westwood Dr	Strongsville	4	(2 1)	1839	1.070ac	194003/03/08	93.35	62/208	164,900	155,000	153,000	98.71
18297 Cook Ave	Strongsville	3	(2 0)	1264	0.320ac	196808/19/08	121.84	18/18	154,000	164,000	164,000	100.00
15489 Drake Road	Strongsville	3	(2 0)	1788	0.960ac	194310/27/08	86.41	36/24	159,900	159,900	154,500	98.82
11901 The Bluffs	Strongsville	4	(2 1)	2388	0.280ac	198912/16/08	64.81	61/232	164,777	164,777	155,000	94.07
8487 Groveside	Strongsville	4	(2 1)	1860	0.290ac	198509/22/08	83.33	98/81	179,800	164,500	155,000	94.22
10583 Sunwood	Strongsville	2	(2 1)	1684	0.130ac	199304/14/08	92.04	87/63	168,000	169,000	155,000	91.72
18832 Hidden Meadows	Strongsville	2	(2 1)	1801	0.650ac	199405/27/08	86.06	56/48	171,900	166,900	165,000	92.87
9384 Brushwood Lane	Strongsville	3	(2 1)	1623	0.200ac	199001/14/08	95.50	61/9	157,500	157,500	155,000	98.41

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16334 Lakelorest Dr	Strongsville	4	(2 1)	2031	0.240ac	1981 05/13/08	76.81	22/18	154,900	154,900	156,000	100.71
15194 Wilmington	Strongsville	3	(2 0)	1874	0.280ac	1981 02/12/08	83.24	21/11	160,000	160,000	156,000	97.50
18508 Bishop Lane	Strongsville	3	(2 0)	1984	0.350ac	1977 10/21/08	79.13	72/618	169,900	169,500	157,000	92.63
6585 Fair Road	Strongsville	5	(2 1)	3000	0.390ac	1970 12/03/08	52.63	12/11	157,900	157,900	157,900	100.00
20760 Springfield Ctr	Strongsville	3	(2 0)	1884	0.130ac	1989 03/04/08	84.00	109/92	174,500	168,900	168,250	93.69
16003 Windsor Dr	Strongsville	4	(1 1)	2212	0.370ac	1971 12/19/08	71.88	83/77	164,900	159,900	159,000	99.44
11484 Co Moor Blvd	Strongsville	3	(2 0)	1680	0.130ac	1987 07/31/08	96.91	36/32	169,500	169,500	159,500	94.34
17080 Hawks Lookout Ln	Strongsville	4	(2 1)	0	0.290ac	1985 08/15/08	0.00	70/78	169,000	160,900	160,000	99.44
8418 Lincolnshire	Strongsville	3	(1 1)	1904	0.270ac	1987 09/17/08	99.75	24/15	169,900	169,900	160,000	94.17
14527 Bennington	Strongsville	4	(2 1)	2180	0.260ac	1978 08/22/08	73.39	16/15	165,000	166,000	160,000	96.97
22801 W Sprague Road	Strongsville	4	(2 1)	2112	0.420ac	1975 03/11/08	75.76	43/149	165,000	166,000	160,000	96.97
19168 Westbrooke	Strongsville	3	(2 0)	0	0.690ac	2000 08/04/08	0.00	165/164	182,500	169,900	160,000	94.17
18197 Racoon Trl	Strongsville	4	(2 1)	2102	0.310ac	1975 07/22/08	76.12	87/246	169,900	169,900	160,000	94.25
15642 Grosse Pointe Oval	Strongsville	2	(2 0)	1821	0.070ac	1987 05/29/08	88.96	104/88	169,900	164,900	162,000	96.24
17953 Walnut Dr	Strongsville	3	(2 0)	0	0.430ac	1978 08/25/08	0.00	216/399	174,500	172,900	163,000	94.27
20885 White Bark	Strongsville	3	(2 0)	2180	0.310ac	1974 08/29/08	78.05	88/88	174,900	169,900	163,500	96.46
17861 Framingham Oval	Strongsville	2	(2 0)	1980	0.130ac	1986 05/02/08	118.78	50/56	159,900	158,000	163,918	106.78
19891 Idlewood	Strongsville	4	(3 1)	0	0.410ac	1989 09/10/08	0.00	85/87	199,900	179,900	164,000	81.16
8411 Calliana Dr	Strongsville	4	(1 1)	1688	0.290ac	1970 06/28/08	97.18	48/232	174,900	169,900	164,000	96.93
18492 Shurmer Road	Strongsville	5	(3 0)	2100	0.420ac	1983 08/06/08	78.10	34/72	174,900	164,900	164,000	95.48
20501 Drake Road	Strongsville	3	(1 1)	0	1.160ac	1932 08/15/08	0.00	79/71	189,950	173,500	164,500	94.81
15816 Albion Road	Strongsville	4	(1 1)	1778	0.310ac	1985 12/15/08	92.80	143/141	172,000	167,500	165,000	98.61
19608 Misty Lake	Strongsville	4	(2 1)	3048	0.240ac	1978 05/17/08	54.13	27/18	169,900	169,900	165,000	97.12
22451 Ethel Dr	Strongsville	3	(2 0)	1984	0.530ac	1979 03/28/08	84.01	212/210	174,900	169,900	169,000	97.12
18674 Whitney	Strongsville	4	(1 2)	2149	0.330ac	1984 03/19/08	76.78	50/48	170,000	170,000	165,000	97.06
18412 Woodhaven Dr	Strongsville	3	(2 1)	0	0.040ac	1999 04/18/08	0.00	296/293	169,900	169,900	165,500	97.41
19436 Hunt Road	Strongsville	3	(2 0)	2070	0.520ac	1970 11/03/08	80.19	34/9	168,500	168,500	168,000	98.52
9318 Brushwood	Strongsville	3	(2 0)	2252	0.370ac	1988 12/22/08	75.44	37/45	169,900	169,900	168,900	100.00
14777 Wilmington	Strongsville	3	(1 1)	1664	0.230ac	1984 05/01/08	102.10	18/17	174,800	174,800	169,900	97.14
19160 Bridge Path	Strongsville	3	(2 1)	2439	0.110ac	1992 09/03/08	69.70	19/354	200,000	200,000	170,000	85.00
19378 Bradford Ct	Strongsville	3	(2 1)	1799		1991 01/31/08	97.21	5/2	174,900	174,900	171,000	97.77
16904 Rabbit Run	Strongsville	4	(2 1)	2400	0.290ac	1976 10/24/08	71.46	42/37	182,500	179,900	171,500	95.33
22279 Jonathan Dr	Strongsville	4	(2 1)	2261	0.300ac	1971 01/22/08	76.41	176/173	189,900	184,900	172,000	93.32
18163 N Inlet Dr	Strongsville	4	(2 1)	2054	0.220ac	1978 05/29/08	83.98	17/287	178,000	178,000	172,000	98.91
19930 Whitney Road	Strongsville	4	(2 1)	2292	0.380ac	1986 04/30/08	75.44	156/148	199,900	184,900	172,900	93.51
15326 Oak Hollow	Strongsville	3	(2 0)	2492	0.220ac	2001 12/15/08	70.22	81/57	239,900	219,900	175,000	79.58
13385 W Sprague	Strongsville	4	(3 1)	2679	0.370ac	1976 12/30/08	65.32	50/42	189,900	189,900	175,000	92.15
19800 Winding Trl	Strongsville	4	(2 1)	0		1998 08/25/08	0.00	31/30	189,900	189,900	177,000	93.21
8374 Lorraine Dr	Strongsville	4	(3 0)	2138	0.290ac	1977 04/23/08	83.02	240/226	204,899	179,900	177,500	98.67
19847 Evergreen	Strongsville	3	(2 1)	1946	0.340ac	1982 08/08/08	91.21	106/104	184,900	184,900	177,500	96.00
17800 Falling Leaves Road	Strongsville	3	(2 0)	1968	0.400ac	1972 01/31/08	90.45	183/180	204,900	182,900	178,000	93.78
14976 Albion Road	Strongsville	4	(1 1)	1768	0.420ac	1975 11/12/08	101.21	226/224	199,900	184,900	179,000	96.81
8423 Bernice Dr	Strongsville	4	(2 1)	1792	0.290ac	1972 08/16/08	100.39	215/213	184,900	179,900	179,900	100.00
14776 Wilmington	Strongsville	3	(2 0)	0	0.290ac	1984 06/20/08	0.00	26/24	179,900	179,900	180,000	100.06
15289 Wilmington	Strongsville	4	(2 0)	1846		1980 04/15/08	97.51	29/24	189,900	189,900	180,000	94.79
12210 Windcliff	Strongsville	4	(2 1)	2273	0.400ac	1971 04/18/08	79.19	73/437	199,900	189,900	180,000	94.79
17570 W 130	Strongsville	4	(2 1)	1830	0.480ac	1981 12/30/08	98.38	19/16	189,900	189,900	180,000	94.79
18274 Sherbrooke Oval #	Strongsville	3	(2 0)	1861	0.100ac	1981 08/27/08	96.72	90/81	188,900	184,900	180,000	97.35
22576 Christopher Ct	Strongsville	3	(2 1)	2581	0.110ac	2002 07/30/08	71.68	97/221	229,900	229,900	185,000	80.47
19204 Julie	Strongsville	4	(2 1)	2298	0.310ac	1987 11/21/08	80.60	152/152	189,900	189,900	188,000	97.42

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17106 Woodleaf Road	Strongsville	4	(2 1)	2550	0.280ac	1968/05/16/08	72.55	256/256	228,900	199,000	185,000	92.56
18052 Bonbow	Strongsville	2	(1 1)	0	0.370ac	1953/07/11/08	0.00	48/440	109,900	199,900	185,000	92.55
14808 Bennington Dr	Strongsville	4	(2 1)	2088	0.250ac	1978/09/30/08	89.98	28/28	198,900	199,900	185,000	92.65
14073 Wilma Dr	Strongsville	4	(2 0)	2132	0.290ac	1977/03/31/08	87.01	134/132	189,900	189,900	185,500	97.68
9977 Forestview Dr	Strongsville	4	(2 1)	1852	0.240ac	1988/02/22/08	100.43	122/120	184,900	189,900	188,000	97.95
15081 Camden Cir	Strongsville	4	(3 0)	2500	0.270ac	1979/02/29/08	74.80	58/306	225,000	199,900	187,000	93.85
14835 Tranton Ave	Strongsville	4	(3 1)	2700	0.280ac	1987/10/24/08	89.44	58/52	194,935	189,900	187,500	98.74
20219 W Winding Trl	Strongsville	4	(3 1)	3210	2.510ac	1992/05/08/08	59.16	228/229	287,400	199,900	188,900	96.00
17036 Racoon Trl	Strongsville	4	(2 1)	2200	0.300ac	1976/12/26/08	88.36	64/59	197,900	197,500	190,000	96.20
12634 Woodberry	Strongsville	3	(2 0)	2220	0.140ac	1996/07/09/08	85.59	38/24	214,900	189,900	180,000	96.06
14308 Wilma Dr	Strongsville	4	(2 0)	2180	0.290ac	1977/04/09/08	88.07	14/7	194,900	194,500	192,000	98.71
14113 Crystal CRK	Strongsville	4	(2 1)	2410	0.290ac	1988/11/21/08	80.08	31/29	204,900	204,900	193,000	94.19
18087 Bennington	Strongsville	4	(3 1)	2238	0.280ac	1983/05/29/08	86.94	133/319	209,000	199,900	193,500	96.80
22515 Northwood	Strongsville	3	(2 1)	2446	0.170ac	2000/09/19/08	79.72	35/29	214,800	214,900	195,000	90.74
10199 Council Bluff Dr	Strongsville	3	(2 1)	2002	0.190ac	1992/09/28/08	97.40	73/71	205,000	199,500	195,000	97.74
18923 Deer Path Dr	Strongsville	3	(2 1)	2069	0.290ac	1977/06/18/08	94.49	91/63	202,500	199,900	195,800	97.99
17072 Greenwood	Strongsville	4	(2 1)	2454	0.280ac	1988/09/21/08	79.87	35/197	200,000	200,000	196,000	98.00
18270 Lakelorest	Strongsville	4	(2 1)	2834	0.240ac	1990/08/20/08	70.57	85/84	224,900	209,900	200,000	98.28
15813 Oak Hollow Lane	Strongsville	3	(2 1)	2319	0.150ac	2001/08/11/08	86.24	91/268	225,000	219,900	200,000	90.95
18051 Lakelorest Dr	Strongsville	4	(2 1)	2368	0.300ac	1979/07/28/08	84.53	20/19	205,000	205,000	200,000	97.58
18576 Sunwood Oval	Strongsville	3	(2 0)	2500	0.280ac	1995/11/21/08	80.00	39/38	220,000	220,000	200,000	90.91
18624 Southport	Strongsville	3	(3 0)	2592	0.090ac	1999/03/28/08	77.93	138/135	208,900	208,900	202,000	97.63
14236 Placid Cove	Strongsville	2	(2 0)	1800	0.140ac	1994/07/25/08	112.78	85/72	214,900	214,900	203,000	94.46
14058 Placid Cove	Strongsville	3	(2 1)	1998	0.140ac	1995/07/24/08	102.72	91/52	219,900	219,900	204,000	92.77
18453 S Red Rock	Strongsville	3	(3 0)	3100	0.380ac	1984/11/24/08	66.13	28/28	214,900	214,900	208,000	96.39
14179 Glenbrook Dr	Strongsville	3	(2 0)	1788	0.130ac	2005/08/23/08	119.34	87/82	219,900	212,800	208,000	98.78
10171 Versailles	Strongsville	4	(2 1)	3526	0.230ac	1990/08/22/08	58.56	72/70	235,900	219,900	206,500	88.81
13225 Hollis Oval	Strongsville	3	(2 2)	2106	0.350ac	1985/02/29/08	93.29	106/311	214,777	209,777	207,000	98.68
20987 Montclair	Strongsville	4	(2 1)	2778	0.380ac	1987/12/17/08	74.78	75/78	221,875	209,985	207,750	98.94
8445 Lillo Dr	Strongsville	3	(3 0)	1980	0.330ac	1973/01/18/08	106.12	105/104	224,900	224,900	208,000	92.49
14386 Glenbrook Dr	Strongsville	3	(2 0)	1872	0.130ac	2005/12/03/08	111.11	50/47	225,000	225,000	208,000	92.44
15375 Sassafras	Strongsville	3	(2 1)	1839	0.260ac	1989/09/04/08	108.30	61/59	229,900	224,900	210,000	93.37
19221 Bridge Path	Strongsville	4	(3 1)	2454	0.100ac	1999/05/08/08	85.57	328/323	240,000	220,000	210,000	87.50
18234 Heritage Trl	Strongsville	4	(2 1)	2657		1985/03/11/08	79.04	53/39	229,900	229,900	210,000	91.34
14202 Placid Cove	Strongsville	3	(2 1)	2236	0.120ac	1994/05/15/08	93.92	39/34	219,900	219,900	210,000	95.50
12886 Bristol	Strongsville	3	(2 0)	1840		1989/09/24/08	114.13	142/92	229,900	224,900	210,000	93.37
13086 Falling Water Road	Strongsville	3	(2 0)	1758	0.270ac	1988/08/18/08	119.91	253/251	219,900	219,900	212,000	96.41
12808 Bristol	Strongsville	3	(2 1)	2608	0.280ac	1998/11/26/08	81.48	12/12	235,000	235,000	212,500	90.43
17070 N Red Oak	Strongsville	4	(2 1)	0	0.330ac	1990/07/16/08	0.00	149/330	239,000	219,000	215,000	98.17
21344 Creekside Dr	Strongsville	3	(2 1)	2888	0.470ac	1993/06/20/08	79.99	39/38	234,900	234,900	215,000	91.63
19844 Cherry Stone	Strongsville	4	(2 1)	2032	0.360ac	1989/04/18/08	106.30	48/46	219,900	219,900	216,000	98.28
22621 Melissa Lane	Strongsville	3	(2 1)	2581	0.120ac	2002/08/01/08	84.08	113/418	229,900	229,900	217,000	94.39
16528 Highland Park Dr	Strongsville	4	(3 0)	2486	0.290ac	1987/08/29/08	88.46	294/292	235,000	225,000	218,000	96.99
10630 Juniper	Strongsville	4	(2 1)	4102	0.200ac	1988/04/04/08	53.33	99/49	217,500	217,600	218,750	100.57
17238 Greenwood	Strongsville	3	(2 1)	0	0.250ac	2001/07/18/08	0.00	29/25	219,900	219,900	219,500	99.82
19400 Westwood Dr	Strongsville	3	(2 1)	1752	0.850ac	1924/08/18/08	125.51	47/41	224,900	219,900	219,900	100.00
18990 Hunt	Strongsville	4	(2 2)	2328	0.280ac	1991/11/07/08	94.50	18/6	229,900	229,900	220,000	95.89
19842 Trapper Trl	Strongsville	4	(2 2)	0	0.330ac	1991/03/04/08	0.00	85/30	239,900	229,900	220,000	95.88
19869 Echo	Strongsville	4	(2 1)	2878	0.270ac	1989/09/29/08	77.31	54/54	275,000	225,000	222,500	98.89
18428 S Salem Row	Strongsville	4	(3 1)	2893	0.250ac	1984/06/18/08	77.08	97/278	247,500	239,900	223,000	92.86

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13595 Burlwood Dr	Strongsville	4	(2 1)	2542	0.330ac	199904/30/08	88.51	48/38	249,900	249,900	225,000	90.04
18568 Misty Lake Dr	Strongsville	4	(2 1)	2644		199008/17/08	88.44	58/232	229,900	229,900	225,000	97.87
14318 Shireen	Strongsville	3	(2 1)	2255	0.310ac	199307/11/08	99.78	80/44	234,999	215,000	228,000	104.85
9992 Greenwich	Strongsville	4	(2 1)	2524	0.280ac	199908/21/08	88.14	8/7	233,958	233,958	225,000	96.17
8912 Oak Leaf Dr	Strongsville	4	(2 0)	0	0.290ac	199806/26/08	0.00	26/24	237,500	237,500	227,000	95.58
13458 Maple Brook Trl	Strongsville	3	(2 1)	1859	0.310ac	199109/29/08	115.88	88/26	239,600	239,500	227,000	94.78
21783 Jonathan	Strongsville	4	(2 1)	2597	0.410ac	199712/29/08	87.80	42/41	234,900	234,900	227,500	96.85
20198 Abigail	Strongsville	4	(2 1)	2432	0.290ac	199312/22/08	94.16	19/15	239,900	239,900	229,000	95.46
14266 Pinebrook	Strongsville	3	(2 1)	2800	0.170ac	200803/14/08	88.46	170/129	264,900	248,900	230,000	92.04
10461 Juniper Ct	Strongsville	4	(2 1)	0	0.250ac	199807/31/08	0.00	137/128	269,900	239,900	230,000	95.87
17378 Falmouth Dr	Strongsville	4	(2 1)	3240	0.230ac	198104/23/08	70.88	55/54	279,900	249,900	230,000	92.04
18421 Winding Trl	Strongsville	4	(2 1)	2718	0.330ac	199008/08/08	84.86	24/236	239,900	239,900	231,000	96.28
19555 Winding Trl	Strongsville	4	(2 2)	2427	0.280ac	199011/05/08	95.59	49/35	245,000	245,000	232,000	94.69
20088 Winding Trl	Strongsville	4	(2 1)	2165	0.290ac	199306/13/08	107.62	21/19	229,900	229,900	233,000	101.35
17899 Brick Mill Run	Strongsville	4	(2 1)	3008	0.230ac	199508/21/08	78.13	109/77	259,900	239,900	236,000	97.96
17470 Woodlawn Crt	Strongsville	4	(3 1)	2074	0.300ac	199907/18/08	113.31	15/9	239,900	239,900	236,000	97.96
20256 Ellsworth	Strongsville	4	(2 1)	2128	0.310ac	199408/13/08	110.43	163/153	248,900	248,900	236,000	94.42
12492 The Bluffs	Strongsville	4	(2 0)	0	0.270ac	199302/18/08	0.00	33/205	259,900	259,900	235,000	90.42
14499 Pin Oak Dr	Strongsville	3	(2 0)	2000	0.260ac	199508/24/08	118.00	43/31	247,900	247,900	236,000	95.20
14043 Sycamore Circ	Strongsville	4	(2 1)	2250	0.250ac	199707/24/08	103.33	32/30	249,900	249,900	237,000	94.84
9740 Woodhurst Dr	Strongsville	3	(2 1)	2895	0.350ac	199305/16/08	82.21	27/25	239,900	239,900	238,000	98.21
18641 Forestwood	Strongsville	4	(2 3)	3038	0.280ac	199006/21/08	79.00	49/47	259,900	250,000	240,000	96.00
12378 Mulberry Circ	Strongsville	3	(3 1)	3810	0.150ac	199709/03/08	55.48	114/90	259,900	249,900	240,000	96.04
21298 Albion Road	Strongsville	4	(3 0)	3112	0.710ac	197104/18/08	77.19	108/289	249,900	249,799	240,200	96.18
20647 Storing Way	Strongsville	4	(3 0)	3048	0.340ac	199106/20/08	78.61	217/579	299,900	279,900	242,500	86.95
13977 Basswood Circ	Strongsville	4	(2 1)	2267	0.340ac	199803/21/08	108.07	174/184	259,900	259,900	245,000	96.77
14028 Maple Circ	Strongsville	4	(2 1)	2482	0.280ac	199407/18/08	98.71	91/45	259,900	249,900	245,000	98.04
11713 WestOn Point	Strongsville	3	(2 0)	2200	0.200ac	200310/30/08	111.38	169/187	264,900	274,900	245,000	89.12
19342 Trillium Trl	Strongsville	4	(2 1)	3716	0.310ac	198303/31/08	85.83	47/38	259,900	259,900	245,000	94.27
20280 Collier Dr	Strongsville	4	(2 1)	2808	0.400ac	199708/19/08	87.28	98/91	264,900	239,900	245,000	102.13
17558 Ridge Creek CRK	Strongsville	4	(2 0)	2192	0.360ac	199805/30/08	113.14	81/02	249,900	249,900	248,000	99.24
20082 Abigail	Strongsville	3	(2 1)	2402	0.290ac	199208/20/08	104.04	16/7	249,900	249,900	249,900	100.00
13972 Cartwright Pkwy	Strongsville	3	(2 0)	1954	0.350ac	199908/18/08	127.89	58/57	254,900	249,900	249,900	100.00
20004 Ellsworth	Strongsville	4	(2 1)	0	0.380ac	199409/09/08	0.00	64/13	259,000	259,000	250,000	92.94
13789 Clipper Cove	Strongsville	4	(3 1)	2830	0.280ac	199512/23/08	88.34	23/113	269,900	264,900	250,000	94.38
13641 Burlwood	Strongsville	4	(2 1)	2086	0.340ac	199905/08/08	87.23	28/28	255,000	255,000	251,751	98.73
10945 Shenandoah Ridge	Strongsville	4	(2 1)	0	0.370ac	199812/18/08	0.00	247/308	349,900	299,000	252,000	84.28
18921 Willow Wood Dr	Strongsville	4	(2 1)	0	0.230ac	198703/08/08	0.00	131/232	284,900	259,900	252,000	96.96
19706 Summer Place Dr	Strongsville	4	(3 0)	3052	0.320ac	199304/08/08	82.67	181/262	274,900	264,900	252,000	95.13
18933 Timber Lake	Strongsville	4	(2 1)	2640	0.270ac	199809/17/08	88.02	50/47	284,900	259,900	253,500	97.54
9078 Eldorado Trl #14	Strongsville	3	(4 0)	2980	0.150ac	200812/23/08	85.81	175/174	302,690	259,990	253,990	97.69
22318 Country Meadows L	Strongsville	3	(2 0)	2413	0.300ac	199905/30/08	105.25	102/8	284,900	264,900	254,000	96.89
19448 Blue Spruce Dr	Strongsville	3	(2 1)	2090	0.310ac	199808/10/08	122.97	177/175	279,500	269,500	257,000	95.36
20581 Wildwood Lane	Strongsville	4	(2 1)	2887	0.300ac	199803/29/08	88.89	110/346	278,500	269,900	258,000	95.59
20470 Bredgate Lane	Strongsville	4	(3 0)	3105	0.230ac	199912/10/08	83.09	93/91	275,000	269,900	258,000	96.59
9195 Eldorado Trl #32	Strongsville	4	(2 1)	2803		200712/01/08	92.59	131/130	299,530	269,990	259,630	96.13
19597 Winding Trl	Strongsville	4	(3 0)	2652	0.300ac	199104/28/08	98.04	63/39	279,900	279,900	260,000	92.89
20766 Wakarusa Cir	Strongsville	4	(2 1)	2818	0.260ac	199404/15/08	103.25	15/328	269,900	269,900	260,000	98.33
14857 Cortland Way	Strongsville	4	(2 1)	3094	0.470ac	198906/30/08	84.03	14/3	269,900	259,900	260,000	100.04
19061 Blue Spruce Dr	Strongsville	4	(2 1)	2602	0.300ac	198702/21/08	103.92	42/223	274,900	274,900	260,000	94.58

Presented By: Lawrence H Frawley Sr., J Keller Williams Greater Cleveland West Phone: 440-879-4708

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CMA Report

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Listings as of 01/04/11 at 8:48pm

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Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	Prior P % LI
20553 Bradgate	Strongsville	4	(2 1)	0	0.240ac	199712/04/08	0.00	118/117	295,000	289,900	282,000	97.07
17802 Lyon Lane	Strongsville	4	(2 1)	3056	0.280ac	199003/03/08	85.80	130/129	275,900	274,900	282,500	95.49
18541 Northrup	Strongsville	4	(2 2)	2809	0.360ac	199405/27/08	100.80	160/146	299,900	274,900	283,000	95.87
12819 Bristol Lane	Strongsville	3	(3 0)	1737		199807/07/08	152.58	74/67	289,900	289,900	289,000	98.18
20719 Carlton Ct	Strongsville	4	(0 0)	0	0.270ac	199402/21/08	0.00	3/74	265,000	265,000	285,000	100.00
21208 Oakhurst Lane	Strongsville	4	(2 1)	3016	0.280ac	200512/18/08	87.89	78/73	299,900	274,900	288,000	96.36
20050 Ellsworth Dr	Strongsville	4	(2 1)	2724	0.310ac	199401/11/08	98.38	73/53	279,900	279,900	268,000	95.75
20172 Ellsworth Dr	Strongsville	4	(2 1)	2690	0.310ac	199408/14/08	100.18	104/87	275,000	275,000	268,500	97.64
20378 Foxe	Strongsville	4	(2 1)	2738	0.290ac	200408/09/08	98.32	13/98	274,777	274,777	299,000	97.90
13345 Cheryl Dr	Strongsville	3	(3 1)	2829	0.360ac	200202/28/08	95.40	100/85	273,900	273,900	269,800	98.50
14924 Britannia Ct	Strongsville	3	(3 1)	0	0.500ac	199803/18/08	0.00	22/21	288,900	288,900	270,000	93.48
13839 Cartwright Pkwy Pk	Strongsville	4	(3 1)	2558	0.300ac	200211/13/08	105.55	84/77	289,900	289,900	270,000	93.14
2097 Eldorado #16	Strongsville	4	(0 0)	2883		200702/28/08	83.33	28/27	299,890	289,180	270,000	90.24
14127 Sycamore Cir	Strongsville	4	(2 1)	2283	0.210ac	199706/13/08	118.27	78/76	279,500	279,500	270,000	96.80
21683 Fairfield Pl	Strongsville	4	(2 1)	2708	0.370ac	199912/16/08	100.07	172/159	304,900	284,900	271,000	95.12
18640 N White Oaks	Strongsville	4	(4 0)	4440	0.290ac	198108/08/08	61.49	12/14	269,000	269,000	273,000	101.49
12801 Falling Water	Strongsville	4	(2 1)	3008	0.480ac	199909/09/08	91.06	71/591	299,000	299,000	273,900	91.61
13600 Blackberry Cir	Strongsville	4	(3 1)	3373	0.250ac	198804/05/08	81.43	53/235	289,900	289,900	274,867	94.78
18652 Selby Cr	Strongsville	3	(3 1)	2416	0.380ac	200107/11/08	113.82	165/162	309,900	279,900	275,000	96.25
16888 Hampton Chase	Strongsville	4	(2 2)	2498	0.400ac	199307/31/08	110.09	27/14	284,900	284,900	275,000	96.53
20361 Bradgate	Strongsville	4	(2 1)	2808	0.240ac	199908/29/08	94.53	35/33	299,500	289,900	275,000	94.88
16449 Drake	Strongsville	4	(2 1)	2450	0.520ac	200609/17/08	112.24	38/25	289,900	289,900	275,000	94.86
16414 Academy	Strongsville	4	(2 1)	3048	0.290ac	199806/05/08	91.92	35/25	299,900	288,900	280,000	96.89
19508 Sloughton Dr	Strongsville	4	(3 1)	2912	0.310ac	199305/12/08	97.15	73/343	289,900	289,900	282,900	97.89
18323 Blue Point	Strongsville	4	(3 1)	2358	0.280ac	199809/24/08	120.87	162/149	334,000	282,000	285,000	97.60
9711 Nicole Cir	Strongsville	4	(2 1)	2991	0.330ac	199908/27/08	95.29	42/39	300,000	300,000	285,000	95.00
17671 Brick Mill Run	Strongsville	6	(4 0)	3197	0.280ac	198708/07/08	89.15	273/291	314,900	288,500	285,000	96.79
13682 Clipper Cove Dr #D	Strongsville	4	(3 1)	3176	0.250ac	199804/25/08	89.74	189/157	299,900	299,900	285,000	95.03
21182 Oakhurst Lane	Strongsville	4	(2 1)	3103	0.260ac	200303/14/08	93.14	80/108	329,900	309,900	289,000	83.26
19306 Ridgeline	Strongsville	4	(2 1)	2827	0.310ac	199408/01/08	110.01	62/212	287,900	287,900	289,000	100.98
17811 Monterey Pkwy	Strongsville	4	(2 1)	3412	0.230ac	199408/22/08	84.99	46/43	315,500	309,900	290,000	93.59
20158 Carlyle Dr	Strongsville	3	(2 0)	0	0.290ac	200610/03/08	0.00	27/23	290,000	290,000	290,000	100.00
19245 Prospect Road	Strongsville	3	(2 0)	2188	0.050ac	198710/01/08	132.86	25/388	309,900	309,900	290,000	93.58
18030 Old Oak Dr	Strongsville	4	(2 1)	3037	0.250ac	200003/28/08	95.49	308/297	319,900	299,850	290,000	96.72
19431 Blue Spruce	Strongsville	4	(3 1)	2668	0.300ac	199508/08/08	108.70	131/130	314,000	299,900	290,000	96.70
18302 Drake Road	Strongsville	4	(3 0)	3338	0.840ac	200309/17/08	88.08	136/320	324,900	309,900	294,000	94.87
18361 Fairmouth	Strongsville	4	(2 1)	2998	0.500ac	199204/15/08	98.46	41/217	310,000	310,000	295,000	95.16
15271 Scarlet Oak Trl	Strongsville	4	(2 2)	3514	0.280ac	200303/21/08	83.95	182/320	384,900	344,900	295,000	85.53
16435 Selby	Strongsville	4	(2 1)	3587	0.310ac	200205/01/08	82.94	29/28	337,500	310,000	297,500	95.97
20323 Lucerne Lane	Strongsville	4	(2 2)	1200	0.270ac	200407/03/08	250.00	114/110	334,900	317,500	300,000	94.49
21285 Oakhurst Lane	Strongsville	4	(2 1)	3112	0.280ac	200101/18/08	96.46	88/77	229,900	318,900	300,000	93.78
18989 Saratoga Trl	Strongsville	4	(2 1)	3408	0.280ac	199304/18/08	88.32	94/83	325,000	299,900	301,000	100.37
18232 Scarlet Oak	Strongsville	4	(3 1)	3774	0.270ac	200107/25/08	78.76	14/15	304,900	304,900	301,000	96.72
9153 Tahoe Cir #25	Strongsville	2	(3 0)	3892	0.190ac	200812/23/08	88.18	78/76	283,590	286,990	302,500	101.86
15426 Old Oak Dr	Strongsville	3	(2 1)	3582	0.320ac	200303/20/08	87.80	151/127	339,900	324,900	314,500	96.80
13509 Burwood	Strongsville	4	(3 0)	3818	0.320ac	199903/31/08	82.48	53/12	324,900	314,900	314,900	100.00
19923 Colleen Ct	Strongsville	4	(2 1)	2970		199807/25/08	106.06	64/88	319,500	319,500	318,000	98.59
17848 Monterey Pkwy Dr	Strongsville	4	(3 1)	3230	0.230ac	199108/29/08	98.44	50/35	325,000	325,000	313,000	96.92
21331 Brackenridge	Strongsville	3	(2 0)	2140	0.360ac	200705/29/08	148.08	5/0	316,900	316,900	316,900	100.00
15407 Old Oak	Strongsville	4	(2 2)	0	0.290ac	200412/18/08	0.00	50/47	349,500	339,900	320,000	94.28

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:48pm

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Address	City	Bd	Bth	BqFt	LotSz	Year Date	\$/SqFt	DOM	COM	Orig Price	List Price	Sale Price	P % LI
20176 Colleen Ct	Strongsville	4	(3 1)	3204	0.310ac	1998/05/08/08	102.06	90/87		344,900	344,900	327,000	94.81
9687 Nicole CIRC	Strongsville	4	(3 1)	4578	0.310ac	1996/09/16/08	72.30	15/10		339,000	339,000	331,000	97.64
19811 E Kerry	Strongsville	4	(3 1)	3138	0.340ac	1998/05/30/08	106.80	134/132		387,000	382,400	332,000	91.81
22226 Yarrow Trl	Strongsville	5	(3 0)	0	0.320ac	2003/05/01/08	0.00	90/262		364,999	364,999	338,750	92.81
22245 Yarrow Trl	Strongsville	4	(4 0)	3588	0.350ac	2002/03/31/08	84.48	195/128		374,900	399,900	339,000	91.66
21223 Breckenridge	Strongsville	4	(2 1)	2702	0.390ac	2007/01/15/08	125.83	79/77		337,000	337,000	340,000	100.89
20187 Kylemore Dr	Strongsville	4	(2 2)	3742		2001/08/26/08	90.86	58/24		355,900	347,500	340,000	97.84
20623 Kylemore	Strongsville	4	(3 1)	3892	0.280ac	1999/08/16/08	92.09	98/108		379,900	349,000	340,000	97.42
12524 Saddle Horn CIRC	Strongsville	4	(2 1)	3371	0.510ac	1999/06/11/08	101.60	70/52		369,500	349,000	342,500	98.14
21310 Briar Bush Lane	Strongsville	4	(3 1)	4178	0.660ac	1999/08/05/08	78.60	113/387		385,000	385,000	343,000	89.09
14541 Pebblestone Ct	Strongsville	4	(2 1)	3334	0.430ac	2008/10/29/08	103.48	23/564		368,900	368,900	345,000	93.27
22156 Horseshoe Lane	Strongsville	4	(3 1)	3842	0.330ac	2000/08/30/08	88.78	93/273		375,000	350,000	350,000	100.00
21377 Castlewood Dr #17	Strongsville	4	(2 1)	2940	0.550ac	2008/11/14/08	124.15	6/2		365,000	365,000	368,000	100.00
20473 Colleen Ct	Strongsville	4	(3 1)	3287	0.240ac	1998/01/15/08	114.09	76/57		389,900	389,900	373,000	96.18
26 Breckenridge	Strongsville	4	(2 1)	3100		2006/06/05/08	123.87	30/29		399,900	399,900	384,000	96.02
13801 Roylton	Strongsville	4	(3 0)	0	1.540ac	1996/10/07/08	0.00	80/38		399,993	399,993	385,000	96.25
21521 Castlewood Dr #13	Strongsville	4	(2 1)	2800	0.880ac	2008/09/09/08	139.29	8/2		390,000	390,000	390,000	100.00
19809 E Kerry	Strongsville	4	(2 1)	3480	0.370ac	1998/07/28/08	113.61	2/1		399,900	399,900	396,000	99.77
11680 Chopers Run	Strongsville	4	(2 1)	3514	0.350ac	2004/06/08/08	119.39	94/92		439,500	424,900	409,000	96.26
21411 Castlewood Dr #5/L	Strongsville	4	(3 1)	2830	0.500ac	2008/08/29/08	145.58	10/2		412,000	412,000	412,000	100.00
14881 Pebblestone	Strongsville	4	(3 1)	3959	0.390ac	2006/08/30/08	107.35	119/101		489,900	449,900	425,000	94.47
20728 Carlton Ct	Strongsville	4	(3 2)	5905	0.270ac	1994/07/16/08	71.87	183/175		521,800	499,900	425,000	85.02
14316 Castlereagh #39	Strongsville	4	(2 1)	0		2008/01/15/08	0.00	1/0		551,998	551,998	425,745	77.13
12585 South Churchill Way	Strongsville	4	(2 1)	4288	0.340ac	2007/05/23/08	100.24	259/255		449,438	454,829	427,804	94.01
20505 Donagel Lane	Strongsville	4	(3 1)	3741	0.290ac	2003/07/24/08	116.74	70/430		449,900	439,900	433,000	98.43
12537 South Churchill Way	Strongsville	4	(2 1)	4288		2007/05/21/08	101.82	271/257		441,787	447,827	433,497	98.84
20351 East Donagel Lane	Strongsville	4	(2 1)	0	0.290ac	2006/08/01/08	0.00	158/149		447,900	457,651	440,000	96.18
20712 Kelsey Lane #WC2	Strongsville	4	(2 1)	4268		2007/02/01/08	103.85	169/113		432,131	441,371	443,038	100.38
20815 Donagel Lane #WC	Strongsville	4	(2 1)	4266		2007/03/19/08	104.31	180/178		445,873	454,307	445,000	97.96
14883 Pebblestone	Strongsville	4	(3 1)	5935	0.390ac	2008/10/08/08	81.30	184/353		499,900	479,000	450,000	93.96
20448 Kelsey Lane	Strongsville	4	(4 1)	3805	0.270ac	2004/08/17/08	128.54	33/31		489,900	479,900	467,000	97.31
14388 Savannah Ct	Strongsville	4	(3 1)	4288	0.470ac	2004/04/28/08	111.08	68/359		549,900	489,900	474,000	96.75
20285 E Donagel Lane	Strongsville	4	(1 1)	3851	0.280ac	2006/08/27/08	123.03	164/385		535,000	510,000	475,000	93.14
14272 Calderdale Lane #9	Strongsville	4	(2 1)	0		2008/12/30/08	0.00	7/7		506,550	506,550	505,550	100.00
18144 Stony Point Dr	Strongsville	4	(2 1)	4368	0.660ac	2002/07/31/08	121.22	85/441		525,000	525,000	528,500	100.58
14298 Calderdale	Strongsville	4	(1 1)	4775	0.440ac	2007/06/30/08	149.21	4/1		787,900	787,900	712,500	90.43

Listing Count 332

Averages 2,398 90.82 88/136 234,090 226,783 216,111 95.29

High 712,800

Low 45,000

Median 209,000

Report Count 332

Report Averages

2,398

90.82

88/136

234,090

226,783

216,111

Presented By: Lawrence H Frawley Sr. / Keller Williams Greater Cleveland West Phone: 440-879-4706

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Property Type: Residential Area: Strongsville Status: Closed (1/1/2008 to 12/31/2008) Heating Fuel: Electric excluded Coal AND Dual AND Gas AND None AND Oil AND Other AND Pellets AND Propane AND Solar AND Wood

RESIDENTIAL**CLOSED Properties**

Address	City	Bd	Bth	SqFt	LotSz	Year Date	\$/SqFt	DOM	DDOM	Orig Price	List Price	Sale Price	% LI
8008 Steven David	Strongsville	2	(2 1)	1428		1979 10/30/08	51.12	147	181	108,000	79,900	73,000	91.38
19229 Briarwood	Strongsville	2	(2 1)	1610		1973 08/26/08	52.80	35	20	100,000	100,000	85,000	85.00
10812 Priem	Strongsville	2	(2 1)	1716	0.110ac	1980 11/10/08	89.87	11	10	119,900	119,900	119,900	100.00
10134 Peachtree	Strongsville	4	(3 0)	2335	0.290ac	1973 10/17/08	51.81	25	183	143,900	143,900	120,800	83.74
17154 Valley Creek CRK	Strongsville	2	(2 0)	0	0.110ac	1979 05/13/08	0.00	37	36	139,900	139,900	139,000	92.92
19220 Briarwood Lane	Strongsville	3	(2 0)	0		1974 08/15/08	0.00	162	364	155,900	149,900	133,300	88.93
11028 Westwind Ct	Strongsville	2	(2 0)	1704	0.120ac	1979 12/03/08	79.81	126	133	159,900	138,900	139,000	97.21
15248 Forest Park Dr	Strongsville	3	(2 0)	1578	0.340ac	1973 10/15/08	88.20	161	118	154,000	138,000	139,000	100.00
14945 Sherwood Dr	Strongsville	4	(2 1)	2605	0.520ac	1976 10/08/08	53.64	74	70	149,900	139,900	139,900	100.00
18042 Ledgepoint	Strongsville	2	(2 0)	1380	7.580ac	1974 03/21/08	102.94	44	18	149,900	149,900	140,000	93.40
13774 Boston Road	Strongsville	3	(2 0)	1878	0.290ac	1977 07/30/08	88.82	34	32	149,500	149,500	145,000	96.99
11024 Southwind	Strongsville	2	(2 0)	1634	0.090ac	1979 07/01/08	94.85	46	45	149,900	149,900	145,600	97.08
20274 Applewood Lane	Strongsville	3	(1 1)	0	0.240ac	1976 06/11/08	0.00	19	9	131,300	131,300	145,000	111.20
10810 Meadow Trl	Strongsville	2	(2 0)	1402		1985 03/10/08	104.14	34	40	157,900	157,900	145,000	92.48
16989 Bob White Crc	Strongsville	4	(2 1)	2100	0.330ac	1977 10/20/08	70.00	339	303	199,900	169,900	147,000	88.98
19016 Turkey Meadow	Strongsville	4	(2 0)	1728	0.300ac	1974 04/09/08	86.23	44	43	164,900	154,900	149,000	98.18
9588 Pebble Brook Lane	Strongsville	3	(2 0)	2824	0.250ac	1979 04/29/08	52.94	64	506	174,900	154,900	149,490	96.51
17843 Hollownut Pl	Strongsville	2	(2 1)	0		1978 08/08/08	0.00	69	64	164,900	184,900	160,000	90.96
17049 Eagles Nest Crc	Strongsville	4	(2 0)	1716	0.290ac	1978 08/21/08	88.00	176	139	170,000	158,600	161,000	95.27
9989 Plum Brook Lane	Strongsville	3	(2 0)	2082	0.890ac	1981 08/20/08	73.71	367	335	175,850	169,900	162,000	88.45
13492 Suncrest Ct	Strongsville	3	(2 0)	1920		1979 02/11/08	83.33	11	184	188,900	168,800	180,000	94.73
11699 Pleasant Ridge	Strongsville	4	(2 1)	2203	0.690ac	1973 10/17/08	72.63	142	141	209,900	169,900	160,000	94.17
12452 Kronos Ct	Strongsville	2	(2 0)	1288		1983 09/04/08	128.55	25	22	163,000	163,000	163,000	100.00
18347 Blue Point	Strongsville	4	(1 1)	2208	0.280ac	1986 08/14/08	74.73	64	62	200,000	179,900	165,000	91.72
15237 High Point Road	Strongsville	3	(2 0)	1814	0.640ac	1973 07/09/08	90.96	84	34	179,500	174,500	165,000	94.56
17122 Partridge	Strongsville	4	(1 1)	2176	0.300ac	1975 09/22/08	76.83	68	314	175,000	175,000	185,000	94.29
11017 Southwind	Strongsville	3	(2 0)	2210	0.200ac	1979 10/07/08	75.11	82	27	179,500	179,500	188,000	94.88
18188 Walnut Dr	Strongsville	3	(2 1)	1992	0.370ac	1978 08/28/08	88.07	78	143	179,900	177,900	188,000	94.44
20684 Homestead Park	Strongsville	3	(2 0)	1980	0.330ac	1978 07/01/08	85.87	84	82	174,900	172,800	168,300	97.57
22617 Creek Bend	Strongsville	3	(2 1)	3992	0.310ac	1978 09/02/08	42.33	58	53	195,000	182,800	188,000	92.40
20289 White Bark	Strongsville	3	(1 1)	1898	0.260ac	1977 08/25/08	85.24	15	14	170,000	170,000	170,000	100.00
16213 Drake Road	Strongsville	4	(2 1)	2016	0.260ac	1977 04/24/08	84.82	161	160	179,900	169,900	171,000	100.66
10802 Meadow Trl	Strongsville	2	(2 0)	1792	0.130ac	1986 07/08/08	98.54	175	173	177,900	174,900	173,000	98.91
14335 Bent Tree Dr	Strongsville	4	(2 1)	2350	0.230ac	1978 05/30/08	74.47	185	168	199,900	189,900	175,000	92.15
11017 Southwind Ct	Strongsville	3	(2 0)	2210	0.190ac	1979 02/22/08	79.19	142	126	185,000	177,500	175,000	98.59
20286 Applewood Lane	Strongsville	3	(2 0)	2120	0.220ac	1976 07/29/08	82.65	102	38	184,900	184,900	175,000	94.85
15214 High Point	Strongsville	3	(2 0)	1844		1975 10/30/08	94.90	167	167	194,900	182,900	175,000	95.68
14627 Mill Hollow	Strongsville	3	(2 0)	1777	2.290ac	1976 02/04/08	98.48	153	226	189,900	189,900	175,000	92.15
18273 Prospect	Strongsville	4	(2 0)	2188	0.330ac	1979 06/08/08	80.98	13	282	189,900	169,900	175,500	103.31
18851 Pheasant Trl	Strongsville	3	(1 1)	1875	0.290ac	1974 10/28/08	95.20	40	38	189,500	185,500	178,500	98.23
9398 Priem Road	Strongsville	3	(2 1)	2111	0.410ac	1985 08/02/08	85.27	28	804	192,900	190,000	180,000	94.74
16822 Antler	Strongsville	4	(3 0)	2808	0.380ac	1978 12/18/08	89.40	184	189	214,900	199,900	181,000	90.85
21623 Briar Bush	Strongsville	3	(2 0)	1908	0.310ac	1987 08/05/08	95.13	167	160	199,900	189,900	181,500	95.58
13778 Bridgerton Way	Strongsville	3	(2 0)	1788		1978 06/06/08	102.65	82	76	192,900	184,900	184,000	99.51
10816 Gate Post	Strongsville	3	(2 0)	2038	0.280ac	1977 11/03/08	90.78	92	87	189,700	189,700	185,000	97.52
11815 River Ridge Road	Strongsville	4	(2 1)	2442	0.340ac	1978 06/12/08	75.17	74	357	217,500	200,000	188,000	93.00

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:49pm

Page 2

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDM	Orig Price	List Price	Sale Price	% LI
17938 Fox Hollow Dr	Strongsville	4	(2 1)	2785	0.310ac	197409/28/08	67.15	66/64	198,900	188,000	187,000	101.08
18082 Fern Canyon Dr	Strongsville	4	(2 1)	0	0.300ac	197804/30/08	0.00	35/173	194,900	194,900	190,000	97.49
21982 Little Brook Way	Strongsville	3	(2 1)	1988	0.310ac	198707/16/08	99.09	10/8	204,900	204,900	197,000	96.14
10027 Peachtree Dr	Strongsville	4	(2 1)	2289	0.380ac	197402/28/08	86.06	45/63	198,500	199,600	197,000	98.76
17462 Lexington	Strongsville	4	(2 1)	2816		197903/20/08	69.99	200/187	208,000	199,000	197,100	99.05
20381 White Bark Dr	Strongsville	4	(2 0)	0	0.220ac	197706/20/08	0.00	90/10	197,900	197,900	197,900	100.00
20405 Village Green	Strongsville	4	(2 0)	2060	0.000ac	197306/16/08	95.55	20/11	199,900	199,900	198,900	99.80
21586 Meadows Edge	Strongsville	3	(2 0)	2364	0.480ac	198610/31/08	83.85	86/64	219,900	199,900	199,900	100.00
10768 Gale Post Road	Strongsville	4	(2 1)	2617	0.280ac	197809/01/08	78.42	23/10	204,900	204,900	200,000	97.61
21838 Little Brook Way	Strongsville	3	(2 0)	0	0.290ac	198402/13/08	0.00	29/28	219,900	219,900	200,000	90.95
10828 Watercress	Strongsville	3	(2 0)	2230	0.290ac	197809/06/08	92.38	17/15	218,900	219,900	206,000	93.88
20688 Forestwood Dr	Strongsville	4	(2 1)	2320	0.270ac	198412/23/08	93.59	187/134	235,000	224,900	217,000	96.49
12810 Olympus Way	Strongsville	3	(2 0)	2138	0.240ac	199001/28/05	101.96	78/77	229,800	229,800	218,000	94.87
18158 Raccoon Trl	Strongsville	4	(2 1)	2102	0.310ac	197504/07/08	104.61	8/6	219,900	219,900	219,900	100.00
9975 Priem Road	Strongsville	4	(2 1)	2688	0.440ac	199208/22/08	81.85	195/186	239,900	239,900	220,000	91.70
21808 Hickory Branch Trl	Strongsville	3	(2 1)	2517	0.310ac	198408/28/08	90.98	77/831	234,800	234,900	229,800	97.49
21700 Meadows Edge Lan	Strongsville	3	(2 1)	2444	0.350ac	198610/01/08	101.88	10/7	249,000	249,000	249,000	100.00
10377 Pine Needle Trl	Strongsville	4	(2 1)	4064	0.480ac	198111/06/08	82.63	99/245	360,000	385,000	335,000	94.87

Listing Count 64

Averages	2,133		83.17	87/131	186,448	180,175	172,596	95.79
High	335,000	Low	73,000			Median	172,000	

Report Count 64

Report Averages

2,133	83.17	87/131	186,448	180,175	172,596
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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 8:45pm

Page 1

Property Type: Residential Area: Strongsville Status: Closed (1/1/2009 to 12/31/2009) Heating Fuel: Coal OR Dual OR Gas OR None OR Oil OR Other
 OR Pallets OR Propane OR Solar OR Wood

RESIDENTIAL**CLOSED Properties**

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/ODOM	Orig Price	List Price	Sale Price	% LI
14805 Lenox Dr #205	Strongsville	2	(2 0)	0	9.660ac	199906/09/09	0.00	81/81	114,500	114,000	850	0.74
20738 Donegal Ln	Strongsville	4	(3 2)	5337	0.400ac	200711/18/09	0.71	104/104	569,000	574,900	3,600	0.68
21148 Morris Dr	Strongsville	3	(1 0)	1158	0.550ac	194804/13/09	28.80	8/8	34,900	34,900	33,000	94.58
21042 Westwood Dr	Strongsville	3	(1 1)	1378	0.140ac	193505/06/09	28.16	138/138	68,000	64,200	36,000	66.42
21043 Westwood	Strongsville	3	(1 0)	1066	0.190ac	188612/23/09	37.52	687/697	84,900	49,000	40,000	81.83
18132 Westwood Dr	Strongsville	3	(1 1)	1290	0.397ac	184810/26/09	34.11	50/50	49,500	49,500	44,000	88.89
20460 Albion	Strongsville	3	(2 0)	1899	0.510ac	185601/28/09	32.37	39/36	79,900	74,900	68,000	73.43
20429 Westwood Dr	Strongsville	2	(1 1)	936	0.350ac	195603/06/09	66.24	33/33	75,000	75,000	62,000	82.67
19751 Drake	Strongsville	3	(1 1)	1058	0.510ac	196004/30/09	61.65	77/77	82,000	71,500	65,000	90.91
17868 Ash Dr	Strongsville	3	(2 1)	1058	12750sf	198110/19/09	65.86	75/73	120,000	96,000	69,563	72.45
15447 Drake Road	Strongsville	9	(1 0)	0	0.500ac	196008/03/09	0.00	118/116	89,900	80,000	72,900	81.13
14802 Lenox Dr #202	Strongsville	2	(2 0)	1145		200008/31/09	63.78	36/36	85,000	80,000	73,000	91.25
11114 Prospect	Strongsville	2	(1 0)	936	0.770ac	196507/01/09	80.13	178/176	97,997	84,800	76,000	88.34
16400 Shumer Rd	Strongsville	3	(1 1)	1248	0.489ac	196807/22/09	60.10	47/47	69,900	69,900	75,000	107.30
8028 Steven David Dr #42	Strongsville	2	(2 1)	1428	0.190ac	197912/10/09	82.52	49/49	79,900	79,900	78,000	99.87
18869 Meadow Ln	Strongsville	4	(1 1)	1400	14700sf	195910/23/09	53.57	58/4	89,600	88,800	75,000	84.86
17316 Iyami Ct #4309	Strongsville	2	(2 0)	1466		197104/10/09	51.91	94/17	86,900	89,900	78,100	84.86
14184 Prospect Rd	Strongsville	3	(1 0)	1088	2500sf	191707/22/09	70.31	23/23	76,500	76,500	76,000	100.00
13504 Tomson Dr	Strongsville	3	(1 1)	988	13280sf	195905/04/09	77.94	22/22	99,900	94,900	77,000	90.69
14930 Lenox Dr #530	Strongsville	2	(2 0)	1208	9.690ac	200012/31/09	66.34	40/40	84,900	84,900	80,000	94.23
13418 Yager Dr	Strongsville	3	(1 0)	972	13280sf	188008/30/09	87.45	8/8	84,900	84,900	85,000	100.12
17280 Akita Ct #4607	Strongsville	2	(2 0)	1232	3.688ac	187108/31/09	68.39	78/78	99,900	99,900	85,000	85.09
10163 Fairtree Dr	Strongsville	3	(1 1)	1224	12750sf	186207/01/09	66.45	22/22	84,900	84,900	85,000	100.12
17292 Akita	Strongsville	2	(2 0)	1648	3.690ac	187103/20/09	92.56	135/135	99,800	99,900	88,500	88.22
14730 Lenox Dr #130	Strongsville	2	(2 0)	1208		199907/21/09	73.38	21/21	89,900	89,900	88,500	98.44
12946 Dell Ridge	Strongsville	2	(2 0)	1200		197205/28/09	74.17	193/193	118,900	109,900	89,000	80.98
17253 Akita #4501	Strongsville	2	(2 0)	1876		197104/07/09	49.04	163/163	150,000	99,900	92,000	92.09
18295 Main St	Strongsville	4	(3 0)	2180	0.301ac	197208/18/09	42.59	115/4	118,900	118,900	92,000	77.38
20354 Boston Rd	Strongsville	2	(2 0)	2024	40443sf	182009/15/09	45.96	21/21	89,900	89,900	93,000	103.45
14948 Lenox Dr #548	Strongsville	2	(2 0)	1206	9.560ac	200011/26/09	77.18	108/108	89,900	89,900	93,000	93.09
9969 Twelve Oaks Cir	Strongsville	2	(2 0)	1522	5214sf	198611/23/09	61.76	58/404	110,000	102,900	84,000	91.35
14138 Delaware	Strongsville	4	(2 0)	2130	0.220ac	197704/17/09	44.37	152/152	128,900	94,900	94,900	100.00
19302 Bradford Ct	Strongsville	3	(2 1)	1670	0.040ac	199303/03/09	56.89	177/177	139,000	112,900	95,000	84.15
16288 Eastland Rd	Strongsville	3	(2 0)	1786	10500sf	197812/03/09	53.22	15/15	84,900	84,900	85,000	111.90
20885 Chestnut Dr	Strongsville	4	(2 1)	1968	10506sf	197109/24/09	48.78	51/51	118,900	103,900	96,000	90.56
14705 Lenox Dr #105	Strongsville	2	(2 0)	1145		199907/08/09	85.59	69/68	119,000	102,000	98,000	98.08
20810 Boston Rd	Strongsville	3	(1 0)	1243	51428sf	195309/02/09	78.84	45/45	119,900	99,900	98,000	98.10
18800 W 130th St	Strongsville	3	(1 0)	1148	0.490ac	195711/26/09	87.11	215/215	129,900	109,900	100,000	90.99
12340 Blazey Trl	Strongsville	3	(2 0)	1144	18960sf	195811/10/09	87.41	43/43	119,900	118,900	100,000	83.40
18022 Shumer Rd	Strongsville	3	(2 0)	1025	22050sf	196208/28/09	99.37	163/163	134,900	104,900	101,850	97.09
19707 Dell Dr #7020	Strongsville	2	(1 0)	1280		197210/01/09	81.75	84/84	114,900	108,900	103,000	93.72
11307 Co Moor	Strongsville	2	(2 0)	1452	0.100ac	188705/11/09	71.69	48/26	126,000	115,000	104,100	90.52
19326 Drake	Strongsville	3	(1 0)	1120	0.850ac	195501/26/09	87.06	96/96	124,900	104,900	97,500	92.95
10942 Webster	Strongsville	3	(1 1)	1102	0.340ac	196201/06/09	95.28	74/29	127,900	127,600	105,000	82.35
15022 Lenox Dr	Strongsville	2	(2 0)	1145		200005/18/09	91.70	212/212	114,900	108,900	105,000	95.42
14090 Sellers Way #1409	Strongsville	3	(2 0)	1404	5.070ac	199005/27/09	75.50	89/88	130,000	112,000	106,000	94.84

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:48pm

Page 2

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	%	Li
21230 Willow Lane	Strongsville	3	(1 1)	1144	0.250ac	1959/02/06/09	93.44	34/787	119,999	119,999	108,500	89.08	
13505 Prospect Rd	Strongsville	4	(1 1)	2304	0.888ac	1957/11/03/09	45.86	62/62	128,000	115,200	107,500	93.32	
15086 Wilmington Dr	Strongsville	3	(2 0)	1620	0.290ac	1980/07/31/09	65.67	16/106	138,000	138,000	108,000	78.26	
15026 Lenox Dr #326	Strongsville	3	(2 0)	1997	9.590ac	2000/06/21/09	75.02	60/97	108,000	109,000	109,000	100.00	
10964 Meadow Trl	Strongsville	2	(2 0)	1360	0.130ac	1982/11/20/09	79.35	567/587	149,900	119,000	109,500	92.02	
14364 Settlers Way	Strongsville	2	(1 1)	1417		1992/06/12/09	77.83	189/189	129,900	119,899	110,000	91.74	
16290 Howe	Strongsville	3	(1 1)	1956	0.330ac	1972/04/23/09	55.24	86/86	129,900	109,900	110,000	100.09	
16138 Robindale Dr	Strongsville	3	(1 1)	2072	12936sf	1966/06/22/09	53.09	9/9	119,900	119,900	110,000	91.74	
17286 W 130	Strongsville	3	(2 1)	0	0.270ac	1972/02/16/09	0.00	57/57	129,000	119,900	119,000	94.25	
17286 Greenbriar Dr	Strongsville	3	(1 1)	1432	15000sf	1988/06/26/09	79.54	6/6	111,899	111,899	113,900	101.79	
7951 Webster Rd	Strongsville	3	(1 1)	1349	18600sf	1986/06/20/09	85.25	3/2	114,900	114,900	115,000	100.09	
22850 Westwood Dr	Strongsville	3	(1 0)	1280	0.490ac	1980/03/06/09	89.15	78/78	129,000	129,000	115,000	89.15	
22742 Westwood	Strongsville	3	(2 1)	1560	0.500ac	1987/04/24/09	73.72	108/108	129,900	129,900	115,000	88.53	
19169 Wheelers	Strongsville	3	(2 0)	1423	0.010ac	1984/11/19/09	80.82	364/354	149,950	129,950	115,000	88.50	
16318 Howe Rd	Strongsville	4	(1 1)	2112	9120sf	1967/10/05/09	54.45	41/41	131,900	122,800	118,000	93.88	
17267 Akita Ct #4502	Strongsville	3	(2 0)	1372		1971/09/17/09	84.65	87/87	124,800	124,800	118,000	92.88	
9845 Twelve Oaks Cir	Strongsville	2	(1 1)	1522	43385sf	1986/11/10/09	76.22	28/28	121,120	121,120	116,000	96.77	
11096 Pearl Rd	Strongsville	2	(1 0)	945	12710sf	1955/09/18/09	124.83	11/11	124,900	124,900	117,900	94.40	
17317 N Otani Ct	Strongsville	2	(2 0)	1466		1970/10/07/09	80.49	250/250	129,900	129,900	118,000	90.84	
17278 Otani Ct #4101	Strongsville	3	(2 1)	1988		1970/11/30/09	59.61	180/180	139,900	129,900	118,500	91.22	
18295 Main St	Strongsville	4	(3 0)	2190	0.301ac	1972/10/27/09	55.09	7/7	119,900	119,900	118,000	89.25	
13686 Whitney	Strongsville	3	(1 0)	0	0.410ac	1986/09/28/09	0.00	264/264	142,900	122,000	120,000	88.36	
16476 Commons Oval	Strongsville	2	(2 0)	1399	3026sf	1984/09/24/09	88.78	111/111	130,000	130,000	120,000	92.31	
13104 Richards Dr	Strongsville	3	(1 1)	1040	12328sf	1960/06/29/09	115.86	21/21	124,800	124,900	120,000	96.08	
14317 E Hartford	Strongsville	3	(3 0)	2137	0.280ac	1977/08/22/09	55.82	85/85	134,900	123,900	121,000	97.66	
18886 Westwood Dr	Strongsville	3	(1 1)	1365	13110sf	1987/08/14/09	88.73	64/64	129,000	129,000	121,200	96.96	
20914 Springfield Cir	Strongsville	3	(2 0)	1884	0.124ac	1988/07/20/09	81.76	11/192	104,900	104,900	122,000	116.30	
13169 Whitney Rd	Strongsville	3	(1 1)	1371	15000sf	1988/05/28/09	88.99	53/53	124,900	124,900	122,000	97.88	
20401 Lunn Rd	Strongsville	3	(1 0)	1794	47044sf	1940/04/23/09	88.00	13/13	129,000	129,000	122,000	94.57	
13913 Delaware Dr	Strongsville	3	(1 1)	1080	17040sf	1939/11/20/09	115.74	161/161	139,900	129,900	125,000	96.23	
19250 Bradford Ct	Strongsville	3	(2 1)	1850	2138sf	1993/11/06/09	78.76	101/101	152,500	139,500	125,000	89.61	
21581 Willow	Strongsville	3	(1 1)	1204	0.250ac	1980/04/02/09	103.82	116/116	139,900	134,900	125,000	92.86	
18087 Strongsville Blvd	Strongsville	3	(2 1)	1955		1983/08/19/09	63.94	133/133	164,900	143,900	125,000	86.87	
19876 Dell Dr #7018	Strongsville	2	(2 0)	1408		1972/07/23/09	88.78	52/52	129,900	129,900	125,000	96.23	
22015 Jonathan Dr	Strongsville	3	(1 1)	1844	14620sf	1972/09/01/09	68.33	11/11	125,900	125,900	126,000	100.08	
19278 Wheelers Ln	Strongsville	3	(2 0)	1325	257sf	1994/10/08/09	95.78	104/104	138,500	138,500	127,000	91.70	
21704 Borton	Strongsville	3	(1 1)	1169	0.430ac	1982/05/14/09	108.73	161/126	152,500	134,900	127,000	94.14	
20745 Sun Meadow	Strongsville	3	(2 0)	2048	0.130ac	1991/05/15/09	52.50	66/66	149,900	149,900	128,000	85.39	
20841 Sun Meadow #45	Strongsville	2	(1 1)	1750		1991/04/20/09	73.14	81/81	139,900	134,900	128,000	94.88	
20842 Springfield Cir	Strongsville	2	(2 0)	1884	0.124ac	1988/11/20/09	67.94	51/536	134,777	134,777	128,000	94.97	
12280 Woodside Ct	Strongsville	2	(2 0)	1408		1986/05/20/09	91.55	281/281	157,000	139,000	128,900	92.73	
14528 Fuller Ln	Strongsville	2	(2 0)	1546		1990/06/10/09	84.02	85/85	129,900	129,900	129,900	100.00	
13810 Webster	Strongsville	3	(1 1)	1228	0.410ac	1967/07/22/09	106.30	181/181	125,000	125,000	130,000	104.00	
10675 Scottsdale Dr	Strongsville	2	(2 0)	1547	4589sf	1989/12/10/09	84.03	69/69	139,900	139,900	130,000	92.92	
14415 Thatchers Ln	Strongsville	2	(1 1)	1326		1992/06/28/09	98.79	48/48	134,900	134,900	131,000	97.11	
17304 Otani Ct	Strongsville	3	(2 0)	1648		1970/07/01/09	80.13	208/208	159,000	148,000	131,900	88.52	
17287 Akita Ct #4504	Strongsville	3	(2 0)	1648	3.588ac	1971/11/20/09	80.50	143/143	154,900	149,900	132,500	89.39	
8041 Strongsville Blvd	Strongsville	3	(2 0)	1857	0.320ac	1983/05/06/09	80.82	221/221	159,900	139,000	133,925	96.35	
12223 Park Cliff Rd	Strongsville	3	(2 0)	1704	0.320ac	1971/12/02/09	78.83	48/48	142,000	137,600	138,989	97.45	
13596 Stoneridge Trl	Strongsville	3	(2 0)	1476	12602sf	1983/10/28/09	90.79	217/217	159,900	140,000	134,000	96.71	

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9812 Hazelwood Ave	Strongsville	4	(1 2)	1822	0.460ac	1970/07/18/09	73.55	191/182	169,900	139,900	134,000	95.78
8875 Groveside Dr	Strongsville	3	(2 0)	1484	0.295ac	1981/08/27/09	90.30	54/54	144,900	144,900	134,000	92.48
10466 Leewood	Strongsville	2	(2 0)	1292	3979sf	1989/10/08/09	103.72	81/81	144,900	139,900	134,000	95.78
19707 Westwood Dr	Strongsville	3	(2 0)	1993	13875sf	1978/08/17/09	67.23	73/73	152,900	139,900	134,200	98.03
17405 Brandywine Dr	Strongsville	3	(2 1)	2748	8712sf	1990/07/01/09	49.16	89/89	159,900	139,900	133,000	96.90
9808 Brookline	Strongsville	2	(2 0)	1808	3280sf	1988/07/24/09	74.75	99/99	149,900	142,900	135,000	94.47
20430 Carlyle Dr	Strongsville	3	(1 1)	1482	0.290ac	1969/08/17/09	91.09	140/140	149,900	139,900	135,000	96.60
17314 Iyami	Strongsville	3	(2 1)	1988	3.130ac	1971/04/09/09	67.91	164/164	149,900	146,900	138,000	91.90
18390 Ledgaside Dr	Strongsville	2	(2 0)	1900		1973/10/01/09	75.60	23/23	139,900	136,900	135,000	98.80
14248 Bent Tree Ct	Strongsville	3	(2 1)	1795	4660sf	1988/09/04/09	75.46	86/86	154,700	148,600	136,500	90.84
14459 Fullers Ln	Strongsville	3	(2 0)	1629		1991/08/11/09	83.43	72/254	139,900	139,900	138,900	97.14
19379 Lymans Ln #100	Strongsville	3	(2 0)	1546	3.278ac	1991/08/14/09	88.29	124/124	139,900	139,900	136,500	97.85
18249 Main St	Strongsville	4	(2 0)	1378	0.300ac	1964/10/08/09	99.06	183/1288	159,900	149,900	136,500	91.06
15814 Whilney Rd	Strongsville	3	(2 0)	1483	0.385ac	1986/09/30/09	93.57	78/280	144,777	139,777	138,900	97.94
8269 Barbara Dr	Strongsville	3	(1 0)	1280	0.500ac	1988/06/18/09	107.03	78/201	158,900	149,900	137,000	91.39
20565 Hemlock Cir	Strongsville	3	(1 1)	1946	15248sf	1974/11/24/09	70.86	6/6	139,900	139,900	137,500	98.28
18207 Glendale Ave	Strongsville	3	(2 0)	0	0.440ac	1987/11/30/09	0.00	104/104	154,900	144,900	138,000	95.24
9031 Priem	Strongsville	3	(1 1)	1232	0.280ac	1985/05/15/09	112.74	111/111	149,900	139,900	138,900	99.29
22254 Jonathan	Strongsville	3	(1 1)	1808	0.280ac	1971/01/26/09	88.61	179/177	159,900	139,900	137,500	98.92
12433 Webster	Strongsville	4	(2 1)	2732	0.770ac	1829/02/05/09	90.88	139/139	174,900	164,900	139,000	84.29
13280 Tomson Dr	Strongsville	4	(2 0)	1553	13418sf	1989/07/31/09	89.50	14/14	139,900	139,900	139,000	100.00
13505 Atlantic Rd	Strongsville	3	(2 0)	1584	14000sf	1987/11/20/09	86.32	29/29	139,900	139,900	139,900	100.00
16467 Georgetown Ct	Strongsville	3	(2 1)	2016	0.120ac	1980/09/21/09	69.44	13/13	122,500	122,500	140,000	114.29
8329 Priem	Strongsville	4	(1 1)	1460	0.470ac	1968/08/12/09	96.55	289/288	189,900	149,900	140,000	99.96
8346 Bernice	Strongsville	3	(2 0)	1580	0.290ac	1972/02/04/09	88.61	163/163	184,900	144,900	140,000	98.62
18819 Buccanear Creek	Strongsville	2	(2 1)	1684		1888/08/24/09	88.38	130/130	158,000	155,000	140,000	90.32
17160 Golden Star Dr	Strongsville	4	(3 1)	2898	0.290ac	1977/11/13/09	82.04	29/29	115,900	115,900	140,402	121.14
17512 W 130th	Strongsville	4	(1 1)	1696	0.330ac	1978/04/27/09	88.03	158/158	149,900	144,900	140,900	98.98
20338 Carlyle Dr	Strongsville	3	(1 0)	1388	12750sf	1989/07/30/09	102.95	8/8	142,900	142,900	142,900	100.00
14052 Pearlview Dr	Strongsville	3	(2 1)	1632	0.430ac	1933/10/30/09	87.93	182/182	154,000	144,000	143,500	99.65
8214 Fair Rd	Strongsville	3	(1 0)	1384	18666sf	1962/06/26/09	104.41	59/59	154,900	148,900	144,900	98.40
19689 Fair Isle Way	Strongsville	3	(2 0)	2018	21344sf	1975/11/05/09	71.80	198/377	174,000	144,000	144,900	100.00
13525 Old Orchard	Strongsville	3	(2 0)	0	0.290ac	1977/02/28/09	0.00	21/21	148,000	148,000	145,000	97.97
20566 White Bark Dr	Strongsville	3	(1 1)	2150	12750sf	1974/10/18/09	67.44	64/244	154,900	149,900	145,000	96.73
11876 Prospect Rd	Strongsville	5	(2 0)	1920	22500sf	1920/08/14/09	75.99	128/128	149,900	149,900	149,900	97.33
10974 Blockett Creek Trl	Strongsville	2	(2 0)	1645	0.155ac	1988/12/18/09	89.06	55/55	149,000	149,000	146,900	98.32
20841 Springfield Cir	Strongsville	2	(2 0)	1894		1988/07/29/09	78.29	9/9	149,900	149,900	147,800	98.40
21580 Boston Rd	Strongsville	3	(1 1)	1890	28829sf	1850/10/19/09	78.04	140/140	188,500	163,700	147,500	95.97
13030 Ridge Creek Rd	Strongsville	4	(2 1)	2356	0.394ac	1988/12/19/09	63.57	7/7	149,777	149,777	149,777	100.00
18208 Adams Dr	Strongsville	3	(1 1)	1280	9488sf	1980/10/29/09	119.05	143/143	159,000	159,000	150,000	94.34
18381 Main St	Strongsville	5	(4 0)	0	0.300ac	1988/04/24/09	0.00	83/267	180,900	180,900	150,000	93.23
18245 Bonnie	Strongsville	3	(1 1)	1390	0.420ac	1980/03/16/09	107.91	213/213	164,900	152,500	150,000	98.36
19319 Bradford Ct	Strongsville	3	(2 1)	1674		1992/05/01/09	89.61	73/236	150,000	150,000	150,000	100.00
8330 Bernice Dr	Strongsville	4	(2 1)	2016		1973/07/30/09	74.80	79/79	169,900	160,900	161,000	98.24
19378 Bradford Ct	Strongsville	3	(2 1)	1759	0.060ac	1991/09/03/09	86.13	365/365	180,000	155,000	151,500	97.74
16587 Prospect Road	Strongsville	4	(3 0)	2777	0.730ac	1957/01/09/09	54.74	186/187	189,900	169,900	152,000	89.46
18493 Woodhaven Dr	Strongsville	3	(2 0)	1527	0.080ac	1999/03/18/09	99.87	186/186	169,500	169,900	162,500	95.37
19410 Lauren Way	Strongsville	3	(2 0)	1542		1992/05/13/09	100.62	56/192	174,000	169,000	166,000	91.72
20432 Berkshire Cir	Strongsville	3	(2 0)	1679	0.170ac	1994/06/09/09	93.78	161/161	179,900	174,900	167,400	89.99
16163 Cypress Ave	Strongsville	3	(1 1)	1409	0.440ac	1981/08/18/09	111.78	94/94	174,900	166,800	167,500	93.25

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11700 Point Overlook	Strongsville	4	(2 1)	2220	0.550ac	197208/21/09	70.86	142	142	175,000	158,900	157,500	96.50	
13042 W 130th St	Strongsville	4	(1 1)	1588	0.910ac	194810/20/09	100.48	80	80	167,000	187,000	157,500	94.31	
11304 Blodgett Creek Trl	Strongsville	3	(2 0)	1735	5906sf	199008/14/09	91.93	110	110	163,500	163,500	169,500	97.55	
9411 Pheasant Run	Strongsville	3	(1 1)	2060	0.290ac	197305/22/09	77.43	110	110	164,900	159,900	166,500	100.00	
20498 Carlyle Dr	Strongsville	3	(2 0)	1084	0.330ac	196801/09/09	148.03	27	24	169,900	159,900	157,500	98.50	
13019 Ridge Creek Rd	Strongsville	4	(2 1)	1996	0.430ac	196806/01/09	80.18	35	35	179,900	179,900	180,000	98.94	
15552 Highland Park	Strongsville	3	(2 1)	1680	0.290ac	198803/27/09	95.24	227	489	181,000	174,900	180,000	91.48	
12280 Blazey Trl	Strongsville	6	(2 1)	2232		196109/24/09	71.91	87	87	169,900	169,900	160,500	94.47	
16054 N Laguardia	Strongsville	3	(2 0)	1704	0.240ac	199107/18/09	95.07	268	288	199,900	174,900	182,000	92.82	
10135 Peachtree Dr	Strongsville	4	(2 1)	2124	0.400ac	197208/30/09	78.27	71	295	189,900	189,900	182,000	95.35	
15872 Gifford Ct	Strongsville	3	(2 0)	1514	0.350ac	197109/24/09	107.66	8	8	169,500	169,500	163,000	96.17	
10388 Webster	Strongsville	3	(1 1)	1518	0.580ac	197804/03/09	107.87	56	85	168,900	168,900	163,750	96.95	
13506 Boston Rd	Strongsville	3	(2 0)	1930	0.320ac	197708/25/09	84.97	39	39	164,900	164,900	164,000	99.45	
10136 Fair Rd	Strongsville	4	(2 1)	2586	0.240ac	198409/18/09	83.17	155	155	178,900	169,900	164,000	96.53	
10354 Eastland Rd	Strongsville	4	(2 1)	2031	0.240ac	197906/29/09	81.19	45	45	164,900	164,900	164,900	100.00	
20602 Sandalwood	Strongsville	3	(2 1)	1788	0.230ac	198306/25/09	92.39	162	345	178,900	178,900	185,000	91.72	
16932 W 130th St	Strongsville	4	(3 0)	2400	1200sf	196712/16/09	68.75	110	110	189,900	168,900	165,000	87.12	
14416 Bennington Dr	Strongsville	4	(3 0)	2815	0.260ac	197708/26/09	58.61	129	678	234,900	174,900	165,000	94.56	
22308 Jonathan Dr	Strongsville	3	(1 1)	1520	0.340ac	197306/17/09	108.55	20	20	167,900	167,900	165,000	98.27	
16226 Wilmington Dr	Strongsville	3	(1 1)	1720	12945sf	198811/19/09	95.93	126	126	180,000	163,000	165,000	101.23	
20786 Albion	Strongsville	3	(1 0)	0	0.930ac	198304/10/09	0.00	180	180	179,800	174,900	166,500	95.25	
17804 N Inlet Dr	Strongsville	4	(2 1)	2194	10040sf	197812/14/09	76.12	68	82	174,500	174,500	167,000	95.70	
18262 Pirates Cove Cir	Strongsville	4	(2 1)	2104	0.280ac	198302/09/09	79.37	128	128	184,000	189,900	167,000	98.29	
14818 Windsor Castle Ln	Strongsville	3	(2 1)	2412	7708sf	199212/04/09	70.60	50	80	174,900	174,900	171,000	97.77	
10576 King Geo Ln	Strongsville	3	(2 1)	1583	14700sf	195906/07/09	108.02	49	49	174,900	172,500	171,000	99.13	
20686 Lunn Rd	Strongsville	3	(2 1)	2161	0.170ac	198908/14/09	79.13	71	71	175,000	175,000	171,000	97.71	
22307 Lorraine Dr	Strongsville	4	(2 1)	1975	0.410ac	197208/09/09	87.09	16	16	179,900	178,900	172,000	96.61	
14316 Sherwood Dr	Strongsville	4	(2 1)	2808	15375sf	197809/14/09	67.06	103	103	184,900	184,900	174,900	94.59	
19042 Windward Way	Strongsville	4	(2 1)	1812	11250sf	198310/27/09	97.96	180	180	180,000	184,900	177,500	96.00	
16257 N Laguardia Pkwy	Strongsville	3	(2 1)	1740	10014sf	199107/02/09	102.30	25	26	187,000	187,000	178,000	96.19	
12248 Moss Point	Strongsville	3	(2 0)	2088	0.480ac	197207/02/09	85.25	362	362	234,900	179,900	178,000	98.94	
16896 Rabbit Run	Strongsville	4	(2 1)	2530	0.280ac	197710/22/09	70.36	325	309	209,900	189,900	178,000	93.73	
14320 Bennington Dr	Strongsville	4	(2 0)	2160	0.300ac	197707/16/09	83.21	42	40	185,600	185,600	178,900	95.87	
11979 Bluffsides #4706	Strongsville	3	(2 0)	2282		197108/24/09	78.10	5	5	189,900	189,900	179,000	94.26	
12378 Bristol Ln	Strongsville	2	(2 0)	1495	0.180ac	199806/10/09	119.73	17	17	189,900	189,900	179,000	94.26	
14866 Windsor Castle Ln	Strongsville	3	(3 0)	2487	11277sf	199104/28/09	72.38	18	18	175,000	176,000	180,000	102.88	
14268 Placid Cove	Strongsville	3	(2 1)	2108	0.110ac	199510/21/09	86.42	543	543	219,900	189,900	182,000	98.04	
14387 Crown Point Pkwy	Strongsville	3	(2 1)	2220	0.300ac	198603/16/09	93.33	99	99	198,900	184,800	188,000	94.97	
22493 Christopher Ct	Strongsville	3	(2 0)	1838	4756sf	198807/23/09	100.65	19	19	187,600	187,500	185,000	98.67	
13627 Fairwinds Dr	Strongsville	3	(2 0)	2196	0.280ac	197804/08/09	85.08	113	205	200,000	200,000	187,000	93.50	
17101 Hunting Meadows	Strongsville	4	(2 1)	2792	0.280ac	197404/30/09	67.51	222	222	224,800	209,900	188,500	88.80	
17734 Brandywine	Strongsville	4	(2 1)	2603	0.240ac	198501/22/09	72.81	64	62	228,500	189,900	189,000	98.63	
10268 Fairtree	Strongsville	4	(2 1)	1929	0.330ac	196501/23/09	108.81	87	83	189,900	189,900	174,000	91.63	
19886 Summer Place	Strongsville	3	(2 1)	2112	0.280ac	199106/26/09	89.95	90	96	214,900	199,900	190,000	95.05	
12323 Bristol Ln	Strongsville	3	(2 0)	1745	5818sf	198705/22/09	108.88	98	88	204,900	199,900	190,000	96.05	
17062 Partridge Dr	Strongsville	4	(2 1)	2910	0.310ac	197805/19/09	65.29	107	107	199,900	199,900	180,000	95.05	
19659 Echo Dr	Strongsville	4	(2 1)	2584	0.240ac	198810/22/09	73.53	122	122	210,000	189,000	180,000	95.48	
16556 S White Oaks Dr	Strongsville	4	(2 1)	2422	0.280ac	197711/09/09	78.65	113	113	217,900	197,900	181,000	96.71	
16990 Deer Path Dr	Strongsville	4	(2 1)	2580	15150sf	197611/19/09	72.18	48	48	199,900	199,900	182,000	96.05	
21398 Jonathan Dr	Strongsville	3	(2 1)	2112	13115sf	198712/29/09	91.34	71	255	199,990	199,990	192,900	96.45	

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10003 Forestview Dr	Strongsville	4	(2 1)	1983	10001sf	198705/08/09	88.32	8/8	194,900	194,900	193,000	99.08	
21419 Jonathan Dr	Strongsville	4	(2 1)	1994	15002sf	198712/14/09	97.29	47/47	199,900	199,900	194,000	97.05	
15421 Dawitt Dr	Strongsville	4	(3 0)	2213	0.320ac	199003/25/09	87.89	17/17	209,000	199,900	194,900	97.30	
9808 Downers Grove Ct #C	Strongsville	4	(2 1)	2268	14178sf	198711/04/09	85.42	48/48	214,000	199,000	196,000	98.49	
17018 Brittany Place	Strongsville	3	(3 0)	2127	0.290ac	199412/01/09	92.65	44/44	205,000	205,000	197,500	96.34	
9937 Huntington Park Dr	Strongsville	4	(2 1)	2200	0.240ac	198409/10/09	90.00	41/41	214,500	214,500	196,000	92.31	
9654 Juniper Ct	Strongsville	3	(2 1)	2337	14299sf	198909/31/09	85.58	12/12	199,900	199,900	200,000	100.05	
12218 Windcliff	Strongsville	4	(3 1)	2588	0.270ac	197104/29/09	77.47	173/173	225,000	216,500	200,500	92.81	
11966 The Bluffs	Strongsville	3	(2 1)	2618	0.340ac	198901/28/09	80.29	106/106	229,900	214,900	202,000	94.00	
19472 Cherry Stone Ln	Strongsville	4	(2 1)	2335	12980sf	198912/01/09	87.37	63/63	219,500	219,500	204,000	93.36	
14338 Glenbrook Dr	Strongsville	3	(2 0)	1907	6534sf	200510/23/09	107.50	68/342	209,800	209,800	205,000	97.87	
20066 Ulsmore Ct	Strongsville	3	(2 0)	1838	6850sf	200305/01/09	134.92	66/66	225,000	225,000	207,500	92.22	
13060 Tradewinds Dr	Strongsville	4	(3 1)	2052	0.197ac	198410/23/09	101.36	29/29	214,900	214,900	209,000	96.79	
16279 Acacia Dr	Strongsville	4	(2 1)	2384	0.290ac	199106/02/09	87.25	197/197	234,500	224,900	208,000	92.49	
13071 Rosewood	Strongsville	4	(2 1)	2293	0.370ac	198906/18/09	91.58	31/31	219,900	219,900	210,000	95.50	
17260 Woodlawn Ct	Strongsville	4	(2 1)	2443	0.520ac	200012/09/09	86.95	131/332	219,900	219,900	210,000	95.50	
18116 Heritage Trl	Strongsville	3	(2 1)	2552	0.230ac	198604/24/09	82.88	76/259	225,000	225,000	211,500	94.00	
17903 Chatham Ct	Strongsville	4	(2 1)	2589	0.260ac	198504/02/09	81.85	82/82	217,777	217,777	212,000	97.35	
14849 Stillbrooke Dr	Strongsville	4	(3 1)	2512	0.290ac	198205/07/09	81.16	138/138	219,900	219,900	212,000	96.41	
10454 Forestview Dr	Strongsville	4	(2 1)	2274	11261sf	198903/27/09	83.23	4/4	214,000	214,000	212,000	99.07	
18719 Howe	Strongsville	4	(2 1)	2512	0.390ac	199407/30/09	84.39	189/189	235,800	214,800	212,000	98.70	
17450 Shumor	Strongsville	3	(2 2)	2812	2.290ac	199003/13/09	62.31	93/93	239,900	224,878	215,000	95.61	
14348 Tronkon Ave	Strongsville	4	(3 0)	0	0.240ac	198602/20/09	0.00	133/133	234,900	229,900	215,000	93.82	
22434 Woodfield Trl	Strongsville	2	(2 0)	0		199708/17/09	0.00	23/23	234,900	234,900	215,000	91.83	
20196 Cardinal Cir	Strongsville	4	(2 1)	2235	17858sf	199310/01/09	98.20	171/171	266,000	219,900	216,000	97.77	
9597 Brushwood Ln	Strongsville	3	(2 0)	1956	0.373ac	199109/02/09	109.92	11/11	230,000	230,000	216,000	93.48	
20828 Collier Dr	Strongsville	4	(2 1)	1998	13939sf	198708/28/09	108.81	16/16	219,900	219,900	217,000	98.68	
17973 Resting Meadows	Strongsville	4	(2 1)	2808	0.234ac	199412/21/09	83.44	17/17	234,900	234,900	217,801	92.84	
16638 Hampton Chase	Strongsville	3	(2 1)	2323	14941sf	199606/12/09	94.05	6/6	224,900	224,900	218,500	97.15	
9070 Eldorado #11	Strongsville	3	(2 0)	2100	0.216ac	200910/19/09	104.50	47/47	218,890	218,890	219,440	100.34	
12527 Woodberry Ln	Strongsville	3	(2 0)	2381	7641sf	199608/24/09	92.19	161/161	229,900	225,000	219,500	97.56	
21524 Montclare Blvd	Strongsville	4	(3 1)	2264	0.310ac	198705/14/09	96.92	188/188	231,900	228,900	220,000	95.11	
18323 Heritage Trl	Strongsville	4	(2 1)	2452	0.240ac	198511/02/09	89.72	104/104	229,000	229,000	220,000	96.07	
8250 Ranier Ct #38	Strongsville	3	(3 0)	2050	8648sf	New 12/02/09	108.00	18/18	217,980	217,980	221,390	101.75	
16815 Salby Cir	Strongsville	4	(2 1)	2552	12777sf	200107/06/09	87.38	51/51	249,000	249,000	223,000	89.56	
16304 Acacia Dr	Strongsville	4	(2 1)	2460	13329sf	199108/14/09	90.68	59/59	245,000	245,000	223,000	91.02	
8141 Tahoe #23	Strongsville	3	(3 0)	2080	5428sf	New 10/19/09	109.26	103/103	218,090	221,090	223,965	101.31	
20452 Scotch Pine Way	Strongsville	4	(2 1)	2090	0.360ac	200311/23/09	107.42	24/31	225,000	225,000	224,580	99.78	
18576 Hearstone Dr	Strongsville	4	(2 1)	2588	11238sf	199408/21/09	87.82	186/386	264,800	264,800	225,000	84.97	
18231 Wellington Ct	Strongsville	4	(3 0)	3044		198807/30/09	73.92	17/17	239,900	239,900	226,000	93.79	
16965 Hampton Chase	Strongsville	3	(2 1)	2446	0.304ac	199410/01/09	92.02	47/47	249,900	249,900	225,000	90.04	
21239 Creekside Dr	Strongsville	4	(2 1)	2107	0.290ac	199304/17/09	106.79	257/257	239,900	239,900	225,000	93.79	
9868 Woodhurst Dr	Strongsville	3	(3 1)	1823	12632sf	199308/10/09	123.70	17/17	239,500	239,500	225,500	96.57	
9813 Tahoe Cir	Strongsville	3	(1 0)	0		200912/30/09	0.00	4/4	225,900	225,900	225,900	100.00	
9996 Woodhurst Dr	Strongsville	4	(2 1)	2300	17004sf	199910/14/09	98.70	12/12	239,500	229,500	227,000	98.91	
17978 Lyon	Strongsville	4	(2 1)	2538	0.300ac	199506/02/09	88.51	140/140	249,900	249,900	227,000	90.84	
9128 Tahoe #21	Strongsville	2	(3 0)	1937	0.170ac	200803/30/09	118.17	192/192	278,990	228,990	226,890	100.00	
20902 Burgandy Dr	Strongsville	4	(2 1)	2621	22215sf	198808/10/09	87.55	50/50	237,500	237,500	229,500	96.83	
19936 Ellsworth	Strongsville	4	(2 1)	3150	0.320ac	199402/12/09	73.02	6/6	236,000	236,000	230,000	90.84	
10246 Pine Needle Trl	Strongsville	4	(2 1)	2817	14875sf	199011/13/09	82.36	157/157	204,900	269,900	232,000	88.27	

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:45pm

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Address	City	Bd	Bn	SqFt	LotSz	YearDate	\$/SqFt	DOM	DOM	Orig Price	List Price	Sale Price	P % L
16637 Saratoga	Strongsville	4	(2 1)	2803	0.230ac	1988/06/05/09	88.51	394/394		214,900	239,900	233,000	97.12
17548 Fairfax Ln	Strongsville	4	(2 1)	2827	0.240ac	1981/10/30/08	92.20	100/100		248,900	239,900	239,900	97.12
17617 Lexington	Strongsville	4	(2 1)	3039	0.230ac	1986/09/08/09	77.30	145/510		214,900	234,900	234,900	100.00
9068 Eldorado Trl #13	Strongsville	3	(2 1)	2349	0.220ac	2008/10/19/09	100.66	384/384		314,140	296,440	296,440	100.00
13157 Williamsburg Oval	Strongsville	4	(2 1)	2779	1.0001sf	1988/06/26/09	85.10	28/28		239,900	239,900	239,900	99.58
10064 Lake Meadows	Strongsville	4	(2 1)	2894	0.260ac	1988/03/24/09	98.83	187/187		244,900	239,900	239,900	99.62
17207 Gold Rush Rd	Strongsville	5	(2 1)	3456	0.290ac	1977/09/30/09	69.30	129/129		279,900	260,000	239,500	92.12
18429 Hampton Chase	Strongsville	4	(3 1)	4587	0.330ac	1993/04/20/09	82.32	260/260		294,900	279,900	240,000	85.74
20013 Hawthorn	Strongsville	4	(3 1)	3211	0.360ac	1972/05/16/09	74.74	131/131		250,000	260,000	240,000	96.00
10610 Woodrun Dr	Strongsville	3	(2 1)	2439	0.340ac	1988/08/19/08	99.22	329/329		279,000	249,900	242,000	96.84
19883 Stoughton Dr	Strongsville	3	(2 1)	2430	0.260ac	1995/08/03/09	89.59	47/47		247,900	247,900	242,000	97.62
9875 Nicole	Strongsville	3	(2 1)	3300	0.270ac	1997/06/23/09	73.33	127/127		269,900	249,900	242,000	96.84
9136 Tahoe #22	Strongsville	3	(2 1)	2350	0.140ac	2008/10/19/09	103.49	189/189		280,590	240,790	245,190	101.00
10206 Webster	Strongsville	3	(2 0)	2328	0.570ac	2003/11/16/09	104.81	28/28		249,900	249,900	244,000	97.64
14118 Basswood	Strongsville	4	(2 1)	2470	0.280ac	1996/05/27/09	99.15	189/189		254,900	244,900	244,900	100.00
12466 Bristol	Strongsville	4	(2 1)	2756		1999/07/31/09	88.93	255/255		285,000	285,000	245,000	95.08
13494 Bridgecreek Cir	Strongsville	5	(3 0)	2636	0.310ac	2001/11/24/09	92.94	16/16		249,900	245,900	245,000	99.63
14577 Walking Stick Way	Strongsville	4	(2 1)	3218	1.000ac	1987/10/20/09	76.43	109/109		295,000	259,500	245,950	94.78
15118 Chandler Green	Strongsville	4	(3 0)	2379	1.3600sf	1999/08/23/09	103.83	21/21		247,900	247,900	247,000	99.64
18156 Glen Cairn Way	Strongsville	4	(3 0)	0	0.220ac	1987/06/18/09	0.00	90/90		279,900	269,900	247,250	95.13
19867 Stoughton Dr	Strongsville	4	(2 1)	2515	0.240ac	1996/06/06/09	98.41	52/52		262,500	257,900	247,500	98.97
22210 Northwood Trl	Strongsville	5	(3 1)	2718	0.340ac	2001/12/01/09	91.87	37/37		280,000	260,000	248,900	95.73
20406 Scott Dr	Strongsville	4	(2 1)	2772	0.530ac	1988/04/24/09	90.19	32/32		250,000	250,000	250,000	100.00
17793 Princeton Cir	Strongsville	4	(3 1)	2454	1.000sf	1996/05/28/09	101.87	89/89		269,900	269,900	250,000	96.19
18886 Stoughton Dr	Strongsville	4	(2 1)	2360	1.1084sf	1998/11/04/09	106.38	21/21		253,000	249,900	250,000	100.04
19849 Summer Place	Strongsville	4	(3 1)	3026	0.420ac	1991/04/29/09	83.28	181/181		289,900	274,900	252,000	91.87
16557 Hampton Chase	Strongsville	4	(2 1)	2327	0.460ac	1996/04/30/09	109.58	144/144		275,000	264,900	255,000	96.26
17883 Lexington Ln	Strongsville	4	(2 1)	3382	1.0828sf	1988/09/29/09	76.74	7/70		284,900	264,900	258,000	97.40
20744 Wakefield Cir	Strongsville	4	(2 1)	2852	1.0541sf	1988/06/21/09	90.81	81/81		269,900	269,900	269,000	99.56
17981 Heritage Trl	Strongsville	4	(2 1)	2862	0.230ac	1983/03/05/09	97.83	54/137		269,000	269,000	259,900	96.82
9147 Tahoe #24	Strongsville	2	(3 0)	1937	0.200ac	2008/04/03/09	134.23	76/76		249,990	260,090	260,000	99.97
18143 Brick Mill Run	Strongsville	4	(2 1)	3079	0.290ac	1990/06/04/09	84.44	258/500		279,000	265,000	260,000	96.11
13549 Burlwood Dr	Strongsville	4	(3 0)	3172	1.4579sf	1999/08/25/09	83.39	9/163		269,900	269,900	264,501	98.00
16419 Currier Dr	Strongsville	4	(2 1)	2400	1.2989sf	1992/09/02/09	110.42	74/74		272,000	272,000	265,000	97.43
16346 Falmouth Dr	Strongsville	4	(3 1)	3214	0.500ac	1994/09/24/09	83.23	150/447		285,000	266,000	267,500	93.68
18219 Glen Cairn Way	Strongsville	4	(2 1)	2838	0.230ac	1997/08/01/09	94.43	18/18		274,900	274,900	268,000	97.48
18238 Martins Ln	Strongsville	4	(2 1)	2904	0.400ac	1993/09/18/09	92.29	119/119		284,116	279,116	268,000	98.02
9159 Tahoe #26	Strongsville	3	(4 0)	3160	0.180ac	Now 02/26/09	85.67	98/98		302,590	289,190	270,390	100.45
21744 Woodfield Trl	Strongsville	4	(2 1)	3174	1.3591sf	1998/04/14/09	85.38	20/20		288,000	288,000	271,000	94.10
16851 Selby Cir	Strongsville	4	(2 2)	2563	0.372ac	2001/12/15/09	106.13	37/37		289,999	289,999	272,000	93.79
17083 Hampton Chase	Strongsville	4	(2 1)	2406	0.420ac	1994/03/30/09	112.96	36/219		284,990	284,950	272,000	95.46
19306 Timber Creek Crk	Strongsville	4	(2 1)	3332	0.230ac	1995/03/30/09	82.83	20/295		299,900	289,900	275,000	94.86
14337 Formwood Cir	Strongsville	4	(3 1)	2817	0.210ac	1995/12/28/09	99.40	21/21		279,900	279,900	280,000	100.04
20170 Westwood Dr	Strongsville	4	(4 0)	3660	3.6699sf	1989/08/28/09	72.54	148/330		299,900	289,900	280,000	96.69
19382 Ellsworth Dr	Strongsville	4	(2 1)	2676	1.3600sf	1996/08/15/09	104.56	81/81		292,000	292,000	280,000	95.89
18239 Brick Mill Run	Strongsville	4	(2 1)	2788	9.090sf	1992/07/01/09	102.66	109/293		308,900	299,800	285,000	96.06
18085 Winchester Ct	Strongsville	5	(3 1)	3678		1988/07/31/09	77.49	129/128		324,000	314,000	205,000	90.76
14806 Regency	Strongsville	4	(2 1)	3454	0.320ac	1998/02/25/09	82.27	182/182		317,500	317,500	285,000	89.76
20870 Westminster Dr	Strongsville	4	(3 1)	3591	0.240ac	1994/09/29/09	76.37	109/109		319,900	309,900	285,000	91.87
17228 Woodstock Run	Strongsville	4	(3 0)	3200	1.3155sf	1998/08/20/09	88.69	88/88		298,000	285,000	287,000	100.70

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Listings as of 01/04/11 at 6:45pm

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15351 Old Oak Dr	Strongsville	4	(2 1)	2889	0.290ac	2003/06/30/09	100.00	79/78	299,900	299,900	288,800	96.30
18501 Vinodermas	Strongsville	2	(2 0)	1866	16048sf	2006/04/21/09	157.13	17/17	334,129	299,900	293,040	87.71
19370 Saratoga Trl	Strongsville	4	(2 1)	3622	15483sf	1998/06/30/09	76.47	82/82	339,900	329,800	296,000	89.75
11744 Woodrun Dr #392	Strongsville	4	(2 1)	3013	0.310ac	2004/05/21/09	99.87	119/119	324,900	324,900	300,000	92.34
21295 Breckenridge	Strongsville	4	(2 1)	2746	0.370ac	2005/06/29/09	109.29	67/67	353,716	324,000	300,000	92.59
17265 Willow Wood	Strongsville	4	(2 2)	3815	0.350ac	1991/05/22/09	78.84	13/13	319,900	299,900	300,000	100.03
22206 Woodfield Trl	Strongsville	4	(3 1)	3317	0.310ac	1997/10/16/09	90.44	25/342	319,900	319,900	300,000	93.78
22096 Country Way	Strongsville	4	(3 1)	3305	0.362ac	1998/10/20/09	90.77	10/10	307,000	307,000	300,000	97.72
20169 Bradgate	Strongsville	4	(2 1)	3488	0.230ac	1997/07/31/09	87.44	91/91	344,900	324,900	305,000	93.88
20500 Beechwood	Strongsville	4	(3 0)	3251	0.300ac	1998/06/01/09	94.28	183/163	329,900	319,111	308,500	96.06
18447 Whitmarsh Ln	Strongsville	4	(2 2)	2893	14461sf	1993/08/29/09	106.78	46/46	324,900	319,900	308,900	98.58
21381 Oakhurst Ln	Strongsville	4	(3 1)	3313	0.260ac	2003/10/13/09	93.57	98/280	350,000	330,000	310,000	88.84
20672 Pembroke Oval	Strongsville	4	(2 1)	3286	0.270ac	2000/03/27/09	95.83	58/379	339,900	329,900	312,000	94.57
20373 Scott Dr	Strongsville	4	(3 1)	3216	12641sf	2005/10/15/09	97.95	206/206	369,900	360,000	315,000	85.45
11732 Fox Grove	Strongsville	4	(2 1)	3154	0.300ac	2002/06/25/09	99.87	120/120	375,000	329,900	315,000	95.48
22140 Woodfield Trl	Strongsville	4	(3 1)	3851	13809sf	1996/11/25/09	86.28	118/118	389,900	315,000	315,000	100.00
21277 Breckenridge Ln	Strongsville	4	(2 1)	2870	0.370ac	New 07/29/09	110.80	168/168	366,313	323,900	318,000	98.18
20818 Carlton Ct	Strongsville	4	(3 1)	3119	0.258ac	1994/12/16/09	101.86	52/108	359,900	329,000	318,000	90.66
20807 Kelsey Lane	Strongsville	4	(2 1)	0	0.300ac	2004/02/20/09	0.00	31/31	349,900	349,900	320,000	91.45
15271 Scarlet Oak Trl	Strongsville	4	(2 2)	3614	12398sf	2003/09/16/09	81.83	45/45	339,900	339,900	322,000	94.73
12299 Steeplechase Ln	Strongsville	4	(2 1)	3816	13875sf	2003/10/30/09	89.88	32/148	335,000	335,000	325,000	97.01
20873 Wakefield Cir	Strongsville	4	(2 1)	2964	10685sf	1995/09/26/09	111.87	42/42	339,900	339,900	331,000	97.38
12047 Coopers Run	Strongsville	4	(2 1)	3360	0.330ac	1999/02/23/09	98.40	9/9	380,000	350,000	334,000	95.43
20429 Colleen Ct	Strongsville	4	(3 1)	3987	10641sf	1998/09/30/09	88.28	15/15	364,900	364,900	340,999	93.18
20528 Pembroke	Strongsville	4	(2 1)	3804	12458sf	2000/06/15/09	89.38	61/61	384,900	364,900	340,000	88.33
17347 Willow Wood Dr	Strongsville	8	(3 1)	6200	0.350ac	1992/11/06/09	58.05	52/1621	469,000	378,000	347,500	91.83
18891 Ballymore	Strongsville	4	(4 1)	3910	0.310ac	1999/05/29/09	99.72	181/181	389,900	384,900	360,000	90.83
17775 Saratoga Trl	Strongsville	4	(3 1)	3287	0.270ac	1989/04/02/08	108.00	27/1271	394,900	394,900	365,000	92.97
20335 Kylemore	Strongsville	5	(5 1)	4548	0.290ac	2002/08/20/09	80.28	117/264	399,000	399,000	385,000	96.48
21816 Fairfield Place	Strongsville	4	(3 1)	4712	0.360ac	2000/12/21/09	77.99	83/83	394,000	388,000	387,500	98.16
21337 Castlewood Dr #19	Strongsville	3	(2 1)	2660	0.600ac	Undc06/22/09	144.31	18/18	370,000	370,000	368,000	99.46
22226 North Trl	Strongsville	2	(2 1)	2898	9365sf	2007/10/20/09	127.61	216/263	379,000	379,000	370,500	97.68
19321 Timber Creek CRK	Strongsville	4	(4 1)	3746		1994/02/20/09	98.77	175/175	369,900	369,900	370,000	94.90
12178 Spruce Pt	Strongsville	4	(3 1)	0	0.330ac	2001/07/23/09	0.00	168/168	409,900	399,900	375,000	93.77
11753 Fox Grove	Strongsville	4	(3 1)	3606	14374sf	2003/06/01/09	104.83	48/48	399,500	399,900	378,000	94.85
20406 Donegal Ln	Strongsville	4	(4 0)	3628	11891sf	2004/03/27/09	107.77	31/31	389,900	389,900	380,000	97.48
20476 Scott Dr	Strongsville	4	(3 2)	3800	0.380ac	1999/07/14/09	105.56	52/52	400,000	400,000	380,000	95.00
12338 Paddock Circ	Strongsville	4	(2 1)	3545	0.380ac	2003/03/26/09	112.41	83/266	419,000	419,000	398,500	95.11
22259 Olds Creek #15	Strongsville	2	(2 1)	2209	9118sf	2005/12/02/09	181.32	1/1	419,900	419,900	400,000	95.28
12648 S Churchhill Way #3	Strongsville	4	(2 1)	3826	0.310ac	2009/12/29/08	101.88	400/400	432,900	409,497	400,000	97.88
20287 Kylemore Dr	Strongsville	4	(3 2)	5700	11456sf	1999/08/29/09	71.05	186/186	519,900	429,900	405,000	94.21
19003 Ballymore St	Strongsville	4	(3 1)	4421	0.330ac	1987/03/19/09	92.17	27/239	449,000	449,000	407,000	90.76
20390 Tremore Ln #200	Strongsville	4	(2 1)	3829		2008/07/31/09	108.38	122/122	454,144	409,900	415,000	101.24
11774 Fox Grove	Strongsville	4	(4 1)	3868	0.380ac	2003/02/04/09	114.89	74/74	469,900	444,900	420,000	94.40
20558 Pembroke Oval	Strongsville	4	(3 1)	4241	0.330ac	2001/06/04/09	102.57	88/88	479,900	459,900	435,000	94.59
20374 Tremore Ln #202	Strongsville	4	(2 1)	3928	14506sf	2009/07/08/09	111.44	0/0	437,500	437,500	437,500	100.00
14373 Castlereagh #30	Strongsville	3	(3 0)	3400	0.300ac	2007/06/30/09	130.59	260/260	525,900	489,900	444,000	90.63
20378 Donegal Ln #178	Strongsville	4	(3 1)	4945	11456sf	2003/08/18/09	102.12	0/0	529,900	529,900	505,000	95.30

Presented By: Lawrence H Frawley Sr. / Keller Williams Greater Cleveland West Phone: 440-879-4708

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 3:45pm

Page 6

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM	Orig Price	List Price	Sale Price	P %	Lf
Listing Count	344	Averages		2,232			86.17	101/133	211,624	203,030	191,653	94.40	
		High		505,000			Low	850	Median 171,500				
Report Count	344	Report Averages		2,232			86.17	101/133	211,624	203,030	191,653		

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:43pm

Page 1

Property Type: Residential Area: Strongsville Status: Closed (1/1/2009 to 12/31/2009) Heating Fuel: Electric

RESIDENTIAL

CLOSED Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	\$/SqFt	DOM	CDOM	Orig Price	List Price	Sale Price	% Li
21791 Meadows Edge Ln	Strongsville	3	(2 1)	2901	0.456ac	1994 11/30/09	0.86	88/88		314,900	299,900	2,500	0.63
8002 Steven David	Strongsville	2	(2 1)	1428		1979 12/29/09	59.52	320/820		114,900	94,900	85,000	89.57
8319 Lorraine Dr	Strongsville	4	(2 1)	1812	15000sf	1978 08/03/09	57.40	3/3		104,900	104,900	104,000	99.14
22170 Meadownorth Ct	Strongsville	2	(2 0)	1664	4370sf	1980 07/27/09	63.10	27/27		110,000	110,000	105,000	95.45
11555 Pearl Road	Strongsville	3	(2 1)	0		1976 03/27/09	0.00	182/182		129,900	129,900	107,000	82.37
17925 Cliffside Dr #4938	Strongsville	2	(2 1)	1704		1976 12/18/09	87.49	78/78		119,000	119,000	115,000	96.64
19702 Lunn Rd	Strongsville	3	(2 0)	1376	0.020ac	1974 10/15/09	85.88	14/14		118,990	118,990	117,900	99.08
20532 Homestead Park Dr	Strongsville	3	(1 1)	2060	0.350ac	1973 03/13/09	59.71	104/104		144,900	130,000	123,000	84.92
19258 Briarwood Ln #2-2	Strongsville	3	(2 1)	1610	3.616ac	1973 08/20/09	76.40	126/126		139,500	128,900	123,000	84.69
11021 Southwind Ct	Strongsville	2	(2 0)	1582	0.090ac	1979 05/15/09	80.91	140/140		139,900	139,900	128,900	91.49
10525 Fence Row	Strongsville	3	(2 0)	2217	0.290ac	1977 02/27/09	66.51	14/14		135,900	135,900	132,000	97.13
9502 Pebble Brook Ln	Strongsville	3	(2 0)	1874	0.300ac	1978 04/21/09	72.00	12/12		129,900	129,900	134,930	103.87
18267 Glenbrook Ln	Strongsville	2	(2 0)	1398	6928sf	1976 06/12/09	97.26	18/18		139,900	139,900	135,000	96.50
11969 Pleasant Ridge Plac	Strongsville	3	(2 0)	1700	0.370ac	1974 11/24/09	81.35	114/114		160,000	145,000	138,300	86.38
20432 Homestead Park Dr	Strongsville	3	(1 1)	1960	0.290ac	1973 11/24/09	70.92	86/375		146,500	146,500	139,000	94.88
11994 Park Moss	Strongsville	3	(2 1)	1686	0.500ac	1973 08/14/09	83.93	213/392		159,900	149,900	141,500	94.40
21981 Littlebrook Way	Strongsville	3	(2 0)	0		1981 09/09/09	0.00	335/535		166,812	159,000	143,000	89.94
17801 Cliffside Dr	Strongsville	2	(2 1)	1788		1975 07/28/09	82.01	43/43		169,900	169,900	145,000	90.68
18632 S Red Rock	Strongsville	4	(2 1)	2656	0.290ac	1976 01/14/09	50.56	45/43		169,000	148,900	144,500	88.37
13569 Whitney Rd	Strongsville	3	(1 1)	1514	15225sf	1977 05/26/08	97.42	7/7		149,900	149,900	147,500	98.40
13446 Olde Orchard	Strongsville	4	(3 0)	1852	0.330ac	1976 10/09/09	79.64	75/75		169,500	159,900	147,500	92.48
10819 Meadow Trl	Strongsville	2	(2 0)	1844	0.190ac	1985 03/27/09	80.82	230/230		175,000	169,900	148,667	92.97
15240 High Pnt	Strongsville	3	(2 0)	1728	15013sf	1973 08/25/09	80.64	128/128		167,900	167,900	153,000	96.90
20671 Pineview Cir	Strongsville	3	(2 0)	2150		1975 10/28/09	71.16	123/123		169,900	159,900	153,000	95.88
18148 Fox Hollow Dr	Strongsville	5	(2 1)	3123	0.340ac	1974 10/22/09	49.63	80/88		194,000	174,500	155,000	88.83
14599 Harford Trl	Strongsville	3	(2 0)	1598	0.220ac	1987 06/29/09	98.37	120/488		169,900	149,900	157,000	104.74
10208 Shale Brook	Strongsville	3	(2 1)	2197	0.370ac	1988 06/23/08	71.46	182/286		169,500	169,900	157,000	92.41
16183 Cypress Ave	Strongsville	3	(1 1)	1409	0.440ac	1981 09/18/09	111.78	94/94		174,900	169,900	157,500	93.25
22137 Meadownorth	Strongsville	3	(2 1)	1852	0.160ac	1980 04/21/09	88.34	57/318		169,500	169,900	169,900	94.34
15254 High Point Dr	Strongsville	3	(2 0)	1883	0.340ac	1973 11/08/09	86.29	96/276		174,900	169,500	160,760	94.81
13815 Olde Orchard Rd	Strongsville	3	(2 0)	1876	12760sf	1976 06/17/09	96.84	84/84		159,800	159,800	162,300	101.56
20839 Oak Trail Ct	Strongsville	4	(2 1)	2228	12760sf	1974 10/16/09	73.38	10/10		164,900	164,900	163,500	99.15
10494 Oak Branch Trl	Strongsville	3	(2 1)	2376	0.310ac	1985 04/09/09	69.44	165/548		199,000	189,000	168,000	97.83
20802 Sandalwood	Strongsville	3	(2 1)	1756	0.230ac	1983 09/25/09	92.39	162/345		179,900	179,900	165,000	91.72
20655 Spruce Dr	Strongsville	3	(2 0)	1946	0.330ac	1975 05/01/09	86.33	169/169		174,900	174,900	168,000	96.08
17049 Eagles Nest Cir	Strongsville	4	(2 0)	1716	12768sf	1976 06/12/09	99.07	53/63		174,000	174,000	170,000	97.70
17502 Brandywine Dr	Strongsville	4	(2 1)	2436		1976 06/18/09	69.79	17/17		178,900	178,900	170,000	95.03
10759 Pebble Brook Ln	Strongsville	4	(2 0)	1992	0.370ac	1979 08/15/09	85.84	323/323		189,500	179,900	171,000	95.05
9854 Plum Brook Ln	Strongsville	3	(2 0)	2151	0.360ac	1976 11/10/09	79.96	206/205		198,000	185,000	172,000	92.97
16187 Drake Rd	Strongsville	5	(2 1)	2800	0.290ac	1978 09/16/09	66.50	87/187		186,900	176,500	172,000	96.86
20276 White Bark Dr	Strongsville	3	(2 0)	0	0.250ac	1977 04/07/09	0.00	83/224		174,900	174,900	173,000	98.91
15253 High Point	Strongsville	3	(2 1)	1958	0.350ac	1973 07/09/09	88.41	229/229		184,500	184,500	174,000	94.31
10827 Waterscree Rd	Strongsville	3	(2 0)	2145	0.330ac	1979 09/01/09	81.12	13/13		179,900	179,900	174,000	96.72
10805 Waterfall Rd	Strongsville	3	(2 0)	1940	14810sf	1977 07/02/09	90.21	23/201		179,900	179,900	175,000	97.28
19371 Trillium Trl	Strongsville	3	(2 1)	2037	13760sf	1977 08/28/09	85.91	128/246		212,543	204,543	175,000	85.86
14881 Sherwood Dr	Strongsville	4	(2 1)	2312	12760sf	1976 12/07/09	76.12	206/206		197,900	184,900	176,000	93.19
18997 Lanier Ave	Strongsville	4	(2 1)	2500	0.670ac	1975 10/08/09	71.80	59/59		179,900	179,900	179,000	99.50

Presented By: Lawrence H Frawley Sr. / Keller Williams Greater Cleveland West Phone: 440-379-4705

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 8:43pm

Page 2

Address	City	Bd	Bth	SqFt	LotSz	Year	Date	S/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LI
21040 Oak Bark Tr	Strongsville	2	(2 1)	2220	0.120ac	1988	11/18/09	81.98	128/319	214,800	189,900	182,000	99.84
18139 Millard Cir	Strongsville	4	(2 1)	2438	8086sf	1976	11/02/09	74.88	23/23	188,500	188,500	182,800	96.82
16931 Deer Path Dr	Strongsville	4	(3 0)	2072	0.290ac	1976	10/20/08	80.25	86/86	195,700	188,500	187,000	98.68
Listing Count 50		Averages		1,984				77.23	108/188	188,121	181,817	148,353	91.79
		High		187,000				Low	2,500	Median 188,000			
Report Count 50	Report Averages		1,984					77.23	108/188	188,121	181,817	148,353	

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:38pm

Page 1

Property Type: Residential Area: Strongsville Status: Closed (1/1/2010 or after) Heating Fuel: Coal OR Dual OR Gas OR None OR Oil OR Other OR
 Pellets OR Propane OR Solar OR Wood excluded Electric

RESIDENTIAL**CLOSED Properties**

Address	City	Bd	Bth	SqFt	LotSz	Year Date	\$/SqFt DOM/DOOM	Orig Price	List Price	Sale Price	% LI
9125 Prospect Rd	Strongsville	4	(2 0)	1274	0.468ac	1930/08/24/10	27.47	40/40	49,900	49,900	25,000 70.14
20399 Westwood Dr	Strongsville	3	(1 0)	1428	0.551ac	1955/12/15/10	43.42	35/35	73,000	73,000	62,000 84.93
20624 Royalton Rd	Strongsville	3	(1 0)	1344	0.304ac	1954/12/23/10	48.80	121/121	99,900	99,900	62,500 93.42
16090 W 130th St	Strongsville	3	(1 1)	1116	12000sf	1965/01/08/10	83.98	35/35	87,900	9,900(Auc)	71,400 89.36
21376 Boston Rd	Strongsville	2	(1 0)	1152	0.700ac	1949/09/17/10	82.50	104/104	115,000	75,000	72,000 95.00
8292 Priem Rd	Strongsville	2	(1 0)	1008	0.344ac	1956/01/03/11	72.42	22/22	78,900	78,900	73,000 92.52
13959 Delaware Dr	Strongsville	3	(1 0)	1075	0.353ac	1954/07/15/10	66.84	19/19	87,000	87,000	74,000 85.06
20245 Royalton Rd	Strongsville	3	(2 0)	1002	2.295ac	1928/12/07/10	79.04	22/22	0	0(Auc)	79,200
18070 Lanier Ave	Strongsville	3	(1 1)	1040	0.330ac	1961/12/29/10	78.83	12/12	79,900	79,900	79,900 100.00
14807 Lenox Dr	Strongsville	2	(2 0)	1145		1999/06/10/10	89.87	191/314	89,999	89,999	80,000 88.89
17310 Drake Rd	Strongsville	4	(2 0)	1487	0.780ac	1937/11/29/10	55.41	104/104	89,000	89,000	82,400 92.58
14921 Lenox Dr #501	Strongsville	2	(2 0)	1206		2000/02/03/10	70.48	49/183	94,900	94,900	85,000 99.57
9900 Fair Rd	Strongsville	3	(2 0)	1285	0.340ac	1971/08/13/10	67.98	67/67	89,999	89,999	88,000 96.66
14900 Lenox Dr	Strongsville	2	(2 0)	1145		2000/10/28/10	78.60	11/11	96,900	96,900	90,000 92.88
19242 Heather Ln #C-7	Strongsville	2	(2 1)	1610	0.400ac	1972/03/16/10	56.52	17/17	95,600	95,600	91,000 95.19
19254 Heather Ln #A8	Strongsville	3	(2 1)	1610		1972/08/19/10	57.14	168/168	116,900	99,900	92,000 92.09
13312 Blazey Trl	Strongsville	3	(1 1)	1432	0.503ac	1980/09/13/10	64.94	35/178	129,900	114,900	93,000 90.94
14941 Lenox Dr	Strongsville	2	(2 0)	1227		2000/10/21/10	75.79	204/204	110,000	99,000	93,000 93.94
14829 Lenox Dr #229	Strongsville	2	(2 0)	1197	8.660ac	1999/09/30/10	78.53	163/168	104,900	99,700	94,000 94.28
14703 Lenox Dr #1	Strongsville	2	(2 0)	1145	8.660ac	1999/07/14/10	82.10	27/27	98,900	98,900	94,000 95.05
18031 Shurmer Rd	Strongsville	3	(1 0)	1225	27000sf	1958/04/12/10	76.90	23/23	99,900	99,900	94,200 94.29
9491 Prospect Rd	Strongsville	2	(1 0)	1081	0.920ac	1948/10/07/10	87.88	184/184	125,000	110,000	95,000 86.36
15625 Lake Circle Dr	Strongsville	2	(2 0)	1292	0.060ac	1985/09/14/10	73.53	472/472	136,900	109,900	95,000 86.44
15357 Drake	Strongsville	3	(1 1)	1853	0.310ac	1959/02/19/10	57.47	395/395	132,500	119,888	95,000 79.24
19214 Boston Rd	Strongsville	3	(1 1)	1542	2.880ac	1955/05/16/10	61.81	7/7	85,000	85,000	85,000 111.76
15122 Lenox Dr #422	Strongsville	2	(2 0)	1145	9.560ac	2000/02/26/10	83.76	80/592	99,900	99,900	95,900 96.00
15332 Howe Rd	Strongsville	3	(1 1)	1510	0.290ac	1972/08/10/10	64.02	124/124	129,900	107,900	98,867 89.88
14902 Lenox Dr #502	Strongsville	2	(2 0)	1180	9.560ac	2000/11/16/10	83.82	28/28	99,900	99,900	97,000 97.10
13571 Webster Rd	Strongsville	3	(2 0)	1016	0.405ac	1983/09/01/10	95.72	28/28	105,000	105,000	97,250 92.62
14450 Ordner Dr	Strongsville	3	(1 0)	1282	0.693ac	1969/11/11/10	77.22	4/4	99,000	99,000	99,000 100.00
14003 Niagara Dr	Strongsville	4	(2 0)	1308	0.494ac	1969/12/27/10	78.45	57/57	114,900	114,900	108,000 87.09
14453 Settlers Way	Strongsville	3	(2 0)	1624		1992/11/17/10	61.58	90/268	120,000	109,900	100,000 90.99
16375 Commons Oval	Strongsville	2	(2 0)	1340	0.075ac	1984/04/26/10	74.63	189/337	121,000	109,000	100,000 91.74
20851 Springfield Cir	Strongsville	2	(1 1)	1544	0.110ac	1999/02/23/10	64.83	11/54	99,000	99,000	100,100 101.11
18366 Howe Rd	Strongsville	2	(1 0)	1072	2.050ac	1951/03/12/10	96.08	28/28	102,000	102,000	103,000 100.98
9718 Southview Ct	Strongsville	2	(2 0)	1450	0.083ac	1988/10/29/10	72.34	249/249	124,900	118,900	104,900 88.23
16714 Southview Ln	Strongsville	2	(2 0)	1282	0.089ac	1988/09/21/10	85.14	41/41	119,900	119,900	110,000 91.74
12318 Woodside Ct	Strongsville	2	(2 0)	1388		1995/09/10/10	78.66	143/143	128,900	119,000	110,278 92.67
14204 Bent Tree Ct	Strongsville	2	(2 0)	1440	0.134ac	1988/11/16/10	77.78	92/92	129,900	119,900	112,000 93.41
12804 W 130th St	Strongsville	3	(2 0)	2447	2.880ac	1938/12/17/10	46.59	97/451	139,991	139,991	114,000 81.47
16485 Commons Oval	Strongsville	2	(2 0)	1399		1984/05/04/10	81.48	215/468	121,999	115,000	114,000 99.13
17301 Akita Ct	Strongsville	2	(2 0)	1646		1971/06/22/10	70.17	233/233	124,500	117,500	115,500 98.30
14523 Fullers Ln #27	Strongsville	3	(2 0)	1385		1990/06/17/10	84.41	78/285	127,900	124,900	118,000 94.48
17290 Otani Ct #4202	Strongsville	3	(2 0)	1848		1970/05/13/10	71.69	29/94	121,900	119,900	118,000 98.42
13737 Atlantic Rd	Strongsville	3	(1 0)	1474	0.320ac	1955/03/25/10	80.39	28/20	114,900	114,900	118,500 103.13
8712 Webster Rd	Strongsville	3	(1 0)	1014	0.414ac	1960/04/16/10	117.50	17/17	125,800	125,800	119,150 94.94

Presented By: Lawrence H Frawley Sr. / Keller Williams Greater Cleveland West Phone: 440-879-1706

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:38pm

Page 2

Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM/CBOM	Orig Price	List Price	Sale Price	% LI
13142 Yager Dr	Strongsville	3	(2 0)	1348	0.300ac	198011/18/10	66.65	35/35	124,900	124,900	119,800	95.88
14388 Tranton Ave	Strongsville	4	(2 0)	1948	0.240ac	197708/03/10	61.80	84/84	166,000	198,900	120,000	85.76
17107 Hawks Lookout Ln	Strongsville	3	(2 1)	2834	0.290ac	197709/28/10	42.34	95/95	149,800	123,500	120,000	97.17
17107 Hawks Lookout Ln	Strongsville	4	(2 0)	2834	0.290ac	197709/28/10	42.34	80/80	149,800	149,900	120,000	80.05
17033 Beaver Cir	Strongsville	3	(2 1)	2608	0.370ac	197402/01/10	48.30	61/61	136,800	119,000	120,780	101.47
10471 Royal Oak Dr	Strongsville	2	(2 0)	1622	0.101ac	199010/26/10	79.83	69/69	125,000	125,000	121,600	97.20
9786 Brookline Oval	Strongsville	2	(2 0)	1426	0.653ac	198607/02/10	85.55	12/12	139,900	139,900	122,000	87.21
16401 Whitney Rd	Strongsville	3	(1 1)	1459	1.640ac	195605/12/10	83.68	58/58	144,900	127,000	122,000	95.69
17209 Sun Meadow Trl	Strongsville	2	(1 1)	1628		199012/03/10	75.62	34/215	124,900	124,900	122,800	98.32
18900 Boston Rd	Strongsville	3	(1 1)	7040	0.336ac	195804/30/10	118.27	28/28	132,900	132,900	123,000	92.55
17985 Adams Dr	Strongsville	3	(1 0)	1008	0.180ac	195904/22/10	122.27	254/254	129,900	125,000	123,450	96.60
22240 Lorraine Dr	Strongsville	3	(1 1)	1808	0.317ac	197111/18/10	77.11	42/102	129,900	124,900	124,000	99.28
17547 Sun Meadow Trl	Strongsville	2	(1 1)	1824	0.105ac	198112/10/10	76.66	64/64	134,900	134,900	124,600	92.29
22628 Westwood Dr	Strongsville	3	(1 0)	0	41817sf	198703/18/10	0.00	176/179	129,900	124,900	124,900	100.00
14507 Fullers Ln #28	Strongsville	3	(2 0)	1497	5.066ac	199003/25/10	83.50	22/22	125,000	125,000	125,000	100.00
16380 Woodside Crossing	Strongsville	2	(2 0)	1480	0.070ac	199410/15/10	84.48	221/359	155,000	133,000	125,000	93.86
8334 Cellanna Dr	Strongsville	4	(1 1)	1440	0.289ac	197008/28/10	86.81	38/38	125,111	118,900	125,000	105.13
16642 Lake Circle Dr	Strongsville	2	(2 0)	1428	0.059ac	198505/18/10	87.66	33/33	125,000	125,000	125,000	100.00
19842 Dell Dr #7	Strongsville	3	(2 1)	1690	4.636ac	197210/14/10	74.50	39/39	129,900	129,900	126,900	98.02
13595 Harper Rd	Strongsville	3	(1 0)	1136	0.321ac	196701/08/10	111.71	8/8	124,900	124,900	129,900	101.60
10684 Sootieale Dr	Strongsville	2	(2 0)	1827	4081sf	198902/17/10	65.91	70/192	136,800	136,800	127,000	93.46
19190 Westwood Dr	Strongsville	3	(1 0)	1398	0.420ac	190007/01/10	90.97	123/123	135,000	130,000	127,000	97.68
15634 Indianhead Ln	Strongsville	3	(1 1)	1640	0.294ac	197003/22/10	78.05	12/12	129,900	129,900	128,000	98.54
16800 Grosse Pointe	Strongsville	2	(1 1)	1568	0.062ac	198704/23/10	81.74	42/134	139,900	139,900	128,000	91.48
18551 Woodside Crossing	Strongsville	3	(2 0)	1484	0.070ac	198608/02/10	86.93	70/70	139,900	134,900	129,000	96.63
19841 Westwood Dr	Strongsville	3	(1 1)	1548	0.459ac	194606/05/10	83.98	118/116	139,900	139,900	130,000	92.92
16648 Southview Ln	Strongsville	3	(2 0)	1743		198607/28/10	73.73	258/258	149,500	139,500	132,000	94.62
18175 Westbronke Ln	Strongsville	3	(2 0)	1516	0.083ac	198807/16/10	87.46	24/24	184,800	149,900	132,600	88.39
14259 Thatchers Ln	Strongsville	2	(2 0)	1443		199202/25/10	92.79	48/318	133,800	133,800	133,900	100.00
18869 Meadow Ln	Strongsville	4	(1 1)	1400	0.337ac	195908/14/10	95.71	138/139	157,900	157,900	134,000	84.86
20860 Springfield Cir	Strongsville	3	(2 0)	1884	0.124ac	198906/10/10	72.19	44/44	137,777	137,777	136,000	98.71
8369 Cellanna Dr	Strongsville	3	(1 1)	1520	0.290ac	197112/03/10	90.13	122/122	149,900	149,900	137,000	91.39
17872 Framingham	Strongsville	2	(1 1)	1380	0.162ac	198606/18/10	98.28	204/204	169,000	134,900	137,000	101.86
18822 Bonnie Ln	Strongsville	3	(1 1)	1670	0.369ac	198903/25/10	87.90	38/38	145,000	148,000	138,000	95.17
15527 Pinewood Dr	Strongsville	3	(2 0)	2150	0.390ac	197412/07/10	64.19	48/49	146,900	146,900	138,000	93.94
14771 Stone Creek Dr	Strongsville	4	(2 1)	2274	0.404ac	198511/09/10	80.91	34/34	145,000	145,000	138,800	95.52
8492 W 130th St	Strongsville	3	(2 1)	1697	0.676ac	194012/30/10	87.35	82/82	143,000	143,000	139,500	97.56
9528 Fair	Strongsville	4	(2 0)	2079	2.300ac	194712/15/10	67.34	21/21	140,000	140,000	140,000	100.00
18408 Howe Rd	Strongsville	3	(1 0)	1084	0.450ac	195709/15/10	131.59	70/70	148,800	148,800	140,000	94.02
20892 Rudy Dr	Strongsville	3	(1 1)	2562	0.299ac	197808/02/10	58.04	33/33	147,600	146,300	141,000	100.50
9412 W 130th St	Strongsville	3	(2 1)	1334	0.344ac	195808/21/10	105.70	17/200	149,000	149,000	141,000	94.63
19296 Dawn Ct	Strongsville	2	(2 0)	1246	5270sf	199207/19/10	113.16	300/337	156,900	145,000	141,000	97.24
18611 Buccanor Creek Ln	Strongsville	2	(2 1)	1584		198608/02/10	88.39	110/110	155,500	160,000	141,500	94.33
19130 Westbrook Ln	Strongsville	3	(2 0)	1434	3936sf	200010/28/10	99.02	351/442	169,900	144,900	142,000	98.00
12287 Moss Ridge Cir	Strongsville	2	(2 0)	1336	0.406ac	197008/18/10	92.48	139/139	154,900	149,900	142,000	94.73
18484 Woodhaven Dr	Strongsville	3	(2 0)	1527	0.083ac	198906/30/10	82.99	284/648	168,900	149,900	142,000	94.73
15162 Wilmington Dr	Strongsville	3	(2 0)	1408	0.277ac	198510/27/10	101.56	80/80	149,900	149,900	143,000	95.40
18586 Shumer Rd	Strongsville	4	(1 1)	2106	0.360ac	198308/07/10	68.80	11/11	144,900	144,900	144,900	100.00
18502 Woodhaven Dr	Strongsville	3	(2 0)	1474	3598sf	199903/05/10	98.37	120/120	154,900	148,900	145,000	98.73
17414 Brandywine Dr	Strongsville	4	(2 1)	2608	0.300ac	197811/29/10	58.75	7/7	148,500	148,500	148,000	101.02

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8041 Barbara Dr	Strongsville	3	(1 1)	1330	0.406ac	198103/01/10	112.03	0/0		149,900	149,900	148,000	98.43	
17171 Penny Pines Cir	Strongsville	3	(2 1)	2212	0.294ac	197713/26/10	87.59	217/217		182,000	189,900	148,500	83.50	
15744 Trails Landing	Strongsville	2	(2 0)	1663	5184sf	199407/12/10	96.91	170/311		189,900	189,900	149,900	98.73	
13015 Compass Point Dr	Strongsville	4	(2 1)	2540	0.230ac	197804/01/10	59.08	12/12		150,000	160,000	150,000	100.00	
11243 Brady Ln	Strongsville	3	(2 0)	1231	0.356ac	199909/17/10	123.48	63/83		155,000	155,000	152,000	98.06	
19133 Windward Way	Strongsville	4	(2 0)	1924	0.310ac	198409/17/10	79.52	30/30		161,600	169,900	153,000	96.88	
16582 W 130th St	Strongsville	3	(2 0)	1186	12000sf	198505/14/10	129.11	272/272		169,900	169,900	153,000	96.88	
8455 Lita Dr	Strongsville	3	(2 1)	1738	0.392ac	197402/22/10	88.13	217/217		169,900	164,999	153,000	92.73	
20619 Drake Rd	Strongsville	4	(1 1)	2148	0.283ac	198805/26/10	71.53	68/68		164,900	164,900	153,500	98.09	
14578 Ordner Dr	Strongsville	4	(2 1)	1785	1.017ac	192508/09/10	88.27	12/274		154,777	154,777	154,000	99.50	
15154 Colony Ct	Strongsville	2	(2 0)	1882	0.110ac	199405/14/10	82.71	245/245		174,900	159,900	154,000	96.31	
19354 Bradford Ct	Strongsville	3	(2 1)	1623	0.051ac	199201/12/10	96.50	72/410		157,777	157,777	158,000	98.24	
20287 Sandalwood Ln	Strongsville	4	(2 1)	2557	0.283ac	198010/20/10	60.52	242/242		190,000	175,000	155,000	88.57	
8419 Barton Dr	Strongsville	4	(1 1)	1904	0.289ac	197404/06/10	81.41	35/35		167,900	167,900	155,000	98.16	
22451 Ethel Dr	Strongsville	3	(2 0)	1664	0.535ac	197904/29/10	78.62	63/213		165,000	165,000	155,000	98.94	
20760 Springfield Cir	Strongsville	3	(2 0)	1884	0.130ac	198906/02/10	82.27	64/84		155,900	165,900	155,000	98.42	
17963 Walnut Dr	Strongsville	3	(2 0)	2406	0.430ac	197801/29/10	64.63	131/131		179,900	169,900	155,500	91.52	
19808 Bradford Ct	Strongsville	3	(2 1)	1733	2178sf	199204/01/10	89.96	213/689		166,500	162,900	158,900	95.70	
19386 Lauren Way	Strongsville	3	(2 0)	1428	0.100ac	199201/11/10	109.94	77/200		168,000	159,900	157,000	96.74	
14784 Stone Creek	Strongsville	3	(2 0)	1830	0.301ac	198207/27/10	86.07	35/35		164,900	164,900	157,500	95.51	
17906 Cambridge Oval	Strongsville	2	(2 1)	1795	0.110ac	198807/29/10	88.02	70/70		162,000	162,000	158,000	97.53	
14824 Hartford Trl	Strongsville	3	(2 0)	1718	0.240ac	197808/06/10	92.88	28/28		168,900	164,900	159,000	98.42	
19285 Hidden Woods Ln	Strongsville	2	(2 1)	1723	0.109ac	199210/13/10	92.56	98/98		172,500	165,000	160,000	98.97	
19752 Jamestown Cir	Strongsville	4	(2 1)	1812	0.265ac	198011/23/10	88.30	89/89		168,000	168,000	160,000	95.24	
16802 Timberline Dr	Strongsville	4	(2 1)	2520	0.240ac	197810/28/10	63.49	50/50		204,500	184,900	180,000	88.53	
11392 Blodgett Creek Trl	Strongsville	3	(2 1)	1779	0.167ac	199005/03/10	91.06	111/111		174,900	169,900	162,000	96.36	
16368 N Laguardia Pkwy	Strongsville	3	(2 1)	2007	0.180ac	199208/15/10	80.72	688/724		186,000	171,000	162,000	94.74	
14932 Sherwood Dr	Strongsville	5	(2 1)	2812	0.413ac	197805/05/10	57.85	77/77		179,900	169,500	162,100	95.63	
14094 Walking Stick Way	Strongsville	3	(2 0)	1752	0.241ac	198011/24/10	92.75	111/111		184,900	174,900	162,500	92.81	
19373 Co Moor Blvd	Strongsville	3	(2 0)	1650	0.124ac	198708/25/10	98.79	35/35		167,900	167,900	163,000	97.08	
17002 Bear Creek Ln	Strongsville	3	(2 0)	1832	0.272ac	197808/24/10	98.88	28/217		169,900	168,900	163,000	96.51	
16592 Southport Dr	Strongsville	2	(2 1)	1636		198801/28/10	99.89	87/268		170,000	170,000	163,000	95.88	
16880 Bittersweet Ct	Strongsville	4	(2 1)	1828	0.293ac	198308/11/10	85.12	8/8		169,900	169,900	164,115	98.80	
16113 Belmont Ave	Strongsville	3	(1 1)	1992	0.390ac	197106/28/10	82.83	12/12		168,000	168,000	165,000	98.21	
17040 Falmouth Dr	Strongsville	4	(2 1)	2424	10496sf	197801/21/10	68.48	245/246		224,900	174,000	166,000	96.40	
18710 Admiralty Dr	Strongsville	4	(2 1)	1924		198708/04/10	87.82	297/297		199,700	179,000	168,000	88.85	
8044 Fair Rd	Strongsville	4	(2 1)	2576	24829sf	199801/15/10	65.22	73/73		288,900	162,900	168,000	103.13	
16835 Woodleaf Rd	Strongsville	3	(2 1)	2316	0.400ac	197504/02/10	72.54	5/5		169,000	169,000	168,000	99.41	
17847 High Point Club Bv	Strongsville	2	(2 0)	0	0.158ac	199303/26/10	0.00	32/148		172,500	172,500	168,000	97.39	
22256 Jonathan Dr	Strongsville	4	(1 1)	1660	0.356ac	197005/10/10	102.41	154/164		180,000	175,000	170,000	97.14	
15337 Dewitt Dr	Strongsville	4	(2 1)	1868	0.290ac	199004/21/10	87.40	224/224		209,900	179,900	172,000	95.61	
12101 The Bluffs	Strongsville	3	(2 1)	2276	0.221ac	198911/05/10	75.57	56/56		184,900	179,900	172,000	95.61	
9395 N Marks Rd	Strongsville	3	(2 1)	2083	0.299ac	199812/27/10	83.62	81/81		172,500	172,500	172,500	100.00	
10119 Fairtree Dr	Strongsville	3	(1 1)	1365	0.290ac	198501/08/10	128.74	66/65		174,900	174,900	173,000	98.91	
8446 Barton Dr	Strongsville	3	(1 1)	2497	0.289ac	197408/23/10	69.40	44/44		184,900	184,900	173,800	93.83	
12213 Windcliff Rd	Strongsville	3	(2 0)	1984	13440sf	197105/25/10	89.10	224/224		189,900	179,900	174,100	96.78	
16138 Robinsdale Dr	Strongsville	3	(2 0)	2072	0.297ac	198803/11/10	84.46	93/93		179,900	179,900	175,000	97.28	
16988 N Meadows Cir	Strongsville	3	(2 1)	2454	0.294ac	198508/29/10	71.31	49/49		200,000	175,000	175,000	100.00	
17179 Ridge Creek Rd	Strongsville	3	(2 0)	2168	0.339ac	198907/22/10	81.17	70/70		174,900	174,900	175,000	100.06	
12530 The Bluffs Rd	Strongsville	3	(2 0)	2276	0.269ac	198907/27/10	78.89	89/89		215,000	197,500	175,000	88.51	

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20204 Homestead Park Dr	Strongsville	3	(2 1)	1884	17424sf	199808/31/10	93.88	103/103	180,000	180,000	175,000	97.22
18888 Prospect Rd	Strongsville	3	(2 0)	2094	1.430ac	197004/29/10	84.38	10/10	185,000	185,000	178,700	96.62
18851 Main St	Strongsville	4	(2 1)	2242	0.400ac	195204/22/10	78.95	207/207	189,900	182,900	177,000	96.77
12400 Sunridge	Strongsville	4	(2 1)	2584	0.400ac	197104/13/10	68.50	361/361	212,000	184,500	177,000	85.93
11713 Point Overlook Place	Strongsville	3	(2 1)	2192	0.480ac	197201/16/10	83.49	68/180	182,900	179,900	178,000	98.94
19167 Windward Way	Strongsville	3	(2 1)	1872	0.288ac	198606/21/10	95.82	44/44	189,000	184,900	179,000	96.81
14125 Oakland Park Dr	Strongsville	4	(2 0)	2214	0.301ac	197703/08/10	80.65	9/9	184,900	184,900	179,000	108.55
9799 Pkern Rd	Strongsville	3	(2 0)	1823	0.344ac	195710/29/10	98.74	28/22	187,500	187,500	180,000	98.03
18422 W Bond	Strongsville	4	(2 1)	1880	0.240ac	187903/05/10	90.91	281/251	219,900	187,000	180,000	96.28
20180 Homestead Park Dr	Strongsville	4	(2 1)	1883	0.340ac	188402/23/10	95.59	40/43	182,500	182,500	180,000	98.63
20752 Sandalwood Ln	Strongsville	4	(2 1)	2194	0.440ac	197712/23/10	83.36	8/8	187,000	187,000	182,900	97.81
10943 Deer Path Dr	Strongsville	5	(2 1)	2688	0.292ac	197610/21/10	68.45	128/129	214,900	198,800	184,000	92.08
19580 Cottonwood Trl	Strongsville	4	(2 1)	2833	0.230ac	198805/27/10	70.28	42/42	219,900	199,900	185,000	92.53
19245 Albion Rd	Strongsville	3	(2 0)	1820	0.715ac	198406/07/10	101.85	81/91	189,000	189,000	185,000	97.88
20732 Sandalwood Ln	Strongsville	4	(2 1)	2194	0.440ac	197707/07/10	85.00	78/78	209,900	199,900	188,500	93.30
17210 Gold Rush Dr	Strongsville	5	(2 1)	2396	1.280sf	197702/17/10	78.26	252/252	207,500	197,500	187,500	94.94
13471 Bridgecreek Cir	Strongsville	3	(2 0)	1814	0.310ac	200101/19/10	103.89	41/41	214,800	204,900	188,100	91.80
15317 Forest Park Dr	Strongsville	4	(2 1)	2496	0.427ac	197204/30/10	76.12	140/140	224,900	219,900	190,000	88.17
16784 Sunwood Oval	Strongsville	3	(2 0)	2132	0.175ac	199309/30/10	88.12	32/32	199,900	199,899	190,000	98.03
13138 Northpointe Cir #11	Strongsville	2	(2 0)	1890	0.140ac	200704/08/10	101.06	38/39	190,000	190,000	191,000	100.53
17770 Brandywine Dr	Strongsville	2	(2 0)	1860	0.280ac	199302/03/10	102.85	71/71	225,000	209,900	191,300	91.14
18950 N Meadows Cir	Strongsville	4	(2 1)	2470	0.354ac	197711/10/10	77.94	35/35	200,000	192,500	192,500	100.00
9617 Downers Grove Ct	Strongsville	3	(2 1)	2200	0.240ac	198801/07/10	87.95	63/63	208,000	199,900	193,500	96.80
21351 Greenfield	Strongsville	3	(2 0)	1573	0.150ac	200006/08/10	123.33	85/95	216,000	216,000	194,000	90.23
12394 Hillcliff Cir	Strongsville	4	(2 1)	2288	10375sf	197008/18/10	85.68	104/288	216,900	198,975	196,000	96.01
101851 Huntington Park Dr	Strongsville	4	(3 1)	2104	0.232ac	198707/30/10	94.58	37/37	219,900	209,900	198,000	94.81
17334 Howe Rd	Strongsville	5	(2 1)	2184	1.370ac	198308/16/10	82.38	84/84	199,900	199,900	198,900	100.00
22639 Northwood Trl	Strongsville	3	(2 0)	1884	0.150ac	200009/24/10	106.10	49/49	199,900	199,900	199,900	100.00
16054 Sassafras Dr	Strongsville	3	(2 1)	2116	0.343ac	198007/12/10	94.52	53/53	209,900	209,900	200,000	95.28
17655 Plymouth Row	Strongsville	4	(2 1)	2794	0.230ac	198808/03/10	71.58	224/224	259,900	229,900	200,000	88.99
18888 Misty Lake Dr	Strongsville	4	(2 1)	2544	0.231ac	199005/07/10	78.82	121/121	229,900	209,900	200,000	95.28
18250 Brick Mill	Strongsville	4	(2 1)	2488	0.281ac	189111/19/10	80.13	404/404	239,900	224,900	200,000	88.93
22355 Country Meadows	Strongsville	3	(2 1)	2122	0.320ac	199601/04/10	94.25	128/309	239,900	229,900	200,000	88.99
14433 Tronton	Strongsville	4	(3 0)	2323	11250sf	197704/27/10	87.60	273/223	227,900	219,900	203,800	92.54
18021 Wedgewood Ln	Strongsville	4	(3 1)	2400	11317sf	198703/15/10	85.42	187/187	221,900	214,900	205,000	95.38
22588 Melissa Ln	Strongsville	3	(2 1)	2891	0.083ac	199806/08/10	76.56	73/73	209,900	209,900	206,000	98.14
19393 Winding Trl	Strongsville	4	(2 1)	2290	0.400ac	199104/01/10	90.61	30/30	224,900	224,900	207,500	92.26
20240 Homestead Park Dr	Strongsville	3	(2 1)	2301	0.310ac	199510/19/10	90.35	54/54	225,000	219,800	207,900	94.65
15226 Sassafras Dr	Strongsville	4	(2 1)	2300	0.290ac	199009/13/10	91.30	129/129	224,900	224,900	210,000	93.37
18129 N Laguardia Pkwy	Strongsville	4	(2 1)	2114	0.235ac	199106/18/10	99.34	208/208	234,900	214,900	210,000	97.72
12278 Moss Ridge Cir	Strongsville	3	(2 1)	2043	0.337ac	197209/16/10	103.52	28/138	224,900	224,900	211,500	94.04
17159 Penny Pines Cir	Strongsville	4	(2 1)	2194	0.280ac	197703/11/10	96.63	18/18	224,900	224,900	212,000	94.28
14328 Baywood	Strongsville	3	(2 1)	2600		200301/12/10	81.54	130/599	219,900	219,900	212,000	96.41
10405 Malabar Ln	Strongsville	4	(2 1)	2488	0.320ac	199202/22/10	85.21	162/162	239,900	224,900	212,000	94.28
17054 Brittany Place	Strongsville	3	(3 0)	2147	0.110ac	198408/27/10	98.21	164/164	225,000	222,000	213,000	95.95
18824 Sunwood	Strongsville	3	(2 0)	2128	0.093ac	198406/06/10	100.66	90/90	239,900	219,899	214,000	97.32
19884 Spoughlon Dr	Strongsville	4	(2 1)	2543	0.239ac	199307/16/10	84.56	12/12	207,500	207,500	215,000	103.61
19754 Albion Rd	Strongsville	4	(2 1)	2325	0.380ac	196001/05/10	92.47	8/8	239,900	224,900	215,000	98.80
23820 Parkwood	Strongsville	4	(3 1)	2460	0.320ac	199108/19/10	87.80	413/788	248,900	229,900	216,000	94.52
15202 Chestnut Oak	Strongsville	3	(2 0)	1894	0.150ac	200008/22/10	114.57	41/385	225,000	225,000	217,000	98.44

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18792 Windward Way	Strongsville	4	(3 0)	2236	0.259ac	198703/19/10	97.05	71/71	238,555	224,500	217,000	96.88
17207 Greenwood Dr	Strongsville	4	(2 1)	2864	0.250ac	200001/05/10	79.38	27/27	220,800	220,800	218,000	98.82
9226 Rainier Ct	Strongsville	2	(2 0)	1937	0.200ac	201006/25/10	112.58	18/18	217,855	217,855	218,025	100.17
16445 Forestview Dr	Strongsville	4	(2 1)	2281	0.246ac	198905/05/10	98.51	52/52	222,900	222,900	218,200	97.89
10688 Forestview Dr	Strongsville	4	(2 1)	2534	0.259ac	198904/07/10	86.82	31/31	226,000	225,000	220,000	97.78
19485 Winding Trail	Strongsville	4	(2 1)	2240	0.290ac	199108/26/10	98.21	128/128	239,900	228,900	220,000	95.89
18027 Meadow Ln	Strongsville	4	(2 0)	2000	1.020ac	197208/01/10	108.77	13/13	226,000	225,000	220,000	97.78
15035 Forestwood Dr	Strongsville	4	(2 1)	2454	0.307ac	198103/12/10	90.06	96/243	234,900	234,900	221,000	94.08
20837 Wearminster Dr	Strongsville	4	(2 1)	2839	0.228ac	198808/24/10	84.12	90/90	244,800	234,900	222,000	94.51
19488 Overland Park Dr	Strongsville	4	(2 2)	2885	0.348ac	198811/30/10	82.37	222/222	235,900	219,000	222,000	101.37
18227 Julie Cir	Strongsville	4	(3 1)	2534	0.322ac	198704/30/10	87.61	23/23	225,000	225,000	222,000	98.67
14785 Camden Dr	Strongsville	4	(2 1)	2624		198602/24/10	84.79	21/21	228,999	228,999	222,500	96.74
14122 Glenbrook Dr	Strongsville	3	(2 0)	1928	5954sf	200603/04/10	115.52	178/359	229,900	229,900	222,500	96.78
11773 The Bluffs	Strongsville	4	(2 1)	2880		198912/29/10	78.32	137/137	249,900	224,900	234,000	98.60
16973 Greenwood Dr	Strongsville	4	(2 1)	2878	0.280ac	198206/11/10	78.23	50/50	250,000	239,500	225,000	93.95
9202 Rainier Ct #34	Strongsville	3	(3 0)	2050	8479sf	New 08/17/10	110.03	6/6	229,990	229,990	225,585	102.07
9214 Rainier Ct	Strongsville	2	(2 0)	1937	0.200ac	New 06/24/10	117.13	11/11	231,400	231,400	228,880	98.95
18566 Ellsworth Dr	Strongsville	3	(2 1)	2102	0.320ac	198305/05/10	109.18	233/233	249,900	234,900	228,500	97.70
20788 Parkwood Ln	Strongsville	4	(2 1)	2780	14884sf	199209/15/10	83.09	138/135	249,000	249,000	231,000	92.77
17945 Lyon Ln	Strongsville	4	(2 1)	2016	0.358ac	199610/27/10	115.08	35/107	234,900	234,900	232,000	98.77
20094 Wildwood Ln	Strongsville	6	(3 1)	3141	0.290ac	199009/10/10	74.88	156/156	270,000	250,000	234,500	93.80
14005 Basswood Cir	Strongsville	4	(2 1)	2482	0.258ac	199709/08/10	91.68	56/225	243,900	234,900	238,000	100.04
18023 Bonnie Ln	Strongsville	4	(3 1)	1853	0.882ac	198005/18/10	50.51	58/58	274,900	254,900	235,000	92.19
15077 Stillbrooke Dr	Strongsville	4	(2 1)	2614	0.230ac	199405/14/10	90.28	52/52	249,900	244,900	236,000	98.37
17806 Princeton Cir	Strongsville	4	(2 1)	2818	0.248ac	199410/15/10	84.81	162/162	279,900	239,000	239,000	100.00
14823 Regency Dr	Strongsville	4	(2 1)	2907	0.317ac	198804/28/10	82.52	40/40	249,900	249,900	239,900	96.00
18460 Admiralty Dr	Strongsville	4	(2 1)	2498	0.284ac	198808/17/10	96.26	81/81	249,900	249,900	240,800	96.24
9322 Rainier Ct	Strongsville	3	(4 0)	1910	0.200ac	201005/05/10	126.99	37/37	239,855	239,855	240,845	100.29
19499 Blue Spruce Dr	Strongsville	4	(2 1)	2381	0.289ac	198607/21/10	101.43	27/27	249,900	249,800	241,600	96.64
13432 Treadwinds	Strongsville	4	(2 1)	2848	0.250ac	198507/30/10	91.36	75/75	250,000	250,000	242,000	96.80
15464 Chestnut Oak Ln	Strongsville	3	(3 0)	0	0.160ac	200204/28/10	0.00	25/25	249,000	249,000	243,000	97.59
20806 Wildwood Ln	Strongsville	4	(2 1)	2831	0.344ac	198808/11/10	83.69	38/38	249,900	249,800	245,000	98.04
20305 Foxe Dr	Strongsville	4	(2 1)	2434	0.373ac	200210/26/10	100.66	39/39	259,600	259,500	245,000	94.41
16672 Timberline Dr	Strongsville	3	(2 1)	3000	0.291ac	197708/25/10	82.33	140/140	269,600	249,900	247,000	98.84
16659 Hampton Chase	Strongsville	4	(2 1)	2906	19950sf	199308/02/10	86.72	248/248	274,900	259,900	252,000	96.95
21003 Shandon Ct	Strongsville	4	(2 1)	2380	0.229ac	199504/12/10	108.28	28/28	289,900	289,900	252,900	97.31
20518 Bradgate Ln	Strongsville	4	(2 2)	3389	0.240ac	199408/26/10	75.86	52/52	269,900	269,900	254,900	98.08
9178 Eldorado Trl	Strongsville	3	(2 1)	2349	0.200ac	200808/03/10	108.58	53/53	268,590	268,590	258,000	94.94
9539 Nicole Cir	Strongsville	3	(2 1)	2341	0.270ac	198803/29/10	108.93	33/33	249,900	249,900	255,000	102.04
9142 Eldorado Trl	Strongsville	3	(3 0)	2081		New 08/03/10	122.62	6/6	248,805	248,805	258,168	102.84
17733 Potomac Dr	Strongsville	4	(2 1)	2897	0.230ac	199408/10/10	88.37	58/58	274,900	264,900	258,000	95.54
9168 Eldorado Trl	Strongsville	3	(4 0)	1910	0.200ac	200808/03/10	135.55	21/21	267,900	258,900	258,900	100.00
19074 Blue Spruce Dr	Strongsville	4	(2 1)	2924	0.298ac	199712/08/10	88.92	173/173	279,900	264,900	260,000	98.15
20060 Kylemore Dr	Strongsville	4	(2 1)	3106	0.283ac	199807/26/10	88.71	124/124	339,900	269,900	280,000	98.39
16281 Burnham Dr	Strongsville	4	(2 2)	2438	1331sf	199002/19/10	108.94	104/160	287,900	287,900	280,000	97.06
20219 Winding Trl	Strongsville	4	(3 1)	3210	2.812ac	199208/22/10	82.55	56/56	289,900	289,900	285,000	91.41
11560 Coopers Run	Strongsville	3	(2 1)	2382	0.152ac	200510/20/10	111.26	61/61	324,900	298,900	285,000	88.88
18986 Ellsworth Dr	Strongsville	4	(2 1)	2906	0.430ac	199311/04/10	81.19	39/39	384,900	279,900	265,000	94.68
18818 S Inlet Dr	Strongsville	4	(2 1)	2815	0.290ac	200208/16/10	94.14	38/38	279,900	279,900	265,000	94.88
17499 Pioneers Creek Cir	Strongsville	4	(3 1)	2878	0.232ac	198808/16/10	92.08	58/58	294,900	294,800	285,000	89.86

Presented By: Lawrence H. Frawley Sr. / Keller Williams Greater Cleveland West Phone: 440-379-4708

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:38pm

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Address	City	Bd	Bth	SqFt	LotSz	YearData	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	P % L1
18654 E Kerry Place	Strongsville	4	(2 1)	2953	0.283ac	199709/10/10	91.12	61/51	289,900	279,000	270,000	96.77
22112 Yarrow Trl	Strongsville	4	(2 1)	3277	0.330ac	200301/20/10	82.39	20/194	269,900	269,900	270,000	100.04
20001 Shenandoah Rdg	Strongsville	4	(4 1)	4010	0.420ac	199310/13/10	67.47	12/12	247,500	247,500	270,555	109.32
11030 Woodrun Dr	Strongsville	4	(3 1)	0	1721sf	199903/26/10	0.00	297/297	279,900	274,900	271,900	98.91
18203 Williamsburg	Strongsville	4	(2 1)	2886	0.230ac	198804/29/10	95.43	53/53	279,900	279,900	273,500	97.71
20959 Shandon Ct	Strongsville	4	(2 1)	2540	0.270ac	199406/18/10	107.87	59/59	284,900	284,900	274,000	96.17
16555 Pepperwood Ct	Strongsville	4	(3 1)	2663	2077sf	198104/28/10	96.75	179/179	297,000	299,900	277,000	95.55
20216 Ellsworth Dr	Strongsville	4	(3 1)	2906	0.312ac	199412/22/10	95.32	12/12	289,900	289,900	277,000	95.55
10496 Rugglers Dr	Strongsville	4	(2 1)	2550	0.300ac	201007/01/10	109.80	288/288	319,900	299,900	280,000	93.38
21665 Country Way	Strongsville	4	(2 1)	4064	1500sf	199702/24/10	65.90	180/180	359,900	315,000	280,000	88.89
20824 Westminster Dr	Strongsville	4	(2 1)	3402	0.286ac	199412/23/10	82.30	217/217	269,000	285,000	280,000	94.92
20219 Wynnewood	Strongsville	4	(2 1)	2564	0.310ac	199803/16/10	111.15	236/336	309,900	299,900	285,000	95.03
20200 Ellsworth Dr	Strongsville	3	(2 2)	2790	0.312ac	199505/06/10	105.66	24/24	279,900	279,900	295,000	101.82
20328 Colleen Ct	Strongsville	4	(2 1)	3100	10541sf	199608/11/10	92.90	294/801	349,900	299,999	288,000	96.00
16320 Academy Dr	Strongsville	4	(3 1)	2950	0.263ac	199605/26/10	99.31	54/54	324,900	324,900	290,000	89.28
11312 Fox Grove Ln	Strongsville	4	(3 1)	2651	0.480ac	200012/28/10	101.72	278/278	344,900	299,900	290,000	96.70
22251 North Trail #21	Strongsville	2	(2 0)	2190		200612/30/10	133.33	414/414	349,900	299,900	292,000	97.37
19180 Ridgeline Ct	Strongsville	4	(3 1)	3951	0.204ac	199409/17/10	74.64	116/116	339,900	324,900	294,500	90.64
9097 Eldorado	Strongsville	4	(3 1)	3512	0.243ac	200707/08/10	78.70	19/19	319,000	319,000	300,000	94.04
22226 Yarrow Trl	Strongsville	5	(3 1)	3077	0.320ac	200306/30/10	97.50	38/38	350,000	348,000	300,000	86.96
15073 Old Oak Dr	Strongsville	4	(3 1)	2923	0.259ac	200110/22/10	104.00	50/50	324,000	324,000	304,000	93.83
21270 Breckenridge Ln #1	Strongsville	4	(2 2)	2750	0.292ac	New 08/09/10	111.02	4/4	289,900	305,315	308,315	100.00
22083 Woodford Trl	Strongsville	4	(2 1)	3219		199902/23/10	95.06	5/5	319,900	309,000	306,000	99.03
19978 Colleen Ct	Strongsville	4	(3 1)	3010	0.320ac	199804/19/10	101.99	173/356	325,000	315,000	307,000	97.48
12355 Coopers Run	Strongsville	4	(2 1)	3800	0.340ac	199708/18/10	81.05	183/183	340,000	325,000	308,000	94.77
14477 Savannah Ct	Strongsville	4	(4 1)	3728	0.413ac	200211/04/10	83.15	179/179	379,900	319,000	310,000	97.18
21733 Woodfield Trl	Strongsville	4	(2 1)	3784	0.320ac	199808/18/10	82.72	430/430	379,000	325,000	313,000	98.31
21126 Breckenridge	Strongsville	4	(2 1)	0	0.330ac	New 08/09/10	0.00	708/708	329,900	324,800	314,000	96.67
18254 Saratoga Trl	Strongsville	4	(3 1)	3496	0.294ac	200508/19/10	90.66	95/95	349,900	339,900	317,000	93.28
18976 Glen Cairn Way	Strongsville	4	(2 1)	2936	0.263ac	200109/22/10	108.92	66/66	349,900	349,900	320,000	91.45
12333 Coopers Run	Strongsville	4	(3 1)	3291	0.325ac	199709/18/10	97.23	10/10	334,900	334,900	320,000	95.55
18457 Stony Point Dr	Strongsville	4	(3 1)	3686	1838sf	200305/26/10	88.84	227/272	369,900	358,000	320,000	89.14
22473 Yarrow Trl	Strongsville	3	(2 1)	2871	0.330ac	200911/23/10	112.16	364/364	389,000	348,800	322,000	92.09
21396 Oakhurst Ln	Strongsville	4	(3 1)	3683	0.273ac	200508/25/10	88.46	18/18	349,900	349,900	324,000	92.80
22359 Yarrow Trl	Strongsville	4	(2 1)	3002	0.430ac	200112/14/10	108.26	55/235	349,900	339,900	325,000	96.62
18509 Nantucket Row	Strongsville	4	(3 1)	4178	0.270ac	200708/10/10	79.49	15/15	330,000	330,000	332,101	100.64
21241 Breckenridge Lane	Strongsville	4	(2 1)	2662	0.370ac	201008/26/10	116.70	133/133	359,900	348,900	334,000	95.46
20562 Pembroke	Strongsville	4	(3 1)	3846	0.349ac	200007/22/10	87.10	112/112	379,900	348,900	335,000	96.74
20084 Kylemore Dr	Strongsville	4	(2 2)	2900	0.289ac	199904/15/10	118.10	6/6	339,900	339,900	342,500	100.78
14702 Pebblestone Ct	Strongsville	4	(3 1)	4428	0.417ac	200409/09/10	77.91	44/44	399,850	399,850	345,000	86.29
20372 Castlemaine Cir	Strongsville	4	(3 1)	3523	11475sf	199806/24/10	97.78	218/482	384,900	359,900	345,000	95.86
18871 Woodleaf Rd	Strongsville	4	(2 1)	5000	0.435ac	199211/19/10	69.00	49/49	369,900	369,900	345,000	95.86
20780 Wakofield Cir	Strongsville	4	(3 1)	3636	10323sf	199808/20/10	98.64	318/318	399,900	364,900	358,800	98.25
18859 Glen Cairn Way	Strongsville	4	(3 1)	3602	0.263ac	200009/15/10	102.72	16/16	399,900	369,900	370,000	94.90
12312 Paddock Cir	Strongsville	4	(4 0)	4140	0.316ac	200407/23/10	89.37	102/102	424,900	404,900	370,000	91.38
12190 Spruce Pnt	Strongsville	4	(3 1)	4714	0.344ac	200205/27/10	79.87	89/89	409,997	399,000	376,500	94.80
20460 Castlemaine Cir	Strongsville	4	(3 1)	3438	0.280ac	199712/17/10	110.69	110/339	398,000	399,000	380,000	98.20
20459 Kelsey Ln	Strongsville	4	(3 1)	4610	0.298ac	200404/16/10	82.86	10/10	399,000	399,000	382,000	95.74
20384 Donagall Ln	Strongsville	4	(3 1)	3643		200308/09/10	107.05	18/285	399,900	399,900	390,000	97.52
11676 Shagbark Trl	Strongsville	4	(3 1)	4337	0.320ac	200009/09/10	89.92	75/405	434,900	434,900	390,000	93.88

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CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 8:38pm

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Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	JOM/CDOM	Orig Price	List Price	Sale Price	% L
12327 Paddock Cir	Strongsville	4	(4 1)	4112	0.268ac	200308/18/10	98.06	105/106	459,900	399,900	395,000	98.77
20520 Kelsey Ln	Strongsville	4	(4 1)	3714	11903sf	200408/11/10	107.43	41/219	419,900	419,900	395,000	95.02
21303 Castlewood Dr #SL	Strongsville	4	(2 1)	3600	1sf New	03/04/10	114.29	6/5	400,000	400,000	400,000	100.00
12513 S Churchill Way #3	Strongsville	4	(2 1)	3780	0.310ac	200901/27/10	110.93	380/380	430,391	419,321	419,321	100.00
20864 Kelsey Ln	Strongsville	5	(2 1)	3892	0.330ac	200710/08/10	108.30	76/76	460,000	460,000	421,500	93.57
20897 Kelsey Ln #241	Strongsville	4	(2 1)	3928	13875sf	Under01/28/10	110.40	5/5	435,000	435,000	433,145	99.84
18536 Marlins Ln	Strongsville	4	(4 1)	3869	0.735ac	200204/27/10	119.20	2/2	475,000	475,000	460,000	96.84
12676 South Churchill Way	Strongsville	4	(2 2)	3928	14549sf	200703/11/10	116.70	2/2	459,900	459,900	465,000	95.12
20790 Donegal Ln #234	Strongsville	4	(2 1)	3738	14800sf	Under06/28/10	127.54	146/146	475,838	445,900	476,790	108.91
20382 Tramore	Strongsville	4	(4 1)	3734	0.340ac	200504/28/10	133.90	161/161	649,900	649,900	500,000	90.93
14287 Calderdale Ln	Strongsville	4	(3 1)	4155	0.422ac	200709/10/10	131.17	84/84	649,900	610,900	545,000	87.92
20821 Kelsey Ln #235	Strongsville	4	(3 1)	4003	17508sf	Under10/13/10	140.72	1/1	528,762	628,762	503,314	106.53
20219 E Donegal Ln	Strongsville	6	(5 1)	4784	0.430ac	200607/22/10	125.94	281/281	685,000	680,000	602,900	92.89
14208 Calderdale	Strongsville	3	(4 1)	5200	0.540ac	200704/08/10	117.31	545/545	699,900	689,900	610,000	88.42

Listing Count 310

Averages 2,282 88.38 103/140 220,870 213,095 203,831 95.65
 High 610,000 Low 35,000 Median 180,000

Report Count 310

Report Averages

2,282 88.38 103/140 220,870 213,095 203,831

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:41pm

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Property Type: Residential Area: Strongsville Status: Closed (1/1/2010 or after) Heating Fuel: Electric

RESIDENTIAL

CLOSED Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Data	\$/SqFt DOM/CDOM	Orig Price	List Price	Sale Price	% LI
8041 Steven David Dr #421	Strongsville	2	(2 1)	1428		197802/03/10	56.02	185/185	84,900	84,900	80,000 94.23
20067 Idlewood Trl	Strongsville	3	(2 0)	1980	0.503ac	197804/23/10	42.35	104/104	139,900	120,000	83,000 68.17
10814 Priam Rd	Strongsville	3	(2 0)	1858	0.130ac	198008/06/10	45.80	10/129	89,900	89,900	86,000 94.55
11589 Timber Edge	Strongsville	3	(2 0)	1950	0.340ac	197408/31/10	49.10	75/75	89,900	89,900	89,900 100.00
11633 Forest Point	Strongsville	3	(2 0)	1927	0.397ac	197804/02/10	53.19	23/23	102,300	102,300	102,600 100.20
10830 Meadow Trl	Strongsville	2	(2 0)	1894	0.128ac	198608/16/10	57.32	49/49	128,000	128,000	108,000 84.38
10427 Shale Brook Way	Strongsville	3	(2 0)	1752	0.204ac	198201/19/10	64.60	20/20	109,500	109,500	113,000 103.20
10862 Meadow Trl	Strongsville	2	(2 0)	1380	0.323ac	198205/10/10	83.33	174/174	124,900	119,900	115,000 96.91
10810 Meadow Trl	Strongsville	2	(2 0)	1402	0.127ac	198611/12/10	87.02	121/121	144,900	130,900	122,000 87.21
11018 Eastwind Ct	Strongsville	2	(2 0)	1638	0.087ac	197904/12/10	75.09	93/279	128,900	128,900	123,000 96.42
10857 Fenico Row Dr	Strongsville	2	(2 0)	1448	0.2632ac	197706/23/10	85.78	80/289	139,900	131,900	124,000 91.92
8941 Lincolnshire Blvd	Strongsville	3	(2 0)	1681	0.285ac	197407/20/10	79.06	89/89	142,000	133,000	125,000 93.98
18056 Ledgepoint Place	Strongsville	2	(2 0)	1320		197407/29/10	94.70	118/118	129,900	129,900	125,000 96.23
17665 Oxford Oval #2	Strongsville	2	(2 0)	1504	0.093ac	198010/20/10	86.37	183/364	143,000	143,000	129,900 96.28
16992 Valley Creek Dr	Strongsville	2	(2 1)	2444	0.094ac	197911/15/10	54.01	128/128	139,900	139,900	132,000 94.35
17842 Holloway	Strongsville	2	(2 0)	1512		197806/30/10	87.98	351/351	164,900	134,500	133,000 98.88
10772 Meadow Trl	Strongsville	2	(2 0)	1582	0.136ac	198803/31/10	87.84	33/33	149,900	149,900	140,000 93.40
17587 Howe Rd	Strongsville	3	(1 1)	1797	0.368ac	197808/14/10	82.36	93/93	169,900	154,900	148,000 95.56
18224 Walnut Dr	Strongsville	3	(1 1)	1688	0.382ac	197910/19/10	88.80	90/90	159,900	149,900	149,900 100.00
12352 Corinth	Strongsville	2	(2 1)	1732	0.099ac	199404/30/10	86.61	8/8	160,800	160,800	160,000 99.40
17586 Fairfax Ln	Strongsville	4	(3 0)	2670	0.240ac	198001/30/10	58.37	26/26	169,900	158,900	150,000 93.81
10764 Waterfall	Strongsville	3	(2 0)	1782	0.280ac	197705/27/10	84.18	108/108	170,000	164,900	160,000 90.98
10776 Meadow Trl	Strongsville	3	(2 1)	1982	0.154ac	199307/27/10	76.45	129/129	174,500	170,000	150,000 88.24
10811 Meadow Trl	Strongsville	3	(2 0)	2232	0.158ac	198510/22/10	68.77	148/148	179,900	159,900	163,500 96.00
20268 Arlington Dr	Strongsville	4	(2 0)	2048	0.224ac	197712/14/10	75.20	148/148	174,900	169,900	154,000 96.31
12391 Corinth Ct	Strongsville	2	(2 0)	2068	0.114ac	198606/22/10	74.95	14/14	159,900	159,900	156,000 96.94
19742 Cottonwood Trl	Strongsville	4	(2 1)	2764	0.525ac	198004/30/10	58.80	7/7	159,900	169,900	157,000 98.19
16968 Stag Thicket Ln	Strongsville	4	(2 1)	2304	0.305ac	197607/16/10	68.58	36/36	167,800	168,900	158,000 98.87
9105 Barton Dr	Strongsville	3	(2 1)	1702	0.340ac	198008/05/10	94.01	76/76	170,000	162,800	160,000 98.28
17117 Hunting Meadows Dr	Strongsville	3	(2 1)	2894	1.014ac	197604/23/10	59.39	80/378	164,900	164,900	160,000 97.03
19791 Brigadoon Way	Strongsville	3	(2 0)	1873	0.870ac	197604/22/10	82.11	290/290	184,800	178,900	162,000 92.10
19585 Bennington Dr	Strongsville	4	(3 0)	2088		197804/28/10	78.07	54/348	169,900	169,900	163,000 95.94
19457 Bennington Dr	Strongsville	4	(2 1)	2712	0.258ac	197812/06/10	80.84	99/99	189,900	189,900	166,000 96.89
17154 Valley Creek Dr	Strongsville	2	(2 0)	1780	0.113ac	197912/10/10	95.51	99/99	184,800	179,900	170,000 94.50
20814 Burgandy Dr	Strongsville	4	(2 1)	2808	0.327ac	197806/03/10	85.18	42/226	184,900	178,900	170,000 94.80
20242 Arlington Dr	Strongsville	4	(1 1)	2048	0.224ac	197710/15/10	83.01	123/122	190,000	175,900	170,000 96.85
21602 Cedar Branch Trl	Strongsville	4	(2 1)	2746	0.350ac	199106/22/10	62.09	19/167	169,900	169,900	170,500 100.35
16458 N Laguardia Pkwy	Strongsville	3	(2 1)	2066	0.150ac	199109/16/10	82.36	379/379	184,900	188,900	171,800 90.85
22243 Rock Creek Cir	Strongsville	3	(2 1)	1903	0.390ac	198009/02/10	90.81	81/81	182,000	179,000	173,000 96.86
20246 Birchwood Ln	Strongsville	4	(2 0)	2120	0.232ac	197809/25/10	81.84	88/88	179,900	175,000	173,500 99.14
20185 Arlington Dr	Strongsville	3	(2 0)	2150	0.220ac	197703/19/10	81.40	6/5	184,777	184,777	175,000 94.71
12580 Olympus Ct	Strongsville	2	(2 1)	2171		199005/21/10	80.81	207/388	209,900	199,900	176,000 87.54
12801 Olympus Way #904	Strongsville	2	(2 1)	2259	0.150ac	199008/10/10	79.57	156/156	184,500	184,500	179,900 97.51
17432 Old Surrey Ct	Strongsville	4	(3 1)	2592	0.237ac	198109/18/10	70.22	49/49	189,900	189,900	182,000 95.84
12874 Olympus Way	Strongsville	2	(2 0)	1948	0.112ac	199109/31/10	94.97	27/27	186,000	188,000	185,000 98.40
16982 Ringneck Cir	Strongsville	4	(2 1)	2035	0.302ac	197602/11/10	90.91	201/201	195,000	189,900	185,000 97.42
20264 Glenwood Ln	Strongsville	3	(2 0)	2120	0.239ac	197803/09/10	86.21	25/25	193,500	193,500	187,000 96.64

Presented By: Lawrence H Frawley Sr. / Keller Williams Greater Cleveland West Phone: 440-879-1708

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/04/11 at 6:41pm

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Address	City	Bd	Bth	SqFt	LotSz	YearDate	\$/SqFt	DOM	Orig Price	List Price	Sale Price	% LI
17023 Raccoon Tr	Strongsville	4	(2 1)	2632	0.292ac	197505/07/10	71.11	27/27	200,000	200,000	187,150	93.56
21584 Meadows Edge	Strongsville	3	(2 1)	2128	0.300ac	199807/16/10	89.29	102/102	210,000	204,900	190,000	92.73
17736 Fairfax Ln	Strongsville	4	(2 1)	2614	0.290ac	198008/08/10	76.57	83/83	209,900	209,900	192,000	91.71
21613 Little Brook Way	Strongsville	3	(2 0)	2218	0.290ac	198303/25/10	87.29	113/297	205,000	205,000	193,800	94.44
12718 Dorla Ct	Strongsville	3	(2 1)	2538	0.200ac	199011/01/10	75.06	312/580	228,000	229,000	198,000	86.46
17438 Brandywine Dr	Strongsville	4	(2 1)	2400	0.1761sf	197802/17/10	83.33	92/274	209,900	208,900	200,000	97.13
17651 Brandywine Dr	Strongsville	4	(2 1)	2676	0.256ac	198105/25/10	74.74	181/151	229,900	219,900	200,000	91.32
10787 Creek Moss Ln	Strongsville	4	(2 0)	2536	0.312ac	197708/17/10	78.86	51/51	214,900	205,000	200,000	97.56
16983 Deer Peth Dr	Strongsville	4	(2 1)	2420	0.308ac	197601/27/10	83.88	28/28	206,900	206,900	202,600	97.87
19206 Dorchester Cir	Strongsville	4	(2 2)	2460		198006/25/10	83.33	38/38	224,900	209,900	205,000	97.67
11633 Forest Point Place	Strongsville	4	(2 0)	2887	0.397ac	197305/27/10	71.53	23/23	209,900	208,900	208,000	98.38
17022 Eagles Nest Cir	Strongsville	5	(2 1)	2738	0.327ac	197612/08/10	75.84	171/171	297,500	217,500	210,000	98.55
17226 Willow Wood Dr	Strongsville	4	(2 1)	3050	0.264ac	198302/25/10	70.49	54/54	259,900	234,900	218,000	91.53
20756 Forestwood Dr	Strongsville	4	(2 2)	2472	0.290ac	197801/07/10	86.97	39/39	229,900	228,900	216,000	93.52
10861 Fence Row Dr	Strongsville	3	(2 0)	2258	0.290ac	197709/01/10	86.56	109/109	229,900	226,000	218,000	96.88
19543 Applebrook Cir	Strongsville	3	(2 1)	2020	0.520ac	197807/28/10	115.84	52/52	240,000	240,000	234,000	97.50
12188 Park Cliff Rd	Strongsville	3	(2 1)	3291	0.876ac	197410/22/10	73.99	156/870	288,900	284,900	243,500	91.92
21745 Cedar Branch Trl	Strongsville	3	(2 1)	3450	0.412ac	199105/11/10	72.48	98/98	282,900	260,000	250,000	98.15
21781 Meadows Edge Ln	Strongsville	3	(2 1)	2918	0.458ac	199410/14/10	98.38	115/115	296,500	296,500	287,000	96.80

Listing Count 66

Averages	2,166		77.20	99/149	181,028	174,944	185,623	94.87
High	287,000	Low	80,000		Median	167,500		

Report Count 66

Report Averages

2,166	77.20	99/149	181,028	174,944	185,623
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